



**Planning Commission
Meeting Agenda
October 15, 2024
Bentonville City Hall
Tech Review: 4:00 PM
Public Hearing: 5:00 PM**

Registration Link: <https://us06web.zoom.us/j/86919437448>

I. Call to Order

II. Approval of Minutes

- | | |
|---------------------------------------|------------------------------------|
| 1. October 1st Meeting Minutes | Approval of Meeting Minutes |
|---------------------------------------|------------------------------------|

III. Consent Agenda

- | | |
|--|------------------|
| 1. Lots 3 and 4 of Gerber Subdivision | Lot Split |
| Southwest 14th Street (LS24-0030) | |
| 2. Lots 18, 19, 20, & 21, Block 16 Demings 2nd Addition | Lot Split |
| Northwest 5th Street (LS24-0033) | |
| 3. Lots 8, 9 & 10 of Green Acres Subdivision | Lot Split |
| 1003 Northwest A Street (LS24-0034) | |

IV. New Business

Advertised Public Hearings

- | | |
|---|--------------------------------|
| 1. PUD / PRD Rezoning Request Timing | Ordinance* |
| <i>(Withdrawn)</i> | |
| Sets forth the criteria for a new zoning amendment application to be considered "significantly different" from a previously denied zoning amendment, and thereby eligible to be docketed. | |
| 2. Southwest A Food Court | Conditional Use Permit* |
| 405 Southwest A Street (CU24-0018) | |
| <i>Outdoor Vendor Park in DC Zoning in Perpetuity & Storage Container as Long-term Temporary Use</i> | |
| 3. Hall | Rezoning* |
| 9823 Gaston Road (RZ24-0036) | |
| Future Land Use Map Amendment: Agriculture to Residential Estate | |
| Rezoning: A-1, Agriculture to R-E, Residential Estate | |
| 4. Canvas Church | Rezoning* |
| 1106 Northwest 10th Street (RZ24-0039) | |

Rezoning: R-1, Low-Density Single-Family Residential to C-2, General Commercial

5. **Echelon** **Planned Residential Development***

1602 Northwest 3rd Street ([PRD24-0004](#))

Future Land Use Map Amendment: Open Space to Low Density Residential (LDR)

Rezoning: R-1, Low-Density Single-Family Residential and R-E, Residential Estate to Planned Residential Development (PRD)

6. **Vaishno Groups, LLC** **Planned Residential Development***

Southwest 14th Street ([PRD24-0007](#))

Future Land Use Map Amendment: C-1, Neighborhood Commercial and C-2, General Commercial to Planned Residential Development (PRD)

Rezoning: General Commercial to Medium Density Residential (MDR)

7. **ALWF LANDS LLC** **Planned Residential Development***

1100 and 1102 Northeast J Street ([PRD24-0008](#))

Future Land Use Map Amendment: R-E, Residential Estate to Low Density Residential (LDR)

Rezoning: R-E, Residential Estate to Planned Residential Development (PRD)

V. Other New Business

1. **McCollum Sidepath Phase 2** **Waiver**

McCollum Road ([TIP24-0002](#))

Street Specifications

2. **Parachuting Penguins** **Waiver**

801 Southeast 22nd Street ([LSD23-0013](#))

Street Improvements

3. **The Benton Multi-Family** **Large Scale Development**

Southwest Parnell Drive ([LSD24-0031](#))

Waiver 1: A waiver from Section 1400.08 Interior Parking Lot Landscaping Required to have fewer tree plantings in the interior parking islands than the required minimum.

4. **Bentonville Billiards** **Large Scale Development**

Southeast Eagle Way ([LSD24-0033](#))

5. **Casey's General Store** **Large Scale Development**

Corner of Greenhouse Road and Southwest Regional Airport Boulevard ([LSD24-0036](#))

VI. Old Business

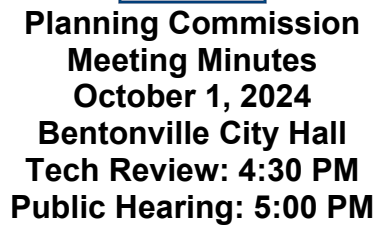
1. **U-Haul SW 14th Street** **Large Scale Development**

Southwest 14th Street, east of Elm Tree Road ([LSD24-0002](#))

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

VII. Other Business

VIII. Adjournment



https://us06web.zoom.us/rec/share/kim5_GB_u9LAK22xzIKUn10xIl4O3jZg-hK4SraBYFDSU8FkDYFqbfIAb09elzfs.ihnu_qhgqDXTANWg?startTime=1727818160000

Commissioners Absent: Ifeoma Ibekwe

Southwest Barron Road & Southwest Piercy Road ([FP24-0011](#))

- Mr. Adler provides a brief overview of the staff report for items on the consent agenda.
- Consent Agenda is approved 6-0.

IV. New Business

Advertised Public Hearings

1. 814 Development

Conditional Use Permit*

Southwest Regional Airport Boulevard ([CU24-0017](#))

Drive-thru restaurant in C-1, Neighborhood Commercial.

- Mr. Adler provides an overview of the staff report.
- Commissioner Wright opens the public hearing.
- Gabe Williams, the engineer, is here for any questions.
- Commissioner Wright closes the public hearing.
- Commissioners discuss the distance between the Little Caesar's building and the nearest residential home.
- Conditional Use Permit is approved 6-0.

2. Walmart Campus

Planned Unit Development Amendment*

Southeast 8th Street ([PUD20-0002](#))

Revision 13.

- Mr. Adler provides an overview of the staff report.
- Commissioner Wright opens the public hearing.
- Bill Watkins, the applicant, is here for any questions.
- Commissioner Wright closes the public hearing.
- Conditional Use Permit is approved 6-0.

3. Shri Khuhan Business LLC

Rezoning*

2406 Southeast 16th Street ([RZ24-0037](#))

Future Land Use Map Amendment: Low Density Residential (LDR) to General Commercial.

Rezoning: R-1, Low-Density Single-Family Residential to C-2, General Commercial.

- Mr. Adler provides an overview of the staff report.
- Commissioner Wright opens the public hearing.
- Karthik Pavamasivam, the applicant, is here for any questions.
- Carol Richards of 2309 SE 16th Street has lived in her home since 1992. Mrs. Richards asks Commissioners to object because of on-street parking issues from Butter Biscuit, traffic on 14th and 16th Street, noise pollution, and light pollution.
- Joseph of 2305 SE 16th Street objects to the rezoning because of issues with speeding and on-street parking making it hard for vehicles to pick up trash and deliver mail, as well as safety issues with kids playing in the street.
- Jason Krodinger of 2402 SE 16th Street advises rejection to the rezoning because of safety concerns, traffic, parking from Butter Biscuit, and disruption from trash and mail from on-street parking.
- Morgan Hough of 2401 SE 16th Street is concerned with the rezoning not aligning with the Future Land Use Map, safety with kids having to walk or bike on the street with no sidewalks, and the commercial use negatively affecting property values.
- Commissioner Wright closes the public hearing.

- Commissioner Kerr and Commissioner Davis discuss how C-2 is not a good fit for the location.
- Future Land Use Map is denied 6-0.
- Rezoning is denied 6-0.

4. **Bryant Partners LLC**

Rezoning*

1008 & 1011 Northwest J Street ([RZ24-0038](#))

Rezoning: R-O, Residential Office to C-1, Neighborhood Commercial.

- Mr. Adler provides an overview of the staff report.
- Commissioner Wright opens the public hearing.
- Jeff Snyder, representing the applicant, is here for any questions.
- Tom Rife of 1102 NW 11th Street asks about why the applicants are switching to C-1 and if there will be a drainage study to address current drainage issues.
- Angela Yekelchik of 908 NW 10th Street is concerned about property values, improper maintenance of the property with gaps in the fences and erosion issues, additional trash bins attracting rodents, traffic, and noise pollution.
- Lori Odell of 910 NW 10th Street is concerned about noise pollution and privacy for residents with the shift from R-O to C-1.
- Mr. Rife asks if C-1 zoning allows for more density because of drainage concerns. Mr. Overstreet states that C-1 will allow retail, whereas R-O is strictly for office uses.
- Commissioner Wright closes the public hearing.
- Mr. Snyder states there are no plans for redevelopment or to increase the density of the site; the reason for the rezoning is to align with the Future Land Use Map.
- Commissioners and Staff discuss how the rezone fits with the Future Land Use Map and how there is no relationship with C-1 zoning creating more noise. The noise issues can be addressed by residents calling the police to come and measure the noise levels to ensure compliance with the noise ordinance.
- Rezoning is approved 6-0.

V. Other New Business

1. **Mercedes Benz Sidewalk Waiver**

Waiver

1612 Southeast Moberly Lane ([LSD23-0040](#))

- Mr. Adler provides an overview of the staff report.
- The applicant states having a sidewalk will require moving power poles and does not think the sidewalk will be used.
- Mr. Weese discusses the importance of the sidewalk for pedestrian connectivity and how moving the guy wire is the most cost-effective option.
- Commissioner Davis believes it is important to build more sidewalks as well.
- Commissioner Bryant wants more sidewalk but inquires as to whether there is a way to build the sidewalk without moving the electric pole.
- Commissioner Kerr supports the sidewalk because it could be needed in the future.
- Commissioner Wright believes anytime there is a chance to have sidewalk built as part of a development project, the city should require it as noted in the building code.
- Commissioner Hipp has observed foot traffic on Moberly and believes every piece of sidewalk helps.
- Waiver is denied 6-0.

VI. Old Business

VII. Other Business

1. Plan Bentonville: Schedule

Informational

- During the Technical Review Meeting, Mr. Overstreet provided the dates for the following Plan Bentonville meetings:
 - Oct. 29th at 5:00pm: 5th Tuesday special Planning Commission meeting
 - Nov. 8th: Steering Committee meeting
 - Nov. 19th and Dec. 3rd: 2 public hearings will be held on the land use plan
- Chapter 2 and 4 of the Community Plan will also be updated. Chapter 2 involves an updated demographic study and growth projections. Chapter 4 involves the land use plan, strategic growth, information about public meetings and input, and justification for the place types. Mr. Overstreet will share a heat map of public input received. There will also be minor changes to the Municipal Code in response to the comments heard, such as height transitions.

VIII. Adjournment

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



Consent Agenda Item [LS24-0030](#)

For the Planning Commission meeting on October 15, 2024

Details

Lot Split: Existing Lot 2 of Gerber Subdivision Creating New Lots 3 and 4 of Gerber Subdivision, Highway 102, C-1, Neighborhood Commercial and C-2, General Commercial, LS24-0030

A lot split of existing Lot 2 of Gerber Subdivision Creating New Lots 3 and 4 of Gerber Subdivision. Per the requirements of the Master Street Plan, the existing right-of-way is adequate along Southwest Regional Airport Boulevard.

 **PENDING PC Items**

SW ELM TREE

SW
EVENTIDE
ST

SW 14TH ST

SW STAGE COACH RD

SW WAGON AVE

Lot 2 Gerber
Subdivision

SW 16TH ST

SW 17TH ST

SW MOSSY STONE RD

SW RIVERSTONE AVE

SW RIVERSTONE RD

SW WARBERRY AVE

SW STONEWAY AVE

SW STONE GROVE RD

SW ASHBURY ST



LS24-0030
Lot 2 Gerber Subdivision
Lot Split



LOT SPLIT FOR LOT 2 OF GERBER SUBDIVISION

CREATING LOTS 3 & 4

SW 14TH STREET
BENTON COUNTY
BENTONVILLE, AR 72712

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:

BEGINNING 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.

MISCELLANEOUS NOTES

STATE RECORDING NUMBER:
500-19N-31W-0-02-140-04-1826

COMPLETED FIELD WORK:
SEPTEMBER 30, 2022

REFERENCE DOCUMENTS:

- WARRANTY DEED FILED UNDER INSTRUMENT NUMBER L201946829.
- 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.

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.

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.

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

WE HEREBY GRANT TO THE CITY OF BENTONVILLE A BLANKET AVIGATION EASEMENT OVER THE ENTIRETY OF THIS (SUBDIVISION, LOT SPLIT, PROPERTY LINE ADJUSTMENT) PURSUANT TO MUNICIPAL CODE SECTION 401.12.

PROPERTY IS LOCATED IN AIRPORT ZONE C (3) OUTER SAFETY ZONE (OSZ).

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, HEATH A. MYERS, 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 _____

HEATH A. MYERS
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. AR 1826
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: _____
COMMUNITY DEVELOPMENT DIRECTOR

STATE OF ARKANSAS
COUNTY OF _____
SUBSCRIBED AND SWORN BEFORE ME THIS ____ DAY OF _____ 2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

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.

BLE-FLOOD ELEVATION 1%

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.

DATE	REVISION HISTORY	BY
8/19/24	PLANNING COMMENTS	TPN
9/11/24	PLANNING COMMENTS	TPN
9/26/24	PLANNING COMMENTS	TPN

OWNER/DEVELOPER

AMERCO REAL ESTATE COMPANY
2727 N CENTRAL AVE
PHOENIX AZ 85004

VAISHNO GROUPS LLC
4105 SW ACRES AVE
BENTONVILLE, AR 72713

DAVID_POLLOCK@UHAUL.COM

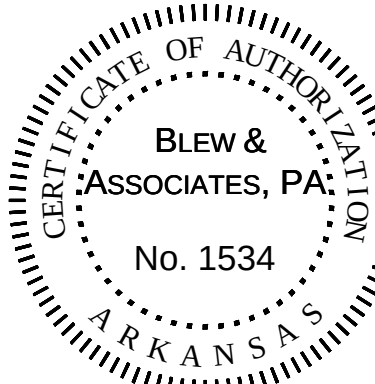
ZONING INFORMATION

CURRENT ZONING:
C-2, GENERAL COMMERCIAL

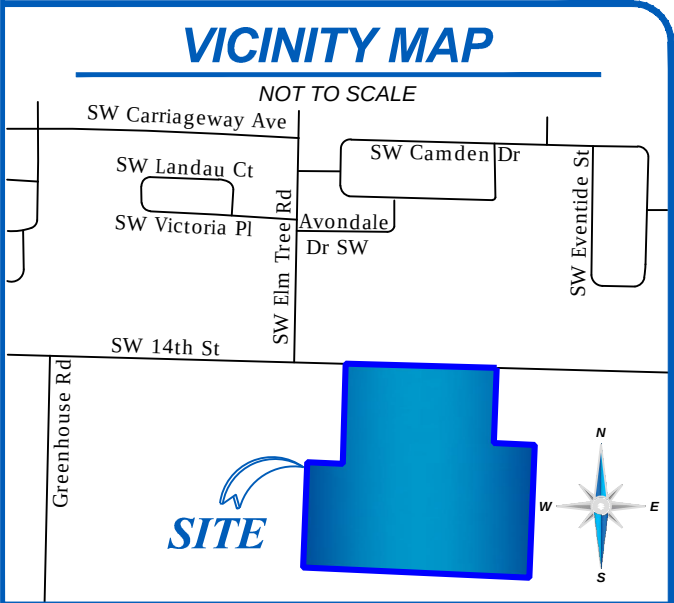
SETBACK REQUIREMENTS

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 26TH DAY OF SEPTEMBER, 2024.



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.

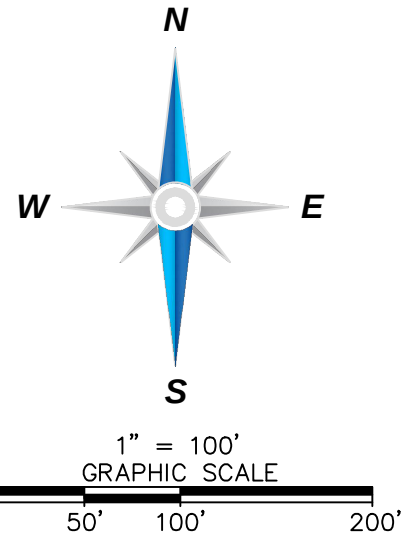
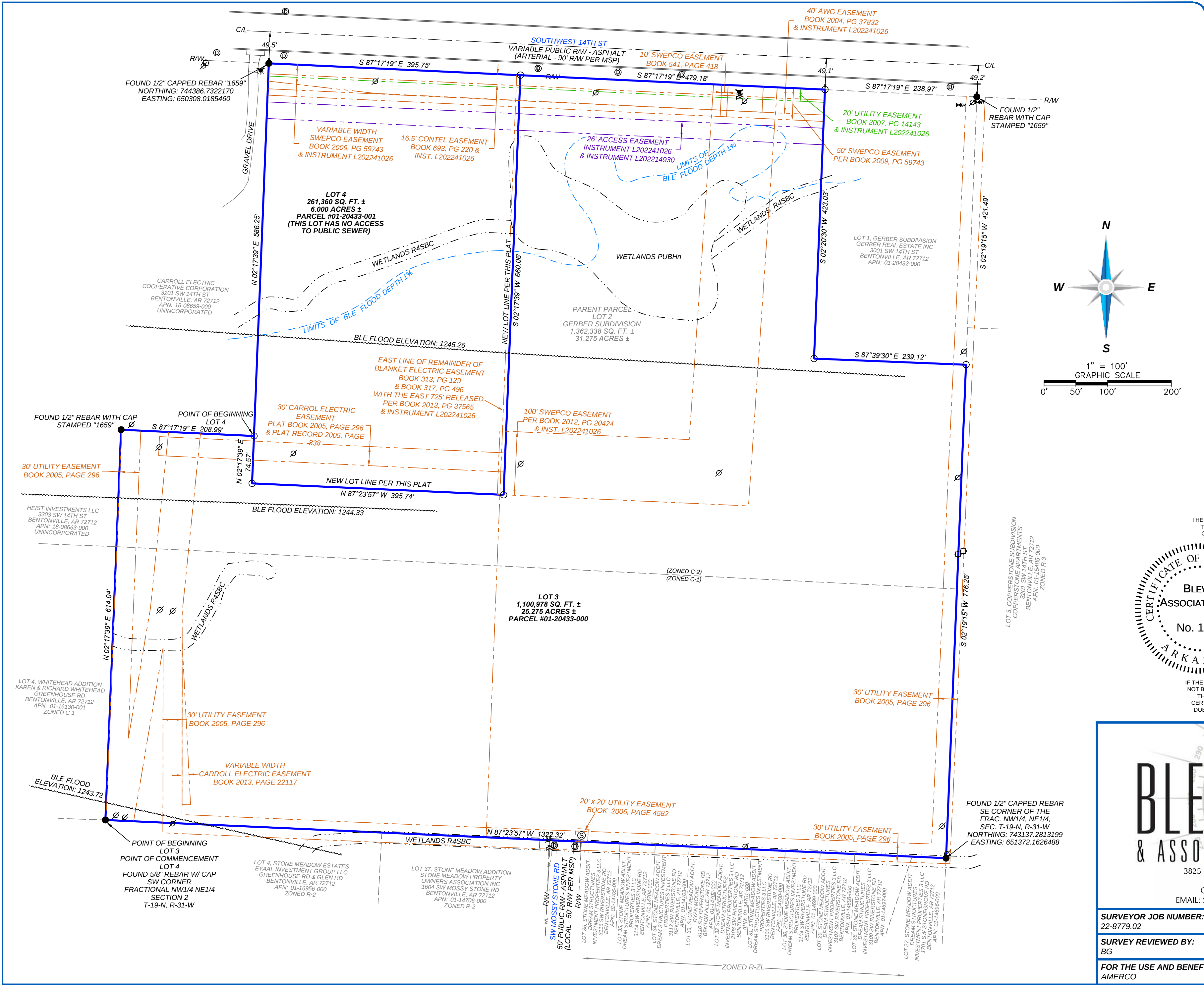
3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703
EMAIL: SURVEY@BLEWINC.COM
OFFICE: 479.443.4506 · FAX: 479.582.1883
EMAIL: SURVEY@BLEWINC.COM-WWW.BLEWINC.COM

Surveying
Engineering
Mapping

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

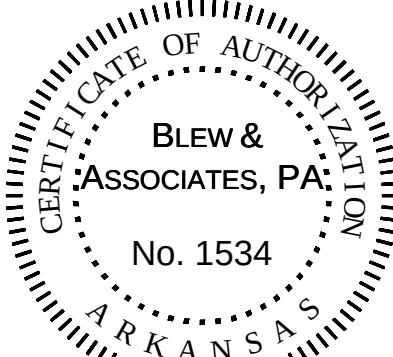
City Of Bentonville Project #LS24-0030



LEGEND & SYMBOLS

- FOUND MONUMENT (AS NOTED)
- SET 5/8" REBAR CAPPED "1826"
- (MSP) MASTER STREET PLAN
- ⊕ GAS VALVE
- ⊕ FIRE HYDRANT
- ⊕ POWER POLE
- ⊕ STORM MANHOLE
- ⊕ ELECTRIC BOX
- ⊕ WATER VALVE
- BOUNDARY LINE
- - - RIGHT-OF-WAY LINE (R/W)
- - - CENTERLINE (C/L)
- x - x - FENCE LINE
- - - SETBACK LINE
- - - LIMITS OF BLE FLOODZONE
- - - EASEMENT LINE

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT
TO THE BEST OF MY KNOWLEDGE AND BELIEF
ON THIS THE 26TH DAY OF SEPTEMBER, 2024.



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.

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: 1" = 100'
FOR THE USE AND BENEFIT OF: AMERCO	

SHEET 2 OF 2

City Of Bentonville Project #LS24-0030

ORDINANCE NO. _____

**AN ORDINANCE ACCEPTING A LOT SPLIT OF LOT 2 OF GERBER SUBDIVISION
CREATING NEW LOTS 3 AND 4 OF GERBER SUBDIVISION TO THE CITY OF
BENTONVILLE, ARKANSAS; AND FOR OTHER PURPOSES.
(PROJECT NUMBER: LS24-0030)**

WHEREAS, pursuant to the provisions of the Land Development Code of the Bentonville Municipal Code, the lot split of LOT 2 OF GERBER SUBDIVISION creating new LOTS 3 AND 4 OF GERBER SUBDIVISION, Benton County, Arkansas, was submitted to the Bentonville Planning Commission on October 15, 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 2 OF GERBER SUBDIVISION creating new LOTS 3 AND 4 OF GERBER 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 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:

ATTEST:

Stephanie Orman, Mayor

Malorie Marrs, City Clerk



Consent Agenda Item [LS24-0033](#)

For the Planning Commission meeting on October 15, 2024

Details

Lot Split: Lots 15 and 16 of Block 16 of Demings 2nd Addition, creating Lots 18,19, 20, and 21. NFD LLC. DN-2, Medium-Density Downtown Neighborhood Residential, LS24-0033.

A lot split of Lots 15 and 16 of Block 16 of Demings 2nd Addition, creating Lots 18,19,20, and 21. Per the requirements of the Master Street Plan, the existing right-of-way is adequate along Northwest 5th street and Northwest B Street. The plat will dedicate a 12-foot utility easement along Northwest 5th and Northwest B street.

 **PENDING PC Items**

NW 6TH ST

NW C ST

NW B ST

*Lots 15 & 16
Demings 2nd
Addition*

NW 5TH ST



LS24-0033
Lots 15 & 16 Block 16 Demings 2nd Addition
Lot Split



ORDINANCE NO. _____

**AN ORDINANCE ACCEPTING A LOT SPLIT OF LOTS 15 AND 16, BLOCK 16 OF
DEMINGS 2ND ADDITION CREATING NEW LOTS 18, 19, 20, AND 21, BLOCK 16
OF DEMINGS 2ND ADDITION TO THE CITY OF BENTONVILLE, ARKANSAS;
AND FOR OTHER PURPOSES.
(PROJECT NUMBER: LS24-0033)**

WHEREAS, pursuant to the provisions of the Land Development Code of the Bentonville Municipal Code, the lot split of LOTS 15 AND 16, BLOCK 16 OF DEMINGS 2ND ADDITION creating new LOTS 18, 19, 20, AND 21, BLOCK 16 OF DEMINGS 2ND ADDITION, Benton County, Arkansas, was submitted to the Bentonville Planning Commission on October 15, 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 15 AND 16, BLOCK 16 OF DEMINGS 2ND ADDITION creating new LOTS 18, 19, 20, AND 21, BLOCK 16 OF DEMINGS 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:

ATTEST:

Stephanie Orman, Mayor

Malorie Marrs, City Clerk



Consent Agenda Item [LS24-0034](#)

For the Planning Commission meeting on October 15, 2024

Details

Lot Split: Existing Lots 1 and 2 Green Acres Subdivision Creating New Lots 8, 9, and 10 of Green Acres Subdivision, 1003 Northwest A Street, DN-2, Downtown Medium Density Residential, LS24-0034

A lot split of existing Lots 1 and 2 of Green Acres Subdivision Creating New Lots 8, 9, and 10 of Green Acres Subdivision. Per the requirements of the Master Street Plan, the existing right-of-way is adequate along Northwest A Street. The plat dedicates a 20' utility easement along Northwest A Street and a variable width access easement to serve the newly created lots.

 **PENDING PC Items**
 **City Owned Property**

Park
Springs
Park

*Green Acres
Subdivision
Lots 1 & 2*

NW 10TH ST

NW A ST

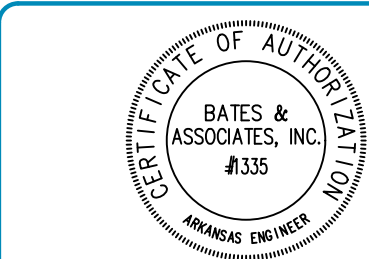
NW PARK ST

NW B ST



LS24-0034
Green Acres Subdivision Lots 1 & 2
Lot Split





LOT SPLIT OF LOTS 1 & 2, GREEN ACRES SUBDIVISION CREATING NEW LOTS 8, 9 & 10

ADJACENT LAND OWNERS

- 1) BENTONVILLE RE DEVELOPMENT LLC
NW A ST
BENTONVILLE, AR
LOT 7
PARCEL #01-02750-000
ZONED: R-1
- 2) MARK RUSSELL LLC
1016 NW A ST
BENTONVILLE, AR 72712
LOT 35, BLOCK 2
PARCEL #01-04516-000
ZONED: DN-2
- 3) OBTREGON GUINEA LLC & CANJURA GUZMAN LLC
106 NW PARK ST ABCD
BENTONVILLE, AR
LOT 1, BLOCK 2
PARCEL #01-04515-000
ZONED: R-3
- 4) BREWER, LEVI & CASSIDY
1001 NW A ST
BENTONVILLE, AR
PARCEL #01-02755-000
LOT 3
ZONED: DN-2
- 5) VANDIVER, CLARENCE R & VANDIVER, REBECCA
1002 NW B ST
BENTONVILLE, AR
PARCEL #01-02754-000
ZONED: R-1
- 6) CLEMONS REVOCABLE TRUST, VELMA F
1000 NW B ST
BENTONVILLE, AR
PARCEL #01-02753-000
LOT 4
ZONED: R-1
- 7) CITY OF BENTONVILLE
NW 10TH ST
BENTONVILLE, AR
PARCEL #01-16746-000
LOT 2
ZONED: R-1

FIELD WORK:

FEBRUARY 26, 27 & 28, 2024
AUGUST 5 & 21, 2024

PROPERTY ZONED:

DN-2

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 www.bentonvilleplanning.com OR CALL THE PLANNING DEPARTMENT @ 479-271-3122

REFERENCE DOCUMENTS:

- 1) FINAL PLAT OF GREEN ACRES SUBDIVISION FILED IN BOOK S AT PAGE 265
- 2) PLAT OF SURVEY FILED IN BOOK 2012 AT PAGE 179
- 3) PLAT OF SURVEY FILED IN BOOK S AT PAGE 278
- 4) PLAT OF SURVEY FILED IN BOOK 13 AT PAGE 302
- 5) PLAT OF SURVEY FILED IN BOOK A15 AT PAGE 116
- 6) PLAT OF SURVEY FILED IN BOOK L2023 AT PAGE 2845
- 7) WARRANTY DEED FILED IN BOOK 719 AT PAGE 870
- 8) WARRANTY DEED FILED AS DOCUMENT L202421503

FLOOD CERTIFICATION:

NO 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 #05007C00901. DATED 09/ 28/ 2007)

SURVEY DESCRIPTIONS:

PARENT TRACT PARCEL #01-02752-000:

LOTS 1 & 2, TRACT B IN GREEN ACRES SUBDIVISION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

NEW LOT 8:

LOTS 1 & 2, TRACT B IN GREEN ACRES SUBDIVISION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS TO-WIT: BEGINNING AT A POINT WHICH IS N87°08'37" W 237.45' FROM AN EXISTING REBAR MARKING THE NORTHEAST CORNER OF SAID LOT 1 AND RUNNING THENCE S02°38'44" W 84.02', THENCE S87°08'58" E 225.91', THENCE N02°19'54" W 3.89', THENCE S87°40'04" E 12.00' TO THE WEST RIGHT-OF-WAY IN NORTHWEST A STREET, THENCE ALONG SAID RIGHT-OF-WAY S02°19'54" W 21.12', THENCE LEAVING SAID RIGHT-OF-WAY N87°04'50" W 293.00', THENCE N02°38'43" E 100.79', THENCE S87°08'37" E 55.00' TO THE POINT OF BEGINNING, CONTAINING 0.22 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

NEW LOT 9:

LOTS 1 & 2, TRACT B IN GREEN ACRES SUBDIVISION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS TO-WIT: BEGINNING AT AN EXISTING REBAR IN THE WEST RIGHT-OF-WAY OF NORTHWEST A STREET AND RUNNING THENCE ALONG SAID RIGHT-OF-WAY S02°19'54" W 40.00', THENCE LEAVING SAID RIGHT-OF-WAY N87°40'04" W 12.00', THENCE S02°19'54" W 1.89', THENCE N87°08'58" W 225.68', THENCE N02°38'44" E 42.02', THENCE S87°08'37" E 237.45' TO THE POINT OF BEGINNING, CONTAINING 0.23 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

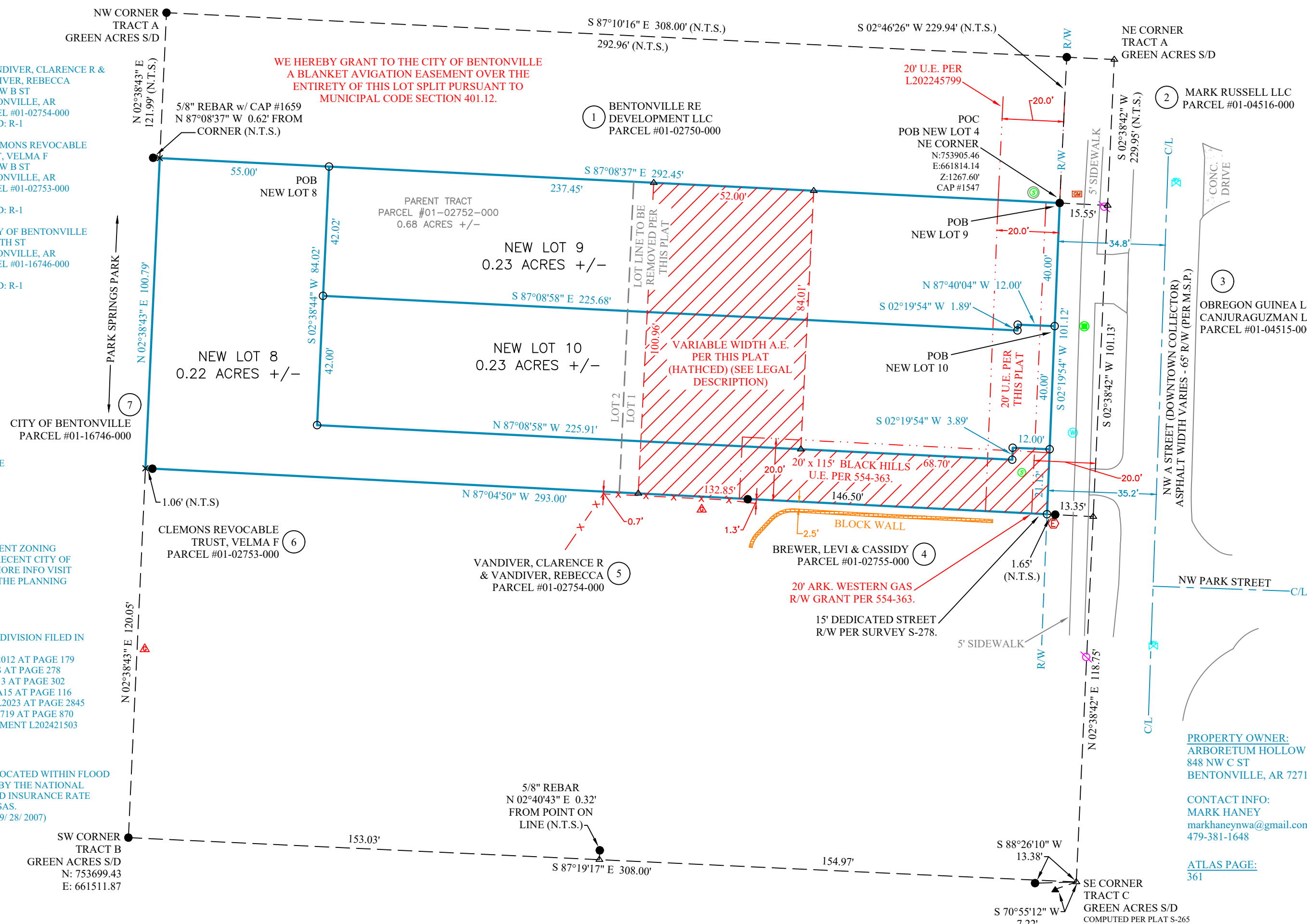
NEW LOT 10:

LOTS 1 & 2, TRACT B IN GREEN ACRES SUBDIVISION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS TO-WIT: BEGINNING AT A POINT WHICH IS N87°08'37" W 237.45' FROM AN EXISTING REBAR MARKING THE NORTHEAST CORNER OF SAID LOT 1 AND RUNNING THENCE ALONG SAID RIGHT-OF-WAY S02°19'54" W 40.00', THENCE LEAVING SAID RIGHT-OF-WAY N87°40'04" W 12.00', THENCE S02°19'54" W 3.89', THENCE N87°08'58" W 225.91', THENCE N02°38'44" E 42.00', THENCE S87°08'58" E 225.68', THENCE N02°19'54" W 1.89', THENCE S87°40'04" E 12.00' TO THE POINT OF BEGINNING, CONTAINING 0.23 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

VARIABLE WIDTH ACCESS EASEMENT PER THIS PLAT:

A VARIABLE WIDTH ACCESS EASEMENT LOCATED IN A PART OF LOTS 1 & 2, TRACT B IN GREEN ACRES SUBDIVISION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS TO-WIT: BEGINNING AT A POINT WHICH IS THENCE S02°19'54" W 80.00' FROM AN EXISTING REBAR MARKING THE NORTHEAST CORNER OF SAID LOT 1 AND RUNNING THENCE S02°19'54" W 21.12', THENCE N87°04'50" W 132.85', THENCE N02°38'43" E 100.79', THENCE S87°08'37" E 52.00', THENCE S02°51'02" W 84.01', THENCE S87°08'58" E 68.70', THENCE N02°19'54" E 3.89', THENCE S87°40'04" E 12.00' TO THE POINT OF BEGINNING, CONTAINING 0.15 ACRES, MORE OR LESS.

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.



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

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

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.

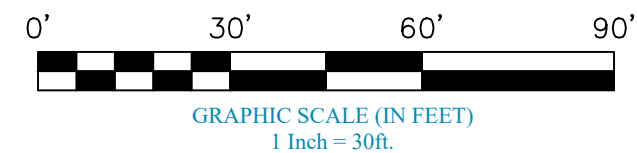
DATE OF EXECUTION: _____

SIGNED: _____

SOURCE OF TITLE: W.D. L202421503

SUBSCRIBED AND SWORN BEFORE ME, THIS ____ DAY OF ____, 2024.

NOTARY PUBLIC



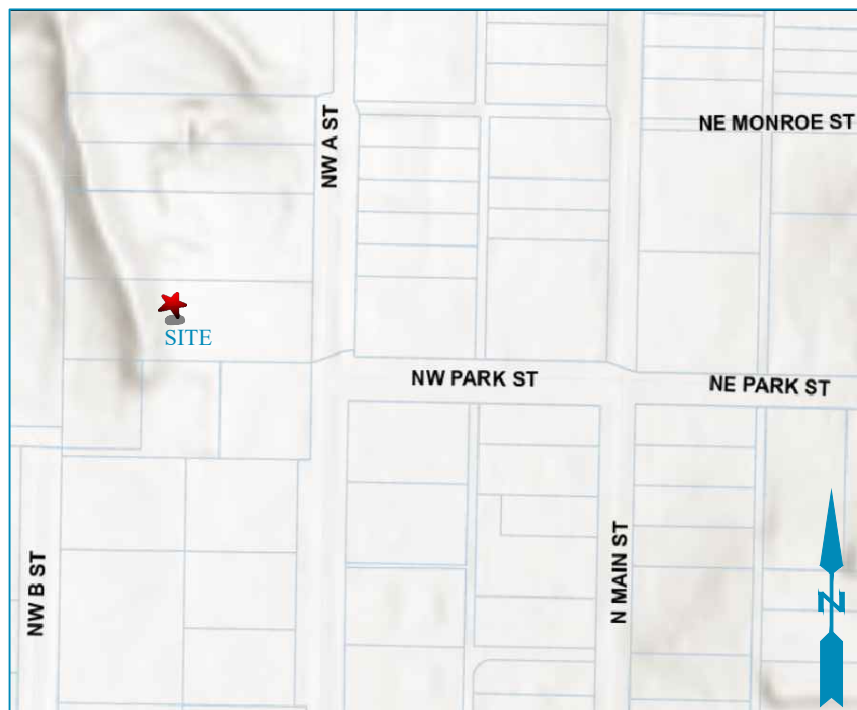
I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT
TO THE BEST OF MY KNOWLEDGE AND BELIEF
ON THIS THE 21ST DAY OF AUGUST, 2024.



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.

DATE: _____

VICINITY MAP

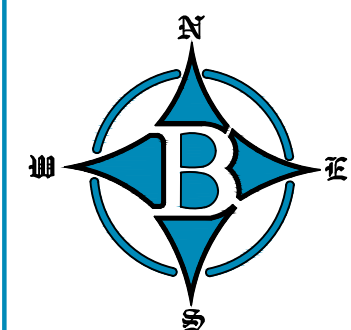


VICINITY MAP NOT TO SCALE

BENTONVILLE PROJECT #LS24-0034

RECORDING NUMBER/DATE

DATE	09/06/24
REVISION	
REVISED PER 1ST SUBMITTAL COMMENTS	
REVISED PER 2ND SUBMITTAL COMMENTS	



BOUNDARY LINE (MEASURED)	
LOT LINE	
RIGHT-OF-WAY	
FENCE	
BUILDING SETBACK	
UTILITY EASEMENT	

WATER VALVE	
WATER METER	
CLEANOUT	
SANITARY SEWER MH	
ELECTRIC PEDESTAL	
AC CONDENSER UNIT	
GAS MAIN	
GAS METER	
LIGHT	
POWER POLE	

LEGEND:	
WATER VALVE	
WATER METER	
CLEANOUT	
SANITARY SEWER MH	
ELECTRIC PEDESTAL	
AC CONDENSER UNIT	
GAS MAIN	
GAS METER	
LIGHT	
POWER POLE	

FOR USE AND BENEFIT OF:	MARK HANEY
ADDRESS:	1005 NORTHWEST A STREET BENTONVILLE, ARKANSAS
DATE:	09/19/24
SCALE:	1"=80'
SURVEYED:	
DRAFTED:	
INCH:	
DRAFT DATE:	09/19/24
REVIEWED:	DT
COA:	#1335

DRAWING #24-029 SPLIT V.2

ORDINANCE NO. _____

**AN ORDINANCE ACCEPTING A LOT SPLIT OF LOTS 1 AND 2 OF GREEN ACRES
SUBDIVISION CREATING NEW LOTS 8, 9, AND 10 OF GREEN ACRES
SUBDIVISION TO THE CITY OF BENTONVILLE, ARKANSAS; AND FOR OTHER
PURPOSES.
(PROJECT NUMBER: LS24-0034)**

WHEREAS, pursuant to the provisions of the Land Development Code of the Bentonville Municipal Code, the lot split of LOTS 1 AND 2 OF GREEN ACRES SUBDIVISION creating new LOTS 8, 9, AND 10 OF GREEN ACRES SUBDIVISION, Benton County, Arkansas, was submitted to the Bentonville Planning Commission on October 15, 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 1 AND 2 OF GREEN ACRES SUBDIVISION creating new LOTS 8, 9, AND 10 OF GREEN ACRES 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 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:

ATTEST:

Stephanie Orman, Mayor

Malorie Marrs, City Clerk



PUD / PRD Rezoning Request Timing

PC Date: 10/15/2024

Reviewer: Shelli Kerr, AICP, Comprehensive Planning Mngr

Type	Amendment
Code Impacted	Zoning Code
Section(s)	Art. 301 Administration

Issue Statement

Planned Residential Developments (PRD) and Planned Unit Developments (PUD) are zoning mechanisms for innovative development that cannot be achieved through traditional zoning. Currently, even if the proposal changes significantly, the application must wait one-year to apply again. Because of the unique nature of PUDs/PRDs, this one-year waiting period is erroneous. A new PUD/PRD proposal that is significantly different than the proposal that was denied, should have an opportunity to re-apply at any time and be exempt from the one-year waiting period.

Proposed Changes

Amend Sec. 301.08 Zoning Amendments giving the Planning Director administrative responsibility to determine if a PRD or PUD proposal is significantly different from the original proposal that was denied. The Planning Director reviews the proposal against the criteria set forth in Sec. 800.07 Amendments to Master Site Plan, to determine if the changes is considered significant. If so, the applicant may reapply with the new, significantly changed proposed.

Sec. 301.08 Zoning Amendments, (5) Planning commission action.

- a. *Approval. Following the public hearing, the proposed amendment may be approved as presented or as modified, by a majority vote of the planning commission and recommended for adoption by the city council, with reasons for recommendation stated in writing. No petition shall be reviewed by the city council without a report from the planning commission on the case.*
- b. *Denial. If the planning commission disapproves a proposed amendment, the applicant may appeal to the city council in accordance with Section 301.09, Appeals to city council.*
- c. *Forward to city council. Following approval by the planning commission, the petition will be sent to the city council for action. A petitioner may withdraw the request for an amendment prior to action by the city council.*
- d. *Re-consideration. No application for a zoning amendment will be considered by the Planning commission within one (1) year from date of final disapproval by planning commission of a proposed amendment. The resubmission must meet all requirements for a rezoning request and must be a different rezoning from original request.*
 1. *Exception. At any time, an applicant may request approval from the Planning Director to submit a new application for a previously denied Planned Unit Development or Planned Residential Development. To allow a new application, the Planning Director must make a determination that the new proposals is significantly different that the previous proposal, using the criteria set forth in Appendix B Land Development Code, Sec. 800.07 Amendments to Master Site Plan.*

Referenced Section

Sec 800.07 Amendments To Master Site Plan

At the time a preliminary plat/large scale development is submitted for review, it shall be determined whether or not any amendments have been made to the approved master site plan. If amendments have been made, then a determination shall be required as to whether or not said amendments constitute a major or minor plan change. Modifications from the previously approved master site plan shall be deemed by the staff to be minor plan changes if any and all modifications by the applicant of the plan do not:

- 1. Vary the total number of dwelling units by more than five percent (5%);*
- 2. Involve a reduction of the area set aside for common open space nor the substantial relocation of such area or areas;*
- 3. Increase by more than five percent (5%) the total floor area proposed for any nonresidential use; and*
- 4. Does not substantially change the location of any nonresidential areas as shown on the preliminary plan.*

Additionally, modifications in the location or design of minor streets, cul-de-sacs, alleys, or facilities for water and for disposal of storm water and sanitary sewage shall not be considered as major modifications.

All other changes in the planned development, including changes in the master site plan and development schedule, must be made under the procedures that are applicable to the initial approval of a planned development.

ORDINANCE NO. _____

**AN ORDINANCE AMENDING BENTONVILLE MUNICIPAL CODE
APPENDIX A ZONING CODE SECTION 301.08 ZONING
AMENDMENTS; AND FOR OTHER PURPOSES.**

WHEREAS, Planned Residential Developments (PRD) and Planned Unit Developments (PUD) are zoning mechanisms for innovative development that cannot be achieved through traditional zoning; and,

WHEREAS, as such, if the proposals are significantly different, these zoning districts should be exempt from the one-year waiting period to reapply.

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

Section 1: That Bentonville Municipal Code, Appendix A Zoning Code, Sec. 301.08(b)(5)d shall be and is hereby amended by adding the following shown in underlined red text:

- d. *Re-consideration.* No application for ~~a~~ the same zoning amendment will be considered by the Planning commission within one (1) year from date of final disapproval by planning commission of a proposed amendment. ~~The~~ Any resubmission must meet all requirements for a rezoning request and must be a different rezoning from original request.
 1. *Exception.* At any time, an applicant may request approval from the Planning Director to submit a new application for a previously denied Planned Unit Development or Planned Residential Development. To allow a new application, the Planning Director must make a determination that the new proposals is significantly different that the previous proposal, using the criteria set forth in Appendix B Land Development Code, Sec. 800.07 Amendments to Master Site Plan.

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

Withdrawn



Southwest A Food Court

405 Southwest A Street

PC Date: 10/15/2024

Staff Report Details

Project Number	CU24-0018
Applicant / Current Owner	ROBERTS PROPERTY DEVELOPMENT LLC
Site Area	+/- [Site_Area] Acres
Current Zoning	D-C, Downtown Core
Requested Zoning	NA
Current Future Land Use Map Designation	Downtown Commercial
Requested Future Land Use Map Designation	NA
Development Type / Use	Food court
Related projects	CU24-0006 (Approved 4/16/24)

Property Description

The subject property is located at 405 and 407 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. Outdoor Vendor Parks require a conditional use permit for D-C, Downtown Core zoning.

Project Details

The site has an approved Conditional Use Permit for an outdoor vendor park that expires in April 2025. The applicant would like to have the item reconsidered for approval in perpetuity prior to investing significant funds in the site. There are no changes proposed to the originally approved application.

The applicant is proposing an outdoor vendor park comprised of 3 food trucks and one shipping container bar at 405 and 407 Southwest A Street. The food park will be open from 11:00 am to 9:00pm Monday, Wednesday, and Thursday, and 11:00 am- 10:00pm Friday, Saturday, and Sunday.

Based on the applicant's narrative, the restaurant is planning to have 9-13 employees dispersed through the 4 food trucks as well as 1 manager for the whole space. The applicant is expecting approximately 60-

Project Details

100 patrons per day.

As this property is located in the downtown core, there are no proposed parking spaces on site. The property is located on the Downtown trail, within walking and biking distance of many businesses and residents of downtown Bentonville, and within 600' of 187 public parking spaces.

Deliveries will occur behind a lockable wooden fence between the food court and the restaurant. All trash receptacles will be screened.

Per the applicant's narrative, the structural changes include the installation of vertical poles to allow for string lights and shade copy support. Please see the applicant's narrative for photos of the site.

Relationship to the General Plan / Projected Traffic Impact

The proposed use as an outdoor food court will not have a significant projected increase in traffic because the site has previously had a food truck, and the site is accessible via bike and pedestrian thoroughfares, such as the Downtown Trail which runs along the site's northern boundary. 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

In addition to approval of the food court, the approval of this conditional use includes the approval of the use of a shipping container on the site as a long-term temporary structure.

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.
2. An approved Large Scale Development must be approved by Planning Commission.
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. Development will need to meet all backflow and pretreatment requirements as part of the LSD submittal.

Additional Details



Pending PC Item

SW 4TH ST

SW A ST

S MAIN ST

**SW A Food
Court**



CU24-0018
SW A Street Food Court
405 SW A Street

Scale
1" = 90'



SITE INFORMATION

NF: DALWARR LLC
407 SOUTHWEST A STREET
APN: 01-04224-000 AND 01-04225-000
16,532 ± SQUARE FEET, OR 0.380 ± ACRES

REFERENCED DOCUMENTS

1. "JOHNNY HANEY" BOUNDARY SURVEY OF 407 SW A STREET, RECORDED IN BOOK 2008, PAGE 222
2. INSTRUMENT RECORDED UNDER THE NUMBER L201926818
3. COUNTY SURVEYOR BOOK G, PAGE 243
4. ORDINANCE NUMBER 2017-31

SIGNIFICANT OBSERVATIONS

FENCE APPEARS TO CROSS PROPERTY LINE BY AS MUCH AS 2.7'

BOUNDARY/TOPOGRAPHIC SURVEY

407 SOUTHWEST A STREET

LOCATED IN: SECTION 31, TOWNSHIP 20 NORTH, RANGE 30 WEST

BENTONVILLE, BENTON COUNTY, ARKANSAS 72712

PARKING INFORMATION

NO OBSERVED STRIPING AT THE TIME OF THE BOUNDARY/TOPOGRAPHIC SURVEY.

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 9/5/2012 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.

BASIS OF BEARING

THE BASIS OF BEARING OF THIS SURVEY IS GRID NORTH BASED ON THE WEST LINE OF THE SUBJECT PROPERTY. THE BEARING IS DENOTED AS N01°31'16"E PER GPS COORDINATE OBSERVATIONS ARKANSAS STATE PLANE, NORTH ZONE NAD83.
LATITUDE = 36°22'02.7525"
LONGITUDE = -94°12'35.2419"
CONVERGENCE ANGLE = -01°17'09.1484"

UTILITY INFORMATION

THE UTILITIES SHOWN ON THIS DRAWING HEREON HAVE BEEN LOCATED BY FIELD MEASUREMENTS, PRIVATE UTILITY LOCATE PERFORMED BY BLEW & ASSOCIATES. UTILITY MAP DRAWINGS, AND ARKANSAS 811 DIG UTILITY LOCATE REQUEST. BLEW & ASSOCIATES MAKES NO WARRANTY TO THE EXACT LOCATION OF ANY UNDERGROUND UTILITIES SHOWN OR NOT SHOWN ON THIS DRAWING. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ANY AND ALL UTILITIES PRIOR TO CONSTRUCTION. TICKET NUMBER: 230915-0862

COMPANY:
AT&T
BLACK HILLS CORPORATION
CITY OF BENTONVILLE
COX COMMUNICATIONS
CITY OF BENTONVILLE ELECTRIC
CITY OF BENTONVILLE TRAFFIC
RITTER COMMUNICATIONS

CONTACT:
NOT AVAILABLE
855-350-1563
479-271-3100
1-800-234-3993
479-271-3135
479-271-3165
888-336-4249

GENERAL NOTES

1. DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.
2. COMPLETED FIELD WORK WAS OCTOBER 19, 2023.
3. THE DISTANCES SHOWN HEREON ARE UNITS OF GROUND MEASUREMENT.
4. 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 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.
5. NAMES AND ADDRESSES OF ADJOINING PROPERTY OWNERS WERE TAKEN FROM BENTON COUNTY GIS.
6. THE SUBJECT PROPERTY SHOWN HEREON FORMS A MATHEMATICALLY CLOSED FIGURE AND IS CONTIGUOUS WITH THE ADJOINING PUBLIC RIGHT-OF-WAY AND/OR ADJOINING PARCELS WITH NO GAPS OR OVERLAPS.
7. STATE RECORDING NUMBER: 500-20N-30W-0-31-120-04-1659.
8. ELEVATIONS ESTABLISHED WITH GPS STATIC OBSERVATIONS UTILIZING ONLINE POSITIONING USER SERVICE (OPUS) FOR POST PROCESSING, VERTICAL DATUM BASED UPON NORTH AMERICAN VERTICAL DATUM (NAVD83) IN US SURVEY FEET. CONTOURS SHOWN ARE AT ONE FOOT INTERVALS.
9. A PRIVATE UTILITY LOCATE WAS CONDUCTED ON THE SUBJECT PROPERTY BY BLEW & ASSOCIATES ON SEPTEMBER 29, 2023.

TEMPORARY BENCHMARK INFORMATION

TBM#1
FOUND 12" CAPPED
REBAR (ILLEGIBLE)
NORTHING: 7471748.2201
EASTING: 661773.6331
ELEVATION: 1292.20'

TBM#2
FOUND MAG NAIL WITH SHINER
"J. COLLINGS PLS 1337" O/S 4.06'
NORTHING: 747656.8513
EASTING: 661615.9970
ELEVATION: 1291.95'

INVERT LIST

SMH#1
SANITARY MANHOLE
RIM ELEVATION: 1291.70'
UNABLE TO OPEN.

DMH#1
STORM MANHOLE
RIM ELEVATION: 1291.24'
INVERT E (18" RCP): 1288.7'
INVERT S (18" RCP): 1285.5'

SMH#2
SANITARY MANHOLE
RIM ELEVATION: 1291.94'
INVERT W (12" CLAY): 1285.8'
INVERT E (12" CLAY): 1285.7'

DMH#2
STORM MANHOLE
RIM ELEVATION: 1291.41'
INVERT E (24" RCP): 1287.5'
INVERT S (24" RCP): 1287.3'

SMH#3
SANITARY MANHOLE
RIM ELEVATION: 1292.47'
INVERT W (12" CLAY): 1285.3'
INVERT E (12" CLAY): 1285.2'

LEGEND & SYMBOLS

- FOUND MONUMENT AS NOTED
- SET MONUMENT AS NOTED
- COMPUTED POINT
- SIGN
- WATER VALVE
- SANITARY MANHOLE
- BOLLARD
- POWER POLE
- ELECTRIC METER
- MAILBOX
- ELECTRIC CABINET
- WATER METER
- GAS METER
- LIGHT POLE
- STORM MANHOLE
- CURB INLET
- TELEPHONE PEDESTAL
- CLEANOUT
- TELEPHONE MANHOLE
- GREASE TRAP
- ELECTRIC BOX
- IRRIGATION CONTROL VALVE
- FINISHED FLOOR ELEVATION
- OVERHANG
- MEASURED/CALCULATED DIMENSION
- RECORD DIMENSION AS SHOWN PER BOOK 2008, PAGE 222
- NOW OR FORMERLY
- NF: BUILDING HEIGHT LOCATION
- BHL: BACK OF CURB
- BOC: FLOWLINE
- EC: EDGE OF CONCRETE
- SW: SIDEWALK
- CR: CROWN OF ROAD
- TC: TOP OF CONCRETE
- TG: TOP OF GRAVEL
- EG: EDGE OF GRAVEL
- NG: NATURAL GROUND
- RCP: REINFORCED CONCRETE PIPE
- BOUNDARY LINE
- INTERIOR LOT LINES
- R/W: RIGHT-OF-WAY LINE
- FENCE LINE
- OVERHEAD POWER LINE
- UNDERGROUND WATER LINE
- UNDERGROUND TELEVISION LINE
- UNDERGROUND SEWER LINE
- UNDERGROUND DRAINAGE LINE
- UNDERGROUND ELECTRICAL LINE
- UNDERGROUND GAS LINE
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND FIBER OPTIC LINE
- EASEMENT LINE
- MAJOR CONTOUR LINE
- MINOR CONTOUR LINE
- GUARDRAIL
- CENTERLINE OF ROAD

DATE	REVISION HISTORY	BY
10/20/23	CLIENT COMMENTS	W.R.G.

HEATH A. MYERS
LICENSED PROFESSIONAL SURVEYOR NO. 1826
STATE OF ARKANSAS
ARKANSAS C.O.A.: 1534

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
WWW.BLEWINC.COM

SURVEYOR JOB NUMBER:
23-6465
SURVEY REVIEWED BY:
L.T.
SURVEY DRAWN BY:
W.R.G. - 10/04/2023
SHEET:
1 OF 1

SW A ST FOOD COURT

405 & 407 SW A ST,
BENTONVILLE, AR, 72715

ILLUSTRATIVE SITE PLAN

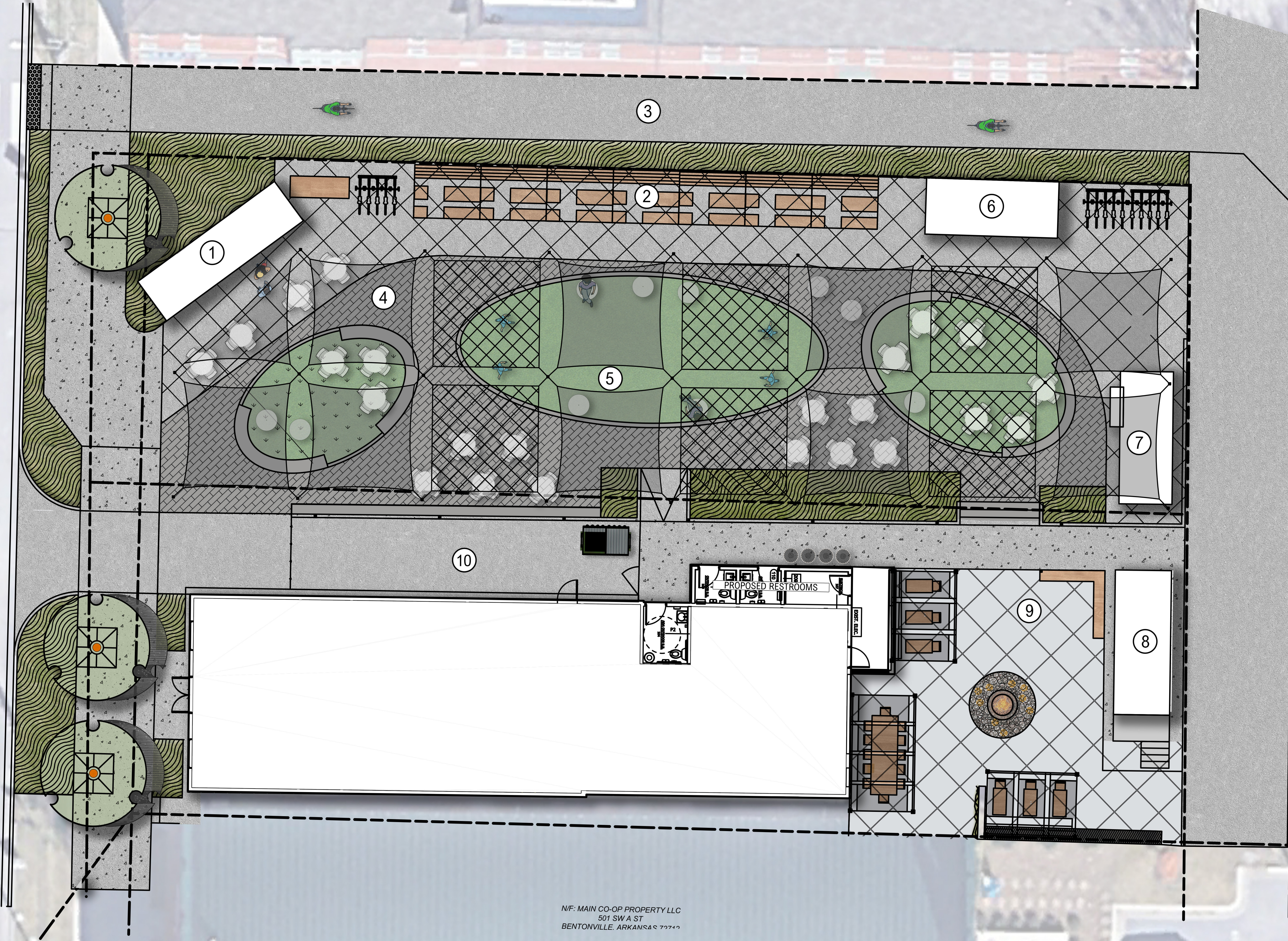
09/09/2024



PROPOSED LEGEND

	STAINED, DECORATIVE CONCRETE
	PROPOSED PERMEABLE PAVERS
	NEW CONCRETE
	SAW-CUT CONCRETE
	DECOMPOSED GRANITE
	PROPOSED ARTIFICIAL TURF
	LANDSCAPE MATERIAL

- 1 EX. FIRE TRUCK
FOOD TRUCK
- 2 EX. COVERED SEATING
- 3 SHARED-USE
DOWNTOWN TRAIL
- 4 SHADE STRUCTURES
- 5 ARTIFICIAL TURF LAWNS
- 6 GUEST VENDOR
LEASE SPACE
- 7 SHIPPING CONTAINER BAR
- 8 EX. VENDOR- KITCHEN ONLY
- 9 'TERRAZZA' DINING AREA W/
FIRE PIT & SEATING
- 10 DELIVERY & TRASH
COLLECTION AREA



N/F: MAIN CO-OP PROPERTY LLC
501 SW A ST
BENTONVILLE, ARKANSAS 72715

SW A ST FOOD COURT

405 & 407 SW A ST,
BENTONVILLE, AR, 72715

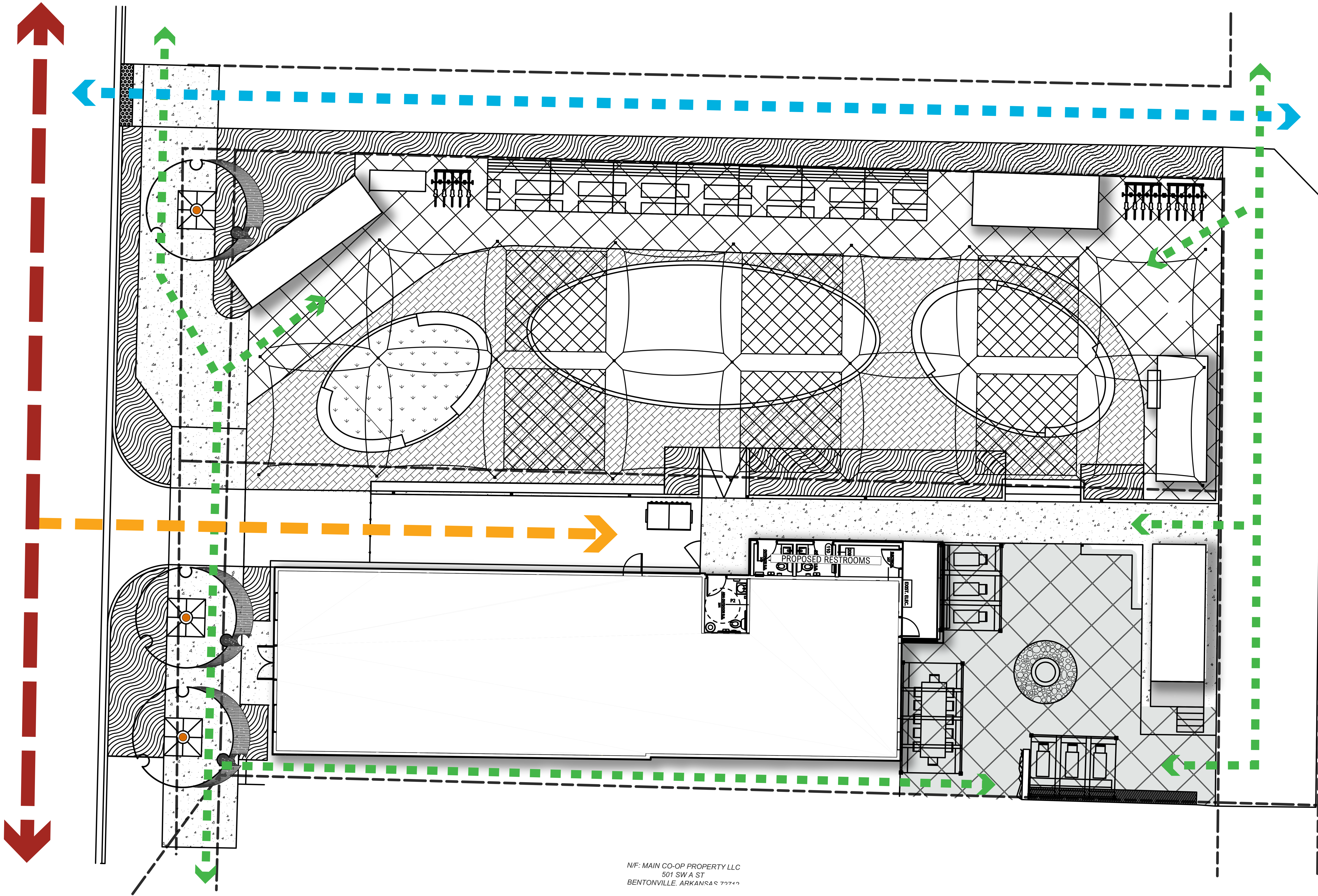
SITE
CIRCULATION

09/09/2024



PROPOSED TRAFFIC FLOW
CIRCULATIONS & CONNECTIONS

- VEHICULAR
- TRASH / DELIVERY
- SHARED-USE TRAIL
- PEDESTRIAN



N/F: MAIN CO-OP PROPERTY LLC
501 SW A ST
BENTONVILLE, ARKANSAS 72715

SW A ST FOOD COURT

405 & 407 SW A ST,
BENTONVILLE, AR, 72715

PARKING EXHIBIT A

09/09/2024



LEGEND

- PUBLIC PARKING
- PEDESTRIAN ACCESS FROM PUBLIC PARKING
- DOWNTOWN TRAIL
- PROPOSED DEVELOPMENT
- 600' BUFFER FROM SITE

TOTAL PUBLIC PARKING
STALLS WITHIN 600' OF
PROPOSED DEVELOPMENT = 187

























Hall

9823 Gaston Road

PC Date: 10/15/2024

Staff Report Details

Project Number	RZ24-0036
Applicant / Current Owner	Fletcher Hall
Site Area	+/- 4.88 Acres
Current Zoning	A-1, Agriculture
Requested Zoning	R-E, Residential Estate
Current Future Land Use Map Designation	A-1, Agriculture
Requested Future Land Use Map Designation	Residential Estate
Development Type / Use	Single Family Residence
Related projects	N/A

Property Description

The subject property is located at 9823 Gaston Road. The property is presently zoned A-1, Agriculture, with a land use designation of Agriculture. The property has direct access to Gaston Road. Surrounding zoning districts include R-E, Residential Estate to the north, A-1, Agriculture to the south, Benton County to the west and the City of Rogers to the east.

Project Details

The applicant has requested a rezoning of the property from A-1, Agriculture to R-E, Residential Estate. The applicant states in their narrative they are requesting the zeroing in order to split the 4.88 acres into one additional estate lot.

Relationship to the General Plan / Projected Traffic Impact

The property is presently zoned A-1, Agriculture and designated as Agriculture on the Future Land Use Map. The applicant is requesting to change the future land use classification and zoning to Residential Estate.

Relationship to the General Plan / Projected Traffic Impact

Residential estate areas include large detached single-family residential properties at least one acre in size. These areas may also include public uses that support residents.

This zoning request does not align with the Future Land Use Map. This location is within Priority Area 3 of the Community Plan, Edge Growth Development, recommending R-E, Residential Estate for the Residential Estate land use.

Priority Area 3, Edge Growth, Focuses on development in areas proximate to existing infrastructure in order to capitalize on municipal investment that has already taken place

Regarding traffic, the applicant states there will be no impact on local traffic.

Public Comment

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

Analysis / Waivers

The subject property is surrounded by agricultural and large lot estate lots and the requested land use and zoning changes support the goals of the Bentonville Community Plan, Priority Area 3, Edge Growth.

Conclusion

Given this property's location within a rural area as well as the Community Plan's call for Edge Growth in this area of the city, staff recommends approval of this request.

Additional Details

A-1

R-1



Pending PC Item

BENTON COUNTY

R-E

CAVE SPRINGS

A-1

R-1

S 89TH PL

W STARRY NIGHT DR

W TUTTLE RD

W COMET DR

W APOLLO DR

W MILKY WAY

S 89TH PL

GASTON RD

S MORNING STAR RD

W PLEASANT GROVE RD

HAXTON RD



RZ24-0036
Fletcher Hall
A-1 to R-E

Scale
1" = 90'



To: Bentonville City Planning Commission

From: Fletcher Hall

4.8 Acres Gaston Rd. (Parcel 01-18936-000) is zoned Agricultural-1 and I'm proposing new rezoning to R-E. The current owner is Fletcher Hall. I need to rezone in order to split the land one more time. Rezoning to R-E will still be in line with the current residents in the area.

NOTICE OF INTENT TO REZONE

Fletcher Hall has requested the Bentonville
Planning Commission to set a public hearing date to consider rezoning the following property from
Agriculture to R-E Residential Estate

The legal description of the property is as follows:

Plat 5/13/2020 L202026989

The common description of the property is: (01-18936-000) Gaston Rd Bentonville, Ariz.

The public hearing will be held October 15th, 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:

Rama J Murphy

Signature and Physical Address

9968 S. MORNING STAR RD

Bentonville, 72713
AR

Signature and Physical Address

NOTICE OF INTENT TO REZONE

Fletcher Hall has requested the Bentonville
Planning Commission to set a public hearing date to consider rezoning the following property from
Agriculture to R-E Residential Estate

The legal description of the property is as follows:
PART OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHEAST QUARTER (NE 1/4), SECTION 26, TOWNSHIP 19 NORTH, RANGE 31
WEST, BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS; BEGINNING AT THE NE CORNER OF THE SW
1/4 OF THE NE 1/4 OF SAID SECTION 26, THENCE S02°21'29"W 249.63 FEET; THENCE N87°25'14"W 875.22 FEET; THENCE N02°20'57"E
248.13 FEET; THENCE S87°31'08"E 875.25 FEET TO THE POINT OF BEGINNING, CONTAINING 217.823.39 SQUARE FEET OR 5.00 ACRES,
MORE OR LESS. ALSO KNOWN AS LOT 1, FRAZIER ADDITION, TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN
ON PLAT RECORD L20202026989.

The common description of the property is: (01-18936-000) Gaston Rd Bentonville, Ar.

The public hearing will be held October 15th, 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:

Laura J. Murphy

Signature and Physical Address

9968 S. MORNING STAR
Rd

Bentonville, AR 72712

Signature and Physical Address

RESOLUTION NO. _____

**A RESOLUTION AMENDING THE CITY OF BENTONVILLE FUTURE LAND USE
MAP FOR A SPECIFIC AREA FROM AGRICULTURE TO RESIDENTIAL ESTATE;
AND FOR OTHER PURPOSES.
(PROJECT NUMBER: RZ24-0036)**

WHEREAS, Roger Song 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 AGRICULTURE to RESIDENTIAL ESTATE, which property is described as follows:

PART OF THE SOUTHWEST QUARTER {SW1/4} OF THE NORTHEAST QUARTER (NE 1/4), SECTION 26, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS; BEGINNING AT THE NE CORNER OF THE SW 1/4 OF THE NE /4 OF SAID SECTION 26, THENCE S02°21'29"W 249.63 FEET; THENCE N87°25'14"W 875.22 FEET; THENCE NO2°20'57"E 248.13 FEET; THENCE S87°31'08"E 875.25 FEET TO THE POINT OF BEGINNNG, CONTAINING 217.823.39 SQUARE FEET OR 5.00 ACRES, MORE OR LESS. ALSO KNOWN AS LOT 1, FRAZIER ADDITION, TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD L20202026989;

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held October 15, 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 AGRICULTURE to RESIDENTIAL ESTATE 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:

ATTEST:

Stephanie Orman, Mayor

Malorie Marrs, City Clerk

**AN ORDINANCE CHANGING REAL ESTATE IN THE CITY OF BENTONVILLE,
ARKANSAS, FROM ITS PRESENT ZONING CLASSIFICATION OF A-1,
AGRICULTURAL TO R-E, RESIDENTIAL ESTATE; AND FOR OTHER PURPOSES.
(PROJECT NUMBER: RZ24-0036)**

WHEREAS, Roger Song 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 A-1, AGRICULTURAL to R-E, RESIDENTIAL ESTATE to be used in accordance with city zoning laws and state laws, which property is described as follows:

PART OF THE SOUTHWEST QUARTER {SW1/4} OF THE NORTHEAST QUARTER (NE 1/4), SECTION 26, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS; BEGINNING AT THE NE CORNER OF THE SW 1/4 OF THE NE 1/4 OF SAID SECTION 26, THENCE S02°21'29"W 249.63 FEET; THENCE N87°25'14"W 875.22 FEET; THENCE NO2°20'57"E 248.13 FEET; THENCE S87°31'08"E 875.25 FEET TO THE POINT OF BEGINNING, CONTAINING 217.823.39 SQUARE FEET OR 5.00 ACRES, MORE OR LESS. ALSO KNOWN AS LOT 1, FRAZIER ADDITION, TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD L20202026989;

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held October 15, 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 A-1, AGRICULTURAL to R-E, RESIDENTIAL ESTATE.

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 A-1, AGRICULTURAL to R-E, RESIDENTIAL ESTATE 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

	Canvas Church
	1106 Northwest 10th Street
	PC Date: 10/15/2024

Staff Report Details	
Project Number	RZ24-0039
Applicant / Current Owner	Shannon Roberts / Canvas Church
Site Area	+/- 1.63 Acres
Current Zoning	R-1, Low-Density Single-Family Residential
Requested Zoning	C-2, General Commercial
Current Future Land Use Map Designation	General Commercial
Requested Future Land Use Map Designation	N/A
Development Type / Use	Commercial
Related projects	N/A

Property Description
The subject property is located at 1106 Northwest 10th Street. The property is presently zoned R-1, Low Density Single Family Residential, with a land use designation of General Commercial. The property has direct access to Northwest 10th Street. Surrounding zoning districts include R-1, Low Density Single Family Residential to the north, west, and south; C-1, Neighborhood Commercial to the west; C-2, General Commercial to the northwest; and R-2 Medium Density Two Family and Townhome Residential further to the southeast.

Project Details
The applicant has requested a rezoning of the property from R-1, Low Density Single Family Residential to C-2, General Commercial. The applicant states in their narrative they would like to rezone to conform to the Future Land Use Plan of General Commercial. The applicant states the current zoning does not reflect the growing changes to the submarket and a C-2 zoning would result in greater investment of the property and improve the surrounding neighborhood.

Relationship to the General Plan / Projected Traffic Impact

The property is presently designated as General Commercial and is surrounded by General Commercial to the north, south, east, and west. The adjacent blocks on the northwest and southeast are classified as Low-Density Residential (LDR).

General commercial areas include uses that serve both nearby residents and those coming from other parts of the city or region. Appropriate uses in these areas include retail, restaurants, services, and offices. Vertical mixed-use developments are encouraged, but are not as high a priority as in mixed-use or downtown commercial areas. General commercial uses should balance access between pedestrians and vehicles, though the impacts of parking should be minimized through site design and landscaping.

This zoning request aligns with the Future Land Use Map, recommending C-1, Neighborhood Commercial or C-2, General Commercial zoning for General Commercial land use. This location is within Priority Area 2 of the Community Plan, Infill Development, supporting the development of vacant properties already served by infrastructure within the context of existing development. Infill development supports new commercial and industrial development, strengthening and diversifying the city's tax base and employment opportunities.

There is a possibility traffic may be affected from the zoning change depending on the use of the building.

Public Comment

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

Analysis / Waivers

The subject property is surrounded by General Commercial lots with some Low-Density Residential lots to the northwest and southeast. Moreover, the land use and zoning requests support the goals of the Bentonville Community Plan, Priority Area 2 Infill Development

Similarly, this property lies within a couple of zoning districts. The property has R-1, Low Density Single Family Residential to the north, west, and south; C-1, Neighborhood Commercial to the west; C-2, General Commercial to the northwest; and R-2 Medium Density Two Family and Townhome Residential further to the southeast.

From a built environment lens, this area consists of a mix of commercial uses and residential uses. All public utilities exist and currently service this site.

Conclusion

Given this property's location within commercial land use and a mix of commercial and residential zoning, as well as the Community Plan's call for Infill Development, staff recommends approval of this request.

Additional Details



Scale
1" = 90'



NARRATIVE

1106 NW 10th St, Bentonville, AR

The applicant desires to rezone to C-2, General Commercial from R-1. The subject property is located adjacent to unattractive high wire telecommunications/cell tower station to the west, single family and short/long term rentals to the south and north and commercial office and retail buildings to the east. The property is located one block of major north south corridor of N. Walton Blvd, near an important retail services hub in north Bentonville with two major grocery stores, Harps and Walmart located within 3 blocks.

The existing building is a metal building with metal roof and siding exterior off 10th street. The proposed change in zoning conforms to the City of Bentonville's Future Land Use Plan, General Commercial, and has adequate and complimentary adjoining buffer zoning and uses. The existing zoning of R-1 is inappropriate and does not reflect the growing changes to this submarket. The proposed C-2 zoning would result in greater investment to the subject Property and continue to improve the surrounding neighborhood.

NOTICE OF INTENT TO REZONE

Canvas Church has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from R-1 to C-2

The legal description of the property is as follows:

The common description of the property is: 1106 NW 10th Street, Bentonville, AR 72712

The public hearing will be held October 15, 20 24 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

Signature and Physical Address

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 C-2, GENERAL COMMERCIAL; AND
FOR OTHER PURPOSES.**

(PROJECT NUMBER: RZ24-0039)

WHEREAS, Canvas Church 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 C-2, GENERAL COMMERCIAL to be used in accordance with city zoning laws and state laws, which property is described as follows:

PART OF THE NE 1/4 OF THE NE 1/4 OF SECTION 25, TOWNSHIP 20 NORTH, RANGE 31 WEST, BENTON COUNTY, BENTONVILLE, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING FROM THE SE CORNER OF SAID NE 1/4 OF THE NE 1/4; THENCE N 86°52'46" W 659.96 FEET TO A FOUND IRON PIN; THENCE N 02°19'57" E 190.19 FEET TO A FOUND IRON PIN; THENCE N 02°39'25" E 23.56 FEET TO A FOUND IRON PIN; THENCE N 02°04'35" E 26.72 FEET TO A FOUND IRON PIN, THE POINT OF BEGINNING; THENCE N 86°54'39" W 65.47 FEET TO A FOUND IRON PIN; THENCE N 54°01'27" W 131.56 FEET TO A FOUND IRON PIN; THENCE N 02°17'33" E 348.30 FEET TO A FOUND IRON PIN; THENCE S 86°53'06" E 173.76 FEET TO A FOUND IRON PIN; THENCE S 02°06'34" W 310.64 FEET TO A FOUND IRON PIN; THENCE S 02°11'19" W 109.04 FEET TO A FOUND IRON PIN, THE POINT OF BEGINNING, CONTAINING 1.59 ACRES, MORE OR LESS, BEING SUBJECT TO ANY COVENANTS, EASEMENTS, OR RIGHT-OF-WAYS OF RECORD OR FACT. AND PART OF THE NE 1/4 OF THE NE 1/4 OF SECTION 25, TOWNSHIP 20 NORTH, RANGE 31 WEST, BENTON COUNTY, BENTONVILLE, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING FROM THE SE CORNER OF SAID NE 1/4 OF THE NE 1/4; THENCE N 86°52'46" W 659.96 FEET TO A FOUND IRON PIN; THENCE N 02°19'57" E 190.19 FEET TO A FOUND IRON PIN, THE POINT OF BEGINNING; THENCE N 86°46'47" W 64.51 FEET TO A FOUND IRON PIN; THENCE N 00°03'14" E 23.37 FEET TO A FOUND IRON PIN; THENCE S 86°58'37" E 65.57 FEET TO A FOUND IRON PIN; THENCE S 02°39'25" W 23.56 FEET TO A FOUND IRON PIN, TO THE POINT OF BEGINNING, CONTAINING 0.04 ACRES, MORE OR LESS, BEING SUBJECT TO ANY COVENANTS, EASEMENTS, OR RIGHT-OF-WAYS OF RECORD OR FACT;

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held October 15, 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 C-2, GENERAL COMMERCIAL.

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 C-2, GENERAL COMMERCIAL 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:

ATTEST:

Stephanie Orman, Mayor

Malorie Marrs, City Clerk



Echelon
1602 Northwest 3rd Street
PC Date: 10/15/2024

Staff Report Details	
Project Number	PRD24-0004
Applicant / Current Owner	Amazing Land Company, LLC and Jeffery and Kelsey Garrett
Site Area	+/- [3.58] Acres
Current Zoning	R-1 Single Family Low-Density Residential, R-E, Residential Estate
Requested Zoning	PRD, Planned Residential Development
Current Future Land Use Map Designation	Open Space
Requested Future Land Use Map Designation	Low-Density Residential
Development Type / Use	Planned Residential Development
Related projects	

Property Description
This property is located on Northwest 3rd Street, and currently consists of four parcels, totaling 3.58 acres, and is zoned R-1, Residential Single Family, and RE, Residential Estate. The land use is designated as Open Space. The property has direct access to Northwest 3rd Street and Northwest Appaloosa Avenue.

Project Details
The applicant is proposing a Planned Residential Development consisting of attached and detached single-family homes. The 3.58 acre development will have a total of 21 dwelling units, at 5.86 dwelling units per acre, which is consistent with the city's standards for low density residential development (3-8 dwelling units per acre). There will be 12 single-family attached units and 9 single family detached units. Included in the plan is a walking trail along the western property line and a neighborhood park along the northern property line. A total of 42 garage parking spots will be provided within this development, with each detached and attached single-family home providing garage parking for two dedicated spaces per dwelling unit. This meets the R-1 and R-2 zoning code requirements for parking. Proposed allowable uses include those seen within this proposal, namely single-family detached and

Project Details

attached dwellings as well as neighborhood parks. The proposal also includes conditional and accessory use provisions for cottage courts, accessory dwelling units, and various transportation, communication, and utility functions.

The attached-single family homes in Zone 1 has a proposed maximum allowed height of 40 feet, 4 feet taller than the maximum allowable height in R-1. The the detached single-family homes in Zone 2 will have a maximum height of 29.5 feet, 6.5 feet lower than the maximum allowable height in R-1. In order to better match the surrounding neighborhoods, the development will locate the taller, 3-story single-family attached units along Northwest 3rd Street and within the mid-block of the second row of homes. The 2-story detached single family homes will be located to the rear of the property.

The building materials for this development include brick, stone or manufactured stone, wood, and concrete siding, with garages designed to blend into the building facade. In response to privacy concerns, the applicant has arranged the proposed three-story homes to minimize sight-lines from roof patios into existing backyards. All roof patios will be oriented to the interior of the Echelon neighborhood, and the layout will avoid placing three-story units along the fenced rear yards of adjacent homes to the west.

Please see the applicant's materials for additional information.

Relationship to the General Plan / Projected Traffic Impact

Traffic will likely increase slightly as this piece of land is developing from previously undeveloped lots. With Northwest 3rd Street designated as a collector street, it is likely to be able to handle any additional traffic. Additionally, the dedicated bike line along Northwest 3rd Street and various nearby amenities connected to the bikeway may allow for more trips to be accomplished by walking and biking.

The Community Plan, in Chapter 4, Land Use and Strategic Growth, identifies this property as within an area of stable growth, where "existing land use, built character, and land use context suggest that they will generally remain the same over the horizon of this plan". However, the map outlines this area to lie entirely within Priority Area 2 of the Strategic Growth Zones, Infill development. Infill Development calls for the development of vacant properties already served by infrastructure within the context of existing development.

Chapter 5, Neighborhoods and Housing, calls for various strategies to support affordability within the evolving landscape of Bentonville's Housing landscape. These directives include:

1. Allowing and prioritizing alternative forms of density, such as duplexes or projects that promote a mix of housing types.
2. Providing proximity to, or integration within neighborhood development, resident-based services such as parks, trails, public facilities, and local commerce.
3. Using creative, market-driven tools to maintain housing availability for all socioeconomic levels
4. Providing the residential environments that support the city's economic engine, employment base, and commerce.

This development meets many of these criteria by providing a mix of single-family attached and detached homes on smaller lots which may increase affordability. The attached units mimic a single-family home from the street frontage, providing more housing units while still maintaining some consistency with surrounding neighborhoods and the single family detached units located at the rear of the property. Additionally, this development fronts Northwest 3rd Street, which is designated as a regional Bike Connection in Chapter 7 of the Community Plan. The dedicated two-way bike lane provides access to

Relationship to the General Plan / Projected Traffic Impact

nearby amenities, services, and outdoor recreation, such as the Applegate Trail along Coler Creek located 0.3 miles to the west. The plan also incorporates a neighborhood park, providing a community amenity.

Additionally, this proposed development meets Chapter 7's recommendation to reduce curb cuts along arterial roadways by decreasing the existing curb cuts from two to one.

The design and location of this development promotes access to alternative modes of transportation as outlined in the Community Plan, Chapter 7.

This project meets the Community Plan objective of increased housing diversity (page 55), which supports aging in place by increasing the housing diversity at the block and neighborhood level to "allow for down-sizing within the local area." This development supports this by incorporating smaller footprint dwelling units on easier to maintain lots into a single-family style neighborhood.

While this property is designated as open space on the future land use plan, its prime location along Northwest 3rd street which access a dedicated bike lane and trails, as well as its proximity to the commercial hub along Walton Boulevard, makes this location an ideal opportunity for context sensitive infill development.

Public Comment

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

Analysis / Waivers

The applicant proposes a single-family attached and detached development that is nearby to existing single-family neighborhoods and has access to developed active transportation routes. The development meets the parking requirements outlined for R-1 zoning districts, provides a mix of attached and detached single-family homes, a neighborhood park, and a walking trail that connects the back of the property to Northwest 3rd Street. The buildings will be composed of both primary and special use primary materials, and parking will be located at the rear of the structures, activating the frontage along Northwest 3rd street.

The proposal demonstrates the criteria outlined in the code for Planned Residential Developments with its mix of housing, high-quality community open space and park, and interconnected narrow street network that is safe and pleasant for pedestrians. The applicants have reviewed and made adjustments to the plan based on the concerns of nearby neighbors.

Conclusion

Staff recommends approval of the Planned Residential Development given that it aligns with both the community plan calling for housing diversity and the Planned Residential Development criteria to offer a range of living units available to the public.

Staff recommends that the approval be conditioned such that the height of all structures be limited to 36'.

Additional Details



Pending PC Item



PRD24-0004
Amazing Land Company LLC
1602 NW 3RD ST



8 October 2024
City of Bentonville
Planning Department
305 SW A Street
Bentonville, AR 72712

RE: Echelon – PRD Narrative

Below is the narrative of the Planned Residential Development (PRD) for Echelon, a single-family subdivision located on NW 3rd Street. Please accept this narrative for review in conjunction with the PRD application, site plan, and architectural renderings.

Intent:

Leadership Properties and Thrilled Home Builders, in collaboration with Development Consultant Inc and Travis Harris Design, LLC, propose a 21-unit Planned Residential Development along NW 3rd Street in Bentonville, Arkansas, known as Echelon.

Echelon will blend active lifestyle elements and thoughtful contemporary design to create a premier community for residents who are drawn to outdoor adventure and neighborhood connections.

A mix of detached and attached single-family homes will further the City's goals for appropriate infill development between downtown Bentonville and Coler MTB Preserve by bringing new housing formats not currently available in the area.

Design elements like rear-loaded garages, roof-patios, and shared greenspace cater to the modern market demands of active executives and seniors alike. Smaller lots and POA-managed common spaces are carefully balanced to create a transition between the existing neighborhoods along the NW 3rd Street corridor.

The Planned Residential Development approach allows for the tailoring of street and setback dimensions to accommodate the specific size and access needs of the parcels, while allowing for the incorporation of outdoor amenities and place-making efforts. Building styles and materials are presented in the attached documentation and are generally consistent with standard building types for the NW Arkansas community and the adjacent neighborhoods.

Relation to Existing & Surrounding Uses:

The proposed project will involve four parcels (01-18382-000, 01-18382-001, 01-18380-000, and part of 01-18380-001) totaling around 3.58 acres and including a dilapidated and vacant 644 sq ft residential structure. The property is served by existing water, sewer, and electric facilities available at the property edge.

The project is on the north side of 3rd Street, a 2-lane public street with existing sidewalks on both sides

and separated bicycle facilities on the north. There are two existing curb cuts along the project frontage that intersect the cycle path. One will be closed. The other, an existing gravel driveway on the east edge of the development serving the flag lot to the north, will become an improved, paved street. This will provide frontage access to the existing home to the north and a westward street connection to the Appaloosa Ave stub into the Windsor Manor neighborhood. The alignment of this driveway and Appaloosa Ave are the primary drivers of the proposed site layout.

The adjacent subdivisions to the east and west of the proposed development consist of detached single-family homes built between 1995 - 2008 on lots averaging 0.22 acres (Sturbridge) to 0.27 acres (Windsor & Saddlebrook). NW 3rd St is lined with walls and privacy fences along the north side, extending 1320 ft to the east and 1050 ft to the west from the project boundaries. Similarly, the south side of 3rd Street has approximately 900 ft of wall, except for a single-lot gap directly across from the proposed development.

The impact on existing neighborhoods is minimized by placing the highest density at the front of the project with 2- and 3-story attached single-family homes adjacent to NW 3rd Street and transitioning to lower density to the north with 2-story detached single-family homes that more closely mirror the scale of existing homes where Appaloosa Ave enters Windsor Manor. The 3-story units are strategically arranged to minimize sightlines into the back yards of existing homes.

This proposal incorporates traditional neighborhood design principles by orienting front entries towards one another and placing rear-loaded garages on minor streets where feasible. The attached single-family homes at the south edge of the project will have primary entrances facing NW 3rd Street, with street-facing facades featuring upper floor balconies and garage finishes designed to promote connectedness and create the sense of entrances even in the functional areas of the loading street.

Bentonville's Future Land Use Plan designates the project area as "Open Space", however the entire site is within the Bentonville Community Plan's Priority Area 2: Infill. This proposal aligns with the Community Plan's vision of responsibly accommodating future growth by sensitively adding increased residential density to the area. Therefore, in accordance with the Future Land Use Plan and Zoning Districts Alignment Policy, we are requesting an amendment to the FLUP designation to "Low-Density Residential" which indicates 3-8 du / acre. The overall proposed project density is less than 6 du / acre.

Land Use:

All zones will be constructed in a single phase.

Zone 1:

Zone 1 will consist of twelve (12) $\pm 100' \times 20'$ minimum lot size, comprising an area of ± 0.8 acres, attached single-family homes on individual parcels. This creates a maximum density of sixteen (16) units per acre for zone 1. Each lot will have a 15' front setback, 0' interior side setback, 5' exterior side setback, and a 15' rear setback. The lots will be comprised of a mix of two- and three-story attached homes with garage

parking and a maximum height of 40.0'. A transparent fence will be installed along the existing utility easement adjacent to Lots 18-23, to enhance the curb appeal of zone 1.

Zone 2:

Zone 2 will consist of nine (9) $\pm 100' \times 50'$ minimum lot size, comprising an area of ± 1.29 acres, single-family residences with a maximum height of 29.5'. This creates a maximum density of seven (7) lots per acre. Each lot will have a 15' front setback, 3' interior side setback, 15' exterior side setback, and a 5' rear setback. The lots will be comprised of mix of single-family residential homes with garage parking.

Zone 3:

Zone 3 will consist of the common green space with walking trail and stormwater management features, comprising an area of ± 0.61 acres. The southwest detention area will be a below-grade detention pond, preserving the green space at grade for the enjoyment of the Echelon community. The southwest pond will detain and subsequently discharge into an existing storm sewer system along NW 3rd street in the southwest corner of the property. To further maximize the available greenspace available for recreational use, the north common area will also feature below-grade detention which will subsequently discharge to the north into an existing drainage swale during storm events. A decomposed granite trail will connect Zones 1 and 2 along the western and northern boundaries of the property, enhanced by public art, plantings, a hammock area, benches, and play structures. These amenities provide recreational opportunities for the residents and surrounding community, increasing the desirability of Echelon and welcoming connection with current residents.

Residential Density:

The maximum overall residential density will be 5.9 units per acre.

Private Streets:

Street cross sections shall be built to conform with Bentonville street standards and will be constructed of Portland cement concrete. The widths of these private streets will vary to best accommodate the garage parking of each unit and to ensure fire truck access for each unit as directed by the Bentonville Fire Department.

Structural Design:

All zones within the development are assumed to be traditional style in home design and will be comprised of either two or three-story construction limited to 40.0' in height for zone 1 and 29.5' in height for zone 2. Finish materials will be traditional building material such as colored brick, stone, fiber cement siding, wood plank siding and metal panel roof as indicated on the material drawing.

Requested Modifications:

The intent of the development will stay within the permitted modifications allowed by the PRD development criteria and will mostly adhere to permitted residential zoning district regulations. The intent is to allow for design flexibility in lot widths and higher residential density. The goal for this development is to provide much needed housing in the area. The requested modifications will include density, building setbacks, and lot sizes as indicated above. Zone 1 is similar to R-2 type zoning requirements. Zone 2 closely reflects R-1 zoning regulations. A table of proposed zoning regulations is provided for comparison.

Uses:

Where a dot (•) appears in the box, the use is allowed by right as a primary and secondary use in that district. Where the letter “C” appears in the box, the use is allowed subject to acquiring a conditional use permit. Where the letter “A” appears in the box, the use is allowed only as an accessory use to the primary use and shall not be a primary use and is subject to all development standards. Where a dot (•), the letter “C”, nor the letter “A” appears in a box, or for uses not included in the table, the use is not allowed.

USE UNIT	ZONE 1 ATTACHED SINGLE FAMILY HOMES	ZONE 2 DETACHED SINGLE FAMILY HOMES	ZONE 3 GREEN SPACE
AGRICULTURE & ANIMALS			
ANIMAL—DOMESTIC OR HOUSEHOLD	•	•	•
COMMUNITY GARDEN	•	•	•
RESIDENTIAL			
DWELLING – SINGLE FAMILY	•	•	
DWELLING – TOWNHOUSE	•		
DWELLING – TWO-FAMILY	•		
DWELLING—ACCESSORY	A	A	
DWELLING—CONDOMINIUM	•		
DWELLING - COTTAGE COURT	C	C	
HOME OCCUPATION—TYPE A	A	A	
HOME OCCUPATION—TYPE B	C	C	
RECREATION, EDUCATION, & PUBLIC ASSEMBLY			
PARK—MINI			•
PARK—NEIGHBORHOOD			•
PUBLIC SAFETY SERVICES	C	C	C
MOBILE FOOD VENDOR			C
TRANSPORTATION, COMMUNICATION, & UTILITIES			
SOLAR ENERGY SYSTEM	A	A	
UTILITY FACILITY	C	C	C
WIND ENERGY SYSTEM, SMALL	A	A	
WIRELESS COMMUNICATION FACILITY (CELL TOWERS)	C	C	C
OTHER			
DONATION BOX			•
MODEL HOME	•	•	
SHORT-TERM RENTAL			

Traffic & Pedestrian Safety:

A 7-foot raised pedestrian table will be constructed where Echelon's decomposed granite walkway crosses Appaloosa Ave, serving to improve pedestrian visibility to motorists, and to act as a traffic calming feature for vehicles passing between Echelon and Windsor Manor. The interior streets cross sections are designed to encourage slower driving through Echelon.

The extension of Appaloosa Ave is proposed to be open to vehicles, with a public access easement along the private streets within Echelon. However, if the Windsor Manor Homeowners' Association chooses in the future to request permission from the City of Bentonville for a gate to limit through-traffic at the end of the public right of way, Leadership Properties would fully support their application, provided the request preserves pedestrian connectivity and emergency vehicle access.

Parking:

No modifications have been requested from the city's minimum parking requirements. Zones 1 and 2 will meet the same minimum of two off-street parking spaces per unit that is standard throughout all traditional residential zoning classifications throughout the City of Bentonville. Additional parking beyond the minimum requirement will be available in driveways, and on-street as allowed by local fire codes.

Privacy:

Residential structures will be set back from the project edges, buffered on the west side by landscaping features and the walking path, and on the east by the existing tree line and new private street. The developers will work with existing property owners to construct or improve fences at shared property lines to create a uniform perimeter.

Proposed maximum height regulations are within 4 ft of the adjacent R-1 zoning limits. The arrangement and orientation of the proposed three-story homes will be sensitive to privacy concerns, minimizing sightlines from roof patios into existing back yards. All roof patios will be oriented to the interior of the Echelon neighborhood, and the layout will avoid placing three-story units along the fenced rear yards of adjacent homes to the west.

Stormwater Management:

A previous property owner reportedly filled in a drainage swale, causing water and sediment to flow onto adjacent properties during storm events. The proposed stormwater management improvements should improve this condition, by restoring the proper flow and detention of runoff at the project's edge. Underground detention is proposed beneath recreational greenspaces at the north end and the southwest corner of Zone 3 as described earlier. The poorly constructed existing concrete junction box on the southwest corner of the property will be reconstructed to the city's specifications to ensure proper flow into the municipal storm sewer at NW 3rd St and NW O St.

Tree Preservation:

A certified arborist has provided a thorough assessment of the existing trees on site and provided recommendations for tree preservation efforts. The area of greatest impact will be along the east edge of the project at the proposed Echelon St. Preservation efforts in this area will focus on smaller trees that can withstand the root and soil disruption. Most significantly, extra attention will be given to preserve a large healthy 44" Pin Oak on the property line near the north common area. North of Appaloosa, Echelon St will transition from a fully paved street section to a lower-impact improved driveway running along the common area and serving the home to the north.

Covenants & Property Owners Association:

Leadership Properties has extensive experience forming and managing POA organizations to manage covenants in neighborhoods, including in Bentonville. Echelon's POA will manage common space landscaping and upkeep, private street maintenance, and enforcement of construction noise restrictions, on-street parking restrictions, and reasonable limits on rental operations consistent with fair housing laws.

Construction Disruption:

All construction traffic will access the property from NW 3rd St., minimizing the disruption to NW Appaloosa St. and Windsor Manor.

ECHELON

Thrilled 
HOME BUILDERS

 *Another*
LEADERSHIP
PROPERTIES
community



PRD SUBMISSION



PROJECT NUMBER 2024007

OWNER:
Leadership Properties, LLC
Thrilled Home Builders, LLC
3405 SW Awakening Ave
Bentonville, AR 72713
P: 918.808.6792

CIVIL ENGINEER & LANDSCAPE ARCHITECT:
Development Consultants, INC.
1 East Center Street, Suite 290
Fayetteville, AR 72701
P: 479.444.7880

ARCHITECT:
Travis Harris Design, LLC.
Travis Harris
10140 S. Hudson Ave.
Tulsa OK, 74137
P: 580.583.4335

Project Description

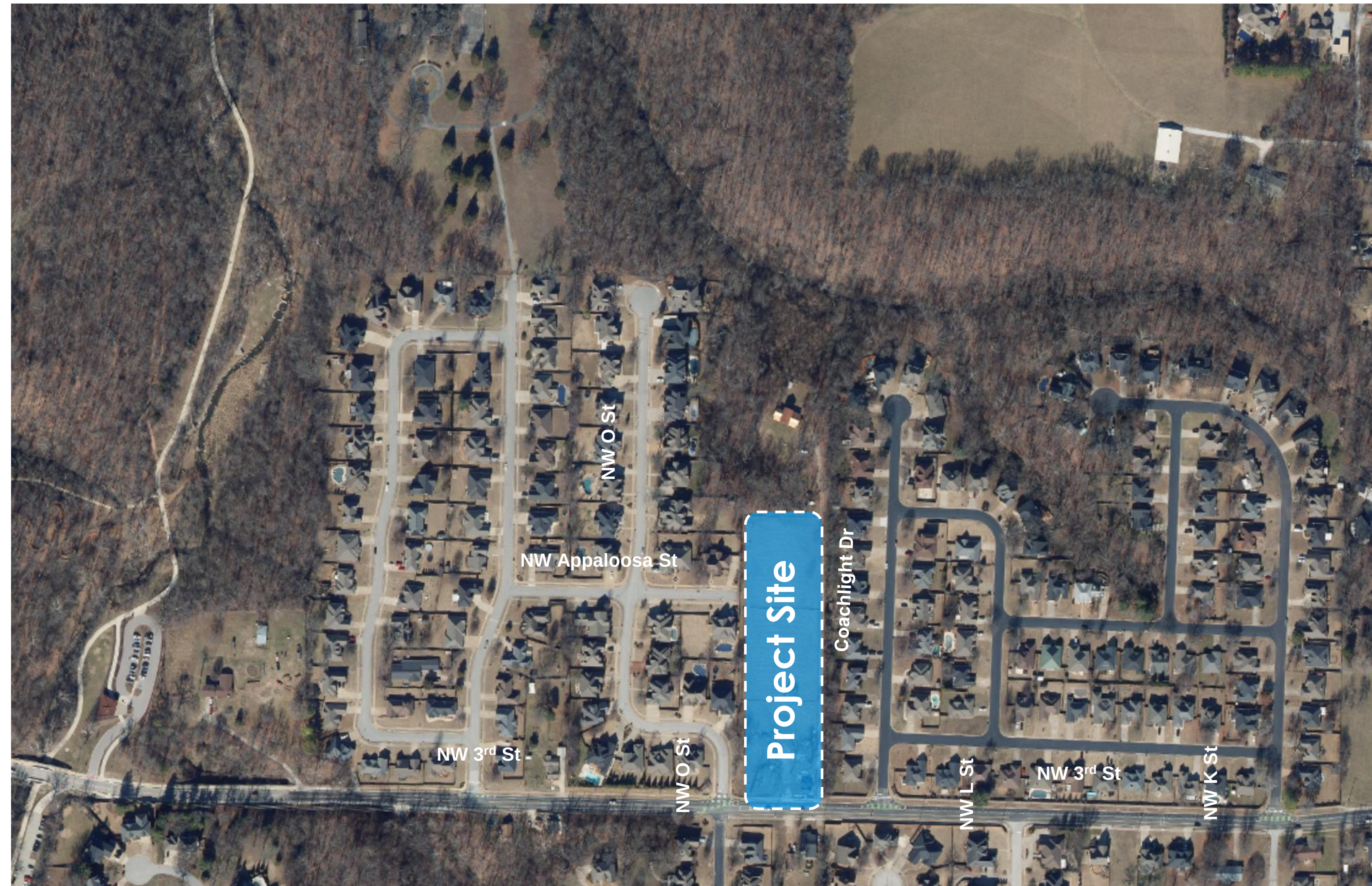
Leadership Properties and Thrilled Home Builders, in collaboration with Development Consultant Inc and Travis Harris Design, LLC, propose a 21-unit Planned Residential Development along NW 3rd Street in Bentonville, Arkansas, known as Echelon.

Echelon will blend active lifestyle elements and thoughtful contemporary design to create a premier community for residents who are drawn to outdoor adventure and neighborhood connections.

A mix of detached and attached single-family homes will further the City's goals for appropriate infill development between downtown Bentonville and Coler MTB Preserve by bringing new housing formats not currently available in the area.

Design elements like rear-loaded garages, roof-patios, and shared greenspace cater to the modern market demands of active executives and seniors alike. Smaller lots and POA-managed common spaces are carefully balanced to create a transition between the existing neighborhoods along the NW 3rd Street corridor.

The Planned Residential Development approach allows for the tailoring of street and setback dimensions to accommodate the specific size and access needs of the parcels, while allowing for the incorporation of outdoor amenities and place-making efforts. Building styles and materials are presented in the attached documentation and are generally consistent with standard building types for the NW Arkansas community and the adjacent neighborhoods.



Relation to Existing & Surrounding Uses

The proposed project will involve four parcels (01-18382-000, 01-18382-001, 01-18380-000, and part of 01-18380-001) totaling around 3.58 acres and including a dilapidated and vacant 644 sq ft residential structure. The property is served by existing water, sewer, and electric facilities available at the property edge.

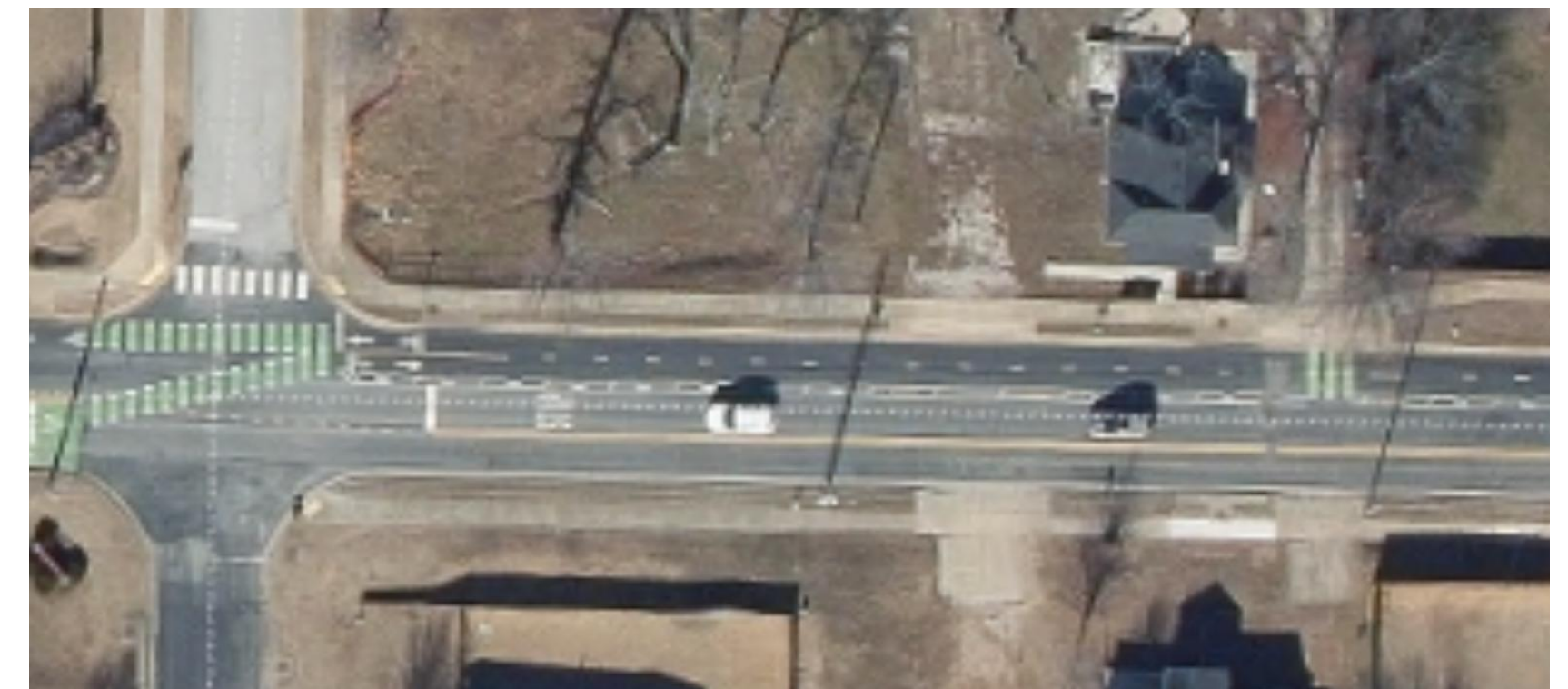
The project is on the north side of 3rd Street, a 2-lane public street with existing sidewalks on both sides and separated bicycle facilities on the north. There are two existing curb cuts along the project frontage that intersect the cycle path. One will be closed. The other, an existing gravel driveway on the east edge of the development serving the flag lot to the north, will become an improved, paved street. This will provide frontage access to the existing home to the north and a westward street connection to the Appaloosa Ave stub into the Windsor Manor neighborhood. The alignment of this driveway and Appaloosa Ave are the primary drivers of the proposed site layout.

The adjacent subdivisions to the east and west of the proposed development consist of detached single-family homes built between 1995 - 2008 on lots averaging 0.22 acres (Sturbridge) to 0.27 acres (Windsor & Saddlebrook). NW 3rd St is lined with walls and privacy fences along the north side, extending 1320 ft to the east and 1050 ft to the west from the project boundaries. Similarly, the south side of 3rd Street has approximately 900 ft of wall, except for a single-lot gap directly across from the proposed development.

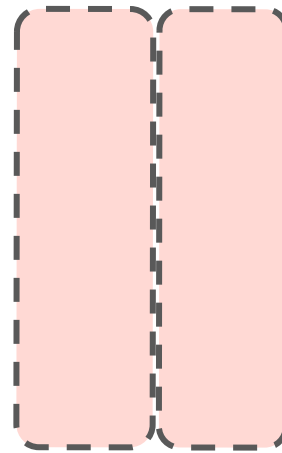
The impact on existing neighborhoods is minimized by placing the highest local density at the front of the project with 2- and 3-story attached single-family homes adjacent to NW 3rd Street and transitioning to lower density to the north with 2-story detached single-family homes that more closely mirror the scale of existing homes where Appaloosa Ave enters Windsor Manor. The 3-story units are strategically arranged to minimize sightlines into the back yards of existing homes.

