Planning Commission
Meeting Agenda
September 17, 2024
Bentonville City Hall
Tech Review: 4:00 PM
Public Hearing: 5:00 PM

Registration Link: https://us06web.zoom.us/j/82644271428

I. Call to Order

II. Approval of Minutes

1. **September 3rd Meeting Minutes** — **Approval of Meeting Minutes**

III. Consent Agenda

1. **Lots 5 & 6 Vivian Farms Subdivision, Phase 2** — **Lot Split**
   South Vaughn Road (LS22-0055)
2. **Lots 7, 8 & 9 of Mckeehan's 2nd Addition** — **Lot Split**
   907 Northwest 9th Street (LS24-0028)
3. **Lot 19 Manor Heights Subdivision** — **Property Line Adjustment**
   410 Northwest H Street (PLA24-0008)
4. **McKissic Springs Subdivision** — **Final Plat**
   4800 South Vaughn Road (FP24-0006)
5. **The Station Phase 2** — **Large Scale Development Extension**
   1500 Southeast Griffin Drive (LSD22-0064)

IV. New Business

Advertised Public Hearings

1. **Oak Trace** — **Conditional Use Permit***
   1003 Southeast 28th Street (CU24-0015)
   Kenneling in C-2, General Commercial
2. **Downtown Bentonville Microbrewery** — **Conditional Use Permit***
   410 Southwest A Street (CU24-0016)
   Microbrewery/Restaurant in D-C, Downtown Core
3. **Milligan** — **Rezoning***
   105 Northwest 6th Street (RZ24-0033)
   Rezoning: R-1, Low-Density Single-Family Residential to DN-2, Downtown Medium Density Residential
4. **Friendly Inn, LLC** — **Rezoning***

504 Northwest A Street (RZ24-0034)
Rezoning: R-1, Low Density Single-Family Residential to DN-2, Downtown Neighborhood Medium Density Residential

5. **Huffner** **Rezoning***
704 Northwest 7th Street (RZ24-0035)
Rezoning: R-1, Low Density Single-Family Residential to DN-1, Downtown Neighborhood Low Density Residential

6. **Vaishno Groups, LLC** **Planned Residential Development***
Southwest 14th Street (PRD24-0007)
Rezoning: C-2, General Commercial & C-1, Neighborhood Commercial to Planned Residential Development (PRD)
Future Land Use Map Amendment: General Commercial to Medium Density Residential (MDR)

V. Other New Business

1. **Elm Tree Road Sidepath** **Waiver**
Southwest Elm Tree Road (TIP24-0005)
Drainage Manual Waiver

VI. Old Business

VII. Other Business

1. **Cottage Court Discussion** **Informational**

VIII. Adjournment

Planning Commission
Meeting Minutes
September 3, 2024
Bentonville City Hall
Tech Review: 4:30 PM
Public Hearing: 5:00 PM

Meeting Recording:
https://us06web.zoom.us/rec/share/miAby5CGs5btjd0htLHoiaGxyb8hVdT9CbigyGwjgS4XJHs4X1WZYbeCafZQFaLG.gmWN_rDRv9qiy1vM?startTime=1725398516000
Commissioners Present: Reginald Wright (Chair), Elaine Kerr, Ifeoma Ibekwe, Danny Bennett, Dana Davis, Eric Hipp, Doug Bryant
Commissioners Absent: N/A
Staff Present: Tyler Overstreet, Tom Adler, Sophie McAdara, Brittany Chue, Dan Weese, Bonnie Bridges, Jon Stanley via Zoom, Keegan Stanton via Zoom

I. Call to Order

- Commissioner Wright calls the meeting to order at 5:00 pm.

II. Approval of Minutes

1. **August 20th, 2024, Meeting Minutes** **Approval of Meeting Minutes**
   - Motion to approve by Bryant, second by Ibekwe.
   - Minutes are approved 7-0.

III. Consent Agenda

1. **Lot 24 of Corley's Addition** **Property Line Adjustment**
   212 Southwest F Street (PLA24-0018)

2. **Vaughn Village Storage** **Large Scale Development**
   6601 Southwest Equine Road (LSD22-0048)

3. **Lots 17, 18, & 19, Block 2 of Armstrong Addition** **Lot Split**
   413 Southeast 4th Street (LS24-0024)

- Mr. Adler provides a brief overview of the staff report for items on the consent agenda.
- Consent Agenda is approved 7-0.

IV. New Business

Advertised Public Hearings

1. **Fletcher's Family Childcare** **Conditional Use Permit***
   8 Jordan Lane (CUCC24-0001)
   Home Occupation, Type B, Childcare in R-ZL, Zero Lot Line Residential.
   - Mr. Adler provides an overview of the staff report.

- Commissioner Wright opens the public hearing.
- Leon Fletcher, the applicant, is here for any questions.
- Commissioner Wright closes the public hearing.
- Commissioners discuss state regulations on the number of children allowed in a childcare facility based on the square footage of the house.
- Conditional Use Permit is approved 7-0.

2. **UP Summit** **Conditional Use Permit***

2205 Southwest I Street (CU24-0013)

Temporary Use in A-1, Agriculture (Municipal Airport).

- Mr. Adler provides an overview of the staff report.
- Commissioner Wright opens the public hearing.
- Mana Kona and Nancy Reid, the applicants, are here for any questions.
- Commissioner Wright closes the public hearing.
- Conditional Use Permit is approved 7-0.

3. **Thinkwell** **Conditional Use Permit***

1011 Northwest J Street, Suite 1 (CU24-0014)

Educational Facility in R-O, Residential Office.

- Mr. Adler provides an overview of the staff report.
- Commissioner Wright opens the public hearing.
- Heather Kerchowsky, representing the applicant, is here for any questions.
- Commissioner Wright closes the public hearing.
- Commissioners support including the staff conditions in the CUP approval.
- Conditional Use Permit is approved 7-0.

V. Other New Business

1. **SE L Street Apartments** **Large Scale Development**

3302 Southeast L Street (LSD22-0003)

Amendment to materials percentages and exterior facade

- Mr. Adler provides an overview of the staff report.
- Commissioners discuss security issues with an open vs. closed bridge and see the revisions on the metal bridge as a downgrade from what was previously approved.
- Chris, the developer, states the revisions were made for cost savings and that an interior walkway would be great but is not necessary for the project.
- Large Scale Development amendment is approved 5-2 with Davis and Kerr voting against.
- Large Scale Development extension request is approved 7-0.

2. **Jacobs Group** **Waiver**

168 Southeast G Court (WAV24-0013)

Waiver #1: *A Waiver from Section 1100.15 (d), requirement of property owner to construct sidewalk.*

- Mr. Adler provides an overview of the staff report.
- Todd Jacobs, the applicant, believes the sidewalk has limited use because of low traffic and lack of connectivity to neighboring houses.
- Commissioners discuss sidewalk infill projects for commute zones near schools and the potential for the city to develop the adjacent sidewalks. Chairman Wright states

how Bentonville is becoming a more bike and pedestrian friendly community and would prefer to have the developer install the sidewalk instead of putting it on the taxpayer. Commissioner Bryant would like to see a sidewalk from the front door, but also does not want the developer to build a sidewalk that does not connect. Commissioner Kerr does not think it makes sense to put the responsibility on the developer at this time.

- Waiver is denied 4-3 with Davis, Hipp, Wright, and Bennett voting against the waiver.

3. **U-HAUL SW 14th Street** **Large Scale Development**

Southwest 14th Street (LSD24-0002)

Waiver #1: *A Waiver from Sec 1100.21 (e) (3) Loading Dock Prohibited on Primary Street-Facing Facade*

- Mr. Adler provides an overview of the staff report.
- Commissioner Davis makes a motion to deny the waiver, Commissioner Hipp seconds.
- Jay Davis, representing the applicant, explains how the loading dock is at the front of the building because of a drainage easement in the back.
- Commissioners ask if the building could be moved up or if the dock can be screened.
- Commissioner Davis withdraws the motion, Commissioner Hipp withdraws the second.
- Commissioner Bennett asks about the length and height of the screen wall.
- The applicants state how the issue of water egress does not allow them much wiggle room to move the building to put the loading dock on the other side.
- Mr. Weese states there may be alternative routes to have the water treated and appreciates the applicants for taking care of the wetlands.
- Commissioner Davis recommends tabling the item so the applicants can work with staff to explore the options of moving the building and screening the dock.
- Motion to table the item by Davis, second by Bennett.
- Tabling the large scale and waiver to the next PC meeting is approved 7-0.

VI. Old Business

VII. Other Business

1. **Appeal Updates** **Informational***

- During the Technical Review Meeting, Mr. Overstreet explained the results of two appeals that had been to the City Council Meeting: Catalpa Cottages, PRD24-0003, was denied by City Council; Ruiz, RZ24-0029, was approved and rezoned to DN-2. One more appeal has been received for townhomes.

VIII. Adjournment

- Motion to adjourn by Davis, second by Bryant.
- Meeting is adjourned.

	Lots 5 & 6 Vivian Farms Subdivision, Phase 2
	South Vaughn Road
	PC Date:

Staff Report Details

Project Number	LS22-0055
Applicant / Current Owner	Elite Equity Group of Arkansas
Site Area	+/- **[52.67]** Acres
Current Zoning	R-2,Medium Density Residential, and R-3, Medium-High Density Residential
Requested Zoning	NA
Current Future Land Use Map Designation	
Requested Future Land Use Map Designation	NA
Development Type / Use	
Related projects	

Property Description

Lot Split: Lot Split of Lot 3 of Vivian Farms Subdivision, Phase 2, Creating New Lots 5 & 6, Elite Equity Group of Arkansas LLC, R-2, Medium Density Residential, and R-3, Medium-High Density Residential, LS22-0055

A lot split of Lot 3 of Vivian Farms Subdivision, Phase 2, Creating New Lots 5 & 6. To meet the requirements of the current Master Street Plan, the plat is dedicating an additional 1.96 acres of Right of Way along the proposed collector streets along the west and south property lines. The plat also will dedicate 0.63 acres of right of way along the east property line. The plat will also dedicate a 20' utility easement along the west property line.

Project Details

This project was approved by Planning Commission on February 6th of this year but never recorded. The applicant is no longer working with the original surveyor and has hired a new surveyor to lay out the lot split in essentially the same configuration as the previously approved project.

Relationship to the General Plan / Projected Traffic Impact

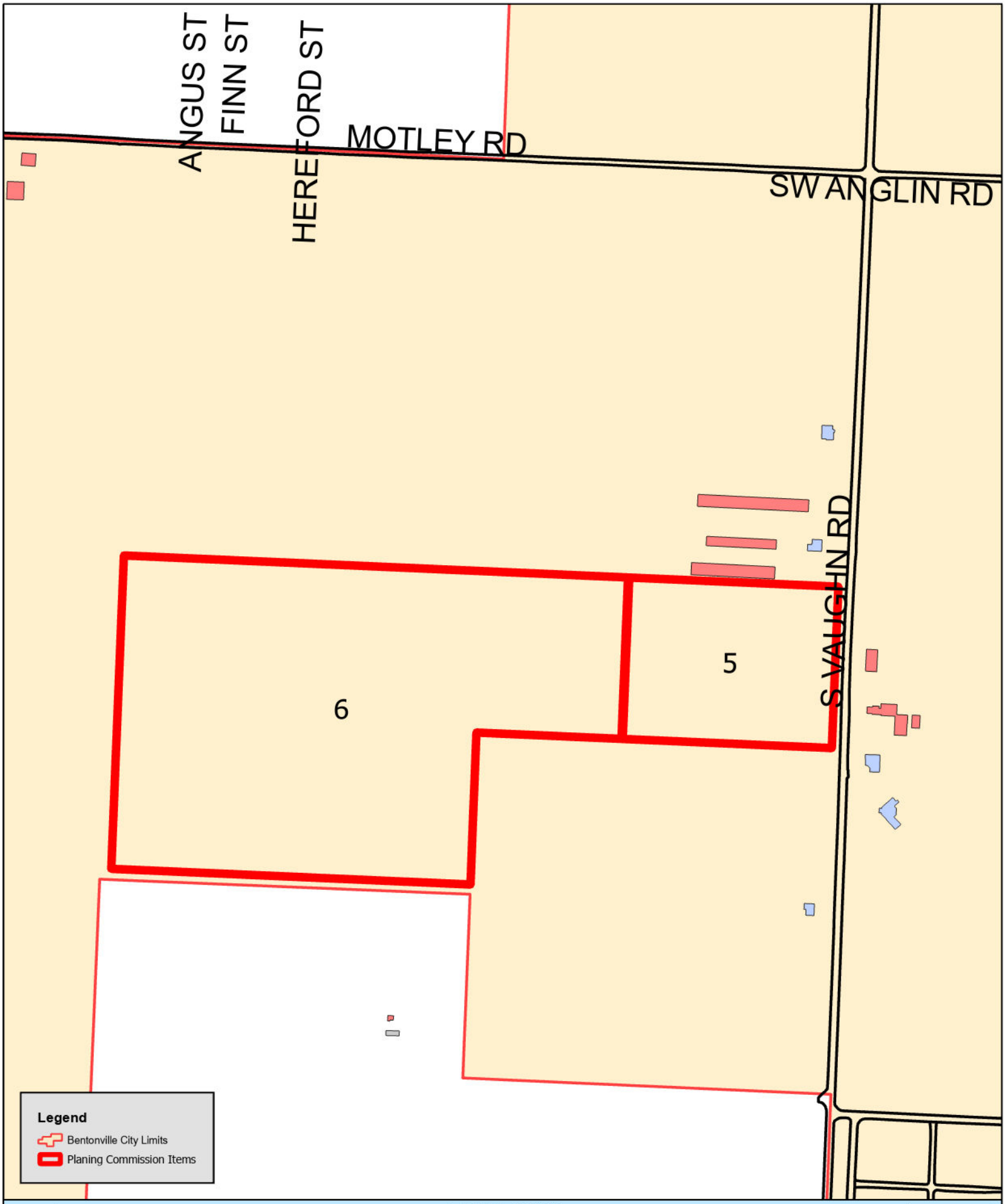
Public Comment

Has Staff received Public Comment at the time of this report? : **No**

Analysis / Waivers

Conclusion

Additional Details



LS22-0055
Lot Split
Vivian Farm Sub Lot 3
Creating Lots 5-6

LOT SPLIT OF LOT 3, VIVIAN FARMS SUBDIVISION, PHASE 2, CREATING NEW LOTS 5 & 6

CERTIFICATE OF AUTHORIZATION
BATES & ASSOCIATES, INC.
#1335
ARKANSAS ENGINEER

PARENT TRACT
LOT 3, VIVIAN FARMS, PHASE 2
PARCELS
#01-20865-000
#01-20865-001
52.67 ACRES +/-

NEW LOT 6
40.07 ACRES +/-

NEW LOT 5
10.00 ACRES +/-

A PART OF THE SE1/4, NW1/4 SECTION 17 T-19-N, R-31-W 6.92 ACRES +/-

A PART OF THE SW1/4, NW1/4 SECTION 17 T-19-N, R-31-W 33.15 ACRES +/-

FORTY LINE

NEW LOT LINE PER THIS PLAT

PARCEL LINE

PARCEL #01-20865-001

1 HIGHLAND LLC
PARCEL #01-08203-015

2 BUFFINGTON BW LLC
PARCEL #01-08199-075

3 RUSSOW, KENNETH E & CHARLOTTE J
PARCEL #01-08199-055

4 MAYER FAMILY REVOCABLE TRUST-DONALD P & MARY A
PARCEL #01-17307-000

5 WASHARK INVESTMENTS LLC
S VAUGHN RD
PARCEL #01-20866-000

6 WASHARK INVESTMENTS LLC
S VAUGHN RD
PARCEL #01-20864-000

7 WASHARK INVESTMENTS LLC
S VAUGHN RD
PARCEL #01-20862-000

8 OVERLAND DEVELOPMENT INC
PARCEL #18-09007-002

CHICKEN HOUSE

S. VAUGHN ROAD (ARTERIAL)
28' ASPHALT - 90' R/W (PER M.S.P.)
RIGHT-OF-WAY SHOWN FOR FUTURE REFERENCE ONLY
80' HIGHWAY R/W PER AHTD JOB #R90015

GRAVEL DRIVE

ASPHALT DRIVE

M.S.P. R/W

C/L

C/L

POB NEW LOT 5

POB NEW LOT 6

POB S. VAUGHN RD M.S.P. R/W DEDICATION

POC & POB
R/W DEDICATION #2
SE CORNER
SW1/4, NW1/4
SECTION 17
T-19-N, R-31-W
PER SURVEY L2022-9326
N: 732077.14
E: 632435.36
SEE CORNER REF. #1

SW CORNER
SW1/4, NW1/4
SECTION 17
T-19-N, R-31-W
PER SURVEY L2022-9326
SEE CORNER REF. #2

R/W DEDICATED
PER THIS PLAT
1.96 ACRES +/-
(HATCHED)

R/W DEDICATED
PER THIS PLAT
0.63 ACRES +/-
(HATCHED)

PROPOSED COLLECTOR STREET PER BENTONVILLE M.S.P.
RIGHT-OF-WAY SHOWN FOR FUTURE REFERENCE ONLY
70' - 75' R/W PER M.S.P. (70' SHOWN)
*ASSUMED THAT THE CENTERLINE OF THE FUTURE R/W
WILL BE THE FORTY ACRE LINE

20' U.E. PER THIS PLAT

20' U.E. PARALLEL TO M.S.P. PER L202185464

20' U.E. PARALLEL TO M.S.P. PER L202185464

20' U.E. PARALLEL TO M.S.P. PER L202185465

20' U.E. (L2020-27528)

20' U.E. (L2020-27527)

15' U.E. (L2019-04849)

15' U.E. (L2019-04858)

15' U.E. (L2019-04857)

15' U.E. (L2019-34921)

80' GAS U.E. (395-411)

80' GAS U.E. (394-541)

BENTONVILLE B.L.E. PER GIS (TYP.)

1807.59' (M)
1810.88' (R)

S 87°30'13" E 2644.47' (M)
S 87°30'04" E 2644.50' (R)

1265.73'

1271.29'

1268.66'

1272.96'

1275.93'

1258.80'

1257.79'

1260.08'

1263.17'

N 02°18'10" E 1157.15' (M)
N 02°18'15" E 1157.20' (R)

S 02°18'15" W 1122.13' (M)
S 02°18'15" W 1122.20' (R)

578.43'

578.72'

N 02°19'21" E 578.04' (R)
N 02°12'42" E 578.10' (M)

521.71' (M)
524.12' (R)

753.62' (R)
754.67' (M)

754.67' (M)
753.62' (R)

N 87°29'51" W 1322.52' (M)
N 87°30'18" W 1322.74' (R)

S 02°16'33" W 579.11'

544.03'

S 87°30'21" E 1287.08' (M)
S 87°30'07" E 1287.10' (R)

N 87°30'12" W
1322.08' (M)
N 87°30'07" W
1322.17' (R)

N 02°45'03" E
241.30'

N 01°49'32" E
336.90'

S 02°19'04" W 578.18' (M)
S 02°19'21" W 577.99' (R)

47.21'

39.02'

2.6'

20.0'

1.3'

46.14'

35.07'

35.00'

70.0'

35.0'

20.0'

RECORDING NUMBER/DATE

REVISION #	DATE
REVISION #1	07/08/24
REVISION #2	08/16/24

N
W B E
S

CERTIFICATE OF SURVEYING ACCURACY:
I DERRICK THOMAS, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME AND BOUNDARY MARKERS AND LOT CORNERS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, TYPE AND MATERIAL ARE CORRECTLY SHOWN AND ALL MINIMUM REQUIREMENTS OF THE ARKANSAS MINIMUM STANDARDS FOR LAND SURVEYORS HAVE BEEN MET.

DATE OF EXECUTION: _____

SIGNED: _____
REGISTERED LAND SURVEYOR
NO. 1642
STATE OF ARKANSAS

OWNER'S CERTIFICATION:
WE THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED, AND SUBDIVIDED AND DO HEREBY LAY OFF, PLAT, SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC THE STREETS, ALLEYS, DRIVES, EASEMENTS, ETC. AS SHOWN ON SAID PLAT.

ROTH FARMS LLC
6077 SW REGIONAL AIRPORT BLVD
BENTONVILLE, AR 72713

SOURCE OF TITLE: D.R. BOOK 2015, PAGE 43067
DATE OF EXECUTION: _____

PRINTED: _____

SIGNED: _____

PROPERTY OWNER:
ROTH FARMS LLC
6077 SW REGIONAL AIRPORT BLVD
BENTONVILLE, AR 72713
479-619-9151

SUBSCRIBED AND SWORN BEFORE ME, THIS ___ DAY OF _____, 2024.

_____
NOTARY PUBLIC

CERTIFICATE OF APPROVAL:
PURSUANT TO THE BENTONVILLE LAND DEVELOPMENT CODE AND ALL OTHER CONDITIONS AND APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED. THIS CERTIFICATE IS HEREBY EXECUTED UNDER THE AUTHORITY OF THE SAID RULES AND REGULATIONS.

DATE OF EXECUTION: _____

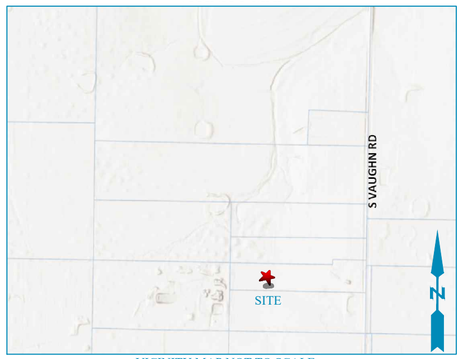
SIGNED _____
BENTONVILLE PLANNING
COMMISSION CHAIRMAN

SIGNED _____
MAYOR, CITY OF BENTONVILLE

SIGNED _____
CITY CLERK, CITY OF BENTONVILLE

BENTONVILLE PROJECT #LS22-0055

VICINITY MAP



VICINITY MAP NOT TO SCALE

LEGEND:
THESE STANDARD SYMBOLS WILL BE FOUND IN THE DRAWING.
(R) RECORD BEARING & DISTANCE
(M) MEASURED BEARING & DISTANCE
FOUND 5/8" REBAR
FOUND 1/2" REBAR
SET 5/8" REBAR/CAP
FOUND RAILROAD SPIKE
COMPUTED POINT
POWER POLE
SANITARY SEWER MH
TELEPHONE PEDESTAL
WATER METER
FIRE HYDRANT
WATER VALVE
BOUNDARY LINE (MEASURED)
BOUNDARY LINE (EXISTING)
FORTY LINE TIE LINE
CENTERLINE OF ROAD
RIGHT-OF-WAY
FENCE
UTILITY EASEMENT

Location Map:
R-31-W
17
T-19-N

BATES
Engineers · Surveyors
7230 S. Pleasant Ridge Dr. · Fayetteville, Arkansas 72704 · 479.442.9350

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FOR USE AND BENEFIT OF:
ROTH FARMS LLC

ADDRESS:
SOUTH OF SOUTH VAUGHN ROAD
BENTONVILLE, ARKANSAS

DATE:	08/26/24
LOCATION:	
SECTION:	17
TOWNSHIP:	19 NORTH
RANGE:	31 WEST
SCALE:	1"=200'
SURVEYED:	
DRAFTED:	ML, JRICH, BA
DRAFT DATE:	08/26/24
REVIEWED:	DT
COA #1335	

DRAWING #20-039 SPLIT 2024

ADJACENT LAND OWNERS

1) HIGHLAND LLC
N TYCOON RD
BENTONVILLE, AR
PARCEL #01-08203-015
ZONED: A-1

2) BUFFINGTON BW LLC
4800 S VAUGHN RD
BENTONVILLE, AR
PARCEL #01-08199-075
LOT 1, MCKISSIC SPRINGS ADDITION
ZONED: R-2 & R-1

3) RUSSOW, KENNETH E & CHARLOTTE J
4910 S VAUGHN RD
BENTONVILLE, AR
PARCEL #01-08199-055
ZONED: A-1

4) MAYER FAMILY REVOCABLE TRUST-DONALD P & MARY A
5089 S VAUGHN RD
BENTONVILLE, AR
PARCEL #01-17307-000
LOT 1, MAYER ADDITION
ZONED: A-1

5) WASHARK INVESTMENTS LLC
S VAUGHN RD
BENTONVILLE, AR
PARCEL #01-20866-000
LOT 4, VIVIAN FARM SUB PHASE 2
ZONED: R-2

6) WASHARK INVESTMENTS LLC
S VAUGHN RD
BENTONVILLE, AR
PARCEL #01-20864-000
LOT 2, VIVIAN FARM SUB PHASE 2
ZONED: R-2

7)WASHARK INVESTMENTS LLC
5300 S VAUGHN RD
BENTONVILLE, AR
PARCEL #01-20862-000
LOT 1 VIVIAN FARM SUBDIVISION
ZONED: R-3

8) OVERLAND DEVELOPMENT INC
5489 S VAUGHN RD
BENTONVILLE, AR
PARCEL #18-09007-002

LAST SITE VISIT:
MAY 29, 2024

BASIS OF BEARING:
GPS OBSERVATION - AR NORTH ZONE
NAD83(2011) HORIZONTAL DATUM

ATLAS PAGE:
521

PLAT NOTES:
1) RECORD (R) BEARINGS AND DISTANCES ARE SHOWN PER LOT SPLIT OF LOT 3 ,VIVIAN FARMS SUBDIVISION, PHASE 2 BY ANDERSON ENGINEERING; DRAWING #NWA-100-0249.

2) SOME FEATURES AND/OR SYMBOLS ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR VISUAL CLARITY.

3) THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES, GIS, AND/OR UTILITY MAPS PROVIDED BY LOCAL UTILITY COMPANIES. NOT ALL UTILITY COMPANIES MAY HAVE RESPONDED TO OUR REQUEST FOR MAPS AND/OR INFORMATION. ALL UTILITY LINES APPEARING ON THIS PLAT, AS WELL AS THOSE THAT MAY EXIST UNDERGROUND NEED TO BE VERIFIED PRIOR TO DOING ANY TYPE OF EXCAVATION OR DESIGN. SOME UTILITY LINES MAY ALSO EXIST THAT WERE NOT SHOWN ON THIS PLAT.

4) THERE ARE NO WAIVERS, VARIANCES AND/OR CONDITIONAL USES AT THE TIME OF PREPARING THIS PLAT OR PLAN.

5) NO RESIDENTIAL LOT SHALL BE PERMITTED DIRECT ACCESS TO A COLLECTOR OR ARTERIAL STREET. ALL RESIDENTIAL SUBDIVISION DEVELOPMENT CONTIGUOUS TO A COLLECTOR OR ARTERIAL STREET SHALL ORIENT FRONTAGE TO A LOCAL STREET, AND BACK OF THE PROJECT, WITHOUT ACCESS TO THE SAID MAJOR STREETS.

6) OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO ENSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.

7) SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE.

8) THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.

BEUD NOTES:
1. OWNER TO CONTACT NEW SERVICE COORDINATOR (271-3139) TO DISCUSS ELECTRIC SERVICE PRIOR TO BEGINNING ANY CONSTRUCTION. FAILURE TO CONTACT BEUD PRIOR TO CONSTRUCTION WILL RESULT IN DELAYS TO GET ELECTRIC SERVICE.
2. ALL STRUCTURES MUST MAINTAIN MINIMUM OF 20' CLEARANCES FROM ALL ELECTRIC LINES.
3. BEUD'S STANDARD PRACTICE IS TO PLACE UNDERGROUND EQUIPMENT (TRANSFORMERS, SECONDARY PEDESTALS, JUNCTION BOXES, ETC) ON THE LOT LINE OF A DEVELOPMENT. ANY ADJUSTMENTS TO THE PROPERTY LINE THAT RESULT IN OUR EQUIPMENT NOT BEING ON THE LOT LINE WILL REQUIRE THE DEVELOPER TO PAY FOR THE COST OF BEUD TO RELOCATE THE EQUIPMENT TO THE LOT LINE.
4. IT IS THE RESPONSIBILITY OF THE DEVELOPER TO PAY FOR ANY COSTS ASSOCIATED WITH MOVING OF EQUIPMENT. THIS INCLUDES BUT IS NOT LIMITED TO ANY COSTS ASSOCIATED WITH LOSS OF EQUIPMENT (WIRE AND ELBOWS) AND LABOR AND MATERIAL TO MOVE THE EQUIPMENT TO THE NEW LOT LINE.

SURVEY DESCRIPTIONS:

PARENT TRACT (PARCEL #01-20865-000 & #01-20865-001):
A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING REBAR MARKING THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 17 AND RUNNING THENCE N87°30'12"W 1322.08' TO AN EXISTING REBAR, THENCE N02°18'10"E 1157.15' TO AN EXISTING REBAR, THENCE S87°30'13"E 2644.47', THENCE S02°19'04"W 578.18', THENCE N87°29'51"W 1322.52' TO AN EXISTING REBAR ON THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 17, THENCE ALONG SAID EASE LINE S02°16'33"W 579.11' TO THE POINT OF BEGINNING, CONTAINING 52.67 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD

NEW LOT 5:
A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS N02°16'33"E 579.11' AND S87°29'51"E 521.71' FROM AN EXISTING REBAR MARKING THE SOUTHWEST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE N02°12'42"E 578.10', THENCE S87°30'13"E 754.67', S02°45'03"W 241.30', THENCE S01°49'32"W 336.90', THENCE N87°29'51"W 754.67' TO THE POINT OF BEGINNING, CONTAINING 10.00 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

NEW LOT 6:
A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 17 WHICH IS N02°16'33"E 35.07' FROM AN EXISTING REBAR MARKING THE SOUTHEAST CORNER THEREOF AND RUNNING THENCE N87°30'21"W 1287.08', THENCE N02°18'15"E 1122.13', THENCE S87°30'13"E 1807.59', THENCE S02°12'42"W 578.10', THENCE N87°29'51"W 521.71' TO AN EXISTING REBAR ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 17, THENCE ALONG SAID WEST LINE S02°16'33"W 544.03', TO THE POINT OF BEGINNING, CONTAINING 40.07 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

SOUTH VAUGHN ROAD MASTER STREET PLAN R/W DEDICATION DESCRIPTION:
A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS N02°16'33"E 579.11' AND S87°29'51"E 1276.38' FROM AN EXISTING REBAR MARKING THE SOUTHWEST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE N01°49'32"E 336.90', THENCE N02°45'03"E 241.30', THENCE S87°30'13"E 47.21', THENCE S02°19'04"W 578.18', THENCE N87°29'51"W 46.14', TO THE POINT OF BEGINNING, CONTAINING 0.63 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

FUTURE COLLECTOR STREET MASTER STREET PLAN R/W DEDICATION DESCRIPTION:
A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 19 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING REBAR MARKING THE SOUTHEAST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE N87°30'12"W 1322.08' TO AN EXISTING REBAR, THENCE N02°18'10"E 1157.15' TO AN EXISTING REBAR, THENCE S87°30'13"E 35.00', THENCE S02°18'15"W 1122.13', THENCE S87°30'21"E 1287.08', THENCE S02°16'33"W 35.07' TO THE POINT OF BEGINNING, CONTAINING 1.96 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

REFERENCE DOCUMENTS:
1) PLAT OF SURVEY FILED IN BOOK 2014 AT PAGE 178
2) PLAT OF SURVEY FILED IN BOOK 2007 AT PAGE 145
3) PLAT OF SURVEY FILED IN BOOK X AT PAGE 97
4) PLAT OF SURVEY FILED IN BOOK 2005 AT PAGE 94
5) PLAT OF SURVEY FILED IN BOOK 2017 AT PAGE 643
6) PLAT OF SURVEY FILED IN BOOK 2003 AT PAGE 732
7) PLAT OF SURVEY FILED IN BOOK P4 AND PAGE 749
8) PLAT OF SURVEY FILED IN BOOK R AT PAGE 201
9) PLAT OF SURVEY FILED IN BOOK L2020 AT PAGE 58223
10) WARRANTY DEED FILED IN BOOK 2015 AT PAGE 50273
11) AHTD R/W PLANS JOB #R90015
12) PLAT OF SURVEY FILED IN BOOK L2021 AT PAGE 93303
13) PLAT OF SURVEY FILED IN BOOK L2022 AT PAGE 9326

PROPERTY ZONED:
R-2 & R-3

BUILDING SETBACK NOTE:
SETBACKS SHALL BE PER THE CURRENT ZONING DISTRICT AS STATED IN THE MOST RECENT CITY OF BENTONVILLE ZONING CODE. FOR MORE INFO VISIT HTTP://WWW.BENTONVILLEPLANNING.COM/ OR CALL THE PLANNING DEPARTMENT @ 479-271-3122."

CORNER REFERENCE #1:
1) S 86°15'58" E 14.78' TO A METAL FENCE CORNER POST
2) S 06°35'54" W 5.74' TO A SANITARY SEWER MANHOLE

CORNER REFERENCE #2:
1) N 62°45'09" W 52.65' TO A POWER POLE
2) S 64°13'17" E 82.87' TO A POWER POLE
3) N 18°36'45" E 0.54' TO A WOOD FENCE CORNER POST

FLOOD CERTIFICATION:
A PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "A" OR "AE" AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS. (FIRM PANEL #05007C0235K. DATED 6/5/2012)

A PORTION OF THIS PROPERTY IS WITHIN THE CITY OF BENTONVILLE'S BASE LEVEL ENGINEERING (BLE) AREA, WHICH IDENTIFIES ADDITIONAL AREAS OUTSIDE OF THE SPECIAL FLOOD HAZARD AREAS THAT ARE SUBJECT TO PERIODIC FLOODING EVENTS THAT RESULT IN LOSS OF LIFE OR PROPERTY, POSE HEALTH AND SAFETY HAZARDS, DISRUPT COMMERCE AND GOVERNMENTAL SERVICES, AND CAUSE EXTRAORDINARY PUBLIC EXPENDITURES FOR FLOOD PROTECTION AND RELIEF, ALL OF WHICH ADVERSELY AFFECT THE PUBLIC HEALTH, SAFETY, AND GENERAL WELFARE.

FOR MORE INFORMATION ON THE BENTONVILLE BASE LEVEL ENGINEERING AREAS, PLEASE VISIT:

https://www.bentonvillear.com/DocumentCenter/View/10027/Ord-No-2022-099_BLE-Flood-data AND https://webapps.usgs.gov/infrm/estBFE/.

0' 200' 400' 600'

GRAPHIC SCALE (IN FEET)
1 Inch = 200ft.

STATE RECORDING NUMBER:
500-19N-31W-0-17-400-04-1642

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 29TH DAY OF MAY, 2024.

REGISTERED
STATE OF ARKANSAS
NO. 1642
SIGNATURE
DERRICK L. THOMAS
PROFESSIONAL LAND SURVEYOR
DRAFT

IF THE SIGNATURE ON THIS SEAL IS NOT AN ORIGINAL AND NOT BLUE IN COLOR THEN IT SHOULD BE ASSUMED THAT THIS PLAT MAY HAVE BEEN ALTERED. THE ABOVE CERTIFICATION SHALL NOT APPLY TO ANY COPY THAT DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE.

ORDINANCE NO._____

AN ORDINANCE ACCEPTING A LOT SPLIT OF LOT 3, VIVIAN FARMS SUBDIVISION, PHASE 2 CREATING NEW LOTS 5 AND 6 TO THE CITY OF BENTONVILLE, ARKANSAS; AND FOR OTHER PURPOSES.
(PROJECT NUMBER: LS22-0055)

WHEREAS, pursuant to the provisions of the Land Development Code of the Bentonville Municipal Code, the lot split of LOT 3, VIVIAN FARMS SUBDIVISION, PHASE 2 creating new LOTS 5 AND 6**,** Benton County, Arkansas, was submitted to the Bentonville Planning Commission on September 17, 2024;

WHEREAS, said lot split is attached hereto as Exhibit "A";

WHEREAS, the Bentonville Planning Commission considered said lot split on the date stated, and at other times, and voted to recommend the approval of said lot split to the City Council; and

WHEREAS, the lot split of real property as described herein has been submitted to the City Council of the City of Bentonville and, after consideration and deliberation, said Council is of the opinion that said lot split should be approved.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF BENTONVILLE, ARKANSAS:

Section 1: That the lot split of LOT 3, VIVIAN FARMS SUBDIVISION, PHASE 2 creating new LOTS 5 AND 6 to the City of Bentonville, Arkansas, should be and the same is hereby accepted and approved for all purposes;

Section 2: That the Mayor and City Clerk be and are hereby authorized and directed to evidence the acceptance of said lot split by certifying said acceptance on the approved lot split;

Section 3 - Severability Provision: If any part of this Ordinance is held invalid, the remainder of this Ordinance shall continue in effect as if such invalid portion never existed; and

Section 4 - Repeal of Conflicting Provisions: All Ordinances, Resolutions, or Orders of the City Council, or parts of the same, in conflict with this Ordinance are repealed to the extent of such conflict.

PASSED AND APPROVED this_____ day of _____, 2024.

APPROVED:

_____
Stephanie Orman, Mayor

ATTEST:

_____
Malorie Marrs, City Clerk

	Lots 7, 8 & 9 of Mckeehan's 2nd Addition
	907 Northwest 9th Street
	PC Date:

Staff Report Details

Project Number	LS24-0028
Applicant / Current Owner	**RIVARD, MATTHEW S & CASEY**
Site Area	+/- **[0.53 acres]**
Current Zoning	R-O Residential Office
Requested Zoning	NA
Current Future Land Use Map Designation	Low Density Residential
Requested Future Land Use Map Designation	NA
Development Type / Use	
Related projects	

Property Description

Lot Split: Lot Split of Lots 4 and 5, of McKeehan's 2nd Addition, Creating New Lots 7, 8, and 9 of Mckeehan's 2nd Addition.
RIVARD, MATTHEWS & CASEY, R-O, Residential Office, LS24-0028.

A Lot Split of Lots 4 and 5 of McKeehan's 2nd Addition, Creating New Lots 7, 8, and 9 of McKeehan's 2nd Addition. The existing Right of Way is adequate along Northwest 9th Street. The plat will also dedicate a 15' utility easement along Northwest 9th street.

Project Details

Relationship to the General Plan / Projected Traffic Impact

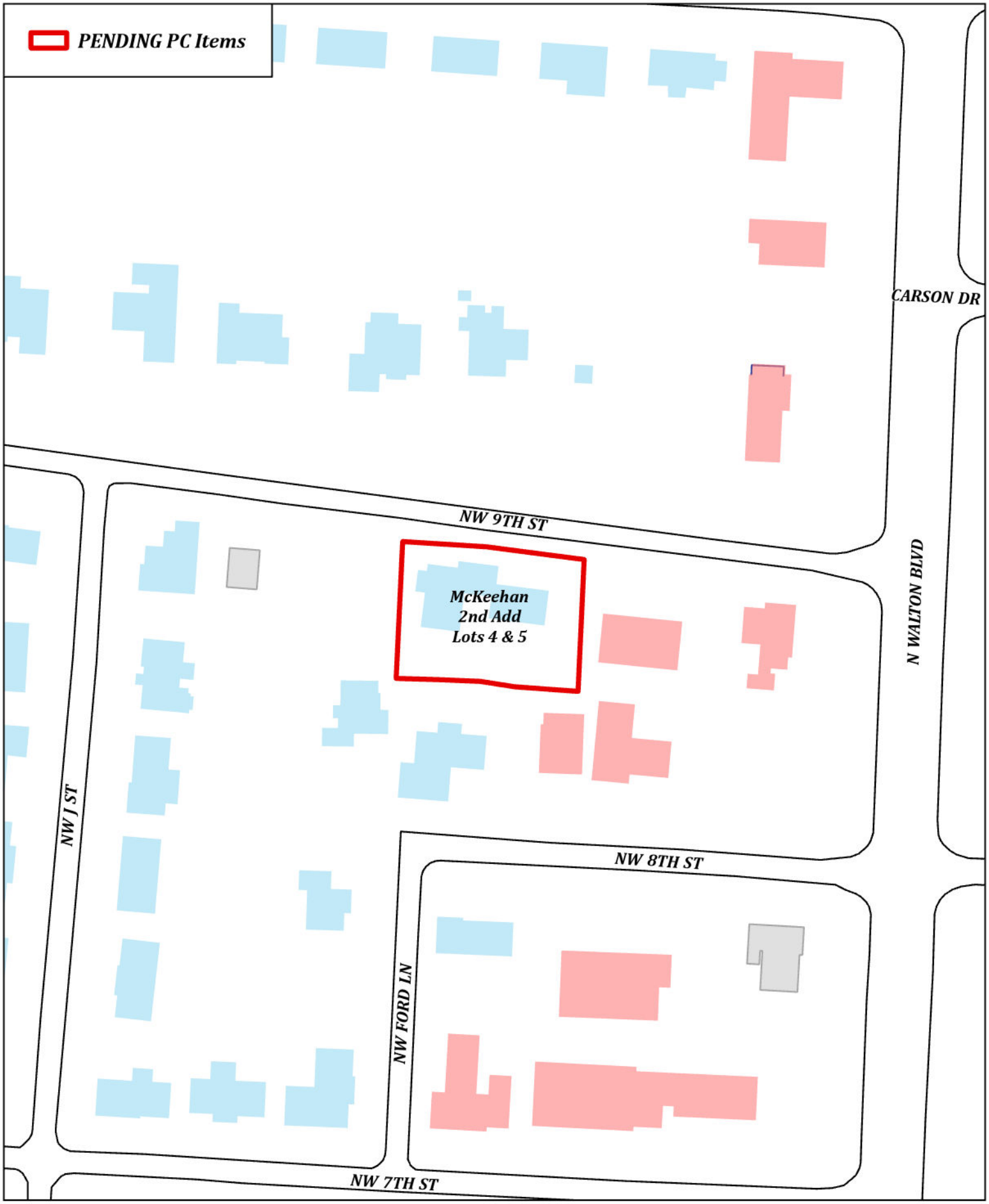
Public Comment

Has Staff received Public Comment at the time of this report? : **No**

Analysis / Waivers

Conclusion

Additional Details

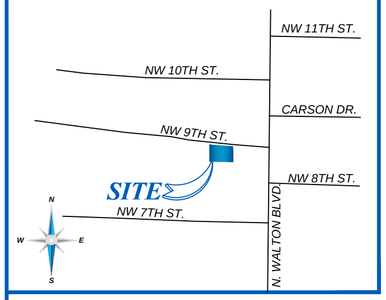


N
W E
S

LS24-0028
McKeehans 2nd Add Lots 4 & 5
Lot Split

VICINITY MAP

NOT TO SCALE



LOT SPLIT OF LOTS 4 & 5, CREATING LOTS 7, 8, & 9 OF MCKEEHAN'S 2ND ADDITION

LOCATED IN: SECTION 25, TOWNSHIP 20 NORTH, RANGE 31 WEST

907 NW 9TH STREET, BENTON COUNTY, BENTONVILLE, ARKANSAS 72712

RECORD DISCRIPTION

PARENT TRACT (DEED L202317357):
LOTS 4 & 5, MCKEEHAN'S 2ND ADDITION, BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD L, AT PAGE 9.

SUBJECT TO EXISTING EASEMENTS, MINERAL RESERVATIONS, CONVEYANCES AND/OR LEASES, AND COVENANTS AND RESTRICTIONS OF RECORD, IF ANY.

SURVEY DESCRIPTION

NEW TRACT 7:
PART OF LOT 4, MCKEEHAN'S 2ND ADDITION, BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD L, AT PAGE 9, BEING DESCRIBED AS FOLLOWS: BEGINNING AT A FOUND 1" IRON PIPE, MARKING THE NORTHWEST CORNER OF SAID LOT 4; THENCE S82°28'48"E 60.31 FEET TO A SET 5/8" REBAR WITH CAP "MCKELVIN PS 1926"; THENCE S02°38'34"W 128.54 FEET TO A SET 5/8" REBAR WITH CAP "MCKELVIN PS 1926"; THENCE N85°42'45"W 60.31 FEET TO A FOUND 1/2" REBAR WITH CAP "985"; THENCE N02°43'42"E 131.93 FEET TO THE POINT OF BEGINNING. CONTAINING 0.180 ACRES MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

NEW TRACT 8:
PART OF LOTS 4 & 5, MCKEEHAN'S 2ND ADDITION, BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD L, AT PAGE 9, BEING DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND 1" IRON PIPE, MARKING THE NORTHWEST CORNER OF SAID LOT 4; THENCE S82°28'48"E 60.31 FEET TO A SET 5/8" REBAR WITH CAP "MCKELVIN PS 1926", MARKING THE TRUE POINT OF BEGINNING; THENCE S82°28'48"E 60.31 FEET TO A SET 5/8" REBAR WITH CAP "MCKELVIN PS 1926"; THENCE S02°24'57"W 125.15 FEET TO A SET 5/8" REBAR WITH CAP "MCKELVIN PS 1926"; THENCE N85°42'45"W 60.61 FEET TO A SET 5/8" REBAR WITH CAP "MCKELVIN PS 1926"; THENCE N02°38'34"E 128.54 FEET TO THE POINT OF BEGINNING. CONTAINING 0.176 ACRES MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

NEW TRACT 9:
PART OF LOT 5, MCKEEHAN'S 2ND ADDITION, BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD L, AT PAGE 9, BEING DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND 1" IRON PIPE, MARKING THE NORTHWEST CORNER OF LOT 4; THENCE S82°28'48"E 120.62 FEET TO A SET 5/8" REBAR WITH CAP "MCKELVIN PS 1926", MARKING THE TRUE POINT OF BEGINNING; THENCE S82°28'48"E 60.31 FEET TO A FOUND 5/8" REBAR; THENCE S02°19'01"W 121.76 FEET TO A FOUND 1-1/2" IRON PIPE; THENCE N85°42'45"W 60.31 FEET TO A SET 5/8" REBAR WITH CAP "MCKELVIN PS 1926"; THENCE N02°24'57"E 125.15 FEET TO THE POINT OF BEGINNING. CONTAINING 0.171 ACRES MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

LAND AREA

LOT 4
11,684 ± SQUARE FEET
0.268 ± ACRES

LOT 5
11,236 ± SQUARE FEET
0.258 ± ACRES

NEW LOT 7
7,839 ± SQUARE FEET
0.180 ± ACRES

NEW LOT 8
7,652 ± SQUARE FEET
0.176 ± ACRES

NEW LOT 9
7,428 ± SQUARE FEET
0.171 ± ACRES

MISCELLANEOUS NOTES

STATE RECORDING NUMBER:
500-20N-31W-0-25-120-04-1926

COMPLETED FIELD WORK:
JUNE 11, 2024

REFERENCE DOCUMENTS:
1. WARRANTY DEED FILED AS INSTRUMENT L202317357.
2. SURVEY PLAT FILED IN PLAT RECORD L, PAGE 9.
3. SURVEY PLAT FILED IN PLAT RECORD U, PAGE 67.

BASIS OF BEARING:
THE BASIS OF BEARING OF THIS SURVEY IS GRID NORTH, BASED ON ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE NAD83.

SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.

DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT OF ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF SURVEY; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.

THE TERM "CERTIFY" OR "CERTIFICATION" AND "CORRECT" AS NOTED HEREON AND AS IT PERTAINS TO LAND SURVEYING SERVICES AS SHOWN ON THIS DOCUMENT SHALL MEAN, "A STATEMENT SIGNED BY THE PROFESSIONAL LAND SURVEYOR BASED ON THE FACTS AND KNOWLEDGE KNOWN TO THE PROFESSIONAL LAND SURVEYOR AT THE TIME OF THE SURVEY AND IS NOT A GUARANTEE OR WARRANTY, EITHER IMPLIED OR EXPRESSED."

ALL STRUCTURES MUST MAINTAIN MINIMUM OF 20' CLEARANCES FROM ALL ELECTRIC LINES.

BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, CONTRACTOR AND OR OWNER IS TO OBTAIN RIGHT-OF-WAY PERMIT FROM THE CITY OF BENTONVILLE TRANSPORTATION DEPARTMENT.

OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO ENSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.

SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE.

THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.

THERE ARE NO KNOWN WAIVERS, VARIANCES AND/OR CONDITIONAL USES AT THE TIME OF PREPARING THIS PLAT OR PLAN."

SETBACKS SHALL BE PER THE CURRENT ZONING DISTRICT AS STATED IN THE MOST RECENT CITY OF BENTONVILLE ZONING CODE. FOR MORE INFO VISIT HTTP://WWW.BENTONVILLEPLANNING.COM/ OR CALL THE PLANNING DEPARTMENT @ 479-271-3122.

THE PROPERTY IS LOCATED IN AIRPORT ZONE D (4) TRAFFIC PATTER ZONE (TPZ).

WE HEREBY GRANT TO THE CITY OF BENTONVILLE A BLANKET AVIGATION EASEMENT OVER THE ENTIRETY OF THIS LOT SPLIT PURSUANT TO MUNICIPAL CODE SECTION 401.12.

ZONING INFORMATION

CURRENT ZONING: "R-O" RESIDENTIAL OFFICE

FLOOD ZONE INFORMATION

BY GRAPHIC PLOTTING ONLY, NO PORTION OF THIS PROPERTY IS IN ZONE "A" OR "AE" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 05007C0090J, WHICH BEARS AN EFFECTIVE DATE OF 09/28/2007 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

UTILITY INFORMATION

THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.

SIGNATURE BLOCKS

CERTIFICATE OF OWNERSHIP:
WE THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED, AND SUBDIVIDED AND DO HEREBY LAY OFF, PLAT, SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC THE STREETS, ALLEYS, DRIVES, EASEMENTS, ETC. AS SHOWN ON SAID PLAT.

DATE OF EXECUTION: _____

SIGNED: _____

DATE OF EXECUTION: _____

SIGNED: _____

NAME AND ADDRESS: _____

PRINT NAME: _____

SOURCE OF TITLE: D.R. _____ PAGE _____

CERTIFICATE OF SURVEYING ACCURACY:
I, CLAYTON M. MCKELVIN, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME AND BOUNDARY MARKERS AND LOT CORNERS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, TYPE AND MATERIAL ARE CORRECTLY SHOWN AND ALL MINIMUM REQUIREMENTS OF THE ARKANSAS MINIMUM STANDARDS FOR LAND SURVEYORS HAVE BEEN MET.

DATE OF EXECUTION: _____

SIGNED: _____

CERTIFICATE OF APPROVAL:
PRIOR TO THE BENTONVILLE LAND DEVELOPMENT CODE AND ALL OTHER CONDITIONS HAVE BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED. THIS CERTIFICATE IS HEREBY EXECUTED UNDER THE AUTHORITY OF THE SAID RULES AND REGULATIONS.

DATE OF EXECUTION: _____

SIGNED: _____
BENTONVILLE PLANNING
COMMISSION CHAIRMAN

SIGNED: _____
MAYOR CITY OF BENTONVILLE

SIGNED: _____
CITY CLERK, CITY OF BENTONVILLE

I, CLAYTON M. MCKELVIN, PROFESSIONAL SURVEYOR NO. 1926, IN THE STATE OF ARKANSAS, HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 9TH DAY OF SEPTEMBER, 2024.

CERTIFICATE OF AUTHORIZATION
BLEW & ASSOCIATES, PA.
No. 1534
ARKANSAS

LICENSED PROFESSIONAL SURVEYOR
STATE OF ARKANSAS
No. 1926
SIGNATURE
CLAYTON M. MCKELVIN

IF THE SIGNATURE ON THIS SEAL IS NOT AN ORIGINAL AND NOT BLUE IN COLOR THEN IT SHOULD BE ASSUMED THAT THIS PLAT MAY HAVE BEEN ALTERED. THE ABOVE CERTIFICATION SHALL NOT APPLY TO ANY COPY THAT DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE.

OWNER/DEVELOPER

MATTHEW S & CASEY RIVARD
907 NW 9TH STREET
BENTONVILLE, AR 72712
MSRIVARD@YAHOO.COM

DATE	REVISION HISTORY	BY
08/05/24	PLANNING COMMENTS	TPN
08/28/24	PLANNING COMMENTS	TPN
09/09/24	PLANNING COMMENTS	TPN

BLEW & ASSOCIATES, P.A.
Surveying
Engineering
Mapping
3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703
OFFICE: 479.443.4506 · FAX: 479.582.1883
SURVEY@BLEWINC.COM
WWW.BLEWINC.COM

SURVEYOR JOB NUMBER: 24-3140	**SURVEY DRAWN BY:** DLS - 07/22/2024
SURVEY REVIEWED BY: TPN	**SCALE:** 1" = 20'
FOR THE USE AND BENEFIT OF: MATTHEW RIVARD	**BENTONVILLE PROJECT NUMBER:** LS24-0028

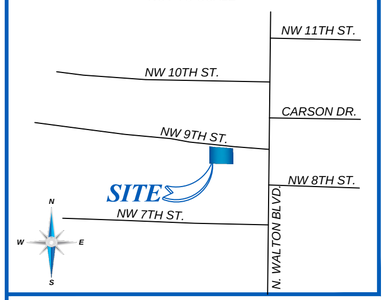
LOT SPLIT OF LOTS 4 & 5, CREATING LOTS 7, 8, & 9 OF MCKEEHAN'S 2ND ADDITION

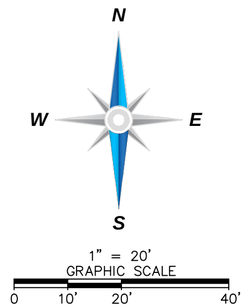
LOCATED IN: SECTION 25, TOWNSHIP 20 NORTH, RANGE 31 WEST

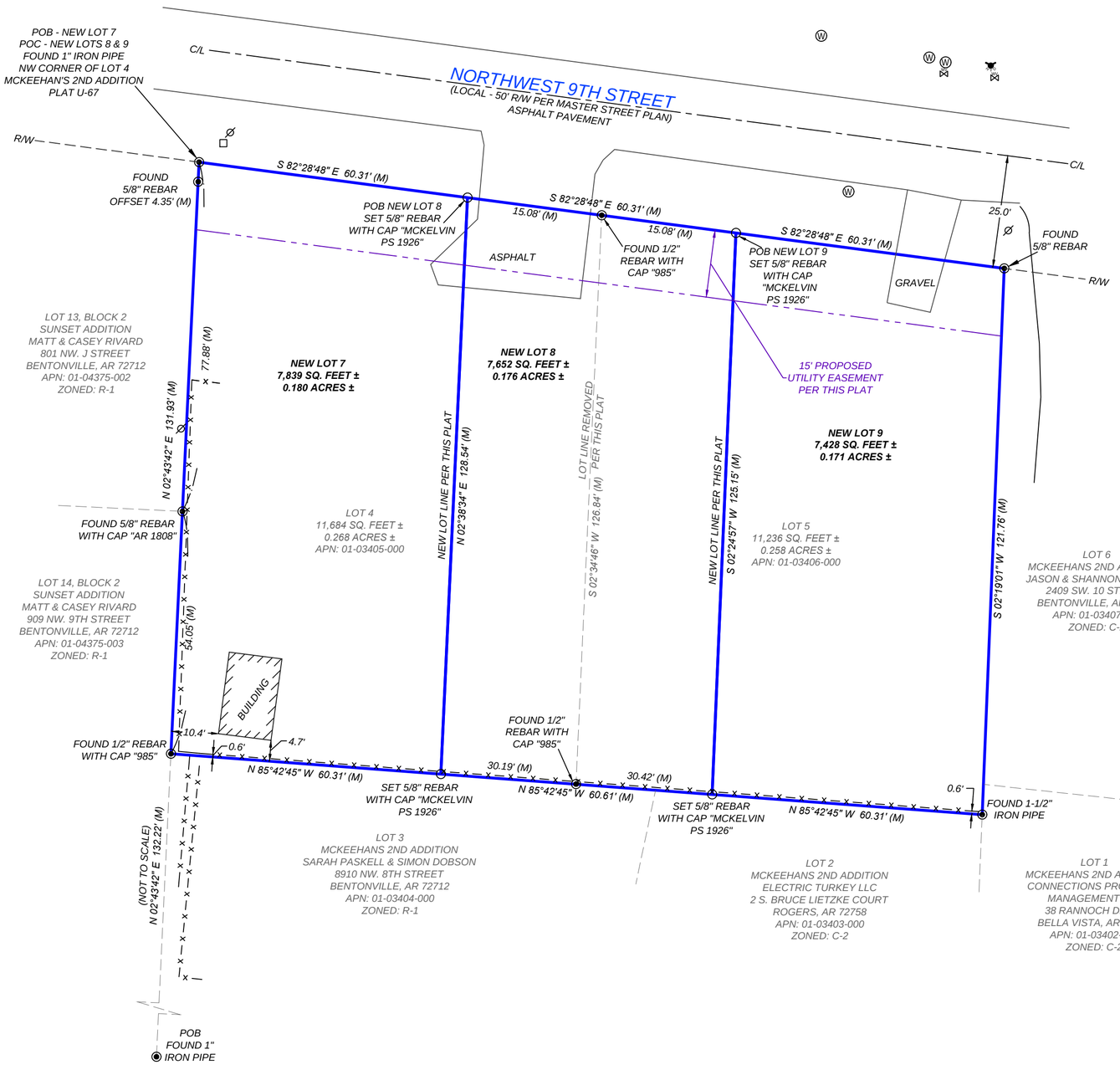
907 NW 9TH STREET, BENTON COUNTY, BENTONVILLE, ARKANSAS 72712

VICINITY MAP

NOT TO SCALE







LEGEND & SYMBOLS

- FOUND MONUMENT (AS NOTED)
- SET MONUMENT (AS NOTED)
- POWER POLE
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- (M) MEASURED DIMENSION
- BOUNDARY LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE (R/W)
- CENTERLINE (C/L)
- FENCE LINE

I, CLAYTON M. MCKELVIN, PROFESSIONAL SURVEYOR NO. 1926, IN THE STATE OF ARKANSAS, HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 9TH DAY OF SEPTEMBER, 2024.

CERTIFICATE OF AUTHORIZATION
BLEW & ASSOCIATES, PA.
No. 1534
ARKANSAS

LICENSED PROFESSIONAL SURVEYOR
STATE OF ARKANSAS
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SIGNATURE
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SURVEYOR JOB NUMBER: 24-3140	**SURVEY DRAWN BY:** DLS - 07/22/2024
SURVEY REVIEWED BY: TPN	**SCALE:** 1" = 20'
FOR THE USE AND BENEFIT OF: MATTHEW RIVARD	**BENTONVILLE PROJECT NUMBER:** LS24-0028

SHEET 2 OF 2

ORDINANCE NO._____

AN ORDINANCE ACCEPTING A LOT SPLIT OF LOTS 4 AND 5 OF MCKEEHAN'S 2ND ADDITION CREATING NEW LOTS 7, 8, AND 9 OF MCKEEHAN'S 2ND ADDITION TO THE CITY OF BENTONVILLE, ARKANSAS; AND FOR OTHER PURPOSES.

(PROJECT NUMBER: LS24-0028)

WHEREAS, pursuant to the provisions of the Land Development Code of the Bentonville Municipal Code, the lot split of LOTS 4 AND 5 OF MCKEEHAN'S 2ND ADDITION creating new LOTS 7, 8, AND 9 OF MCKEEHAN'S 2ND ADDITION**,** Benton County, Arkansas, was submitted to the Bentonville Planning Commission on September 17, 2024;

WHEREAS, said lot split is attached hereto as Exhibit "A";

WHEREAS, the Bentonville Planning Commission considered said lot split on the date stated, and at other times, and voted to recommend the approval of said lot split to the City Council; and

WHEREAS, the lot split of real property as described herein has been submitted to the City Council of the City of Bentonville and, after consideration and deliberation, said Council is of the opinion that said lot split should be approved.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF BENTONVILLE, ARKANSAS:

Section 1: That the lot split of LOTS 4 AND 5 OF MCKEEHAN'S 2ND ADDITION creating new LOTS 7, 8, AND 9 OF MCKEEHAN'S 2ND ADDITION to the City of Bentonville, Arkansas, should be and the same is hereby accepted and approved for all purposes;

Section 2: That the Mayor and City Clerk be and are hereby authorized and directed to evidence the acceptance of said lot split by certifying said acceptance on the approved lot split;

Section 3 - Severability Provision: If any part of this Ordinance is held invalid, the remainder of this Ordinance shall continue in effect as if such invalid portion never existed; and

Section 4 - Repeal of Conflicting Provisions: All Ordinances, Resolutions, or Orders of the City Council, or parts of the same, in conflict with this Ordinance are repealed to the extent of such conflict.

PASSED AND APPROVED this_____ day of _____, 2024.

APPROVED:

_____

Stephanie Orman, Mayor

ATTEST:

_____

Malorie Marrs, City Clerk

	Lot 19 Manor Heights Subdivision
	410 Northwest H Street
	PC Date:

Staff Report Details

Project Number	PLA24-0008
Applicant / Current Owner	Ellen and Mike Queen
Site Area	+/- **[0.28 acres]**
Current Zoning	R-1 Single Family Residential
Requested Zoning	NA
Current Future Land Use Map Designation	
Requested Future Land Use Map Designation	NA
Development Type / Use	
Related projects	

Property Description

Property Line Adjustment: Lot 7 creating New Lot 19 of Manor Heights Subdivision, Ellen and Mike Queen, R-1, Low Density Residential, PLA24-0008.

A property line adjustment of Lot 7 of Manor Heights Subdivision, creating New Lot 19.To meet the requirements of the current Master Street Plan, the plat is dedicating an additional 966.32 square feet of Right of Way along Northwest H Street. The plat will also dedicate a 15' utility easement along Northwest H Street.

Project Details

Relationship to the General Plan / Projected Traffic Impact

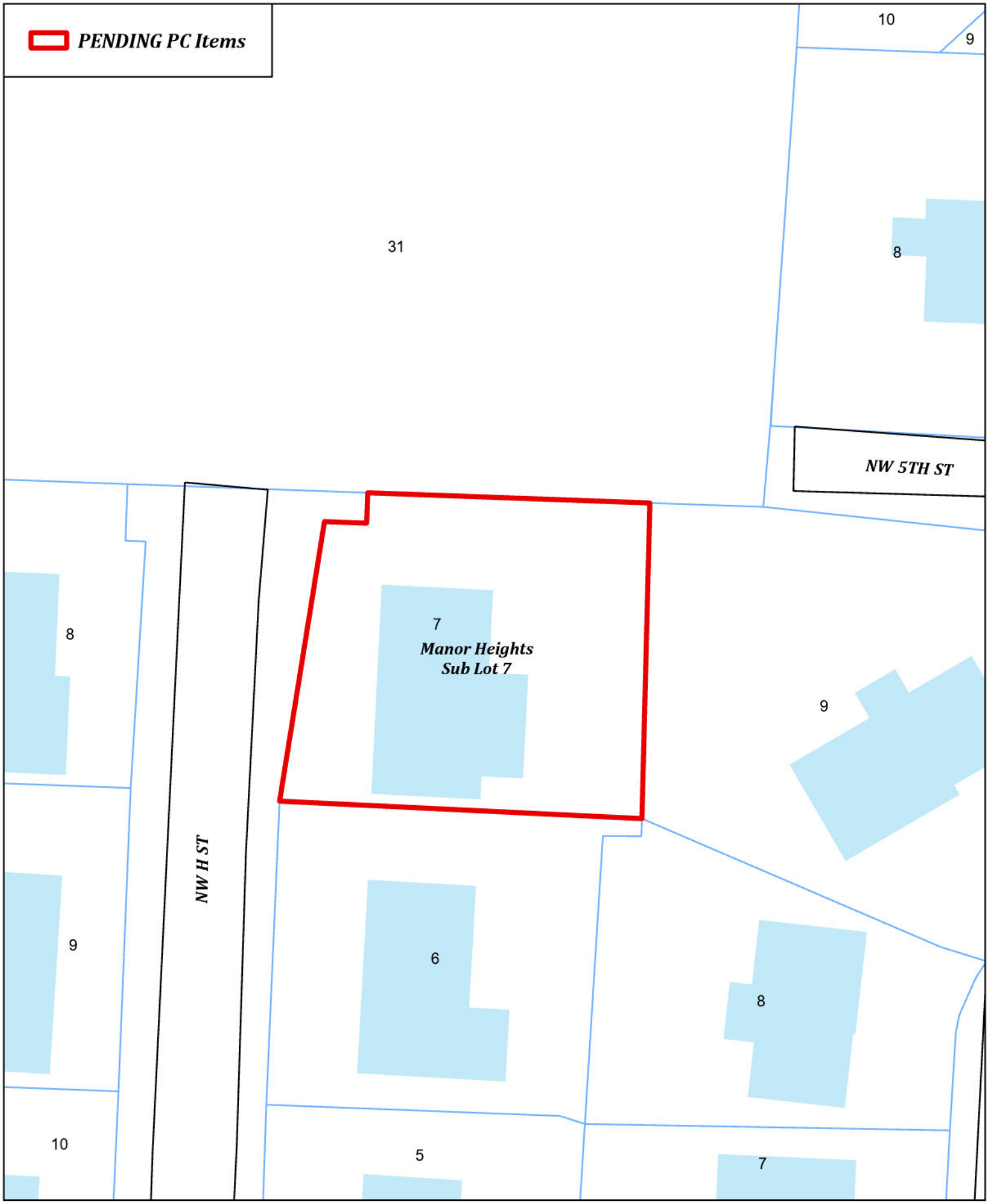
Public Comment

Has Staff received Public Comment at the time of this report? : **No**

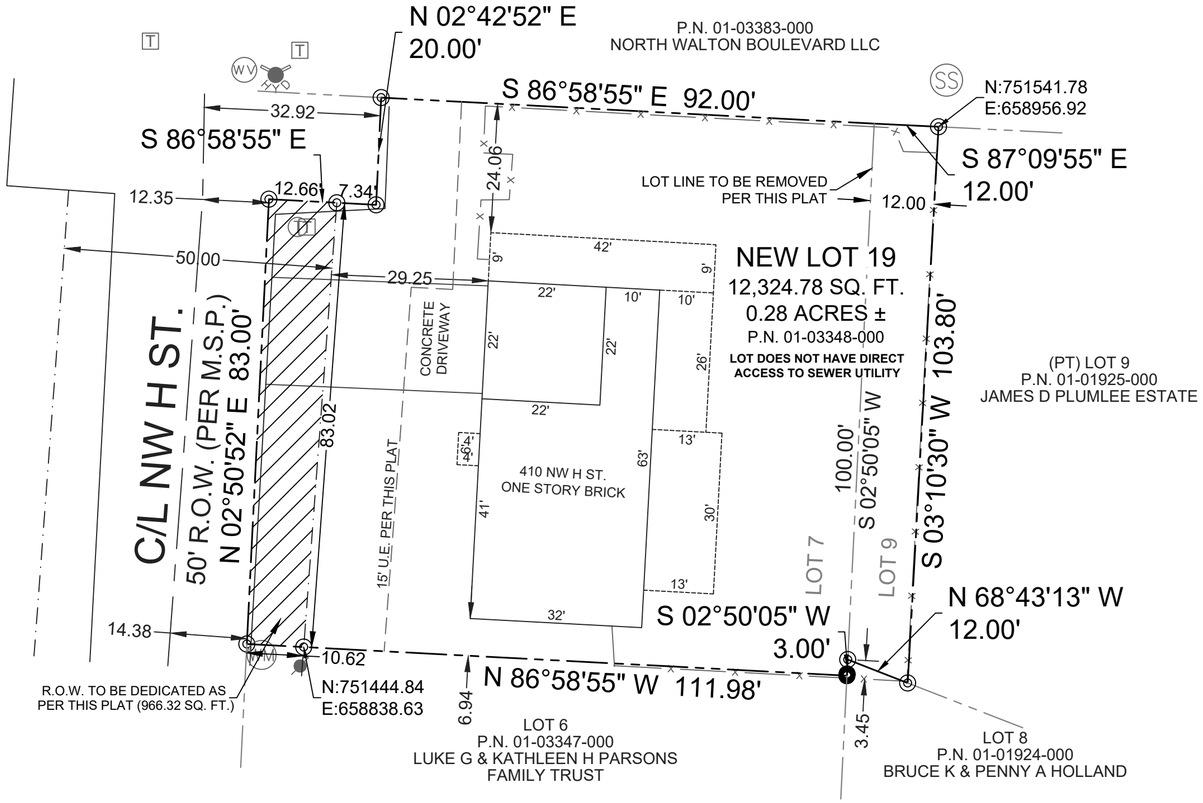
Analysis / Waivers

Conclusion

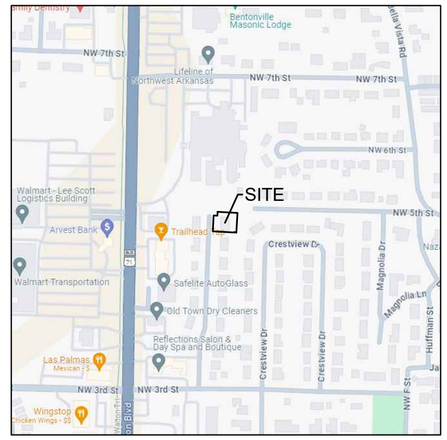
Additional Details



PLA24-0008
Manor Heights Sub Lot 7
Property Line Adjustment



OWNERSHIP INFORMATION:
MICHAEL D &
ELLEN H QUEEN
410 NW H ST.
BENTONVILLE, AR
479-530-9797
ellenqueen@me.com



VICINITY MAP
(N.T.S.)

LEGEND

- FOUND REBAR
- SET REBAR W/CAP
- UTILITY POLE
- SANITARY SEWER
- WATER METER
- WATER VALVE
- TELEPHONE METER
- FIRE HYDRANT
- TELEPHONE RISER
- PROPERTY LINE
- RIGHT-OF-WAY
- CENTERLINE
- SETBACK

0 20 40 60

FLOOD CERTIFICATION:

I CERTIFY THAT I HAVE EXAMINED THE OFFICIAL FLOOD INSURANCE HAZARD RATE MAP PANEL NO. 05007C0090J (EFFECTIVE DATE 09/28/2007) AND FOUND IN THE DESCRIBED PROPERTY HEREON LIES IN ZONE "X", AN AREA HAVING NO SPECIAL FLOOD HAZARDS.

NOTES:

1. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE COMMITMENT MAY DISCLOSE.
2. BASIS OF BEARINGS: ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE.
3. SURVEY REPRESENTS A BOUNDARY SURVEY OF A PARCEL DESCRIBED IN THE BENTON COUNTY DEED RECORDS AT BOOK 2009, PAGE 39161.
4. DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
5. THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE SEAL AND SIGNATURE OF THE SURVEYOR.
6. SETBACKS SHALL BE PER THE CURRENT ZONING DISTRICT AS STATED IN THE MOST RECENT CITY OF BENTONVILLE ZONING CODE. FOR MORE INFORMATION VISIT http://www.bentonvilleplanning.com/ OR CALL THE PLANNING DEPARTMENT @ 479-271-3122.
7. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, ATLAS MAPS AS MAY BE AVAILABLE FROM MUNICIPALITIES OR UTILITY COMPANIES, AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
8. EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED THE SURVEYOR. NO ABSTRACT OF TITLE OR TITLE COMMITMENT WERE FURNISHED THE SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD WHICH WOULD AFFECT THIS PARCEL.
9. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE COMMITMENT MAY DISCLOSE.
10. THIS SURVEY DOES NOT PROVIDE SURVEY CONTROL FOR FUTURE CONSTRUCTION.
11. FLOOD ZONES SHOWN BY GRAPHIC PLOTTING ONLY.
12. ALL STRUCTURES MUST MAINTAIN A MINIMUM OF 20' CLEARANCE FROM ALL ELECTRIC LINES
13. BEUD'S STANDARD PRACTICE IS TO PLACE UNDERGROUND EQUIPMENT (TRANSFORMERS, SECONDARY PEDESTALS, JUNCTION BOXES, ETC) ON THE LOT LINE OF A DEVELOPMENT. ANY ADJUSTMENTS TO THE PROPERTY LINE THAT RESULT IN OUR EQUIPMENT NOT BEING ON THE LOT LINE WILL REQUIRE THE DEVELOPER TO PAY FOR THE COST OF BEUD TO RELOCATE THE EQUIPMENT TO THE LOT LINE.
14. IT IS THE RESPONSIBILITY OF THE DEVELOPER TO COORDINATE WITH THE NEW SERVICE COORDINATOR @ 479-271-3139 TO DETERMINE IF EQUIPMENT IS IN CONFLICT.
15. IT IS THE RESPONSIBILITY OF THE DEVELOPER TO PAY FOR ANY COSTS ASSOCIATED WITH MOVING OF EQUIPMENT. THIS INCLUDES BUT IS NOT LIMITED TO ANY COSTS ASSOCIATED WITH LOSS OF EQUIPMENT (WIRE AND ELBOWS) AND LABOR AND MATERIAL TO MOVE THE EQUIPMENT TO THE NEW LOT LINE.
16. THERE ARE NO WAIVERS, VARIANCES, AND/OR CONDITIONAL USES AT THE TIME OF PREPARING THIS PLAT OR PLAN.
17. NO RESIDENTIAL LOT SHALL BE PERMITTED DIRECT ACCESS TO A COLLECTOR OR ARTERIAL STREET ALL RESIDENTIAL SUBDIVISION DEVELOPMENT CONTIGUOUS TO A COLLECTOR OR ARTERIAL STREET SHALL ORIENT FRONTAGE TO A LOCAL STREET, AND BACK OF THE PROJECT WITHOUT ACCESS TO THE SAID MAJOR STREETS.
18. BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, CONTRACTOR AND/OR OWNER IS TO OBTAIN RIGHT-OF-WAY PERMIT FROM THE CITY OF BENTONVILLE TRANSPORTATION DEPARTMENT.
19. SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT THE TIME OF BUILDING PERMIT ISSUANCE.
20. OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO ENSURE THAT EACH LOT HAS WATER,SEWER, AND ELECTRIC SERVICE.
21. THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.
22. PROPERTY DOES NOT HAVE DIRECT ACCESS TO SEWER UTILITY. CURRENT SEWER TAP MAY BE MAINTAINED, BUT IF PROPERTY IS REDEVELOPED OR RENOVATED THERE WILL BE NO NEW TAPS MADE IN FAVOR OF NEW CONDITIONS.
23. WE HEREBY GRANT TO THE CITY OF BENTONVILLE A BLANKET AVIGATION EASEMENT OVER THE ENTIRETY OF THIS PROPERTY LINE ADJUSTMENT PURSUANT TO MUNICIPAL CODE SECTION 401.12 AND 401.13.
24. THIS PROJECT IS IN AIRPORT ZONE 1 AND MEETS THE REQUIREMENTS OF SAID ZONE.

LEGAL DESCRIPTION - PARENT TRACT:
DEED REFERENCE BOOK 2009, PAGE 39161

LOT 7, MANOR HEIGHTS SUBDIVISION, BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD F, PAGE 24.

ALSO: THE WEST 12 FEET OF LOT 9 IN CRESTVIEW ADDITION, BENTONVILLE, BENTON COUNTY, ARKANSAS, DESCRIBED AS BEGINNING AT THE NW CORNER OF SAID LOT 9; THENCE EAST 12 FEET; THENCE SOUTH TO THE SOUTH LINE OF SAID LOT 9; THENCE NORTHWESTERLY ALONG SAID LOT LINE TO THE SW CORNER OF SAID LOT 9; THENCE NORTH TO THE PLACE OF BEGINNING.

SURVEY DESCRIPTION - NEW LOT 19 :

LOT 7, MANOR HEIGHTS SUBDIVISION, AND THE WEST 12 FEET OF LOT 9, CRESTVIEW ADDITION, BEING IN THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 7, MANOR HEIGHTS SUBDIVISION, THENCE N 02°50'52" E A DISTANCE OF 83.00 FEET; THENCE S 86°58'55" E A DISTANCE OF 20.00 FEET; THENCE N 02°42'52" E A DISTANCE OF 20.00 FEET; THENCE S 87°00'11" E A DISTANCE OF 104.00 FEET; THENCE S 03°10'30" W A DISTANCE OF 103.80 FEET; THENCE N 68°43'13" W A DISTANCE OF 12.00 FEET; THENCE S 02°50'05" W A DISTANCE OF 3.00 FEET; THENCE N 86°58'55" W A DISTANCE OF 111.98 FEET TO THE POINT OF BEGINNING, WITH AN AREA OF 12326.55 SQUARE FEET, OR 0.283 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

CERTIFICATE OF SURVEY ACCURACY:

I, ROBERT J. CASTER HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME AND BOUNDARY MARKERS AND LOT CORNERS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN AND ALL MINIMUM REQUIREMENTS OF THE ARKANSAS MINIMUM STANDARDS FOR LAND SURVEYORS HAVE BEEN MET.

DATE OF EXECUTION _____

SIGNED: _____
REGISTERED LAND SURVEYOR
NO. 1370
STATE OF ARKANSAS

UTILITY CONTACT INFORMATION:

a. **Black Hill Energy**: Josh Knight, 1301 Federal Way, PO Box 2129, Lowell, AR 72745, (479) 721-4543, Joshua.knight@blackhillscorp.com
b. **AT&T: Brent Baldwin**, 1133 E. Harold St., Fayetteville, AR 72701, (479) 200-9022 or (479) 571-6609, bb6585@att.com
c. **Cox Communications**: Timothy Goss, 4901 S. 48th Street, Springdale, AR 72762, (479) 651-5583 timothy.goss@cox.com
d. **Fire Dept.**: City of Bentonville, Justin Scantlin, Fire Chief, 800 SW A Street, Bentonville, AR 72712, (479) 271-5927 or (479) 685-1096
e. **Street Dept.**: City of Bentonville, Tony Davis, 3200 SW Municipal Drive, Bentonville, AR 72712, (479) 271-3130
f. **Water Dept.**: City of Bentonville, Beau Thompson, 3200 SW Municipal Drive, Bentonville, AR 72712, (479) 271-3140
g. **Electric Dept.**: City of Bentonville, Charlie Barnes, 3200 SW Municipal Drive, Bentonville, AR 72712, (479) 271-3159
h. **Wastewater Dept.**: City of Bentonville, Chris Earl, 1901 NE A Street, Bentonville, AR 72712, (479) 271-3161
i. **Planning Dept.**: City of Bentonville, Tyler Overstreet, 305 SW A Street, Bentonville, AR, (479) 271-3122
j. **Building and Fire Safety**: City of Bentonville, Brad Arnold, 305 SW A Street, Bentonville, AR, (479) 271-3108
k. **City Engineer**: City of Bentonville, Ellen Norvell, 3200 SW Municipal Drive, Bentonville, AR, (479) 271-5993
l. **Stormwater**: City of Bentonville, Alison West, 3200 SW Municipal Drive, Bentonville, AR, (479) 271-6719, jwest@bentonvillear.com

CERTIFICATE OF OWNERSHIP AND DEDICATION:

WE THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED, AND SUBDIVIDED AND DO HEREBY LAY OFF, PLAT, SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC THE STREETS, ALLEYS, DRIVES, EASEMENTS, ETC. AS SHOWN ON SAID PLAT.

DATE OF EXECUTION: _____

PRINT NAME: _____

SIGNATURE: _____

STATE OF ARKANSAS, COUNTY OF BENTON, SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____, 20__.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

CERTIFICATE OF APPROVAL:

PURSUANT TO THE BENTONVILLE LAND DEVELOPMENT CODE AND ALL OTHER CONDITIONS AND APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED. THIS CERTIFICATE IS HEREBY EXECUTED UNDER THE AUTHORITY OF THE SAID RULES AND REGULATIONS.

DATE OF EXECUTION: _____

SIGNED _____
PLANNING COMMISSION CHAIRPERSON

DATE OF EXECUTION: _____

SIGNED _____
MAYOR, CITY OF BENTONVILLE

SIGNED _____
CITY CLERK, CITY OF BENTONVILLE

CERTIFICATE OF AUTHORIZATION
COA CERTIFICATE NUMBER: 3049

CASTER & ASSOCIATES
LAND SURVEYING, INC.
2715 SE "I" Street, Suit 5
Bentonville, AR 72712
(479) 268-4464

REGISTERED
STATE OF ARKANSAS
NO.1370
SIGNATURE
ROBERT J. CASTER
PROFESSIONAL LAND SURVEYOR

SCALE: 1" = 20' | DATE: 08/28/2024

PROPERTY LINE ADJUSTMENT
LOT 7 CREATING NEW LOT 19 MANOR HEIGHTS SUBDIVISION

410 NW H STREET
BENTONVILLE, BENTON CO., AR

JOB #	DRAWN BY:	CHK'D BY:	PAGE
24-138	JRC/ASG	RJC	1 OF 1

CITY OF BENTONVILLE PROJECT NO. PLA24-0008

ORDINANCE NO. _____

AN ORDINANCE ACCEPTING A PROPERTY LINE ADJUSTMENT OF LOT 7 OF MANOR HEIGHTS SUBDIVISION CREATING NEW LOT 19 OF MANOR HEIGHTS SUBDIVISION TO THE CITY OF BENTONVILLE, ARKANSAS; AND FOR OTHER PURPOSES.

(PROJECT NUMBER: PLA24-0008)

WHEREAS, pursuant to the provisions of the Land Development Code of the Bentonville Municipal Code, the property line adjustment of LOT 7 OF MANOR HEIGHTS SUBDIVISION creating new LOT 19 OF MANOR HEIGHTS SUBDIVISION the City of Bentonville, Benton County, Arkansas was submitted to the Bentonville Planning Commission on September 17, 2024;

WHEREAS, said property line adjustment is attached hereto as Exhibit "A";

WHEREAS, the Bentonville Planning Commission considered said property line adjustment on the date stated and at other times, and voted to recommend the approval of said property line adjustment to the City Council; and

WHEREAS, the property line adjustment of real property as described herein has been submitted to the City Council for the City of Bentonville, and after consideration and deliberation, said Council is of the opinion that said property line adjustment should be approved.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF BENTONVILLE, ARKANSAS:

Section 1: That the property line adjustment of LOT 7 OF MANOR HEIGHTS SUBDIVISION creating new LOT 19 OF MANOR HEIGHTS SUBDIVISION to the City of Bentonville, Arkansas, should be and the same is hereby accepted and approved for all purposes;

Section 2: That the Mayor and City Clerk be and are hereby authorized and directed to evidence the acceptance of said property line adjustment by certifying said acceptance on the approved property line adjustment;

Section 3 - Severability Provision: If any part of this Ordinance is held invalid, the remainder of this Ordinance shall continue in effect as if such invalid portion never existed; and

Section 4 - Repeal of Conflicting Provisions: All Ordinances, Resolutions, or Orders of the City Council, or parts of the same, in conflict with this Ordinance are repealed to the extent of such conflict.

PASSED AND APPROVED this_____ day of _____, 2024.

APPROVED:

_____
Stephanie Orman, Mayor

ATTEST:

_____
Malorie Marrs, City Clerk

	McKissic Springs Subdivision
	4800 South Vaughn Road
	PC Date:

Staff Report Details

Project Number	FP24-0006
Applicant / Current Owner	Buffington BW LLC
Site Area	+/- **[10.5]** Acres
Current Zoning	R-1, Low Density Single Family Residential
Requested Zoning	NA
Current Future Land Use Map Designation	Low Density Residential
Requested Future Land Use Map Designation	NA
Development Type / Use	Single-Family Subdivision
Related projects	PP23-0004

Property Description

Final Plat: Creating Lots 1 through 35 of Mckissic Springs Subdivision, 4800 South Vaughn Road, Low Density Single-family Residential, FP24-0006

This property is located at 4800 South Vaughn Road. It is currently zoned R-1, Low Density Single-Family Residential. This applicant is proposing a final plat of Lots 1 through 35 of McKissic Springs Subdivision.

The plat dedicates a 20' utility easement along SW Juneberry Street and a 10' utility easement along the south side of the property. Additionally, a 10' drainage and utility easement is dedicated in Lots 15, 14, and 5. Lots 31 through 35 are non-buildable with lot 34 serving as a detention pond. A stub-out is provided for future development to the southeast. All requirements of the Zoning and Land Development code are being met. The existing right of way along South Vaughn Road is adequate per the Master Street Plan. The plat dedicates 50' of right of way along Southwest Juneberry Street.

Project Details

Relationship to the General Plan / Projected Traffic Impact

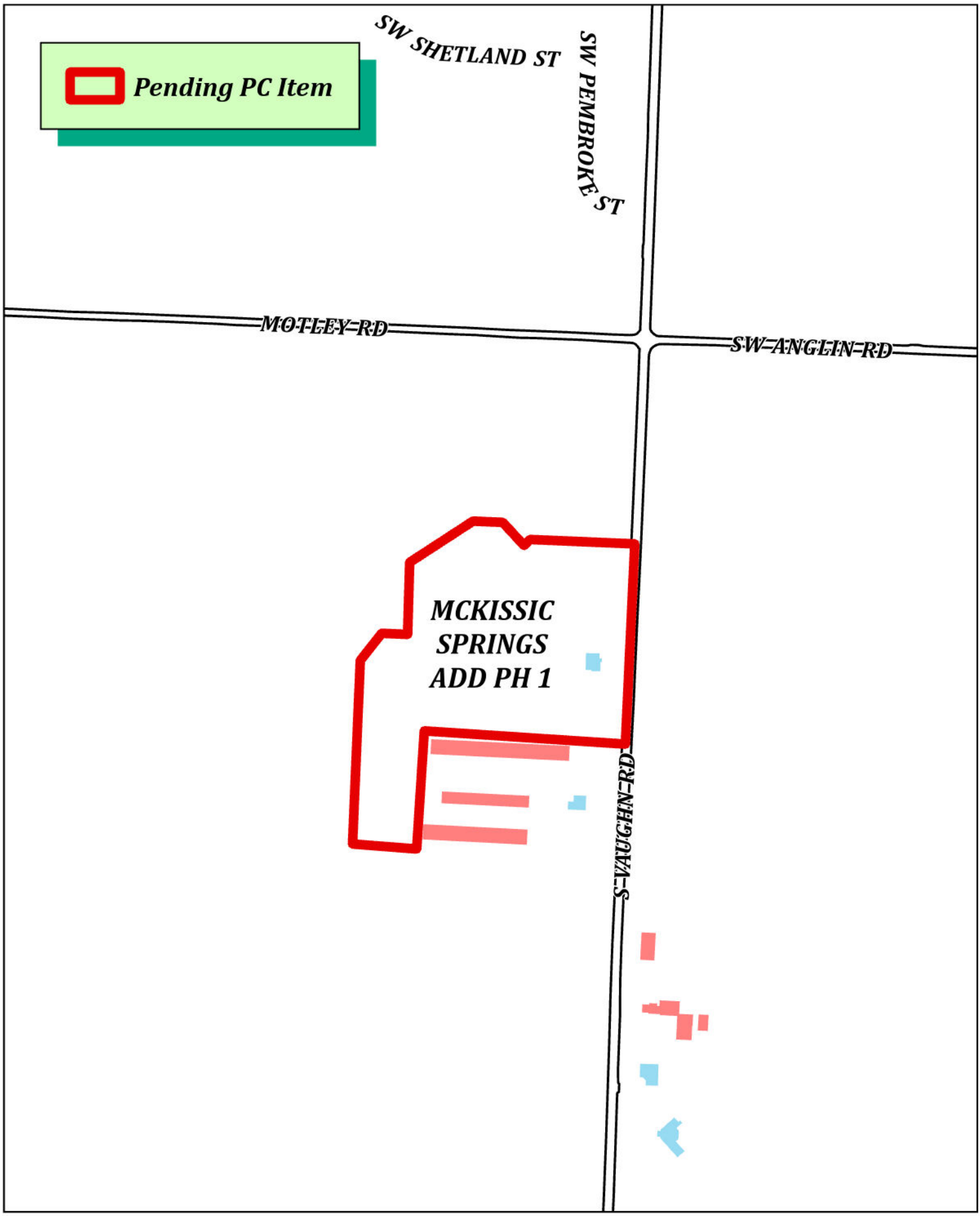
Public Comment

Has Staff received Public Comment at the time of this report? : **No**

Analysis / Waivers

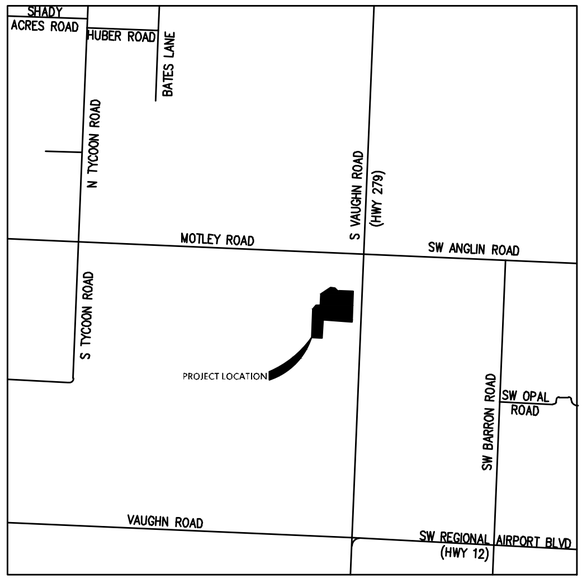
Conclusion

Additional Details



FP24-0006
McKissic Springs Subdivision
Lots 1-35

FINAL PLAT CREATING LOTS 1 THROUGH 35 MCKISSIC SPRINGS SUBDIVISION



VICINITY MAP NTS

OWNER: 01-08199-075
BUFFINGTON BW, LLC
4800 S VAUGHN RD
BENTONVILLE, AR 72712
MARY MCGETRICK
MARY.MCGETRICK@BUFFINGTONHOMESAR.COM

SITE SURVEYOR: CRAFTON TULL
901 N. 47TH ST., SUITE 400
ROGERS, AR, 72756
KEVIN.MONTGOMERY@CRAFTONTULL.COM
479-636-4838

NOTES:

THE SURVEY SHOWN HEREON IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THIS SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

THE PROPERTY SURVEYED IS WITHIN THE MUNICIPAL LIMITS OF BENTONVILLE, AR.

THE BOUNDARY DETERMINATION SHOWN HEREON WAS BASED UPON THE FOLLOWING DOCUMENTS AND NO OTHERS: DEED RECORD L202085006 AND PLAT RECORD L202328956.

ACCORDING TO THE CITY OF BENTONVILLE GIS WEB SITE THE PROPERTY SURVEYED IS ZONED THE FOLLOWING: ZONE R-1

NO ATTEMPT WAS MADE TO SHOW BUILDING SETBACK LINES GRAPHICALLY ON THE SURVEY. THE DESIGNATION OR ORIENTATION OF SETBACKS THAT AFFECT THE USE OF THIS PROPERTY ARE DETERMINED BY THE LOCAL GOVERNING JURISDICTION. SETBACK DIMENSIONS WILL BE BASED ON THE ORIENTATION OF THE BUILDINGS TO BE CONSTRUCTED.

THERE MAY BE BUILDINGS AND OTHER IMPROVEMENTS ON THE PROPERTY THAT ARE NOT SHOWN ON THIS PLAT.

UNDERGROUND UTILITIES WERE OBTAINED EITHER FROM LOCATION PROVIDED BY ARKANSAS ONE CALL TICKET 210406-1805 OR SCALED FROM THE CITY OF BENTONVILLE'S GIS WEB SITE.

SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT CONSIDERED A PART OF THIS SURVEY AND NO INVESTIGATION OF THESE CONDITIONS WAS MADE.

THE SURVEYOR HAS NOT MADE A SEPARATE INVESTIGATION OR SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, OR RESTRICTIVE COVENANTS, OR ANY OTHER FACTS WHICH AN ACCURATE AND COMPLETE TITLE SEARCH MAY DISCLOSE. ANY EASEMENTS SHOWN HEREON CAME TO THE ATTENTION OF THE SURVEYOR IN THE COURSE OF HIS RESEARCH OF THE PROPERTY BOUNDARY. OTHER RECORD EASEMENTS, ENCUMBRANCES, OR COVENANTS MAY EXIST ON THE SURVEYED PROPERTY.

PART OF THIS PROPERTY IS IN FLOOD ZONE "A" OR "AE", AND IS INSIDE THE 100-YEAR FLOOD PLAIN AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FIRM PANEL NUMBER 05007C0235OK, REVISED DATE JUNE 5, 2012.
THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP. IN ADDITION, NO INDEPENDENT STUDY OF THE LIKELIHOOD OF FLOODING OF THE SURVEYED PROPERTY HAS BEEN DONE BY THE SURVEYOR AND NO OPINION OF FLOOD HAZARDS IS INCLUDED IN THIS SURVEY.

BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, CONTRACTOR AND OR OWNER IS TO CONTACT THE CITY OF BENTONVILLE ENGINEERING AND TRANSPORTATION DEPARTMENTS AND NOTIFY SAID DEPARTMENTS ON THE INTENT AND TYPE OF THE WORK THAT WILL TAKE PLACE WITH-IN THE RIGHT-OF-WAY. WORK IN RIGHT-OF-WAY MAY REQUIRE A SEPARATE PERMIT.

OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO ENSURE THAT EACH LOT HAS SEWER, WATER AND ELECTRIC SERVICE.

SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE.

THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.

NO RESIDENTIAL LOT SHALL BE PERMITTED DIRECT ACCESS TO A COLLECTOR OR ARTERIAL STREET. ALL RESIDENTIAL SUBDIVISION DEVELOPMENT CONTIGUOUS TO A COLLECTOR OR ARTERIAL STREET SHALL ORIENT FRONTAGE TO A LOCAL STREET, AND BACK OF THE PROJECT, WITHOUT ACCESS TO THE SAID MAJOR STREETS.

ZONING: R-1
SETBACKS SHALL BE PER THE CURRENT ZONING DISTRICT AS STATED IN THE MOST RECENT CITY OF BENTONVILLE ZONING CODE. FOR MORE INFO VISIT WWW.BENTONVILLEPLANNING.COM OR CALL THE PLANNING DEPARTMENT @ 479-271-3122.

THERE ARE NO WAIVERS, VARIANCES, AND/OR CONDITIONAL USES AT THE TIME OF PREPARING THIS PLAT.

DESCRIPTION PHASE 1:

LOT 2 OF MCKISSIC SPRINGS SUBDIVISION, AS PER PLAT RECORD L202328956 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS.

CERTIFICATE OF OWNERSHIP:

WE THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED, AND SUBDIVIDED AND DO HEREBY LAY OFF, PLAT, SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC THE STREETS, ALLEYS, DRIVES, EASEMENTS, ETC. AS SHOWN ON SAID PLAT.

DATE OF EXECUTION: _____

BY: _____
BUFFINGTON BW, LLC

_____
(PRINT)

SOURCE OF TITLE: DEED L202085006

STATE OF ARKANSAS)
) SS
COUNTY OF BENTON)
SUBSCRIBED AND SWORN BEFORE ME THIS ____ DAY OF _____, 2024
MY COMMISSION EXPIRES:

NOTARY PUBLIC_____

CENTERTON WATER & SEWER APPROVAL:
APPROVED BY THE CITY OF CENTERTON WATER & SEWER THIS _____ DAY OF _____, 2024.

WATER & SEWER DEPARTMENT: _____

CERTIFICATE OF APPROVAL

PURSUANT TO THE BENTONVILLE LAND DEVELOPMENT CODE AND ALL OTHER CONDITIONS AND APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED. THIS CERTIFICATE IS HEREBY EXECUTED UNDER THE AUTHORITY OF THE SAID RULES AND REGULATIONS.

DATE OF EXECUTION: _____

SIGNED _____
BENTONVILLE PLANNING COMMISSION CHAIRMAN

SIGNED _____
MAYOR CITY OF BENTONVILLE

SIGNED _____
CITY CLERK, CITY OF BENTONVILLE

CERTIFICATE OF SURVEYING ACCURACY

I, KEVIN J. MONTGOMERY, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME AND BOUNDARY MARKERS AND LOT CORNERS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, TYPE AND MATERIAL ARE CORRECTLY SHOWN AND ALL MINIMUM REQUIREMENTS OF THE ARKANSAS MINIMUM STANDARDS FOR LAND SURVEYORS HAVE BEEN MET.

DATE OF EXECUTION: 08/21/2024

CRAFTON, TULL & ASSOCIATES, INC.
BY KEVIN J. MONTGOMERY (AGENT)

SIGNED: _____
KEVIN J. MONTGOMERY (AGENT)
REGISTERED LAND SURVEYOR
NO. 1460
STATE OF ARKANSAS

REGISTERED STATE OF ARKANSAS NO. 1460 SIGNATURE KEVIN J. MONTGOMERY PROFESSIONAL LAND SURVEYOR

ALL COPIES THAT DO NOT BEAR AN ORIGINAL SEAL AND SIGNATURE MAY HAVE BEEN ALTERED. THE ABOVE DECLARATION SHALL NOT APPLY TO ANY COPY THAT DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE.

ATLAS PAGE: 521

CITY OF BENTONVILLE
PROJECT NUMBER: FP24-0006

RECORD INFORMATION

STATE PLAT CODE:
500-19N-31W-0-17-400-04-1460

SEAL

FINAL PLAT CREATING LOTS 1 THROUGH 35
MCKISSIC SPRINGS SUBDIVISION

PREPARED FOR:
BUFFINGTON BW, LLC

BENTONVILLE ARKANSAS

DATE: 08/21/2024
PROJECT NO: 23302500
CONTACT: K MONTGOMERY

300 N College Ave., Suite 317
Fayetteville, Arkansas 72701
Crafton Tull
479.636.4838 t
www.craftontull.com

CERTIFICATE OF AUTHORIZATION:
CERTIFICATE OF AUTHORIZATION CRAFTON, TULL & ASSOCIATES, INC. No. 109 ARKANSAS ENGINEER

© 2024 Crafton, Tull & Associates, Inc.

DELTA	DESCRIPTION	DATE
1	REVISED PER COMMENTS	07/02/2024
2	REVISED PER COMMENTS	07/17/2024
3	REVISED PER COMMENTS	08/20/2024
4	REVISED PER COMMENTS	08/21/2024

SHEET NO.:
1 OF 3

DRAWING: G:\23302500_MCKISSIC\INFRASTRUCTURE\SURVEY\DWG\23302500_FINAL EAST.DWG
LAYOUT: LAYOUT1 - LAST SAVED: KM476 8/21/2024 3:22:39 PM
LAST PLOTTED BY: KEVIN MONTGOMERY 8/21/2024 3:32:33 PM [PLOTTED BY: VALID ON HARD COPY ONLY]

PARCEL LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N44° 20' 29"E	24.06'
L2	S87° 35' 04"E	30.31'
L3	S87° 35' 04"E	11.86'
L4	S87° 35' 04"E	12.68'
L5	N2° 24' 56"E	14.14'
L6	N42° 26' 17"W	14.61'
L7	N2° 33' 43"E	21.94'
L8	N47° 33' 43"E	14.37'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	117.81'	75.00'	90°00'00"	N47° 24' 56"E	106.07'
C2	17.28'	20.50'	48°17'02"	S21° 43' 35"E	16.77'
C3	125.12'	39.50'	181°29'31"	S44° 52' 39"W	78.99'
C4	15.46'	20.50'	43°12'29"	N65° 58' 50"W	15.10'
C5	117.81'	75.00'	90°00'00"	S47° 24' 56"W	106.07'
C6	15.46'	20.50'	43°12'29"	S65° 58' 50"E	15.10'
C7	125.12'	39.50'	181°29'31"	N44° 52' 39"E	78.99'
C8	17.28'	20.50'	48°17'02"	N21° 43' 35"W	16.77'
C9	117.81'	75.00'	90°00'00"	N47° 24' 56"E	106.07'
C10	17.28'	20.50'	48°17'02"	S21° 43' 35"E	16.77'
C11	125.12'	39.50'	181°29'31"	S44° 52' 39"W	78.99'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C12	15.46'	20.50'	43°12'29"	N65° 58' 50"W	15.10'
C13	39.31'	25.00'	90°05'21"	S47° 22' 16"W	35.38'
C14	39.23'	25.00'	89°54'39"	S42° 37' 44"E	35.33'
C15	24.35'	15.50'	90°00'00"	N47° 24' 56"E	21.92'
C16	24.35'	15.50'	90°00'00"	N42° 35' 04"W	21.92'
C17	76.70'	100.00'	43°56'54"	N24° 23' 23"E	74.84'
C18	80.38'	100.00'	46°03'06"	N69° 23' 23"E	78.23'
C19	80.38'	100.00'	46°03'06"	N69° 23' 23"E	78.23'
C20	76.70'	100.00'	43°56'54"	N24° 23' 23"E	74.84'
C21	76.70'	100.00'	43°56'54"	N24° 23' 23"E	74.84'
C22	80.38'	100.00'	46°03'06"	N69° 23' 23"E	78.23'

CITY OF BENTONVILLE
PROJECT NUMBER: FP24-0006

RECORD INFORMATION

STATE PLAT CODE:
500-19N-31W-0-17-400-04-1460

SEAL

REGISTERED
STATE OF ARKANSAS
NO. 1460
SIGNATURE
KEVIN L. MONTGOMERY
PROFESSIONAL LAND SURVEYOR

FINAL PLAT CREATING LOTS 1 THROUGH 35
MCKISSIC SPRINGS SUBDIVISION

PREPARED FOR:
BUFFINGTON BW, LLC

BENTONVILLE ARKANSAS

DATE: 08/21/2024
PROJECT NO: 23302500
CONTACT: K MONTGOMERY

300 N College Ave., Suite 317
Fayetteville, Arkansas 72701
Crafton Tull
479.636.4838 t
www.craftontull.com

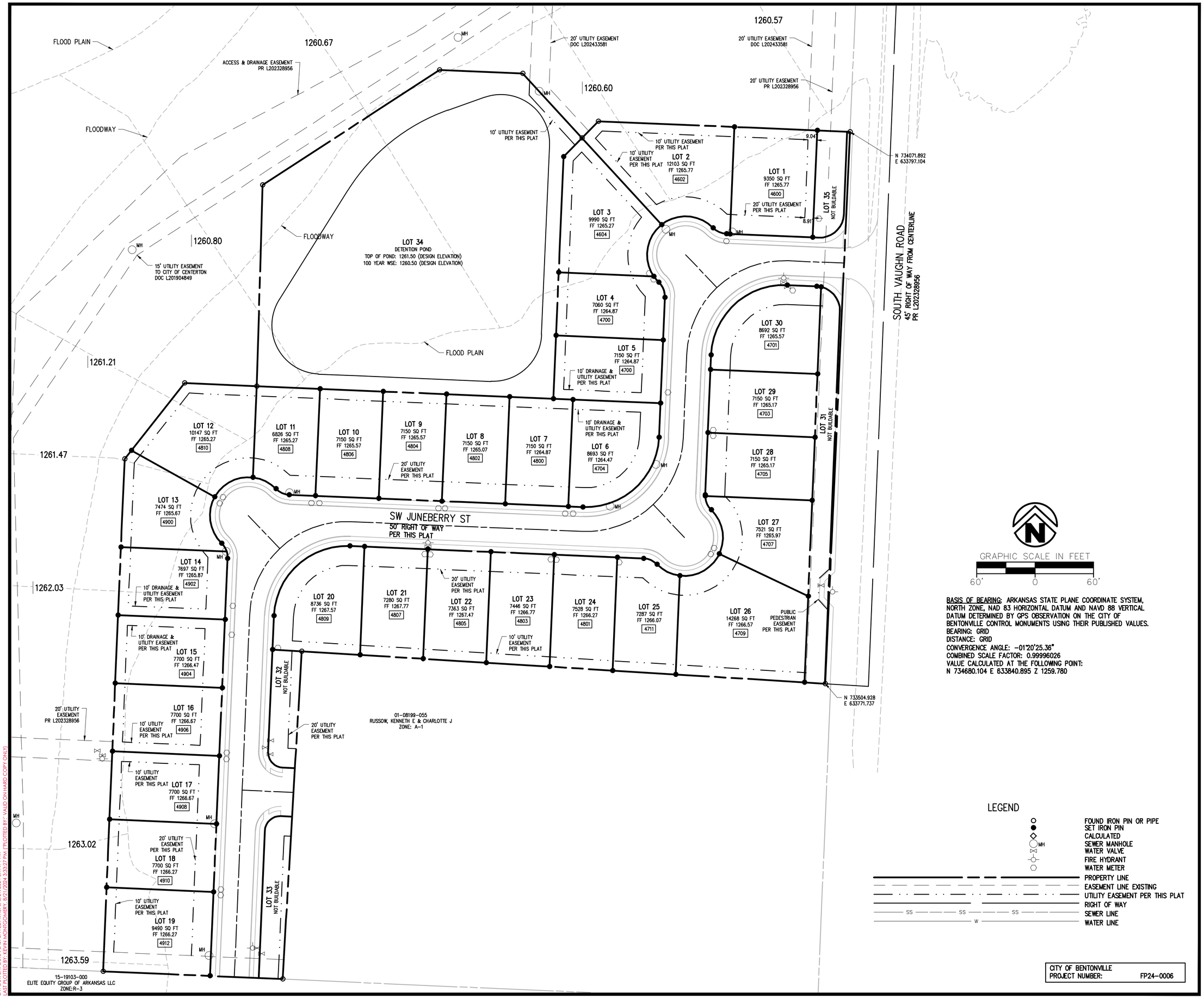
CERTIFICATE OF AUTHORIZATION:
CERTIFICATE OF AUTHORIZATION
CRAFTON, TULL & ASSOCIATES, INC.
No. 109
ARKANSAS ENGINEER

© 2024 Crafton, Tull & Associates, Inc.

DELTA	DESCRIPTION	DATE

SHEET NO.:
2 OF 3

DRAWING: G:\23302500_MCKISSIC\INFRASTRUCTURE\SURVEY\DWG\23302500_FINAL EAST.DWG
LAYOUT: LAYOUT2 , LAST SAVED: KM476, 8/21/2024 3:22:39 PM
LAST PLOTTED BY: KEVIN MONTGOMERY, 8/21/2024 3:33:03 PM [PLOTTED BY: VAUID ON HARD COPY ONLY]



GRAPHIC SCALE IN FEET

60' 0 60'

BASIS OF BEARING: ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83 HORIZONTAL DATUM AND NAVD 88 VERTICAL DATUM DETERMINED BY GPS OBSERVATION ON THE CITY OF BENTONVILLE CONTROL MONUMENTS USING THEIR PUBLISHED VALUES.
BEARING: GRID
DISTANCE: GRID
CONVERGENCE ANGLE: -01°20'25.36"
COMBINED SCALE FACTOR: 0.99996026
VALUE CALCULATED AT THE FOLLOWING POINT:
N 734680.104 E 633840.895 Z 1259.780

LEGEND

- FOUND IRON PIN OR PIPE
- SET IRON PIN
- CALCULATED
- MH SEWER MANHOLE
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- PROPERTY LINE
- EASEMENT LINE EXISTING
- UTILITY EASEMENT PER THIS PLAT
- RIGHT OF WAY
- SS SEWER LINE
- W WATER LINE

CITY OF BENTONVILLE
PROJECT NUMBER: FP24-0006

RECORD INFORMATION

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DELTA	DESCRIPTION	DATE

SHEET NO.:
3 OF 3

DRAWING: G:\23302500_MCKISSIC\INFRASTRUCTURE\SURVEY\DWG\23302500_FINAL EAST - PAGE 3.DWG
LAYOUT: LAYOUT3 , LAST SAVED: KM47A 8/21/2024 3:17:14 PM
LAST PLOTTED BY: KEVIN MONTGOMERY 8/21/2024 3:33:27 PM [PLOTTED BY: VALID ON HARD COPY ONLY]

ORDINANCE NO._____

AN ORDINANCE ACCEPTING A FINAL PLAT OF LOTS 1 THROUGH 35 OF MCKISSIC SPRINGS SUBDIVISION TO THE CITY OF BENTONVILLE, ARKANSAS; AND FOR OTHER PURPOSES. (PROJECT NUMBER: FP24-0006)

WHEREAS, pursuant to the provisions of the Land Development Code of the Bentonville Municipal Code, the final plat of LOTS 1 THROUGH 35 OF MCKISSIC SPRINGS SUBDIVISION, to the City of Bentonville, Benton County, Arkansas, was submitted to the Bentonville Planning Commission on September 17, 2023;

WHEREAS, said final plat is attached hereto as Exhibit "A";

WHEREAS, the Bentonville Planning Commission considered said final plat on the date stated, and at other times, and voted to recommend the approval of said final plat to the City Council; and

WHEREAS, the final plat of real property as described herein has been submitted to the City Council of the City of Bentonville and, after consideration and deliberation, said Council is of the opinion that said final plat should be approved.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF BENTONVILLE, ARKANSAS:

Section 1: That the final plat of LOTS 1 THROUGH 35 OF MCKISSIC SPRINGS SUBDIVISION to the City of Bentonville, Arkansas, should be and the same is hereby accepted and approved for all purposes;

Section 2: That the Mayor and City Clerk be and are hereby authorized and directed to evidence the acceptance of said final plat by certifying said acceptance on the approved final plat;

Section 3 - Severability Provision: If any part of this Ordinance is held invalid, the remainder of this Ordinance shall continue in effect as if such invalid portion never existed; and

Section 4 - Repeal of Conflicting Provisions: All Ordinances, Resolutions, or Orders of the City Council, or parts of the same, in conflict with this Ordinance are repealed to the extent of such conflict.

PASSED AND APPROVED this_____ day of _____, 2024.

APPROVED:

_____

Stephanie Orman, Mayor

ATTEST:

_____

Malorie Marrs, City Clerk

	The Station Phase 2
	1500 Southeast Griffin Drive
	PC Date: 9/17/2024

Staff Report Details

Project Number	LSD22-0064
Applicant / Current Owner	Zachary Hoyt / Rose Development LLC
Site Area	+/- 1.32 acres
Current Zoning	C-2, General Commercial
Requested Zoning	N/A
Current Future Land Use Map Designation	General Commercial
Requested Future Land Use Map Designation	N/A
Development Type / Use	Hotel
Related projects	LS23-0062

Property Description

The project is phase 2 of a Large-Scale Development proposing the construction of a hotel. This is an extension request of the approved LSD for 6 months.

This Large-Scale Project was originally approved on February 7, 2023. The Planning Commission granted a 6-month extension on February 6, 2024.

Project Details

This Large-Scale Project was originally approved on February 7, 2023 with a 6-month extension being granted on February 6, 2024. Per the applicant's narrative, a new 6-month extension is needed because the owner is in the process of switching engineers.

Relationship to the General Plan / Projected Traffic Impact

Relationship to the General Plan / Projected Traffic Impact

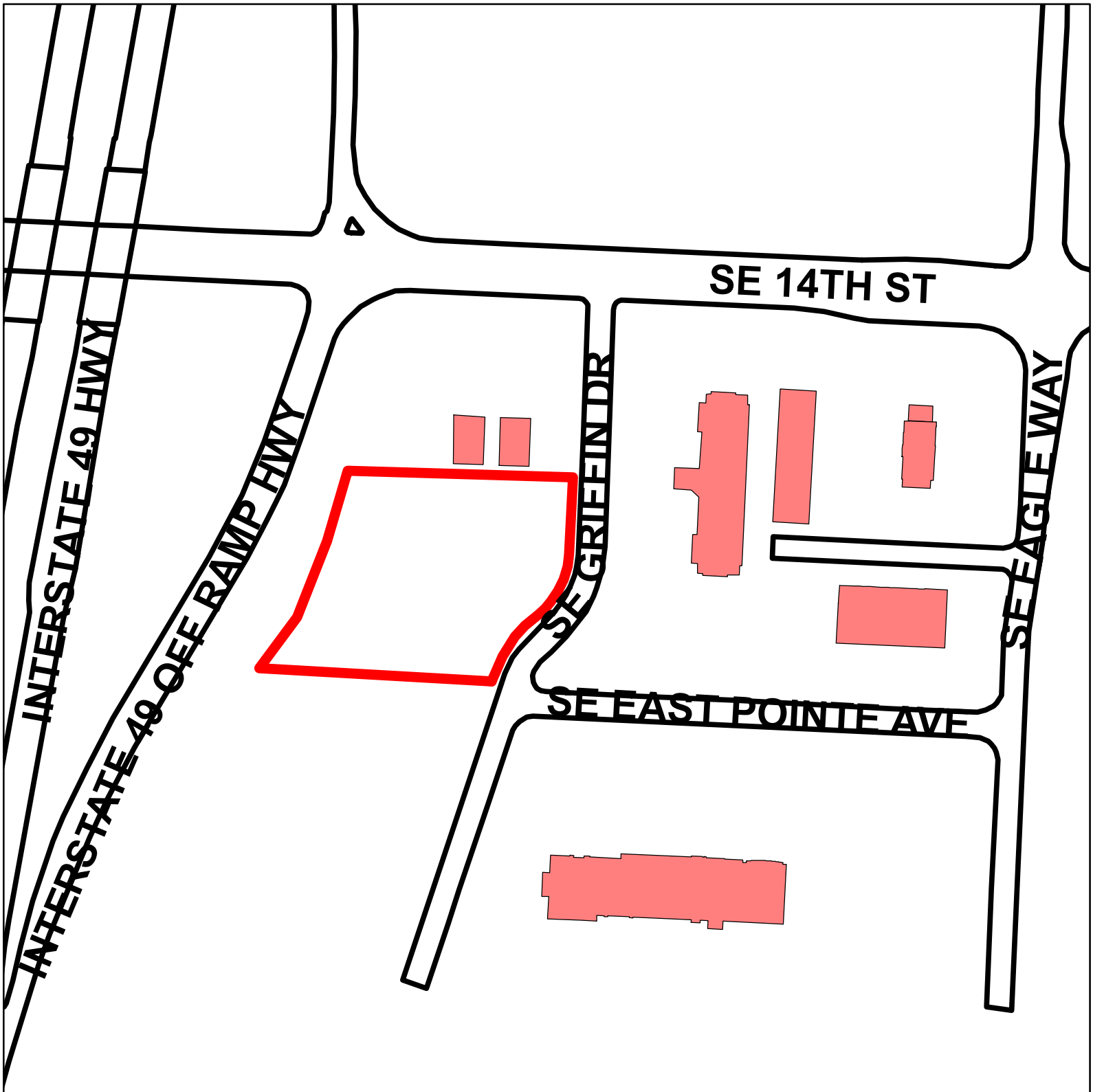
Public Comment

Has Staff received Public Comment at the time of this report? : **No**

Analysis / Waivers

Conclusion

Additional Details



Legend

Pending Planning Commission Items

N
W E
S

1 inch = 150 feet

LSD22-0064 1/3/23
LARGE SCALE DEVELOPMENT
THE STATION PHASE 2
1500 SE GRIFFIN DR

SWOPE
ENGINEERING
Civil Engineering and Land Surveying
www.swopeengineering.com

September 5th, 2024

City of Bentonville
Attn: Keegan Stanton
305 SW A St
Bentonville, AR 72712

RE: LSD22-0064 The Station Phase 2 Extension Letter
(Sec 700.07 Expiration of Large-Scale Development Approval)

Planning Department,

Please accept this letter as a request for the extension of time from the referenced city code requirements. The preliminary plat plans were originally approved by Planning Commission on February 7th, 2023. Then, on February 6th, 2024, the project was given a 6-month extension.

The owner has been in the process of switching engineers, which takes time, but the project is a “go” according to ownership.

Sincerely,

Phil Swope

Phil Swope, PE
Project Engineer

BRICK	2,921 S.F.
STONE	2,380 S.F.
METAL	2,233 S.F.
GLAZING	781 S.F.
TILE	237 S.F.
TOTAL	8,552 S.F.

8,552 S.F. TOTAL EAST ELEVATION
7,534 S.F. BRICK/STONE & METAL
BRICK/STONE & METAL 88%

1 EAST ELEVATION
SCALE: 3/32" = 1'-0"

BRICK: 3420 SF (50%)
STONE: 1712 SF (25%)
GLAZING: 891 SF (13%)
TILE: 70 SF (1%)
MISC & EIFS TRIM: 747 SF (11%)

2 NORTH ELEVATION
SCALE: 3/32" = 1'-0"

MASONRY (BRICK/STONE) 4361 SF (61.5%)
ARCHITECTURAL METAL 1768 SF (25%)
GLAZING 883 SF (13%)
TILE 31 SF (.5%)

3 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

4 WEST ELEVATION
SCALE: 3/32" = 1'-0"

BRICK: 3592 SF (44%)
STONE: 2846 SF (31%)
GLAZING: 1016 SF (11%)
MISC & EIFS TRIM: 1270 SF (14%)

EXTERIOR FINISH LEGEND

TAG #	FINISH COLOR	HATCH	PRODUCT
CS-1	WHITE SANDS		COLORADO STONE
EIFS-1 (1")	SW 7069 - IRON ORE		DRYVIT
EIFS-2 (1")	DRYVIT #365 ST. - IRISH COFFEE		DRYVIT
EIFS-3 (1")	DRYVIT #104 ST. - DOVER SKY		DRYVIT
AB-1	BRUSHED CARBON - THE NATURAL COLLECTION		ALUCOBOND
WT-4	MOTIVATE - WALNUT - MATTE		
BR-1	CAPITAL IRONSPOT		YANKEE HILL
BR-2	SALMON		YANKEE HILL

CS - CORONADO STONE PRODUCTS - 12"x24" SMOOTH LIMESTONE WITH COLOR MATCHED MORTAR.
EIFS - DRYVIT SYSTEMS, INC.
AB - ALUCOBOND USA (CONCEALED FASTENER)
WT - CREATIVE MATERIALS CORPORATION - WOOD LOOK TILE
BR - MODULAR SIZE FULL BRICK - SMOOTH COLOR MATCHED MORTAR

TAG# BR-1

PROPOSED
ATWELL SUITES
BENTONVILLE, ARKANSAS

ATWELL SUITES
AN IHG HOTEL

NIELSEN ARCHITECTURE, LLC
nielsen-architecture.com
1710 SW Commerce Drive
Suite 25
Bentonville, AR 72712
eric@nielsen-architecture.com
479.254.0112

PERTAINING TO ISSUES OF CONFIDENTIALITY AND COPYRIGHT, REQUEST FOR THE RELEASE OR REPRODUCTION OF THESE DRAWINGS MUST BE APPROVED BY NIELSEN ARCHITECTURE, LLC.

PROJECT NUMBER: 2021-0001

ISSUE DATE: 9/1/21

REVISIONS

#	DATE	DESCRIPTION
1	10/25/22	IHG REVIEW

SHEET CONTENTS:

BUILDING ELEVATIONS

Category Sheet No.
A6.0

LARGE SCALE DEVELOPMENT PLANS

THE STATION
PHASE 2

1500 SE GRIFFIN DR

BENTONVILLE, ARKANSAS

GENERAL NOTES:

A. TOPOGRAPHIC BOUNDARY SURVEY, INCLUDING PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED BY THE FOLLOWING COMPANY, AS A CONTRACTOR TO THE SELLER/OWNER:

TOPOGRAPHY: CEI ENGINEERING ASSOCIATES, INC.
3108 SW REGENCY PARKWAY, SUITE 2
BENTONVILLE, AR 72712
(479) 273-9472

B. ALL PHASES OF SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE OWNER / DEVELOPER SITE WORK SPECIFICATIONS.

C. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF EXISTING STRUCTURES, RELATED UTILITIES, PAVING, UNDERGROUND STORAGE TANKS AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED. SEE SITE WORK SPECIFICATIONS.

D. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.

E. THE GENERAL CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.

F. WARRANTY/DISCLAIMER: THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER THE ENGINEER NOR ITS PERSONNEL CAN OR DO WARRANT THESE DESIGNS OR PLANS AS CONSTRUCTED EXCEPT IN THE SPECIFIC CASES WHERE THE ENGINEER INSPECTS AND CONTROLS THE PHYSICAL CONSTRUCTION ON A CONTEMPORANEOUS BASIS AT THE SITE.

G. SAFETY NOTICE TO CONTRACTOR: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. ANY CONSTRUCTION OBSERVATION BY THE ENGINEER OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE.

H. ALL CONSTRUCTION IN STATE HIGHWAY DEPARTMENT RIGHT-OF-WAY SHALL BE COORDINATED WITH THE HIGHWAY DEPARTMENT RESIDENT ENGINEER.

I. WETLANDS NOTE: ANY DEVELOPMENT, EXCAVATION, CONSTRUCTION, OR FILLING IN A U.S. CORPS OF ENGINEERS DESIGNATED WETLAND IS SUBJECT TO LOCAL, STATE AND FEDERAL APPROVALS. THE CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS AND/OR RESTRICTIONS AND ANY VIOLATION WILL BE SUBJECT TO FEDERAL PENALTY. THE CONTRACTOR SHALL HOLD THE OWNER/DEVELOPER, THE ENGINEER AND THE LOCAL GOVERNING AGENCIES HARMLESS AGAINST SUCH VIOLATION.

J. RESIDENT ENGINEERING SERVICES: WHEN REQUESTED BY THE OWNER, RESIDENT ENGINEERING SERVICES SHALL BE PROVIDED BY THE ENGINEERS (ON A TIME AND FREQUENCY BASIS) ACCEPTABLE TO THE CITY ENGINEER FOR IMPROVEMENTS TO PUBLIC WATER MAINS, PUBLIC SEWER, AND CITY STREETS. AT THE COMPLETION OF CONSTRUCTION, THE ENGINEER SHALL CERTIFY THE CONSTRUCTION TO BE IN COMPLIANCE WITH THE PLANS AND SPECIFICATIONS. THIS WORK WILL BE AT THE OWNER/DEVELOPER'S DIRECT EXPENSE AND SHALL BE COORDINATED WITH CEI ENGINEERING ASSOCIATES, INC. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE RESIDENT ENGINEER OF ANY PRECONSTRUCTION / CONSTRUCTION CONFERENCES AND ANY PUBLIC CONSTRUCTION 24 HOURS PRIOR TO SAID ACTION.

CITY OF BENTONVILLE GENERAL NOTES:

A. THE CITY OF BENTONVILLE STREET STANDARDS, DRAINAGE CRITERIA MANUAL, SUBDIVISION ORDINANCE, WATER, SEWER, ELECTRIC UTILITY SPECIFICATIONS, AND STATE CODE SHALL GOVERN THESE PLANS. IF THERE ARE ANY DISCREPANCIES IN THE PLANS OR INFORMATION CONTAINED WITHIN, THE CITY OF BENTONVILLE ORDINANCES, STANDARDS, AND SPECIFICATIONS SHALL RULE, UNLESS APPROVED IN WRITING BY THE CITY ENGINEER.

B. TO SCHEDULE AN INSPECTION OR TEST WITH THE CITY OF BENTONVILLE ENGINEERING DEPARTMENT, INSPECTIONS MUST BE CALLED IN (479-271-3168) BY THE ENGINEER OF RECORD 24 HOURS IN ADVANCE BEFORE 10AM FOR AN INSPECTION THE FOLLOWING DAY.

C. THE ENGINEER OF RECORD MUST CERTIFY THE SITE AND THE PROJECT MUST PASS A DEVELOPMENT FINAL INSPECTION BEFORE REQUESTING A FINAL INSPECTION.

D. BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY INFORMATION SHOWN ON THE SITE UTILITY PLAN. CONTRACTOR SHALL FOLLOW DESIGN ON BEUD'S DRAWING WHEN INSTALLING FACILITIES.

E. ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) SHALL BE SCREENED ON ALL EXPOSED TO VIEW SIDES BY SIMILAR MATERIALS AS THE BUILDING.

F. ANY NEW LIGHTING WILL REQUIRE THAT IT CUTOFF OR B-U-G (WITH A 'U' RATING OF 0 AND APPROVED BY THE PLANNING DEPARTMENT).

WAIVER REQUESTS:

1. REQUEST TO WAIVER PARKING REQUIREMENT FROM ARTICLE 501.06
2. REQUEST TO WAIVER INTERIOR PARKING LOT LANDSCAPE REQUIREMENT FROM ARTICLE 1400.08

PHASE 1
MUSE RESTAURANT

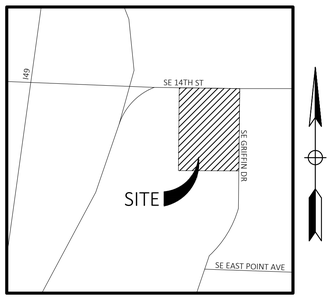
CURRENT ZONING	C-2
PROPOSED ZONING	N/A
CONSTRUCTION TYPE	VB
SPRINKLERED	NO

PHASE 1
EXISTING BUILDING

CURRENT ZONING	C-2
PROPOSED ZONING	N/A
CONSTRUCTION TYPE	VB
SPRINKLERED	NO

PHASE 2
HOTEL

CURRENT ZONING	C-2
PROPOSED ZONING	N/A
CONSTRUCTION TYPE	3
SPRINKLERED	YES



Vicinity Map

Not to Scale

CEI CONTACT:

NAME: ZACH HOYT
EMAIL: ZHOYT@CEIENG.COM
PHONE: (479) 273-9472

CLIENT CONTACT:

NAME: LARRY ROSE/OWNER OF ROSE PROPERTIES LLC
EMAIL: ROSEPROPLLC@AOL.COM
PHONE: (479) 621-3904

PLAN INDEX:

C0 COVER SHEET
C1 DEMOLITION PLAN
C2 SITE PLAN
C3 GRADING PLAN
C4 EROSION CONTROL PLAN
C4.1 EROSION CONTROL NOTES
C5 UTILITY PLAN
C6 LANDSCAPE PLAN
C6.1 LANDSCAPE NOTES
C7 DETAIL SHEET 1

ASSOCIATED PLANS:

1. A1.01 WASTE MANAGEMENT ENCLOSURE
2. BEUD DETAIL 1
3. BEUD DETAIL 2
4. BEUD DETAIL 3
5. SEWER DETAIL 1
6. WATER & SEWER DETAIL 1
7. WATER & SEWER DETAIL 2
8. WATER DETAIL 1
9. WATER DETAIL 2
10. BOUNDARY/TOPOGRAPHIC SURVEY SHEET 1
11. BOUNDARY/TOPOGRAPHIC SURVEY SHEET 2
12. LOT SPLIT SHEET 1
13. LOT SPLIT SHEET 2

RESOURCE LIST:

CITY OF BENTONVILLE
CITY ENGINEER
ELLEN NORVELL
3200 SW MUNICIPAL DR
BENTONVILLE, AR 72712
PHONE: (479) 271-5993

PLANNING DEPARTMENT
TYLER OVERSTREET
305 S.W. A STREET
BENTONVILLE, AR 72712
PHONE: (479) 271-3122

WATER DEPARTMENT
BEAU THOMPSON
3200 SW MUNICIPAL DR
BENTONVILLE, AR 72712
PHONE: (479) 271-3140

CURB CUT & ROAD
ARKANSAS HIGHWAY & TRANSPORTATION DEPARTMENT
BEN KERWOOD
4590 HIGHWAY 65
HARRISON, AR 72602
PHONE: 743-2100

WASTEWATER DEPARTMENT
CHRIS EARL
1901 N.E. A STREET
BENTONVILLE, AR 72712
PHONE: (479) 271-3160

ELECTRIC DEPARTMENT
CHARLIE BARNES
3200 SW MUNICIPAL DR
BENTONVILLE, AR 72712
PHONE: (479) 271-3159

STORMWATER
JANET PAITH
3200 SW MUNICIPAL DR
BENTONVILLE, AR
PHONE: (479) 271-5002

FIRE DEPARTMENT
BRENT BOYDSTON,
FIRE CHIEF
800 S.W. A STREET
BENTONVILLE, AR 72712
PHONE: (479) 271-5927

STREET DEPARTMENT
TONY DAVIS
3200 SW MUNICIPAL DR
BENTONVILLE, AR 72712
PHONE: (479) 271-3130

NATURAL GAS
BLACK HILLS ENERGY
JOSHUA KNIGHT
1301 FEDERAL WAY
LOWELL, AR 72745
PHONE: (479) 333-7005

TELEPHONE
AT&T
1133 EAST HAROLD ST
FAYETTEVILLE, AR 72703
BRENT BALDWIN
OFFICE: (479) 571-6609
CELL: (479) 200-9022

CABLE
COX COMMUNICATIONS
KIP SMITH
4901 S. 48TH STREET
SPRINGDALE, AR 72762
PHONE: (479) 717-3796

ARCHITECT:
ERIC NIELSEN
ERIC@NIELSEN-ARCHITECTURE.COM
(479) 381-0974

FLOOD CERTIFICATION:

BY SCALED MAP LOCATION AND GRAPHICAL PLOTTING ONLY. THIS PROPERTY IS LOCATED IN ZONE "X" WHICH ARE AREAS OF 0.2% CHANCE FLOOD AND NOT LOCATED WITHIN ANY PRESENTLY ESTABLISHED 100-YEAR FLOODPLAIN AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS.
MAP NUMBER: 05007C0260K
MAP REVISED: JUNE 5, 2012

LEGAL DESCRIPTION

PROPERTY LOCATED IN BENTON COUNTY, AR

LOT 3, FINAL PLAT OF GRIFFIN ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT RECORD BOOK "18" AT PAGE 182.

AND

LOT 8, A REPLAT OF LOT 2, FINAL PLAT OF GRIFFIN ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS AS SHOWN ON PLAT RECORD BOOK "22L" AT PAGE 30 AND BEING THE SAME PROPERTY CONVEYED TO STAMJA-LP AR PROPERTIES, LLC, AN ARKANSAS LIMITED LIABILITY COMPANY FROM STEPHEN L. LAFRANCE PHARMACY, INC., AN ARKANSAS CORPORATION BY GENERAL WARRANTY DEED DATED SEPTEMBER 10, 2012 AND RECORDED SEPTEMBER 19, 2012 IN DEED BOOK 2012, PAGE 37993.

811 Know what's below. Call before you dig.

CEI Solutions for Land and Life

CIVIL ENGINEERING ▪ LANDSCAPE ARCHITECTURE ▪ LAND SURVEYING ▪ PLANNING

BENTONVILLE | DALLAS | FRESNO | HOUSTON | JACKSONVILLE | MINNEAPOLIS | PHILADELPHIA | PHOENIX

COB PROJECT NUMBER LSD22-0064

CEI ENGINEERING ASSOCIATES, INC.
3108 SW REGENCY PKWY
BENTONVILLE, AR 72712
PHONE: (479) 273-9472
FAX: (479) 273-0844

THE STATION
PHASE 2
1500 SE GRIFFIN DR
BENTONVILLE, ARKANSAS

STATE OF ARKANSAS REGISTERED ENGINEER ANDREW EUGENE DIEHL No. 14496

12/12/2022

PROFESSIONAL OF RECORD	AED
PROJECT MANAGER	ZMH
DESIGNER	TMO
CEI PROJECT NUMBER	31649
DATE	12/12/2022
REVISION	REV-1

COVER SHEET

SHEET TITLE

SHEET NUMBER

C0

DRAWING LOCATION - P:\31000\31649.0\DRAWINGS\DESIGN\ROSE HOTEL - PHASE 2\WORKING\31649-CS.DWG -- SAVED BY - TNGUYEN

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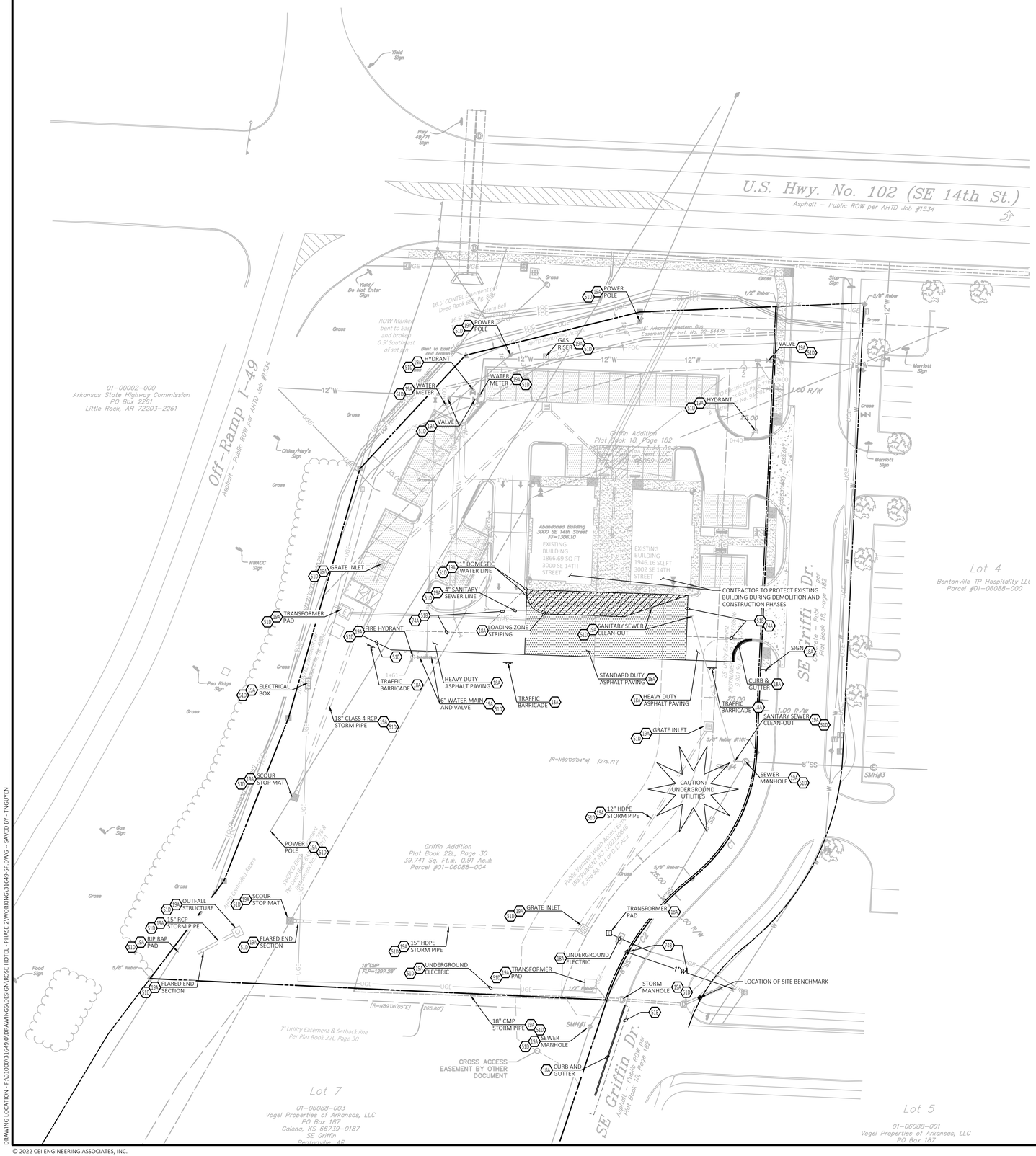

SITE BENCHMARK
TOP FLANGE BETWEEN THE "E" AND "L" ON THE WORD "MUELLER" ON A FIRE HYDRANT LOCATED ON THE EAST SIDE OF SE GRIFFIN DRIVE APPROXIMATELY 10.5' NORTHEAST FROM A DRAINAGE MANHOLE AND APPROXIMATELY 140.0' SOUTH OF A SANITARY SEWER MANHOLE. ELEVATION = 1305.54'.

NOTE:
SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF PORCHES, RAMPS, VESTIBULE, SLOPED PAVING, TRUCK DOCKS, BUILDING UTILITY ENTRANCE LOCATIONS AND PRECISE BUILDING DIMENSIONS.

N

0 30' 45' 60'
SCALE IN FEET

811 Know what's below. Call before you dig.

EXISTING LEGEND

	Property Line		Rebar Found (As Noted)
	Easement Line	E	Riser Electrical
	Building Setback	G	Riser Gas
	Existing Building		Right-of-Way Sign Post
	Canopy - Overhang	S	Sewer Manhole
G	Natural Gas Line		Sign
G	Fuel Line		Sign-Fiber Optic Sign
OHE	Overhead Electric Line		Sign-Telephone
	Sanitary Sewer Line		Traffic Signal-2 Lamp
	Storm Drainage Pipe		Traffic Signal-3 Lamp
UGE	Underground Electric Line	[x"]	Tree (Deciduous)
UFO	Underground Fiber-optic Line		
W	Water Line		Utility Pole
	Metal Chainlink Fence	V	Vault Traffic Signal
	Wire Metal Fence	W	Water Meter
	Wood Fence		Water Valve
	Tree Line	bb	Bottom of Bank
	Aluminum Mounument	BM	Bench Mark
BF	Backflow Preventer	CIF	Curb Inlet Flow
	Benchmark	CMP	Corrugated Metal Pipe
	Clean out	cnc	Concrete
	Drainage Manhole	cpy	Canopy-Overhanging
E	Electric Meter	cr	Crown
	Fueling Cap	DMH	Drainage Manhole
	Fire Hydrant	ea	Edge of Asphalt
	Guard Post	ec	Edge of Concrete
	Guy Wire	eg	Existing Ground
	Handicapped Facility	fl	Flow Line (Ditch)
	Light Pole Straight - 1 Lamp	FLP	Flow Line Pipe
	Light Pole Straight - 2 Lamp	gb	Grade Break
	Light on Utility Pole	gut	Gutter
MAG	MAG Nail Found (As Noted)	PVC	Polyvinyl Chloride Pipe
MB	Mail Box	RCP	Reinforced Concrete Pipe
	Mail Box	SMH	Sanitary Sewer Manhole
		st	Stripe Solid
		sw	Sidewalk
		tb	Top of Bank
		tbc	Top Back Curb
		wbl	Wall Block

GENERAL DEMOLITION NOTES

A. THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE "OWNER STANDARD SITE WORK SPECIFICATIONS".

B. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF THE EXISTING STRUCTURES, RELATED UTILITIES, PAVING, UNDERGROUND STORAGE TANKS AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED. SEE SITE WORK SPECIFICATIONS.

C. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.

D. THE GENERAL CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.

E. ENGINEER'S NOTICE TO CONTRACTOR
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

DEMOLITION NOTES

18A EXISTING TO BE REMOVED
19A EXISTING TO REMAIN
51B LIMITS OF SAWCUT AND PAVEMENT REMOVAL
51D PROTECT EXISTING STRUCTURES AND/OR PIPES DURING DEMOLITION AND CONSTRUCTION PHASES
74A CONTRACTOR TO LINE SAWCUT UP WITH EDGE OF GUTTER LINE
74B ABANDON EXISTING 1" WATER METER AND LINE PER BWU SPECIFICATIONS IF NOT ALREADY ABANDONED IN PHASE 1

NOTE: CONTRACTOR TO ASSURE COORDINATION WITH PHASE ONE CONSTRUCTION

COB PROJECT NUMBER LSD22-0064

CEI Solutions for Land and Life

CEI ENGINEERING ASSOCIATES, INC.
3108 SW REGENCY PKWY
BENTONVILLE, AR 72712
PHONE: (479) 273-9472
FAX: (479) 273-0844

THE STATION
PHASE 2
1500 SE GRIFFIN DR
BENTONVILLE, ARKANSAS

STATE OF ARKANSAS ENGINEER No. 14496 ANDREW EUGENE DIEM
12/12/2022

PROFESSIONAL OF RECORD	AED
PROJECT MANAGER	ZMH
DESIGNER	TMQ
CEI PROJECT NUMBER	31649
DATE	12/12/2022
REVISION	REV-1

DEMOLITION PLAN
SHEET TITLE

SHEET NUMBER
C1

DRAWING LOCATION - P:\31000\31649.0\DRAWINGS\DESIGN\ROSE HOTEL - PHASE 2\WORKING\31649-SP.DWG -- SAVED BY - TNGUYEN

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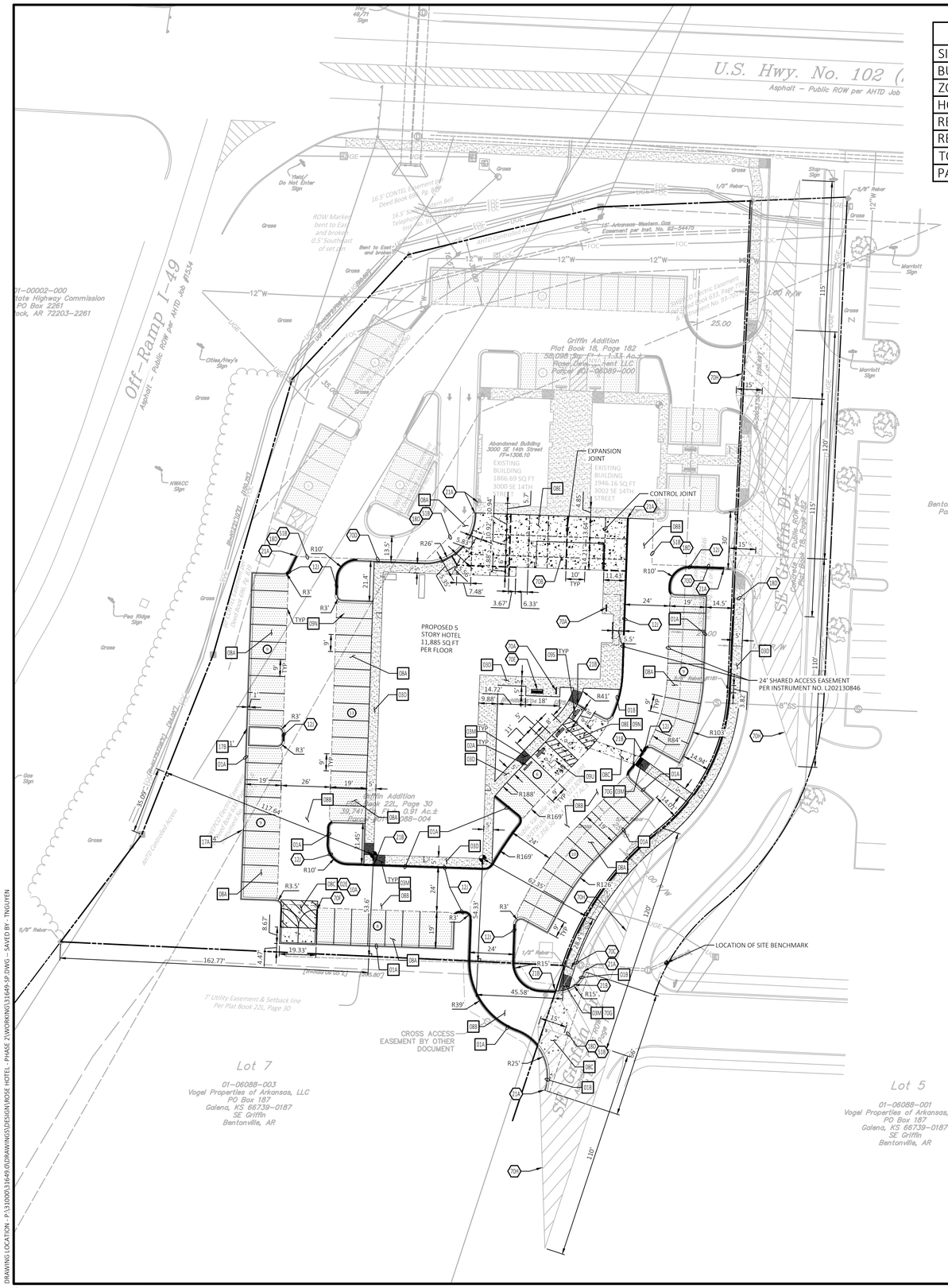

SITE DATA	
SITE AREA	2.25 ACRES (98,010 ± SF)
BUILDING AREA	15,514 ± SF
ZONING	C2
HOTEL	8.5*11 = 93.5 SPACES
RESTAURANT	$\frac{30}{4}$ + 3 = 10.5 SPACES
RETAIL BUILDING	1/300 = 6 SPACES
TOTAL REQUIRED	93.5+10.5+6 = 110 SPACES
PARKING PROVIDED	107 SPACES

SITE BENCHMARK
TOP FLANGE BETWEEN THE "E" AND "L" ON THE WORD "MUELLER" ON A FIRE HYDRANT LOCATED ON THE EAST SIDE OF SE GRIFFIN DRIVE APPROXIMATELY 10.5' NORTHEAST FROM A DRAINAGE MANHOLE AND APPROXIMATELY 140.0' SOUTH OF A SANITARY SEWER MANHOLE. ELEVATION = 1305.54'.

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N

0 30' 45' 60'
SCALE IN FEET

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Know what's **below.**
Call before you dig.

SITE NOTES

02E TRASH DUMPSTER ENCLOSURE (PER ARCH. PLANS)
10A LOADING ZONE (PER ARCH. PLANS)
12J FIRE LANE STRIPING PER LOCAL CODES.
18D MATCH EXISTING PAVEMENT ELEVATIONS
21A TAPER CURB TO MATCH EXISTING CURB.
21B TAPER CURB FROM 6 INCHES TO 0 INCHES OVER 2 FEET.
51B LIMITS OF SAWCUT AND PAVEMENT REMOVAL
70A VICTOR STANLEY BIKE RACK; MODEL BRWS-101; COLOR: TAVERN SQUARE GREEN; INSTALLED PER MANUFACTURER SPECS. OR APPROVED EQUAL
70B HOTEL PATIO (PER ARCH. PLANS)
70C MATCH PAVEMENT ELEVATION OF EXISTING DRAINAGE MANHOLE
70D CONTRACTOR TO LINE SAWCUT UP WITH EDGE OF GUTTER LINE
70E VICTOR STANLEY BENCH; MODEL F-50, STANDARD 6FT LENGTH; COLOR: TAVERN SQUARE GREEN; INSTALLED PER MANUFACTURER SPECS. OR APPROVED EQUAL
70F BOLLARD TO ACT AS DOOR STOP FOR DUMPSTER ENCLOSURE
70H AASHTO SIGHT TRIANGLES

SITE DETAILS

01A TYPE A CONCRETE CURB AND GUTTER
01B TYPE B CONCRETE INTEGRAL CURB AND GUTTER
02A PRECAST CONCRETE WHEEL STOP
03D CONCRETE SIDEWALK
03M WHEELCHAIR RAMP IN SIDEWALK
08A STANDARD DUTY ASPHALT PAVING
08B HEAVY DUTY ASPHALT PAVING
08C HEAVY DUTY CONCRETE PAVING
08E STANDARD DUTY CONCRETE PAVING
09N 90 DEGREE PARKING, ACCESSIBLE PARKING AND "VAN ACCESSIBLE PARKING SPACE STRIPING
09S ACCESSIBLE / VAN ACCESSIBLE PARKING SIGN
09U ACCESSIBLE PARKING SYMBOL
17A CURB CUT
17B CONCRETE FLUME
70G DETECTABLE WARNING DEVICES

EXISTING LEGEND

Property Line		Rebar Found (As Noted)	
Easement Line	E	Riser Electrical	
Building Setback	G	Riser Gas	
Existing Building		Right-of-Way Sign Post	
Canopy - Overhang	S	Sewer Manhole	
Natural Gas Line		Sign	
Fuel Line		Sign-Fiber Optic Sign	
Overhead Electric Line		Sign-Telephone	
Sanitary Sewer Line		Traffic Signal-2 Lamp	
Storm Drainage Pipe		Traffic Signal-3 Lamp	
Underground Electric Line		Tree (Deciduous)	(x")
Underground Fiber-optic Line			
Water Line	W	Utility Pole	
Metal Chainlink Fence		Vault Traffic Signal	V
Wire Metal Fence		Water Meter	
Wood Fence		Water Valve	
Tree Line		Bottom of Bank	bb
Aluminum Mounument		Bench Mark	BM
Backflow Preventer		Curb Inlet Flow	CIF
Benchmark		Corrugated Metal Pipe	CMP
Clean out		Concrete	cnc
Drainage Manhole	D	Canopy-Overhanging	cpy
Electric Meter	E	Crown	cr
Fueling Cap	F	Drainage Manhole	DMH
Fire Hydrant		Edge of Asphalt	ea
Guard Post		Edge of Concrete	ec
Guy Wire		Existing Ground	eg
Handicapped Facility		Flow Line (Ditch)	fl
Light Pole Straight - 1 Lamp		Flow Line Pipe	FLP
Light Pole Straight - 2 Lamp		Grade Break	gb
Light on Utility Pole		Gutter	gut
MAG Nail Found (As Noted)	MAG	Polyvinyl Chloride Pipe	PVC
Mail Box	MB	Reinforced Concrete Pipe	RCP
Mail Box	M	Sanitary Sewer Manhole	SMH
		Stripe Solid	st
		Sidewalk	sw
		Top of Bank	tb
		Top Back Curb	tbc
		Wall Block	wbl

PROPOSED LEGEND

PROPERTY LINE/RIGHT OF WAY LINE
CONCRETE CURB AND GUTTER. SEE DETAIL 01A/01B.
BUILDING CONTROL POINT
PROPOSED PARKING SPACES
LIMITS OF SIDEWALKS AND CONCRETE APRONS (PER ARCH. PLANS)
CURB INLET
STANDARD DUTY ASPHALT PAVING
STANDARD DUTY CONCRETE PAVING
CONTROL JOINT
EXPANSION JOINT

GENERAL SITE NOTES

A. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.