This proposal incorporates traditional neighborhood design principles by orienting front entries towards one another and placing rear-loaded garages in allies where feasible. The attached single-family homes at the south edge of the project will have primary entrances facing NW 3rd Street, with garages facing the private street. While serving as the functional rear loading space, the facades facing the private street are intended to promote connectedness and convey a sense of welcoming entrances by including features such as upper floor balconies and purposeful garage door selections.

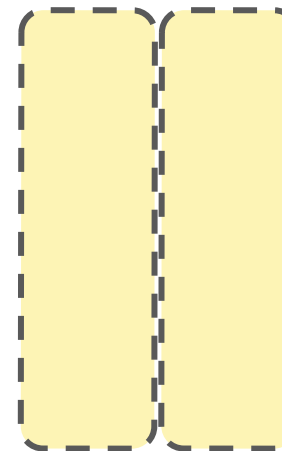
Bentonville's Future Land Use Plan designates the project area as "Open Space", however the entire site is within the Bentonville Community Plan's Priority Area 2: Infill. This proposal aligns with the Community Plan's vision of responsibly accommodating future growth by sensitively adding increased residential density to the area. Therefore, in accordance with the Future Land Use Plan and Zoning Districts Alignment Policy, we are requesting an amendment to the FLUP designation to "Low-Density Residential" which indicates 3–8 du / acre. The overall proposed project density is less than 6 du / acre.



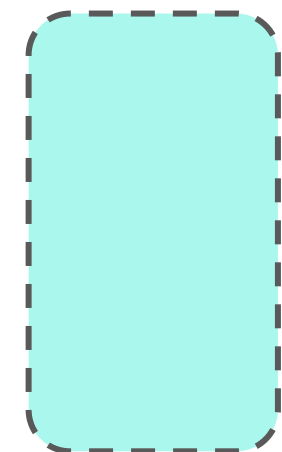
Plan Types – Site Plan



Zone 1 – 2 Story Attached Single-Family



Zone 1 – 3 Story Attached Single-Family



Zone 2 – 2-Story Detached Single Family



Description of Proposed Residential Land Uses – All zones completed in one phase

Zone 1:

Zone 1 will consist of twelve (12) $\pm 100' \times 20'$ minimum lot size, comprising an area of ± 0.8 acres, attached single-family homes on individual parcels. Each lot will have a 15' front setback, 0' interior side setback, 5' exterior side setback, and a 15' rear setback. The lots will be comprised of a mix of two- and three-story attached homes with garage parking and a maximum height of 40.0'. A transparent fence will be installed along the existing utility easement adjacent to Lots 18-23, to enhance the curb appeal of zone 1.

Zone 2:

Zone 2 will consist of nine (9) $\pm 100' \times 50'$ minimum lot size, comprising an area of ± 1.29 acres, single-family residences with a maximum height of 29.5'. Each lot will have a 15' front setback, 3' interior side setback, 15' exterior side setback, and a 5' rear setback. The lots will be comprised of mix of single-family residential homes with garage parking.

Zone 3:

Zone 3 will consist of the common green space with walking trail and stormwater management features, comprising an area of ± 0.61 acres. The southwest detention area will be a below-grade detention pond, preserving the green space at grade for the enjoyment of the Echelon community. The southwest pond will detain and subsequently discharge into an existing storm sewer system along NW 3rd street in the southwest corner of the property. To further maximizing the available greenspace available for recreational use, the north common area will also feature below-grade detention which will subsequently discharge to the north into an existing drainage swale during storm events. A decomposed granite trail will connect Zones 1 and 2 along the western and northern boundaries of the property, enhanced by public art, plantings, a hammock area, benches, and play structures. These amenities provide recreational opportunities for the residents and surrounding community, increasing the desirability of Echelon and welcoming connection with current residents.

Residential Density:

The maximum overall residential density will be 5.9 units per acre.

Private Streets:

Street cross sections shall be built to conform with Bentonville street standards and will be constructed of Portland cement concrete. The widths of these private streets will vary to best accommodate the garage parking of each units and to ensure fire truck access for each unit as directed by the Bentonville Fire Department.

Structural Design:

All zones within the development are assumed to be traditional style in home design and will be comprised of either two or three-story construction limited to 40.0' in height for zone 1 and 29.5' in height for zone 2. Finish materials will be traditional building material such as colored brick, stone, fiber cement siding, wood plank siding and metal panel roof as indicated on the material drawing.

Requested Modifications:

The intent of the development will stay within the permitted modifications allowed by the PRD development criteria and will mostly adhere to permitted residential zoning district regulations. The intent is to allow for design flexibility in lot widths and higher residential density. The goal for this development is to provide much needed housing in the area. The requested modifications will include density, building setbacks, and lot sizes as indicated above. Zone 1 is similar to R-2 type zoning requirements. Zone 2 closely reflects R-1 zoning regulations. A table of proposed zoning regulations is provided for comparison.

Zoning Comparison

	Zone 1 Attached Single-Family Homes	R-2 Medium Density Two Family & Townhome Residential		Zone 2 Detached Single-Family Homes	R-1 Low Density Single Family Residential
	PROPOSED	Comparison		PROPOSED	Adjacent Zone
Min Lot Area / DU	2000 SQ FT	2000 SQ FT		5000 SQ FT	6000 sq ft
Min Lot Width	20 FT	60 FT		50 FT	60 ft
Lot Depth	100 FT	--		100 FT	--
Max Lot Coverage	70%	65% / 70%		60%	40% / 50%
Front Setback	MATCH UTILITY EASEMENTS	20 FT		15 FT	20 ft
Side Setback (Interior)	0 FT	7 FT		3 FT	30 ft
Side Setback (Exterior)	5 FT	20 FT		15 FT	30 ft
Rear Setback	15 FT	25 FT		5 FT	30 ft
Max Height	40 FT	36 FT		29.5 FT	36 ft
Parking / DU	2	2		2	2

Guideline: New infill structures should be constructed at a height that is compatible to the adjacent structures. If possible, the new dwelling should have a height within an acceptable percentage to the Planning commission to ensure compatible massing, scale and to prevent the overshadowing of the adjacent structure(s).

Table of Uses

Use Unit	Zone 1 Attached Single-Family Homes	Zone 2 Detached Single-Family Homes	Zone 3 Green Space
Agriculture & Animals			
Animal – Domestic or Household	•	•	•
Community Garden	•	•	•
Residential			
Dwelling – Single Family	•	•	
Dwelling – Townhouse	•		
Dwelling – Two-Family	•		
Dwelling – Accessory	A	A	
Dwelling – Condominium	•		
Dwelling – Cottage Court	C	C	
Home Occupation – Type A	A	A	
Home Occupation – Type B	C	C	
Recreation, Education, & Public Assembly			
Park - Mini			•
Park - Neighborhood			•
Public Safety Services	C	C	C
Mobile Food Vendor			C
Transportation, Communication, & Utilities			
Solar Energy System	A	A	
Utility Facility	C	C	C
Wind Energy System, Small	A	A	
Wireless Communication Facility (Cell Towers)	C	C	C
Other			
Donation box			•
Model Home	•	•	
Short-Term Rental			

NOTE: * WHERE A DOT (•), THE LETTER “C”, NOR THE LETTER “A” APPEARS IN A BOX, OR FOR USES NOT INCLUDED IN THE TABLE, THE USE IS NOT ALLOWED.

Other Considerations

Traffic & Pedestrian Safety:

A 7-foot raised pedestrian table will be constructed where Echelon's decomposed granite walkway crosses Appaloosa Ave, serving to improve pedestrian visibility to motorists, and to act as a traffic calming feature for vehicles passing between Echelon and Windsor Manor. The interior streets cross sections are designed to encourage slower driving through Echelon.

The extension of Appaloosa Ave is proposed to be open to vehicles, with a public access easement along the private streets within Echelon. However, if the Windsor Manor Homeowners' Association chooses in the future to request permission from the City of Bentonville for a gate to limit through-traffic at the end of the public right of way, Leadership Properties would fully support their application, provided the request preserves pedestrian connectivity and emergency vehicle access.

Parking:

No modifications have been requested from the city's minimum parking requirements. Zones 1 and 2 will meet the same minimum of two off-street parking spaces per unit that is standard throughout all traditional residential zoning classifications throughout the City of Bentonville. Additional parking beyond the minimum requirement will be available in driveways, and on-street as allowed by local fire codes.

Privacy:

Residential structures will be set back from the project edges, buffered on the west side by landscaping features and the walking path, and on the east by the existing tree line and new private street. The developers will work with existing property owners to construct or improve fences at shared property lines to create a uniform perimeter.

Proposed maximum height regulations are within 4 ft of the adjacent R-1 zoning limits. The arrangement and orientation of the proposed three-story homes will be sensitive to privacy concerns, minimizing sight-lines from roof patios into existing back yards. All roof patios will be oriented to the interior of the Echelon neighborhood, and the layout will avoid placing three-story units along the fenced rear yards of adjacent homes to the west.

Other Considerations

Stormwater Management:

A previous property owner reportedly filled in a drainage swale, causing water and sediment to flow onto adjacent properties during storm events. The proposed stormwater management improvements should improve this condition, by restoring the proper flow and detention of runoff at the project's edge. Underground detention is proposed beneath recreational greenspaces at the north end and the southwest corner of Zone 3 as described earlier. The poorly constructed existing concrete junction box on the southwest corner of the property will be reconstructed to the city's specifications to ensure proper flow into the municipal storm sewer at NW 3rd St and NW O St.

Tree Preservation:

A certified arborist has provided a thorough assessment of the existing trees on site and provided recommendations for tree preservation efforts. The area of greatest impact will be along the east edge of the project at the proposed Echelon St. Preservation efforts in this area will focus on smaller trees that can withstand the root and soil disruption. Most significantly, extra attention will be given to preserve a large healthy 44" Pin Oak on the property line near the north common area. North of Appaloosa, Echelon St will transition from a fully paved street section to a lower-impact improved driveway running along the common area and serving the home to the north.

Covenants & Property Owners Association:

Leadership Properties has extensive experience forming and managing POA organizations to manage covenants in neighborhoods, including in Bentonville. Echelon's POA will manage common space landscaping and upkeep, private street maintenance, and enforcement of construction noise restrictions, on-street parking restrictions, and reasonable limits on rental operations consistent with fair housing laws.

Construction Disruption:

All construction traffic will access the property from NW 3rd St, minimizing the disruption to NW Appaloosa St and Windsor Manor.

Exterior Concept

The neighborhood of homes occupies the boundary condition between forest + urban environment; the exterior concept amplifies and makes this contrast visible through the use of material and color.

Color palette: **light, neutral** color palette punctuated by **darker accents**.

Darker colors anchor the space and draw your eye outward to the surrounding site. These tones dominate the surrounding forest and reinforce shelter.

Lighter tones accentuate the interior volumes, making them feel more expansive.

By contrasting and controlling the balance between these two elements: light and dark, we mimic the qualities found on the building site and shape the experience of the neighborhood.



Exterior Materials

The color palette is drawn from the surrounding site: Muted grays, browns + greens.

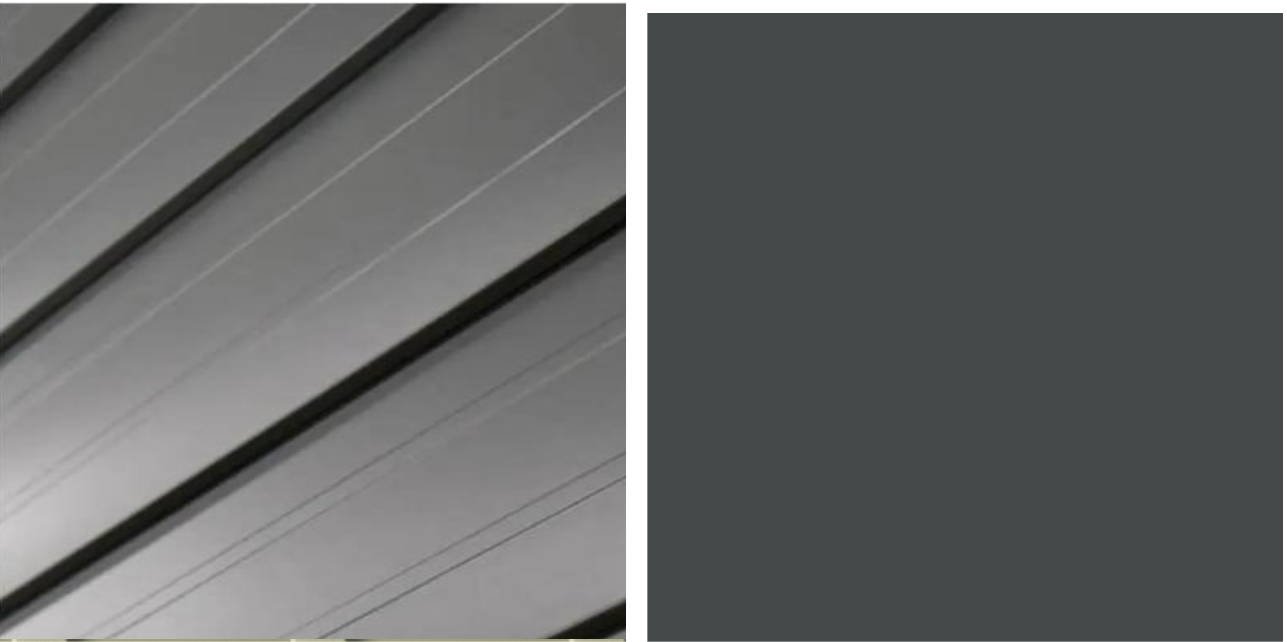
Materials

The exterior walls of all dwellings will be finished with high quality materials. Primary building materials will include:

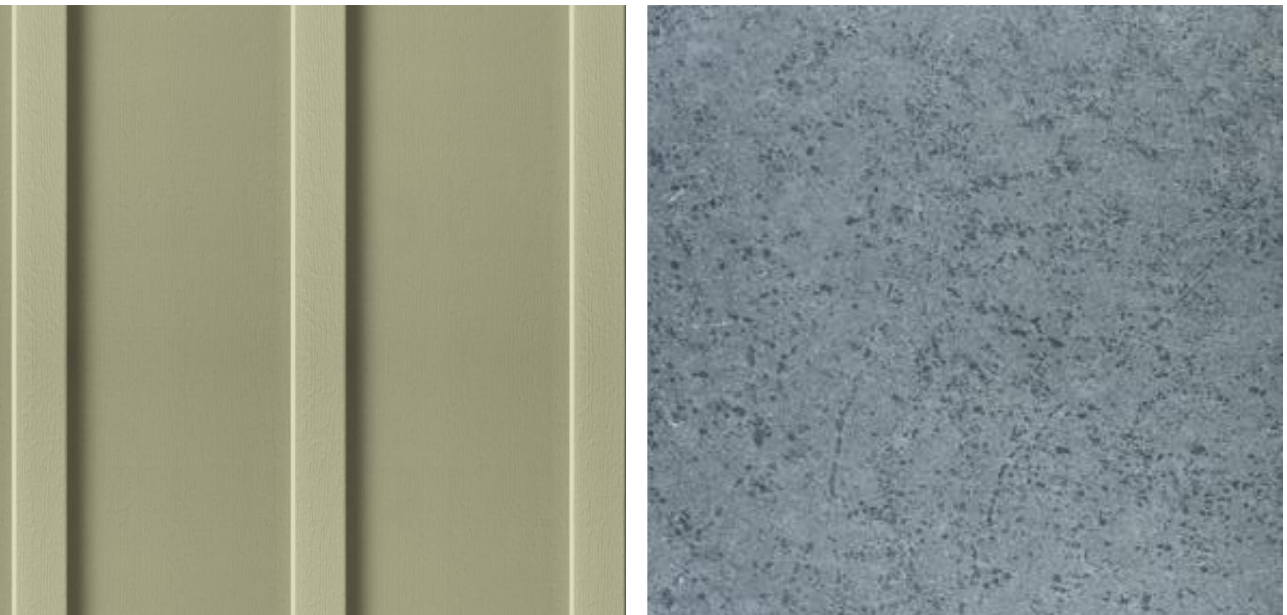
- Brick
- Stone or manufactured stone
- Wood
- Concrete siding (such as Hardy brand). Vinyl siding is only allowed above the first floor and may not exceed 20% of the building’s exterior.

Soffits and fascia may be covered with steel, vinyl, aluminum, or concrete composition materials. All roof pitches will be a minimum of 6/12 pitch. Roofs will be covered with shingles using architectural composition or better. Metal roofs are not permitted, but solar shingles are allowed.

Standing Seam metal roof
+ Metal Trim



Fiber Cement Batten
Board Rainscreen
+ Stone Tile



Sherwin Williams 6991



Cast-in-place Concrete



Natural Stone
+ Brick Veneer









NW O Street

TRAVIS HARRIS DESIGN, LLC

NW 3rd Street



Walking
Trail

Public art adjacent
to walking trails

NW 3rd Street Bike Lane



NW 3rd Street Bike Lane







Private drive loading & connection to walking trail





Peloton Place

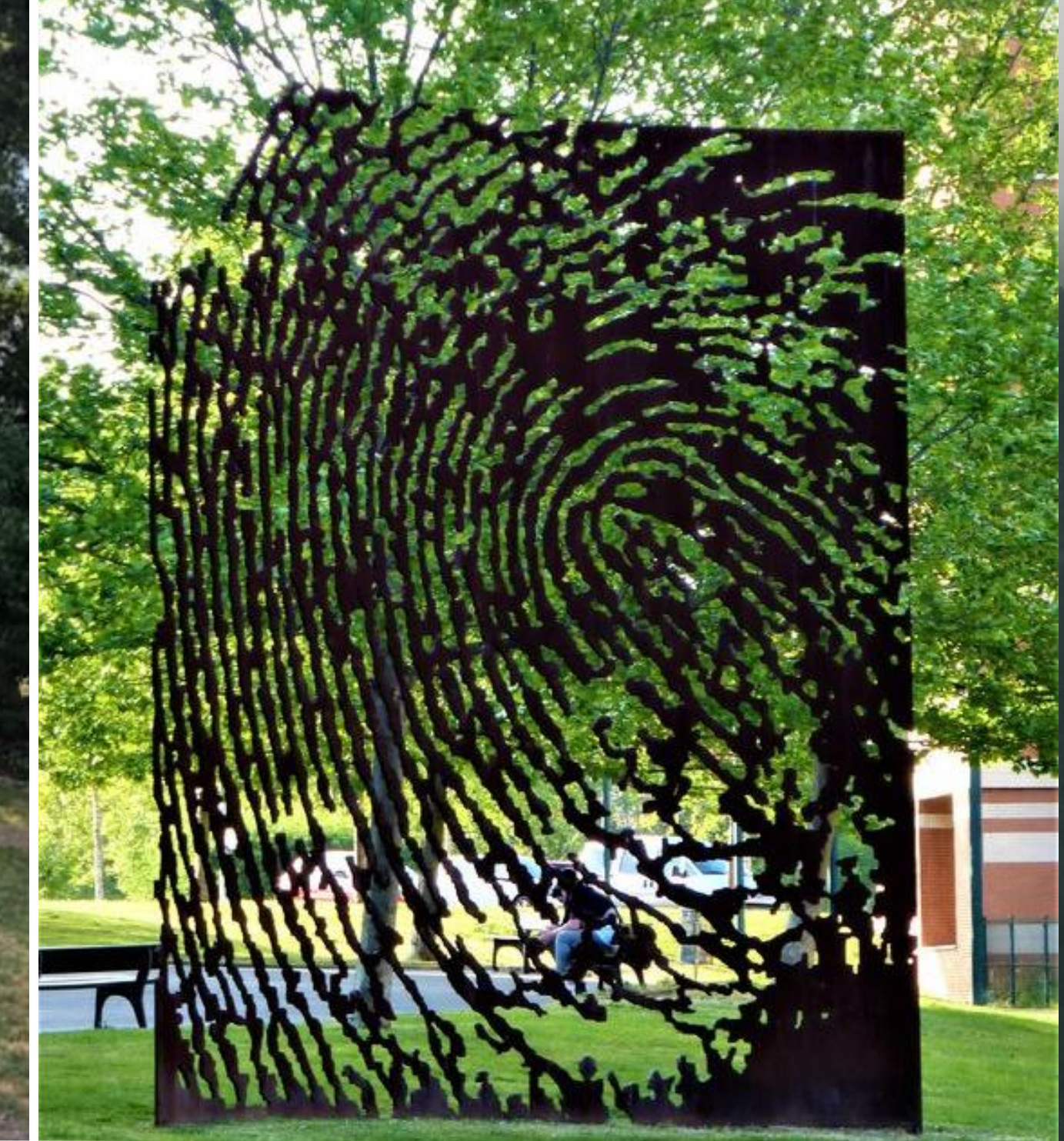


NW Echelon St
(looking south)

**Open green space with
playground, picnic tables,
hammock park, park
benches, and walk trails**

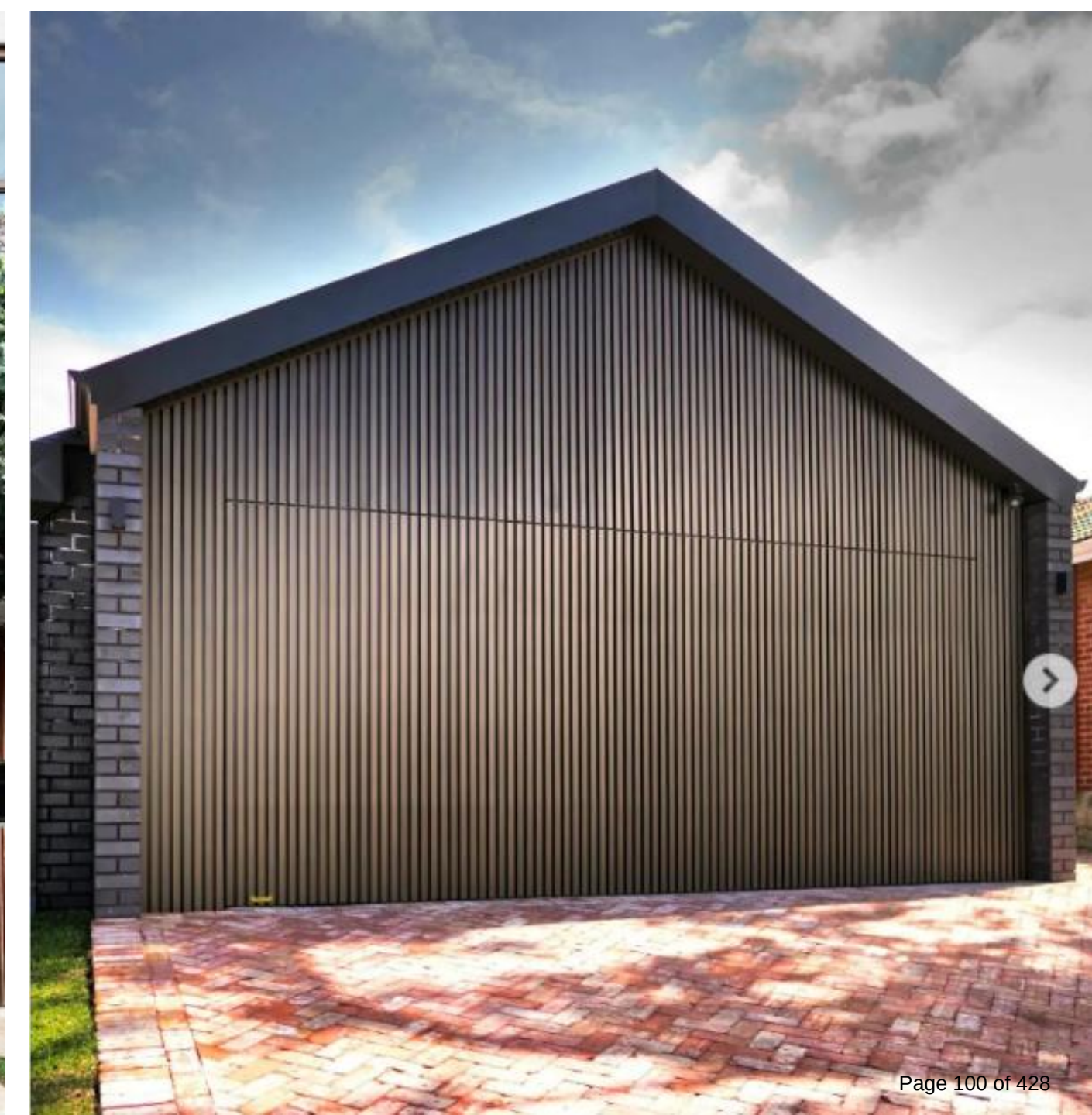
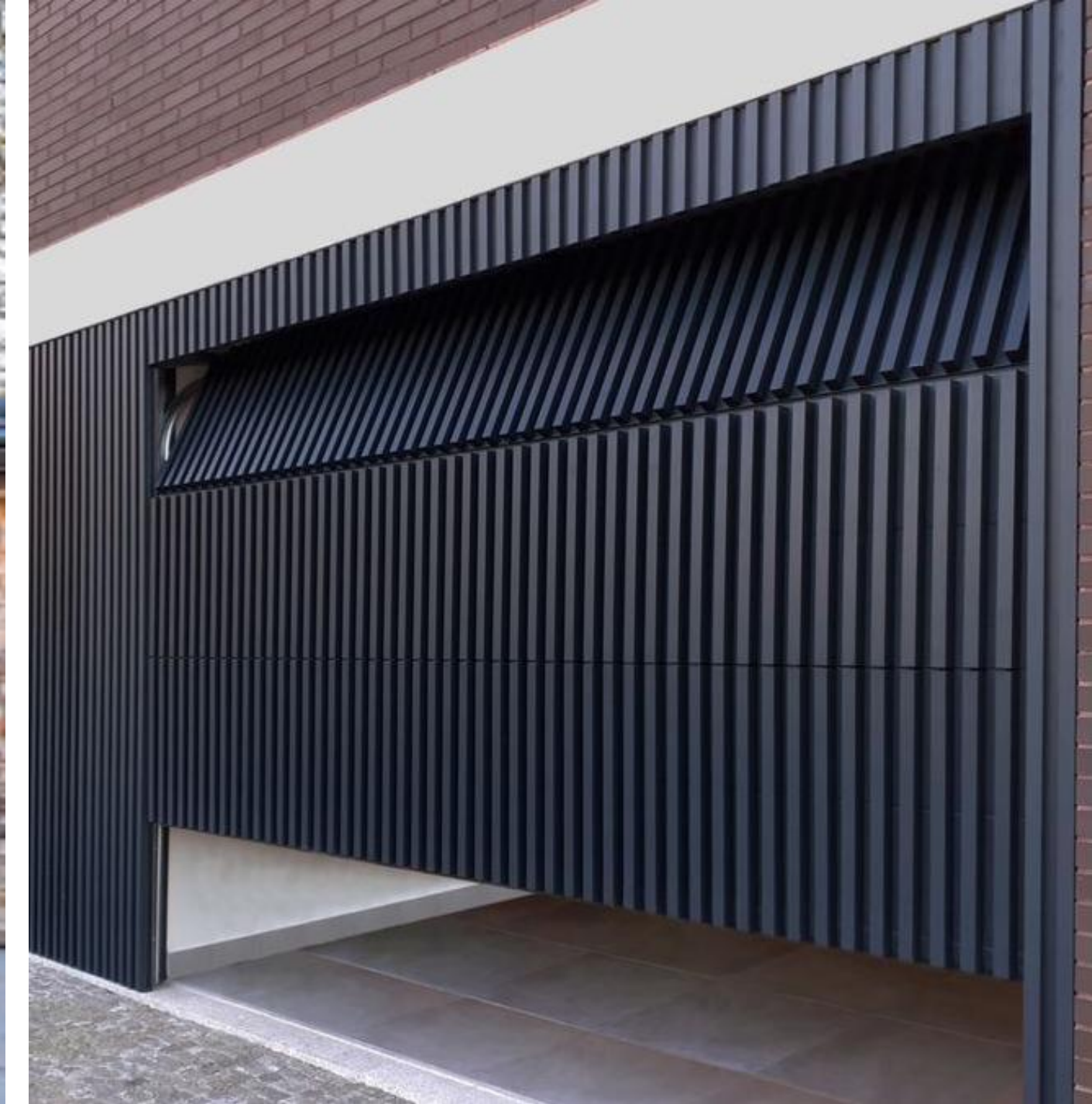
Art installation

The sculpture, titled "Echelon Connections," is a striking blend of locally-sourced steel and concrete, reflecting the spirit of Bentonville, Arkansas. Rising from a concrete base, the structure features interwoven arches that create a sense of movement and fluidity, symbolizing the town's growth and transformation. This installation not only showcases the craftsmanship of local artisans but also serves as a tribute to Bentonville's commitment to sustainability and community. Visitors are invited to walk around the space, becoming part of the artwork while reflecting on the deep connections that tie the community together. It will also be used as an identifiable symbol for the community created by the residence of Echelon.

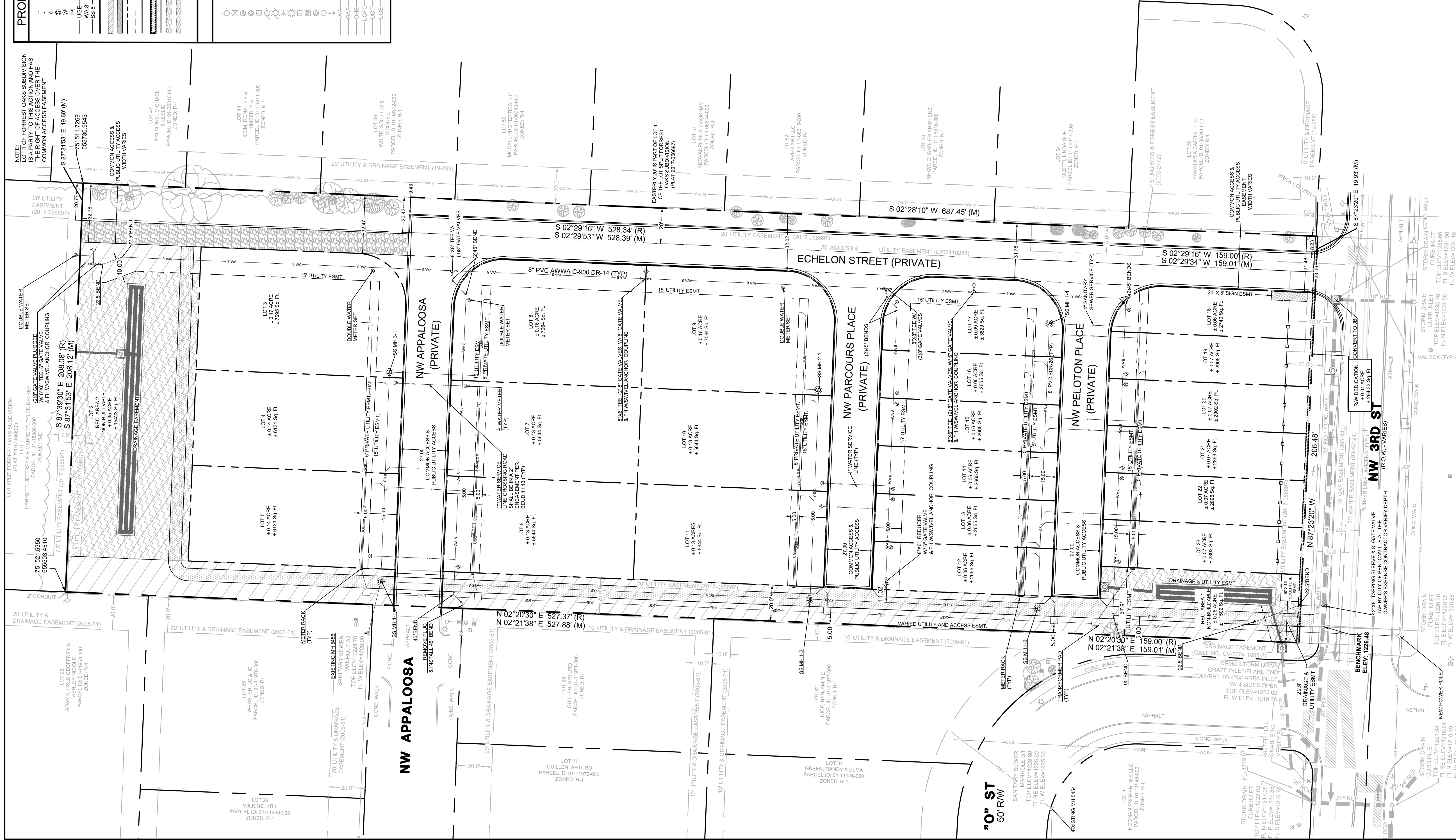


Garage Door Concept

The intent is to blend the garage door with the façade to keep the character and proportions of the neighborhood. This would limit the overall disruption of the garage doors to the aesthetics of the ground level.







PROPOSED LEGEND	
PLUG	1
FIRE HYDRANT	2
SANITARY MANHOLE	3
ELECTRIC METER	4
UNDERGROUND ELECTRIC	5
SEWER MAN	6
CURB & GUTTER	7
RECREATIONAL POND AREA	8
7' TRAIL (DECOMPOSED GRANITE)	9
UTILITY EASEMENT	10
STORM PIPE	11
RIGHT OF WAY DEDICATION	12
ZONING BOUNDARY	13
DRAINAGE EASEMENT	14
SIGN EASEMENT	15

LEGEND	
FIRE HYDRANT	1
WATER VALVE	2
GAS METER	3
POWER POLE	4
POWER POLE W/ LIGHT	5
LIGHT POLE	6
RECREATIONAL POND AREA	7
ELECTRIC METER	8
SANITARY SEWER MANHOLE	9
STORM DRAIN MANHOLE	10
SIGN	11
GAS LINE	12
OVERHEAD ELECTRIC	13
UNDERGROUND FIBER OPTIC	14
UNDERGROUND TELEPHONE	15
UNDERGROUND ELECTRIC	16

- UTILITY NOTES
1. ALL WORK, MATERIALS, INSTALLATION METHODS, & COORDINATION RELATED TO WATER & SEWER LINES & SERVICES SHALL COMPLY WITH THE CURRENT STANDARD DETAILS & CITY WATER LINES MUST BE INSTALLED WITH A MINIMUM 10' HORIZONTAL FROM SANITARY SEWER FACILITIES & IF VERTICAL SEPARATION OVER STEEL LINE CROSSINGS, OR
 2. ALL CONDUITS TO HAVE FULL CHORDS INSTALLED WITH STEEL POST THE OFFS AT EACH SETBACK LINE
 3. ENDURE EASEMENTS EXTENDING BEYOND SETBACK LINES, THE EASEMENT LINE SHALL BE THE SETBACK LINE
 4. ALL FIRE HYDRANTS SHALL BE LOCATED 3 TO 7 BACK OF CURB
 5. ALL TREES SHALL MAINTAIN A MINIMUM DISTANCE OF 5' FROM ALL PUBLIC UTILITIES
 6. BR INSPECTION ONLY AFTER FIRE LINE PLAN SUBMITTAL TO CITY OF BENTONVILLE
 7. RECEIVE BY FILE LINE CONTRACTOR ON THE UNDERGROUND FILE LINE PLAN
 8. THE PROPOSED AVERAGE AND PEAK DESIGN FLOWS GENERATED FROM ALL PROPOSED DEVELOPMENTS SHALL BE CALCULATED IN ACCORDANCE WITH THE STATE STANDARDS AND AHP PLAN SET. THESE FLOWS SHALL BE PROVIDED AT THE TIME OF APPLICATION AND SHALL REMAIN ON ALL REVISIONS INCLUDING CONSTRUCTION PLANS AND RECORD DRAWINGS.
 9. ALL FIRE HYDRANTS INCLUDING CONSTRUCTION PLANS AND RECORD DRAWINGS.

RELOCATE OF ANY EXISTING ELECTRICAL FACILITIES SHALL BE AT THE OWNERS EXPENSE.

2. ANY WORKS TO BE EXISTING ELECTRICAL FACILITIES SHALL BE AT THE OWNERS EXPENSE.

3. THE CHANGE OF ANY WORKS TO BE EXISTING ELECTRICAL FACILITIES SHALL BE AT THE OWNERS EXPENSE.

4. EXISTING DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRICAL INFORMATION PROVIDED BY THE CITY OF BENTONVILLE.

5. THE ELECTRICAL SPECIFICATIONS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION OF THE ELECTRICAL SPECIFICATIONS FOUND ON THE WEBSITE. CONTRACTOR'S RESPONSIBILITY FOR COMPLIANCE WITH THIS DOCUMENT.

Property Description:

Lot 2 of Lot Split Forest Oaks Subdivision as recorded at Plat #L2017056697, Benton County, Arkansas.

AND

Lot 3 of Lot Split Forest Oaks Subdivision as recorded at Plat #L2017056697, Benton County, Arkansas.

Less & Except the Right of Way taken per Consent Judgment (CV-2004-1855-2) and Order of Possession (CV-2005-1239-1), Benton County, Arkansas, being more particularly described as follows:

Commencing at a found plk nail at the Southeast corner of the NE 1/4 SW 1/4 of Section 25, T-20-N, R-31-W, Thence N 02°28'10" E along the East line of said NE 1/4 SW 1/4, a distance of 40.83 feet; Thence N 87°23'20" W, a distance of 19.93 feet to a found 3/4" rebar (PLS #1380), said point being on the Northern right of way line of NW 3rd St per aforesaid Consent Judgment (CV-2004-1855-2) and the Point of Beginning; Thence N 87°23'20" W along the Northern right of way line of said NW 3rd St per said Consent Judgment and along the Northern right of way line of NW 3rd St per said Consent Judgment (CV-2005-1239-1), a distance of 206.48 feet to the West line of aforesaid Lot 3; Thence N 02°21'38" E along the West line of said Lot 3, a distance of 159.01 feet to the NW corner of said Lot 3; Thence S 87°23'20" E along the North line of said Lot 3, a distance of 206.85 feet to a found 3/4" rebar at the NE corner of said Lot 3; Thence S 02°29'34" W along the East line of said Lot 3, a distance of 159.01 feet to the Point of Beginning, containing 0.31 of an acre more or less.

Leaving a total of 3.58 acres more or less.

AND

Part of Lot 1 of Lot Split Forest Oaks Subdivision as recorded at Plat #L2017056697, Benton County, Arkansas.

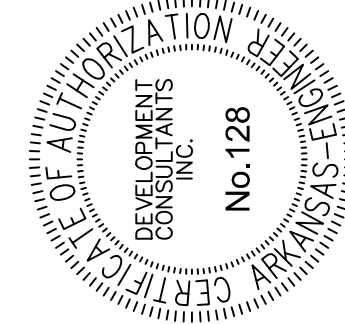
Commencing at a found 5/8" found rebar at the Southeast Corner of said Lot, Thence N 02°28'10" E, a distance of 1.30 feet to the Point of Beginning; Thence along N 87°23'20" W, a distance of 19.93 feet; Thence N 02°29'34" E, a distance of 686.10 feet; Thence S 87°23'15" E, a distance of 19.60 feet to the West line of Surroundage Subdivision (Plat #19-289), Thence S 02°28'10" W, a distance of 686.15 feet to the Point of Beginning, containing 0.31 of an acre more or less.



OWNER:
AMAZING LAND COMPANY LLC
P.O. BOX 52847
TULSA, OK 74152
TELEPHONE: 479-841-5162
PARCEL ID: 01-18381-000

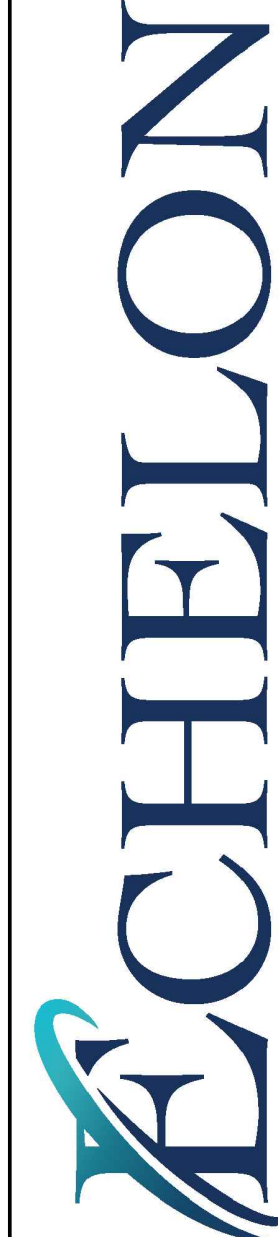
OWNER:
GARRETT, JEFFREY & GARRETT, TYLER KELSEY
1600 NW 3RD STREET
BENTONVILLE, AR 72712
PARCEL ID: 01-18380-000

CIVIL ENGINEER & LANDSCAPE ARCHITECT:
DEVELOPMENT CONSULTANTS, INC.
1 EAST CENTER STREET, SUITE 290
FAYETTEVILLE, ARKANSAS 72701
TELEPHONE: 479-444-7800



INCORPORATED	
REVISIONS	
DATE	10/8/2024
SCALE	1" = 30'
COPYRIGHT	2024
DCI	DEVELOPMENT CONSULTANTS INCORPORATED 1 EAST CENTER STREET SUITE 290 FAYETTEVILLE, AR 72701 (501) 444-7800

CONSULTANTS	
PROJECT TITLE	ECHELON BENTONVILLE, ARKANSAS
SHEET TITLE	MASTER UTILITY COORDINATION - PRD
PROJECT NO.	24-102
SHEET NO.	PRD-2
SHEET 2 OF 2	



Deny PRD Rezoning @ 1602 NW 3rd St. Bentonville AR



Started September 17, 2024

Why this petition matters



Started by [Beth Keck](#)

Echelon by Leadership Properties is asking Bentonville officials to rezone 1602 NW 3rd Street from R-1/R-Estate to Planned Residential Development (PRD). If PRD zoning is approved, the developer will build 9 single family homes and 12 3-story townhouses.

PRD zoning is out of character with surrounding neighborhoods which are zoned R-1 and the City's Future Land Use Plan which zones the area Neighborhood-Suburban.

Sign our petition asking Bentonville City officials to DENY rezoning of 1602 NW 3rd St. to PRD.

124 200

Signatures

Next Goal

50 people signed this week



Deny PRD Rezoning @ 1602 NW 3rd St. Bentonville AR

Share on Facebook

Send an email to friends

Send a message via WhatsApp

Tweet to your followers

Copy link

change.org

Start a petition

My petitions

Browse

Membership



Reasons for signing

See why other supporters are signing, why this petition is important to them, and share your reason for signing (this will mean a lot to the starter of the petition).



[Cornelis Bosua](#)

1 day ago

I don't believe this area should be rezoned. It doesn't seem to match the surrounding area which is all single family homes, and will greatly affect the neighborhood's style and character.

0

Report



[Donna Duncan](#)

3 days ago

I live on NW 3rd St. Changes were implemented without input from the residents and they have been awful for many of us! And this possible new rezoning for Echelon will create more issues. We have too much traffic already and they are speeding daily. If 21 units are added it will make traffic even worse. Lastly, it doesn't fit into the type of housing that current exists. Allowing the rezoning and the structures to be built, will set precedence for other similar structures and rezoning to be allowed. I do not want this in my neighborhood.

0

Report



[Diane Bland](#)

2 weeks ago

I do not want a development like this in our neighborhood area on 3rd street. Everything associated with this does not work for our neighborhoods. The traffic is already bad.

0

Report

Name	City	State	Postal Code	Signed On
Beth Keck	Bentonville	AR	72712	9/17/2024
Randy Green	Bentonville	AR	72712	9/17/2024
Brad Anderson	Bentonville	AR	72712	9/17/2024
Vicque White	Bentonville	AR	72712	9/17/2024
Dillon Waters	Bentonville	AR	72712	9/17/2024
Jeanine Duffey	Bentonville	AR	72712	9/18/2024
Renee Harris	BENTONVILLE	AR	72712	9/18/2024
Kelli Crossland	Bentonville	AR	72712	9/18/2024
Michael Simmons	Bentonville	AR	72712	9/18/2024
Benjamin Nice	Bentonville	AR	72712	9/18/2024
Robert Kenny	Bentonville	AR	72712	9/18/2024
Maria Pearson	Bentonville	AR	72712	9/18/2024
Ashley Adams	Bentonville	AR	72712	9/18/2024
Ryan Adams	Provo	UT	84604	9/18/2024
Jose Casasola	Rogers	AR	72758	9/18/2024
Laura Cooper	Kansas City	MO	64124	9/18/2024
Emily Adams	Bentonville	AR	72712	9/18/2024
Kassie Wilkins	Bentonville	AR	72712	9/18/2024
Jacqueline Suggitt	Bentonville	AR	72712	9/18/2024
Tim Williams	Bentonville	AR	72712	9/18/2024
Susan Raines	Bentonville	AR	72712	9/18/2024
Donna Duncan	Bentonville	AR	72712	9/18/2024
Roseanne Kisse	Bentonville	AR	72712	9/18/2024
Lynne Dinas	Bentonville	AR	72712	9/18/2024
Rachel Sargent	Bentonville	AR	72713	9/18/2024
Elizabeth Gillespie	Bentonville	AR	72712	9/18/2024
Cynthia Minardi	Bentonville	AR	72712	9/18/2024
Heather Mason	Bentonville	AR	72712	9/18/2024
Matthew Sargent	Bentonville	AR	72712	9/18/2024
Jennifer Castaneda	Bentonville	AR	72712	9/18/2024
Jennifer Enssle	Bentonville	AR	72712	9/18/2024
Scott Mason	Bentonville	AR	72712	9/18/2024
Paul Schumann	Bentonville	AR	72712	9/18/2024
Jaime Castaneda	Bentonville	AR	72712	9/18/2024
Katherine Ferree	Santa Clara	CA	95051	9/18/2024
Annika Greenwood	Bentonville	AR	72712	9/18/2024
Hoa Bury	Bentonville	AR	72712	9/18/2024
B Reynolds	Bentonville	AR	72712	9/18/2024
Leigh Anne Chitwood	Bentonville	AR	72712	9/18/2024
Kendra Coons	Rogers	AR	72758	9/18/2024
Joseph Dinas	Bentonville	AR	72712	9/18/2024
Julie Rowan	Bentonville	AR	72712	9/18/2024
Claire Gililand	Bentonville	AR	72712	9/18/2024
Dylan Gililand	Bentonville	AR	72712	9/18/2024

Elma Green	Bentonville	AR	72712	9/18/2024
Vickie Salsbury	Fayetteville	AR	72703	9/18/2024
Sam Minardi	Bentonville	AR	72712	9/18/2024
Joni Webster	Bentonville	AR	72712	9/18/2024
Carolyn Mason	Bentonville	AR	72712	9/18/2024
Donna Anderson	Bentonville	AR	72712	9/18/2024
Ronald Bolena	Bentonville	AR	72712	9/19/2024
Gail Cabot	Broken Arrow	OK	74011	9/19/2024
Kitt Wilkins	Kansas City	MO	64124	9/19/2024
Joel Pearson	Rogers	AR	72758	9/19/2024
Brandon Hill	Bentonville	AR	72712	9/19/2024
Diane Bland	Bentonville		72712	9/19/2024
Amanda Estelle	Bentonville	AR	72712	9/19/2024
James Taylor	Johnson	AR	72741	9/19/2024
Jennafer Norris	Springfield	MO	65898	9/19/2024
Patricia Phillips	Bentonville	AR	72712	9/19/2024
Annslee Turley	Bentonville	AR	72712	9/19/2024
Kendra Coons	Bentonville	AR	72712	9/19/2024
Beth Bolena	Bentonville	AR	72712	9/19/2024
Celinda Warren	Bentonville	AR	72712	9/20/2024
Bronwen Dassing	Bentonville	AR	72712	9/20/2024
BILL RAMPY	Bentonville	AR	72712	9/20/2024
Lindsay Mosier	Bentonville	AR	72712	9/21/2024
Jeff Going	Bentonville	AR	72712	9/21/2024
Karen Sinning	Bentonville	AR	72712	9/21/2024
Janet Wilson	Bentonville	AR	72712	9/22/2024
Michael Harris	Bentonville	AR	72712	9/23/2024
Timothy Harrell	Kansas City	MO	64127	9/25/2024
Katie Bouwhuis	Bentonville	AR	72712	9/26/2024
Norman Bouwhuis	Bentonville	AR	72712	9/26/2024
Ann Cenzalli	Bentonville	AR	72712	9/28/2024
Lyle Clapper	Bentonville	AR	72712	9/29/2024
Brendan Sanders	Bentonville	AR	72712	9/30/2024
Kevin McCall	Ozark	MO	65721	9/30/2024
Patricia Bates	Bentonville	AR	72712	10/1/2024

Sarah Alderson	Bentonville	AR	72712	10/1/2024
Elizabeth Ray	Bentonville	AR	72712	10/1/2024
Katie Yen	BENTONVILLE	AR	72712	10/1/2024
Mike Abb	Bentonville	AR	20011	10/1/2024
Nick Tallman	Bentonville	AR	72713	10/1/2024
Mackenzie Tallman	Bentonville	AR	72712	10/1/2024
Greg Coambes	Bentonville	AR	72712	10/1/2024
Gretchen Newton	Bentonville	AR	72712	10/1/2024
Kyle Markowski	Bentonville	AR	72712	10/1/2024
Kirstie Markowski	Bentonville	AR	72653	10/1/2024
Katherine Christensen	Bentonville	AR	72712	10/1/2024
Paige Percer	bentonville	AR	72712	10/1/2024
Marlon Toney	Bentonville	AR	72712	10/1/2024
Liz Owen	Bentonville	AR	72712	10/1/2024
Tyler Garrett	Bentonville	AR	72712	10/1/2024
Robi Brust	Bentonville	AR	72712	10/1/2024
James Dockery	Bentonville	AR	72712	10/1/2024
Taylor Kennedy	Bentonville	AR	72713	10/1/2024
Katherine McEwen ~Going	Bentonville	AR	72712	10/1/2024
Brenda Beam-Ihry	Bentonville	AR	72712	10/1/2024
Connie D'Aubin	Bentonville	AR	72712	10/2/2024
Kim Thompson	BENTONVILLE	AR	72712	10/2/2024
James Ivie	Edmond	OK	73034	10/2/2024
Gina Miller	Bentonville	AR	72712	10/2/2024
David Clements	Bentonville	AR	72712	10/2/2024
JD C	Bentonville	AR	72712	10/2/2024
Leslie Marilyn Huffman	Bentonville	AR	72712	10/2/2024
Nancy Griffith	Bentonville	AR	72712	10/2/2024
Nicole Cracchiolo	Bentonville	AR	72712	10/2/2024
Joseph Lombardo	Bentonville	AR	72712	10/2/2024
Lily Chiang	Bentonville	AR	72712	10/2/2024
Daisy Agosto	Bentonville	AR	72712	10/3/2024
Susan Weller	Yukon	OK	73099	10/3/2024
Nathan Boen	Bentonville	AR	72712	10/3/2024
Tracey Woods	Bentonville	AR	72712	10/3/2024
Cornelis Bosua			3103	10/3/2024
Jordan Bernstein	Bentonville	AR	72712	10/3/2024
Brent Ratelle	Bentonville	AR	72712	10/3/2024
Noah Horowitz	Fort Lauderdale	FL	33308	10/3/2024
Iara Masri	Memphis	TN	38115	10/3/2024
Kevin Wilson	Bentonville	AR	72712	10/3/2024
Amy Mitts	BENTONVILLE	AR	72712	10/3/2024
Thomas Miller	Bentonville	AR	72712	10/3/2024
Kristin Veit	Bentonville	AR	72712	10/4/2024
Tina Brandt	Bentonville	AR	72712	10/4/2024
Travis Robertson	Bentonville	AR	72712	10/4/2024

RESOLUTION NO. _____

**A RESOLUTION AMENDING THE CITY OF BENTONVILLE FUTURE LAND USE
MAP FOR A SPECIFIC AREA FROM OPEN SPACE TO MEDIUM-DENSITY
RESIDENTIAL; AND FOR OTHER PURPOSES.
(PROJECT NUMBER: PRD24-0004)**

WHEREAS, Amazing Land Company 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 OPEN SPACE to MEDIUM-DENSITY RESIDENTIAL, which property is described as follows:

LOT 2 OF LOT SPLIT FORREST OAKS SUBDIVISION AS RECORDED AT PLAT #L2017056697, BENTON COUNTY, ARKANSAS. AND LOT 3 OF LOT SPLIT FORREST OAKS SUBDIVISION AS RECORDED AT PLAT #L2017056697, LESS & EXCEPT THE RIGHT OF WAY TAKEN PER CONSENT JUDGMENT (CV-2004-1855-2) AND ORDER OF POSSESSION (CIV-2005-1239-1), BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND P/K NAIL AT THE SOUTHEAST CORNER OF THE NE1/4 SW1/4 OF SECTION 25, T-20-N, R-31-W. THENCE N 02°28'10" E ALONG THE EAST LINE OF SAID NE1/4 SW1/4, A DISTANCE OF 40.83 FEET; THENCE N 87°23'20" W, A DISTANCE OF 19.93 FEET TO A FOUND 1/2" REBAR (PLS #1380), SAID POINT BEING ON THE NORTHERLY RIGHT OF WAY LINE OF NW 3RD ST PER AFORESAID CONSENT JUDGMENT (CV-2004-1855-2) AND THE POINT OF BEGINNING; THENCE N 87°23'20" W ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID NW 3RD ST PER SAID CONSENT JUDGMENT AND ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID NW 3RD ST PER AFORESAID ORDER OF POSSESSION (CIV-2005-1239-1), A DISTANCE OF 206.48 FEET TO THE WEST LINE OF AFORESAID LOT 3; THENCE N 02°21'38" E ALONG THE WEST LINE OF SAID LOT 3, A DISTANCE OF 159.01 FEET TO THE NW CORNER OF SAID LOT 3; THENCE S 87°23'20" E ALONG THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 206.85 FEET TO A FOUND 1/2" REBAR AT THE NE CORNER OF SAID LOT 3; THENCE S 02°29'34" W ALONG THE EAST LINE OF SAID LOT 3, A DISTANCE OF 159.01 FEET TO THE POINT OF BEGINNING, CONTAINING 0.75 ACRES MORE OR LESS. AND PART OF LOT 1 OF LOT SPLIT FORREST OAKS SUBDIVISION AS RECORDED AT PLAT #L2017056697, BENTON COUNTY, ARKANSAS. COMMENCING AT A FOUND 5/8" FOUND REBAR AT THE SOUTHEAST CORNER OF SAID LOT. THENCE N 02°28'10" E, A DISTANCE OF 1.30 FEET TO THE POINT OF BEGINNING; THENCE N 87°23'20" W, A DISTANCE OF

19.93 FEET; THENCE N 02°29'34" E, A DISTANCE OF 686.10 FEET; THENCE S 87°31'53" E, A DISTANCE OF 19.60 FEET TO THE WEST LINE OF STURRBRIDGE SUBDIVISION (PLAT #19-289); THENCE S 02°28'10" W, A DISTANCE OF 686.15 FEET TO THE POINT OF BEGINNING, CONTAINING 0.31 OF AN ACRE MORE OR LESS. LEAVING A TOTAL OF 3.58 ACRES, MORE OR LESS;

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held October 15, 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 OPEN SPACE 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:

ATTEST:

Stephanie Orman, Mayor

Malorie Marrs, City Clerk

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 AND R-E, RESIDENTIAL ESTATE TO
PRD, PLANNED RESIDENTIAL DEVELOPMENT; AND FOR OTHER PURPOSES.**

(PROJECT NUMBER: PRD24-0004)

WHEREAS, Amazing Land Company 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 and R-E, RESIDENTIAL ESTATE to PRD, PLANNED RESIDENTIAL DEVELOPMENT to be used in accordance with city zoning laws and state laws, which property is described as follows:

LOT 2 OF LOT SPLIT FORREST OAKS SUBDIVISION AS RECORDED AT PLAT #L2017056697, BENTON COUNTY, ARKANSAS. AND LOT 3 OF LOT SPLIT FORREST OAKS SUBDIVISION AS RECORDED AT PLAT #L2017056697, LESS & EXCEPT THE RIGHT OF WAY TAKEN PER CONSENT JUDGMENT (CV-2004-1855-2) AND ORDER OF POSSESSION (CIV-2005-1239-1), BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND P/K NAIL AT THE SOUTHEAST CORNER OF THE NE1/4 SW1/4 OF SECTION 25, T-20-N, R-31-W. THENCE N 02°28'10" E ALONG THE EAST LINE OF SAID NE1/4 SW1/4, A DISTANCE OF 40.83 FEET; THENCE N 87°23'20" W, A DISTANCE OF 19.93 FEET TO A FOUND 1/2" REBAR (PLS #1380), SAID POINT BEING ON THE NORTHERLY RIGHT OF WAY LINE OF NW 3RD ST PER AFORESAID CONSENT JUDGMENT (CV-2004-1855-2) AND THE POINT OF BEGINNING; THENCE N 87°23'20" W ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID NW 3RD ST PER SAID CONSENT JUDGMENT AND ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID NW 3RD ST PER AFORESAID ORDER OF POSSESSION (CIV-2005-1239-1), A DISTANCE OF 206.48 FEET TO THE WEST LINE OF AFORESAID LOT 3; THENCE N 02°21'38" E ALONG THE WEST LINE OF SAID LOT 3, A DISTANCE OF 159.01 FEET TO THE NW CORNER OF SAID LOT 3; THENCE S 87°23'20" E ALONG THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 206.85 FEET TO A FOUND 1/2" REBAR AT THE NE CORNER OF SAID LOT 3; THENCE S 02°29'34" W ALONG THE EAST LINE OF SAID LOT 3, A DISTANCE OF 159.01 FEET TO THE POINT OF BEGINNING, CONTAINING 0.75 ACRES MORE OR LESS. AND PART OF LOT 1 OF LOT SPLIT FORREST OAKS SUBDIVISION AS RECORDED AT PLAT #L2017056697, BENTON COUNTY, ARKANSAS. COMMENCING AT A FOUND 5/8" FOUND REBAR AT THE SOUTHEAST CORNER OF SAID LOT. THENCE N 027°28'10" E, A DISTANCE OF 1.30 FEET TO THE POINT OF BEGINNING; THENCE N 87°23'20" W, A DISTANCE OF 19.93 FEET; THENCE N 02°29'34" E, A DISTANCE OF 686.10 FEET; THENCE S 87°31'53" E, A DISTANCE OF 19.60 FEET

TO THE WEST LINE OF STURRBRIDGE SUBDIVISION (PLAT #19-289); THENCE S 02°28'10" W,
A DISTANCE OF 686.15 FEET TO THE POINT OF BEGINNING, CONTAINING 0.31 OF AN ACRE
MORE OR LESS. LEAVING A TOTAL OF 3.58 ACRES, MORE OR LESS;

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held October 15, 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 R-1, LOW DENSITY SINGLE FAMILY RESIDENTIAL and R-E, RESIDENTIAL ESTATE 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 R-1, LOW DENSITY SINGLE FAMILY RESIDENTIAL and R-E, RESIDENTIAL ESTATE 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:

ATTEST:

Stephanie Orman, Mayor

Malorie Marrs, City Clerk

Deny PRD Rezoning @ 1602 NW 3rd St. Bentonville AR



Started September 17, 2024

Why this petition matters

Started by [Beth Keck](#)

Echelon by Leadership Properties is asking Bentonville officials to rezone 1602 NW 3rd Street from R-1/R-2 Estate to Planned Residential Development (PRD). If PRD zoning is approved, the developer will build 9 single family homes and 12 3-story townhouses.

PRD zoning is out of character with surrounding neighborhoods which are zoned R-1 and the City's Future Land Use Plan which zones the area Neighborhood Suburban.

Sign our petition asking Bentonville City officials to DENY rezoning of 1602 NW 3rd St. to PRD.

124 200

Signatures

Next Goal

50 people signed this week

Deny PRD Rezoning @ 1602 NW 3rd St. Bentonville AR

Share on Facebook

Send an email to friends

Send a message via WhatsApp

Tweet to your followers

Copy link

change.org

Start a petition

My petitions

Browse

Membership

Q

Reasons for signing

See why other supporters are signing, why this petition is important to them, and share your reason for signing (this will mean a lot to the starter of the petition).

[Cornelia Bossa](#)
1 day ago

I don't believe this area should be rezoned. It doesn't seem to match the surrounding area which is all single family homes, and will greatly affect the neighborhood's style and character.

0

Report

[Bonnie Duncan](#)
3 days ago

I live on NW 3rd St. Changes were implemented without input from the residents and they have been awful for many of us! And this possible new rezoning for Echelon will create more issues. We have too much traffic already and they are speeding daily. If 21 units are added it will make traffic even worse. Lastly, it doesn't fit into the type of housing that current exists. Allowing the rezoning and the structures to be built, will set precedence for other similar structures and rezoning to be allowed. I do not want this in my neighborhood.

0

Report

[Diane Bland](#)
2 weeks ago

I do not want a development like this in our neighborhood area on 3rd street. Everything associated with this does not work for our neighborhoods. The traffic is already bad.

0

Report

Name	City	State	Postal Code	Signed On
Beth Keck	Bentonville	AR	72712	9/17/2024
Randy Green	Bentonville	AR	72712	9/17/2024
Brad Anderson	Bentonville	AR	72712	9/17/2024
Vicque White	Bentonville	AR	72712	9/17/2024
Dillon Waters	Bentonville	AR	72712	9/17/2024
Jeanine Duffey	Bentonville	AR	72712	9/18/2024
Renee Harris	BENTONVILLE	AR	72712	9/18/2024
Kelli Crossland	Bentonville	AR	72712	9/18/2024
Michael Simmons	Bentonville	AR	72712	9/18/2024
Benjamin Nice	Bentonville	AR	72712	9/18/2024
Robert Kenny	Bentonville	AR	72712	9/18/2024
Maria Pearson	Bentonville	AR	72712	9/18/2024
Ashley Adams	Bentonville	AR	72712	9/18/2024
Ryan Adams	Provo	UT	84604	9/18/2024
Jose Casasola	Rogers	AR	72758	9/18/2024
Laura Cooper	Kansas City	MO	64124	9/18/2024
Emily Adams	Bentonville	AR	72712	9/18/2024
Kassie Wilkins	Bentonville	AR	72712	9/18/2024
Jacqueline Suggitt	Bentonville	AR	72712	9/18/2024
Tim Williams	Bentonville	AR	72712	9/18/2024
Susan Raines	Bentonville	AR	72712	9/18/2024
Donna Duncan	Bentonville	AR	72712	9/18/2024
Roseanne Kisse	Bentonville	AR	72712	9/18/2024
Lynne Dinas	Bentonville	AR	72712	9/18/2024
Rachel Sargent	Bentonville	AR	72713	9/18/2024
Elizabeth Gillespie	Bentonville	AR	72712	9/18/2024
Cynthia Minardi	Bentonville	AR	72712	9/18/2024
Heather Mason	Bentonville	AR	72712	9/18/2024
Matthew Sargent	Bentonville	AR	72712	9/18/2024
Jennifer Castaneda	Bentonville	AR	72712	9/18/2024
Jennifer Enssle	Bentonville	AR	72712	9/18/2024
Scott Mason	Bentonville	AR	72712	9/18/2024
Paul Schumann	Bentonville	AR	72712	9/18/2024
Jaime Castaneda	Bentonville	AR	72712	9/18/2024
Katherine Ferree	Santa Clara	CA	95051	9/18/2024
Annika Greenwood	Bentonville	AR	72712	9/18/2024
Hoa Bury	Bentonville	AR	72712	9/18/2024
B Reynolds	Bentonville	AR	72712	9/18/2024
Leigh Anne Chitwood	Bentonville	AR	72712	9/18/2024
Kendra Coons	Rogers	AR	72758	9/18/2024
Joseph Dinas	Bentonville	AR	72712	9/18/2024
Julie Rowan	Bentonville	AR	72712	9/18/2024
Claire Gililand	Bentonville	AR	72712	9/18/2024
Dylan Gililand	Bentonville	AR	72712	9/18/2024

Elma Green	Bentonville	AR	72712	9/18/2024
Vickie Salsbury	Fayetteville	AR	72703	9/18/2024
Sam Minardi	Bentonville	AR	72712	9/18/2024
Joni Webster	Bentonville	AR	72712	9/18/2024
Carolyn Mason	Bentonville	AR	72712	9/18/2024
Donna Anderson	Bentonville	AR	72712	9/18/2024
Ronald Bolena	Bentonville	AR	72712	9/19/2024
Gail Cabot	Broken Arrow	OK	74011	9/19/2024
Kitt Wilkins	Kansas City	MO	64124	9/19/2024
Joel Pearson	Rogers	AR	72758	9/19/2024
Brandon Hill	Bentonville	AR	72712	9/19/2024
Diane Bland	Bentonville		72712	9/19/2024
Amanda Estelle	Bentonville	AR	72712	9/19/2024
James Taylor	Johnson	AR	72741	9/19/2024
Jennafer Norris	Springfield	MO	65898	9/19/2024
Patricia Phillips	Bentonville	AR	72712	9/19/2024
Annslee Turley	Bentonville	AR	72712	9/19/2024
Kendra Coons	Bentonville	AR	72712	9/19/2024
Beth Bolena	Bentonville	AR	72712	9/19/2024
Celinda Warren	Bentonville	AR	72712	9/20/2024
Bronwen Dassing	Bentonville	AR	72712	9/20/2024
BILL RAMPY	Bentonville	AR	72712	9/20/2024
Lindsay Mosier	Bentonville	AR	72712	9/21/2024
Jeff Going	Bentonville	AR	72712	9/21/2024
Karen Sinning	Bentonville	AR	72712	9/21/2024
Janet Wilson	Bentonville	AR	72712	9/22/2024
Michael Harris	Bentonville	AR	72712	9/23/2024
Timothy Harrell	Kansas City	MO	64127	9/25/2024
Katie Bouwhuis	Bentonville	AR	72712	9/26/2024
Norman Bouwhuis	Bentonville	AR	72712	9/26/2024
Ann Cenzalli	Bentonville	AR	72712	9/28/2024
Lyle Clapper	Bentonville	AR	72712	9/29/2024
Brendan Sanders	Bentonville	AR	72712	9/30/2024
Kevin McCall	Ozark	MO	65721	9/30/2024
Patricia Bates	Bentonville	AR	72712	10/1/2024

Sarah Alderson	Bentonville	AR	72712	10/1/2024
Elizabeth Ray	Bentonville	AR	72712	10/1/2024
Katie Yen	BENTONVILLE	AR	72712	10/1/2024
Mike Abb	Bentonville	AR	20011	10/1/2024
Nick Tallman	Bentonville	AR	72713	10/1/2024
Mackenzie Tallman	Bentonville	AR	72712	10/1/2024
Greg Coambes	Bentonville	AR	72712	10/1/2024
Gretchen Newton	Bentonville	AR	72712	10/1/2024
Kyle Markowski	Bentonville	AR	72712	10/1/2024
Kirstie Markowski	Bentonville	AR	72653	10/1/2024
Katherine Christensen	Bentonville	AR	72712	10/1/2024
Paige Percer	bentonville	AR	72712	10/1/2024
Marlon Toney	Bentonville	AR	72712	10/1/2024
Liz Owen	Bentonville	AR	72712	10/1/2024
Tyler Garrett	Bentonville	AR	72712	10/1/2024
Robi Brust	Bentonville	AR	72712	10/1/2024
James Dockery	Bentonville	AR	72712	10/1/2024
Taylor Kennedy	Bentonville	AR	72713	10/1/2024
Katherine McEwen ~Going	Bentonville	AR	72712	10/1/2024
Brenda Beam-Ihry	Bentonville	AR	72712	10/1/2024
Connie D'Aubin	Bentonville	AR	72712	10/2/2024
Kim Thompson	BENTONVILLE	AR	72712	10/2/2024
James Ivie	Edmond	OK	73034	10/2/2024
Gina Miller	Bentonville	AR	72712	10/2/2024
David Clements	Bentonville	AR	72712	10/2/2024
JD C	Bentonville	AR	72712	10/2/2024
Leslie Marilyn Huffman	Bentonville	AR	72712	10/2/2024
Nancy Griffith	Bentonville	AR	72712	10/2/2024
Nicole Cracchiolo	Bentonville	AR	72712	10/2/2024
Joseph Lombardo	Bentonville	AR	72712	10/2/2024
Lily Chiang	Bentonville	AR	72712	10/2/2024
Daisy Agosto	Bentonville	AR	72712	10/3/2024
Susan Weller	Yukon	OK	73099	10/3/2024
Nathan Boen	Bentonville	AR	72712	10/3/2024
Tracey Woods	Bentonville	AR	72712	10/3/2024
Cornelis Bosua			3103	10/3/2024
Jordan Bernstein	Bentonville	AR	72712	10/3/2024
Brent Ratelle	Bentonville	AR	72712	10/3/2024
Noah Horowitz	Fort Lauderdale	FL	33308	10/3/2024
Iara Masri	Memphis	TN	38115	10/3/2024
Kevin Wilson	Bentonville	AR	72712	10/3/2024
Amy Mitts	BENTONVILLE	AR	72712	10/3/2024
Thomas Miller	Bentonville	AR	72712	10/3/2024
Kristin Veit	Bentonville	AR	72712	10/4/2024
Tina Brandt	Bentonville	AR	72712	10/4/2024
Travis Robertson	Bentonville	AR	72712	10/4/2024

From: [Tyler Overstreet](#)
To: [Kevin Wilson](#)
Cc: [Beverly Hall](#); [Bradley Gavrielides](#); [Brittany Chue](#); [Jon Stanley](#); [Keegan Stanton](#); [Sophie McAdara](#); [Thomas Adler](#)
Subject: RE: Opposition to "Echelon" project
Date: Friday, August 16, 2024 9:36:22 AM
Attachments: [image001.png](#)

Kevin,

Thank you for your comments. I'm copying other team members to ensure that your comments are included in the packet when this item comes through for approval.

Regards,



From: Kevin Wilson <kevinwilson1709@gmail.com>
Sent: Friday, August 16, 2024 9:22 AM
To: Tyler Overstreet <toverstreet@bentonvillear.com>
Subject: Opposition to "Echelon" project

You don't often get email from kevinwilson1709@gmail.com. [Learn why this is important](#)

Mr. Overstreet,

I attended a community town hall meeting last night regarding a proposed development called "Echelon by Leadership Properties." The proposed development is on the northeast corner of NW 3rd street and "O" street. The proposed development would include 21 living units (9 single family homes and 12 townhomes) on 3.2 acres.

I am opposed to this proposed development for the following reasons:

1. The townhomes and lot sizes are **inconsistent** with all the contiguous properties and would create downward value pressure on adjacent homes.
2. The **density** of this project is also incompatible with all the properties that border this project. Approximately 1 living unit per .15 acres. This would allow for

effectively no privacy and very narrow roadway widths within the development.

3. **Traffic** is already awful on 3rd street with the bike lanes occupying one-third of the roadway and with an extra 50 to 60 vehicles needing to use 3rd street, (at a single access point) on the bike lane side, this development would be a significant **safety** concern for people on the sidewalk, bike lanes or driving on 3rd street. Keep in mind that 3rd street is also the bus route for Elm Tree Elementary and Ardis Ann Middle School.

4. The plan did not show **adequate parking** in the development, and parking was not discussed in the townhall meeting. My fear is that this development will result in cars parked along the narrow streets, which would be another safety concern, and not accretive to adjacent home values.

5. **Drainage** always seems to be an issue in Bentonville and this project would only exacerbate this problem. Jamming 21 living units into 3.2 acres will only create more flooding/draining problems.

6. My fear is that these townhomes, which were rendered as **3 story buildings**, and open roof access, will result in noise issues, **loss of privacy** for adjacent properties and result in depressing home values in the area.

7. The developer's materials state **"None of the units will be rentals."** This is completely unenforceable, incorrect and deceptive. I encourage you to please warn developers/builders that this language is misleading and false.

8. The developers were also somewhat deceptive on the size and values of the single family homes and townhomes. My belief is that they **inflated the estimated values** of the project to try to address opposition.

9. This plan **does not align with Bentonville's Master Plan**. This area is currently zoned as Residential Estate and R-1. The developers want to change this designation which requires a PRD Planned Residential Development rezoning effort. Again, all the other properties surrounding this proposed development are Residential Estate or R-1, single family homes on at least .25 acres.

My overarching concern is that this development is **purely profit oriented**. Bentonville has a Master Plan for the city and this project clearly is not aligned to **improving the livability** of the city, **adding value** to the neighborhood, or creating **consistency across the city**.

What I would like for you to do is to **reject this proposal, reject the PRD** and work with the developers to create a plan that is consistent with adjacent properties, consistent with the Master Plan, get rid of multi-family (**rental**) townhome properties and focus on projects that don't further strain our infrastructure (streets/traffic, water runoff, parking, safety, etc.)

Perhaps 6 homes, 2 stories max, each on a half acre, with a value of \$1.5 to \$2 million would yield a similar return, increase the value of adjacent homes and not negatively impact infrastructure needs. That would be a project to be proud of!

Finally, I applaud the folks at Echelon by Leadership Properties for reviewing their plans in front of a group of neighbors tonight. They received a lot of negative feedback but at least they tried to be upfront about the project.

Best regards,
Kevin Wilson
479.366.0540

From: Tyler Overstreet
Sent: Friday, August 16, 2024 2:09 PM
To: Beverly Hall; Bradley Gavrielides; Brittany Chue; Jon Stanley; Keegan Stanton; Sophie McAdara; Thomas Adler
Subject: FW: Letter in opposition to the Echelon development on NW. 3rd St.

Regards,



TYLER OVERSTREET

Planning Director

479.271.3122

305 SW A Street
Bentonville, AR 72712

www.bentonvillear.com

Help shape the future of Bentonville. Promote what we want. Preserve what we need your voice. Learn more and take the survey: www.planbentonville.com

From: Janet Atwood <atwoodjanet@gmail.com>
Sent: Friday, August 16, 2024 2:07 PM
To: Tyler Overstreet <toverstreet@bentonvillear.com>
Subject: Letter in opposition to the Echelon development on NW. 3rd St.

You don't often get email from atwoodjanet@gmail.com. [Learn why this is important](#)

Letter in opposition to the Echelon development on NW 3rd Street

I am Janet Atwood and I live at 1705 Carolyn Street in the Foxglove Neighborhood. I built the home and moved into it April 1994. I am a past chair of the Board of Adjustment and as the owner of Atwood Design, LLC (now retired) I have worked on many, many remodel and new residential construction projects in the city of Bentonville.

Please do not allow the PRD plan for the Echelon development to be approved.

These are some of my concerns:

1. The properties surround the 3.2 acres are all zoned R1. The introduction of a PRD zoning is to provide:
 - "A maximum choice in the types of environment and living units available to the public" - we were told all units would have 2500 to 3000 sq ft and all would be 2 or 3 story. There was no mention of handicapable, single story, pocket parks, walkways or native water saving green spaces.
 - "A variety of housing types that effectively meets the varying price points of the community" - there is no attempt to meet varying price points per their letter announcing last night's meeting - "These townhomes/homes will be crafted with premium design and finishes, aiming to enhance your neighborhood's overall appeal with prices beginning around \$800,000. All units will be single-family-owned homes. None of the units will be rentals."
 - "Energy-efficient site design or building features" - we were looking at an artists rendering of the 21 units and couldn't tell what the actual front, rear, and side setbacks were between the buildings but it didn't appear to allow for shade trees, covered patios. We didn't actually have enough information on this aspect. The requirements for setbacks per the Bentonville website for PRD is "As proposed by applicant and shown on the approved site plan." over and over in every section of this part.
 - "A minimum of fifteen percent (15%) common, useable open space and recreation areas" - in last night's meeting, we were told that the green space at the back was for the purpose of a detention pond, not usable and not recreational.
 - "A pattern of development which preserves natural features and prevents soil erosion" - according to the concept drawings that we were shown last night the coverage of the property with structures and paving allow very little absorption of water. In fact, the explanation of how the current erosion will be cured by the catchment tank that will tie water runoff into the system that exists under Northwest O Street would seem to cause that water runoff system to be overwhelmed.
 - "A creative approach to the use of land and related physical development" - there doesn't seem to be much creativity in a barracks style approach as shown in the concept drawings.
 - "Efficient use of land resulting in smaller networks of utilities and streets and thereby lowering costs" - simply increasing density and having dead end alley driveways does not feel efficient. Instead of lowering costs, the developer seems to be maximizing square footage and their income.
 - "An environment of stable character in harmony with the surrounding development" - 6 of the units will be three-story with patios on the third floor. Without seeing an actual site plan and floorplans for the units, it is hard to know if any of the homes have patios, balconies, or any outdoor space.

- "Efficient use of infrastructure" - there are two curb cuts onto 3rd St however only one is in actual use. The western curb cut on 3rd St is too close to the four-way stop and opens onto the two-way bike lane. Appaloosa has been stubbed in to continue into the Echelon property, and I understand that the city has told Echelon that it is not to put a gate between the Windsor and the Echelon developments. Thank you for that. The driveway that is used by the parcel to the north is not owned by Echelon, and it was not made clear what the relationship is with that property owner and Echelon with regard to a permanent right of way for the Echelon units. Is it being dedicated to the city for an actual road? Or is it a shared driveway for the 21 Echelon units and however many units are developed in the future for parcel 01-18380-001.
- "High quality architectural design, placement, relationship and orientation of structures" - judging by the concept drawings it's hard to imagine the views from the windows, enjoyable spaces for landscaping and lawn furniture, and other design elements.
-
- 2. "Smart Growth and Traditional Neighborhood Design (TND): The PRD district shall incorporate Smart Growth principles, including Traditional Neighborhood Design elements into the development." It doesn't appear to.
-
- 3. "Rear and side loading garages shall be setback a minimum of 30 ft. for a rear loading garage and twenty feet (20') for a side loading street facing garage. Front loading garages shall be setback a minimum of 30 ft. from the property line." - this appears at the end of the PRD and appears to be in conflict with "Garage Setbacks: As proposed by applicant and shown on the approved site plan." which is in the setbacks section. There are no driveways or garage setbacks shown on the concept drawings in the presentation. There is no guest parking. The roads appear to be access alleys with no turn-around space, so that if you didn't have a garage to pull into you would have to back out of the dead end. And 2500 to 3000 sq ft houses often have more than 2 car drivers in the family and visitors who arrive by car.

Sent from my iPhone

From: Tyler Overstreet
Sent: Monday, August 19, 2024 8:14 AM
To: Beverly Hall; Bradley Gavrielides; Brittany Chue; Jon Stanley; Keegan Stanton; Sophie McAdara; Thomas Adler
Subject: FW: Proposed Echelon PRD rezoning

Regards,



TYLER OVERSTREET

Planning Director

479.271.3122

305 SW A Street
Bentonville, AR 72712

www.bentonvillear.com

Help shape the future of Bentonville. Promote what we want. Preserve what we need your voice. Learn more and take the survey: www.planbentonville.com

From: Diane Phillips <nanas_living_garden@yahoo.com>
Sent: Sunday, August 18, 2024 8:23 PM
To: Tyler Overstreet <toverstreet@bentonvillear.com>
Subject: Proposed Echelon PRD rezoning

You don't often get email from nanas_living_garden@yahoo.com. [Learn why this is important](#)

Tyler,

As an official of Bentonville, I know you must constantly receive letters requesting assistance in varying matters around town. I appreciate your time and assistance with a matter of importance to me and my neighbors.

Last week I attended a meeting hosted by Leadership Properties concerning its proposed rezoning of a property a block from my house on NW 3rd Street to a Planned Residential Development called Echelon. From what I saw on their plans and heard in the discussion, I feel strongly that this development would be out of line with the development plans the city has to continue to grow our city to stay the family friendly, safe place to live it has always been.

As I'm sure you know from driving down NW 3rd street west of Walton Blvd, the houses from Walton to Elm Tree Road past Coler Bike Park, are all single-family homes. We all have yards, garages, trees (what's left of them anyway) and enjoy living in a safe, comfortable neighborhood environment. The subdivisions most closely impacted are Windsor Manor, Sturbridge, Foxglove and Denali Park. The property is currently zoned Residential Estate and we want it to continue to be single family homes.

The plans for Echelon are to be 21 units on 3.2 acres – 12 townhomes and 9 single family homes. Here are a few of the issues this brings to mind:

- Traffic safety – 3rd Street contains a large bike path and the two private drives they propose would cross the bike path in very close proximity to the intersection of NW “O” and NW 3rd. This is already a busy intersection with the School Bus Barn down 3rd Street as well as two schools and a very popular bike/walking trail park. The bike path crosses from the south side to north side in the middle of the intersection and then to add 20-40 additional cars pulling out into traffic (not at the intersection) will further congest an already busy street.
- Density - The Townhouses face 3rd street and appear more like apartments than “townhomes”. This would give the appearance that the entire area behind are apartments. The single-family homes are not visible from the road. I know I would not purchase a single-family home behind apartments.
- Parking – This was not addressed in the meeting but it was evident from the plans they showed that there was no additional parking other than in the garages and on the very narrow private drives. Additional vehicles will be forced to park in the adjacent neighborhoods. Houses of 2500 – 3000 sq ft will often have more than two cars and certainly have company they will need parking for. The plans they showed did not show any room at all for this.
- Neighborhood design – The plans they showed appear as if they crammed as many building into the 3.2 acres as they possibly could. It did not at all resemble a “neighborhood” in any sense of the word. Look out their windows and you simply see another building. And a close one at that. This

model does not fit with any of the adjoining properties in any conceivable way.

- Profit – Lets be honest. Most of us have worked in business way too long not to see the fact that they are maximizing the property for their gain to the detriment of the surrounding homes and community. So, I will be honest too. The density that is proposed will, within 10 years or less, start to deteriorate and it will take the value of my property down as well. This is my forever home and I wish to live here as long as my God permits me to have the health and ability to do so. I need this neighborhood to remain stable. Safe. Clean. Well kept.

Solution – There are other options available to them. They could easily build 6 or 7 single family homes on this beautiful piece of property that could sell for well over a million dollars. They need a different design.

Request – Please do not allow the PRD plan for the Echelon development to be approved. PLEASE! Protect our community. Protect our neighborhoods. Protect us.

Thank you for your time and I am sure you will do the right thing when these plans are presented for approval or denial.

Dennis and Diane Phillips
1707 Carolyn St.
479-640-0235

From: Tyler Overstreet
Sent: Monday, August 19, 2024 8:15 AM
To: Beverly Hall; Bradley Gavrielides; Brittany Chue; Jon Stanley; Keegan Stanton; Sophie McAdara; Thomas Adler
Subject: FW: Opposition to "Echelon" project

Regards,



TYLER OVERSTREET

Planning Director



479.271.3122



305 SW A Street
Bentonville, AR 72712



www.bentonvillear.com

Help shape the future of Bentonville. Promote what we want. Preserve what we love. We need your voice. Learn more and take the survey: www.planbentonville.com

From: Marge Griffin <mcgriffin50@gmail.com>
Sent: Saturday, August 17, 2024 7:21 PM
To: Tyler Overstreet <toverstreet@bentonvillear.com>
Subject: Opposition to "Echelon" project

You don't often get email from mcgriffin50@gmail.com. [Learn why this is important](#)

I was unable to attend the community town hall meeting the other night due to the start of school this past week. I was interested in the proposed development called "Echelon by Leadership Properties." This development is on the northeast corner of NW 3rd street and "O" street and would include 21 living units (9 single family homes and 12 townhomes) on 3.2 acres.

I am opposed to this proposed development for MANY reasons:

1. The townhomes and lot sizes are **inconsistent** with all the surrounding properties and would create downward value pressure on adjacent homes.
2. The **density** of this project is also incompatible with all the properties that border this project. Approximately 1 living unit per .15 acres. This would allow for effectively no privacy and very narrow roadway widths within the development.
3. **Traffic** is already awful on 3rd street with the bike lanes occupying one-third of the roadway (Who's great idea was that, since 3rd street is the thoroughfare for the School District's bus system), and with an extra 50 to 60 vehicles needing to use 3rd street, (at a single access point) on the bike lane side, this development would be a significant **safety** concern for people on the sidewalk, bike lanes or driving on 3rd street.
4. The plan did not show **adequate parking** in the development, and parking was not discussed in the town hall meeting. My fear is that this development will result in cars parked along the narrow streets, which would be another safety concern.
5. **Drainage** always seems to be an issue in Bentonville and this project would only exacerbate this problem. Jamming 21 living units into 3.2 acres will only create more flooding/draining problems.
6. My fear is that these townhomes, which were rendered as **3 story buildings**, and open roof access, will result in noise issues, **loss of privacy** for adjacent properties and result in depreciating home values in the area.
7. The developer's materials state **"None of the units will be rentals."** This is completely unenforceable, incorrect and deceptive. I encourage you to please warn developers/builders that this language is misleading and false. Especially when it's basically right next to Coler MOUNTAIN BIKE Preserve.
8. The developers were also somewhat deceptive on the size and values of the single family homes and townhomes. My belief is that

they **inflated the estimated values** of the project to try to address opposition.

9. This plan **does not align with Bentonville's Master Plan**. This area is currently zoned as Residential Estate and R-1. The developers want to change this designation which requires a PRD Planned Residential Development rezoning effort. Again, all the other properties surrounding this proposed development are Residential Estate or R-1, single family homes on at least .25 acres.

This development is **purely profit oriented**. Bentonville has a Master Plan for the city and this project clearly is not aligned to **improving the livability** of the city, **adding value** to the neighborhood, or creating **consistency across the city**.

What I would like for you to do is to **reject this proposal, reject the PRD** and work with the developers to create a plan that is consistent with adjacent properties, consistent with the Master Plan, get rid of multi-family (**rental**) townhome properties and focus on projects that don't further strain our infrastructure (streets/traffic, water runoff, parking, safety, etc.)

Perhaps 6 homes, 2 stories max, each on a half acre, with a value of \$1.5 to \$2 million would yield a similar return, increase the value of adjacent homes and not negatively impact infrastructure needs. That would be a project to be proud of!

Best regards,

Marge Griffin
Foxglove Home Owner



From: Tyler Overstreet
Sent: Monday, August 19, 2024 8:15 AM
To: Beverly Hall; Bradley Gavrielides; Brittany Chue; Jon Stanley; Keegan Stanton; Sophie McAdara; Thomas Adler
Subject: FW: Deny Echelon PRD @ 1602 NW O St.

Regards,



TYLER OVERSTREET

Planning Director



479.271.3122



305 SW A Street
Bentonville, AR 72712



www.bentonvillear.com

Help shape the future of Bentonville. Promote what we want. Preserve what we need your voice. Learn more and take the survey: www.planbentonville.com

From: Danny Bennett <DBennett@bentonvillear.com>
Sent: Saturday, August 17, 2024 2:54 PM
To: Tyler Overstreet <toverstreet@bentonvillear.com>; Thomas Adler <tadler@bentonvillear.com>
Subject: Fwd: Deny Echelon PRD @ 1602 NW O St.

Begin forwarded message:

From: Beth Keck <bethkeck719@gmail.com>
Date: August 17, 2024 at 12:11:15 PM CDT
To: Danny Bennett <DBennett@bentonvillear.com>
Subject: Re: Deny Echelon PRD @ 1602 NW O St.

You don't often get email from bethkeck719@gmail.com. [Learn why this is important](#)

Dear Mr. Bennett - A correction: Deny Echelon PRD @ 1602 NW 3rd St.
Sincerely,
Beth Keck

On Sat, Aug 17, 2024 at 11:51 AM Beth Keck <bethkeck719@gmail.com> wrote:

Dear Mr. Bennett,

My name is Beth Keck and I live at 207 NW O Street. I attended the community meeting hosted by Leadership Properties concerning its proposed Planned Residential Development rezoning called Echelon. The developers told us that they plan to build 12 townhomes and 9 single family homes on the 3.24 acre parcel. From what I learned at the meeting the Echelon PRD plan is ill conceived and incompatible with our surrounding neighborhoods.

I ask that you vote against the Echelon PRD rezoning for 1602 NW 3rd Street.

My first concern is that the design of the development is 'urban' and completely out of step with our surrounding traditional single family home neighborhood. The plan includes three-story townhouses that would tower over our homes, intruding on our privacy and increasing noise from their open party balconies.

Furthermore, the rezoning request is incompatible with our neighborhood. The homes in this part of Bentonville are zoned R-1 and consist of two-story single-family homes with yards, garages and driveways. We also have public streets that meet city width standards. Granting the PDR would allow this developer to cram too many homes on this acreage, build private narrow roads and increase traffic by potentially 50 to 60 more cars through two additional cuts across the bike lane on NW 3rd street.

Importantly, this rezoning request is incompatible with the Future Land Use plan currently under development. The Future Land Use plan, including the Echelon parcel, designates our neighborhoods as "Neighborhood-Suburban". Let's keep it "Neighborhood-Suburban."

For several years I have submitted 311 complaints to the City about stormwater runoff on this property. (see attached photo) I was very surprised to hear the developer say he just learned about this runoff problem at this community meeting. Furthermore, we learned that

Leadership Properties has no experience with this type of development. Their lack of due diligence concerning key components such as stormwater runoff and lack of experience with high density is a major red flag.

I would like to circle back to the safety issues. As proposed, the developer plans for each unit to have a two-car garage. In driving around any neighborhood, especially those with smaller square footage, we know that garages become living and storage space. At the same time it is common for families, especially those with teenagers, to have three cars and everyone likes to have guests. Without driveways where are these cars going to park? If the developer is allowed to have 'private roads', these roads can be narrow and will be clogged with cars. How are our fire and EMS vehicles going to respond if there is an emergency?

Another important safety issue is access onto NW 3rd Street. The developer has proposed using two cuts on NW 3rd Street between Coachlight and NW O Street. Both of these cuts cross our bike lane which is used daily by many bikers, including families biking their children to school. Allowing an additional 50 to 60 cars a day to cut across the bike lane is irresponsible and a fatal accident is waiting to happen.

In closing, I want to commend the City on requiring connectivity with the existing road, Appaloosa. Our neighborhoods should be connected! I also ask City officials to hold the line to the current zoning of R-1 Estate and that the developer respect the existing zoning of R-1 Estate and build the six homes previously proposed for this parcel.

Thank you for your attention to this matter.

Sincerely,
Beth Keck
207 NW O St.
Bentonville, AR

Email: bethkeck719@gmail.com
Mobile +1 479-366-3068

From: Tyler Overstreet
Sent: Monday, August 19, 2024 8:15 AM
To: Beverly Hall; Bradley Gavrielides; Brittany Chue; Jon Stanley; Keegan Stanton; Sophie McAdara; Thomas Adler
Subject: FW: 1602 NW O St - Deny

Regards,



TYLER OVERSTREET

Planning Director

479.271.3122
305 SW A Street
Bentonville, AR 72712
www.bentonvillear.com

Help shape the future of Bentonville. Promote what we want. Preserve what we love. We need your voice. Learn more and take the survey: www.planbentonville.com

From: Danny Bennett <DBennett@bentonvillear.com>
Sent: Friday, August 16, 2024 11:24 PM
To: Tyler Overstreet <toverstreet@bentonvillear.com>; Thomas Adler <tadler@bentonvillear.com>
Subject: Fwd: 1602 NW O St - Deny

Begin forwarded message:

From: Ken Leonard <kenleonard57@gmail.com>
Date: August 16, 2024 at 8:11:45 PM CDT
To: Danny Bennett <DBennett@bentonvillear.com>
Subject: Re: 1602 NW O St - Deny

You don't often get email from kenleonard57@gmail.com. [Learn why this is important](#)

Hi Mr. Bennet,

The subject line should have been 1602 NW 3rd St. My apologies for this error.

Greetings, Ken Leonard

On Fri, Aug 16, 2024 at 7:27 PM Ken Leonard <kenleonard57@gmail.com> wrote:

Dear Mr. Bennet,

It has come to my attention that a property (1602 NW 3rd Street) at the northeast corner of NW O Street and NW 3rd Street has plans to be developed under the name Echelon by Leadership Properties. The current zoning for this property is R1 Estate. On the future city plan map the property is indicated as Neighborhood Suburban. Both designations call for single family homes on lots with space for yards, off street parking, etc. It is my understanding that these designations do not allow high density development such as townhomes or high-density single-family homes.

The plan that the developer has presented to the community for this parcel is a PRD with high density homes and townhomes, some being three stories, creating an additional 21 housing units on this, according to the developer, 3.24-acre parcel. The plan as presented does not conform to the existing or future zoning requirements and it does not conform to the existing development in the community, which is single-family homes on lots with space for yards, off-street parking, etc. This nonconformity is the first reason for asking the city to deny this development plan.

As presented, this development plan calls for two curb cuts (roads) to be made on NW 3rd Street. This would create four road entry points on NW 3rd Street from Coachlight Drive to NW 3rd Street. This is a very short distance on a busy road that includes car, school bus, truck and bicycle traffic. This would create a dangerous traffic choke point. One should also remember that this is a School Bus Stop for neighborhood children. Furthermore, one of the road entry points would be very close to an existing four way stop intersection, creating an additional hazard. The creation of this precarious traffic situation is the second reason for asking the city to deny this development plan.

In the public meeting held by the developer on 15 August 2024, the developer said that they purchased 3.24 acres. In the plan that they presented at this meeting there are 15 lots. The developer stated that each

lot would be 0.22 acres. Fifteen lots times 0.22 acres equals three point three (3.3) acres. It is easy to see that something is wrong, since according to the developer there are 3.24 acres. Furthermore, on the developer's plan as presented there are roads and a retention pond. One can safely assume that these structures would also take up part of the property. On the surface this plan and the information presented by the developer lacks integrity. This lack of integrity is the third reason for asking the city to deny this development plan.

Drainage and stormwater runoff would also be an additional problem for this development plan. Currently without any hard nonpermeable surfaces this property has runoff problems. Even with the vegetation and permeable surfaces that are present, water and sediment flows on the sidewalk and road at NW O and 3rd Streets, creating a mess at best and during the wintertime dangerous icy conditions. Again, this intersection is a School Bus Stop for neighborhood children. This development plan would create a huge amount of nonpermeable surfaces and rooftops that could overwhelm the existing stormwater/drainage infrastructure, causing even more problems than already exist at this busy intersection. This is the fourth reason for asking the city to deny this development plan, The Echelon by Leadership Properties.

It is my understanding that the initial development plan created for this property called for 6 homes to be built on this parcel. I cannot speak for the community, but I do feel safe in saying that the community would support this plan. I am not opposed to development, but the development should fit into the existing community. The plan presented; The Echelon by Leadership Properties does not even come close to fitting into the community. I request that the city deny any request for waivers and permits for Leadership Properties for 1602 NW O Street and its surroundings. Thank you for your service.

Sincerely,

Ken Leonard
207 NW O St.
Bentonville, AR 72712
479-366-9929
kenleonard57@gmail.com

--

Ken Leonard
479-366-9929
kenleonard57@gmail.com

--

Ken Leonard
479-366-9929
kenleonard57@gmail.com

August 18, 2024

Tyler Overstreet
305 NW A Street
Bentonville, AR 72712

Re: Vote NO to Planned Residential Development for Echelon
1603 NW 3rd Street/ 1603 NW Appaloosa Ave

Dear Mr. Overstreet:

The Echelon by Leadership Properties is planning to ask the City of Bentonville to approve a high-density Planned Residential Development (PRD) zoning plan for 1602 NW 3rd Street. The proposed development includes 21 living units - 9 single family homes and 12 townhomes. This plan is ill-conceived and incompatible with surrounding neighborhoods. Please vote NO to this planned development for the following reasons:

Design: The proposed townhomes and single-family homes, some of which are three stories, are incompatible with surrounding neighborhoods. This urban design will create a loss of privacy for adjacent homeowners. The 6 foot privacy fences currently in place will do no good for 3 story units that will peer over into neighbors yards, making existing neighbors backyard space no longer private. Also, the design does not meet the City's criteria for a PRD and goes against the City of Bentonville's Master Plan.

In addition, the Echelon Group has stated that none of these properties will be rentals. Without a HOA, how are they going to enforce that? They cannot. I point to the development of Elm Tree Townhomes at 3102 SW 2nd Street as an example of how that was not enforced. All of the townhomes were purchased and became rentals. The properties were nice enough with landscaping, but because they are not owner occupied, the grounds around the property are not well maintained. The green area between the sidewalk and the road is often overgrown and there are large "NOW LEASING" signs hanging off of the buildings.

The urban design of the properties are also not in keeping with the style of the surrounding neighborhoods. The design is modern and trendy, which will pass in a few years. They will become an eye sore and out of place with the traditional homes in

the neighborhoods.

Density: The density of the proposed Echelon plan is incompatible with surrounding properties, which typically have .25 acre lots with yards and driveways for off-street parking. The proposed plan does not align with Bentonville's Master plan. The property is currently zoned as a mix of Residential Estate and R-1. The zoning for this property in the City's proposed Future Land Use Plan is "Neighborhood-Suburban" and is the same as surrounding neighborhoods.

The Echelon group is trying to say that the lots are comparable to the surrounding area, but they are taking into consideration roads and a common space. In measuring the total space of the Echelon development against Windsor Manor to make an apples to apples comparison, the numbers are as follows:

Windsor Manor	Area Acreage 12.66 acres	Homes 31 = .40 acres per home
Echelon	Area Acreage >4 acres	Homes 21 = .19 acres per home

Safety: In case of a fire, parking on narrow streets will cause a significant safety issue as fire engines will have problems accessing the property. The plan calls for two cuts onto 3rd Street, crossing the bike path. The cuts are too close to existing crossroads and on an incline. The bike path is heavily used by families biking their children to and from school during peak hours.

Traffic: 21 units will result in approximately 50 to 60 additional vehicles needing access to 3rd Street, which already has long backups during peak hours.

In addition, traffic on NW O Street and Appaloosa Avenue will increase dramatically. There are mostly families with children along these streets and this will increase the risk of a child being hit in traffic. People do not let their children play near NW 3rd Street due to the traffic, but this will increase the traffic so much there will be no safe areas for the children along this new route to play.

Noise: Adding homes with open balconies will increase noise in our neighborhood. It is likely that many of these properties will become rentals and thus "party pads" as evidenced by their own presentation that states "porch living". This will be a disturbance and will increase the number of calls to Bentonville police for noise complaints. The homes down NW 3rd are just that - homes. They are not apartments or weekend getaways. People live here. Allowing a development that will be rentals and AirBnBs will take away from the neighborhood and introduce an unwanted element. As neighbors that have already had to contact the city about keeping the lot mowed, this will only

increase.

Parking and Road Width: The plan does not provide adequate parking. With only two garages and no driveways, residents and their guests will park on the streets. The plan does not provide information about whether the roads will be public or private. Private roads can be narrow and have no parking.

Drainage/Storm Water: Ever since previous property owners filled the drainage ditch at 3rd and O St, the Windsor neighborhood has been plagued by stormwater, which flows over NW O Street. Increasing density will create more flooding and stormwater problems.

Misrepresentations by Echelon: The Echelon Group have already made several misrepresentations about the property to the point that we cannot trust what they say. Those are as follows:

- They state that the prices will begin at \$800,000. The current price per square foot of the homes in the surrounding area is around \$200. If they build a 2400 sq ft townhouse, that is \$432/sq ft. Comps for townhomes do not support this at all except within a few blocks of the square, and it is higher than even those. Comps at a comparable distance from the square are in the \$150 - 180/sq ft range, which puts the price point around \$400k. At \$400k, the properties will attract real estate investors and they will become short term rentals.
- They state all will be owner occupied and no rentals. Because there will not be an HOA, that is unenforceable and the price point as stated above will make these perfect investments for real estate investors.
- As covered above, they stated that each home will have a similar footprint to those of the surrounding neighborhoods. That is false as they are taking into account the entire acreage that includes roads.
- They stated in their letter to the neighbors that they would build a gate on Appaloosa for emergency vehicles only. In the meeting, they said they could not get a gate because it was against city ordinance, but those present pointed out there are gates in numerous neighborhoods and there is just an exception process.
- They stated in their letter that they would share copies of the plan if asked. Numerous people requested prior to the meeting, but they never received them. It was not until after the meeting they provided the presentation.
- They have done nothing to maintain the property since purchasing. Windsor neighbors had to call the City of Bentonville to just get them to cut the grass in the lot, which was a fire hazard. They also have several trees down on the

property since the tornado and have done nothing to clean them up.

I am not opposed to the development of the land, but it needs to be in keeping with the surrounding neighborhoods of single family homes. This is just Echelon Group squeezing as many properties onto that plot of land so they can make as much money as possible. This is just greed that will only decrease the quality of life for those who currently live here. Vote NO for the Echelon PRD.

Sincerely,

Justin Webster

Resident, Windsor Manor

CC: Windsor Manor HOA

A handwritten signature in blue ink, appearing to read 'Justin Webster', is written over the typed name. The signature is stylized with large, sweeping loops.

FW: Echelon Development on 1602 NW 3rd Street

Jon Stanley <JStanley@bentonvillear.com>

Tue 8/20/2024 3:22 PM

To: Sophie McAdara <smcadara@bentonvillear.com>



From: Ashley Adams <adams_ana2@hotmail.com>

Sent: Tuesday, August 20, 2024 9:49 AM

To: Jon Stanley <JStanley@bentonvillear.com>

Subject: Echelon Development on 1602 NW 3rd Street

You don't often get email from adams_ana2@hotmail.com. [Learn why this is important](#)

Dear Mr. Stanley,

I would ask that you consider voting no on the proposed plan for Echelon Development at 1602 NW 3rd street, it is a bad idea and incompatible with the area that it is planned for. Along with this I offer the following thoughts.

- It is entirely too big for the lot size. With single family homes lining both sides of the property it doesn't add any value to the area. The reason I chose to purchase the property I live at was because there were not high-density living properties. To add one takes away from the homey neighborhood appeal and does not fit with the current zoning of this area. Additionally, there is already a high-density complex being added at the intersection of 3rd and Walton which will make an already congested area even more so.
- Traffic along 3rd street is already tricky with the added bike lane. The proposed development will add an additional burden to an already congested area. The current number of bikes and vehicles makes for sometimes dangerous situations. Additional homes will create additional vehicles and that is irresponsible. With the number of properties they are planning to add there will be no additional space for parking thus leading to extra congestion in the already narrow streets of the surrounding neighborhoods. Should there ever be a fire it will cause a significant safety issue as fire engines will have problems accessing the property. The plan calls for two cuts onto 3rd street, crossing the bike path. The cuts are too close to existing crossroads and on an incline. The bike path is heavily used by families biking their children to and from school during peak hours.
- The drainage ditch on the property was filled in and has caused flooding of debris on to the sidewalk leading into Windsor Manor. I've seen firsthand bikes that have wrecked because of the additional debris on the sidewalk. I can't imagine what the drainage will be like when the proposed 21 units are added.

People are moving to Bentonville in droves and it's wonderful, but the city needs to plan responsibly for this growth. Putting high-volume complexes into and around already established neighborhoods is not only disrespectful of the current property owners, but also takes away from the wonderful feel that makes Bentonville so great. I ask that you think about it as if it were your own neighborhood, and a large complex was added to your backyard. Please consider these factors as the city continues to grow and flourish.

Warm Regards,
Ashley Adams

RE: Please VOTE NO on the Echelon Planned Residential Development (PRD) for 1602 NW 3rd Street

Jon Stanley <JStanley@bentonvillear.com>

Wed 8/21/2024 9:31 AM

To: Randy A Green <ragreen731@icloud.com>

Cc: Sophie McAdara <smcadara@bentonvillear.com>

Mr. Green,

Thank you for your comments. We will ensure that your comments are included in the packet when this item goes to Planning Commission for consideration.



From: Randy A Green <ragreen731@icloud.com>

Sent: Wednesday, August 21, 2024 9:27 AM

To: Jon Stanley <JStanley@bentonvillear.com>

Subject: Please VOTE NO on the Echelon Planned Residential Development (PRD) for 1602 NW 3rd Street

You don't often get email from ragreen731@icloud.com. [Learn why this is important](#)

Hi Jon-

I hope you are doing well-

I write to you today to ask for you to consider voting no on the planned expansion of townhome adjacent to my home just off of 3rd Street. I live on O street and would be the second house away from the proposed expansion. I have many concerns with the development of 3 story townhomes as do most of my neighbors. The top floor of these townhomes would be looking down into my backyard and many others. Aside from that invasion of privacy, here is a list of other concerns.

- **Design:** The proposed townhomes and single-family homes, some of which are three stories, are incompatible with surrounding neighborhoods. The proposed development plan does not meet the city's purpose for a PRD
- **Density:** The density of the proposed Echelon plan is incompatible with surrounding properties, which typically have .25 acre lots with yards and driveways for off-street parking. The proposed plan does not align with Bentonville's Master plan. The property is currently zoned as a mix of Residential Estate and R-1. The zoning for this property in the City's proposed Future Land Use Plan is "Neighborhood-Suburban" and is the same as surrounding neighborhoods.
- **Safety:** In case of a fire, parking on narrow streets will cause a significant safety issue as fire engines will have problems accessing the property. The plan calls for two cuts onto 3rd Street, crossing the bike path. The cuts are too close to existing crossroads and on an incline. The bike path is heavily used by families biking their children to and from school during peak hours.
- **Traffic:** 21 units could result in 40 to 60 additional vehicles needing access to 3rd Street, which already has long backups during peak hours.
- **Noise:** Adding homes with open balconies will increase noise in our neighborhood.
- **Parking and Road Width:** The plan does not provide adequate parking. With only two garages and no driveways, residents and their guests will park on the streets. The plan does not provide information about whether the roads will be public or private. Private roads can be narrow and have no parking.
- **Drainage/Storm Water:** Ever since previous property owners filled the drainage ditch at 3rd and O St, the Windsor neighborhood has been plagued by storm water, which flows over NW O Street. Increasing density will create more flooding and storm water problems.

Needless to say, the traffic along 3rd street is already heavy as it is a main access to Coler park and the trails. As residents, we frustratingly see more often than not, cars blow through the stop signs at the intersection of 3rd and O. This proposed rezoning would certainly exacerbate that problem.

Randy A Green
ragreen731@icloud.com

From: Tyler Overstreet
Sent: Wednesday, August 21, 2024 10:55 AM
To: Beverly Hall; Bradley Gavrielides; Brittany Chue; Jon Stanley; Keegan Stanton; Sophie McAdara; Thomas Adler
Subject: FW: Opposition to Proposed PRD at 1602 NW 3rd Street

Regards,



TYLER OVERSTREET

Planning Director



479.271.3122



305 SW A Street
Bentonville, AR 72712



www.bentonvillear.com

Help shape the future of Bentonville. Promote what we want. Preserve what we need your voice. Learn more and take the survey: www.planbentonville.com

From: Ben Nice <benjamin.nice@gmail.com>
Sent: Wednesday, August 21, 2024 10:32 AM
To: Tyler Overstreet <toverstreet@bentonvillear.com>
Subject: Opposition to Proposed PRD at 1602 NW 3rd Street

You don't often get email from benjamin.nice@gmail.com. [Learn why this is important](#)

Dear Mr. Tyler Overstreet-

I am writing to express my strong opposition to the proposed Planned Residential Development (PRD) for 1602 NW 3rd Street, put forth by Leadership Properties under the name "Echelon" (PRD24-0004 & WAV24-0012). My land is directly adjacent to this new proposed development and would greatly impact my home and my family. This development proposes to introduce 21 high-density residential units—9 single-family homes and 12 townhomes—into an area currently zoned as a mix of Residential Estate

and R-1. I urge you and the City Council to vote against this PRD proposal for the following reasons:

1.

2.

3. **Safety Issues:**

4. I think we can all agree that safety is always the number one priority and this plan is very concerning. The proposed layout, including two access points onto NW 3rd Street, poses significant safety risks. These access points are positioned too close to existing

5. crossroads and on a slope which make it very hard to see oncoming traffic, bicycles and pedestrians as you try to pull out. This would almost certainly lead to more accidents at this location. The design would also impede emergency services, particularly fire

6. trucks. The proximity of these access points to a heavily used bike path, frequented by families during school hours, exacerbates these concerns.

7.

8.

9.

10. **Design Incompatibility:**

11. Bentonville's Master Plan and the current zoning designation for this area make much more sense than this PRD. One required feature of a PRD is to "Strengthen and encourage growth in existing communities" and I would argue that this proposal would do the opposite.