B. ALL CURB RETURN RADII SHALL BE 3', AS SHOWN TYPICAL ON THIS PLAN, UNLESS OTHERWISE NOTED.

C. UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN THE SPECIFICATIONS: ALL CURB AND GUTTER ADJACENT TO ASPHALT PAVING SHALL BE INSTALLED PER DETAIL 01A. ALL CURBING ADJACENT TO CONCRETE PAVING SHALL BE INSTALLED PER DETAIL 01B. PAVEMENT SHALL BE INSTALLED IN ACCORDANCE WITH DETAIL 08A AND 08B OVER THE ENTIRE PARKING LOT AREA AND ALL APPROACH DRIVES.

D. ALL ACCESSIBLE PARKING STALLS SHALL HAVE SIGNAGE INSTALLED PER DETAIL 09S.

E. DRIVES ALONG GRIFFIN DRIVE ARE PERMITTED THROUGH THE STATION PHASE 1 LSD.

CITY OF BENTONVILLE GENERAL NOTES

A. ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) SHALL BE SCREENED ON ALL EXPOSED TO VIEW SIDES BY SIMILAR MATERIALS AS THE BUILDING.

B. ALL SIGNAGE WILL REQUIRE A SEPARATE PERMIT.

C. THE DUMPSTER ENCLOSURE SHALL BE CONSTRUCTED WITH SIMILAR MATERIAL AS THE BUILDING.

D. ANY NEW LIGHTING WILL REQUIRE THAT IT CUTOFF OR B-U-G (WITH A 'U' RATING OF 0 AND APPROVED BY THE PLANNING DEPARTMENT).

E. DRIVEWAYS SHALL MEET THE STANDARDS FOR DRIVEWAY DESIGN AS DEFINED IN THE CITY OF BENTONVILLE MINIMUM STANDARD SPECIFICATIONS FOR STREETS SECTION 400.9 DRIVEWAYS. DRIVEWAY PORTION WITHIN THE CITY RIGHT OF WAY TO RECEIVE 24" SUBGRADE SOIL WITH A CBR VALUE OF (8) OR GREATER. ASPHALT THICKNESS FOR COMMERCIAL DRIVES WITHIN CITY RIGHT-OF-WAY SHALL BE 3 INCHES OF ASPHALT OVER 6 INCHES OF COMPACTED CLASS 7 AGGREGATE BASE COURSE. THE SLOPE OF THE DRIVEWAY SHALL MATCH THE CROSS SLOPE OF THE SIDEWALK WHICH SHALL HAVE A CROSS SLOPE OF NO MORE THAN 2%.

NOTE: CONTRACTOR TO ASSURE COORDINATION WITH PHASE ONE CONSTRUCTION

COB PROJECT NUMBER LSD22-0064

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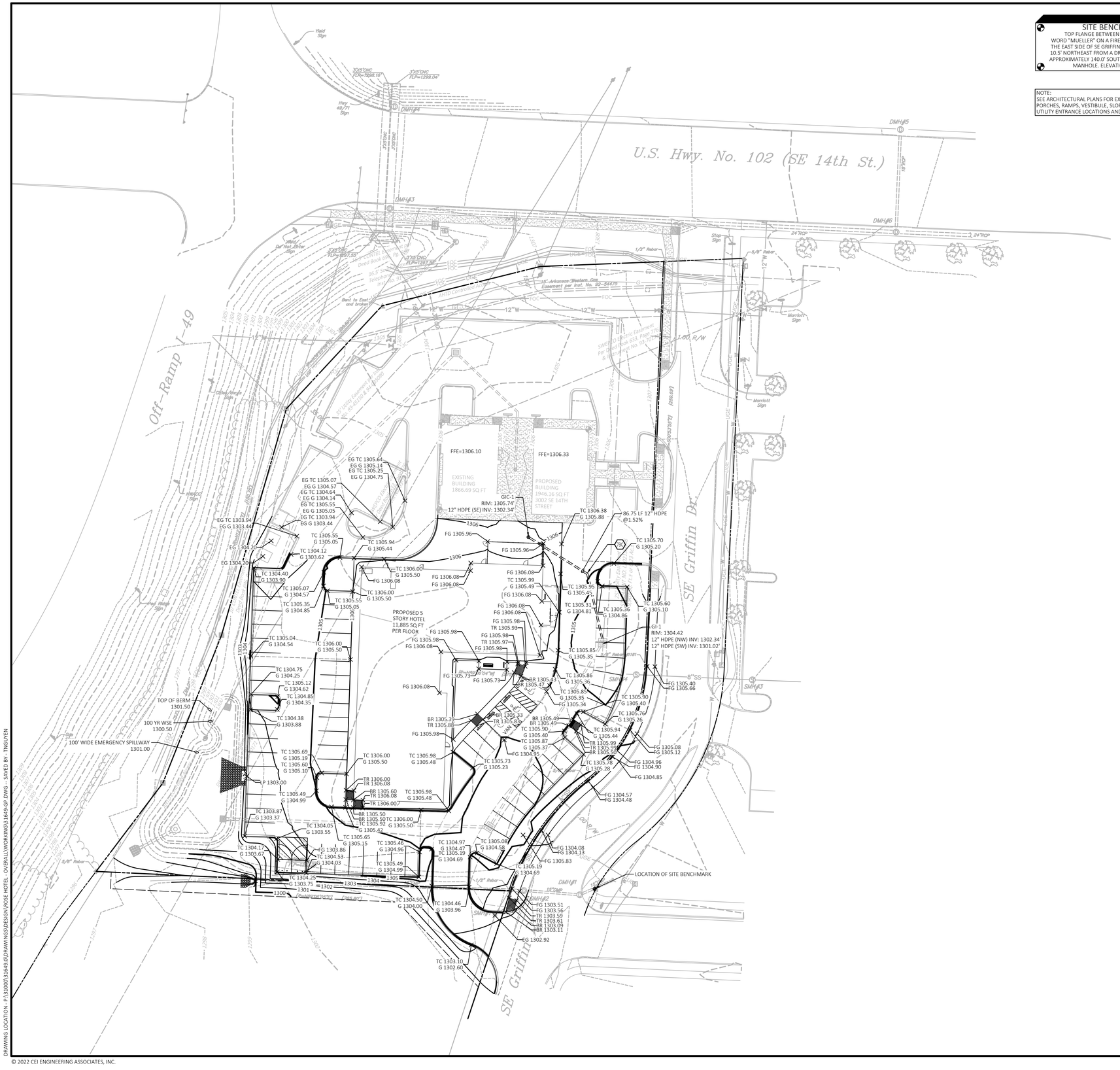
3108 SW REGENCY PKWY
BENTONVILLE, AR 72712
PHONE: (479) 273-9472
FAX: (479) 273-0844

THE STATION
PHASE 2
1500 SE GRIFFIN DR
BENTONVILLE, ARKANSAS

STATE OF ARKANSAS
ANDREW EUGENE DEW
ENGINEER
No. 14496
12/12/2022

PROFESSIONAL OF RECORD	AED
PROJECT MANAGER	ZMH
DESIGNER	TMO
CEI PROJECT NUMBER	31649
DATE	12/12/2022
REVISION	REV-1

SITE PLAN
SHEET TITLE
SHEET NUMBER
C2



SITE BENCHMARK

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N

0 30' 45' 60'
SCALE IN FEET

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EXISTING LEGEND

Property Line		Rebar Found (As Noted)	
Easement Line		Riser Electrical	
Building Setback		Riser Gas	
Existing Building		Right-of-Way Sign Post	
Canopy - Overhang		Sewer Manhole	
Natural Gas Line	G	Sign	
Fuel Line	G	Sign-Fiber Optic Sign	
Overhead Electric Line		Sign-Telephone	
Sanitary Sewer Line		Traffic Signal-2 Lamp	
Storm Drainage Pipe		Traffic Signal-3 Lamp	
Underground Electric Line		Tree (Deciduous)	(x")
Underground Fiber-optic Line			
Water Line	W	Utility Pole	
Metal Chainlink Fence		Vault Traffic Signal	
Wire Metal Fence		Water Meter	
Wood Fence		Water Valve	
Tree Line		Bottom of Bank	bb
Aluminum Mounument		Bench Mark	BM
Backflow Preventer		Curb Inlet Flow	CIF
Benchmark		Corrugated Metal Pipe	CMP
Clean out		Concrete	cnc
Drainage Manhole		Canopy-Overhanging	cOV
Electric Meter		Crown	cr
Fueling Cap		Drainage Manhole	DMH
Fire Hydrant		Edge of Asphalt	ea
Guard Post		Edge of Concrete	ec
Guy Wire		Existing Ground	eg
Handicapped Facility		Flow Line (Ditch)	fl
Light Pole Straight - 1 Lamp		Flow Line Pipe	FLP
Light Pole Straight - 2 Lamp		Grade Break	gb
Light on Utility Pole		Gutter	gut
MAG Nail Found (As Noted)	MAG	Polyvinyl Chloride Pipe	PVC
Mail Box	MB	Reinforced Concrete Pipe	RCP
Mail Box		Sanitary Sewer Manhole	SMH
		Stripe Solid	st
		Sidewalk	sw
		Top of Bank	tb
		Top Back Curb	tbc
		Wall Block	wbl

PROPOSED LEGEND

PROPERTY LINE/RIGHT OF WAY LINE		x XX.XX	SPOT ELEVATIONS:
XXX CONTOUR ELEVATIONS			TC = TOP OF CURB
GRADE BREAK			G = GUTTER
FLOWLINE			FFE = FINISH FLOOR ELEVATION
STORM DRAIN			FG = FINISH GRADE
			TR = TOP OF RAMP
			BR = BOTTOM OF RAMP

GENERAL GRADING NOTES

A. PRIOR TO INSTALLATION OF STORM OR SANITARY SEWER, THE CONTRACTOR SHALL EXCAVATE, VERIFY, AND CALCULATE ALL CROSSINGS AND INFORM THE OWNER AND THE ENGINEER OF ANY CONFLICTS PRIOR TO CONSTRUCTION. THE ENGINEER WILL BE HELD HARMLESS IN THE EVENT THE ENGINEER IS NOT NOTIFIED OF DESIGN CONFLICTS.

B. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND 4" OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL, APPROVED BY THE OWNER, AS NEEDED. THE AREA SHALL THEN BE SEEDED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS (SEE LANDSCAPE PLAN FOR SEED MIX AND PROPER APPLICATION RATE). ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

C. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.

D. UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN THE SPECIFICATIONS: ALL STORM DRAIN PIPE BEDDING SHALL BE INSTALLED PER DETAIL 28A. ALL STORM DRAIN PIPES ARE MEASURED FROM CENTER OF STRUCTURES AND ENDS OF FLARED END SECTIONS.

GRADING NOTES

09D	FLARED END SECTION
18D	MATCH EXISTING PAVEMENT ELEVATIONS
21A	TAPER CURB TO MATCH EXISTING CURB
23F	ADJUST MANHOLE RIM TO MATCH FINISH GRADE
73A	SLOPES WITHIN ADA AREA SHALL NOT EXCEED 2% IN ANY DIRECTION
73B	CONTRACTOR TO LINE SAWCUT UP WITH EDGE OF GUTTER LINE
73C	45 DEGREE 12" HDPE FITTING

GRADING DETAILS

17A	CURB CUT
17D	RIP RAP PAD
73A	NYLOPLAST DRAIN BASIN WITH STANDARD GRATE

NOTE: CONTRACTOR TO ASSURE COORDINATION WITH PHASE ONE CONSTRUCTION

COB PROJECT NUMBER LSD22-0064

CEI ENGINEERING ASSOCIATES, INC.
3108 SW REGENCY PKWY
BENTONVILLE, AR 72712
PHONE: (479) 273-9472
FAX: (479) 273-0844

THE STATION PHASE 2

1500 SE GRIFFIN DR
BENTONVILLE, ARKANSAS

STATE OF ARKANSAS
ANDREW E. DIETZ
ENGINEER
No. 14496
WOMEN EUGENE DIETZ

12/12/2022

PROFESSIONAL OF RECORD	AED
PROJECT MANAGER	ZMH
DESIGNER	TMO
CEI PROJECT NUMBER	31649
DATE	12/12/2022
REVISION	REV-1

GRADING PLAN

SHEET TITLE

SHEET NUMBER

C3

DRAWING LOCATION - P:\31000\31649.0\DRAWINGS\DESIGN\ROSE HOTEL - OVERALL\WORKING\31649-GP.DWG -- SAVED BY: TNGUYEN

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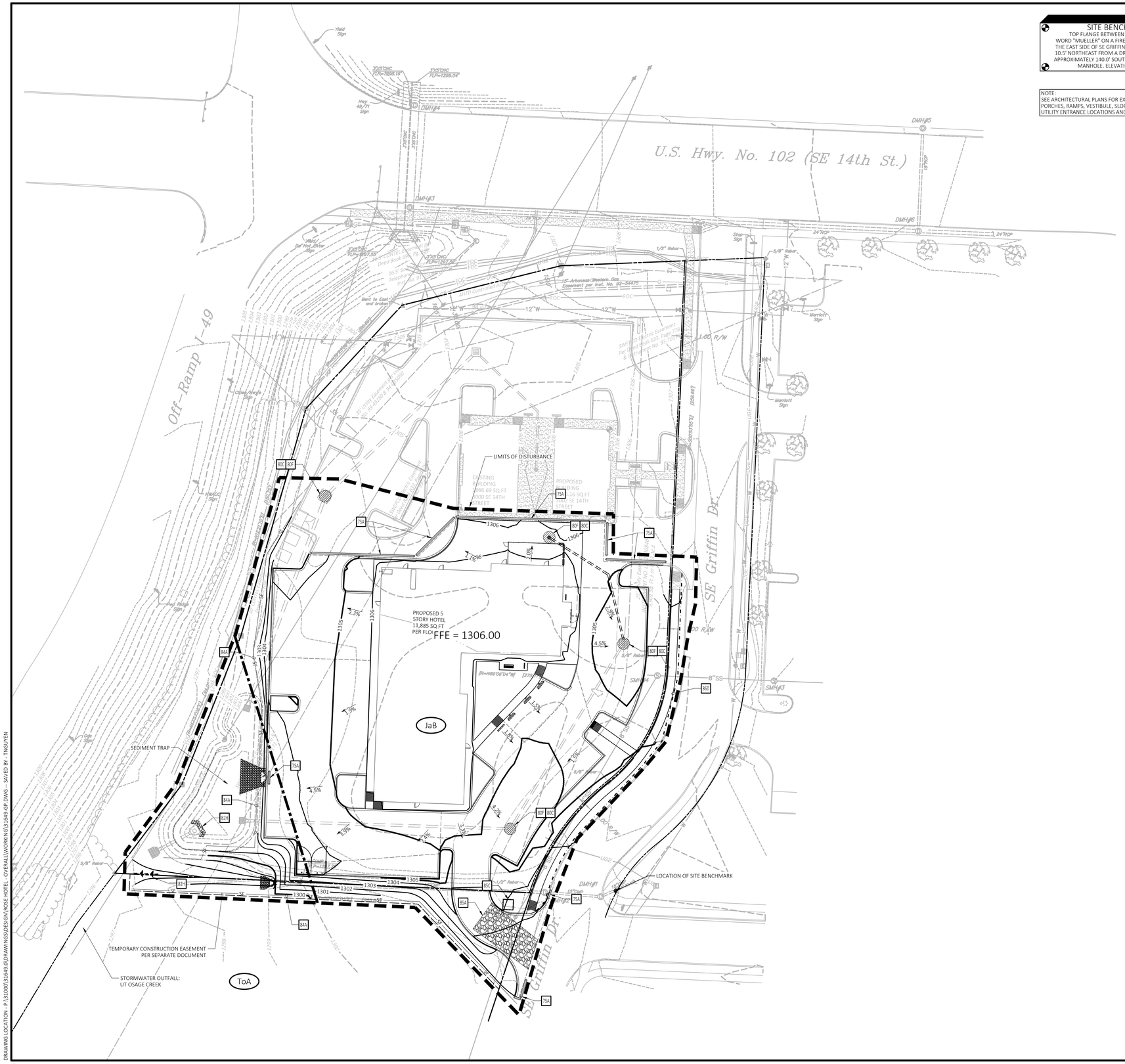

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N

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Property Line		Rebar Found (As Noted)	
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Building Setback		Riser Gas	G
Existing Building		Right-of-Way Sign Post	
Canopy - Overhang		Sewer Manhole	S
Natural Gas Line	G	Sign	
Fuel Line	G	Sign-Fiber Optic Sign	
Overhead Electric Line		Sign-Telephone	
Sanitary Sewer Line		Traffic Signal-2 Lamp	
Storm Drainage Pipe		Traffic Signal-3 Lamp	
Underground Electric Line		Tree (Deciduous)	(x")
Underground Fiber-optic Line			
Water Line	W	Utility Pole	
Metal Chainlink Fence		Vault Traffic Signal	TR
Wire Metal Fence		Water Meter	
Wood Fence		Water Valve	
Tree Line		Bottom of Bank	bb
Aluminum Mounument		Bench Mark	BM
Backflow Preventer		Curb Inlet Flow	CIF
Benchmark		Corrugated Metal Pipe	CMP
Clean out		Concrete	cnc
Drainage Manhole		Canopy-Overhanging	cov
Electric Meter		Crown	cr
Fueling Cap		Drainage Manhole	DMH
Fire Hydrant		Edge of Asphalt	ea
Guard Post		Edge of Concrete	ec
Guy Wire		Existing Ground	eg
Handicapped Facility		Flow Line (Ditch)	fl
Light Pole Straight - 1 Lamp		Flow Line Pipe	FLP
Light Pole Straight - 2 Lamp		Grade Break	gb
Light on Utility Pole		Gutter	gut
MAG Nail Found (As Noted)	MAG	Polyvinyl Chloride Pipe	PVC
Mail Box	MB	Reinforced Concrete Pipe	RCP
Mail Box		Sanitary Sewer Manhole	SMH
		Stripe Solid	st
		Sidewalk	sw
		Top of Bank	tb
		Top Back Curb	tbc
		Wall Block	wbl

AREA OF DISTURBANCE = 1.75 ACRES (75,074 S.F.)

SOIL TYPES

JaB — JAY SILT LOAM 1-3% SLOPES
ToA — TALOKA SILT LOAM, 0-1% SLOPES
APPROXIMATE LIMITS OF SOIL TYPE

PROPOSED LEGEND

- PROPERTY LINE/RIGHT OF WAY LINE
- LIMITS OF DISTURBANCE
- XXX — CONTOUR ELEVATIONS
- GRADE BREAK
- FLOWLINE
- STRAW WATTLE
- STORM DRAIN
- SILT FENCE
- ROCK CHECK DAM
- CONCRETE WASHOUT
- CONSTRUCTION ENTRANCE
- INLET PROTECTION
- SWP-CI (BIG RED)

GENERAL EROSION NOTES

A. SEE SHEET "EROSION CONTROL NOTES" AND SHEET C8 FOR EROSION CONTROL NOTES AND DETAILS.

EROSION DETAILS

75A SWP-CI (BIG RED)
80C TEMPORARY GRAVEL AND WIRE MESH INLET SEDIMENT FILTER
80F TEMPORARY SILT FENCE INLET PROTECTION
82H ROCK CHECK DAM
84A TEMPORARY SILT FENCE
85A TEMPORARY STONE CONSTRUCTION ENTRANCE
85C TEMPORARY CONCRETE WASH OUT.
86D STRAW WATTLE

NOTE: CONTRACTOR TO ASSURE COORDINATION WITH PHASE ONE CONSTRUCTION

COB PROJECT NUMBER LSD22-0064

CEI ENGINEERING ASSOCIATES, INC.
3108 SW REGENCY PKWY
BENTONVILLE, AR 72712
PHONE: (479) 273-9472
FAX: (479) 273-0844

THE STATION
PHASE 2
1500 SE GRIFFIN DR
BENTONVILLE, ARKANSAS

STATE OF ARKANSAS ENGINEER No. 14496 ANDREW EUGENE DIEHL
12/12/2022

PROFESSIONAL OF RECORD	AED
PROJECT MANAGER	ZMH
DESIGNER	TMO
CEI PROJECT NUMBER	31649
DATE	12/12/2022
REVISION	REV-1

EROSION CONTROL PLAN
SHEET TITLE

SHEET NUMBER
C4

DRAWING LOCATION - P:\31000\31649.0\DRAWINGS\DESIGN\ROSE HOTEL - OVERALL\WORKING\31649-GP.DWG - SAVED BY - TNGUYEN
© 2022 CEI ENGINEERING ASSOCIATES, INC.

Oak Trace

1003 Southeast 28th Street

PC Date: 9/17/2024

Staff Report Details

Project Number	CU24-0015
Applicant / Current Owner	Winfield Group LLC
Site Area	+/- **[0.78]** Acres
Current Zoning	C-2 General Commercial
Requested Zoning	NA
Current Future Land Use Map Designation	Office
Requested Future Land Use Map Designation	NA
Development Type / Use	Dog Grooming Facility
Related projects	

Property Description

The subject property is located at 1003 Southeast 28th Street. The property has direct access to Southeast 28th Street. The property is zoned C-2, General Commercial, with a Future Land Use Map Designation of Office. Kenneling facilities require conditional use permits for C-2 General Commercial properties.

Project Details

Per the applicant's narrative, Winfield Group LLC is proposing a dog grooming and kenneling service at 1003 SE 28th Street. In , kenneling is allowed as a conditional use, thus the applicant is seeking a conditional use permit to be able to provide this service.

The applicant states that the hours of operation will be Monday through Friday from 8am to 6pm and Saturday from 9am to 4pm. The applicants expect 40 patrons in and out each day and six to eight employees.

The applicant will be using the whole inside space for dog grooming and doggie daycare, and the outside fenced-area.

Project Details

The applicant plans to make some structural changes, including taking out a bathroom and adding dog grooming tubs, along with creating an upgraded client entrance, and upgraded fencing around the property.

Relationship to the General Plan / Projected Traffic Impact

Anticipated traffic is associated with the pick-up and drop offs, however the existing parking lot design should accommodate this flow.

Public Comment

Has Staff received Public Comment at the time of this report? : **No**

Analysis / Waivers

Conclusion

The following conditions of approval, and any others not listed, may be considered by the Planning Commission:

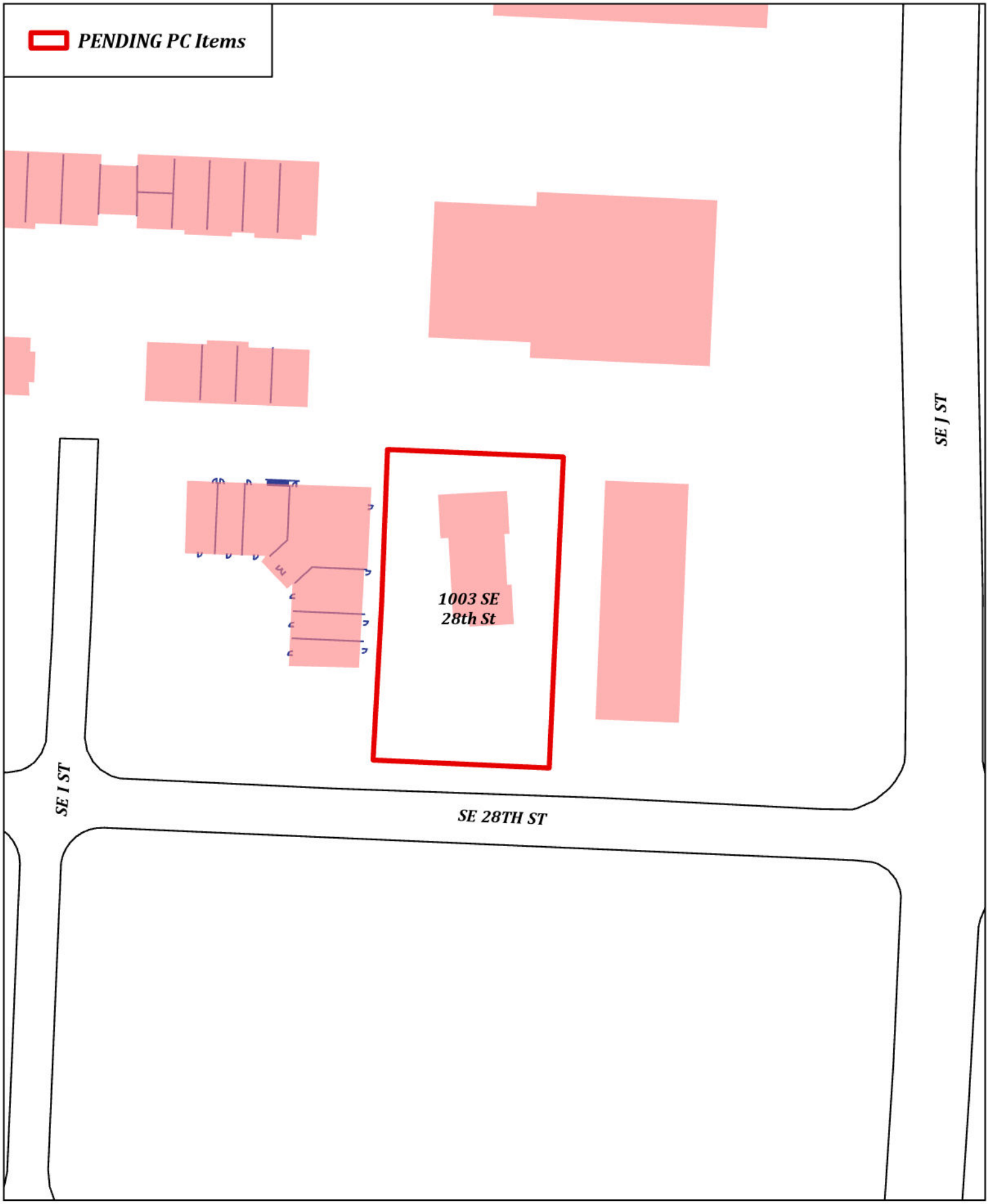
1. The proposed fence must account for public sewer main access in the rear of the property. There shall be gates installed to provide BWU access to public utilities on both sides of the proposed fence or the fence will need to be kept a minimum of 5' from the sewer line and manhole. The sewer main shall be located prior to fence installation by calling 811.
2. Backflow requirements must be met, including permitting, installation, inspection and testing.
4. Any changes in scope, use, or ownership, may require a new Conditional Use Permit. In addition, the Planning Commission has the ability to hold a public hearing on or revoke the Conditional Use at any time.
5. The applicant shall coordinate with the Bentonville Building and Fire Safety Department for any additional permitting requirements.

Water and Sewer requests that the Planning Commission consider the following conditions of approval:

1. The proposed fence must account for the public main sewer access in the rear of the property. There shall be gates installed to provide BWU access to public utilities on both sides of the proposed fence or the fence will need to be kept a minimum of 5' from the sewer line and manhole. The sewer main shall be located prior to fence installation by calling 811.

2. Backflow requirements must be met, including permitting, installation, inspection and testing.

Additional Details



N
W E
S

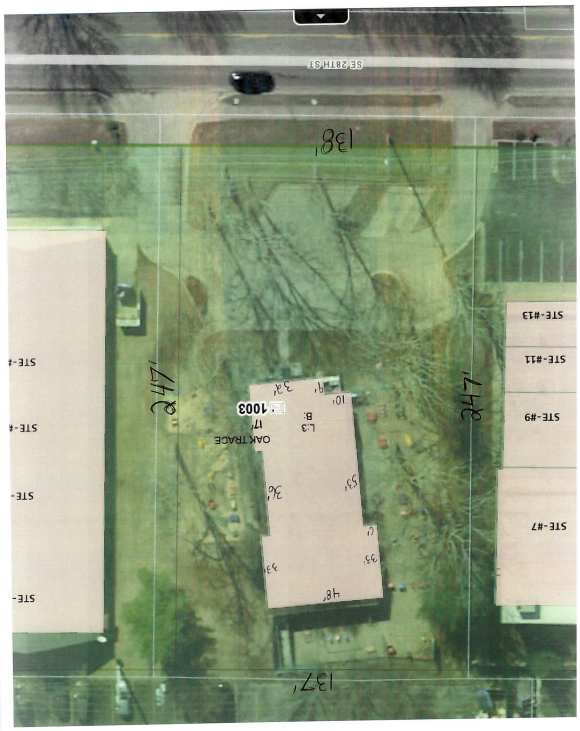
CU24-0015
1003 SE 28th St
Conditional Use

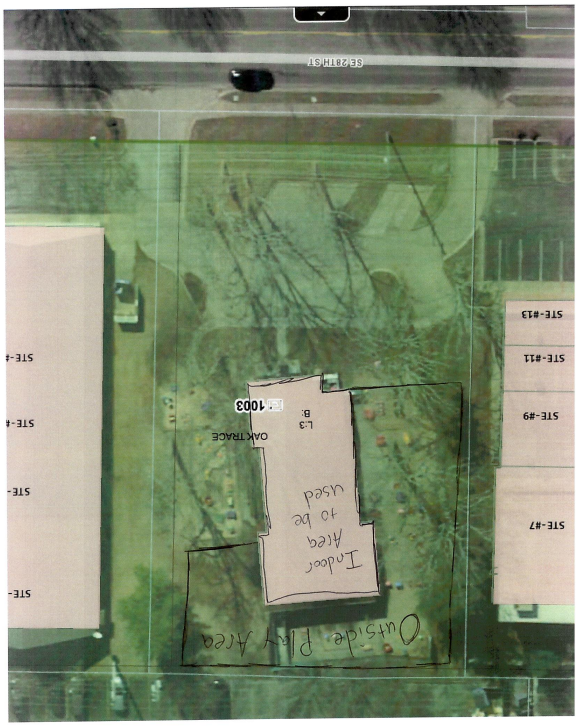
- Narrative. A typed narrative addressing each of the following items:

o **Proposed use and reason for the proposed use;**

Proposed use is a dog grooming salon in order to operate we need the ability to kennel dogs which under the current zoning requires a conditional use permit.

o Site plan drawn to scale designating the property lines, existing structure(s), proposed structure(s), and indoor and outdoor areas to be utilized;





o Hours of operation, including days of the week;

We plan to operate Monday – Friday 8am-6pm and Saturday 9am-4pm

o Indoor and outdoor areas to be utilized;

We will be using the whole inside space for dog grooming and doggie daycare.

o Planned indoor and outdoor structural changes;

We will be taking out a bathroom and adding dog grooming tubs, along with creating an upgraded client entrance, and we plan to upgrade the fencing around the property.

o Parking needs required for the proposed use including existing and proposed- provide sketch of traffic flow and parking pattern (if applicable);

Not applicable.

o Planned outdoor lighting changes.

No outdoor lighting changes planned.

o Anticipated patrons, clients, deliveries, and/or customers (average per day).

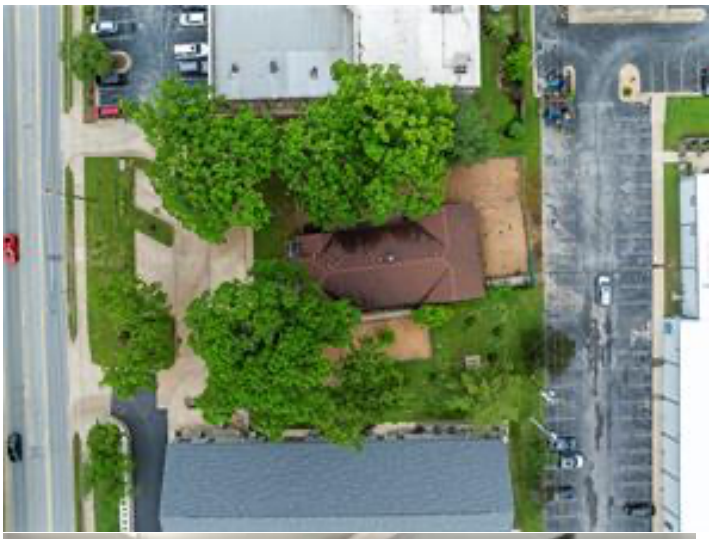
We expect to have around 40 clients who will be in and out. The process will require them to drop off and then come back to pick up.

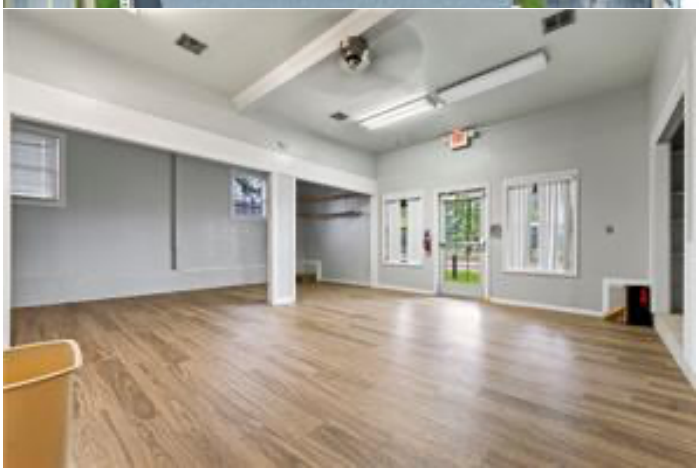
o Proposed number of employees.

6-8

o Photographs of the property

EXIT





	Downtown Bentonville Microbrewery
	410 Southwest A Street
	PC Date: 9/17/2024

Staff Report Details

Project Number	CU24-0016
Applicant / Current Owner	Rebecca Davitt / SW A Building LLC
Site Area	+/- 0.07 Acres
Current Zoning	DC, Downtown Core
Requested Zoning	N/A
Current Future Land Use Map Designation	Downtown Commercial
Requested Future Land Use Map Designation	N/A
Development Type / Use	Microbrewery/Restaurant
Related projects	CALT24-0015

Property Description

The subject property is located at 410 Southwest A Street. The property has direct access to Southwest A Street. The property is zoned D-C, Downtown Core, with a Future Land Use Map Designation of Downtown Commercial. Restaurant, Microbrewery requires a conditional use permit for D-C, Downtown Core zoning.

Project Details

Per the applicant's narrative, SW A Building is proposing a new Microbrewery Restaurant at 410 Southwest A Street. The restaurant will be open Tuesday – Sunday from 11:00 AM – 10:00 PM.

Based on the applicant's narrative, the restaurant is planning to have 3 full-time employees and 2-6 part-time employees and is expecting approximately 50 patrons per day and 2 delivery trucks per week.

Per the applicant's narrative, the structural changes include building an 18' wall to separate the kitchen from the taproom, removing the existing bar to build a new bar, patching and painting walls, adding plumbing for the bar, and adding 110 plugs and 220-amp service for the brew system. The parking is shared between the suites and there are no planned structural exterior changes. Please see the applicant's narrative for photos of the site.

Relationship to the General Plan / Projected Traffic Impact

The proposed use as a microbrewery restaurant will not have a significant projected increase in traffic because the site was a restaurant before. Southwest A Street is a Collector Downtown Street, which connects to Southwest 8th Street, Southwest 14th Street, and South Walton Boulevard.

Public Comment

Has Staff received Public Comment at the time of this report? : **No**

Analysis / Waivers

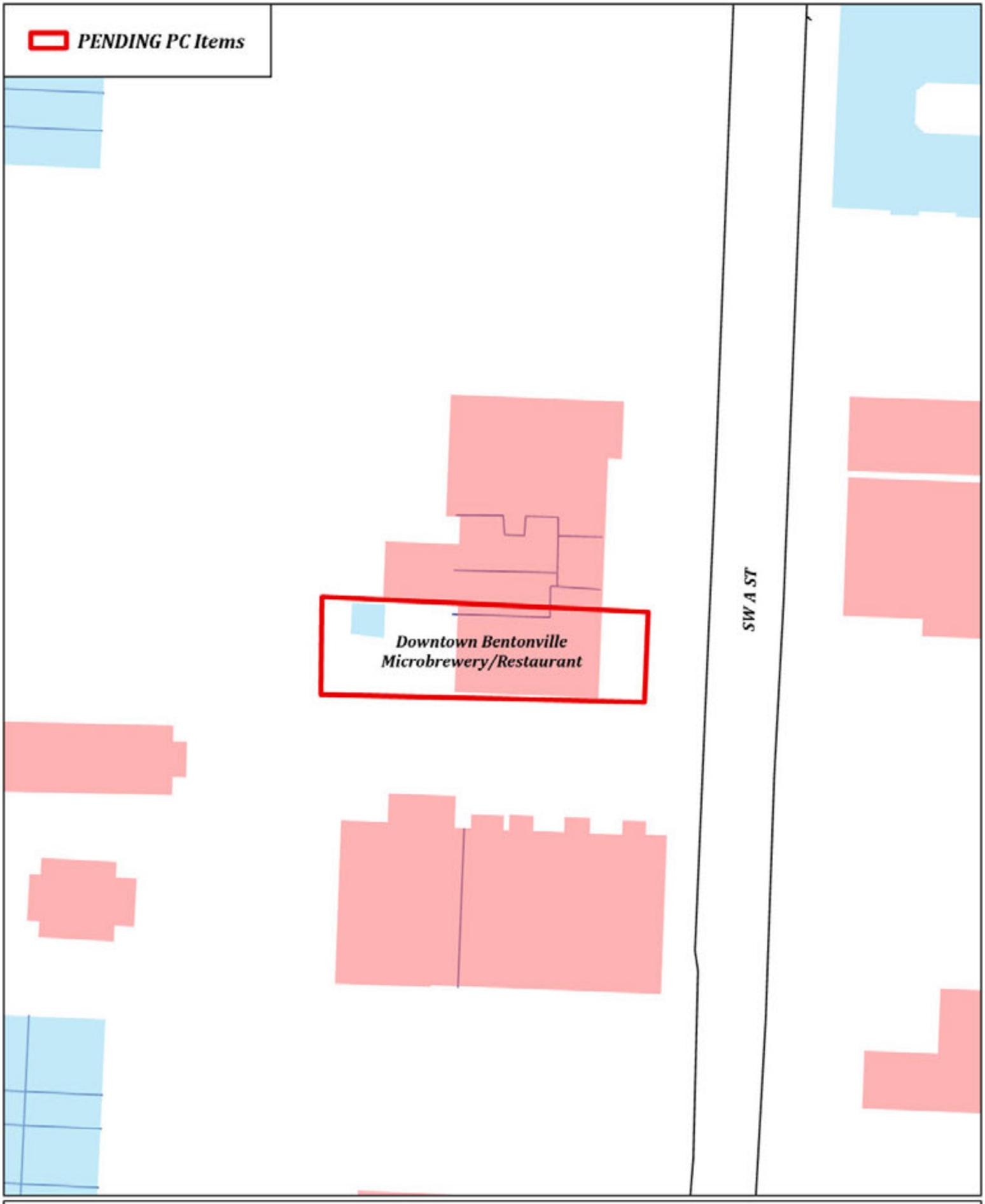
Conclusion

The following conditions of approval, and any others not listed, may be considered by the Planning Commission:
1. This Conditional Use Permit shall be valid in perpetuity or until such time as the property is not used as a microbrewery/restaurant for a 1-year period.
2. An approved CALT - Commercial Alteration permit must be obtained from the Bentonville Building and Fire Department.
3. Any changes in scope, use, or ownership, may require a new Conditional Use Permit. In addition, the Planning Commission has the ability to hold a public hearing on or revoke the Conditional Use at any time.
4. The applicant shall coordinate with the Bentonville Building and Fire Safety Department for any additional permitting requirements.

Water and Sewer requests that the Planning Commission consider the following conditions of approval:

1. Proposed use must meet all cross connection and sewer pretreatment standards.
2. This suite does not currently have a backflow device installed and this will be required.

Additional Details



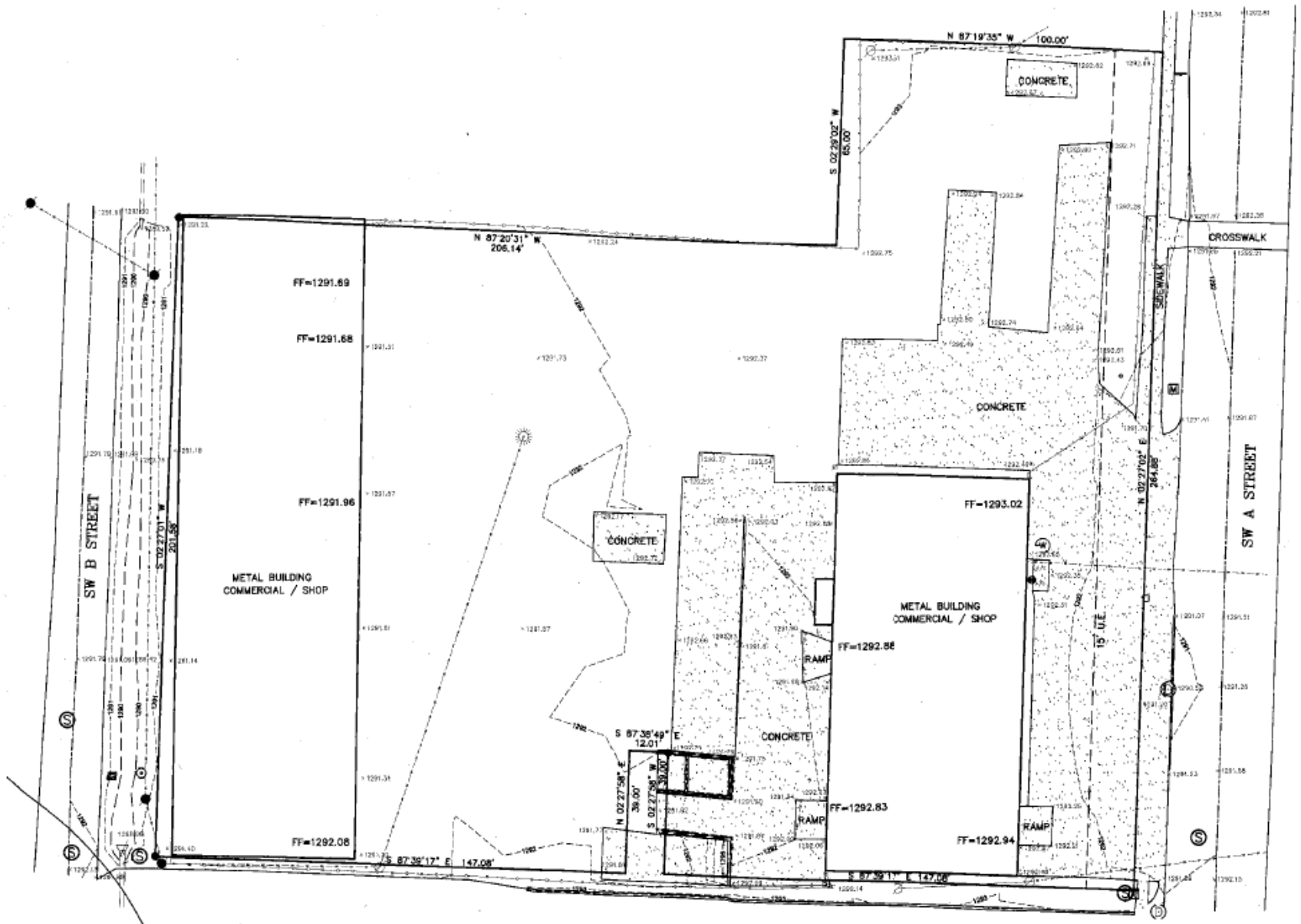
CU24-0016
Downtown Bentonville Microbrewery/Restaurant
Conditional Use

Conditional Use Permit Application-Proposed Use & Reason

Narrative:

1. Proposed use:
   We are seeking a conditional use permit to establish a gluten-free brewery and taproom at 410 SW A. ST. STE 8, Bentonville. This establishment will specialize in brewing a diverse range of gluten-free beers, offering a unique and inclusive experience for both gluten-intolerant and non-intolerant patrons. The taproom will serve as a welcoming space where customers can enjoy our craft beers, participate in community events, and engage in social activities.

   Reason for Proposed Use:
   The rationale for opening a gluten-free brewery and taproom at this location is multifaceted, focusing on community benefit, market demand, and alignment with local development goals:
   Community Benefit:
   Inclusivity: In addition to serving the general public, our brewery will also cater to individuals with celiac disease and gluten sensitivity, who often face challenges finding quality gluten-free beer options. By providing a dedicated space for gluten-free brewing, we aim to meet an underserved need in the community and offer a safe and enjoyable environment for these individuals.
   Social Hub: The taproom will function as a social gathering place, fostering community interaction and providing a venue for local events, such as trivia nights, music performances, and educational workshops on brewing and gluten-free living.
   Economic Impact:
   Job Creation: The establishment will create a range of job opportunities, including positions for brewers, servers, and administrative staff. This will contribute to local employment and support the area's economic development.
   Local Engagement: By sourcing ingredients and services locally whenever possible, we aim to stimulate the local economy and build strong relationships with other businesses in the area.
   Market Demand:
   Growing Trend: There is a growing demand for gluten-free products due to increasing awareness of gluten intolerance and celiac disease. By offering a diverse selection of gluten-free beers, we position ourselves to meet this market need and attract a loyal customer base.
   Unique Offering: As the only dedicated gluten-free brewery in the state, our establishment will draw visitors from beyond the local area, contributing to increased foot traffic and business for neighboring establishments.
   Compatibility with Zoning:
   Alignment with Community Goals: Our proposed use aligns with the community's goals of supporting diverse business ventures and enhancing local amenities. The brewery and taproom will complement existing businesses and contribute to a vibrant and inclusive neighborhood atmosphere.



Legend:

- Found Monument
- Power Pole
- Service Pole
- Light Pole
- Telephone
- Sanitary Sewer
- Storm Sewer
- Water Valve
- Water Meter
- Fire Hydrant
- Clean Out

Line Legend:

- Boundary
- Easement
- Centerline
- Overhead Electric
- Chainlink Fence
- Wood Privacy Fence

TOPOGRAPHIC SURVEY FOR:
SW A Building LLC

SURVEY 1, INC.
2620 Melody Lane, Springdale, Arkansas 72762
TEL 479-750-1608 FAX 479-750-1629
Gene E. Buescher R.L.S. #1181

W.O. 15187 | DRAWN BY: GB | DATE: SEPT 17, 2015

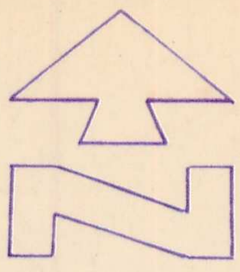
1 SITE SURVEY_BY OTHERS_REFERENCE ONLY

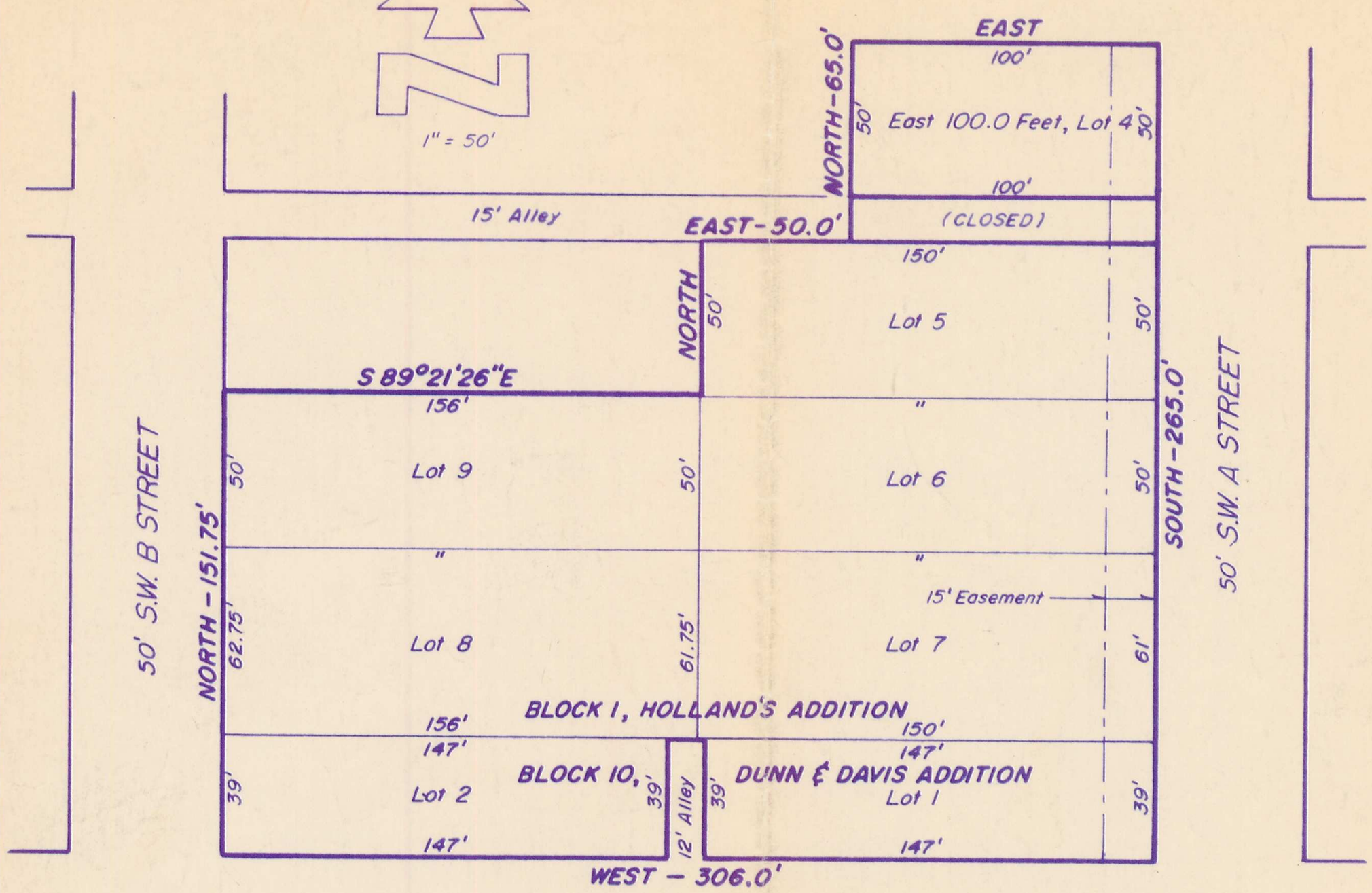
SCALE: 1/16" = 1'-0"

SITE SURVEY

T0.3

Z-306





FILED FOR RECORD
At 3:15 O'Clock P M.
DEC 22 1981
JOSEPHINE R. HEYLAND
Clerk and Recorder
BENTON COUNTY, ARK.

REPLAT FOR C. MAYO, INC. BENTONVILLE, ARKANSAS

DESCRIPTION:

Lots 5,6,7,8,9, and the East 100.0 feet of Lot 4, Block 1, Holland's Addition and Lots 1 and 2, Block 10, Dunn & Davis Addition to the City of Bentonville, Arkansas, further described as beginning at the NE corner of said Lot 4; thence South 265.0 feet; thence West 306.0 feet; thence North 151.75 feet; thence S 89°21'26"E 156.0 feet; thence North 50.0 feet; thence East 50.0 feet; thence North 65.0 feet; thence East 100.0 feet to the point of beginning.

OWNER'S CERTIFICATION & DEDICATION:

We, the undersigned, do hereby swear that we are the sole owners of the hereon platted property, and do hereby dedicate all streets and easements for use by the general public and for the installation of utilities.

C. MAYO, INC. (SEAL) By: Carlos Mayo President

Subscribed and sworn before me this 28th day of September, 1981.

NOTARY PUBLIC

My commission expires 5-15-83.

PLANNING COMMISSION:

This "REPLAT" is hereby accepted this 6th day of Nov, 1981. Acting CHAIRMAN

CITY COUNCIL:

This "REPLAT" is hereby accepted this 10 day of Nov, 1981. MAYOR CLERK

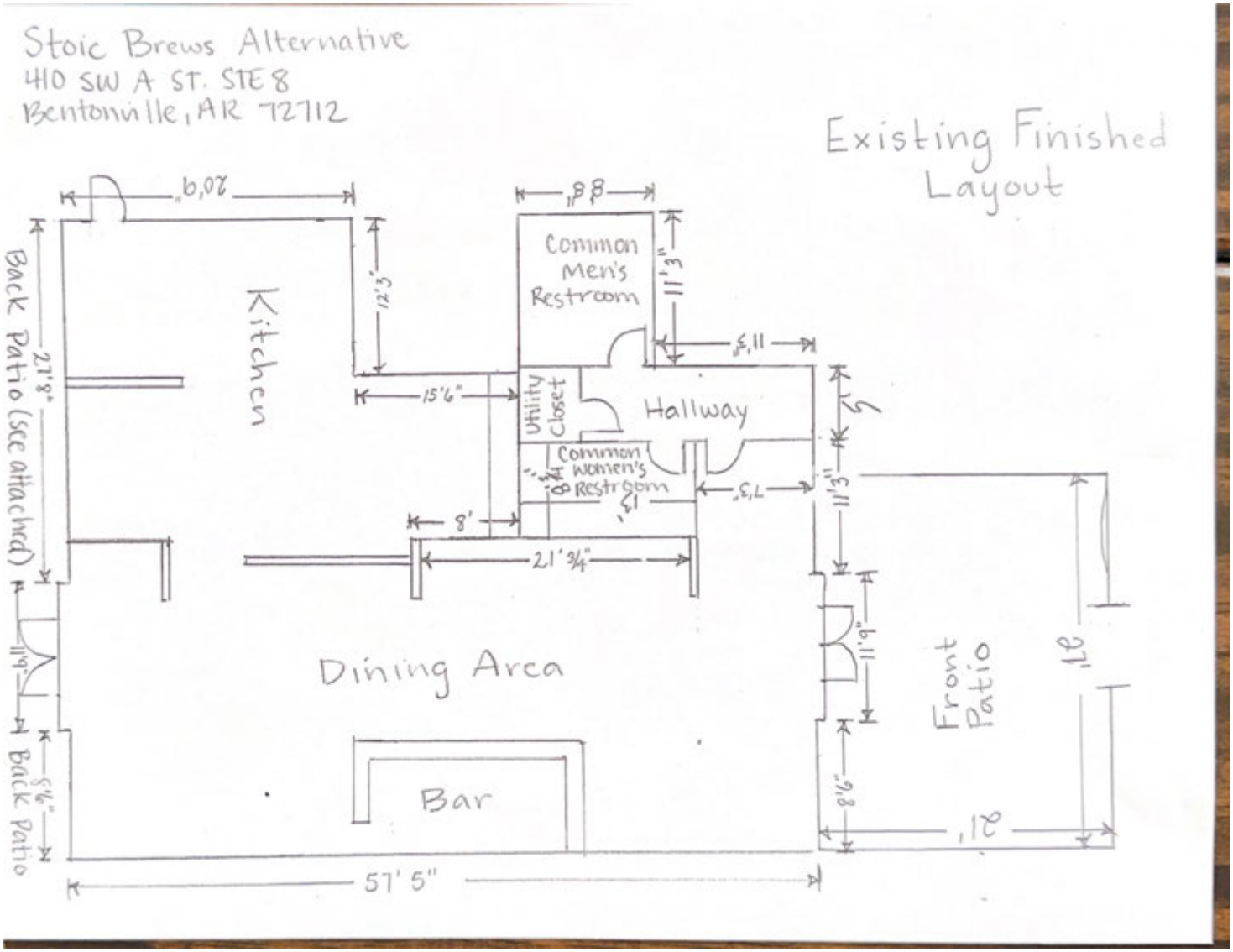
TECHNICAL REVIEW:

Electrical Dept. W. Holloway
Police Dept. K. L. Dam
Arkansas Western Gas Company Terry England
Arkansas State Highway Dept.
Water Dept.
Fire Dept.
Southwestern Bell Telephone
City Attorney
Sewer Dept.
Street Dept. John D. Shields
Cable T.V.
City Clerk Judy Reece

CERTIFICATION:

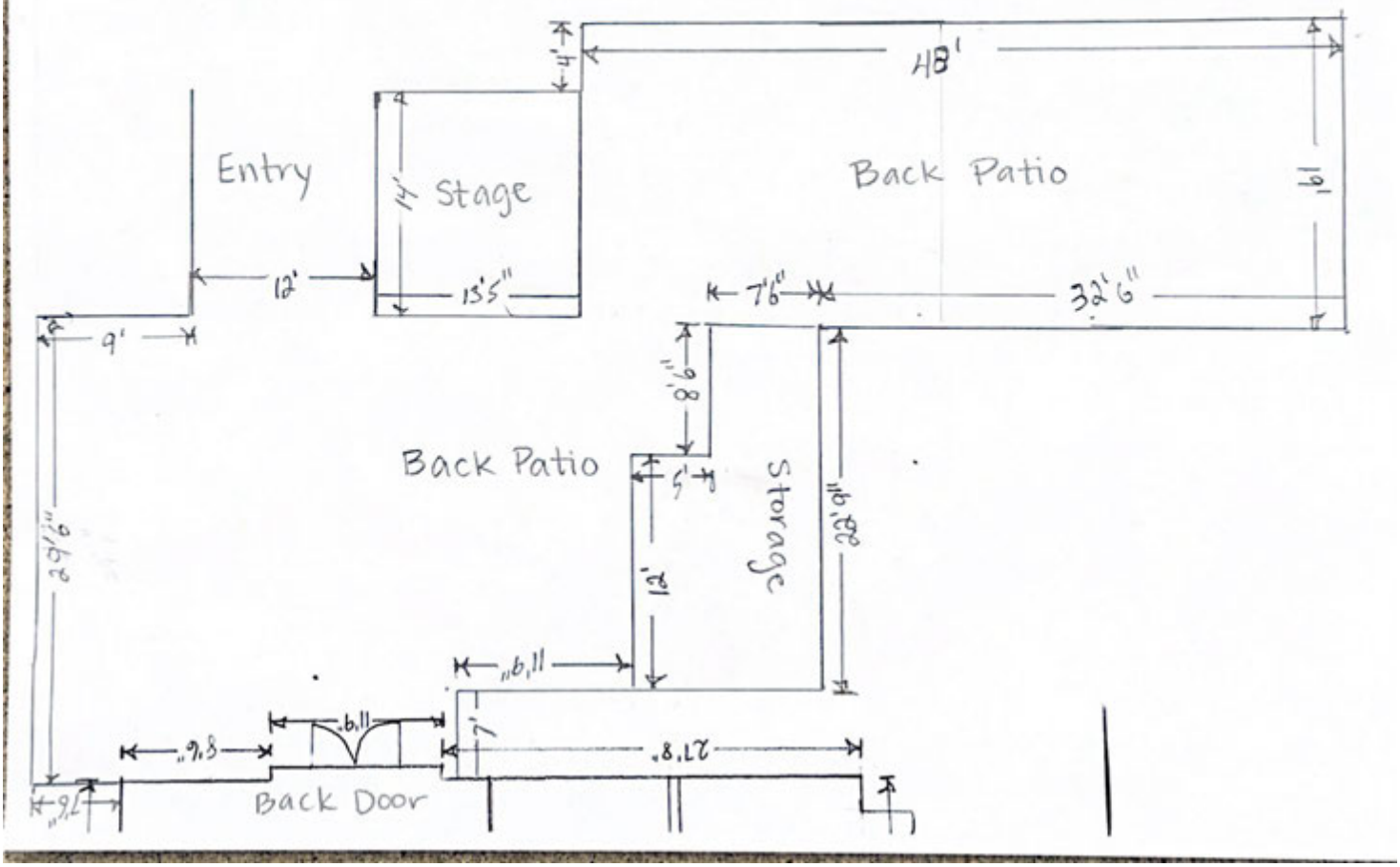
This is to certify that this plat is a representation of parts of T.J. Hollands Subdivision, deed record 31, page 197, and Dunn and Davis Addition, plat record "B", page 117, Bentonville, Arkansas.

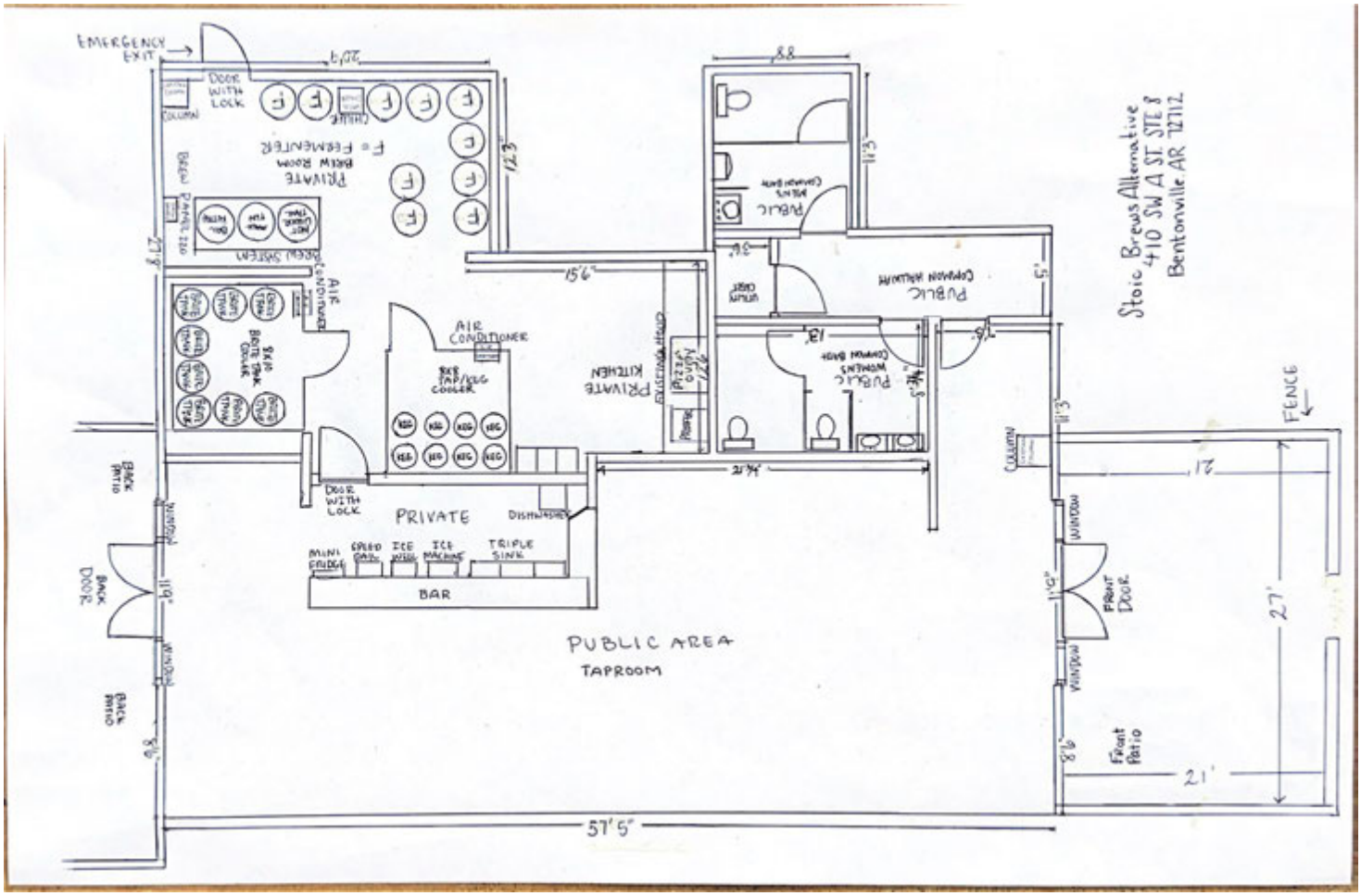
Thomas E. Pace A.R.L.S. #572


Stoic Brews Alternative
410 SW A ST. STE 8
Bentonville, AR 72712
Existing Finished Layout
6,02
8,8
Common Men's Restroom
11'3"
12'3"
Kitchen
5,11
15'6"
Utility closet
Hallway
Common Women's Restroom
7,3
8'
21' 3/4"
Back Patio (see attached)
27'8"
Dining Area
Front Patio
18'
Bar
Back Patio
57' 5"

Stoic Brews Alternative
410 SW A. ST. STE 8
Bentonville, AR. 72712

Existing Back Patio




EMERGENCY EXIT
DOOR WITH LOCK
PRIVATE BREW ROOM
F = FERMENTER
BREW SYSTEM
AIR CONDITIONER
SKIN BEER TANK COOLER
AIR CONDITIONER
KEG TAP/KEG COOLER
PRIVATE KITCHEN
PUBLIC WOMENS
PUBLIC
PUBLIC
DOOR WITH LOCK
PRIVATE
DISHWASHER
MINI FRIDGE
FRIED GRID
ICE WELL
ICE MACHINE
TRIPLE SINK
BAR
PUBLIC AREA
TAPROOM
BACK DOOR
BACK PATIO
WINDOW
WINDOW
FRONT DOOR
FENCE
Front Patio
Stoic Brews Alternative
410 SW A ST. STE 8
Bentonville AR 72712
57'5"
27'
21'
12'

Conditional Use Permit Application-Hours of operation

Monday: CLOSED
Tuesday-Sunday: 11am-10pm

Conditional Use Permit Application-Indoor and Outdoor Areas to be Utilized

Indoor:
We will be using approximately 2200sq ft of indoor space for the kitchen, brewery, and taproom.

Outdoor:
Approximately 800 square feet of space outside will be used for outdoor seating, music, and games. Both front and back patio areas are shown in the floor plan layout attached.
There will be no structural changes to the outdoor spaces.

Conditional Use Permit-Planned Indoor and Outdoor Structural Changes

Indoor:
Build one 18’ wall to separate the kitchen from the taproom (see attached), remove existing bar and build new bar (see attached), patch and paint walls, plumbing for the bar, adding 110 plugs, adding 220 amp service for the brew system.

Outdoor:
No structural changes

Conditional Use Permit Application-Parking Needs

This is a shared parking lot between suite 2 and suite 8. There are no proposed changes to this space. Please see attached aerial view of the existing parking lot with traffic flow.

Collier and Associates
Ingress
Egress
Ingress
Egress
SW A St
The HUB Bike Loung
Bike Shop & Bar
In Bentonville
Pedaler's Pub
Recently viewed
Fox Racing

Conditional Use Permit Application-Planned Outdoor Lighting Changes

There are no planned outdoor lighting changes.

Conditional Use Permit Application-Anticipated Patrons

We are anticipating approximately 50 patrons per day, and 2 delivery trucks per week.

Conditional Use Permit Application-Number of Employees

We plan on having approximately 3 full time employees and 2 part time employees for the first 6 months. Thereafter, we anticipate adding 4 more part time employees.

FOX

EXIT

EXIT

Milligan

105 Northwest 6th Street

PC Date: 9/17/2024

Staff Report Details

Project Number	RZ24-0033
Applicant / Current Owner	Chris and Christy Milligan
Site Area	+/- **[0.21]** Acres
Current Zoning	R-1,Single-Family Low-density Residential
Requested Zoning	DN-2, Downtown Neighborhood Medium Density Residential
Current Future Land Use Map Designation	Medium Density Residential
Requested Future Land Use Map Designation	N/A
Development Type / Use	Single-family Residential/new fence
Related projects	N/A

Property Description

This property is located at 105 Northwest 6th Street. Adjacent zoning districts are R-1, single-family Low Density Residential to the north, east, south, and west, as well as DN-2, Downtown Medium Density Residential to the south, and R-2, Medium Density Residential to the west.

Project Details

The Future Land Use Plan currently depicts this property as Medium Density Residential (MDR). The applicant states in their narrative that they are seeking this rezone in order to build an 8-foot fence along Northwest A Street to reduce street noise. There are no plans to redevelop the site at this time.

Relationship to the General Plan / Projected Traffic Impact

The subject property is located within a Medium Density Residential (MDR) land use designation. Moreover, the land use and zoning requested supports Priority Area 1, Downtown Intensification, as identified in Chapter 4 of the Bentonville Community Plan. These areas highlight the reinvestment in urban neighborhoods in and around Downtown Bentonville.

Relationship to the General Plan / Projected Traffic Impact

No impact on traffic is expected as a consequence of this rezoning.

Similarly, this property lies within a few zoning districts. The property is surrounded by R-1, Low-Density Single-Family Residential to the north, south, east, and west and some DN-2, Downtown Medium Density Residential to the south and R-2, medium density residential to the west.

From a built environment lens, this neighborhood consists of single-family homes, transitioning to mixed use and two-family structures as you move towards the city center. The request is consistent with the form and context of the area, as well as the future land use designation. All public utilities exist and currently service this site.

Public Comment

Has Staff received Public Comment at the time of this report? : **No**

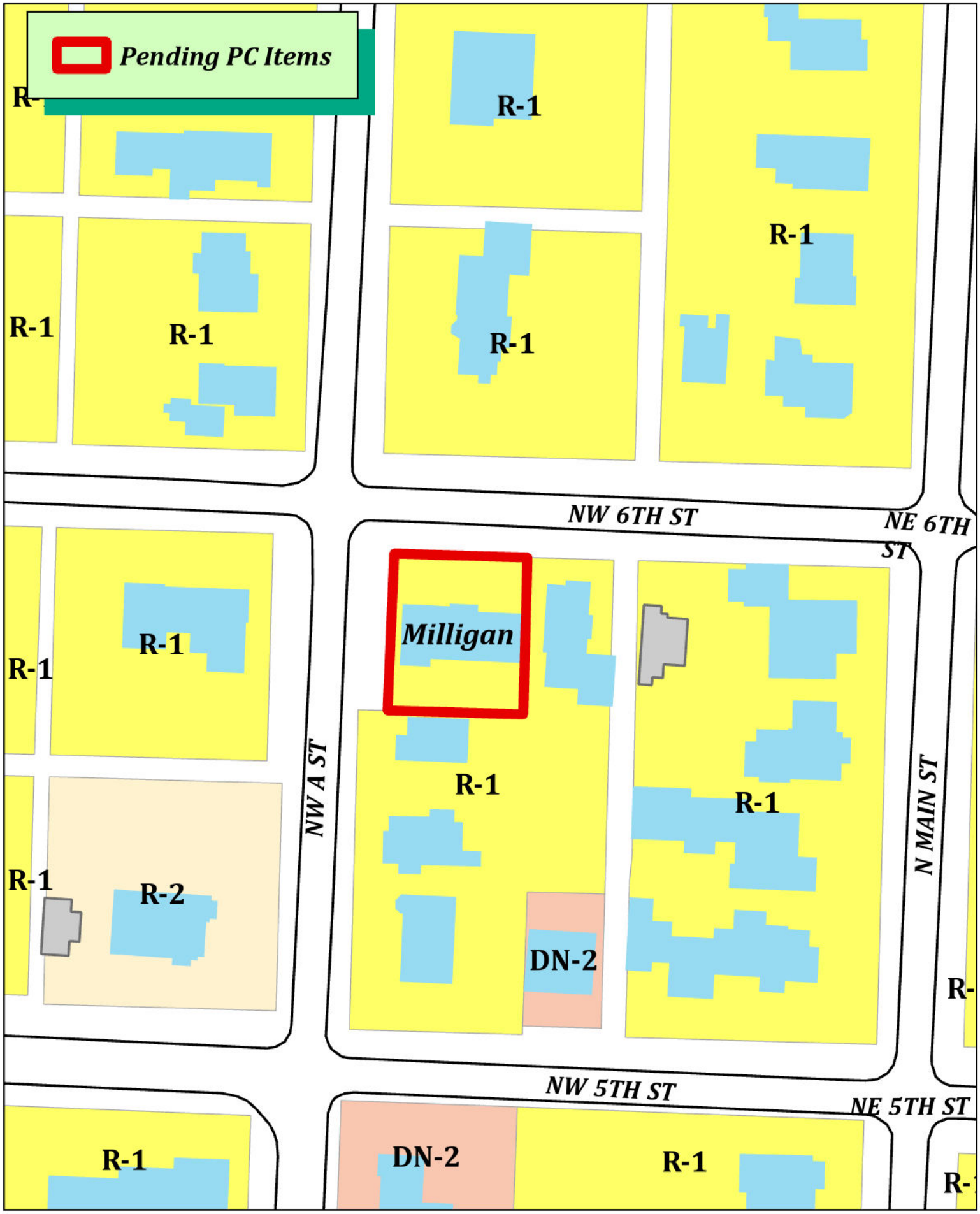
Analysis / Waivers

The DN-2, Downtown Medium-Density Residential District is intended to allow for smaller-lot single-family and two-family developments. This is the area of downtown that is primarily small-lot residential with an opportunity for infill development and some services. The physical form of structures in this neighborhood is residential in character, transitioning to mixed use as you move south along A Street.

Conclusion

This request is consistent with the Future Land Use Plan and therefore staff supports the proposed rezone request.

Additional Details



RZ24-0033
Chris and Christy Milligan
R-1 to DN2

Chris & Christy Milligan
105 NW 6th Street
Bentonville, AR 72712
501.831.0729
milligan.c@gmail.com

August 15, 2024

City of Bentonville Planning Department
Variance – Planning Commission
305 SW A Street
Bentonville, AR 72712

To Whom It May Concern:

We are the current owners of the home at 105 NW 6th Street currently is zoned R-1 and we are asking for a variance to the 6'-0" tall fence height to increase to 8'-0".

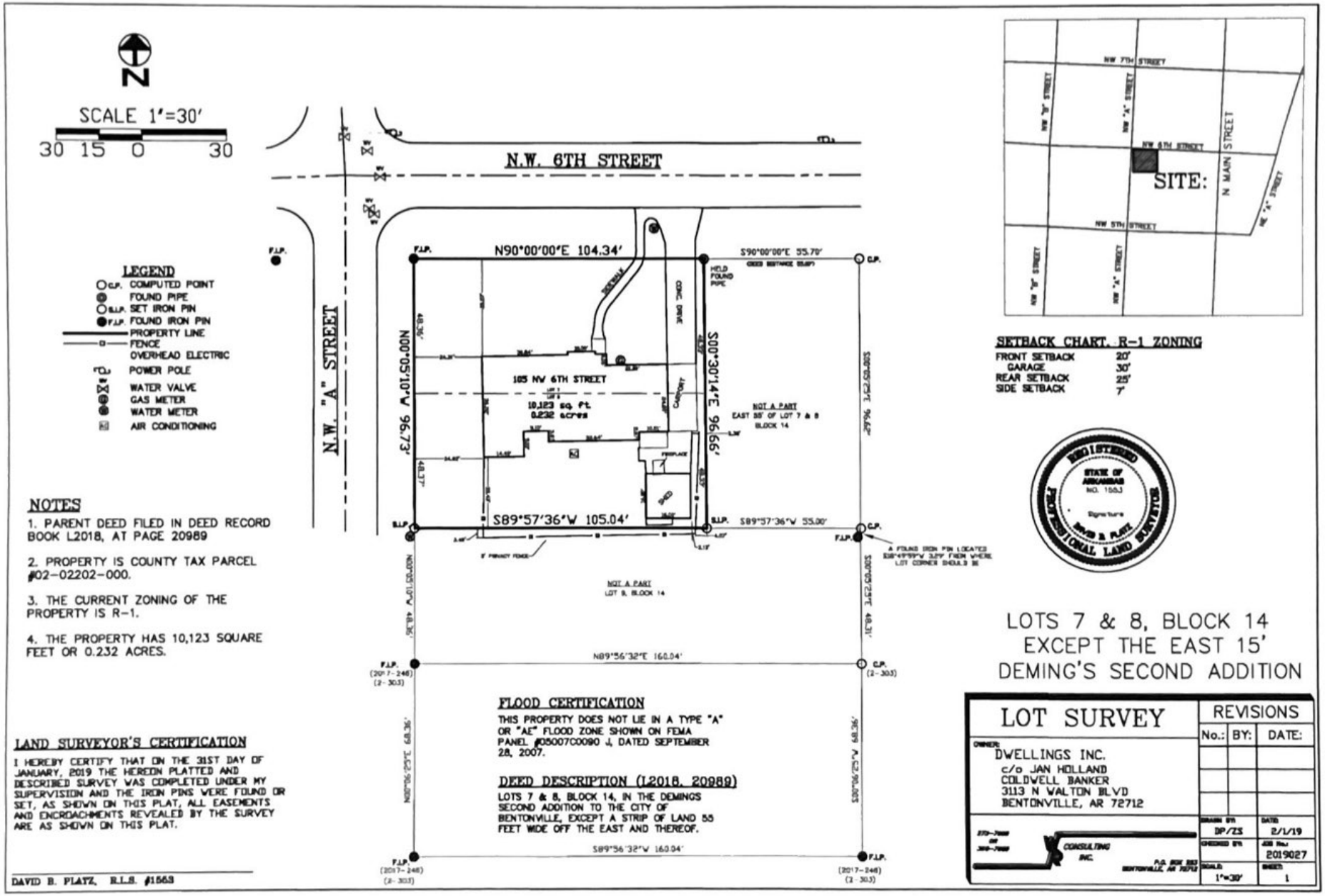
The property is located at the corner of NW A Street and NW 6th Street, parcel number 02-02202-000. It encompasses the previous lots 7 and 8, Block 14 in the Demings second addition to the City of Bentonville, except a strip of land 55' wide off the east and thereof (survey attached).

We are asking for a variance so we can rebuild our current fence to 8'-0" tall vs the 6'-0" height we currently have. This will have no impact on the current use, traffic, or water and sewer. There will be no signage as well. The taller 8'-0" fence will help along A Street in creating more privacy and helping to reduce street noise.

Thanks you for your consideration.

Sincerely,

Christy and Chris Milligan



NOTES

1. PARENT DEED FILED IN DEED RECORD BOOK L2018, AT PAGE 20989
2. PROPERTY IS COUNTY TAX PARCEL #02-02202-000.
3. THE CURRENT ZONING OF THE PROPERTY IS R-1.
4. THE PROPERTY HAS 10,123 SQUARE FEET OR 0.232 ACRES.

LAND SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT ON THE 31ST DAY OF JANUARY, 2019 THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION AND THE IRON PINS WERE FOUND OR SET, AS SHOWN ON THIS PLAT. ALL EASEMENTS AND ENCROACHMENTS REVEALED BY THE SURVEY ARE AS SHOWN ON THIS PLAT.

DAVID B. PLATZ, R.L.S. #1563

FLOOD CERTIFICATION

THIS PROPERTY DOES NOT LIE IN A TYPE "A" OR "AE" FLOOD ZONE SHOWN ON FEMA PANEL #05007C0090 J, DATED SEPTEMBER 28, 2007.

DEED DESCRIPTION (L2018, 20989)

LOTS 7 & 8, BLOCK 14, IN THE DEMINGS SECOND ADDITION TO THE CITY OF BENTONVILLE, EXCEPT A STRIP OF LAND 55 FEET WIDE OFF THE EAST AND THEREOF.

LOTS 7 & 8, BLOCK 14 EXCEPT THE EAST 15' DEMING'S SECOND ADDITION

LOT SURVEY

REVISIONS		
No.:	BY:	DATE:

OWNER:
DWELLINGS INC.
c/o JAN HOLLAND
COLDWELL BANKER
3113 N WALTON BLVD
BENTONVILLE, AR 72712

CONSULTING INC.
P.O. BOX 353 BENTONVILLE, AR 72712

DRAWN BY: DP/ZS	DATE: 2/1/19
CHECKED BY:	JOB No.: 2019027
SCALE: 1"=30'	SHEET: 1

ORDINANCE NO. _____

AN ORDINANCE CHANGING REAL ESTATE IN THE CITY OF BENTONVILLE, ARKANSAS, FROM ITS PRESENT ZONING CLASSIFICATION OF R-1, LOW DENSITY SINGLE FAMILY RESIDENTIAL TO DN-2, DOWNTOWN MEDIUM-DENSITY RESIDENTIAL; AND FOR OTHER PURPOSES.
(PROJECT NUMBER: RZ24-0033)

WHEREAS, Chris & Christy Milligan duly filed a petition with the Planning Commission requesting that the hereinafter described property situated in Benton County, Arkansas, be changed from its present zoning classification of R-1, LOW DENSITY SINGLE FAMILY RESIDENTIAL to DN-2, DOWNTOWN MEDIUM-DENSITY RESIDENTIAL to be used in accordance with city zoning laws and state laws, which property is described as follows:

LOT 17, BLOCK 14, IN THE DEMINGS SECOND ADDITION TO THE CITY OF BENTONVILLE;

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held September 17, 2024 in the Council Chambers of the City of Bentonville;

WHEREAS, public notice of said hearing having been published in the Northwest Arkansas Democrat-Gazette for the time and in the manner required by law; and

WHEREAS, the Planning Commission voted to recommend to the City Council that the petition be approved and that said property be rezoned from its present classification of R-1, LOW DENSITY SINGLE FAMILY RESIDENTIAL to DN-2, DOWNTOWN MEDIUM-DENSITY RESIDENTIAL.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF BENTONVILLE, ARKANSAS:

Section 1: That the above described real property is hereby changed from its present zoning classification of R-1, LOW DENSITY SINGLE FAMILY RESIDENTIAL to DN-2, DOWNTOWN MEDIUM-DENSITY RESIDENTIAL to be used in accordance with the city zoning laws and state laws;

Section 2 - Severability Provision: If any part of this Ordinance is held invalid, the remainder of this Ordinance shall continue in effect as if such invalid portion never existed; and

Section 3 - Repeal of Conflicting Provisions: All Ordinances, Resolutions, or Orders of the City Council, or parts of the same, in conflict with this Ordinance are repealed to the extent of such conflict.

PASSED AND APPROVED this_____ day of _____, 2024.

APPROVED:

_____
Stephanie Orman, Mayor

ATTEST:

_____
Malorie Marrs, City Clerk

Friendly Inn, LLC

504 Northwest A Street

PC Date: 9/17/2024

Staff Report Details

Project Number	RZ24-0034
Applicant / Current Owner	Friendly Inn LLC
Site Area	+/- **[Site_Area]** Acres
Current Zoning	R-1 Low Density Single Family Residential
Requested Zoning	DN-2, Medium Density Residential
Current Future Land Use Map Designation	Medium Density Residential
Requested Future Land Use Map Designation	N/A
Development Type / Use	Single Family Residential/new fence
Related projects	N/A

Property Description

This property is located at 504 Northwest A Street. Adjacent zoning districts are R-1, single-family Low Density Residential, DN-2, Downtown Medium Density Residential, and R-2, Medium Density Residential.

Project Details

The Future Land Use Plan currently depicts this property as Medium Density Residential (MDR). The applicant states in their narrative that they are seeking this rezone in order to build an 8-foot fence along Northwest A Street to reduce street noise. There are no plans to redevelop the site at this time.

Relationship to the General Plan / Projected Traffic Impact

The subject property is located within a Medium Density Residential (MDR) land use designation. Moreover, the land use and zoning requested supports Priority Area 1, Downtown Intensification, as identified in Chapter 4 of the Bentonville Community Plan. These areas highlight the reinvestment in urban neighborhoods in and around Downtown Bentonville.

Relationship to the General Plan / Projected Traffic Impact

No impact on traffic is expected as a consequence of this rezoning.

Similarly, this property lies within a few zoning districts. The property is surrounded by R-1, Low-Density Single-Family Residential to the north, south, east, and west and some DN-2, Downtown Medium Density Residential to the south and R-2, medium density residential to the west.

From a built environment lens, this neighborhood consists of single-family homes, transitioning to mixed use and two-family structures as you move towards the city center. The request is consistent with the form and context of the area, as well as the future land use designation. All public utilities exist and currently service this site.

Public Comment

Has Staff received Public Comment at the time of this report? : **No**

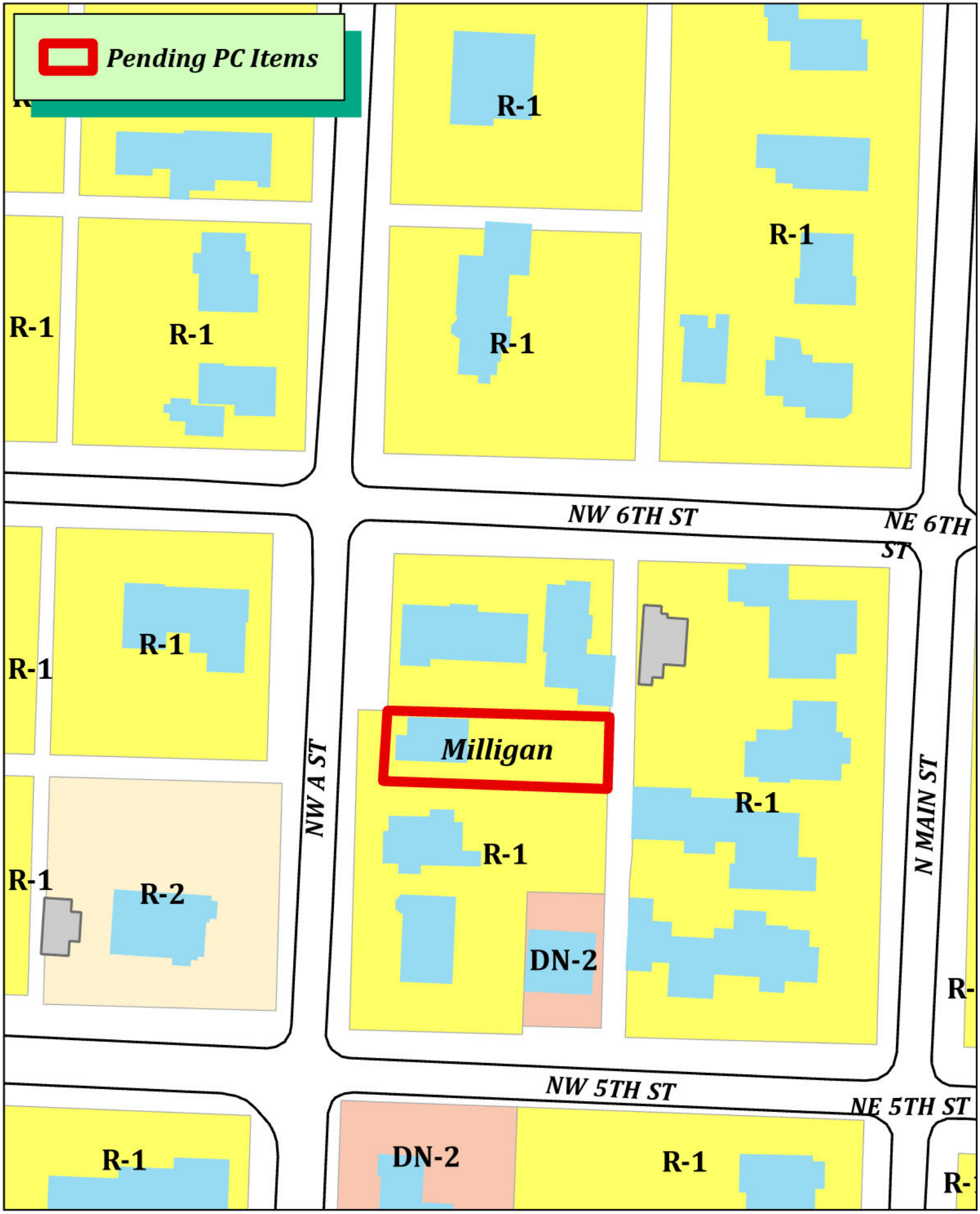
Analysis / Waivers

The DN-2, Downtown Medium-Density Residential District is intended to allow for smaller-lot single-family and two-family developments. This is the area of downtown that is primarily small-lot residential with an opportunity for infill development and some services. The physical form of structures in this neighborhood is residential in character, transitioning to mixed use as you move south along A Street.

Conclusion

This request is consistent with the Future Land Use Plan and therefore staff supports the proposed rezone request.

Additional Details



RZ24-0034
Chris and Christy Milligan
R-1 to DN2

Friendly Inn LLC
Chris & Christy Milligan
504 NW A St
Bentonville, AR 72712
501.831.0729
milligan.c@gmail.com

July 26, 2024

City of Bentonville Planning Department
Rezoning - Board of Adjustments
305 SW A Street
Bentonville, AR 72712

To Whom It May Concern:

We are the current owners, Friendly Inn LLC, of the home at 504 NW A Street currently is zoned R-1 and we are asking to rezone to DN2 as per the Future Land Use Plan of the downtown Bentonville area.

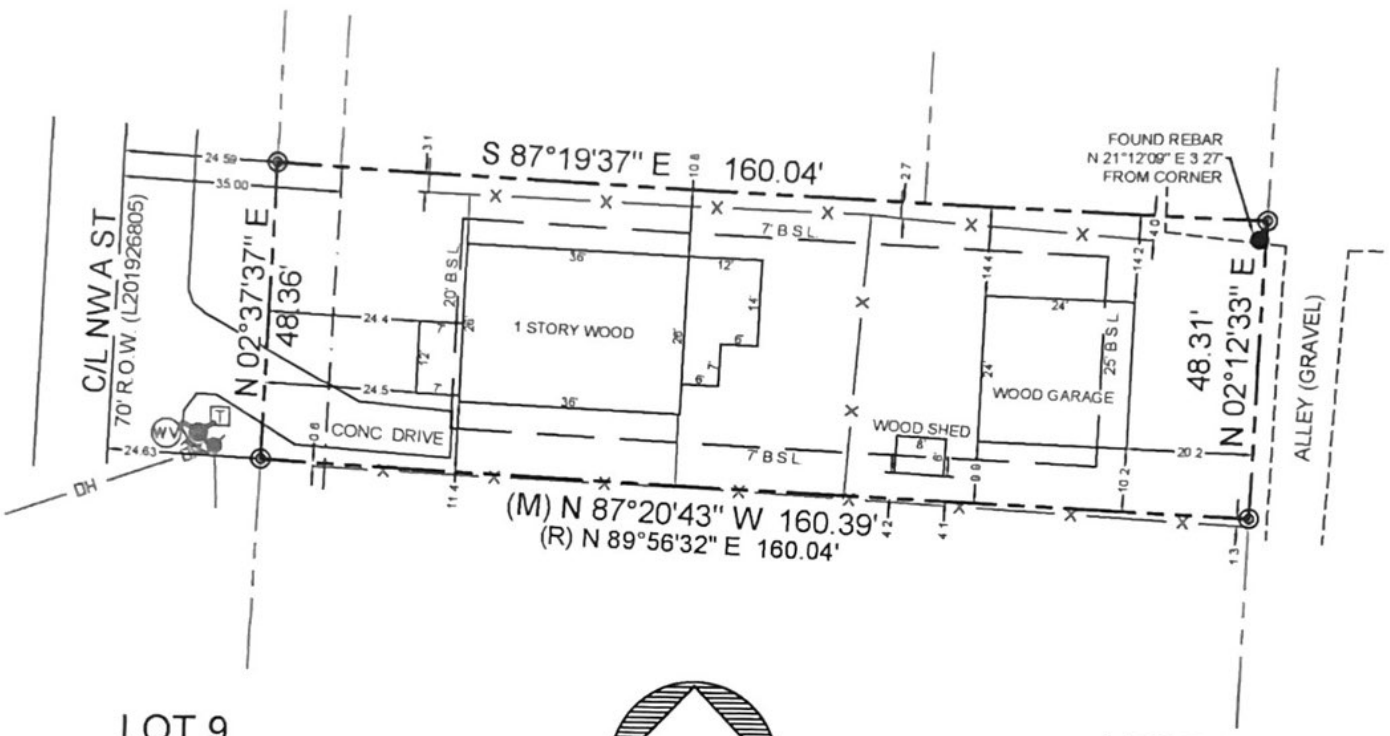
The property is located along NW A Street between NW 5th Street and NW 6th Street, parcel number 01-02204-000. It encompasses lot 9, Block 14 in the Demings second addition to the City of Bentonville (survey attached).

We are asking to rezone so we can rebuild our current fence to 8'-0" tall vs the 6'-0" height we currently have. This will have no impact on the current use, traffic, or water and sewer. There will be no signage as well. The taller 8'-0" fence will help along A Street in creating more privacy and helping to reduce street noise.

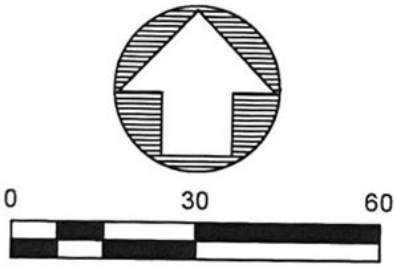
Thanks you for your consideration.

Sincerely,

Christy and Chris Milligan



LOT 9
7,743.92 SQ. FT.
0.18 ACRES ±
P.N. 01-02204-000
ZONE R-1



LEGEND

- FOUND REBAR
- SET REBAR W/CAP
- UTILITY POLE
- TELEPHONE RISER
- WATER VALVE
- FIRE HYDRANT
- PROPERTY LINE
- RIGHT-OF-WAY
- CENTERLINE
- SETBACK
- FENCE LINE
- OVERHEAD LINE

LEGAL DESCRIPTION:

LOT 9, BLOCK 14, DEMING'S 2ND ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN IN THE BENTON COUNTY RECORDS.

FLOOD CERTIFICATION:

I CERTIFY THAT I HAVE EXAMINED THE OFFICIAL FLOOD INSURANCE HAZARD RATE MAP PANEL NO. 05007C0090J (EFFECTIVE DATE 09/28/2007) AND FOUND IN THE DESCRIBED PROPERTY HEREON LIES IN ZONE "X", AN AREA HAVING NO SPECIAL FLOOD HAZARDS.

SURVEYOR'S CERTIFICATE:

I CERTIFY THAT I HAVE COMPLETED A SURVEY OF THE ABOVE DESCRIBED PROPERTY. THE PROPERTY LINES AND CORNER MONUMENTS ARE TO THE BEST OF MY KNOWLEDGE AND ABILITY, CORRECTLY ESTABLISHED, AND THERE ARE NO VISIBLE ENCROACHMENTS EXCEPT AS SHOWN ON THIS PLAT. THIS SURVEY MEETS THE CURRENT "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS", PER THE STATE OF ARKANSAS.

ROBERT J. CASTER, P.L.S. NO 1370, ARKANSAS — 02/06/2024 DATE

REGISTERED
STATE OF ARKANSAS
NO. 1370
SIGNATURE
ROBERT J. CASTER
PROFESSIONAL LAND SURVEYOR

CERTIFICATE OF AUTHORIZATION
COA CERTIFICATE NUMBER: 3049

DRAWN: ASG
CHECKED: RJC
DATE: 02/06/2024
SCALE: 1" = 30'
JOB #: 24-028
SHEET: 1 OF 1 SHEET

BOUNDARY SURVEY

LOT 9, BLOCK 14, DEMING'S 2ND ADDITION
504 NW A STREET
CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS

CASTER & ASSOCIATES
LAND SURVEYING, INC.
2715 SE "I" Street, Suit 5
Bentonville, AR 72712
(479) 268-4464

ORDINANCE NO. _____

AN ORDINANCE CHANGING REAL ESTATE IN THE CITY OF BENTONVILLE, ARKANSAS, FROM ITS PRESENT ZONING CLASSIFICATION OF R-1, LOW DENSITY SINGLE FAMILY RESIDENTIAL TO DN-2, DOWNTOWN MEDIUM-DENSITY RESIDENTIAL; AND FOR OTHER PURPOSES.
(PROJECT NUMBER: RZ24-0034)

WHEREAS, Friendly Inn LLC duly filed a petition with the Planning Commission requesting that the hereinafter described property situated in Benton County, Arkansas, be changed from its present zoning classification of R-1, LOW DENSITY SINGLE FAMILY RESIDENTIAL to DN-2, DOWNTOWN MEDIUM-DENSITY RESIDENTIAL to be used in accordance with city zoning laws and state laws, which property is described as follows:

LOT 9, BLOCK 14, IN THE DEMINGS SECOND ADDITION TO THE CITY OF BENTONVILLE;

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held September 17, 2024 in the Council Chambers of the City of Bentonville;

WHEREAS, public notice of said hearing having been published in the Northwest Arkansas Democrat-Gazette for the time and in the manner required by law; and

WHEREAS, the Planning Commission voted to recommend to the City Council that the petition be approved and that said property be rezoned from its present classification of R-1, LOW DENSITY SINGLE FAMILY RESIDENTIAL to DN-2, DOWNTOWN MEDIUM-DENSITY RESIDENTIAL.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF BENTONVILLE, ARKANSAS:

Section 1: That the above described real property is hereby changed from its present zoning classification of R-1, LOW DENSITY SINGLE FAMILY RESIDENTIAL to DN-2, DOWNTOWN MEDIUM-DENSITY RESIDENTIAL to be used in accordance with the city zoning laws and state laws;

Section 2 - Severability Provision: If any part of this Ordinance is held invalid, the remainder of this Ordinance shall continue in effect as if such invalid portion never existed; and

Section 3 - Repeal of Conflicting Provisions: All Ordinances, Resolutions, or Orders of the City Council, or parts of the same, in conflict with this Ordinance are repealed to the extent of such conflict.

PASSED AND APPROVED this_____ day of _____, 2024.

APPROVED:

_____
Stephanie Orman, Mayor

ATTEST:

_____
Malorie Marrs, City Clerk

Huffner

704 Northwest 7th Street

PC Date: 9/17/2024

Staff Report Details

Project Number	RZ24-0035
Applicant / Current Owner	Will Kellstrom/Donald E. Huffner
Site Area	+/- 0.43 Acres
Current Zoning	R-1, Low-Density Single-Family Residential
Requested Zoning	DN-1, Downtown Low Density Residential
Current Future Land Use Map Designation	Low Density Residential (LDR)
Requested Future Land Use Map Designation	
Development Type / Use	
Related projects	

Property Description

The subject property is located at 704 Northwest 7th Street. It is presently zoned R-1, Low-Density Single-Family Residential, with a future land use designation of Low Density Residential (LDR). Surrounding zoning districts include R-1, Low-Density Single-Family Residential to the North, South, East, and West, and DN-2, Downtown Medium Density Residential to the Northwest. Surrounding land uses include Low Density Residential (LDR) to the North, South, East, and West, and Medium Density Residential (MDR) to the Northwest. This property has direct access to Northwest 7th Street.

Project Details

The applicant has proposed to rezone the subject property from R-1, Low-Density Single-Family Residential to DN-1, Downtown Low Density Residential. The applicant has stated that they would like to remodel and/or rebuild their home following the May tornado. Please see the applicant's narrative for more information.

Relationship to the General Plan / Projected Traffic Impact

Relationship to the General Plan / Projected Traffic Impact

The property is within Priority Area 1 Downtown Intensification which supports reinvestment in urban neighborhoods and increased density of residential development in certain locations downtown through permitting townhomes, multifamily, and/or small-lot single-family. This designation, together with the Land Use Classification of Low-Density Residential would align with DN-1 zoning on this property. DN-1 zoning would allow greater density on this lot through either a Cottage Court development or by splitting the lot into 2 for two small-lot single-family homes.

Chapter 4 of the Community Plan designates this location as a Redevelopment Area, defined as places that are currently developed but include uses or structures that are obsolete, incompatible with adjacent land uses, or not responsive to current or anticipated markets.

Chapter 5 of the Community Plan references Neighborhoods and Housing and directs 5 goals for residential areas to strive for. These include:

1. Providing a variety of housing types that meet the spectrum of demands from Bentonville's diverse population.
2. Improving the character of existing neighborhoods and ensuring that future neighborhoods reflect a compatible and high level of design.
3. Providing proximity to, or integrate within neighborhood development, resident-based services such as parks, trails, public facilities, and local commerce.
4. Using creative, market-driven tools to maintain housing availability for all socioeconomic levels.
5. Providing the residential environments that support the city's economic engine, employment base, and commerce.

The proposed rezoning may allow redevelopment to meet several of these goals. DN-1 allows Cottage Courts which, if developed in this location, could increase the variety of housing types and would provide a new residential environment to further support the City's growth.

Chapter 5 further identifies this property as being an in Area of Neighborhood Transformation. These are areas where existing neighborhoods are experiencing redevelopment due to a number of factors, including the age or condition of housing, proximity to other amenities, or the cost of land. This neighborhood in particular experienced substantial effects from the May tornado, which may further contribute towards redevelopment pressure. This chapter identifies three primary factors for the redevelopment pressure these areas already face:

1. Housing stock in these areas is old and often deteriorating or obsolete compared to other housing on the market. (For example, homes may lack modern kitchens, bathrooms on each floor, or multiple stories.)
2. These areas are close to attractive amenities, such as Downtown Bentonville or the Walmart Home Office, that elevate the market based on location
3. Land prices in many of these areas have risen dramatically in the past few years, and the growing market for small-lot single-family homes, townhouses, or condominiums is supporting the purchase and redevelopment of lots with increased residential densities.

To address these pressures, the Community Plan identifies a number of strategies including supporting housing variety, increasing residential density, utilizing alleys, and planting trees.

Public Comment

Public Comment

Has Staff received Public Comment at the time of this report? : **Yes**

Analysis / Waivers

The applicants proposed rezoning would allow the property to be redeveloped in ways that support the goals of the Community Plan. The request is further consistent with the alignment policy.

Conclusion

Staff recommends approval of this rezoning.

Additional Details

PENDING PC Items
Zoning
DN-2 Downtown Neighborhood 2
PRD
R-1 Single Family Residential
R-O Residential Office
NW F ST
R-1
R-1
NW 8TH ST
DN-2
DN-2
BELLA VISTA RD
R-1
R-1
Kellstrom
NW 7TH ST
PR
NW BIKE CT
DN
R-O
R-1
DN-
DN
N
W
E
S
RZ24-0035
Kellstrom
REZONE R-1 to DN-1
THE CITY OF
BENTONVILLE

WATKINS, BOYER, GRAY & CURRY, PLLC

ATTORNEYS AT LAW

WILLIAM P. WATKINS, III, P.A.
RONALD L. BOYER (OF COUNSEL)
JENNIFER E. GRAY, P.A.*
ANDREW T. CURRY, P.A.
WILLIAM A. KELLSTROM
* ALSO LICENSED IN MISSOURI

WRITER'S DIRECT E-MAIL
wkellstrom@watkinslawoffice.com

DELYNN HALE, SECRETARY
AMY BENSON, PARALEGAL
WHITNEY DUCKER, OFFICE MANAGER

August 9, 2024

City of Bentonville
Planning Department
305 SW A Street
Bentonville, Arkansas 72712

RE: Rezoning Parcel No. 01-03375-000 from R-1, Low Density Residential, to DN-1, Downtown Neighborhood, Low Density Residential;

Dear Planning Staff:

I have been retained to assist the applicant, Don Huffner, with respect to this rezoning request. The applicant is requesting that the property, Parcel No. 01-03375-000 (hereinafter "the Property"), be rezoned from R-1, Low Density Residential, to DN-1, Downtown Medium Density Residential. The applicant would like to rezone the property to bring it into conformance with the Future Land Use Plan, as well as to take advantage of the setbacks and lot dimensions of the newer downtown zoning designations.

The Property is located on NW 7th St., which is largely zoned R-1. DN-1 allows for essentially the same types of development as R-1, but with reduced setbacks. Accordingly, a rezoning to DN-1 would be in conformity with the remainder of the NW 7th St. and the surrounding neighborhood. The property is roughly 110 feet wide, and is .43 acres. Although the applicant does not intend to split the property into two lots, if he did so, the resulting lots would be roughly 55 feet wide, and .22 acres each, which would be in of conformity with other recent development.

The applicant is requested this rezone to re-build/remodel his home after the recent tornadoes. This rezoning would not increase traffic in any appreciable way. Lastly, there are six inch (6") water and sewer lines available at NW 7th St..

Thank you for considering this request for rezoning. If you have any questions, please contact me at 479-636-2168 or at wkellstrom@watkinslawoffice.com.

Sincerely,

WATKINS, BOYER,
GRAY & CURRY, PLLC

/s/ *Will A. Kellstrom*

Will A. Kellstrom

WK:
pc:

1106 WEST POPLAR STREET
ROGERS, AR 72756
PH: 479-636-2168
FX: 479-636-6098
WWW.WATKINSLAWOFFICE.COM

REAL ESTATE, CONSTRUCTION & LIEN LAW, LAND USE & PLANNING
CORPORATE & COMMERCIAL LAW, BANKING, BANKRUPTCY
CRIMINAL LAW, FAMILY LAW, GUARDIANSHIPS, LANDLORD-TENANT
ESTATE PLANNING, ELDER LAW, PROBATE, TRUST LITIGATION
CIVIL LITIGATION, COMMERCIAL & CONSUMER DEBT COLLECTION

NOTICE OF INTENT TO REZONE

Donald Huffner has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from

R-1, Low Density Single-Family Residential to DN-1, Downtown Low Density Residential

The legal description of the property is as follows:

See Exhibit A, attached hereto.

The common description of the property is: 704 NW 7th St.

The public hearing will be held September 17th, 2024 at 5:00 p.m. It will be held at 305 S.W. "A" Street.

This notification is in response to the requirement that all property owners within 200 feet of said property must be notified. If you wish to express any comments about the requested rezoning, you may respond by the following methods:

1. Attend the public hearing and express your views.
2. Express your opinion in writing to the Planning Commission. You may mail this or deliver it to the City of Bentonville Planning Department, 305 SW A Street, Bentonville, AR 72712.
3. Use the bottom of this form to express your opinion by checking the appropriate box. (This may also be delivered or mailed to the above address.)

For more information, you may call the Planning Department at (479)271-3122.

I/We have received notice of the public hearing for the rezoning of the above described property and:

☐ I / we have no objections to the rezoning.
☒ I / we object to the rezoning because:

When we purchased our home in 2017, we did so because of the large lot and mature trees. They provided the shade, privacy and beauty that we were looking for. Since then, however:

[signature] 702 NW 7th St. [signature] 702 NW 7th St.

Signature and Physical Address Signature and Physical Address

- our neighbors behind us divided their lot and a huge home was built behind us, losing several mature trees
- a huge development @ NW 7th and Walton was approved, increasing density dramatically
- the May storms felled many more trees on our street and yard.

NOTICE OF INTENT TO REZONE

Donald Huffner has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from R-1, Low Density Single-Family Residential to DN-1, Downtown Low Density Residential

The legal description of the property is as follows:

See Exhibit A, attached hereto.

The common description of the property is: 704 NW 7th St.

The public hearing will be held September 17th, 2024 at 5:00 p.m. It will be held at 305 S.W. "A" Street.

This notification is in response to the requirement that all property owners within 200 feet of said property must be notified. If you wish to express any comments about the requested rezoning, you may respond by the following methods:

1. Attend the public hearing and express your views.
2. Express your opinion in writing to the Planning Commission. You may mail this or deliver it to the City of Bentonville Planning Department, 305 SW A Street, Bentonville, AR 72712.
3. Use the bottom of this form to express your opinion by checking the appropriate box. (This may also be delivered or mailed to the above address.)

For more information, you may call the Planning Department at (479)271-3122.

I/We have received notice of the public hearing for the rezoning of the above described property and:

☒ I / we have no objections to the rezoning.
☐ I / we object to the rezoning because:

Signature and Physical Address
715 NW 8th St
Bentonville, AR 72712

Signature and Physical Address
715 NW 8th St
Bentonville, AR 72712

ORDINANCE NO. _____

AN ORDINANCE CHANGING REAL ESTATE IN THE CITY OF BENTONVILLE, ARKANSAS, FROM ITS PRESENT ZONING CLASSIFICATION OF R-1, LOW DENSITY SINGLE FAMILY RESIDENTIAL TO DN-1, DOWNTOWN LOW-DENSITY RESIDENTIAL; AND FOR OTHER PURPOSES.
(PROJECT NUMBER: RZ24-0035)

WHEREAS, Will Kellstrom duly filed a petition with the Planning Commission requesting that the hereinafter described property situated in Benton County, Arkansas, be changed from its present zoning classification of R-1, LOW DENSITY SINGLE FAMILY RESIDENTIAL to DN-1, DOWNTOWN LOW-DENSITY RESIDENTIAL to be used in accordance with city zoning laws and state laws, which property is described as follows:

LOT 5, MCANDREW AND JACKSON ADDITION, TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS AS SHOWN IN PLAT BOOK A AT PAGE 30;

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held September 17, 2024 in the Council Chambers of the City of Bentonville;

WHEREAS, public notice of said hearing having been published in the Northwest Arkansas Democrat-Gazette for the time and in the manner required by law; and

WHEREAS, the Planning Commission voted to recommend to the City Council that the petition be approved and that said property be rezoned from its present classification of R-1, LOW DENSITY SINGLE FAMILY RESIDENTIAL to DN-1, DOWNTOWN LOW-DENSITY RESIDENTIAL.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF BENTONVILLE, ARKANSAS:

Section 1: That the above described real property is hereby changed from its present zoning classification of R-1, LOW DENSITY SINGLE FAMILY RESIDENTIAL to DN-1, DOWNTOWN LOW-DENSITY RESIDENTIAL to be used in accordance with the city zoning laws and state laws;

Section 2 - Severability Provision: If any part of this Ordinance is held invalid, the remainder of this Ordinance shall continue in effect as if such invalid portion never existed; and

Section 3 - Repeal of Conflicting Provisions: All Ordinances, Resolutions, or Orders of the City Council, or parts of the same, in conflict with this Ordinance are repealed to the extent of such conflict.

PASSED AND APPROVED this_____ day of _____, 2024.

APPROVED:

_____
Stephanie Orman, Mayor

ATTEST:

_____
Malorie Marrs, City Clerk

Vaishno Groups, LLC

Southwest 14th Street

PC Date: 9/17/2024

Staff Report Details

Project Number	PRD24-0007
Applicant / Current Owner	Olsson/Vaishno Group, LLC
Site Area	+/- 25.27 Acres
Current Zoning	C-2, General Commercial & C-1, Neighborhood Commercial
Requested Zoning	Planned Residential Development (PRD)
Current Future Land Use Map Designation	General Commercial
Requested Future Land Use Map Designation	Medium Density Residential (MDR)
Development Type / Use	Multi-family and townhomes
Related projects	LS24-0030

Property Description

The subject property is a single parcel with currently two zoning designations: C-2, General Commercial from the street frontage to approximately 765 feet south, and C-1, Neighborhood Commercial making up the remainder of the southern portion of the property. The current land use for the entire property is General Commercial. Surrounding zoning districts include C-2, General Commercial to the East and West; C-1, Neighborhood Commercial to the West; R-3, Medium-High Density Multifamily Residential to the East; R-2, Medium Density Two Family and Townhome Residential to the South; R-ZL, Zero Lot Line Residential to the South; and unincorporated county to the North and West. Surrounding land uses include General Commercial to the East and West; High Density Residential (HDR) to the East; Low Density Residential (LDR) to the South, Open Space to the Southwest, and Utility/Transportation to the North and West. The property has direct access to Southwest 14th Street and Southwest Mossy Stone Road, the stub from the south, as well as Southwest 16th Street, a private street stub from the East.

Project Details

The applicant is proposing a Planned Residential Development (PRD) consisting of a mix of residential types and units, including four (4) townhome structures of a total of sixteen (16) units and four (4) multifamily structures consisting of 292 units. One (1) leasing office, one (1) maintenance structure, and

Project Details

one (1) trash structure are also proposed on site. Altogether, the proposed development would consist of 308 total units: of the townhome units, all sixteen (16) will be 3-bed; of the multifamily units, 158 will be 1-bed, 114 will be 2-bed, and twenty (20) will be 3-bed.

Also included on the site are additional amenities for residents as well as the Razorback Greenway Connection that is required with the Master Trail Plan and is being coordinated with the Uhaul project next door.

2 parking spaces are provided for each townhome - 2 garage spaces. 614 total spaces are provided for the multifamily portion, delivering a parking ratio of 2.08 spaces per unit, above the 1.5 spaces per unit that we typically require from multifamily developments. 72 bicycle parking spaces are also proposed. Access to the development is proposed through a new curb cut along Southwest 14th Street that will tie into a cross connection to both the Uhaul project and the existing neighboring Caliber Collision. The project also proposes a new cross connection to the West to the property presently in the County, and ties into existing street stubs to the South and East.

Open space is provided in excess of the required 15% that includes trail and pet park amenities.

Each townhome building is proposed to be two (2) stories at a maximum height of 33 feet 11 inches. Exterior materials are proposed to consist of 15% brick, and 85% cementitious siding. The four (4) story multi-family structures are proposed at a maximum height of 51 feet 6 inches, and consist of a mix of 10% brick and 90% cementitious siding. The three (3) story multi-family structure has a proposed maximum height of 47 feet 2 inches and consists of 10% brick and 90% cementitious siding, making use of both primary and special use primary materials. The leasing office is a proposed one (1) story building that consists of a brick skirting and cementitous siding. The mail kiosk is proposed as a one (1) story structure that is a mix of brick and cementitious siding. The trash enclosure is proposed to be mostly brick with a wooden gate.

The applicant lists allowed uses that are limited to residential uses or amenity uses that are customarily associated with multi-family developments.

Please see the applicant's materials for additional information and drawings.

Relationship to the General Plan / Projected Traffic Impact

Traffic will likely increase to this site as it is presently undeveloped. The site design provides easy access to 14th Street. Traffic going through either of the street stub connections is likely to be minimal as few destinations are directly accessed through those connections. Access to the Greenway Connector as well as the future trail section along 14th Street should provide residents' opportunity to access nearby destinations on foot or by bike. The traffic study conducted for the site does recommend a right-turn lane be added to eastbound 14th Street.

The Community Plan, in Chapter 4, Land Use and Strategic Growth, identifies this property as New Growth, meaning the property is vacant or undeveloped and is an area of change that is most likely to "develop and accommodate Bentonville's anticipated growth in population, commerce, and employment." This project also lies within Priority Area 3, Edge Growth, which as identified in the Community Plan is an area where "land that is proximate to existing infrastructure should be considered for new growth and development," and contains 3 primary goals:

Relationship to the General Plan / Projected Traffic Impact

1. Accommodate anticipated long-term population growth
2. Maintain a desirable neighborhood character
3. Minimize the need for additional below-grade and surface infrastructure to accommodate growth.

This development seems to meet all three goals. Both the New Growth and Edge Growth designations coincide on this property and indicate that this property is considered a strong candidate for development and capability to accommodate Bentonville's growth. The proposed layout of the development situates the lower-density, lower-intensity townhome uses along the perimeter near existing single-family homes in the southeast of the property. This would maintain the existing neighborhood character of a mix of low-density residential uses that already exists within the Stone Meadows neighborhood. Lastly, utility access is either already on site or can be readily extended to the existing system with short connections.

This priority area further directs edge growth in a responsible manner by discouraging zoning requests for new residential development in areas located more than a quarter-mile from existing public utilities, preventing premature development within unincorporated Benton County, approving new subdivisions only if they are within a quarter-mile of existing infrastructure and serve as logical connections or extensions, and lastly encouraging preservation of land for or integration of local commercial uses in new residential subdivisions. This proposal appears to meet several of these directives: first, the proposal is within a quarter-mile of existing public utilities and infrastructure and the development, while not a subdivision, does provide connections to existing or future commercial uses along the 14th Street frontage.

Chapter 5 of the Community Plan references Neighborhoods and Housing and directs 5 goals for residential areas to strive for. These include:

1. Providing a variety of housing types that meet the spectrum of demands from Bentonville's diverse population.
2. Improving the character of existing neighborhoods and ensuring that future neighborhoods reflect a compatible and high level of design.
3. Providing proximity to, or integrate within neighborhood development, resident-based services such as parks, trails, public facilities, and local commerce.
4. Using creative, market-driven tools to maintain housing availability for all socioeconomic levels.
5. Providing the residential environments that support the city's economic engine, employment base, and commerce.

The proposed development would meet several of these goals by providing a multifamily housing product in a part of town where there is an existing mix of uses, particularly residential uses with single-family, two-family, townhomes, and multifamily residential uses within the vicinity. The design of the development is of a high level, incorporating quality materials and several architectural design features; the development is also sited in a way that places the least intense, and most compatible residential use - townhomes - nearest to the existing neighborhood. Given that this neighborhood is already a mixed residential neighborhood, the townhomes act as a logical extension of that mix as well as a buffer or separation between the less dense existing homes and the higher-density apartments. Recreation uses are integrated into this project, as well as the connection to the Razorback Greenway which is a part of the Master Trails Plan. The addition of more housing units would serve to support the city's economic engine and employment base in particular.

This chapter also discusses supporting aging in place by increasing housing diversity at the block and neighborhood level that "allow[s] for down-sizing within the local area."

Chapter 6 of the Community Plan identifies this property as an Area of New Neighborhood Investment. The

Relationship to the General Plan / Projected Traffic Impact

Plan identifies 8 features that new neighborhoods in these designated places provide:

1. Logical connections to the surrounding roadway network. This development is making use of all of the street stubs already in place for this purpose and providing additional connections to undeveloped properties or properties that are under construction.

2. A well-connected neighborhood grid. While not a typical subdivision, and not possessing any public streets, the proposed development is laid out in a grid-like fashion with all drive aisles connected and the only dead ends being stub out to future development. This development also connects to the existing stubs to improve connectivity to and between existing neighboring residential areas.

3. Dedicated recreational open spaces and detention areas. This development provides both of these features.

4. Adequate right-of-way for on-street bike routes or dedicated bikeways. The proposed development provides the Razorback Greenway Connector through the site in accordance with the Master Trails Plan.

5. Buffers abutting impactful non-residential uses or arterial streets. The development is sited to be at the rear of the site away from the major arterial and commercial uses up towards the street.

6. Local access to adjacent commercial corridors and nodes. The proposal provides a shared access drive across the front of the property to connect to adjacent commercial uses.

7. Local housing diversity and compatible character. The development provides a mix of housing, both townhomes and multifamily, which are placed in a way to increase density in parts of the development further away from existing low-density uses. The design of the exterior of the buildings in the development are traditional in style and similar in materiality.

8. Attractive design of the public realm. The development preserves greenspace and wetlands near the front of the property. A sidepath will be required along the 14th Street frontage.

Chapter 6 of the Community Plan, which deals primarily with commerce and industry, does identify the 14th Street corridor west of Been Road, of which a portion of this subject property is apart, having a core focus being "development as a primarily mixed commercial corridor fronting on 14th, with thriving adjacent residential neighborhoods located to the north and south, and industrial and office uses on the northeast end." Further, the diagram identifies the frontage along 14th Street, roughly 350-feet deep as being a part of this area, but specifically calling out the use of residential setback this distance to allow for commercial up front. In this development proposal, the frontage is largely remaining undeveloped but for the shared access drive. This would preserve this frontage for future commercial development in line with this chapter. However, the existence of extensive wetlands will likely curtail the pressure on this portion of the 14th Street frontage to develop further.

Chapter 8, dealing with open space, only identifies the wetlands existing on this property.

Public Comment

Public Comment

Has Staff received Public Comment at the time of this report? : **No**

Analysis / Waivers

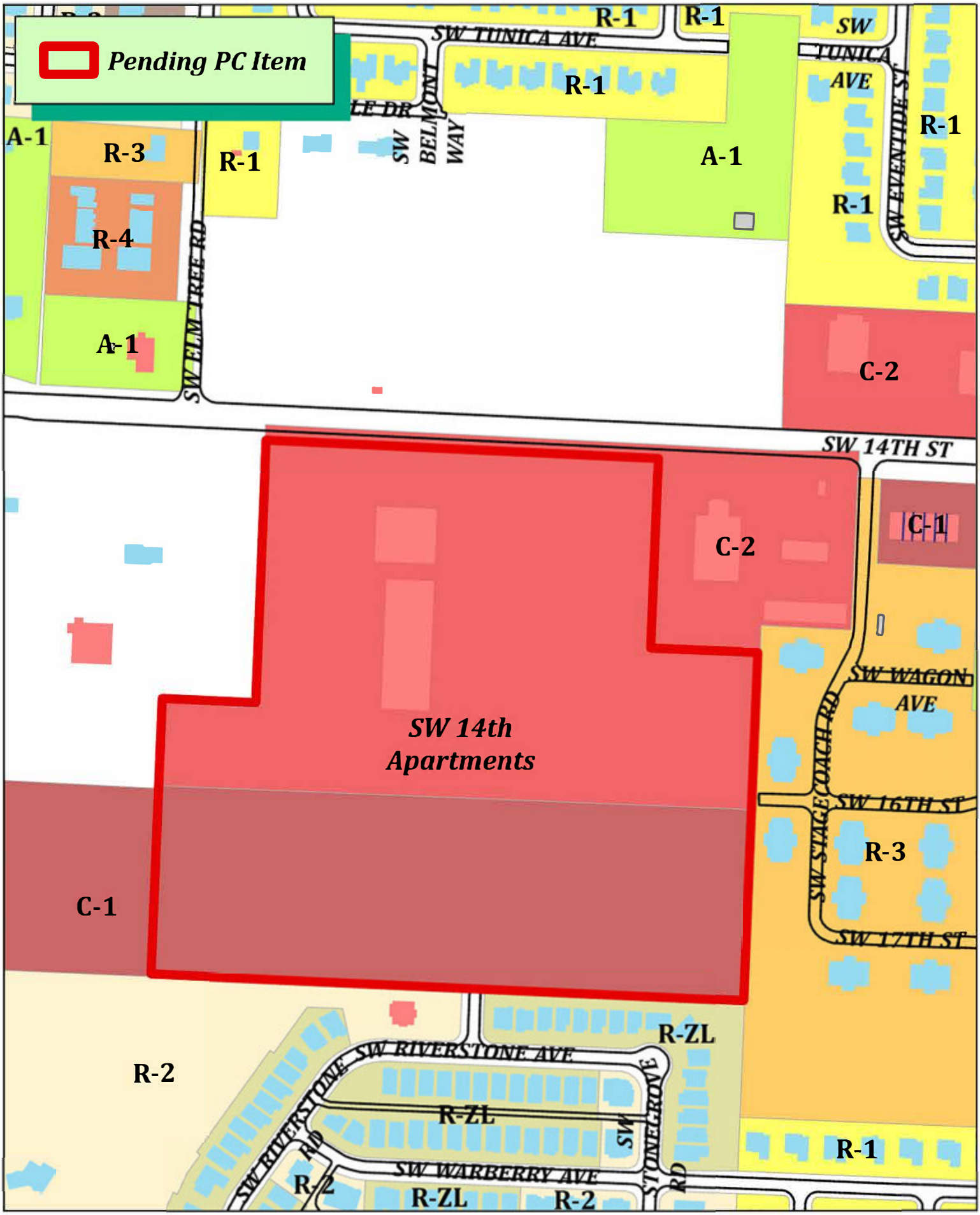
The applicant has proposed a development consisting of a mix of housing types, preservation of open space, connectedness to the existing neighborhoods, and sensitive site planning to existing residential uses and neighborhoods. The proposal also provides a buffer of denser residential uses between existing less-dense uses and a major commercial and traffic corridor - 14th Street. The site design offers internal connectivity, options for recreation and multimodal uses, and traditional, compatible architecture to surrounding residential uses.

The proposal meets all recommendations of the Community Plan and the requirements of the PRD zoning district.

Conclusion

Staff recommends approval of this PRD.

Additional Details



PRD24-0007
SW 14th Apartment
SW 14th Street

PROPERTY OWNER

Vaishno Groups, LLC.
Attn: Anil Kumar Puram
4105 SW Acres Ave.
Bentonville, AR 72713

PROPERTY INFORMATION

Parcel ID: 01-20433-000	Acreage: 25.27 acres

PROJECT INFORMATION

Total Acreage	25.27 acres
Current Zoning	C-1 (Neighborhood Commercial) & C-2 (General Commercial)
Proposed Zoning	PRD – Planning Residential Development
Current Land Use	General Commercial
Proposed Land Use	Medium-Density Residential

APPLICANT / REPRESENTATIVE

Connor Lemmerhirt
Olsson Associates
3537 North Steele Blvd
Fayetteville, AR 72703

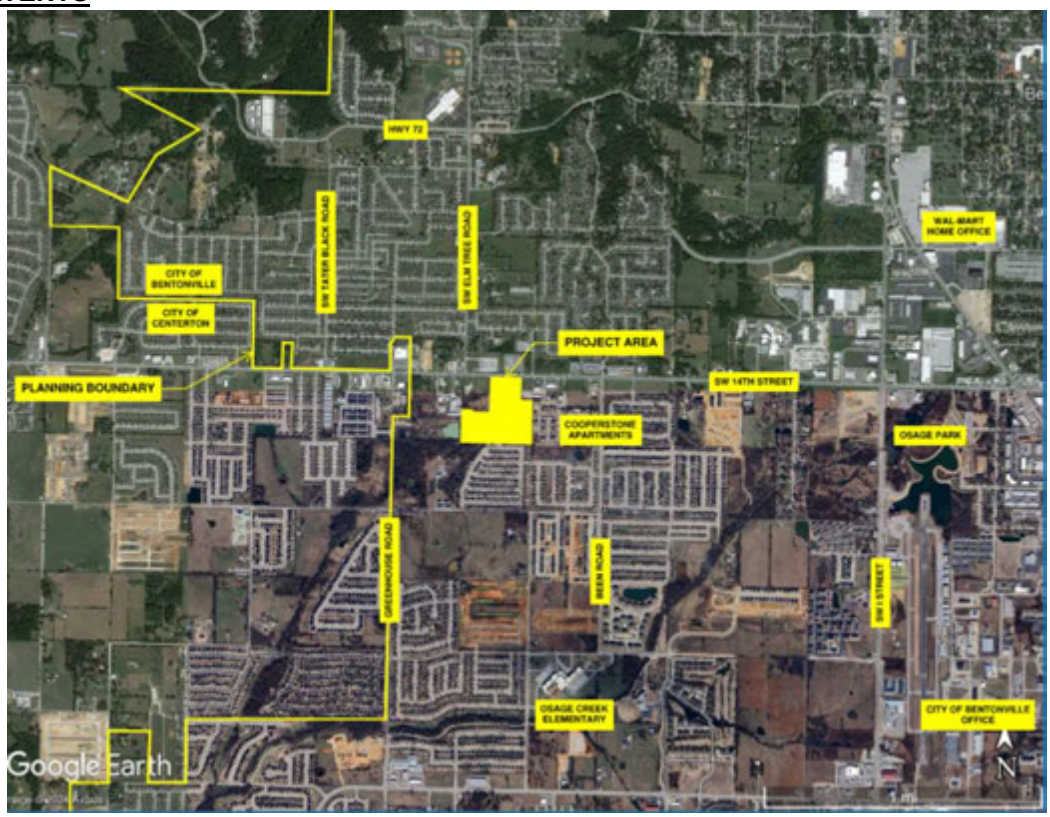
DEVELOPER

Tellus Partners
4983 New Peachtree Road, Suite B
Chamblee, GA 30341
Cell: 404-798-5974

ARCHITECT

English Associates, Inc.
3084 Mercer University Dr., Suite 100
Atlanta, GA 30341
Phone: 470-395-6263

PRD EXTENTS



INTENT

On behalf of the developer, Olsson Associates is pleased to present a proposed Planned Residential Development to the City of Bentonville for consideration. The 25.27-acre SW 14th Street Multifamily site will consist of a residential development with multifamily and townhome uses bordered by SW 14th Street to the north, Copperstone Apartments (R-3 zoning) to the east, Stone Meadow Subdivision (R-ZL zoning) to the south and undeveloped land to the west (C-2 zoning). The current property is dual zoned as C-1 (Neighborhood Commercial) and C-2 (General Commercial). The development will consist of 308 total units split into 28 three-story apartment units, 264 four-story apartment units and 16 two-story townhome units with associated site improvements such as off-street parking, site amenities, private drives, courtyard areas, an extension of the Razorback Greenway trail, detention ponds and utility infrastructure which will meet the requirements of PRD zoning as shown in the Master Site Plan. The development is not planned to be phased at this time.

As part of the site amenities within the development, a leasing office at the northeast corner of the site will contain an outdoor pool, fitness center, café and conference rooms for tenant use. Site amenities will also include a dog park at the southwest corner of the site, courtyards for public use, trash compaction, recycling facilities, grilling area, public bike path with rest area and open areas for athletics.

The request to rezone from Neighborhood and General Commercial (C-1 & C-2) to Planned Residential Development (PRD) is to meet the permitted modifications allowed by the PRD development criteria and will mostly adhere to the zoning district regulations established for R-3 zoning. A list of uses and modifications to be associated with this PRD are listed below.

ALLOWED PROPERTY USES

Multi-Family Residential Apartments
Townhouses
Leasing Office
Outdoor Pool & Associated Courtyard Space for Tenant & Guest Use
Indoor & Outdoor Amenities for Tenant & Guest Use
Indoor & Outdoor Amenities for Tenant, Guest and Public Use
Covered Carports
Attached Garages
Property Maintenance Structure

BUILDING SETBACKS

Front: 90’
Interior Side: 35’
Exterior Side: 35’
Rear: 50’

BUILDING HEIGHTS

See Building Elevations
Max. Allowed Building Height: 60’

EXTERIOR BUILDING FINISH MATERIALS

See Building Elevations for Materials and Percentages

PARKING:

The development will provide an adequate amount of parking for all uses which will include vehicle and bicycle spaces. The proposed design includes 646 total vehicle parking spaces which will provide a parking ration of 2.08 which is well above the minimum 1.50 parking ratio that is typically required for multi-family developments. Due to the incorporation of the Razorback Greenway into this development, 72 bicycle parking spaces will be provided independent of the vehicle parking for pedestrian use.

STRUCTURAL DESIGN

The project is comprised of:

A. One – 3 story building with Type VA constriction protected with a NFPA 13F Fire Suppression System

B. Three – 4 story buildings with Type VA constriction protected with a NFPA 13F Fire Suppression System

C. Four – 2 story townhouse buildings with Type VB construction and 2-hour fire vertical separation walls between townhouse units.

D. A 1 story Clubhouse/Leasing building with Type VB construction and Pool Deck.

E. Other ancillary buildings include a trash compactor enclosure, maintenance building and mail kiosk

All buildings will be wood framed with 2x6 exterior walls and 2x4 interior non-load bearing walls.

Foundation system for all buildings will be monolithic concrete slab with turndown footings. The foundations system will be post tensioned. The building walls with be anchored to the concrete slab with a CLP tie down rod system.

Floor framing will be open web pre-fabricated trusses.

Roof framing will be pre-fabricated trusses, with plywood roof decking and Class A Shingles.

The building envelope will meet International Building Code minimum standards.

All dwelling units will have a 1 Hour rated separation both vertical and horizontal.

Wind loads will be handles with plywood/OSB shear walls with the nailing pattern designed by a structural engineer registered in the State of Arkansas.

STORMWATER DETENTION

As shown in the Master Site Plan, the locations and size of the stormwater detention ponds are schematic and will be designed to meet City of Bentonville's Stormwater Management and Drainage Manual as required by Engineering staff. Green Streetscape Infrastructure and Green Stormwater Infrastructure will be utilized within key areas of the site for detention capacity and to provide an urban style of development to the project.

UTILITIES

Based on City of Bentonville GIS and surveyed information, existing utilities to facilitate this development are located around the site and can be easily accessed without offsite public extensions. After rezoning, the developer and Olsson will develop utility plans that meet Bentonville Water Utilities standard specifications and requirements that will be submitted as part of the Large Scale Development process for review and approval. During that process all public water and sanitary sewer infrastructure will need to be located within greenspace and utility easements as specified within the approved specifications. Based on the current unit count, a peak daily flow of 235 gpm can be anticipated for the entire development.

OPEN SPACE REQUIREMENTS

To meet City of Bentonville requirements, a total of 15% common and usable open space area is required throughout the site. With a total site area of 25.27-acres, 3.79 acres of open space will be required. This requirement will be meet by providing the previously mentioned courtyard areas, dog park, Razorback Greenway trail, swimming pool areas being proposed and shown on the Master Site Plan.

PROHIBITED MODIFICATIONS

The development will meet all City of Bentonville's zoning and development standards for sign requirements, grading and drainage, access management, outdoor lighting, landscaping and screening, residential light standards and flood damage protection.

Should you have any questions, please contact me at 903.293.7996 or at clemmerhirt@olsson.com.

Sincerely,

Connor Lemmerhirt

Connor L. Lemmerhirt, E.I.
Olsson Associate Engineer

BENTONVILLE APARTMENTS

AN APARTMENT DEVELOPMENT

BENTONVILLE, ARKANSAS

FOR

TELLUS PARTNERS

REGISTERED ARCHITECT
DAVID ENGLISH
License No. 9139
STATE OF ARKANSAS

PROPERTY OWNER
TELLUS PARTNERS
4983 NEW PEACHTREE ROAD, SUITE B
CHAMBLEE, GEORGIA 30341 (404) 798-5974

ARCHITECTS
ENGLISH ASSOCIATES, INC.
3084 MERCER UNIVERSITY DRIVE, SUITE 100
ATLANTA, GEORGIA 30341 (470) 395-6263

LIST OF DRAWINGS:

A0.0 COVER SHEET
A0.2 SITE PLAN
A0.2A SITE AREA CALCULATION
A2.0 BUILDING 1 FLOOR PLANS
A2.1 BUILDING 2 & 3 FLOOR PLANS
A2.2 BUILDING 4 FLOOR PLAN
A2.3 BUILDING 4 FLOOR PLAN
A5.0 BUILDING 1 ELEVATIONS
A5.1 BUILDING 2 & 3 ELEVATIONS
A5.2 BUILDING 4 ELEVATIONS
A5.3 BUILDING 4 ELEVATIONS
A5.4 CONCEPTUAL APARTMENT BLDG. RENDERING
A5.5 CONDENSER SCREEN RENDERING
A9.0 TRASH COMPACTOR AND ELEVATIONS
A9.1 MAIL KIOSK PLANS AND ELEVATIONS
A10.0 LEASING OFFICE FLOOR PLAN
A10.4 LEASING OFFICE ELEVATIONS
A10.5 LEASING OFFICE ELEVATIONS
A11.0 CONCEPTUAL TOWNHOUSE REDERING
A11.1 TOWNHOUSE T1 & T3 FLOOR PLANS
A11.2 TOWNHOUSE T2 & T4 FLOOR PLANS
A11.3 TOWNHOUSE T1 & T3 ELEVATIONS
A11.4 TOWNHOUSE T2 & T4 ELEVATIONS

08-22-2024

LOT SPLIT FOR LOT 2 OF GERBER SUBDIVISION

CREATING LOTS 3 & 4

SW 14TH STREET
BENTON COUNTY
BENTONVILLE, AR 72712

MISCELLANEOUS NOTES

STATE RECORDING NUMBER:
500-19N-31W-0-02-140-04-1659

COMPLETED FIELD WORK:
SEPTEMBER 30, 2022

REFERENCE DOCUMENTS:
1. WARRANTY DEED FILED UNDER INSTRUMENT NUMBER L201946829.
2. SURVEY PLAT FILED UNDER INSTRUMENT NUMBER L202241026.

BASIS OF BEARING:
THE BASIS OF BEARING OF THIS SURVEY IS GRID NORTH, BASED ON ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE NAD83.

SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.

DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT OF ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF SURVEY; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.

BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, CONTRACTOR AND OR OWNER IS TO OBTAIN RIGHT-OF-WAY PERMIT FROM THE CITY OF BENTONVILLE TRANSPORTATION DEPARTMENT.

OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO ENSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.

SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE.

THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.

APPROVAL OF THE PLAT DOES NOT CARRY ANY ASSURANCES THAT THE TRACT OR TRACTS WILL QUALIFY FOR A SEPTIC SYSTEM PERMIT FROM THE ARKANSAS HEALTH DEPARTMENT.

APPROVAL OF THIS PLAN DOES NOT IN ANY WAY INDICATE THAT ANY OF THE LOTS ON THIS PLAN ARE BUILDABLE ACCORDING TO THE PLANNING REGULATIONS OF BENTON COUNTY, ARKANSAS, NOR AN ENDORSEMENT BY THE PLANNING BOARD OF SAID BUILDABILITY OF SAID LOTS.

ALL STRUCTURES MUST MAINTAIN A MINIMUM OF 20' CLEARANCE FROM ALL ELECTRIC LINES.

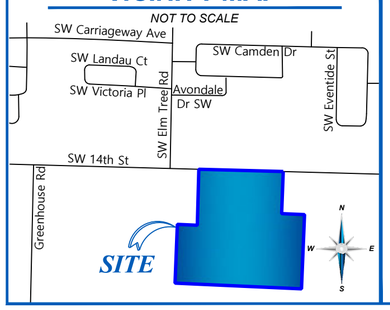
PROPOSED USE - SINGLE FAMILY RESIDENTIAL.

THERE APPEARS TO BE EVIDENCE OF DELINEATED WETLAND AREAS, PER THE U.S. FISH & WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY WEBSITE. NO MARKERS FROM A FIELD DELINEATION OF WETLANDS CONDUCTED BY A QUALIFIED SPECIALIST WERE OBSERVED DURING THE COURSE OF THE SURVEY.

SETBACKS SHALL BE PER THE CURRENT ZONING DISTRICT AS STATED IN THE MOST RECENT CITY OF BENTONVILLE ZONING CODE. FOR MORE INFO VISIT www.bentonvilleplanning.com OR CALL THE PLANNING DEPARTMENT @ 479-271-3122.

VICINITY MAP

NOT TO SCALE



SURVEY DESCRIPTION

PARENT PARCEL: LOT 2 GERBER SUBDIVISION (INSTRUMENT # L202241026)
A PART OF THE FRACTIONAL NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE SAID FRACTIONAL FORTY ACRE TRACT, AND RUNNING THENCE N02°20'31"E 614.23 FEET; THENCE S87°18'31"E 208.56 FEET; THENCE N02°17'13"E 586.15 FEET TO THE SOUTHERN RIGHT OF WAY OF SOUTHWEST 14TH STREET (ARKANSAS STATE HIGHWAY 102), AND RUNNING ALONG SAID RIGHT OF WAY S87°18'31"E 874.93 FEET; THENCE LEAVING SAID RIGHT OF WAY S02°19'18"W 423.03 FEET; THENCE S87°40'42"E 238.97 FEET; THENCE S02°19'16"W 776.34 FEET TO THE SOUTHEAST CORNER OF THE SAID FRACTIONAL FORTY ACRE TRACT; THENCE N87°25'08"W 1322.32 FEET TO THE POINT OF BEGINNING, CONTAINING IN ALL 31.27 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD.

LOT 3
A PART OF THE FRACTIONAL NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND 5/8" REBAR MARKING THE SOUTHWEST CORNER OF SAID FRACTIONAL FORTY ACRE TRACT AND RUNNING THENCE N02°17'39"E 614.04 FEET TO A FOUND 1/2" REBAR; THENCE S87°17'19"E 208.99 FEET TO A SET 5/8" REBAR; THENCE S02°17'39"W 74.57' TO A SET 5/8" REBAR; THENCE S87°23'57"E 395.74' TO A SET 5/8" REBAR; THENCE N02°17'39"E 660.06' TO A SET 5/8" REBAR ON THE SOUTH RIGHT-OF-WAY OF SOUTHWEST 14TH STREET (ARKANSAS STATE HIGHWAY 102); THENCE ALONG SAID RIGHT-OF-WAY S87°17'19"E 479.18' TO A SET 5/8" REBAR; THENCE LEAVING SAID RIGHT-OF-WAY S02°20'30"W 423.03' TO A SET 5/8" REBAR; THENCE S87°39'30"E 239.12' TO A SET 5/8" REBAR; THENCE S02°19'15"W 776.25' TO A FOUND 1/2" REBAR MARKING THE SOUTHEAST CORNER OF SAID FRACTIONAL FORTY ACRE TRACT; THENCE N87°23'57"W 1322.32' TO THE POINT OF BEGINNING, CONTAINING 25.275 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHT-OF-WAYS OF RECORD.

LOT 4
A PART OF THE FRACTIONAL NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND 5/8" REBAR MARKING THE SOUTHWEST CORNER OF SAID FRACTIONAL FORTY ACRE TRACT AND RUNNING THENCE N02°17'39"E 614.04 FEET TO A FOUND 1/2" REBAR; THENCE S87°17'19"E 208.99 FEET TO A SET 5/8" REBAR BEING THE TRUE POINT OF BEGINNING; THENCE N02°17'39"E 586.25' TO A FOUND 1/2" CAPPED REBAR "1659" ON THE SOUTH RIGHT-OF-WAY OF SOUTHWEST 14TH STREET (ARKANSAS STATE HIGHWAY 102); THENCE ALONG SAID RIGHT-OF-WAY S87°17'19"E 395.75' TO A SET 5/8" REBAR; THENCE LEAVING SAID RIGHT-OF-WAY S02°17'39"W 660.06' TO A SET 5/8" REBAR; THENCE N87°23'57"W 395.74' TO A SET 5/8" REBAR; THENCE N02°17'39"E 74.57' TO THE POINT OF BEGINNING, CONTAINING 6.000 ACRES MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHT-OF-WAYS OF RECORD.

FLOOD ZONE INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 05007C0255K, WHICH BEARS AN EFFECTIVE DATE OF 06/05/2012 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

ZONE "X" - AREA OF MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON FIRMS AS ABOVE THE 500-YEAR FLOOD LEVEL. ZONE X IS THE AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD AND PROTECTED BY LEVEE FROM 100-YEAR FLOOD.

UTILITY INFORMATION

THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.

SIGNATURE BLOCKS

CERTIFICATE OF OWNER:
WE THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED, AND SUBDIVIDED AND DO HEREBY LAY OFF, PLAT, SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC THE STREETS, ALLEYS, DRIVES, EASEMENTS, ETC. AS SHOWN ON SAID PLAT.

DATE OF EXECUTION: _____

SIGNED:_____
NAME & ADDRESS

SOURCE OF TITLE: D.R. _____ PAGE _____

CERTIFICATE OF SURVEYING ACCURACY:
I, WILLIAM GAGNER, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME AND BOUNDARY MARKERS AND LOT CORNERS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, TYPE AND MATERIAL ARE CORRECTLY SHOWN AND ALL MINIMUM REQUIREMENTS OF THE ARKANSAS MINIMUM STANDARDS FOR LAND SURVEYORS HAVE BEEN MET.

_____
DATE OF EXECUTION

_____
WILLIAM GAGNER
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. AR 1659
STATE OF ARKANSAS

CERTIFICATE OF APPROVAL:
PURSUANT TO THE BENTONVILLE SUBDIVISION REGULATIONS AND ALL OTHER CONDITIONS AND APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED. THIS CERTIFICATE IS HEREBY EXECUTED UNDER THE AUTHORITY OF THE SAID RULES AND REGULATIONS.

DATE OF EXECUTION: _____

SIGNED:_____
BENTONVILLE PLANNING
COMMISSION CHAIRMAN

SIGNED:_____
MAYOR CITY OF BENTONVILLE

SIGNED:_____
CITY CLERK, CITY OF BENTONVILLE

STATE OF ARKANSAS
COUNTY OF _____
SUBSCRIBED AND SWORN BEFORE ME THIS ____DAY OF _____ 2022.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

OWNER/DEVELOPER

VAISHNO GROUPS LLC
SW 14TH STREET, BENTONVILLE, AR 72712
APN: 01-00828-115

ZONING INFORMATION

CURRENT ZONING:
C-2, GENERAL COMMERCIAL

SETBACK REQUIREMENTS
FRONT: 20 FEET
SIDE: 7 FEET WHEN ADJACENT TO NON- RESIDENTIAL DISTRICT, 30 FEET WHEN ADJACENT TO RESIDENTIAL DISTRICT.
REAR: 30 FEET WHEN ADJACENT TO RESIDENTIAL DISTRICT, 20 FEET WHEN ADJACENT TO NON-RESIDENTIAL DISTRICT.

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 14TH DAY OF OCTOBER, 2022.

IF THE SIGNATURE ON THIS SEAL IS NOT AN ORIGINAL AND NOT BLUE IN COLOR THEN IT SHOULD BE ASSUMED THAT THIS PLAT MAY HAVE BEEN ALTERED. THE ABOVE CERTIFICATION SHALL NOT APPLY TO ANY COPY THAT DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE.

BLEW & ASSOCIATES, P.A.
Surveying
Engineering
Mapping
3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703
EMAIL:SURVEY@BLEWINC.COM
OFFICE: 479.443.4506 ·FAX: 479.582.1883
EMAIL: SURVEY@BLEWINC.COM·WWW.BLEWINC.COM

SURVEYOR JOB NUMBER: 22-8779.02	**SURVEY DRAWN BY:** CB/TPN - 10/14/2022
SURVEY REVIEWED BY: BG	**SCALE:** N/A
FOR THE USE AND BENEFIT OF: AMERCO	

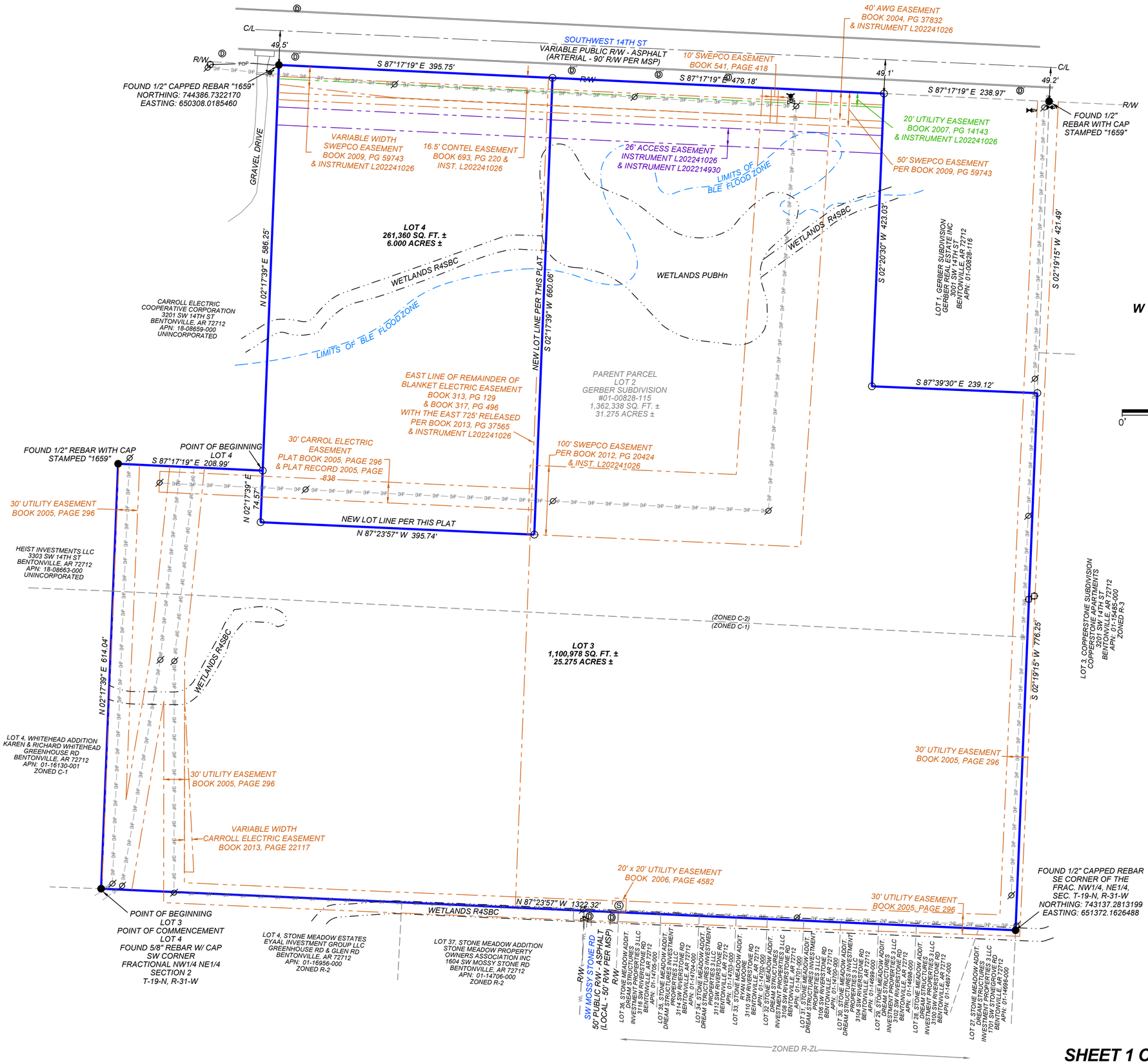
SHEET 1 OF 2

City Of Bentonville Project #LS22-0064

LOT SPLIT FOR LOT 2 OF GERBER SUBDIVISION

CREATING LOTS 3 & 4

SW 14TH STREET
BENTON COUNTY
BENTONVILLE, AR 72712



LEGEND & SYMBOLS

- FOUND MONUMENT (AS NOTED)
- SET 5/8" REBAR CAPPED "1659"
- (MSP) MASTER STREET PLAN
- GV GAS VALVE
- FIRE HYDRANT
- POWER POLE
- STORM MANHOLE
- ELECTRIC BOX
- WV WATER VALVE
- BOUNDARY LINE
- RIGHT-OF-WAY LINE (R/W)
- CENTERLINE (C/L)
- FENCE LINE
- OVERHEAD POWER LINE
- SETBACK LINE
- LIMITS OF BLE FLOODZONE
- EASEMENT LINE

N W E S

1" = 100'
GRAPHIC SCALE
0' 50' 100' 200'

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE14TH DAY OF OCTOBER, 2022.