12. The design fails to meet the spirit of Bentonville's PRD guidelines, which aim to ensure harmonious integration with surrounding communities and would be like trying to fit a square peg in a round hole.

13.

14.

15.

16. **Privacy Concerns:**

17. This urban plan includes many three-story townhomes with rooftop decks which will lead to a significant loss of privacy for adjacent homeowners, disrupting the character of our well-established residential area. As one of those landowners, I am very worried

18. about so many people, especially those in short term rentals, being able to look straight down on my backyard as my young children play.

19.

20.

21.

22. **Density Concerns:**

23. The density of the Echelon plan is vastly inconsistent with neighboring properties, which generally feature .25-acre lots with ample yards and driveways for off-street parking. The Future Land Use Plan designates the area as "Neighborhood-Suburban," consistent

24. with the surrounding residential properties, not the high-density proposal put forth.

25.

26.

27.

28. Traffic Congestion:

29. Introducing 21 new residential units could add 40 to 60 vehicles to NW 3rd Street, a road already experiencing long backups during peak hours. That traffic will inevitably spill over into the surrounding neighborhoods, leading to more safety concerns. The

30. increase in traffic will further strain an already congested area, making daily commutes more difficult for current residents.

31.

32.

33.

34. Parking and Road Width:

35. The development's plan does not address adequate parking provisions. With only two garages and no driveways, residents and visitors will be forced to park on the streets and surrounding neighborhoods. Furthermore, without clarification on whether roads will

36. be public or private, there are concerns about the adequacy of road width and parking availability.

37.

38.

39.

40. Drainage and Stormwater Management:

41. My land sits at the corner of 3rd and O Street and has been directly affected by the stormwater issues since the drainage ditch at 3rd and O Street was filled in by previous property owners. Increasing the density of this development will likely exacerbate

42. flooding problems, negatively impacting both the Windsor Manor neighborhood and the broader community.

43.

Given these concerns, the proposed Echelon PRD is ill-conceived and out of sync with the needs and existing characteristics of our community. I respectfully request that you and the City Council reject the proposed zoning change and uphold the integrity of our neighborhood.

Thank you for considering my concerns.

Sincerely,

Benjamin Nice

300 NW O Street

Bentonville, AR 72712

benjamin.nice@gmail.com

(479) 866-4210

RE: Echelon: New Development Next to Winsor Manor

Jon Stanley <JStanley@bentonvillear.com>

Wed 8/21/2024 1:29 PM

To: Art Guillen <Aguillen_2691@outlook.com>

Cc: Sophie McAdara <smcadara@bentonvillear.com>

Hi Art,

Thank you for your comments. We will ensure that your comments are included in the packet when this item goes to Planning Commission for consideration.



From: Art Guillen <Aguillen_2691@outlook.com>

Sent: Wednesday, August 21, 2024 11:25 AM

To: Jon Stanley <JStanley@bentonvillear.com>

Subject: Echelon: New Development Next to Winsor Manor

You don't often get email from aguillen_2691@outlook.com. [Learn why this is important](#)

Hello Mr. Senior Planner, Jon Stanley,

My name is Art Guillen, and I have lived at 1603 NW Appaloosa Ave since 2006. My property is directly adjacent (West) to the property known as 1602 NW 3rd Street where it is intended to create a residential development called Echelon by Leadership Properties. Throughout the years said property has been sold and acquired by many and has created many challenges to my family and me due to lack of maintenance.

Recently I received a letter from Leadership Properties explaining plans they have for the lot and then we met downtown at the Arvest conference room on 8/15 for a townhall meeting. In the meeting they explained that they plan to build 12 Townhouses, 9 Traditional Homes and a Recreation Area. Our neighborhood, Windsor Manor, comprised of around 36 houses is a calm, peaceful, safe neighborhood where we know and look after each other. I personally am delighted that finally the lot next to my house is being developed; however, the plan that was presented to my neighbors and I is worrisome given the following:

- High Density – The proposed 12 Townhouses and 9 homes crammed into a limited space means that many people will live there, perhaps more than live in my neighborhood. As you are well aware new population in a location have needs as; Utilities, mobility, high human interaction and not to mention future subleasing homes, Air B&B's, etc.
- Structural Quality, design, and value – Our properties were built by Wayne Mumford and are well made, are of great quality with ample yards and value. Having a dense neighborhood with smaller houses, townhouses, smaller yards affect the value of our properties.
- Traffic – As mentioned our neighborhood is calm, peaceful, and safe and having so many people in the adjacent neighborhood and being connected to our neighborhood through NW Appaloosa Ave, there will be a huge increase in traffic which will be annoying and unsafe to our children who are used to being safe on Appaloosa Ave and O Street. We were hoping that they would have a gate that would be used only for emergencies and service, but not for everyday traffic. 3rd street as it is with you bright idea of enhanced bike trail is dangerous and very narrow.
- Drainage/Storm Water - Ever since previous property owner filled the drainage ditch at 3rd and O St, the Windsor Manor neighborhood has had issues stormwater, which flows over NW O Street. Increasing density will create more flooding and stormwater problems.
- Property Line Enclosure - Echelon should have a heavy-duty Fence along their property line in order to protect their side as well as our side from all the activity that will be taking place on their neighborhood. Should the easement be an issue, I would be willing to remove my fence.

- Safety – As a +18-year resident of Winsor Manor and being adjacent to the mentioned property, I am concerned about the changes that will take place if you authorize the current Echelon planned proposal. My family and I have lived in this house safe and peaceful for +18 years and we have a 5-year-old son, and we oppose to this radical, high-density proposal which is not in line with the community we live in.

In conclusion:

- We urge you not to accept the Planned Residential Development (PRD) for Echelon - Have them go back to the drawing board and come up with a plan that is more commensurate to Neighborhoods surrounding, and consider our concerns and requests.
- Please do not prioritize companies' ambition to maximize profits over resident taxpayers and their families.

Thank you in advance for your support and attention to this matter,

Art Guillen

1603 NW Appaloosa Ave
Bentonville, AR 72712
Cell: (479) 544 3040

FW: 1602 NW 3rd Street-PRE

Tyler Overstreet <toverstreet@bentonvillear.com>

Fri 8/23/2024 9:05 AM

To: Beverly Hall <bhall@bentonvillear.com>; Bradley Gavrielides <bgavrielides@bentonvillear.com>; Brittany Chue <bchue@bentonvillear.com>; Jon Stanley <JStanley@bentonvillear.com>; Keegan Stanton <kstanton@bentonvillear.com>; Sophie McAdara <smcadara@bentonvillear.com>; Thomas Adler <tadler@bentonvillear.com>

Regards,



TYLER OVERSTREET

Planning Director



479.271.3122



305 SW A Street
Bentonville, AR 72712



www.bentonvillear.com

Help shape the future of Bentonville. Promote what we want. Preserve what we love. We need your voice. Learn more and take the survey: www.planbentonville.com

From: Beth Allar <bethallar@yahoo.com>

Sent: Thursday, August 22, 2024 10:44 PM

To: Tyler Overstreet <toverstreet@bentonvillear.com>

Subject: 1602 NW 3rd Street-PRE

You don't often get email from bethallar@yahoo.com. [Learn why this is important](#)
Good Evening;

First, I'd like to thank you for your service and dedication to the City of Bentonville. My husband, our two boys, and I have lived in Bentonville for 16 years. We have a graduate of BHS, and a current senior at BHS, my husband and I are both involved with city organizations and we both work in Bentonville. Simply put, we are invested in our city and are proud of it.

We are not opposed to growth and development. We support it and understand the 1602 NW 3rd Street property was one day going to be developed. What I disagree with is the proposed plan. Please VOTE NO on the Echelon Planned Residential Development.

Here are a few facts and opinions about why I feel the PRD should not be approved:

1) City Plan. The proposed Echelon plan does not fit into the year-long conversations that the city is presenting to the residents on how and where we want to grow. Specifically, it does not fall into the Place Type of the Neighborhood Center which is broken down into the Urban, Walkable, or Suburban neighborhood plan. Townhomes three levels high with open rooftops do not fit in the mix of the current residential single-family home format. It is obvious the city planning committee has put much time, taxpayer money, and thought into the plan and I think it is detrimental to implement the city plan.

2) Safety. The proposed development will add burden to an already congested area. I understand the current number of needed entrances/exits in a neighborhood due to safety, however, by adding an entrance on Appaloosa, it will be utilized by all 21 families in Echelon due to the access of bikes and vehicles traveling east and west on 3rd Street has tripled since the opening of the Coler Bike Hub. The plan calls for two cuts onto 3rd Street, crossing the bike path. The cuts are too close to existing crossroads with limited vision because of a hill. The bike path is heavily used, *as it was intended*, therefore we should take into consideration the safety of bikers.

3) Proposed traffic flow through Windsor Manor Subdivision on Appaloosa: I understand the need for two four-way stops on 3rd Street.

Thank you for considering as our city continues to grow and thrive,
Beth Bolena
404 NW O Street
(908)-872-8349

RE: Echelon Planned Residential Development

Jon Stanley <JStanley@bentonville.com>

Fri 8/23/2024 10:20 AM

To: Leslie Nice <leslienice12@gmail.com>

Cc: Sophie McAdara <smcadara@bentonville.com>

Leslie,

Thank you for your comments. We will ensure that your comments are included in the packet when this item goes to Planning Commission for consideration.



From: Leslie Nice <leslienice12@gmail.com>

Sent: Friday, August 23, 2024 10:14 AM

To: Jon Stanley <JStanley@bentonville.com>

Subject: Echelon Planned Residential Development

You don't often get email from leslienice12@gmail.com. [Learn why this is important](#)

Hello Mr. Stanley,

I hope this message finds you well. My name is Leslie, and I'm writing to express my deep concerns regarding the proposed Echelon development at 1602 NW 3rd Street, which is planned to include 21 living units on less than 4 acres of land. As a resident of Windsor Manor, the neighborhood directly adjacent to this development, I want to share the impact this project could have on my family, our neighborhood, and the surrounding communities.

As a mother of three young children who love to ride their bikes and play outside, I'm particularly worried about the potential increase in traffic. The proposed plan includes a new road that would open directly into our neighborhood. Our streets are already busy, and adding more vehicles would not only worsen the traffic but also heighten safety concerns, especially with children around. I fear that more cars speeding through our streets will create a dangerous environment for my kids and others in the community.

Privacy is another major concern. The proposed townhomes include three-story units with rooftop terraces that will overlook my yard and those of my neighbors. This loss of privacy is deeply unsettling, as our yards are where we spend a lot of family time. It's where my children play, and I worry about the lack of security that these elevated structures could bring.

Additionally, the density of this development is out of character with the surrounding neighborhoods, which consist of single-family homes on more spacious lots. The current zoning reflects a more suburban, family-friendly environment, which is why we chose to live here. Allowing a high-density development like this one would not only disrupt the aesthetic and character of our neighborhood but also go against the city's vision for this area, as laid out in the Master Plan.

Beyond these personal concerns, I am also troubled by the broader implications for safety and infrastructure. The increased density will strain our already narrow streets, making it difficult for emergency vehicles to navigate, particularly

if cars are parked on the street. This could be a serious issue in case of a fire or other emergencies. Moreover, there is an existing stormwater drainage problem caused by changes the previous property owner made, which has worsened over time. Whenever it rains, the inadequate drainage causes water to overflow onto the sidewalks and our land, creating a mess and potential hazards. I am deeply concerned that the construction of a dense development on that plot will exacerbate this issue, leading to even more significant flooding and damage. This situation needs to be addressed with careful consideration of the impact on our land and community.

Lastly, I worry about the impact of noise and congestion from the additional residents, particularly those with open balconies, which will inevitably bring more activity and disturbances to our peaceful neighborhood.

In light of these issues, I respectfully urge you to **vote against the rezoning request for the Echelon PRD**. While I understand the need for growth and development, it should not come at the cost of the safety, privacy, and character of existing neighborhoods.

Thank you for taking the time to consider my concerns. I appreciate your attention to this matter and your commitment to preserving the integrity of our community.

Sincerely,

Leslie Nice
300 NW O Street
815.622.8681

FW: Please VOTE NO on the Echelon Planned Residential Development/1602 NW 3rd St. -PRD

Tyler Overstreet <toverstreet@bentonvillear.com>

Mon 8/26/2024 7:17 AM

To: Beverly Hall <bhall@bentonvillear.com>; Bradley Gavrielides <bgavrielides@bentonvillear.com>; Brittany Chue <bchue@bentonvillear.com>; Jon Stanley <JStanley@bentonvillear.com>; Keegan Stanton <kstanton@bentonvillear.com>; Sophie McAdara <smcadara@bentonvillear.com>; Thomas Adler <tadler@bentonvillear.com>

Regards,



TYLER OVERSTREET

Planning Director



479.271.3122



305 SW A Street
Bentonville, AR 72712



www.bentonvillear.com

Help shape the future of Bentonville. Promote what we want. Preserve what we love. We need your voice. Learn more and take the survey: www.planbentonville.com

From: Ron Bolena <bolenar@yahoo.com>

Sent: Friday, August 23, 2024 11:12 PM

To: Tyler Overstreet <toverstreet@bentonvillear.com>

Subject: Please VOTE NO on the Echelon Planned Residential Development/1602 NW 3rd St. -PRD

You don't often get email from bolenar@yahoo.com. [Learn why this is important](#)

Good Evening;

First, I'd like to thank you for your service and dedication to the City of Bentonville. My husband, our two boys, and I have lived in Bentonville for 16 years. We have a BHS graduate and a current senior. My husband and I are involved with city organizations and work in Bentonville. Simply put, we are invested in our city and are proud of it.

We are not opposed to growth and development. We support it and understand the **1602 NW 3rd Street property** will one day be developed. What I disagree with is the proposed plan. ***Please VOTE NO on the Echelon Planned Residential Development.***

Here are a few facts and opinions about why I feel the PRD should not be approved:

1) City Plan. The proposed Echelon plan fits outside the year-long conversations the city presents to the residents on how and where we want to grow. Specifically, it does not fall into the Place Type of the Neighborhood Center, broken down into the Urban, Walkable, or Suburban neighborhood plan. Townhomes three levels high with open rooftops do not fit in the mix of the current residential single-family home format. The city planning committee has put much time, taxpayer money, and thought into the plan, and I believe that the current plans submitted by Echelon need to meet city standards.

2) Safety. The proposed development will add burden to an already congested area. I understand the current number of needed entrances/exits in a neighborhood due to safety; however, by adding an entrance on Appaloosa, all 21 families in Echelon will utilize it due to bikes and vehicles traveling east and west on 3rd Street, which has tripled since the opening of the Coler Bike Hub. The plan calls for two cuts onto 3rd Street, crossing the bike path. The cuts are too close to existing

crossroads, and the vision is limited because of the hill. The bike path is heavily used, *as it was intended*; therefore, we should consider the safety of bikers.

3) Proposed traffic flow through Windsor Manor Subdivision on Appaloosa: I understand the need for two four-way stops on 3rd Street.

Thank you for considering as our city continues to grow and thrive.

Ron Bolena

908-391-8882

bolenar@yahoo.com

RE: Opposition to: 1602 NW 3rd Street by Echelon by Leadership Properties

Jon Stanley <JStanley@bentonvillear.com>

Mon 8/26/2024 8:21 AM

To:jamesc.dockery@gmail.com <jamesc.dockery@gmail.com>

Cc:Sophie McAdara <smcadara@bentonvillear.com>

Hello James,

Thank you for your comments. We will ensure that your comments are included in the packet when this item goes to Planning Commission for consideration.



From: jamesc.dockery@gmail.com <jamesc.dockery@gmail.com>

Sent: Saturday, August 24, 2024 8:12 AM

To: jamesc.dockery@gmail.com

Subject: Opposition to: 1602 NW 3rd Street by Echelon by Leadership Properties

Some people who received this message don't often get email from jamesc.dockery@gmail.com. [Learn why this is important](#)

Dear Planning Commissioner

I am writing to express my strong opposition to the proposed high-density Planned Residential Development (PRD) zoning designation for 1602 NW 3rd Street by Echelon by Leadership Properties. This development plan, which includes 21 living units consisting of 9 single-family homes and 12 townhomes, is ill-conceived and incompatible with the surrounding neighborhoods for several reasons:

Design: The proposed townhomes and single-family homes, some of which are three stories tall, are entirely out of character with the surrounding neighborhoods. This urban design will significantly reduce the privacy of adjacent homeowners. Additionally, the proposed development plan does not align with the city's stated purpose for a PRD.

Density: The density of the proposed Echelon plan is not in harmony with surrounding properties, which typically feature .25-acre lots with yards and driveways that allow for off-street parking. The proposed development is inconsistent with Bentonville's Master Plan. The property is currently zoned as a mix of Residential Estate and R-1, and the zoning for this property in the City's proposed Future Land Use Plan is "Neighborhood-Suburban," which matches the zoning of the surrounding neighborhoods.

Safety: The development plan raises significant safety concerns. Parking on the narrow streets within the proposed development will likely cause issues for emergency vehicle access, particularly fire engines. Additionally, the plan calls for two cuts onto 3rd Street, which crosses a heavily used bike path. These cuts are too close to existing crossroads and are located on an incline, further exacerbating the safety risks, especially during peak hours when families use the bike path to transport their children to and from school.

Traffic: With 21 units potentially resulting in 40 to 60 additional vehicles, the increased traffic on 3rd Street is likely to cause even longer backups during peak hours. The current traffic situation on 3rd Street is already strained, and this development will only worsen the congestion.

Noise: The addition of homes with open balconies will inevitably increase noise levels in our neighborhood, further disrupting the quiet, residential character of the area.

Parking and Road Width: The plan does not provide adequate parking solutions. With only two garages and no driveways, residents and their guests will be forced to park on the streets. Moreover, the plan fails to clarify whether the roads within the development will be public or private. Private roads can often be narrow and lack sufficient parking spaces.

Drainage/Storm Water: The Windsor neighborhood has experienced persistent stormwater issues ever since previous property owners filled the drainage ditch at 3rd and O Street. Increasing the density on this property will likely exacerbate flooding and stormwater problems, further threatening our community.

In summary, the proposed development at 1602 NW 3rd Street by Echelon is incompatible with the character, safety, and well-being of the surrounding neighborhoods. I respectfully urge you as a member of the Planning Commission to deny the request for a high-density PRD zoning designation to preserve the integrity of our community.

Thank you for considering my concerns. I hope you will stand with the hundreds of families living along the 3rd Street Corridor and the thousands of bikers and pedestrians who rely on 3rd Street to access Coler.

Sincerely,

James C. Dockery
401 NW O St
Bentonville, AR 72712

RE: Please vote no on Echelon 3rd St Development

Jon Stanley <JStanley@bentonvillear.com>

Tue 8/27/2024 10:06 AM

To: Sandra Hutchens <sandrahutchens49@gmail.com>

Cc: Sophie McAdara <smcadara@bentonvillear.com>

Hello Sandra,

Thank you for your comments. We will ensure that your comments are included in the packet when this item goes to Planning Commission for consideration.

-----Original Message-----

From: Sandra Hutchens <sandrahutchens49@gmail.com>

Sent: Monday, August 26, 2024 8:45 PM

To: Jon Stanley <JStanley@bentonvillear.com>

Subject: Please vote no on Echelon 3rd St Development

[You don't often get email from sandrahutchens49@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

August 27, 2024

Mr. Stanley,

Please vote no on the Echelon Planned Residential Development for 1602 NW 3 Street.

I already personally experience concerns regarding cars and bicycler safety as I travel 3rd Street from my Cross Creek Street residence several times a day. I try to drive 3rd Street during times that attempt to avoid the heavy use of school buses as they travel 3rd Street. The additional car traffic needing 3rd Street access, should the Echelon project proceed, would cause greater congestion and add to the already huge safety concerns I have with the interactions of cars, walkers, strollers, and bikers. The bike lanes have helped but many times bikers use the car traffic lanes and weirdly I've witnessed cars getting confused and accessing bike only lanes. My point is the present shared street is already challenging without adding to the congestion that would come with the Echelon Development for 1602 NW 3rd Street. Please vote no.

Thank you.

Sandra Hutchens

505 Cross Creek Drive

Bentonville

RE: No Planned Residential Development (PRD) for Echelon

Jon Stanley <JStanley@bentonvillear.com>

Mon 8/26/2024 8:40 AM

To: Jackie Suggitt <jlondon6@gmail.com>

Cc: Sophie McAdara <smcadara@bentonvillear.com>

Good morning Jackie,

Thank you for your comments. We will ensure that your comments are included in the packet when this item goes to Planning Commission for consideration.



From: Jackie Suggitt <jlondon6@gmail.com>

Sent: Friday, August 23, 2024 3:29 PM

To: Jon Stanley <JStanley@bentonvillear.com>

Subject: No Planned Residential Development (PRD) for Echelon

You don't often get email from jlondon6@gmail.com. [Learn why this is important](#)

Good Afternoon - Echelon by Leadership Properties is planning to ask the City of Bentonville to approve a high-density Planned Residential Development (PRD) zoning designation for 1602 NW 3rd Street. The proposed development includes 21 living units - 9 single family homes and 12 townhomes. This plan is ill-conceived and incompatible with surrounding neighborhoods. As a resident of Saddlebrook Estates, adjacent to the property in question, I have strong concerns about the proposed development.

High Level Summary: As a parent of three young kids, one of whom I bike to Kindergarten everyday along the protected 3rd street bike lane, I am very concerned for my family's safety by adding in two additional entry/exit driveways along a very busy bike lane, especially one heavily used by children.

My Address: 415 NW Palomino Street; Bentonville, AR 72712

Key Ask: Please VOTE NO on the Echelon Planned Residential Development (PRD) for 1602 NW 3rd Street.

Additional Reasoning:

-
- **Safety:** In case of a fire, parking on narrow streets will cause a significant safety issue as fire engines will have problems accessing the property. The plan calls for two cuts onto 3rd Street, crossing the bike path. The cuts are too close to existing crossroads and on an incline. The bike path is heavily used by families biking their children to and from school during peak hours.
Design: The proposed townhomes and single-family homes, some of which are three stories, are incompatible with surrounding neighborhoods. This urban design will create a loss of privacy for adjacent homeowners. The proposed development plan does not meet the city's purpose for a PRD
- **Density:** The density of the proposed Echelon plan is incompatible with surrounding properties, which typically have .25 acre lots with yards and driveways for off-street parking. The proposed plan does not align with Bentonville's Master plan. The property is currently zoned as a mix of Residential Estate and R-1. The zoning for this property in the City's proposed Future Land Use Plan is "Neighborhood-Suburban" and is the same as surrounding neighborhoods.
- **Traffic:** 21 units could result in 40 to 60 additional vehicles needing access to 3rd Street, which already has long backups during peak hours.
- **Noise:** Adding homes with open balconies will increase noise in our neighborhood.
- **Parking and Road Width:** The plan does not provide adequate parking. With only two garages and no driveways, residents and their guests will park on the streets. The plan does not provide information about whether the roads will be public or private. Private roads can be narrow and have no parking.

Thank you for your consideration.

Jackie Suggitt

jlondon6@gmail.com

479.715.7267

FW: Echelon

Jon Stanley <JStanley@bentonvillear.com>

Thu 8/29/2024 10:56 AM

To: Sophie McAdara <smcadara@bentonvillear.com>

Cc: Bradley Gavrielides <bgavrielides@bentonvillear.com>

She included her address on this one.



From: Lynne Dinas <roses4lynne55@gmail.com>

Sent: Thursday, August 29, 2024 10:54 AM

To: Jon Stanley <JStanley@bentonvillear.com>

Subject: Re: Echelon

You don't often get email from roses4lynne55@gmail.com. [Learn why this is important](#)

Lynne Dinas

406 NW O Street Bentonville ar

Dear John Stanley,

I am writing in hopes you will consider and address my concerns regarding "The Echelon Development"

And ask you to vote NO

First is the proposed town-homes and single-family homes, are three stories and are not the same as all the current residents in the surrounding neighborhoods.

Second, the proposed development plan does not meet the city's purpose. Most homes in the surrounding area typically have .25-acre lots with yards and driveways for off-street parking. As far as I can see the proposed plan does not seem to align with Bentonville's master plan. And from what I understand the property is currently zoned as a mix of Residential Estate and R-1. The zoning for this property in the City's proposed Future Land Use Plan is "Neighborhood-Suburban" and is the same as surrounding neighborhoods.

I am also concerned about safety, what happens if there's a fire, parking on narrow streets will cause a lot of safety issues, and I feel confident fire engines will have problems accessing the newly proposed property.

When reviewing the plan it calls for two cuts on 3rd Street, crossing the bike path. The cuts are too close to existing crossroads and on an incline. I walk that street every day and it is heavily used by families biking their children to and from school during peak hours. And also many people here ride to Coler to use the bike paths.

With 21 units there could be a minimum of 40 to 60 additional vehicles needing access to 3rd Street, which already has long backups during rush hour. Not to mention additional noise

I am not an expert but it seems like there isn't enough room in the parking plan. With only two garages and no driveways, where will their company park?

I ask you to please keep the integrity of the surrounding neighborhoods



ReplyForward
Add reaction

FW: VOTE NO to the Echelon Planned Residential Development

Tyler Overstreet <toverstreet@bentonville.com>

Tue 9/3/2024 8:11 AM

To: Beverly Hall <bhall@bentonville.com>; Bradley Gavrielides <bgavrielides@bentonville.com>; Brittany Chue <bchue@bentonville.com>; Jon Stanley <JStanley@bentonville.com>; Keegan Stanton <kstanton@bentonville.com>; Sophie McAdara <smcadara@bentonville.com>; Thomas Adler <tadler@bentonville.com>

Regards,



TYLER OVERSTREET

Planning Director

479.271.3122

305 SW A Street
Bentonville, AR 72712

www.bentonville.com

Help shape the future of Bentonville. Promote what we want. Preserve what we love. We need your voice. Learn more and take the survey: www.planbentonville.com

From: Danny Bennett <DBennett@bentonville.com>

Sent: Monday, September 2, 2024 1:11 PM

To: Tyler Overstreet <toverstreet@bentonville.com>; Thomas Adler <tadler@bentonville.com>

Subject: FW: VOTE NO to the Echelon Planned Residential Development

From: Cameron Dassing <ctdassing@gmail.com>

Sent: Wednesday, August 21, 2024 8:49 PM

Subject: VOTE NO to the Echelon Planned Residential Development

Some people who received this message don't often get email from ctdassing@gmail.com. [Learn why this is important](#)

Dear Bentonville Leaders. As a resident of the Foxglove Neighborhood, I am asking that you **VOTE NO** on the Echelon Planned Residential Development (PRD) for 1602 NW 3rd Street. I love living and working in Bentonville and am excited about the growth of the city and the ways in which we are diversifying our offerings for those who are moving to the area. I'm sure this type of development would be attractive to newcomers. However, I have several concerns about bringing this type of development specifically to this part of town.

- **Design:** Design of the proposed townhomes and single-family homes, some of which are three stories, is incompatible with surrounding neighborhoods. It is an urban design that will create a *loss of privacy* for adjacent homeowners. The design does not meet the City's criteria for a PRD.
- **Density:** The density of the proposed Echelon plan is incompatible with surrounding properties which typically have .25 acre lots with yards and driveways for off street parking. The proposed plan does not align with Bentonville's Master plan. The property is currently zoned as a mix of Residential Estate and R-1. The zoning for this property in the City's proposed Future Land Use Plan is "Neighborhood-Suburban" which is the same as surrounding neighborhoods.
- **Safety:** In case of a fire, parking on the narrow streets will cause a major safety issue as fire engines will have problems accessing the property. The plan calls for two cuts onto 3rd Street crossing the bike path. The cuts are too close to existing crossroads and on an incline. The bike path is heavily used by families biking their children to and from school during peak hours.
- **Traffic:** 21 units will result in approximately 50 to 60 additional vehicles needing access to 3rd Street which already has long backups during peak hours.
- **Noise:** The addition of homes with open balconies will increase noise in our neighborhood.
- **Parking and Road Width:** The plan does not provide adequate parking. With only two car garages and no driveways, residents and their guests will be parking on the streets. The plan does not provide information about whether the roads will be public or private. Private roads can be narrow with no parking.
- **Drainage/Storm Water:** Ever since previous property owners filled the drainage ditch at 3rd and O St, both the Windsor and Foxglove neighborhoods have been plagued by storm water which flows over NW O Street. Increasing density will create more flooding and storm water problems.
- **Property Values:** While some of the homes will be listed as single-family homes, the combination of townhomes and single-family homes on very small lots will likely have a negative effect on property values overall, specifically for the surrounding neighborhoods. I would recommend having this property zoned the same as surrounding neighborhoods and encourage one of the following options.
- Build housing similar to the new Trail Ridge neighborhood, reducing privacy concerns, limiting traffic, and improving property values for all surrounding neighborhoods.

- Large park / playground area similar to Mt Hebron Park in Rogers for the children on this side of town to enjoy.

Thank you for considering this, I look forward to sharing more ideas with you on 08/28 and to the decision not to allow this development to proceed at this location.

FW: Echelon by Leadership Properties - Request for zoning 1602 NW 3rd Street

Tyler Overstreet <toverstreet@bentonvillear.com>

Tue 9/3/2024 8:12 AM

To: Beverly Hall <bhall@bentonvillear.com>; Bradley Gavrielides <bgavrielides@bentonvillear.com>; Brittany Chue <bchue@bentonvillear.com>; Jon Stanley <JStanley@bentonvillear.com>; Keegan Stanton <kstanton@bentonvillear.com>; Sophie McAdara <smcadara@bentonvillear.com>; Thomas Adler <tadler@bentonvillear.com>

Regards,



TYLER OVERSTREET

Planning Director

479.271.3122

305 SW A Street
Bentonville, AR 72712

www.bentonvillear.com

Help shape the future of Bentonville. Promote what we want. Preserve what we love. We need your voice. Learn more and take the survey: www.planbentonville.com

From: Danny Bennett <DBennett@bentonvillear.com>

Sent: Monday, September 2, 2024 6:21 PM

To: Tyler Overstreet <toverstreet@bentonvillear.com>; Thomas Adler <tadler@bentonvillear.com>

Subject: Fwd: Echelon by Leadership Properties - Request for zoning 1602 NW 3rd Street

Begin forwarded message:

From: Brad Anderson <brada32017@gmail.com>

Date: September 2, 2024 at 5:36:12 PM CDT

To: Danny Bennett <DBennett@bentonvillear.com>

Subject: Echelon by Leadership Properties - Request for zoning 1602 NW 3rd Street

You don't often get email from brada32017@gmail.com. [Learn why this is important](#)

Echelon by Leadership Properties is planning to ask the Bentonville Planning Commission to rezone 1602 NW 3rd Street from a mix of R-1/R-Estate zoning to a Planned Residential Development (PRD) zoning.

I am asking you to deny this request for the following reasons.

a. Zoning: The proposed plan does not align with Bentonville's current Master plan and Future Land Use plan. All surrounding neighborhoods are zoned R-1. The property is zoned as a mix of Residential Estate and R-1. In the City's proposed Future Land Use Plan, the zoning of the Echelon parcel and surrounding neighborhoods is "Neighborhood-Suburban."

b. PRD Criteria: Echelon plan does not meet City criteria for PRD zoning.

c. Design: Design of the proposed townhouses and single-family homes is barracks style and incompatible with surrounding neighborhoods. The 3-story townhouses create a loss of privacy for adjacent homeowners.

d. Density: The density of the proposed Echelon plan is incompatible with surrounding properties which typically have .25 acre lots with yards and driveways, and roads wide enough for guest parking.

e. Safety: In case of a fire, parking on the narrow streets will cause major safety issue as fire engines will have problems accessing the property. The plan calls for cuts on 3rd Street crossing the bike path. The cuts are too close to existing crossroads. The bike path is heavily used by families biking their children to and from school during peak hours.

f. Traffic: 21 units will result in approximately 50 to 60 additional vehicles needing access to 3rd Street which already has backups during peak hours.

g. Noise: The addition of homes with open balconies will increase noise in our neighborhood.

h. Parking and Road Width: The plan does not provide adequate parking. With only two car garages and no driveways, residents and their guests will be parking on the streets. The plan does not provide information about whether the roads will be public or private. Private roads can be narrow with no parking.

i. Drainage/Stormwater: Previous property owners filled the drainage ditch at 3rd and O St, the Windsor Manor neighborhood

has been plagued by stormwater which flows across NW O Street. Increasing density will create more flooding and stormwater problems.

Appreciate your time and consideration,

Brad Anderson
403 NW Saddlebrook Drive, Bentonville AR 72712

FW: Echelon Residential Development Plan

Tyler Overstreet <toverstreet@bentonvillear.com>

Tue 9/3/2024 8:12 AM

To: Beverly Hall <bhall@bentonvillear.com>; Bradley Gavrielides <bgavrielides@bentonvillear.com>; Brittany Chue <bchue@bentonvillear.com>; Jon Stanley <JStanley@bentonvillear.com>; Keegan Stanton <kstanton@bentonvillear.com>; Sophie McAdara <smcadara@bentonvillear.com>; Thomas Adler <tadler@bentonvillear.com>

Regards,



TYLER OVERSTREET
Planning Director

479.271.3122
305 SW A Street
Bentonville, AR 72712
www.bentonvillear.com

Help shape the future of Bentonville. Promote what we want. Preserve what we love. We need your voice. Learn more and take the survey: www.planbentonville.com

From: Donna Anderson <dandersonar19@gmail.com>

Sent: Monday, September 2, 2024 7:11 PM

To: Tyler Overstreet <toverstreet@bentonvillear.com>

Subject: Echelon Residential Development Plan

You don't often get email from dandersonar19@gmail.com. [Learn why this is important](#)

Dear

My name is Donna Anderson and I live at 403 NW Saddlebrook Drive. Last week, I attended a neighborhood meeting regarding the Echelon Residential Development plan at 1602 NW 3rd Street. This development includes 9 single family homes and 12 3-story townhomes on 3.2 acres. So about .15 acre per home.

I am opposed to this development for the following reasons:

1. Echelons plan does not meet City criteria for PRD zoning.
2. Design of the proposed townhomes and single-family homes, some is barrack style are incompatible with the surrounding neighborhoods The three-story townhomes will create a loss of privacy for the adjacent homeowners.
3. The density of the proposed Echelon plan is incompatible with surrounding properties which typically have .25 acre lots with yards and driveways, and road wide enough for guest parking.
4. The proposed plan does not align with Bentonville's current master plan. The property is currently zoned as a mix of Residential Estate and R-1. The zoning in the City's proposed Future Land Use Plan is, "Neighborhood-Suburban: which is the same as surrounding neighborhoods.
5. In case of fire, parking on the narrow streets will cause major safety issues as fire engines will have problems accessing the property. The plan calls for two cuts onto 3rd Street crossing the bike path. The cuts are too close to existing crossroads. The bike path is heavily used by families biking their children to and from school during peak hours.
6. Twenty-one units will result in approximately 50 to 60 additional cars needing access to 3rd street which already has backups during peak hours.
7. The addition of homes with open balconies will increase noise in our neighborhood.
8. The plan does not provide adequate parking. With only two car garages and no driveways, residents and their guests will be parking on the streets. The plan does not provide information about whether the roads will be public or private. Private roads can be narrow with no parking.
9. Ever since previous property owners filled the drainage ditch at 3rd and O Street the Windsor Neighborhood has been plagued by stormwater which flows across NW O Street. Increasing density will create more flooding and storm water problems.

My concern is this proposed project is purely profit oriented. Bentonville's Master Plan for the city is to improve the livability of our city and this proposal does not align.

VOTE: NO ON PLANNED RESIDENTIAL DEVELOPMENT (PRD) FOR ECHELON. Work with Echelon to develop a plan consistent with the Master Plan, get rid of multi-family (PRD) and focus on projects that don't further strain our infrastructure (streets/traffic, water runoff, parking and safety).

Best regards,

Re: PRD rezone

Elizabeth Gillespie <gillespiemgr5@gmail.com>

Tue 9/3/2024 8:36 AM

To: Jon Stanley <JStanley@bentonvillear.com>

Cc: Sophie McAdara <smcadara@bentonvillear.com>

You don't often get email from gillespiemgr5@gmail.com. [Learn why this is important](#)

Appreciate you both!

On Tue, Sep 3, 2024 at 8:13 AM Jon Stanley <JStanley@bentonvillear.com> wrote:

Hello Elizabeth,

Thank you for your comments. We will ensure that your comments are included in the packet when this item goes to Planning Commission for consideration.



JON STANLEY
Senior Planner, ASLA, APA

479.271.3122
305 SW A Street
Bentonville, AR 72712
www.bentonvillear.com

Help shape the future of Bentonville. Promote what we want. Preserve what we love. We need your voice. Learn more and take the survey: www.planbentonville.com

From: Elizabeth Gillespie <gillespiemgr5@gmail.com>

Sent: Monday, September 2, 2024 11:55 AM

To: Jon Stanley <JStanley@bentonvillear.com>

Subject: PRD rezone

You don't often get email from gillespiemgr5@gmail.com. [Learn why this is important](#)

Hi!

I'm writing to ask that the development on 1602 3rd Street does not get rezoned for PRD. This plot of land is close enough to Downtown but not close enough. Not only will it create an eye sore, congestion and school rezone nightmare but it takes away from our small quaint 3rd street. There is so many multi family options in this town going up we don't need another one. At a certain point the multi family is great but not on 3rd street. We live in Angel Falls if this gets passed for PRD the small farms will go up for sale and developers will want to build three stories there too. Please stop the bleeding now.

Elizabeth Gillespie

Fwd: Echelon Planning Request on 3rd Street

Danny Bennett <DBennett@bentonville.com>

Thu 9/5/2024 10:01 AM

To: Tyler Overstreet <toverstreet@bentonville.com>; Thomas Adler <tadler@bentonville.com>

Cc: Sophie McAdara <smcadara@bentonville.com>

Begin forwarded message:

From: Lisa Hostetler <wings1758@yahoo.com>

Date: September 5, 2024 at 9:38:31 AM CDT

To: Danny Bennett <DBennett@bentonville.com>

Subject: Echelon Planning Request on 3rd Street

You don't often get email from wings1758@yahoo.com. [Learn why this is important](#)

Dear Mr. Bennett:

We would like to express our objection to the proposal from Echelon Developers to rezone the property of 1602 NW 3rd Street from Residential Estate and R-1 to Planned Residential Development (PRD).

We passionately object to this for several reasons. This plan does not fit at all with the surrounding neighborhoods. It makes no sense to put in townhomes (which are essentially 3 story condos) No one wants condos in the middle of our neighborhood. There are obviously parking issues with this proposal as well. It looks like there will be an additional 45-60 vehicles that will not have sufficient places to park. There won't be options for street parking either. Vehicles will also create an issue with access to and from 3rd Street. The density of housing in this small space is way too much.

The design is flawed. When you put in housing with NO yards (they call it low maintenance) you are not attracting families as they imply. Townhomes with three stories create a loss of privacy for homeowners. There is also a safety issue. The bike lane already is dangerous as people attempt to enter 3rd Street from different access points. Adding two more entrances doesn't make sense.

There is a big issue with trust. People buy homes in this area and look at the zoning and expect that to be carried out. We have lived in our home for 30 years. We know all of the neighbors in our block and beyond. Please keep the zoning to Estate Residential and R-1.

Sincerely,

Lynn and Lisa Hostetler

Fwd: Echelon Neighborhood Proposal Preview

Danny Bennett <DBennett@bentonville.com>

Wed 9/4/2024 11:23 AM

To: Tyler Overstreet <toverstreet@bentonville.com>; Thomas Adler <tadler@bentonville.com>

Begin forwarded message:

From: "Echelon, Another Leadership Properties Neighborhood" <echelon@leadershipproperties.com>

Date: September 4, 2024 at 10:29:36 AM CDT

To: Danny Bennett <DBennett@bentonville.com>

Subject: Echelon Neighborhood Proposal Preview

You don't often get email from echelon@leadershipproperties.com. [Learn why this is important](#)

Dear Commissioner Bennett,

I'm Kyle Smith, project manager with Leadership Properties. By now, I'm sure you have heard of our proposed neighborhood for NW 3rd St called Echelon! We know Bentonville is in the middle of big planning activities, and we want to make sure we understand your goals and priorities for housing development in the city.

Echelon is still a few weeks away from its first public hearing, but we would love to have an opportunity to visit with you before then to share our current plans and get your initial reactions. We want to be proactive about addressing any feedback you may have about the design, and you may even see opportunities for us to make improvements and to get a jump on some of the evolving issues in the ongoing planning talks.

We'd like to meet with you sometime next week (Sept 9-13) if you're available. You're welcome to join us at the model home at Aurora (one of our other Bentonville neighborhoods), or we're happy to meet you somewhere more convenient for you. We're pretty flexible. Please let us know what works well for you and I'll get it on our calendars - it'll most likely be me and one of our owners - Bob or Julie.

We are pretty excited about this neighborhood and look forward to sharing our vision with you!

Kyle Smith
Leadership Properties Project Manager

3403 Awakening Ave, Bentonville
www.LeadershipPropertiesNWA.com
479-274-8881

PS - When I saw your name on the Planning Commission list, I had to check with my mom and see if I was remembering correctly. But Doris Smith says hello!

FW: NW 3rd St. proposed development- Echelon

Danny Bennett <DBennett@bentonvillear.com>

Tue 9/3/2024 2:32 PM

To: Tyler Overstreet <toverstreet@bentonvillear.com>; Thomas Adler <tadler@bentonvillear.com>

From: Vicque <vicque57@gmail.com>

Sent: Tuesday, September 3, 2024 2:28 PM

To: Danny Bennett <DBennett@bentonvillear.com>

Subject: NW 3rd St. proposed development- Echelon

You don't often get email from vicque57@gmail.com. [Learn why this is important](#)

Dear Planning Commision Member Bennett,

My home, within the Sturbridge Subdivision backs up to parcel #01-18380-000 located on 3rd St. NW.

In October 2017, the parcel was re-zoned from rural to estate homes.

That would allow for 2 or 3 homes with large lots to be built there.

I was ok with that.

Recently I received a letter from Leadership about their proposal to develop that parcel.

They invited me, as a homeowner within 200 ft. of that parcel, to attend a community town hall 8/15/24. Leadership Properties were going to present to the surrounding community their plans to develop that parcel.

I attended.

Their proposal is to change the current zoning to make it a PRD. They propose 6, two and three story modern farmhouse styled townhome buildings; plus 9 similar styled two story homes, a small greenspace with hammock stations, bike path, plus a two lane paved road with spaced out parallel parking on it.

The parcel is approximately 3.38 acres.

The subdivisions along 3rd St. NW are traditional styling, with trees, flower beds, yards, and for the most part are quiet and safe places.

The traffic along 3rd street NW is busy due to the number of homes along the street, buses from the elementary and middle school on Elm Tree, Coler Creek entrance, and the bike path routes.

I think bringing in multifamily homes on that parcel will change the character of the surrounding neighborhoods bringing in more traffic, more noise, and more people in a small space.

I would like for the parcel to remain zoned for estate homes.

Thank you,

Vicque White

vicque57@gmail.com

Fwd: Request for Support

Danny Bennett <DBennett@bentonvillear.com>

Thu 8/22/2024 1:25 PM

To: Tyler Overstreet <toverstreet@bentonvillear.com>; Thomas Adler <tadler@bentonvillear.com>

Begin forwarded message:

From: "Harris, Renee" <renee.harris@astellas.com>

Date: August 22, 2024 at 12:19:52 PM CDT

To: Danny Bennett <DBennett@bentonvillear.com>

Subject: Request for Support

You don't often get email from renee.harris@astellas.com. [Learn why this is important](#)

Dear Mr. Bennett,

I am writing to you today to request your support in **Voting No** to the proposal for the **Echelon development** (1602 NW 3rd Street Bentonville AR). The proposal is seeking to rezone this area differently than the surrounding neighborhoods. It appears the proposal is designed to maximize profit for the builder and does not reflect a thoughtful approach to the long-term impact this development will have to the area.

One of my biggest concerns is that this proposal will overpopulate a very small space with a mix of condos and single-family homes unlike the communities surrounding it which are comprised solely of single-family homes with at least .25 acre lots and plenty of space for parking. With 21 units there could be a minimum of 40 to 60 additional vehicles needing space to park and access to 3rd Street as their main entrance and exit. The entrance to the development will undoubtedly cut into the bike lanes leading to Coler with high potential to cause accidents as there would not be enough distance between that access point and the Stop sign at NW O St to add another break point in the traffic.

I would be happy to see this area developed to support single-family homes with comparable lot sizes to the surrounding area. To date the property owner has left the lot in complete disarray and caused flooding into our neighborhood by improperly filling in the drainage ditch on the property.

Thank you in advance for your support.

Sincerely,
Renee Harris
406 NW O St
Bentonville, AR 72712

Renee Harris
Executive Director, Omnichannel Engagement and Strategic Planning

Astellas Pharma
Cell/Mobile: 479-321-6477



August 18, 2024

Tyler Overstreet
305 NW A Street
Bentonville, AR 72712

Re: Vote NO to Planned Residential Development for Echelon
1603 NW 3rd Street/ 1603 NW Appaloosa Ave

Dear Mr. Overstreet:

The Echelon by Leadership Properties is planning to ask the City of Bentonville to approve a high-density Planned Residential Development (PRD) zoning plan for 1602 NW 3rd Street. The proposed development includes 21 living units - 9 single family homes and 12 townhomes. This plan is ill-conceived and incompatible with surrounding neighborhoods. Please vote NO to this planned development for the following reasons:

Design: The proposed townhomes and single-family homes, some of which are three stories, are incompatible with surrounding neighborhoods. This urban design will create a loss of privacy for adjacent homeowners. The 6 foot privacy fences currently in place will do no good for 3 story units that will peer over into neighbors yards, making existing neighbors backyard space no longer private. Also, the design does not meet the City's criteria for a PRD and goes against the City of Bentonville's Master Plan.

In addition, the Echelon Group has stated that none of these properties will be rentals. Without a HOA, how are they going to enforce that? They cannot. I point to the development of Elm Tree Townhomes at 3102 SW 2nd Street as an example of how that was not enforced. All of the townhomes were purchased and became rentals. The properties were nice enough with landscaping, but because they are not owner occupied, the grounds around the property are not well maintained. The green area between the sidewalk and the road is often overgrown and there are large "NOW LEASING" signs hanging off of the buildings.

The urban design of the properties are also not in keeping with the style of the surrounding neighborhoods. The design is modern and trendy, which will pass in a few years. They will become an eye sore and out of place with the traditional homes in

the neighborhoods.

Density: The density of the proposed Echelon plan is incompatible with surrounding properties, which typically have .25 acre lots with yards and driveways for off-street parking. The proposed plan does not align with Bentonville's Master plan. The property is currently zoned as a mix of Residential Estate and R-1. The zoning for this property in the City's proposed Future Land Use Plan is "Neighborhood-Suburban" and is the same as surrounding neighborhoods.

The Echelon group is trying to say that the lots are comparable to the surrounding area, but they are taking into consideration roads and a common space. In measuring the total space of the Echelon development against Windsor Manor to make an apples to apples comparison, the numbers are as follows:

Windsor Manor	Area Acreage 12.66 acres	Homes 31 = .40 acres per home
Echelon	Area Acreage >4 acres	Homes 21 = .19 acres per home

Safety: In case of a fire, parking on narrow streets will cause a significant safety issue as fire engines will have problems accessing the property. The plan calls for two cuts onto 3rd Street, crossing the bike path. The cuts are too close to existing crossroads and on an incline. The bike path is heavily used by families biking their children to and from school during peak hours.

Traffic: 21 units will result in approximately 50 to 60 additional vehicles needing access to 3rd Street, which already has long backups during peak hours.

In addition, traffic on NW O Street and Appaloosa Avenue will increase dramatically. There are mostly families with children along these streets and this will increase the risk of a child being hit in traffic. People do not let their children play near NW 3rd Street due to the traffic, but this will increase the traffic so much there will be no safe areas for the children along this new route to play.

Noise: Adding homes with open balconies will increase noise in our neighborhood. It is likely that many of these properties will become rentals and thus "party pads" as evidenced by their own presentation that states "porch living". This will be a disturbance and will increase the number of calls to Bentonville police for noise complaints. The homes down NW 3rd are just that - homes. They are not apartments or weekend getaways. People live here. Allowing a development that will be rentals and AirBnBs will take away from the neighborhood and introduce an unwanted element. As neighbors that have already had to contact the city about keeping the lot mowed, this will only

increase.

Parking and Road Width: The plan does not provide adequate parking. With only two garages and no driveways, residents and their guests will park on the streets. The plan does not provide information about whether the roads will be public or private. Private roads can be narrow and have no parking.

Drainage/Storm Water: Ever since previous property owners filled the drainage ditch at 3rd and O St, the Windsor neighborhood has been plagued by stormwater, which flows over NW O Street. Increasing density will create more flooding and stormwater problems.

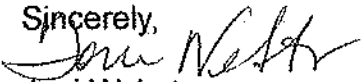
Misrepresentations by Echelon: The Echelon Group have already made several misrepresentations about the property to the point that we cannot trust what they say. Those are as follows:

- They state that the prices will begin at \$800,000. The current price per square foot of the homes in the surrounding area is around \$200. If they build a 2400 sq ft townhouse, that is \$432/sq ft. Comps for townhomes do not support this at all except within a few blocks of the square, and it is higher than even those. Comps at a comparable distance from the square are in the \$150 - 180/sq ft range, which puts the price point around \$400k. At \$400k, the properties will attract real estate investors and they will become short term rentals.
- They state all will be owner occupied and no rentals. Because there will not be an HOA, that is unenforceable and the price point as stated above will make these perfect investments for real estate investors.
- As covered above, they stated that each home will have a similar footprint to those of the surrounding neighborhoods. That is false as they are taking into account the entire acreage that includes roads.
- They stated in their letter to the neighbors that they would build a gate on Appaloosa for emergency vehicles only. In the meeting, they said they could not get a gate because it was against city ordinance, but those present pointed out there are gates in numerous neighborhoods and there is just an exception process.
- They stated in their letter that they would share copies of the plan if asked. Numerous people requested prior to the meeting, but they never received them. It was not until after the meeting they provided the presentation.
- They have done nothing to maintain the property since purchasing. Windsor neighbors had to call the City of Bentonville to just get them to cut the grass in the lot, which was a fire hazard. They also have several trees down on the

property since the tornado and have done nothing to clean them up.

I am not opposed to the development of the land, but it needs to be in keeping with the surrounding neighborhoods of single family homes. This is just Echelon Group squeezing as many properties onto that plot of land so they can make as much money as possible. This is just greed that will only decrease the quality of life for those who currently live here. Vote NO for the Echelon PRD.

Sincerely,



Joni Webster

Resident, Windsor Manor

CC: Windsor Manor HOA

Fwd: Deny Planned Residential Development (PRD) zoning for 1602 NW 3rd Street

Tyler Overstreet <toverstreet@bentonvillear.com>

Thu 9/12/2024 10:00 AM

To: Sophie McAdara <smcadara@bentonvillear.com>; Bradley Gavrielides <bgavrielides@bentonvillear.com>; Brittany Chue <bchue@bentonvillear.com>
Cc: Jon Stanley <JStanley@bentonvillear.com>

Get [Outlook for iOS](#)

From: Tina Brandt <littlemax321@att.net>

Sent: Thursday, September 12, 2024 9:48:08 AM

To: Tyler Overstreet <toverstreet@bentonvillear.com>

Subject: Fwd: Deny Planned Residential Development (PRD) zoning for 1602 NW 3rd Street

You don't often get email from littlemax321@att.net. [Learn why this is important](#)

Sent from my iPad

Begin forwarded message:

From: Tina Brandt <littlemax321@att.net>

Date: September 12, 2024 at 5:50:02 AM CDT

Subject: Deny Planned Residential Development (PRD) zoning for 1602 NW 3rd Street

We are Tina and Doug Brandt, living at 102 NW O Street in Foxglove. We ask that you vote against the Echelon PRD rezoning for 1602 NW 3rd Street for the reasons listed below.

1. Safety is a major concern. The bike path is used by many individuals and families. The plan calls for two cuts into 3rd street, crossing the bike path. These cuts are too close to existing crossroads. Two narrow traffic lanes make vehicle travel difficult especially with the numbers of school busses, construction vehicles, trucks and car traffic. Traffic has increased heavily in recent months. There are children standing on corners early morning waiting for school busses and school busses dropping off children in the afternoon. The plan calls for 21 units consisting of 12 3-story townhomes bordering NW 3rd and 9 single family homes causing 50 to 60 more vehicles needing access to 3rd street where there are already backups during peak hours.
2. Another concern that ties in to #1 above is that the plan calls for no guest parking, no driveways or yards. Without driveways, where are cars going to park? On the narrow streets of this development!! Consider fire and ambulance vehicles trying to respond through these clogged streets!
3. Drainage and stormwater: We learned in the community meeting that Windsor Manor has experienced problems with stormwater flowing across NW O Street. We are all too familiar with drainage issues on NW O St. The Echelon project will increase density adding to more flooding and storm water problems as well as decreasing home values in our area. We also learned that the developers of this plan have had no experience with stormwater runoff and high density!
4. The addition of homes with open balconies overlooking surrounding yards will increase the noise level in the neighborhood and decrease privacy.
5. From a design standpoint I can't picture from the drawings that there would be acceptable views or outdoor spaces for entertaining. Furthermore the proposed townhomes and single family homes in barracks style are not consistent or compatible with surrounding neighborhoods.
6. The Echelon plan does not meet the City criteria for PRD zoning. It does not align with Bentonville's current Master Plan and Future Land Use plan.

To sum up, Zoning, Safety, increased Traffic and Congestion which we believe would cripple the area at peak times, increased Stormwater and Drainage, Loss of Privacy, Noise are all Major issues to closely consider and Deny the Planned Residential Development (PRD) Zoning for 1602 NW 3rd Street.

Sincerely,

Doug and Tina Brandt
102 NW O Street
Bentonville, AR

Fwd: Urgent Request Regarding Zoning at 1602 NW 3rd Street

From Danny Bennett <DBennett@bentonvillear.com>

Date Fri 9/20/2024 8:04 AM

To Tyler Overstreet <toverstreet@bentonvillear.com>; Thomas Adler <tadler@bentonvillear.com>

Cc Sophie McAdara <smcadara@bentonvillear.com>

Begin forwarded message:

From: Angela Mensah <angela.mensah1803@outlook.com>

Date: September 20, 2024 at 8:00:41 AM CDT

To: Danny Bennett <DBennett@bentonvillear.com>

Subject: Urgent Request Regarding Zoning at 1602 NW 3rd Street

You don't often get email from angela.mensah1803@outlook.com. [Learn why this is important](#)

Dear Planning Commissioner Bennett,

I hope this message finds you well. I am writing to express my deep concern regarding the proposed Planned Residential Development (PRD) zoning for 1602 NW 3rd Street. As a dedicated member of the Bentonville community, I truly believe our city prioritizes family values and the well-being of its residents over mere profit.

Bentonville has earned its reputation as the "Biking Capital of the World," a title that resonates with our commitment to family-friendly activities and safety. However, the proposed development raises significant safety concerns, particularly for families and children who use the bike paths daily. I urge you to consider the potential consequences of increased traffic and congestion on our streets, which could put lives at risk.

In addition, I commute to work in Fayetteville before 8 a.m. If I leave after 6:30 a.m., I face the risk of being late or worse, being involved in an accident due to the congestion that I have witnessed many times while living in the area. This situation is a daily concern for many residents, and I hope that you will prioritize our safety.

Here are some key reasons to deny the PRD zoning:

- 1. Alignment with Master Plan:** The proposed plan does not align with Bentonville's Master Plan and Future Land Use Plan. Surrounding neighborhoods are zoned R-1, and the property itself is a mix of Residential Estate and R-1. The Future Land Use Plan designates this area as "Neighborhood-Suburban," which is inconsistent with the high density proposed.
- 2. PRD Criteria Compliance:** The Echelon plan fails to meet the city's criteria for PRD zoning, which is designed to maintain the character and integrity of our neighborhoods.
- 3. Design Compatibility:** The proposed barracks-style design of the townhouses and homes is incompatible with the surrounding architecture, impacting the privacy and quality of life for adjacent homeowners.
- 4. Density Issues:** The plan's density does not match that of nearby properties, which typically feature .25-acre lots with ample yards and driveways, contributing to a community-oriented environment.
- 5. Safety Concerns:** Narrow streets may hinder emergency access, especially in fire situations. Additionally, the plan includes two cuts onto 3rd Street that cross a heavily used bike path, raising the risk of accidents during peak travel times.
- 6. Traffic Impact:** The addition of 21 units is projected to generate an influx of 50 to 60 additional vehicles on 3rd Street, exacerbating existing congestion and safety risks.
- 7. Noise Pollution:** The presence of open balconies in the proposed homes would likely increase noise levels, disrupting the peaceful atmosphere of our neighborhood.
- 8. Parking and Road Width:** The development offers inadequate parking solutions, relying on narrow streets that may not accommodate guest vehicles. Furthermore, without clear information on road ownership, we face uncertainty about future accessibility.
- 9. Stormwater Management:** Historical issues with stormwater drainage in the Windsor Manor neighborhood have not been resolved, and increased density could further exacerbate flooding concerns.

As a community that has always championed safety and family values, I implore you to prioritize the well-being of our residents over development. Let us maintain the compassionate credibility that Bentonville is known for. I trust that you will make a decision that reflects the best interests of all parties involved.

Thank you for your consideration of this urgent matter. I look forward to your thoughtful response.

Warm regards,

Angela Mensah, Ph.D.
1803 NW Mustang Avenue
angela.mensah1803@outlook.com
479-360-8660
September 20, 2024

FW: Echelon Comments & Context for Oct 15

From Danny Bennett <DBennett@bentonvillear.com>

Date Tue 9/24/2024 3:21 PM

To Tyler Overstreet <toverstreet@bentonvillear.com>; Thomas Adler <tadler@bentonvillear.com>

Cc Sophie McAdara <smcadara@bentonvillear.com>

 1 attachments (12 MB)

Echelon - Public Comment Review & Additional Context.pdf;

From: Kyle Smith <Kyle@leadershipproperties.com>

Sent: Tuesday, September 24, 2024 12:53 PM

To: Eric Hipp <ehipp@bentonvillear.com>; Ifeoma Ibekwe <iibekwe@bentonvillear.com>; Douglas Bryant <dbryant@bentonvillear.com>; Reginald Wright <rwright@bentonvillear.com>; Danny Bennett <DBennett@bentonvillear.com>; Dana Davis <ddavis@bentonvillear.com>; Elaine Kerr <ekerr@bentonvillear.com>
Cc: Bill Burckart <bburckart@bentonvillear.com>; Gayatri Agnew <gagnew@bentonvillear.com>; Beckie Seba <Bseba@bentonvillear.com>; Octavio Sanchez <OSanchez@bentonvillear.com>; Chris Sooter <csooter@bentonvillear.com>; Holly Hook <hhook@bentonvillear.com>; Aubrey Patterson <apatterson@bentonvillear.com>; Cindy Acree <cacree@bentonvillear.com>; Robert David <bob@leadershipproperties.com>; Julie Vaught <julie@leadershipproperties.com>; Angela Belford <angela@leadershipproperties.com>

Subject: Echelon Comments & Context for Oct 15

Some people who received this message don't often get email from kyle@leadershipproperties.com. [Learn why this is important](#)

Dear Planning Commissioners & City Council members:

Our proposed 21-home Echelon neighborhood development has not yet made its way to your agenda, but I know you have already received a significant number of emails from neighbors near and far! The Leadership Properties team hosted about 50 residents at a town hall on August 15 to preview our plan. Since then, we have been listening to their feedback and working to reasonably accommodate as many of the concerns that have been raised as possible. We've invited the same group - plus anyone who's letters were provided to us by Planning Staff - to come next Thursday, Oct 3 and take a look at the changes we have made.

We hope to be on your (Planning Commission) agenda on Oct 15. In the meantime, I wanted you to know that we are actively working to make this a project Bentonville can be proud of. Please take a look at the attached overview of our public engagement efforts, a summary of the comments that have been shared with us so far, and some additional context about how Echelon will fit with the surrounding area.

The complete PRD application will be on your official agenda soon. If you would like to see a working copy sooner – or if you have any questions, concerns, or suggestions – please don't hesitate to reach out to me.

Thank you for your dedicated service,

Kyle Smith
Leadership Properties
Project Manager
kyle@leadershipproperties.com
479-274-8881

Fwd: Opposition to updated "Echelon" development

From Danny Bennett <DBennett@bentonvillear.com>

Date Wed 9/25/2024 5:06 PM

To Tyler Overstreet <toverstreet@bentonvillear.com>; Thomas Adler <tadler@bentonvillear.com>

Cc Sophie McAdara <smcadara@bentonvillear.com>

Begin forwarded message:

From: Kevin Wilson <kevinwilson1709@gmail.com>

Date: September 25, 2024 at 4:56:55 PM CDT

To: Danny Bennett <DBennett@bentonvillear.com>

Subject: Opposition to updated "Echelon" development

You don't often get email from kevinwilson1709@gmail.com. [Learn why this is important](#)

Mr. Bennett,

I am writing to express my **strong opposition to the PRD and rezoning** necessary to accommodate the proposed multi-unit housing construction project ("Echelon") near our suburban neighborhood of Fox Glove, based on an "updated" proposal from Echelon dated 9.6.24. While I understand there may be some need for housing development, I believe the "Echelon" project is not suitable for our community or neighborhood for several reasons.

1) Impact on Traffic and Infrastructure:

Our suburban area is not equipped to handle the significant increase in traffic that a multi-unit housing and high-density project would bring. The existing roads and infrastructure are already strained, and additional traffic could lead to congestion, increased accidents, and a decline in the quality of life for area residents.

a) Please note that the area of this proposed project also contains a 2-way bike lane on the north side of 3rd street, the same side as the proposed Echelon development.

b) Also note that 3rd street is the main thoroughfare for school buses going to and from Elm Tree Elementary School and Ardis Ann Middle School and for parents taking their children to either of these two schools.

2) Significant design flaws:

a.) Setbacks and lot sizes – setbacks of 0ft (zero) and lot widths of 20ft. The narrow townhouses would be about the same width as a trailer house. I don't believe this is consistent with the suburban areas that surround this proposed project.

a) Transparent fences? - "A *transparent fence* will be installed along the existing utility easement adjacent to Lots 18-23, to enhance the curb appeal of zone 1." Does this make any sense?

b) Parking – "No modifications have been requested from the city's minimum parking requirements." I fail to see how there could be 2 off-street parking spaces per unit in a narrow "Private" street to accommodate the *basic* parking requirements.

c) Street width – I do NOT see any street widths given in the "updated" Echelon plan. I only see that "The widths of these private streets will vary to best accommodate the garage parking of each units..." Best for whom? Also, keep in mind that the streets will be "private" so all maintenance will be the responsibility of the tenants. This is a way for the builders to absolve themselves of any future responsibility of maintenance or upkeep of the streets.

d) Garage parking – while the images portrayed in the stylized renderings show 2 car garages, I fail to see how any of these units could accommodate a 2 car garage, much less 2 off-street parking spaces. Please provide details with dimensions.

e) POA – this statement is included in the materials for Echelon: "Leadership Properties has extensive experience forming and managing POA organizations to manage covenants in neighborhoods..." However, covenants in neighborhoods are **not legally unenforceable** by any city or county entity. This entire development will be rental property (short-term and long-term) which is totally inconsistent with the surrounding neighborhoods.

f) Request Modifications - The plans contain this statement: "The goal for this development is to provide much needed housing in the area." Really? I've lived within 500 ft of this proposed development for the past 24 years and never once thought we needed more housing in the area.

3. Environmental Concerns:

The construction and subsequent increase in population density could have adverse effects on our local environment. The loss of green spaces, increased pollution, more stormwater issues, and potential harm to local wildlife are significant concerns that need to be addressed.

4. Preservation of Community Character:

Our neighborhood is characterized by its suburban charm, with single-family homes and open spaces that foster a sense of community. Introducing a multi-unit housing project would fundamentally alter the character of our neighborhood, potentially leading to a decline in property values and community cohesion.

5. Communication of Changes:

I understand that this plan has changed from the initial submission but I could not easily identify what changes were made. In the future, when changes to proposed developments are made I think it would be beneficial, for everyone, to note the changes for easy comparative purposes.

6. Alternative Solutions:

I urge the commission to consider alternative solutions that would address potential housing needs without compromising the integrity of our suburban area. This could include smaller-scale developments, with larger houses, more green spaces, adding to the property value of the surrounding neighborhoods. Again, let's build large homes on large lots that we can be **proud** of and will add value to the neighborhoods that surround the development.

In conclusion, I respectfully request that the city planning commission **deny the application for a PRD and rezoning** for the multi-unit housing construction project in our suburban neighborhood. I believe that preserving the character and quality of life in our community is of utmost importance, and I trust that the commission will take these concerns into serious consideration.

Thank you for your attention to this matter.

Sincerely,

Kevin Wilson

479.366.0540

Fwd: Please Vote NO to Re-Zone the Echelon Residential Development to PRD. Vote to Keep Current Zoning, R-1 and R-Estate

Danny Bennett <DBennett@bentonville.com>

Mon 9/30/2024 6:56 PM

To: Tyler Overstreet <toverstreet@bentonville.com>; Thomas Adler <tadler@bentonville.com>

Cc: Sophie McAdara <smcadara@bentonville.com>

Begin forwarded message:

From: artist2773@gmail.com

Date: September 30, 2024 at 5:36:17 PM CDT

To: Danny Bennett <DBennett@bentonville.com>

Subject: Please Vote NO to Re-Zone the Echelon Residential Development to PRD. Vote to Keep Current Zoning, R-1 and R-Estate

[You don't often get email from artist2773@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Dear Bentonville Planning Commission Member,

Mr. Danny Bennett,

As a 45 year resident of Bentonville, retired Walmart Senior Manager

in the Home Office and homeowner in Bentonville, I am making an

appeal to you on the development of the Echelon Planned Residential

Development (PRD) for 1602 NW 3rd street. VOTE "NO" for the re-zoning of Echelon and maintain the current zoning of R-1 and R-Estate.

Here are my reasons for this request:

1) PRD Criteria: Echelon's plan with 3-story townhomes, does not meet

city criteria for PRD zoning, as it will be "SANDWICHED" between 2

current residential communities; Sturbridge and Saddlebrook. The plan calls for packing as many people into the space as possible. It doesn't appear that the plan calls for the "Lot and Area Standards" as well as minimum setbacks for R-1 and R-Estate rules and is incompatible with surrounding Sturbridge, Saddlebrook, Denali, Windsor Manor and Foxglove's .25 acre lots.

2) No "Green Space" as stated in the PRD requirement, as directly specified on the bentonville.com website, specifically states:

a) Must preserve open space, farmland, natural beauty and critical environmental areas.

b) Must provide high quality public spaces such as greenbelts, parks, plazas, squares, courtyards and streets that are an organizing feature and gathering place for the neighborhood.

There is no such "green" space that I can see on the plan. It appears there will be a "packing in" of as many residents as possible in the approximately 4 acre area.

3-Story town-homes will also have an environmental affect the homes in Sturbridge and they will be so close to the west side homes that it will block western sun to these homes in the evening. This violates the environmental preservation maintenance clause as stated on the bentonville.com website. How can Sturbridge homeowners enjoy their current homes and back yards without sunshine and at the same time have increased noise?

3) Safety: Fire trucks will not be able to access properties due to

narrow roads and the many cars that will be parked in the streets. Two cuts into the 3rd street bike path is too many and they are too close to existing crossroads. The bike path is not only used by bikers going to and from Coler Trail, but are also used by families that bike their children to and from school.

4) Traffic: 21 Units will result in 50-60 additional vehicles needing

to access to 3rd street which already backs up during peak hours.

5) Parking and Road Width: Residents in Echelon will probably use Sturbridge and Saddlebrook streets for overflow parking. Echelon plan does not provide adequate parking with only two-car parking and no driveways, so residents and guests will be parking in the streets and in neighboring streets.

6) Drainage/Stormwater: Previous property owners filled in the drainage ditch at 3rd and O street, the Windsor Manor neighborhood has been plagued by stormwater which flows across NW "O" Street. Increasing density will create more flooding and water problems.

7) Density/Over-population: Two huge apartment complexes have recently been erected near this location. One at Walton and 3rd and another across from the Walmart Supercenter. People are coming in by droves and traffic is already out of control on Walton Blvd. Residents are already concerned about the influx of people in cars in such a small area and the addition of these 21 units crammed into an already dense area is going to disturb the peace and livability of the current residents.

Our Sturbridge neighborhood is very disturbed by the possibility of the new Echelon being crammed in between us and Saddlebrook. We currently are dealing with the growth issues with the bike lane and additional traffic along with 2 huge apartment complexes being erected near us. Please hear our pleas for no packing-in of people with the PRD zoning and please keep the zoning as is: R-1 and R-Estate.

Thank you so much for keeping the happiness and wishes of the current residents in mind.

Best Regards,

Roseanne Kisse

305 Old Forge Drive

Sturbridge Subdivision

Bentonville, AR

479-381-5957

Fwd: Rezoning 1602 NW 3rd St

From Danny Bennett <DBennett@bentonvillear.com>

Date Tue 10/1/2024 8:55 AM

To Tyler Overstreet <toverstreet@bentonvillear.com>; Thomas Adler <tadler@bentonvillear.com>

Cc Sophie McAdara <smcadara@bentonvillear.com>

Begin forwarded message:

From: Jeff Going <Jeffgoing1@outlook.com>

Date: October 1, 2024 at 8:46:49 AM CDT

To: Danny Bennett <DBennett@bentonvillear.com>

Subject: Rezoning 1602 NW 3rd St

You don't often get email from jeffgoing1@outlook.com. [Learn why this is important](#)

The Echelon rezoning request is inconsistent with zoning of surrounding neighborhoods and the City's Future Development Plan. Existing homes in the surrounding neighborhoods have at least 1/4 acre lots and cramming in 3 story townhomes and small homes with no yards is a shame. Our cities infrastructure is already stressed. I believe there should be more concentration on improving our roads and traffic problems before filling every remaining green area into high density housing. I'm 69 years old and I've seen what happens to neighborhoods when this type of housing is put smack dab in the middle of them. Beautiful neighborhoods who many bought their homes based upon how the area is zoned. These types of projects will only decrease the values of the homes surrounding them. Please don't turn this beautiful area into a traffic nightmare. Please deny Planned Residential Development (PRD) rezoning for 1602 NW 3rd Street.

Jeffrey Going

308 Old Forge Drive

Bentonville, AR

Sent from my iPhone

Fwd: Zoning for 1602 NW 3rd St.

Danny Bennett <DBennett@bentonvillear.com>

Tue 9/17/2024 7:03 PM

To: Tyler Overstreet <toverstreet@bentonvillear.com>; Thomas Adler <tadler@bentonvillear.com>

Cc: Sophie McAdara <smcadara@bentonvillear.com>

Begin forwarded message:

From: Ty Garrett <tygarrett72@gmail.com>

Date: September 17, 2024 at 6:27:41 PM CDT

To: Danny Bennett <DBennett@bentonvillear.com>

Subject: Zoning for 1602 NW 3rd St.

You don't often get email from tygarrett72@gmail.com. [Learn why this is important](#)

Honorable Commissioner Bennet, I reside at 1600 NW 3rd St, and I am the Original owner of 1602 NW 3rd St My Name is Tyler Garrett, I urge you to vote against Amazing land Company LLC plans to rezone the property I live directly behind the affected plot of land and will have to live with the ramifications of rezoning for the foreseeable future if approved by what Mr. Bob David is planning I and my neighbors are saying no to this rezoning, and I urge you to vote a solid no on this Agenda item.

Tyler Garrett
1600 NW 3rd St.
Bentonville, AR
72712

Triple Oaks LLC
210 Northwest "O"
Bentonville, AR 72712
479-877-0299
tim@tripleoaksinvestments.com

Danny Bennett
Member Bentonville Planning

Dear Sir,

My name is Tim Harrell and I reside at 210 Northwest O Street in Bentonville Ar. I am writing this to you today to tell you that I am very opposed to the PRD rezoning for 1602 Northwest 3rd street. I have lived in this residence since I built it in July of 1994. This area has grown up all around us and the subdivisions are all R-1 in designation. I am a General Contractor and Developer myself. This plan that Leadership properties is proposing in no way fits the land usage set forth by the city nor is it in any way conducive to the tranquil R-1 neighborhoods that surround this property. Some points to consider are as follows:

1. The proposed plan does in no way align with Bentonville's current Master Plan and Future land use. As stated above all the surrounding properties are zoned R-1 and have much more constrictive regulations for building size, height, setback and green space. The property is currently zoned R-E and R-1 mixed which does align with the area. In conversations with John Stanley he has said that the area right now is slated for a green belt and he opposes the rezoning as proposed. This area is a suburban neighborhoods designed for family living.
2. The design of the 3 Story town homes and "single family homes" are Barracks style homes designed to maximize square footage in a minimized area. This is incompatible with the surrounding neighborhoods and is an urban design that is trying to be shoved into a suburban area. IT DOES NOT FIT.
3. The noise that will be created from the open two story Balconies will be disruptive and infringe on the privacy of surrounding homes.
4. The road with and parking areas will be greatly reduced with this type of design and zoning request. This will only add to the congestion of this area.

As previously stated I am a General Contractor and Developer myself and know the difficulties of trying to do such a project. The developers are clearly trying to cram an urban development into a Suburban area.

As for me personally this will affect my privacy and only add Noise to my residence. The 3 Story balconies that they have planned overlooking 3rd street look directly into my back yard. I appreciate you time and service to our community and hope that you will vote no on this rezoning proposal.

If you have any questions please feel free to contact me with the numbers above.

Sincerely

Timothy A Harrell
Foxglove Resident

FW: Echelon Development - 1602 NW 3rd St - DENY re-zoning request

Danny Bennett <DBennett@bentonvillear.com>

Wed 10/2/2024 4:01 PM

To: Tyler Overstreet <toverstreet@bentonvillear.com>; Thomas Adler <tadler@bentonvillear.com>

Cc: Sophie McAdara <smcadara@bentonvillear.com>; Stephanie Orman <SOrman@bentonvillear.com>

From: Joni Webster <jcweb21@gmail.com>

Sent: Wednesday, October 2, 2024 2:22 PM

To: Danny Bennett <DBennett@bentonvillear.com>

Cc: Stephanie Orman <SOrman@bentonvillear.com>; Beth Keck <bethkeck719@gmail.com>; Justin Webster <jcweb24@gmail.com>; Ron Bolena <windsormanoracc@hotmail.com>; Ben Nice <Benjamin.nice@gmail.com>

Subject: Echelon Development - 1602 NW 3rd St - DENY re-zoning request

Hello Mr. Bennett,

I am following up with you regarding the Echelon Development at 1602 NW 3rd Street that will be presented at the October 15 planning commission meeting. I have reviewed the revised submission and request that you DENY the rezoning request. I plan to be at the meeting, but I wanted to make a couple of additional points prior to the meeting.

First, as has been discussed and everyone is aware, the development is asking for a rezoning that is not only significantly divergent from the current area and zoning, but also against the Bentonville Master Plan for the area. I am not sure who created the Master Plan that has the area zoned as suburban, but I am assuming it was created by people with years of experience as civil engineers and city planners. I also assume that its purpose was to ensure responsible and thoughtful development that helps keep Bentonville a nice place to live for its residents. So what I would like the council to consider as you weigh this request is that if you vote for this request, it is setting the precedent that the Bentonville Master Plan doesn't matter. That the purpose and intent for this city are not as important as the profit of developers and as long as any developer speaks to the right people and makes enough personal promises, they can do whatever they want, regardless of the plan. What happens when someone buys land downtown (or next to your own home) and decides to put a pig farm on it? So please do consider carefully what the planning commission is agreeing to - it is not just this parcel of land, it is the entire plan for the city that is at stake and either that plan matters or it doesn't.

Second, while any developer wants to maximize their profit, this developer may need to put as many units on the land as possible to cover the cost they paid for the land. I am sure it was a significant amount. If that is the case, I consider that a bad business decision on their part and they should be the only ones to suffer the consequences of that decision. The surrounding families should not have to pay the price for their poor business judgment. I am sure they are putting a lot of pressure on the council for this rezoning because they need it. Building 5 new houses instead of 21 is simply not going to cover their cost. But that was their decision and however it works out, only they should be impacted by it. They seem very confident in getting this passed, which makes me wonder why. Are they arrogant, foolish or do they have connections that can help push this through? Either way, the losers in this scenario are the neighboring families, which is simply not right. And again, this is setting the precedent and it is not just these neighborhoods, but will impact other Bentonville residents and neighborhoods in the future.

Finally, I have called every member of the council and left voicemails to grab coffee and discuss my concerns. As of today, I have not received a single callback from any member. The only member that took my call that I was able to speak with was Eric Hipp. I also have sent emails and written letters, of which no members of the planning council have responded to. I would like to ask if any council members have spoken to any of the other residents who reached out to them? I would also like to ask if any of the council members have spoken with representatives for the developer? That has been disappointing and I have copied Mayor Orman here since the council members have been appointed by her.

Look forward to seeing you all at the October 15 meeting.

Sincerely,

Joni Webster

Resident Windsor Manor

Fwd: Stop Rezoning of 1602 NW 3rd St.

From Danny Bennett <DBennett@bentonvillear.com>

Date Thu 10/3/2024 7:24 PM

To Tyler Overstreet <toverstreet@bentonvillear.com>; Thomas Adler <tadler@bentonvillear.com>

Cc Sophie McAdara <smcadara@bentonvillear.com>

Begin forwarded message:

From: Cornelius Pratt <cornelius.pratt@gmail.com>

Date: October 3, 2024 at 6:33:27 PM CDT

To: Danny Bennett <DBennett@bentonvillear.com>, dbennet@bentonvillear.com

Cc: wanita pratt <wanita.pratt@gmail.com>

Subject: Stop Rezoning of 1602 NW 3rd St.

[You don't often get email from cornelius.pratt@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Mr. Danny Bennett,

Thanks so much for your continual hard work and dedication to public service. We appreciate your commitment to excellence and the advancement of our city.

The purpose of this email is to simply to express our disagreement to the Rezoning request for "1602 NW 3rd Street".

The reason for the disapproval is that the proposed project or product is grossly inappropriate for the current R1 Zoning of the neighborhood.

Thanks for your kind consideration.

Kind regards,
Cornelius and Wanita Pratt
500 Coachlight Drive
Bentonville, AR 72712.

Fwd: Proposed Echelon Development

From Danny Bennett <DBennett@bentonvillear.com>
Date Sun 10/6/2024 10:16 AM
To Tyler Overstreet <toverstreet@bentonvillear.com>; Thomas Adler <tadler@bentonvillear.com>
Cc Sophie McAdara <smcadara@bentonvillear.com>

Begin forwarded message:

From: Karen Sinning <sinning8@aol.com>
Date: October 6, 2024 at 9:07:11 AM CDT
To: Danny Bennett <DBennett@bentonvillear.com>
Subject: Re: Proposed Echelon Development

You don't often get email from sinning8@aol.com. [Learn why this is important](#)

Mr. Bennett,

As a member of the Bentonville Community who travels NW 3rd Street a minimum of 2x per day, including weekends, I am concerned with the proposed change in zoning for 1602 NW 3rd Street from a mix of R-1/R-Estate zoning to a Planned Residential Development (PRD) zone. My concerns include, but are not limited to:

1. Proposed egress for the development is too close to existing crossroads. The safety of the community who use 3rd street and those families who transport their children to and from school via the existing bike lanes would be at increased risk to accident and/or incident.
 1. As a frequent user NW 3rd Street, it is almost daily I witness cars running 4-way stop signs, speeding or actually driving in the two-lane bike path due to driver confusion regarding the placement of the bike lanes when making a right-hand turn from any of the streets joining NW 3rd Street from the north.
2. Increased traffic from the proposed community onto an already congested street during peak hours. Community members already turning from NW J Street at the 4-way stop are not able to turn due to traffic being stopped at the streetlight at the corner of Walton Blvd. and NW 3rd Street causing significant backup and unnecessary chances impacting public safety including children and families riding their bikes to school.
3. Proposed plan change does not align with Bentonville's current Master plan and future Land Use plan. All surrounding neighborhoods are zoned R-1. The property is currently zoned as a mix of Residential Estate and R-1 and the City's proposed Future Land Use Plan calls for this plot of land is "Neighborhood-Suburban."
4. Stormwater including mud and debris from the existing 1602 NW 3rd street property runs onto the sidewalk. Increased elevation to accommodate the proposed development has the possibility to increase the runoff with storm debris causing a safety issue for community members using the sidewalk and bike lanes. Increasing density will create more flooding and storm water problems that will need to be addressed by the city as they occur.
5. Design, including the material used in the construction of the buildings, of the proposed townhomes and single-family homes is not compatible with the surrounding neighborhoods. The addition of 3-story townhouses creates a loss of privacy for adjacent homeowners, including those who live the homes across NW 3rd Street to the south.
6. Parking and road width within the proposed plan does not provide adequate parking, nor does it allow for street parking for residents and their guests.

Please vote no to the proposed rezoning of the property at 1602 NW 3rd Street from a mix of R-1/R-Estate zoning to a Planned Residential Development (PRD) zone.

Sincerely,

Karen Sinning

RE: Echelon PRD submission and the City Planning Office Staff Report

From Jon Stanley <JStanley@bentonvillear.com>
Date Wed 10/9/2024 10:27 AM
To Randy A Green <ragreen731@icloud.com>
Cc Sophie McAdara <smcadara@bentonvillear.com>

Hello randy,

Thank you for your comments. We will ensure that your comments are included in the packet when this item goes to Planning Commission for consideration.



From: Randy A Green <ragreen731@icloud.com>
Sent: Wednesday, October 9, 2024 8:30 AM
To: Jon Stanley <JStanley@bentonvillear.com>
Subject: Echelon PRD submission and the City Planning Office Staff Report

You don't often get email from ragreen731@icloud.com. [Learn why this is important](#)

Dear Jon:

I wrote to you earlier and I have been unable to find a response, so I will follow up again to express my concerns.

As one of the closest residents to the proposed development on 3rd st, I have reviewed the revised Echelon PRD submission and the City Planning Office Staff Report. I ask the Planning Commission to listen to me, the community and deny this PRD. The Echelon Development fails on all accounts and this PRD should be denied. The Echelon PRD does not meet existing development characteristics, existing zoning, proposed future zoning, nor meet affordable and aging-in-place housing strategies.

I am not opposed to more affordable housing, however, this development does not meet that criteria and it does not conform well with it's surroundings. We have a beautiful city with incredible citizens that require much more critical thought on your behalf in regards to this project.

Please understand that I am adamantly opposed to the current proposed development.

*Sincerely,
Randy A Green
302 NW O St.
Bentonville, Ar. 72712*

RE: Echelon Project

From Jon Stanley <JStanley@bentonvillear.com>
Date Wed 10/9/2024 10:25 AM
To Sandy Brust <mabeljoplin@gmail.com>
Cc Sophie McAdara <smcadara@bentonvillear.com>

Hello Sandy,

Thank you for your comments. We will ensure that your comments are included in the packet when this item goes to Planning Commission for consideration.



From: Sandy Brust <mabeljoplin@gmail.com>
Sent: Wednesday, October 9, 2024 9:03 AM
To: Jon Stanley <JStanley@bentonvillear.com>
Subject: Echelon Project

You don't often get email from mabeljoplin@gmail.com. [Learn why this is important](#)

Dear Planning Commission Member:

*I have reviewed the revised Echelon PRD submission and the City Planning Office Staff Report. I am asking the Planning Commission to **PLEASE** listen to the community and **deny** this PRD. The Echelon Development fails on all accounts and this PRD should be denied. **The Echelon PRD does not meet existing development characteristics, existing zoning, proposed future zoning, nor meet affordable and aging-in-place housing strategies.***

On a very personal note, 3rd street already has so much traffic (I am a biker and live in Sturbridge). The added number of families will intensify that problem and I have a lot of concern for the safety of all of the bikers who frequent Coler!

Thank you for considering this request!

Sandy Brust
Medicare Made Simple

Sandy Brust
Medicare Broker
918.724.6997
mabeljoplin@gmail.com



RE: Deny Echelon 1602 NW 3rd Street PRD

From Jon Stanley <JStanley@bentonvillear.com>
Date Wed 10/9/2024 7:54 AM
To kenleonard57@gmail.com <kenleonard57@gmail.com>
Cc Sophie McAdara <smcadara@bentonvillear.com>

Hello Ken,

Thank you for your comments. We will ensure that your comments are included in the packet when this item goes to Planning Commission for consideration.



From: Tyler Overstreet <toverstreet@bentonvillear.com>
Sent: Tuesday, October 8, 2024 5:36 PM
To: Beverly Hall <bhall@bentonvillear.com>; Bradley Gavrielides <bgavrielides@bentonvillear.com>; Brittany Chue <bchue@bentonvillear.com>; Jon Stanley <JStanley@bentonvillear.com>; Keegan Stanton <kstanton@bentonvillear.com>; Sophie McAdara <smcadara@bentonvillear.com>; Thomas Adler <tadler@bentonvillear.com>
Subject: Fw: Deny Echelon 1602 NW 3rd Street PRD

Regards,



TYLER OVERSTREET

Planning Director



479.271.3122



305 SW A Street
Bentonville, AR 72712



www.bentonvillear.com

Help shape the future of Bentonville. Promote what we want. Preserve what we love. We need your voice. Learn more and take the survey: www.planbentonville.com

From: Ken Leonard <kenleonard57@gmail.com>
Sent: Tuesday, October 8, 2024 11:31 AM
To: Tyler Overstreet <toverstreet@bentonvillear.com>
Subject: Deny Echelon 1602 NW 3rd Street PRD

You don't often get email from kenleonard57@gmail.com. [Learn why this is important](#)

Dear Mr. Overstreet,

Why is the quality-of-life index declining? Might the answer to this question be: planning commissions and planning departments are not listening to the community. They are only listening to the developer. The Echelon project at 1602 NW 3rd Street is a perfect example.

The Planning Department's own language states that development should be within the context of existing development. Three story townhomes are not even close to the existing development in this community. Furthermore, the Planning Department suggests in their own words that three story townhomes better match the surrounding neighborhoods. There is not a single three story townhouse anywhere near this site.

Regarding affordable housing or even moderately priced housing, the Planning Department states that their strategies call for the support of affordable housing. Of course, \$700,000 to \$800,000 homes are not affordable and they are not even moderately priced.

The Planning Department also mentions the effort to support aging in place development strategies. Common sense tells us that two- and three-story structures which make up the Echelon development plan do not support aging-in-place strategies.

The Echelon development plan fails on all accounts. This PRD rezoning should be denied. It does not fall within existing development characteristics, existing zoning, proposed future zoning, affordable housing and aging in place strategies.

We ask the Planning Commission to listen to the community and deny PRD rezoning for the Echelon development. Thank you for your service.

Sincerely,
Ken Leonard
207 NW O St
Bentonville, AR 72712
479-366-9929
Kenleonard57@gmail.com

Sent from my iPad

Fwd: NW 3rd street - we OPPOSE the rezoning of a few acres to a PRD request (ECHELON) - please keep as R-1

From Danny Bennett <DBennett@bentonvillear.com>

Date Tue 10/8/2024 6:45 PM

To Tyler Overstreet <toverstreet@bentonvillear.com>; Thomas Adler <tadler@bentonvillear.com>

Cc Sophie McAdara <smcadara@bentonvillear.com>

Begin forwarded message:

From: "Ben.gretchen" <ben.gretchen@gmail.com>

Date: October 8, 2024 at 1:58:53 PM CDT

To: Danny Bennett <DBennett@bentonvillear.com>

Subject: NW 3rd street - we OPPOSE the rezoning of a few acres to a PRD request (ECHELON) - please keep as R-1

Fwd: Request to Deny Rezoning for Echelon Development

From Danny Bennett <DBennett@bentonvillear.com>

Date Tue 10/8/2024 6:42 PM

To Tyler Overstreet <toverstreet@bentonvillear.com>; Thomas Adler <tadler@bentonvillear.com>

Cc Sophie McAdara <smcadara@bentonvillear.com>

Begin forwarded message:

From: "Harris, Renee" <renee.harris@astellas.com>

Date: October 8, 2024 at 11:59:51 AM CDT

To: Danny Bennett <DBennett@bentonvillear.com>

Subject: Request to Deny Rezoning for Echelon Development

You don't often get email from renee.harris@astellas.com. [Learn why this is important](#)

Dear Mr. Bennett,

We have reviewed the revised Echelon PRD submission and the City Planning Office Staff Report. We ask the Planning Commission to listen to the community and deny this PRD. The Echelon Development fails on all accounts and this PRD should be denied. The Echelon PRD does not meet existing development characteristics, existing zoning, proposed future zoning, nor meet affordable and aging-in-place housing strategies. Thank you.

Takeaways from the Staff Report:

- The Planning Department Staff Report states that development should be within “the **context of existing development**”. Furthermore, it states “In order to better match the surrounding neighborhoods, the development will locate the taller, 3-story single-family attached units along Northwest 3rd Street...” Three story townhouses are not even close to the existing “land use and built character” of our neighborhoods. There is not a single three-story townhouse anywhere near this site.
- The Staff Report states that our neighborhoods are in Priority Area 2 designated for “Infill development”. **Infill development does not equate to PRD.** According to the City’s own criteria, infill development should be compatible zoning with the existing land use and “built character”. Based upon this, the zoning should be R-1 or with the Future Land Use Plan zoned as Neighborhood Suburban.
- The Staff Report calls out the need for strategies to **support affordability**. These \$700,000 and \$800,000 homes are not affordable. The nearby Foxglove

and Sturbridge homes are half that amount. Echelon units will be out of reach for many people.

- The Staff Report discusses supporting “**aging in place.**” Common sense says that two and three-story structures are not aging in place homes.
- The Staff Report states that **Northwest 3rd Street is “designated as a collector street”**. The addition of the bike lane took away the middle turning lane. When you travel east down NW 3rd Street during rush hour cars are backed up blocks from the traffic light at Walton Blvd.

Thank you very much for your support.
Renee

Renee Harris

Executive Director, Omnichannel Engagement and Strategic Planning

Astellas Pharma

Cell/Mobile: 479-321-6477



FW: Echelon Development

From Tyler Overstreet <toverstreet@bentonvillear.com>

Date Tue 10/8/2024 4:14 PM

To Beverly Hall <bhall@bentonvillear.com>; Bradley Gavrielides <bgavrielides@bentonvillear.com>; Brittany Chue <bchue@bentonvillear.com>; Jon Stanley <JStanley@bentonvillear.com>; Keegan Stanton <kstanton@bentonvillear.com>; Sophie McAdara <smcadara@bentonvillear.com>; Thomas Adler <tadler@bentonvillear.com>

Regards,



TYLER OVERSTREET

Planning Director

479.271.3122

305 SW A Street
Bentonville, AR 72712

www.bentonvillear.com

Help shape the future of Bentonville. Promote what we want. Preserve what we love. We need your voice. Learn more and take the survey: www.planbentonville.com

From: Donna Duncan <funbkrbabe479@gmail.com>

Sent: Tuesday, October 8, 2024 1:20 PM

To: Tyler Overstreet <toverstreet@bentonvillear.com>

Subject: Echelon Development

You don't often get email from funbkrbabe479@gmail.com. [Learn why this is important](#)

I do not want this Development brought into my neighborhood. We already have way too much traffic, that are driving way too fast on a road that is supposed to be 25 MPH. The Development does not fit in with the current housing. And allowing this Development will just open up the area for other builders to request the same type of rezoning, which again, we DO NOT want!

Donna Duncan
1301 NW 3rd St, Bentonville, AR 72712
479-366-0156
Funbkrbabe479@gmail.com

FW: ECHELON PRD

From Tyler Overstreet <toverstreet@bentonvillear.com>

Date Thu 10/10/2024 11:51 AM

To Beverly Hall <bhall@bentonvillear.com>; Bradley Gavrielides <bgavrielides@bentonvillear.com>; Brittany Chue <bchue@bentonvillear.com>; Jon Stanley <JStanley@bentonvillear.com>; Keegan Stanton <kstanton@bentonvillear.com>; Sophie McAdara <smcadara@bentonvillear.com>; Thomas Adler <tadler@bentonvillear.com>

Regards,



TYLER OVERSTREET

Planning Director

479.271.3122

305 SW A Street
Bentonville, AR 72712

www.bentonvillear.com

Help shape the future of Bentonville. Promote what we want. Preserve what we love. We need your voice. Learn more and take the survey: www.planbentonville.com

From: MARY HUBBLE <hubblem@cox.net>

Sent: Thursday, October 10, 2024 10:42 AM

To: Tyler Overstreet <toverstreet@bentonvillear.com>

Subject: ECHELON PRD

You don't often get email from hubblem@cox.net. [Learn why this is important](#)

Dear Mr. Overstreet, Planning Director:

I have reviewed the revised Echelon PRD submission and the City Planning Office Staff report and ask the Planning Commission to listen to the community and deny this PRD. The Echelon Development is not appropriate for this area and would be a safety concern for residents and everyone that travels 3rd Street. The Echelon PRD does not meet existing development characteristics, existing zoning, proposed future zoning, nor meet affordable and aging-in-place housing strategies.

I live in the Highland Park subdivision located at 3rd and Elm Tree and know first hand the large amount of both car and bike traffic daily on 3rd Street. 3rd Street isn't designed to handle the additional traffic this development would add nor provide any parking that would run over from this development.

The Echelon PRD fails on all accounts and this PRD should be denied.

Thank you,
Mary Hubble

FW: Echelon PRD NW3rd St

From Tyler Overstreet <toverstreet@bentonvillear.com>

Date Thu 10/10/2024 11:51 AM

To Beverly Hall <bhall@bentonvillear.com>; Bradley Gavrielides <bgavrielides@bentonvillear.com>; Brittany Chue <bchue@bentonvillear.com>; Jon Stanley <JStanley@bentonvillear.com>; Keegan Stanton <kstanton@bentonvillear.com>; Sophie McAdara <smcadara@bentonvillear.com>; Thomas Adler <tadler@bentonvillear.com>

Regards,



TYLER OVERSTREET

Planning Director

479.271.3122

305 SW A Street
Bentonville, AR 72712

www.bentonvillear.com

Help shape the future of Bentonville. Promote what we want. Preserve what we love. We need your voice. Learn more and take the survey: www.planbentonville.com

From: Jeff Going <Jeffgoing1@outlook.com>

Sent: Thursday, October 10, 2024 10:32 AM

To: Tyler Overstreet <toverstreet@bentonvillear.com>

Subject: Echelon PRD NW3rd St

You don't often get email from jeffgoing1@outlook.com. [Learn why this is important](#)

The Echelon PRD proposal on NW 3rd Street doesn't come even remotely close to fitting in with the surrounding environment and communities. Homeowners on all sides of the proposed rezoning area take pride in caring for their beautiful lawns and homes which makes this community so unique. Very expensive, high density, multiple story housing with \$800k- \$700k price tags are far different from the average \$300k - \$500k homes in the surrounding neighborhoods. The thought that these three and two story units sitting on lots that are not much bigger than their footprints will blend in with the surrounding homes is ridiculous. The thought that these multiple story units will cater to the elderly and using the term "Aging in Place" is even more ridiculous. Obviously the developers are not seniors. I'm 69 y/o and the last thing I'd want to do is climb up and down stairs. I put multiple story homes behind me 8 years ago. There are much larger areas in Bentonville where high density housing would fit in without cramming them right in the middle of existing communities with homes on 1/4 - 1/3 acre lots. NW 3rd Street is already a dangerous street to drive on. It's even worse since they installed a bike lane that took away the center lane where you could make your turns. Please listen to the

community, those of us who are directly impacted by too much growth for a stagnant infrastructure. The Echelon Development fails to come close to existing zoning or proposed future zoning. The Echelon Development will add to traffic and there will most definitely be parking problems that will likely lead to disputes. I'm asking the Planning Commission to listen to the community and deny this PRD.

Jeff Going
308 Old Forge Dr.
Bentonville

Sent from my iPad

NOTICE OF INTENT TO REZONE

AMAZING LAND COMPANY LLC & GARRETT, JEFFREY & GARRETT, TYLER KELSEY has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from
R-E & R-1 to PRD

The legal description of the property is as follows:

EXHIBIT A - PROPERTY DESCRIPTION

The common description of the property is: 1602 NW 3RD STREET, BENTONVILLE +/- 3.58 ACRES

The public hearing will be held OCTOBER 15TH, 20 24 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.

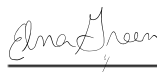
☒ I/We object to the rezoning because:

**Traffic, Compatibility, Safety, Drainage, Noise,
Established Privacy, Design, Density, Emergency
services, diminished property values**



302 NW O St.
Bentonville, Ar. 72712

Signature and Physical Address



302 NW O St.
Bentonville Ar. 72712

Signature and Physical Address

NOTICE OF INTENT TO REZONE

AMAZING LAND COMPANY LLC & GARRETT, JEFFREY & GARRETT, TYLER KELSEY has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from
R-E & R-1 to PRD

The legal description of the property is as follows:

EXHIBIT A - PROPERTY DESCRIPTION

The common description of the property is: 1602 NW 3RD STREET, BENTONVILLE +/- 3.58 ACRES

The public hearing will be held OCTOBER 15TH, 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:

1 NW 3rd St traffic is already bad w/ bike lanes + dealing w/ total traffic, 2 The Echelon project doesn't fit the area 3 Parent are biking there kids to school making unsafe with additional traffic
Donna Anderson Ben Anderson
 Signature and Physical Address Signature and Physical Address
403 NW Saddlebrook Dr.

34

4. Not consistent with surrounding neighborhoods.

5. The plan is to dense

6. Noise the balconies will noise in the neighborhood.

NOTICE OF INTENT TO REZONE

AMAZING LAND COMPANY LLC & GARRETT, JEFFREY & GARRETT, TYLER KELSEY has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from R-E & R-1 to PRD

The legal description of the property is as follows:

EXHIBIT A - PROPERTY DESCRIPTION

The common description of the property is: 1602 NW 3RD STREET, BENTONVILLE +/- 3.58 ACRES

The public hearing will be held OCTOBER 15TH, 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 S.W. 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:

This area should be aligned with the surrounding neighborhoods as Neighborhood-Suburban. The density of the proposed plan is incompatible and will cause traffic and parking issues.

Rene L...

Signature and Physical Address

406 NW 0 St
Bentonville, AR

Signature and Physical Address

NOTICE OF INTENT TO REZONE

AMAZING LAND COMPANY LLC & GARRETT, JEFFREY & GARRETT, TYLER KELSEY has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from R-E & R-1 to PRD

The legal description of the property is as follows:

EXHIBIT A - PROPERTY DESCRIPTION

The common description of the property is: 1602 NW 3RD STREET, BENTONVILLE +/- 3.58 ACRES

The public hearing will be held OCTOBER 15TH, 20 24 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:

This is not an appropriate use of PRD zoning. The future land use plan has designated this area as "Neighborhood-Suburban" but the Echelon Development will turn us into a Urban area. It will increase already elevated traffic + parking issues, create additional safety concerns, invade the privacy of all neighbors and stick out like a sore thumb. Please see additional pages for details.

BSN 300 NW O. ST.
BENTONVILLE
Signature and Physical Address

J. Nice 300 NW O ST. Bentonville
Signature and Physical Address

Benjamin and Leslie Nice
300 NW O St.
Bentonville, AR 72712
October 11, 2024

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

Dear Members of the Planning Commission,

We are writing as residents and homeowners of Bentonville since 2014 to express our serious concerns regarding the proposed rezoning and development plan for the property adjacent to our home. As you consider the developer's request to rezone this land, we feel it is important to highlight the negative impacts this project will have on our neighborhood, with privacy and safety being our primary concerns.

As parents of 3 small children we feel that the proposed 3-story townhouses are incompatible with the character of the surrounding area, which consists entirely of single-family homes on larger lots. Our backyard has been a safe haven for our kids to run and play freely but, these towering structures will overlook our property and those of our neighbors, causing a significant invasion of privacy for all of us. Unlike the current zoning, which allows for homes that complement the neighborhood's layout and character, the proposed design places multi-story buildings at an uncomfortably close proximity to existing homes, allowing future residents or worse, short term renters, a direct view into our backyards, patios, and windows. The loss of privacy is not only frustrating, but also disheartening for those of us who have invested in the peaceful, suburban environment that this part of Bentonville offers.

Furthermore, the density and design of this development would severely disrupt the established character of our neighborhood. All surrounding areas are zoned R-1, and this development would introduce an incompatible housing style (i.e. barracks-style townhouses) that the City's current and future land use plans do not support. This intrusion of high-density housing brings not only privacy concerns but also the potential for increased traffic, noise, and safety issues—particularly given the lack of adequate parking and the heavy use of the nearby bike path by families and schoolchildren.

The new developers want you to believe that they are doing everything that they can to minimize any privacy, safety, traffic and noise concerns but if they weren't requesting a rezoning that would make this area stick out like a sore thumb but instead were adhering to the current zoning and future plan for the city of Bentonville then they wouldn't have to worry about these concerns at all.

In closing, we urge the Planning Commission to reject this rezoning request and development plan. It is essential to preserve the privacy, safety, and character of our neighborhood. This project, in its current form, is simply not appropriate for the area and will create significant

NOTICE OF INTENT TO REZONE

AMAZING LAND COMPANY LLC & GARRETT, JEFFREY & GARRETT, TYLER KELSEY has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from R-E & R-1 to PRD

The legal description of the property is as follows:

EXHIBIT A - PROPERTY DESCRIPTION

The common description of the property is: 1602 NW 3RD STREET, BENTONVILLE +/- 3.58 ACRES

The public hearing will be held OCTOBER 15TH, 20 24 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:

This would be inappropriate
for the current R1 neighborhood
and unsuitable for the area.

CORNELIUS W. PRATT, II
500 COACHLIGHT DRIVE
BENTONVILLE, AR 72712

Signature and Physical Address

Signature and Physical Address

C. W. Pratt

NOTICE OF INTENT TO REZONE

AMAZING LAND COMPANY LLC & GARRETT, JEFFREY & GARRETT, TYLER KELSEY has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from
R-E & R-1 to PRD

The legal description of the property is as follows:

EXHIBIT A - PROPERTY DESCRIPTION

The common description of the property is: 1602 NW 3RD STREET, BENTONVILLE +/- 3.58 ACRES

The public hearing will be held OCTOBER 15TH, 20 24 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.)

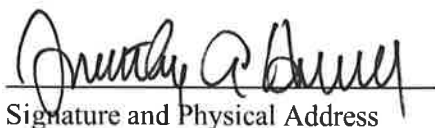
For more information, you may call the Planning Department at (479)271-3122.

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:

See attachment.


Signature and Physical Address

210 NW 0 ST.

Signature and Physical Address

Triple Oaks LLC

**210 Northwest "O"
Bentonville, AR 72712
479-877-0299**

To Whom it may concern

10/11/2024

Re: Echelon .. Amazing Land Company LLC Jeffery and Garrett, Tyler Kelsey

Ladies and Gentlemen,

My name is Tim Harrell and I live at 210 Northwest O Street which is less than 100 feet across 3rd street from this property. I have lived at this address since July of 1994. I am also a licensed General Contractor, Home builder and Developer myself. I have seen and been a part of building several of the R-1 Residential neighborhoods that surround this property and there are 9 R-1 or R-E suburban neighborhoods that border and spread out past this piece of property. Bentonville Municipal Code states the followings 100.03 Purpose... These regulations are formulated to promote safety, public health and general welfare of the CITIZENS of Bentonville and the planning area. The purpose of these regulations is to provide for the HARMONIOUS DEVELOPMENT of Bentonville

In my experience and knowledge I cannot except that in an area that bounds this development on all sides and beyond with R-1 Residential and R-E Residential estate why anyone would allow a PRD Planned residential development that promotes an URBAN higher density product and lets the homes be built in "BROWNSTONE fashion with smaller to no yards and less height regulations as R-1. I am against this rezone and absolutely do not think that it promotes the "harmonious development" of this area.

I would ask that you all vote NO to rezone this property. All we have to protect the harmonious sanctity of our suburban area is our city planners. Please help us to do this.

Please feel free to contact me at any of the above numbers.

Thank you in advance for your consideration,



Timothy A Harrell



Vaishno Groups, LLC

Southwest 14th Street

PC Date: 10/15/2024

Staff Report Details

Project Number	PRD24-0007
Applicant / Current Owner	Olsson/Vaishno Groups, 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

This project is returning to Planning Commission with a new public hearing as the legal description provided with the original request was incorrect. In keeping with City and State code regarding rezonings, a new public hearing and vote of the item must be held.

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 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 cementitious 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

Relationship to the General Plan / Projected Traffic Impact

where "land that is proximate to existing infrastructure should be considered for new growth and development," and contains 3 primary goals:

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.

Relationship to the General Plan / Projected Traffic Impact

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 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.

Relationship to the General Plan / Projected Traffic Impact

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

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.

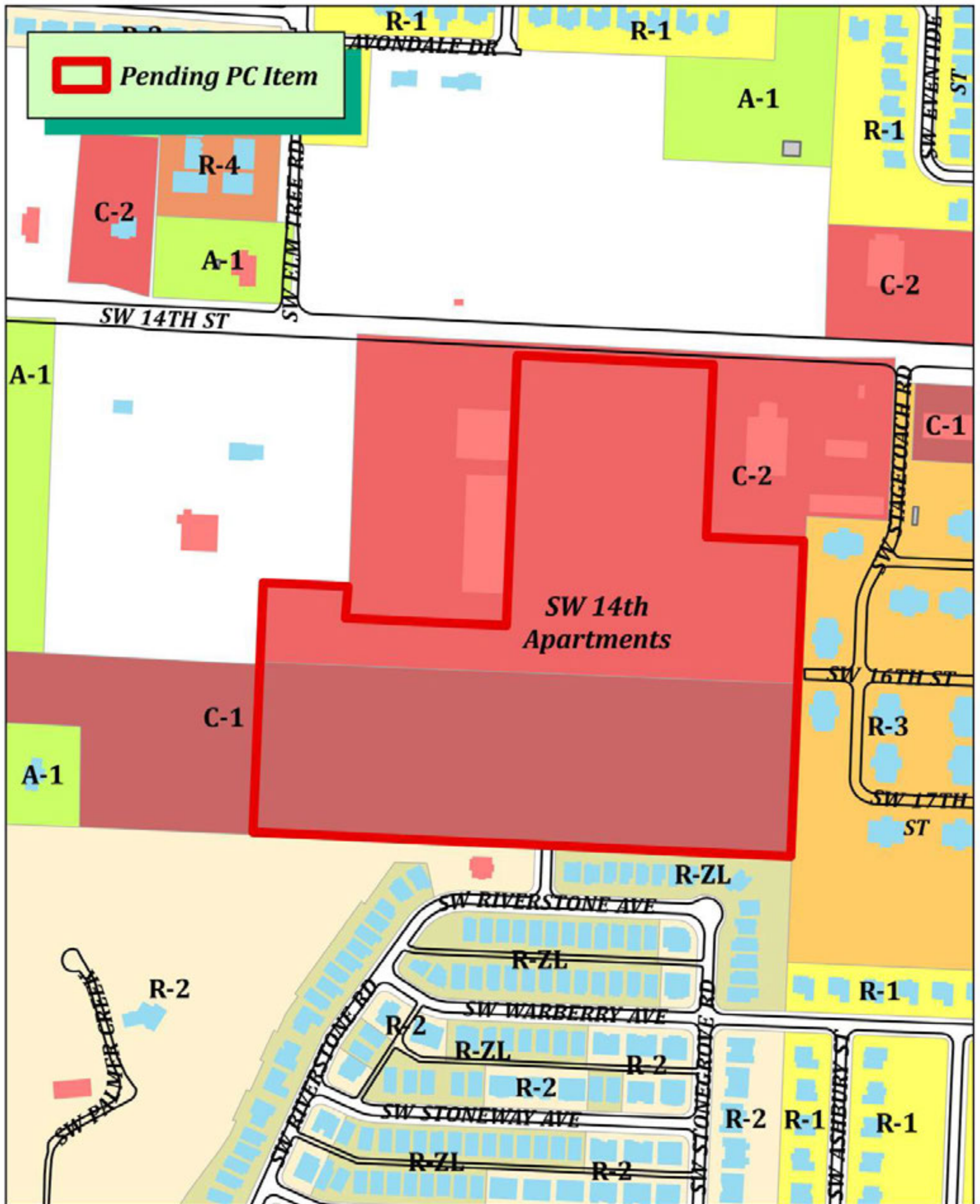
The proposal meets all recommendations of the Community Plan and the requirements of the PRD zoning district.

Conclusion

Staff recommends approval of this PRD with the following conditions:

1. Inbound traffic shall be free flowing at Drive 1 to prevent queuing into 14th Street. To that end, the applicant shall construct a minimum 200-foot taper for an eastbound right-turn lane on Southwest 14th Street at Drive 1 as referenced in the traffic report, or as approved by ArDOT, with the LSD.
2. The sidepath as shown in the Master Trails Plan shall be built with the accompanying LSD.
3. Drive 1, as referenced in the Traffic Report, shall be constructed with two 12-foot outbound lanes and one 14-foot inbound lane in accordance with the access management policies of NWARPC.
4. Applicant shall provide a drainage basin in the Southwest corner of the project as shown on the PRD site plan.
5. The southerly connection shown on the site plan to Mossy Stone Road shall be for pedestrian and bikes only, or as approved by the Fire Marshal.

Additional Details



PRD24-0007
SW 14th Street Multifamily
SW 14TH ST



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

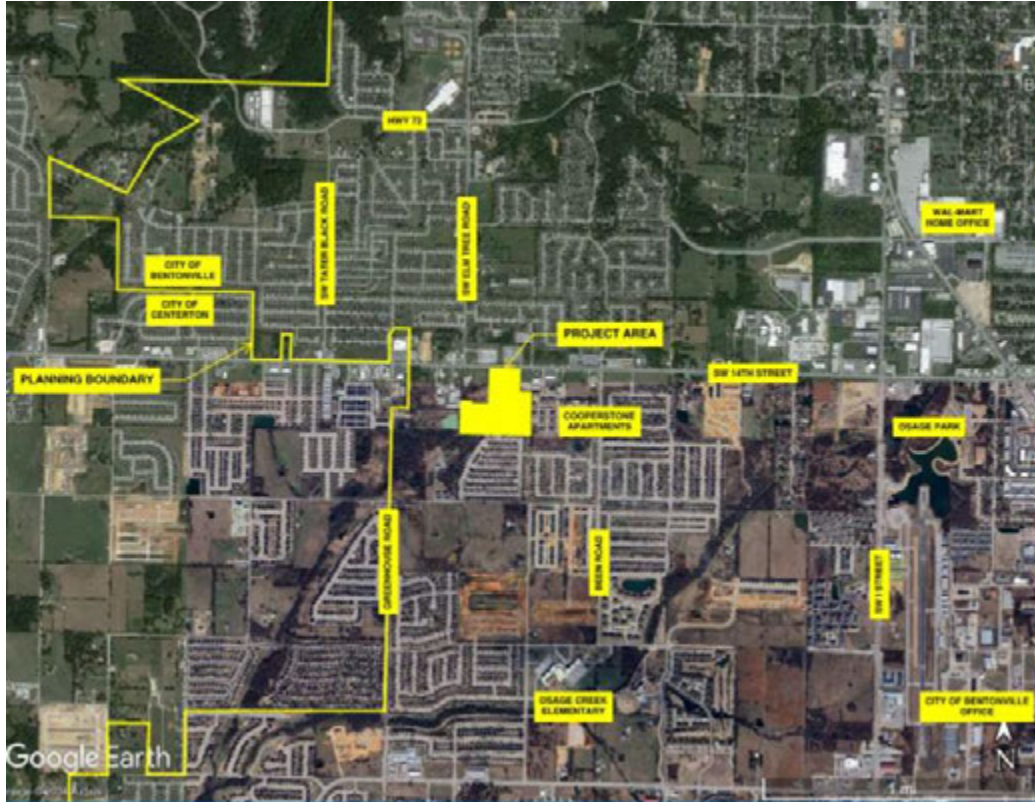
DEVELOPER

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 construction protected with a NFPA 13F Fire Suppression System
- B. Three – 4 story buildings with Type VA construction 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 will 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 handled 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 met 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 L. Lemmerhirt, E.I.
Olsson Associate Engineer

BENTONVILLE APARTMENTS

AN APARTMENT DEVELOPMENT

BENTONVILLE, ARKANSAS

FOR

TELLUS PARTNERS



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.

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

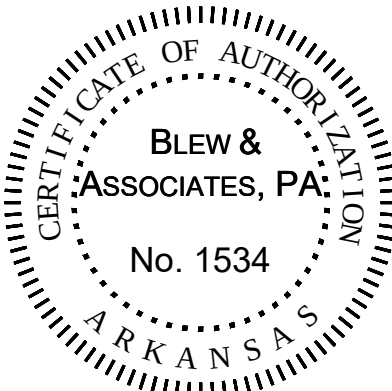
VAISHNO GROUPS LLC
SW 14TH STREET, BENTONVILLE, AR 72712
APN: 01-00828-115

ZONING INFORMATION

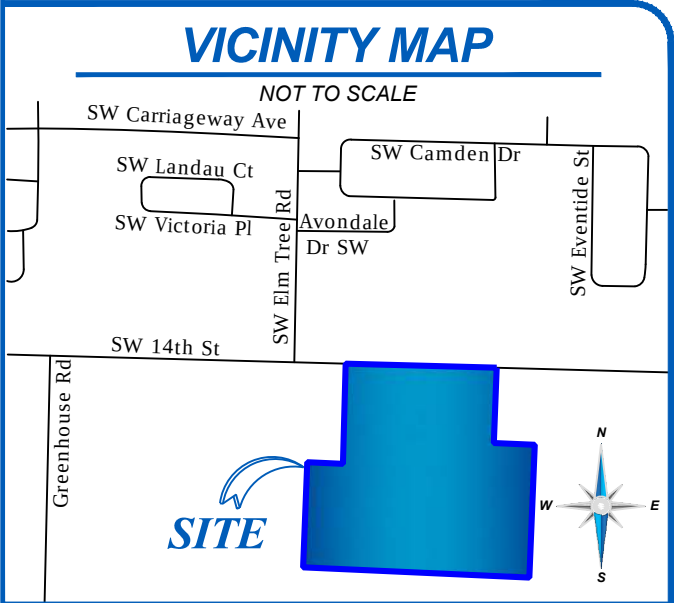
CURRENT ZONING:
C-2, GENERAL COMMERCIAL

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.

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

Surveying
Engineering
Mapping

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

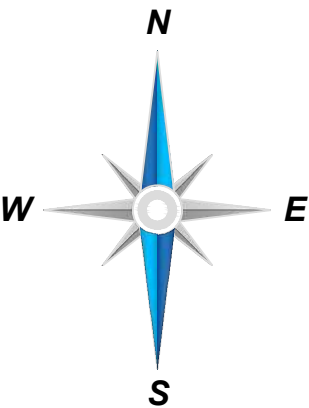
LOT SPLIT FOR LOT 2 OF
GERBER SUBDIVISION

CREATING LOTS 3 & 4

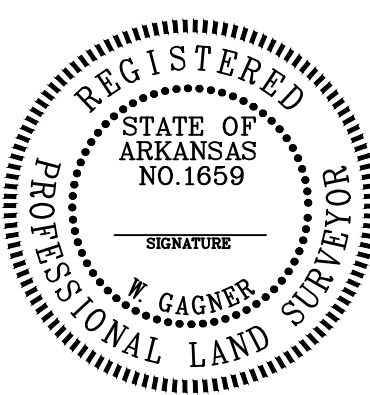
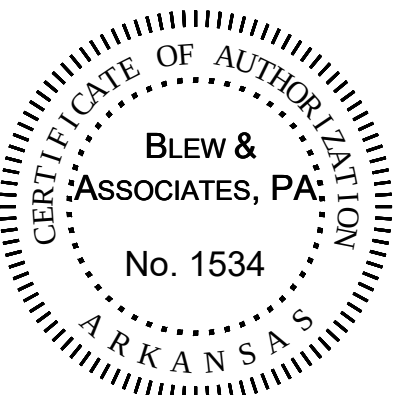
SW 14TH STREET
BENTON COUNTY
BENTONVILLE, AR 72712

LEGEND & SYMBOLS

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



I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT
TO THE BEST OF MY KNOWLEDGE AND BELIEF
ON THIS 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.

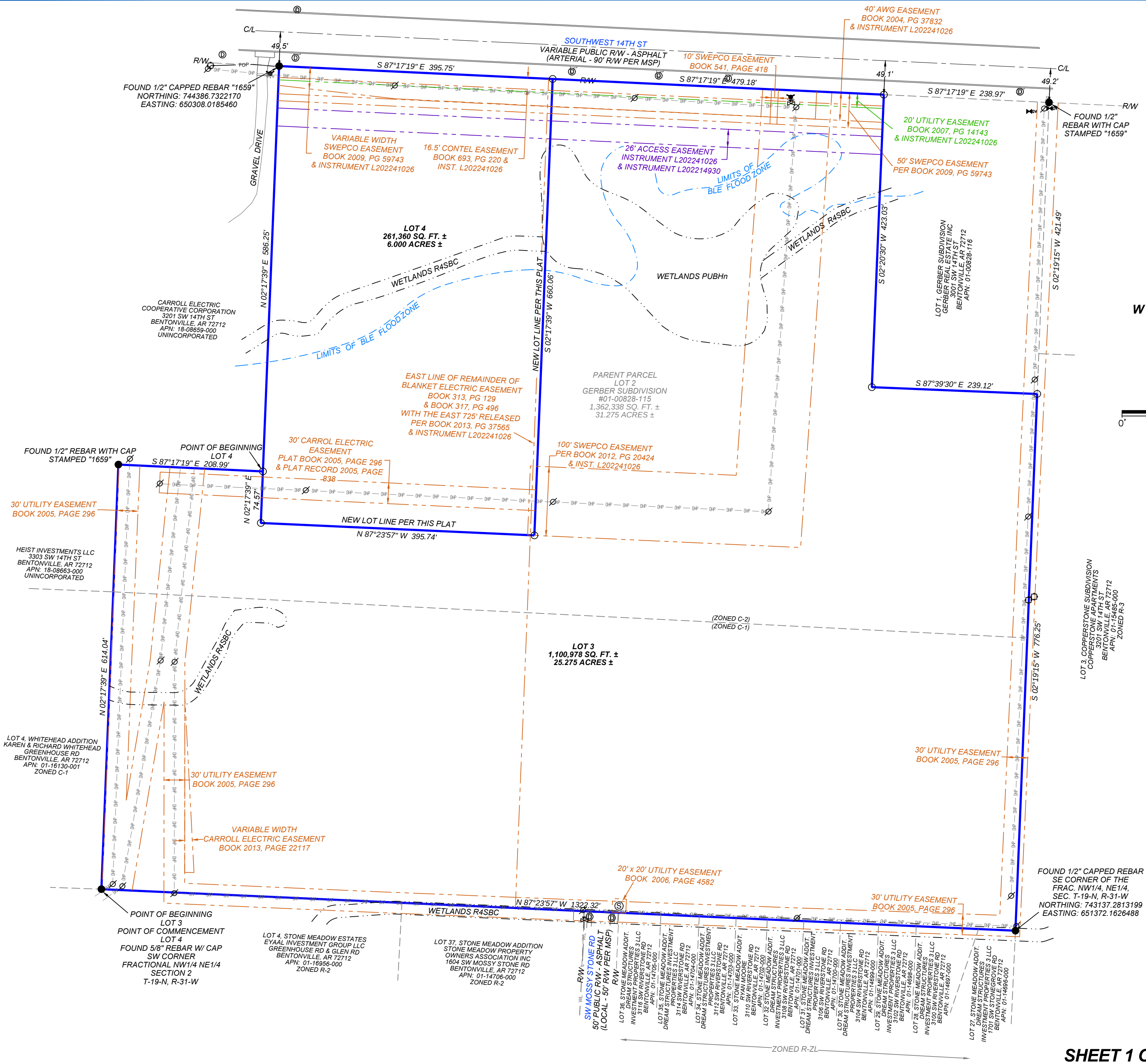
BLEW & ASSOCIATES, P.A.
Surveying
Engineering
Mapping

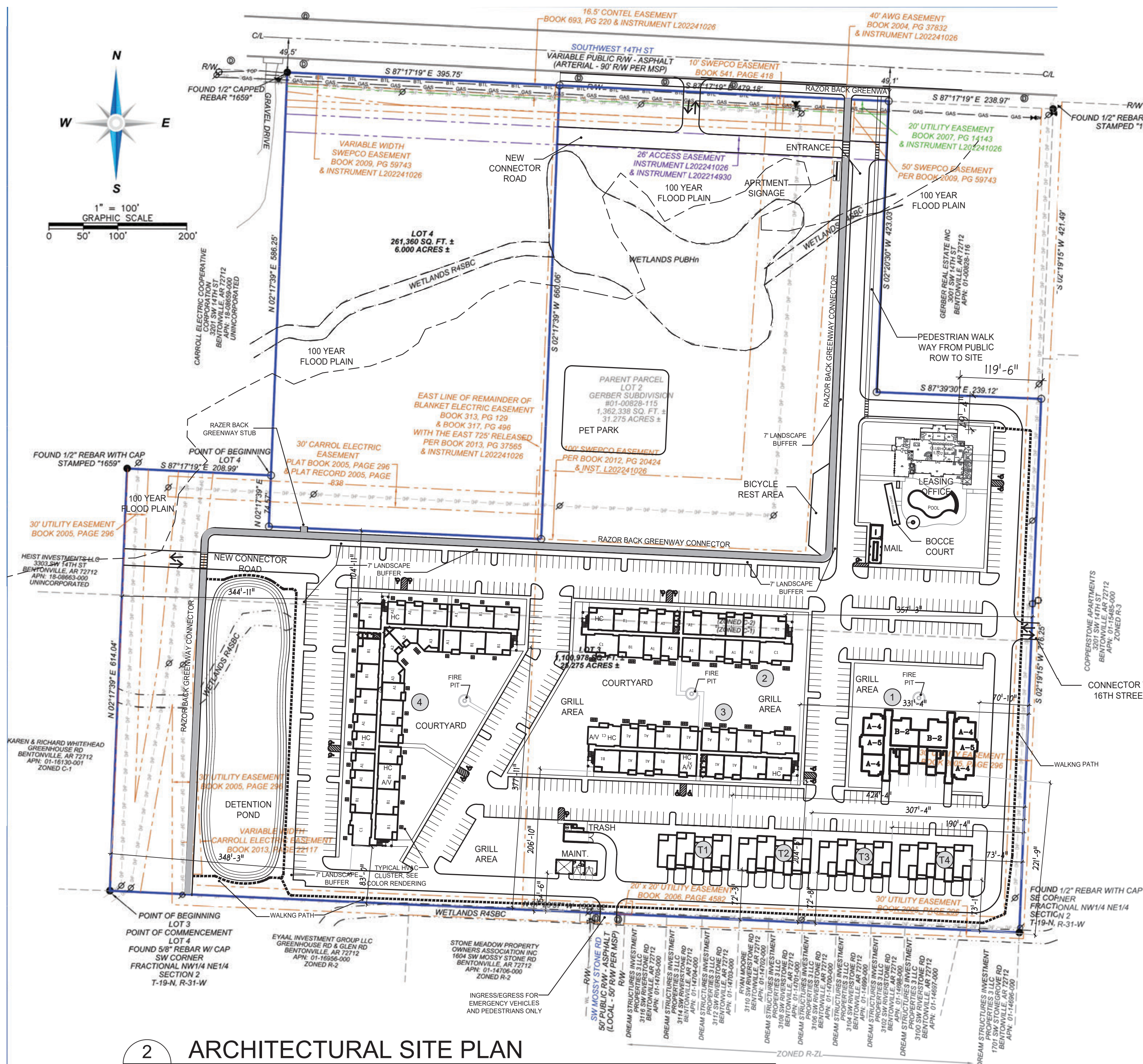
3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703
EMAIL: SURVEY@BLEWINC.COM
OFFICE: 479.443.4506 FAX: 479.582.1883
EMAIL: SURVEY@BLEWINC.COM WWW.BLEWINC.COM

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

SHEET 1 OF 2

City Of Bentonville Project #LS22-0064

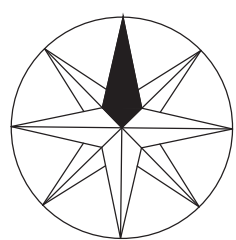
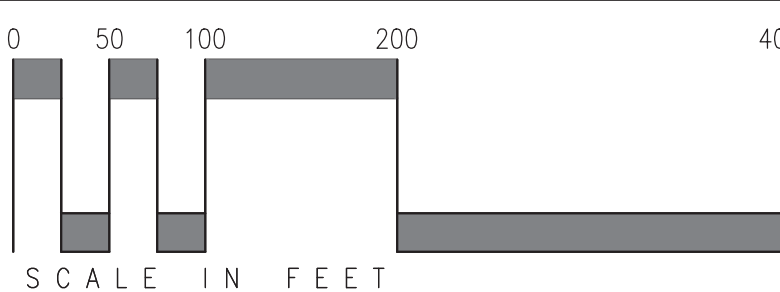




2
A2.0

ARCHITECTURAL SITE PLAN

SCALE: 1" = 100'-0"



MID-RISE UNIT MIX & BUILDING SCHEDULE												
		1 BD/ 1BA	1 BD/ 1.5 BA	1 BD/ 2 BA	1 BD/ 2.5 BA	1 BD/ 3 BA	1 BD/ 3.5 BA	2 BD/ 2BA	2 BD/ 2.5 BA	2 BD/ 3BA		
BLDG #	BLDG TYPE	A1	A1A	A2	A3	A4	A5	B1	B2	C1	GARAGE	TOTAL
1	3 STORY	37	0	0	0	0	0	24	8	0	0	72
2	4 STORY	37	0	0	0	0	0	24	8	0	0	72
3	4 STORY	37	0	0	0	0	0	24	8	0	0	72
4	4 STORY	37	0	0	0	0	0	24	8	0	0	72
TOTAL UNITS		104	0	0	0	0	0	104	16	0	0	200
EACH TYPE		36.00%	0.00%	0.00%	0.00%	0.00%	0.00%	36.00%	8.00%	0.00%	0.00%	100%
APARTMENT PROJECT TOTAL SQUARE FOOTAGE												
	RENTABLE SQ. FT.	UNHEATED S.F. / DECK	CORRIDOR	GARAGE	BUILDING TOTAL S							
BUILDING #1	27323	2495	5316	2608	37742							
BUILDING #2	40197	3648	8089	3989	55923							
BUILDING #3	40197	3648	8089	3989	55923							
BUILDING #4	112320	9632	14608	-	136560							
TRASH	576	-	-	-	576							
MAIL KIOSK	704	-	-	-	704							
MAINT. OFFICE	372	372	-	-	744							
LEASING OFFICE	900	1308	-	-	2196							
PROJECT TOTALS		27935	25156	28091	2608	34781						
MID-RISE UNIT SQ. FOOTAGE SCHEDULE												
UNIT TYPE	HEATED SQ. FOOTAGE	UNHEATED SQ. FOOTAGE	TOTAL GROSS									
A1	750	77	827									
A1A	810	77	886									
A2	740	12	752									
A3	810	118	928									
A4	785	94	879									
A5	810	93	903									
B1	1085	89	1165									
B2	1304	84	1388									
C1	1292	81	1363									

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

LEGEND & SYMBOLS

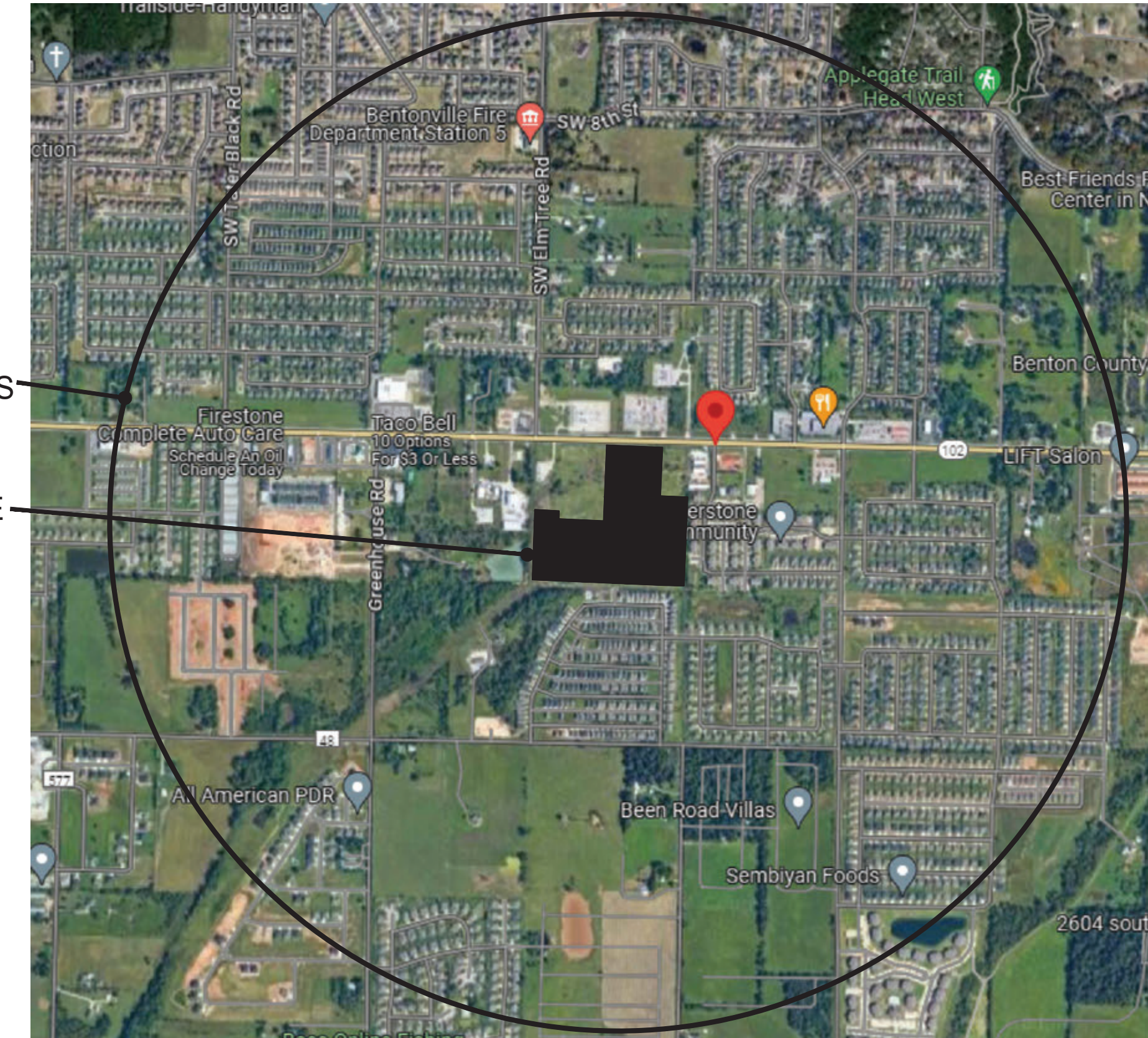
- FOUND MONUMENT (AS NOTED)
- SET 5/8" REBAR CAPPED "1659"
- BOUNDARY LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE (RW)
- CENTERLINE (CL)
- FENCE LINE
- OVERHEAD POWER LINE
- SETBACK LINE
- GAS LINE
- WATER LINE
- FIBER OPTIC LINE
- TELEPHONE LINE
- GAS VALVE
- FIRE HYDRANT
- POWER POLE
- STORM MANHOLE
-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

WETLANDS HAVE BEEN DETERMINED TO BE ON SITE AS SHOWN HEREIN, A CURRENT WETLANDS DILINATION & 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 MILE RADIUS FROM SITE

SITE



1
A2.0

VICINITY MAP

SCALE: N.T.S.

LIST OF APARTMENT AMMENTIES:

- 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

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

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")



ENGLISH & ASSOCIATES
ARCHITECTS, INC.

3084 MERCER UNIVERSITY DRIVE, SUITE 100
ATLANTA, GEORGIA 30341
DENGLISH@ENGLISHASSOCIATESINC.COM

JOB PROGRESS:

ITEM: DATE:

REVISIONS:

TAG: DATE:

This drawing, as an instrument of service, is and shall remain the property of the Architect of Record and shall not be published, reproduced or used in any way without the written permission of the Architect of Record. DO NOT scale this drawing. All questions to be submitted as a formal request for information to the Architect of Record.

BENTONVILLE APARTMENTS

A GARDEN STYLE APARTMENT COMMUNITY

FOR
TELLUS PARTNERS
BENTONVILLE, ARKANSAS

JOB NUMBER: 2003E

DRAWN BY:

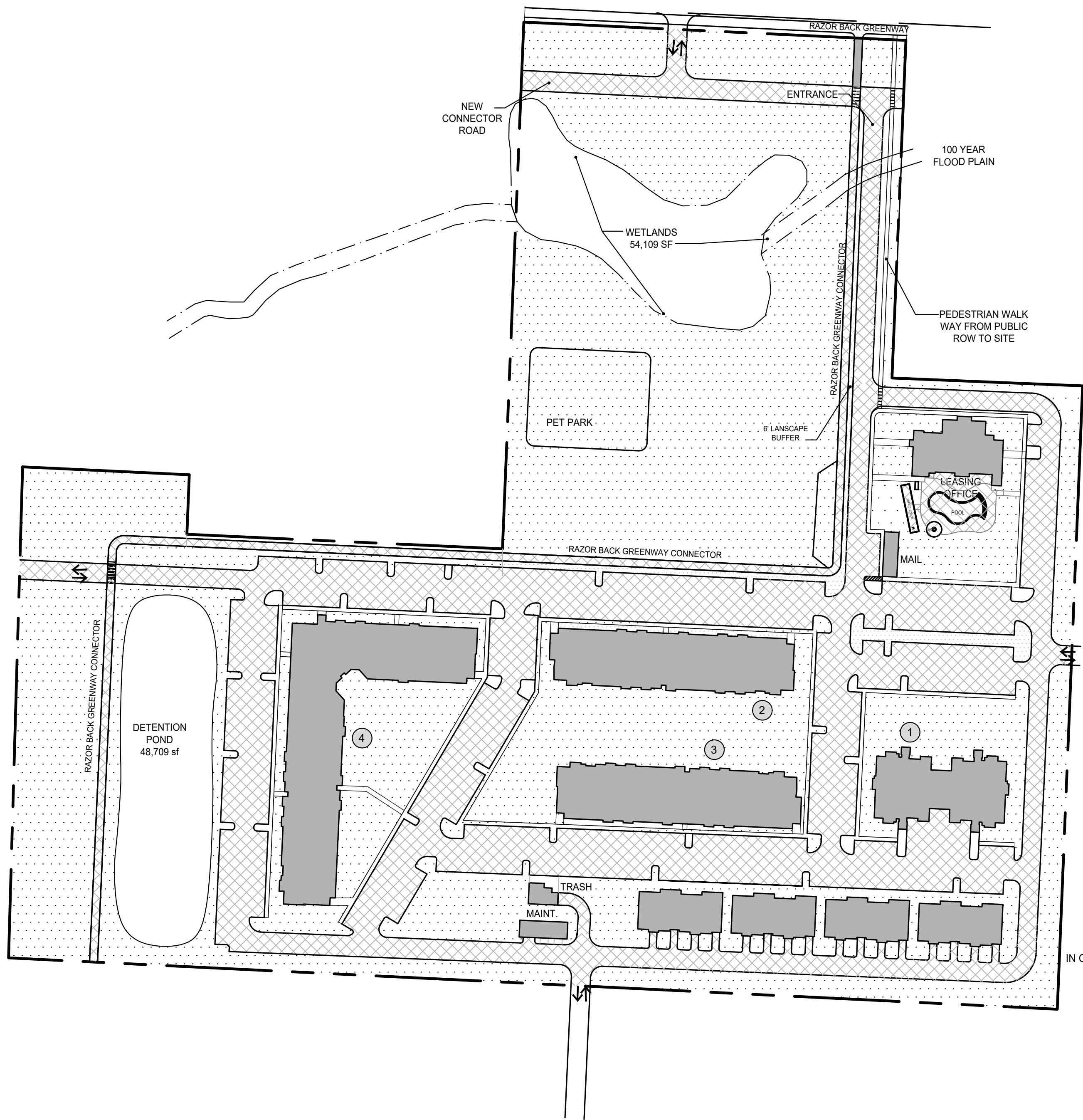
CHECKED BY:

ARCHITECTURAL SITE PLAN

SHEET NO.

A0.2

Revised 10-8-2024



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

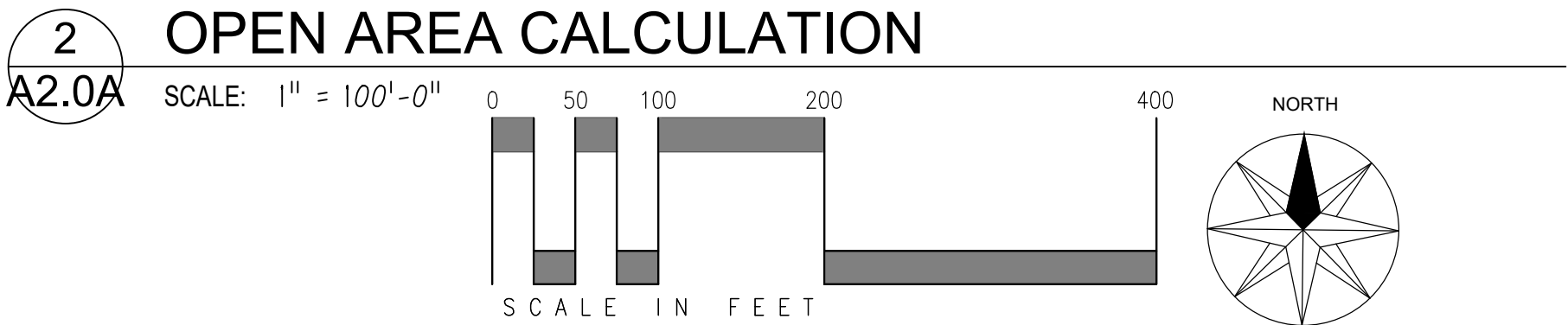
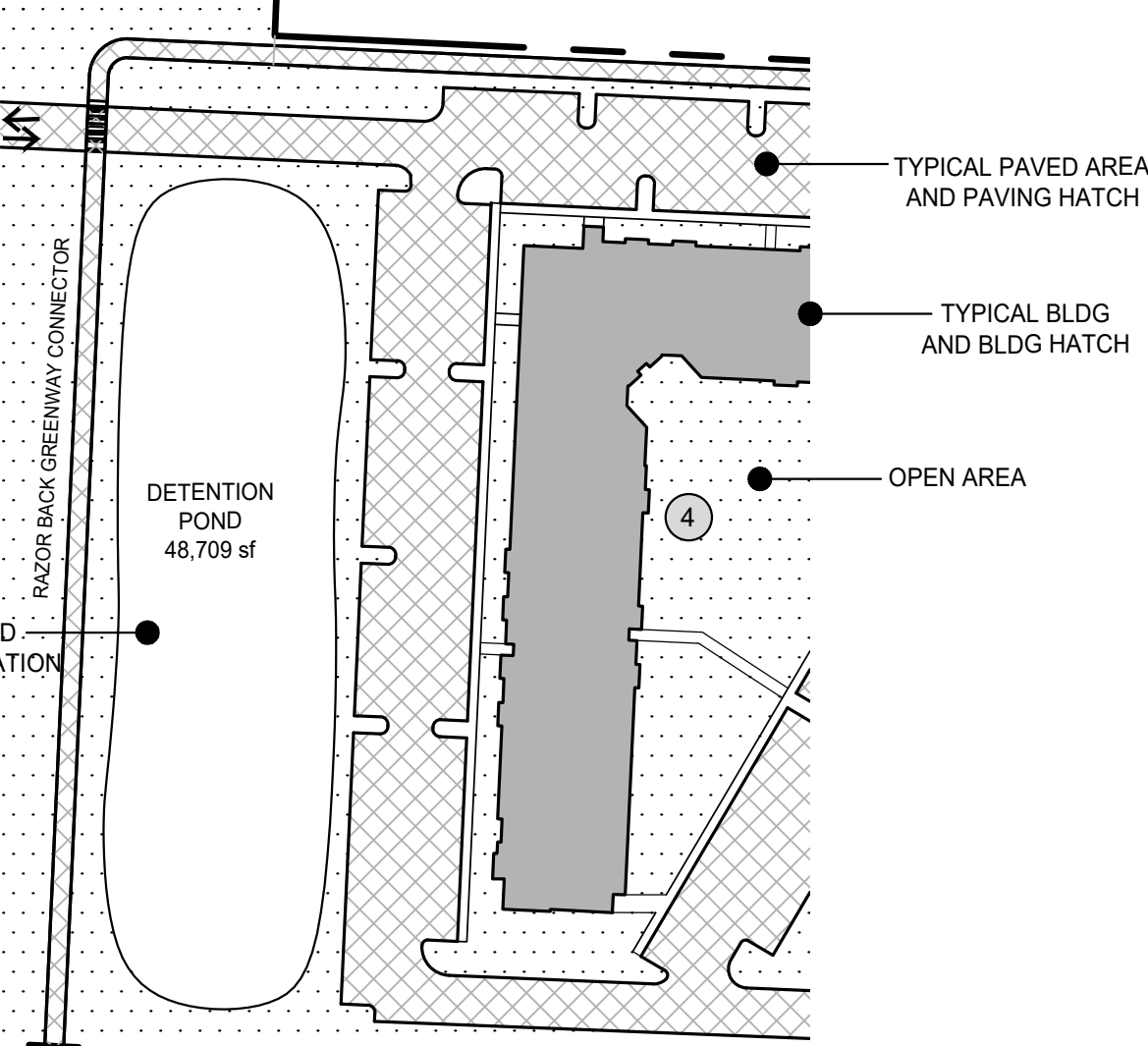
BLDG. AREA	127,591 SF	TOTAL BLDG. AREA
BLDG 1 - 12,907 SF	+280,037 SF	TOTAL PAVED AREA
BLDG 2 -21,030 SF	407,628 SF	TOTAL IMPERVIOUS AREA
BLDG 2 -21,030 SF		
BLDG 4 - 35,459SF		
T1 - 5203 SF	40.67 %	IMPERVIOUS AREA
T2 - 5203 SF	59.33 %	OPEN AREA
T3 - 5203 SF		
T4 - 5203 SF		

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

127,591 SF TOTAL BLDG. AREA

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



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

JOB PROGRESS:
ITEM: DATE:

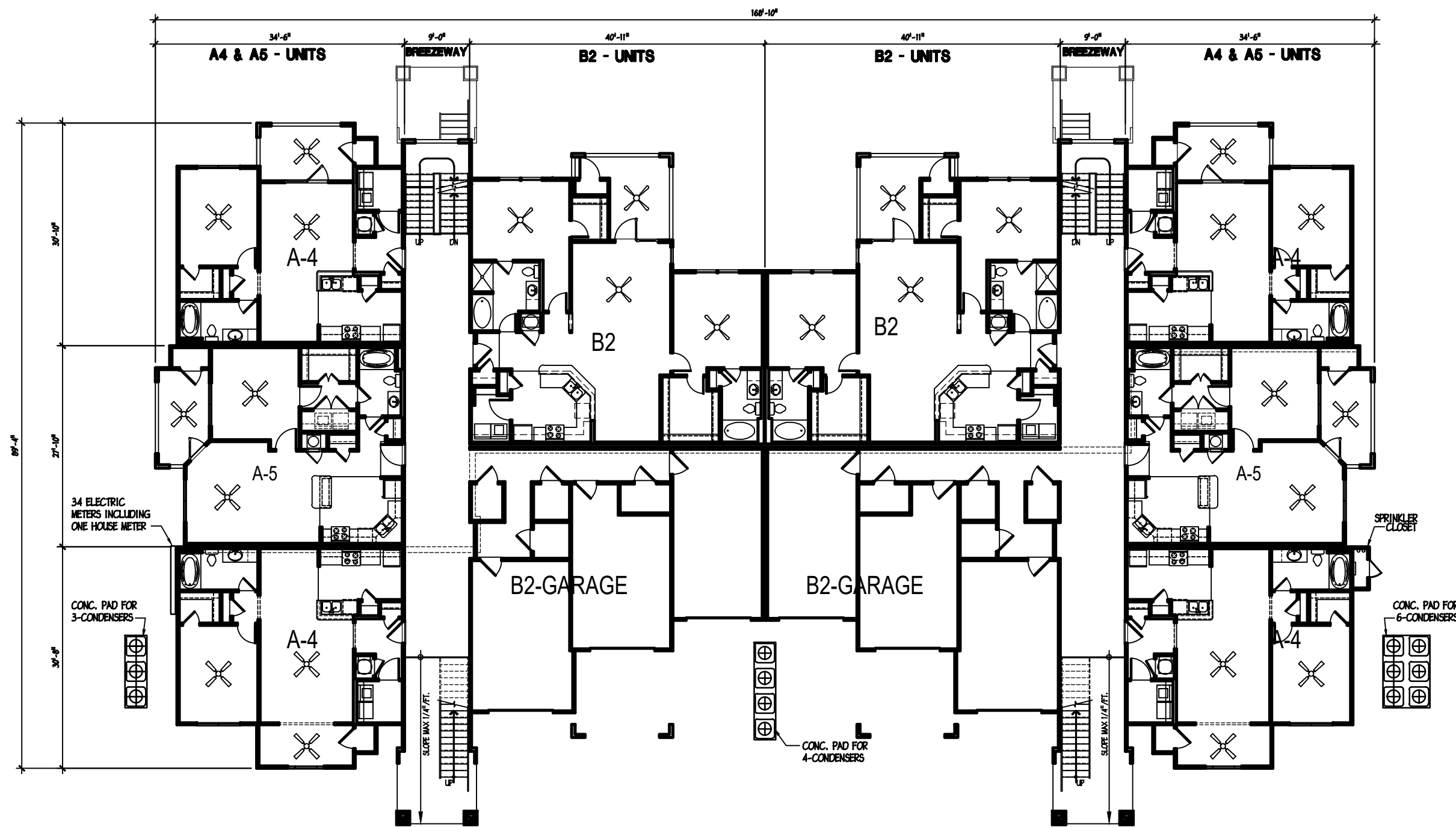
REVISIONS:
TAG: DATE:

This drawing, as an instrument of service, is and shall remain the property of the Architect of Record and shall not be published, reproduced or used in any way without the written permission of the Architect Of Record. DO NOT scale this drawing. All questions to be submitted as a formal request for information to the Architect Of Record.

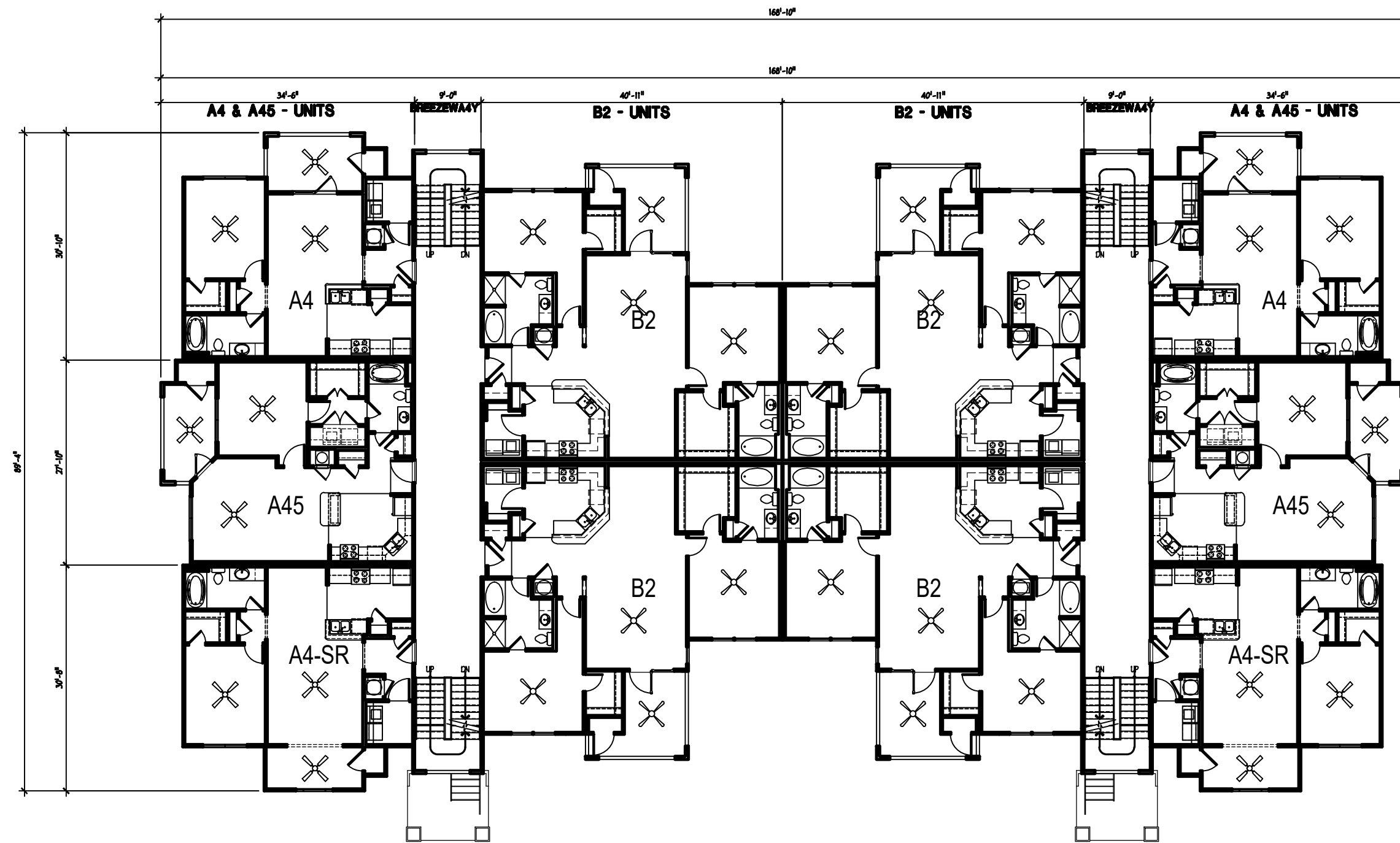
BENTONVILLE APARTMENTS
A GARDEN STYLE APARTMENT COMMUNITY
FOR
TELLUS PARTNERS
BENTONVILLE, ARKANSAS

JOB NUMBER: 2003E
DRAWN BY:
CHECKED BY:
ARCHITECTURAL SITE PLAN
SHEET NO.

A0.2A



1 BUILDINGS #1 FLOOR PLAN - GROUND LEVEL
A2.0 SCALE: 1/16" = 1'-0"



1 BUILDINGS #1 FLOOR PLAN - 2ND & 3RD LEVEL
A2.0 SCALE: 1/16" = 1'-0"



ENGLISH & ASSOCIATES
ARCHITECTS, INC.

3084 MERCER UNIVERSITY DRIVE, SUITE 100
ATLANTA, GEORGIA 30341
DENGLISH@ENGLISHASSOCIATESINC.COM

JOB PROGRESS:

ITEM: DATE:

REVISIONS:

TAG: DATE:

This drawing, as an instrument of service, is and shall remain the property of the Architect of Record and shall not be published, reproduced or used in any way without the written permission of the Architect of Record. DO NOT scale this drawing. All questions to be submitted as a formal request for information to the Architect Of Record.

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

JOB NUMBER: 2003E

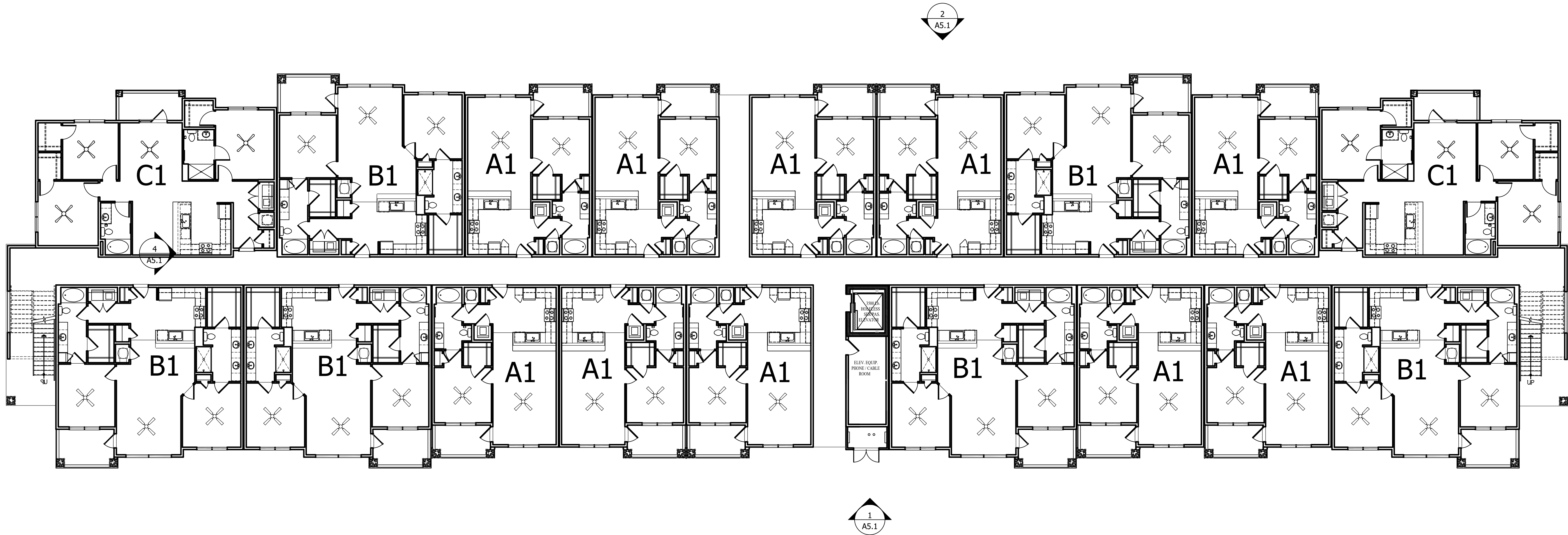
DRAWN BY:

CHECKED BY:

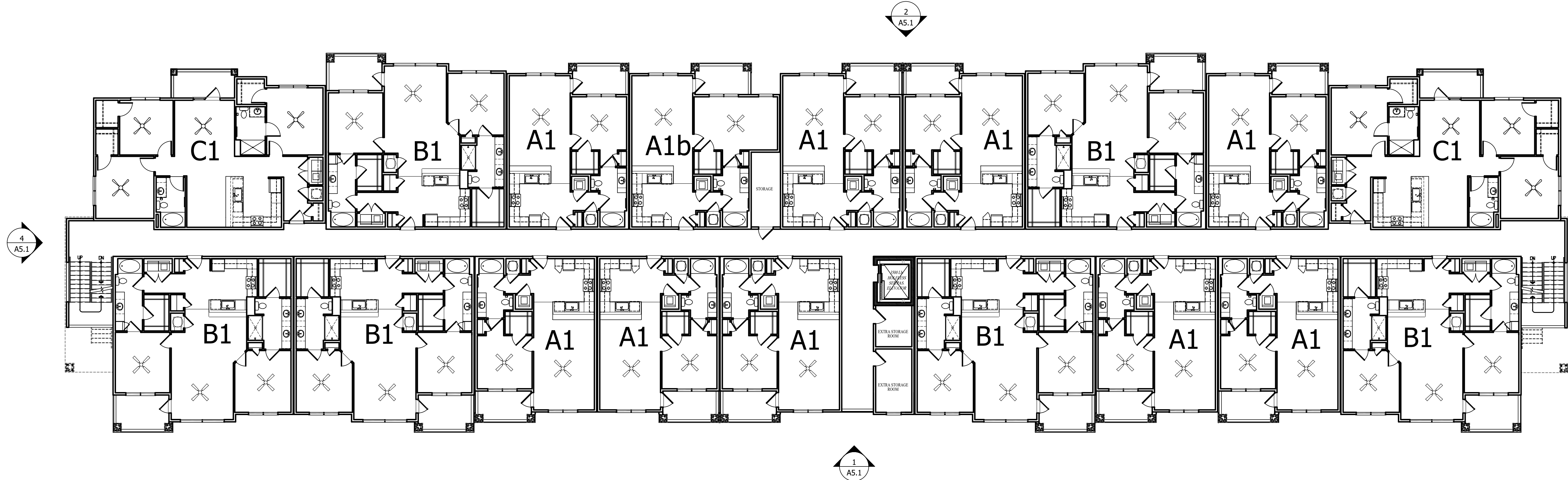
BUILDING #1
BUILDING FLOOR PLANS

SHEET NO.

A2.0



1 BUILDING #2 & 3 FLOOR PLAN - GROUND LEVEL
SCALE: 3/32" = 1'-0"



2 BUILDINGS #2 & 3 FLOOR PLAN -2ND, 3RD & 4TH LEVEL
SCALE: 3/32" = 1'-0"



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

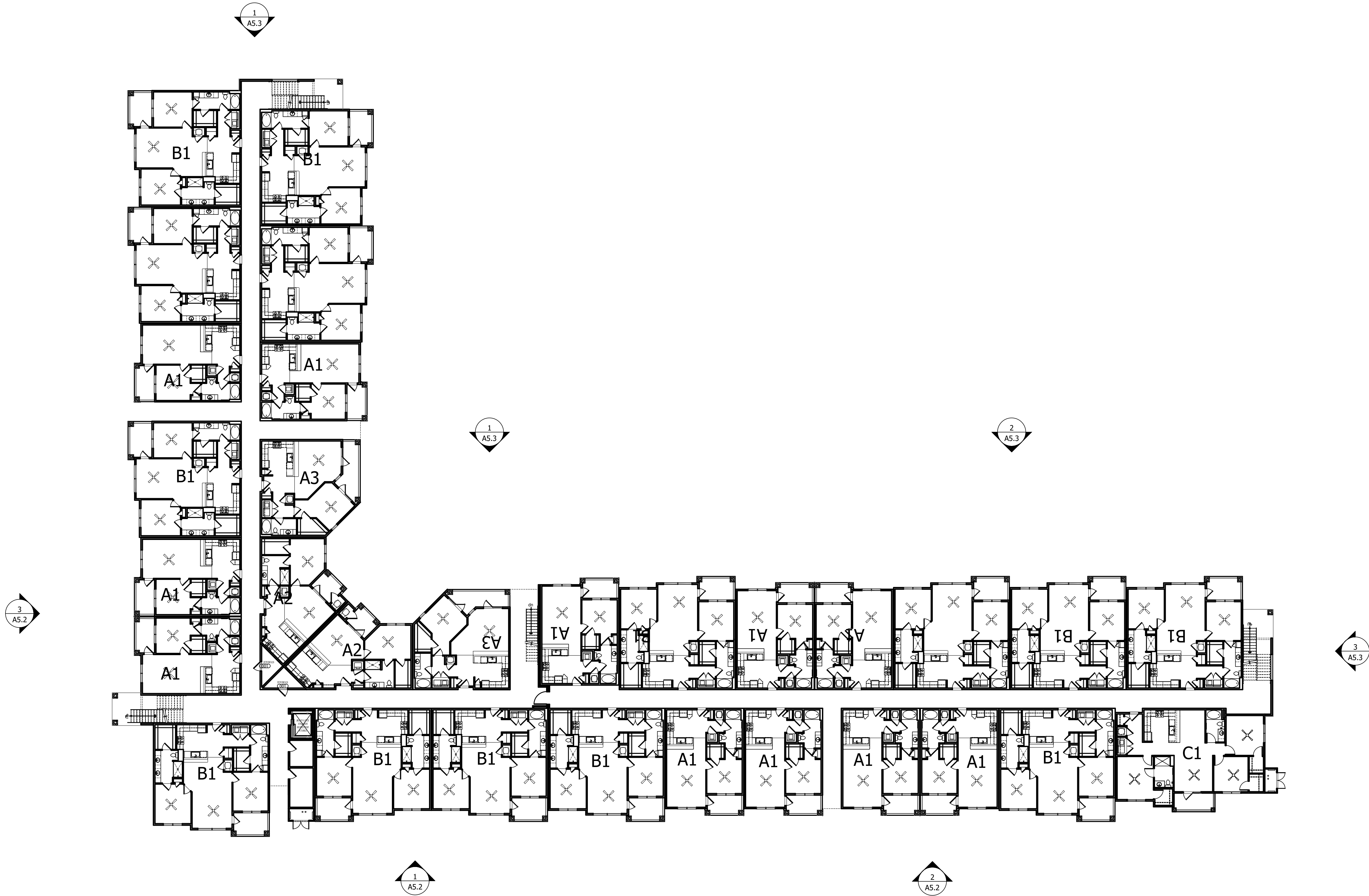
JOB PROGRESS:	
ITEM:	DATE:
REVISIONS:	
TAG:	DATE:

This drawing, as an instrument of service, is and shall remain the property of the Architect Of Record and shall not be published, reproduced or used in any way without the written permission of the Architect Of Record. DO NOT scale this drawing. All questions to be submitted as a formal request for information to the Architect Of Record.

BENTONVILLE APARTMENTS
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 BUILDINGS #4 FLOOR PLAN - GROUND LEVEL
A2.2 SCALE: 1/16" = 1'-0"



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

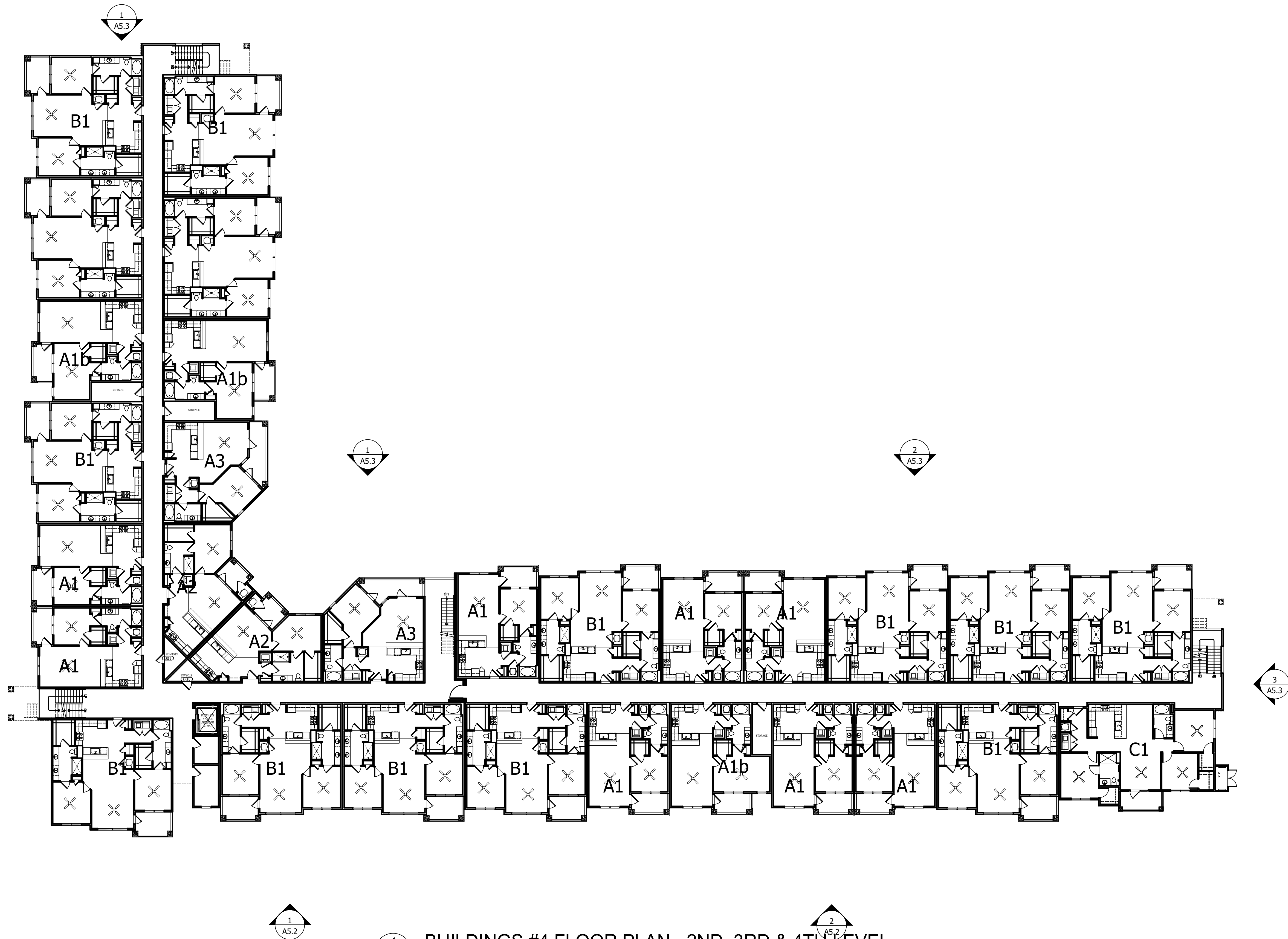
JOB PROGRESS:	
ITEM:	DATE:
REVISIONS:	
TAG:	DATE:

This drawing, as an instrument of service, is and shall remain the property of the Architect of Record and shall not be published, reproduced or used in any way without the written permission of the Architect of Record. DO NOT scale this drawing. All questions to be submitted as a formal request for information to the Architect of Record.

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

JOB NUMBER: 2003E
DRAWN BY:
CHECKED BY:
BUILDING #4
BUILDING FLOOR PLANS
SHEET NO.

A2.2



BUILDINGS #4 FLOOR PLAN - 2ND, 3RD & 4TH LEVEL
SCALE: 1/16" = 1'-0"



ENGLISH & ASSOCIATES
ARCHITECTS, INC.

3084 MERCER UNIVERSITY DRIVE, SUITE 100
ATLANTA, GEORGIA 30341
DENGLISH@ENGLISHASSOCIATESINC.COM

JOB PROGRESS:

ITEM: DATE:

REVISIONS:

TAG: DATE:

This drawing, as an instrument of service, is and shall remain the property of the Architect of Record and shall not be published, reproduced or used in any way without the written permission of the Architect of Record. DO NOT scale this drawing. All questions to be submitted as a formal request for information to the Architect of Record.

BENTONVILLE APARTMENTS

A GARDEN STYLE APARTMENT COMMUNITY

FOR

TELLUS PARTNERS
BENTONVILLE, ARKANSAS

JOB NUMBER: 2003E

DRAWN BY:

CHECKED BY:

BUILDING #4
BUILDING FLOOR PLANS

SHEET NO.

A2.3



ENGLISH & ASSOCIATES
ARCHITECTS, INC.

3084 MERCER UNIVERSITY DRIVE, SUITE 100
ATLANTA, GEORGIA 30341
DENGLISH@ENGLISHASSOCIATESINC.COM

JOB PROGRESS:

ITEM: DATE:

REVISIONS:

TAG: DATE:

This drawing, as an instrument of service, is and shall remain the property of the Architect of Record and shall not be published, reproduced or used in any way without the written permission of the Architect of Record. DO NOT scale this drawing. All questions to be submitted as a formal request for information to the Architect of Record.

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

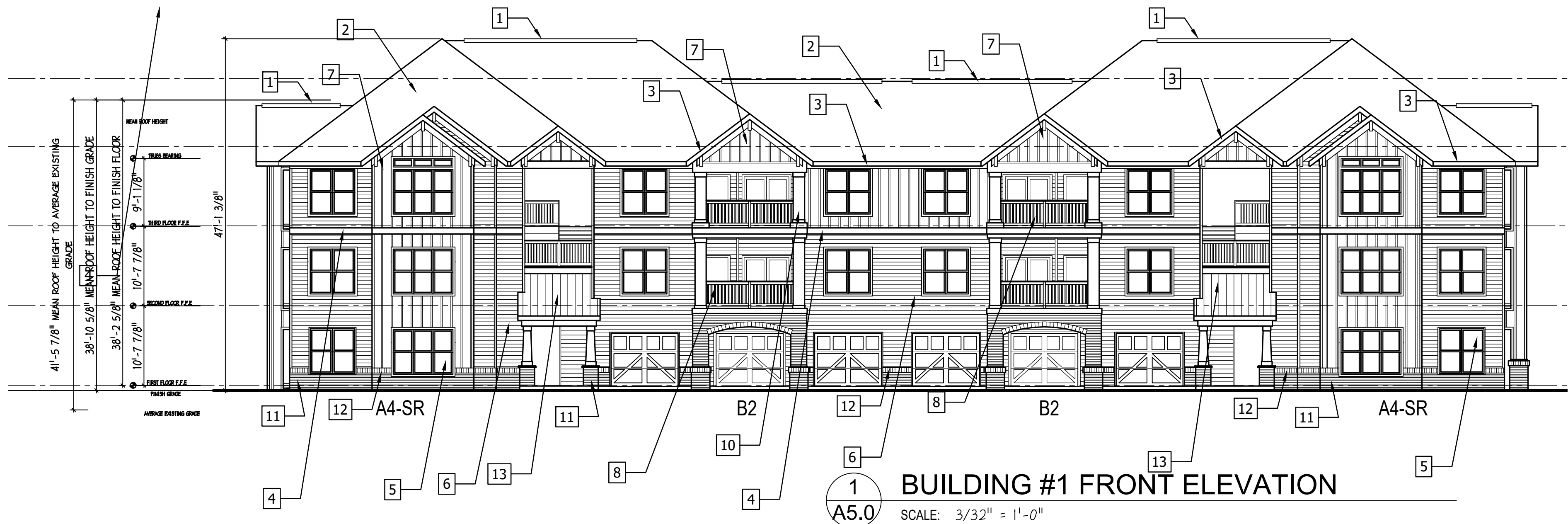
JOB NUMBER: 2003E

DRAWN BY:

CHECKED BY:

BUILDING #1
ELEVATIONS
SHEET NO.

A5.0



BUILDING 1
EXTERIOR MATERIALS

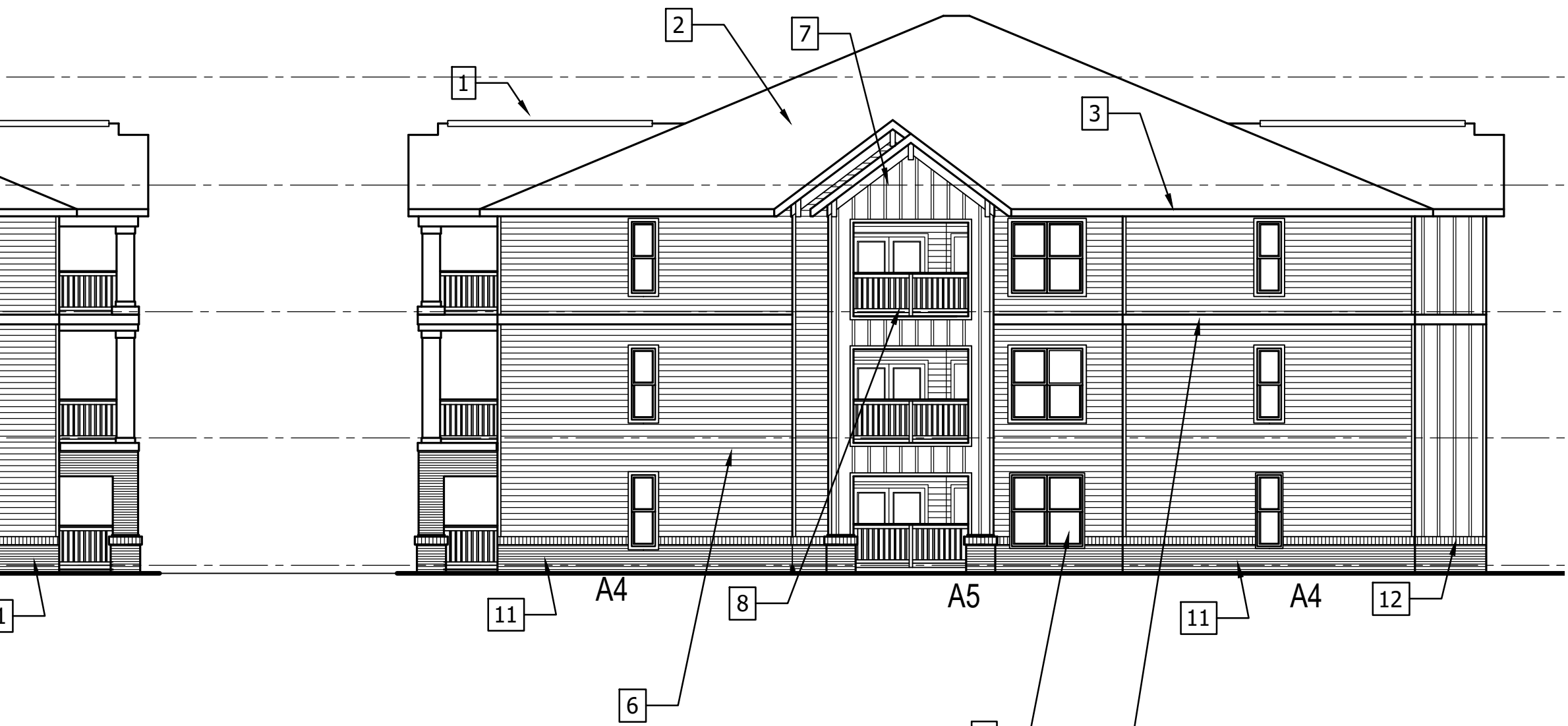
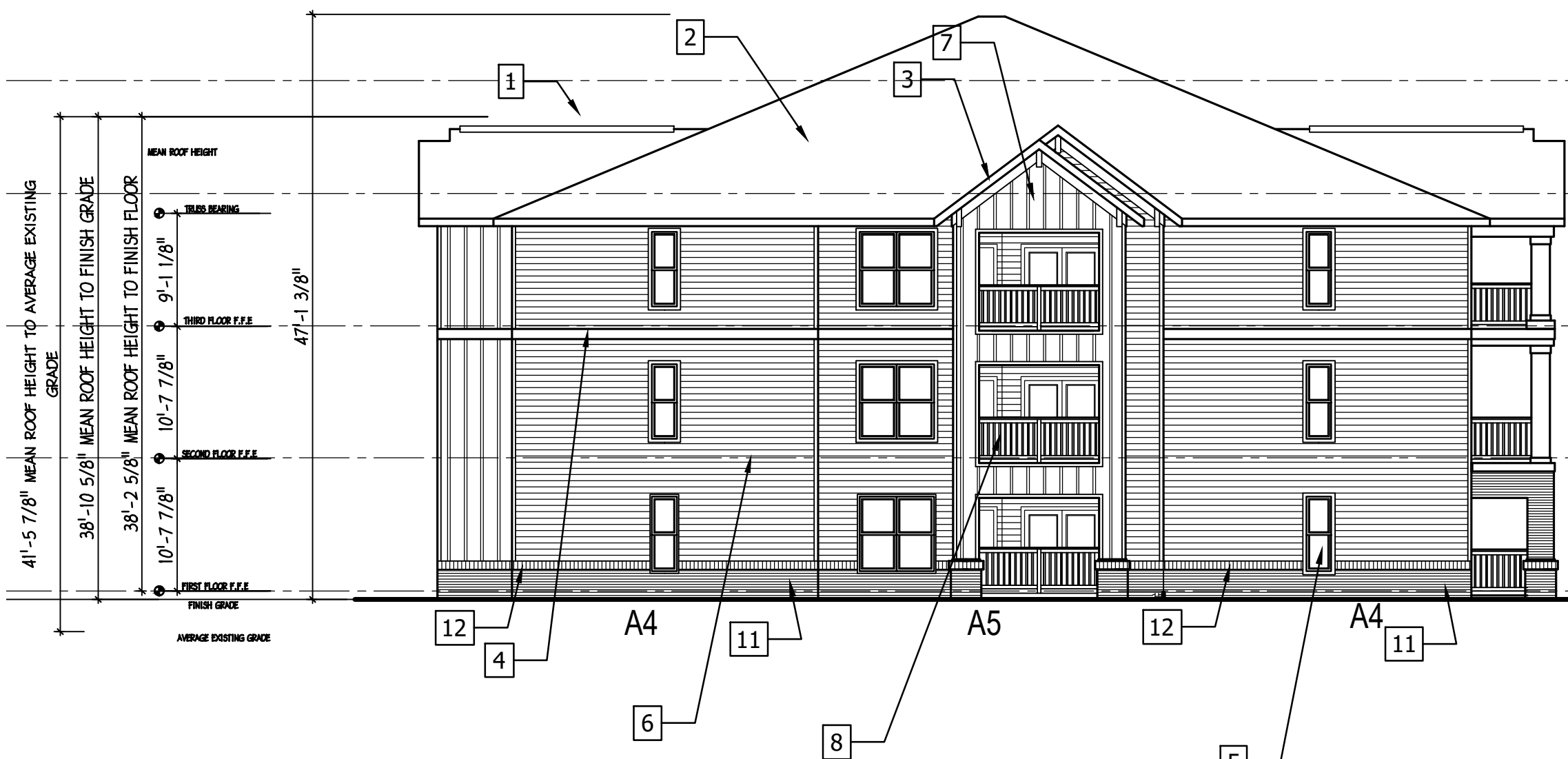
BRICK VENEER	10%
CEMENTITIOUS LAP SIDING	65%
CEMENTITIOUS BOARD & BATTEN SIDING	25%

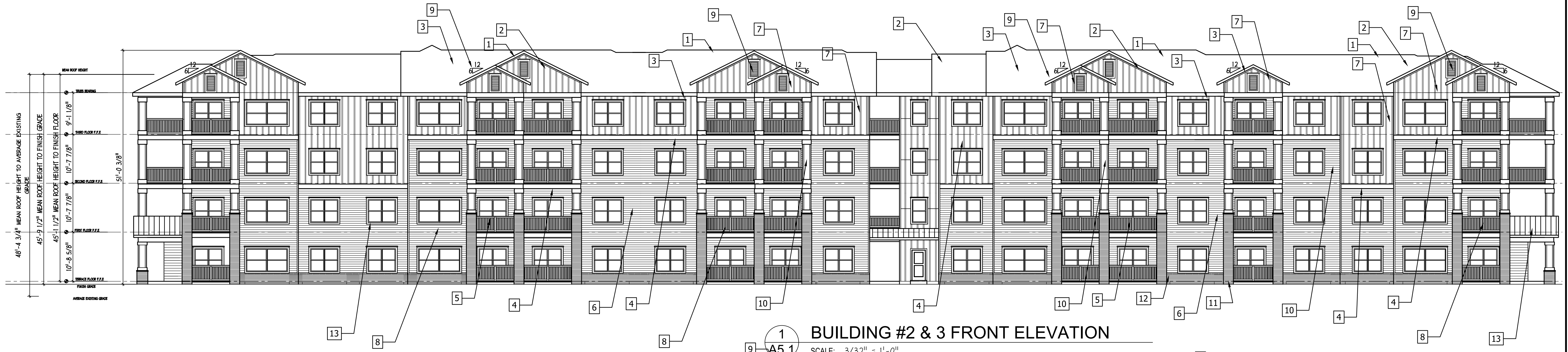
ELEVATION LEGEND:

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





BUILDING 2 & 3 EXTERIOR MATERIALS	
BRICK VENEER	10%
CEMENTITIOUS 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



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

JOB PROGRESS:
ITEM: DATE:

REVISIONS:
TAG: DATE:

This drawing, as an instrument of service, is and shall remain the property of the Architect of Record and shall not be published, reproduced or used in any way without the written permission of the Architect of Record. DO NOT scale this drawing. All questions to be submitted as a formal request for information to the Architect of Record.

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

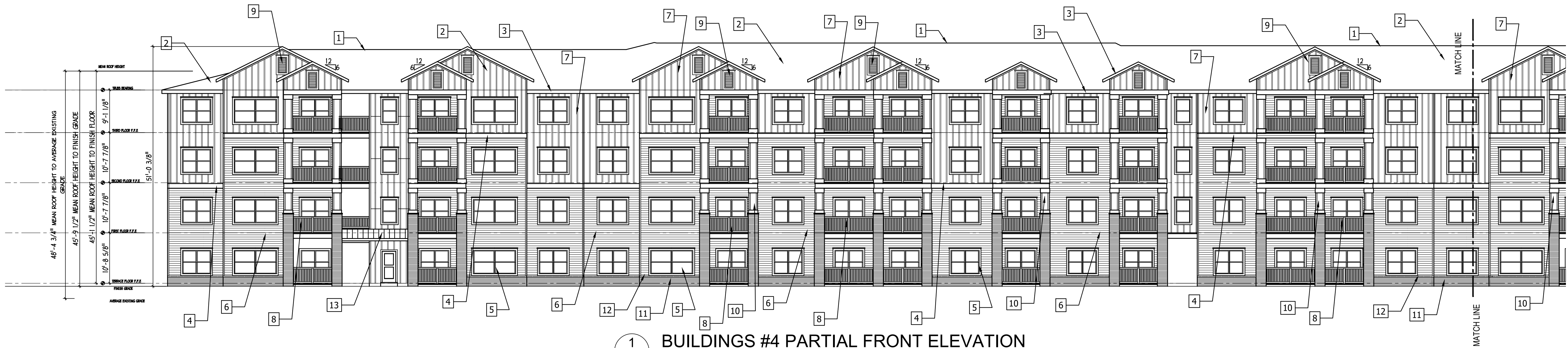
JOB NUMBER: 2003E

DRAWN BY:

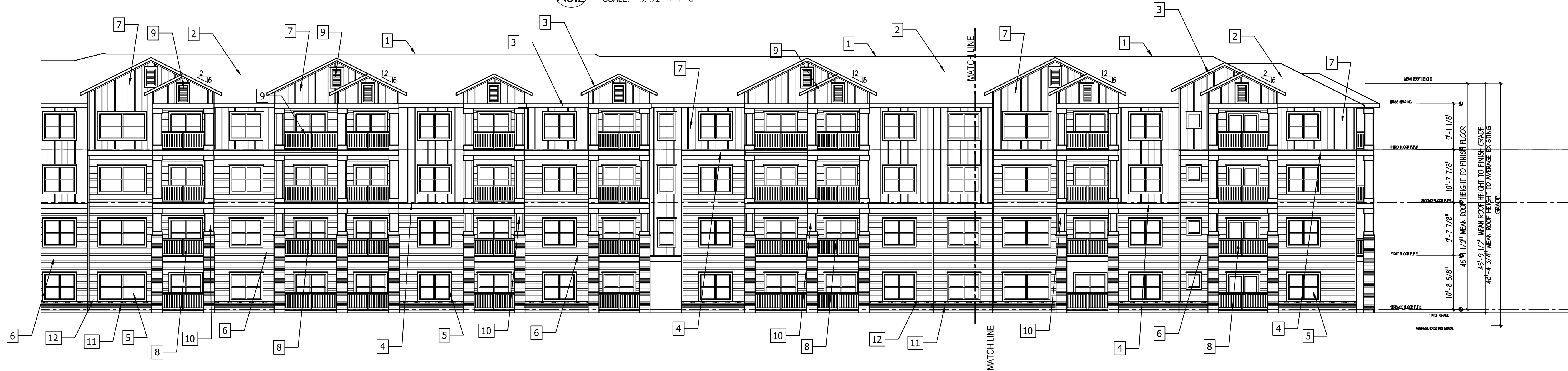
CHECKED BY:

BUILDING #2 & 3
ELEVATIONS
SHEET NO.

A5.1



1 BUILDINGS #4 PARTIAL FRONT ELEVATION
A5.2 SCALE: 3/32" = 1'-0"



2 BUILDINGS #4 PARTIAL FRONT ELEVATION
A5.2 SCALE: 3/32" = 1'-0"



3 BUILDINGS #4 END ELEVATION
A5.2 SCALE: 3/32" = 1'-0"

BUILDING 4 EXTERIOR MATERIALS	
BRICK VENEER	10%
CEMENTITIOUS 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



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

JOB PROGRESS:
ITEM: DATE:
REVISIONS:
TAG: DATE:

This drawing, as an instrument of service, is and shall remain the property of the Architect of Record and shall not be published, reproduced or used in any way without the written permission of the Architect of Record. DO NOT scale this drawing. All questions to be submitted as a formal request for information to the Architect of Record.

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

JOB NUMBER: 2003E
DRAWN BY:
CHECKED BY:
BUILDINGS #4
ELEVATIONS
SHEET NO.

A5.2



ENGLISH & ASSOCIATES
ARCHITECTS, INC.

3084 MERCER UNIVERSITY DRIVE, SUITE 100
ATLANTA, GEORGIA 30341
DENGLISH@ENGLISHASSOCIATESINC.COM

JOB PROGRESS:

ITEM: DATE:

REVISIONS:

TAG: DATE:

This drawing, as an instrument of service, is and shall remain the property of the Architect of Record and shall not be published, reproduced or used in any way without the written permission of the Architect of Record. DO NOT scale this drawing. All questions to be submitted as a formal request for information to the Architect of Record.

BENTONVILLE APARTMENTS

A GARDEN STYLE APARTMENT COMMUNITY

FOR
TELLUS PARTNERS
BENTONVILLE, ARKANSAS

JOB NUMBER: 2003E

DRAWN BY:

CHECKED BY:

BUILDINGS #4
ELEVATIONS
SHEET NO.

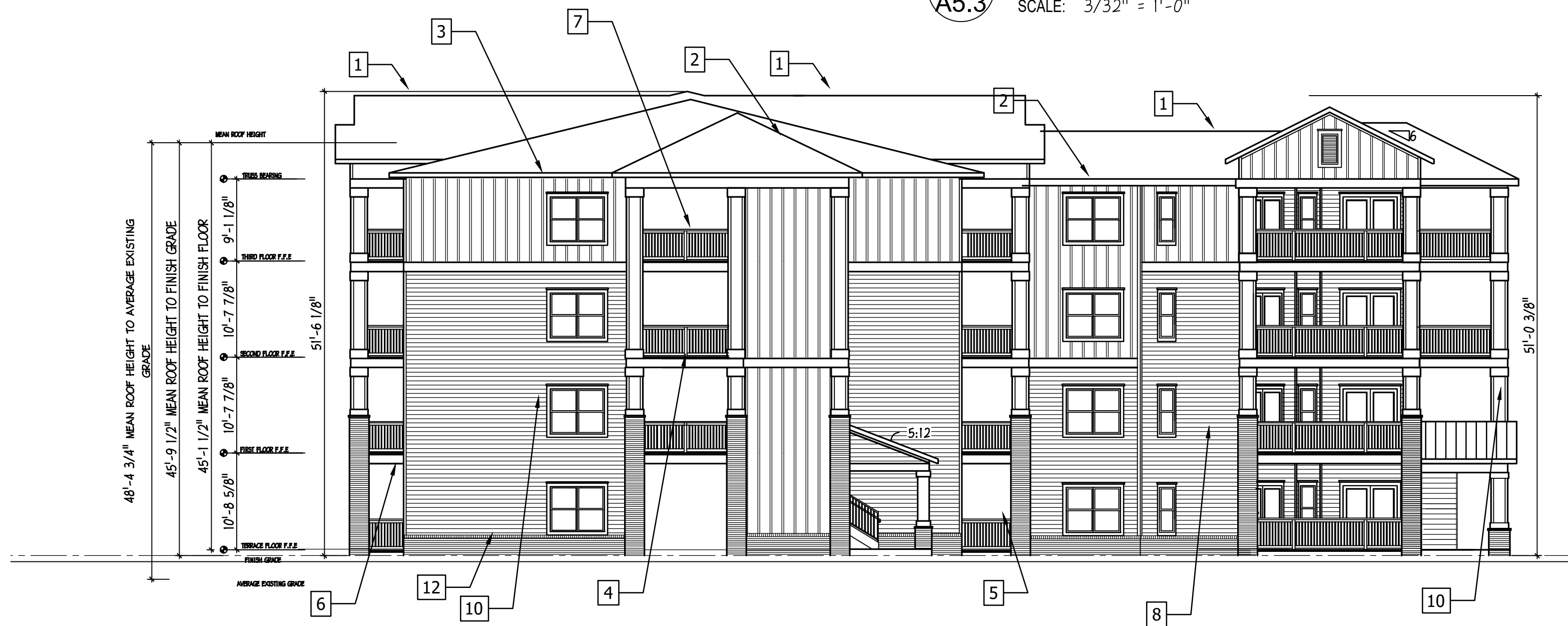
A5.3



1 BUILDINGS #4 PARTIAL REAR ELEVATION
A5.3 SCALE: 3/32" = 1'-0"



2 BUILDINGS #2 PARTIAL REAR ELEVATION
A5.3 SCALE: 3/32" = 1'-0"



3 BUILDINGS #4 END ELEVATION
A5.3 SCALE: 3/32" = 1'-0"

BUILDING 4
EXTERIOR MATERIALS

BRICK VENEER	10%
CEMENTITIOUS 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



1
A5.4 CONCEPTUAL CHARACTER RENDERING
SCALE: N.T.S.



ENGLISH & ASSOCIATES
ARCHITECTS, INC.

3084 MERCER UNIVERSITY DRIVE, SUITE 100
ATLANTA, GEORGIA 30341
DENGLISH@ENGLISHASSOCIATESINC.COM

JOB PROGRESS:

ITEM: DATE:

REVISIONS:

TAG: DATE:

This drawing, as an instrument of service, is and shall remain the property of the Architect of Record and shall not be published, reproduced or used in any way without the written permission of the Architect of Record. DO NOT scale this drawing. All questions to be submitted as a formal request for information to the Architect of Record.

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

JOB NUMBER: 2003E

DRAWN BY:

CHECKED BY:

BUILDINGS SKETCH
ELEVATIONS
SHEET NO.

A5.4



1
A5.5

VIGNETTE OF CONDENSER SCREEN
SCALE: N.T.S.



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

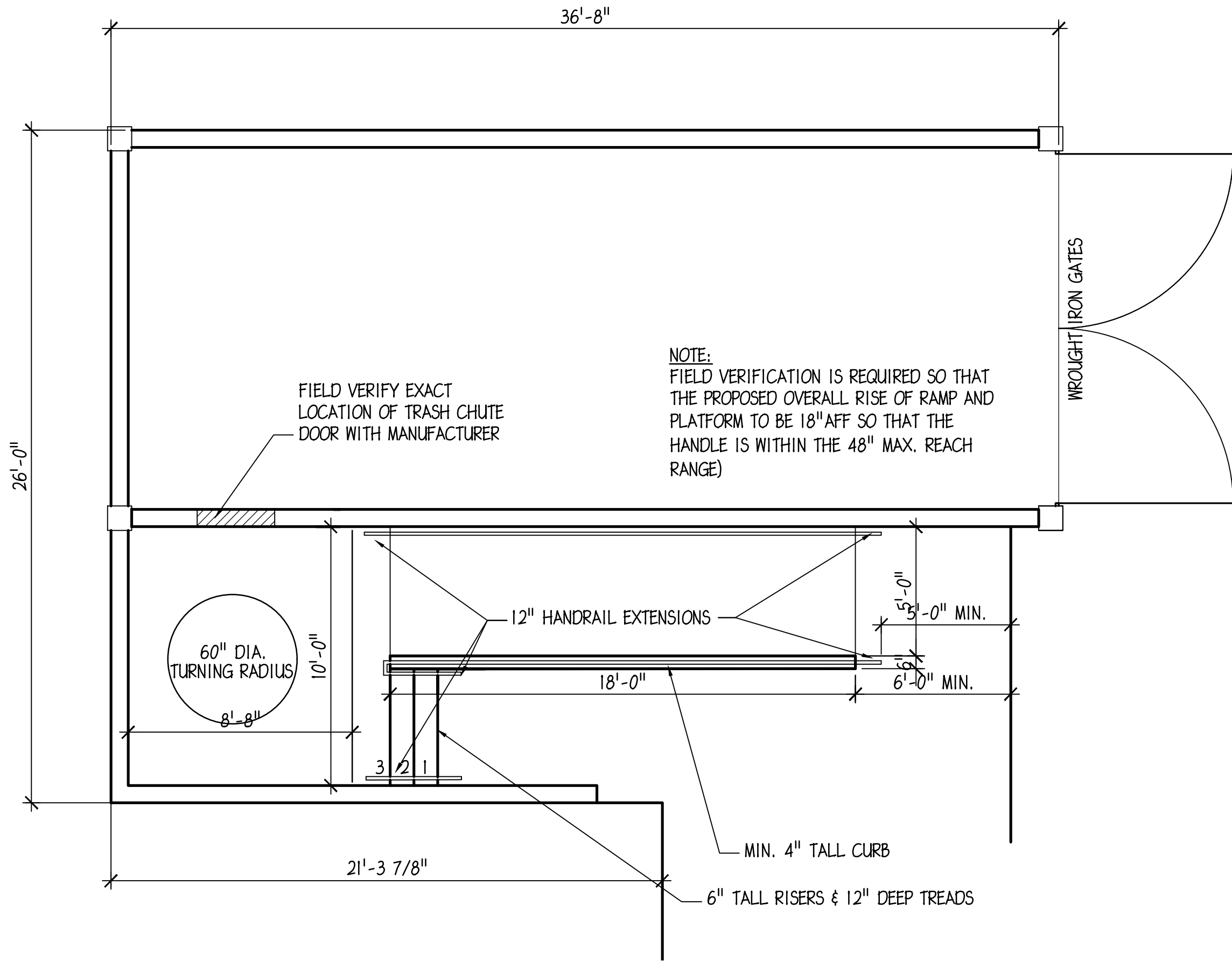
JOB PROGRESS:	
ITEM:	DATE:
REVISIONS:	
TAG:	DATE:

This drawing, as an instrument of service, is and shall remain the property of the Architect Of Record and shall not be published, reproduced or used in any way without the written permission of the Architect Of Record. DO NOT scale this drawing. All questions to be submitted as a formal request for information to the Architect Of Record.

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

JOB NUMBER: 2003E
DRAWN BY:
CHECKED BY:
BUILDINGS SKETCH
ELEVATIONS
SHEET NO.

A5.5

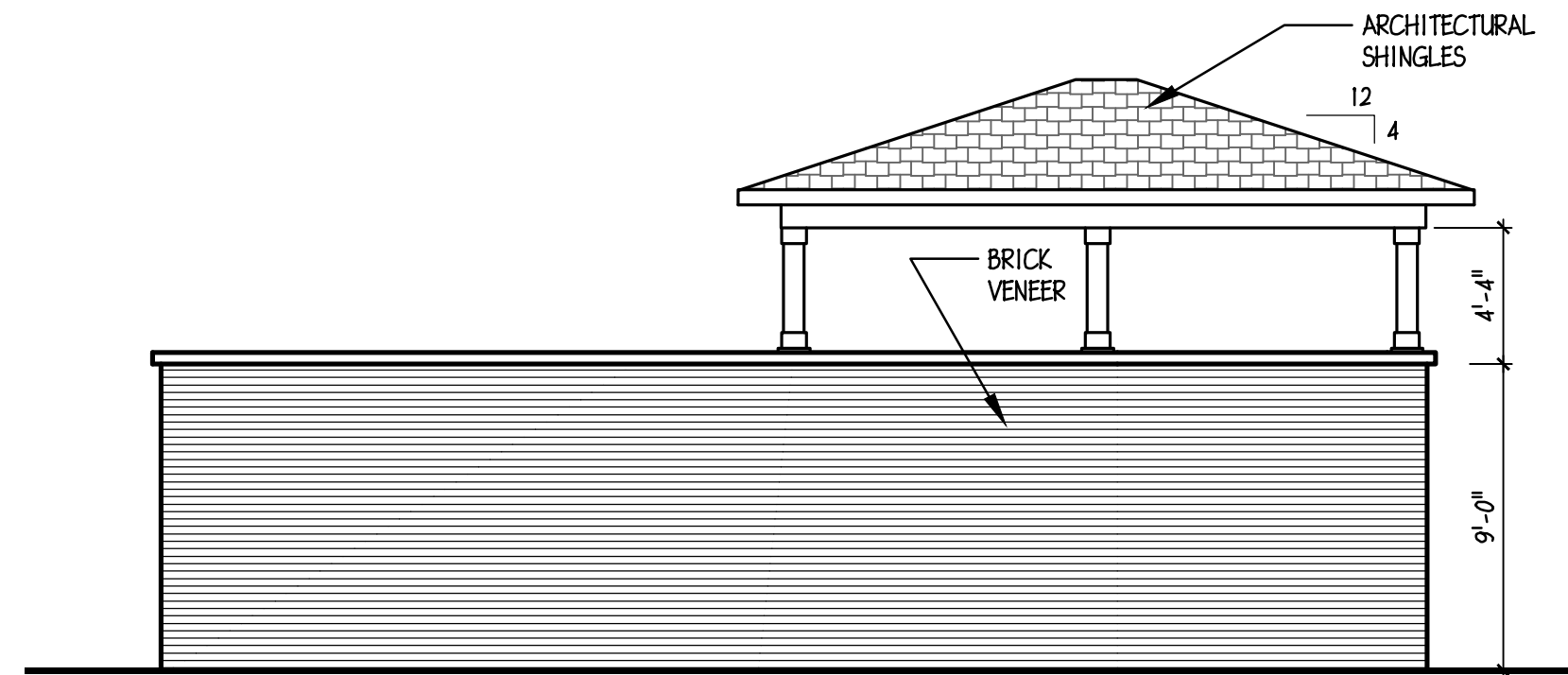


1
9.0

TRASH - PLAN

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

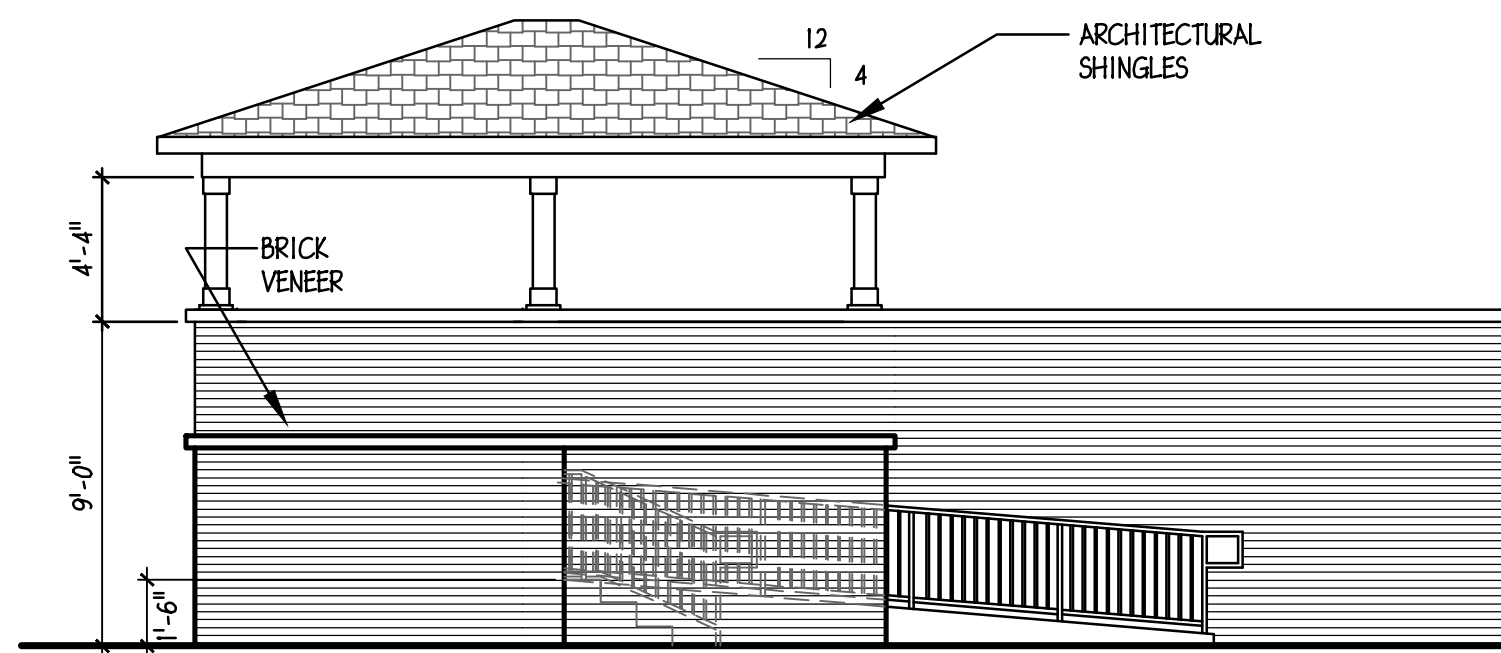
NOTE:
ALL EXPOSED EXTERIOR WOOD MEMBERS
INCLUDING FRAMING, DECKING, & RAILING
SYSTEM SHALL BE PRESSURE TREATED
WOOD



2
9.0

TRASH - SOUTH ELEVATION

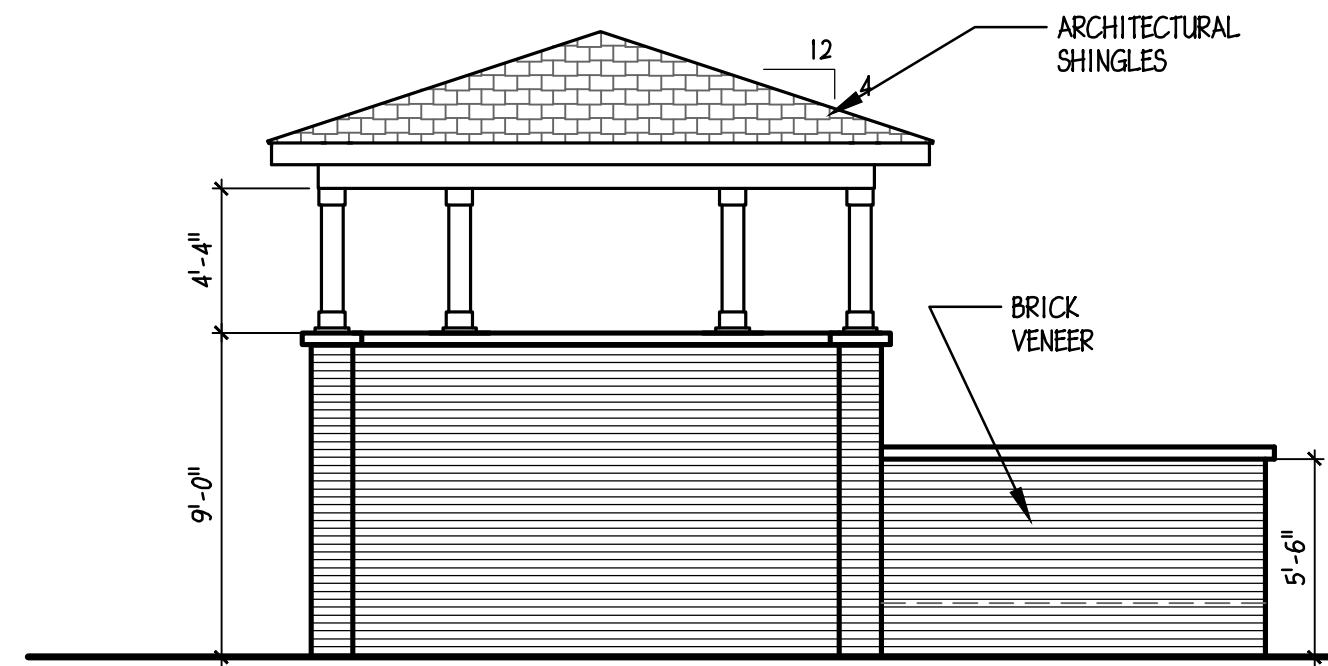
SCALE: 3/16" = 1'-0"



3
9.0

TRASH - NORTH ELEVATION

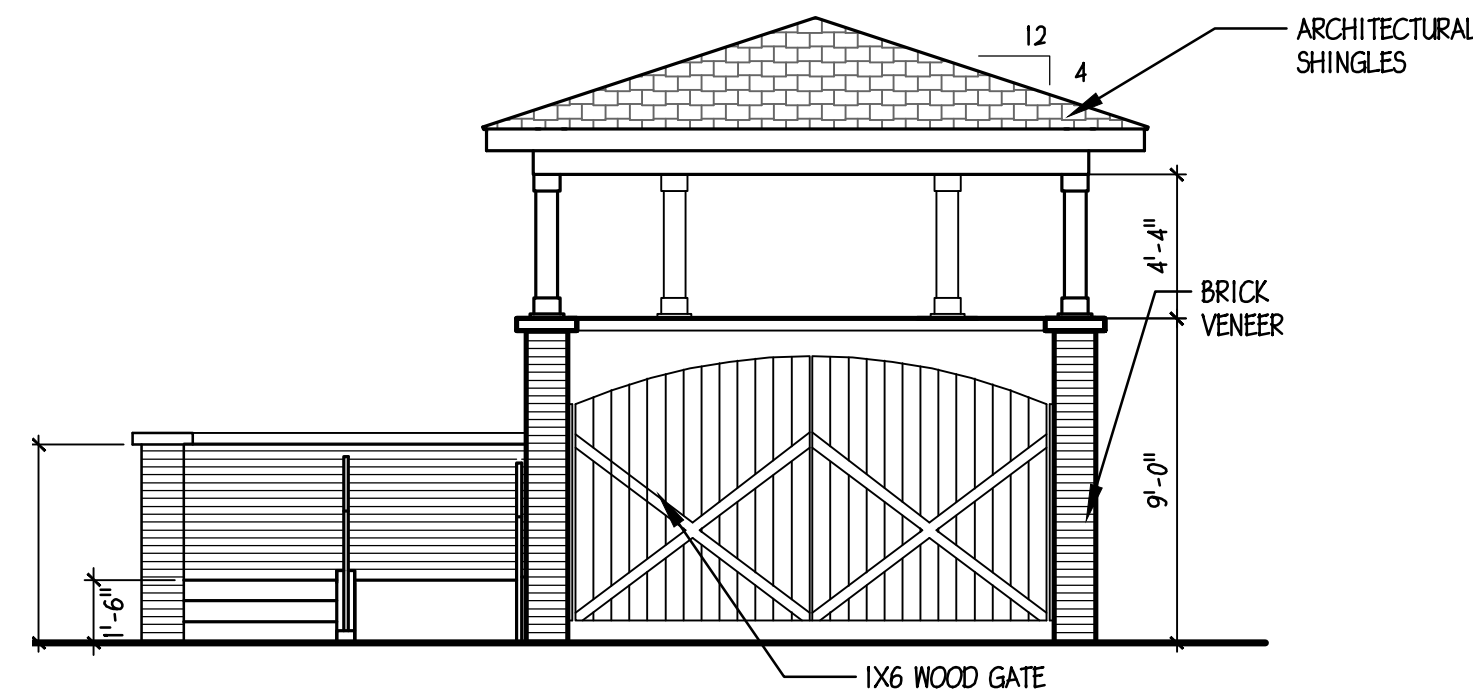
SCALE: 3/16" = 1'-0"



4
9.0

TRASH - WEST ELEVATION

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



5
9.0

TRASH - EAST ELEVATION

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



ENGLISH & ASSOCIATES
ARCHITECTS, INC.

3084 MERCER UNIVERSITY DRIVE, SUITE 100
ATLANTA, GEORGIA 30341
DENGLISH@ENGLISHASSOCIATESINC.COM

JOB PROGRESS:
ITEM: DATE:

REVISIONS:
TAG: DATE:

This drawing, as an instrument of service, is and shall remain the property of the Architect Of Record and shall not be published, reproduced or used in any way without the written permission of the Architect Of Record. DO NOT scale this drawing. All questions to be submitted as a formal request for information to the Architect Of Record.

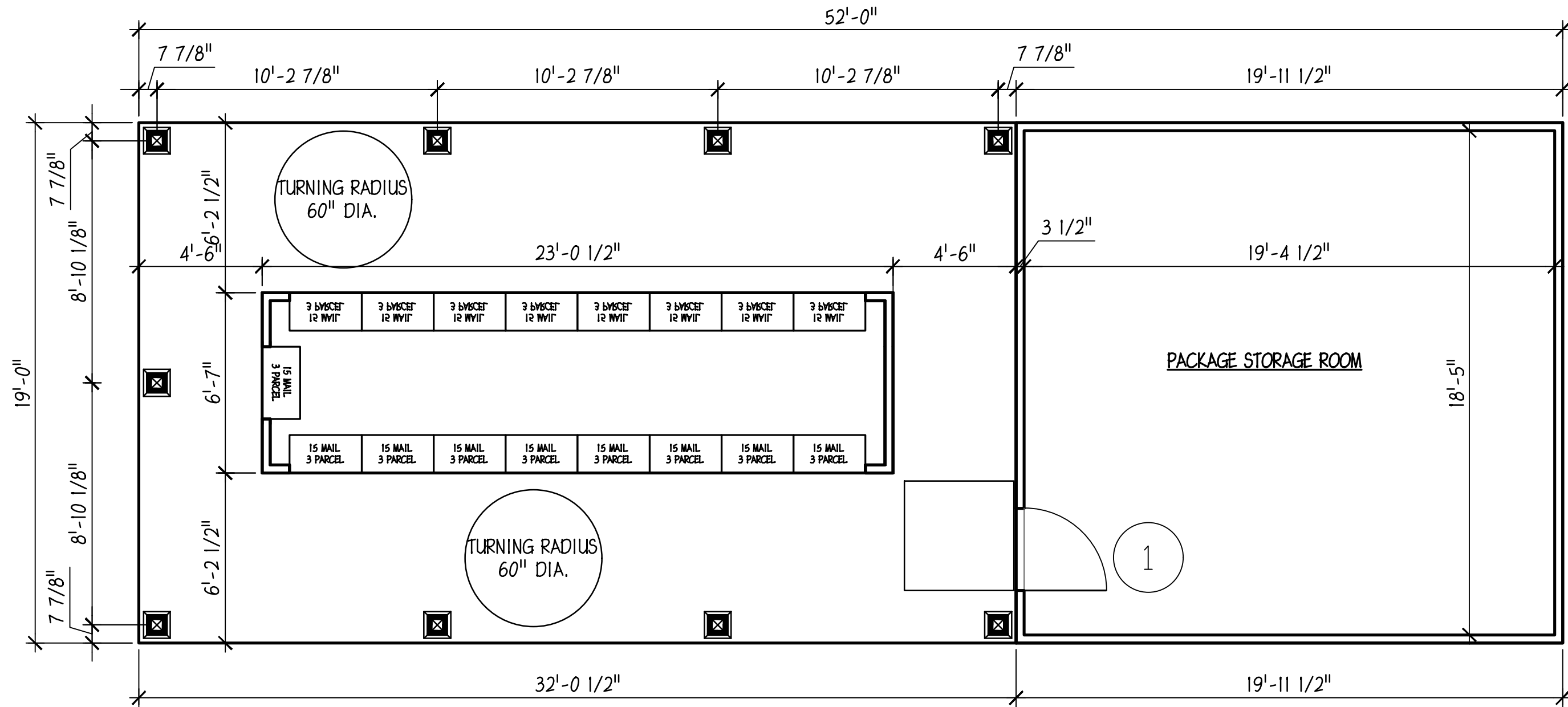
BENTONVILLE APARTMENTS
FOR
TELLUS PARTNERS
BENTONVILLE, ARKANSAS

A GARDEN STYLE APARTMENT COMMUNITY

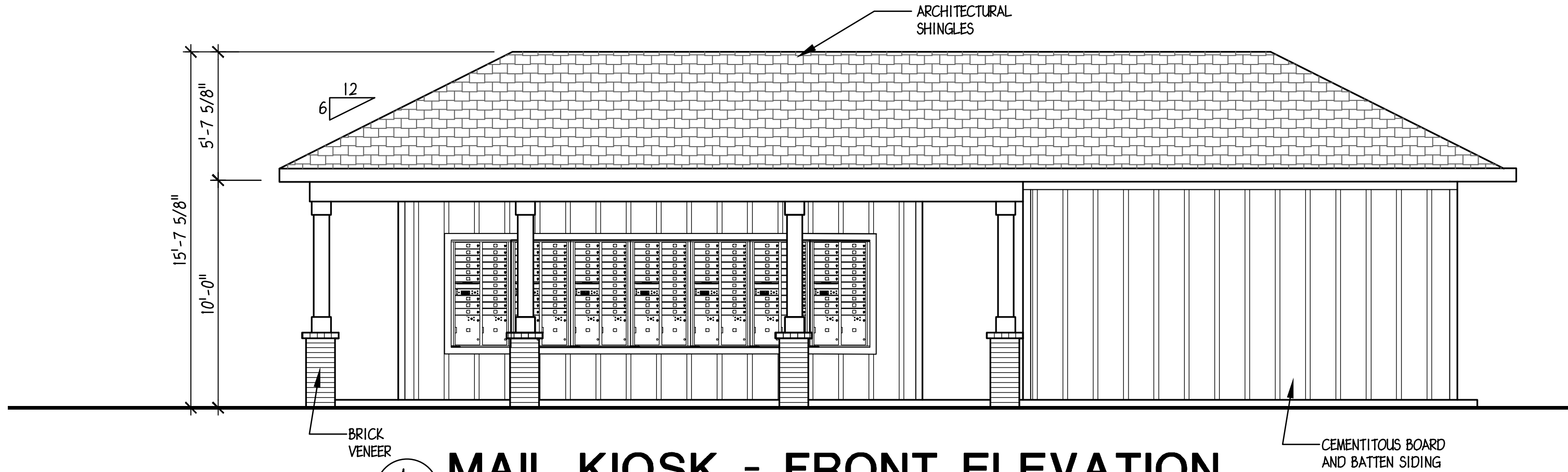
JOB NUMBER: 2003E
DRAWN BY:
CHECKED BY:

TRASH ENCLOSURE
SHEET NO.