CERTIFICATE OF AUTHORIZATION
BLEW & ASSOCIATES, PA
No. 1534
ARKANSAS

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO.1659
SIGNATURE
W GAGNER

IF THE SIGNATURE ON THIS SEAL IS NOT AN ORIGINAL AND NOT BLUE IN COLOR THEN IT SHOULD BE ASSUMED THAT THIS PLAT MAY HAVE BEEN ALTERED. THE ABOVE CERTIFICATION SHALL NOT APPLY TO ANY COPY THAT DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE.

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EMAIL: SURVEY@BLEWINC.COM·WWW.BLEWINC.COM

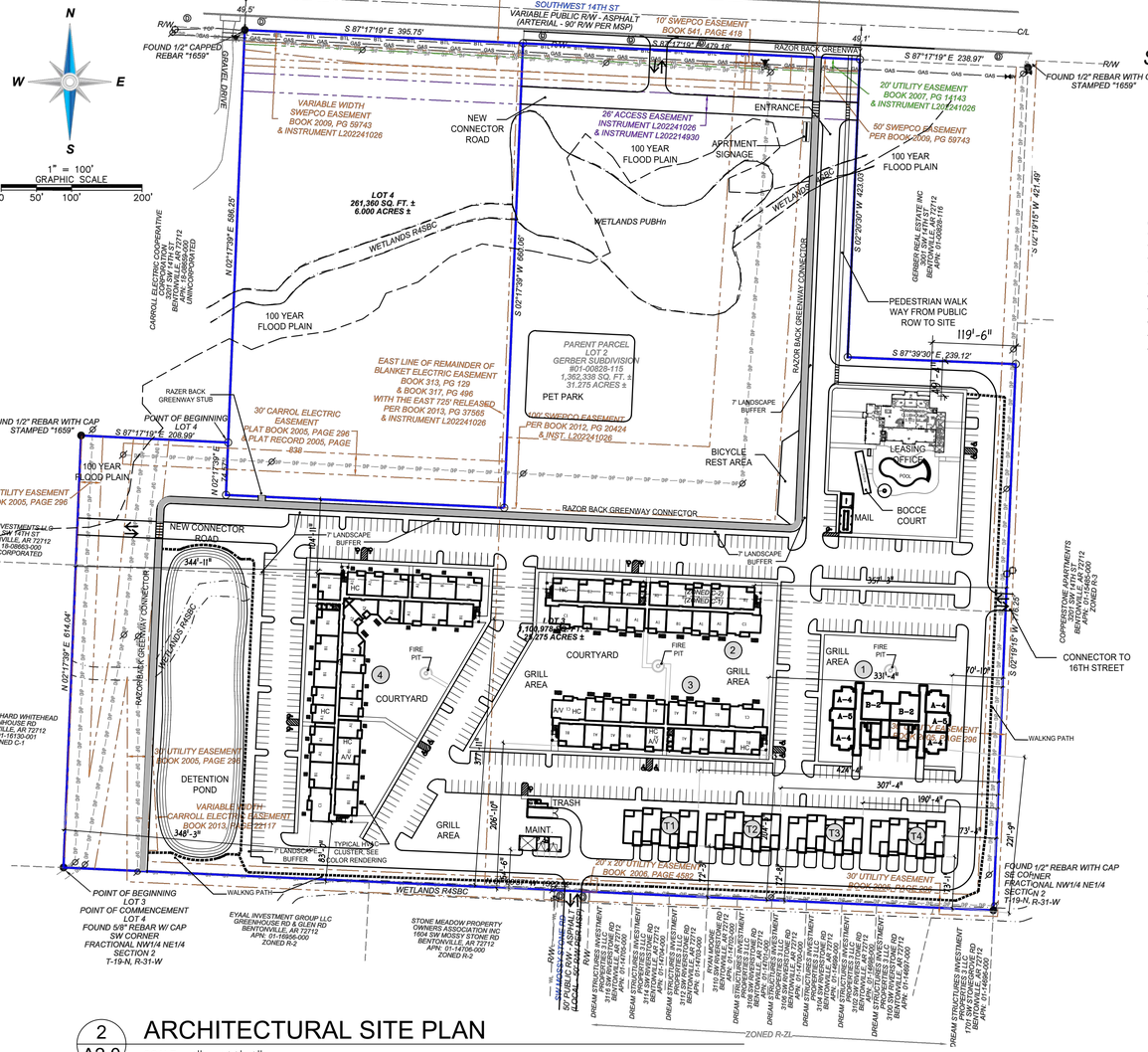
SURVEYOR JOB NUMBER: 22-8779.02	**SURVEY DRAWN BY:** CB/TPN - 10/14/2022
SURVEY REVIEWED BY: BG	**SCALE:** 1" = 100'
FOR THE USE AND BENEFIT OF: AMERCO	

SHEET 1 OF 2

City Of Bentonville Project #LS22-0064

LOT SPLIT
GERBER SUBDIVISION
CREATING LOTS 3 & 4
SW 14TH ST. BENTONVILLE, AR 72712
BENTON COUNTY

ZONING CLASSIFICATION: PRD



1 A2.0 ARCHITECTURAL SITE PLAN

SCALE: 1" = 100'-0"

0 50 100 200 400

SCALE IN FEET

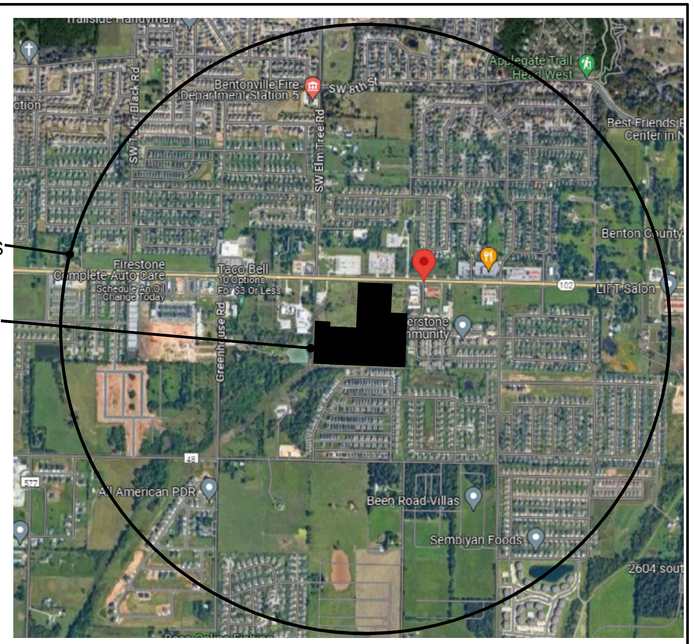
NORTH

LEGEND & SYMBOLS

- FOUND MONUMENT (AS NOTED)
- SET 5/8" REBAR CAPPED "1659"
- BOUNDARY LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE (R/W)
- CENTERLINE (C/L)
- FENCE LINE
- OVERHEAD POWER LINE
- SETBACK LINE
- GAS LINE
- WATER LINE
- FIBER OPTIC LINE
- TELEPHONE LINE
- GAS VALVE
- FIRE HYDRANT
- POWER POLE
- STORM MANHOLE
- ELECTRIC BOX
- WATER VALVE
- MASTER STREET PLAN (MSP)

WETLANDS HAVE BEEN DETERMINED TO BE ON SITE AS SHOWN HERIEN, A CURRENT WETLANDS DILINEATION & USACE DETERMINATION WOULD BE REQUIRED TO DETERMINE THEIR IMPACT AND WILL BE PROVIDED DURING THE LARGE SCALE DEVELOPMENT PROCESS.

The FEMA FIRM panel (#05007C0255K Dated Eff. 06/05/2012) does not reflect any floodplain on the site but their Base Level Engineering study does. The Base Level Engineering Floodplain has been shown on this Site Plan for reference.



1 A2.0 VICINITY MAP

SCALE: N.T.S.

MID-RISE UNIT MIX & BUILDING SCHEDULE

BLDG #	BLDG TYPE	1 BD / 1BA A1	1 BD / 1BA A1-A	1 BD / 1BA A2	1 BD / 1BA A3	1 BD / 1BA A4	1 BD / 1BA A5	2 BD / 2BA B1	2 BD / 2BA B2	3 BD/2BA C1	GARAGE	TOTAL
1	3 STORY					12	6		10		6	28
2	4 STORY	37	3					24		8		72
3	4 STORY	37	3					24		8		72
4	4 STORY	32	12	8	8			56		4		120
TOTAL UNITS		106	18	8	8	12	6	104	10	20	6	292
% EACH TYPE		36.30%	6.16%	2.74%	2.74%	4.11%	2.05%	35.62%	3.42%	6.85%		100%

APARTMENT PROJECT TOTAL SQUARE FOOTAGE

	RENTABLE SQ. FT.	UNHEATED S.F. / DECK	CORRIDOR	GARAGE	BUILDING TOTALS
BUILDING #1	27323	2466	5314	2608	37713
BUILDING #2	66767	5648	9882		82297
BUILDING #3	66767	5648	9882		82297
BUILDING #4	112320	9432	14808		136560
TRASH			576	-	576
MAIL KIOSK			704	-	704
MAINT. OFFICE	372	372	-	-	744
LEASING OFFICE	5632	1308	-	-	6910
PROJECT TOTALS	279151	26354	30966	2608	347601

MID-RISE UNIT SQ. FOOTAGE SCHEDULE

UNIT TYPE	HEATED SQ. FOOTAGE	UNHEATED SQ. FOOTAGE	TOTAL GROSS
A1	750	77	827
A1-A	819	77	896
A2	746	66	808
A3	812	116	928
A4	793	94	877
A5	816	83	899
B1	1096	80	1176
B2	1334	94	1388
C1	1312	81	1393

TOWN HOUSE UNIT MIX & BUILDING SCHEDULE

BLDG #	BLDG TYPE	3 BD / 2 1/2BA B1	TOTAL
T1	2 STORY	4	4
T2	2 STORY	4	4
T3	2 STORY	4	4
T4	2 STORY	4	4
TOTAL UNITS		16	16
% EACH TYPE		100.00%	100%

TOWN HOUSE PROJECT TOTAL SQUARE FOOTAGE

	RENTABLE SQ. FT.	UNHEATED S.F. / DECK	GARAGE	BUILDING TOTALS
BUILDING T1	5640	776	1000	7416
BUILDING T2	5640	776	1000	7416
BUILDING T3	5640	776	1000	7416
BUILDING T4	5640	776	1000	7416
PROJECT TOTALS	23040	3104	4000	30464

TOWNHOUSE UNIT SQ. FOOTAGE SCHEDULE

UNIT TYPE	HEATED SQ. FOOTAGE	DECK/PATIO	GARAGE	TOTAL GROSS
TOWN HOUSE	1460	77	250	1787

TOTAL NUMBER OF UNITS:

292 APARTMENTS
16 TOWNHOMES

308 UNITS TOTAL

12.1 UNITS PER ACRE

TOWNHOME PROJECT DATA:

BUILDING T1 - 2 STORY - 2 UNITS

BUILDING T2 - 2 STORY - 4 UNITS

BUILDING T3 - 2 STORY - 4 UNITS

BUILDING T4 - 2 STORY - 4 UNITS

16 TOTAL UNITS

16 GARAGE PARKING
16 PARKING

32 TOTAL PARKING

2.0 SURFACE SPACES PER UNIT

APARTMENT PROJECT DATA:

BUILDING 1 - 3 STORY - 28 UNITS

BUILDING 2 - 4 STORY - 72 UNITS

BUILDING 3 - 4 STORY - 72 UNITS

BUILDING 4 - 4 STORY - 120 UNITS

292 TOTAL UNITS

6 GARAGE PARKING
608 PARKING

614 TOTAL PARKING

2.08 SURFACE SPACES PER UNIT

LEASING OFFICE WITH POOL
MAIL KIOSK
TRASH ENCLOSURE
MAINT. OFFICE
DOG PARK

LIST OF APARTMENT AMMENITIES:

POOL
FITNESS CENTER
CYBER CAFE
GAME ROOM
BOCCI COURT
GRILLING AREA
COURTYARDS WITH SEATING AND FIRE PITS
WALKING PATH
OPEN AREA FOR ATHLETICS, ETC
PET PARK
PUBLIC BIKE PATH WITH REST AREA

HANDICAP UNIT DATA:

REQUIRED 2% OF TOTAL UNITS TO BE H/C ACCESSIBLE

2% OF THE H/C UNITS TO BE ADAPTED FOR THE HEARING/VISUAL IMPAIRED

UNIT A1 (1 BEDROOM) = 3 TOTAL UNITS
UNIT B1 (2 BEDROOM) = 3 TOTAL UNITS
UNIT C1 (3 BEDROOM) = 1 TOTAL UNIT

7 TOTAL HANDICAP UNITS (MARKED "H/C")
3 TOTAL AUDIO/VISUAL UNITS (1 EACH TYPE) (MARKED "AV")

Revised 8-20-2024

REGISTERED ARCHITECT DAVID ENGLISH License No. 9338 STATE OF ARKANSAS

ENGLISH & ASSOCIATES
ARCHITECTS, INC.
3084 MERCER UNIVERSITY DRIVE, SUITE 100
ATLANTA, GEORGIA 30341
DENGLISH@ENGLISHASSOCIATESINC.COM

JOB PROGRESS:
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REVISIONS:
TAG: DATE:

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BENTONVILLE APARTMENTS
A GARDEN STYLE APARTMENT COMMUNITY
FOR
TELLUS PARTNERS
BENTONVILLE, ARKANSAS

JOB NUMBER: 2003E

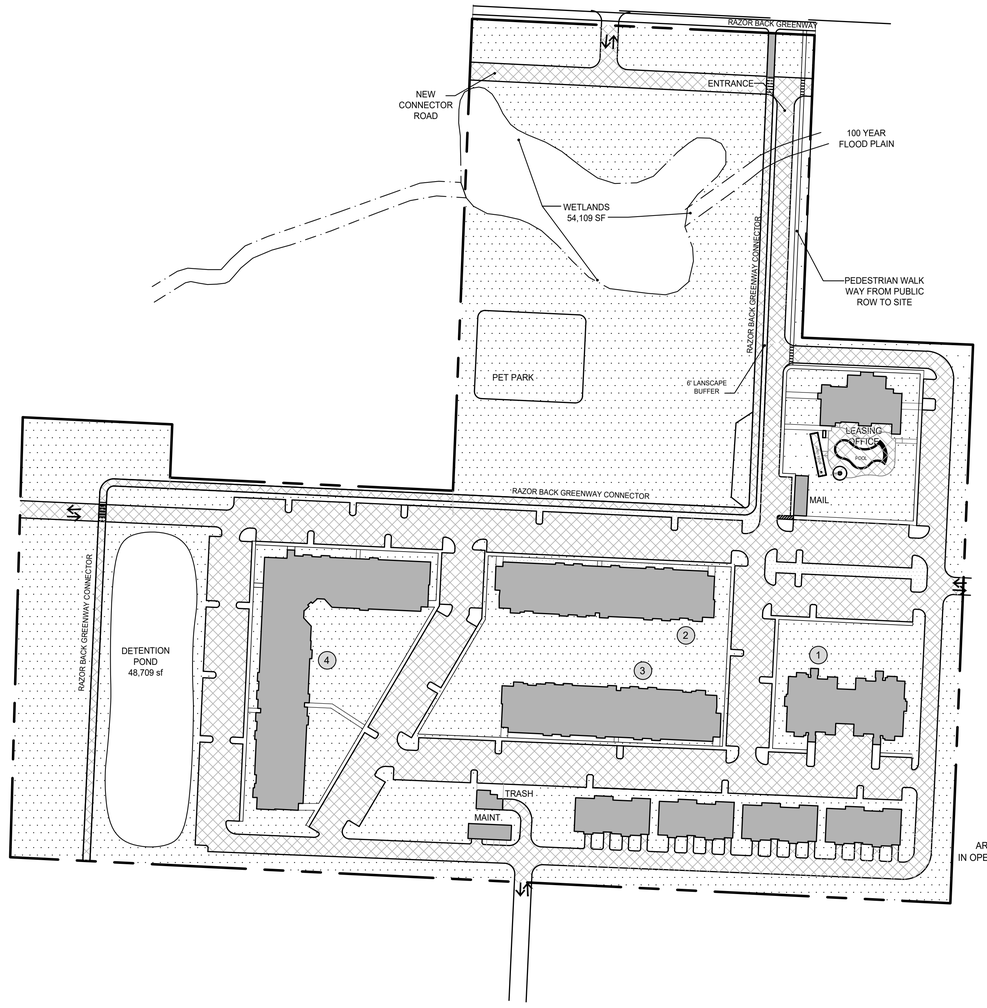
DRAWN BY:

CHECKED BY:

ARCHITECTURAL SITE PLAN

SHEET NO.

A0.2



2 A2.0A **OPEN AREA CALCULATION**

SCALE: 1" = 100'-0"

0 50 100 200 400

SCALE IN FEET

NORTH

SITE AREA CALCULATION:

±25.37 ACRES

1,105,031 SF TOTAL SITE AREA

WETLANDS 54,109 SF

DETENTION POND 48,709 SF

1,002,213 SF TOTAL SITE AREA

BLDG. AREA
BLDG 1 - 12,907 SF
BLDG 2 -21,030 SF
BLDG 2 -21,030 SF
BLDG 4 - 35,459SF
T1 - 5203 SF
T2 - 5203 SF
T3 - 5203 SF
T4 - 5203 SF

CLUB & POOL - 14,269 SF
TRASH - 576 SF
MAIL - 704 SF
MAINT - 744

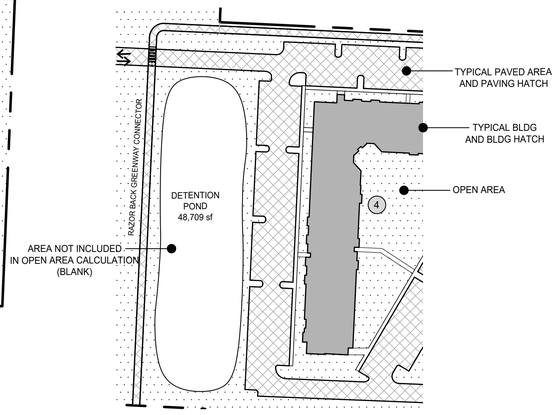
127,591 SF TOTAL BLDG. AREA

127,591 SF TOTAL BLDG. AREA
+280,037 SF TOTAL PAVED AREA
407,628 SF TOTAL IMPERVIOUS AREA

40.67 % IMPERVIOUS AREA
59.33 % OPEN AREA

19,534 SF RAZORBACK GREENWAY CONNECTOR
+ 260,503 SF ROADWAY & PARKING
280,037 SF TOTAL IMPERVIOUS PAVED AREA

SITE AREA LEGEND:



TOTAL NUMBER OF UNITS:

283 APARTMENTS
18 TOWNHOMES

301 UNITS TOTAL

11.8 UNITS PER ACRE

REGISTERED ARCHITECT
DAVID ENGLISH
License No. 9336
STATE OF ARKANSAS

ENGLISH & ASSOCIATES
ARCHITECTS, INC.
3084 MERCER UNIVERSITY DRIVE, SUITE 100
ATLANTA, GEORGIA 30341
DENGLISH@ENGLISHASSOCIATESINC.COM

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BENTONVILLE APARTMENTS
A GARDEN STYLE APARTMENT COMMUNITY
FOR
TELLUS PARTNERS
BENTONVILLE, ARKANSAS

JOB NUMBER: 2003E

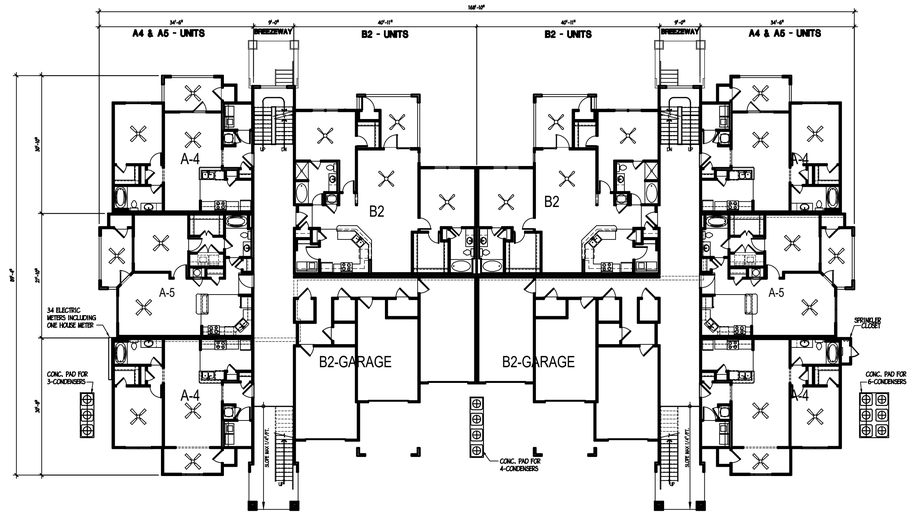
DRAWN BY:

CHECKED BY:

ARCHITECTURAL SITE PLAN

SHEET NO.

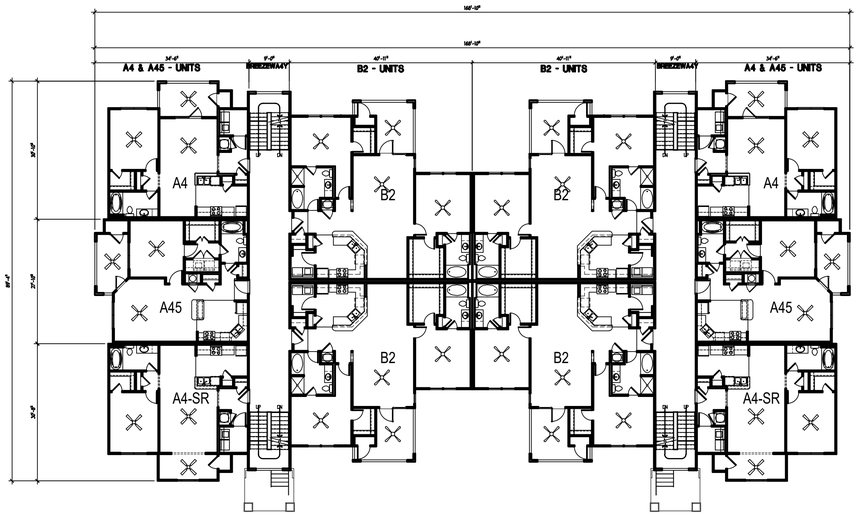
A0.2A



1
A2.0

BUILDINGS #1 FLOOR PLAN - GROUND LEVEL

SCALE: 1/16" = 1'-0"



1
A2.0

BUILDINGS #1 FLOOR PLAN - 2ND & 3RD LEVEL

SCALE: 1/16" = 1'-0"

REGISTERED ARCHITECT
DAVID ENGLISH
License No. 9336
STATE OF ARKANSAS

ENGLISH & ASSOCIATES
ARCHITECTS, INC.
3084 MERCER UNIVERSITY DRIVE, SUITE 100
ATLANTA, GEORGIA 30341
DENGLISH@ENGLISHASSOCIATESINC.COM

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BENTONVILLE APARTMENTS
A GARDEN STYLE APARTMENT COMMUNITY
FOR
TELLUS PARTNERS
BENTONVILLE, ARKANSAS

JOB NUMBER: 2003E

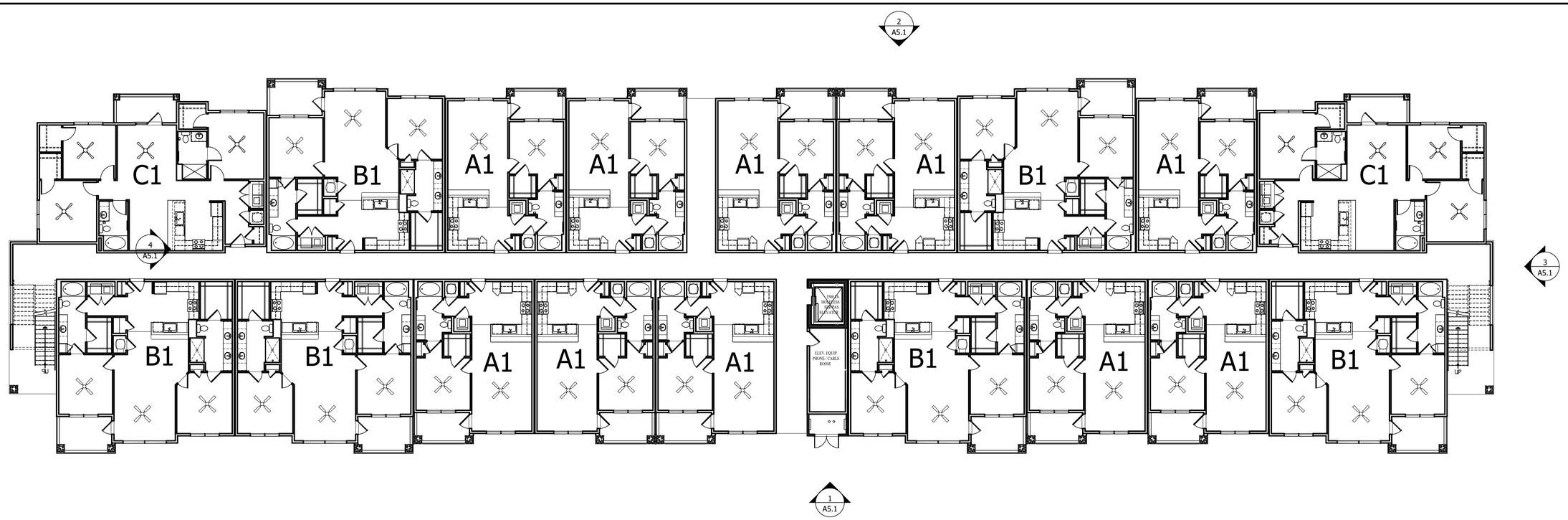
DRAWN BY:

CHECKED BY:

BUILDING #1
BUILDING FLOOR PLANS

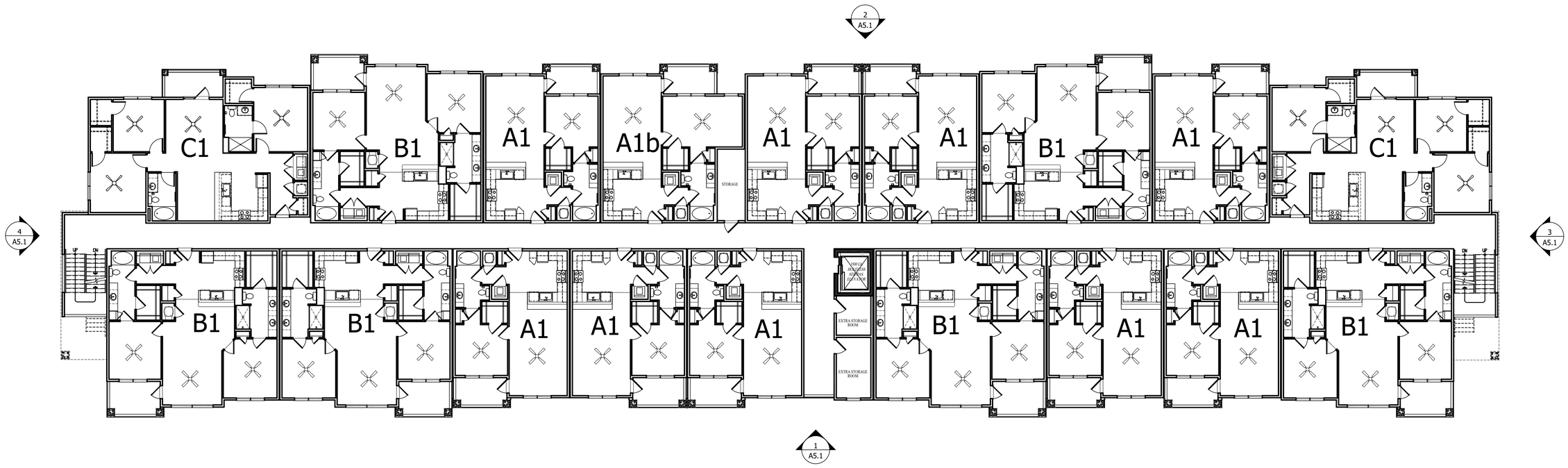
SHEET NO.

A2.0



1 A2.0 BUILDING #2 & 3 FLOOR PLAN - GROUND LEVEL

SCALE: 3/32" = 1'-0"



2 A2.1 BUILDINGS #2 & 3 FLOOR PLAN -2ND, 3RD & 4TH LEVEL

SCALE: 3/32" = 1'-0"

REGISTERED ARCHITECT
DAVID ENGLISH
License No. 013361
STATE OF ARKANSAS

ENGLISH & ASSOCIATES
ARCHITECTS, INC.
3084 MERCER UNIVERSITY DRIVE, SUITE 100
ATLANTA, GEORGIA 30341
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REVISIONS:

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A GARDEN STYLE APARTMENT COMMUNITY
FOR
TELLUS PARTNERS
BENTONVILLE, ARKANSAS

JOB NUMBER: 2003E

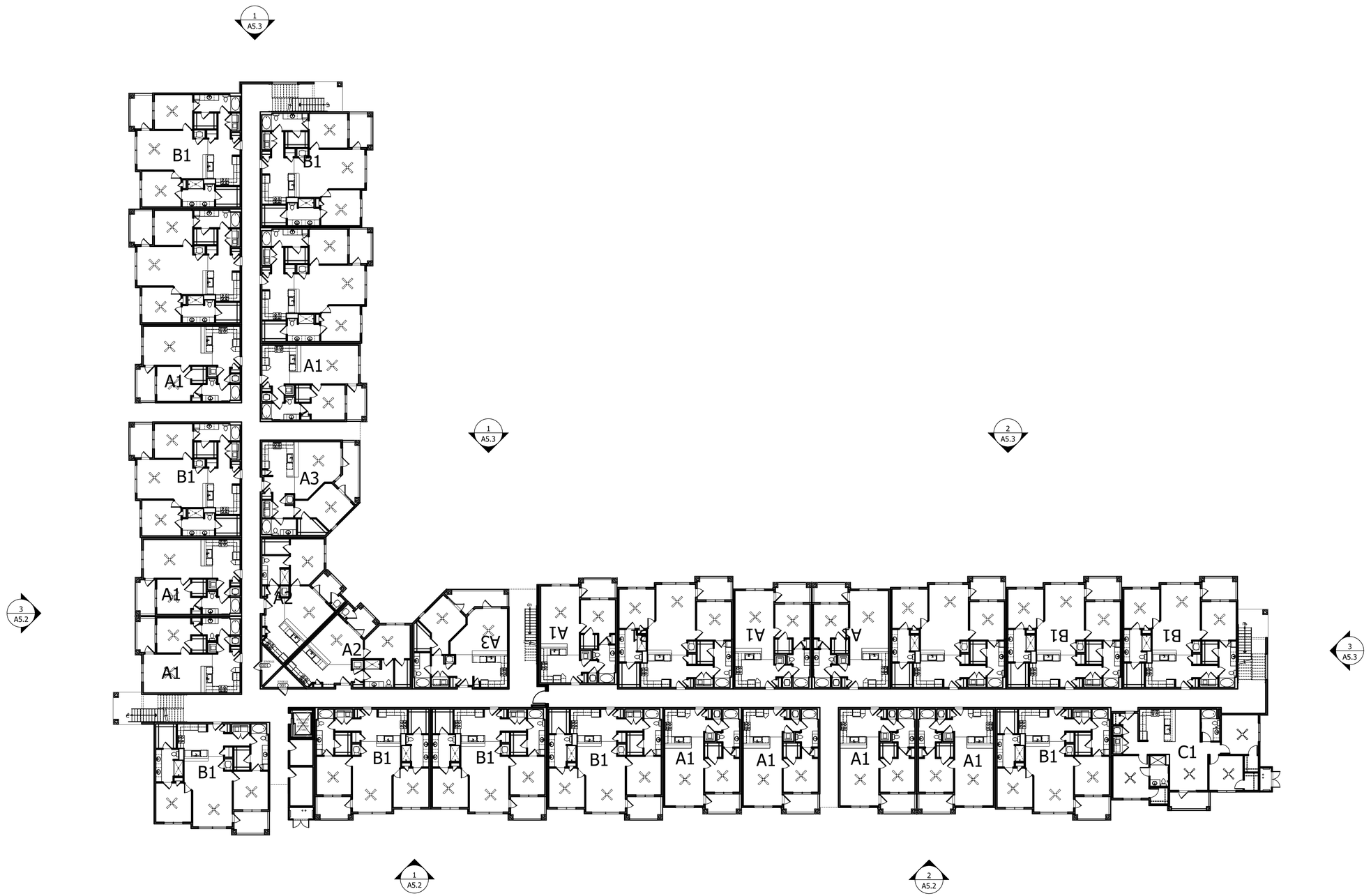
DRAWN BY:

CHECKED BY:

BUILDING #2 & 3
BUILDING FLOOR PLANS

SHEET NO.

A2.1



1 A2.2 BUILDINGS #4 FLOOR PLAN - GROUND LEVEL

SCALE: 1/16" = 1'-0"

DAVID ENGLISH
License No. 9133
REGISTERED ARCHITECT
STATE OF ARKANSAS

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JOB PROGRESS:
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TELLUS PARTNERS
BENTONVILLE, ARKANSAS

JOB NUMBER: 2003E

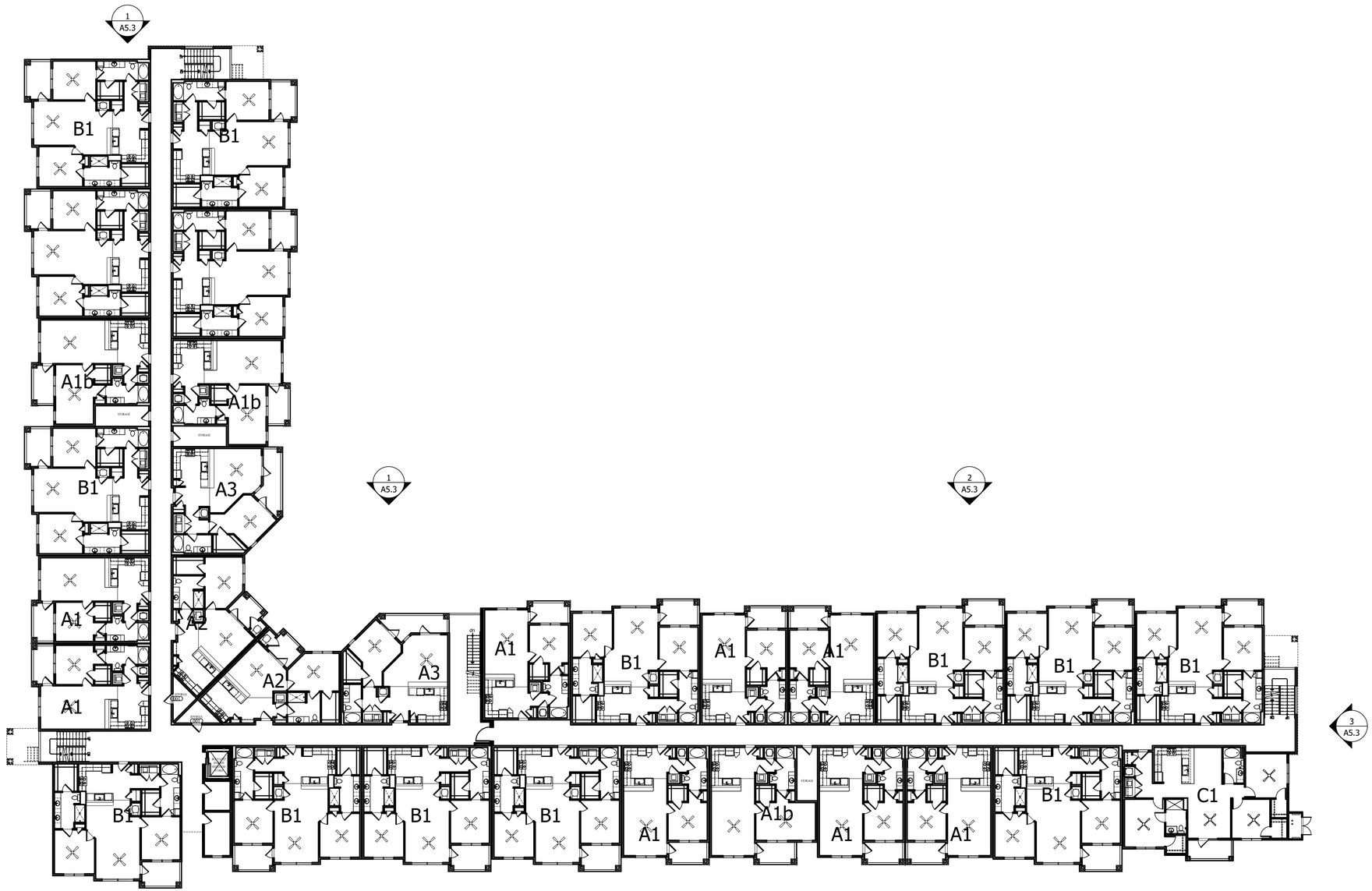
DRAWN BY:

CHECKED BY:

BUILDING #4
BUILDING FLOOR PLANS

SHEET NO.

A2.2



1 A2.3 BUILDINGS #4 FLOOR PLAN - 2ND, 3RD & 4TH LEVEL

SCALE: 1/16" = 1'-0"

REGISTERED ARCHITECT
DAVID ENGLISH
License No. 9133
STATE OF ARKANSAS

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BENTONVILLE, ARKANSAS

JOB NUMBER: 2003E

DRAWN BY:

CHECKED BY:

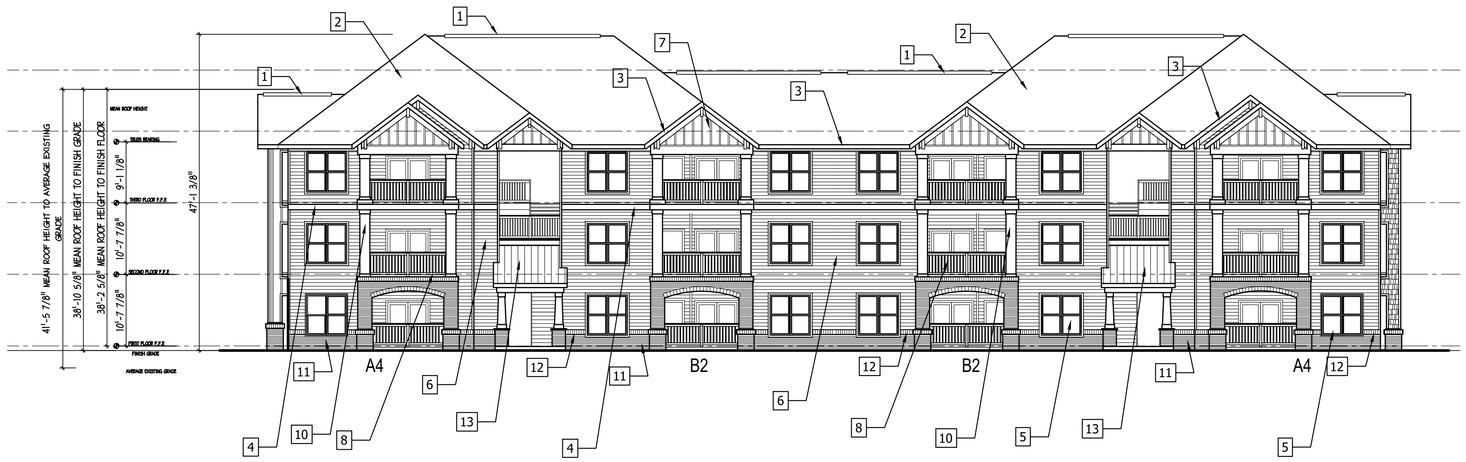
BUILDING #4
BUILDING FLOOR PLANS

SHEET NO.

A2.3

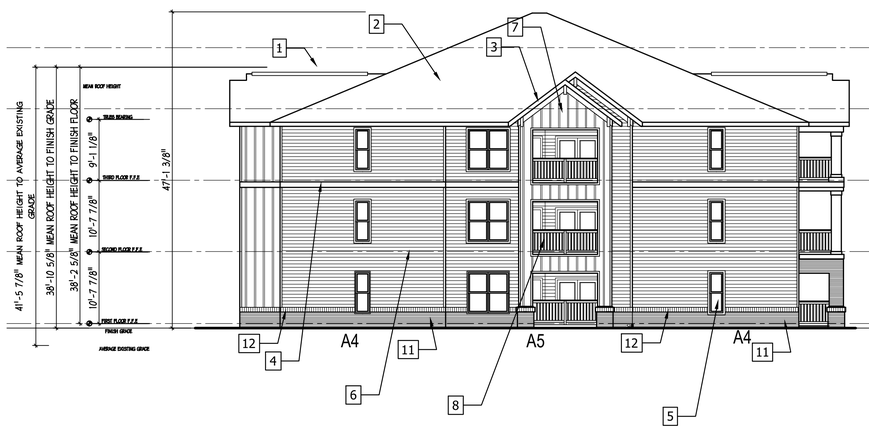
1 A5.0 BUILDING #1 FRONT ELEVATION

SCALE: 3/32" = 1'-0"



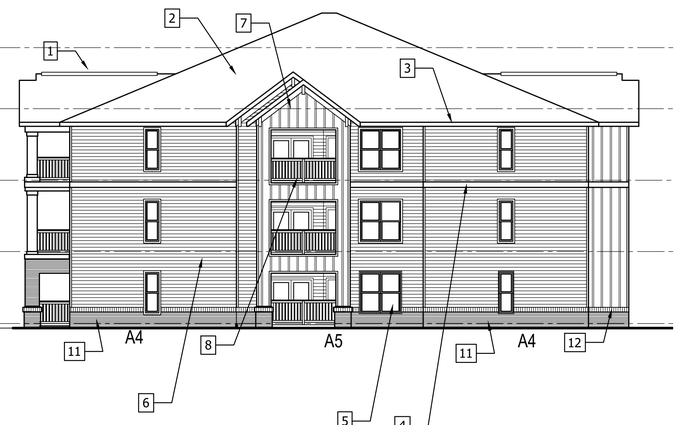
2 A5.0 BUILDINGS #1 REAR ELEVATION

SCALE: 3/32" = 1'-0"



3 A5.0 BUILDING #1 RIGHT SIDE ELEVATION

SCALE: 3/32" = 1'-0"



4 A5.0 BUILDING #1 LEFT SIDE ELEVATION

SCALE: 3/32" = 1'-0"

BUILDING 1
EXTERIOR MATERIALS

BRICK VENEER	10%
CEMENTITOUS LAP SIDING	65%
CEMENTITOUS BOARD & BATTEN SIDING	25%

ELEVATION LEGEND:

1. RIDGE VENT
2. ARCH. ROOF SHINGLES
3. CEMENTITIOUS FASCIA
4. CEMENTITIOUS TRIM BAND
5. SINGLE HUNG VINYL WINDOWS
6. CEMENTITIOUS LAP SIDING
7. BOARD & BATTEN SIDING
8. VINYL RAILING SYSTEM
9. 22"X40" DECORATIVE VENTS
10. CEMEN. DECK COL. WALL WRAP
11. BRICK VENEER
12. BRICK ROWLOCK
13. GALVALUME METAL ROOFING

ELEVATION NOTE:

ALL TRIM, FASCIA AND SOFFIT TO BE FIBER-CEMENT / CEMENTITIOUS BOARD

REGISTERED ARCHITECT
DAVID ENGLISH
License No. 013361
STATE OF ARKANSAS

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JOB PROGRESS:
ITEM: DATE:

REVISIONS:
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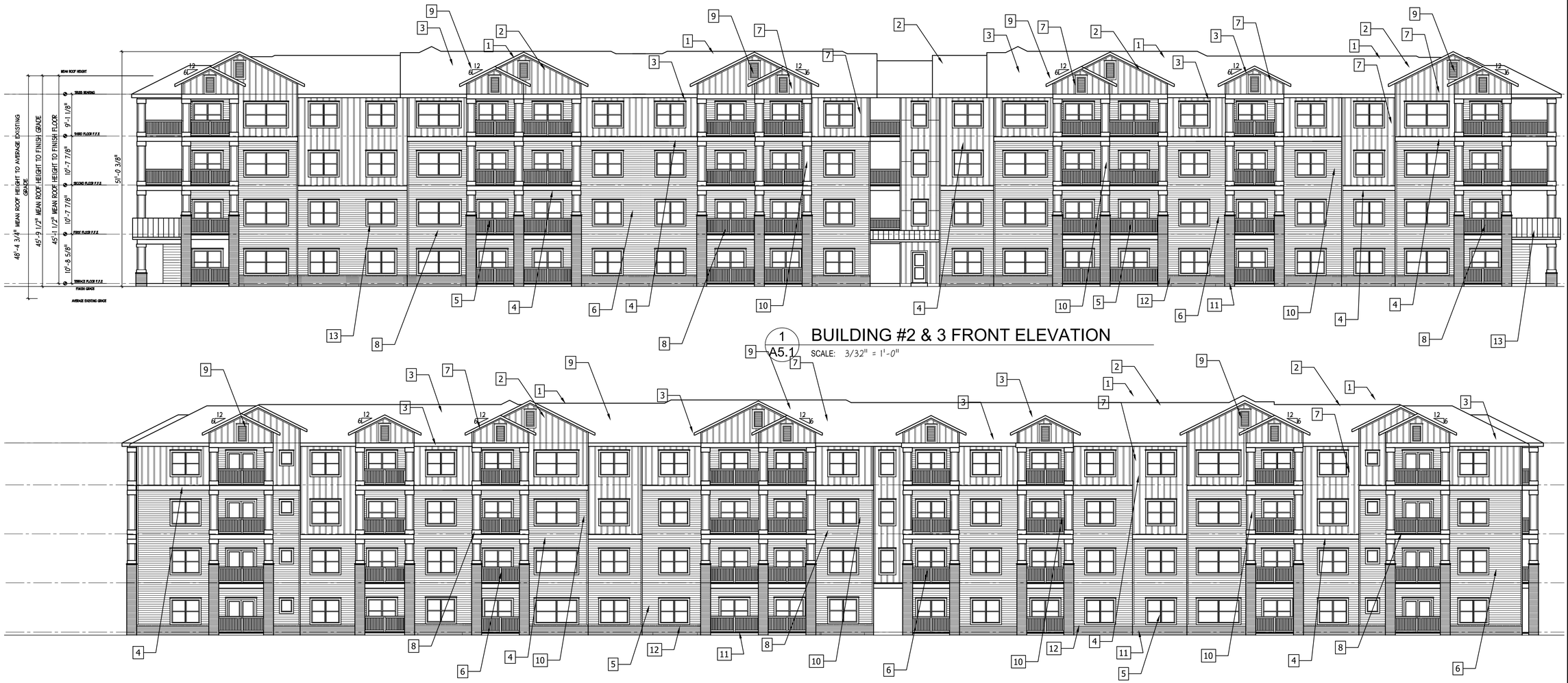
A GARDEN STYLE APARTMENT COMMUNITY
FOR
TELLUS PARTNERS
BENTONVILLE, ARKANSAS

JOB NUMBER: 2003E
DRAWN BY:
CHECKED BY:

BUILDING #1
ELEVATIONS
SHEET NO.

A5.0

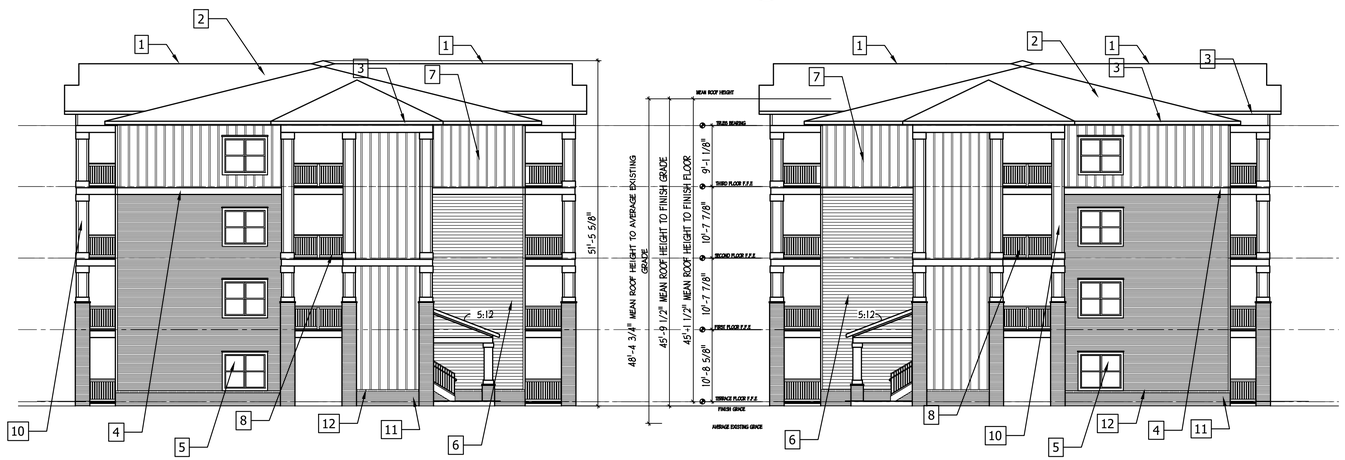


1 A5.1 BUILDING #2 & 3 FRONT ELEVATION

SCALE: 3/32" = 1'-0"

2 A5.1 BUILDINGS #2 & 3 REAR ELEVATION

SCALE: 3/32" = 1'-0"



3 A5.1 BUILDING #2 & 3 RIGHT SIDE ELEVATION

SCALE: 3/32" = 1'-0"

4 A5.1 BUILDING #2 & 3 LEFT SIDE ELEVATION

SCALE: 3/32" = 1'-0"

BUILDING 2 & 3
EXTERIOR MATERIALS

BRICK VENEER	10%
CEMENTITOUS LAP SIDING	55%
CEMENTITIOUS BOARD & BATTEN SIDING	35%

ELEVATION LEGEND:

1. RIDGE VENT
2. ARCH. ROOF SHINGLES
3. CEMENTITIOUS FASCIA
4. CEMENTITIOUS TRIM BAND
5. SINGLE HUNG VINYL WINDOWS
6. CEMENTITIOUS LAP SIDING
7. BOARD & BATTEN SIDING
8. VINYL RAILING SYSTEM
9. 22"X40" DECORATIVE VENTS
10. CEMEN. DECK COL. WALL WRAP
11. BRICK VENEER
12. BRICK ROWLOCK
13. GALVALUME METAL ROOFING

ELEVATION NOTE:

ALL TRIM, FASCIA AND SOFFIT TO BE FIBER-CEMENT / CEMENTITIOUS BOARD

REGISTERED ARCHITECT
DAVID ENGLISH
License No. 9336
STATE OF ARKANSAS

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FOR
TELLUS PARTNERS
BENTONVILLE, ARKANSAS

JOB NUMBER: 2003E

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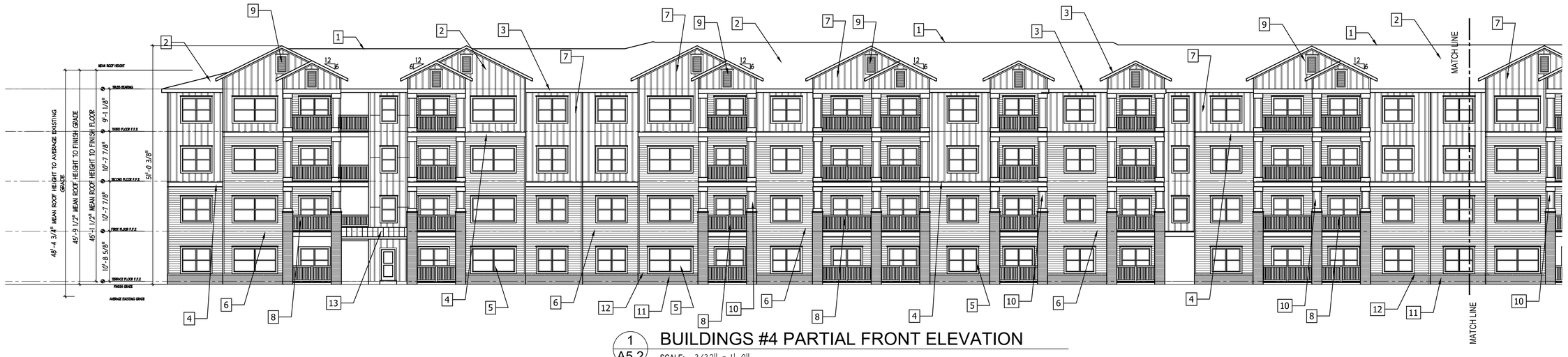
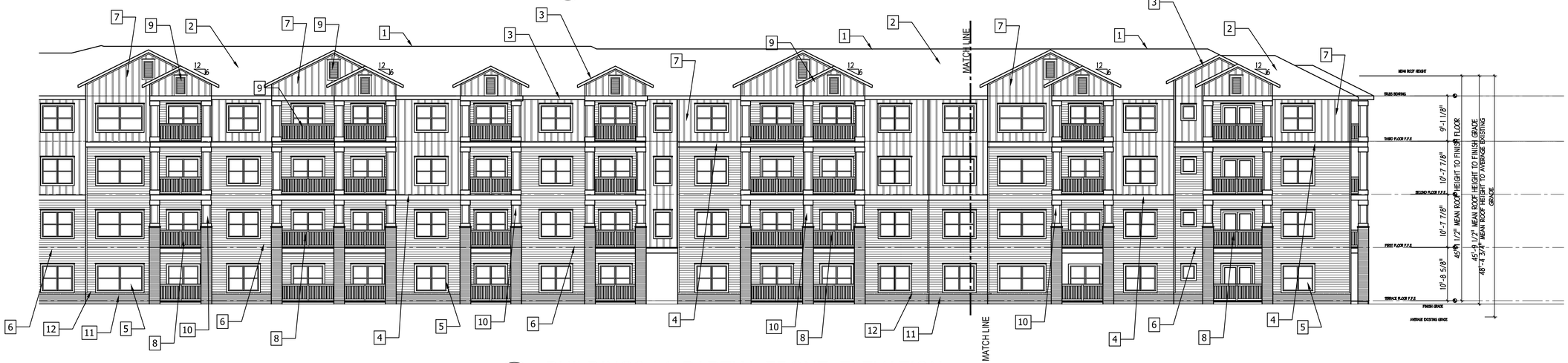
BUILDING #2 & 3
ELEVATIONS
SHEET NO.

A5.1



1 A5.2 BUILDINGS #4 PARTIAL FRONT ELEVATION

SCALE: 3/32" = 1'-0"



2 A5.2 BUILDINGS #4 PARTIAL FRONT ELEVATION

SCALE: 3/32" = 1'-0"

3 A5.2 BUILDINGS #4 END ELEVATION

SCALE: 3/32" = 1'-0"

BUILDING 4
EXTERIOR MATERIALS

BRICK VENEER	10%
CEMENTITOUS LAP SIDING	55%
CEMENTITIOUS BOARD & BATTEN SIDING	35%

ELEVATION LEGEND:

1. RIDGE VENT
2. ARCH. ROOF SHINGLES
3. CEMENTITIOUS FASCIA
4. CEMENTITIOUS TRIM BAND
5. SINGLE HUNG VINYL WINDOWS
6. CEMENTITIOUS LAP SIDING
7. BOARD & BATTEN SIDING
8. VINYL RAILING SYSTEM
9. 22"X40" DECORATIVE VENTS
10. CEMEN. DECK COL. WALL WRAP
11. BRICK VENEER
12. BRICK ROWLOCK
13. GALVALUME METAL ROOFING

ELEVATION NOTE:

ALL TRIM, FASCIA AND SOFFIT TO BE FIBER-CEMENT / CEMENTITIOUS BOARD

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License No. 9136
STATE OF ARKANSAS

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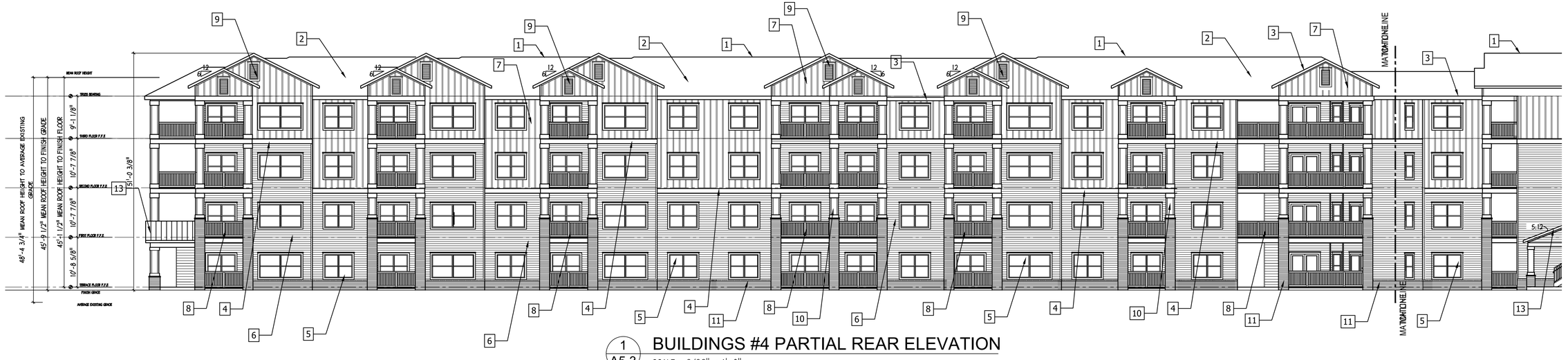
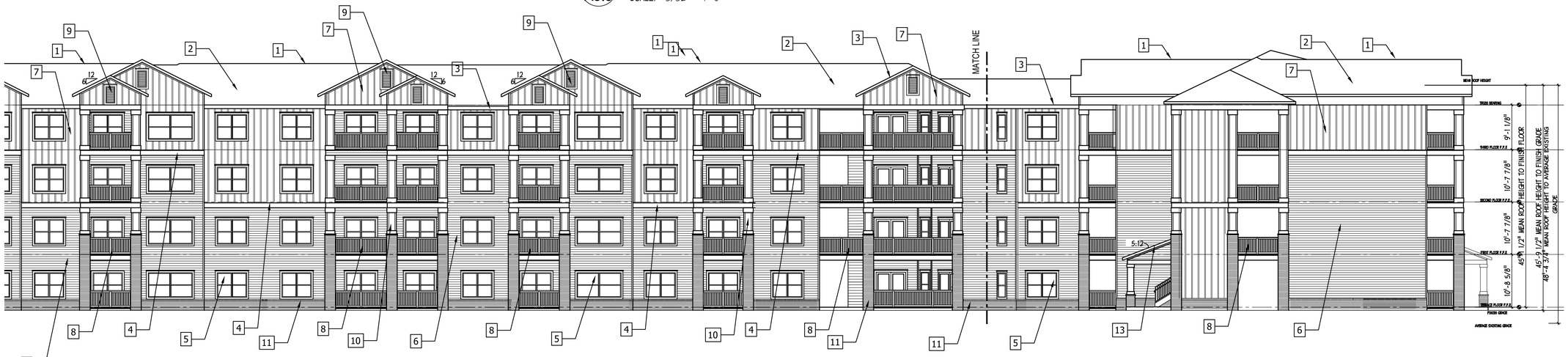
BUILDINGS #4
ELEVATIONS
SHEET NO.

A5.2



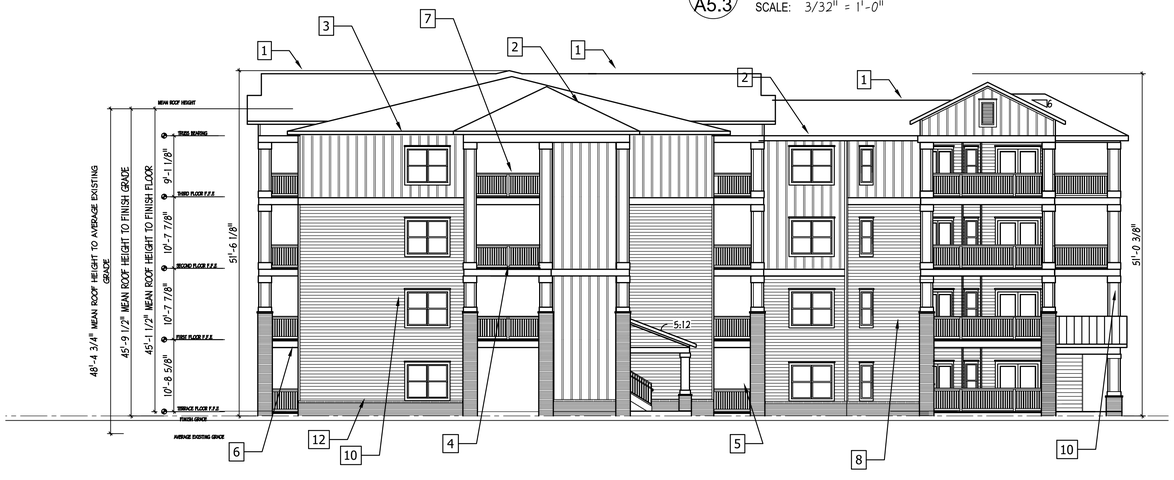
1 A5.3 BUILDINGS #4 PARTIAL REAR ELEVATION

SCALE: 3/32" = 1'-0"



2 A5.3 BUILDINGS #2 PARTIAL REAR ELEVATION

SCALE: 3/32" = 1'-0"



3 A5.3 BUILDINGS #4 END ELEVATION

SCALE: 3/32" = 1'-0"

BUILDING 4
EXTERIOR MATERIALS

BRICK VENEER	10%
CEMENTITOUS LAP SIDING	55%
CEMENTITIOUS BOARD & BATTEN SIDING	35%

ELEVATION LEGEND:

1. RIDGE VENT
2. ARCH. ROOF SHINGLES
3. CEMENTITIOUS FASCIA
4. CEMENTITIOUS TRIM BAND
5. SINGLE HUNG VINYL WINDOWS
6. CEMENTITIOUS LAP SIDING
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9. 22"X40" DECORATIVE VENTS
10. CEMEN. DECK COL. WALL WRAP
11. BRICK VENEER
12. BRICK ROWLOCK
13. GALVALUME METAL ROOFING

ELEVATION NOTE:

ALL TRIM, FASCIA AND SOFFIT TO BE FIBER-CEMENT / CEMENTITIOUS BOARD

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DAVID ENGLISH
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BUILDINGS #4
ELEVATIONS
SHEET NO.

A5.3

1 A5.4 CONCEPTUAL CHARACTER RENDERING

SCALE: N.T.S.

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BUILDINGS SKETCH ELEVATIONS
SHEET NO.

A5.4

1
A5.5 VIGNETTE OF CONDENSER SCREEN

SCALE: N.T.S.

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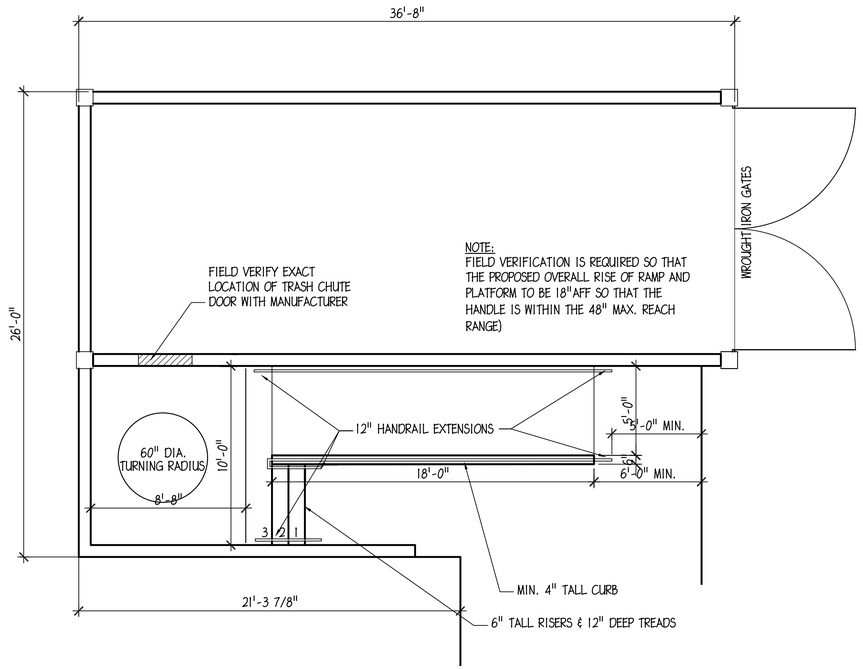
BUILDINGS SKETCH ELEVATIONS
SHEET NO.

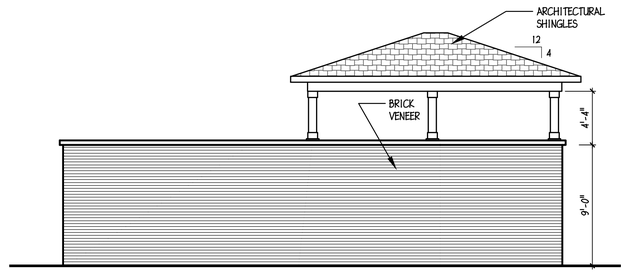
A5.5



1 9.0 TRASH - PLAN

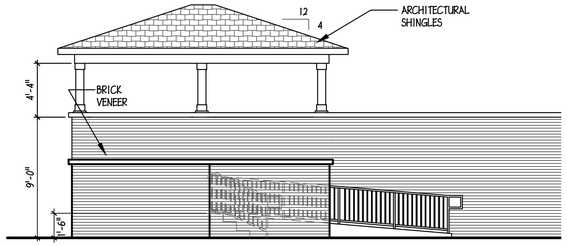
SCALE: 1/4" = 1'-0"

NOTE:
ALL EXPOSED EXTERIOR WOOD MEMBERS INCLUDING FRAMING, DECKING, & RAILING SYSTEM SHALL BE PRESSURE TREATED WOOD



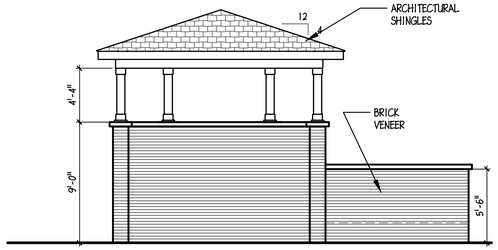
2 9.0 TRASH - SOUTH ELEVATION

SCALE: 3/16" = 1'-0"



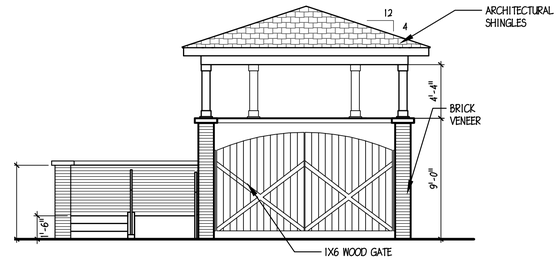
3 9.0 TRASH - NORTH ELEVATION

SCALE: 3/16" = 1'-0"



4 9.0 TRASH - WEST ELEVATION

SCALE: 3/16" = 1'-0"



5 9.0 TRASH - EAST ELEVATION

SCALE: 3/16" = 1'-0"

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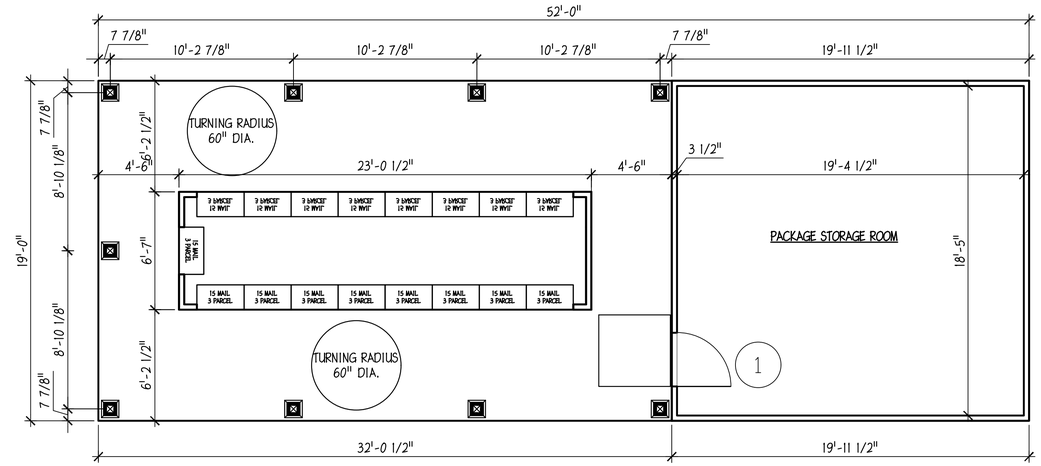
TRASH ENCLOSURE

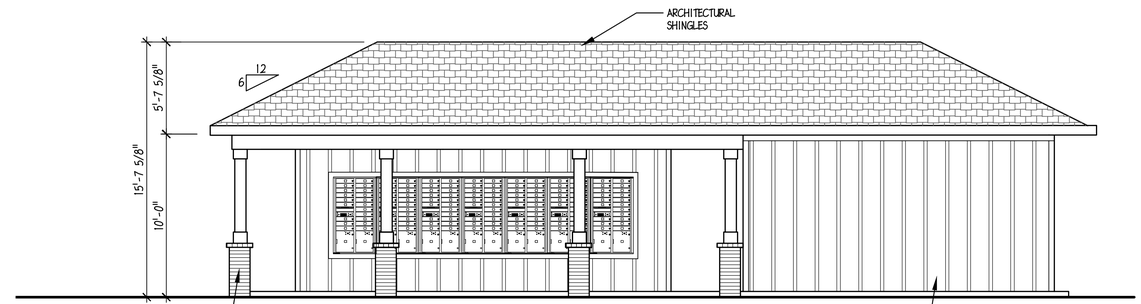
SHEET NO.

A9.0



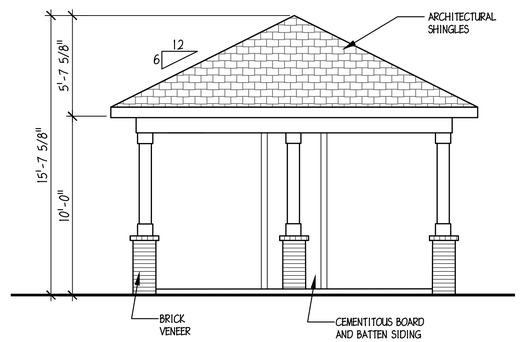
1 / A9.1 **MAIL KIOSK PLAN**

SCALE: 1/4" = 1'-0"



1 / A9.1A **MAIL KIOSK - FRONT ELEVATION**

SCALE: 1/4" = 1'-0"



1 / A9.1A **MAIL KIOSK - SIDE ELEVATION**

SCALE: 1/4" = 1'-0"

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A GARDEN STYLE APARTMENT COMMUNITY

FOR

TELLUS PARTNERS

BENTONVILLE, ARKANSAS

JOB NUMBER: 2003E

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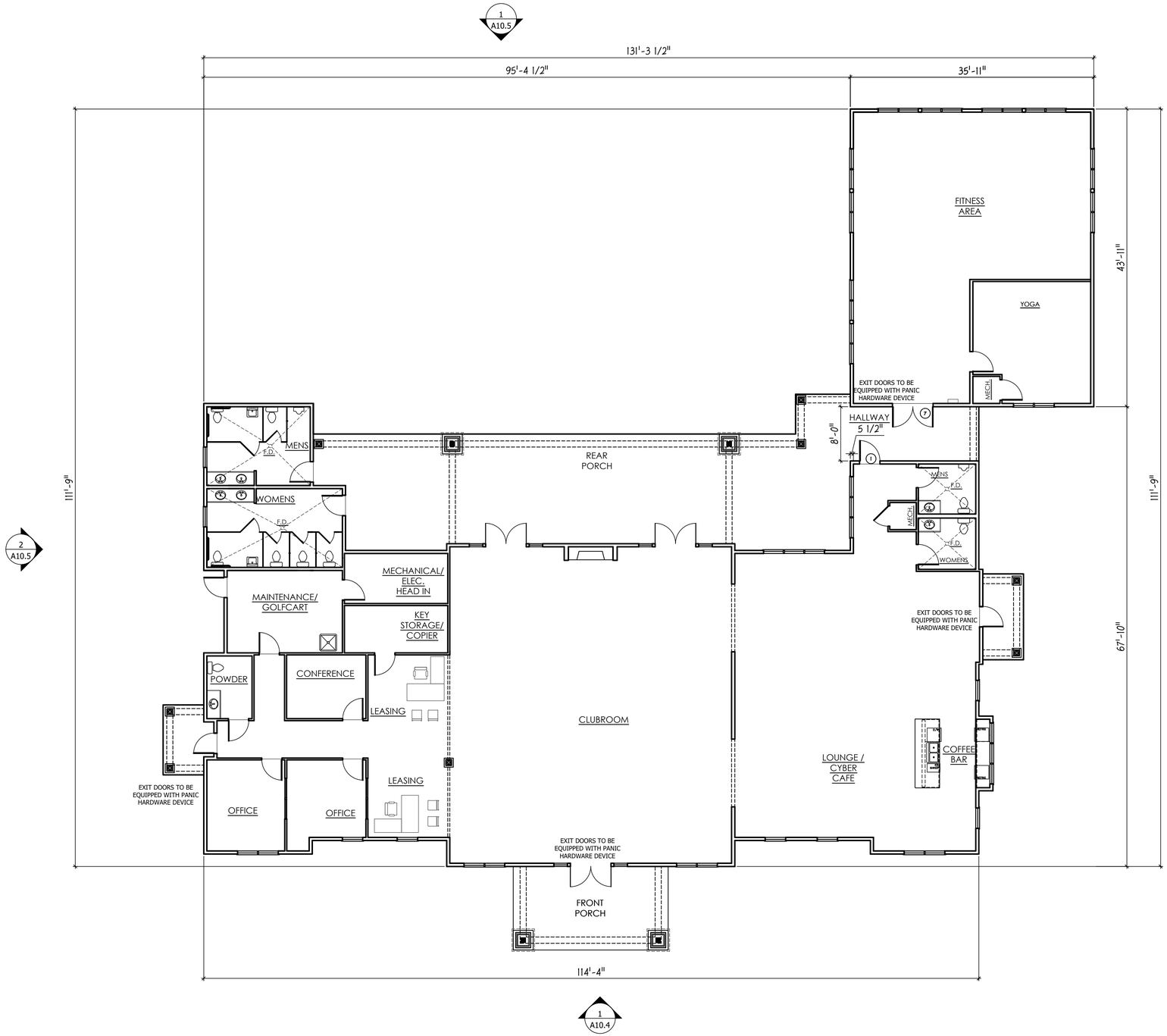
CHECKED BY:

MAIL KIOSK
PLANS & DETAILS
SHEET NO.