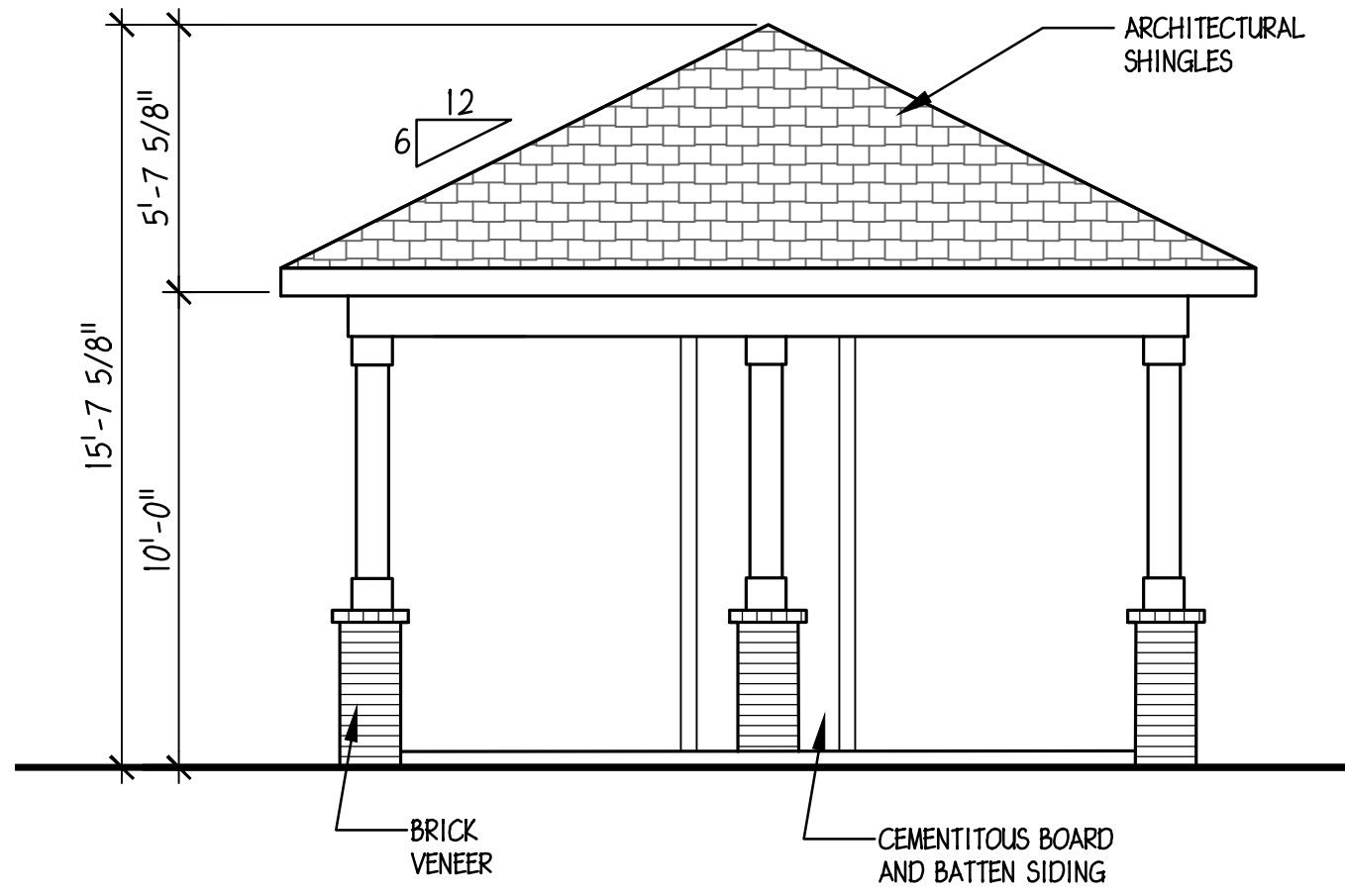
A9.0



MAIL KIOSK PLAN
SCALE: 1/4" = 1'-0"



MAIL KIOSK - FRONT ELEVATION
SCALE: 1/4" = 1'-0"



MAIL KIOSK - SIDE ELEVATION
SCALE: 1/4" = 1'-0"



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

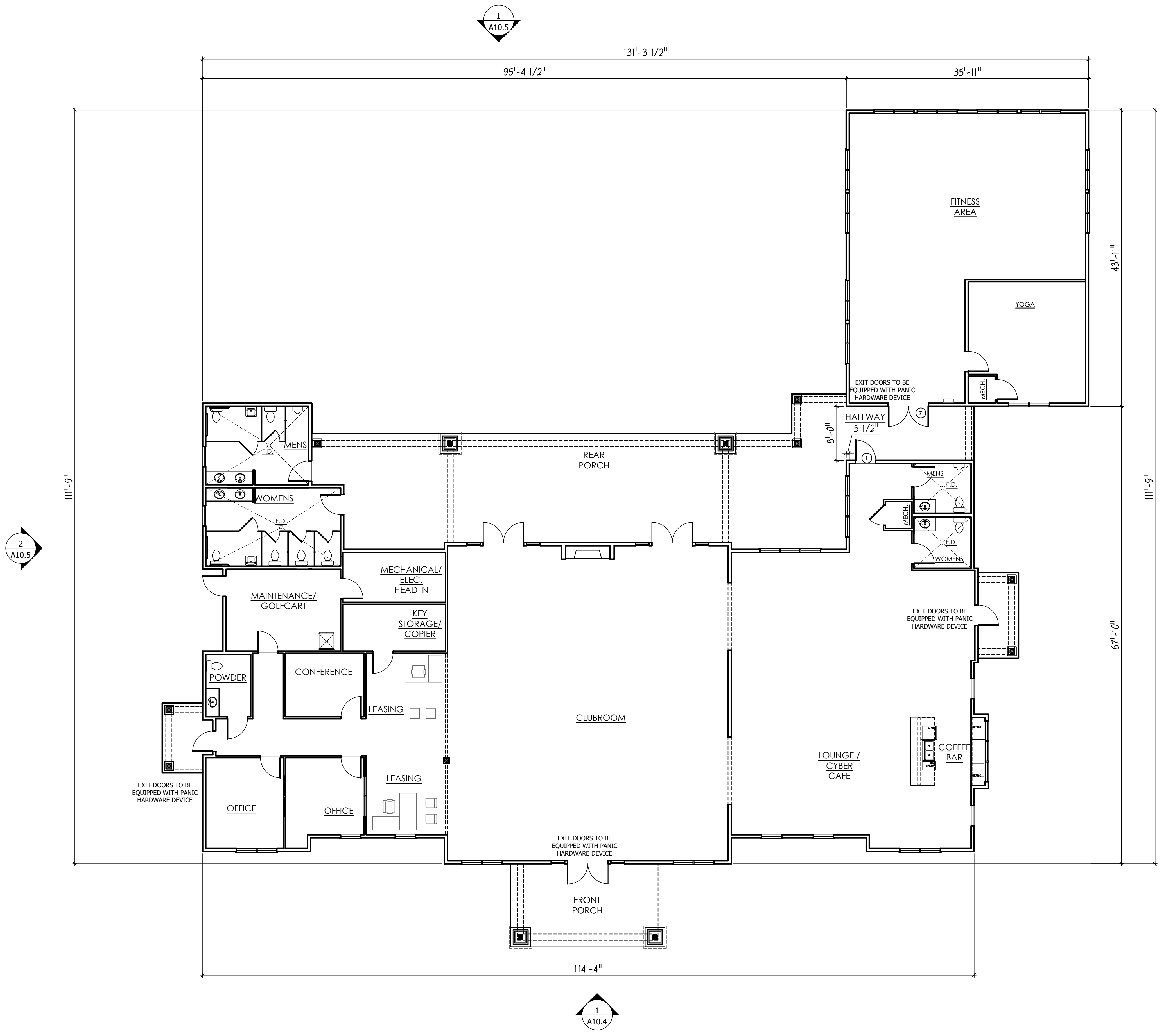
JOB PROGRESS:
ITEM: DATE:
REVISIONS:
TAG: DATE:

This drawing, as an instrument of service, is and shall remain the property of the Architect Of Record and shall not be published, reproduced or used in any way without the written permission of the Architect Of Record. DO NOT scale this drawing. All questions to be submitted as a formal request for information to the Architect Of Record.

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

JOB NUMBER: 2003E
DRAWN BY:
CHECKED BY:
MAIL KIOSK
PLANS & DETAILS
SHEET NO.

A9.1



1
A10.0 **LEASING OFFICE - FLOOR PLAN**
SCALE: 1/8" = 1'-0"

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.

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

STRUCTURAL NOTE
REFER TO STRUCTURAL PLANS FOR ALL
POST AND BEAM SCHEDULES

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

REGISTERED ARCHITECT
DAVID ENGLISH
License No. 81336
Arkansas
DAVID ENGLISH
ARCHITECTS, INC.

ENGLISH & ASSOCIATES
ARCHITECTS, INC.

3084 MERCER UNIVERSITY DRIVE, SUITE 100
ATLANTA, GEORGIA 30341
DENGLISH@ENGLISHASSOCIATESINC.COM

JOB PROGRESS:
ITEM: DATE:

REVISIONS:
TAG: DATE:

This drawing, as an instrument of service, is and shall remain the property of the Architect Of Record and shall not be published, reproduced or used in any way without the written permission of the Architect Of Record. DO NOT scale this drawing. All questions to be submitted as a formal request for information to the Architect Of Record.

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

JOB NUMBER: 2003E
DRAWN BY:
CHECKED BY:

LEASE OFFICE FLOOR PLAN
SHEET NO.

A10.0

Page 245 of 428



ENGLISH & ASSOCIATES
ARCHITECTS, INC.

3084 MERCER UNIVERSITY DRIVE, SUITE 100
ATLANTA, GEORGIA 30341
DENGLISH@ENGLISHASSOCIATESINC.COM

JOB PROGRESS:

ITEM: DATE:

REVISIONS:

TAG: DATE:

This drawing, as an instrument of service, is and shall remain the property of the Architect of Record and shall not be published, reproduced or used in any way without the written permission of the Architect of Record. DO NOT scale this drawing. All questions to be submitted as a formal request for information to the Architect of Record.

BENTONVILLE APARTMENTS
FOR
TELLUS PARTNERS
BENTONVILLE, ARKANSAS

JOB NUMBER: 2003E

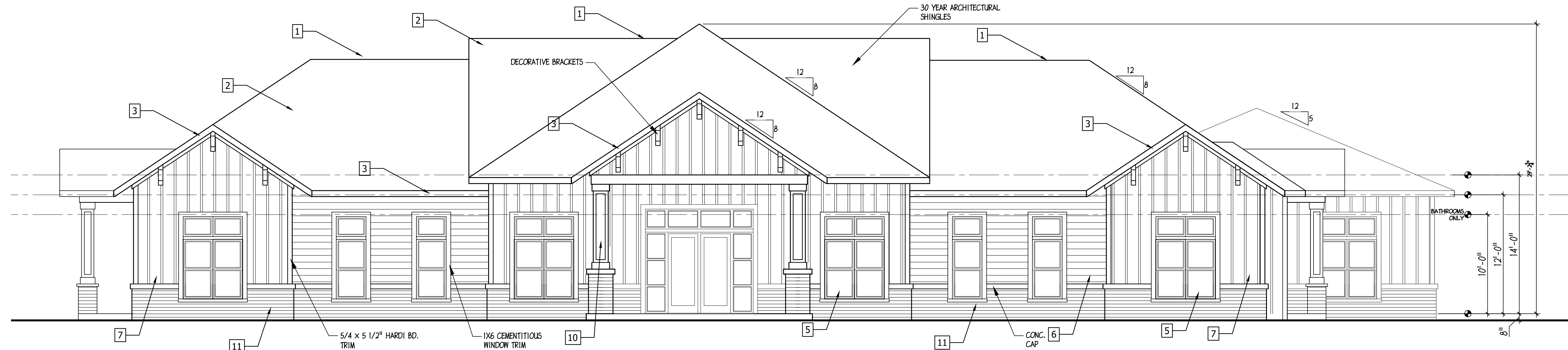
DRAWN BY:

CHECKED BY:

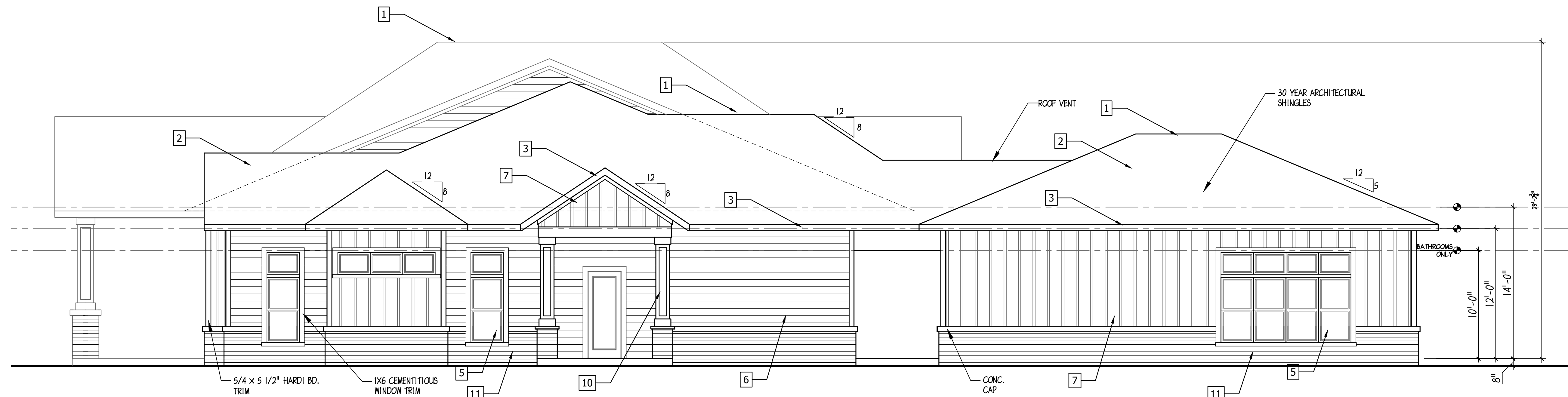
LEASE OFFICE ELEVATIONS

SHEET NO.

A10.4



1 LEASING OFFICE - FRONT ELEVATION
SCALE: 3/16" = 1'-0"



2 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



ENGLISH & ASSOCIATES
ARCHITECTS, INC.

3084 MERCER UNIVERSITY DRIVE, SUITE 100
ATLANTA, GEORGIA 30341
DENGLISH@ENGLISHASSOCIATESINC.COM

JOB PROGRESS:

ITEM: DATE:

REVISIONS:

TAG: DATE:

This drawing, as an instrument of service, is and shall remain the property of the Architect Of Record and shall not be published, reproduced or used in any way without the written permission of the Architect Of Record. DO NOT scale this drawing. All questions to be submitted as a formal request for information to the Architect Of Record.

BENTONVILLE APARTMENTS
FOR
TELLUS PARTNERS
BENTONVILLE, ARKANSAS

JOB NUMBER: 2003E

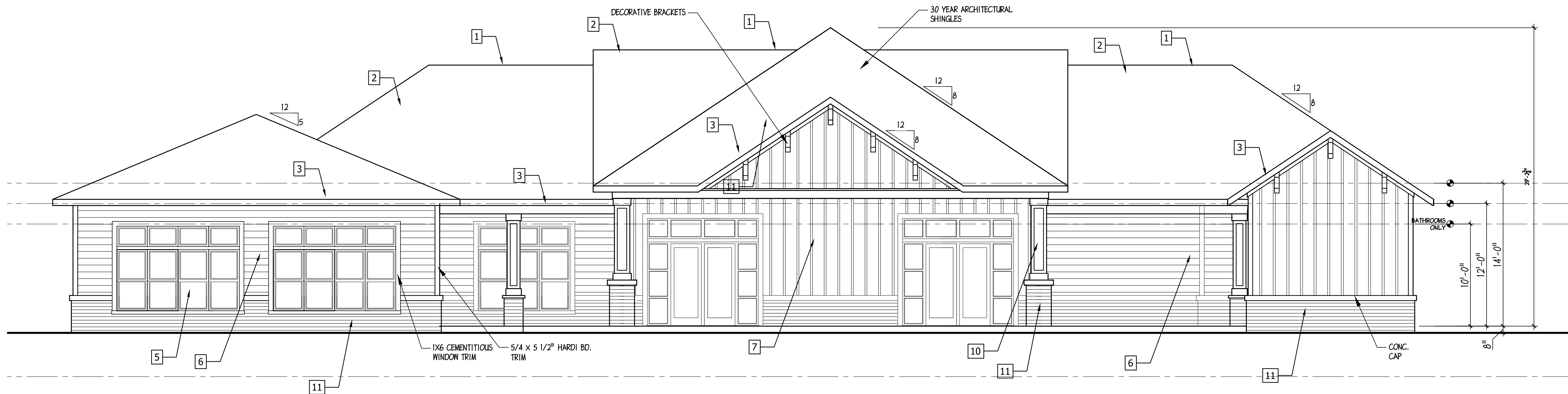
DRAWN BY:

CHECKED BY:

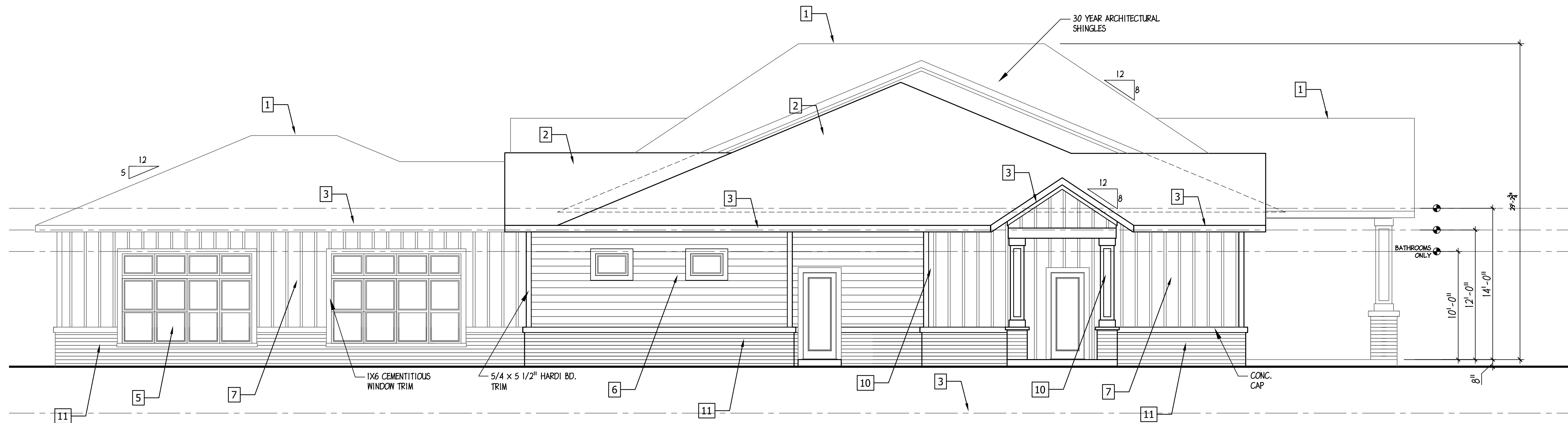
LEASE OFFICE ELEVATIONS

SHEET NO.

A10.5



1 LEASING OFFICE - REAR ELEVATION
A10.5 SCALE: 3/16" = 1'-0"



2 LEASING OFFICE - LEFT ELEVATION
A10.5 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



1
A11.0 CONCEPTUAL CHARACTER RENDERING
SCALE: N.T.S.

TOWN HOUSE



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

JOB PROGRESS:
ITEM: DATE:

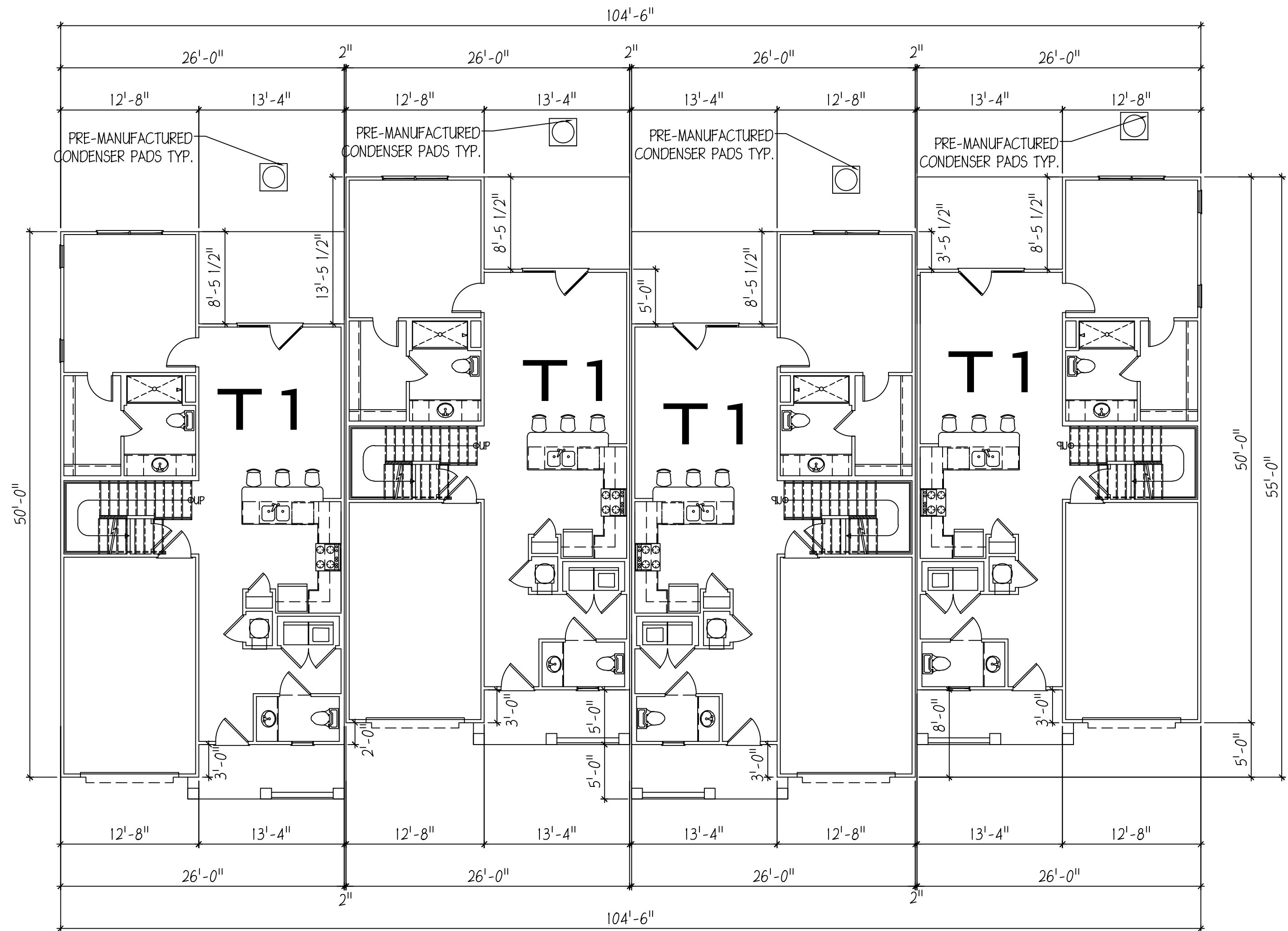
REVISIONS:
TAG: DATE:

This drawing, as an instrument of service, is and shall remain the property of the Architect Of Record and shall not be published, reproduced or used in any way without the written permission of the Architect Of Record. DO NOT scale this drawing. All questions to be submitted as a formal request for information to the Architect Of Record.

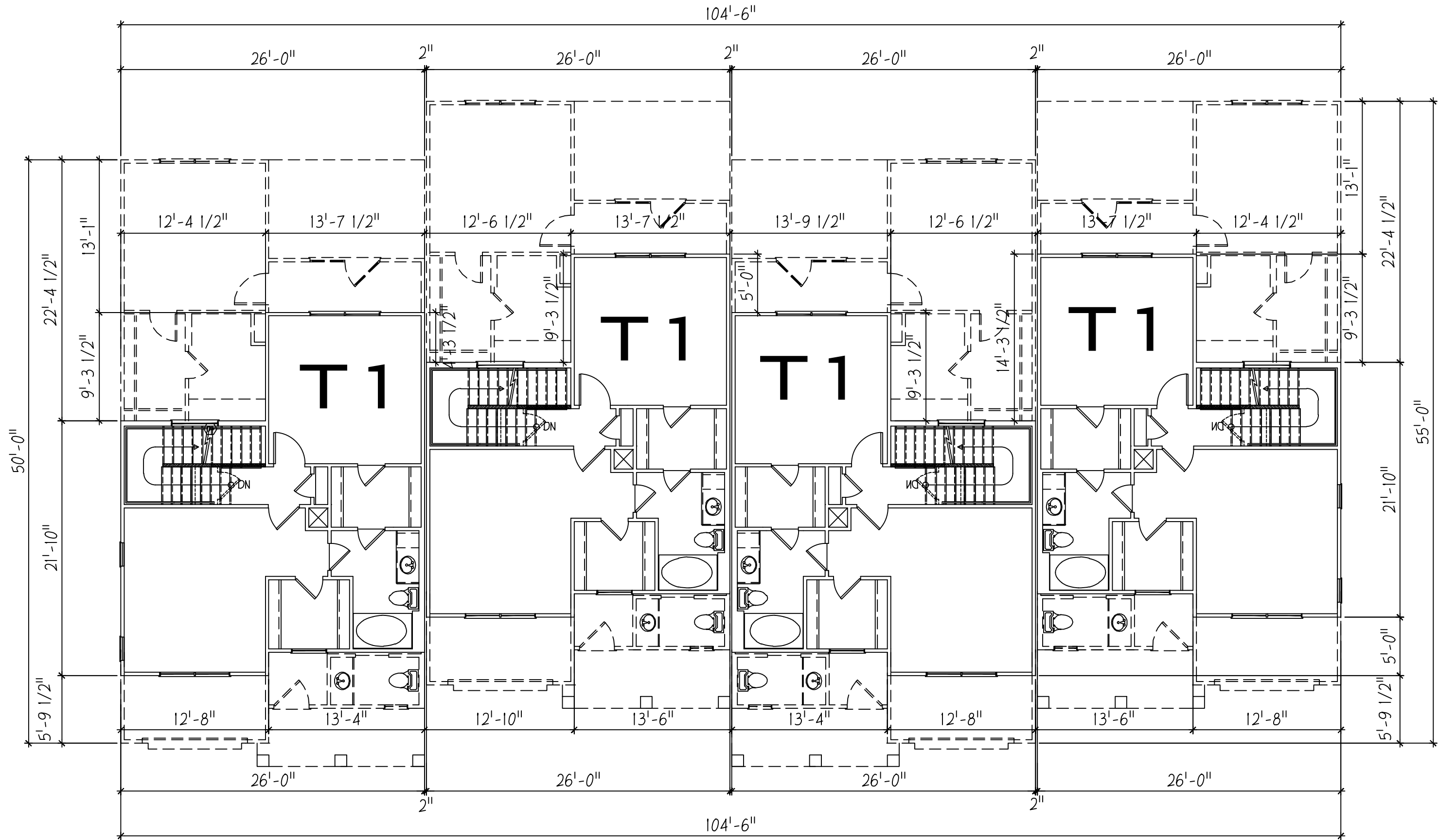
BENTONVILLE APARTMENTS
A GARDEN STYLE APARTMENT COMMUNITY
FOR
TELLUS PARTNERS
BENTONVILLE, ARKANSAS

JOB NUMBER: 2003E
DRAWN BY:
CHECKED BY:
UNIT T-1
TOWN HOUSE
SHEET NO.

A11.0



1 1ST FL. BUILDING PLAN FOR T1 & T2
A11.1 SCALE: 1/8" = 1'-0"



2 2ND FL. BUILDING PLAN FOR T1 & T3
A11.1 SCALE: 1/8" = 1'-0"

TOWN HOUSE



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

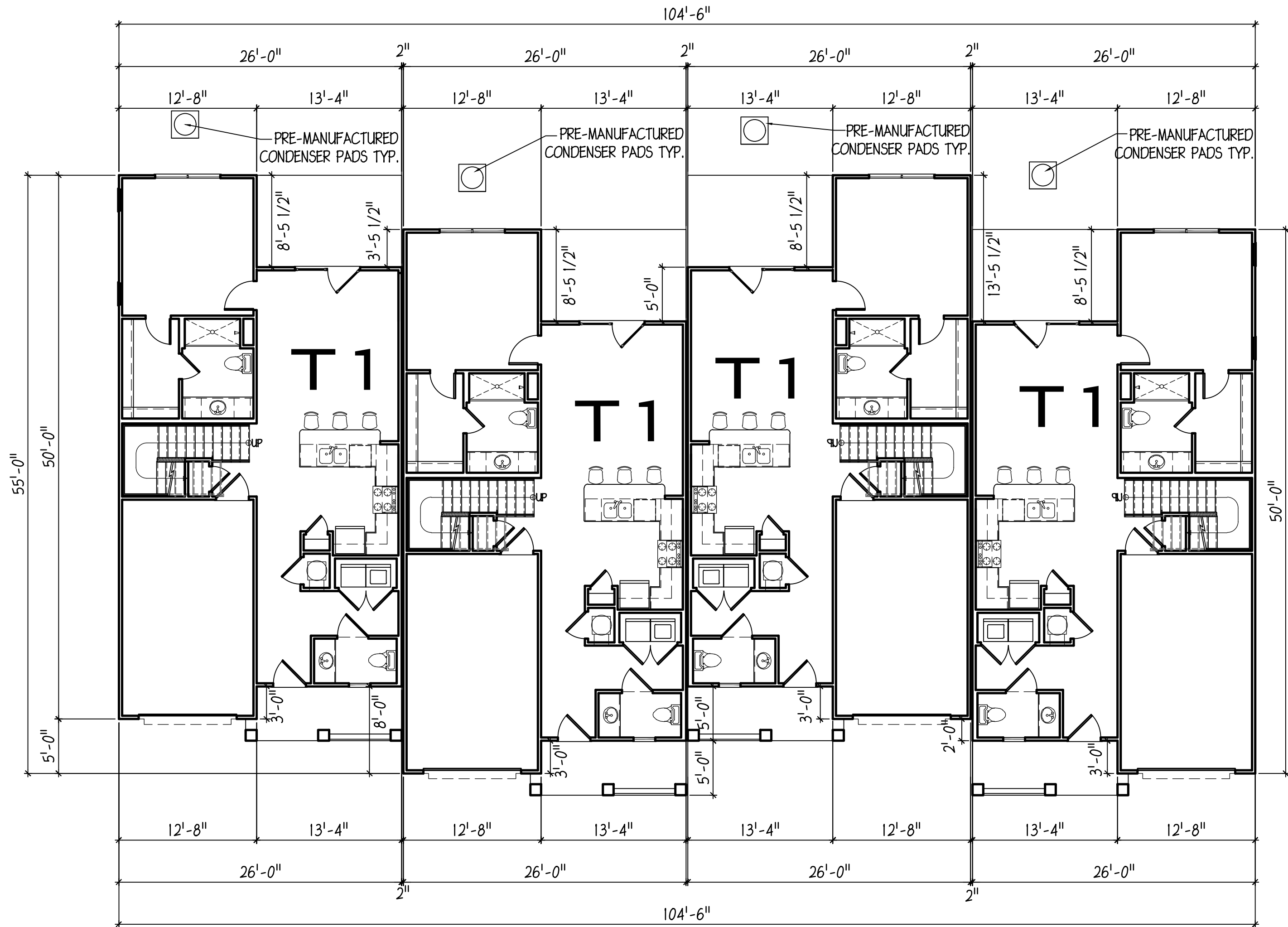
JOB PROGRESS:
ITEM: DATE:
REVISIONS:
TAG: DATE:

This drawing, as an instrument of service, is and shall remain the property of the Architect Of Record and shall not be published, reproduced or used in any way without the written permission of the Architect Of Record. DO NOT scale this drawing. All questions to be submitted as a formal request for information to the Architect Of Record.

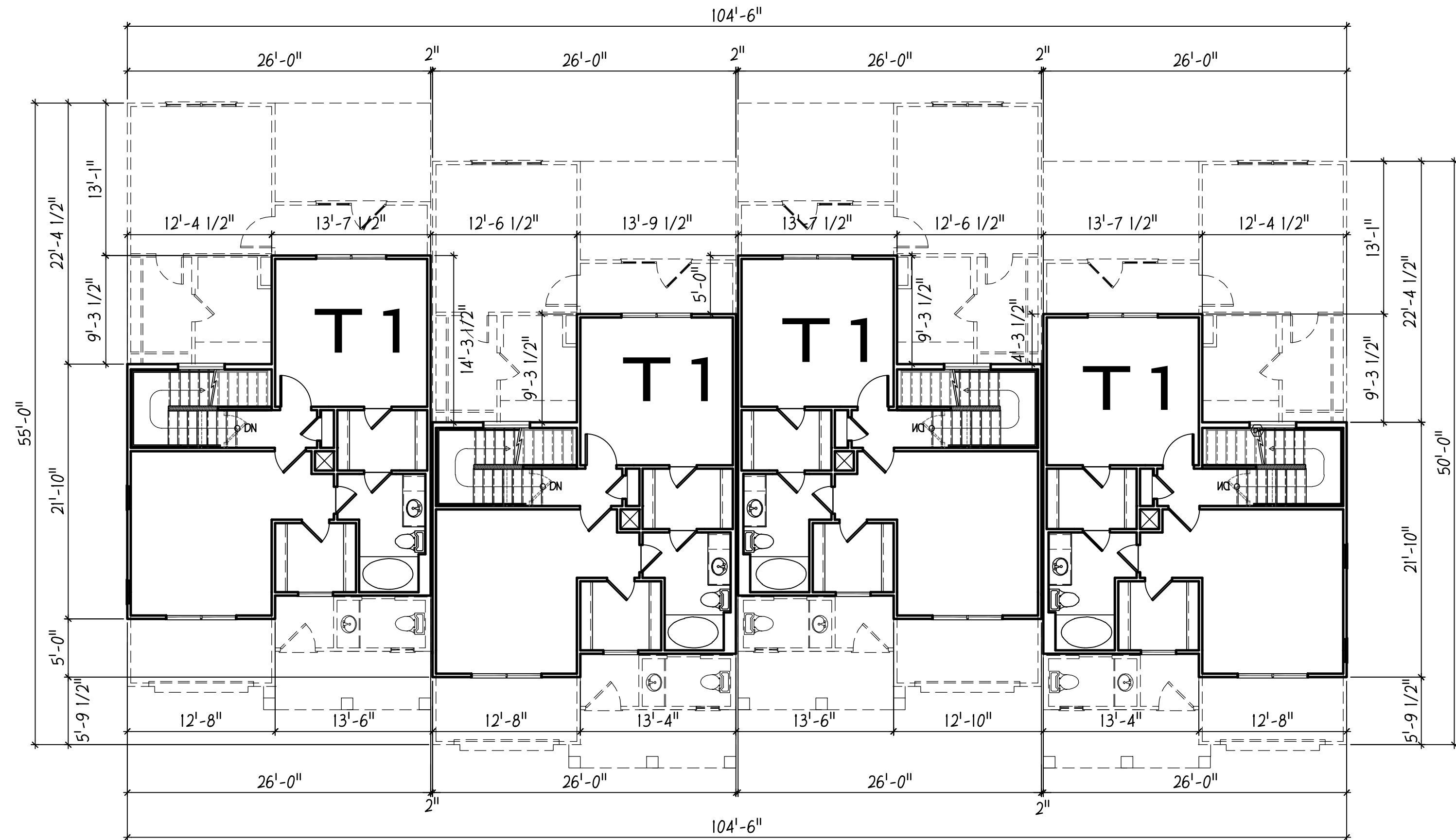
BENTONVILLE APARTMENTS
A GARDEN STYLE APARTMENT COMMUNITY
FOR
TELLUS PARTNERS
BENTONVILLE, ARKANSAS

JOB NUMBER: 2003E
DRAWN BY:
CHECKED BY:
BUILDING PLANS FOR BLDG. 1
TOWNHOUSES
SHEET NO.

A11.1



1 1ST FL. BUILDING PLAN FOR T2 & T4
A11.2 SCALE: 1/8" = 1'-0"



2 2ND FL. BUILDING PLAN FOR T2 & T4
A11.2 SCALE: 1/8" = 1'-0"

TOWN HOUSE



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

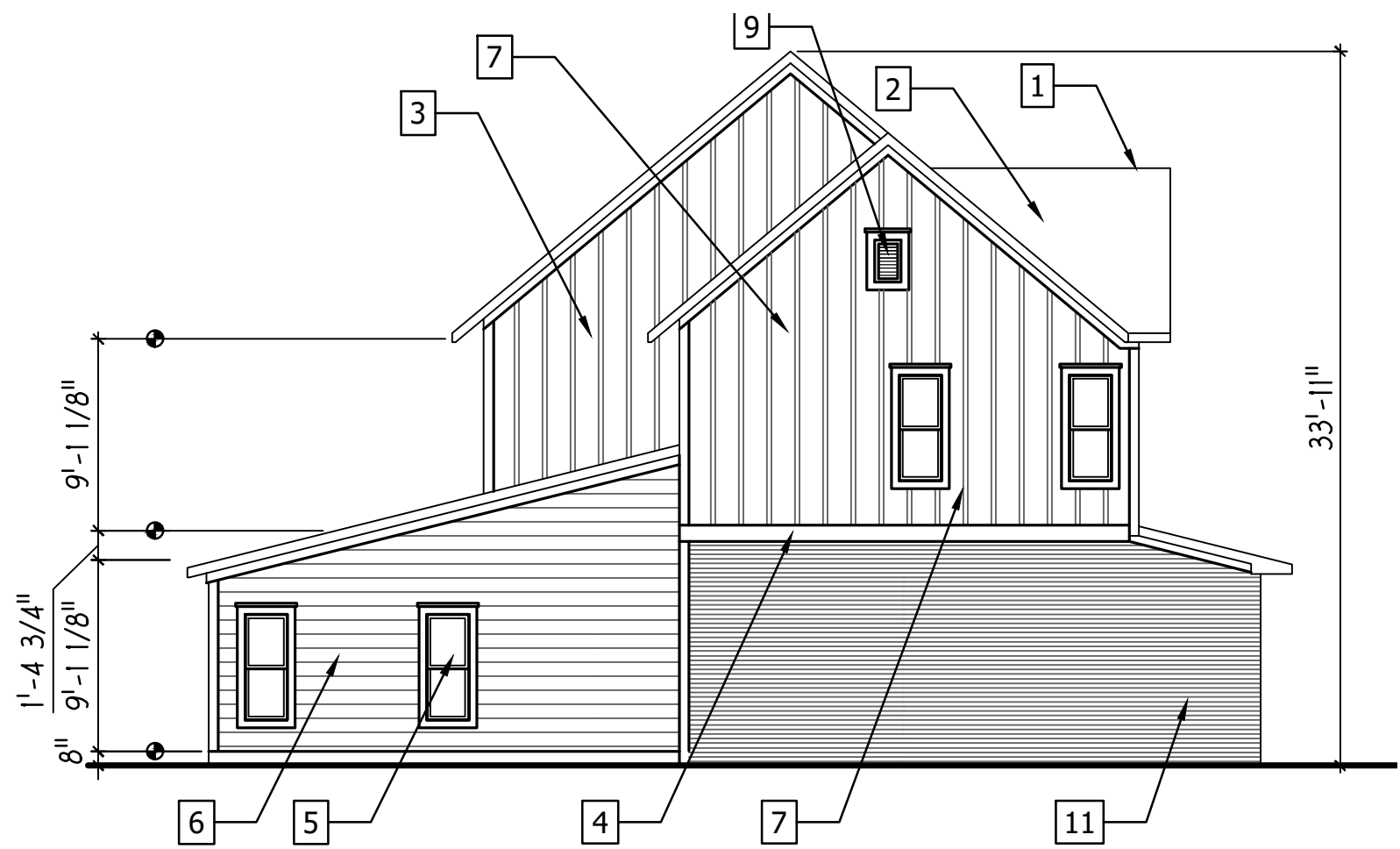
JOB PROGRESS:
ITEM: DATE:
REVISIONS:
TAG: DATE:

This drawing, as an instrument of service, is and shall remain the property of the Architect of Record and shall not be published, reproduced or used in any way without the written permission of the Architect of Record. DO NOT scale this drawing. All questions to be submitted as a formal request for information to the Architect of Record.

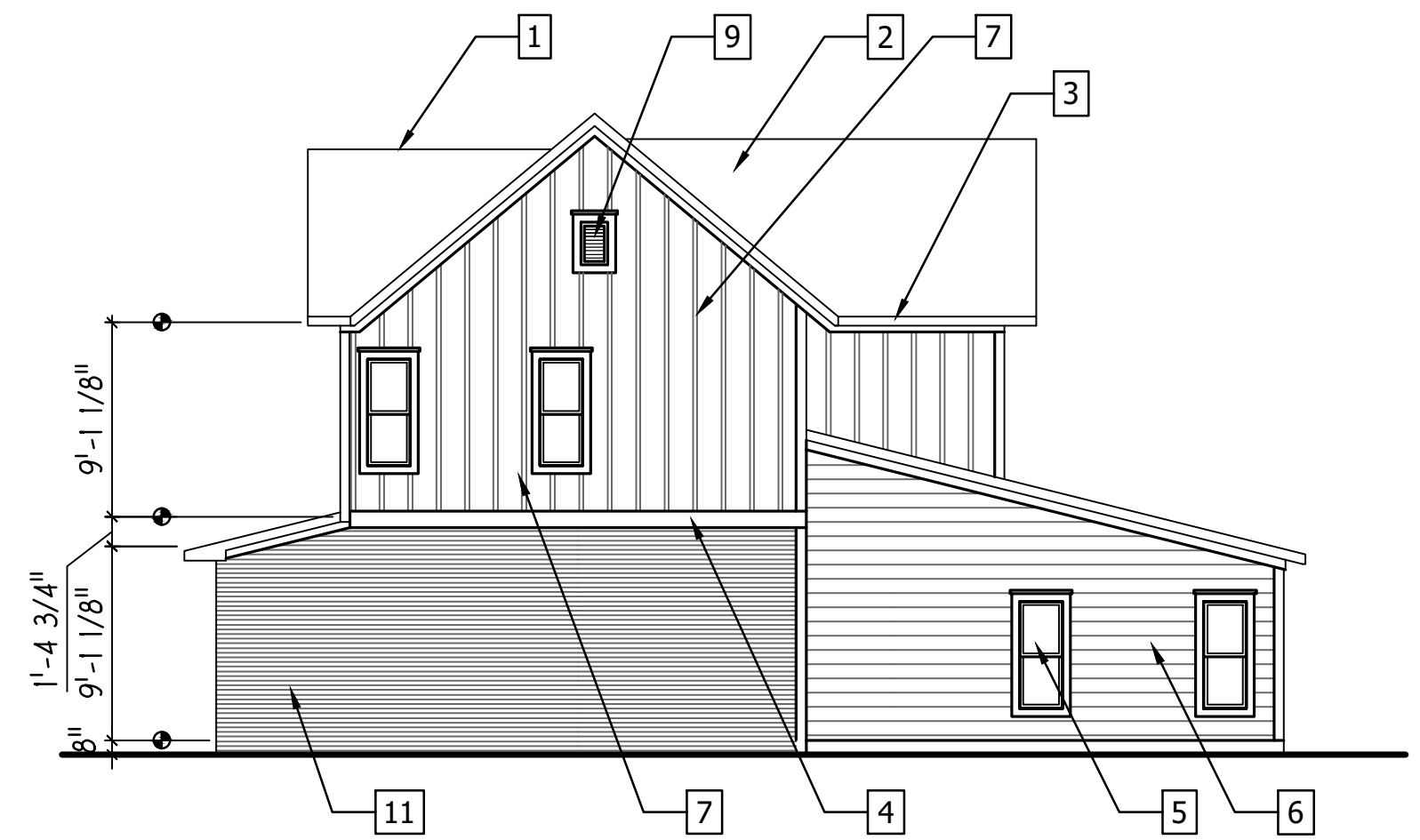
BENTONVILLE APARTMENTS
A GARDEN STYLE APARTMENT COMMUNITY
FOR
TELLUS PARTNERS
BENTONVILLE, ARKANSAS

JOB NUMBER: 2003E
DRAWN BY:
CHECKED BY:
BUILDING PLANS FOR T2 & T4 TOWNHOUSES
SHEET NO.

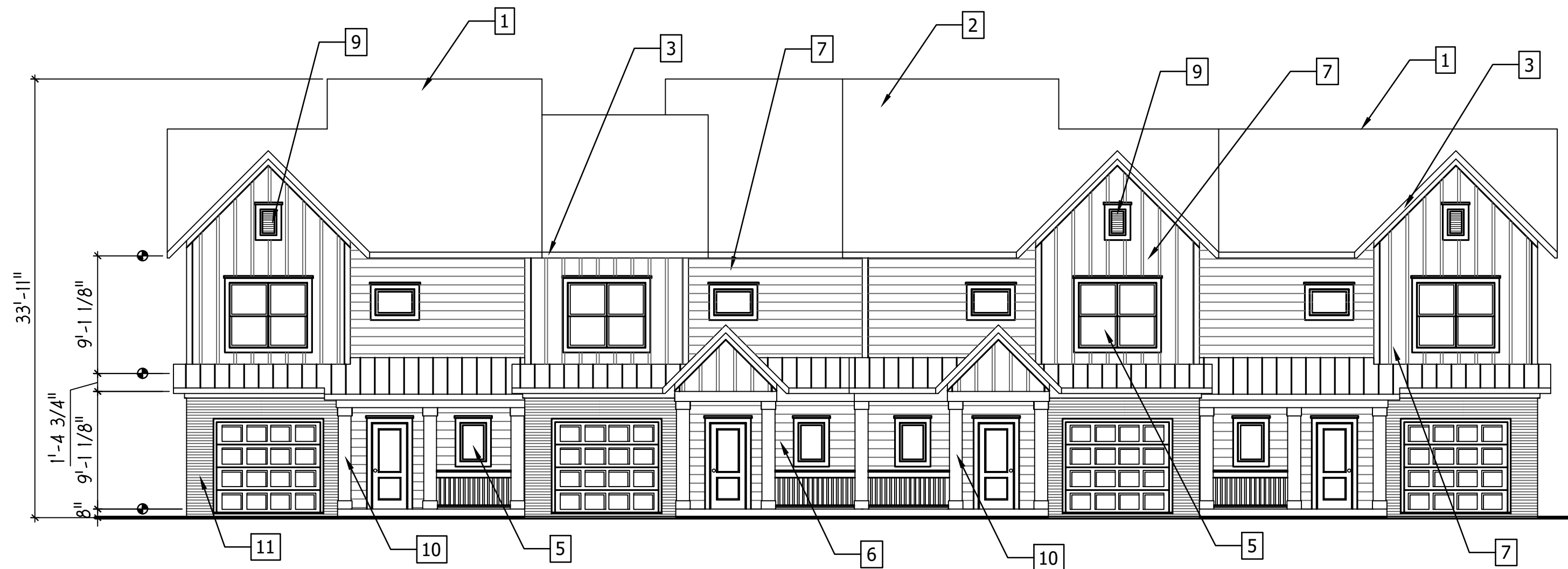
A11.2



3 LEFT SIDE ELEV. T1 & T3
A11.3 SCALE: 1/8" = 1'-0"



4 RIGHT SIDE ELEV. T1 & T3
A11.3 SCALE: 1/8" = 1'-0"



1 FRONT ELEVATION T1 & T3
A11.3 SCALE: 1/8" = 1'-0"



2 REAR ELEVATION T1 & T3
A11.3 SCALE: 1/8" = 1'-0"

TOWNHOUSE BLDG. T1 EXTERIOR MATERIALS	
BRICK VENEER	20%
CEMENTITIOUS LAP SIDING	40%
CEMENTITIOUS BOARD & BATTEN SIDING	40%

TOWNHOUSE BLDG. T2 & T4 EXTERIOR MATERIALS	
BRICK VENEER	15%
CEMENTITIOUS 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



ENGLISH & ASSOCIATES
ARCHITECTS, INC.

3084 MERCER UNIVERSITY DRIVE, SUITE 100
ATLANTA, GEORGIA 30341
DENGLISH@ENGLISHASSOCIATESINC.COM

JOB PROGRESS:
ITEM: DATE:

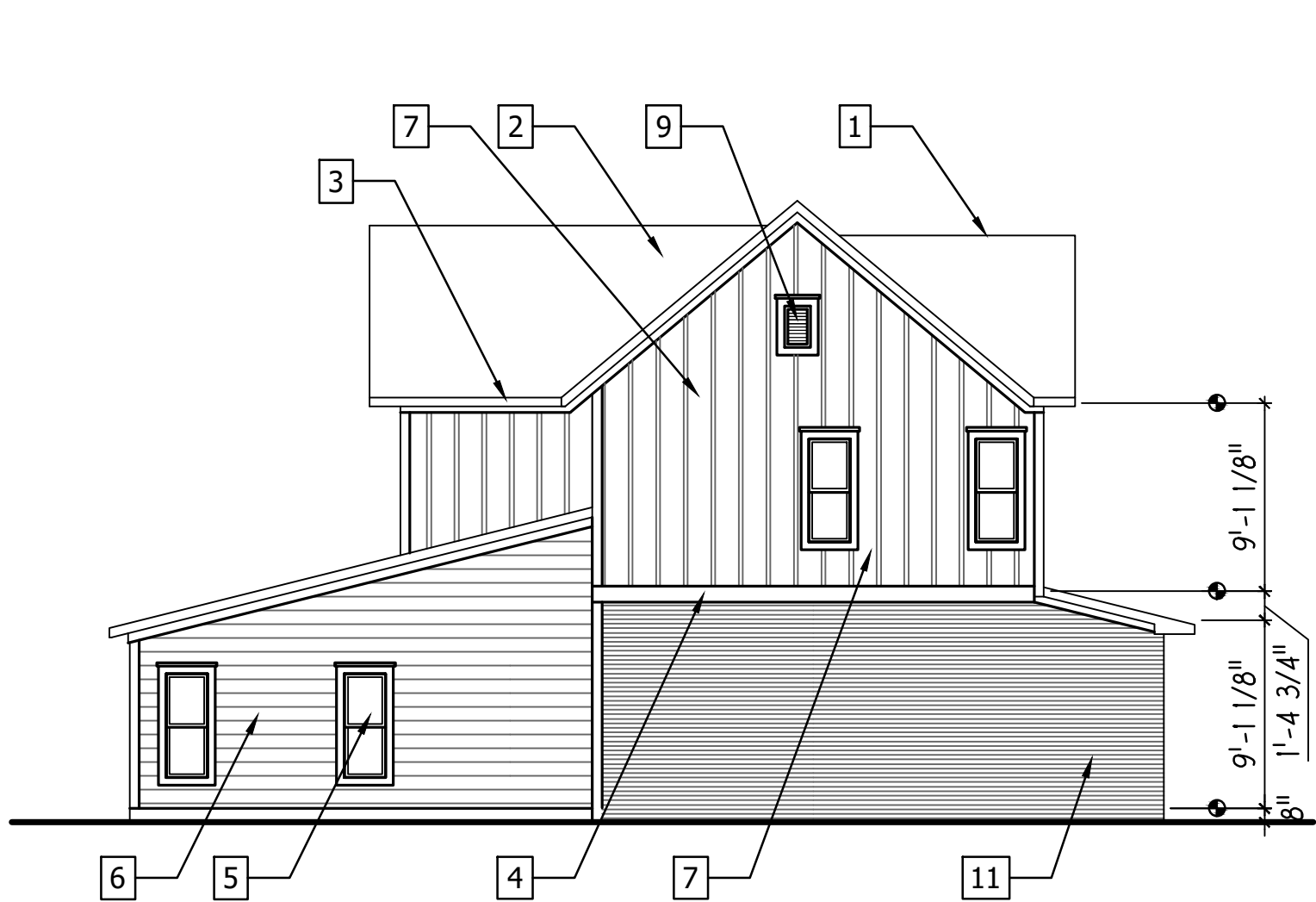
REVISIONS:
TAG: DATE:

This drawing, as an instrument of service, is and shall remain the property of the Architect of Record and shall not be published, reproduced or used in any way without the written permission of the Architect of Record. DO NOT scale this drawing. All questions to be submitted as a formal request for information to the Architect of Record.

BENTONVILLE APARTMENTS
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 LEFT SIDE ELEV. T2 & T4
A11.4 SCALE: 1/8" = 1'-0"



4 RIGHT SIDE ELEV. T2 & T4
A11.4 SCALE: 1/8" = 1'-0"



1 FRONT ELEVATION T2 & T4
A11.4 SCALE: 1/8" = 1'-0"



2 REAR ELEVATION T2 & T4
A11.4 SCALE: 1/8" = 1'-0"

TOWNHOUSE BLDG. T3 & T5 EXTERIOR MATERIALS	
BRICK VENEER	15%
CEMENTITIOUS 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



ENGLISH & ASSOCIATES
ARCHITECTS, INC.

3084 MERCER UNIVERSITY DRIVE, SUITE 100
ATLANTA, GEORGIA 30341
DENGLISH@ENGLISHASSOCIATESINC.COM

JOB PROGRESS:

ITEM: DATE:

REVISIONS:

TAG: DATE:

This drawing, as an instrument of service, is and shall remain the property of the Architect Of Record and shall not be published, reproduced or used in any way without the written permission of the Architect Of Record. DO NOT scale this drawing. All questions to be submitted as a formal request for information to the Architect Of Record.

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

TOWN HOUSE

14TH STREET MULTIFAMILY RESIDENTIAL

TRAFFIC IMPACT STUDY

Prepared for:

Tellus Partners

September 2024

Olsson Project No. 024-03928



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:

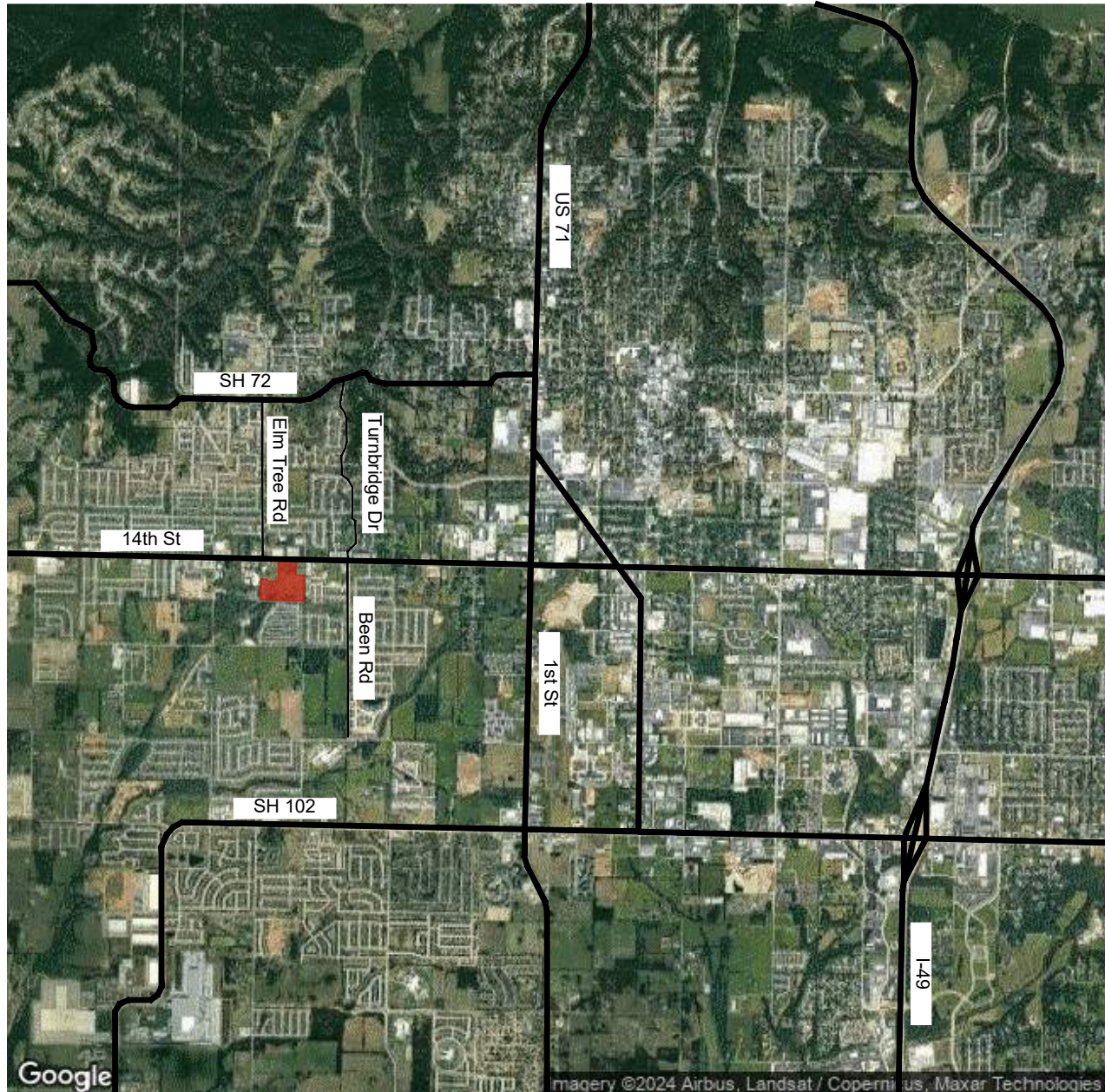
- 14th Street and Elm Tree Road
- 14th Street and Been Road/Turnbridge Drive
- Proposed Site Drives along 14th Street

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

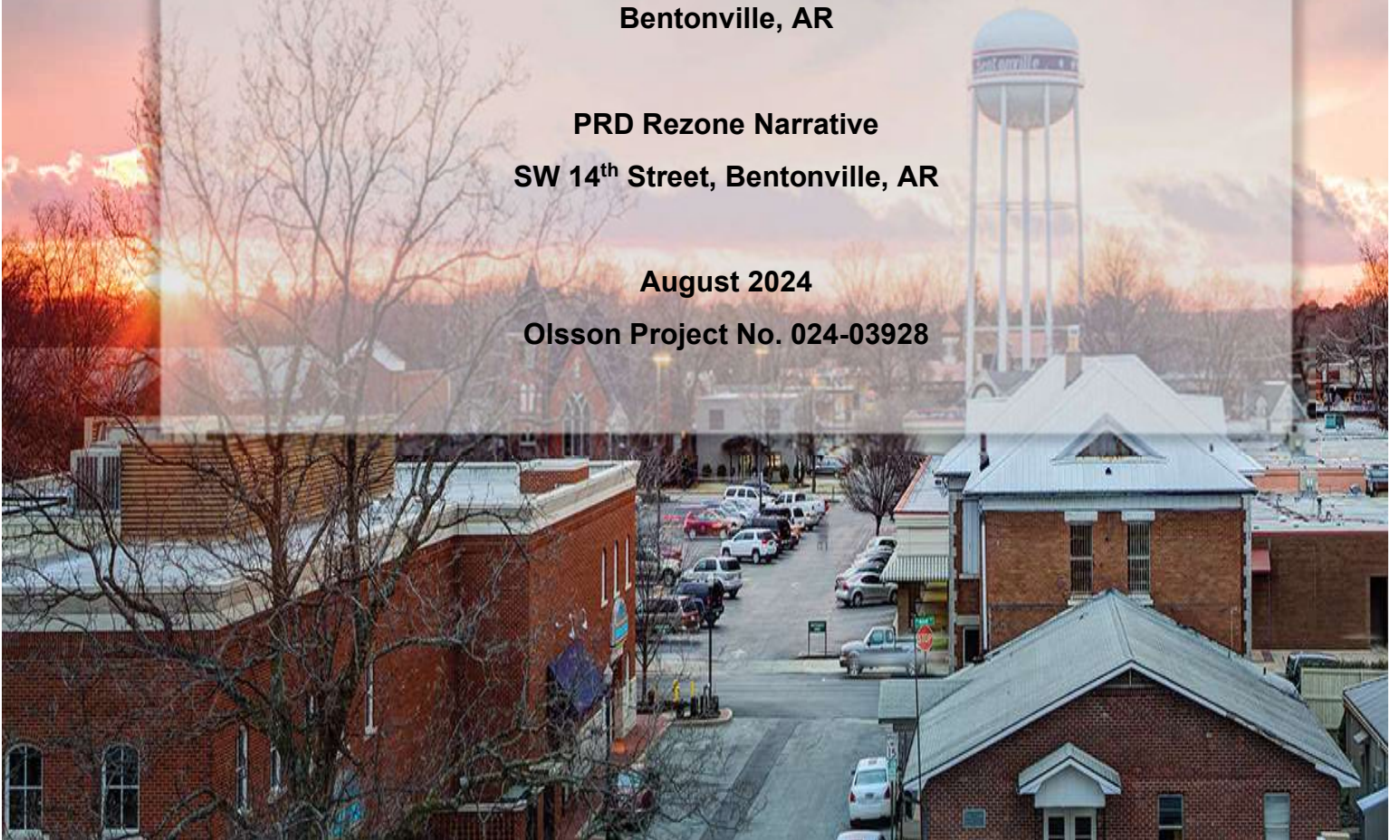
 SW 14th Street Multifamily

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 October 15, 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:

ATTEST:

Stephanie Orman, Mayor

Malorie Marrs, City Clerk

**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 October 15, 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:

ATTEST:

Stephanie Orman, Mayor

Malorie Marrs, City Clerk



ALWF LANDS LLC

1100 and 1102 Northeast J Street

PC Date: 10/15/2024

Staff Report Details

Project Number	PRD24-0008
Applicant / Current Owner	Nate Bachelor/ALWF Lands LLC
Site Area	+/- 11.75 Acres
Current Zoning	A-1, Agriculture
Requested Zoning	Planned Residential Development (PRD)
Current Future Land Use Map Designation	R-E, Residential Estate
Requested Future Land Use Map Designation	Low Density Residential (LDR)
Development Type / Use	Multi-family/Mixed-use
Related projects	

Property Description

The subject property is located at 1100 and 1102 Northeast J Street. It is currently zoned A-1, Agriculture with a future land use designation of R-E, Residential Estate. Surrounding zoning districts include R-E, Residential Estate to the North, A-1, Agriculture to the East, West, and South, R-1, Low-Density Single-Family Residential to the West and South, and C-3, Mixed-Use Commercial to the Southwest. Surrounding land uses include R-E, Residential Estate to the North, East, and West, Low Density Residential (LDR) to the South and Northwest, and Mixed-use Commercial to the Southwest. The property has direct access to Northeast J Street, classified as an Arterial.

Project Details

The applicant is proposing a Planned Residential Development that consists of two buildings, one of 100 units, the other of 200 units. The southern building of 100 units will be for student housing for the Alice L. Walton School of Medicine. The northern building of 200 units will be general multifamily with a small mixed-use component, a commercial space, along the street frontage. The applicant states that this project is a part of the wider Crystal Bridges campus that has grown to include the School of Medicine and Whole Health Institute as well. The applicant continues that the student housing would assist in recruitment and retention of medical students and that the multifamily portion is well situated to take

Project Details

advantage of the nearby amenities such as the Crystal Bridges campus and the abundant trails and recreation opportunities in the area.

The applicant discusses potential uses for the small commercial space as coffee or sandwich shop for a restaurant use or a small market or bodega. Explicitly, the applicant states that convenience stores or gas stations would not be permitted. The applicant also states that parking will mostly be subterranean with about 40% of the total parking being on the surface. At the public street side of the project, the applicant states the intention is to create a formal and civic atmosphere that transitions eastward to the open and natural space being preserved with this proposal.

The southern building on this site would be for student housing, a total of 100 units, being a mix of studio, 1-bed, and 2-bed units. 87% of the units will be studio or 1-bed. The height of the structure would be 5 stories, hitting a max height of 75 feet. 100 parking spaces are provided for this building, a ratio of 1 space per unit. This is less than is typically required at 1.5 spaces per unit for traditional multi-family, though the applicant requests this reduction due to the campus nature of the development with the nearby School of Medicine, who's parking lot would also be used by the students. The applicant asserts that this would be a duplication of spaces from what is being built with the School of Medicine as those students living in this building would have their classes across the street. A shared-use parking agreement will be provided to formalize the relationship with the LSD.

The northern building is a proposed 200-unit multifamily structure that consists of studio, 1-bed, and 2-bed units. 80% of the units are studio or 1-bed. The height of the structure would reach 5 stories, and 75 feet max. The applicant proposes 228 total spaces for this building, broken down between 200 for the multi-family portion and 28 for the commercial portion. At 200 spaces total, that reaches a parking ratio of 1 space per unit, less than the 1.5 typically required for traditional multi-family. The applicant has proposed to share the commercial spaces with this residential as the peak parking demand would likely be at separate times of the day. Furthermore the applicant is providing 40 indoor bike spaces in a secure room. The applicant requests the reduction in parking spaces due to the unit mix, on-site bike infrastructure, and shared parking with the commercial use.

The applicant proposes an open space to the rear (East) of the site that is park-like and preserves the existing open space and woodlands with the development.

The overall site is oriented towards the street, with the intensity of development tapering off somewhat, and then dramatically towards the east into the preserved open space. The proposed buildings are sited in a U-shape around a central courtyard, with the narrower portions of the buildings facing J Street, yet the buildings still maximize facade exposure along this frontage. The PRD document proposes a minimum setback of 45 feet between any primary building and the side setback. Along the southern boundary, the nearest that the southern structure sits in relation to the southern boundary is approximately 48 feet. The southern building is bent in the center to further increase the distance of the building from the existing residential property to the south. On the northern side, the north building is placed no closer than approximately 62' from the property line. The applicant states that at the location the building is in, the maximum height is below that which would be permitted in either the C-3 or R-4 zoning districts.

The buildings are proposed to consist of a charcoal colored masonry product, together with anthracite zinc panels and Cor-ten steel. The applicant states these materials are chosen for their natural patina and low maintenance. Both buildings provide an abundance of architectural features, including recesses, roofline articulation, and ground floor differentiation, among others.

Relationship to the General Plan / Projected Traffic Impact

Relationship to the General Plan / Projected Traffic Impact

Chapter 4 of the Bentonville Community Plan identifies this property as Stable, meaning at the time of the plan's adoption in 2018, it was anticipated that the "existing land use, built character, and land use context suggest that they will generally remain the same over the horizon of this plan." Recent development that has occurred nearby after plan adoption would seem to indicate that this area is in transition. The collective changes from the expansion projects on the Crystal Bridges campus, the Crystal Flats mixed-use development, and the Alice L. Walton School of Medicine indicate that this area is transitioning to a mixed-use neighborhood, featuring neighborhood-scale commercial uses, institutional uses, and a variety of residential choices.

The Future Land Use Plan within the Community Plan identifies this property as Residential Estate (RE), which is consistent with the anticipation that this area would remain Stable. The applicant has requested that the Land Use be amended to keep the rezoning request consistent with the Alignment Policy.

The subject property is wholly within Priority Area 2 of the Community Plan, which "supports the development of vacant properties already served by infrastructure within the context of existing development." Properties such as this "represent an opportunity to capitalize on existing infrastructure and services and support new development that aligns with existing uses and is compatible with the character of surrounding areas." The proposed development satisfies the goal of infill development in that it makes use of existing roadway, utility, and recreation infrastructure and investments made by the City, including the new J Street interchange on I-49 that will likely exceed \$50 million in investment. The proposed development represents a higher intensity than the current use, but is compatible with much of the recent development nearby including the School of Medicine and the Crystal Flats mixed use development.

Chapter 5 of the Community Plan identifies the subject property as an Area of New Neighborhood Investment. These areas include "infill" through the subdivision of larger tracts of land surrounded by existing neighborhoods as well as the development of neighborhoods in new growth areas." Area of New Neighborhood Investment encourage the following development characteristics:

1. Logical connections to the surrounding roadway network.

The proposed development does not propose any new public streets.

2. A well-connected neighborhood grid.

The proposed development does not propose any new public streets.

3. Dedicated local recreational open spaces and detention areas.

The development does propose to preserve much of the eastern portion of the property as open space and preserved wooded areas. Detention is provided in this area as well, and structures are sited outside of the natural drainage path that exists at the bottom of the ravine on the far eastern side of the property.

4. Adequate right-of-way for on-street bike routes or dedicated bikeways.

The property as it exists already has enough right-of-way to meet the Master Street Plan. The applicant proposes an 8-foot sidewalk in front of the development which exceeds the minimum 5' width required per the Master Street Plan. The J Street Trail, a shared-use trail, already exists on the western side of J Street.

5. Buffers abutting impactful non-residential uses or arterial streets.

While the proposed use is mostly residential, it does provide some commercial use. The developer does propose a Type A screen around the whole property, which consists of a minimum 6-foot opaque screen (dense evergreen vegetation, earthen berm, or solid fence/wall) as well as intermittent visual obstruction permitted from 6 to 20 feet in height. This screen is consistent for what is required by code for screening between multi-family uses and single-family uses.

6. Local access to adjacent commercial corridors and nodes.

The proposed development provides access through sidewalk connections from the development to the

Relationship to the General Plan / Projected Traffic Impact

corridor.

7. Local housing diversity and compatible character.

The proposed development adds to the existing housing diversity in this neighborhood through additional multifamily units. Existing single-family subdivisions exist nearby offering a variety of choices for that product, however, only one other multi-family development exists in this area, and no student housing exists anywhere in Bentonville. The materials proposed with the development represent compatibility with existing residential uses through the incorporation of brick, which is predominately used nearby, as well as metal panels oriented in a vertical position that simulate some of the vertical wood siding seen in the area.

8. Attractive design of the public realm.

The development proposes wide pedestrian areas, a central plaza, and landscaping along the public frontage.

For all residential areas, Chapter 5 directs development to strive to achieve the following goals:

1. Provide a variety of housing types that meet the spectrum of demands from Bentonville's diverse population.

The proposed development includes multi-family and student housing, both of which expand the variety of housing types in this part of Bentonville.

2. Improve the character of existing neighborhoods and ensure that future neighborhoods reflect a compatible and high level of design.

The proposed design of the buildings incorporate materiality that is similar to the existing neighborhoods and residential uses and expands the palette to include metal products as well.

3. Provide proximity to, or integrate within neighborhood development, resident-based services such as parks, trails, public facilities, and local commerce.

The proposed development does include a small commercial space to serve the nearby population. The development also makes connections to existing trails and sidewalks, and sets aside several acres of open space.

4. Use creative, market-driven tools to maintain housing availability for all socioeconomic levels.

The development proposes student housing which will satisfy a gap in the current housing typology within the City of Bentonville.

5. Provide the residential environments that support the city's economic engine, employment base, and commerce.

The proposed development will service specifically student housing for medical students who will contribute to all three of these aspects either during their on-campus experience or later in life for those students who choose to remain in our area for their medical careers.

Chapter 5 also discusses aging in place as we expect the number of residents 55+ to continue to grow as the City grows. This proposal meets several of the strategies outline in this section including providing a variety of housing types at the neighborhood and block level that allow residents to downsize and remain in their neighborhood and seek housing choices that are lower maintenance; developing well-designed and connected bike and pedestrian facilities to allow safe and easy access to parks, commercial uses and services; and allowing for centers for goods and services to locate nearby.

Chapter 6 of the Community Plan recommends community-wide that more commercial goods and services be integrated into new residential areas. This proposal incorporates a small commercial space along the street frontage.

Public Comment

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

Analysis / Waivers

Sec. 401.11 of the Zoning Code details the intent and requirements of the PRD district. This includes producing:

1. A maximum choice in the types of environment and living units available to the public;

The proposed development offers producing the first student housing in the City, and offers multifamily housing choice in an area that has relatively little other option. Various unit sizes are proposed as well, being studio, 1-bed, and 2-bed options.

2. A variety of housing types that effectively meets the varying price points of the community;

While pricing is not discussed by the applicant in the narrative, student housing is typically designed in a way to be attainable for students living with little to no income and on loans or grants. Being the first student housing development in Bentonville would fill a gap and need for the City's growing higher education population.

3. Energy-efficient site design or building features;

The applicant discusses that the orientation of the buildings allows the energy use to be minimized. They propose using energy efficient windows, LED lighting, and high-efficiency HVAC systems.

4. A minimum of fifteen percent (15%) common, useable open space and recreation areas;

Each individual phase will provide 15% common, according to the narrative, with phase 3 providing a park on the eastern part of the site. It is proposed to have pathways and open space, as well as preserve the existing wooded area.

5. A pattern of development which preserves natural features and prevents soil erosion;

The development proposes through phase 3 a common open space that preserves the natural features and wooded areas, as well as the existing drainage pathway.

6. A creative approach to the use of land and related physical development;

The development is anchored at the street side and invites the public into the site by orienting the buildings near the street. The development makes use of the natural topography to provide parking beneath the structures, and preserves the natural areas that have been relatively less disturbed towards the eastern part of the site.

7. Efficient use of land resulting in smaller networks of utilities and streets and thereby lowering costs;

The development proposal will require no new streets and minimal utility work as existing street, utility, and recreation infrastructure is in place along J Street.

8. Environment of stable character in harmony with the surrounding development;

The development has proposed to site the buildings away from the immediately adjacent single-family structures and designed the buildings, particularly the south building, in a way to further remove the building from proximity to the southern boundary of the property.

9. Efficient use of infrastructure,

Little additional public infrastructure is proposed to service this development. The development makes use of existing city facilities including the transportation and trail network, water and sewer services, electric services, and recreational services nearby at Orchard Park.

10. High quality architectural design, placement, relationship and orientation of structures.

The proposed siting and design of the buildings places them away from nearby single-family uses. The architectural design is contemporary, and includes materials that are found in nearby residential uses, including brick, and adds additional metal panel material that is similarly deployed to some of the vertical wood siding that is found nearby. The structures are oriented towards the street and public realm, and the site design invites the public to the front of the buildings.

Analysis / Waivers

The PRD should also incorporate Smart Growth principles, such as Traditional Neighborhood Design elements including:

1. Offer a range of housing opportunities and choices;

The proposed development offers producing the first student housing in the City, and offers multifamily housing choice in an area that has relatively little other option. Various unit sizes are proposed as well, being studio, 1-bed, and 2-bed options.

2. Foster walkable, "close-knit" neighborhoods;

The applicant has proposed that the development is a continuation of the Crystal Bridges campus. The campus is designed as walkable to service the needs of the users of the site and buildings, with wide sidewalks, open spaces, buildings oriented towards the street, and connectivity to the trails and recreation opportunities. Together, these places create a means for social interaction and 'close-knit' neighborhoods that are not walled off from one another.

3. Promote distinctive, attractive communities with a strong "sense of place";

The proposed development incorporates open spaces into the siting of the structures and the interaction of the site with the public realm. The incorporation of a commercial space that is intended to be a restaurant or market of some kind, further enhances the social space that is created. The developer is proposing a layout that is unique in Bentonville.

4. Preserve open space, farmland, natural beauty, and critical environmental areas;

The development is proposing to preserve several acres of open space at the east of the site for recreation and preservation purposes. This includes the natural drainage path that runs across the rear of the property.

5. Strengthen and encourage growth in existing communities;

Being in Priority Area 2 Infill of the Community Plan, this development proposes growth in an efficient way in regards to city infrastructure. This growth also adds housing choice and variety to this neighborhood.

6. Provide an interconnected network of narrow streets that are safe and pleasant for pedestrians and which provide a variety of routes for local traffic;

No new streets are proposed with this development. Even so, the development proposes an 8' sidewalk that exceeds the minimum 5' sidewalk required by the Master Street Plan, creating a more pleasant and safe experience for pedestrians. The development also connects to the existing trail across the street providing additional routes to get around locally.

7. Provide high quality public spaces such as greenbelts, parks, plazas, squares, courtyards, and streets that are an organizing feature and gathering place for the neighborhood.

The development proposes an open space between the structures, a plaza between the buildings and public realm, and open space at the rear of the project that offers walkways and recreation opportunities. Each of these may function as an organizing feature and/or gathering place for the local area.

Conclusion

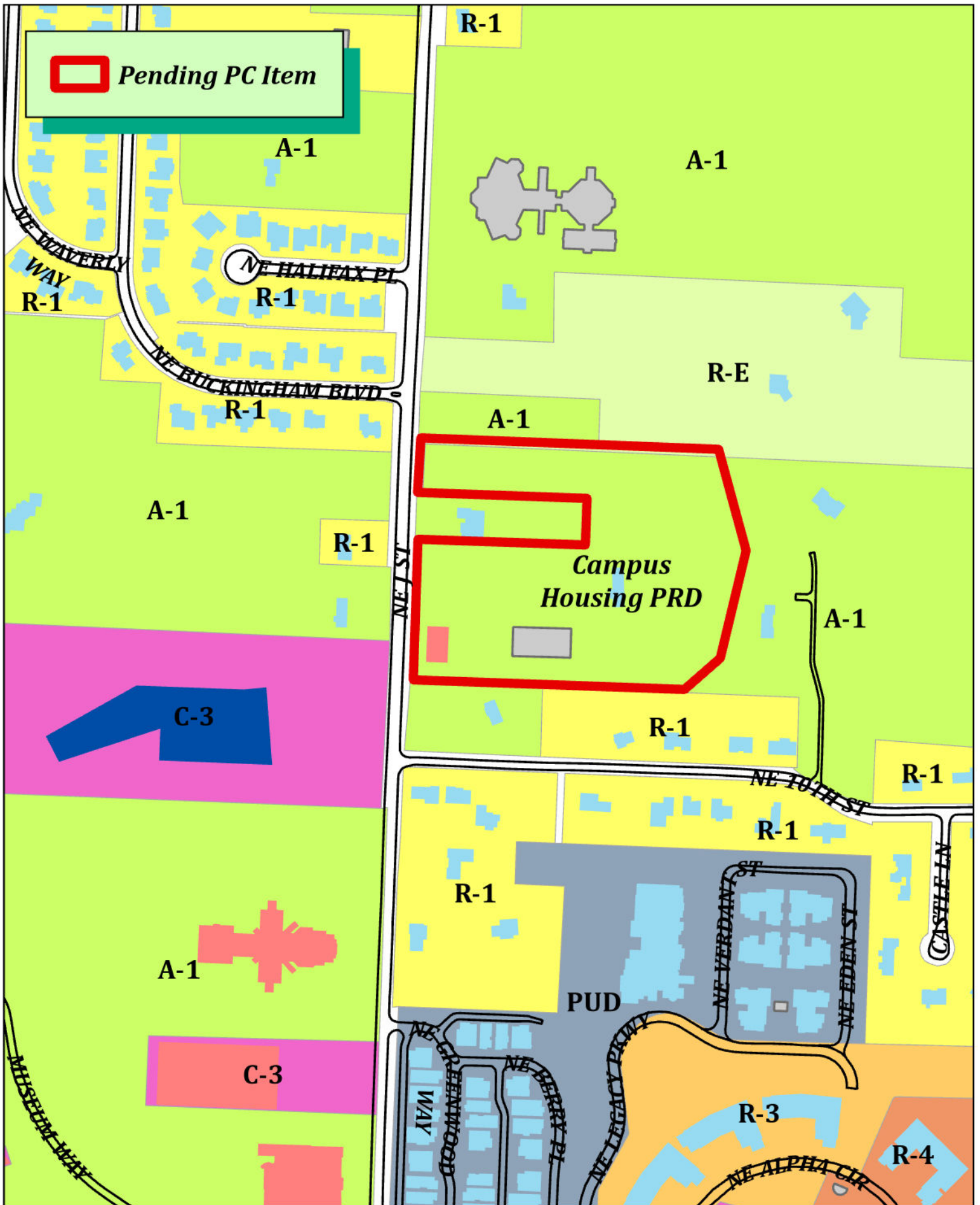
The proposed development meets the vast majority of the guidance and direction in the Bentonville Community Plan and the requirements of the Zoning Code for PRD zoning districts. The development incorporates significant preservation of open space near the buildings and in existing undeveloped parts of the site; it preserves natural drainage pathways and forested areas; it proposes student housing - a gap in the housing typology currently serving Bentonville - and multifamily housing in a neighborhood rich with amenities and connectivity; it makes efficient use of existing utility networks, parks and recreation infrastructure, and trails and roadways, including the more than \$50 million interchange being built by the

Conclusion

City; the proposal increases the variety of housing choice in this neighborhood; and it incorporates architectural materials congruent with existing residential uses.

In light of the proposal's conformance with the Community Plan and compliance with the requirements of the PRD zoning district, staff recommends approval of this zoning amendment.

Additional Details



PRD24-0008
Campus Housing PRD
1100 NE J ST

Scale
1" = 90'



CAMPUS HOUSING

PRD Narrative and Plans

September 20, 2024

Art + Wellness 
Enterprises

| POLK
| STANLEY
| WILCOX

OSD
Office of Strategy + Design


CEI

Project Team

Architect	Polk Stanley Wilcox Fayetteville 509 W. Spring St, Suite 150 Fayetteville, AR 72701 479.444.0473 Mark Herrmann, AIA mherrmann@polkstanleywilcox.com
Landscape Architect	OSD Office of Strategy + Design 115 St. Johns Place Brooklyn, NY 11217 917.533.5586 Simon David simon@osd.nyc
Civil Engineer	CEI Engineering Associates, Inc. 2600 NE 11th Street, Suite 300 Bentonville, AR, 72712 479.254.1591 Nate L. Bachelor nbachelor@ceieng.com

Structural	Martin/Martin 900 S. Walton Blvd Suite 27 Bentonville, AR, 72712
MEP/FP	HP Engineering 5504 W. Pinnacle Pointe Drive, Suite 200 Rogers, AR, 72758
Lighting	Essential Light Design Studio 1705 S. Walton Blvd, Suite 3 Bentonville, AR, 72712
Surveyor	CEI Engineering Associates, Inc. 2600 NE 11th Street, Suite 300 Bentonville, AR, 72712 479.273.9742 Dustin G. Riley, Arkansas PLS #1618

Project Narrative

The property owner, ALWF Lands, LLC, of parcel 01-09877-000 (4 acres) and 01-098780-001 (7.75 acres) located at 1100 and 1102 NE J Street is seeking to rezone the property as PRD in accordance with Article 401.11 of the City of Bentonville Zoning Code.

PROJECT SCOPE:

The project will consist of two (2) separate buildings, the south building will contain 100 units, and the north building will contain 200 units. Each building will be five (5) stories and will support a diversity of housing types and price points. Student housing will serve the adjacent Alice L Walton School of Medicine and multi-family housing will mitigate the housing shortage in Northwest Arkansas. The project will be an integral part of the greater Crystal Bridges campus that includes the School of Medicine and the Heartland Whole Health Institute. The student housing component will assist the School of Medicine in recruitment and retention of medical school students by providing high quality housing to compete against the top medical schools in the country. Additional multi-family housing is provided in the heart of Bentonville with convenient access to multiple community amenities. The project will contain a small commercial space as an accessory to the residential units with space planned for a restaurant and retail component. Specific tenants for the restaurant and retail spaces are still to be determined, but examples being discussed are a coffee and/or sandwich shop for the restaurant and a market or bodega for the retail space. Specific uses that will be restricted are convenience stores and gas stations.

A one level below-grade parking structure will contain approximately 60% of the proposed parking with 40% provided above grade as on-surface parking. The overall site development merges the elements of a formal campus environment with the adjacent natural woodlands on the eastern portion of the site to create “a campus that opens to the woods”. The west side of the site along NE J Street will provide a more formal and civic atmosphere as tenants can enjoy the public amenities and connect to the Alice L. Walton School of Medicine across the street. As the site slopes down to a natural drainage ravine to the east, a transition is made to a more serene and pastoral setting that will provide recreation and relaxation opportunities that build on the tenants of whole health that are integral to The School of Medicine and Heartland Whole Health Institute.

The project proposes a property line adjustment for ownership purposes.

South Building, Student Housing:

Five (5) stories, approximately 92,000 SF of conditioned space with a below-grade, unconditioned area of approximately 4,700 SF that will provide access to the parking that primarily resides below the phase 2 structure.

Unit types: Studio, 1 bedroom and 2 bedroom dwelling units

Building Height = 75’ (max). With the setbacks we are indicating, this building height would be well below the maximum heights allowed in a C3 or R4 zoning.

Off-street parking: 100 spaces with a parking ratio of 1:1. Per section 501 of the zoning code, 3 spaces per 2 units would be required for 150 total spaces. We are seeking a reduction due to 87% of the student housing units being studios and 1 bedroom units and they will be leased to one student/ unit. The 13% of units that are two bedroom will be leased to a student that could potentially be married and/ or have a family. In this case, the leasing of the unit will limit vehicles to one per unit. Of the 100 spaces, 22 will be provided on site and 78 spaces will be assigned across the street at The School of Medicine where they have previously been assigned to student parking. This is a campus approach that would allow students to park at their residence or where their classes will be located, but not in both locations which would duplicate parking spaces. A shared use agreement between both property owners will be provided as part of the LSD submission. Further, for the 22 on-site spaces. only 12 will be available when this building is completed; therefore, temporary parking will be required for 10 spaces. We are proposing this be addressed with an extension of the current Conditional Use Permit on the School of Medicine site for construction personnel when that project completes in summer 2025. In addition, this building will provide twenty (20) spaces for bicycles in a secure bike storage room to take advantage of the site’s close proximity to downtown, trails and nearby amenities.

Project Narrative

North Building, Multi-family:

Five (5) stories, approximately 206,000 SF of conditioned space plus a below grade parking level that is unconditioned and contains approximately 84,000 SF. This phase includes approximately 3,275 SF of commercial space along NE J Street (included in total square footage listed above) as an accessory to the residential use.

Unit types: Studio, 1 bedroom and 2 bedroom dwelling units

Building Height = 75’ (max). With the setbacks we are indicating, this building height would be well below the maximum heights allowed in a C3 or R4 zoning.

Off-street parking: 200 for residential use plus 28 spaces for the commercial entity = 228 spaces. Per article 501 of the zoning code, 328 spaces would be required (300 for multi-family plus 28 for commercial). We are seeking a reduction due to 80% (or 160 units) being studio and 1 bedroom units. In addition, we are providing forty (40) spaces for bicycles in a secure bike storage room, once again taking advantage of the site’s location and promoting alternative transportation. The 28 spaces for the commercial space shall utilize a counter-cyclical approach where these spaces will be available to tenants at non-business hours.

INTENT/ PURPOSE OF THE PRD:

The development will provide housing adjacent to the current Crystal Bridges campus that will allow medical school students to walk to their classes at the Alice L. Walton School Medicine and additional multi-family housing in close proximity to Orchard Park, The Amazeum, the trails system that is part of Crystal Bridges and provides easy access to downtown Bentonville – all of which encourage walking and cycling to these community amenities.

Although the entire project will be constructed under a single contract and permit, there is a desire for a phased opening. Phase 1 would provide occupancy for the south building only for AWSOM students, and is scheduled for substantial completion in November, 2026. Phase 2 would provide occupancy for the north, multi-family building and is scheduled to for substantial completion in June, 2027. The final delineation between the two phases will be substantiated during the LSD process, but it can generally be assumed that it will fall near the proposed property line between the two buildings shown on the Master Site Plan.

Phase 3 would add a park on the east side of the site which compliments and enhances the natural assets of the site. The park would provide abundant outdoor experiences for both residents of the school’s housing and the community at large. Lush planting and meandering pathways would draw inspiration from the ecological and geological regions of the site. The park will preserve and enhance existing open space, and make use of the site’s topography to create an active environment for health, community, and nature. Phase 3 has an estimated completion date of March, 2028.

The orientation of the buildings allows energy loads to be minimized. The buildings will utilize energy efficient windows with a low U-value and all LED lighting with high efficiency HVAC systems.

The overall project (both phases) will have a common open space that far exceeds the 15% minimum. It preserves the existing woodland on the east side of the site and mitigates soil erosion by enhancing the natural drainage channel on the east side and managing stormwater runoff through a combination of natural and constructed systems.

The project makes efficient use of the land and minimizes the aesthetic impact of parking by locating the majority of the parking below grade. And the project prioritizes high quality design and utilizes durable, natural materials that are complementary of other building materials on the Crystal Bridges campus.

STRUCTURAL STANDARDS:

The two housing buildings form a U-shape with a courtyard or quad between the buildings. The activated quad opens between the two buildings to a plaza to the west where students will gain access across J Street to the Alice L. Walton School of Medicine. The quad also opens to the east to allow access to the existing natural and enhanced terrain and woodland.

The main entrances to the building are from the plaza between the buildings on J Street and from the below grade parking level for tenants. Preliminary building elevations as well as a proposed exterior material palette have been submitted as part the PRD. The exterior material palette will reflect the natural surroundings similar to how other structures on the Crystal Bridges campus relate to the environment. Cor-ten (or weathering steel) is envisioned to be paired with contrasting anthracite zinc and charcoal colored masonry to provide tones that will naturally patina and require very little maintenance. The mass of the building is broken up with plan and elevational articulation, using niches, notches, kinks, and reveals in the form along with changes in material and height to allude to a collection of smaller forms, reducing the apparent mass of the overall building to a more appropriate scale. Deviations from the preliminary elevations and palette will be kept to a minimum, and any such changes will still adhere to section 1100.21 of the LSD Design Standards.

General Vicinity Map

1 mile radius

J Street

AWSOM

Project Site

Crystal Bridges

Interstate 49

Property Location

Buckingham Blvd

J Street

Project Site

AWSOM

NE 10th Street



PRD Master Site Plan

- Current Zoning:

A-1 Agricultural
- Proposed Use:

Housing + Commercial
- Total Site Area:

11.75 acres
- Open Space Provided:

See Next Page
- Residential Unit Types:

Studio, 1 bedroom, 2 bedroom
- Density/Acre

25.5 units/acre (300 units/11.75 acres)
- Parking Spaces:

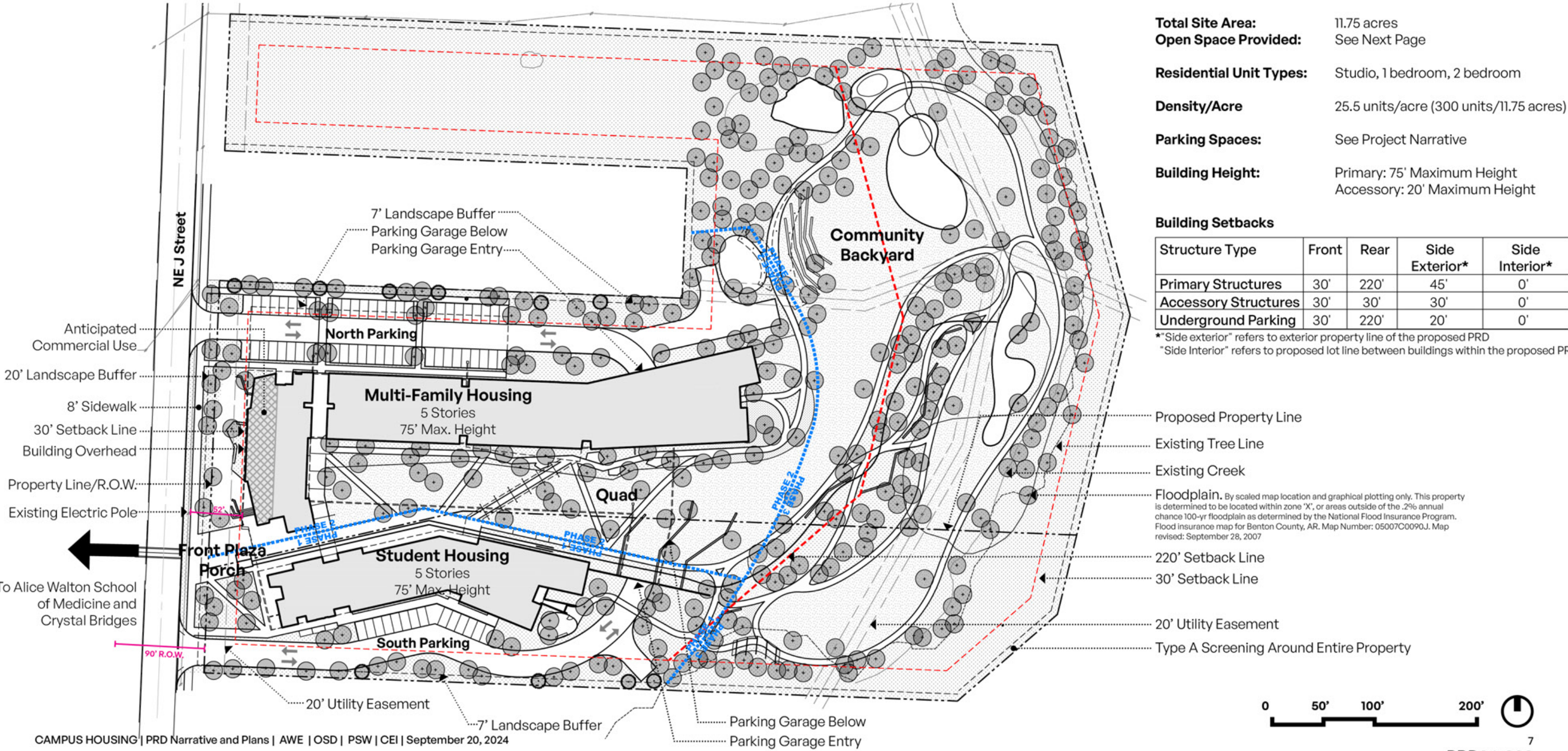
See Project Narrative
- Building Height:

Primary: 75' Maximum Height
Accessory: 20' Maximum Height

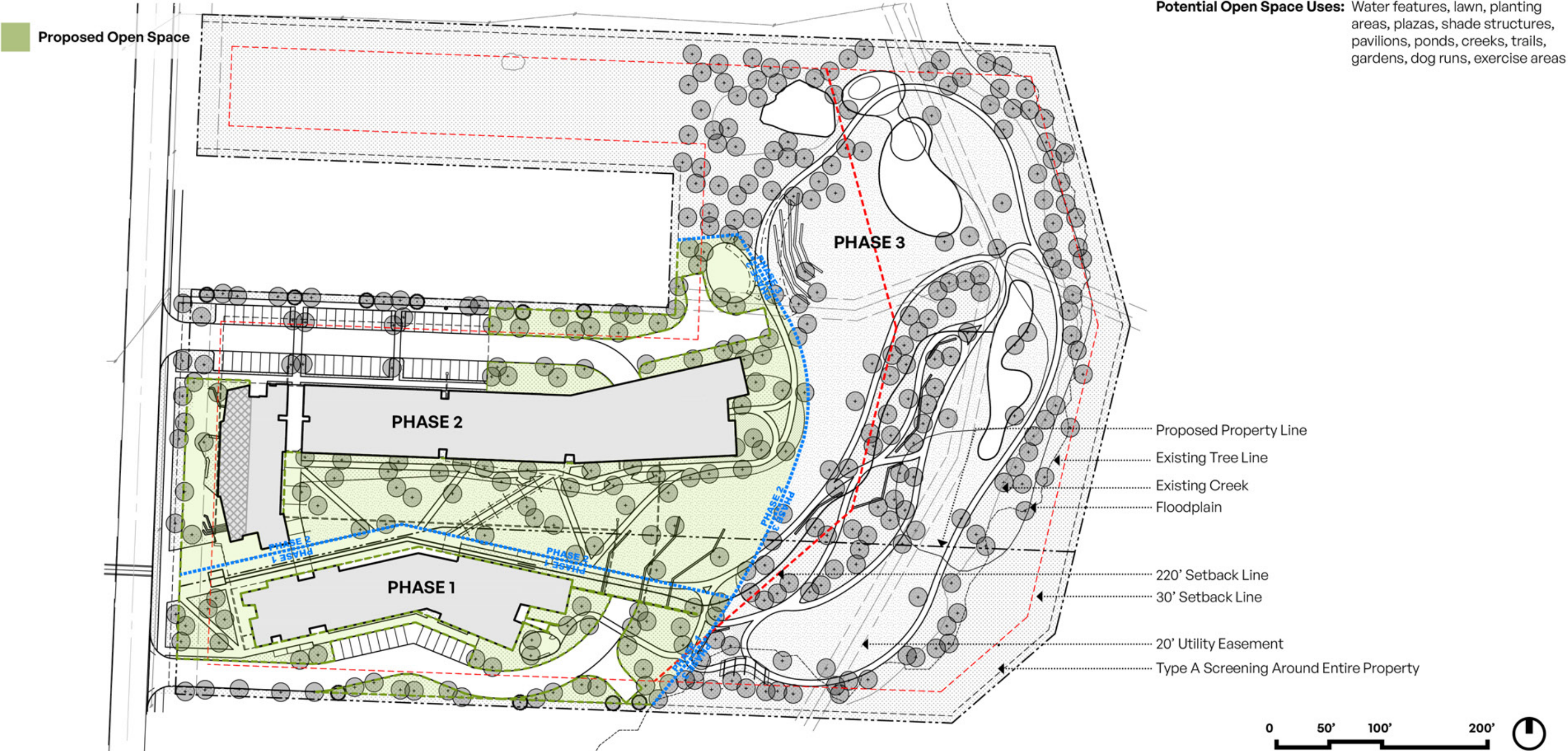
Building Setbacks

Structure Type	Front	Rear	Side Exterior*	Side Interior*
Primary Structures	30'	220'	45'	0'
Accessory Structures	30'	30'	30'	0'
Underground Parking	30'	220'	20'	0'

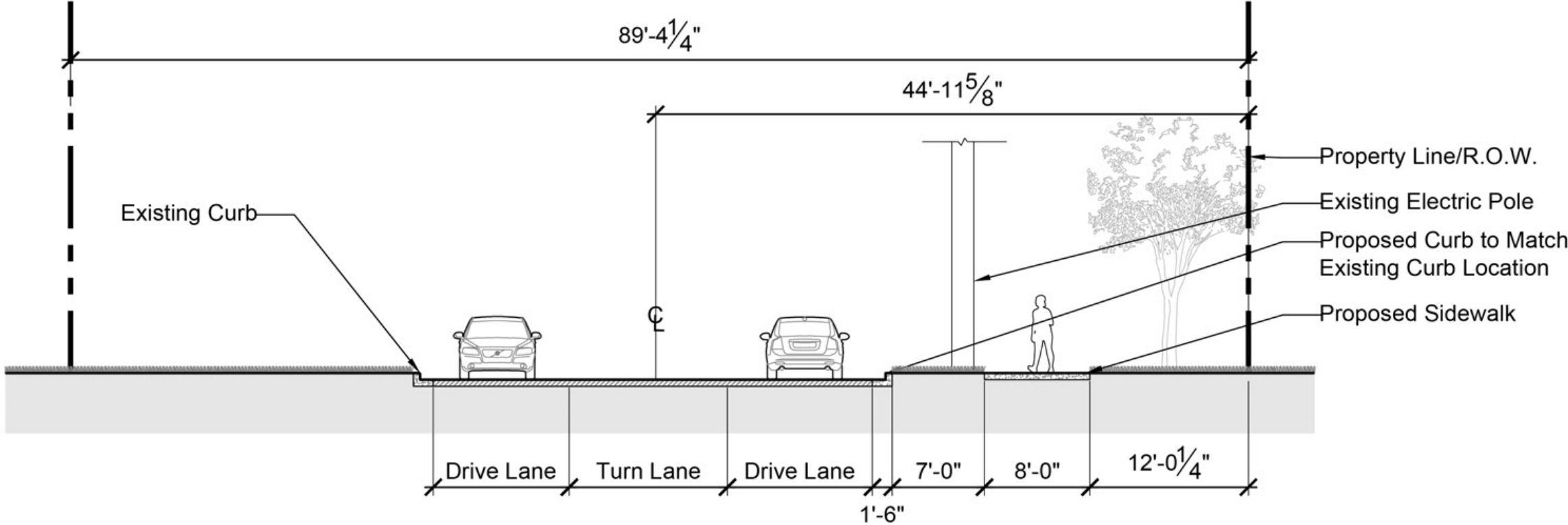
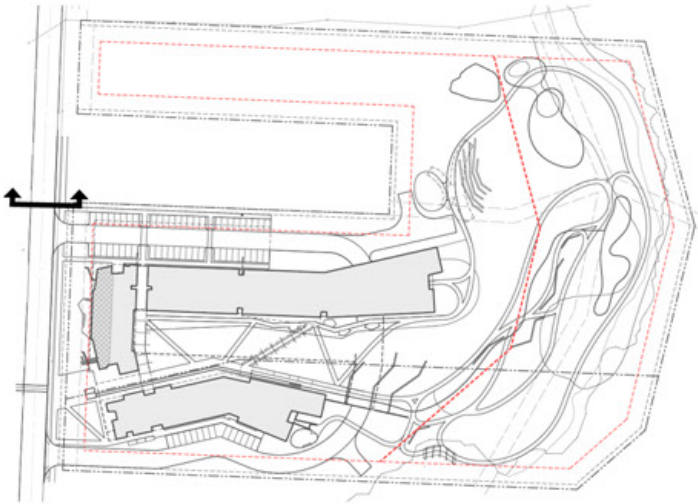
*"Side exterior" refers to exterior property line of the proposed PRD
*"Side Interior" refers to proposed lot line between buildings within the proposed PRD



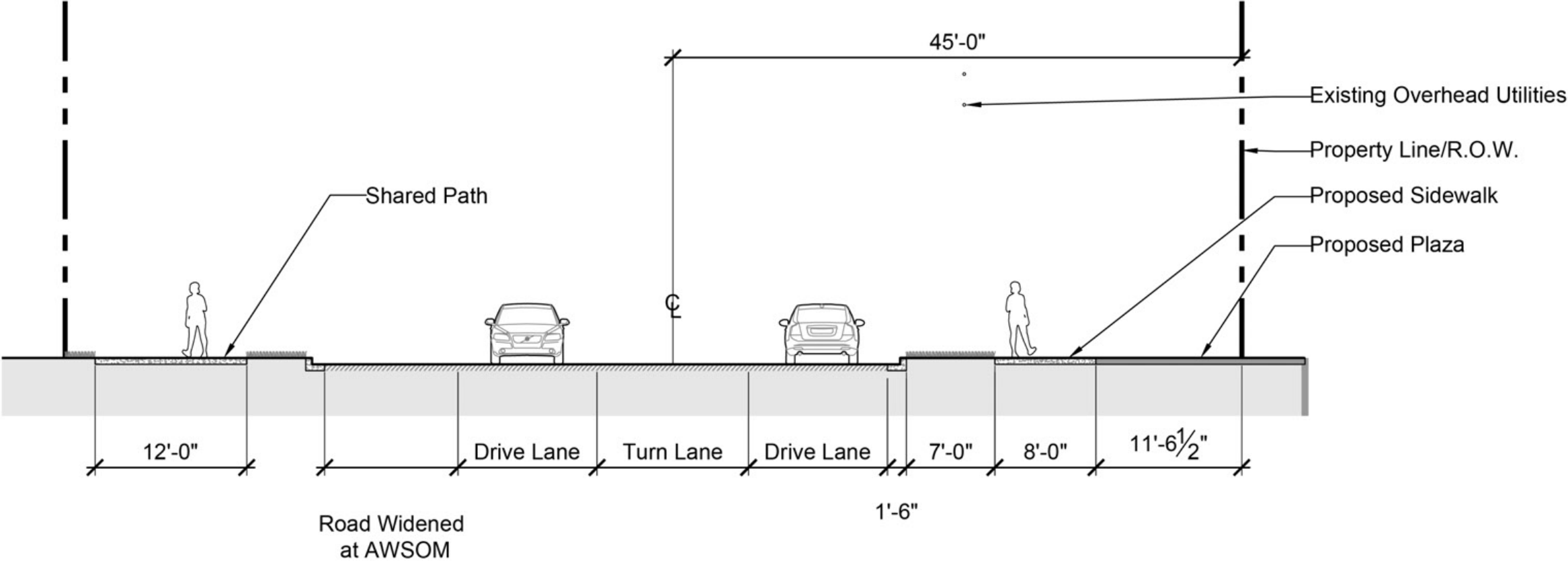
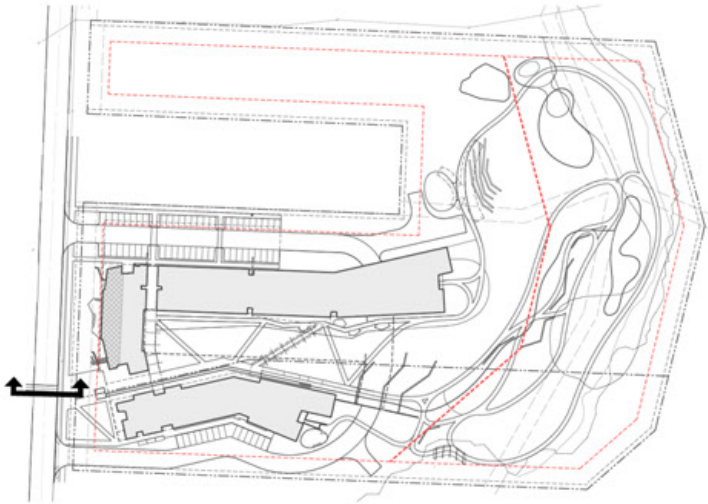
PRD Site Plan | Open Space Area



Road Section 1



Road Section 2



75' MAXIMUM



1 | ELEVATION - STUDENT WEST 1
1/16" = 1'-0"



2 | ELEVATION - STUDENT SOUTH A1
1/16" = 1'-0"



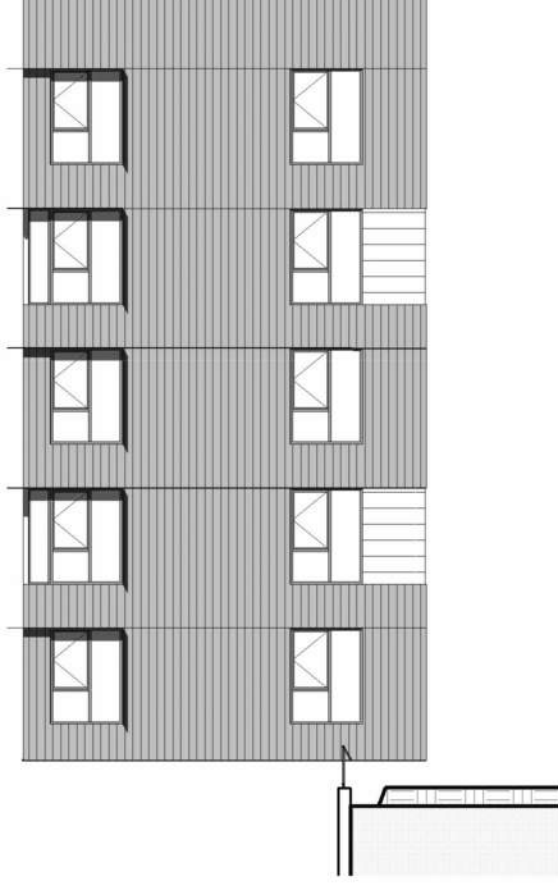
3 | ELEVATION - STUDENT SOUTH B1
1/16" = 1'-0"



4 | ELEVATION - STUDENT EAST A1
1/16" = 1'-0"

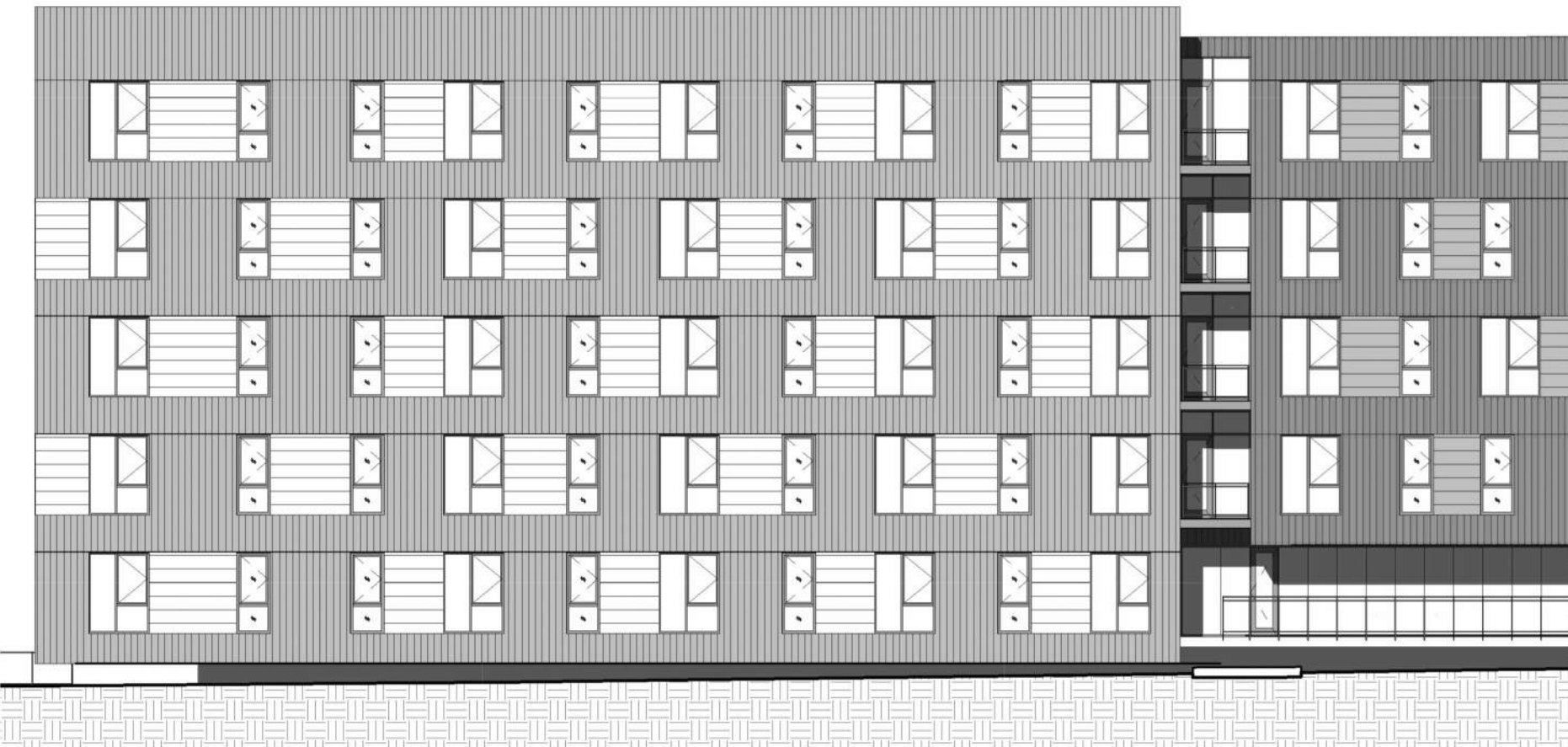


5 | ELEVATION - STUDENT EAST A2
1/16" = 1'-0"



6 | ELEVATION - STUDENT EAST B1
1/16" = 1'-0"

75' MAXIMUM



7 | ELEVATION - STUDENT NORTH A2
1/16" = 1'-0"



8 | ELEVATION - STUDENT NORTH B1
1/16" = 1'-0"

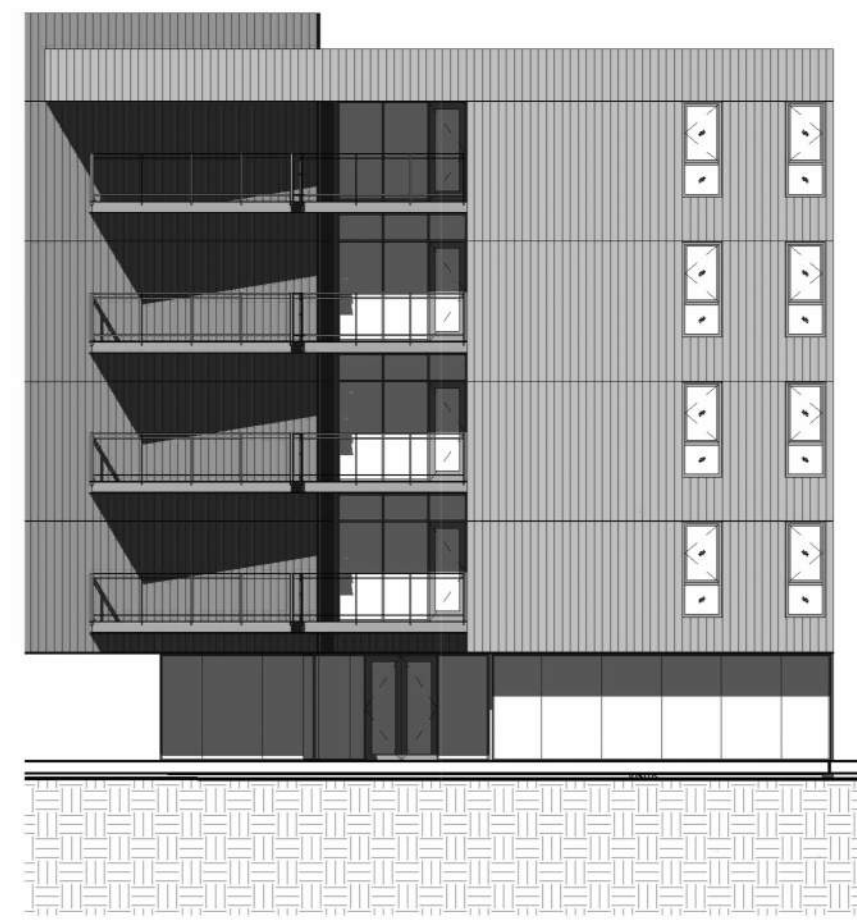
75' MAXIMUM



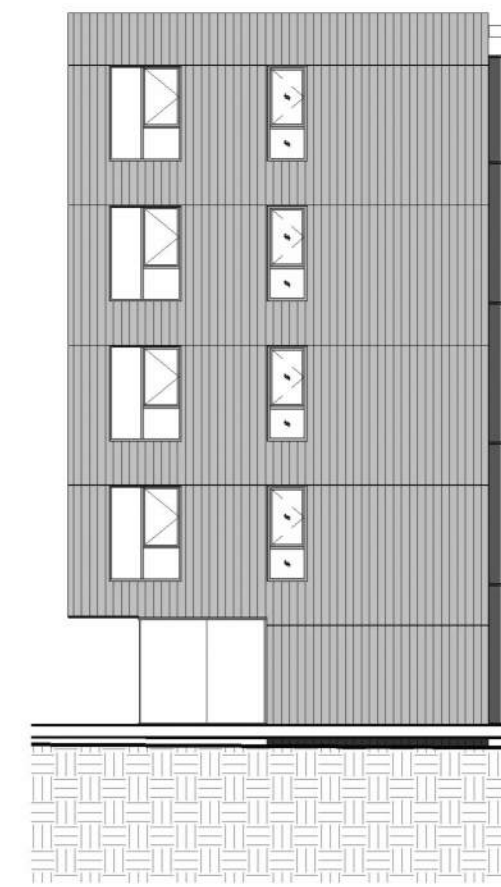
1 ELEVATION - MULTIFAMILY WEST
1/16" = 1'-0"



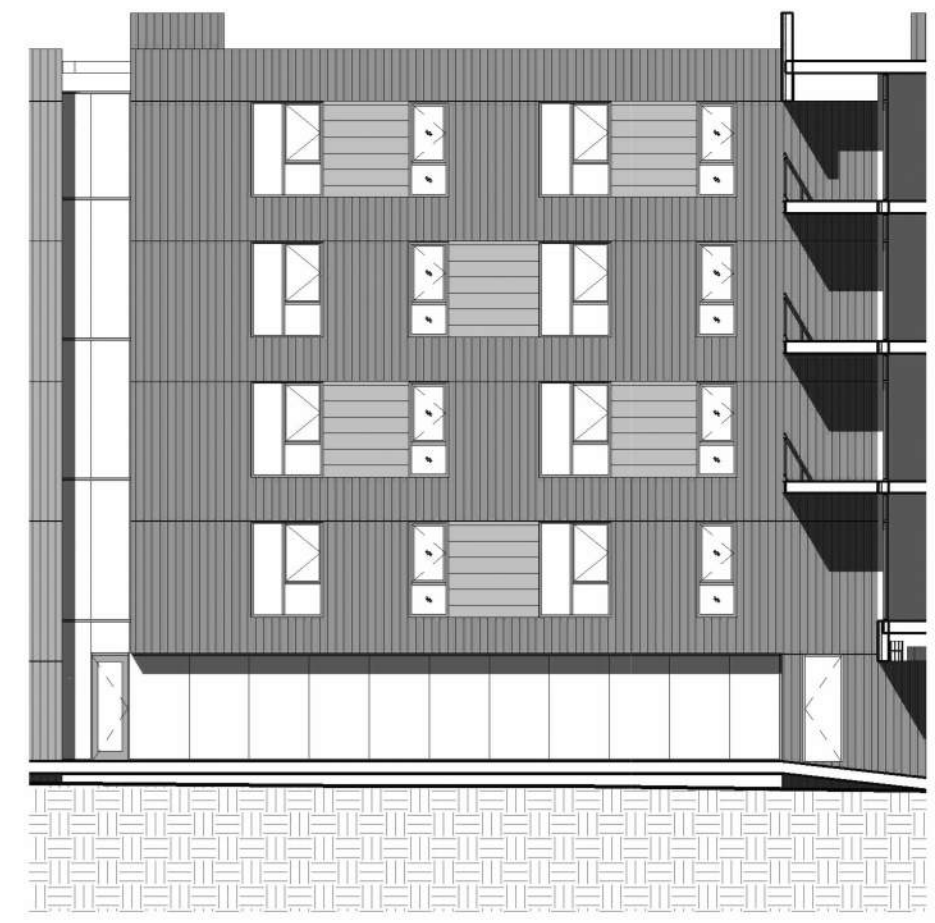
2 ELEVATION - MULTIFAMILY SOUTH A
1/16" = 1'-0"



3 ELEVATION - MULTIFAMILY SOUTH B
1/16" = 1'-0"



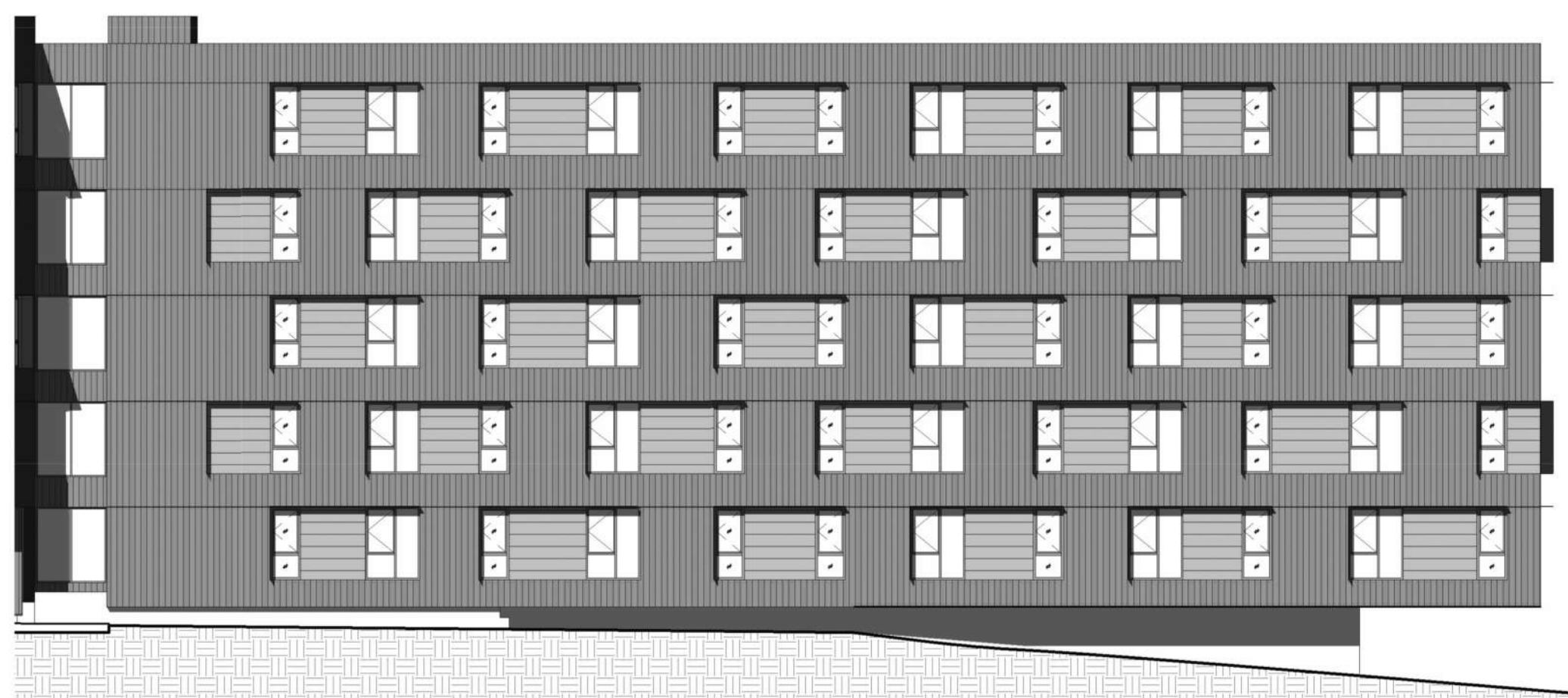
4 ELEVATION - MULTIFAMILY EAST COURTYARD A
1/16" = 1'-0"



5 ELEVATION - MULTIFAMILY EAST COURTYARD B
1/16" = 1'-0"



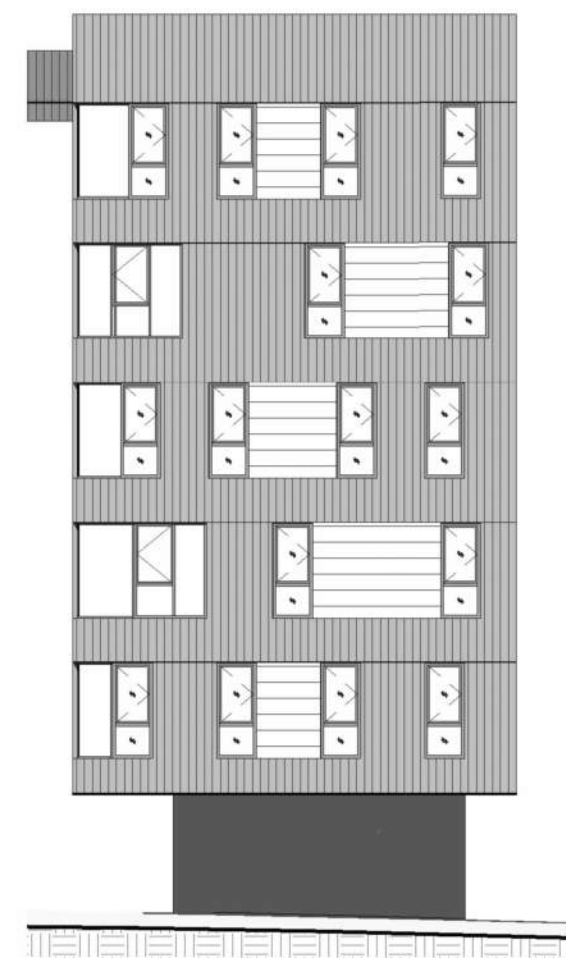
6 ELEVATION - MULTIFAMILY SOUTH COURTYARD A
1/16" = 1'-0"



7 ELEVATION - MULTIFAMILY SOUTH COURTYARD B
1/16" = 1'-0"



8 ELEVATION - MULTIFAMILY EAST A
1/16" = 1'-0"



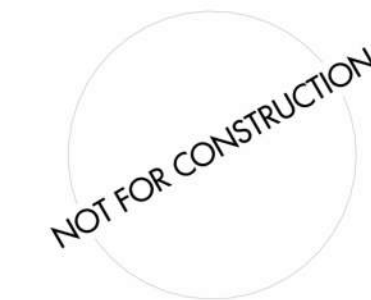
9 ELEVATION - MULTIFAMILY EAST B
1/16" = 1'-0"



10 ELEVATION - MULTIFAMILY NORTH A
1/16" = 1'-0"



11 ELEVATION - MULTIFAMILY NORTH B
1/16" = 1'-0"



contact:

Polk Stanley Wilcox | Fayetteville
509 W. Spring St. | Suite 150
Fayetteville, AR 72701
479.444.0473 office

Polk Stanley Wilcox | Little Rock
801 South Spring Street
Little Rock, AR 72201
501.378.0878 office

consultants:

STRUCTURAL: Martin/Martin
900 S. Walton Boulevard Suite 27
Bentonville, AR, 72712

MEFFE: HP Engineering
5504 W. Pinocade Pointe Drive | Suite 200
Rogers, AR, 72758

LANDSCAPE: OSD
115 St. John's Place
Brooklyn, NY 11217

CIVIL: CEI Engineering Associates, Inc.
2600 NE 11 Street, Suite 300
Bentonville, AR, 72712

LIGHTING: Essential Light Design Studio
1705 S. Walton Boulevard | Suite 3
Bentonville, AR, 72712

project name:

CAMPUS HOUSING
BENTONVILLE, AR

SCHEMATIC DESIGN

issue date | revisions:

08/16/24

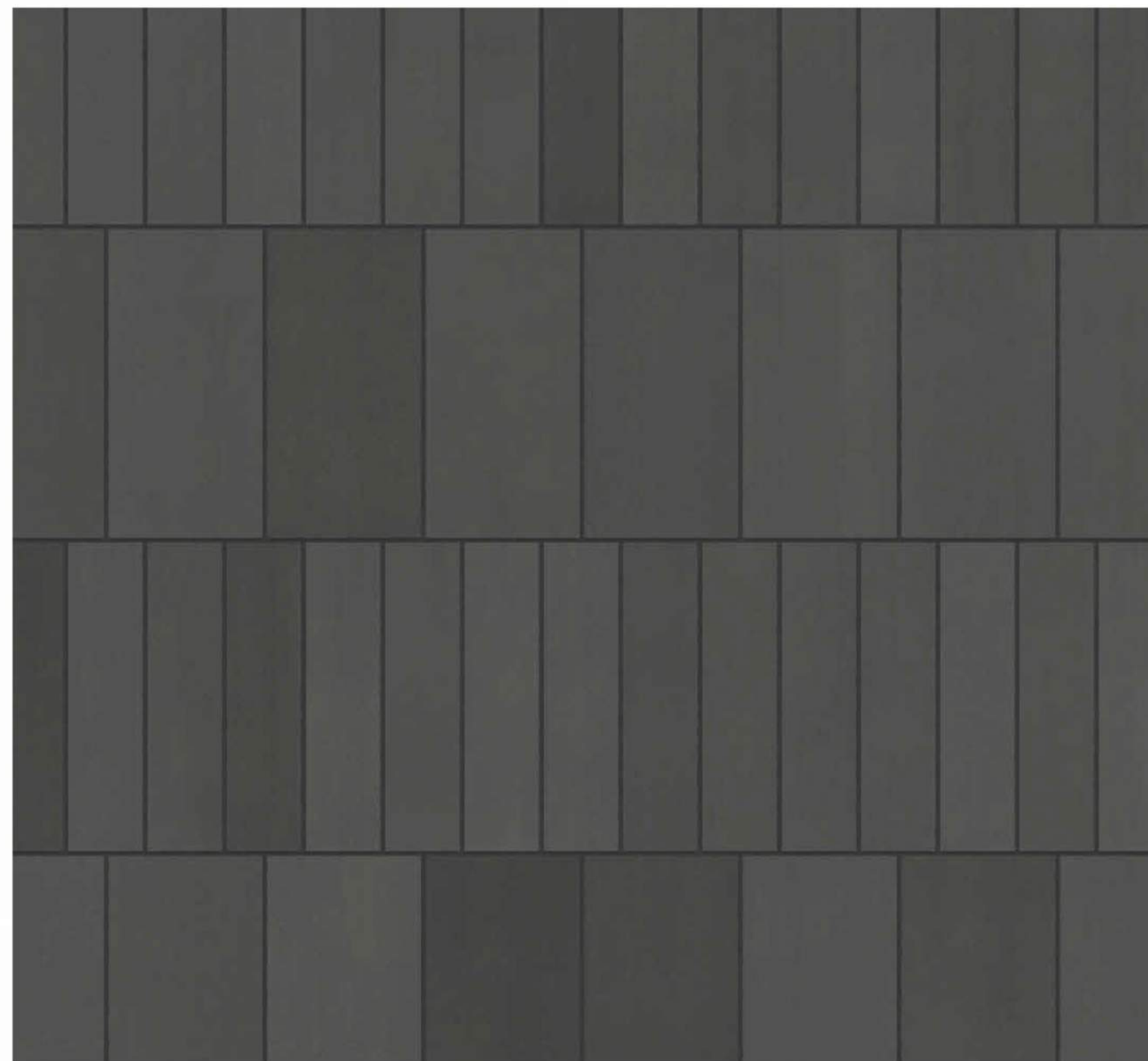
#	date	description
---	------	-------------

psw job number:

1087A

contents:

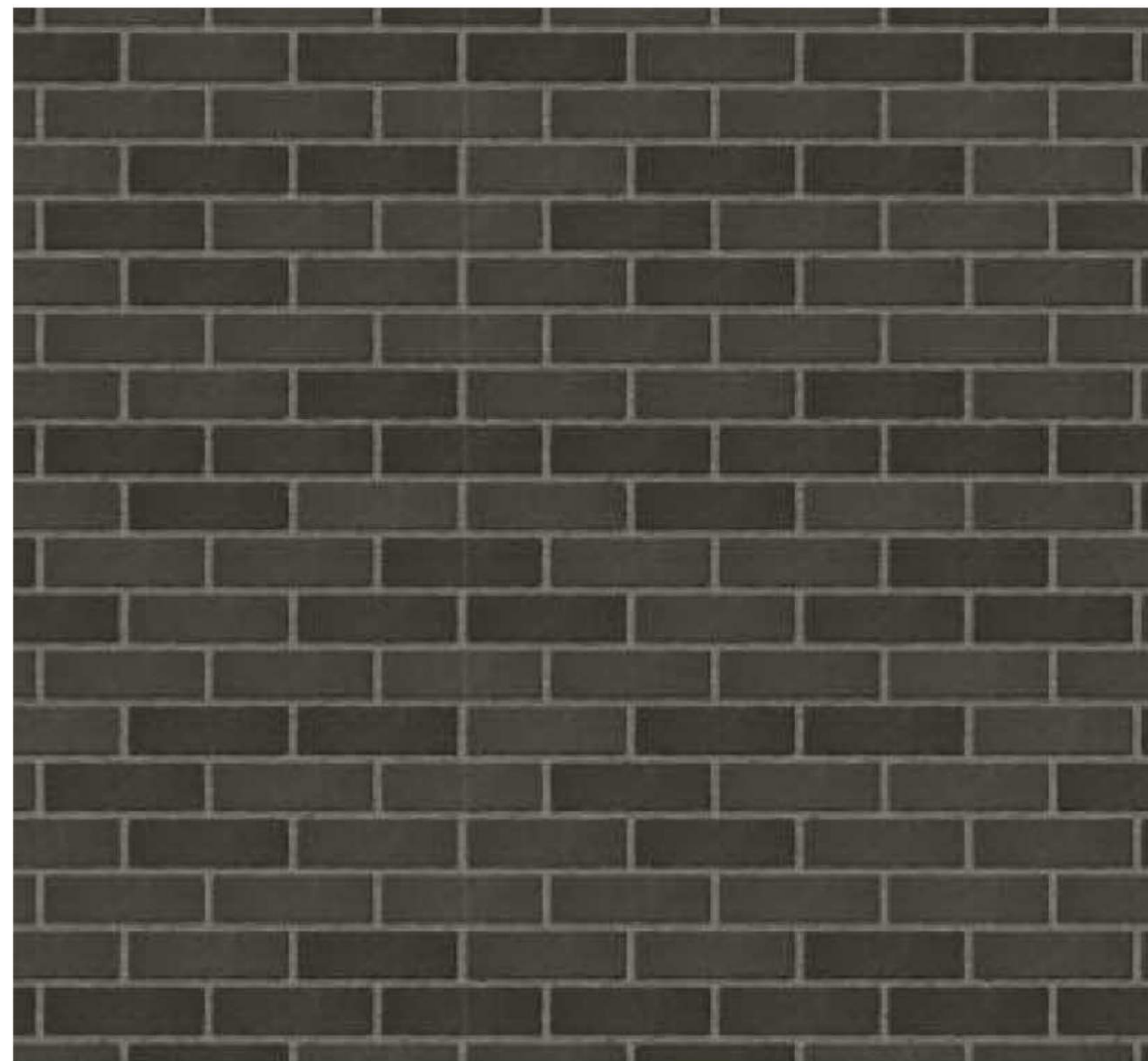
MATERIAL LIST



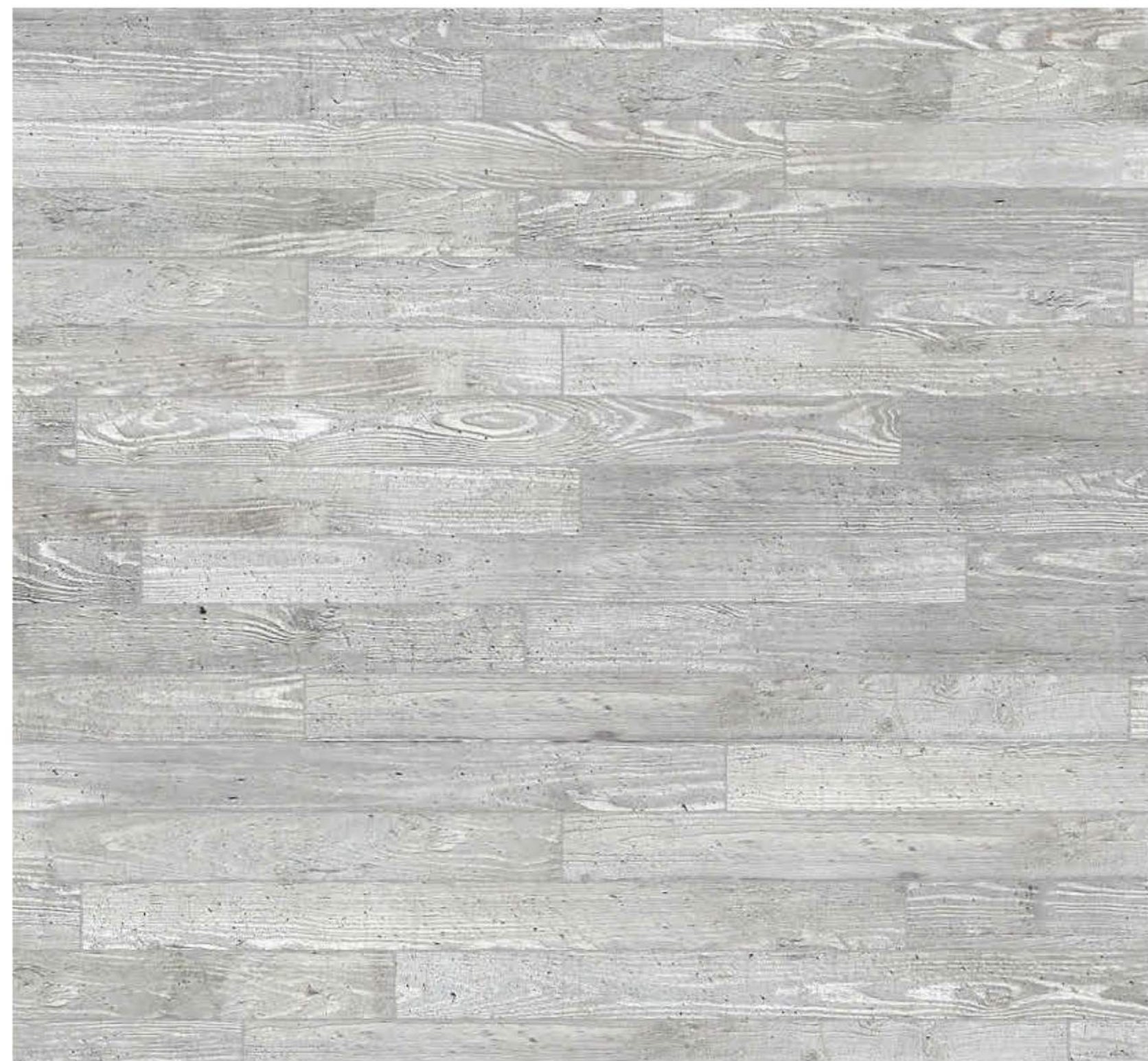
BLACKENED ZINC PANELS



CORTEN/WEATHERED STEEL PANELS



CHARCOAL/BLACK BRICK



CONCRETE



BLACK STEEL ACCENTS



GLASS WINDOWS/STOREFRONT

NOTICE OF INTENT TO REZONE

ALWF Lands, LLC

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

A-1, Agricultural

to PRD, Planned Residential Development

The legal description of the property is as follows:

Lot 3, Dimmit Addition, Bentonville, Benton County, Arkansas, as shown on Property Line Adjustment filed for record in/as Plat Book 2015 Page 177, of the records of Benton County, Arkansas

AND

Lot 4, Dimmit Addition, Bentonville, Benton County, Arkansas, as shown on Property Line Adjustment filed for record in Plat Book 2015 at Page 177 of the records of Benton County, Arkansas

The common description of the property is: 1100 & 1102 NE J St., Bentonville, AR 72712

The public hearing will be held October 15, 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:

The height of the structure seems too high
to be so close to residential homes without
a sufficient buffer.

[Signature]

Signature and Physical Address

1108 NE 10th St. Bentonville, AR

Signature and Physical Address

This property is proposed for development by the current owner as an amenity supporting the Crystal Bridges campus, consistent with the allowable uses and requirements of the C3 zoning district.

RESOLUTION NO. _____

**A RESOLUTION AMENDING THE CITY OF BENTONVILLE FUTURE LAND USE
MAP FOR A SPECIFIC AREA FROM RESIDENTIAL ESTATE TO LOW-DENSITY
RESIDENTIAL; AND FOR OTHER PURPOSES.**

(PROJECT NUMBER: PRD24-0008)

WHEREAS, ALWF LANDS 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 RESIDENTIAL ESTATE to LOW-DENSITY RESIDENTIAL, which property is described as follows:

LOT 3, DIMMIT ADDITION, BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PROPERTY LINE ADJUSTMENT FILED FOR RECORD IN/AS PLAT BOOK 2015 PAGE 177, OF THE RECORDS OF BENTON COUNTY, ARKANSAS, AND BEING FURTHER DESCRIBED AS: A PART OF TRACT NUMBERED ONE (1), DIMMIT ADDITION TO THE CITY OF BENTONVILLE, ARKANSAS, AS SHOWN ON PLAT RECORD "W" AT PAGE 47, OF THE LAND RECORDS OF BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 29, TOWNSHIP 20 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS; THENCE S00°44'15"E 567.30 FEET; THENCE N89°17'00"E 28.64 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF NE "J" STREET AS DESCRIBED IN A WARRANTY DEED FILED AS LAND DOCUMENT 2004-23483; THENCE LEAVING SAID RIGHT-OF-WAY LINE, N89°17'00"E 922.90 FEET ALONG THE NORTH LINE OF SAID TRACT ONE (1) TO A SET 1/2" IRON REBAR AT THE NORTHEAST CORNER OF SAID TRACT ONE (1) FOR THE TRUE POINT OF BEGINNING; THENCE S10°46'43"W 308.67 FEET ALONG THE EAST LINE OF SAID TRACT ONE (1) TO AN EXISTING IRON REBAR; THENCE S46°11'35"W 132.52 FEET ALONG THE EAST LINE OF SAID TRACT ONE (1) TO AN EXISTING IRON REBAR ON THE SOUTH LINE OF SAID TRACT ONE (1); THENCE S89°16'00"W 754.63 FEET ALONG THE SOUTH LINE OF SAID TRACT ONE (1) TO A SET 1/2" IRON REBAR ON THE PROPOSED EAST RIGHT-OF-WAY LINE OF SAID NE "J" STREET; THENCE ALONG SAID RIGHT-OF-WAY N00°36'40"W 191.42 FEET TO A SET 1/2" IRON REBAR; THENCE LEAVING SAID RIGHT-OF-WAY LINE, N88°57'57"E 812.82 FEET TO A SET 1/2" IRON REBAR; THENCE N07°41'09"E 193.88 FEET TO AN EXISTING FENCE CORNER POST; THENCE N84°52'43"E 71.63 FEET TO THE POINT OF BEGINNING. AND

LOT 4, DIMMIT ADDITION, BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PROPERTY LINE ADJUSTMENT FILED FOR RECORD IN PLAT BOOK 2015 AT PAGE 177 OF THE RECORDS OF BENTON COUNTY, ARKANSAS, AND BEING FURTHER DESCRIBED AS: A PART OF TRACT NUMBERED ONE (1), EVANS ADDITION, AND A PART OF TRACT NUMBERED ONE (1), DIMMIT ADDITION, TO THE CITY OF BENTONVILLE, ARKANSAS, AS SHOWN ON PLAT RECORD "W" AT PAGES 46 AND 47 OF THE LAND RECORDS OF BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION TWENTY-NINE (29), TOWNSHIP TWENTY (20) NORTH, RANGE THIRTY (30) WEST, BENTON COUNTY, ARKANSAS; THENCE S00°44'15"E 300.00 FEET; THENCE N89°16'05"E 39.93 FEET TO A SET 1/2" IRON REBAR ON THE PROPOSED EAST RIGHT-OF-WAY LINE OF NE "J" STREET FOR THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID RIGHT-OF-WAY LINE, N89°16'05"E 828.47 FEET ALONG THE NORTH LINE OF SAID TRACT ONE (1) TO AN EXISTING IRON REBAR AT THE NORTHEAST CORNER OF TRACT ONE (1) OF SAID EVANS ADDITION; THENCE S17°59'50"E 280.18 FEET TO A SET 1/2" IRON REBAR AT THE SOUTHEAST CORNER OF SAID TRACT ONE (1); THENCE S84°52'43"W 71.63 FEET TO AN EXISTING FENCE CORNER POST; THENCE S07°41'09"W 196.04 FEET TO A SET 1/2" IRON REBAR; THENCE S89°06'58"W 812.82 FEET TO A SET 1/2" IRON REBAR ON THE PROPOSED EAST RIGHT-OF-WAY LINE OF NE "J" STREET; THENCE N00°36'40"W 201.81 FEET ALONG SAID RIGHT-OF-WAY LINE TO A SET 1/2" IRON REBAR; THENCE LEAVING SAID RIGHT-OF-WAY LINE, N89°17'00"E 463.25 FEET TO THE SOUTH EAST CORNER OF A TRACT OF LAND DESCRIBED IN A WARRANTY DEED FILED AS LAND DOCUMENT 91-33821 OF THE LAND RECORDS OF BENTON COUNTY, ARKANSAS; THENCE N00°44'15"W 130.00 FEET TO A SET 1/2" IRON REBAR AT THE NORTHEAST CORNER OF SAID TRACT FILED AS LAND DOCUMENT 91-33821; THENCE S89°17'12"W 462.97 FEET ALONG THE NORTH LINE OF SAID TRACT FILED AS LAND DOCUMENT 91-33821 TO A POINT ON THE PROPOSED EAST RIGHT-OF-WAY LINE OF NE "J" STREET; THENCE N00°36'40"W 137.31 FEET ALONG SAID RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING;

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held October 15, 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 RESIDENTIAL ESTATE to LOW-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:

ATTEST:

Stephanie Orman, Mayor

Malorie Marrs, City Clerk

**AN ORDINANCE CHANGING REAL ESTATE IN THE CITY OF BENTONVILLE,
ARKANSAS, FROM ITS PRESENT ZONING CLASSIFICATION OF R-E,
RESIDENTIAL ESTATE TO PRD, PLANNED RESIDENTIAL DEVELOPMENT; AND
FOR OTHER PURPOSES.**

(PROJECT NUMBER: PRD24-0008)

WHEREAS, ALWF LANDS 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-E, RESIDENTIAL ESTATE to PRD, PLANNED RESIDENTIAL DEVELOPMENT to be used in accordance with city zoning laws and state laws, which property is described as follows:

LOT 3, DIMMIT ADDITION, BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PROPERTY LINE ADJUSTMENT FILED FOR RECORD IN/AS PLAT BOOK 2015 PAGE 177, OF THE RECORDS OF BENTON COUNTY, ARKANSAS, AND BEING FURTHER DESCRIBED AS: A PART OF TRACT NUMBERED ONE (1), DIMMIT ADDITION TO THE CITY OF BENTONVILLE, ARKANSAS, AS SHOWN ON PLAT RECORD "W" AT PAGE 47, OF THE LAND RECORDS OF BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 29, TOWNSHIP 20 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS; THENCE S00°44'15"E 567.30 FEET; THENCE N89°17'00"E 28.64 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF NE "J" STREET AS DESCRIBED IN A WARRANTY DEED FILED AS LAND DOCUMENT 2004-23483; THENCE LEAVING SAID RIGHT-OF-WAY LINE, N89°17'00"E 922.90 FEET ALONG THE NORTH LINE OF SAID TRACT ONE (1) TO A SET 1/2" IRON REBAR AT THE NORTHEAST CORNER OF SAID TRACT ONE (1) FOR THE TRUE POINT OF BEGINNING; THENCE S10°46'43"W 308.67 FEET ALONG THE EAST LINE OF SAID TRACT ONE (1) TO AN EXISTING IRON REBAR; THENCE S46°11'35"W 132.52 FEET ALONG THE EAST LINE OF SAID TRACT ONE (1) TO AN EXISTING IRON REBAR ON THE SOUTH LINE OF SAID TRACT ONE (1); THENCE S89°16'00"W 754.63 FEET ALONG THE SOUTH LINE OF SAID TRACT ONE (1) TO A SET 1/2" IRON REBAR ON THE PROPOSED EAST RIGHT-OF-WAY LINE OF SAID NE "J" STREET; THENCE ALONG SAID RIGHT-OF-WAY N00°36'40"W 191.42 FEET TO A SET 1/2" IRON REBAR; THENCE LEAVING SAID RIGHT-OF-WAY LINE, N88°57'57"E 812.82 FEET TO A SET 1/2" IRON REBAR; THENCE N07°41'09"E 193.88 FEET TO AN EXISTING FENCE CORNER POST; THENCE N84°52'43"E 71.63 FEET TO THE POINT OF BEGINNING. AND LOT 4, DIMMIT ADDITION, BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PROPERTY LINE ADJUSTMENT FILED FOR RECORD IN PLAT BOOK 2015 AT PAGE 177 OF THE RECORDS OF BENTON COUNTY, ARKANSAS, AND BEING

FURTHER DESCRIBED AS: A PART OF TRACT NUMBERED ONE (1), EVANS ADDITION, AND A PART OF TRACT NUMBERED ONE (1), DIMMIT ADDITION, TO THE CITY OF BENTONVILLE, ARKANSAS, AS SHOWN ON PLAT RECORD "W" AT PAGES 46 AND 47 OF THE LAND RECORDS OF BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION TWENTY-NINE (29), TOWNSHIP TWENTY (20) NORTH, RANGE THIRTY (30) WEST, BENTON COUNTY, ARKANSAS; THENCE S00°44'15"E 300.00 FEET; THENCE N89°16'05"E 39.93 FEET TO A SET 1/2" IRON REBAR ON THE PROPOSED EAST RIGHT-OF-WAY LINE OF NE "J" STREET FOR THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID RIGHT-OF-WAY LINE, N89°16'05"E 828.47 FEET ALONG THE NORTH LINE OF SAID TRACT ONE (1) TO AN EXISTING IRON REBAR AT THE NORTHEAST CORNER OF TRACT ONE (1) OF SAID EVANS ADDITION; THENCE S17°59'50"E 280.18 FEET TO A SET 1/2" IRON REBAR AT THE SOUTHEAST CORNER OF SAID TRACT ONE (1); THENCE S84°52'43"W 71.63 FEET TO AN EXISTING FENCE CORNER POST; THENCE S07°41'09"W 196.04 FEET TO A SET 1/2" IRON REBAR; THENCE S89°06'58"W 812.82 FEET TO A SET 1/2" IRON REBAR ON THE PROPOSED EAST RIGHT-OF-WAY LINE OF NE "J" STREET; THENCE N00°36'40"W 201.81 FEET ALONG SAID RIGHT-OF-WAY LINE TO A SET 1/2" IRON REBAR; THENCE LEAVING SAID RIGHT-OF-WAY LINE, N89°17'00"E 463.25 FEET TO THE SOUTH EAST CORNER OF A TRACT OF LAND DESCRIBED IN A WARRANTY DEED FILED AS LAND DOCUMENT 91-33821 OF THE LAND RECORDS OF BENTON COUNTY, ARKANSAS; THENCE N00°44'15"W 130.00 FEET TO A SET 1/2" IRON REBAR AT THE NORTHEAST CORNER OF SAID TRACT FILED AS LAND DOCUMENT 91-33821; THENCE S89°17'12"W 462.97 FEET ALONG THE NORTH LINE OF SAID TRACT FILED AS LAND DOCUMENT 91-33821 TO A POINT ON THE PROPOSED EAST RIGHT-OF-WAY LINE OF NE "J" STREET; THENCE N00°36'40"W 137.31 FEET ALONG SAID RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING;

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held October 15, 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 R-E, RESIDENTIAL ESTATE 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 R-E, RESIDENTIAL ESTATE 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:

ATTEST:

Stephanie Orman, Mayor

Malorie Marrs, City Clerk



McCollum Sidepath Phase 2

McCollum Road

PC Date: 10/15/2024

Staff Report Details

Project Number	TIP24-0002
Applicant / Current Owner	CEI Engineering / City of Bentonville
Site Area	N/A
Current Zoning	Right of Way
Requested Zoning	N/A
Current Future Land Use Map Designation	N/A
Requested Future Land Use Map Designation	N/A
Development Type / Use	Multiuse Sidepath
Related projects	N/A

Property Description

This Trail Improvement Project is located along the western side of McCollum Road in northeast Bentonville. It is phase 2 of an already exiting sidepath that currently stops at the intersection of Garden Trail and McCollum Road.

Project Details

The project was originally designed under the city's previous street specifications. The applicant held a pre-application meeting with city staff on May 8th, 2024 and officially submitted their project on May 20th, 2024. The current street specifications were adopted on May 14th, 2024. The plans that were submitted met the requirements of the previous street standards.

Relationship to the General Plan / Projected Traffic Impact

This project would aid in the connectivity of the community in this area and allow more bike and ped travel to commonly visited sites along McCollum Road. This sidepath would further the efforts of the 2018 Community Plan to create a comprehensive system of trails and bike lanes, local pedestrian infrastructure,

Relationship to the General Plan / Projected Traffic Impact

and transit services that connect important local and regional amenities. It also meets the goals of the Connecting Bentonville Plan to establish a connected network of low-stress bicycle and pedestrian facilities that provide linkage to important community destinations. Connectivity in Bentonville builds upon the existing networks along with offering a variety of new routing options for bicyclists and pedestrians, increasing mobility for people of all ages and abilities.

Public Comment

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

Analysis / Waivers

The applicant is requesting a waiver from the current street specifications to abide by the previous specifications. Both Engineering and Planning support this waiver.

The first waiver request in the letter for pipe slope has been administratively approved by the City Engineer.

Conclusion

Additional Details



September 24, 2024
City of Bentonville
Engineering Department
305 SW A St.
Bentonville, AR 72712

**RE: TIP Waiver Requests for McCollum Sidepath Phase 2
CEI Project No. 33832**

Dear Ellen:

CEI is requesting two waivers for the McCollum Rd. Sidepath project that connects Phase 1 McCollum side path to the future construction limits of the Tiger Blvd. overpass project.

1. City of Bentonville Stormwater Management and Drainage Manual

❖ **Section III – Flow in Storm Drains and Drainage Appurtenances**

3.4.4 Minimum Grades

- *Storm drains should operate with velocities of flow sufficient to prevent excessive deposition of solid material; otherwise, objectionable clogging may result. The controlling velocity is near the bottom of conduits and considerably less than the mean velocity. Storm drains shall be designed to have a minimum velocity flowing full of 2.5 fps. The minimum slope for standard construction procedures shall be 0.50 percent when possible. Any variance must be approved specifically in writing by the City Engineer.*

- a. We request a waiver of the standard 0.5% minimum slope for the following culverts due to existing grade conditions and narrow right of way project boundary for the side path project. All culverts in the project are above the minimum scour velocity per Table 3.1 of the Drainage Manual Section 3.4.4. Additionally, the hydraulic grade line (HGL) for the 10-year storm event stays within the pipes, and the HGL for the 100-year storm event stays below the ground.

- a. 0.40% slope: 381 LF of 14" x 23" HERCP between ST 2+20 and 5+90
- b. 0.21% slope: 67 LF of 14" x 23" HERCP between ST 5+90 and 6+50
- c. 0.30% slope: 20 LF of 14" x 23" HERCP perpendicular to ST 5+90

2. City of Bentonville Street Specs

- ❖ CEI requests a waiver to adhering to the 2024 City of Bentonville Street Specifications, adopted by the City on May 14, 2024 due to the project design being completed prior to the adoption of the 2024 City of Bentonville Street Specifications. The project design plans submitted on April 29, 2024 for the pre-application meeting with the City on May 8th, 2024, prior to the adoption of the new street specifications. Therefore, the design plans submitted for permitting on May 20th, 2024 adhered to the City of Bentonville Street Specifications in place prior to May 14th with exception to the listed in Item 1.

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.

A handwritten signature in black ink, appearing to read "Chris Randall". The signature is fluid and cursive, with the first name "Chris" and last name "Randall" clearly distinguishable.

Chris Randall, P.E.
Project Engineer – Parks and Trails Department

SITE DEVELOPMENT PLANS

MCCOLLUM SIDEPATH PHASE 2

CITY OF BENTONVILLE

MCCOLLUM DRIVE

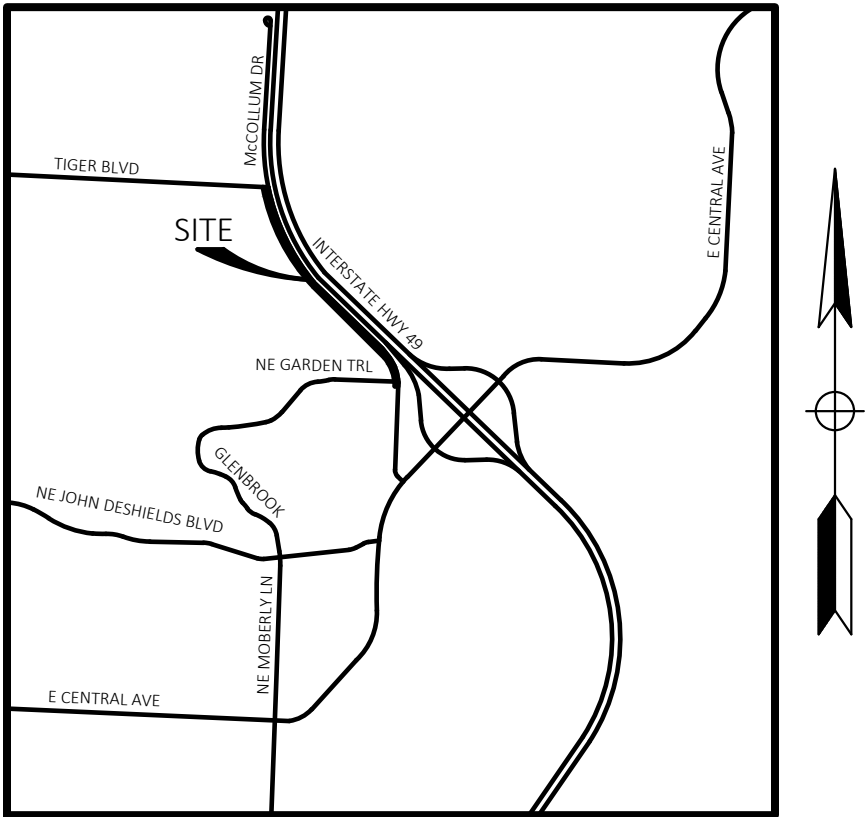
BENTONVILLE, AR

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.
2600 NE 11TH ST. SUITE 300
BENTONVILLE, AR 72712
(479) 273-9472
- CEI ENGINEERING AND ITS ASSOCIATES WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE SURVEY OR FOR DESIGN ERRORS OR OMISSIONS RESULTING FROM SURVEY INACCURACIES.
- 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. 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:

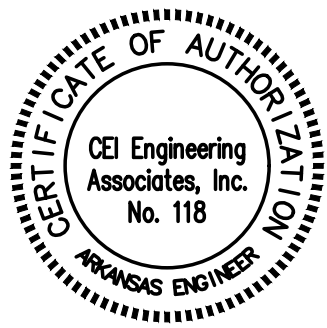
NAME: CARTER SMITH
EMAIL: CARTERSMITH@CEIENG.COM
PHONE: (479) 273-9472

CLIENT CONTACT:

NAME: DAVID WRIGHT
EMAIL: DWRIGHT@BENTONVILLEAR.COM
PHONE: (479) 464-7275



Know what's below.
Call before you dig.



APPROVED WAIVERS:

- CITY OF BENTONVILLE STORMWATER MANAGEMENT AND DRAINAGE MANUAL SECTION III 3.4.4 MINIMUM GRADES
- CITY OF BENTONVILLE STREET SPECIFICATIONS

PLAN INDEX:

C0	COVER SHEET	C2.1	STORM PLAN & PROFILE 2
C0.1	GENERAL NOTES	C3.0	EROSION CONTROL 1
C1.0	OVERALL SIDE PATH	C3.1	EROSION CONTROL 2
C1.1	PLAN & PROFILE 1	C3.2	EROSION CONTROL 3
C1.2	PLAN & PROFILE 2	C3.4	EROSION CONTROL NOTES
C1.3	PLAN & PROFILE 3	C4.0	DETAILS 1
C1.4	PLAN & PROFILE 4	C4.1	DETAILS 2
C1.5	PLAN & PROFILE 5		
C2.0	STORM PLAN & PROFILE 1		

ASSOCIATED PLANS:

BWU DETAILS 1	BWU DETAILS 6
BWU DETAILS 2	BWU DETAILS 7
BWU DETAILS 3	BEUD DETAILS 1
BWU DETAILS 4	BEUD DETAILS 2
BWU DETAILS 5	BEUD DETAILS 3

RESOURCE LIST:

PLANNING TYLER OVERSTREET CITY OF BENTONVILLE 305 SW A STREET BENTONVILLE, AR 72712 PHONE#: (479) 271-3122	WATER DEPT. BEAU THOMPSON CITY OF BENTONVILLE 3200 SW MUNICIPAL DRIVE BENTONVILLE, AR 72712 PHONE#: (479) 271-3140 BTHOMPSON@BENTONVILLEAR.COM	COX COMMUNICATIONS KIP SMITH 4901 S. 48TH STREET SPRINGDALE, AR 72762 PHONE #: (479) 717-3796 KIP.SMITH@COX.COM
CITY ENGINEER ELLEN NORVELL CITY OF BENTONVILLE 3200 SW MUNICIPAL DRIVE BENTONVILLE, AR 72712 PHONE#: (479) 271-5993	STORM WATER ALISON WEST CITY OF BENTONVILLE 3200 SW MUNICIPAL DRIVE BENTONVILLE, AR 72712 PHONE#: 479-271-3168 AWEST@BENTONVILLEAR.COM	CARROLL ELECTRIC DEREK THURMAN PO BOX 329 BENTONVILLE, AR 72712 PHONE#: (479) 640-6105 DTHRUMAN@CARROLLECC.COM
STREET DEPT. TONY DAVIS CITY OF BENTONVILLE 3200 SW MUNICIPAL DRIVE BENTONVILLE, AR 72712 PHONE#: (479) 271-3130	BENTONVILLE ELECTRIC CHARLIE BARNES 3200 SW MUNICIPAL DRIVE BENTONVILLE, AR 72712 PHONE#: (479) 271-3159	TELEPHONE AT&T BRENT BALDWIN 1133 E. HAROLD STREET FAYETTEVILLE, AR 72703 PHONE #: (479) 200-9022 886585@ATT.COM
FIRE DEPT. BRAD ARNOLD, FIRE CHIEF CITY OF BENTONVILLE 800 SW A STREET BENTONVILLE, AR 72712 PHONE#: (479) 271-3108	ARKANSAS DEPARTMENT OF HEALTH ADAM PARKER 4815 W. MARKHAM, SLOT #37 LITTLE ROCK, AR 72705 PHONE: 501-661-2662 FAX #: 501-280-4734	NATURAL GAS BLACK HILLS ENERGY JOSH KNIGHT 1301 FEDERAL WAY, PO BOX 2129 LOWELL, AR 72745 PHONE#: (479) 333-7005 JOSHUA.KNIGHT@BLACKHILLSCORP.COM
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	

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: 05007C0095K
MAP REVISED: 6/5/2012



CEI ENGINEERING ASSOCIATES, INC.
2600 NE 11TH ST, SUITE 300
BENTONVILLE, AR 72712
PHONE: (479) 273-9472
FAX: (479) 273-0844

90% PRELIMINARY
NOT FOR
CONSTRUCTION

MCCOLLUM SIDEPATH PHASE 2
CITY OF BENTONVILLE
MCCOLLUM DRIVE
BENTONVILLE, AR



PROFESSIONAL OF RECORD	CWR
PROJECT MANAGER	RCS
DESIGNER	RCW
CEI PROJECT NUMBER	33832
DATE	9/25/2024
REVISION	REV-4

COVER SHEET

SHEET TITLE
SHEET NUMBER

C0

DRAWING LOCATION: P:\3200\32822\0\DRAWINGS\DESIGN\WORKING\32822-PROJ.DWG - SAVED BY: KCUJFER

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. PROWAG IS TO BE USED FOR ADA GUIDELINES.
- M. BRIDGE, ABUTMENT, & RETAINING WALLS OVER 4' HIGH ARE TO BE CERTIFIED & DESIGNED BY A STRUCTURAL ENGINEER.
- N. 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.
- O. ALL SIGNAGE IMPACTED BY CONSTRUCTION SHALL BE RESTORED TO ORIGINAL CONDITION TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION.
- P. 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.
- G. CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.
- H. BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN.
- I. ELECTRIC FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION OF BEUD SPECIFICATIONS . CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THIS DOCUMENT.

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 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 DENUDEED 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 CONTRONR 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
ESMT	EXISTING	STA	STATION
EXT.	EXTENSION	SEC.	SECTION
FES	FLARED END SECTION	T	TANGENT DISTANCE
FFE	FINISH FLOOR ELEVATION	TB	TOP OF BANK
FL	FLOW LINE	TEL	TELEPHONE
GA	GAUGE	TW	TOP OF WALL
gpm	GALLONS PER MINUTE	(TYP)	TYPICAL
HORZ.	HORIZONTAL	VERT.	VERTICAL
HWY	HIGHWAY	SCH	SCHEDULE
IN	INCH	SDR	STANDARD DIMENSION RATIO
INST.	INSTRUMENT	S.E.	SUPER ELEVATE
INV	INVERT	SF	SQUARE FOOT
K	RATE OF CURVATURE	SS	SANITARY SEWER
L	ARC LENGTH	VC	VERTICAL CURVE
LBS	POUNDS	W/	WITH
LF	LINEAR FEET	Δ	DELTA ANGLE
LP	LOW POINT	U.E.	UTILITY EASEMENT



CEI ENGINEERING ASSOCIATES, INC.
2600 NE 11TH ST, SUITE 300
BENTONVILLE, AR 72712
PHONE: (479) 273-9472
FAX: (479) 273-0844

90% PRELIMINARY
NOT FOR
CONSTRUCTION

MCCOLLUM SIDEPATH PHASE 2
CITY OF BENTONVILLE
MCCOLLUM DRIVE
BENTONVILLE, AR



PROFESSIONAL OF RECORD	CWR
PROJECT MANAGER	RCS
DESIGNER	RCW
CEI PROJECT NUMBER	33832
DATE	9/25/2024
REVISION	REV-4

GENERAL NOTES

SHEET TITLE
SHEET NUMBER

C0.1

DRAWING LOCATION: P:\32000\32822\0\DRAWINGS\DESIGN\WORKING\32822-PRO.DWG - SAVED BY: KCOLIFER



811

Know what's below.
Call before you dig.

080120160

SCALE IN FEET

NOTE TO CONTRACTOR:
COORDINATE WITH APPROPRIATE
TRAFFIC DIVISION FOR RELOCATION
OF ANY ROAD SIGNAGE.

CEI

Solutions for
Land and Life

CEI ENGINEERING ASSOCIATES, INC.
2600 NE 11TH ST, SUITE 300
BENTONVILLE, AR 72712
PHONE: (479) 273-9472
FAX: (479) 273-0844

90% PRELIMINARY
NOT FOR
CONSTRUCTION

MCCOLLUM SIDEPATH PHASE 2
CITY OF BENTONVILLE
MCCOLLUM DRIVE
BENTONVILLE, AR

STATE OF
ARKANSAS

LICENSED
PROFESSIONAL
ENGINEER

No. 18334
CHRIS W. RANDAL
9/25/2024

PROFESSIONAL OF RECORD	CWR
PROJECT MANAGER	RCS
DESIGNER	RCW
CEI PROJECT NUMBER	33832
DATE	9/25/2024
REVISION	REV-4

OVERALL SIDE PATH

SHEET TITLE

SHEET NUMBER

C1.0



Parachuting Penguins

801 Southeast 22nd Street

PC Date: 10/15/2024

Staff Report Details

Project Number	LSD23-0013
Applicant / Current Owner	PENGUIN ENTERPRISES INC
Site Area	+/- 0.97 Acres
Current Zoning	C-2, General Commercial
Requested Zoning	N/A
Current Future Land Use Map Designation	Office
Requested Future Land Use Map Designation	N/A
Development Type / Use	Office/Warehouse
Related projects	

Property Description

This property is located at 801 Southeast 22nd Street. It is currently zoned C-2, General Commercial with a Future Land Use Classification of Office. This property presently under construction.

Project Details

This project is a large-scale development that consists of a single structure that will serve as office and warehouse space for Parachuting Penguins.

Relationship to the General Plan / Projected Traffic Impact

Public Comment

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

Analysis / Waivers

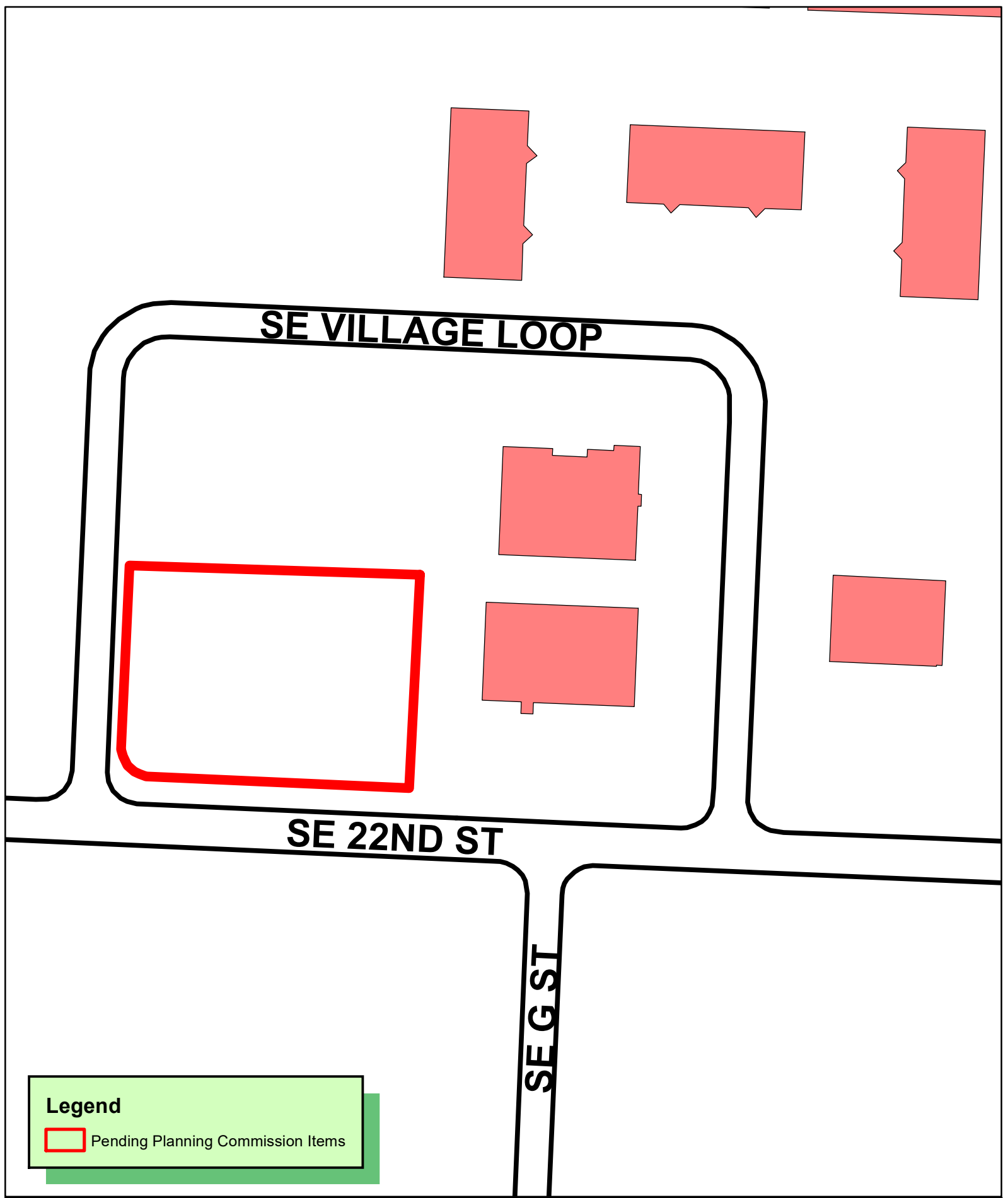
The applicant is requesting a waiver from the requirement to mill and overlay the existing asphalt along Southeast 22nd Street and Southeast Village Loop. The applicant states that the street section is in good condition with very few cracks. The applicant states that waiving this requirement would help maintain the street structure and integrity.

The engineering department has made the comment that the street is 4 years from its 20-year design life, while also noting large cracks both down the centerline and horizontally are present. Please refer to the included pictures.

Conclusion

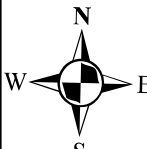
The engineering department staff does not support this waiver.

Additional Details



Legend

 Pending Planning Commission Items

 1 inch = 100 feet

LSD23-0013
LARGE SCALE DEVELOPMENT
PARACHUTING PENGUINS
801 SE 22ND ST



Parachuting Penguins Street Improvement Waiver request

Jon Stanley
Planning department

Due to the existing condition of SE 22nd Street & SE Village Loop, we are requesting to waive Section 500.12 of Street Design and Technical Criteria that states that the improvements shall occur on all streets adjacent to the development. Please see the explanation letter as well as the exhibit showing the current conditions of said streets.

September 24, 2024

Location: SE 22nd Street & SE Village Loop
Re: LSD23-0013

A mill and overlay of the road may not be necessary for several compelling reasons. First, the existing road has a solid surface that remains in very good condition, with very few cracks. This indicates effective maintenance and minimal wear over time.

Moreover, the road maintains the same shape as the entire existing roadway, demonstrating that it has preserved its original profile and alignment. This uniformity is crucial for safe drainage and contributes to a smooth driving experience for motorists.

Finally, the road is structurally sound, meaning that the underlying layers are intact and capable of supporting traffic loads without compromising safety or performance. Considering these factors, a mill and overlay may not be warranted at this time, allowing for the conservation of resources while ensuring the roadway's integrity is upheld.











BASIS OF BEARING:
GPS OBSERVATION - AR NORTH ZONE
(NAD83 [HARN] HORIZONTAL DATUM)

BASIS OF ELEVATION:
CITY GPS MONUMENT #60
NAVD 88 VERT DATUM

SURVEYOR NOTE:
THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES AND MAPS PROVIDED BY THE INDIVIDUAL UTILITY COMPANIES. ALL UTILITY LINES APPEARING ON THIS PLAN, 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 PLAN.
*AS OF 12/8/21, WE HAVE NOT CONTACTED 1-CALL TO LOCATE ANY UTILITIES ON SITE.

FLOOD CERTIFICATION:
NO 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 06/05/2012)

BUILDING SETBACKS:
FRONT 50'H WITH PARKING IN FRONT
FRONT 20'H WITH NO PARKING IN FRONT
SIDE 07'H ADJACENT TO NON-RESIDENTIAL DISTRICT
SIDE 15'H ADJACENT TO RESIDENTIAL DISTRICT
REAR 20'H ADJACENT TO NON-RESIDENTIAL DISTRICT
REAR 25'H ADJACENT TO RESIDENTIAL DISTRICT

PARKING TABLE:

501.06.F OFF-STREET PARKING STANDARDS

BUSINESS & PROFESSIONAL OFFICE (1 SPACE PER 300 SQ. FT. OF NET FLOOR AREA)
TOTAL SQ. FT. OFFICE: 1777
PARKING SPACES REQUIRED: 6

MANUFACTURING, PROCESSING AND WHOLESALE (1 SPACE PER 600 SQ. FT. OF NET FLOOR AREA)
TOTAL SQ. FT. MANUFACTURING: 4704
PARKING SPACES REQUIRED: 9

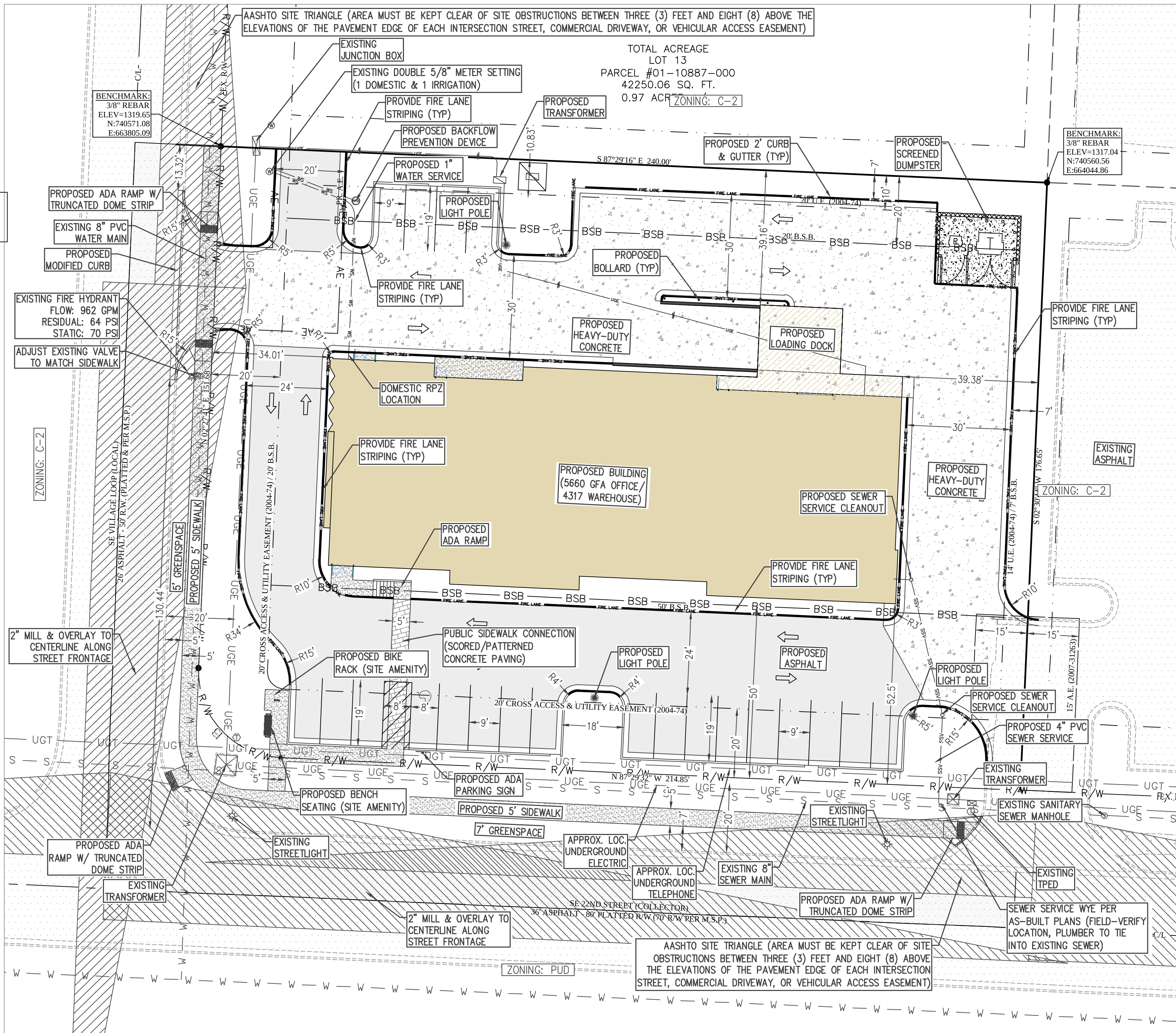
WAREHOUSE & STORAGE (5 SPACES PLUS 1 SPACE PER 2,000 SQ. FT. OF NET FLOOR AREA UP TO 50,000 SQ. FT.)
TOTAL SQ. FT. WAREHOUSE: 3455
PARKING SPACES REQUIRED: 7

TOTAL PARKING SPACES REQUIRED: 22
TOTAL STANDARD SPACES PROVIDED: 20
TOTAL ADA SPACES REQUIRED/PROVIDED: 1

AIRPORT SAFETY ZONE NOTE:

THIS PROJECT IS WITHIN AIRPORT SAFETY ZONE C (3) - OUTER SAFETY ZONE (OSZ).
SITE COMPLIES WITH ALL REQUIREMENTS OF SAFETY ZONE.

PROPOSED	LEGEND	EXISTING	DESCRIPTION
AE	AE		ACCESS EASEMENT
			ASPHALT (EDGE)
			ASPHALT (SURFACE)
			BOLLARD
		BSL	BUILDING SETBACK LINE
			CABLE TV (UNDERGROUND)
			CENTERLINE
			CONCRETE (EDGE)
			CONCRETE (SURFACE)
			CONDUIT
			CONTOURS
			CURB & GUTTER
			DRAINAGE FLOW
			DUMPSTER
UE	UE		UTILITY EASEMENT
			ELECTRICAL (UNDERGROUND)
			ELECTRICAL (OVERHEAD)
			ELECT. TRANSFORMER
			EROSION CONTROL FENCE
			EROSION CONTROL RIP-RAP
			FENCE (EX. WIRE/PR. SCREENING)
			FIBER OPTIC CABLE
			FIRE HYDRANT ASSEMBLY
			FLOWLINE
			FORCE MAIN
			GAS MAIN
			GAS METER/VALVE
			GRAVEL (EDGE)
			GRAVEL (SURFACE)
			IRON PIN - (RE-BAR)
			LIGHT
			POND
			POWER POLE
			PROPERTY LINE
			RETAINING WALL
			RIGHT-OF-WAY
R/W			SANITARY SEWER MANHOLE
SS-8			SANITARY SEWER PIPE
SSV			SANITARY SEWER SERVICE
			SECTION/TIE LINE
			SIDEWALK
			SIGN
			SPOT ELEVATION
			STABILIZED CONSTRUCTION ENT.
			STORM SEWER INLET
			STORM SEWER PIPE
			STRIPE (PAINTED OR STICKY)
			TELEPHONE PED/MANHOLE
			TELEPHONE (UNDERGROUND)
			TREE LINE CANOPY
			TREE/TREE TO BE REMOVED
			WATER MAIN BLOWOFF VALVE
			WATER MAIN FIRE DEPT. CONN.
			WATER MAIN PIPE
			WATER MAIN REDUCER
			WATER MAIN THRUST BLOCK
			WATER METER
			WATER METER (IRRIGATION)
			WATER VALVE



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
CT	25.00'	19.26'	35.35'	N 42°30'57\"/>	89°59'04\"/>

ADJACENT LAND OWNERS:

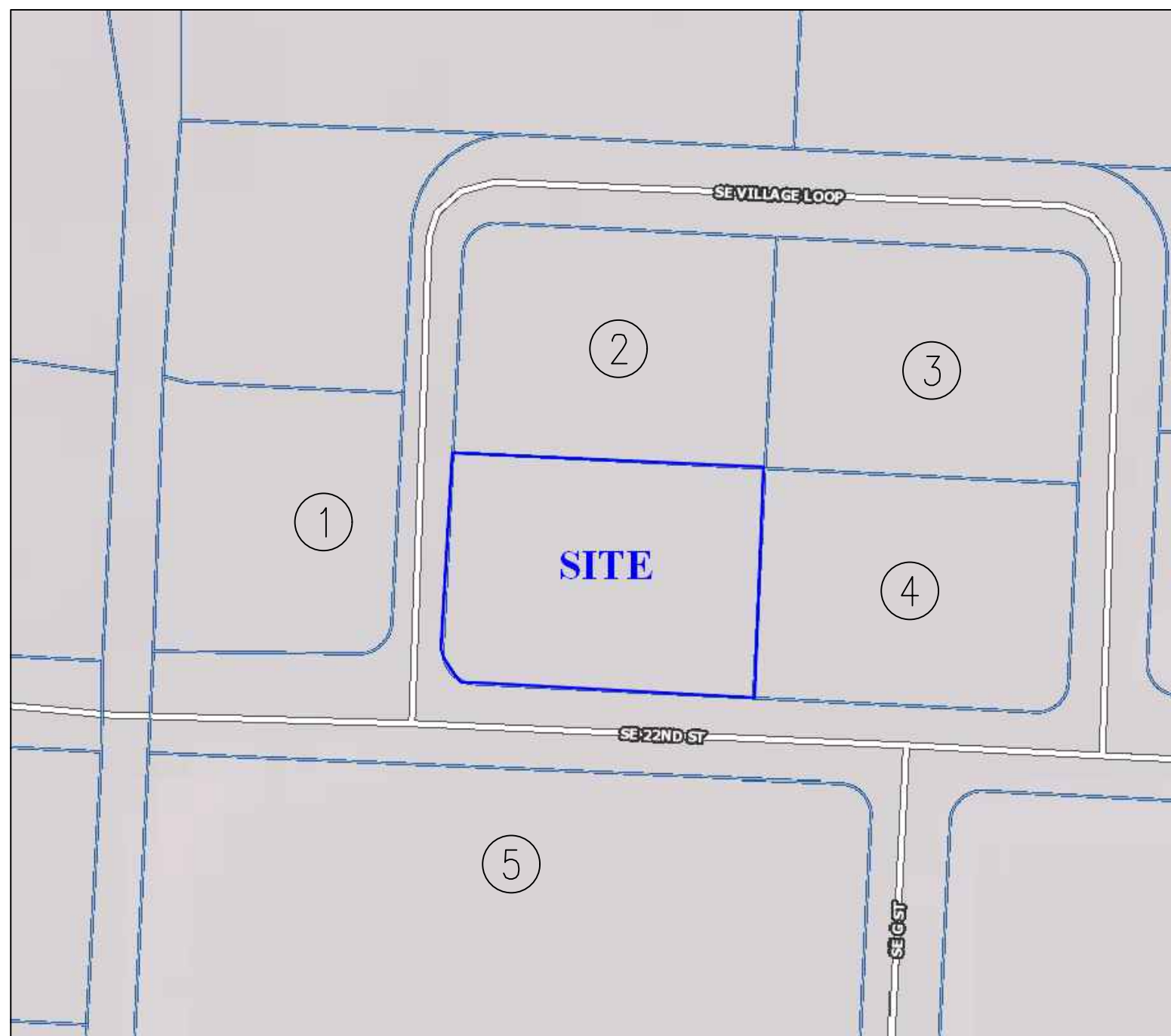
1) COTTONWOOD DEVELOPMENT CO LLC
4204 S PINNACLE HILLS PKWY
STE 102
ROGERS AR 72758-6027
PARCEL #01-10886-000
ZONED: C-2

2) COTTONWOOD DEVELOPMENT CO LLC
4204 S PINNACLE HILLS PKWY
STE 102
ROGERS AR 72758-6027
PARCEL #01-10884-000
ZONED: C-2

3) R & C REAL ESTATE LLC
740 FONTANA STREET
CENTERTON AR 72719
PARCEL #01-13251-004
ZONED: C-2

4) GRACE HILLS CHURCH
3511 SE J ST STE 9 BOX 330
BENTONVILLE AR 72712-5489
PARCEL #01-10888-000
ZONED: C-2

5) CROSSLAND HOLDING CO LLC
PO BOX 45
COLUMBUS KS 66725
PARCEL #01-10899-000
ZONED: PUD



PARKING LOT LANDSCAPE AREA REQUIREMENTS:

SEC. 1400.08 - INTERIOR PARKING LOT LANDSCAPING REQUIRED
(DEVELOPER WILL PROVIDE 8% OF IMPERVIOUS MATERIAL, AND AT LEAST 80% WILL BE LIVING MATERIAL FOR PARKING ISLANDS).

TOTAL AREA OF NORTH PARKING LOT: 2137 SQ. FT.
LANDSCAPING AREA REQUIRED: 8.0% (171 SQ. FT.)
LANDSCAPING AREA PROVIDED: 13.8% (295 SQ. FT.)

TOTAL AREA OF SOUTH PARKING LOT: 8869 SQ. FT.
LANDSCAPING AREA REQUIRED: 8.0% (701 SQ. FT.)
LANDSCAPING AREA PROVIDED: 13.0% (1155 SQ. FT.)

SITE COVERAGE NOTE - C-2 ZONING

	SQUARE FEET	PERCENTAGE
GFA OF BUILDING	10897	26%
ADDITIONAL IMPERMEABLE SURFACE	24590	58%
PERMEABLE SURFACE	6501	15%
TOTAL SQUARE FEET	42250	100%



SITE AND UTILITY NOTES:

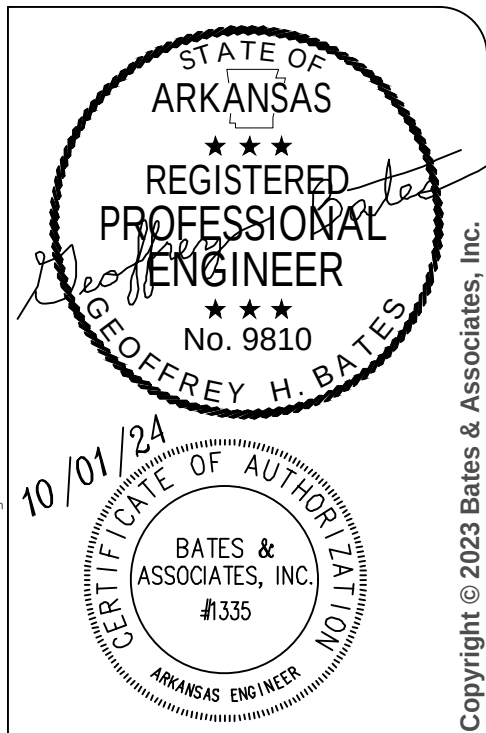
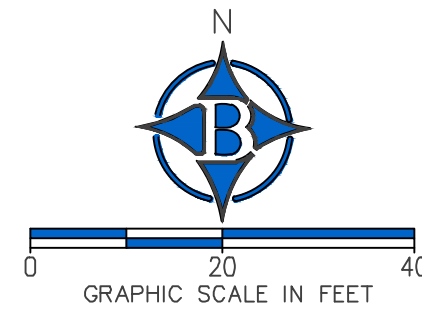
- THE CITY REQUIRES CUT-OFF OR B-U-G LIGHTING FIXTURES. ANY NEW PARKING LOT LIGHTING OR LIGHTING ATTACHED TO THE STRUCTURE MUST BE A CUT-OFF OR B-U-G LIGHTING FIXTURE.
- ALL MECHANICAL EQUIPMENT (ROOF AND GROUND-MOUNTED) SHALL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING.
- ALL EXISTING UTILITIES BELOW 12KV SHALL BE RELOCATED UNDERGROUND. ALL INSTALL UTILITIES SHALL BE LOCATED UNDERGROUND.
- ALL CONDUITS PLACED BY CONTRACTOR MUST HAVE 48" OF COVER AT FINAL GRADE AND MARKED WITH POST TO IDENTIFY THE END OF CONDUITS. THERE MUST BE A MINIMUM SEPARATION OF 12" BETWEEN CONDUITS FOR ELECTRIC AND CONDUITS FOR OTHER UTILITIES.
- DAMAGE TO OR RELOCATION OF EXISTING UTILITIES SHALL BE AT THE DEVELOPERS EXPENSE.
- TREES MUST BE LOCATED 5' FROM PUBLIC UTILITIES.
- THIS LARGE SCALE DEVELOPMENT WILL REQUIRE RP TYPE BACKFLOW PREVENTER ON ALL DOMESTIC WATER SERVICES. IRRIGATION SERVICE CONNECTIONS SHALL ALSO BE PROTECTED BY AN RP TYPE BACKFLOW PREVENTER.
- ALL WATER SERVICES WILL REQUIRE RP-TYPE BACKFLOW PREVENTERS
- BACKFLOW PREVENTION DEVICE FOR WATER SERVICE WILL BE INSIDE BUILDING.
- ALL SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
- ALL TRENCHING AND BEDDINGS SHALL BE IN ACCORDANCE WITH BENTONVILLE 'TYPICAL BEDDING DETAIL AND BACKFILL DETAIL', UNLESS OTHERWISE NOTED ON DRAWING.
- ANY CHANGES TO THE ELECTRIC FEED OR SERVICE SIZE AFTER THE PRECON COULD RESULT IN A DELAY OF THE DEVELOPMENT RECEIVING POWER AND A CHARGE TO THE DEVELOPER FOR THE CHANGE.
- CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.
- BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN.
- ELECTRIC FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION OF THE ELECTRIC SPECIFICATIONS FOUND ON THE WEBSITE. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THIS DOCUMENT.
- SIGN LOCATION, IF ANY, IS NOT KNOWN AT THIS TIME. IF SIGN IS INSTALLED IT SHALL CONFORM WITH WILL NOT OBSTRUCT SIGHT DISTANCE OR BE WITHIN 25' SIGHT TRIANGLE.
- ALL PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT
- IT IS THE ENGINEER'S RESPONSIBILITY TO ENSURE THAT BEUD HAS THE LATEST SITE PLAN FOR DESIGN. ANY CHANGES AFTER ANY SUBMITTAL SHOULD BE CONVEYED TO BEUD IMMEDIATELY.
- THE DUMPSTER ENCLOSURE SHALL BE CONSTRUCTED WITH SIMILAR MATERIALS AS THE BUILDING.
- OWNER REQUIRED TO PAY FOR LIGHTS PRIOR TO REQUESTING PRECON.
- 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.

SITE AMENITIES (2 REQUIRED):

- PATIO SEATING AREA
- BIKE RACK

GENERAL ELECTRIC UTILITY NOTES:

- CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.
- BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN
- ELECTRIC FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION OF THE ELECTRIC SPECIFICATIONS FOUND ON THE WEBSITE. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THIS DOCUMENT.
- ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) WILL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING



DATE	REVISIONS
09/28/22	PRE-DESIGN PLAN PREPARATION
03/10/23	PRE-APPLICATION SUBMITTAL
03/13/23	1ST SUBMITTAL
05/15/23	2ND SUBMITTAL - REVISIONS PER 5/10/23 STAFF REVIEW
06/07/23	3RD SUBMITTAL - REVISIONS PER 5/22/23 STAFF REVIEW
02/01/24	REVISION TO SIDEWALK
10/01/24	REVISION TO DUMPSTER

PARACHUTING PENGUINS LARGE SCALE DEVELOPMENT PLANS SITE & UTILITY PLAN BENTONVILLE, ARKANSAS



7230 S. Pleasant Ridge Dr. Fayetteville, Arkansas 72704 - 479.442.9350 - Fax 479.521.9350

PROJECT NO. 22-180

DRAWING NO.

02A

LSD23-0013



The Benton Multi-Family

Southwest Parnell Drive

PC Date: 10/15/2024

Staff Report Details

Project Number	LSD24-0031
Applicant / Current Owner	Courtney Austin / Bedrock SW Parnell, LLC
Site Area	+/- 39.94 Acres
Current Zoning	Planned Residential Development (PRD)
Requested Zoning	N/A
Current Future Land Use Map Designation	R-E, Residential Estate
Requested Future Land Use Map Designation	N/A
Development Type / Use	Multi-Family
Related projects	PRD22-0004

Property Description

The subject property is located on Southwest Parnell Drive, Parcel ID: 01-00824-010. It is presently zoned PRD, Planned Residential Development with a future land use designation of Residential Estate. Surrounding zoning districts include PRD, Planned Residential Development to the south; A-1, Agriculture to the west and northeast; R-1, Low Density Single Family Residential to the north; R-2, Medium Density Two Family and Townhome Residential to the south; and R-4, High Density Multifamily Residential to the southeast. The property has direct access to Southwest Parnell Drive.

Project Details

The applicant is proposing a multi-family development consisting of a three-story structure making up 204 units. There are 8 multi-family buildings in total with another building serving as the clubhouse. The development meets the minimum parking requirements providing 319 parking stalls including 10 ADA Stalls and 61 canopy parking stalls. The units are articulated both at the unit level and along the entire façade. The grading and drainage for the building meets the requirements of the Land Development Code.

Relationship to the General Plan / Projected Traffic Impact

Relationship to the General Plan / Projected Traffic Impact

As this property redevelops from a vacant tract to a multi-family development, traffic will increase. The connected street network will help to disperse the traffic out to Southwest Parnell Drive and Southwest I Street. This development is in Priority Area 2 Infill Development of the Bentonville Community Plan, which supports the development of vacant properties served by infrastructure within the context of existing development. The proposed development is in alignment with the community plan.

Public Comment

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

Analysis / Waivers

Waiver 1: A waiver from Section 1400.08 Interior Parking Lot Landscaping Required to have fewer tree plantings in the interior parking islands than the required minimum.

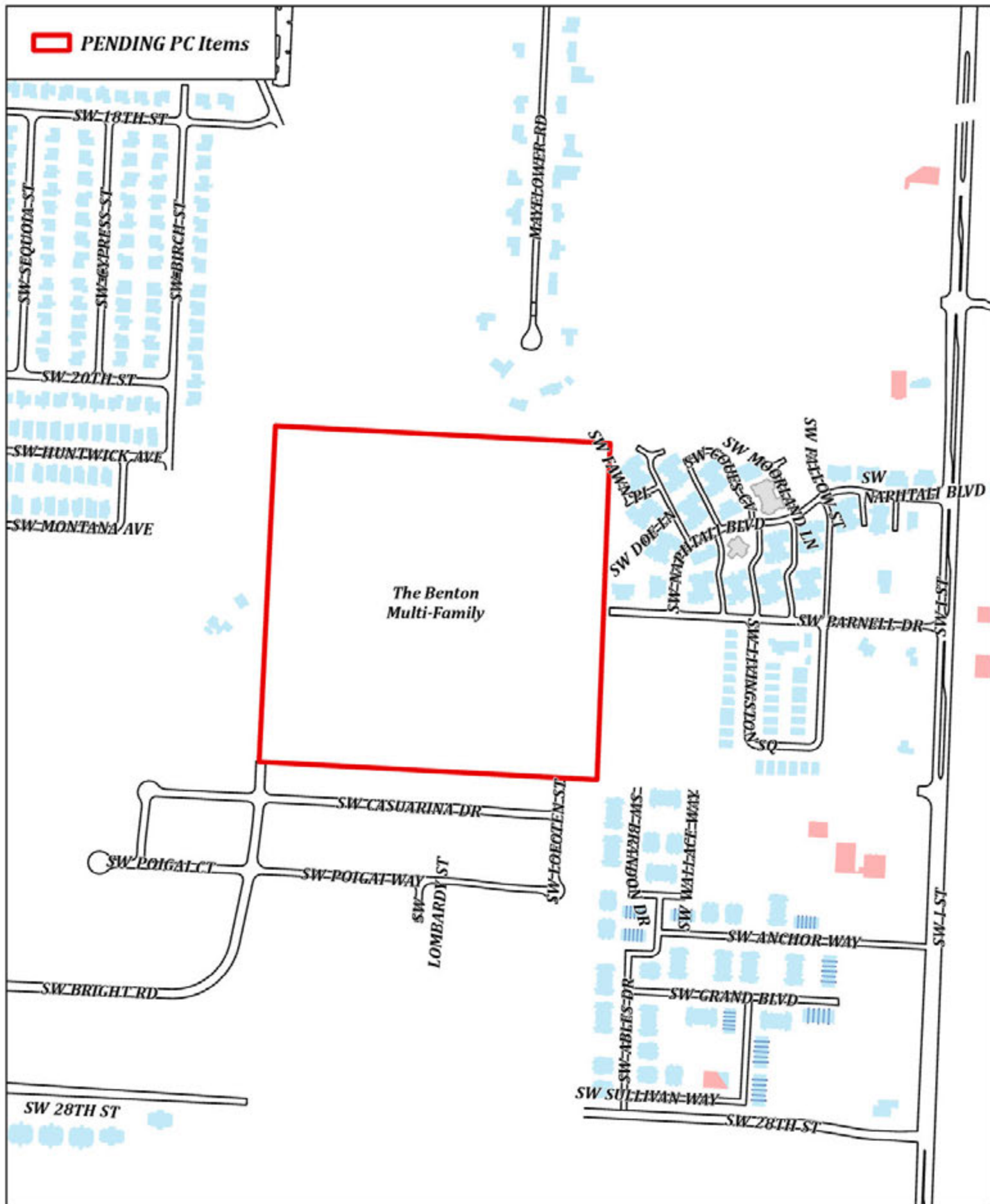
Although the proposed site has less than the required number of tree plantings in the interior parking islands and street trees, the trees will be placed elsewhere on the site. The development will have 33 total parking lot trees and 15 total street trees. Additionally, the development is providing 1.32 acres of open space for recreational use. The proposed development has the required number of parking spaces, as well as the required site amenities with recreational open space, a pool, and a clubhouse.

Conclusion

The proposed large-scale development meets the minimum requirements of the Land Development Code and Zoning Code and aligns with the Bentonville Community Plan. Staff recommends approval of this large-scale.

Additional Details

 PENDING PC Items



LSD24-0031
The Benton Multi-Family
Large Scale Development





SITE INFORMATION: (PHASE 1)

40 UNIT BUILDING A
36 BEDROOMS
3 STORY
30'-4" AT EAVE

24 UNIT BUILDING B
48 BEDROOMS
3 STORY
30'-4" AT EAVE

24 UNIT BUILDING C
48 BEDROOMS
3 STORY
30'-4" AT EAVE

CLUBHOUSE

PARKING CANOPY

 SITE NOTES

1. THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, GABION WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS ONLY.
2. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY/STATE/FEDERAL REGULATIONS AND CODES AND OSHA STANDARDS.
3. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS.
4. ALL CURB DIMENSIONS AND RADII ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
5. ALL PAVEMENT MARKING DIMENSIONS FACE OF CURB UNLESS OTHERWISE NOTED.
6. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
7. ALL CURB/SIDEWALK/HANDICAP RAMP DESIGNS SHALL CONFORM TO ADA STANDARDS OR LOCAL RESTRICTIVE CODES, WHICHEVER IS MORE RESTRICTIVE.
8. CONTRACTOR SHALL ENSURE ALL NECESSARY PERMITS ARE OBTAINED PRIOR TO CONSTRUCTION START.
9. CONTRACTOR SHALL MATCH NEW CURB AND GUTTER, CONCRETE, AND PAVEMENT TO EXISTING IN GRADE AND ALIGNMENT.
10. CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM THE SITE.
11. ALL PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
12. ALL PROPOSED FENCING WILL REQUIRE A SEPARATE PERMIT.
13. THE CITY REQUIRES CUT – OFF OR B-U-G LIGHTING FIXTURES. ANY NEW PARKING LOT LIGHTING OR LIGHTING ATTACHED TO THE STRUCTURE MUST BE A CUT – OFF OR B-U-G LIGHTING FIXTURE.
A. SUBMIT A LIGHTING CUT – SHEET. IT MUST SHOW THE TYPE OF LIGHT FIXTURE AND STATE THAT IT IS CUT – OFF OR B-U-G AND HAVE A U-RATING OF 0. B. IF NO NEW LIGHTING IS PROPOSED MAKE A NOTE ON THE SITE PLAN AND STATES THAT ANY NEW LIGHTING WILL REQUIRE THAT IT BE CUT – OFF OR B-U-G (WITH A U RATING OF 0) AND APPROVED BY THE PLANNING DEPARTMENT.
14. ALL GATE AND SIMILAR SECURITY AND ACCESS FEATURES DESIGN BY OTHERS.
15. DUMPSTER ENCLOSURE WITH SIDE ACCESSIBLE ENTRANCE DESIGN BY ARCHITECT.
16. ALL MECHANICAL EQUIPMENT (ROOF AND GROUND) MUST BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS BUILDINGS.
17. ENTRANCE GATES COMPLIANT WITH CITY CODES.



INDICATES ACCESSIBLE ROUTE.

THE AREAS ON THIS SHEET INDICATED BY THIS HATCH PATTERN ARE CONSIDERED AN ACCESSIBLE ROUTE AND SHALL MEET THE LATEST EDITIONS AND GUIDELINES PROVIDED BY THE FAIR HOUSING ACT (FHA) AND/OR THE AMERICANS WITH DISABILITIES ACT (ADA). IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONSTRUCT THE ACCESSIBLE ROUTES PER THESE PLANS AND THE FHA/ADA GUIDELINES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCY IN THE DETAILS AND GRADES PROVIDED ON THE GRADING PLAN PRIOR TO PLACING ANY CONCRETE.

THE MAXIMUM CROSS SLOPE SHALL NOT EXCEED 2% FOR ANY ACCESSIBLE ROUTE. THE MAXIMUM RUNNING SLOPE SHALL NOT EXCEED 5% FOR AN ACCESSIBLE ROUTE UNLESS A RAMP IS PROVIDED THAT MEETS THE REQUIREMENTS OF AN ACCESSIBLE ROUTE (SEE DETAILS).

THE MAXIMUM SLOPE OF AN ACCESSIBLE PARKING STALL NOT EXCEED 2% IN ANY DIRECTION.

HANDICAP PARKING DETAILS FOR SIDEWALKS, CROSSWALKS, RAMPS, HANDRAILS, AND HANDICAP PARKING STALLS ARE PROVIDED ON SHEETS C-XXX.

NEITHER THE OWNER NOR THE ENGINEER WILL MAKE EXHAUSTIVE CHECKS OF THE CONTRACTOR'S WORK ON THE ACCESSIBLE ROUTES. RATHER, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONSTRUCT THE ACCESSIBLE ROUTES PER THE PLANS AND DETAILS TO ENSURE COMPLIANCE WITH THE FHA/ADA.

IN ORDER TO ENFORCE, THE CONTRACTOR SHALL REMOVE AND REPLACE ANY SECTIONS OF AN ACCESSIBLE ROUTE THAT EXCEED THE MAXIMUM GRADES. THIS SHALL BE STRICTLY ENFORCED.

CRAFTON TULL CANNOT CERTIFY THE SITE AS COMPLETE IN ORDER TO OBTAIN THE CERTIFICATE OF OCCUPANCY UNTIL ALL DISTURBED AREAS RELATED TO THE CONSTRUCTION OF THE PROJECT, BOTH ONSITE AND OFFSITE, HAVE BEEN STABILIZED PER THE PLANS AND SPECIFICATIONS AND ALL REQUIREMENTS SPELLED OUT IN PERMITS ISSUED BY THE STATE AND LOCAL AUTHORITIES HAVE BEEN MET.

INSTALLED. THE CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE GENERAL NPDES PERMIT AND THE SWPPP FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.

ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL TO FINAL GRADE. REFER TO THE LANDSCAPE PLAN.

TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC MAP SHALL BE USED BY THE CONTRACTOR. DO NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON PLANS, CONTACT ENGINEER IMMEDIATELY.

THE CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS THROUGHOUT ALL PHASES OF CONSTRUCTION.

CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS.

THE EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH ARCHITECTURAL BUILDING PLANS AND SPECIFICATIONS.

EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.

CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ENSURE A SMOOTH FIT AND CONTINUOUS GRADE.

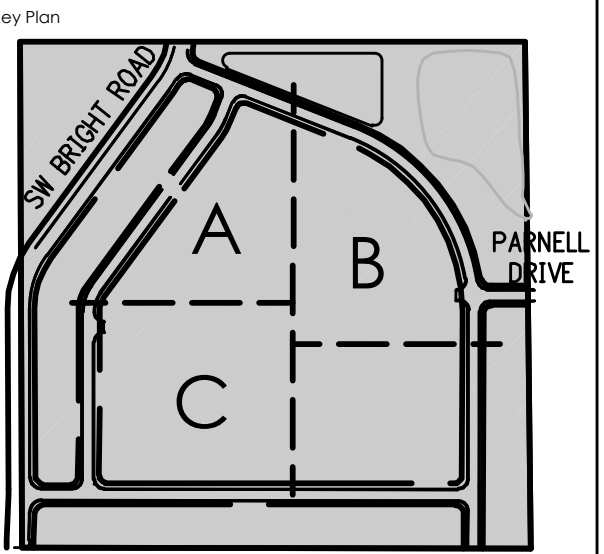
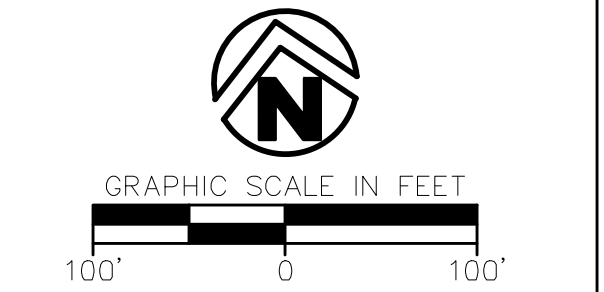
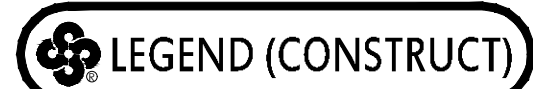
CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVEWAYS, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM THE SITE.

IF WET AREAS ARE ENCOUNTERED ON-SITE THE CONTRACTOR SHALL COORDINATE WITH THE GEOTECHNICAL ENGINEER FOR THE DESIGN AND PLACEMENT OF A FRENCH DRAIN SYSTEM.

CRAFTON, TULL & ASSOCIATES, INC. (CTA) HAS NOT NECESSARILY ESTABLISHED MINIMUM FINISH FLOOR ELEVATION FOR EACH INDIVIDUAL BUILDING OR LOT IN THIS SUBDIVISION. WHEN A MINIMUM BUILDING FLOOR ELEVATION IS NOT ESTABLISHED AND NOTED, THE ULTIMATE RESPONSIBILITY FOR PROPER GRADING OF EACH INDIVIDUAL LOT OR PARCEL SHALL BE WITH THE LOT OWNER.

MINIMUM FINISH FIRST FLOOR ELEVATIONS SHOULD BE AT LEAST 12 INCHES (12") ABOVE THE FINISHED TOP OF STREET CURB ELEVATION ASSOCIATED WITH EACH INDIVIDUAL LOT OR PARCEL OR AS REQUIRED BY LOCAL AND STATE CODES.

FLOW REQUIREMENT TABLE				
	UNITS	AVG. FLOW (G.P.M.)	PEAKING FACTOR	CALC PEAK (G.P.M.)
TOWNHOMES	107	22.29	4.07	90.63
APARTMENTS PHASE 2 & 3	391	65.17	3.87	251.96



This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the property of Crafton, Tull & Associates, Inc., and is not to be used, in whole or in part, for any other project, without the written authorization of Crafton, Tull & Associates, Inc.

PROJECT NO: 23106803
ISSUE DATE: 10/04/24
CONTACT: A. KARR
GC by:
GC Date:

ISSUED FOR
REVIEW

© 2024 Crafton, Tull & Associates, Inc.