A9.1



1 A10.0 LEASING OFFICE - FLOOR PLAN

SCALE: 1/8" = 1'-0"

NOTE:
ALL EXPOSED EXTERIOR WOOD MEMBERS INCLUDING FRAMING, DECKING, & RAILING SYSTEM SHALL BE PRESSURE TREATED WOOD

LEGEND

DENOTES SHEAR WALL
SEE STRUCTURAL SHEETS

•TRIM NOTE•

ALL WINDOW & DOOR TRIM, DECORATIVE BANDS, COLUMN & COLUMN TRIM, RAKE TRIM, CORNER TRIM & SIDING (HORIZONTAL & VERTICAL) TO BE CEMENTITIOUS

•STRUCTURAL NOTE•

REFER TO STRUCTURAL PLANS FOR ALL FRAMING PLANS AND SCHEDULES

•FIRE ALARM NOTE•

FIRE ALARM SYSTEM IN CLUB HOUSE WILL REQUIRE A REMOTE ANNUNCIATOR LOCATED IN ENTRANCE LOBBY FOR FIRST RESPONDER ACCESS.

•KNOX BOX NOTE•

KNOX BOX REQUIRED AT ALL ENTRANCE GATES AND FRONT ENTRANCE TO SALES OFFICE/CLUB HOUSE FOR FIRE DEPARTMENT ACCESS.

•STRUCTURAL NOTE•

REFER TO STRUCTURAL PLANS FOR ALL POST AND BEAM SCHEDULES

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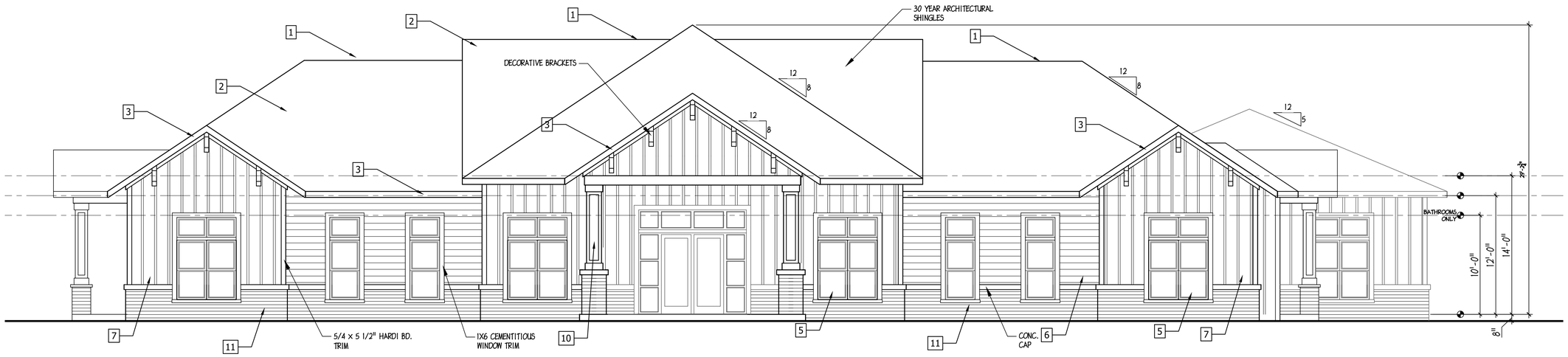
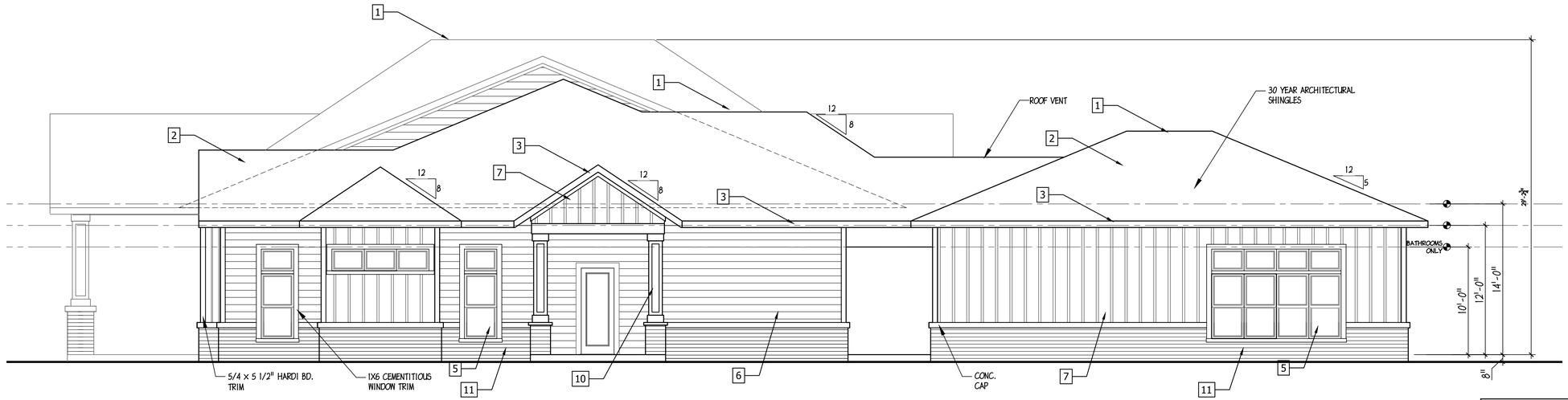
LEASE OFFICE FLOOR PLAN

SHEET NO.
A10.0



1 A10.4 **LEASING OFFICE - FRONT ELEVATION**

SCALE: 3/16" = 1'-0"



2 A10.4 **LEASING OFFICE - RIGHT ELEVATION**

SCALE: 3/16" = 1'-0"

ELEVATION LEGEND:
1. RIDGE VENT
2. ROOF SHINGLES
3. CEMENTITIOUS FASCIA
4. CEMENTITIOUS TRIM BAND
5. SINGLE HUNG VINYL WINDOWS
6. CEMENTITIOUS LAP SIDING
7. BOARD & BATTEN SIDING
8. RAILING AS PER OWNER
9. DECORATIVE VENTS
10. CEMENTITIOUS POST WRAP
11. BRICK VENEER

ELEVATION NOTE:

ALL TRIM, FASCIA AND SOFFIT TO BE FIBER-CEMENT / CEMENTITIOUS BOARD

OCCUPANT LOAD:

LEASING OFFICE/CLUBHOUSE:
115 OCCUPANTS REAR PORCH
24 OCCUPANTS FITNESS AREA
78 OCCUPANTS COFFEE/CYBER CAFE
98 OCCUPANTS LOBBY
57 OCCUPANTS LEASING OFFICE
372 OCCUPANTS TOTAL

POOL & POOL DECK
75 OCCUPANTS POOL
546 OCCUPANTS POOL DECK
621 OCCUPANTS TOTAL

TRIM NOTE

ALL WINDOW & DOOR TRIM, DECORATIVE BANDS, COLUMN & COLUMN TRIM, RAKE TRIM, CORNER TRIM & SIDING (HORIZONTAL & VERTICAL) TO BE CEMENTITIOUS

NOTE:
ALL EXPOSED EXTERIOR WOOD MEMBERS INCLUDING FRAMING, DECKING, & RAILING SYSTEM SHALL BE PRESSURE TREATED WOOD

BOARD AND BATTEN NOTE

BATTEN STRIPS SHALL BE 2'-0" UNLESS OTHERWISE INSTRUCTED

REGISTERED ARCHITECT
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License No. 9336
STATE OF ARKANSAS

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FOR
TELLUS PARTNERS
BENTONVILLE, ARKANSAS

JOB NUMBER: 2003E
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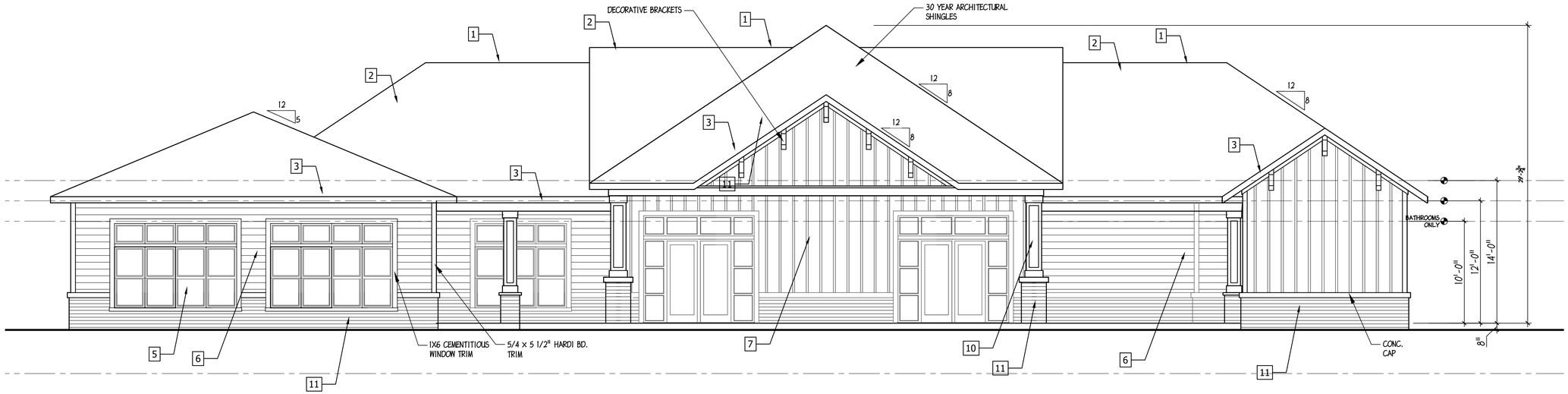
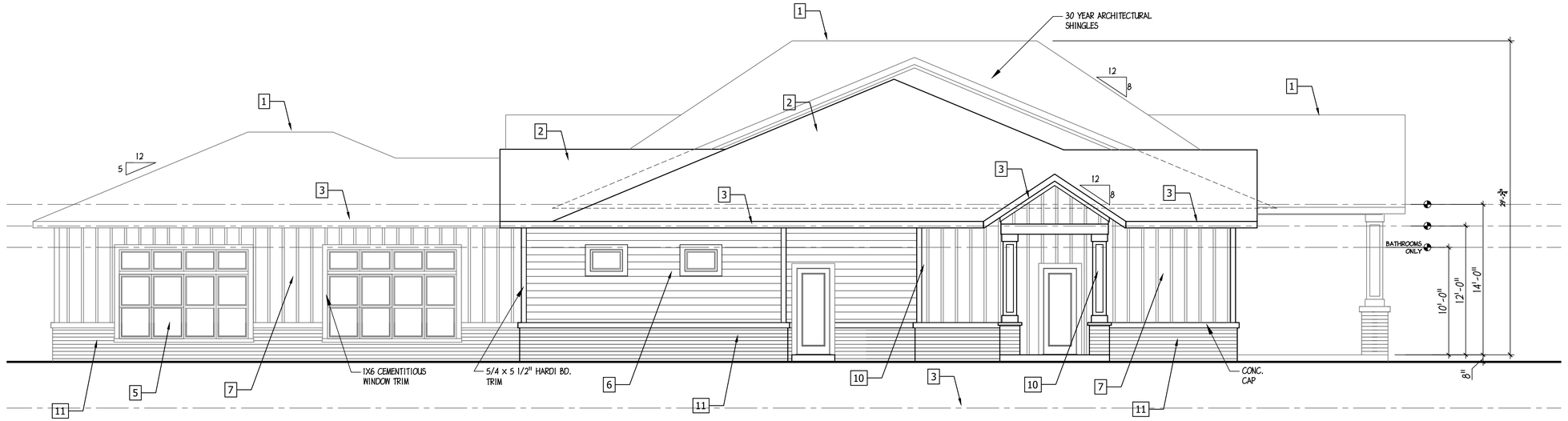
LEASE OFFICE ELEVATIONS

SHEET NO.
A10.4



1 A10.5 **LEASING OFFICE - REAR ELEVATION**

SCALE: 3/16" = 1'-0"



2 A10.5 **LEASING OFFICE - LEFT ELEVATION**

SCALE: 3/16" = 1'-0"

ELEVATION LEGEND:
1. RIDGE VENT
2. ROOF SHINGLES
3. CEMENTITIOUS FASCIA
4. CEMENTITIOUS TRIM BAND
5. SINGLE HUNG VINYL WINDOWS
6. CEMENTITIOUS LAP SIDING
7. BOARD & BATTEN SIDING
8. RAILING AS PER OWNER
9. DECORATIVE VENTS
10. CEMENTITIOUS POST WRAP
11. BRICK VENEER

ELEVATION NOTE:

ALL TRIM, FASCIA AND SOFFIT TO BE FIBER-CEMENT / CEMENTITIOUS BOARD

NOTE:
ALL EXPOSED EXTERIOR WOOD MEMBERS INCLUDING FRAMING, DECKING, & RAILING SYSTEM SHALL BE PRESSURE TREATED WOOD

•TRIM NOTE•

ALL WINDOW & DOOR TRIM, DECORATIVE BANDS, COLUMN & COLUMN TRIM, RAKE TRIM, CORNER TRIM & SIDING (HORIZONTAL & VERTICAL) TO BE CEMENTITIOUS

•BOARD AND BATTEN NOTE•

BATTEN STRIPS SHALL BE 2'-0" UNLESS OTHERWISE INSTRUCTED

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License No. 9336
STATE OF ARKANSAS

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JOB NUMBER: 2003E
DRAWN BY:
CHECKED BY:

LEASE OFFICE ELEVATIONS

SHEET NO.

A10.5

1 A11.0 **CONCEPTUAL CHARACTER RENDERING**

SCALE: N.T.S.

TOWN HOUSE

REGISTERED ARCHITECT
DAVID ENGLISH
License No. 5138
STATE OF ARKANSAS

ENGLISH & ASSOCIATES
ARCHITECTS, INC.
3084 MERCER UNIVERSITY DRIVE, SUITE 100
ATLANTA, GEORGIA 30341
DENGLISH@ENGLISHASSOCIATESINC.COM

JOB PROGRESS:

ITEM:	DATE:

REVISIONS:

TAG:	DATE:

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BENTONVILLE APARTMENTS
A GARDEN STYLE APARTMENT COMMUNITY
FOR
TELLUS PARTNERS
BENTONVILLE, ARKANSAS

JOB NUMBER: 2003E

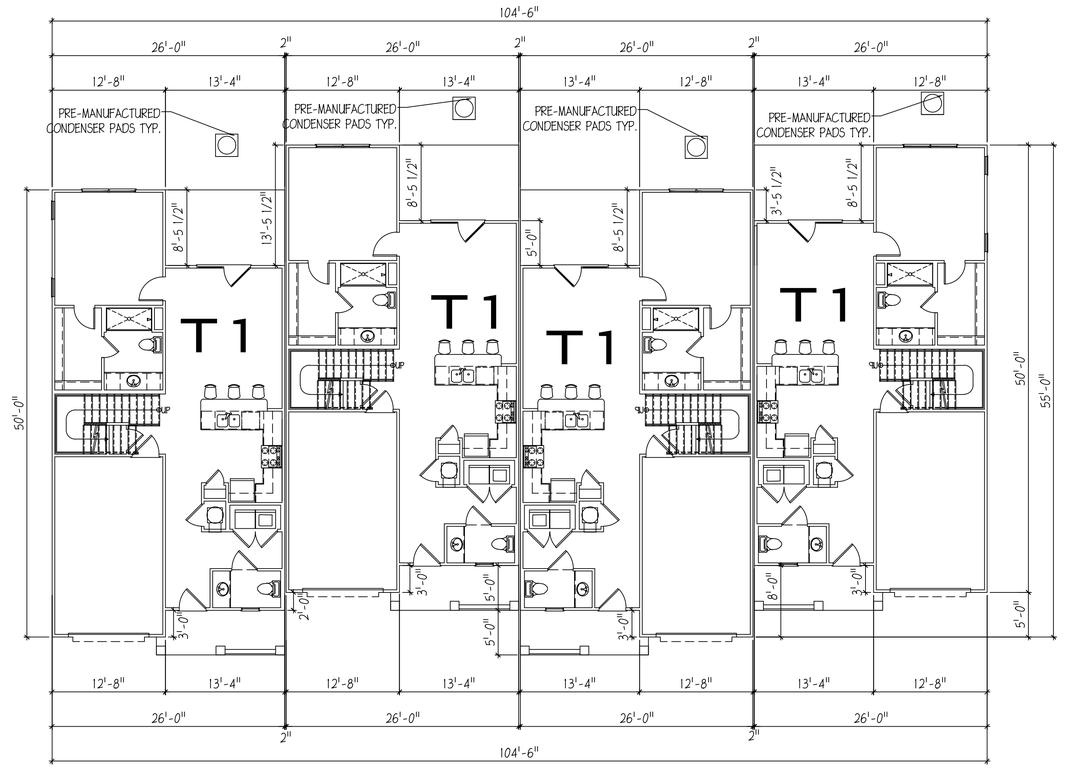
DRAWN BY:

CHECKED BY:

UNIT T-1
TOWN HOUSE

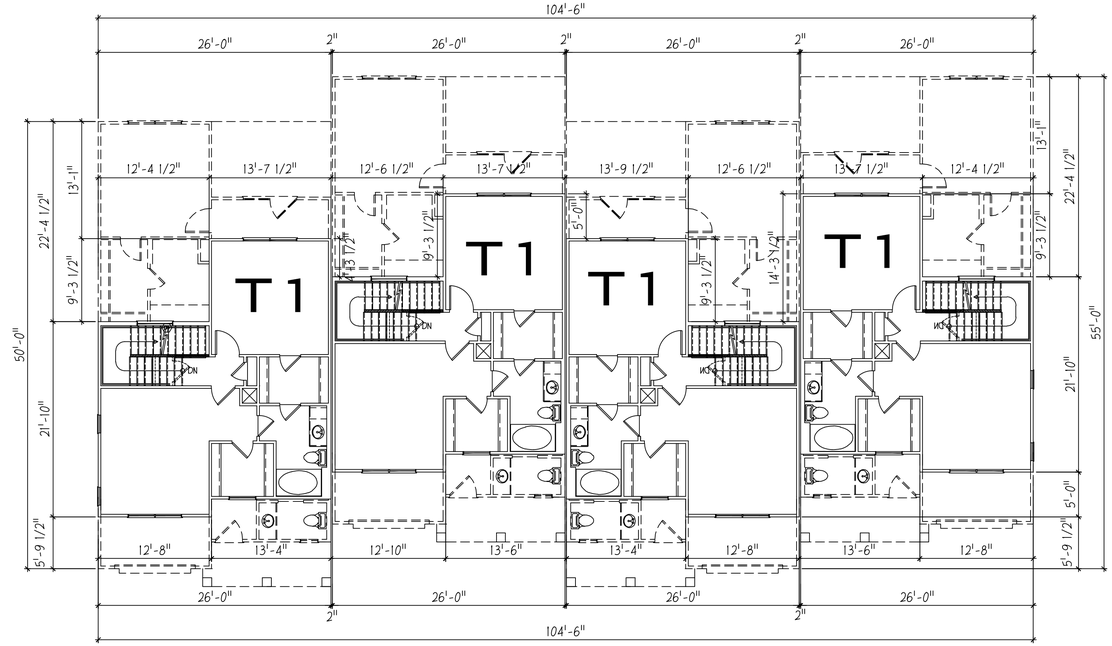
SHEET NO.

A11.0



1 A11.1 **1ST FL. BUILDING PLAN FOR T1 & T2**

SCALE: 1/8" = 1'-0"



2 A11.1 **2ND FL. BUILDING PLAN FOR T1 & T3**

SCALE: 1/8" = 1'-0"

TOWN HOUSE

REGISTERED ARCHITECT
DAVID ENGLISH
License No. 5336
STATE OF ARKANSAS

ENGLISH & ASSOCIATES
ARCHITECTS, INC.
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ATLANTA, GEORGIA 30341
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JOB PROGRESS:

ITEM:	DATE:

REVISIONS:

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BENTONVILLE APARTMENTS
A GARDEN STYLE APARTMENT COMMUNITY
FOR
TELLUS PARTNERS
BENTONVILLE, ARKANSAS

JOB NUMBER: 2003E

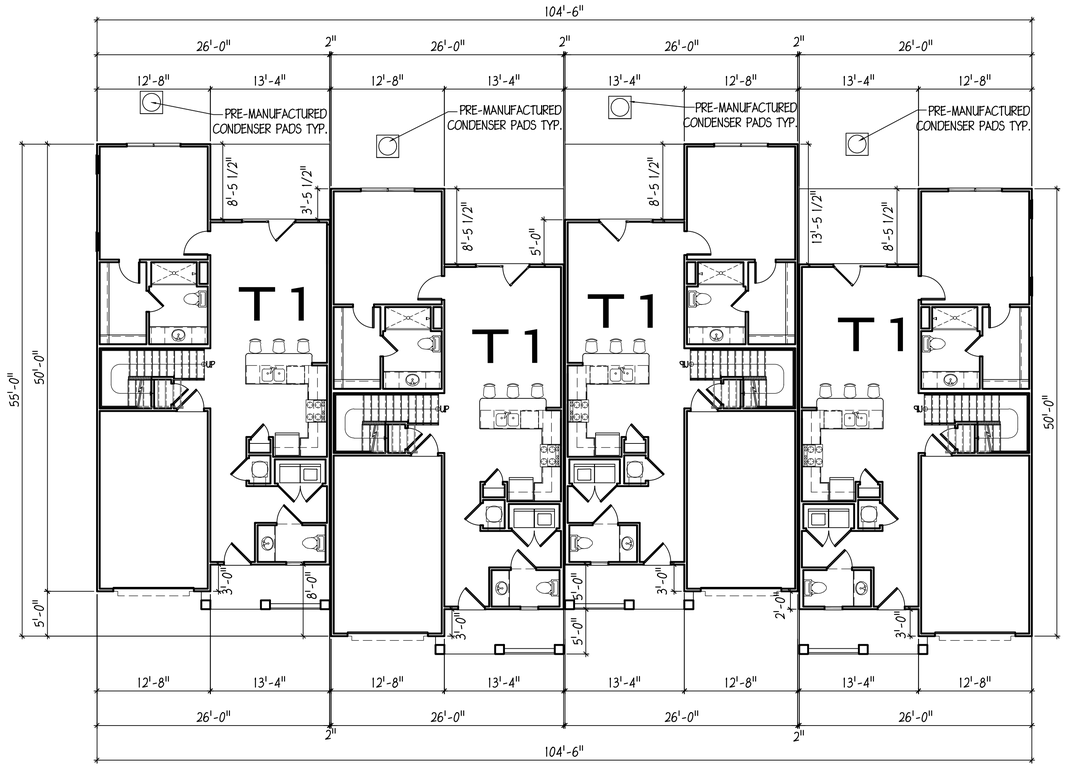
DRAWN BY:

CHECKED BY:

BUILDING PLANS FOR BLDG. 1 TOWNHOUSES

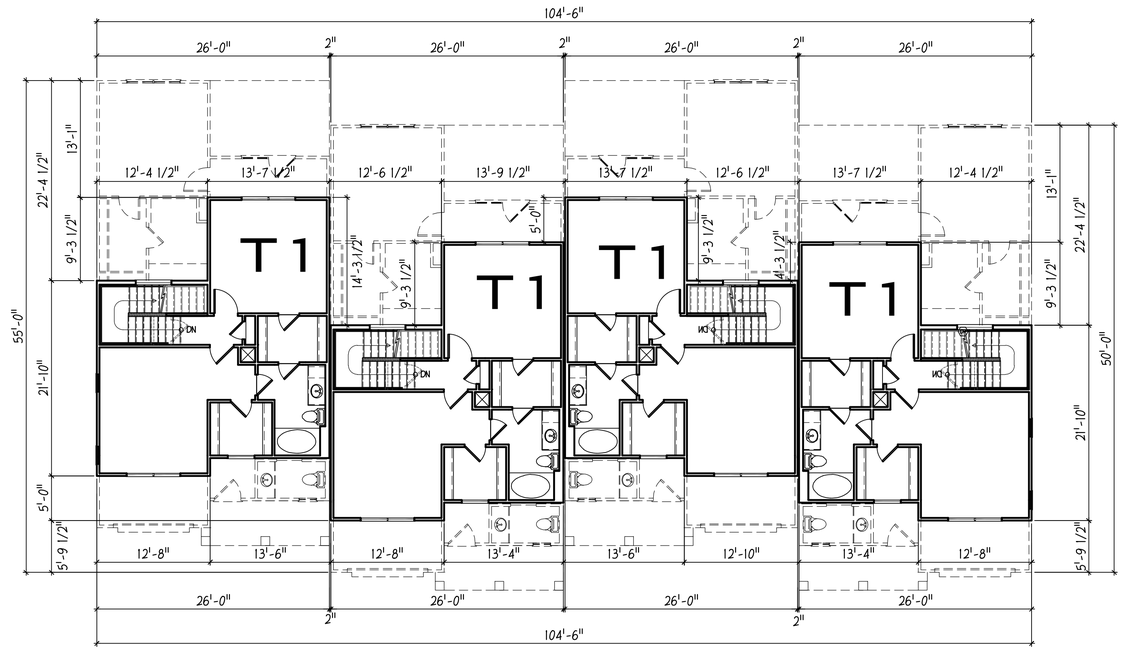
SHEET NO.

A11.1



1 A11.2 **1ST FL. BUILDING PLAN FOR T2 & T4**

SCALE: 1/8" = 1'-0"



2 A11.2 **2ND FL. BUILDING PLAN FOR T2 & T4**

SCALE: 1/8" = 1'-0"

TOWN HOUSE

ENGLISH & ASSOCIATES
ARCHITECTS, INC.
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ATLANTA, GEORGIA 30341
DENGLISH@ENGLISHASSOCIATESINC.COM

REGISTERED ARCHITECT
DAVID ENGLISH
License No. 9338
STATE OF ARKANSAS

JOB PROGRESS:

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BENTONVILLE APARTMENTS
A GARDEN STYLE APARTMENT COMMUNITY
FOR
TELLUS PARTNERS
BENTONVILLE, ARKANSAS

JOB NUMBER: 2003E

DRAWN BY:

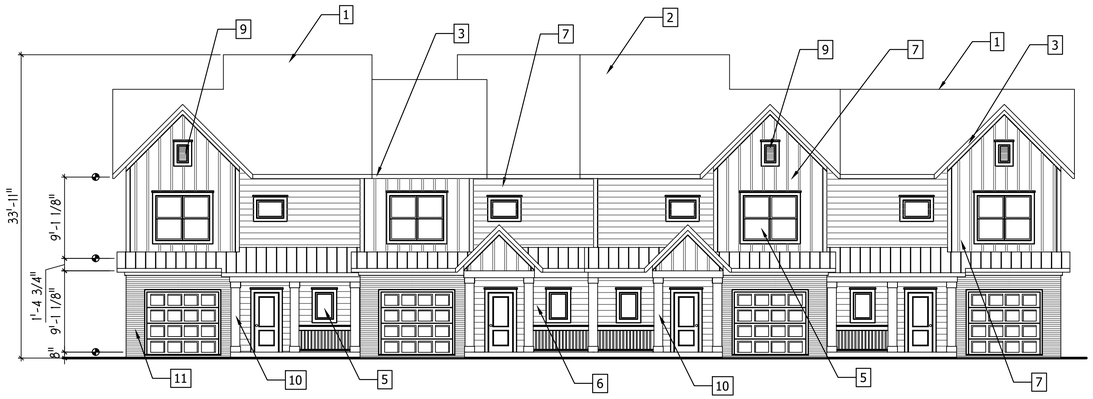
CHECKED BY:

BUILDING PLANS FOR T2 & T4
TOWNHOUSES
SHEET NO.

A11.2

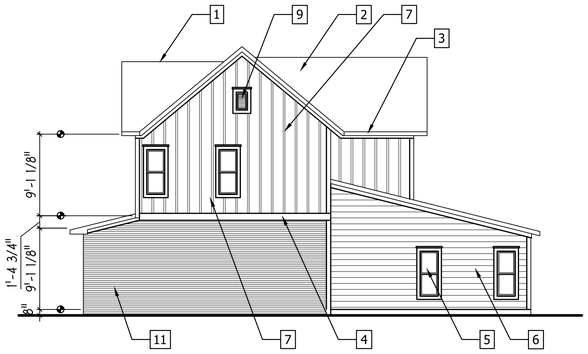
3 A11.3 LEFT SIDE ELEV. T1 & T3

SCALE: 1/8" = 1'-0"



1 A11.3 FRONT ELEVATION T1 & T3

SCALE: 1/8" = 1'-0"



4 A11.3 RIGHT SIDE ELEV. T1 & T3

SCALE: 1/8" = 1'-0"

2 A11.3 REAR ELEVATION T1 & T3

SCALE: 1/8" = 1'-0"

TOWNHOUSE BLDG. T1 EXTERIOR MATERIALS	
BRICK VENEER	20%
CEMENTITOUS LAP SIDING	40%
CEMENTITIOUS BOARD & BATTEN SIDING	40%

TOWNHOUSE BLDG. T2 & T4 EXTERIOR MATERIALS	
BRICK VENEER	15%
CEMENTITOUS LAP SIDING	45%
CEMENTITIOUS BOARD & BATTEN SIDING	40%

ELEVATION LEGEND:

1. RIDGE VENT
2. ROOF SHINGLES
3. CEMENTITIOUS FASCIA
4. CEMENTITIOUS TRIM BAND
5. SINGLE HUNG VINYL WINDOWS
6. CEMENTITIOUS LAP SIDING
7. BOARD & BATTEN SIDING
8. RAILING AS PER OWNER
9. DECORATIVE VENTS
10. CEMENTITIOUS POST WRAP
11. BRICK VENEER

ELEVATION NOTE:

ALL TRIM, FASCIA AND SOFFIT TO BE FIBER-CEMENT / CEMENTITIOUS BOARD

TOWN HOUSE

REGISTERED ARCHITECT
DAVID ENGLISH
License No. 9138
STATE OF ARKANSAS

ENGLISH & ASSOCIATES
ARCHITECTS, INC.
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DENGLISH@ENGLISHASSOCIATESINC.COM

JOB PROGRESS:
ITEM: DATE:

REVISIONS:
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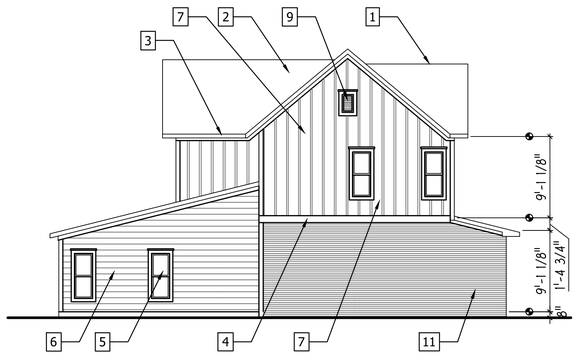
A GARDEN STYLE APARTMENT COMMUNITY
FOR
TELLUS PARTNERS
BENTONVILLE, ARKANSAS

JOB NUMBER: 2003E
DRAWN BY:
CHECKED BY:

ELEVATIONS FOR
T1 & T3
TOWNHOUSES
SHEET NO.

A11.3



3 A11.4 LEFT SIDE ELEV. T2 & T4

SCALE: 1/8" = 1'-0"

1 A11.4 FRONT ELEVATION T2 & T4

SCALE: 1/8" = 1'-0"

4 A11.4 RIGHT SIDE ELEV. T2 & T4

SCALE: 1/8" = 1'-0"

2 A11.4 REAR ELEVATION T2 & T4

SCALE: 1/8" = 1'-0"

TOWNHOUSE BLDG. T3 & T5
EXTERIOR MATERIALS

BRICK VENEER	15%
CEMENTITOUS LAP SIDING	45%
CEMENTITIOUS BOARD & BATTEN SIDING	40%

ELEVATION LEGEND:

1. RIDGE VENT
2. ROOF SHINGLES
3. CEMENTITIOUS FASCIA
4. CEMENTITIOUS TRIM BAND
5. SINGLE HUNG VINYL WINDOWS
6. CEMENTITIOUS LAP SIDING
7. BOARD & BATTEN SIDING
8. RAILING AS PER OWNER
9. DECORATIVE VENTS
10. CEMENTITIOUS POST WRAP
11. BRICK VENEER

ELEVATION NOTE:

ALL TRIM, FASCIA AND SOFFIT TO BE FIBER-CEMENT / CEMENTITIOUS BOARD

TOWN HOUSE

REGISTERED ARCHITECT
DAVID ENGLISH
License No. 9133
STATE OF ARKANSAS

ENGLISH & ASSOCIATES
ARCHITECTS, INC.
3084 MERCER UNIVERSITY DRIVE, SUITE 100
ATLANTA, GEORGIA 30341
DENGLISH@ENGLISHASSOCIATESINC.COM

JOB PROGRESS:
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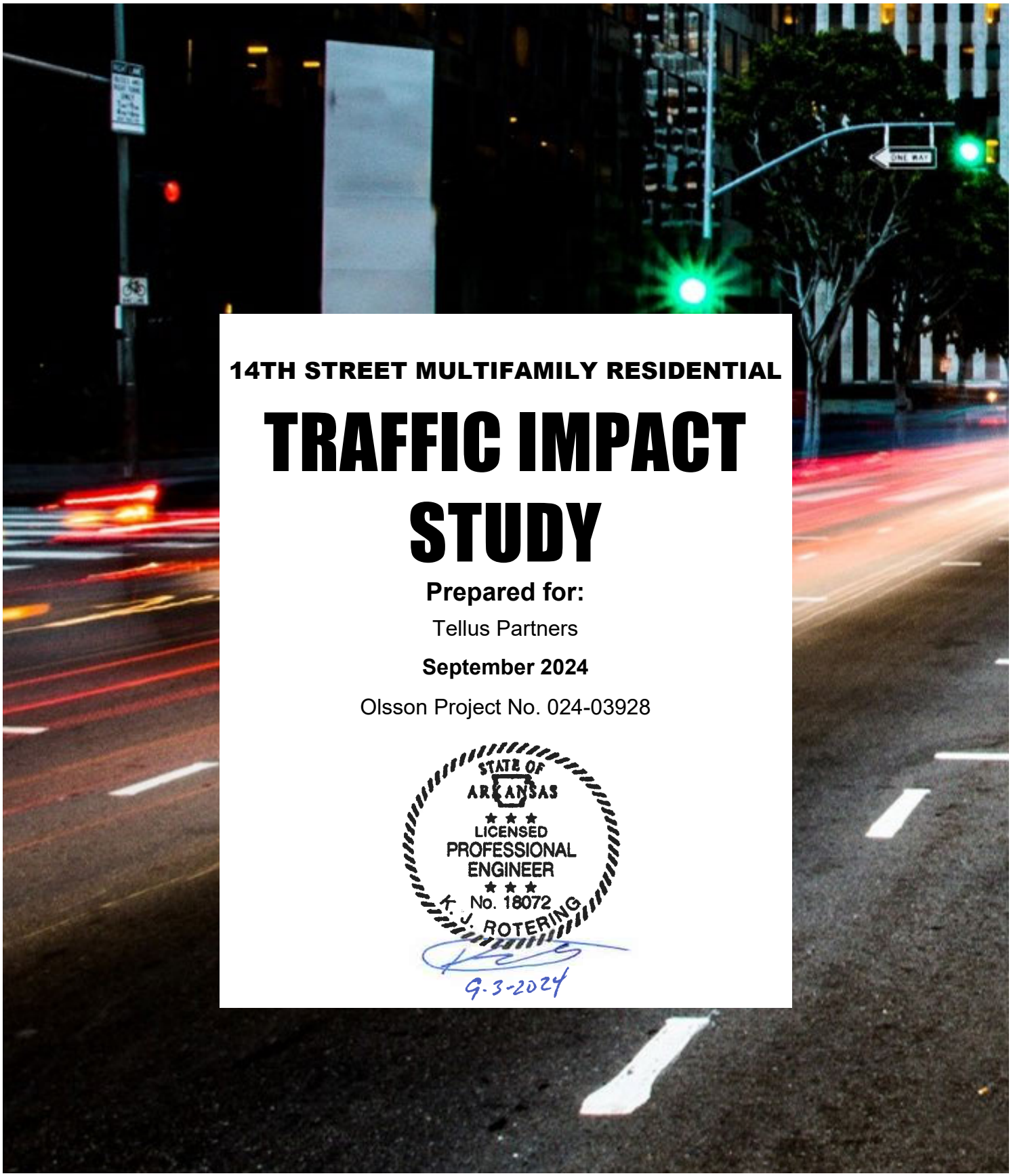
BENTONVILLE APARTMENTS
A GARDEN STYLE APARTMENT COMMUNITY
FOR
TELLUS PARTNERS
BENTONVILLE, ARKANSAS

JOB NUMBER: 2003E
DRAWN BY:
CHECKED BY:

ELEVATIONS FOR
T2 & T4
TOWNHOUSES
SHEET NO.

A11.4



14TH STREET MULTIFAMILY RESIDENTIAL

TRAFFIC IMPACT STUDY

Prepared for:

Tellus Partners

September 2024

Olsson Project No. 024-03928

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 18072
K. J. ROTERING
9-3-2024

olsson

EXECUTIVE SUMMARY

This report studies the traffic impacts of the proposed 14th Street Multifamily development located in Bentonville, Arkansas, in the southeast quadrant of 14th Street (SH 102) and Elm Tree Road. This report presents the potential impacts of the proposed development on the existing roadway network and, as appropriate, recommends improvements considering agency standards.

The proposed development is a multi-family residential development consisting of a total of 308 housing units. The development was considered fully constructed under build year 2026 conditions.

The development is not expected to have a significant impact to the adjacent roadway network. The following improvements are recommended to support the proposed development:

- Construct a 200-foot plus taper eastbound right-turn lane at Drive 1.
- Extend the sidewalk along the frontage of the property (14th Street).
- Drive 1 should be constructed with two 12-foot outbound lanes and one 14-foot inbound lane in accordance with the access management policies for NWARPC.
- Inbound traffic at Drive 1 should be free flowing to prevent queueing onto 14th Street.

The network is expected to operate with some movements at lower level of service and/or with longer queue lengths without the proposed development. The following improvements were considered under future year conditions based on projected future year volumes and attributed to background traffic growth, not the proposed development. Future year operations should be monitored and improvements based on actual volumes.

- 14th Street and Elm Tree Road
    - 200-foot plus taper westbound right-turn lane.
    - Dual eastbound left-turn lanes.
        - This would require improvement of Elm Tree Road to provide two receiving lanes.
    - Provide overlap phase for southbound right-turn movement.
- 14th Street and Been Road
    - 200-foot plus taper northbound right-turn lane (master plan improvement).
    - 200-foot plus taper eastbound right-turn lane.

A detailed summary of recommendations is presented in **Section 8.**

1. INTRODUCTION

This report studies the traffic impacts of a proposed 14th Street Multifamily development located in Bentonville, Arkansas, in the southeast quadrant of 14th Street (SH 102) and Elm Tree Road. The approximate location of the proposed development is shown on the Vicinity Map in **Figure 1.**

This report presents the potential impacts of the proposed development on the existing roadway network and, as appropriate, recommends additional turn lanes, storage bay modifications, and intersection control methods per Arkansas Department of Transportation (ARDOT) Rules for Access Driveways to State Highways, City of Bentonville Minimum Standards Specifications for Streets, and Northwest Arkansas Regional Planning Commission (NWARPC) guidelines. The study intersections include the following:

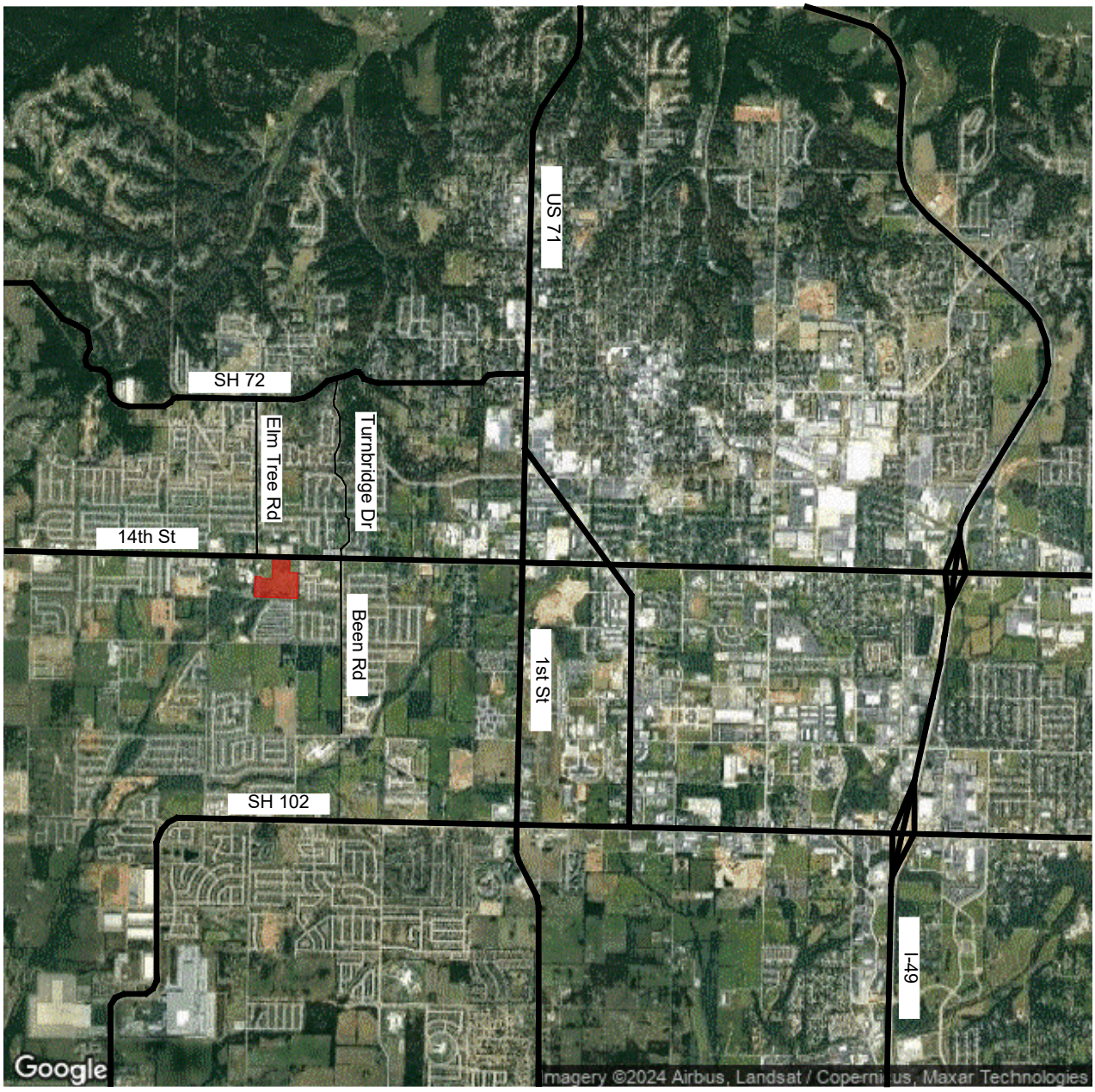
- 14th Street and Elm Tree Road
- 14th Street and Been Road/Turnbridge Drive
- Proposed Site Drives along 14th Street

The following scenarios were analyzed considering weekday AM and PM peak hour periods:

- Existing Conditions
- Build Year 2026 (No Build) Conditions
- Build Year 2026 Plus Development Conditions
- Future Year 2044 (No Build) Conditions
- Future Year 2044 Plus Development Conditions

FIGURE 1

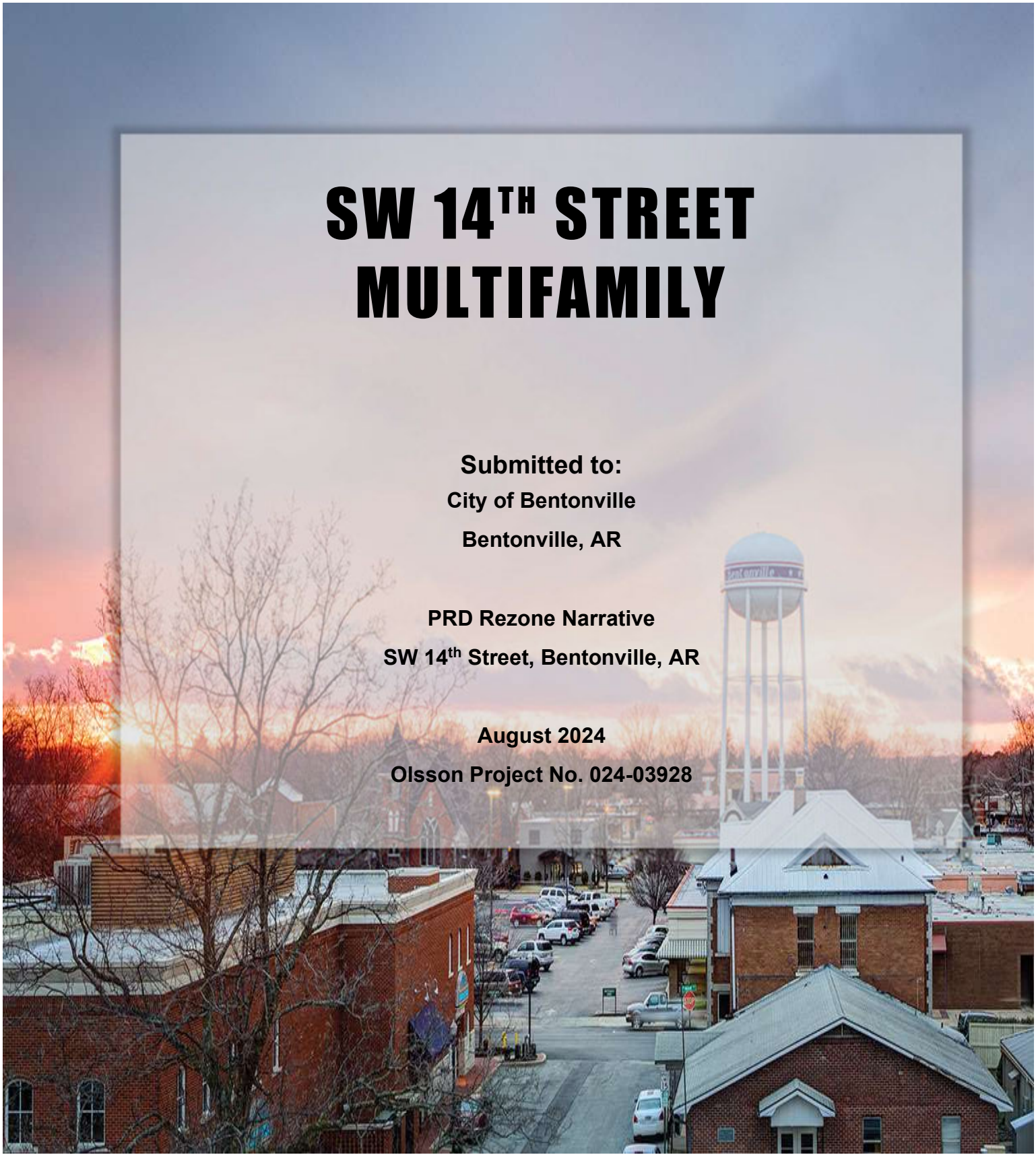
Bentonville, AR
Vicinity Map



Copyright Disclaimer: This image may contain projection, simulation, or fictional content.

LEGEND

SW 14th Street Multifamily



SW 14TH STREET MULTIFAMILY

Submitted to:

City of Bentonville

Bentonville, AR

PRD Rezone Narrative

SW 14th Street, Bentonville, AR

August 2024

Olsson Project No. 024-03928

olsson

2. DATA COLLECTION

The data collection effort included acquiring peak period turning movement counts and existing intersection signal timings.

Turning movement traffic counts were collected at the study intersections on Wednesday, August 21st, 2024, for the typical weekday AM and PM peak periods (7:00-9:00 AM and 4:00-6:00 PM). The AM peak hour period was observed to be 7:00-8:00 AM for both study intersections. The PM peak hour period for the intersection of 14th Street and Elm Tree Road was observed to be 4:30-5:30 PM. The PM peak hour period for the intersection of 14th Street and Been Road was observed to be 4:45-5:45 PM. Due to the distance between study intersections (1/2 mile) and potential for varying peak operations, individual peak hour volumes were referenced for each intersection. Volumes were not balanced between intersections along 14th Street due to the presence of existing development along the corridor. Existing peak hour traffic count data is illustrated in **Figure 2**. Traffic count data is provided in Appendix A**.**

Signal timing information was not available for existing signalized intersections. Based on conversations with City of Bentonville staff, signal timings were developed for each intersection.

8. SUMMARY

This report summarizes analysis conducted for the 14th Street Multifamily development located in the southeast quadrant of 14th Street and Elm Tree Road in Bentonville, Arkansas.

8.1 Conclusions

The general findings for this traffic impact study include the following:

1. The development proposes four access points to support the site. Drive 1 is located along 14th Street and is associated with development of a frontage road that will provide cross access to properties located east and west of the site. Two access points (Drive 2 and Drive 3) connect to existing road segments east and south of the site. A future access connection to the west (Drive 4) can be provided if Elm Tree Road is extended south of 14th Street. This access point was not considered for the purposes of this study, but if the connection is made in the future, it is anticipated that operations at surrounding intersections would improve as traffic would be further dispersed.
2. The development is not expected to have a significant impact to the study area roadway network. As presented in the study, poor operations that may be experienced under future year scenarios are attributed to background traffic growth.
3. 14th Street (SH 102) services a high volume of traffic during the AM and PM peak hour periods. Under existing conditions, lower levels of service and longer queuing is expected, which will continue into build year and future year analysis periods. Improvements that could improve network operations are identified in this study, but the improvements are noted to not be directly related to the site development. Therefore, the recommendations in the following sections are presented as recommendations that support the proposed development and recommendations that are attributed to projected background traffic growth.

8.2 Recommendations

Proposed drives and recommended improvements should be constructed following agency guidelines. Sight distance should be provided at new intersections.

8.2.1 Existing Conditions

No recommended improvements.

8.2.2 Build Year 2026 (No Build) Conditions

No recommended improvements.

8.2.3 Build Year 2026 Plus Development Conditions

The following improvements are recommended to support the proposed development:

- Construct a 200-foot plus taper eastbound right-turn lane at Drive 1.
- Extend the Razorback Greenway multi-use trail along the frontage of the property (14th Street).
- Drive 1 should be constructed with two 12-foot outbound lanes and one 14-foot inbound lane in accordance with the access management policies for NWARPC.
- Inbound traffic at Drive 1 should be free flowing to prevent queueing onto 14th Street.

8.2.4 Future Year 2044 (No Build) Conditions

The following planned improvements were considered under future year conditions based on projected future year volumes and attributed to background traffic growth, not the proposed development. Future year operations should be monitored and improvements based on actual volumes.

- 14th Street and Elm Tree Road
    - 200-foot plus taper westbound right-turn lane.
    - Dual eastbound left-turn lanes.
        - This would require improvement of Elm Tree Road to provide two receiving lanes.
    - Provide overlap phase for southbound right-turn movement.
- 14th Street and Been Road
    - 200-foot plus taper northbound right-turn lane (master plan improvement).
    - 200-foot plus taper eastbound right-turn lane.

8.2.5 Future Year 2044 Plus Development Conditions

No recommended improvements outside those listed in the Future (No-Build) Scenario.

RESOLUTION NO. _____

A RESOLUTION AMENDING THE CITY OF BENTONVILLE FUTURE LAND USE MAP FOR A SPECIFIC AREA FROM GENERAL COMMERCIAL TO MEDIUM-DENSITY RESIDENTIAL; AND FOR OTHER PURPOSES.
(PROJECT NUMBER: PRD24-0007)

WHEREAS, Vaishno Groups, LLC duly filed a petition with the Planning Commission requesting that the hereinafter described property situated in Benton County, Arkansas, be changed from its present land use classification of GENERAL COMMERCIAL to MEDIUM-DENSITY RESIDENTIAL, which property is described as follows:

> A PART OF THE FRACTIONAL NORTHWEST QUARTER OF THE NORTHWESTQUARTER OF SECTION 2, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTONCOUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:COMMENCING AT A FOUND 5/8" REBAR MARKING THE SOUTHWEST CORNEROF SAID FRACTIONAL FORTY ACRE TRACT AND RUNNING THENCE N02°17'39"E614.04 FEET TO A FOUND 1/2" REBAR; THENCE S87°17'19"E 208.99 FEET TO ASET 5/8" REBAR; THENCE S02°17'39"W 74.57' TO A SET 5/8" REBAR; THENCES87°23'57"E 395.74' TO A SET 5/8" REBAR; THENCE N02°17'39"E 660.06' TO A SET5/8" REBAR ON THE SOUTH RIGHT-OF-WAY OF SOUTHWEST 14TH STREET(ARKANSAS STATE HIGHWAY 102); THENCE ALONG SAID RIGHT-OF-WAYS87°17'19"E 479.18' TO A SET 5/8" REBAR; THENCE LEAVING SAIDRIGHT-OF-WAY S02°20'30"W 423.03' TO A SET 5/8" REBAR; THENCE S87°39'30"E239.12' TO A SET 5/8" REBAR; THENCE S02°19'15"W 776.25' TO A FOUND 1/2"REBAR MARKING THE SOUTHEAST CORNER OF SAID FRACTIONAL FORTYACRE TRACT; THENCE N87°23'57"W 1322.32' TO THE POINT OF BEGINNING,CONTAINING 25.275 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS ANDRIGHT-OF-WAYS OF RECORD;

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held September 17, 2024 at the Council Chambers of the City of Bentonville;

WHEREAS, public notice of said hearing having been published in the Northwest Arkansas Democrat Gazette for the time and in the manner required by law; and

WHEREAS, the Planning Commission voted to recommend to the City Council that the petition be approved and that said future land use classification as presented on the property be changed.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF BENTONVILLE, ARKANSAS:

Section 1: That the above described real property is hereby changed from its present land use classification of GENERAL COMMERCIAL to MEDIUM-DENSITY RESIDENTIAL on the City of Bentonville Future Land Use Map;

Section 2 - Severability Provision: If any part of this Resolution is held invalid, the remainder of this Resolution shall continue in effect as if such invalid portion never existed; and

Section 3 - Repeal of Conflicting Provisions: All Ordinances, Resolutions, or Orders of the City Council, or parts of the same, in conflict with this Resolution are repealed to the extent of such conflict.

PASSED AND APPROVED this ___ day of _____, 2024.

APPROVED:

_____

Stephanie Orman, Mayor

ATTEST:

_____

Malorie Marrs, City Clerk

ORDINANCE NO. _____

AN ORDINANCE CHANGING REAL ESTATE IN THE CITY OF BENTONVILLE, ARKANSAS, FROM ITS PRESENT ZONING CLASSIFICATION OF C-2, GENERAL COMMERCIAL AND C-1, NEIGHBORHOOD COMMERCIAL TO PRD, PLANNED RESIDENTIAL DEVELOPMENT; AND FOR OTHER PURPOSES.
(PROJECT NUMBER: PRD24-0007)

WHEREAS, Vaishno Groups, LLC duly filed a petition with the Planning Commission requesting that the hereinafter described property situated in Benton County, Arkansas, be changed from its present zoning classification of C-2, GENERAL COMMERCIAL and C-1, NEIGHBORHOOD COMMERCIAL to PRD, PLANNED RESIDENTIAL DEVELOPMENT to be used in accordance with city zoning laws and state laws, which property is described as follows:

A PART OF THE FRACTIONAL NORTHWEST QUARTER OF THE NORTHWESTQUARTER OF SECTION 2, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTONCOUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:COMMENCING AT A FOUND 5/8" REBAR MARKING THE SOUTHWEST CORNEROF SAID FRACTIONAL FORTY ACRE TRACT AND RUNNING THENCE N02°17'39"E614.04 FEET TO A FOUND 1/2" REBAR; THENCE S87°17'19"E 208.99 FEET TO ASET 5/8" REBAR; THENCE S02°17'39"W 74.57' TO A SET 5/8" REBAR; THENCES87°23'57"E 395.74' TO A SET 5/8" REBAR; THENCE N02°17'39"E 660.06' TO A SET5/8" REBAR ON THE SOUTH RIGHT-OF-WAY OF SOUTHWEST 14TH STREET(ARKANSAS STATE HIGHWAY 102); THENCE ALONG SAID RIGHT-OF-WAYS87°17'19"E 479.18' TO A SET 5/8" REBAR; THENCE LEAVING SAIDRIGHT-OF-WAY S02°20'30"W 423.03' TO A SET 5/8" REBAR; THENCE S87°39'30"E239.12' TO A SET 5/8" REBAR; THENCE S02°19'15"W 776.25' TO A FOUND 1/2"REBAR MARKING THE SOUTHEAST CORNER OF SAID FRACTIONAL FORTYACRE TRACT; THENCE N87°23'57"W 1322.32' TO THE POINT OF BEGINNING,CONTAINING 25.275 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS ANDRIGHT-OF-WAYS OF RECORD;

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held September 17, 2024 in the Council Chambers of the City of Bentonville;

WHEREAS, public notice of said hearing having been published in the Northwest Arkansas Democrat-Gazette for the time and in the manner required by law; and

WHEREAS, the Planning Commission voted to recommend to the City Council that the petition be denied and that said property not be rezoned from its present classification of C-2, GENERAL COMMERCIAL and C-1, NEIGHBORHOOD COMMERCIAL to PRD, PLANNED RESIDENTIAL DEVELOPMENT.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF BENTONVILLE, ARKANSAS:

Section 1: That the above described real property is hereby changed from its present zoning classification of C-2, GENERAL COMMERCIAL and C-1, NEIGHBORHOOD COMMERCIAL to PRD, PLANNED RESIDENTIAL DEVELOPMENT to be used in accordance with the city zoning laws and state laws;

Section 2 - Severability Provision: If any part of this Ordinance is held invalid, the remainder of this Ordinance shall continue in effect as if such invalid portion never existed; and

Section 3 - Repeal of Conflicting Provisions: All Ordinances, Resolutions, or Orders of the City Council, or parts of the same, in conflict with this Ordinance are repealed to the extent of such conflict.

PASSED AND APPROVED this_____ day of _____, 2024.

APPROVED:

_____
Stephanie Orman, Mayor

ATTEST:

_____
Malorie Marrs, City Clerk

Elm Tree Road Sidepath

Southwest Elm Tree Road

PC Date: 9/17/2024

Staff Report Details

Project Number	TIP24-0005
Applicant / Current Owner	Trailblazers
Site Area	+/- **[Site_Area]** Acres
Current Zoning	
Requested Zoning	
Current Future Land Use Map Designation	
Requested Future Land Use Map Designation	
Development Type / Use	Trail/Sidepath
Related projects	

Property Description

The Elm Tree Road Sidepath begins at NW 3rd St and runs southerly along the westerly side of Elm Tree Road to SW Picasso Blvd where it crosses Elm Tree Road to the east side and extends southerly to SW14th. This high priority side path serves as the pedestrian path of Elm Tree Elementary.

Project Details

Relationship to the General Plan / Projected Traffic Impact

Public Comment

Has Staff received Public Comment at the time of this report? : **No**

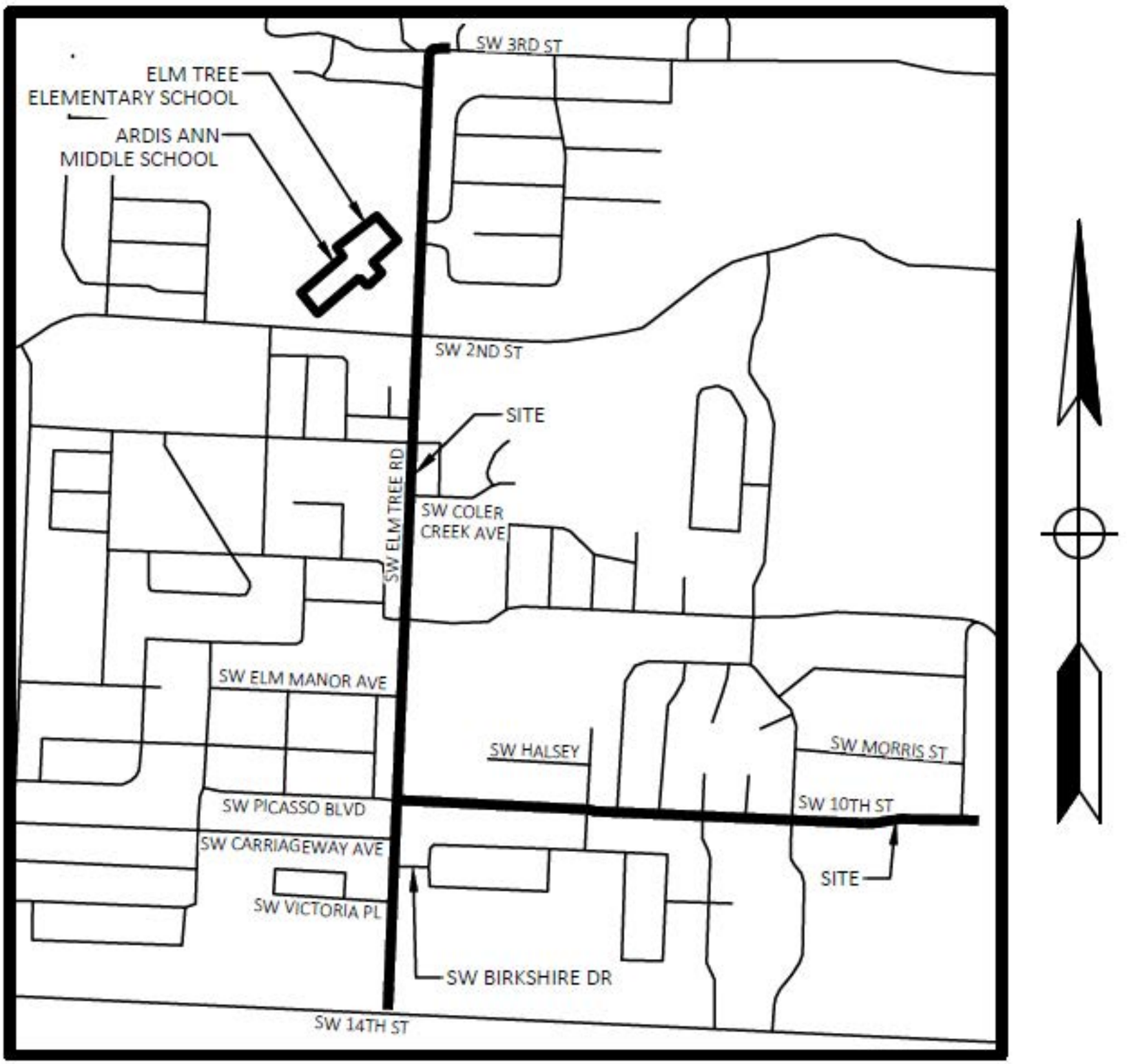
Analysis / Waivers

This project is for the construction of the Elm Tree Road multi-use side path. There are existing ditches along the roadside that need to be covered for the path to be constructed. The existing outfalls and inlets necessitate the placement of new pipe in a configuration not consistent with the Drainage Manual, Section III 3.4.1 which requires changes in storm drain pipe sizes to match their top (crown) and not the bottom (flowline). The Engineer for the project has proposed a design that works hydraulically but does require the crowns to match in two cases. The City Engineer has reviewed the design and recommends approval of the waiver.

Conclusion

Staff recommends approval of the waiver.

Additional Details



VICINITY MAP

NOT TO SCALE

Civil Engineering, Landscape Architecture,
Survey, Planning & Program Management

2600 NE 11th Street, Suite 300
Bentonville, AR 72712
Office: 479.273.9472
Toll-free: 1.800.433.4173
ceieng.com

Sept 06, 2024
City of Bentonville
Planning Department
305 SW A St.
Bentonville, AR 72712

RE: TIP Waiver Requests for Elm Tree Rd. Sidepath
CEI Project No. 33379

Dear Tom Adler:

CEI is requesting multiple waivers based on existing condition constraints for the Elm Tree Rd. Sidepath project that connects 14th Street to future side path to be installed on the north side of 3rd Street that will be providing safe bike routes to Elm Tree Elementary School.

1. ***City of Bentonville Stormwater Management and Drainage Manual***
   - *Section III – Flow in Storm Drains and Drainage Appurtenances*
     3.4.1 Full or Part Full Flow in Storm Drains / General
     - *(3) At changes in pipe sizes, match the soffits or crown of the two pipes at the same level rather than matching the flow lines.*

       a. CEI requests a waiver of matching the crown of the 36” RCP to the upstream 48” CMP at the proposed junction box at ST 32+90. The existing condition has a 48” CMP and 36” CMP going into an small open swale to a 36” CMP upstream of the existing junction box that has an internal diameter of 48” that will not allow for increased pipe size without replacing the junction box entirely. The existing junction box has 4 inlet pipes and 3 outlet pipes flowing the water east across Elm Tree Rd. Replacing this existing junction box with a larger box to accommodate a 48” pipe would potentially increase the downstream flow rate. Therefore, the existing junction box is proposed to remain with a new junction box upstream to replace the open swale for the confluent of the 48” and 36” CMP pipes. All pipes flow lines are matched. Since the proposed improvements only improves the hydraulics, the sidepath project adds a very small increase in impervious area, and the complexity of the watershed, CEI did not determine hydraulic modeling was necessary for this improvement.

       b. CEI requests a waiver of matching the crown of the 24” Elliptical RCP to the upstream 24” RCP at the proposed junction box at ST 52+50 as the downstream pipe is proposed as 24” elliptical pipe to allow for additional soil coverage. All pipes flow lines are matched.

We appreciate your consideration of our requests and look forward to discussing any questions you may have. Contact me at your convenience in the office at 479.319.1184, or by email: crandall@ceieng.com

Respectfully Requested,
CEI Engineering Associates, Inc.

Chris Randall, P.E.
Project Engineer – Parks and Trails Department

SITE DEVELOPMENT PLANS

ELM TREE ROAD SIDEPATH TRAILBLAZERS

ELM TREE ROAD

BENTONVILLE, ARKANSAS

GENERAL NOTES:

A. TOPOGRAPHIC BOUNDARY SURVEY, INCLUDING PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED BY THE THE FOLLOWING COMPANY, AS A CONTRACTOR TO THE SELLER/OWNER:

TOPOGRAPHY: CEI ENGINEERING ASSOCIATES, INC.
2600 NE 11TH STREET,
BENTONVILLE, AR 72712
(479) 273-9472

B. ALL PHASES OF SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE OWNER / DEVELOPER SITE WORK SPECIFICATIONS.

C. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF EXISTING STRUCTURES, RELATED UTILITIES, PAVING, UNDERGROUND STORAGE TANKS AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED. SEE SITE WORK SPECIFICATIONS.

D. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.

E. THE GENERAL CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.

F. WARRANTY/DISCLAIMER: THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER THE ENGINEER NOR ITS PERSONNEL CAN OR DO WARRANT THESE DESIGNS OR PLANS AS CONSTRUCTED EXCEPT IN THE SPECIFIC CASES WHERE THE ENGINEER INSPECTS AND CONTROLS THE PHYSICAL CONSTRUCTION ON A CONTEMPORANEOUS BASIS AT THE SITE.

G. SAFETY NOTICE TO CONTRACTOR: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. ANY CONSTRUCTION OBSERVATION BY THE ENGINEER OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE.

H. ALL CONSTRUCTION IN STATE HIGHWAY DEPARTMENT RIGHT-OF-WAY SHALL BE COORDINATED WITH THE HIGHWAY DEPARTMENT RESIDENT ENGINEER.

I. WETLANDS NOTE: ANY DEVELOPMENT, EXCAVATION, CONSTRUCTION, OR FILLING IN A U.S. CORPS OF ENGINEERS DESIGNATED WETLAND IS SUBJECT TO LOCAL, STATE AND FEDERAL APPROVALS. THE CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS AND/OR RESTRICTIONS AND ANY VIOLATION WILL BE SUBJECT TO FEDERAL PENALTY. THE CONTRACTOR SHALL HOLD THE OWNER/DEVELOPER, THE ENGINEER AND THE LOCAL GOVERNING AGENCIES HARMLESS AGAINST SUCH VIOLATION.

J. RESIDENT ENGINEERING SERVICES: WHEN REQUESTED BY THE OWNER, RESIDENT ENGINEERING SERVICES SHALL BE PROVIDED BY THE ENGINEERS (ON A TIME AND FREQUENCY BASIS) ACCEPTABLE TO THE CITY ENGINEER FOR IMPROVEMENTS TO PUBLIC WATER MAINS, PUBLIC SEWER, AND CITY STREETS. AT THE COMPLETION OF CONSTRUCTION, THE ENGINEER SHALL CERTIFY THE CONSTRUCTION TO BE IN COMPLIANCE WITH THE PLANS AND SPECIFICATIONS. THIS WORK WILL BE AT THE OWNER/DEVELOPER'S DIRECT EXPENSE AND SHALL BE COORDINATED WITH CEI ENGINEERING ASSOCIATES, INC. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE RESIDENT ENGINEER OF ANY PRECONSTRUCTION / CONSTRUCTION CONFERENCES AND ANY PUBLIC CONSTRUCTION 24 HOURS PRIOR TO SAID ACTION.

CITY OF BENTONVILLE GENERAL NOTES:

A. THE CITY OF BENTONVILLE STREET STANDARDS, DRAINAGE CRITERIA MANUAL, SUBDIVISION ORDINANCE, WATER, SEWER, ELECTRIC UTILITY SPECIFICATIONS, AND STATE CODE SHALL GOVERN THESE PLANS. IF THERE ARE ANY DISCREPANCIES IN THE PLANS OR INFORMATION CONTAINED WITHIN, THE CITY OF BENTONVILLE ORDINANCES, STANDARDS, AND SPECIFICATIONS SHALL RULE, UNLESS APPROVED IN WRITING BY THE CITY ENGINEER.

B. TO SCHEDULE AN INSPECTION OR TEST WITH THE CITY OF BENTONVILLE ENGINEERING DEPARTMENT, INSPECTIONS MUST BE CALLED IN (479-271-3168) BY THE ENGINEER OF RECORD 24 HOURS IN ADVANCE BEFORE 10AM FOR AN INSPECTION THE FOLLOWING DAY.

C. TO SCHEDULE AN INSPECTION OR TEST WITH THE CITY OF BENTONVILLE WATER UTILITIES DEPARTMENT, INSPECTIONS MUST BE CALLED IN (479-271-3140) BY THE ENGINEER OF RECORD 24 HOURS IN ADVANCE BEFORE 10AM FOR AN INSPECTION THE FOLLOWING DAY.

D. THE ENGINEER OF RECORD MUST CERTIFY THE SITE AND THE PROJECT MUST PASS A DEVELOPMENT FINAL INSPECTION BEFORE REQUESTING A FINAL INSPECTION.

E. BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY INFORMATION SHOWN ON THE SITE UTILITY PLAN. CONTRACTOR SHALL FOLLOW DESIGN ON BEUD'S DRAWING WHEN INSTALLING FACILITIES.

F. ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) SHALL BE SCREENED ON ALL EXPOSED TO VIEW SIDES BY SIMILAR MATERIALS AS THE BUILDING.

G. ANY NEW LIGHTING WILL REQUIRE THAT IT CUTOFF OR B-U-G (WITH A 'U' RATING OF 0 AND APPROVED BY THE PLANNING DEPARTMENT).