LSD24-0031

ARKANSAS
REGISTERED
PROFESSIONAL
ENGINEER
No. 21012
ALI E. KARR



Design & Construction
Integration, LLC

1 Information Way
Suite 300
Little Rock, AR 72202

501-376-0017
www.dci-services.com

Owner Group:
**BEDROCK SW
PARNELL, LLC**

Design Team

Architecture:
**DESIGN AND
CONSTRUCTION
INTEGRATION, LLC**
1 Information Way,
Suite 300
Little Rock, AR 72202

Civil:
CRAFTON TULL
300 N. College
Suite 317
Fayetteville, AR 72701

Landscape:
CRAFTON TULL
300 N. College
Suite 317
Fayetteville, AR 72701

Structural:
**FLEMING
STRUCTURAL**
16 Essay Dr.
Little Rock, AR 72223

Mechanical Electrical
Plumbing:
**Energy Engineering
Consultants Inc**
10 Corporate Hill Dr
Ste 100
Little Rock, AR 72205

PRD
REVISED
ELEVATIONS

THE BENTON
BENTONVILLE, ARKANSAS
Project number: 4123-036
Project Issue Date: 09/25/24



REVISION	No.	Description	Date

ELEVATIONS
BUILDING -
BLDG TYPE A

A-A201
Scale: 3/16" = 1'-0"
Page 324 of 428



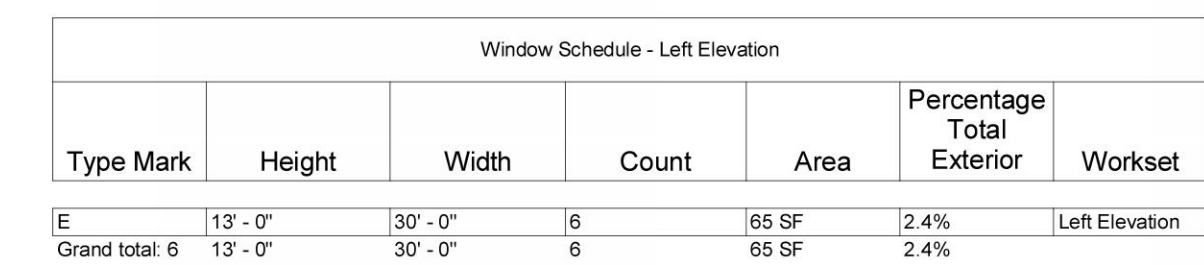
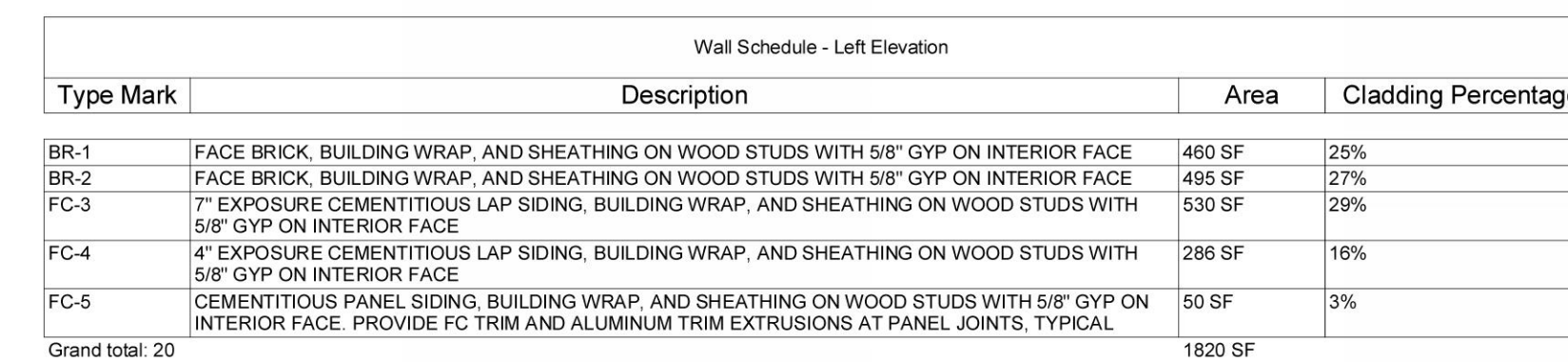
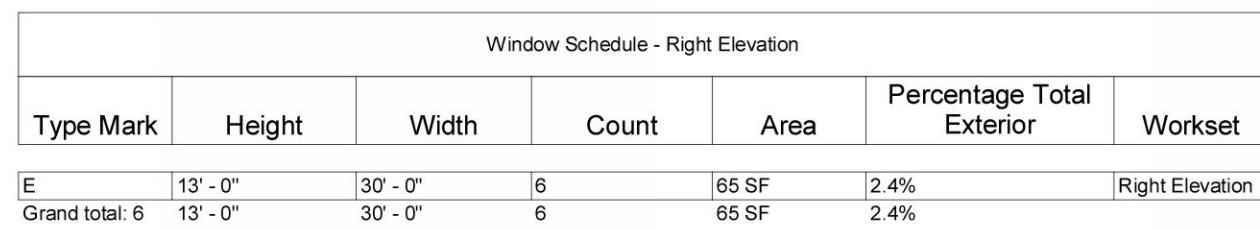
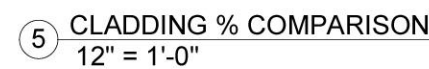
Wall Schedule - Front Elevation			
Type Mark	Description	Area	Cladding Percentage
BR-1	FACE BRICK, BUILDING WRAP, AND SHEATHING ON WOOD STUDS WITH 5/8" GYP ON INTERIOR FACE	1399 SF	28%
BR-2	FACE BRICK, BUILDING WRAP, AND SHEATHING ON WOOD STUDS WITH 5/8" GYP ON INTERIOR FACE	1689 SF	35%
FC-1	CEMENTITIOUS BOARD AND BATTEN SIDING, BUILDING WRAP, AND SHEATHING ON WOOD STUDS WITH 5/8" GYP ON INTERIOR FACE	745 SF	15%
FC-4	4" EXPOSURE CEMENTITIOUS LAP SIDING, BUILDING WRAP, AND SHEATHING ON WOOD STUDS WITH 5/8" GYP ON INTERIOR FACE	581 SF	12%
FC-5	CEMENTITIOUS PANEL SIDING, BUILDING WRAP, AND SHEATHING ON WOOD STUDS WITH 5/8" GYP ON INTERIOR FACE. PROVIDE FC TRIM AND ALUMINUM TRIM EXTRUSIONS AT PANEL JOINTS, TYPICAL	418 SF	9%
FC-5	CEMENTITIOUS PANEL SIDING, BUILDING WRAP, AND SHEATHING ON WOOD STUDS WITH 5/8" GYP ON INTERIOR FACE. PROVIDE FRY REGLET EXTRUSIONS AT PANEL JOINTS, TYPICAL	66 SF	1%
Grand total: 55		4836 SF	

Window Schedule - Front Elevation						
Type Mark	Height	Width	Count	Area	Percentage Total Exterior	Workset
A	90" - 0"	90" - 0"	18	450 SF	7.2%	Front Elevation
B	30" - 0"	36" - 0"	6	180 SF	2.9%	Front Elevation
C	41" - 0"	48" - 0"	6	338 SF	5.2%	Front Elevation
F	10" - 0"	5" - 4"	4	13 SF	0.2%	Front Elevation
Grand total: 34				171" - 0"	179" - 4"	971 SF 15.5%



Wall Schedule - Rear Elevation			
Type Mark	Description	Area	Cladding Percentage
BR-1	FACE BRICK, BUILDING WRAP, AND SHEATHING ON WOOD STUDS WITH 5/8" GYP ON INTERIOR FACE	1366 SF	28%
BR-2	FACE BRICK, BUILDING WRAP, AND SHEATHING ON WOOD STUDS WITH 5/8" GYP ON INTERIOR FACE	1465 SF	30%
FC-1	CEMENTITIOUS BOARD AND BATTEN SIDING, BUILDING WRAP, AND SHEATHING ON WOOD STUDS WITH 5/8" GYP ON INTERIOR FACE	698 SF	14%
FC-3	7" EXPOSURE CEMENTITIOUS LAP SIDING, BUILDING WRAP, AND SHEATHING ON WOOD STUDS WITH 5/8" GYP ON INTERIOR FACE	441 SF	9%
FC-4	4" EXPOSURE CEMENTITIOUS LAP SIDING, BUILDING WRAP, AND SHEATHING ON WOOD STUDS WITH 5/8" GYP ON INTERIOR FACE	530 SF	11%
FC-5	CEMENTITIOUS PANEL SIDING, BUILDING WRAP, AND SHEATHING ON WOOD STUDS WITH 5/8" GYP ON INTERIOR FACE. PROVIDE FC TRIM AND ALUMINUM TRIM EXTRUSIONS AT PANEL JOINTS, TYPICAL	279 SF	6%
FC-5	CEMENTITIOUS PANEL SIDING, BUILDING WRAP, AND SHEATHING ON WOOD STUDS WITH 5/8" GYP ON INTERIOR FACE. PROVIDE FRY REGLET EXTRUSIONS AT PANEL JOINTS, TYPICAL	46 SF	1%
Grand total: 44		4825 SF	

Window Schedule - Rear Elevation						
Type Mark	Height	Width	Count	Area	Percentage Total Exterior	Workset
A	55" - 0"	55" - 0"	11	275 SF	4.9%	Rear Elevation
B	75" - 0"	90" - 0"	15	450 SF	8.1%	Rear Elevation
F	7" - 6"	4" - 0"	3	10 SF	0.2%	Rear Elevation
Grand total: 29				137" - 6"	149" - 0"	735 SF 13.2%





Design & Construction
Integration, LLC

1 Information Way
Suite 300
Little Rock, AR 72202

501-376-0017
www.dci-services.com

Owner Group:

BEDROCK SW
PARNELL, LLC

Design Team

Architecture:
DESIGN AND
CONSTRUCTION
INTEGRATION, LLC
1 Information Way,
Suite 300
Little Rock, AR 72202

Civil:
CRAFTON TULL
300 N. College
Suite 317
Fayetteville, AR 72701

Landscape:
CRAFTON TULL
300 N. College
Suite 317
Fayetteville, AR 72701

Structural:
FLEMING
STRUCTURAL
16 Essay Dr.
Little Rock, AR 72223

Mechanical Electrical
Plumbing:
Energy Engineering
Consultants Inc
10 Corporate Hill Dr
Ste 100
Little Rock, AR 72205

PRD
REVISED
ELEVATIONS

THE BENTON
BENTONVILLE, ARKANSAS
Project number: 4123-036
Project Issue Date: 09/25/24

REVISION	No.	Description	Date

ELEVATIONS
BLDG TYPE B

A-B201

Scale: 3/16" = 1'-0"
Page 326 of 428



1 ELEVATION - FRONT
3/16" = 1'-0"

Wall Schedule - Front Elevation			
Type Mark	Description	Area	Cladding Percentage
BR-1	FACE BRICK, BUILDING WRAP, AND SHEATHING ON WOOD STUDS WITH 5/8" GYP ON INTERIOR FACE	2324 SF	42%
BR-2	FACE BRICK, BUILDING WRAP, AND SHEATHING ON WOOD STUDS WITH 5/8" GYP ON INTERIOR FACE	1107 SF	20%
FC-1	CEMENTITIOUS BOARD AND BATTEN SIDING, BUILDING WRAP, AND SHEATHING ON WOOD STUDS WITH 5/8" GYP ON INTERIOR FACE	505 SF	9%
FC-2	CEMENTITIOUS PANEL SIDING, BUILDING WRAP, AND SHEATHING ON WOOD STUDS WITH 5/8" GYP ON INTERIOR FACE. PROVIDE FRY REGLET EXTRUSIONS AT PANEL JOINTS, TYPICAL	1052 SF	19%
FC-3	7" EXPOSURE CEMENTITIOUS LAP SIDING, BUILDING WRAP, AND SHEATHING ON WOOD STUDS WITH 5/8" GYP ON INTERIOR FACE	442 SF	8%
FC-4	4" EXPOSURE CEMENTITIOUS LAP SIDING, BUILDING WRAP, AND SHEATHING ON WOOD STUDS WITH 5/8" GYP ON INTERIOR FACE	167 SF	3%
Grand total: 44		5596 SF	

Window Schedule - Front Elevation						
Type Mark	Height	Width	Count	Area	Percentage Total Exterior	Workset
A	41' - 0"	48' - 0"	6	328 SF	5.1%	Elevation - Front
B	75' - 0"	75' - 0"	15	375 SF	5.8%	Elevation - Front
C	30' - 0"	36' - 0"	6	180 SF	2.8%	Elevation - Front
Grand total: 27				146' - 0"	159' - 0"	27
				883 SF	13.7%	

8 4 8 16
SCALE : 3/16" = 1'-0"



2 ELEVATION - REAR
3/16" = 1'-0"

Wall Schedule - Rear Elevation			
Type Mark	Description	Area	Cladding Percentage
BR-1	FACE BRICK, BUILDING WRAP, AND SHEATHING ON WOOD STUDS WITH 5/8" GYP ON INTERIOR FACE	2443 SF	44%
BR-2	FACE BRICK, BUILDING WRAP, AND SHEATHING ON WOOD STUDS WITH 5/8" GYP ON INTERIOR FACE	1001 SF	18%
FC-1	CEMENTITIOUS BOARD AND BATTEN SIDING, BUILDING WRAP, AND SHEATHING ON WOOD STUDS WITH 5/8" GYP ON INTERIOR FACE	172 SF	3%
FC-2	CEMENTITIOUS PANEL SIDING, BUILDING WRAP, AND SHEATHING ON WOOD STUDS WITH 5/8" GYP ON INTERIOR FACE. PROVIDE FRY REGLET EXTRUSIONS AT PANEL JOINTS, TYPICAL	487 SF	9%
FC-3	7" EXPOSURE CEMENTITIOUS LAP SIDING, BUILDING WRAP, AND SHEATHING ON WOOD STUDS WITH 5/8" GYP ON INTERIOR FACE	924 SF	17%
FC-4	4" EXPOSURE CEMENTITIOUS LAP SIDING, BUILDING WRAP, AND SHEATHING ON WOOD STUDS WITH 5/8" GYP ON INTERIOR FACE	566 SF	10%
Grand total: 45		5593 SF	

Window Schedule - Rear Elevation						
Type Mark	Height	Width	Count	Area	Percentage Total Exterior	Workset
A	82' - 0"	96' - 0"	12	656 SF	9.9%	Elevation - Rear
B	45' - 0"	45' - 0"	9	225 SF	3.4%	Elevation - Rear
C	60' - 0"	72' - 0"	12	360 SF	5.5%	Elevation - Rear
Grand total: 33				187' - 0"	213' - 0"	33
				1241 SF	18.8%	

0 4 8 16
SCALE : 3/16" = 1'-0"

ELEVATION	MATERIAL	APPROVED %	PROPOSED %
FRONT	BRICK	59%	62%
	FIBER CEMENT	41%	38%
REAR	BRICK	60%	62%
	FIBER CEMENT	40%	38%
LEFT	BRICK	63%	63%
	FIBER CEMENT	37%	37%
RIGHT	BRICK	63%	66%
	FIBER CEMENT	37%	34%

3 CLADDING % COMPARISON
12" = 1'-0"



1 ELEVATION - LEFT
3/16" = 1'-0"

Wall Schedule - Left Elevation			
Type Mark	Description	Area	Cladding Percentage
BR-1	FACE BRICK, BUILDING WRAP, AND SHEATHING ON WOOD STUDS WITH 5/8" GYP ON INTERIOR FACE	807 SF	43%
BR-2	FACE BRICK, BUILDING WRAP, AND SHEATHING ON WOOD STUDS WITH 5/8" GYP ON INTERIOR FACE	381 SF	20%
FC-3	7" EXPOSURE CEMENTITIOUS LAP SIDING, BUILDING WRAP, AND SHEATHING ON WOOD STUDS WITH 5/8" GYP ON INTERIOR FACE	412 SF	22%
FC-4	4" EXPOSURE CEMENTITIOUS LAP SIDING, BUILDING WRAP, AND SHEATHING ON WOOD STUDS WITH 5/8" GYP ON INTERIOR FACE	280 SF	14%
Grand total: 10		1859 SF	

Window Schedule - Left Elevation						
Type Mark	Height	Width	Count	Area	Percentage Total Exterior	Workset
A	20' - 6"	24' - 0"	3	164 SF	7.9%	Elevation - Left
D	30' - 0"	18' - 0"	6	90 SF	4.3%	Elevation - Left
E	6' - 6"	15' - 0"	3	33 SF	1.6%	Elevation - Left
Grand total: 12		57' - 0"	12	287 SF	13.7%	



2 ELEVATION - RIGHT
3/16" = 1'-0"

Wall Schedule - Right Elevation			
Type Mark	Description	Area	Cladding Percentage
BR-1	FACE BRICK, BUILDING WRAP, AND SHEATHING ON WOOD STUDS WITH 5/8" GYP ON INTERIOR FACE	787 SF	44%
BR-2	FACE BRICK, BUILDING WRAP, AND SHEATHING ON WOOD STUDS WITH 5/8" GYP ON INTERIOR FACE	381 SF	21%
FC-3	7" EXPOSURE CEMENTITIOUS LAP SIDING, BUILDING WRAP, AND SHEATHING ON WOOD STUDS WITH 5/8" GYP ON INTERIOR FACE	238 SF	13%
FC-4	4" EXPOSURE CEMENTITIOUS LAP SIDING, BUILDING WRAP, AND SHEATHING ON WOOD STUDS WITH 5/8" GYP ON INTERIOR FACE	376 SF	21%
Grand total: 10		1792 SF	

Window Schedule - Right Elevation						
Type Mark	Height	Width	Count	Area	Percentage Total Exterior	Workset
A	20' - 6"	24' - 0"	3	164 SF	7.9%	Elevation - Right
D	30' - 0"	18' - 0"	6	90 SF	4.3%	Elevation - Right
E	6' - 6"	15' - 0"	3	33 SF	1.6%	Elevation - Right
Grand total: 12		57' - 0"	12	287 SF	13.7%	



REVISION		
No.	Description	Date



Design & Construction
Integration, LLC
1 Information Way
Suite 300
Little Rock, AR 72202
501-376-0017
www.dci-services.com

Owner Group:
BEDROCK SW
PARNELL, LLC

Design Team
Architecture:
DESIGN AND
CONSTRUCTION
INTEGRATION, LLC
1 Information Way,
Suite 300
Little Rock, AR 72202
Civil:
CRAFTON TULL
300 N. College
Suite 317
Fayetteville, AR 72701

Landscape:
CRAFTON TULL
300 N. College
Suite 317
Fayetteville, AR 72701

Structural:
FLEMING
STRUCTURAL
16 Essay Dr.
Little Rock, AR 72223

Mechanical Electrical
Plumbing:
Energy Engineering
Consultants Inc
10 Corporate Hill Dr
Ste 100
Little Rock, AR 72205

PRD
REVISED
ELEVATIONS

THE BENTON
BENTONVILLE, ARKANSAS
Project number: 4123-036
Project Issue Date: 9/25/24

REVISION	No.	Description	Date

ELEVATIONS
BLDG TYPE C

A-C201
Scale: 3/16" = 1'-0"
Page 325 of 428



Type Mark	Description	Area	Cladding Percentage
BR-1	FACE BRICK, BUILDING WRAP, AND SHEATHING ON WOOD STUDS WITH 5/8\" GYP ON INTERIOR FACE	2466 SF	53%
BR-2	FACE BRICK, BUILDING WRAP, AND SHEATHING ON WOOD STUDS WITH 5/8\" GYP ON INTERIOR FACE	757 SF	16%
FC-1	CEMENTITIOUS BOARD AND BATTEN SIDING, BUILDING WRAP, AND SHEATHING ON WOOD STUDS WITH 5/8\" GYP ON INTERIOR FACE	503 SF	11%
FC-2	CEMENTITIOUS PANEL SIDING, BUILDING WRAP, AND SHEATHING ON WOOD STUDS WITH 5/8\" GYP ON INTERIOR FACE. PROVIDE FRY REGLET EXTRUSIONS AT PANEL JOINTS, TYPICAL	322 SF	7%
FC-3	7\" EXPOSURE CEMENTITIOUS LAP SIDING, BUILDING WRAP, AND SHEATHING ON WOOD STUDS WITH 5/8\" GYP ON INTERIOR FACE	300 SF	6%
FC-5	CEMENTITIOUS PANEL SIDING, BUILDING WRAP, AND SHEATHING ON WOOD STUDS WITH 5/8\" GYP ON INTERIOR FACE. PROVIDE FC TRIM AT PANEL JOINTS, TYPICAL	287 SF	6%
Grand total: 32		4634 SF	

Type Mark	Height	Width	Count	Area	Percentage Total Exterior	Workset
A	41\" - 0\"	48\" - 0\"	6	328 SF	6.0%	Elevation - Front
B	105\" - 0\"	105\" - 0\"	21	525 SF	9.6%	Elevation - Front
Grand total: 27		146\" - 0\"	27	853 SF	15.7%	



Type Mark	Description	Area	Cladding Percentage
BR-1	FACE BRICK, BUILDING WRAP, AND SHEATHING ON WOOD STUDS WITH 5/8\" GYP ON INTERIOR FACE	679 SF	19%
BR-2	FACE BRICK, BUILDING WRAP, AND SHEATHING ON WOOD STUDS WITH 5/8\" GYP ON INTERIOR FACE	1567 SF	44%
FC-1	CEMENTITIOUS BOARD AND BATTEN SIDING, BUILDING WRAP, AND SHEATHING ON WOOD STUDS WITH 5/8\" GYP ON INTERIOR FACE	340 SF	10%
FC-3	7\" EXPOSURE CEMENTITIOUS LAP SIDING, BUILDING WRAP, AND SHEATHING ON WOOD STUDS WITH 5/8\" GYP ON INTERIOR FACE	248 SF	7%
FC-4	4\" EXPOSURE CEMENTITIOUS LAP SIDING, BUILDING WRAP, AND SHEATHING ON WOOD STUDS WITH 5/8\" GYP ON INTERIOR FACE	240 SF	7%
FC-5	CEMENTITIOUS PANEL SIDING, BUILDING WRAP, AND SHEATHING ON WOOD STUDS WITH 5/8\" GYP ON INTERIOR FACE. PROVIDE FC TRIM AT PANEL JOINTS, TYPICAL	481 SF	14%
Grand total: 50		3554 SF	

Type Mark	Height	Width	Count	Area	Percentage Total Exterior	Workset
A	62\" - 0\"	96\" - 0\"	12	656 SF	11.1%	Elevation - Rear
B	105\" - 0\"	105\" - 0\"	21	525 SF	8.8%	Elevation - Rear
Grand total: 33		187\" - 0\"	33	1181 SF	19.9%	

ELEVATION	MATERIAL	APPROVED %	PROPOSED %
FRONT	BRICK	70%	69%
	FIBER CEMENT	30%	31%
REAR	BRICK	65%	63%
	FIBER CEMENT	35%	37%
LEFT	BRICK	65%	64%
	FIBER CEMENT	35%	36%
RIGHT	BRICK	65%	65%
	FIBER CEMENT	35%	35%

3 CLADDING % COMPARISON
12" = 1'-0"



1 LEFT
3/16" = 1'-0"

Wall Schedule - Left Elevation			
Type Mark	Description	Area	Cladding Percentage
BR-1	FACE BRICK, BUILDING WRAP, AND SHEATHING ON WOOD STUDS WITH 5/8" GYP ON INTERIOR FACE	562 SF	31%
BR-2	FACE BRICK, BUILDING WRAP, AND SHEATHING ON WOOD STUDS WITH 5/8" GYP ON INTERIOR FACE	609 SF	33%
FC-3	7" EXPOSURE CEMENTITIOUS LAP SIDING, BUILDING WRAP, AND SHEATHING ON WOOD STUDS WITH 5/8" GYP ON INTERIOR FACE	419 SF	23%
FC-5	CEMENTITIOUS PANEL SIDING, BUILDING WRAP, AND SHEATHING ON WOOD STUDS WITH 5/8" GYP ON INTERIOR FACE, PROVIDE FC TRIM AT PANEL JOINTS, TYPICAL	241 SF	13%
Grand total: 12		1831 SF	

Window Schedule - Left Elevation						
Type Mark	Height	Width	Count	Area	Percentage Total Exterior	Workset
B	15' - 0"	15' - 0"	3	75 SF	3.5%	Elevation - Left
E	6' - 6"	15' - 0"	3	33 SF	1.5%	Elevation - Left
Grand total: 6				108 SF	5.1%	



2 RIGHT
3/16" = 1'-0"

Wall Schedule - Right Elevation			
Type Mark	Description	Area	Cladding Percentage
BR-1	FACE BRICK, BUILDING WRAP, AND SHEATHING ON WOOD STUDS WITH 5/8" GYP ON INTERIOR FACE	658 SF	34%
BR-2	FACE BRICK, BUILDING WRAP, AND SHEATHING ON WOOD STUDS WITH 5/8" GYP ON INTERIOR FACE	699 SF	31%
FC-1	CEMENTITIOUS BOARD AND BATTEN SIDING, BUILDING WRAP, AND SHEATHING ON WOOD STUDS WITH 5/8" GYP ON INTERIOR FACE	245 SF	13%
FC-5	CEMENTITIOUS PANEL SIDING, BUILDING WRAP, AND SHEATHING ON WOOD STUDS WITH 5/8" GYP ON INTERIOR FACE, PROVIDE FC TRIM AT PANEL JOINTS, TYPICAL	423 SF	22%
Grand total: 11		1924 SF	

Window Schedule - Right Elevation						
Type Mark	Height	Width	Count	Area	Percentage Total Exterior	Workset
B	15' - 0"	15' - 0"	3	75 SF	3.5%	Elevation - Right
E	6' - 6"	15' - 0"	3	33 SF	1.5%	Elevation - Right
Grand total: 6				108 SF	5.0%	



Design & Construction Integration, LLC

1 Information Way
Suite 300
Little Rock, AR 72202

501-376-0017
www.dci-services.com

Owner Group:

BEDROCK SW
PARNELL, LLC

Design Team

Architecture:
DESIGN AND
CONSTRUCTION
INTEGRATION, LLC
1 Information Way,
Suite 300
Little Rock, AR 72202

Civil:
CRAFTON TULL
300 N. College
Suite 317
Fayetteville, AR 72701

Landscape:
CRAFTON TULL
300 N. College
Suite 317
Fayetteville, AR 72701

Structural:
FLEMING
STRUCTURAL
16 Essay Dr.
Little Rock, AR 72223

Mechanical Electrical
Plumbing:
Energy Engineering
Consultants Inc
10 Corporate Hill Dr
Ste 100
Little Rock, AR 72205

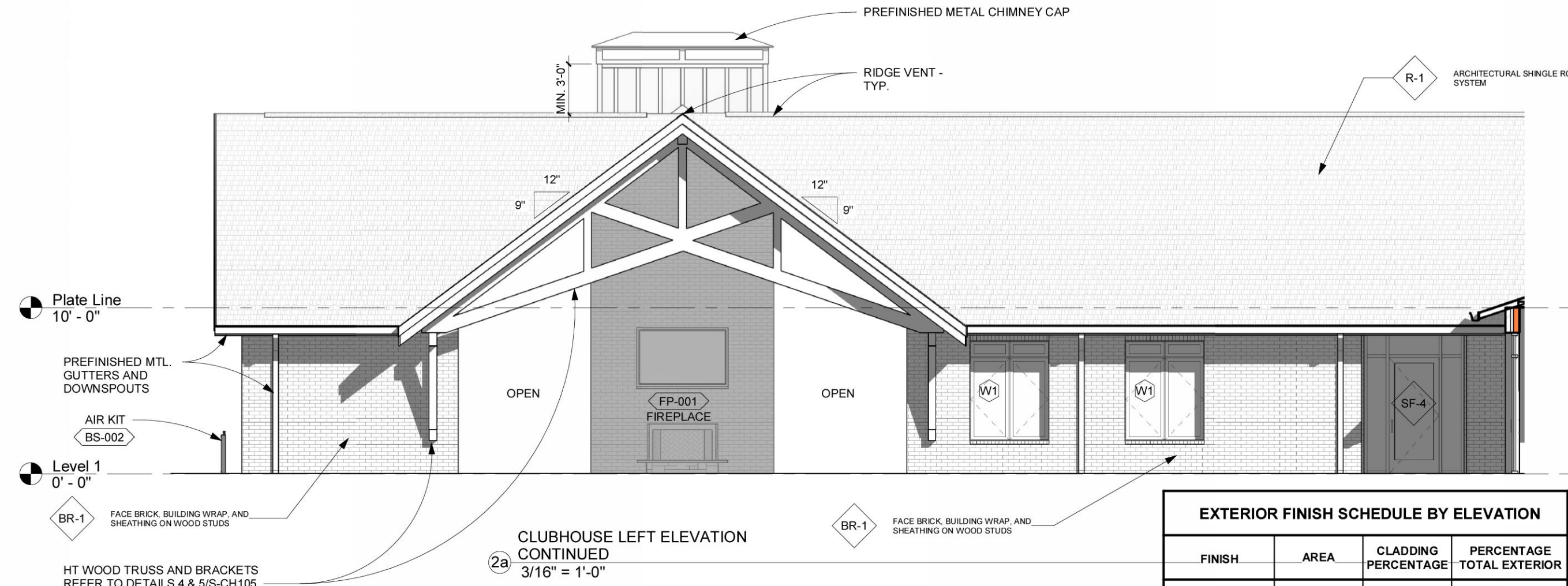
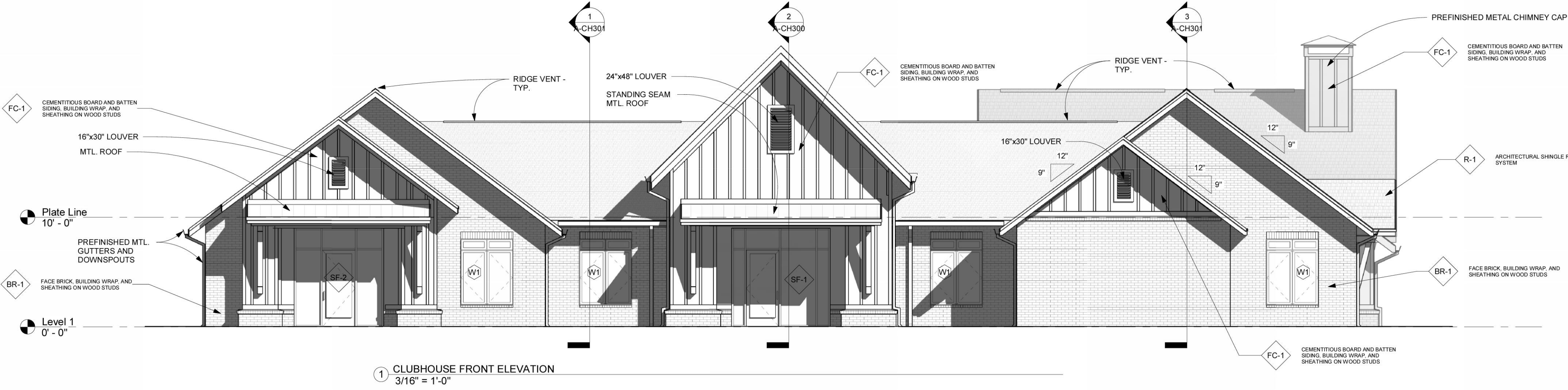
PRD
REVISED
ELEVATIONS

THE BENTON
BENTONVILLE, ARKANSAS
Project number: 4123-036
Project Issue Date: 9/25/24

REVISION	No.	Description	Date

ELEVATIONS
BLDG TYPE C

EXTERIOR FINISH SCHEDULE BY ELEVATION			
FINISH	AREA	CLADDING PERCENTAGE	PERCENTAGE TOTAL EXTERIOR
BRICK	829 SF	62.0%	51.8%
FIBER CEMENT SIDING	508 SF	38.0%	31.7%
DOORS/ WINDOWS	264 SF		16.5%
1,601 SF			

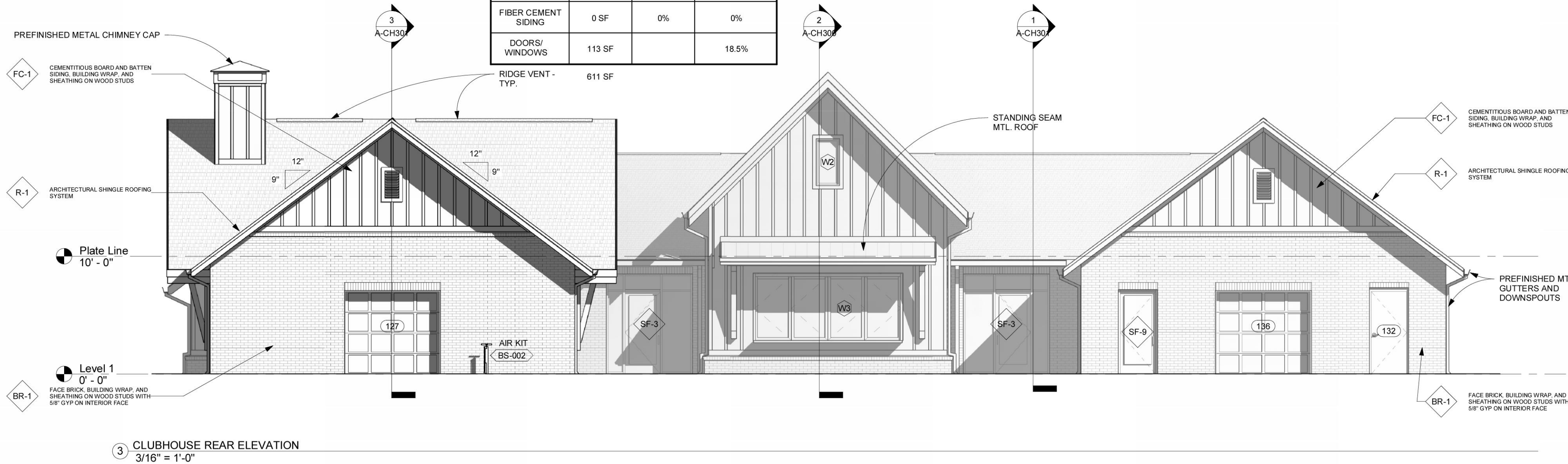


EXTERIOR FINISH SCHEDULE BY ELEVATION			
FINISH	AREA	CLADDING PERCENTAGE	PERCENTAGE TOTAL EXTERIOR
BRICK	498 SF	100.0%	81.5%
FIBER CEMENT SIDING	0 SF	0%	0%
DOORS/ WINDOWS	113 SF		18.5%
611 SF			

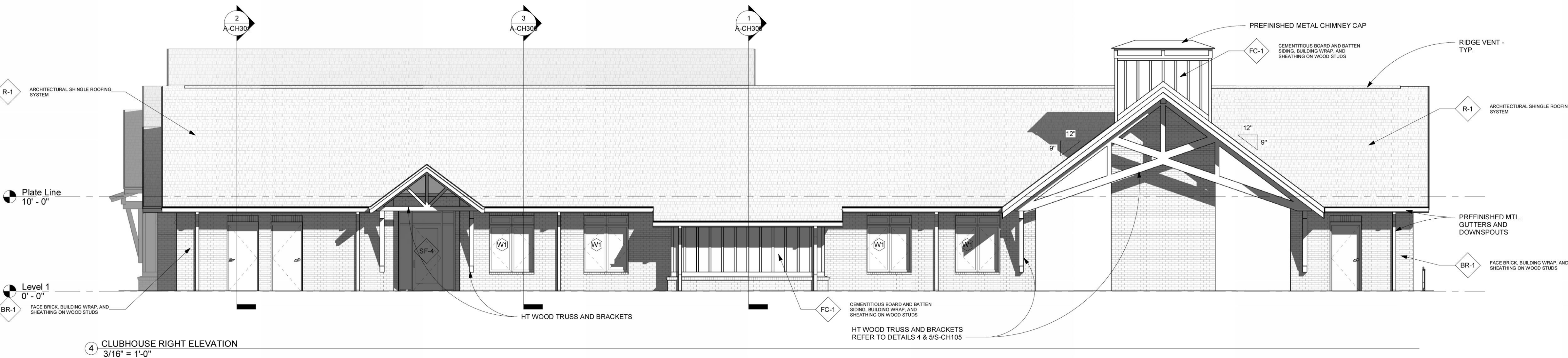


EXTERIOR FINISH SCHEDULE BY ELEVATION			
FINISH	AREA	CLADDING PERCENTAGE	PERCENTAGE TOTAL EXTERIOR
BRICK	473 SF	95.9%	74.1%
FIBER CEMENT SIDING	20 SF	4.1%	3.1%
DOORS/ WINDOWS	146 SF		22.9%
639 SF			

EXTERIOR FINISH SCHEDULE BY ELEVATION			
FINISH	AREA	CLADDING PERCENTAGE	PERCENTAGE TOTAL EXTERIOR
BRICK	824 SF	64.5%	51.7%
FIBER CEMENT SIDING	453 SF	35.5%	28.4%
DOORS/ WINDOWS	318 SF		19.9%
1,595 SF			



EXTERIOR FINISH SCHEDULE BY ELEVATION			
FINISH	AREA	CLADDING PERCENTAGE	PERCENTAGE TOTAL EXTERIOR
BRICK	730 SF	87.2%	66.6%
FIBER CEMENT SIDING	107 SF	12.8%	9.8%
DOORS/ WINDOWS	259 SF		23.6%
1,096 SF			



REVISION		
No.	Description	Date



Bentonville Billiards

Southeast Eagle Way

PC Date: 10/15/2024

Staff Report Details

Project Number	LSD24-0033
Applicant / Current Owner	Olsson / Destrier LLC
Site Area	+/- 1.67 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	Commercial
Related projects	

Property Description

The subject property is located on Southeast Eagle Way, Parcel ID: 01-16550-000. It is presently zoned C-2, General Commercial with a future land use designation of General Commercial. Surrounding zoning districts are predominantly C-2, General Commercial with A-1, Agriculture further to the north. The property has direct access to Southeast Eagle Way and is close to Southeast 14th Street and I-49.

Project Details

The applicant is proposing a commercial development for billiards and games consisting of a two-story 28,500 square foot structure. The first floor will host billiards, games, a bar, and a kitchen. The second floor consists of a conference room, an office, a VIP lounge, a mezzanine, and balconies. The building is 33' 2" in height.

The structure is oriented towards Southeast Eagle Way and provides a parking lot with 74 parking spaces and 4 bicycle stalls. The proposed development meets the minimum material requirements with the use of zinc, aluminum, teak wood siding, and sheet metal cap flashings. The building satisfies the requirements for horizontal and vertical articulation along the entire façade. The grading and drainage for the building meets the requirements of the Land Development Code.

Relationship to the General Plan / Projected Traffic Impact

As this property redevelops from a vacant tract to a commercial development, traffic will increase. The connected street network will help to disperse the traffic out to Southeast 14th Street and I-49. This development is in Priority Area 2 Infill Development of the Bentonville Community Plan, which supports the development of vacant properties served by infrastructure within the context of existing development. The proposed development is in alignment with the community and future land use plan.

Public Comment

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

Analysis / Waivers

The proposed development has the required number of parking spaces, as well as the required site amenities with an outdoor patio, seating area and bike stalls. The development meets the minimum landscaping requirements with 16 street trees, 16 perimeter trees, 8 trees for internal parking islands, and 8 trees for external parking islands, totaling 3,542 square feet of interior landscape area.

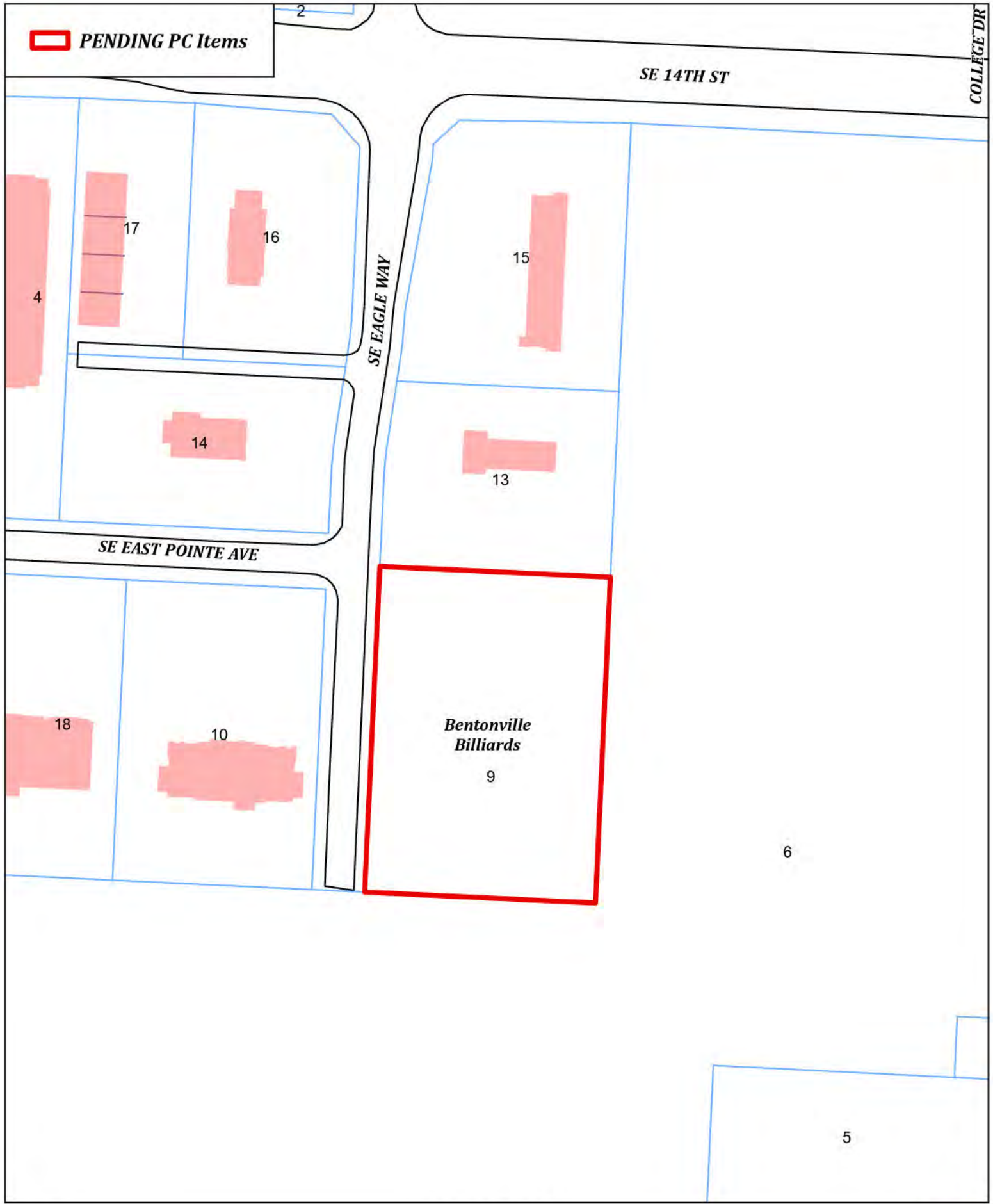
There are no waivers, variances, or conditional use permits associated with this project.

Conclusion

The proposed large-scale development meets the minimum requirements of the Land Development Code and Zoning Code and aligns with the Bentonville Community Plan. Staff recommends approval of this large-scale.

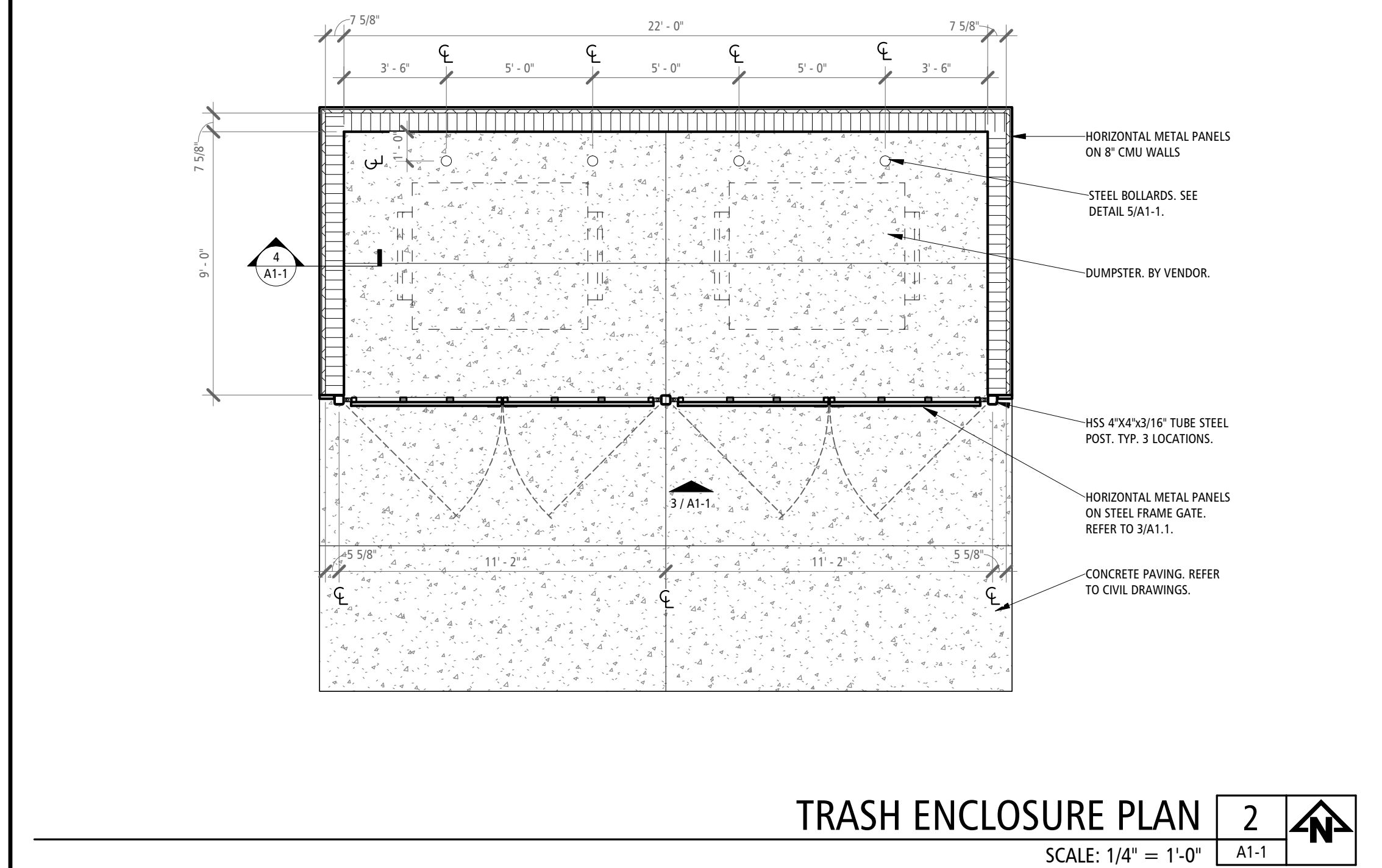
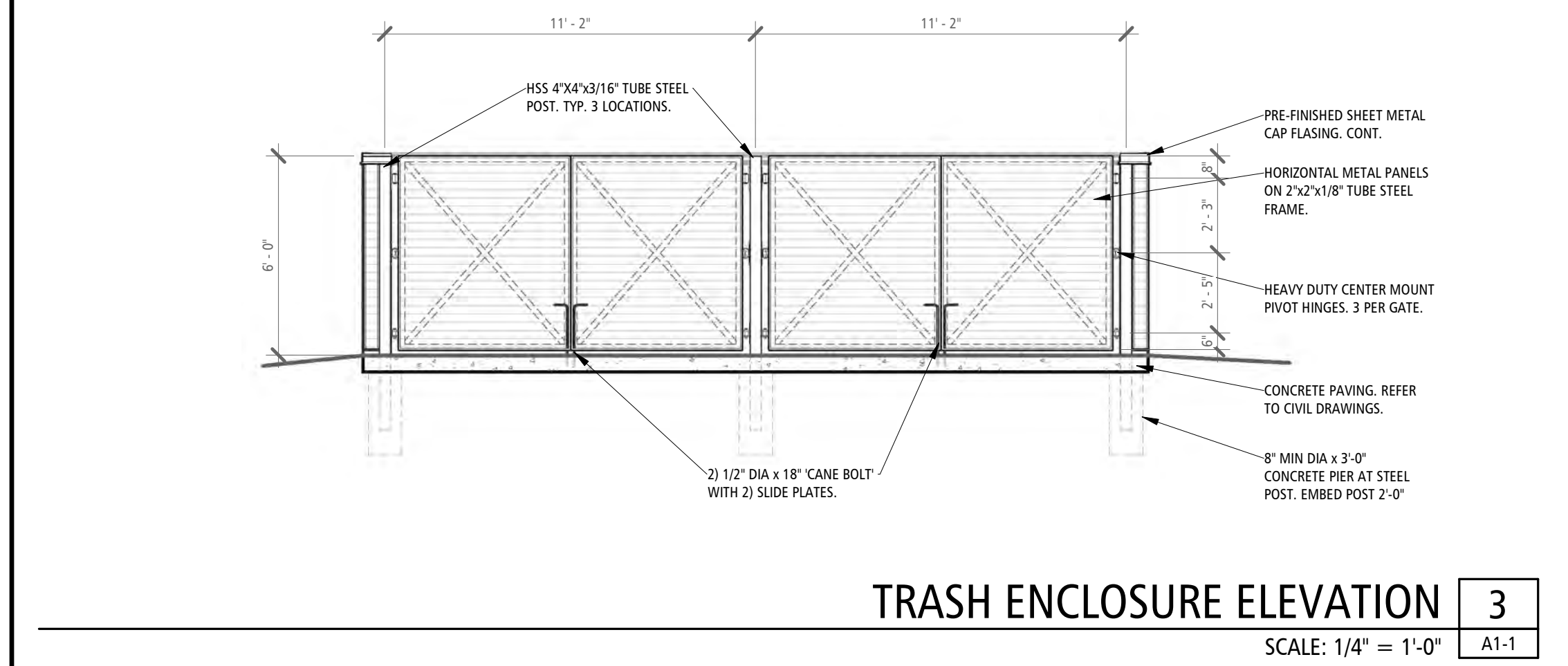
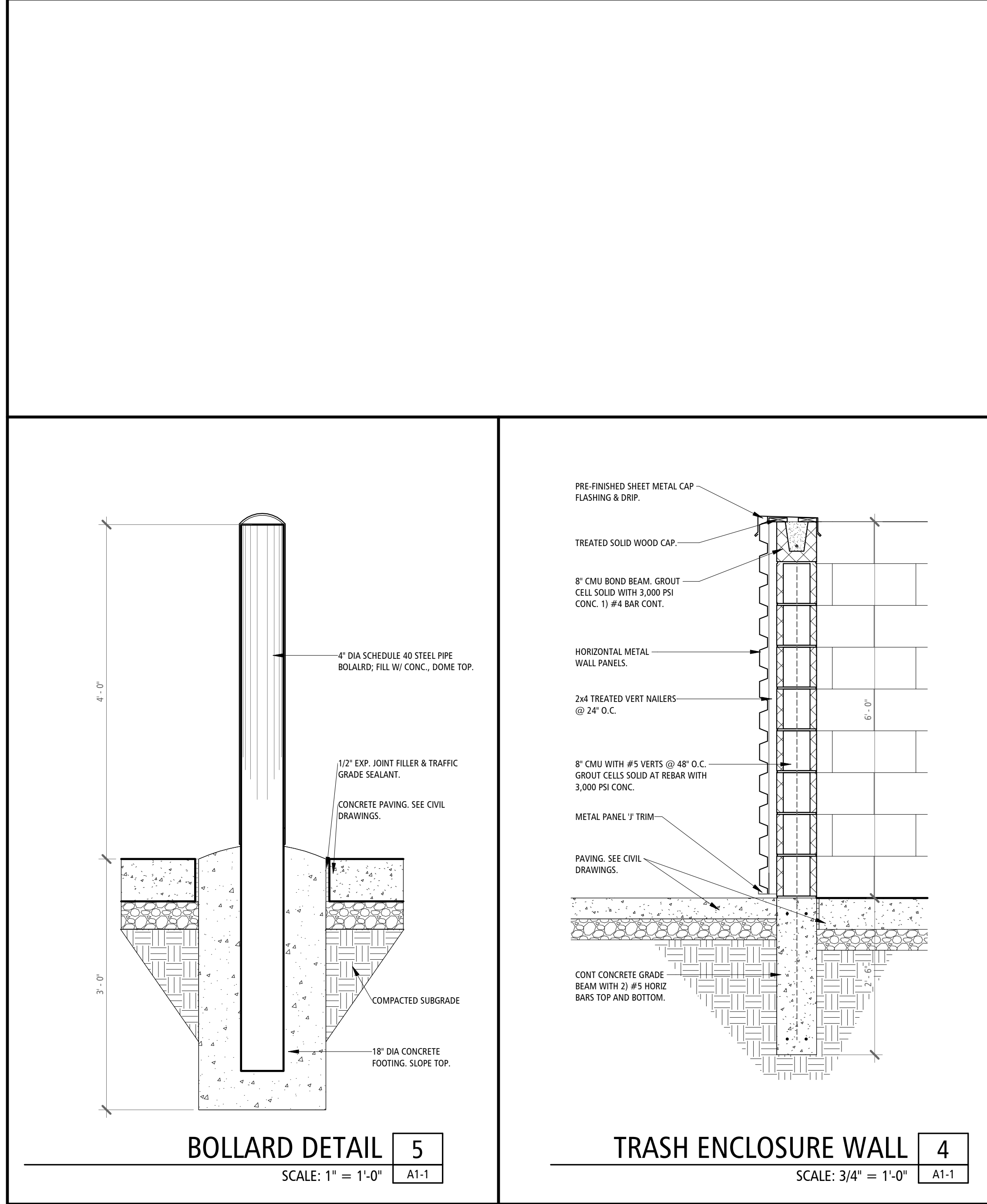
Additional Details

 **PENDING PC Items**

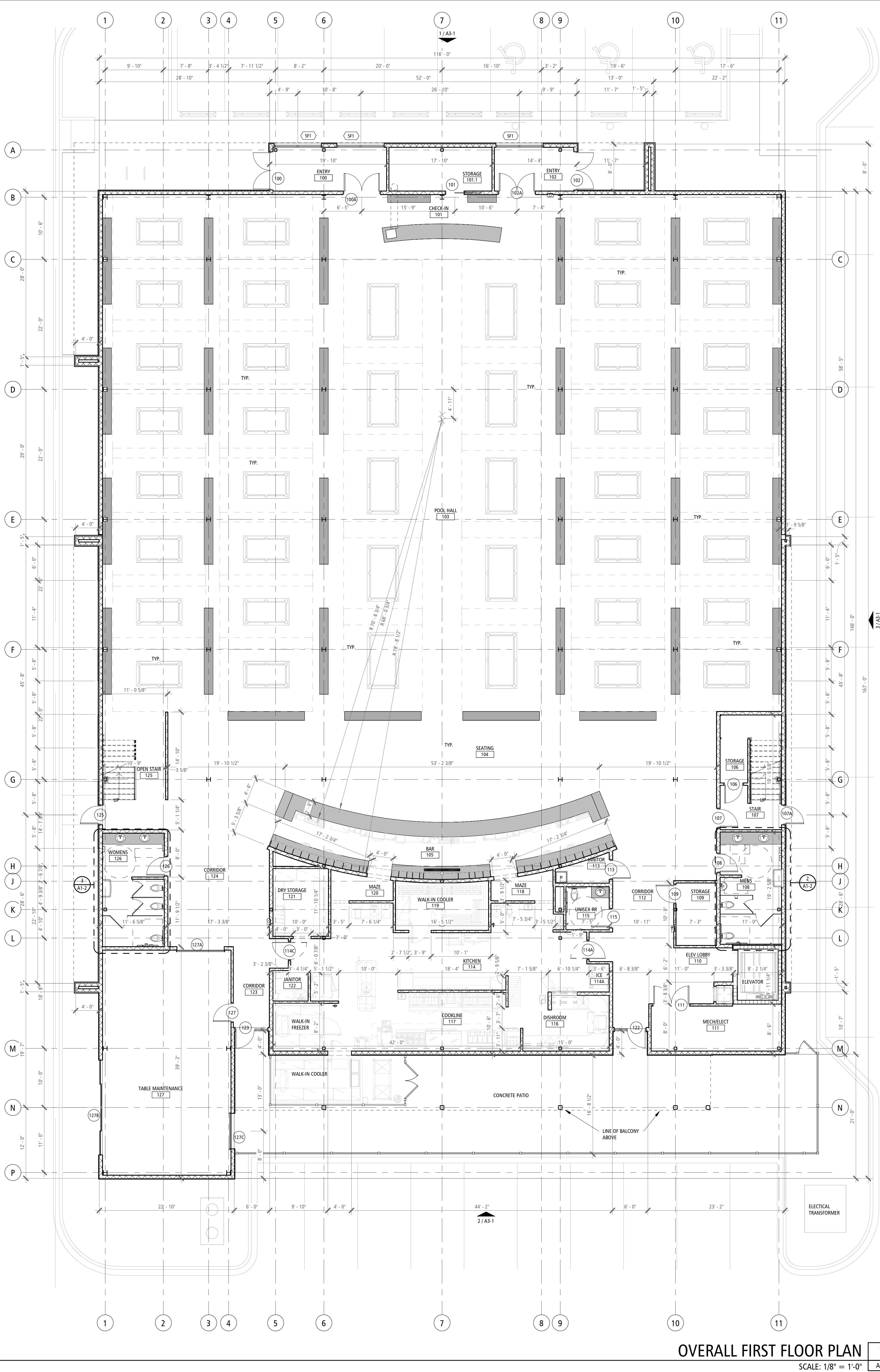


LSD24-0033
Bentonville Billiards
Large Scale Development





SPECIAL NOTICE: IN THE EVENT THE CLIENT CONSENTS TO, ALLOWS, AUTHORIZES OR APPROVES OF CHANGES TO ANY PLANS, SPECIFICATIONS OR OTHER CONSTRUCTION DOCUMENTS, AND THESE CHANGES ARE NOT APPROVED IN WRITING BY THE DESIGN PROFESSIONAL, THE CLIENT RECOGNIZES THAT SUCH CHANGES AND THE RESULTS THEREOF ARE NOT THE RESPONSIBILITY OF THE DESIGN PROFESSIONAL. THEREFORE, THE CLIENT AGREES TO RELEASE THE DESIGN PROFESSIONAL FROM ANY LIABILITY ARISING FROM THE CONSTRUCTION, USE OR RESULT OF SUCH CHANGES. IN ADDITION, THE CLIENT AGREES TO THE FULLEST EXTENT PERMITTED BY LAW, TO INDEMNIFY AND HOLD THE DESIGN PROFESSIONAL HARMLESS FROM ANY DAMAGE, LIABILITY OR COST (INCLUDING REASONABLE ATTORNEY'S FEES AND COSTS OF DEFENSE) ARISING FROM SUCH CHANGES. COPYRIGHT © 2022 BY BUXTON KUBIK DODD, INC. ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPY OR BY ANY OTHER MEANS, OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE ARCHITECT.



GENERAL FLOOR PLAN NOTES

- SEE REFLECTED CEILING PLANS, FINISH FLOOR PLANS, SCHEDULES & SPECIFICATIONS FOR OTHER FINISH INFORMATION.
- ALL CEILING HEIGHTS ARE PER REF. CEILING PLAN, UNLESS NOTED OTHERWISE.
- REFER TO SHEET G1-1 FOR ALL WALL PARTITION TYPES - TYPICAL FOR ALL FLOOR PLANS.
- FLOOR PLAN NOTES APPLY TO ALL FLOOR PLANS. ENLARGED FLOOR PLANS AND DETAILS, TYPICAL. NOT ALL NOTATION MAY BE USED ON EACH FLOOR - SEE FLOOR PLAN KEYNOTES EACH FLOOR/DETAIL FOR USE LOCATIONS.
- DRAWINGS ARE NOT TO BE SCALED. DIMENSIONAL DATA SHALL BE OBTAINED FROM WRITTEN INFORMATION ONLY. VERIFY ALL DIMENSIONS BEFORE PROCEEDING. ANY DIMENSIONAL DEVIATION FROM THAT SHOWN ON THE DRAWINGS, WHICH MAY AFFECT INTENT OF DESIGN OR PROPER INCORPORATION OF ELEMENTS, SHALL BE BROUGHT TO THE ARCHITECTS ATTENTION PROMPTLY AND RESOLUTION OBTAINED BEFORE PROCEEDING.
- ALL DIMENSIONS INDICATED IN CONTRACT DOCUMENTS ARE FROM: FACE OF STUD TO FACE OF STUD FOR INTERIOR PARTITIONS; FACE OF EXISTING STRUCTURE OR FINISH, FACE OF CONCRETE OR BLOCK, OR TO STRUCTURAL LINE, EXCEPT AS NOTED OTHERWISE. EXTERIOR DIMENSIONS ARE TO: FACE OF BRICK OR FACE OF EIFS. DIMENSIONS OF EXISTING STRUCTURE, ETC. ARE ± AND SHOULD BE FIELD VERIFIED PRIOR TO COMMENCEMENT OF WORK AND ARCHITECT NOTIFIED OF ANY DISCREPANCIES. PROVIDE SLOD BLOCKING AS REQUIRED TO INSTALL EQUIPMENT, MILLWORK, ETC.
- GENERAL CONTRACTOR SHALL COORDINATE ALL MECHANICAL, ELECT, & PLUMBING WORK, AND PROVIDE ALL NECESSARY CONSTRUCTION TO FACILITATE SAID WORK INCLUDING, BUT NOT LIMITED TO ROUGH OPENINGS, EQUIPMENT SUPPORTS, BACKING AND COORDINATION OF CONTRACT DOCUMENTS.
- PROVIDE GYP. BOARD CONTROL JOINTS PER USC GOOD DESIGN PRACTICES FOR DRYWALL. STEEL FRAMED SYSTEMS. JOINTS TO BE EQUAL TO USC ZONE CONTROL JOINT NO. 493.
- INTERIOR WALL AND CEILING FINISHES SHALL HAVE A FLAME SPREAD RATING BETWEEN 26-75 AND A SMOKE DEVELOPED RATING BETWEEN 0-450 (CLASS B).
- PROVIDE NECESSARY 2X FIRE TREATED BLOCKING IN WALLS AS NEEDED FOR CASEWORK, OWNER EQUIPMENT, ETC. COORD. W/ OWNERS REPRESENTATIVE FOR LOCATIONS PRIOR TO DRYWALL INSTALLATION.
- ALL NEW HEADERS OVER NEW DOORS OR OTHER OPENINGS SHALL BE PROVIDED WITH A DOUBLE # 16 GAL. STEEL STUD ROX BEAM HEADER, TYP. UNLESS NOTED OTHERWISE. SEE STRUCTURAL FRAMING PLANS ALSO.

FLOOR PLAN KEYNOTES

ROOM NAME
ROOM NUMBER

MECHANICAL/PLUMBING ENGINEER:
BUXTON KUBIK DODD
DESIGN COLLECTIVE
3100 S. NATIONAL AVENUE, SUITE 300
SPRINGFIELD, MO 65807
PHONE: 417.890.5543 FAX: 417.890.5563
MISSOURI CERTIFICATE OF AUTHORITY NO. A-206007284

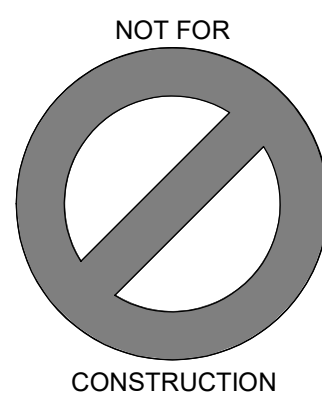
CONSULTANTS:
MECHANICAL/PLUMBING ENGINEER:
BUXTON KUBIK DODD
DESIGN COLLECTIVE
3100 S. NATIONAL AVENUE, SUITE 300
SPRINGFIELD, MISSOURI 65807

STRUCTURAL ENGINEER:
COLEMAN ENGINEERING
623 S. COPPER RIDGE LN. NDA, MO

CIVIL ENGINEER:
OLSSON CIVIL
3537 STEEL BLVD.
FAVETTEVILLE, AR

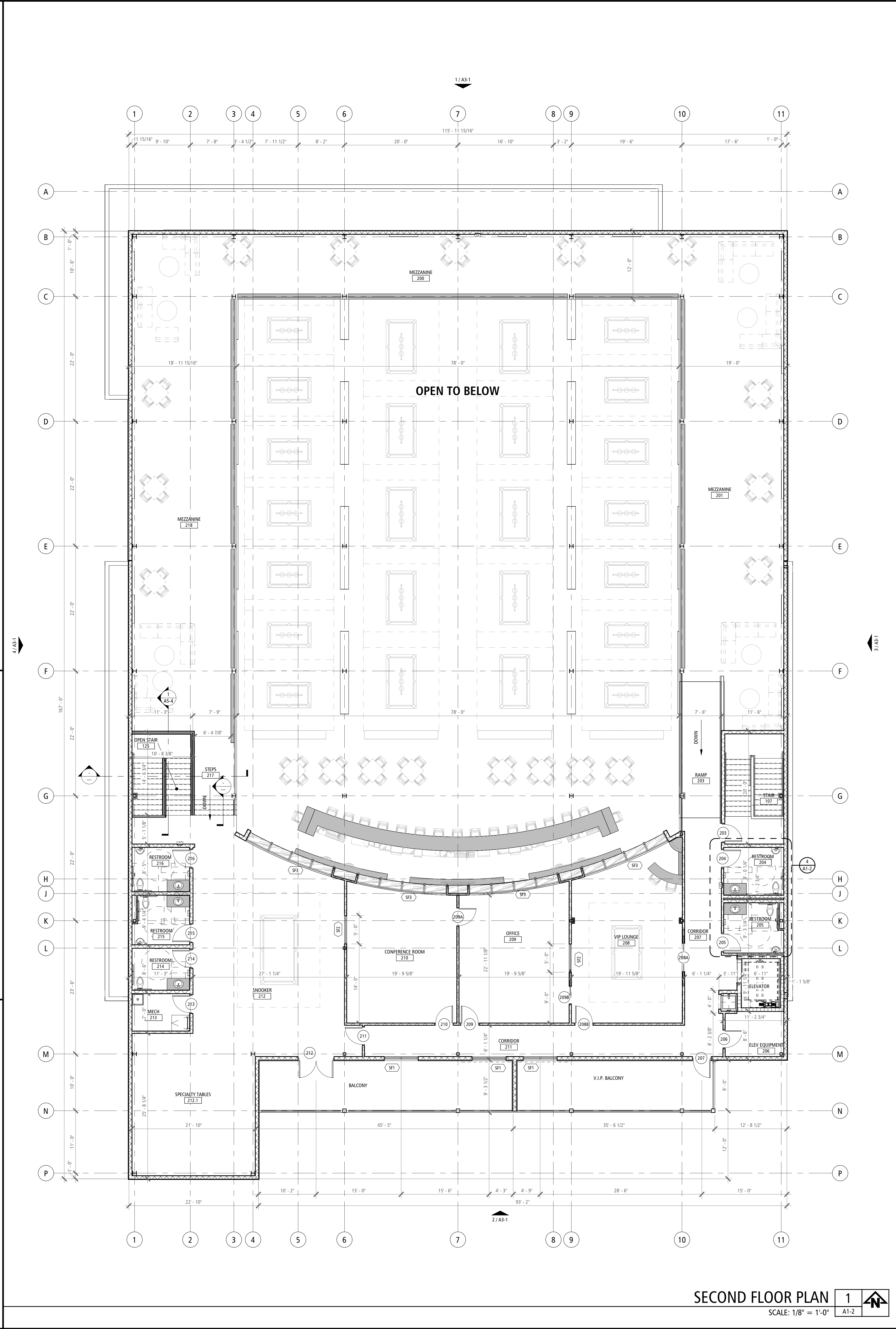
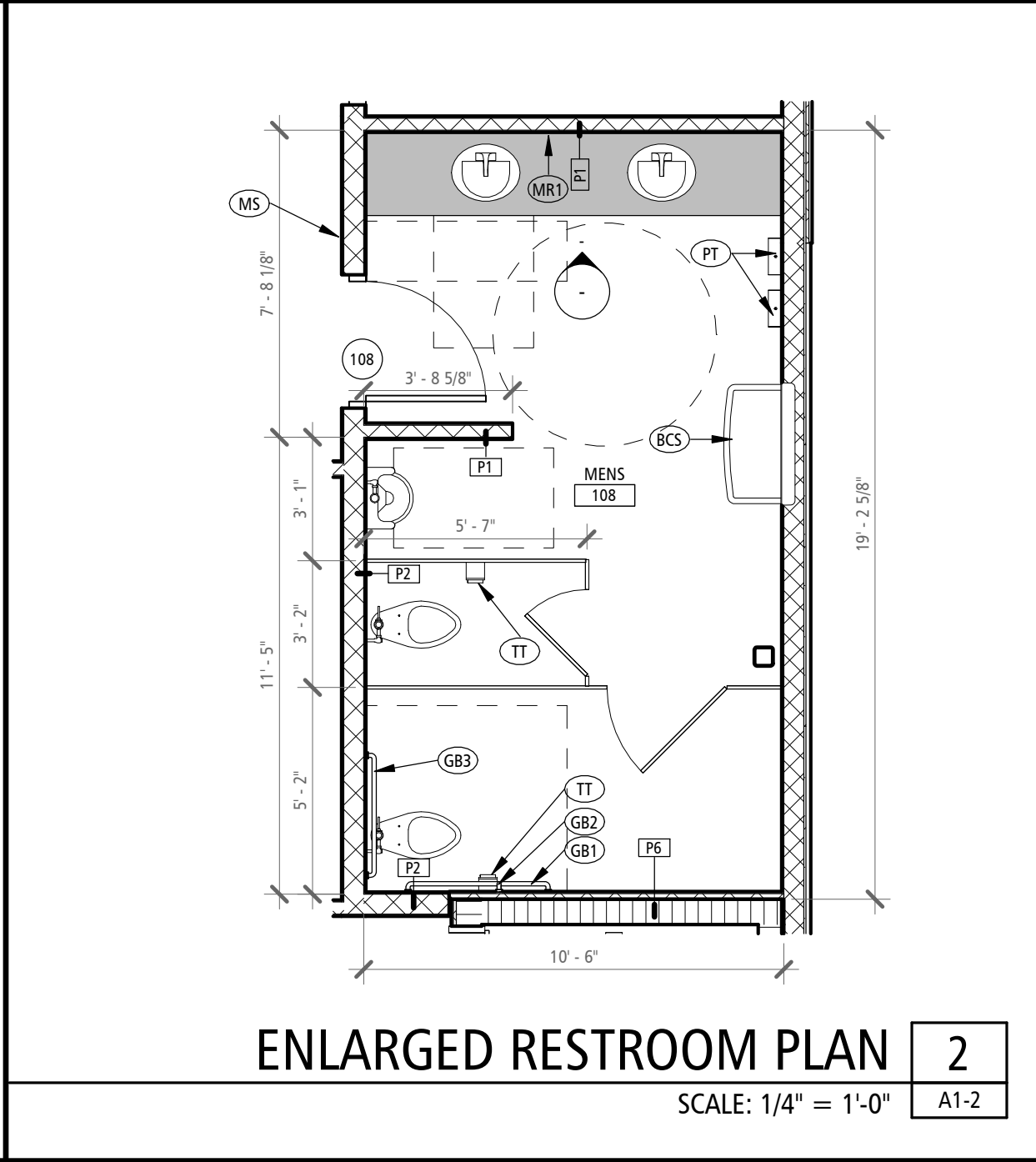
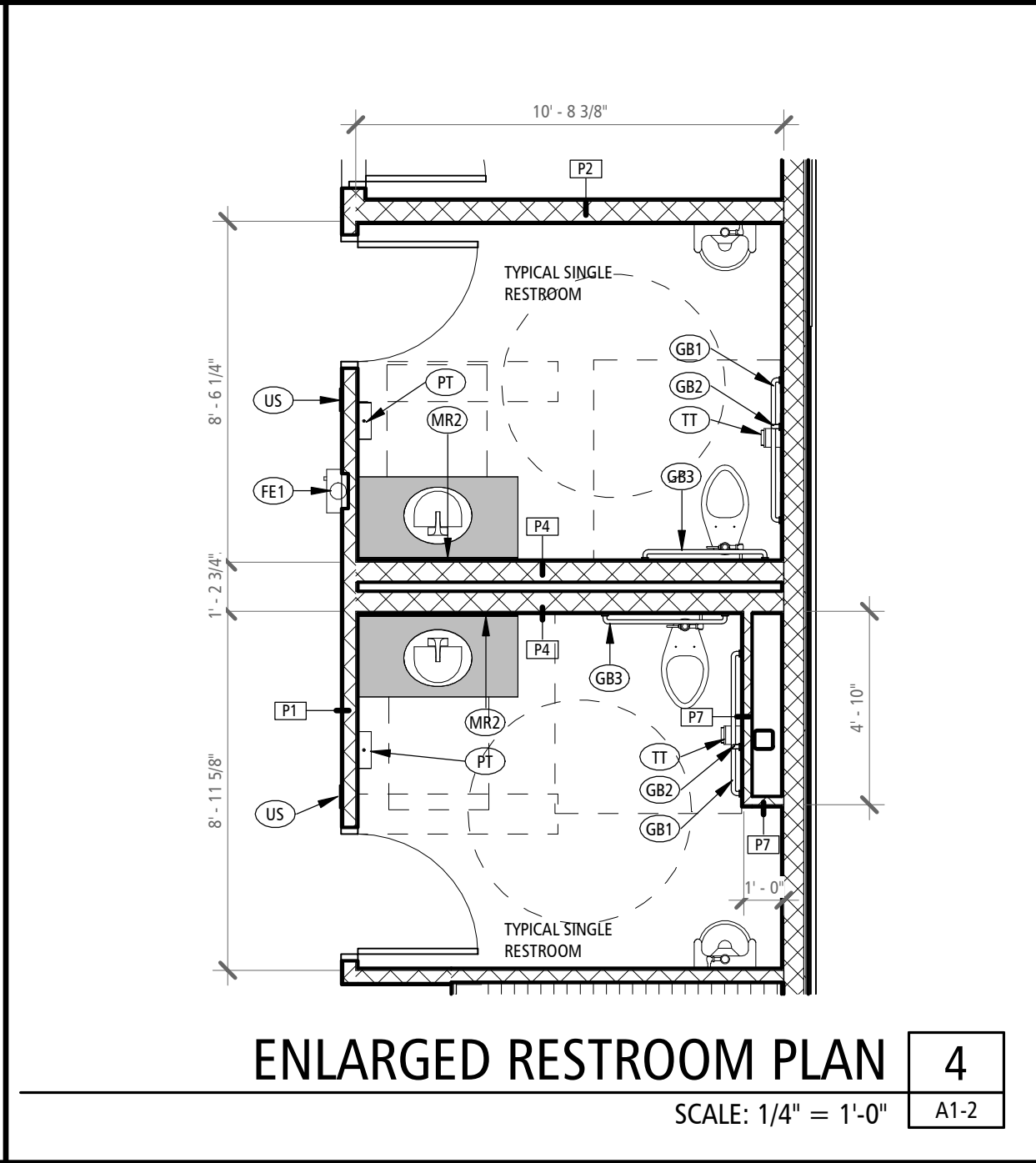
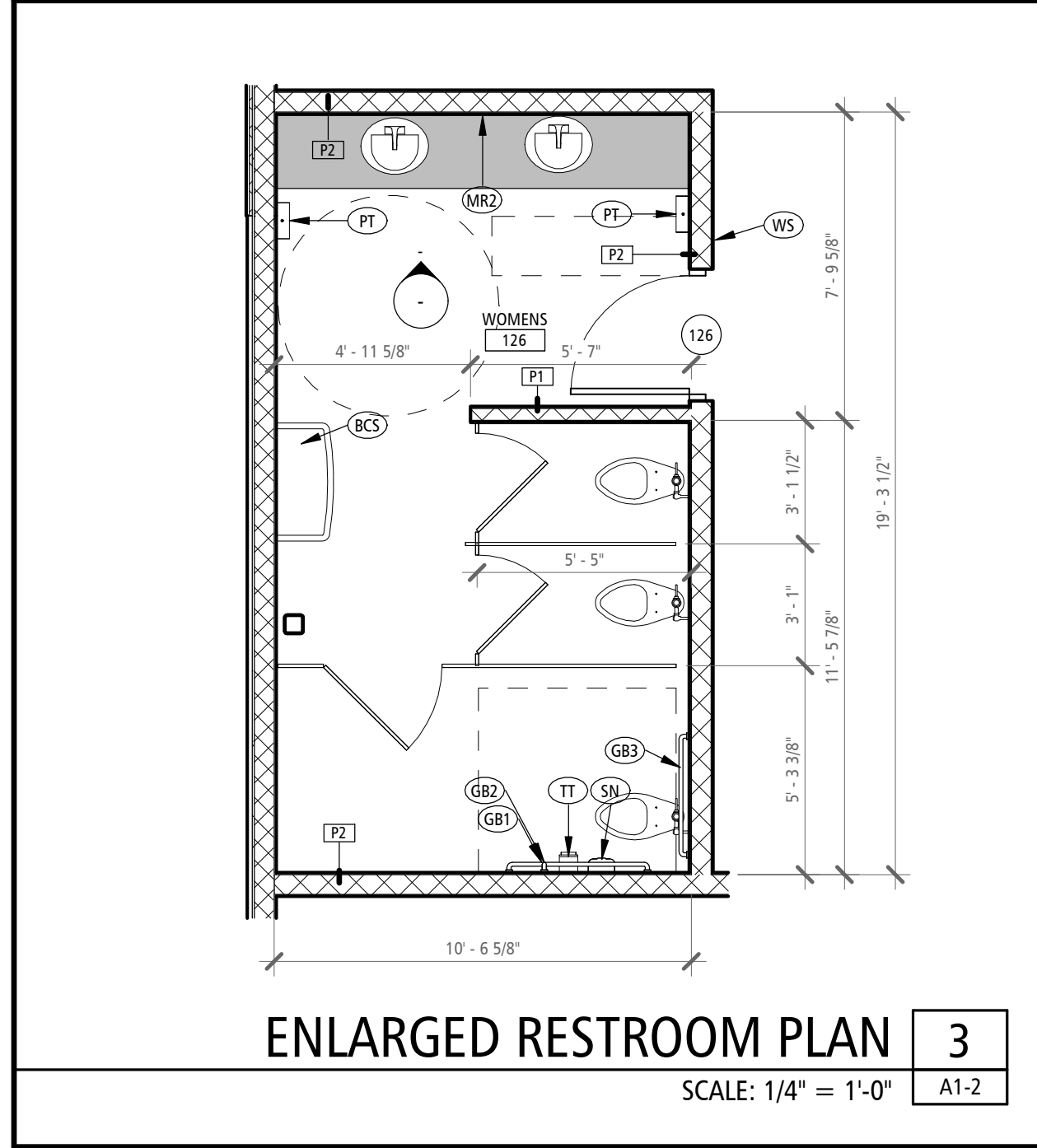
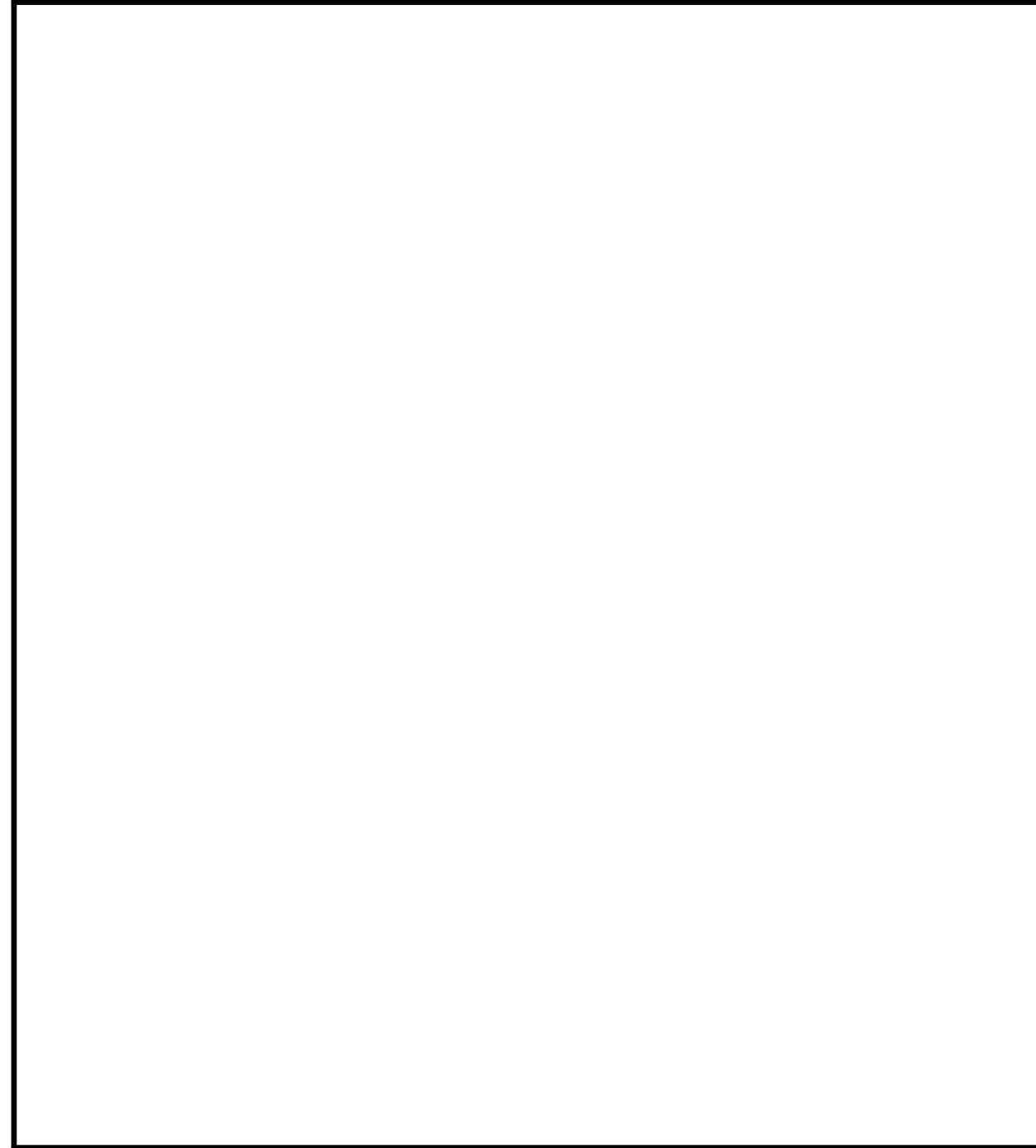
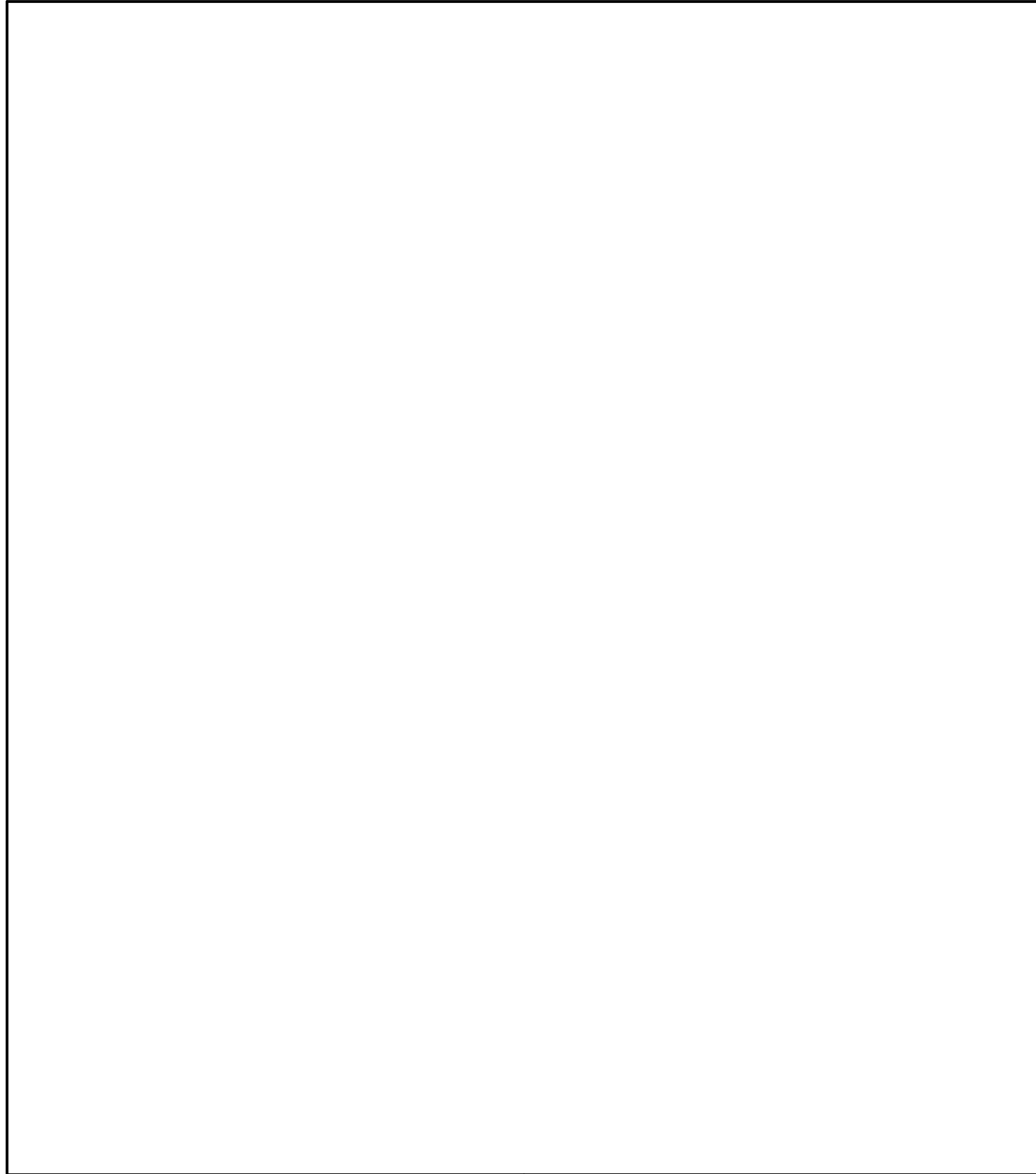
MODIFICATIONS:

NEW EXHIBITION CENTER FOR:
LOT 9 BILLIARDS



THIS SEAL IS FOR ARCHITECTURAL INFORMATION ONLY
Project No: BKD-2874 Drawn By: WL Date: 09.13.24

A1-1
FIRST FLOOR PLAN



GENERAL FLOOR PLAN NOTES

ROOM NAME
191

ROOM NAME
ROOM NUMBER

1. SEE REFLECTED CEILING PLANS, FINISH FLOOR PLANS, SCHEDULES & SPECIFICATIONS FOR OTHER FINISH INFORMATION.

2. ALL CEILING HEIGHTS ARE PER REF. CEILING PLAN, UNLESS NOTED OTHERWISE.

3. REFER TO SHEET G1-1 FOR ALL WALL PARTITION TYPES - TYPICAL FOR ALL FLOOR PLANS.

4. FLOOR PLAN NOTES APPLY TO ALL FLOOR PLANS. ENLARGED FLOOR PLANS AND DETAILS, TYPICAL. NOT ALL NOTATION MAY BE USED ON EACH FLOOR - SEE FLOOR PLAN KEYNOTES EACH FLOOR/DETAIL FOR USE LOCATIONS.

5. DRAWINGS ARE NOT TO BE SCALED. DIMENSIONAL DATA SHALL BE OBTAINED FROM WRITTEN INFORMATION ONLY. VERIFY ALL DIMENSIONS BEFORE PROCEEDING, ANY DIMENSIONAL DEVIATION FROM THAT SHOWN ON THE DRAWINGS, WHICH MAY AFFECT INTENT OF DESIGN OR PROPER INCORPORATION OF ELEMENTS, SHALL BE BROUGHT TO THE ARCHITECTS ATTENTION PROMPTLY AND RESOLUTION OBTAINED BEFORE PROCEEDING.

6. ALL DIMENSIONS INDICATED IN CONTRACT DOCUMENTS ARE FROM FACE OF STUD TO FACE OF STUD FOR INTERIOR PARTITIONS, FACE OF EXISTING STRUCTURE OR FINISH, FACE OF CONCRETE OR BLOCK, OR TO STRUCTURAL LINE, EXCEPT AS NOTED OTHERWISE. EXTERIOR DIMENSIONS ARE TO FACE OF BRICK OR FACE OF EIFS. DIMENSIONS OF EXISTING STRUCTURE, ETC. ARE ± AND SHOULD BE FIELD VERIFIED PRIOR TO COMMENCEMENT OF WORK AND ARCHITECT NOTIFIED OF ANY DISCREPANCIES. PROVIDE SOLID BLOCKING AS REQUIRED TO INSTALL EQUIPMENT, MILLWORK, ETC.

7. GENERAL CONTRACTOR SHALL COORDINATE ALL MECHANICAL, ELECT. & PLUMBING WORK, AND PROVIDE ALL NECESSARY CONSTRUCTION TO FACILITATE SAID WORK INCLUDING, BUT NOT LIMITED TO ROUGH OPENINGS, EQUIPMENT SUPPORTS, BACKING AND COORDINATION OF CONTRACT DOCUMENTS.

8. PROVIDE GYP. BOARD CONTROL JOINTS PER USC GOOD DESIGN PRACTICES FOR DRYWALL. STEEL FRAMED SYSTEMS. JOINTS TO BE EQUAL TO USC ZINC CONTROL JOINT NO. 493.

9. INTERIOR WALL AND CEILING FINISHES SHALL HAVE A FLAME SPREAD RATING BETWEEN 26-75 AND A SMOKE DEVELOPED RATING BETWEEN 0-450 (CLASS B).

10. PROVIDE NECESSARY 2X FIRE TREATED BLOCKING IN WALLS AS NEEDED FOR CASEWORK, OWNER EQUIPMENT, ETC. COORD. W/ OWNERS REPRESENTATIVE FOR LOCATIONS PRIOR TO DRYWALL INSTALLATION.

11. ALL NEW HEADERS OVER NEW DOORS OR OTHER OPENINGS SHALL BE PROVIDED WITH A DOUBLE 6" 18 GA. STEEL STUD BOX BEAM HEADER, TYP. UNLESS NOTED OTHERWISE. SEE STRUCTURAL FRAMING PLANS ALSO.

FLOOR PLAN KEYNOTES

1

1

CONSULTANTS:

MECHANICAL/PLUMBING ENGINEER:
BUXTON KUBIK DODD
DESIGN COLLECTIVE
3100 S. NATIONAL AVENUE, SUITE 300
SPRINGFIELD, MO 65807
PHONE: 417.890.5543 FAX: 417.890.5563
MISSOURI CERTIFICATE OF AUTHORITY NO. A-20600734

STRUCTURAL ENGINEER:
COLEMAN ENGINEERING
629 S. COPPER RIDGE LN. NADA, MO
300 SPRINGFIELD, MISSOURI 65807

CIVIL ENGINEER:
OLSSON CIVIL
3537 STEEL BLVD.
FAVETTEVILLE, AR

MODIFICATIONS:

THIS SEAL IS FOR ARCHITECTURAL INFORMATION ONLY

Project No.
BKD-2874

Drawn By
WL

Date
09.13.24

A1-2

SECOND FLOOR PLAN

150-24-0929

Page 336 of 428

BUXTON KUBIK DODD
DESIGN COLLECTIVE

3100 S. NATIONAL AVENUE, SUITE 300
SPRINGFIELD, MO 65807
PHONE: 417.890.5543 FAX: 417.890.5563
MISSOURI CERTIFICATE OF AUTHORITY NO. A-20600734

CONSULTANTS:

MECHANICAL/PLUMBING ENGINEER:
BUXTON KUBIK DODD
DESIGN COLLECTIVE
3100 S. NATIONAL AVENUE, SUITE 300
SPRINGFIELD, MISSOURI 65807

STRUCTURAL ENGINEER:
COLEMAN ENGINEERING
629 S. COPPER RIDGE LN. NADA, MO
300 SPRINGFIELD, MISSOURI 65807

CIVIL ENGINEER:
OLSSON CIVIL
3537 STEEL BLVD.
FAVETTEVILLE, AR

NEW EXHIBITION CENTER FOR:
LOT 9 BILLIARDS

LOT NINE
EST. 2024
BILLIARDS & GAMES

NOT FOR
CONSTRUCTION

THIS SEAL IS FOR ARCHITECTURAL INFORMATION ONLY

Project No.
BKD-2874

Drawn By
WL

Date
09.13.24

A1-2

SECOND FLOOR PLAN

150-24-0929

Page 336 of 428

PERCENTAGE OF EXTERIOR MATERIALS				EXTERIOR FINISH LEGEND		ELEVATION KEYNOTES	
ELEVATION	MATERIAL	SF	%				
WEST	PN-1	2,586 SF	49.5%		ZINC EXTERIOR CLADDING EQUAL TO METALTECH GLOBAL 16"x60" FLAT LOCK CLADDING. COLOR TO BE ANTHRA-ZINC.	1	VERTICAL ZINC EXTERIOR CLADDING. REFER TO EXTERIOR FINISH LEGEND.
	PN-2	1,301 SF	24.9%			2	HORIZONTAL ZINC WALL PANELS. REFER TO EXTERIOR FINISH LEGEND.
	WD-1	820 SF	14.5%		ZINC EXTERIOR CLADDING EQUAL TO METALTECH CORRUGATED HORIZONTAL PANELS. COLOR TO BE ANTHRA-ZINC.	3	HORIZONTAL TEAK WOOD PLANK CLADDING. REFER TO EXTERIOR FINISH LEGEND.
	ACM-1	538 SF	10.3%			4	ALUMINUM COMPOSITE METAL PANELS. REFER TO EXTERIOR FINISH LEGEND.
	TOTAL	5,225 SF	100%		ALUMINUM COMPOSITE PANELS EQUAL TO 'ALPOLIC' PE DRY REVEAL. COLOR TO BE C2Z ANTHRA ZINC.	5	PREFINISHED SHEET METAL CAP FLASHING AND DRIP EDGE. REFER TO EXTERIOR FINISH LEGEND.
NORTH	PN-1	1,880 SF	56.0%				TEAK WOOD SIDING EQUAL TO 'ETT FINE WOODS' RAIN SCREEN SYSTEM. 5/8" x 6" HORIZONTAL FCS TEAK WOOD PLANKS. LENGTHS TO BE FIELD VERIFIED.
	PN-2	648 SF	19.3%	7	LINE OF ROOF BEYOND.		
	WD-1	515 SF	15.3%		ALL PREFINISHED SHEET METAL CAP FLASHINGS, VISIBLE WALL FLASHINGS, DRIP EDGES, GUTTER AND DOWNSPOUTS SHALL BE EQUAL TO KYNAR 500 MATTE BLACK. MATCH TO ADJACENT MATERIALS.	8	EXTERIOR SIGNAGE BY OTHERS. COORDINATE INSTALLATION WITH G.C.
	ACM-1	315 SF	9.4%			9	WALK-IN COOLER. REFER TO KITCHEN PLANS.
	TOTAL	3,358 SF	100%	WOOD WALL CLADDING		10	SOLID WOOD HORIZONTAL RAIL FENCE ENCLOSURE.
EAST	PN-1	2,541 SF	54.1%		EXTERIOR HOLLOW METAL DOORS & FRAMES EQUAL TO 'SHERWIN WILLIAMS' SW6258 TRICORN BLACK.		
	PN-2	1,385 SF	29.5%				
	ACM-1	415 SF	8.8%		EXTERIOR STEEL COLUMNS AND HAND AND GUARD RAILS EQUAL TO SHERWIN WILLIAMS SW7069 IRON ORE.		
	WD-1	355 SF	7.6%				
	TOTAL	4,696 SF	100%	SHEET METAL			
SOUTH	PN-1	2,540 SF	76.7%				
	PN-2	775 SF	23.3%				
	TOTAL	3,321 SF	100%				
				PAINT			



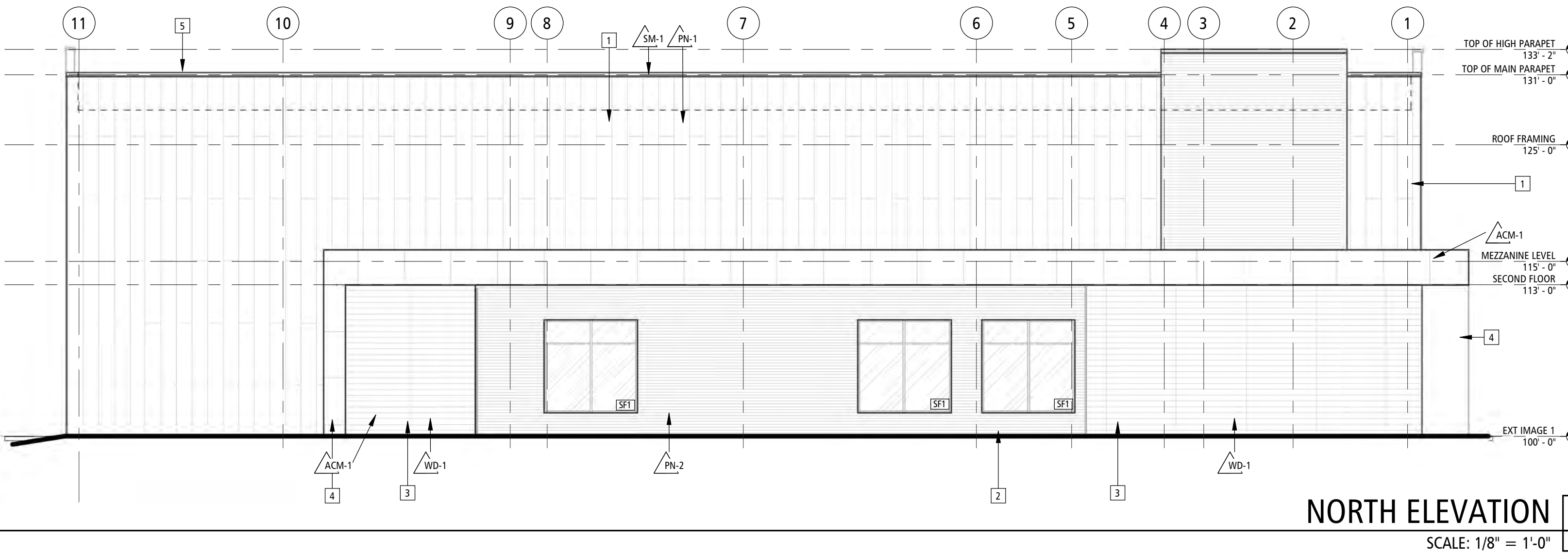
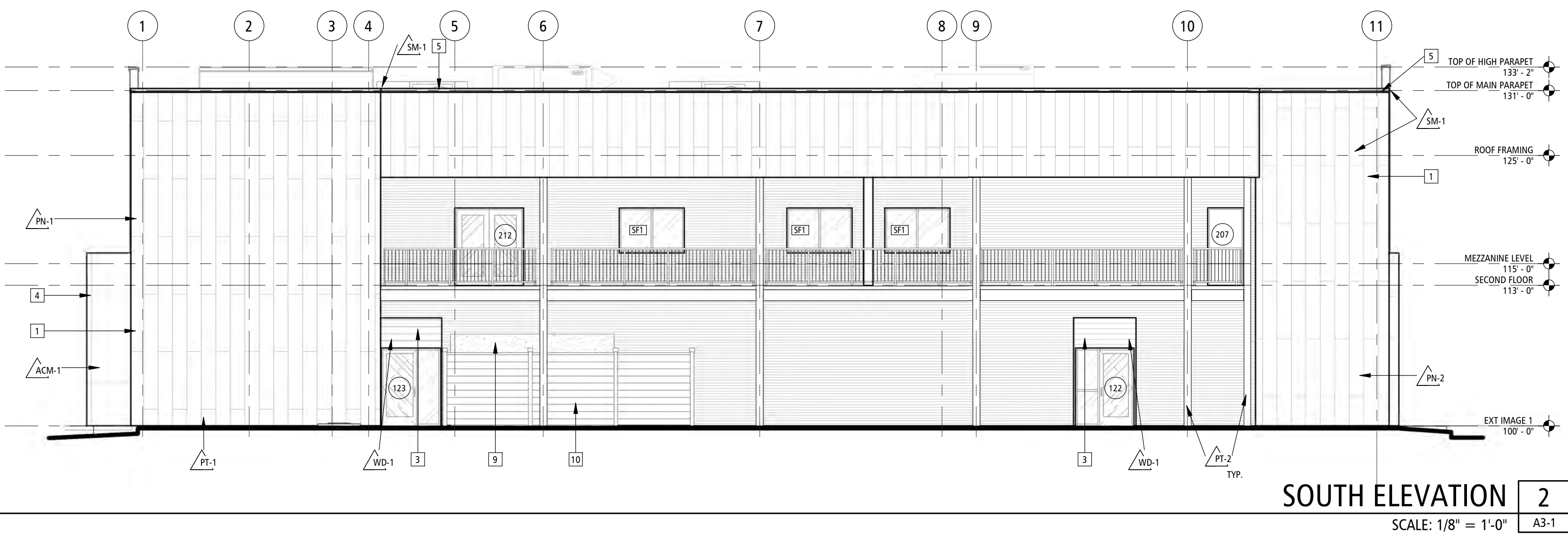
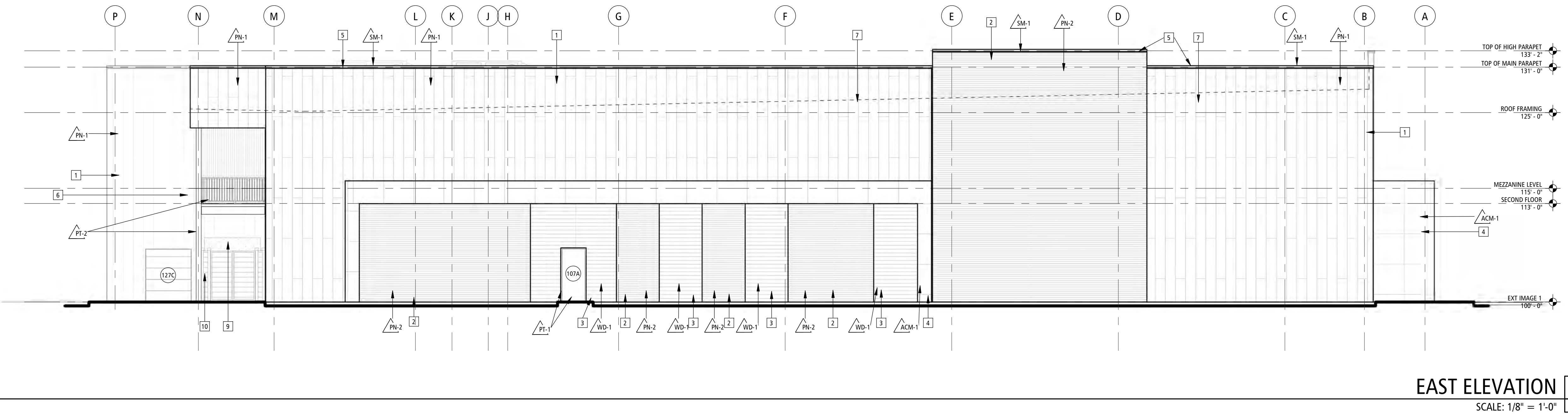
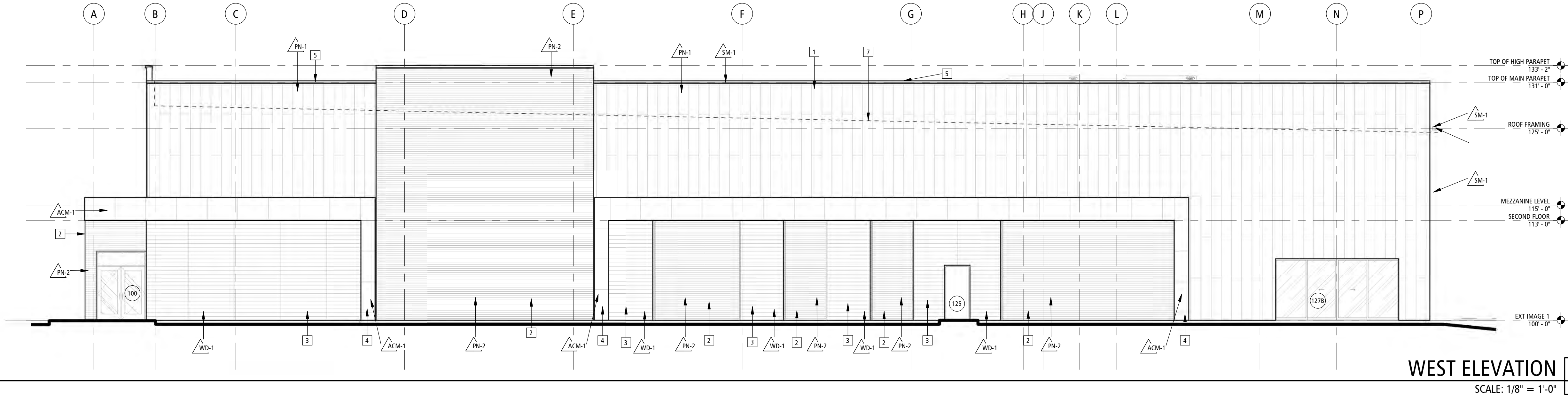
BUXTON KUBIK DODD
DESIGN COLLECTIVE

3100 S. NATIONAL AVENUE, SUITE 300
SPRINGFIELD, MO 65807
PHONE: 417.890.5543 FAX: 417.890.5563
MISSOURI CERTIFICATE OF AUTHORITY NO. A-200600734

CONSULTANTS:

MECHANICAL/PLUMBING ENGINEER:
BUXTON KUBIK DODD
DESIGN COLLECTIVE
3100 S. NATIONAL AVENUE, SUITE 300
SPRINGFIELD, MISSOURI 65807

STRUCTURAL ENGINEER:
COLEMAN ENGINEERING
629 S. COPPER RIDGE LN. NADA, MO



NEW EXHIBITION CENTER FOR:
LOT 9 BILLIARDS

LOCATION:
601 SE EAGLE WAY
BENTONVILLE, ARKANSAS 72712



NOT FOR
CONSTRUCTION

THIS SEAL IS FOR ARCHITECTURAL INFORMATION ONLY
Project No. BKD-2874 Drawn By Date 09.13.24

A3-1
ELEVATIONS

CITY OF BENTONVILLE PROJECT NUMBER: LSD24-0033

150-24-0033

Page 337 of 428



EXTERIOR IMAGE WEST FACADE



EXTERIOR IMAGE NORTH FACADE



EXTERIOR IMAGE EAST FACADE



EXTERIOR IMAGE SOUTH FACADE



BUXTON KUBIK DODD
DESIGN COLLECTIVE
3100 S. NATIONAL AVENUE, SUITE 300
SPRINGFIELD, MO 65807
PHONE: 417.890.5543 FAX: 417.890.5563
MISSOURI CERTIFICATE OF AUTHORITY NO. A-200600734

CONSULTANTS:

MECHANICAL/PLUMBING ENGINEER:
BUXTON KUBIK DODD
DESIGN COLLECTIVE
3100 S. NATIONAL AVENUE, SUITE 300
SPRINGFIELD, MISSOURI 65807

STRUCTURAL ENGINEER:
COLEMAN ENGINEERING
629 S. COPPER RIDGE LN. NADA, MO

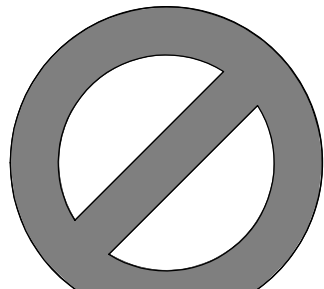
CIVIL ENGINEER:
OLSSON CIVIL
3537 STEEL BLVD.
FAVETTEVILLE, AR

MODIFICATIONS:

NEW EXHIBITION CENTER FOR:
LOT 9 BILLIARDS

LOCATION:
601 SE EAGLE WAY
BENTONVILLE, ARKANSAS 72712



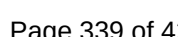
NOT FOR

CONSTRUCTION

THIS SEAL IS FOR ARCHITECTURAL INFORMATION ONLY
Project No. BKD-2874 Drawn By Date 09.13.24

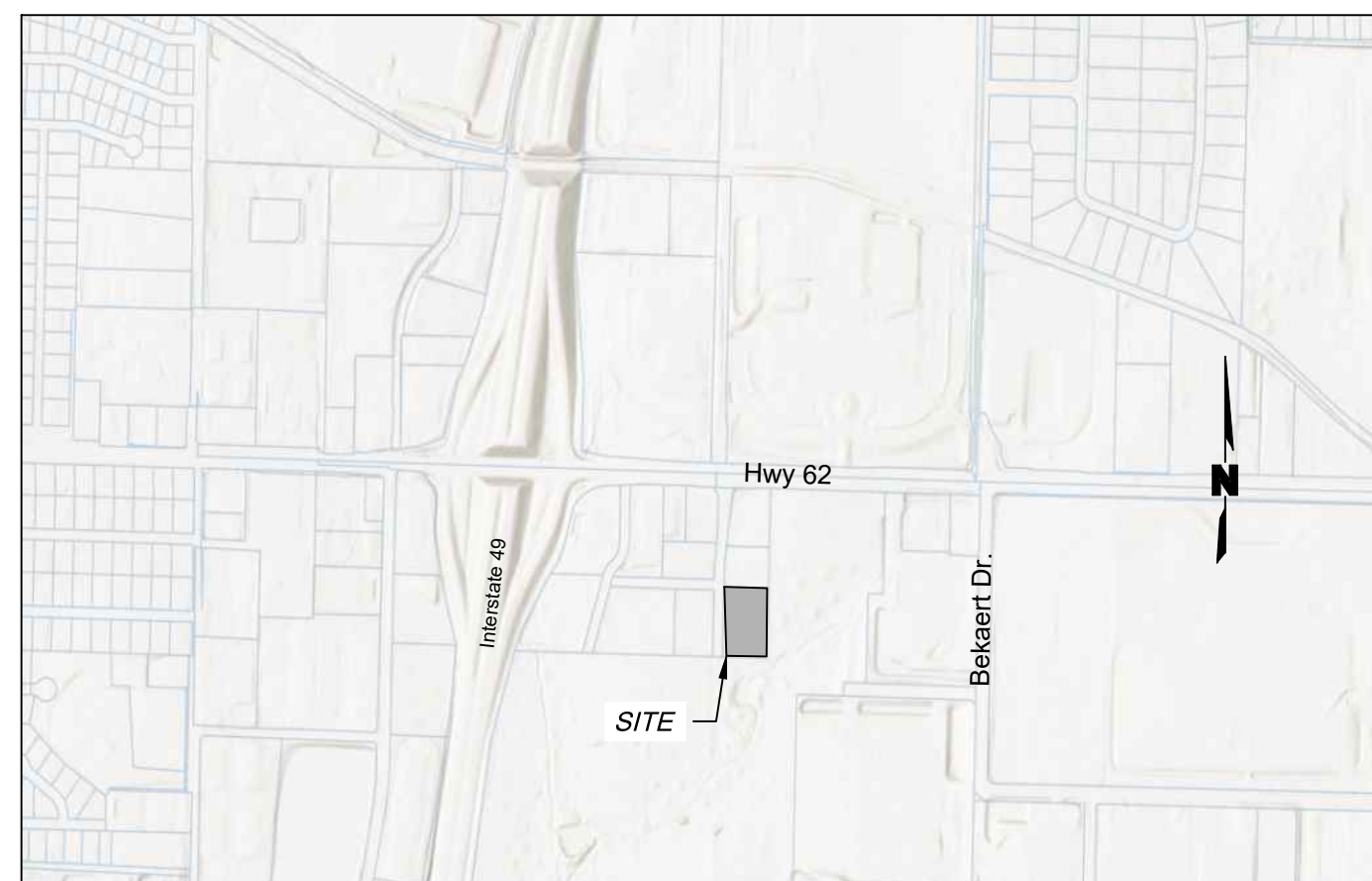
A3-2
EXTERIOR IMAGES

LSD-24-0093
Page 338 of 428

FIRE ALARM SYSTEM SUBMITTAL SHALL BE PROVIDED BY THE FIRE ALARM CONTRACTOR WITH
ENGINEERING DRAWING GENERATED BY A LICENSED/REGISTERED ENGINEER.



BENTONVILLE BILLIARDS
1601 SE EAGLE WAY
BENTONVILLE, ARKANSAS
LARGE SCALE DEVELOPMENT



SECTION 4, T-19-N, R-30-W
BENTON COUNTY, ARKANSAS

VICINITY MAP

NOT TO SCALE

INSTRUMENT L202404895 DESCRIPTION

Lot 9 of the Final Plat of Griffin Addition, Phase II, being a replat of Lot 1 of Griffin Addition and replat of Lots 5 and 6 of the replat of Lot 2 of Griffin Addition to the City of Bentonville, Benton County, Arkansas, as shown on Plat Record 2011 at Page 83.

SITE DATA		
PROPOSED USE		COMMERCIAL
ZONING		GENERAL COMMERCIAL (C-2)
SITE AREA (SA)		±1.63 ACRES ±71,149 SF
BUILDING HEIGHT		31'-0"
PROPOSED FLOOR AREA		19,360 SF
MINIMUM PARKING ALLOWED	ONE (1) SPACE PER 250 SF UP TO 10,000 SF OF THE TOTAL NFA; ONE (1) SPACE PER 250 SF FOR THE REST OF THE NFA WITH A 90% REDUCTION FACTOR.	
PROPOSED PARKING	TOTAL	74 STALLS
	STANDARD	71 STALLS
	ADA (<75)	3 STALLS
	BICYCLE	4 STALLS
	TOTAL	74 STALLS
BUILDING COVERAGE		17,942 SF : 25.21% (SA)
PAVEMENT/PARKING/SIDEWALK AREA		41,053 SF : 57.70% (SA)
TOTAL IMPERVIOUS AREA		59,519 SF : 82.91% (SA)
TOTAL PERVIOUS AREA		12,154 SF : 17.09% (SA)
REQUIRED INTERIOR LANDSCAPE AREA (TOTAL PARKING AREA = 34,667 SF : 10% * 34,667 SF)		3,467 SF
PROVIDED INTERIOR LANDSCAPE AREA		3,542 SF

BUILDING SETBACKS (ZONE C-2)	
FRONT	50'
REAR	20'
SIDE	7'

FLOOD NOTE:

THE FLOOD INSURANCE RATE MAP (FIRM) FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) COMMUNITY PANEL NO. 05007C0260K, EFFECTIVE DATE JUNE 4TH, 2012 SHOWS THIS PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.)

ABBREVIATIONS

M.G.	MATCH GRADE
P.V.M.T.	PAVEMENT
CL	TOP OF CURB
EP	EDGE OF PAVEMENT
EL	GUTTER
EL	ELEVATION
R/W	RIGHT-OF-WAY
ROW	RIGHT-OF-WAY
TCE	TEMPORARY CONSTRUCTION EASEMENT
EMT.	EASEMENT
PROP.	PROPOSED
EXIST.	EXISTING
TYP.	TYPICAL
(R)	REMOVAL
CONST.	CONSTRUCT
TBM	TEMPORARY BENCHMARK
C.P.	CONTROL POINT
D.N.D.	DO NOT DISTURB
U.I.P.	USE IN PLACE
CONC.	CONCRETE
AGG.	AGGREGATE
N.T.S.	NOT TO SCALE
B-B	BACK OF CURB TO BACK OF CURB
F-F	FACE OF CURB TO FACE OF CURB

DESIGN CONTACTS		CITY / UTILITY CONTACTS		
<u>OWNER / DEVELOPER</u> JOHN CAMPBELL 1936 SOUTH STONE MANOR ROGERS, AR 72758 PHONE: 912-596-2408 EMAIL: ARTMESSIAH9@AOL.COM	<u>ENGINEER</u> OLSSON 3537 N STEELE BLVD, STE 310 FAYETTEVILLE, AR 72703 CONTACT: MATT LOOS, PE PHONE: 501-733-2240 EMAIL: MLOOS@OLSSON.COM	<u>BUILDING & SAFETY</u> City of Bentonville 305 SW A Street Bentonville, AR 72712 Contact: Brad Arnold Phone: (479)271-3108 Email: barnold@bentonville.com	<u>STREET DEPARTMENT</u> City of Bentonville 3200 SW Municipal Drive Bentonville, AR 72712 Contact: Tony Davis Phone: (479)271-3130 Email: todavis@bentonville.com	<u>PLANNING DEPARTMENT</u> City of Bentonville 305 SW A Street Bentonville, AR 72712 Contact: Tyler Overstreet Phone: (479)271-3122 Email: toverstreet@bentonville.com
<u>ARCHITECT</u> BUXTON KUBIK DODD DESIGN COLLECTIVE 702 SE 5TH ST, STE 503100 NATIONAL AVE, STE 300 SPRINGFIELD, MO 64083 CONTACT: BRIAN KUBIK, AIA, NCARB EMAIL: BKUBIK@BK-DC.COM	<u>SURVEYOR</u> OLSSON 3537 N STEELE BLVD, STE 310 FAYETTEVILLE, AR 72703 CONTACT: KEITH SIKES, PLS, CFedS PHONE: 479-527-0495 EMAIL: KSIKES@OLSSON.COM	<u>WASTEWATER</u> City of Bentonville 1901 NE A Street Bentonville, AR Contact: Chris Earl Phone: (479)271-3161 Email: cearl@bentonville.com	<u>ENGINEERING & STORMWATER</u> City of Bentonville 3200 SW Municipal Drive Bentonville, AR 72712 Contact: Ellen Norvell Phone: (479)271-5993 Email: enorvell@bentonville.com	<u>FIRE DEPARTMENT</u> City of Bentonville 800 SW A Street Bentonville, AR 72712 Contact: Justin Scantlin, Fire Chief Phone: (479)271-5927/685-1096 Email: jscantlin@bentonville.com
		<u>WATER</u> City of Bentonville 3200 S.W. Municipal Drive Bentonville, AR 72712 Contact: Beau Thompson (Manager Technical Services) Phone: (479)271-3140 Email: bthompson@bentonville.com	<u>TELEPHONE</u> AT&T 627 White Road Springdale, AR 72766 Contact: Brent Baldwin Phone: (479)200-9022 Email: bb6585@att.com	<u>NATURAL GAS</u> Black Hills Energy 1301 Federal Way P.O. Box 2129 Lowell, AR 72745 Contact: Josh Knight Phone: (479)721-4543 Email: joshua.knight@blackhillscorp.com
		<u>ELECTRIC</u> City of Bentonville 3200 S.W. Municipal Drive Bentonville, AR 72712 Contact: Charlie Barnes Phone: (479)271-3159 Email: cbarnes@bentonville.com	<u>DEPARTMENT OF HEALTH</u> Arkansas Department of Health Division of Engineer, Slot 37 4815 W. Markham Little Rock, AR 72205 Contact: Adam Parker (District 1) Phone: (501)661-2623 Email: adam.parker@arkansas.gov	<u>CABLE TELEVISION</u> COX Communications Contact: Michael Moore Phone: (479)871-3473 Email: michael.moore3@cox.com

Sheet List Table	
Sheet Number	Sheet Title
C0.00	COVER SHEET
C1.00	GENERAL NOTES I
C2.00	DEMOLITION PLAN
C3.00	SITE & PAVING PLAN
C3.10	DIMENSION PLAN
C4.00	GRADING PLAN
C4.10	GRADING DETAILS
C5.00	STORM SEWER PLAN & PROFILE A
C6.00	UTILITY PLAN
C7.00	EROSION CONTROL PLAN PHASE I
C7.01	EROSION CONTROL PLAN PHASE II
C7.02	EROSION CONTROL PLAN PHASE III
C7.10	EROSION CONTROL DETAILS
C8.00	DETAIL SHEET I
C8.01	DETAIL SHEET II
C8.02	DETAIL SHEET III
C8.03	DETAIL SHEET IV
C8.10	COB WATER DETAIL SHEET I
C8.11	COB WATER DETAIL SHEET II
C8.12	COB SANITARY SEWER DETAIL SHEET I
C8.13	COB SANITARY SEWER DETAIL SHEET I
C8.14	COB SANITARY SEWER DETAIL SHEET II
C8.15	BEUD DETAIL SHEET I
C8.16	BEUD DETAIL SHEET II
C8.17	BEUD DETAIL SHEET III
L1.00	LANDSCAPE PLAN
L2.00	LANDSCAPE DETAIL SHEET

GENERAL NOTES:

1. ACCORDING TO THE NATIONAL WETLANDS INVENTORY, NO WETLANDS OR AREAS OF INTEREST ARE LOCATED WITHIN THE PROJECT BOUNDARY.
2. NO KNOWN EROSION PROBLEMS ON-SITE OR WITHIN 100' DOWNSTREAM OF THE PROJECT SITE.
3. NO KNOWN DANGEROUS AREAS OR HAZARDS PRESENT ON PROJECT SITE.
4. OFFSITE DETENTION BEING PROVIDED PER COVINGTON COMMERCIAL DRAINAGE REPORT DATED JUNE 28TH, 2004.
5. THERE ARE NO WAIVERS, VARIANCES AND/OR CONDITIONAL USES AT THE TIME OF PREPARING THIS PLAN
6. THE PROJECT IS WITHIN THE VBT AIRPORT ZONE AND A SUBMITTAL HAS BEEN MADE TO FAA UNDER 2024-ASW-11604-OF, FOR OFFICIAL DETERMINATION.