VICINITY MAP
NOT TO SCALE

CEI CONTACT:

NAME: CARTER SMITH
EMAIL: CARTERSMITH@CEIENG.COM
PHONE: (479) 273-9472

CLIENT CONTACT:

NAME: DANIEL MARLEY
EMAIL: DANIEL@WEARETRAILBLAZERS.ORG
PHONE: (479) 231-1365

FLOOD CERTIFICATION:

BY SCALED MAP LOCATION AND GRAPHICAL PLOTTING ONLY. THIS PROPERTY IS DETERMINED TO BE LOCATED WITHIN ZONE 'X', OR AREAS OUTSIDE THE 100-YR FLOODPLAIN AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM.
FLOOD INSURANCE MAP FOR BENTON COUNTY, ARKANSAS.
MAP NUMBER: 05007C0090J, 05007C0255K
MAP REVISED: 9/28/2007, 6/5/2012

PLAN INDEX:

C0	COVER SHEET	C3.06	SCHOOL CONNECTION	C5.5	EROSION CONTROL PLAN 6
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C3.00	PLAN & PLAN - 1	C4.2	STORM PLAN & PROFILE - 3	CITY OF BENTONVILLE DETAILS	
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C3.05	PLAN & PLAN - 6	C5.3	EROSION CONTROL PLAN 4		
		C5.4	EROSION CONTROL PLAN 5		

RESOURCE LIST:

PLANNING
TYLER OVERSTREET
CITY OF BENTONVILLE
305 SW A STREET
BENTONVILLE, AR 72712
PHONE#: (479) 271-3122

CITY ENGINEER
ELLEN NORVELL
CITY OF BENTONVILLE
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
PHONE#: (479) 271-5993

STREET DEPT.
TONY DAVIS
CITY OF BENTONVILLE
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
PHONE#: (479) 271-3130

FIRE DEPT.
JUSTIN SCANTLIN, FIRE CHIEF
CITY OF BENTONVILLE
800 SW A STREET
BENTONVILLE, AR 72712
PHONE#: (479) 271-3151

WASTEWATER DEPT.
CHRIS EARL
CITY OF BENTONVILLE
1901 NE A ST.
BENTONVILLE, AR 72712
PHONE#: (479) 271-3160
CEARL@BENTONVILLEAR.COM

ARDOT
BEN KERWOOD
ARKANSAS DEPARTMENT OF TRANSPORTATION
10324 INTERSTATE 30.
LITTLE ROCK, AR 72209
PHONE#: (870) 743-2100
BENJAMIN.KERWOOD@ARDOT.GOV

WATER DEPT.
BEAU THOMPSON
CITY OF BENTONVILLE
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
PHONE#: (479) 271-3140
BTHOMPSON@BENTONVILLEAR.COM

STORM WATER
ALISON WEST
CITY OF BENTONVILLE
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
PHONE#: 479-271-3168
AWEST@BENTONVILLEAR.COM

BENTONVILLE ELECTRIC
CHARLIE BARNES
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
PHONE#: (479) 271-3159

ARKANSAS DEPARTMENT OF HEALTH
ADAM PARKER
4815 W. MARKHAM, SLOT #37
LITTLE ROCK, AR 72705
PHONE#: 501-661-2662
FAX #: 501-280-4734

COX COMMUNICATIONS
KIP SMITH
4901 S. 48TH STREET
SPRINGDALE, AR 72762
PHONE #: (479) 717-3796
KIP.SMITH@COX.COM

CARROLL ELECTRIC
DEREK THURMAN
PO BOX 329
BENTONVILLE, AR 72712
PHONE#: (479) 640-6105
DTHRUMAN@CARROLLECC.COM

TELEPHONE
AT&T
BRENT BALDWIN
1133 E. HAROLD STREET
FAYETTEVILLE, AR 72703
PHONE #: (479) 200-9022
BB6585@ATT.COM

NATURAL GAS
BLACK HILLS ENERGY
JOSH KNIGHT
1301 FEDERAL WAY, PO BOX 2129
LOWELL, AR 72745
PHONE#: (479) 333-7005
JOSHUA.KNIGHT@BLACKHILLSCORP.COM

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CERTIFICATE OF AUTHORIZATION — CEI Engineering Associates, Inc. No. 118 — ARKANSAS ENGINEER

CEI ENGINEERING ASSOCIATES, INC.
3108 SW REGENCY PKWY
BENTONVILLE, AR 72712
PHONE: (479) 273-9472
FAX: (479) 273-0844

90% PRELIMINARY
NOT FOR CONSTRUCTION

ELM TREE ROAD SIDEPATH TRAILBLAZERS
ELM TREE ROAD
BENTONVILLE, ARKANSAS

STATE OF ARKANSAS — LICENSED PROFESSIONAL ENGINEER — No. 18334 — CHRIS W. RANDALL

PROFESSIONAL OF RECORD	CWR
PROJECT MANAGER	RCS
DESIGNER	RCW
CEI PROJECT NUMBER	33379
DATE	6/17/2024
REVISION	REV-0

COVER SHEET
SHEET TITLE

SHEET NUMBER
C0

DRAWING LOCATION - P:\33000\33379.0\DRAWINGS\DESIGN\WORKING\33379-CS.DWG -- SAVED BY - KCOUFFER

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GENERAL NOTES

A. EXCESS MATERIAL FROM EXCAVATION AND EMBANKMENT WORK THAT IS TO BE RE-USED ONSITE OR HAULED OFF AT A LATER TIME IS TO BE STOCKPILED ON SITE AT A LOCATION APPROVED BY THE ENGINEER.

B. CONTRACTOR TO PROVIDE CONSTRUCTION STAKING.

C. ANY PLAN DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY.

D. CONTRACTOR SHALL BE RESPONSIBLE FOR RAZING AND REMOVAL OF THE EXISTING STRUCTURES, RELATED UTILITIES, PAVING, UNDERGROUND STORAGE TANKS AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED. SEE SITE WORK SPECIFICATIONS.

E. PRIOR TO INSTALLATION OF STORM OR SANITARY SEWER, THE CONTRACTOR SHALL EXCAVATE, VERIFY, AND CALCULATE ALL CROSSINGS AND INFORM THE OWNER AND THE ENGINEER OF ANY CONFLICTS PRIOR TO CONSTRUCTION. THE ENGINEER WILL BE HELD HARMLESS IN THE EVENT THE ENGINEER IS NOT NOTIFIED OF DESIGN CONFLICTS

F. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION SHALL NOT BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.

G. STRUCTURAL FILL, EXCAVATION AND BUILDING PAD MATERIALS SHALL BE PLACED ACCORDING TO RECOMMENDATIONS FROM AN ARKANSAS LICENSED GEOTECHNICAL ENGINEER.

H. ALL STORM DRAIN PIPE SHALL BE BACKFILLED TO FINISH SUB-GRADE OR PLAN FINISH GRADE IMMEDIATELY AFTER INSTALLATION AND PRIOR TO ALLOWING CONSTRUCTION TRAFFIC TO DRIVE OVER.

I. GENERAL CONTRACTOR SHALL LOCATE THEIR OWN LAYDOWN YARD.

J. PRINTED DRAWINGS PROVIDED BY ENGINEER ARE PART OF THE CONTRACT DOCUMENTS. ELECTRONIC DATA IS NOT. ELECTRONIC DATA PROVIDED IS FOR CONTRACTOR'S CONVENIENCE ONLY. IT IS CONTRACTOR'S RESPONSIBILITY TO VERIFY ELECTRONIC DATA AGAINST PRINTED DRAWINGS. USE OF ELECTRONIC DATA IS AT CONTRACTOR'S RISK.

K. REMOVAL / RELOCATION OF ELECTRIC UTILITIES BY OTHERS IS PENDING. CONTRACTOR TO COOPERATE WITH UTILITY COMPANY OR ITS CONTRACTOR IN THE EVENT SUCH CONSTRUCTION OCCURS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT. CONDITIONS DEPICTED ON THESE PLANS MAY HAVE CHANGED BY THE CONSTRUCTION START DATE.

L. AASHTO AND MUTCD ARE TO BE USED FOR ADA GUIDELINES.

M. ALL STRUCTURES LOCATED WITHIN TRAIL ARE TO BE FLUSH TO TRAIL SURFACE, 0.25" MAXIMUM EDGE TOLERANCE PER ADA GUIDLINES.

N. BRIDGE, ABUTMENT, & RETAINING WALLS OVER 4' HIGH ARE TO BE CERTIFIED & DESIGNED BY A STRUCTURAL ENGINEER.

O. EXISTING TREES ARE PRESENT IN CONSTRUCTION LOCATIONS. CONTRACTOR SHALL ONLY REMOVE TREES AS NECESSARY FOR CONSTRUCTION OF STRUCTURES. CONTRACTOR SHALL TAKE STEPS TO PROTECT TREES THAT WILL NOT BE REMOVED DURING CONSTRUCTION.

P. ALL SIGNAGE IMPACTED BY CONSTRUCTION SHALL BE RESTORED TO ORIGINAL CONDITION TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION.

Q. CONTRACTOR TO COORDINATE MAINTENANCE OF ACCESS FOR COMMERCIAL AND RESIDENTIAL DRIVEWAYS WITH PROPERTY OWNER.

R. ALL NEW RCP STORMWATER PIPES SHALL BE CLASS 4 RATED RCP.

GENERAL UTILITY NOTES

A. CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.

B. ALL ELECTRIC, TELEPHONE AND GAS EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.

C. CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED BY THE ENGINEER FROM THE APPROPRIATE GOVERNING AUTHORITY AND CONTRACTOR HAS BEEN NOTIFIED BY THE ENGINEER.

D. PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OF THE DRY UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM CEI ENGINEERING AND THE OWNER/DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION. CEI ENGINEERING AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION.

E. UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN SPECIFICATIONS ALL WATER AND SEWER LINES SHALL COMPLY WITH LOCAL UTILITIES STANDARD DETAILS AND SPECIFICATIONS.

F. CONTRACTOR TO REPAIR ANY UTILITIES & IRRIGATION THAT ARE BROKEN DURING THE PROJECT TO GOOD WORKING ORDER.

GENERAL PLANTING NOTES

A. CONTRACTOR SHALL CLEAR AND GRUB ALL PLANTING AREAS, REMOVING ALL WEED GROWTH, PRIOR TO INSTALLATION OF PLANT MATERIALS.

B. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND 4" OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL, APPROVED BY THE OWNER, AS NEEDED. THE AREA SHALL THEN BE SODDED, FERTILIZED, WATERED, AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

-ALL AREAS BELOW THE PROPOSED RETAINING WALLS SHALL HAVE 8" STAPLES IN EVERY CORNER AND THE MIDDLE OF THE SOD STRIP

C. ALL TREES SHALL MAINTAIN A MINIMUM DISTANCE OF 5' FROM ALL PUBLIC UTILITIES.

GENERAL EROSION NOTES

A. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND THE STATE OF ARKANSAS NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.

B. A COPY OF THE SWPPP AND EROSION CONTROL PLANS, INCLUDING APPLICABLE DETAIL SHEETS, MUST REMAIN ONSITE THROUGHOUT CONSTRUCTION AND MADE AVAILABLE TO THE PUBLIC UNTIL THE SITE IS TERMINATED AND/OR PERMANENTLY STABILIZED PER THE NPDES PERMIT.

C. THE CONTRACTOR MUST UPDATE THE SWPPP AND EROSION CONTROL PLANS TO REFLECT THE PROGRESS OF CONSTRUCTION AND GENERAL CHANGES TO THE PROJECT SITE. CHANGES MAY INCLUDE BMP INSTALLATION, MODIFICATION, OR REMOVAL, CONSTRUCTION ACTIVITIES, CLEARING, GRUBBING, OR GRADING, AND TEMPORARY OR PERMANENT STABILIZATION.

D. THE CONTRACTOR MUST ADHERE TO ANY HOURS OF WORK, NOISE LEVEL, OR OTHER CONSTRUCTION RELATED RESTRICTIONS IN ACCORDANCE WITH LOCAL OR STATE REGULATIONS.

E. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ANY OFFSITE BORROW, SPOIL, OR STORAGE AREAS TO BE UTILIZED, BUT NOT PROVIDED WITHIN THE PROJECT'S LIMITS OF DISTURBANCE, ARE TO BE PROPERLY LICENSED AND PERMITTED.

F. THE NPDES PERMIT DOES ALLOW CERTAIN NON-STORMWATER DISCHARGES AT THE CONSTRUCTION SITE, SEE NPDES PERMIT, SECTION PART I.B.10 FOR A COMPLETE LIST OF PERMITTED DISCHARGES. THESE DISCHARGES MUST BE TREATED BY AN ONSITE BMP PRIOR TO LEAVING THE SITE AND MUST NOT CAUSE EROSION OR DAMAGE TO DOWNSTREAM PROPERTIES AND INFRASTRUCTURE. ALL OTHER DISCHARGES ARE STRICTLY PROHIBITED UNLESS AN APPLICABLE PERMIT HAS BEEN OBTAINED PRIOR TO THE DISCHARGE BY THE CONTRACTOR.

G. THE TEMPORARY PARKING AND STORAGE AREA SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AREA, EQUIPMENT CLEANING AREA, EMPLOYEE BREAK AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS AND TOILET FACILITIES. THE EXACT LOCATIONS SHALL BE COORDINATED WITH THE OWNER'S CONSTRUCTION MANAGER AND DEPICTED ON THE ONSITE EROSION CONTROL PLAN.

H. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT BETWEEN THESE MATERIALS AND STORM WATER THAT IS DISCHARGED FROM THE SITE.

I. MAINTAIN ON THE SITE OR HAVE READILY AVAILABLE SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS TO CONTAIN AND CLEAN UP FUEL OR CHEMICAL SPILLS AND LEAKS.

J. ADEQUATE HOUSEKEEPING MEASURES SHALL BE IMPLEMENTED SO THAT LOOSE TRASH, MATERIALS, TOOLS, AND EQUIPMENT ARE COLLECTED AND PROPERLY STORED AT THE CONSTRUCTION SITE.

K. DUST ON THE SITE SHALL BE CONTROLLED BY SPRAYING WATER ON DRY AREAS OF THE SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.

L. NO RUBBISH, TRASH, GARBAGE OR OTHER SUCH MATERIALS SHALL BE DISCHARGED INTO DRAINAGE DITCHES, DRAINAGE STRUCTURES, OR WATERS OF THE STATE.

M. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE.

N. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY WILL STOP FOR AT LEAST 14 DAYS, SHALL BE TEMPORARILY STABILIZED IMMEDIATELY.

O. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY STABILIZED. THESE AREAS SHALL BE STABILIZED IMMEDIATELY, BUT NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GENERAL PLANNING NOTES AND PARKING LOT PLAN.

P. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE. THE EXACT LOCATIONS SHALL BE COORDINATED WITH THE OWNER'S CONSTRUCTION MANAGER.

Q. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.

R. CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AFTER THE STABILIZATION OF THE SITE AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS.

S. IF SOIL STOCKPILING IS EMPLOYED ON THE SITE, SILT FENCES SHALL BE USED TO HELP CONTAIN THE SEDIMENT.

T. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.

U. ALL EXISTING AND PROPOSED STORM SEWER PIPES, DRAINAGE STRUCTURES, AND DRAINAGE DITCHES WITHIN THE PROJECT AREA SHALL BE CLEANED OF ANY TRASH AND ACCUMULATED SEDIMENT PRIOR TO FINAL STABILIZATION.

V. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DISPOSED OF WITHIN 30 DAYS AFTER FINAL STABILIZATION. FINAL STABILIZATION HAS OCCURRED WHEN ALL SOIL DISTURBING ACTIVITIES ARE COMPLETED AND A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 80% COVER FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES HAS BEEN EMPLOYED.

W. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, WATTLES, ETC.) TO HELP PREVENT EROSION AND STORM WATER POLLUTION.

X. ALL OFF-SITE CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY, THIS INCLUDES BACKFILLING OF TRENCHES FOR STORM DRAINS & UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.

Y. IN AN EMERGENCY SITUATION, THE CONTRACTOR IS RESPONSIBLE FOR MODIFYING OR ADDING BMPS NECESSARY TO STOP POLLUTANT OR SEDIMENT DISCHARGES FROM THE CONSTRUCTION SITE AND PROTECT THE WATER QUALITY OF THE RECEIVING WATERBODY.

Z. IF AN EXCAVATION NEEDS TO BE DEWATERED DUE TO A RECENT RAINFALL EVENT, THE CONTRACTOR CAN DEWATER THE EXCAVATION VIA A PUMPED FILTER BAG. THE PUMPED FILTER BAG MUST DISCHARGE ONTO A STABILIZED SURFACE AND UPSTREAM OF AN EROSION CONTROL BMP LIKE A SEDIMENT BASIN/TRAP, SILT FENCE, OR OTHER PERIMETER BMP. IT IS STRICTLY PROHIBITED TO DISCHARGE THE PUMPED FILTER BAG INTO A STORM DRAIN OR OTHER CONVEYANCE STRUCTURE WITHOUT THE RUNOFF BEING TREATED VIA AN EROSION CONTROL BMP FIRST.

GENERAL EROSION NOTES CONT'D

MAINTENANCE

ALL MEASURES STATED ON THIS EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST ONCE EVERY 14 CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A RAINFALL EVENT GREATER THAN 0.25-INCHES, AND SHOULD BE CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR SHALL BE REPLACED IF THEY SHOW SIGNS OF DETERIORATION.
2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED AND RESEEDED AS NEEDED.
3. SILT FENCES AND WATTLES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES AND WATTLES WHEN IT REACHES ONE-THIRD TO ONE-HALF THE HEIGHT OF THE BMP.
4. THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.
5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.
6. IF THE STONES IN THE GRAVEL INLET SEDIMENT FILTERS OR ROCK CHECK DAMS BECOME CLOGGED WITH SEDIMENT, THE STONES MUST BE PULLED AWAY, CLEANED AND REPLACED.
7. CONCRETE WASHOUT AREAS SHALL BE CHECKED REGULARLY FOR LEAKS AND CAPACITY. ALL LEAKS MUST BE REPAIRED IMMEDIATELY. WHEN THE WASHOUT VOLUME HAS BEEN REDUCED BY 85%, THE BMP MUST BE REMOVED AND REPLACED.

GENERAL TRAFFIC CONTROL NOTES

A. CONTRACTOR SHALL ADHERE TO THE CONSTRUCTION SCHEDULE. SCHEDULE FOR LANE CLOSURES SHALL BE COORDINATED WITH THE AUTHORITY HAVING JURISDICTION.

B. CONTRACTOR SHALL COORDINATE ALL TRAFFIC CONTROL MEASURES WITH THE AUTHORITY HAVING JURISDICTION.

C. ONE LANE OF TRAFFIC MUST BE OPEN AT ALL TIMES.

D. CONTRACTOR SHALL USE TRAFFIC DRUMS TO CHANNELIZE TRAFFIC. ALL TRAFFIC DRUMS SHALL BE PLACED AT 35-FT O.C. ALL TAPERS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF MUTCD.

E. CONTRACTOR SHALL INSTALL TEMPORARY PRECAST CONCRETE BARRIERS AT EXISTING PAVEMENT EDGES WHERE TRENCH EXCAVATION WILL OCCUR ON ALL ROADS IN ACCORDANCE WITH ARDOT STANDARD DRAWINGS TC-5, OR APPROVED EQUAL.

F. CONTRACTOR SHALL MAINTAIN ALL ACCESS TO ALL LOCAL BUSINESSES AND RESIDENTS.

G. ALL TRAFFIC CONTROL DEVICES USED ON ROAD CONSTRUCTION SHALL CONFORM TO AND BE PLACED IN ACCORDANCE WITH THE LATEST EDITION OF THE MUTCD FOR STREETS AND HIGHWAYS AND ARDOT STANDARD DRAWINGS FOR TRAFFIC CONTROL.

H. ALL SIGNS, INCLUDING ADVANCED WARNING SIGNS, SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAILS AND NOTES AS SHOWN ON ARDOT STANDARD DRAWINGS TC-1 AND TC-3, UNLESS OTHER METHODS ARE APPROVED IN WRITING, BY THE ENGINEER.

I. MULTIPLE SIGNS, WHERE CALLED OUT IN SINGLE LOCATION, SHALL BE INSTALLED ON SEPARATE POSTS.

J. SIGNS SHALL BE COVERED OR REMOVED WHEN WORK ON AFFECTED STREET IS COMPLETED OR SUSPENDED. SIGNS SHOULD NOT BE INSTALLED MORE THAN ONE WEEK IN ADVANCE.

K. ADVANCED WARNING SIGNS SHOWN ON THIS SHEET SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS PRIOR TO THE START OF ANY CONSTRUCTION WHICH PROHIBITS EXISTING TRAFFIC MOVEMENTS.

L. ADVANCE WARNING SIGNS SHALL NOT OBSTRUCT THE VIEW OF AN EXISTING SIGN, BUT SHALL BE LOCATED IN A POSITION TO MAINTAIN CLEAR VISIBILITY.

M. ADDITIONAL SIGNS AS NECESSARY INCLUDING, BUT NOT LIMITED TO SPEED REDUCTION, LANE SHIFTS, LANE CLOSURES, ETC..., SHALL BE PROPOSED BY THE CONTRACTOR WITHIN THE CONTRACTOR'S SUBMITTAL.

N. UPON COMPLETION OF THE FULL WIDTH OF PERMANENT PAVEMENT REPAIR, PERMANENT PAVEMENT MARKINGS SHALL BE APPLIED PER ARDOT STANDARD DRAWING PM-1.

O. ALL WORK WITHIN AND AFFECTING THE ARKANSAS DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH ARDOT STANDARDS UNLESS CHANGES ARE REVIEWED AND ACCEPTED IN ADVANCE BY THE DEPARTMENT.

P. ALL WORK AND MATERIALS USED WITHIN THE HIGHWAY RIGHT OF WAY SHALL BE IN ACCORDANCE WITH THE ARKANSAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, MOST RECENT EDITION, AND ANY SPECIFICATIONS OR DESIGN STANDARDS SUPPLIED BY THE DEPARTMENT.

Q. NO PART OF THE HIGHWAY RIGHT OF WAY SHALL BE USED FOR STORAGE OF MATERIALS OR EQUIPMENT.

R. INSTALLATION AND MAINTENANCE FOR THE DURATION OF THE PERMITTED WORK OF ALL TEMPORARY OR PERMANENT WORK ZONE, WARNING AND REGULATORY SIGNING AND TEMPORARY OR PERMANENT PAVEMENT MARKINGS MADE NECESSARY BY THE PERMITTED WORK SHALL BE IN ACCORDANCE WITH THE ARKANSAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, MOST RECENT EDITION, AND THE CURRENT EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

S. ALL WORK SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL LAWS OR ORDINANCES DURING THE EXECUTION OF THIS WORK.

T. EXISTING RIGHT OF WAY MONUMENTS SHALL BE PROTECTED FROM DAMAGE. IF A MARKER IS DISTURBED BY ACTIVITIES, IT SHALL BE RE-ESTABLISHED BY A REGISTERED PROFESSIONAL LAND SURVEYOR.

U. MEASURES SHALL BE TAKEN TO AVOID TRACKING SOIL AND MUD FROM THE WORK AREA ONTO THE HIGHWAY AND TO RE-VEGETATE, IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, MOST RECENT EDITION AND THE STORM WATER POLLUTION PREVENTION PLAN FROM THE ARKANSAS DEPARTMENT OF ENVIRONMENTAL QUALITY CURRENTLY IN PLACE FOR THE PROJECT.

V. THE DISTRICT ENGINEER'S OFFICE SHALL BE NOTIFIED AT LEAST THREE (3) WORKING DAYS PRIOR TO THE ANTICIPATED START DATE OF CONSTRUCTION WITHIN THE PERMITTED AREA.

SEQUENCE OF CONSTRUCTION

NOTE:DOWNSLOPE PROTECTIVE MEASURES MUST ALWAYS BE IN PLACE BEFORE SOIL IS DISTURBED. CONSTRUCTION STEPS CAN BE IMPLEMENTED CONCURRENTLY ONLY IF ASSOCIATED DOWNSLOPE PROTECTIVE MEASURES HAVE BEEN INSTALLED FOR EACH ACTIVITY.

1. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE. THIS WILL BE THE FIRST CONSTRUCTION WORK ON THE PROJECT.
2. INSTALL BIG REDS, STRAW WATTLES, AND INLET PROTECTION DEVICES ON EXISTING INLETS AS SHOWN ON THE PLAN.
3. PREPARE TEMPORARY PARKING AND STORAGE AREA.
4. HALT! CITY BMP INSPECTIONS AND APPROVAL BEFORE CONSTRUCTION ACTIVITIES MAY CONTINUE.
5. CLEAR AND GRUB THE SITE. (SEDIMENT BARRIERS ALREADY INSTALLED DOWN SLOPE PER "2" ABOVE);
6. BEGIN GRADING THE SITE.
7. AS GRADING CONTINUES, ADJUST TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AS NEEDED.
8. TEMPORARILY SEED DENUDED AREAS.
9. CONSTRUCT CONCRETE WASH STATIONS.
10. INSTALL UNDERGROUND UTILITIES, STORM SEWERS, AND CURBS AND GUTTERS - SEDIMENT BARRIERS SHALL BE UTILIZED AS REQUIRED TO BOUND THE DOWN SLOPE SIDE OF UTILITY CONSTRUCTION AND SOIL STOCKPILES;
11. PREPARE SITE FOR PAVING.
12. PAVE SITE.
13. COMPLETE GRADING AND INSTALL PERMANENT SEEDING AND PLANTING - SEDIMENT BARRIERS SHALL BE MAINTAINED DOWN SLOPE FROM DISTURBED SOIL DURING THIS OPERATION
14. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES (ONLY IF SITE IS STABILIZED).

GENERAL GRADING NOTES

A. PRIOR TO INSTALLATION OF STORM OR SANITARY SEWER, THE CONTRACTOR SHALL EXCAVATE, VERIFY, AND CALCULATE ALL CROSSINGS AND INFORM THE OWNER AND THE ENGINEER OF ANY CONFLICTS PRIOR TO CONSTRUCTION. THE ENGINEER WILL BE HELD HARMLESS IN THE EVENT THE ENGINEER IS NOT NOTIFIED OF DESIGN CONFLICTS.

B. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND 4" OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL, APPROVED BY THE OWNER, AS NEEDED. THE AREA SHALL THEN BE SEEDED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS (SEE LANDSCAPE PLAN FOR SEED MIX AND PROPER APPLICATION RATE). ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

C. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.

ABBREVIATIONS

A.B.C.	AGGREGATE BASE COURSE	LT	LEFT
ACHM	ASPHALT CONCRETE HOT MIX	MAX.	MAXIMUM
A.D.	ALGEBRAIC DIFFERENCE	MH	MANHOLE
A.D.O.H.	ARKANSAS DEPARTMENT OF HEALTH	MIN.	MINIMUM
AHD.	AHEAD	M.P.A.	MODIFIED PROCTOR DENSITY
ARDOT	ARKANSAS DEPARTMENT OF TRANSPORTATION	MUTCD	MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
ARK	ARKANSAS	N.T.S.	NOT TO SCALE
AVE	AVENUE	O.C.	ON CENTER
BK.	BACK	PC	POINT OF CURVATURE
BLVD	BOULEVARD	PI	POINT OF INTERSECTION
BOC	BACK OF CURB	psi	POUNDS PER SQUARE INCH
BW	BOTTOM OF WALL (AT FINISH GRADE)	PT	POINT OF TANGENCY
CL	CENTER LINE	PVC	POLY VINYL CHLORIDE
CMP	CORRUGATED METAL PIPE	PVI	POINT VERTICAL INTERSECTION
CONC	CONCRETE	PVT	POINT OF VERTICAL TANGENCY
CONST	CONSTRUCTION	QTY	QUANTITY
COR	CORNER	RC	REINFORCED CONCRETE
C.I.	CAST IRON	RCP	REINFORCED CONCRETE PIPE
DE	DRAINAGE EASEMENT	RD	ROAD
DI	DUCTILE IRON	R	RADIUS
DR	DRIVE	RET WALL	RETAINING WALL
E	SUPER ELEVATION FULL SLOPE	R.O.W.	RIGHT-OF-WAY
ELEV	ELEVATION	RP	RADIUS POINT
EOP	EDGE OF PAVEMENT	RT	RIGHT
ESM'T	EASEMENT	STA	STATION
EXIST.	EXISTING	SEC.	SECTION
EXT.	EXTENSION	T	TANGENT DISTANCE
FES	FLARED END SECTION	TB	TOP OF BANK
FFE	FINISH FLOOR ELEVATION	TEL	TELEPHONE
FL	FLOW LINE	TW	TOP OF WALL
GA.	GAUGE	(TYP)	TYPICAL
gpm	GALLONS PER MINUTE	VERT.	VERTICAL
HORZ.	HORIZONTAL	SCH	SCHEDULE
HWY	HIGHWAY	SDR	STANDARD DIMENSION RATIO
IN.	INCH	S.E.	SUPER ELEVATE
INST.	INSTRUMENT	SF	SQUARE FOOT
INV	INVERT	SS	SANITARY SEWER
K	RATE OF CURVATURE	VC	VERTICAL CURVE
L	ARC LENGTH	W/	WITH
LBS	POUNDS	Δ	DELTA ANGLE
LF	LINEAR FEET	U.E.	UTILITY EASEMENT
LP	LOW POINT		

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3108 SW REGENCY PKWY
BENTONVILLE, AR 72712
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FAX: (479) 273-0844

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ELM TREE ROAD SIDEPATH TRAILBLAZERS

ELM TREE ROAD
BENTONVILLE, ARKANSAS

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No.18334
CHRIS W. RANDALL

PROFESSIONAL OF RECORD	CWR
PROJECT MANAGER	RCS
DESIGNER	RCW
CEI PROJECT NUMBER	33379
DATE	6/17/2024
REVISION	REV-0

GENERAL NOTES

SHEET TITLE

SHEET NUMBER

C0.1

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N.T.S.

Know what's **below.**
Call before you dig.

EXISTING LEGEND

e	EAST OR ELECTRIC	OHT	OVERHEAD TELEPHONE
n	NORTH	OHTV	OVERHEAD TV
oh	OVERHEAD	X"SS	SANITARY SEWER
s	SOUTH OR SEWER	UGE	UNDERGROUND ELECTRIC
t	TELEPHONE	UGE&T	UNDERGROUND ELECTRIC AND TELEPHONE
ug	UNDERGROUND	UGT	UNDERGROUND TELEPHONE
w	WEST OR WATER	UGTV	UNDERGROUND TV
	PROPERTY LINE	X"W	WATER
	RIGHT OF WAY LINE	.5-10-11 50.5	TREE INFO .5 = DIAMETER OF TRUNK IN FEET 10 = HEIGHT OF TREE IN FEET 11 = CANOPY DIAMETER IN FEET 50.5 = ELEVATION AT BASE OF TREE
	STORM DRAIN		
X"G	GAS		
OHE	OVERHEAD ELECTRIC		
OHE&T	OVERHEAD ELECTRIC AND TELEPHONE		

SITE BENCHMARK

SITE BENCHMARK

BM #1	BM #2	BM #3
5/8" REBAR W/ CEI CAP	5/8" REBAR W/ CEI CAP	SET CHISELED X
N: 745906.06'	N: 744808.14'	N: 7510954.34'
E: 650285.09'	E: 650112.21'	E: 650382.43'
ELEV.= 1277.98'	ELEV.= 1252.26'	ELEV.= 1258.11'

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OVERALL PLAN

SHEET TITLE

SHEET NUMBER

C1.0

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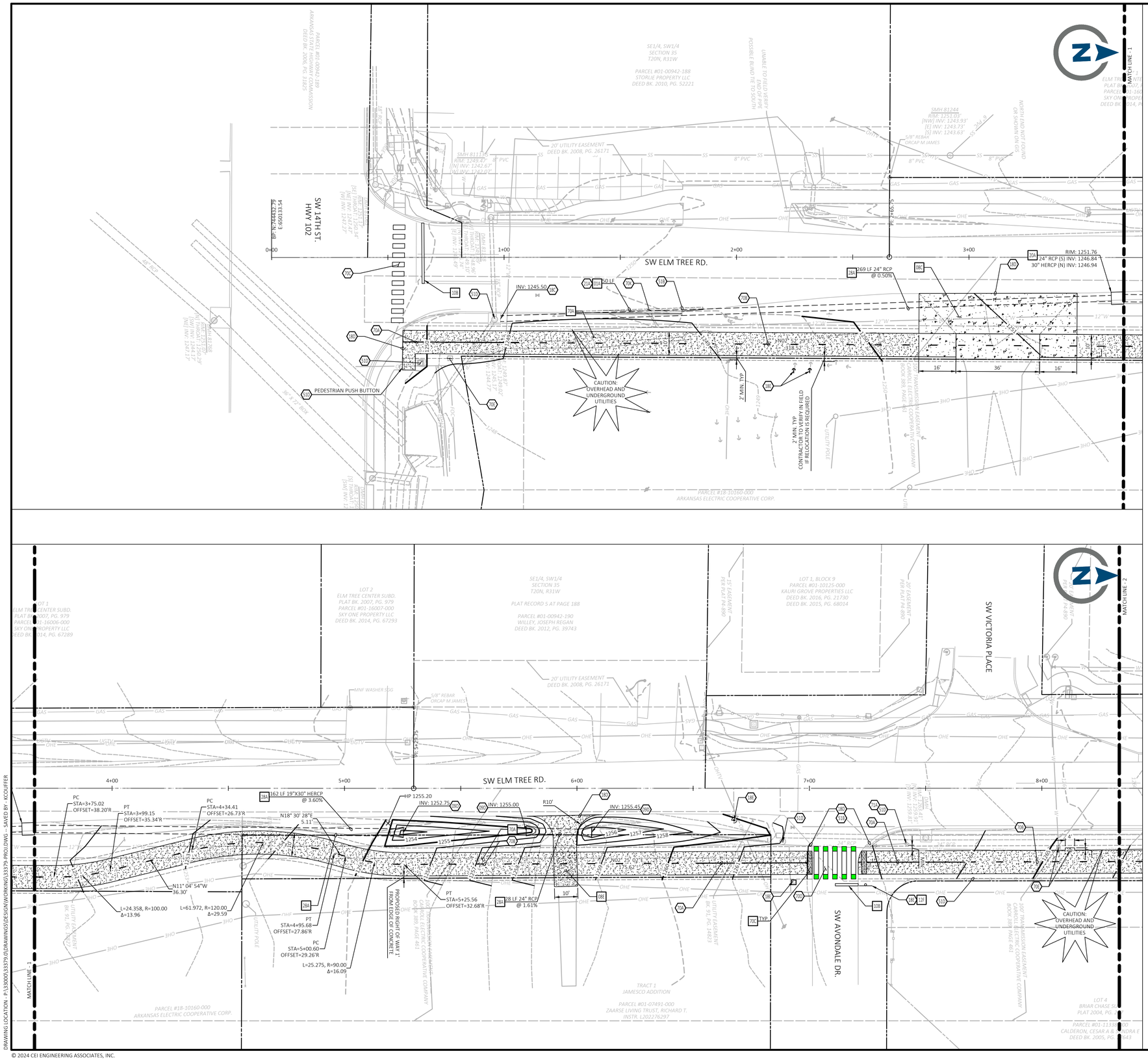

Know what's **below.**
Call before you dig.

EXISTING LEGEND

- Boundary Line
- Right-of-Way Line
- Gas Line
- Overhead Electric Line
- Sanitary Sewer Line
- Storm Drainage Pipe
- Water Line
- Tree Line
- Fence (Chainlink)
- Fence (Wire/Metal)
- Fence (Wood)
- Clean out
- Sewer manhole
- Drainage manhole
- Grate inlet(square)
- Backflow preventer
- Fire department connector
- Fire hydrant
- Water riser
- Water meter
- Water valve
- Gas meter
- Gas riser
- Electric meter
- Guy wire
- Light pole straight
- Light on utility pole
- Electrical riser
- Utility pole
- Telephone riser
- Telephone sign
- Telephone vault
- Fiber optic warning sign
- Fiber optic vault
- Riser cable tv
- Mailbox
- Sign

PROPOSED LEGEND

- PROPERTY LINE/RIGHT OF WAY LINE
- XXX CONTOUR ELEVATIONS
- GRADE BREAK
- FLOWLINE
- STORM DRAIN

x XX.XX SPOT ELEVATIONS:
TC = TOP OF CURB
G = GUTTER
FFE = FINISH FLOOR ELEVATION
FG = FINISH GRADE

SITE NOTES

09D FLARED END SECTION
18C CONNECT TO EXISTING STORM DRAIN MANHOLE OR INLET.
18D MATCH EXISTING PAVEMENT ELEVATIONS.
18E POINT OF RELOCATION
51B LIMITS OF SAWCUT AND PAVEMENT REMOVAL
51D PROTECT EXISTING STRUCTURES AND/OR PIPES DURING DEMOLITION AND CONSTRUCTION PHASES.
70A 4" SOLID YELLOW STRIPING. PER AASHTO REQUIREMENTS
70B 4" DASHED YELLOW STRIPING. PER AASHTO REQUIREMENTS
70C 24" X 5' THERMOPLASTIC WHITE @ 4' O.C. CROSSWALK PER CITY OF BENTONVILLE SPECS.
70D 24" X 10' THERMOPLASTIC WHITE @ 4' O.C. CROSSWALK WITH GREEN ELEPHANTS FEET PER CITY OF BENTONVILLE SPECIFICATIONS
70E ADJUST TOP OF STRUCTURE TO MATCH FINISHED GRADE
70K CONTRACTOR TO REPLACE PER EXISTING SECTION
71A CONTRACTOR TO RELOCATE HYDRANT IF WITHIN 2' OF EDGE OF PROPOSED TRAIL

SITE DETAILS

01A TYPE A CONCRETE CURB AND GUTTER
08C HEAVY DUTY CONCRETE PAVING
08E STANDARD DUTY CONCRETE PAVING
10B STOP BAR
12F TRAFFIC SIGN AND POST
20A JUNCTION BOX
28A STORM SEWER TRENCH AND BEDDING
70A CONCRETE MULTI-USE TRAIL
70C DETECTABLE WARNING DEVICE

SITE BENCHMARK

SITE BENCHMARK

BM #1	BM #2	BM #3
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BENTONVILLE, ARKANSAS

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 18334
CHRIS W. RANDALL

PROFESSIONAL OF RECORD	CWR
PROJECT MANAGER	RCS
DESIGNER	RCW
CEI PROJECT NUMBER	33379
DATE	6/18/2024
REVISION	REV-0

PLAN & PLAN - 1
SHEET TITLE

SHEET NUMBER
C3.0

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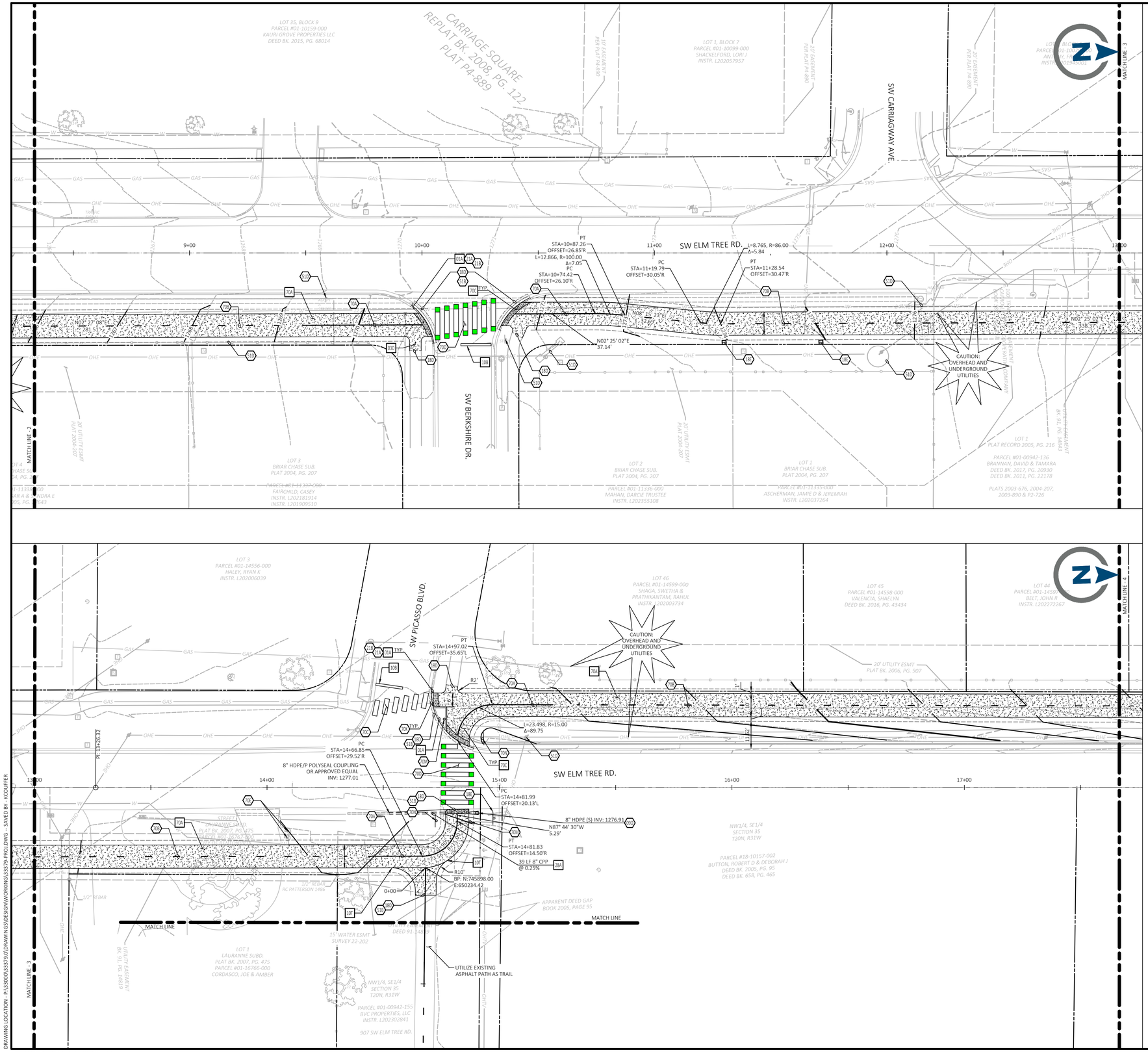

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- Telephone sign
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- STORM DRAIN

x XX.XX SPOT ELEVATIONS:
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G = GUTTER
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FG = FINISH GRADE

SITE NOTES

09D FLARED END SECTION.
18D MATCH EXISTING PAVEMENT ELEVATIONS.
18E POINT OF RELOCATION
21A TAPER CURB TO MATCH EXISTING CURB.
21B TAPER CURB FROM 6 INCHES TO 0 INCHES OVER 2 FEET FOR ALL SIDEPATH CROSSINGS WHERE NO CURB EXISTS TO TIE INTO.
28A STORM SEWER TRENCH AND BEDDING
51B LIMITS OF SAWCUT AND PAVEMENT REMOVAL
51D PROTECT EXISTING STRUCTURES AND/OR PIPES DURING DEMOLITION AND CONSTRUCTION PHASES.
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70E ADJUST TOP OF STRUCTURE TO MATCH FINISHED GRADE
70K CONTRACTOR TO REPLACE PER EXISTING SECTION
70M PEDESTRIAN PUSH BUTTON
70N RRFB POLE, BASE, AND ASSEMBLY

SITE DETAILS

01A TYPE A CONCRETE CURB AND GUTTER
03D CONCRETE SIDEWALK
10T SIDEWALK RADII CONNECTION
28A STORM SEWER TRENCH AND BEDDING
70A CONCRETE MULTI-USE TRAIL
70C DETECTABLE WARNING DEVICE

SITE BENCHMARK

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PLAN & PLAN - 2
SHEET TITLE

SHEET NUMBER
C3.1

DRAWING LOCATION - P:\33000\33379.01\DRAWINGS\DESIGN\WORKING\33379-PROJ.DWG – SAVED BY - KCOUFFER

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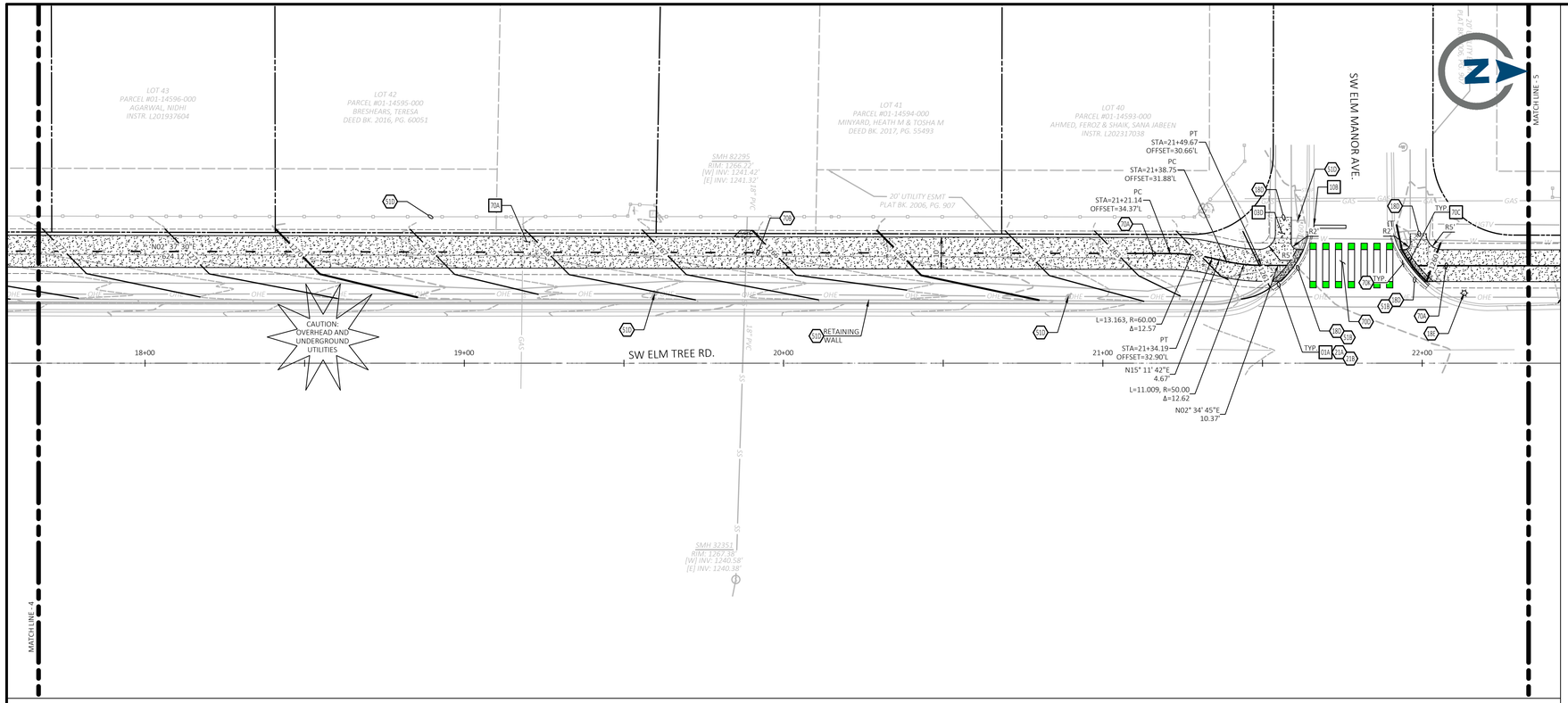

0 20' 30' 40'
SCALE IN FEET

811
Know what's **below.**
Call before you dig.

EXISTING LEGEND

- Boundary Line
- Right-of-Way Line
- Gas Line
- Overhead Electric Line
- Sanitary Sewer Line
- Storm Drainage Pipe
- Water Line
- Tree Line
- Fence (Chainlink)
- Fence (Wire/Metal)
- Fence (Wood)
- Clean out
- Sewer manhole
- Drainage manhole
- Grate inlet(square)
- Backflow preventer
- Fire department connector
- Fire hydrant
- Water riser
- Water meter
- Water valve
- Gas meter
- Gas riser
- Electric meter
- Guy wire
- Light pole straight
- Light on utility pole
- Electrical riser
- Utility pole
- Telephone riser
- Telephone sign
- Telephone vault
- Fiber optic warning sign
- Fiber optic vault
- Riser cable tv
- Mailbox
- Sign

PROPOSED LEGEND

- PROPERTY LINE/RIGHT OF WAY LINE
- XXX CONTOUR ELEVATIONS
- GRADE BREAK
- FLOWLINE
- STORM DRAIN

x XX.XX

SPOT ELEVATIONS:
TC = TOP OF CURB
G = GUTTER
FFE = FINISH FLOOR ELEVATION
FG = FINISH GRADE

SITE NOTES

18D MATCH EXISTING PAVEMENT ELEVATIONS.
18E POINT OF RELOCATION
21A TAPER CURB TO MATCH EXISTING CURB.
21B TAPER CURB FROM 6 INCHES TO 0 INCHES OVER 2 FEET FOR ALL SIDEPATH CROSSINGS WHERE NO CURB EXISTS TO TIE INTO.
23F ADJUST MANHOLE RIM TO MATCH FINISH GRADE.
51B LIMITS OF SAWCUT AND PAVEMENT REMOVAL
51D PROTECT EXISTING STRUCTURES AND/OR PIPES DURING DEMOLITION AND CONSTRUCTION PHASES.
70A 4" SOLID YELLOW STRIPING. PER AASHTO REQUIREMENTS
70B 4" DASHED YELLOW STRIPING. PER AASHTO REQUIREMENTS
70D 24" X 10' THERMOPLASTIC WHITE @ 4' O.C. CROSSWALK WITH GREEN ELEPHANTS FEET PER CITY OF BENTONVILLE SPECIFICATIONS
70E ADJUST TOP OF STRUCTURE TO MATCH FINISHED GRADE
70K CONTRACTOR TO REPLACE PER EXISTING SECTION
70N RRFB POLE, BASE, AND ASSEMBLY
70P "DO NOT STOP IN DRIVEWAY" SIGNAGE
76A TAPPING SLEEVE AND VALVE BY CITY

SITE DETAILS

01A TYPE A CONCRETE CURB AND GUTTER
03D CONCRETE SIDEWALK
10B STOP BAR
12F SIGN BASE
70A CONCRETE MULTI-USE TRAIL
70C DETECTABLE WARNING DEVICE
76A FIRE HYDRANT. SEE CITY OF BENTONVILLE STANDARD SEWER AND WATER DETAILS.

SITE BENCHMARK

SITE BENCHMARK

BM #1	BM #2	BM #3
5/8" REBAR W/ CEI CAP	5/8" REBAR W/ CEI CAP	SET CHISELED X
N: 745906.00'	N: 744808.14'	N: 7510554.34'
E: 650285.09'	E: 650112.23'	E: 650382.43'
ELEV = 1277.98'	ELEV = 1252.26'	ELEV = 1258.11'

CEI ENGINEERING ASSOCIATES, INC.
3108 SW REGENCY PKWY
BENTONVILLE, AR 72712
PHONE: (479) 273-9472
FAX: (479) 273-0844

90% PRELIMINARY
NOT FOR
CONSTRUCTION

ELM TREE ROAD SIDEPATH TRAILBLAZERS

ELM TREE ROAD
BENTONVILLE, ARKANSAS

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No.18334
CHRIS W. RANDALL

PROFESSIONAL OF RECORD	CWR
PROJECT MANAGER	RCS
DESIGNER	RCW
CEI PROJECT NUMBER	33379
DATE	6/18/2024
REVISION	REV-0

PLAN & PLAN - 3
SHEET TITLE

SHEET NUMBER
C3.2

DRAWING LOCATION - P:\33000\33379.01\DRAWINGS\DESIGN\WORKING\33379-PROJ.DWG -- SAVED BY - KCOUFFER

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0 20' 30' 40'
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- Backflow preventer
- Fire department connector
- Fire hydrant
- Water riser
- Water meter
- Water valve
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- Gas riser
- Electric meter
- Guy wire
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- Telephone sign
- Telephone vault
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PROPOSED LEGEND

- PROPERTY LINE/RIGHT OF WAY LINE
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- FLOWLINE
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x XX.XX SPOT ELEVATIONS:
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SITE NOTES

18D MATCH EXISTING PAVEMENT ELEVATIONS.
21A TAPER CURB TO MATCH EXISTING CURB.
21B TAPER CURB FROM 6 INCHES TO 0 INCHES OVER 2 FEET FOR ALL SIDEPATH CROSSINGS WHERE NO CURB EXISTS TO TIE INTO.
23F ADJUST MANHOLE RIM TO MATCH FINISH GRADE.
28A STORM SEWER TRENCH AND BEDDING.
51B LIMITS OF SAWCUT AND PAVEMENT REMOVAL
51D PROTECT EXISTING STRUCTURES AND/OR PIPES DURING DEMOLITION AND CONSTRUCTION PHASES.
70A 4" SOLID YELLOW STRIPING. PER AASHTO REQUIREMENTS.
70B 4" DASHED YELLOW STRIPING. PER AASHTO REQUIREMENTS
70D 24" X 10' THERMOPLASTIC WHITE @ 4' O.C. CROSSWALK WITH GREEN ELEPHANTS FEET PER CITY OF BENTONVILLE SPECIFICATIONS
70K CONTRACTOR TO REPLACE PER EXISTING SECTION
70M ADJUST TOP OF STRUCTURE TO MATCH FINISHED GRADE
70T CONTRACTOR TO REPLACE FENCE TO MATCH EXISTING.
76B CONNECT TO EXISTING 36" RCP

SITE DETAILS

01A TYPE A CONCRETE CURB AND GUTTER
03D CONCRETE SIDEWALK
10B STOP BAR
20A JUNCTION BOX
28A STORM SEWER TRENCH AND BEDDING
70A CONCRETE MULTI-USE TRAIL
70C DETECTABLE WARNING DEVICE
73B TAPERED RAISED CURB AROUND EXISTING STORM STRUCTURE

SITE BENCHMARK

SITE BENCHMARK

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N: 745906.06'	N: 744808.14'	N: 7510554.34'
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BENTONVILLE, ARKANSAS

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No.18334
CHRIS W. RANDALL

PROFESSIONAL OF RECORD	CWR
PROJECT MANAGER	RCS
DESIGNER	RCW
CEI PROJECT NUMBER	33379
DATE	6/18/2024
REVISION	REV-0

PLAN & PLAN - 4
SHEET TITLE

SHEET NUMBER
C3.3

DRAWING LOCATION - P:\33000\33379.01\DRAWINGS\DESIGN\WORKING\33379-PROJ.DWG -- SAVED BY - KCOUFFER

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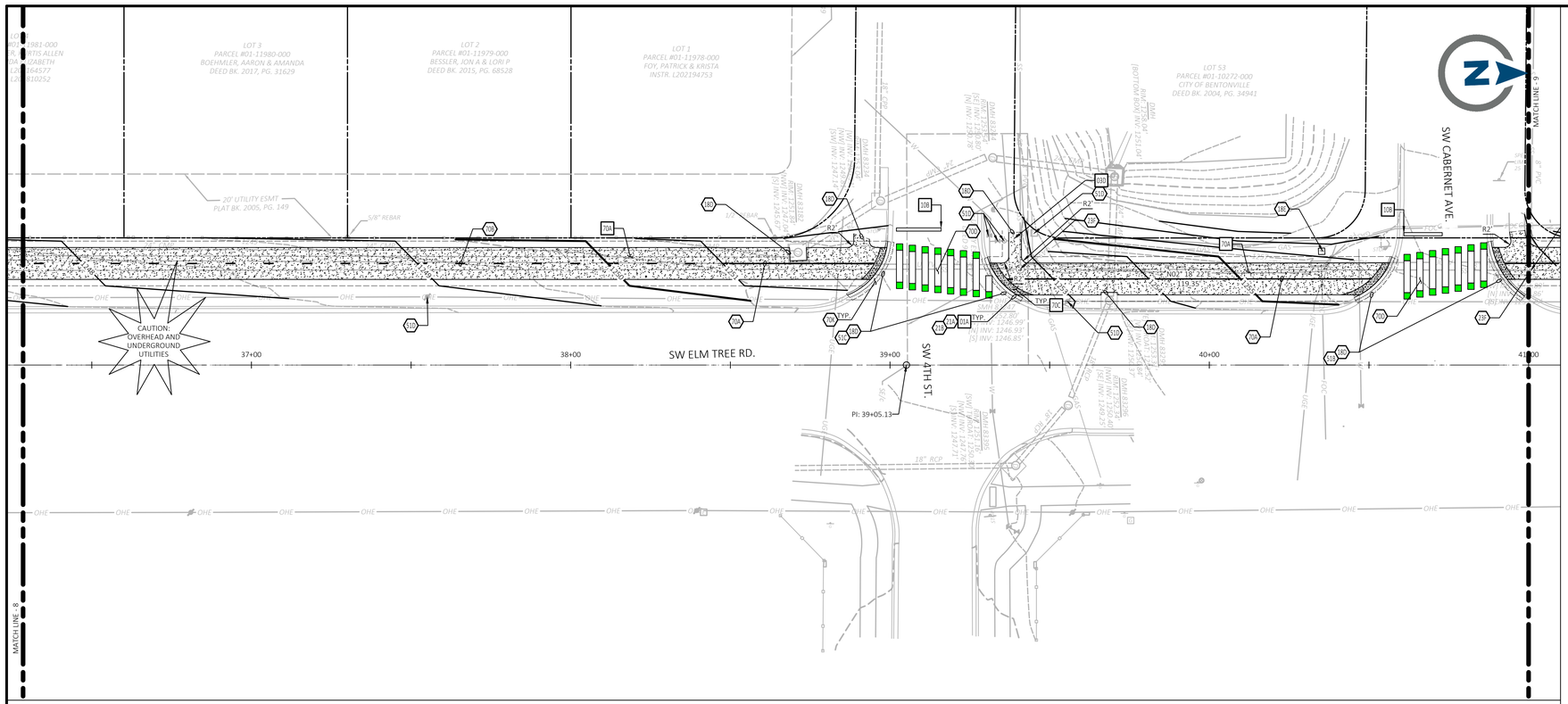

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PROPOSED LEGEND

- PROPERTY LINE/RIGHT OF WAY LINE
- XXX CONTOUR ELEVATIONS
- GRADE BREAK
- FLOWLINE
- STORM DRAIN

x XX.XX

SPOT ELEVATIONS:
TC = TOP OF CURB
G = GUTTER
FFE = FINISH FLOOR ELEVATION
FG = FINISH GRADE

SITE NOTES

12C 4 INCH REFLECTIVE WHITE LANE STRIPES (SEE LENGTH INDICATED AT SYMBOL).
18D MATCH EXISTING PAVEMENT ELEVATIONS.
18E POINT OF RELOCATION
21A TAPER CURB TO MATCH EXISTING CURB.
21B TAPER CURB FROM 6 INCHES TO 0 INCHES OVER 2 FEET FOR ALL SIDEPATH CROSSINGS WHERE NO CURB EXISTS TO TIE INTO.
23F ADJUST MANHOLE RIM TO MATCH FINISH GRADE.
51B LIMITS OF SAWCUT AND PAVEMENT REMOVAL
51C LIMITS OF SAWCUT AND PAVEMENT REMOVAL - SAWCUT A MINIMUM OF TWO FEET FROM FACE OF CURB.
51D PROTECT EXISTING STRUCTURES AND/OR PIPES DURING DEMOLITION AND CONSTRUCTION PHASES.
70A 4" SOLID YELLOW STRIPING. PER AASHTO REQUIREMENTS
70B 4" DASHED YELLOW STRIPING. PER AASHTO REQUIREMENTS
70D 24" X 10' THERMOPLASTIC WHITE @ 4' O.C. CROSSWALK WITH GREEN ELEPHANTS FEET PER CITY OF BENTONVILLE SPECIFICATIONS
70K CONTRACTOR TO REPLACE PER EXISTING SECTION
70S CONTRACTOR TO TAPER PROPOSED STRIPING TO ALIGN WITH EXISTING STRIPING
71D ADJUST VALVE BOX TO MATCH FINISHED GRADE.

SITE DETAILS

01A TYPE A CONCRETE CURB AND GUTTER
03D CONCRETE SIDEWALK
10A TRAFFIC FLOW ARROW
10B STOP BAR
70A 4" SOLID YELLOW STRIPING
70B 4" DASHED YELLOW STRIPING
70C DETECTABLE WARNING DEVICE

SITE BENCHMARK

SITE BENCHMARK

BM #1	BM #2	BM #3
5/8" REBAR W/ CEI CAP	5/8" REBAR W/ CEI CAP	SET CHISELED X
N: 745906.06'	N: 744808.14'	N: 7510554.34'
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No. 18334
CHRIS W. RANDLE

PROFESSIONAL OF RECORD	CWR
PROJECT MANAGER	RCS
DESIGNER	RCW
CEI PROJECT NUMBER	33379
DATE	6/18/2024
REVISION	REV-0

PLAN & PLAN - 5
SHEET TITLE

SHEET NUMBER
C3.4

DRAWING LOCATION - P:\33000\33379.0\DRAWINGS\DESIGN\WORKING\33379-PROJ.DWG -- SAVED BY - KCOUFFER

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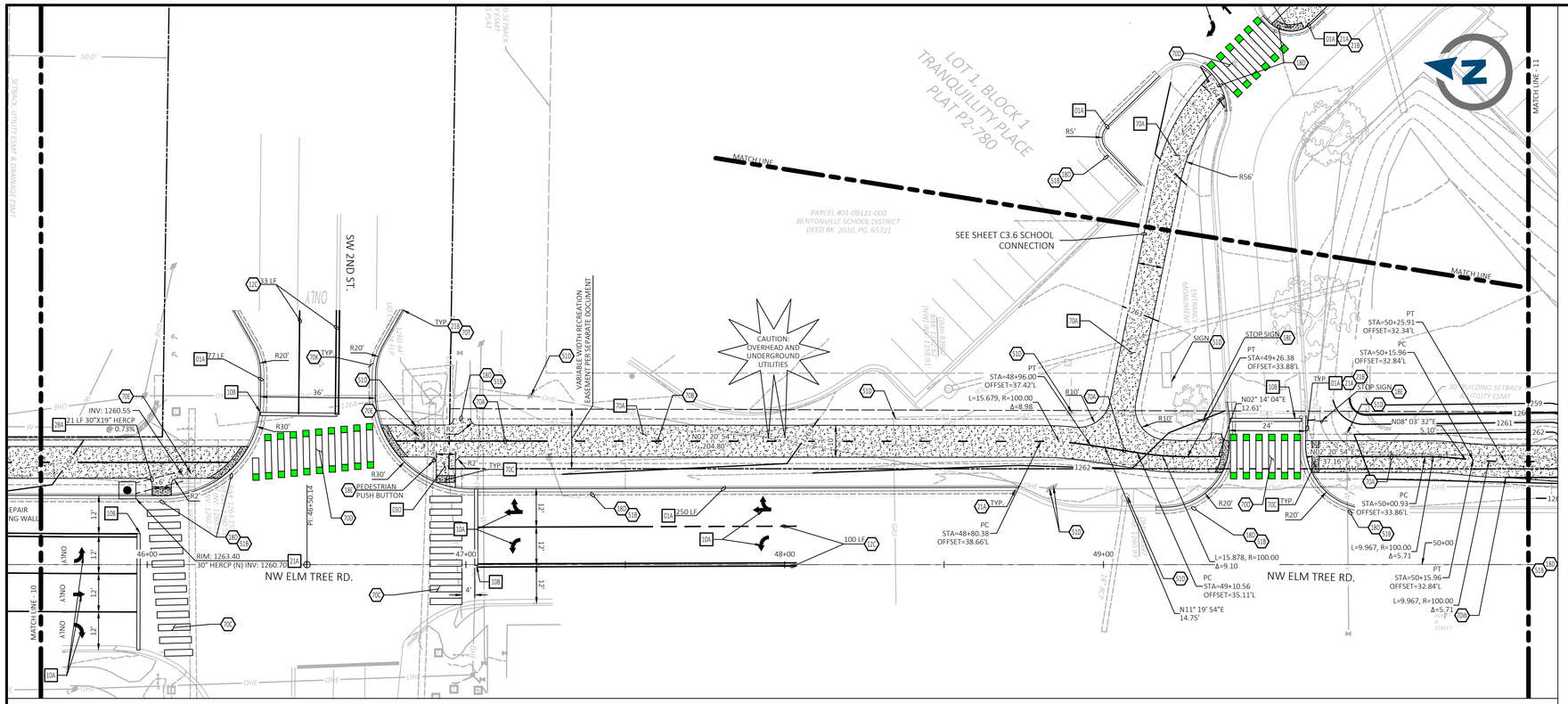
SEE SHEET C3.6 SCHOOL CONNECTION
MATCH LINE
MATCH LINE - 11
MATCH LINE - 10
LOT 1 BLOCK 1 TRANQUILITY PLACE PLAT P2-780
PARCEL #01-09121-000 BENTONVILLE SCHOOL DISTRICT DEED BK. 2010, PG. 65721
SW 2ND ST.
NW ELM TREE RD.
CAUTION: OVERHEAD AND UNDERGROUND UTILITIES
VARIABLE WIDTH RECREATION EASEMENT PER SEPARATE DOCUMENT
INV: 1260.55
21 LF 30"X19" HERCP @ 0.73%
RIM: 1263.40
30" HERCP (N) INV: 1260.70
PEDESTRIAN PUSH BUTTON
33 LF
72 LF
250 LF
100 LF
49 LF
44 LF
26 LF 30"X19" HERCP @ 1.39%
30"X19" HERCP INV: 1260.25
RIM: 1263.46
30" HERCP (SW) INV: 1260.94
24" RCP (N) INV: 1260.71
RIM: 1263.92
12" RCP (E) INV: 1261.17
24" RCP (NW) INV: 1261.17
24" RCP (S) INV: 1261.07
24" RCP INV: 1261.70
12 LF 24" RCP @ 4.42%
20 LF 12" RCP @ 0.66%
RIM: 1263.40
12" RCP (W) INV: 1261.
PC STA=48+80.38 OFFSET=38.66'L
PT STA=48+96.00 OFFSET=37.42'L L=15.679, R=100.00 Δ=8.98
PT STA=49+26.38 OFFSET=33.88'L
PC STA=49+10.56 OFFSET=35.11'L
L=15.878, R=100.00 Δ=9.10
N11° 19' 54"E 14.75'
PT STA=50+25.91 OFFSET=32.34'L
PC STA=50+15.96 OFFSET=32.84'L
L=9.967, R=100.00 Δ=5.71
PC STA=50+00.93 OFFSET=33.86'L
PT STA=50+15.96 OFFSET=32.84'L
L=9.967, R=100.00 Δ=5.71
N02° 14' 04"E 12.61'
N08° 03' 32"E 5.10'
N02° 20' 54"E 37.16'
N02° 20' 54"E 204.80'
N02° 20' 54"E 75.00'
N02° 29' 11"E 143.41'
PC STA=51+00.93 OFFSET=32.30'L L=9.967, R=100.00 Δ=5.71 PT STA=51+10.88 OFFSET=32.79'L N03° 21' 44"W 5.10' PC STA=51+15.96 OFFSET=33.30'L L=9.967, R=100.00 Δ=5.71 PT STA=51+25.91 OFFSET=33.79'L
PC STA=54+75.78 OFFSET=43.27'L
L=34.031, R=100.00 Δ=19.50
N17° 00' 44"W 10.58'
PT STA=54+65.81 OFFSET=39.74'L
PC STA=54+32.43 OFFSET=34.00'L
L=34.031, R=100.00 Δ=19.50
RIM:1262.30 4X6 BOX
GUTTER ELEV.:1260.26 4' WIDE FLUME: 2.25 LF @ 5.00% SLOPE
SMH 84053 RIM: 1260.94 (W) INV: 1254.59 (E) INV: 1254.40
PI: 52+88.07
2' MIN. CONTRACTOR TO VERIFY IN FIELD IF RELOCATION IS REQUIRED
NW ORCHARD WAY
SW APPLE BLOSSOM
STOP SIGN
SIGN
46+00
47+00
48+00
49+00
50+00
51+00
52+00
53+00
54+00
55+00
R5'
R56'
R10'
R20'
R30'
R2'
36'
24'
26'
8'
4'
12'
17.79%
5%
1259
1260
1261
1262
1263
1264
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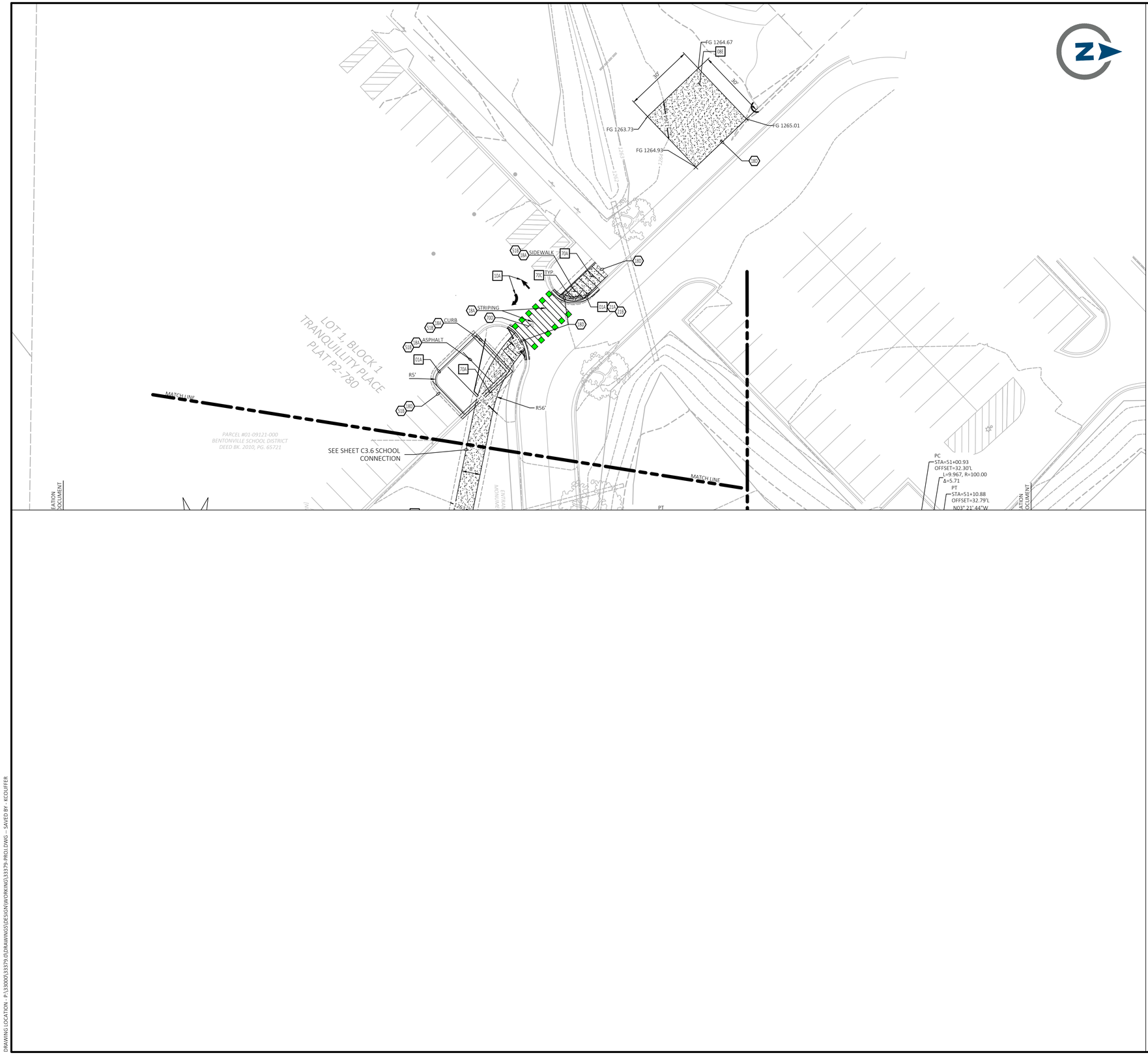

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SCALE IN FEET

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x XX.XX

SPOT ELEVATIONS:
TC = TOP OF CURB
G = GUTTER
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SITE NOTES

09D FLARED END SECTION
12C 4 INCH REFLECTIVE WHITE LANE STRIPES (SEE LENGTH INDICATED AT SYMBOL).
18A EXISTING TO BE REMOVED.
18D MATCH EXISTING PAVEMENT ELEVATIONS.
18E POINT OF RELOCATION
21A TAPER CURB TO MATCH EXISTING CURB.
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70C 24" X 10' THERMOPLASTIC WHITE @ 4' O.C. CROSSWALK PER CITY OF BENTONVILLE SPECS.
70D 24" X 10' THERMOPLASTIC WHITE @ 4' O.C. CROSSWALK WITH GREEN ELEPHANTS FEET PER CITY OF BENTONVILLE SPECIFICATIONS
70E ADJUST TOP OF STRUCTURE TO MATCH FINISHED GRADE
70K CONTRACTOR TO REPLACE PER EXISTING SECTION
70W CONTRACTOR TO WIDEN TRAIL TO BACK OF STORM STRUCTURE OVER 20 FEET.

SITE DETAILS

01A TYPE A CONCRETE CURB AND GUTTER
08E STANDARD DUTY CONCRETE PAVING
10A TRAFFIC FLOW ARROW
10B STOP BAR
21A CURB INLET
70A CONCRETE MULTI-USE TRAIL
70C DETECTABLE WARNING DEVICE

SITE BENCHMARK
SITE BENCHMARK

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SCHOOL CONNECTION DEMO & PLAN
SHEET TITLE

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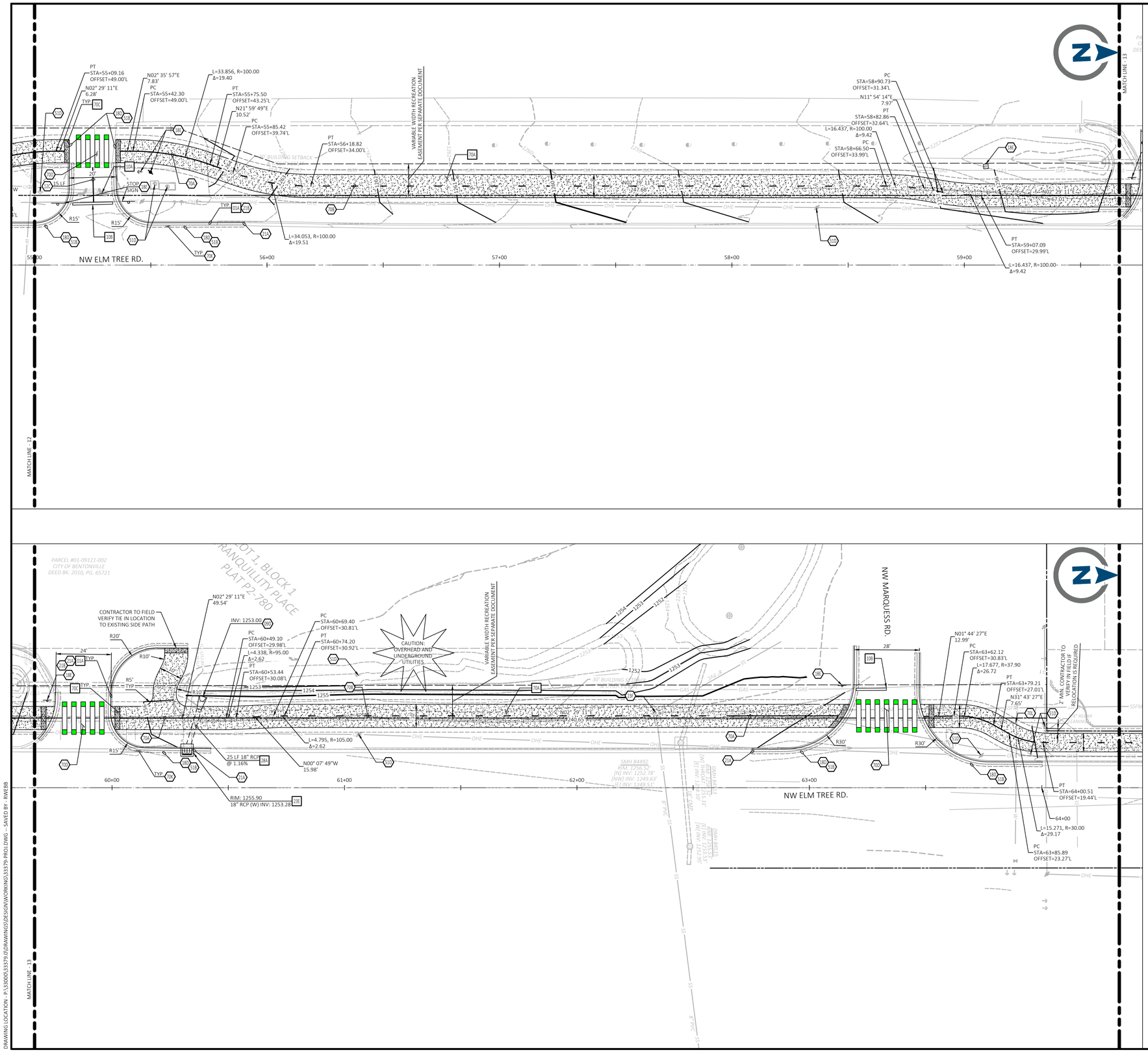
PT STA=55+09.16 OFFSET=49.00'L
N02° 29' 11"E 6.28'
PC STA=55+42.30 OFFSET=49.00'L
N02° 35' 57"E 7.83'
L=33.856, R=100.00 Δ=19.40
PT STA=55+75.50 OFFSET=43.25'L
N21° 59' 49"E 10.52'
PC STA=55+85.42 OFFSET=39.74'L
PT STA=56+18.82 OFFSET=34.00'L
VARIABLE WIDTH RECREATION EASEMENT PER SEPARATE DOCUMENT
L=34.053, R=100.00 Δ=19.51
PC STA=58+90.73 OFFSET=31.34'L
N11° 54' 14"E 7.97'
PT STA=58+82.86 OFFSET=32.64'L
L=16.437, R=100.00 Δ=9.42
PC STA=58+66.50 OFFSET=33.99'L
PT STA=59+07.09 OFFSET=29.99'L
L=16.437, R=100.00 Δ=9.42
N02° 29' 11"E 247.68'
N02° 29' 11"E 67.01'
MATCH LINE - 13
MATCH LINE - 12
NW ELM TREE RD.
55+00
56+00
57+00
58+00
59+00
STOP SIGN
15 LF
20'
R15'
TYP.
24'
R10'
R5'
R20'
30' BUILDING SETBACK
OHE
GAS
SSMH
SD
W
G
T
GAS
SSMH
SD
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SD
W
G
T
OHE
GAS
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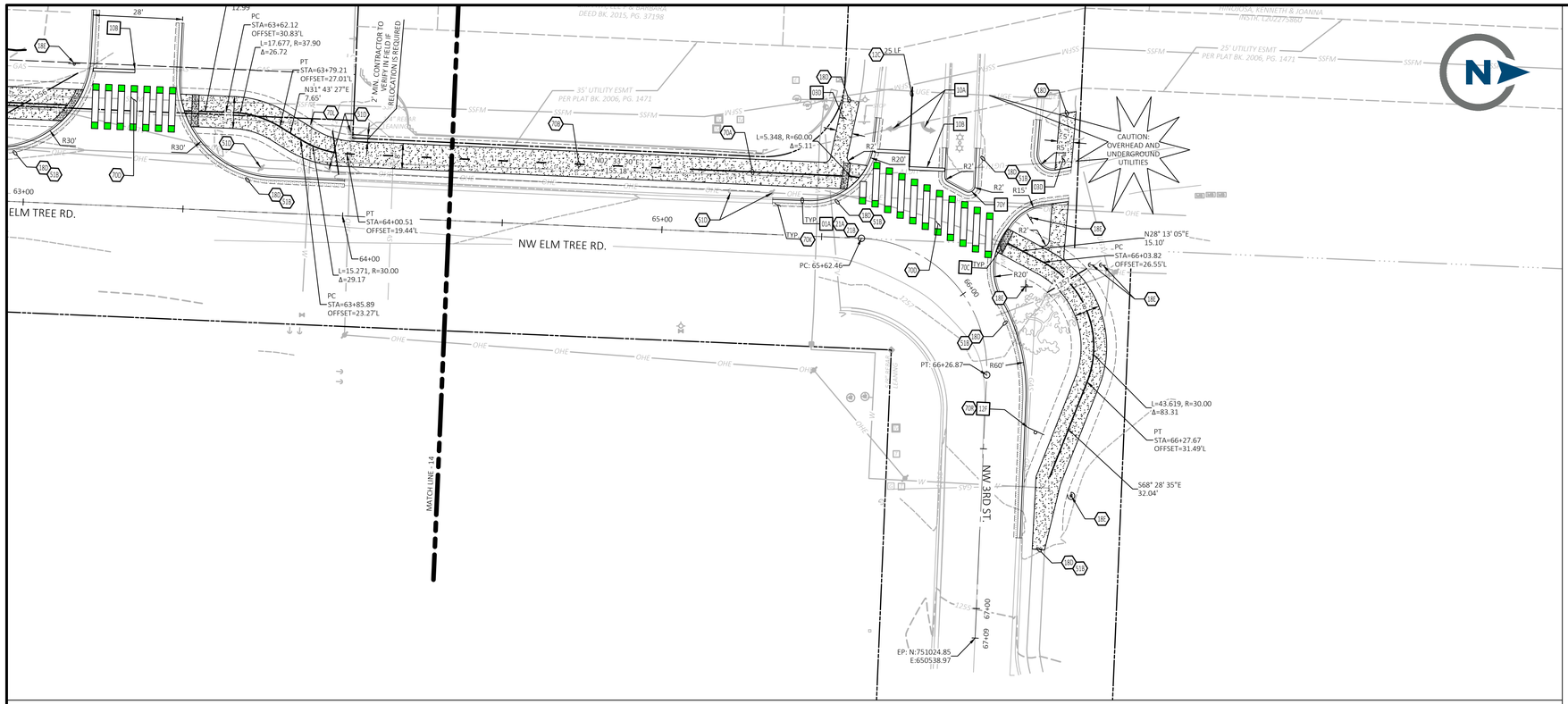

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- Light pole straight
- Light on utility pole
- Electrical riser
- Utility pole
- Telephone riser
- Telephone sign
- Telephone vault
- Fiber optic warning sign
- Fiber optic vault
- Riser cable tv
- Mailbox
- Sign

PROPOSED LEGEND

- PROPERTY LINE/RIGHT OF WAY LINE
- XXX CONTOUR ELEVATIONS
- GRADE BREAK
- FLOWLINE
- STORM DRAIN

x XX.XX SPOT ELEVATIONS:
TC = TOP OF CURB
G = GUTTER
FFE = FINISH FLOOR ELEVATION
FG = FINISH GRADE

SITE NOTES

12C 4 INCH REFLECTIVE WHITE LANE STRIPES (SEE LENGTH INDICATED AT SYMBOL).
18D MATCH EXISTING PAVEMENT ELEVATIONS.
18E POINT OF RELOCATION
21A TAPER CURB TO MATCH EXISTING CURB.
21B TAPER CURB FROM 6 INCHES TO 0 INCHES OVER 2 FEET FOR ALL SIDEPATH CROSSINGS WHERE NO CURB EXISTS TO TIE INTO.
51B LIMITS OF SAWCUT AND PAVEMENT REMOVAL
51D PROTECT EXISTING STRUCTURES AND/OR PIPES DURING DEMOLITION AND CONSTRUCTION PHASES.
70A 4" SOLID YELLOW STRIPING. PER AASHTO REQUIREMENTS
70B 4" DASHED YELLOW STRIPING. PER AASHTO REQUIREMENTS
70D 24" X 10' THERMOPLASTIC WHITE @ 4' O.C. CROSSWALK WITH GREEN ELEPHANTS FEET PER CITY OF BENTONVILLE SPECIFICATIONS
70K CONTRACTOR TO REPLACE PER EXISTING SECTION
70L TAPER TRAIL WIDTH FROM 10 FEET TO 8 FEET OVER 20 FEET
70R "TRAIL ENDS" SIGNAGE
70Y CONTRACTOR TO PAINT CURB YELLOW

SITE DETAILS

01A TYPE A CONCRETE CURB AND GUTTER
03D CONCRETE SIDEWALK
10A TRAFFIC FLOW ARROW
12F SIGN BASE
10B STOP BAR
70A CONCRETE MULTI-USE TRAIL
70C DETECTABLE WARNING DEVICE

SITE BENCHMARK

SITE BENCHMARK

BM #1	BM #2	BM #3
5/8" REBAR W/ CEI CAP	5/8" REBAR W/ CEI CAP	SET CHISELED X
N: 745906.06'	N: 744808.14'	N: 751054.34'
E: 650285.08'	E: 650112.21'	E: 650382.43'
ELEV = 1277.98'	ELEV = 1252.26'	ELEV = 1258.11'

CEI ENGINEERING ASSOCIATES, INC.
3108 SW REGENCY PKWY
BENTONVILLE, AR 72712
PHONE: (479) 273-9472
FAX: (479) 273-0844

90% PRELIMINARY
NOT FOR
CONSTRUCTION

ELM TREE ROAD SIDEPATH TRAILBLAZERS

ELM TREE ROAD
BENTONVILLE, ARKANSAS

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 18334
CHRIS W. RANDALL

PROFESSIONAL OF RECORD	CWR
PROJECT MANAGER	RCS
DESIGNER	RCW
CEI PROJECT NUMBER	33379
DATE	6/18/2024
REVISION	REV-0

PLAN & PLAN - 8
SHEET TITLE

SHEET NUMBER
C3.8

DRAWING LOCATION - P:\33000\33379.0\DRAWINGS\DESIGN\WORKING\33379-PROJ.DWG — SAVED BY - KCOUFFER

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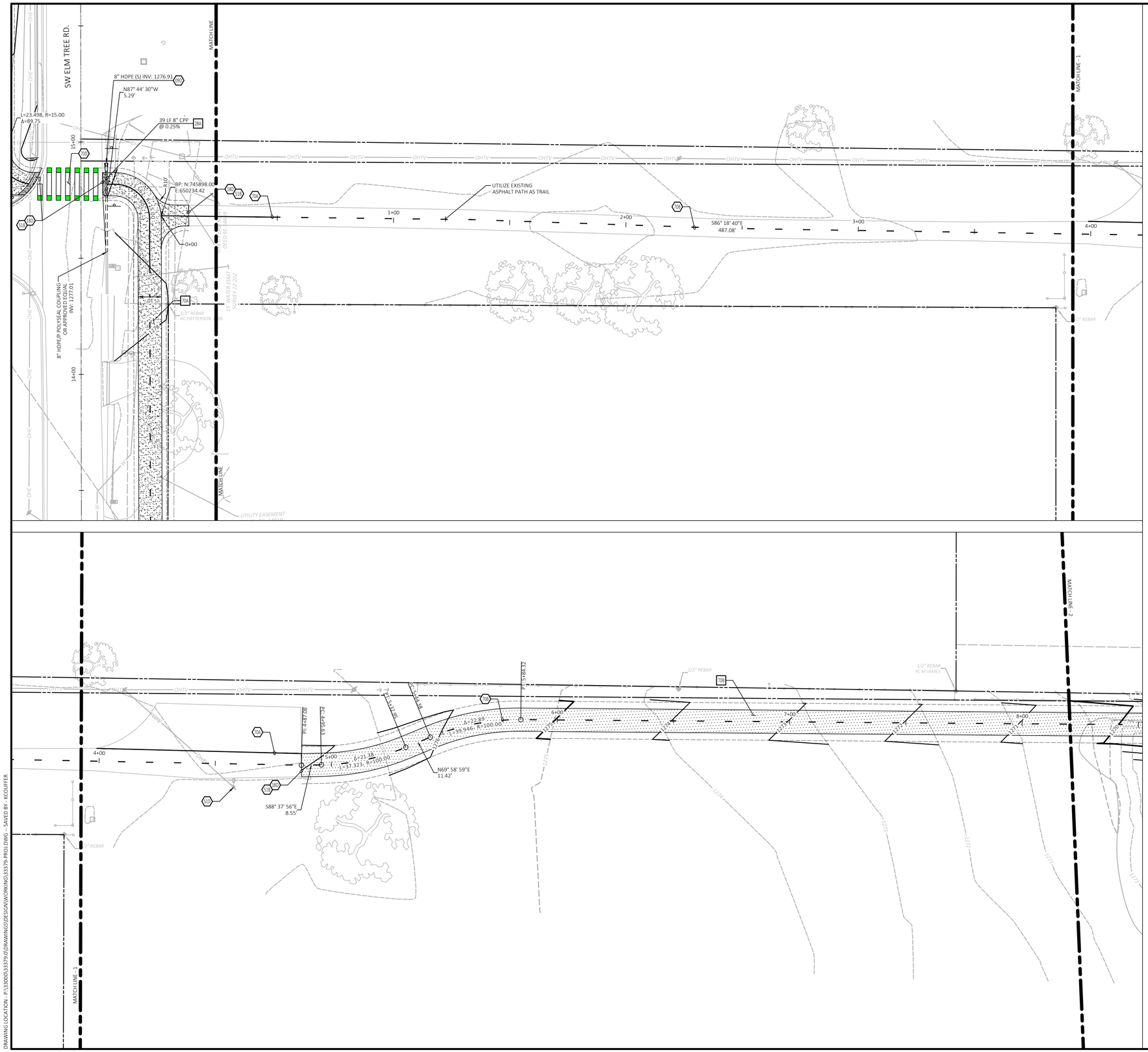

0 20' 30' 40'
SCALE IN FEET

Know what's **below.**
Call before you dig.

EXISTING LEGEND

- Boundary Line
- Right-of-Way Line
- Gas Line
- Overhead Electric Line
- Sanitary Sewer Line
- Storm Drainage Pipe
- Water Line
- Tree Line
- Fence (Chainlink)
- Fence (Wire/Metal)
- Fence (Wood)
- Clean out
- Sewer manhole
- Drainage manhole
- Grate inlet(square)
- Backflow preventer
- Fire department connector
- Fire hydrant
- Water riser
- Water meter
- Water valve
- Gas meter
- Gas riser
- Electric meter
- Guy wire
- Light pole straight
- Light on utility pole
- Electrical riser
- Utility pole
- Telephone riser
- Telephone sign
- Telephone vault
- Fiber optic warning sign
- Fiber optic vault
- Riser cable tv
- Mailbox
- Sign

PROPOSED LEGEND

- PROPERTY LINE/RIGHT OF WAY LINE
- XXX CONTOUR ELEVATIONS
- GRADE BREAK
- FLOWLINE
- STORM DRAIN
- x XX.XX SPOT ELEVATIONS:
  TC = TOP OF CURB
  G = GUTTER
  FFE = FINISH FLOOR ELEVATION
  FG = FINISH GRADE

SITE NOTES

09D FLARED END SECTION.
18D MATCH EXISTING PAVEMENT ELEVATIONS.
51B LIMITS OF SAWCUT AND PAVEMENT REMOVAL
51D PROTECT EXISTING STRUCTURES AND/OR PIPES DURING DEMOLITION AND CONSTRUCTION PHASES.
70A 4" SOLID YELLOW STRIPING. PER AASHTO REQUIREMENTS
70B 4" DASHED YELLOW STRIPING. PER AASHTO REQUIREMENTS
70D 24" X 10' THERMOPLASTIC WHITE @ 4' O.C. CROSSWALK WITH GREEN ELEPHANTS FEET PER CITY OF BENTONVILLE SPECIFICATIONS

SITE DETAILS

08E STANDARD DUTY CONCRETE PAVING
28A STORM SEWER TRENCH AND BEDDING
70A CONCRETE MULTI-USE TRAIL
70B ASPHALT MULTI-USE TRAIL

SITE BENCHMARK

SITE BENCHMARK

BM #1	BM #2	BM #3
5/8" REBAR W/ CEI CAP	5/8" REBAR W/ CEI CAP	SET CHISELED X
N: 745906.06'	N: 744808.14'	N: 7510554.34'
E: 650285.08'	E: 650112.21'	E: 650382.43'
ELEV = 1277.98'	ELEV = 1252.26'	ELEV = 1258.11'

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ELM TREE ROAD SIDEPATH TRAILBLAZERS

ELM TREE ROAD
BENTONVILLE, ARKANSAS

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No.18334
CHRIS W. RANDALL

PROFESSIONAL OF RECORD	CWR
PROJECT MANAGER	RCS
DESIGNER	RCW
CEI PROJECT NUMBER	33379
DATE	6/18/2024
REVISION	REV-0

PLAN & PLAN - 9
SHEET TITLE

SHEET NUMBER
C3.9

DRAWING LOCATION - P:\33000\33379.0\DRAWINGS\DESIGN\WORKING\33379-PRO1.DWG -- SAVED BY - KCOUFFER

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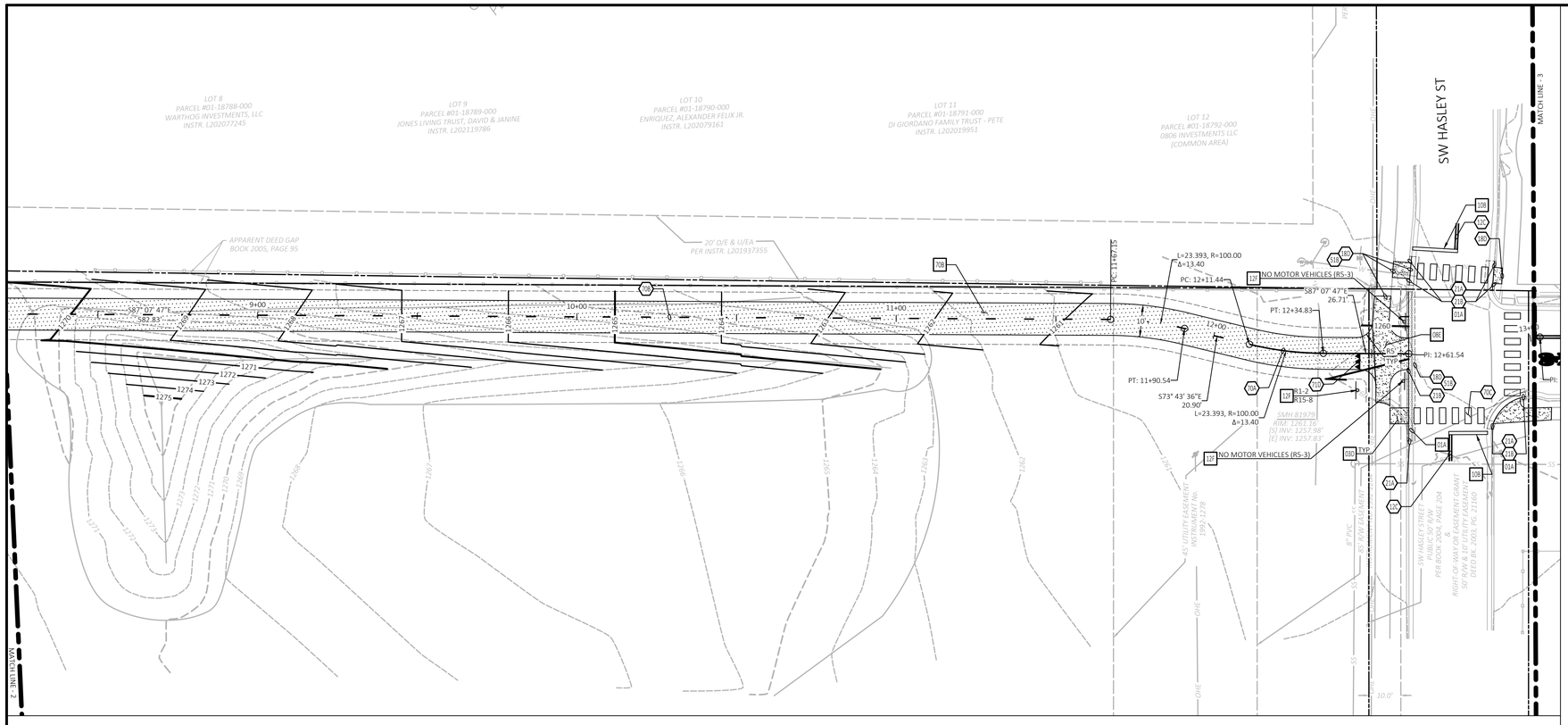

0 20' 30' 40'

SCALE IN FEET

Know what's **below.**
Call before you dig.

EXISTING LEGEND

- Boundary Line
- Right-of-Way Line
- Gas Line
- Overhead Electric Line
- Sanitary Sewer Line
- Storm Drainage Pipe
- Water Line
- Tree Line
- Fence (Chainlink)
- Fence (Wire/Metal)
- Fence (Wood)
- Clean out
- Sewer manhole
- Drainage manhole
- Grate inlet(square)
- Backflow preventer
- Fire department connector
- Fire hydrant
- Water riser
- Water meter
- Water valve
- Gas meter
- Gas riser
- Electric meter
- Guy wire
- Light pole straight
- Light on utility pole
- Electrical riser
- Utility pole
- Telephone riser
- Telephone sign
- Telephone vault
- Fiber optic warning sign
- Fiber optic vault
- Riser cable tv
- Mailbox
- Sign

PROPOSED LEGEND

- PROPERTY LINE/RIGHT OF WAY LINE
- XXX — CONTOUR ELEVATIONS
- GRADE BREAK
- FLOWLINE
- STORM DRAIN

x XX.XX — SPOT ELEVATIONS:
TC = TOP OF CURB
G = GUTTER
FFE = FINISH FLOOR ELEVATION
FG = FINISH GRADE

SITE NOTES

12C 4 INCH REFLECTIVE WHITE LANE STRIPES (SEE LENGTH INDICATED AT SYMBOL).
18D MATCH EXISTING PAVEMENT ELEVATIONS.
21A TAPER CURB TO MATCH EXISTING CURB.
21B TAPER CURB FROM 6 INCHES TO 0 INCHES OVER 2 FEET FOR ALL SIDEPATH CROSSINGS WHERE NO CURB EXISTS TO TIE INTO.
51B LIMITS OF SAWCUT AND PAVEMENT REMOVAL
51D PROTECT EXISTING STRUCTURES AND/OR PIPES DURING DEMOLITION AND CONSTRUCTION PHASES.
70A 4" SOLID YELLOW STRIPING. PER AASHTO REQUIREMENTS
70B 4" DASHED YELLOW STRIPING. PER AASHTO REQUIREMENTS
70C 24" X 10' THERMOPLASTIC WHITE @ 4' O.C. CROSSWALK PER CITY OF BENTONVILLE SPECIFICATIONS
71D SHARK TEETH PER CITY OF BENTONVILLE SPECIFICATIONS

SITE DETAILS

01A TYPE A CONCRETE CURB AND GUTTER
03D CONCRETE SIDEWALK
08E STANDARD DUTY CONCRETE PAVING
10B STOP BAR
12F TRAFFIC SIGN AND POST
70B ASPHALT MULTI-USE TRAIL

SITE BENCHMARK

SITE BENCHMARK

BM #1	BM #2	BM #3
5/8" REBAR W/ CEI CAP	5/8" REBAR W/ CEI CAP	SET CHISELED X
N: 745906.06'	N: 744808.14'	N: 7510554.34'
E: 650285.08'	E: 650112.21'	E: 650382.43'
ELEV = 1277.98'	ELEV = 1252.26'	ELEV = 1258.11'

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FAX: (479) 273-0844

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ELM TREE ROAD SIDEPATH TRAILBLAZERS

ELM TREE ROAD
BENTONVILLE, ARKANSAS

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 18334
CHRIS W. RANDALL

PROFESSIONAL OF RECORD	CWR
PROJECT MANAGER	RCS
DESIGNER	RCW
CEI PROJECT NUMBER	33379
DATE	6/18/2024
REVISION	REV-0

PLAN & PLAN - 10
SHEET TITLE

SHEET NUMBER
C3.10

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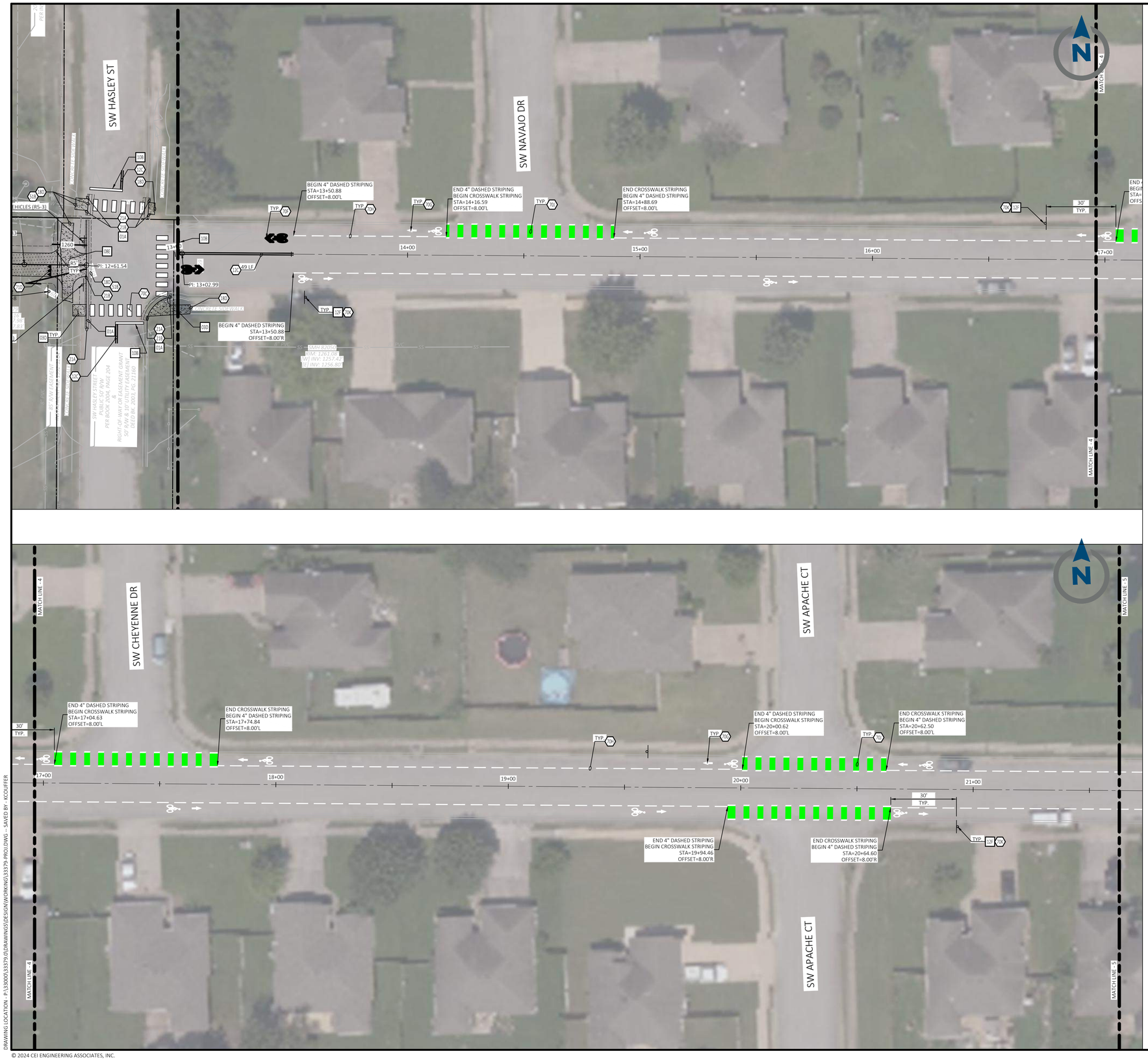

0 20' 30' 40'
SCALE IN FEET

811
Know what's **below.**
Call before you dig.

EXISTING LEGEND

- Boundary Line
- Right-of-Way Line
- Gas Line
- Overhead Electric Line
- Sanitary Sewer Line
- Storm Drainage Pipe
- Water Line
- Tree Line
- Fence (Chainlink)
- Fence (Wire/Metal)
- Fence (Wood)
- Clean out
- Sewer manhole
- Drainage manhole
- Grate inlet(square)
- Backflow preventer
- Fire department connector
- Fire hydrant
- Water riser
- Water meter
- Water valve
- Gas meter
- Gas riser
- Electric meter
- Guy wire
- Light pole straight
- Light on utility pole
- Electrical riser
- Utility pole
- Telephone riser
- Telephone sign
- Telephone vault
- Fiber optic warning sign
- Fiber optic vault
- Riser cable tv
- Mailbox
- Sign

PROPOSED LEGEND

- PROPERTY LINE/RIGHT OF WAY LINE
- XXX CONTOUR ELEVATIONS
- GRADE BREAK
- FLOWLINE
- STORM DRAIN
- x XX.XX

SPOT ELEVATIONS:
TC = TOP OF CURB
G = GUTTER
FFE = FINISH FLOOR ELEVATION
FG = FINISH GRADE

SITE NOTES

12C 4 INCH REFLECTIVE WHITE LANE STRIPES (SEE LENGTH INDICATED AT SYMBOL).
18D MATCH EXISTING PAVEMENT ELEVATIONS.
70F BICYCLE SYMBOL "SHARROW" PER MUTCD SPECIFICATIONS.
70G BICYCLE SYMBOL PER MUTCD SPECIFICATIONS.
70H 4" WHITE DASHED STRIPING PER CITY OF BENTONVILLE SPECIFICATIONS
70I 24" X 8' THERMOPLASTIC GREEN @ 4' O.C. CROSSWALK WITH WHITE ELEPHANTS FEET PER CITY OF BENTONVILLE SPECIFICATIONS.
70K "VEHICLES SHARE CENTER LANE YIELD TO BIKES" ADVISORY LANE SIGNAGE.

SITE DETAILS

03D CONCRETE SIDEWALK
10B STOP BAR
12F TRAFFIC SIGN AND POST

SITE BENCHMARK

SITE BENCHMARK

BM #1
5/8" REBAR W/ CEI CAP
N: 745906.06'
E: 650285.08'
ELEV = 1277.98'

BM #2
5/8" REBAR W/ CEI CAP
N: 744808.14'
E: 650112.21'
ELEV = 1252.26'

BM #3
SET CHISELED X
N: 7510554.34'
E: 650382.43'
ELEV = 1258.11'

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ELM TREE ROAD SIDEPATH TRAILBLAZERS

ELM TREE ROAD
BENTONVILLE, ARKANSAS

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 18334
CHRIS W. RANDALL

PROFESSIONAL OF RECORD	CWR
PROJECT MANAGER	RCS
DESIGNER	RCW
CEI PROJECT NUMBER	33379
DATE	6/18/2024
REVISION	REV-0

PLAN & PLAN - 11
SHEET TITLE

SHEET NUMBER
C3.11

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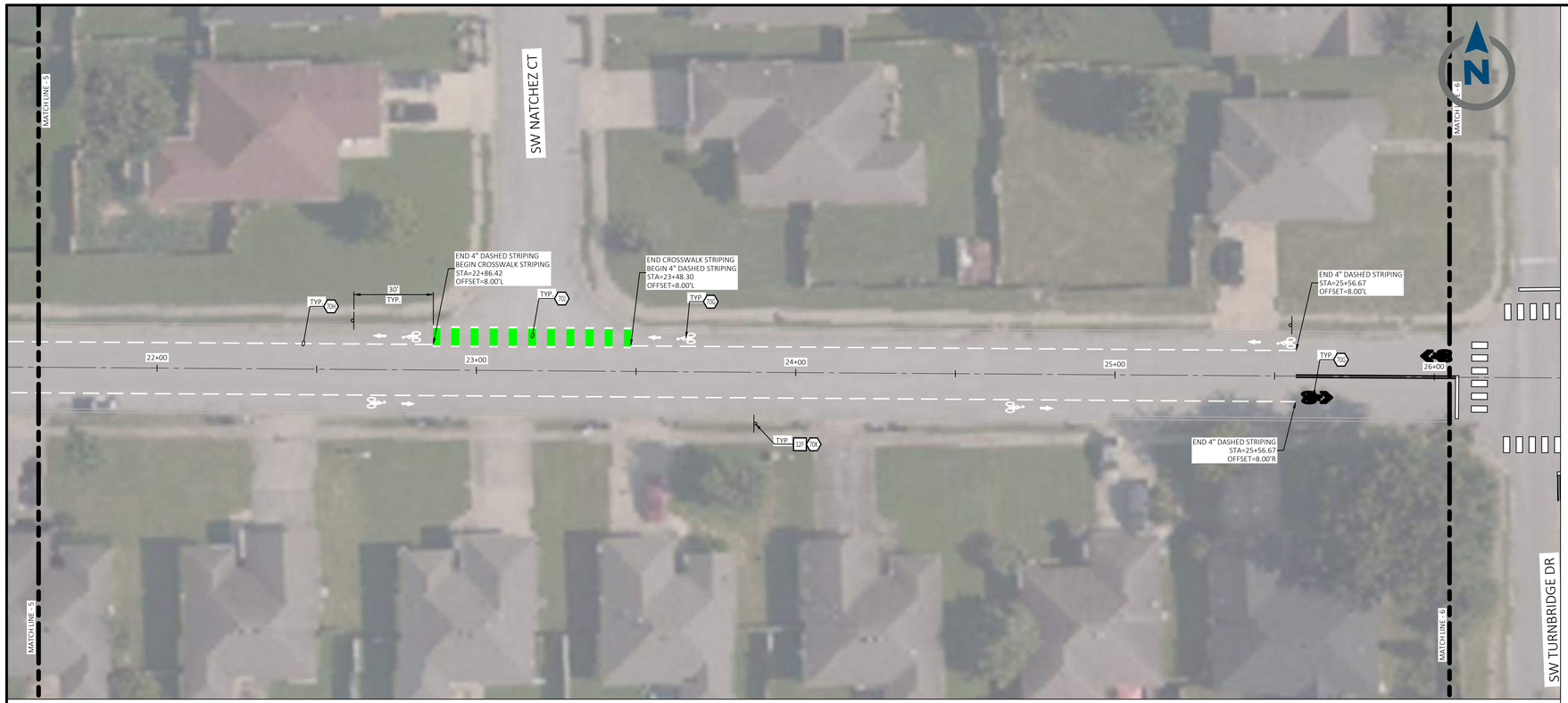

0 20' 30' 40'
SCALE IN FEET

Know what's **below.**
Call before you dig.

EXISTING LEGEND

- Boundary Line
- Right-of-Way Line
- Gas Line
- Overhead Electric Line
- Sanitary Sewer Line
- Storm Drainage Pipe
- Water Line
- Tree Line
- Fence (Chainlink)
- Fence (Wire/Metal)
- Fence (Wood)
- Clean out
- Sewer manhole
- Drainage manhole
- Grate inlet(square)
- Backflow preventer
- Fire department connector
- Fire hydrant
- Water riser
- Water meter
- Water valve
- Gas riser
- Gas meter
- Electric meter
- Guy wire
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- Light on utility pole
- Electrical riser
- Utility pole
- Telephone riser
- Telephone sign
- Telephone vault
- Fiber optic warning sign
- Fiber optic vault
- Riser cable tv
- Mailbox
- Sign

PROPOSED LEGEND

- PROPERTY LINE/RIGHT OF WAY LINE
- XXX CONTOUR ELEVATIONS
- GRADE BREAK
- FLOWLINE
- STORM DRAIN

x XX.XX

SPOT ELEVATIONS:
TC = TOP OF CURB
G = GUTTER
FFE = FINISH FLOOR ELEVATION
FG = FINISH GRADE

SITE NOTES

70F BICYCLE SYMBOL "SHARROW" PER MUTCD SPECIFICATIONS.
70G BICYCLE SYMBOL PER MUTCD SPECIFICATIONS.
70H 4" WHITE DASHED STRIPING PER CITY OF BENTONVILLE SPECIFICATIONS
70J 24" X 8' THERMOPLASTIC GREEN @ 4' O.C. CROSSWALK WITH WHITE ELEPHANTS FEET PER CITY OF BENTONVILLE SPECIFICATIONS.
70K "VEHICLES SHARE CENTER LANE YIELD TO BIKES" ADVISORY LANE SIGNAGE.

SITE DETAILS

10B STOP BAR
12F TRAFFIC SIGN AND POST

SITE BENCHMARK

SITE BENCHMARK

BM #1
5/8" REBAR W/ CEI CAP
N: 745906.06'
E: 650285.08'
ELEV = 1277.98'

BM #2
5/8" REBAR W/ CEI CAP
N: 744808.14'
E: 650112.21'
ELEV = 1252.26'

BM #3
SET CHISELED X
N: 7510554.34'
E: 650382.43'
ELEV = 1258.11'

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BENTONVILLE, AR 72712
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CONSTRUCTION

ELM TREE ROAD SIDEPATH TRAILBLAZERS

ELM TREE ROAD
BENTONVILLE, ARKANSAS

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 18334
CHRIS W. RANDALL

PROFESSIONAL OF RECORD	CWR
PROJECT MANAGER	RCS
DESIGNER	RCW
CEI PROJECT NUMBER	33379
DATE	6/18/2024
REVISION	REV-0

PLAN & PLAN - 12
SHEET TITLE

SHEET NUMBER
C3.12

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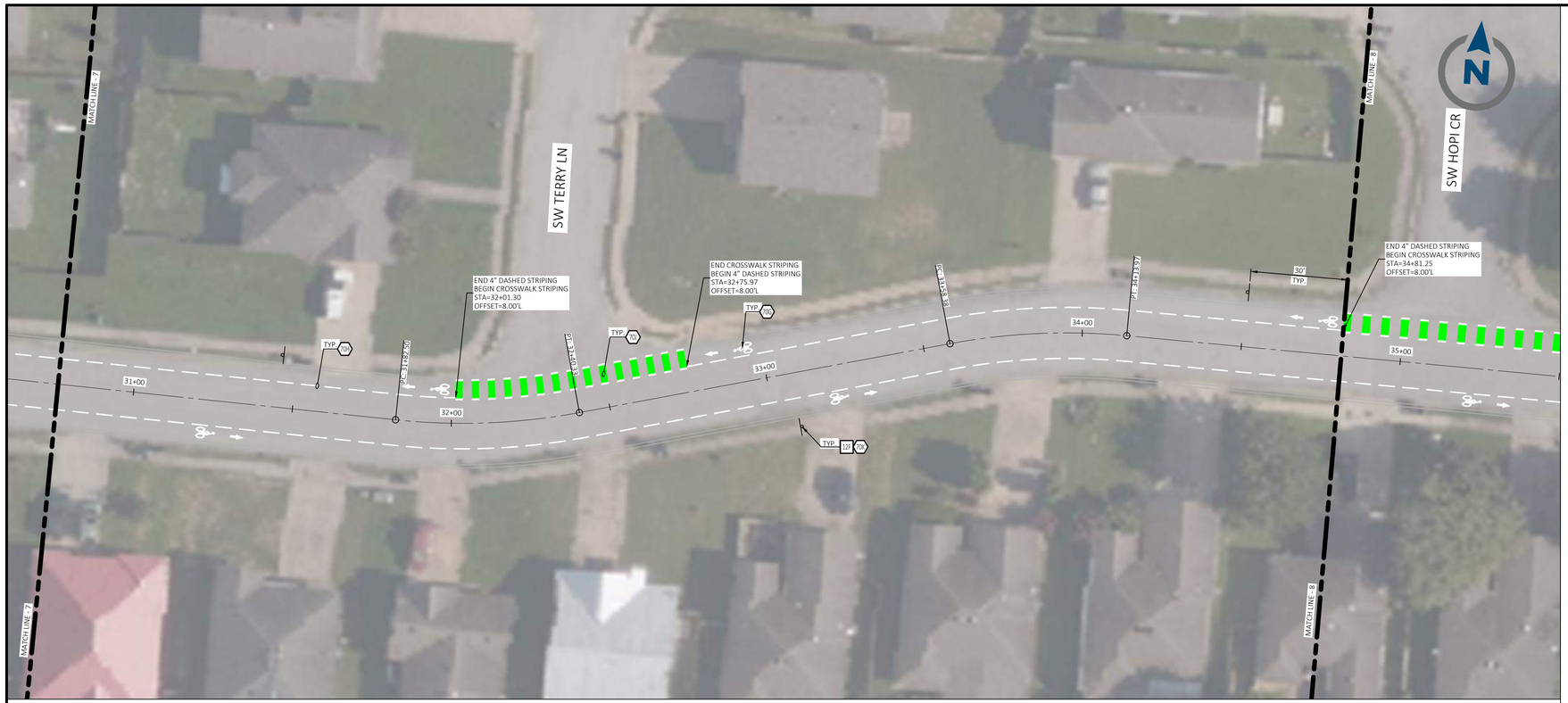

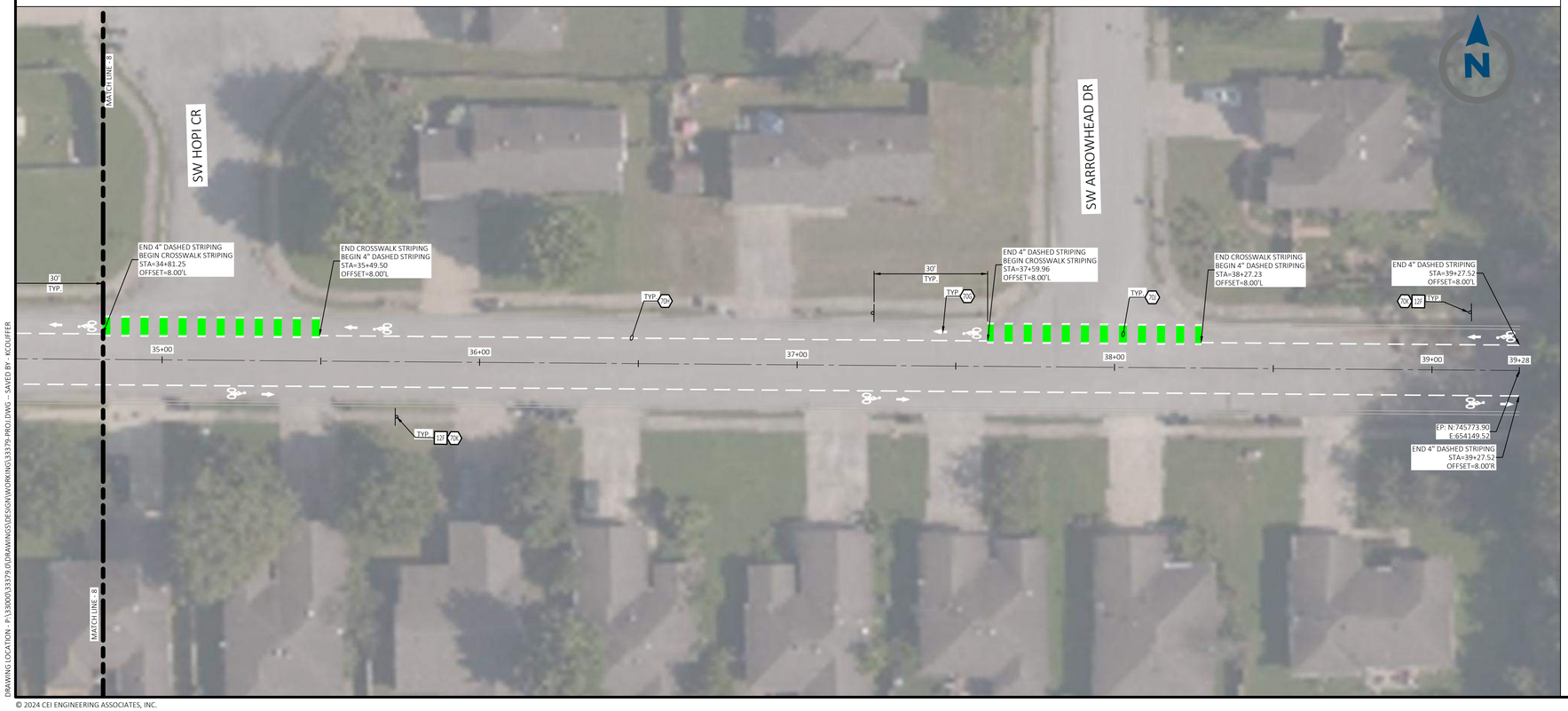

0 20' 30' 40'
SCALE IN FEET

811
Know what's **below.**
Call before you dig.

EXISTING LEGEND

- Boundary Line
- Right-of-Way Line
- Gas Line
- Overhead Electric Line
- Sanitary Sewer Line
- Storm Drainage Pipe
- Water Line
- Tree Line
- Fence (Chainlink)
- Fence (Wire/Metal)
- Fence (Wood)
- Clean out
- Sewer manhole
- Drainage manhole
- Grate inlet(square)
- Backflow preventer
- Fire department connector
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- Water riser
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- Water valve
- Gas meter
- Gas riser
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- Guy wire
- Light pole straight
- Light on utility pole
- Electrical riser
- Utility pole
- Telephone riser
- Telephone sign
- Telephone vault
- Fiber optic warning sign
- Fiber optic vault
- Riser cable tv
- Mailbox
- Sign

PROPOSED LEGEND

- PROPERTY LINE/RIGHT OF WAY LINE
- XXX CONTOUR ELEVATIONS
- GRADE BREAK
- FLOWLINE
- STORM DRAIN
- x XX.XX

SPOT ELEVATIONS:
TC = TOP OF CURB
G = GUTTER
FFE = FINISH FLOOR ELEVATION
FG = FINISH GRADE

SITE NOTES

70F BICYCLE SYMBOL "SHARROW" PER MUTCD SPECIFICATIONS.
70G BICYCLE SYMBOL PER MUTCD SPECIFICATIONS.
70H 4" WHITE DASHED STRIPING PER CITY OF BENTONVILLE SPECIFICATIONS
70J 24" X 8' THERMOPLASTIC GREEN @ 4' O.C. CROSSWALK WITH WHITE ELEPHANTS FEET PER CITY OF BENTONVILLE SPECIFICATIONS.
70K "VEHICLES SHARE CENTER LANE YIELD TO BIKES" ADVISORY LANE SIGNAGE.

SITE DETAILS

12F TRAFFIC SIGN AND POST

SITE BENCHMARK

SITE BENCHMARK

BM #1	BM #2	BM #3
5/8" REBAR W/ CEI CAP	5/8" REBAR W/ CEI CAP	SET CHISELED X
N: 745906.06'	N: 744808.14'	N: 7510554.34'
E: 650285.08'	E: 650112.21'	E: 650382.43'
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ELM TREE ROAD SIDEPATH TRAILBLAZERS

ELM TREE ROAD
BENTONVILLE, ARKANSAS

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No.18334
CHRIS W. RANDALL

PROFESSIONAL OF RECORD	CWR
PROJECT MANAGER	RCS
DESIGNER	RCW
CEI PROJECT NUMBER	33379
DATE	6/18/2024
REVISION	REV-0

PLAN & PLAN - 13
SHEET TITLE

SHEET NUMBER
C3.13

DRAWING LOCATION - P:\33000\33379.0\DRAWINGS\DESIGN\WORKING\33379-PROJ.DWG -- SAVED BY - KCOUFFER

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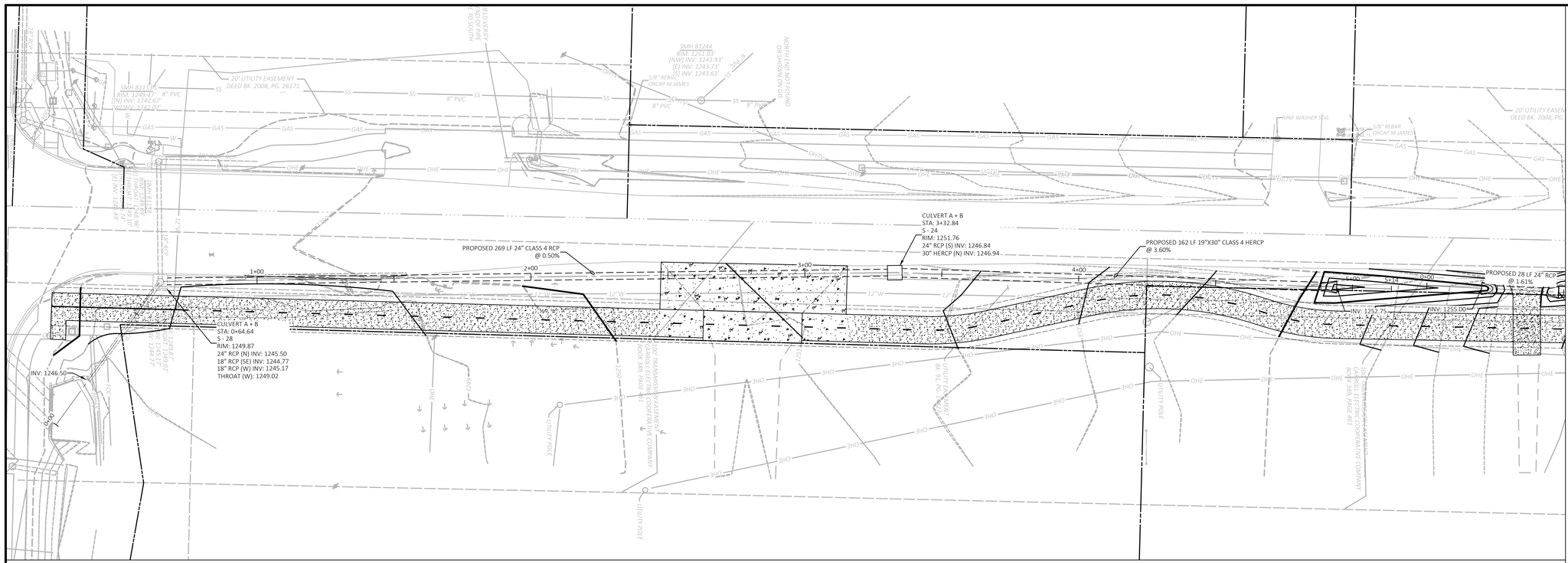

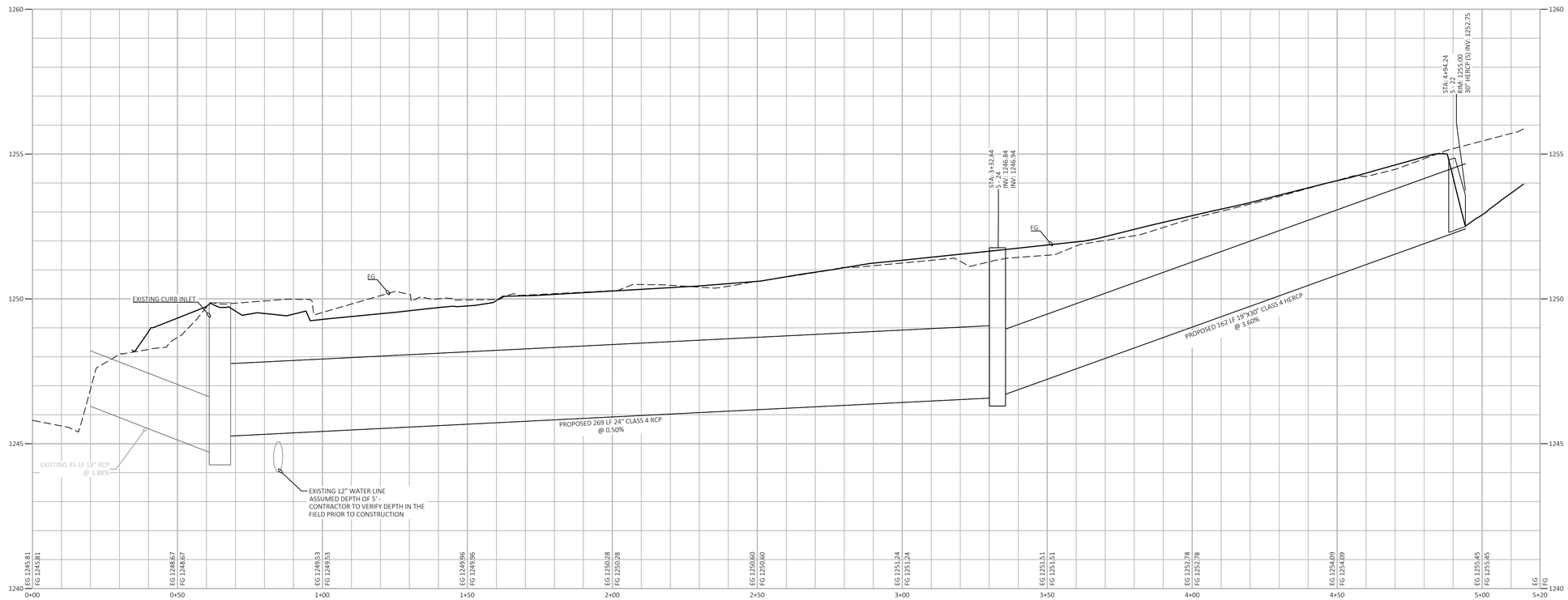

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0 20' 30' 40'
SCALE IN FEET

CEI Solutions for Land and Life

CEI ENGINEERING ASSOCIATES, INC.
3108 SW REGENCY PKWY
BENTONVILLE, AR 72712
PHONE: (479) 273-9472
FAX: (479) 273-0844

ELM TREE ROAD SIDEPATH TRAILBLAZERS

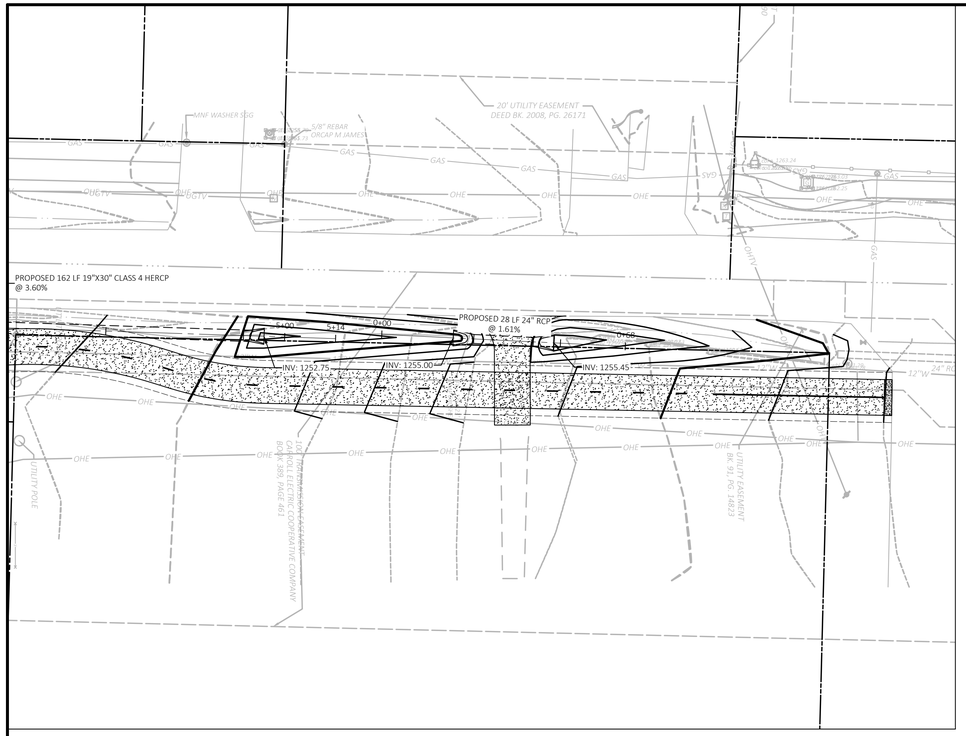
ELM TREE ROAD
BENTONVILLE, ARKANSAS

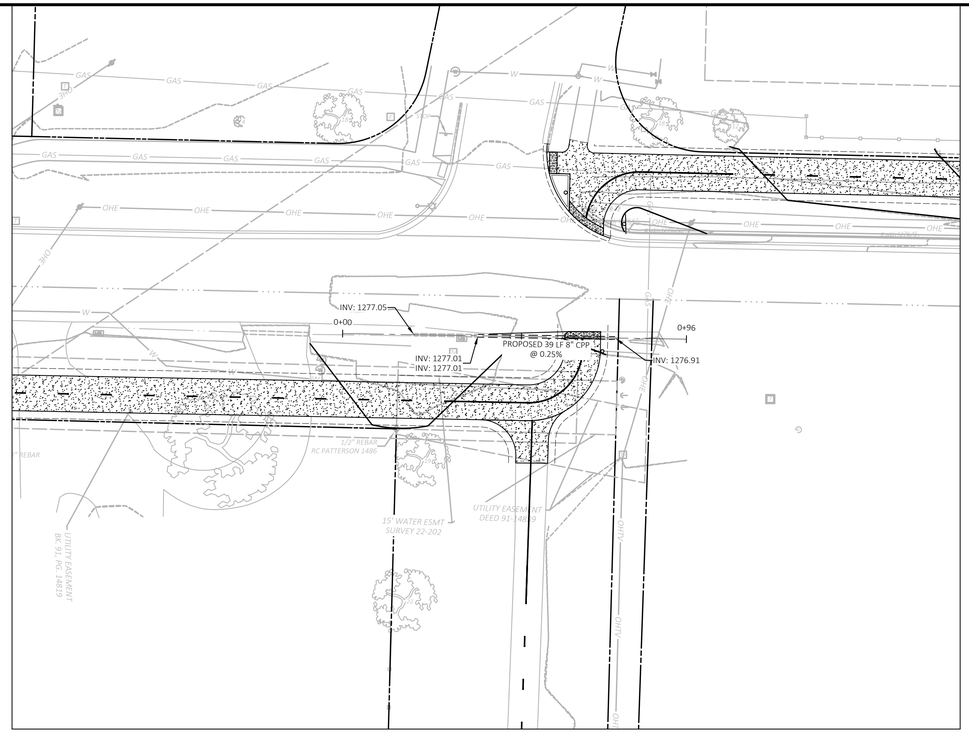
STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 18334
CHRIS W. RANDALL

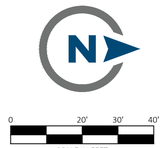
PROFESSIONAL OF RECORD	CWR
PROJECT MANAGER	RCS
DESIGNER	RCW
CEI PROJECT NUMBER	33379
DATE	6/14/2024
REVISION	REV-0

STORM PLAN & PROFILE - 1
SHEET TITLE

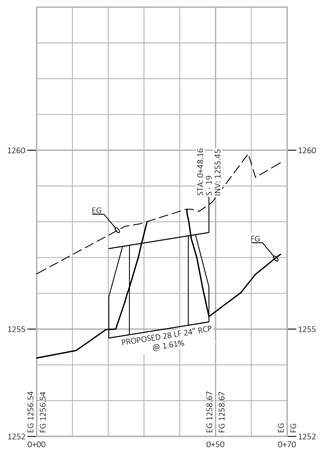
SHEET NUMBER
C4.0



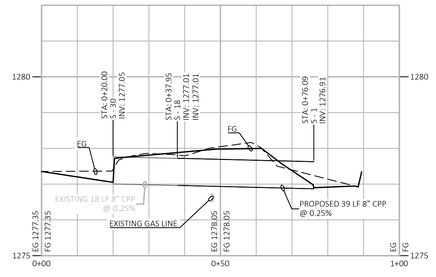




CULVERT C PROFILE
VERTICAL SCALE: 1"=2'
HORIZONTAL SCALE: 1"=20'



CULVERT D PROFILE
VERTICAL SCALE: 1"=2'
HORIZONTAL SCALE: 1"=20'



CEI ENGINEERING ASSOCIATES, INC.
3108 SW REGENCY PKWY
BENTONVILLE, AR 72712
PHONE: (479) 273-9472
FAX: (479) 273-0844

ELM TREE ROAD SIDEPATH TRAILBLAZERS

ELM TREE ROAD
BENTONVILLE, ARKANSAS

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 18334
CHRIS W. RANDALL

PROFESSIONAL OF RECORD	CWR
PROJECT MANAGER	RCS
DESIGNER	RCW
CEI PROJECT NUMBER	33379
DATE	6/14/2024
REVISION	REV-0

STORM PLAN & PROFILE - 2

SHEET TITLE

SHEET NUMBER

C4.1

DRAWING LOCATION - P:\33000\33379.00\DRAWINGS\DESIGN\WORKING\33379 DRAIN.DWG - SAVED BY - RWEBB

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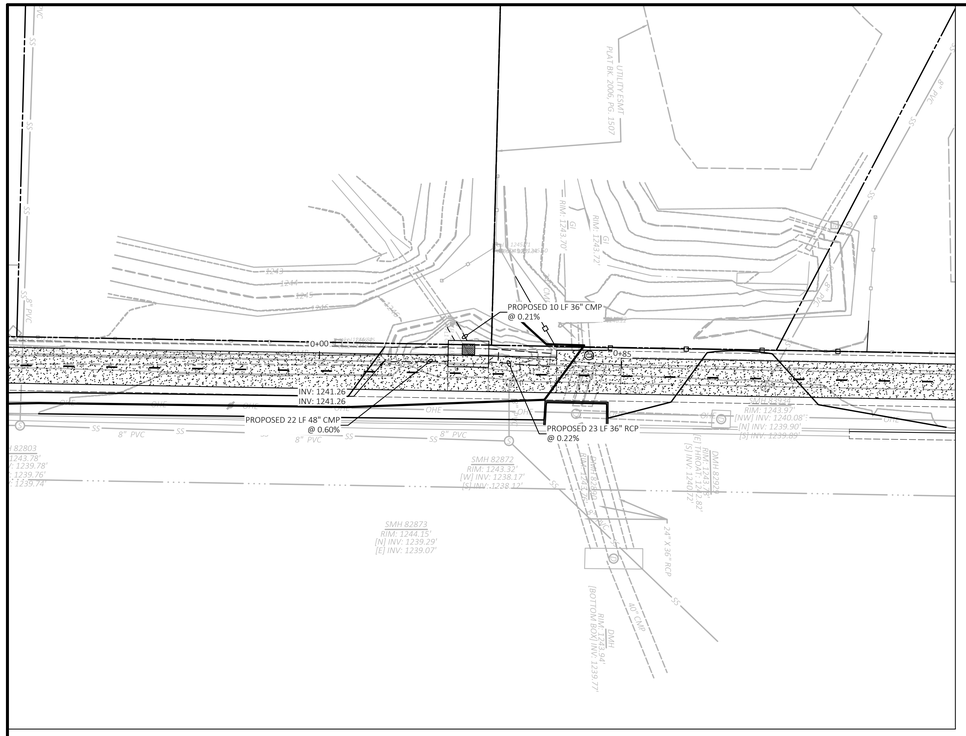
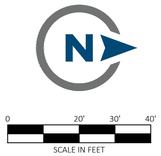
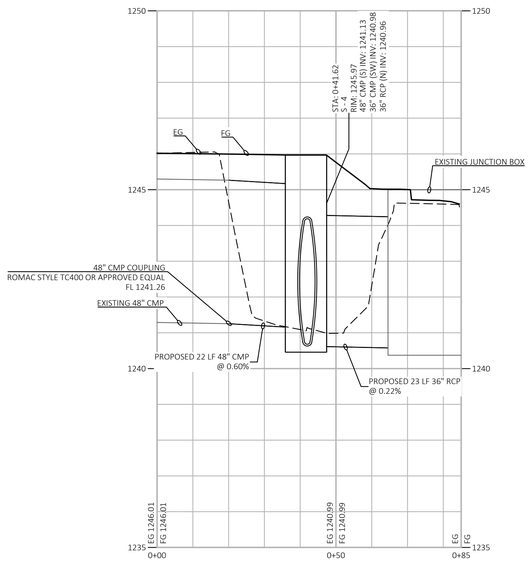
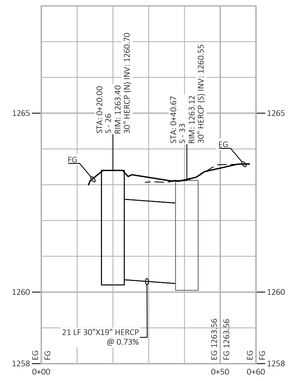




STRUCTURE A PROFILE
VERTICAL SCALE: 1"=2'
HORIZONTAL SCALE: 1"=20'



INLET A PROFILE
VERTICAL SCALE: 1"=2'
HORIZONTAL SCALE: 1"=20'



CEI ENGINEERING ASSOCIATES, INC.
3108 SW REGENCY PKWY
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BENTONVILLE, ARKANSAS

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 18334
CHRIS W. RANDALL

PROFESSIONAL OF RECORD	CWR
PROJECT MANAGER	RCS
DESIGNER	RCW
CEI PROJECT NUMBER	33379
DATE	6/14/2024
REVISION	REV-0

STORM PLAN & PROFILE - 3
SHEET TITLE

SHEET NUMBER
C4.2

DRAWING LOCATION - P:\33000\33379.0\DRAWINGS\DESIGN\WORKING\33379 DRAIN.DWG - SAVED BY - RW:EBB

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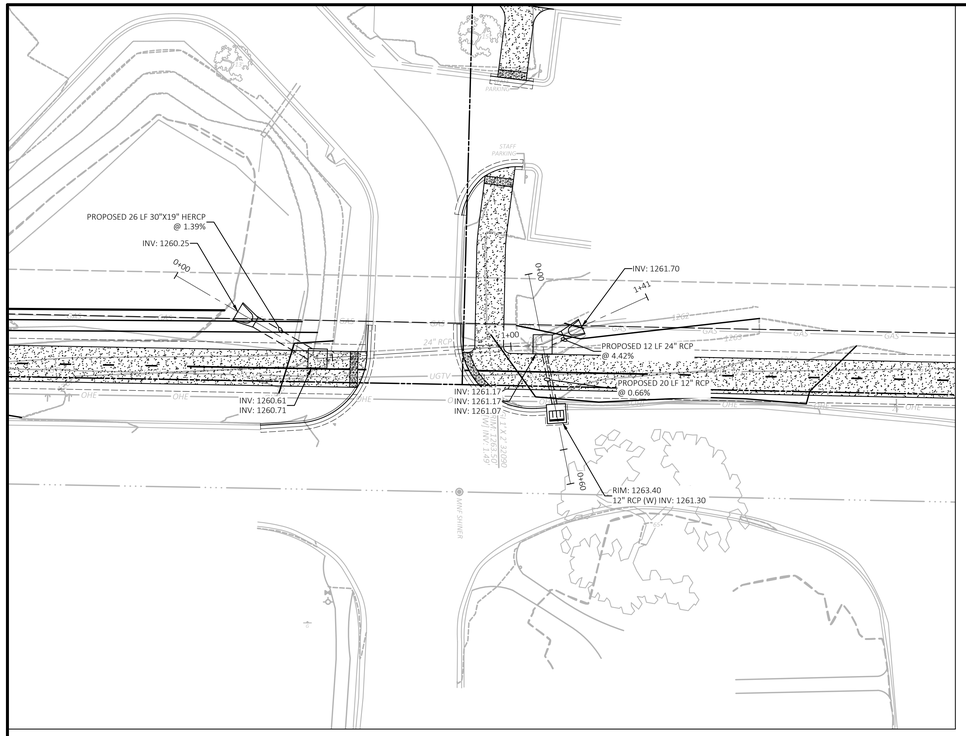
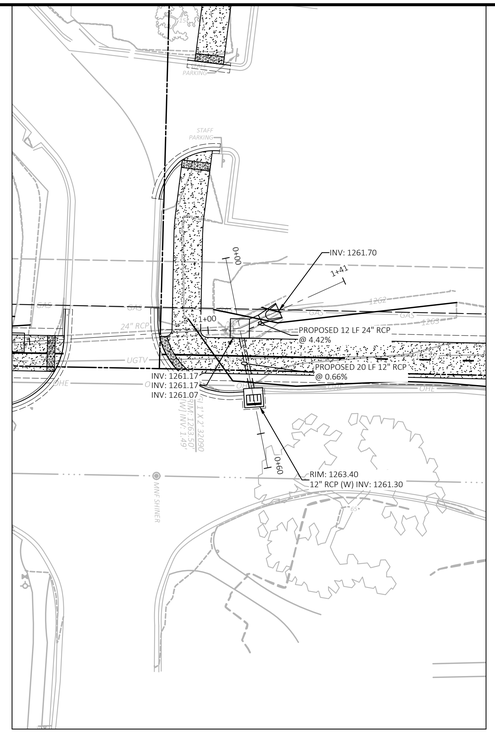
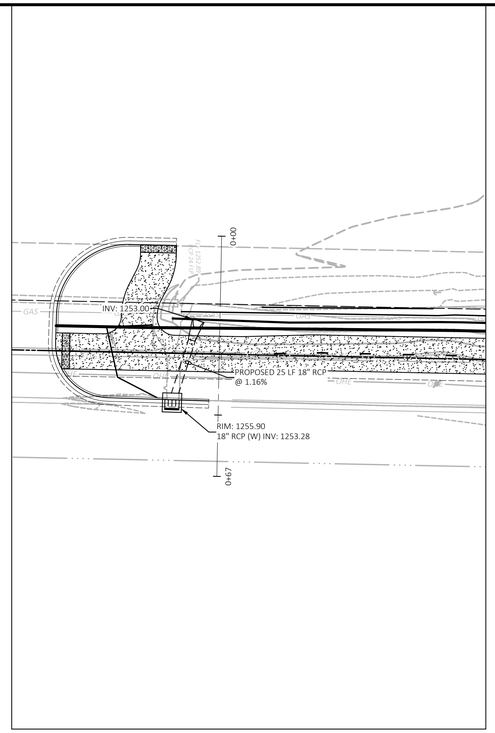
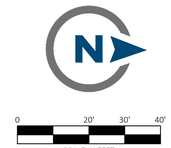
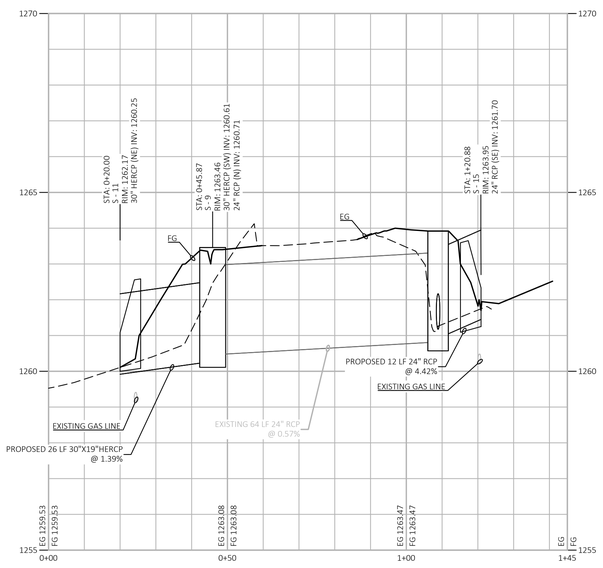




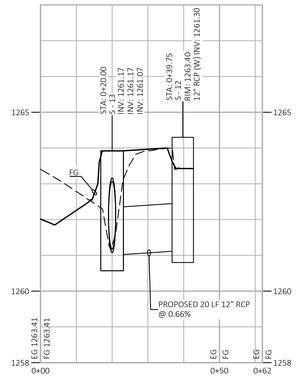




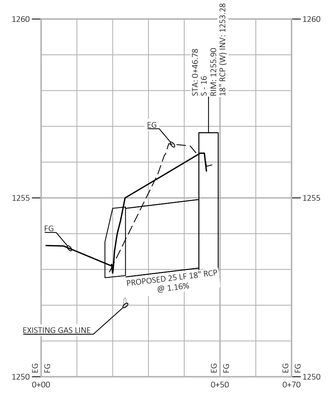
CULVERT E PROFILE
VERTICAL SCALE: 1"=2'
HORIZONTAL SCALE: 1"=20'



INLET B PROFILE
VERTICAL SCALE: 1"=2'
HORIZONTAL SCALE: 1"=20'



INLET C PROFILE
VERTICAL SCALE: 1"=2'
HORIZONTAL SCALE: 1"=20'



CEI
Solutions for Land and Life

CEI ENGINEERING ASSOCIATES, INC.
3108 SW REGENCY PKWY
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DESIGNER	RCW
CEI PROJECT NUMBER	33379
DATE	6/14/2024
REVISION	REV-0

STORM PLAN & PROFILE - 4
SHEET TITLE

SHEET NUMBER
C4.3

DRAWING LOCATION - P:\33000\33379.00\DRAWINGS\DESIGN\WORKING\33379 DRAIN.DWG - SAVED BY - RWEBB

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	Cottage Court Discussion
	PC Date:

Staff Report Details

Project Number	2024-848
Applicant / Current Owner	
Site Area	+/- **[Site_Area]** Acres
Current Zoning	
Requested Zoning	
Current Future Land Use Map Designation	
Requested Future Land Use Map Designation	
Development Type / Use	
Related projects	

Property Description

Project Details

Relationship to the General Plan / Projected Traffic Impact

Public Comment

Has Staff received Public Comment at the time of this report? : **No**

Analysis / Waivers

Conclusion

Additional Details