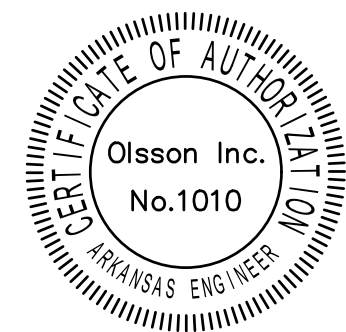
CITY OF BENTONVILLE GENERAL NOTES:

1. ALL WORK WITHIN THE CITY OF BENTONVILLE RIGHT-OF-WAY WILL MEET THE CITY OF BENTONVILLE STREET SPECIFICATIONS
2. THE CITY OF BENTONVILLE STREET STANDARDS, DRAINAGE CRITERIA MANUAL, SUBDIVISION ORDINANCE, WATER, SEWER, ELECTRICAL UTILITY SPECIFICATIONS, AND STATE CODE SHALL GOVERN THESE PLANS. IF THERE ARE DISCREPANCIES IN THE PLANS OR INFORMATION CONTAINED WITHIN, CITY OF BENTONVILLE ORDINANCES, STANDARDS, AND SPECIFICATIONS SHALL RULE, UNLESS, APPROVED IN WRITING BY THE CITY ENGINEER.
3. TO SCHEDULE AN INSPECTION OR TEST WITH THE CITY OF BENTONVILLE ENGINEERING DEPARTMENT, INSPECTIONS MUST BE CALLED IN (479-271-3168) BY ENGINEER OF RECORD 24 HOURS IN ADVANCE BEFORE 10AM FOR AN INSPECTION THE FOLLOWING DAY.
4. THE ENGINEER OF RECORD MUST CERTIFY TO THE CITY OF BENTONVILLE THAT THE SITE AND THE PROJECT MUST PASS A DEVELOPMENT FINAL SITE INSPECTION BEFORE REQUESTING A BUILDING FINAL INSPECTION.
5. PRE-PAVE PRECON WILL BE REQUIRED BEFORE ANY PAVING OF STREETS. ALL TEST RESULTS AND INSPECTIONS TO BE VERIFIED AND IN FILE BEFORE REQUESTING PRE-PAVE PRECON. TRACER WIRE TO BE INSPECTED BEFORE PAVING.

REVIEW OF THESE PLANS IS LIMITED TO COMPLIANCE WITH CITY CODES AND REGULATIONS. BY REVIEWING AND APPROVING THESE PLANS THE REVIEWER AND THE CITY OF BENTONVILLE ASSUME NO RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS IN THE PLANS. THE ADEQUACY OF THE PLANS IS THE SOLE RESPONSIBILITY OF THE DESIGN ENGINEER. THE CITY OF BENTONVILLE, HOWEVER, RESERVES THE RIGHT TO REQUIRE CORRECTIVE ACTION IF ANY INADEQUACIES ARE FOUND AFTER THE IMPROVEMENTS ARE CONSTRUCTED.

THESE PLANS HAVE BEEN REVIEWED BY THE CITY FOR CONCEPT ONLY. THE REVIEW DOES NOT IMPLY RESPONSIBILITY BY THE REVIEWING DEPARTMENT, THE CITY ENGINEER, OR THE CITY FOR ACCURACY AND CORRECTNESS OF THE CALCULATIONS. FURTHERMORE, THE REVIEW DOES NOT IMPLY THAT QUANTITIES OF ITEMS ON THE PLANS ARE THE FINAL QUANTITIES REQUIRED. THE REVIEW SHALL NOT BE CONSTRUED FOR ANY REASON AS ACCEPTANCE OF FINANCIAL RESPONSIBILITY BY THE CITY FOR ADDITIONAL QUANTITIES OF ITEMS SHOWN THAT MAY BE REQUIRED DURING THE CONSTRUCTION PHASE.

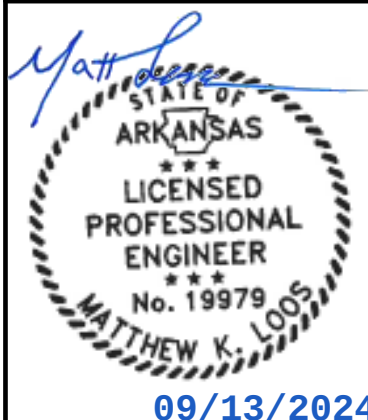
PREPARED & SUBMITTED BY



THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE BASED ON THE BEST INFORMATION AVAILABLE AND MAY NOT REFLECT ALL EXISTING UTILITIES IN THE PROJECT AREA. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE UTILITY COMPANIES FOR LOCATING EXISTING UTILITIES PRIOR TO CONSTRUCTION AND FOR PROTECTION OF SERVICES DURING CONSTRUCTION.

olson

3537 North Steele Boulevard, Suite 310
Fayetteville, AR 72703 TEL 479.443.3404 www.olsson.com



09/13/2024

[illegible]

REVISIONS

2024

COVER SHEET

BENTONVILLE BILLIARDS LARGE SCALE DEVELOPMENT

BENTONVILLE, ARKANSAS

drawn by.:	BAP
designed by.:	CLL
project no.:	024-02125
date:	09.09.24

SHEET

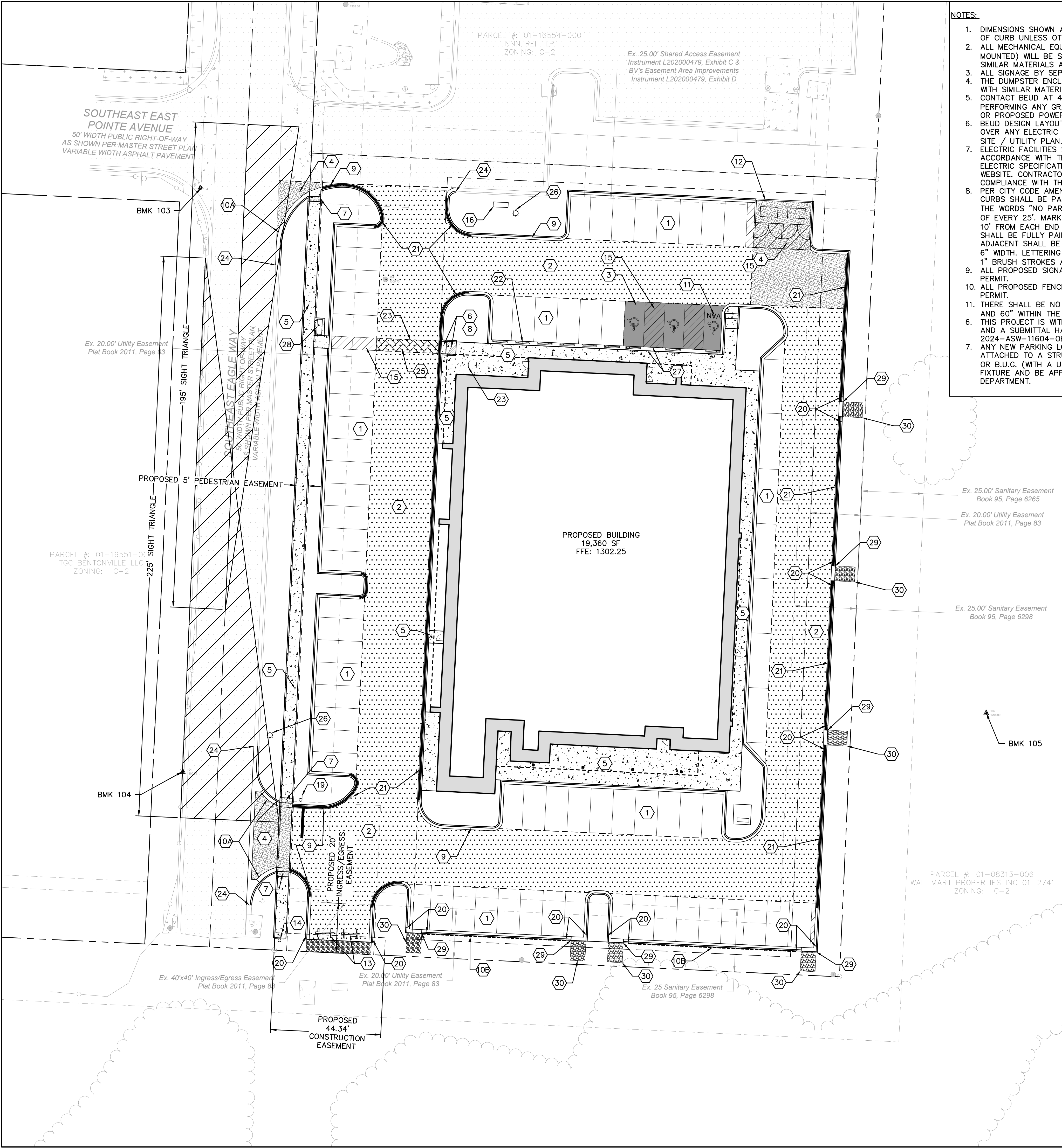
C0.00

1. DO NOT APPLY PAVEMENT MARKING PAINT UNTIL LAYOUT, COLORS AND PLACEMENT HAVE BEEN VERIFIED WITH THE ENGINEER.
2. ALLOW CONCRETE PAVING TO AGE FOR 28 DAYS BEFORE MARKING.
3. ALL PAVEMENT SURFACES SHALL BE CLEANED/CLEARED OF ANY DEBRIS OR CURING COMPOUNDS IN ACCORDANCE WITH MANUFACTURES REQUIREMENTS PRIOR TO ANY MARKING APPLICATIONS.
4. DETAILS NOT SHOWN SHALL BE IN CONFORMITY WITH THE STATE STANDARDS FOR TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, AND SIMILAR REQUIREMENTS ESTABLISHED BY THE U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION.
5. ALL PARKING LOT STRIPING SHALL BE SINGLE LINE 4" WIDE AS PER THE SITE PLANS.
6. PAINT FOR MARKING PAVEMENT SHALL CONFORM TO FEDERAL HIGHWAY MARKING STANDARDS. USE SHERWIN WILLIAMS ACQUAFAST DRY LAYDOWN TRAFFIC MARKING PAINT OR EQUAL, USE WHITE, BLUE OR YELLOW, WHERE APPROPRIATE, UNLESS OTHERWISE DIRECTED, USE THE FOLLOWING:
 - A. BLACKTOP OR BITUMINOUS ASPHALT PAVING: USE WHITE COLOR.
 - B. PORTLAND CEMENT CONCRETE PAVING: USE WHITE COLOR.
 - C. ADA ACCESSIBLE PARKING AND ENTRYWAYS: USE BLUE COLOR.
 - D. PROVIDE PAINTED CURBS AT FIRE LANE DESIGNATIONS PER FIRE MARSHAL REQUIREMENTS.
7. APPLY ALL MARKINGS USING APPROVED MECHANICAL EQUIPMENT (WITH PROVISIONS FOR CONSTANT AGITATION OF PAINT), CAPABLE OF APPLYING THE MARKING WIDTHS AS SHOWN, PROVIDE A MINIMUM WET FILM THICKNESS OF 15 MILS. USE PNEUMATIC SPRAY GUNS FOR HAND APPLICATION OF PAINT. ALL PAINTING EQUIPMENT AND OPERATIONS SHALL BE UNDER THE CONTROL OF EXPERIENCED TECHNICIANS THOROUGHLY FAMILIAR WITH EQUIPMENT AND MATERIALS AND MARKING LAYOUTS.
8. DETAIL PAVEMENT MARKINGS SHALL BE THAT MARKING, EXCLUSIVE OF ACTUAL TRAFFIC LANE MARKING, AT EXIT AND ENTRANCE ISLANDS AND TURNS, ON CURBS, AT CROSSWALKS, AT PARKING BAYS AND AT SUCH OTHER LOCATIONS AS SHOWN. ADA ACCESSIBLE PARKING SPACES SHALL BE MARKED BY THE INTERNATIONAL ACCESSIBLE SYMBOL AT INDICATED PARKING SPACES, USE A SUITABLE TEMPLATE THAT WILL PROVIDE A PAVEMENT MARKING WITH TRUE, SHARP EDGES AND ENDS.
9. ALL STRIPING WITHIN THE RIGHT OF WAY SHALL BE THERMOPLASTIC AND CONFORM TO SECTION 800.06(B) OF THE 2024 CITY OF BENTONVILLE STREET SPECIFICATIONS.

1. PROTECT EXISTING FEATURES OUTSIDE LIMITS OF DEMOLITION.
2. PROTECT EXISTING BUILDINGS, APPURTENANCES AND DRIVE ENTRANCES AS NOTED.
3. PROTECT EXISTING WATER LINES, GAS LINES, ELECTRIC LINES, LIGHT POLES, POWER POLES, TELEPHONE LINES, SEWER LINES AND RELATED COMPONENTS AND ALL OTHER EXISTING UTILITIES DESIGNATED TO REMAIN.
4. PROTECT OR HAVE A REGISTERED SURVEYOR REESTABLISH EXISTING IRON PINS.
5. DEMOLITION OR EXCAVATION BY BLASTING WILL BE PERMITTED ON THIS PROJECT AS NECESSARY. NOTIFY ENGINEER OF RECORD AND AWAIT APPROVAL PRIOR TO OBTAINING EQUIPMENT. FOLLOW PERMITTING AND OPERATION REQUIREMENTS OF BENTONVILLE, AR.
6. DEMOLITION INCLUDES REMOVAL OF ALL EXISTING IMPROVEMENTS AND TREES WITHIN LIMITS SHOWN EXCEPT THOSE ITEMS NOTED TO BE PROTECTED.
7. CAREFULLY REMOVE EXISTING LIGHT POLES, PARKING METERS, SIGN POSTS AND PANELS INDICATED. STORE THEM OFFSITE AT LOCATION PROVIDED BY OWNER. THESE ITEMS SHALL BE DISPOSED OF BY CONTRACTOR (EXCEPT FOR REMAINING EXISTING SIGNS).
8. DEMOLISH EXISTING DRIVEWAY APRONS NOTED. SAW CUT AND REMOVE EXISTING CURB AND GUTTER 5 FEET EACH WAY FROM DRIVEWAY APRON.
9. DEMOLITION AND REMOVAL OF TREES SHALL OCCUR ONLY ON SATURDAYS OR SUNDAYS, WITH ENTIRE REMOVAL PROCESS BEING COMPLETED ON THE SAME DAY. NO DEBRIS SHALL BE LEFT ON SITE. TREE REMOVAL INCLUDES THE STUMP AND ROOT BALL.
10. FOR CLEANUP SEE SPECIFICATIONS.
11. BACKFILL REMOVED STRUCTURES WITH AGGREGATE BASE PER SPECIFICATIONS.
12. WHERE PARTIAL REMOVAL OF PAVING, CONCRETE, SIDEWALK, CURB & GUTTER, OR OTHER IMPROVEMENT IS NOTED, SAWCUT THE MATERIAL AT THE REMOVAL LINE. ROUGH OR RAGGED EDGES AT LIMITS OF REMOVAL WILL NOT BE ACCEPTABLE.

[illegible]

DWG: F:\2024\02001-02500\024-02125\40-design\AutoCAD\final\plan\Sheets\GNVAC-SIT01_02402125.dwg
DATE: Sep 12, 2024 8:18am
XREFS: V_XTOP0_02402125 V_XBNDY_02402125 C_PBASE_02402125 C_PHTCH_02402125 C_PUTIL_02402125
USER: bcapr2
C_PHTCH_02402125 C_PBASE_02402125 C_PUTIL_02402125



NOTES:

- DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL MECHANICAL EQUIPMENT (ROOF & GROUND MOUNTED) WILL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDINGS, TYPICAL.
- ALL SIGNAGE BY SEPARATE PERMIT.
- THE DUMPSTER ENCLOSURE SHALL BE CONSTRUCTED WITH SIMILAR MATERIALS AS THE BUILDING.
- CONTACT BEUD AT 479-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.
- BEUD DESIGN LAYOUT DRAWINGS TAKE PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE / UTILITY PLAN.
- ELECTRIC FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION OF THE ELECTRIC SPECIFICATIONS FOUND ON THE BEUD WEBSITE. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THIS DOCUMENT.
- PER CITY CODE AMENDMENT 503.3.1, FIRE LANE CURBS SHALL BE PAINTED RED AND MARKED WITH THE WORDS "NO PARKING FIRE LANE" AT INTERVALS OF EVERY 25', MARKINGS SHALL BE NO MORE THAN 10' FROM EACH END OF THE CURB. THE CURB SHALL BE FULLY PAINTED, OR THE GROUND ADJACENT SHALL BE MARKED IN RED NO LESS THAN 6" WIDTH. LETTERING SHALL BE 4" IN HEIGHT WITH 1" BRUSH STROKES AND PAINTED WHITE.
- ALL PROPOSED SIGNAGE TO REQUIRE SEPARATE PERMIT.
- ALL PROPOSED FENCING WILL REQUIRE A SEPARATE PERMIT.
- THERE SHALL BE NO CONSTRUCTION BETWEEN 30" AND 60" WITHIN THE SIGHT TRIANGLE.
- THIS PROJECT IS WITHIN THE VBT AIRPORT ZONE AND A SUBMITTAL HAS BEEN MADE TO FAA UNDER 2024-ASW-11604-OE FOR OFFICIAL DETERMINATION.
- ANY NEW PARKING LOT LIGHTING OR LIGHTING ATTACHED TO A STRUCTURE MUST BE A CUT-OFF OR B.U.G. (WITH A U RATING OF 0) LIGHTING FIXTURE AND BE APPROVED BY THE PLANNING DEPARTMENT.

KEYNOTES:

- | | |
|-----|--|
| 1 | INSTALL LIGHT DUTY ASPHALT PAVEMENT (REFER TO DETAIL SHEET C8.00) |
| 2 | INSTALL HEAVY DUTY ASPHALT PAVEMENT (REFER TO DETAIL SHEET C8.00) |
| 3 | INSTALL LIGHT DUTY CONCRETE PAVEMENT (REFER TO DETAIL SHEET C8.00) |
| 4 | INSTALL HEAVY DUTY CONCRETE PAVEMENT (REFER TO DETAIL SHEET C8.00) |
| 5 | INSTALL 4" CONCRETE SIDEWALK |
| 6 | INSTALL CONCRETE SIDEWALK RAMP |
| 7 | INSTALL TRUNCATED DOMES |
| 8 | ADA ACCESSIBLE CURB RAMP PER STANDARD DETAILS |
| 9 | CONSTRUCT 18" ON-SITE CURB & GUTTER (PER DETAIL SHEET C8.00) |
| 10A | CONSTRUCT 24" OFF-SITE CURB & GUTTER (PER DETAIL SHEET C8.00) |
| 10B | CONSTRUCT TURN DOWN CURB & GUTTER (PER DETAIL SHEET C8.00) |
| 11 | 9'X20' ACCESSIBLE STALLS & BOLLARD MOUNTED SIGNAGE (REFER TO DETAIL SHEET C8.01) |
| 12 | GARBAGE ENCLOSURE (REFER TO ARCH. PLANS) |
| 13 | PLACE MUTCD R11-2 'ROAD CLOSED' SIGN |

- | | |
|----|--|
| 14 | PLACE MUTCD R9-9 'SIDEWALK CLOSED' SIGN |
| 15 | 45 DEGREE 4" WIDE WHITE STRIPING PER MUTCD STANDARDS (SEE PAVEMENT MARKING NOTES ON THIS SHEET) |
| 16 | PROPOSED MONUMENT SIGN (REFER TO ARCH. PLANS) |
| 17 | CONTRACTOR TO COORDINATE STREET LIGHT INSTALLATION WITH BEUD. |
| 18 | PROP. LOCATION OF PARKING LOT LIGHTS (REFER MEP FOR POLE /LIGHT & STRUCTURAL FOR BASE DETAIL) |
| 19 | INSTALL STOP SIGN |
| 20 | TAPER CURB FROM 6 INCHES TO 0 INCHES OVER 2 FEET. |
| 21 | FIRE LANE STRIPING |
| 22 | CONCRETE WHEEL STOP (PER DETAIL ON SHEET C8.00) |
| 23 | INSTALL DERO SWERVE STYLE BIKE RACK (SITE AMENITY) ON CONCRETE SURFACE (PER DETAIL ON SHEET C8.01) |
| 24 | TAPER CURB TO MATCH EXISTING |
| 25 | 5" THICK PATTERNED CONCRETE IN CONTRASTING COLOR. SAMPLE TO BE PROVIDED FOR APPROVAL BY ARCHITECT. |
| 26 | PROP. LOCATION OF PARKING LOT LIGHTS (REFER MEP FOR POLE/LIGHT & STRUCTURAL FOR BASE DETAIL) |
| 27 | SIDEWALK TO BE FLUSH WITH PAVEMENT EDGE |
| 28 | BENCH (SITE AMENITY, VICTOR STANLEY "CLASSIC" (MODEL #C-10) OR APPROVED EQUAL). MUST BE AT LEAST 6 FEET IN LENGTH. |
| 29 | INSTALL 6' CURB CUT (SEE DETAIL SHEET 8.02) |
| 30 | INSTALL 6'X8' RIPRAP PAD (SEE DETAIL SHEET C7.10) |

BENCHMARK:

BMK 103 = SET MAG NAIL
N, E, ELEV.=742908.15, 671991.11, 1301.68

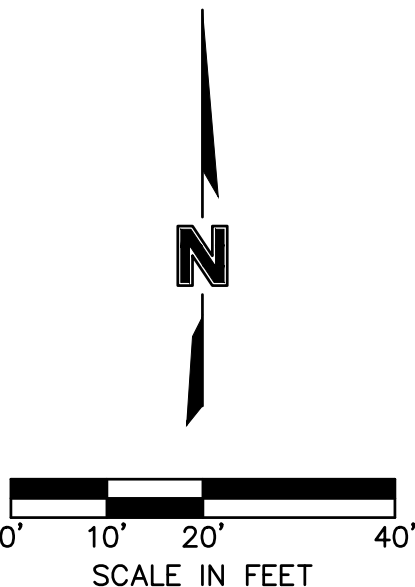
BMK 104 = SET MAG NAIL
N, E, ELEV.=742673.74, 671984.11, 1300.66

BMK 105 = SET 5/8" REBAR W/ OLSSON CAP
N, E, ELEV.=742697.29, 672306.62, 1298.09

LEGEND

- | | |
|-----|----------------------------|
| --- | PROPERTY LINE |
| --- | PROP. BUILDING SETBACK |
| --- | EXIST. UTILITY EASEMENT |
| --- | FIRE LANE STRIPING |
| ▲ | BENCHMARK |
| ○ | EXIST. LIGHT POLE |
| □ | EXIST. TRANSFORMER |
| ○ | EXIST. WATER METER |
| ○ | EXIST. GRATE INLET |
| ○ | EXIST. POWER POLE |
| ○ | EXIST. POWER POLE W/ LIGHT |
| ○ | EXIST. STEEL POST |
| ○ | EXIST. WATER VALVE |

SITE DATA		
PROPOSED USE		COMMERCIAL
ZONING		GENERAL COMMERCIAL (C-2)
SITE AREA (SA)		±1.63 ACRES ±71,149 SF
BUILDING HEIGHT		31'-0"
PROPOSED FLOOR AREA		19,360 SF
MINIMUM PARKING ALLOWED	ONE (1) SPACE PER 250 SF UP TO 10,000 SF OF THE TOTAL NFA; ONE (1) SPACE PER 250 SF FOR THE REST OF THE NFA WITH A 90% REDUCTION FACTOR.	
	TOTAL	74 STALLS
PROPOSED PARKING	STANDARD	71 STALLS
	ADA (<75)	3 STALLS
	BICYCLE	4 STALLS
	TOTAL	74 STALLS
BUILDING COVERAGE		17,942 SF : 25.21% (SA)
PAVEMENT/PARKING/SIDEWALK AREA		41,053 SF : 57.70% (SA)
TOTAL IMPERVIOUS AREA		59,519 SF : 82.91% (SA)
TOTAL PERVIOUS AREA		12,154 SF : 17.09% (SA)
REQUIRED INTERIOR LANDSCAPE AREA (TOTAL PARKING AREA = 34,667 SF ; 10% * 34,667 SF)		3,467 SF
PROVIDED INTERIOR LANDSCAPE AREA		3,542 SF



SITE & PAVING PLAN

BENTONVILLE BILLIARDS
LARGE SCALE DEVELOPMENT

BENTONVILLE, ARKANSAS

BY

REVISIONS DESCRIPTION

DATE

REV.

NO.

2024

REVISIONS

SHEET
C3.00

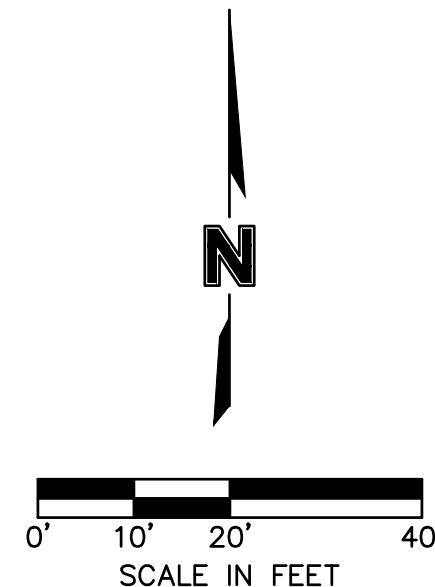
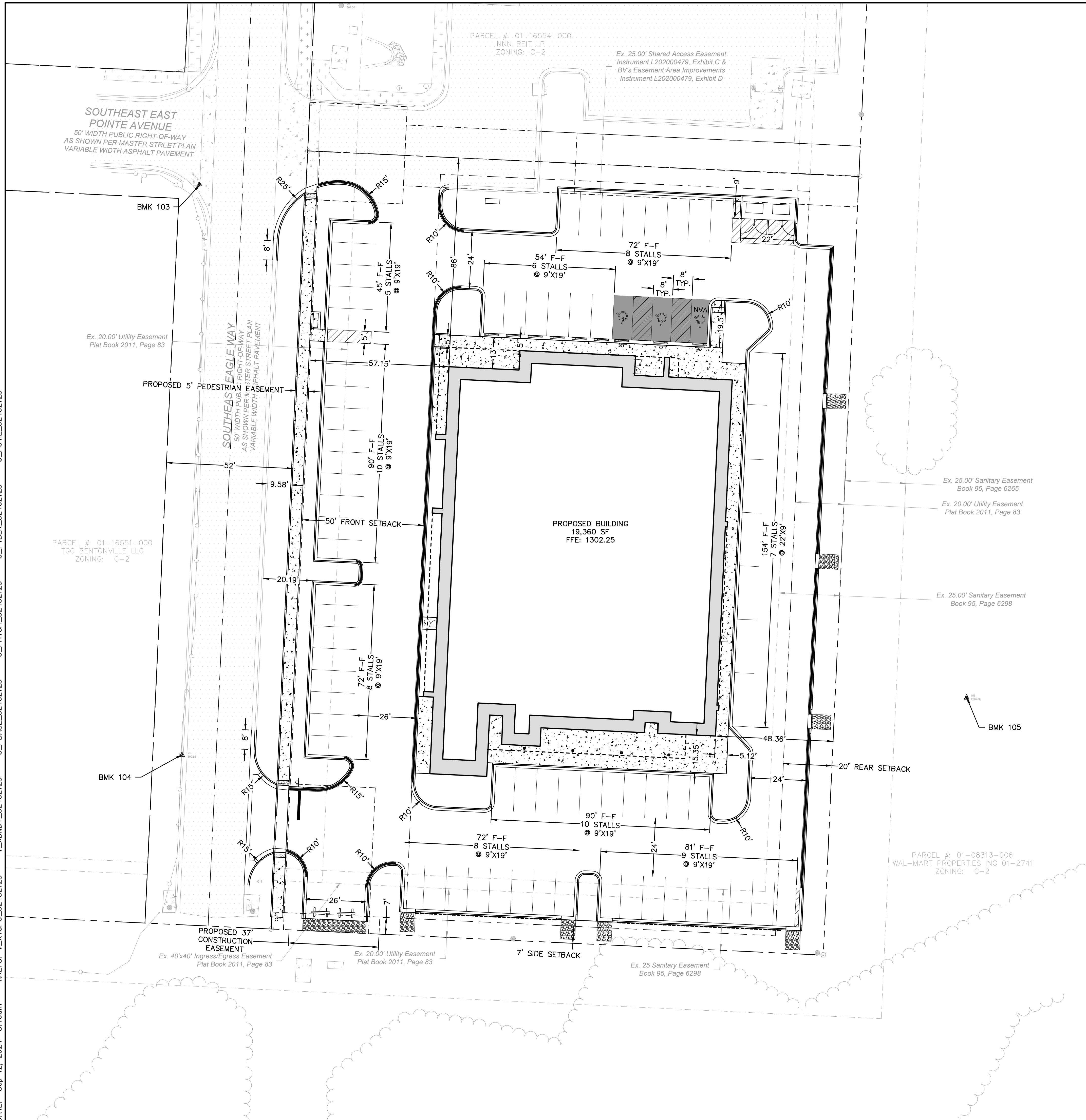
drawn by: BAP
designed by: CLL
project no.: 024-02125
date: 09.09.24



olsson

3537 North Steele Boulevard, Suite 310
Fayetteville, AR 72703 TEL 479.443.3404
www.olsson.com

DWG: F:\2024\02001-02500\024-02125\40-design\AutoCAD\final plans\Sheets\GNCV\C_SIT01_02402125.dwg
DATE: Sep 12, 2024 8:16am
XREFS: V_XTOPO_02402125 C_PBASE_02402125 V_XBNDY_02402125 C_PTBLK_02402125
USER: bwayne2
C_PUTIL_02402125



<u>LEGEND</u>	
-----	PROPERTY LINE
-----	PROP. BUILDING SETBACK
-----	EXIST. UTILITY EASEMENT
=====	FIRE LANE STRIPING
▲	BENCHMARK
☆	EXIST. LIGHT POLE
□	EXIST. TRANSFORMER
SW	EXIST. WATER METER
田	EXIST. WATER INLET
—	EXIST. POWER POLE
—	EXIST. POWER POLE W/ LIGHT
●	EXIST. STEEL POST
× W	EXIST. WATER VALVE

BENCHMARK:

BMK 103 = SET MAG NAIL
N, E, ELEV.=742908.15, 671991.11, 1301.68

BMK 104 = SET MAG NAIL
N, E, ELEV.=742673.74, 671984.11, 1300.66

BMK 105 = SET 5/8" REBAR W/ OLSSON CAP
N, E, ELEV.=742697.29, 672306.62, 1298.09

DIMENSION PLAN

BENTONVILLE BILLIARDS
LARGE SCALE DEVELOPMENT

BENTONVILLE, ARKANSAS

2024

REVISIONS DESCRIPTION

BY _____

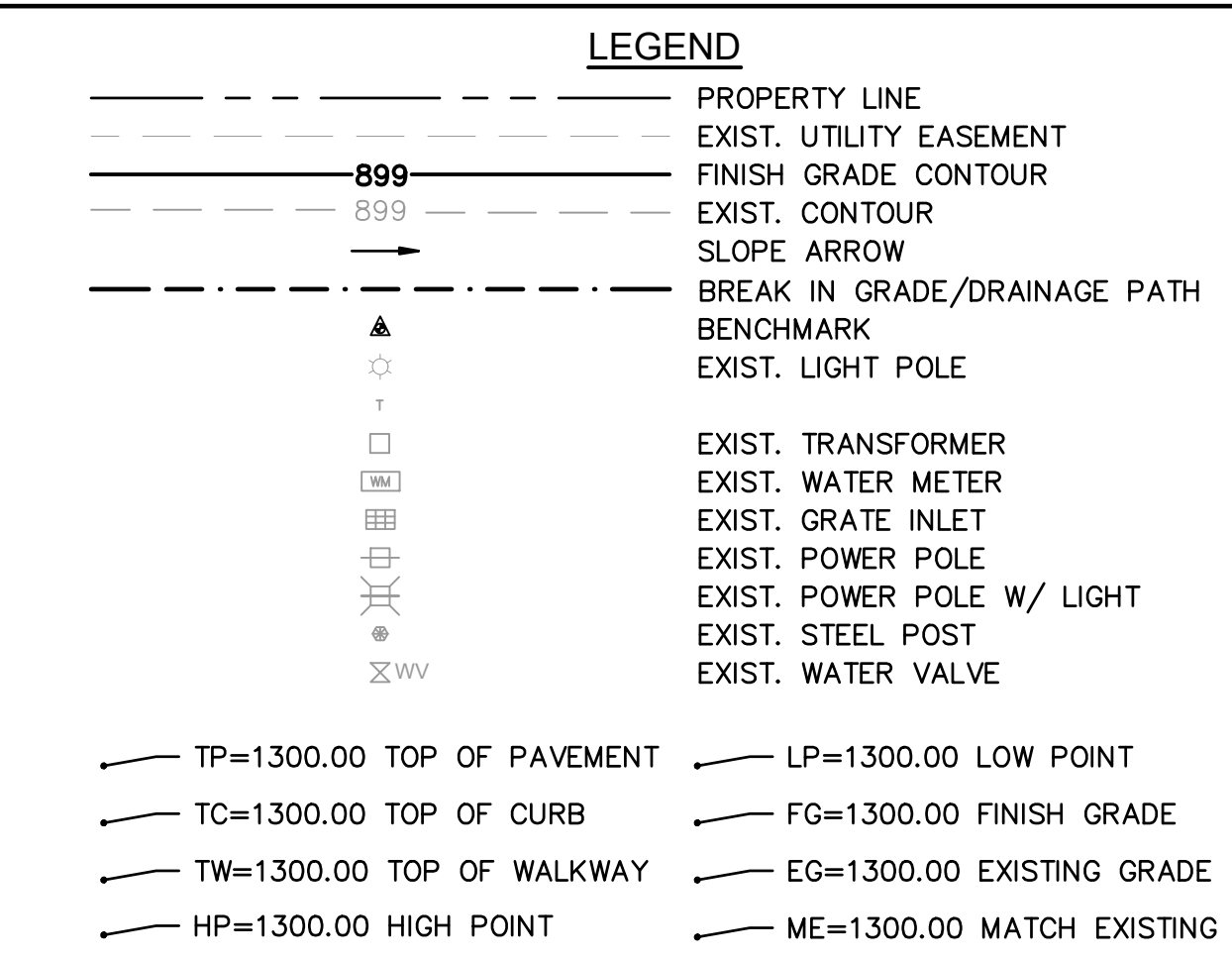
Yatt
STATE OF
ARKANSAS

LICENSED
PROFESSIONAL
ENGINEER

No. 19979
MATTHEW K. LOOS
09/13/2024

Olsson

3537 North Steele Boulevard, Suite 310
Fayetteville, AR 72703 TEL 479.443.3404
www.olsson.com



1. ALL ELEVATIONS ARE TO NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988).
2. STRIPPINGS ARE TO BE STOCKPILED ON-SITE AS DIRECTED BY THE ENGINEER. FOLLOWING THE COMPLETION OF THE GRADING, THIS TOPSOIL SHALL BE USED AS FILL MATERIAL ON ALL LANDSCAPED AREAS. IF STOCKPILE IS INACTIVE FOR MORE THAN 14 DAYS, STABILIZE OR PROTECT THE PERIMETER AS SHOWN ON SHEET C7.10.
3. ALL HERBACEOUS VEGETATION SHALL BE REMOVED FROM WITHIN THE LIMITS OF THE GRADING AND REDISTRIBUTED WITH THE TOPSOIL AS OUTLINED IN NOTE #2.
4. CONTRACTOR SHALL USE CAUTION AROUND ANY EXISTING UTILITIES LOCATED ONSITE. THEY SHALL BE RESPONSIBLE FOR THE REPAIRS OF SUCH STRUCTURES WHEN BROKEN OR OTHERWISE DAMAGED BY THE NEW CONSTRUCTION.
5. THE PROPOSED CONTOURS REPRESENT TOP OF SLAB IN PAVEMENT AREAS AND FINISHED GRADE IN ALL OTHER AREAS. QUANTITIES DO NOT TAKE INTO ACCOUNT CORE-OUT OR ANY OVER-EXCAVATION.
6. CONTRACTOR SHALL ADDRESS ANY GRADING RECOMMENDATIONS IDENTIFIED IN THE GEOTECHNICAL INVESTIGATION. PRIOR TO MOVING OFF THE JOB THE CONTRACTOR SHALL NOTIFY THE ENGINEER TO DO A FINAL WALK-THROUGH OF THE CONSTRUCTION SITE.
7. THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES, PIPES AND STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS AND TO THE BEST OF OUR KNOWLEDGE CONSTITUTES ALL KNOWN FACILITIES. HOWEVER, THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT ANY EXISTING UTILITIES OR STRUCTURES LOCATED AT THE WORK SITE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT AN UNDERGROUND LOCATE SERVICE IN ADVANCE OF ANY EXCAVATION FOR THE MARK-OUT OF THE LOCATION OF UTILITIES AND NOTIFICATION OF COMMENCEMENT OF WORK.
8. BEFORE EXCAVATING FOR THIS CONTRACT, THE CONTRACTOR SHALL FIELD VERIFY LOCATION OF UNDERGROUND UTILITIES. CONTRACTOR SHALL MAKE EXPLORATORY EXCAVATIONS AND LOCATE EXISTING UNDERGROUND UTILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS IF REVISIONS ARE NECESSARY BECAUSE OF ACTUAL LOCATION OF EXISTING FACILITIES.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SEDIMENT CONTROL BARRIERS FOR A PERIOD OF 1 YEAR OR UNTIL THEY ARE RELEASED FROM THIS RESPONSIBILITY BY THE ENGINEER, WHICHEVER PERIOD IS SHORTER.
10. ALL ITEMS REMOVED SHALL BE DISPOSED OFF SITE BY THE CONTRACTOR AS PER CITY OF BENTONVILLE REQUIREMENTS.
11. IN ALL LOCATIONS WHERE NEW PAVEMENT ABUTS EXISTING, SAW CUT EXISTING PAVEMENT AS NECESSARY TO PROVIDE A SMOOTH TRANSITION AT THE JOINT. MATCH EXISTING GRADES AT THE JOINT IN ALL LOCATIONS.
12. CONTRACTOR SHALL FINISH GRADE SLOPES AS SHOWN NO STEEPER THAN 1 FOOT VERTICAL IN 3 FEET HORIZONTAL.
13. IN ALL LOCATIONS WHERE NEW PAVEMENT ABUTS EXISTING, SAW CUT EXISTING PAVEMENT AS NECESSARY TO PROVIDE A SMOOTH TRANSITION AT THE JOINT. MATCH EXISTING GRADES AT THE JOINT IN ALL LOCATIONS..

BENCHMARK:

BMK 103 = SET MAG NAIL
N, E, ELEV.=742908.15, 671991.11, 1301.68

BMK 104 = SET MAG NAIL
N, E, ELEV.=742673.74, 671984.11, 1300.66

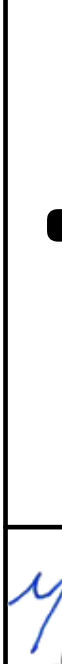
BMK 105 = SET 5" REBAR W/ OLSSON CAP
N, E, ELEV.=742697.29, 672306.62, 1298.09

TOTAL GREEN SPACE:

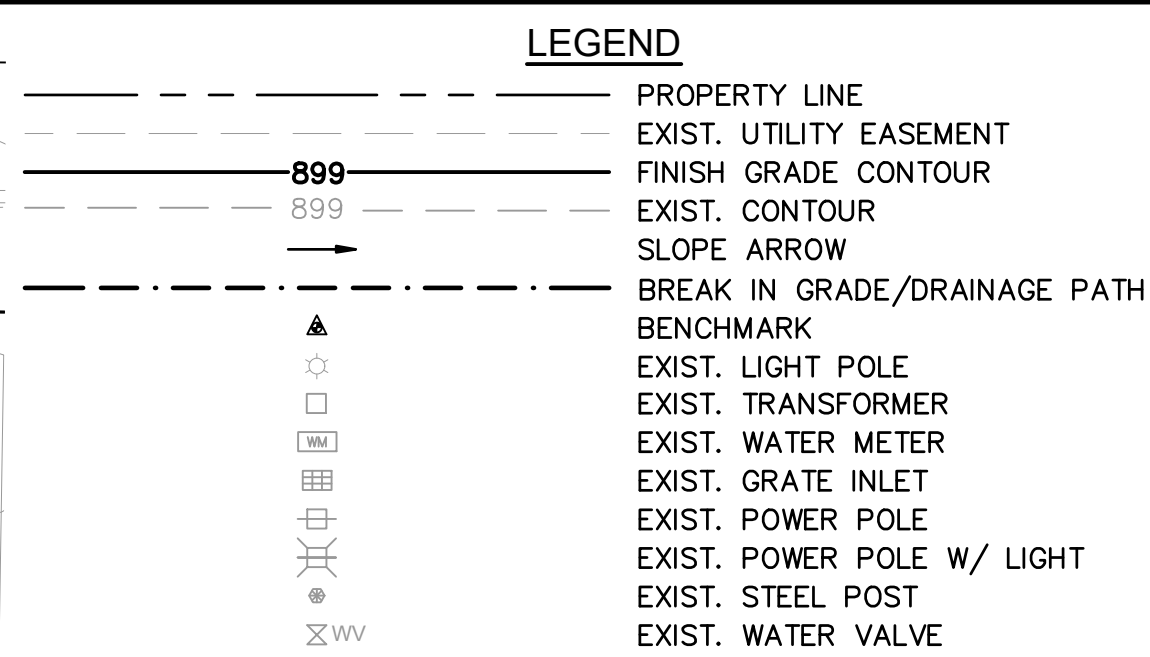
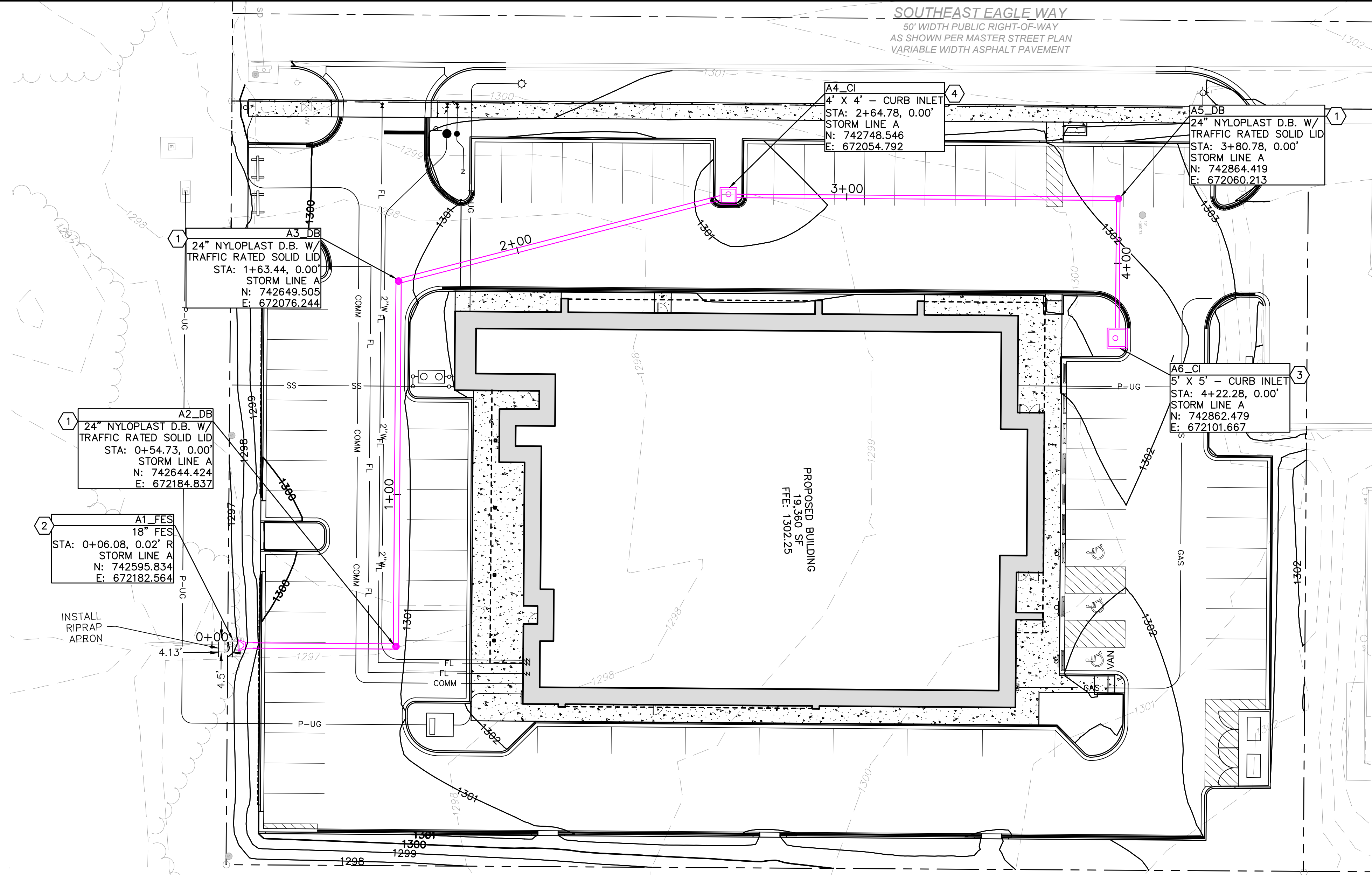
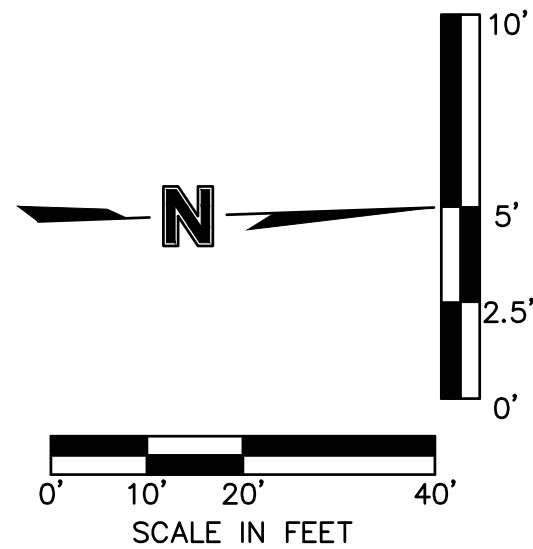
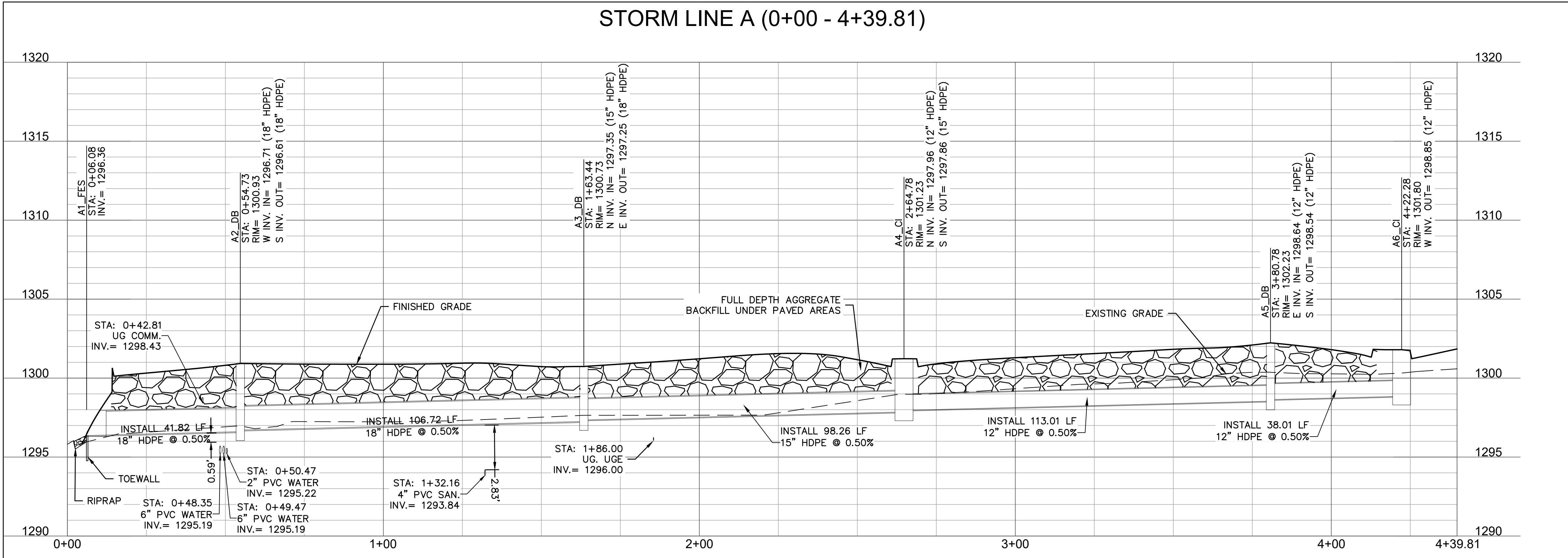
12,154 SF (17.09%)

IMPERVIOUS AREA:

59,519 SF (82.91%)

drawn by.: _____ BAP designed by.: _____ CLF project no.: _____ 024-02125 date: _____ 09.09.24 3537 North Steele Boulevard, Suite 310 Payetteville, AR 72703 TEL 479.443.3404 www.olsson.com	
	
olsson	
09/13/2024	
BY	
REVISIONS DESCRIPTION	
DATE	
REV. NO.	
REVISIONS	
2024	
BENTONVILLE, ARKANSAS	
BENTONVILLE BILLIARDS LARGE SCALE DEVELOPMENT	
GRADING PLAN	
SHEET	
C4.00	

DWG: F:\2024\02001-02500\024-02125\40-design\AutoCAD\Final Plans\Sheets\GNV\A.C.-STW01_02402125.dwg
DATE: Sep 12, 2024 8:17am XREFS: C_PTBULK_02402125 V_XBNDY_02402125 V_XTOPO_02402125
USER: bpayne2 C_PBASE_02402125 C_PPSURF_02402125 C_PUTIL_02402125 C_PHTCH_02402125 C_PSTRM_02402125



- KEYNOTES:**
- 24" NYLOPLAST DRAIN BASIN WITH STANDARD SOLID LID (SEE DETAIL SHEET C8.03)
 - 18" FLARED END SECTION W/ TOEWALL
 - 5'X5' CURB INLET (SEE DETAIL SHEET C8.03)
 - 4'X4' CURB INLET (SEE DETAIL SHEET C8.03)

BENCHMARK:

BMK 103 = SET MAG NAIL
N, E, ELEV.=742908.15, 671991.11, 1301.68

BMK 104 = SET MAG NAIL
N, E, ELEV.=742673.74, 671984.11, 1300.66

BMK 105 = SET 3/8" REBAR W/ OLSSON CAP
N, E, ELEV.=742697.29, 672306.62, 1298.09

olsson

3537 North Steele Boulevard, Suite 310
Fayetteville, AR 72703 TEL 479.443.3404
www.olsson.com

Matthew K. Olsson
Arkansas
LISCENSED
PROFESSIONAL
ENGINEER
No. 19979
09/13/2024

BY
REV. NO.
DATE
REVISIONS DESCRIPTION

2024

STORM SEWER PLAN & PROFILE A

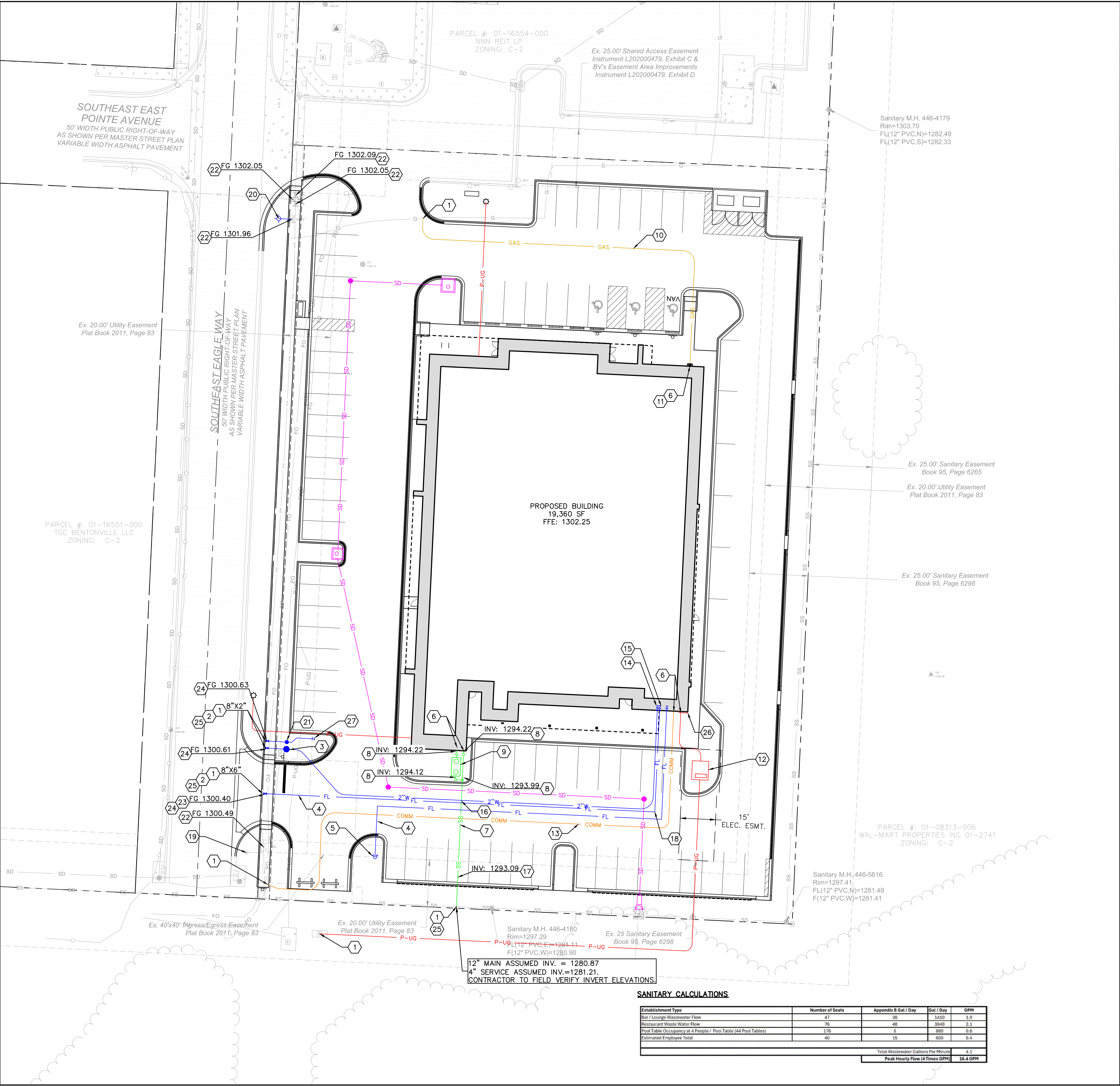
BENTONVILLE BILLIARDS
LARGE SCALE DEVELOPMENT

BENTONVILLE, ARKANSAS

drawn by: BAP
designed by: CLL
project no.: 024-02125
date: 09.09.24

SHEET
C5.00

DWG: F:\2024\02001-02500\024-02125\40-Design\AutoCAD\Final Plans\Sheets\NCV\ C_UTL01_02402125.dwg
DATE: Sep 12, 2024 9:57am
XREFS: C_PU1L_02402125 V_XBNDY_02402125 V_XTPOD_02402125
USER: elammchirt C_PBASE_02402125 C_PTBLK_02402125



12" MAIN ASSUMED INV. = 1280.87
4" SERVICE ASSUMED INV.=1281.21.
CONTRACTOR TO FIELD VERIFY INVERT ELEVATIONS.

SANITARY CALCULATIONS

Establishment Type	Number of Seats	Appendix B Gal / Day	Gal / Day	GPM
Bar / Lounge Wastewater Flow	47	30	1410	1.0
Restaurant Waste Water Flow	76	40	3040	2.1
Pool Table Occupancy at 4 People / Pool Table (44 Pool Tables)	176	5	880	0.6
Estimated Employee Total	40	15	600	0.4
Total Wastewater Gallons Per Minute				4.1
Peak Hourly Flow (4 Times GPM)				16.4 GPM

LEGEND

---	PROPERTY LINE
---	EXIST. UTILITY EASEMENT
---	EXIST. WATER LINE
---	PROP. WATER LINE
---	PROP. FIRE LINE
---	PROP. SANITARY SEWER LINE
---	PROP. UNDERGROUND ELECTRIC LINE
---	PROP. GAS LINE
---	PROP. COMMUNICATION LINE

GENERAL NOTE:

1. IFR INSPECTION ONLY AFTER FIRE LINE PLAN SUBMITTAL TO CITY OF BENTONVILLE. UNDERGROUND FIRE LINE CONSTRUCTION IS NOT TO BEGIN UNTIL ADH APPROVAL IS RECEIVED BY FIRE LINE CONTRACTOR ON THE UNDERGROUND FIRE LINE.
2. CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.
3. ELECTRICAL FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION OF THE ELECTRIC SPECIFICATIONS FOUND ON THE WEBSITE. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THIS DOCUMENT.
4. BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE UTILITY PLAN.
5. ALL TREES AND LANDSCAPING ARE TO BE 5' AWAY FROM PUBLIC UTILITIES.

KEYNOTES:

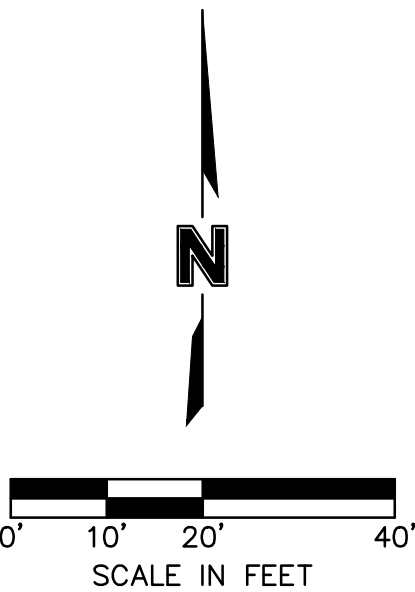
- 1 POINT OF CONNECTION TO EXISTING UTILITY
- 2 INSTALL M.J. TAPPING SLEEVE WITH VALVE AND THRUST BLOCKING WITH ADJUSTABLE VALVE BOX (SEE SIZES THIS SHEET). TAP TO BE COMPLETED BY THE CITY OF BENTONVILLE AT THE OWNERS EXPENSE.
- 3 INSTALL 2" DOMESTIC WATER METER PER CITY OF BENTONVILLE DETAILS. SERVICE LINE AND METERS TO BE SET BY CITY OF BENTONVILLE AT THE OWNER'S EXPENSE.
- 4 INSTALL 6" C900 PVC DOMESTIC FIRELINE (DESIGN BY OTHERS). T-WRENCH IS REQUIRED TO BE PLACED AT THE FIRE RISER.
- 5 INSTALL REMOTE FDC
- 6 CONNECTION TO BUILDING. (REFER TO MEP PLANS FOR CONTINUATION.)
- 7 INSTALL 4" SC, 40 PVC SANITARY SEWER SERVICE LINE @ 2.08% MIN. SLOPE. 12"x4" TAP TO BE INSTALLED BY BWU AT THE OWNERS EXPENSE. DESIGNED FOR A PEAK HOURLY FLOW OF 16.4 GPM.
- 8 SANITARY SEWER CLEANOUT (ALL CLEANOUT LIDS WITHIN TRAFFIC AREAS TO BE TRAFFIC RATED)
- 9 INSTALL 500 GB SCHIER GREASE INTERCEPTOR PER CITY OF BENTONVILLE STANDARDS (SEE MEP PLANS & MANUFACTURER SPECIFICATIONS FOR ADDITIONAL INSTALLATION DETAILS)
- 10 GAS SERVICE PER LOCAL GAS COMPANY.
- 11 GAS METER
- 12 INSTALL PAD MOUNTED TRANSFORMER. PAD TO BE INSTALLED PER BEUD SPECIFICATIONS.
- 13 CONTRACTOR TO INSTALL CONDUIT AND COORDINATE FIBER OPTIC INSTALLATION WITH COX COMMUNICATIONS.
- 14 INTERIOR RPZ TYPE BACKFLOW PREVENTER (PER ARCH. PLANS)
- 15 FIRE LINE DCDA
- 16 MAINTAIN MIN. 18 INCHES VERTICAL SEPARATION.
- 17 45 DEGREE VERTICAL WYE WITH THRUST BLOCKING
- 18 90 DEGREE M.J. BEND WITH THRUST BLOCKING
- 19 EXISTING FIRE HYDRANT TO REMAIN
- 20 EXISTING FIRE HYDRANT TO RELOCATED TO MEET CITY OF BENTONVILLE HYDRANT-CURB SPACING OF 3' TO 9' FROM BACK OF CURB.
- 21 INSTALL 1" IRRIGATION WATER METER AND RPZ BACKFLOW PREVENTER PER CITY OF BENTONVILLE DETAILS. SERVICE LINE AND METERS TO BE SET BY CITY OF BENTONVILLE AT OWNER'S EXPENSE.
- 22 CONTRACTOR TO REMOVE EXISTING VALVE COLLAR AND INSTALL VALVE FLUSH WITH SIDEWALK AT PROVIDED FINISHED GRADE ELEVATION. VALVES MAY NOTE BE MORE THAN 1/4 INCH ABOVE OR BELOW FINISHED GRADE
- 23 DEMARCATION VALVE WITH LOCKING LID PAINTED RED MARKED FIRE. VALVE TO BE ANCHORED TO TAP SADDLE.
- 24 CONTRACTOR TO INSTALL VALVE FLUSH WITH SIDEWALK AT PROVIDED FINISHED GRADE ELEVATION.
- 25 TAP TO BE PERFORMED BY BWU AT OWNER'S EXPENSE.
- 26 ELECTRICAL METER (SEE MEP PLANS FOR SIZE)
- 27 IRRIGATION RPZ IN HOTBOX

BENCHMARK:

BMK 103 = SET MAG NAIL
N, E, ELEV.=742908.15, 671991.11, 1301.68

BMK 104 = SET MAG NAIL
N, E, ELEV.=742673.74, 671984.11, 1300.66

BMK 105 = SET 5/8" REBAR W/ OLSSON CAP
N, E, ELEV.=742697.29, 672306.62, 1298.09



3537 North Steele Boulevard, Suite 310
Fayetteville, AR 72703 TEL 479.443.3404
www.olsson.com

09/13/2024

BY

REVISIONS DESCRIPTION

DATE

REV. NO.

2024

UTILITY PLAN

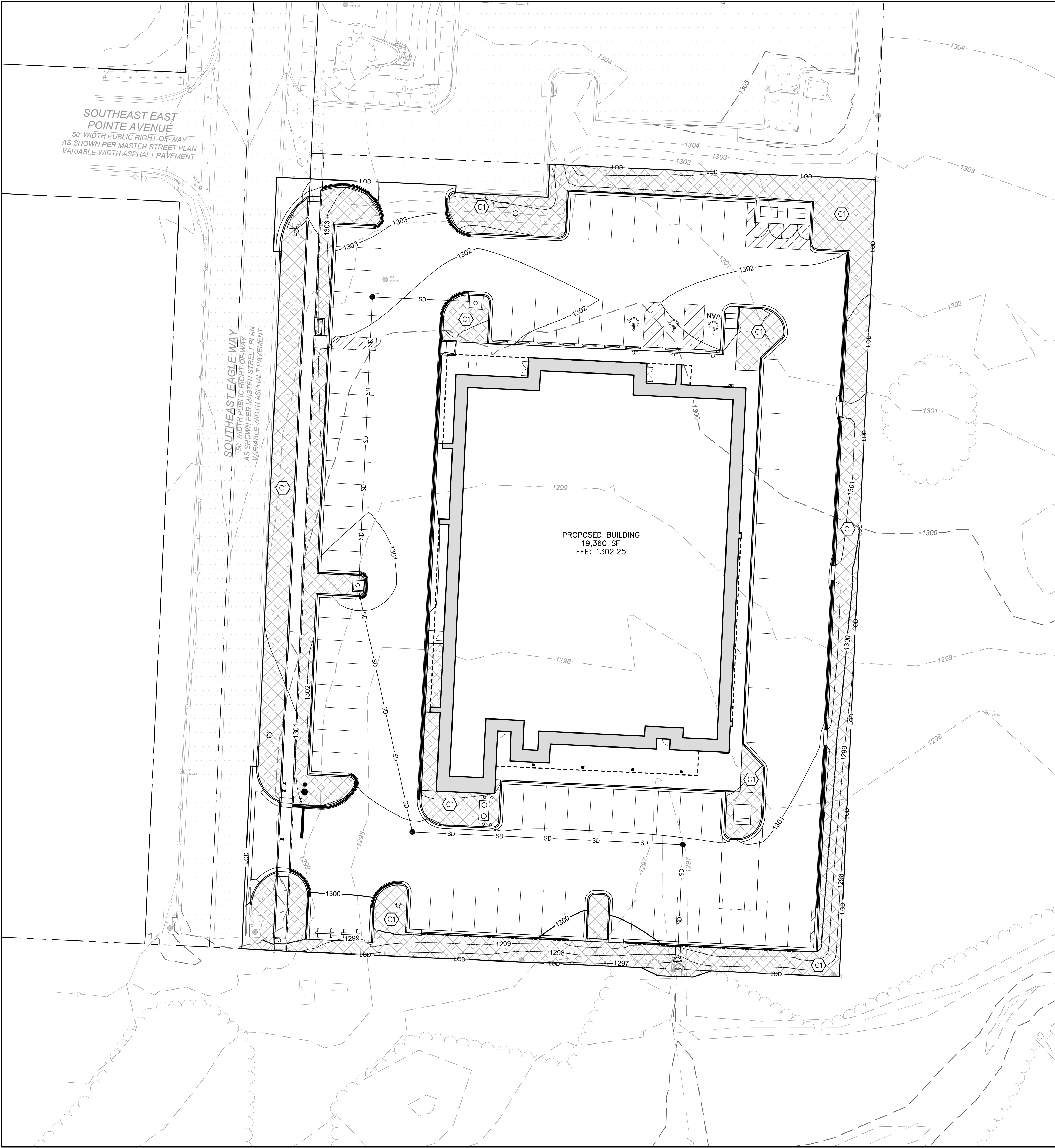
BENTONVILLE BILLIARDS
LARGE SCALE DEVELOPMENT

BENTONVILLE, ARKANSAS

drawn by: BAP
designed by: CLT
project no.: 024-02125
date: 09.10.24

SHEET
C6.00

DWG: F:\2024\02001-02500\024-02125\40-design\AutoCAD\final\plans\Sheets\ENVCAC_ERC03_02402125.dwg
DATE: Sep 12, 2024 8:18am
XREFS: V_XTOP0_02402125 C_PBASE_02402125 C_PUTIL_02402125 V_XBNDY_02402125
USER: bcrpac2 C_PTBK_02402125



TEMPORARY & PERMANENT VEGETATION REQUIREMENTS:

CONTRACTOR SHALL REFER TO THE NWA 2014 STORMWATER BMP MANUAL – BMP 220: TEMPORARY AND PERMANENT SEEDING, BMP- 221 MULCHING, & BMP 230: NETS AND BLANKETS FOR TEMPORARY & PERMANENT VEGETATION REQUIREMENTS.

LEGEND

---	PROPERTY LINE
- - -	EXIST. CONTOUR
---	FINISH GRADE CONTOUR
---	LIMITS OF DISTURBANCE
---	INSTALL TOP SOIL, SEED MULCH AND SOD IN ALL AREAS OF DISTURBANCE

LAND DISTURBANCE CALCS.

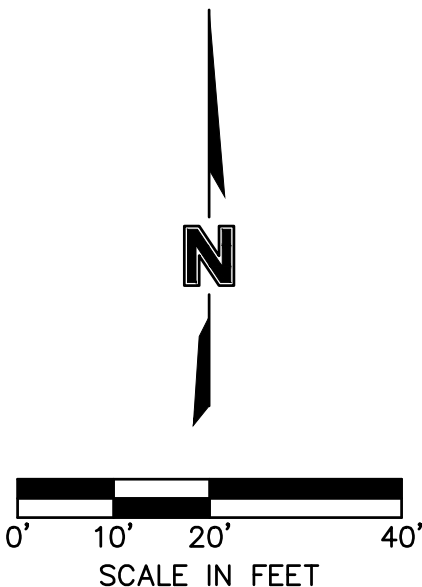
TOTAL SITE AREA = 1.63 ± AC.
TOTAL DISTURBED AREA = 1.72± AC.

EROSION CONTROL PHASING CHART

PROJECT STAGE	EROSION CONTROL BMP REFERENCE NO.	BMP DESCRIPTION	REMOVE AFTER STAGE	NOTES:
A – PRE-CONSTRUCTION	A1	TEMPORARY CONSTRUCTION ENTRANCE/EXIT	C	INSTALL AS INDICATED ON PLANS. SEE DETAIL SHEET C7.10
	A2	TEMPORARY STAGING/STOCKPILE AREA	B	INSTALL AS INDICATED ON PLANS. SEE DETAIL SHEET C7.10
	A3	TEMPORARY CONCRETE WASHOUT	B	INSTALL AS INDICATED ON PLANS. SEE DETAIL SHEET C7.10
	A4	TEMPORARY FILTER SOCK	C	INSTALL AS INDICATED. SEE DETAIL SHEET C7.10
	A5	SEDIMENT LOG DROP INLET PROTECTION	C	INSTALL AS INDICATED. SEE DETAIL SHEET C7.10
	A6	TEMPORARY SWPPP INFORMATION MAILBOX	C	INSTALL AS INDICATED. SEE DETAIL SHEET C7.10
B – SITE CONSTRUCTION	B1	MAINTAIN FILTER SOCK	C	CONTRACTOR SHALL MAINTAIN FILTER SOCK & FILTER SOCK SLOPE INTERRUPTERS THROUGHOUT CONSTRUCTION ACTIVITIES. SEE DETAIL SHEET C7.10.
	B2	SEDIMENT LOG DROP INLET PROTECTION	C	INSTALL AS INDICATED. SEE DETAIL SHEET C7.10
	B3	INSTALL TEMPORARY EROSION CONTROL BLANKET	C	INSTALL AS INDICATED. SEE DETAIL SHEET C7.10
	B4	RRRAP OUTLET PROTECTION	N/A	INSTALL AS INDICATED. SEE DETAIL SHEET C7.10
C – POST CONSTRUCTION/ FINAL STABILIZATION	C1	REPLACE TOP SOIL, SEED MULCH, SOD	N/A	ESTABLISH PERENNIAL VEGETATION WITH A 60% DENSITY OVER 100% OF DISTURBED AREA

NOTE:
ALL TEMPORARY BMPS SHALL REMAIN IN PLACE UNTIL FINAL STABILIZATION IS ACHIEVED. ONCE STABILIZATION IS ACHIEVED, CONTRACTOR TO REMOVE TEMPORARY BMPS AND EROSION CONTROL BLANKETS.

NOTE:
STORMWATER RUNOFF IS ANTICIPATED TO LEAVE THE SITE VIA. SHEET FLOW, SHOULD CONCENTRATED OUTFLOWS OCCUR DURING CONSTRUCTION THE CONTRACTOR WILL UPDATE THE MAP WITH OUTFALL LOCATION AND EMPLOY NECESSARY BMPS TO MINIMIZE SEDIMENT DISCHARGE.



EROSION CONTROL PLAN PHASE III

BENTONVILLE BILLIARDS
LARGE SCALE DEVELOPMENT

BENTONVILLE, ARKANSAS

2024

drawn by: BAP
designed by: CLL
project no.: 024-02125
date: 09.09.24

SHEET
C7.02



BY

REVISIONS DESCRIPTION

DATE

REV. NO.

REVISIONS

olsson

3537 North Steele Boulevard, Suite 310
Fayetteville, AR 72703 TEL 479.443.3404
www.olsson.com

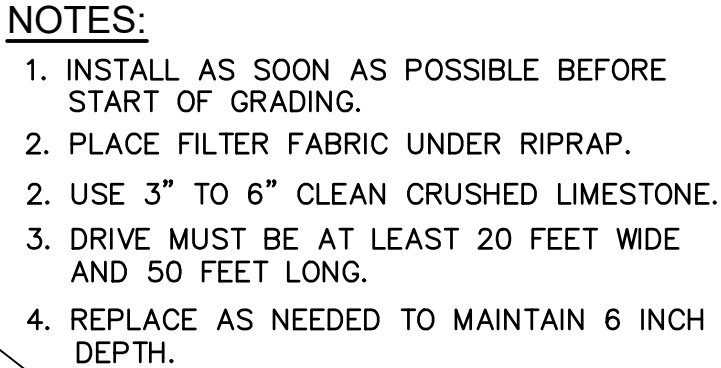


Diagram illustrating the 'AREA TO BE PROTECTED' and 'WORK AREA' for a T-junction. The diagram shows a main road with a 12" MIN. FILTER SOCK at the bottom. A side road branches off to the left. The 'AREA TO BE PROTECTED' is the section of the main road leading to the junction. The 'WORK AREA' is the section of the side road. A 'STAKE PLACED AT 10' O.C. (MAX.)' is shown at the junction. The diagram is labeled 'PLAN VIEW' and 'NOT TO SCALE'.



1. COMPOST FILTER SOCK SHALL MEET THE REQUIREMENTS OF AHTD EROSION AND SEDIMENT CONTROL DESIGN AND CONSTRUCTION MANUAL. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO ENGINEER FOR APPROVAL BEFORE INSTALLING SOCK.
2. FILTER SOCK DEPICTED IS FOR MINIMUM SLOPES. GREATER SLOPES MAY REQUIRE LARGER SOCKS PER ENGINEER.
3. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.
4. IF COMPOST FILTER SOCK IS UNDERMINED BY RUNOFF, CONTRACTOR SHALL KEY SOCK INTO SURFACE PER CITY OF BENTONVILLE STANDARDS.

NOT TO SCALE

1. ACTUAL LAYOUT LOCATIONS & NUMBER OF WASH-OUTS TO BE DETERMINED BY CONTRACTOR IN FIELD.
2. THE CONCRETE WASH-OUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
3. WASH-OUTS SHALL BE LOCATED A MINIMUM OF 50 FT. FROM STORM DRAINS, OPEN DRAINAGE FACILITIES AND WATER COURSES. AVOID MIXING EXCESS AMOUNTS OF FRESH CONCRETE.

6. WHEN TEMPORARY CONCRETE WASH-OUT FACILITIES ARE NO LONGER REQUIRED FOR THE WORK, THE HARDENED CONCRETE SHOULD BE REMOVED AND DISPOSED. MATERIALS USED TO CONSTRUCT TEMPORARY CONCRETE WASH-OUT FACILITIES SHALL BE REMOVED FROM THE SITE AND DISPOSED. HOLES, DEPRESSIONS OR OTHER GROUND DISTURBANCE CAUSED BY THE REMOVAL OF THE WASH-OUT SHALL BE BACKFILLED AND REPAIRED.



NOT TO SCALE



NOT TO SCALE

- NOTES:
1. RIPRAP SHALL BE PLACED IN SUCH A MANNER AS TO AVOID SEGREGATION OF VARIOUS SIZES OF ROCKS, AND DISTRIBUTED SO THAT THERE WILL BE NO LARGE ACCUMULATION OF EITHER THE LARGER OR SMALLER SIZES OF STONE.
 2. INDIVIDUAL ROCKS SHALL BE PLACED IN TIGHT CONTACT WITH ONE ANOTHER IN SUCH A WAY TO PRODUCE THE LEAST AMOUNT OF VOID SPACES.
 3. RIPRAP SHALL BE SOLID, UNFRACTURED ROCK OR CONCRETE, BULKY IN SHAPE WITH FLAT, ANGULAR EDGES.
 4. GRANULAR BEDDING SHALL CONSIST OF 1" CLEAN, FRACTURED LIMESTONE.
 5. INSTALL FILTER FABRIC ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.

*d₅₀ = MEAN PARTICLE SIZE (INTERMEDIATE DIMENSION).



REVISIONS

2024

BENTONVILLE ARKANSAS

EROSION CONTROL DETAILS

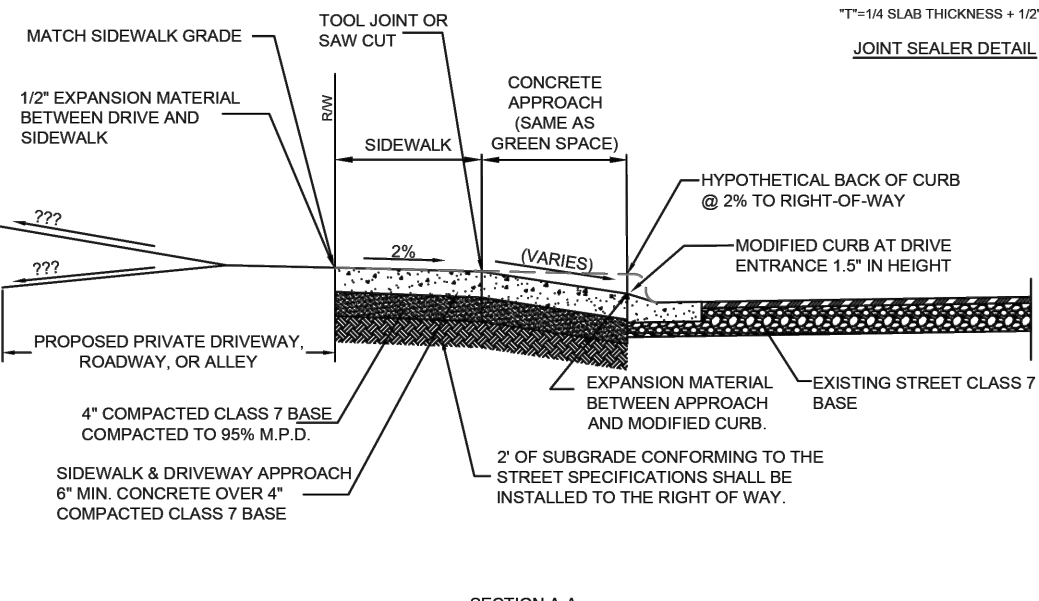
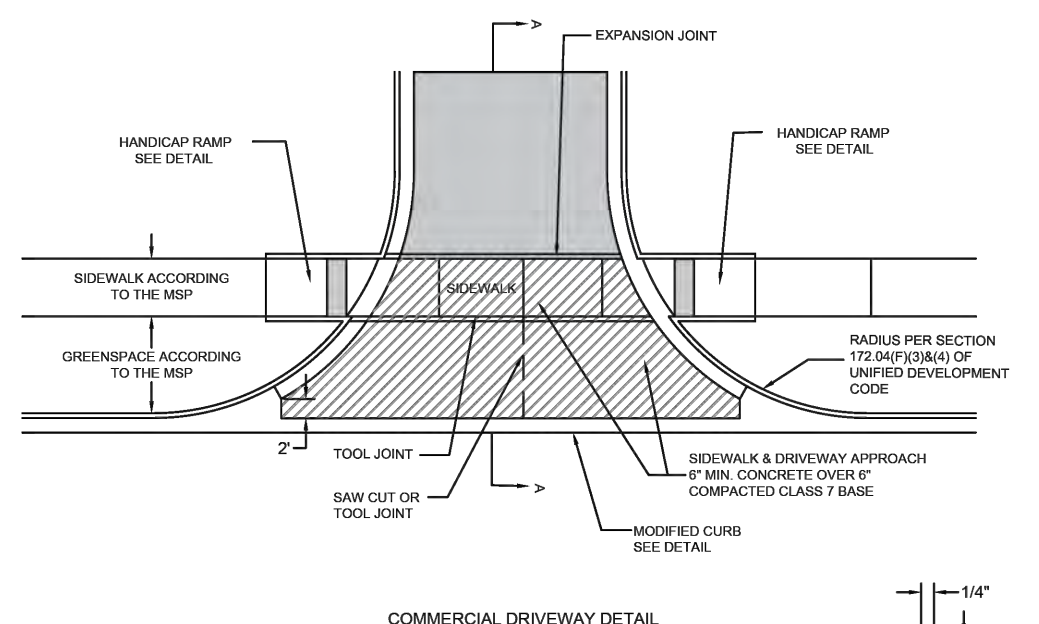
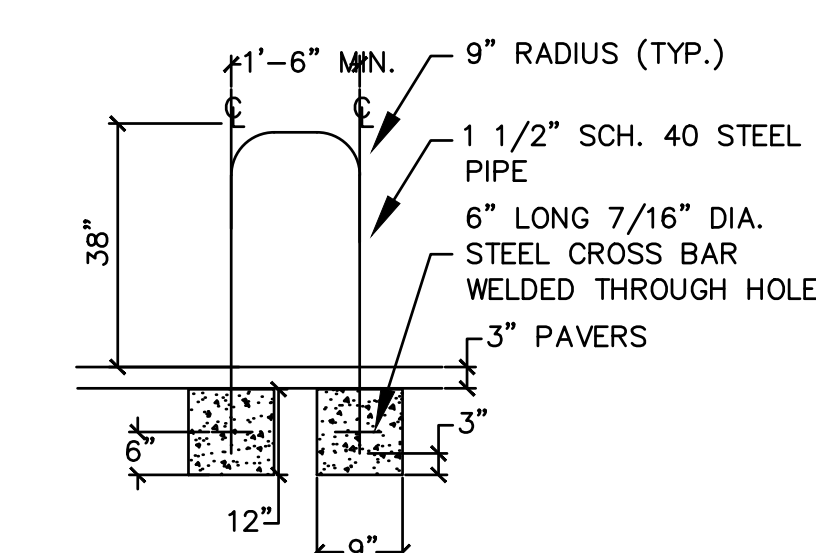
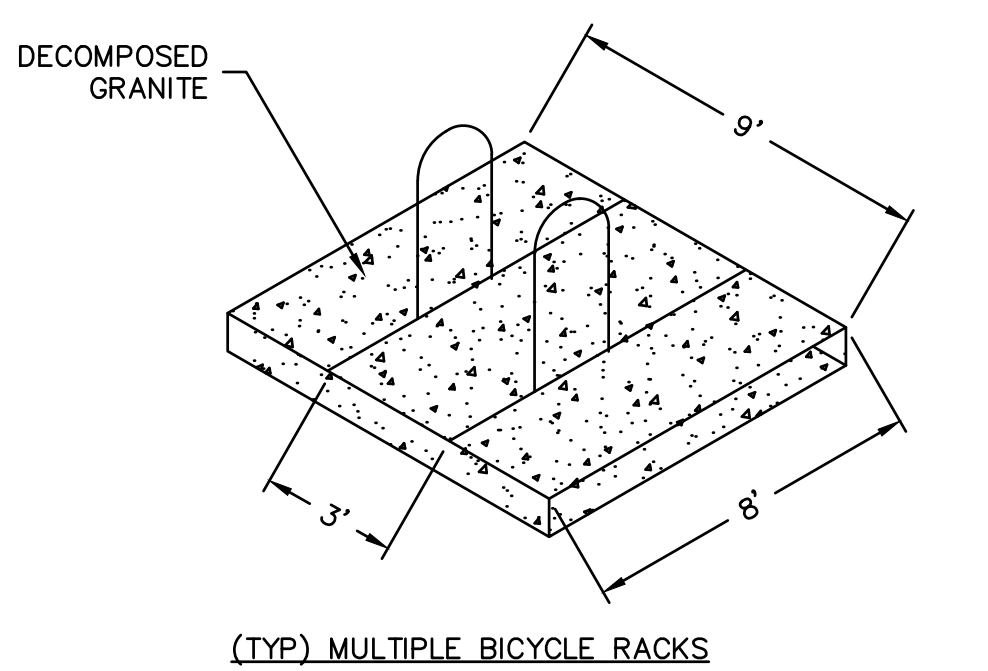
BENTONVILLE BILLIARDS
LARGE SCALE DEVELOPMENT

drawn by.: BAP
 designed by.: CLL
 project no.: 024-02125
 date: 09.09.24

SHEET

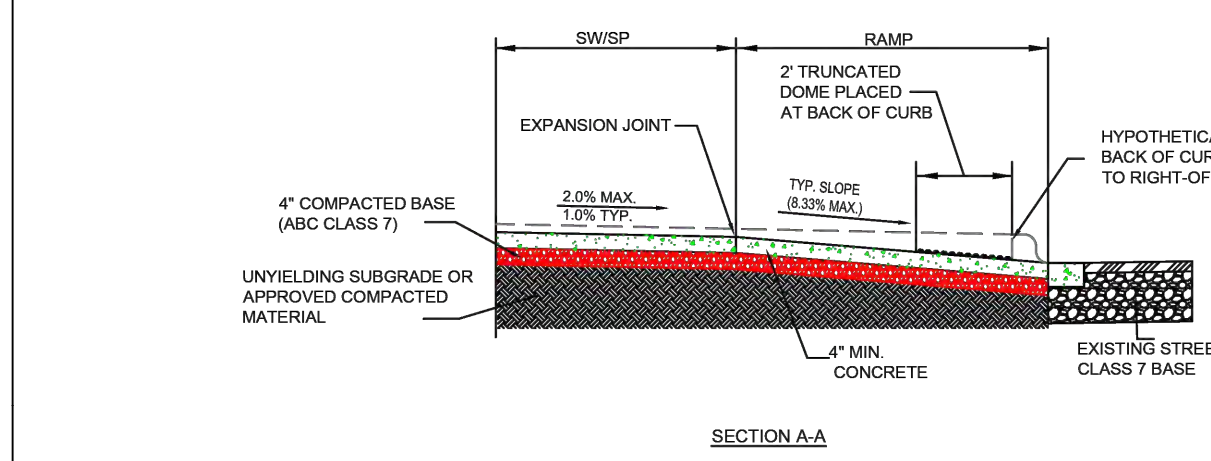
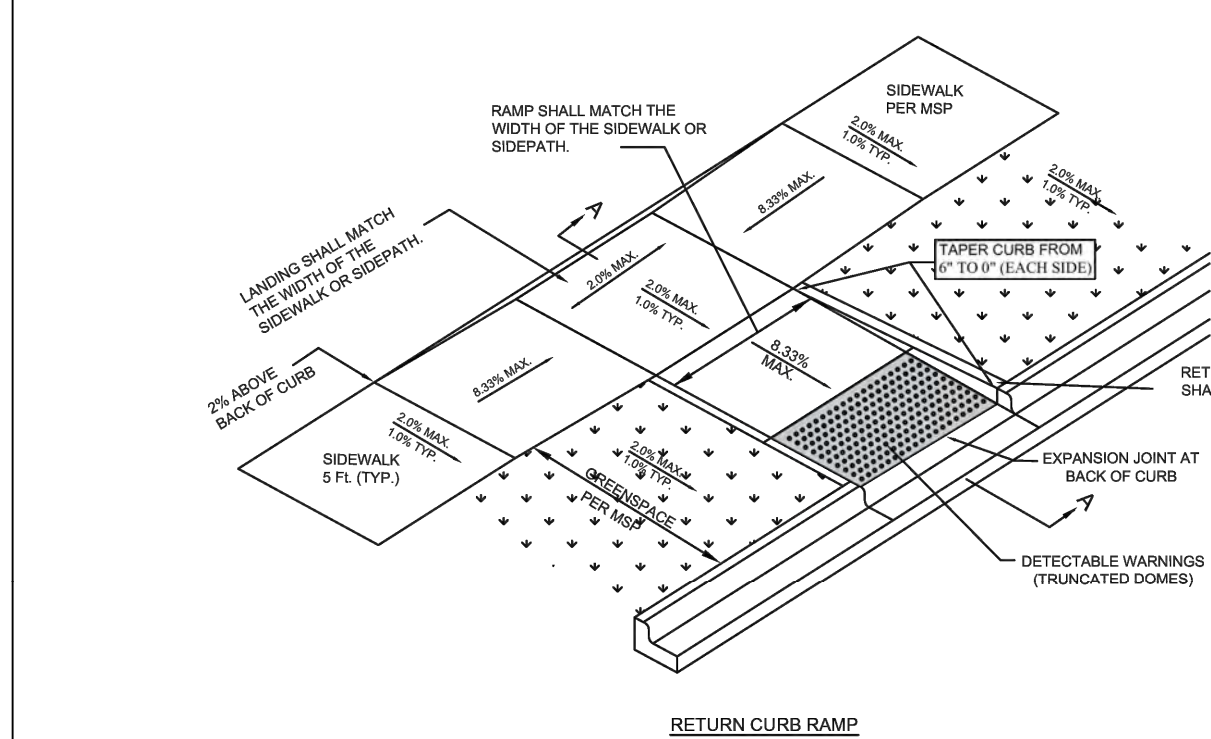
C7.10

NOTES:
RACK SHALL BE EMBEDDED
COLOR SHALL BE STANDARD POWDERED COATED BLACK.



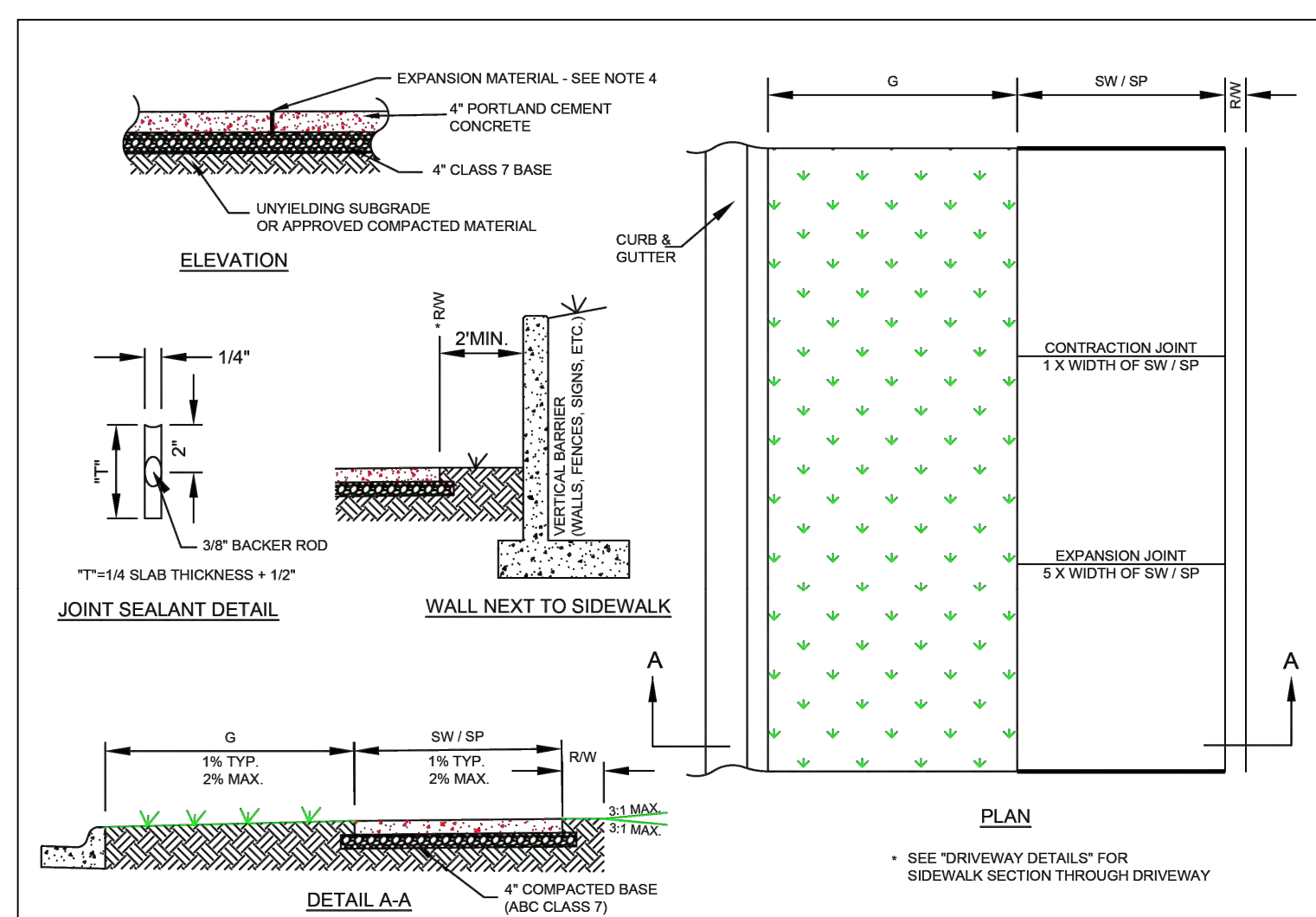
NOTES:
1. FULL DEPTH EXPANSION JOINTS (FOUR INCHES) SHALL BE PROVIDED AT THE EDGE OF THE SIDEWALK OPPOSITE THE STREET.
2. CONCRETE TO BE SAWCUT OR PLACE A TOOL JOINT AT THE CENTER OF DRIVE AND SEALED. IF POSSIBLE CONTRACTOR SHALL TRY TO ALIGN THE JOINT AT THE CENTER OF THE DRIVE WITH THE A JOINT IN THE ADJACENT SIDEWALK.
3. ALL CONCRETE DRIVEWAYS AND SIDEWALKS SHALL BE CONSTRUCTED OF A PORTLAND CEMENT CONCRETE MIXTURE WHICH WILL PRODUCE A CONCRETE OF A COMPRESSIVE STRENGTH OF 3000 P.S.I. AFTER 28 DAYS SET UNDER STANDARD LABORATORY METHODS.
4. ALL SIDEWALKS AND DRIVEWAY APPROACHES SHALL BE CONSTRUCTED WITH A BROOM FINISH.
5. ALL SIDEWALKS AND DRIVEWAY APPROACHES SHALL BE CONSTRUCTED WITH A BROOM FINISH.
6. ALL SIDEWALKS AND CURB CUTS FOR DRIVEWAY APPROACHES REQUIRE AN INSPECTION PRIOR TO CONCRETE PLACEMENT.
7. IF THE EXISTING GUTTER PAN IS DAMAGED OR DAMAGED DURING CURB REMOVAL, REFER TO DETAIL HR2 AND REMOVE FROM JOINT TO JOINT WITHIN THE LIMITS OF SAW CUT.

DATE:	REVISION:	BY:	TITLE:	DRAWN:
6/13/2023	DETAIL CREATED	HW	COMMERCIAL DRIVEWAY	JUNE 2023
DESCRIPTION: STANDARD COMMERCIAL DRIVEWAY WITH GREENSPACE AND SIDEWALK				SHEET: DW-2



NOTES:
1. FULL DEPTH EXPANSION JOINTS (FOUR INCHES) SHALL BE PROVIDED AT THE EDGE OF THE SIDEWALK AND RAMP.
2. CONCRETE TO BE SAWCUT OR PLACE A TOOL JOINT AT THE CENTER OF DRIVE AND SEALED. IF POSSIBLE CONTRACTOR SHALL TRY TO ALIGN THE JOINT AT THE CENTER OF THE DRIVE WITH THE A JOINT IN THE ADJACENT SIDEWALK.
3. ALL CONCRETE DRIVEWAYS AND SIDEWALKS SHALL BE CONSTRUCTED OF A PORTLAND CEMENT CONCRETE MIXTURE WHICH WILL PRODUCE A CONCRETE OF A COMPRESSIVE STRENGTH OF 3000 P.S.I. AFTER 28 DAYS SET UNDER STANDARD LABORATORY METHODS.
4. ALL SIDEWALKS AND DRIVEWAY APPROACHES SHALL BE CONSTRUCTED WITH A BROOM FINISH.
5. ALL SIDEWALKS AND DRIVEWAY APPROACHES SHALL BE CONSTRUCTED WITH A BROOM FINISH.
6. ALL SIDEWALKS AND CURB CUTS FOR DRIVEWAY APPROACHES REQUIRE AN INSPECTION PRIOR TO CONCRETE PLACEMENT.
7. IF THE EXISTING GUTTER PAN IS DAMAGED OR DAMAGED DURING CURB REMOVAL, REFER TO DETAIL HR2 AND REMOVE FROM JOINT TO JOINT WITHIN THE LIMITS OF SAW CUT.

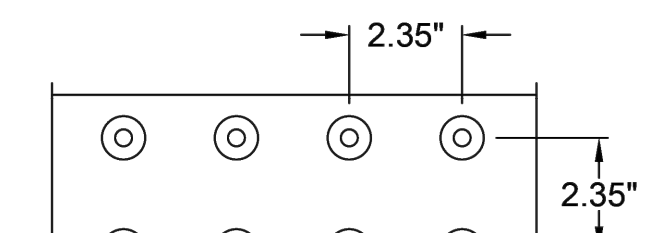
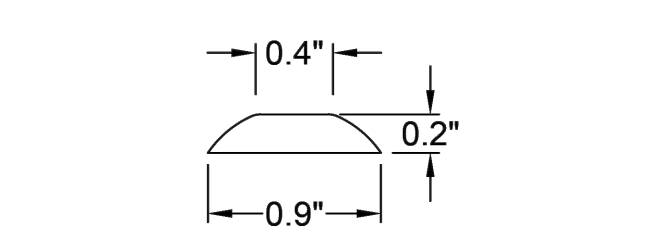
DATE:	REVISION:	BY:	TITLE:	DRAWN:
6/13/2023	DETAIL CREATED	HW	HANDICAP RAMP	JUNE 2023
DESCRIPTION: HANDICAP RAMP WITH RETURN CURB				SHEET: HR-2



CLASSIFICATION	GREENSPACE (G)	SIDEWALK (SW)	SIDEWALK (SP)	RIGHT OF WAY (RW)
ARTERIAL BLVD W/ SIDEWALK	5'-0"	5'-0"	12'-0"	1'-0"
ARTERIAL W/ SIDEWALK	6'-0"	5'-0"	12'-0"	1'-0"
ARTERIAL W/ 2-WAY SBL	6'-0"	5'-0"	12'-0"	0'-6"
ARTERIAL WITH SIDEWALKS	10'-0"	5'-0"	12'-0"	0'-6"
COLLECTOR BLVD W/ BIKE LANES	4'-0"	5'-0"	12'-0"	1'-0"
COLLECTOR W/ SIDEWALK	7'-0"	5'-0"	12'-0"	1'-0"
COLLECTOR W/ BIKE LANES	4'-0"	5'-0"	12'-0"	0'-6"
DOWNTOWN COLLECTOR	12'-0"	12'-0"	12'-0"	2'-0"
DOWNTOWN COLLECTOR W/ PARKING	12'-0"	12'-0"	12'-0"	0'-6"
LOCAL W/ SHARED USE	4'-0"	5'-0"	12'-0"	0'-6"
DOWNTOWN LOCAL	3'-0"	2'-0"	12'-0"	1'-0"

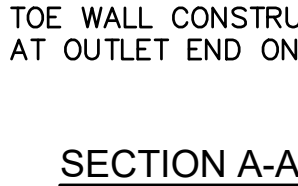
ALL SIDEWALKS REQUIRE INSPECTION BEFORE CONCRETE PLACEMENT. CONTACT ENGINEER OF RECORD TO SCHEDULE INSPECTION.
IF INSTALLING SIDEWALK BY MECHANICAL MEANS, THE SIDEWALK WILL BE CHECKED AFTER PLACEMENT AND ANY DEFICIENCIES SHALL TO BE CORRECTED.
SIDEWALK WILL BE CHECKED FOR ADA REQUIREMENTS & WORKMANSHIP.

DATE:	REVISION:	BY:	TITLE:	DRAWN:
6/13/2023	DETAIL CREATED	HW	SIDEWALK	JUNE 2023
DESCRIPTION: GENERAL SIDEWALK DETAIL				SHEET: SW-1



NOTES:
1. THE DETECTABLE WARNING DEVICE SHALL BE LOCATED SO THAT THE NEAREST EDGE OF THE DEVICE IS LOCATED AT THE BACK OF CURB.
2. TRUNCATED DOMES SHALL HAVE A DIAMETER OF 0.9 INCH AT THE BOTTOM, A DIAMETER OF 0.4 INCH AT THE TOP, A HEIGHT OF 0.2 INCH, AND A CENTER-TO-CENTER SPACING OF 2.35 INCHES MEASURED ALONG ONE SIDE OF A SQUARE ARRANGEMENT.
3. DOMES SHALL BE ALIGNED ON A SQUARE GRID IN THE PREDOMINANT DIRECTION OF TRAVEL TO PERMIT WHEELS TO ROLL BETWEEN DOMES.
4. DETECTABLE WARNING DEVICE SHALL BE 24 INCHES IN THE DIRECTION OF TRAVEL AND EXTEND THE FULL WIDTH OF THE CURB RAMP OR FLUSH SURFACE.
5. TYPE OF DETECTABLE WARNING DEVICE SHALL BE APPROVED BY THE CITY OF BENTONVILLE PRIOR TO INSTALLATION. STAMPED CONCRETE SHALL NOT BE USED AS A DETECTABLE WARNING DEVICE.

DATE:	REVISION:	BY:	TITLE:	DRAWN:
6/13/2023	DETAIL CREATED	HW	DETECTABLE WARNING DEVICE	JUNE 2023
DESCRIPTION: DETECTABLE WARNING DEVICE WITH TRUNCATED DOMES				SHEET: TD-1



SECTION A-A

FULL HEIGHT CURB

CURB & GUTTER
(SEE PLANS)

6'-0"
CURB OPENING

RIP-RAP PAD

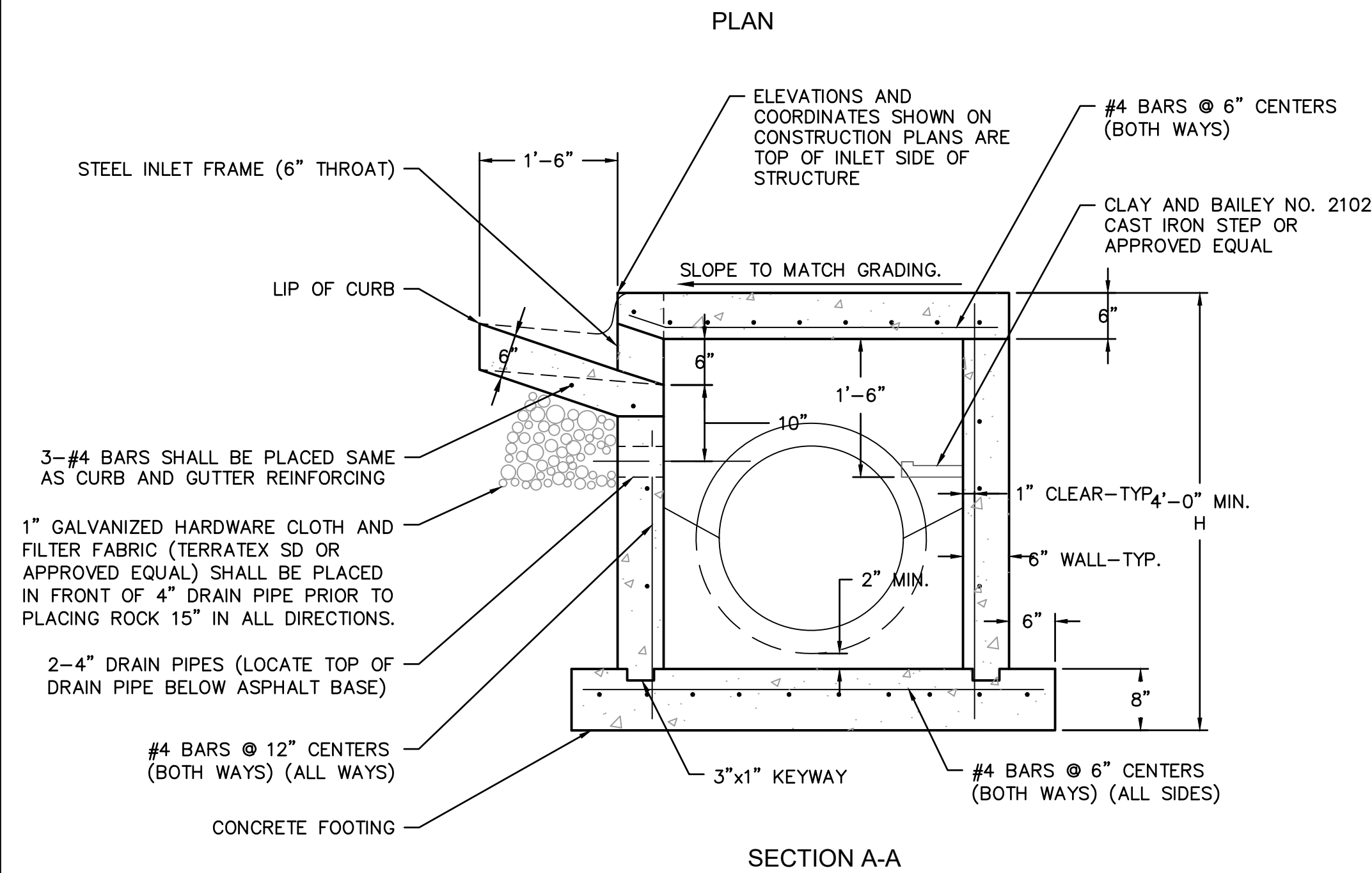
CURB FLUSH
WITH PAVEMENT

PAVEMENT

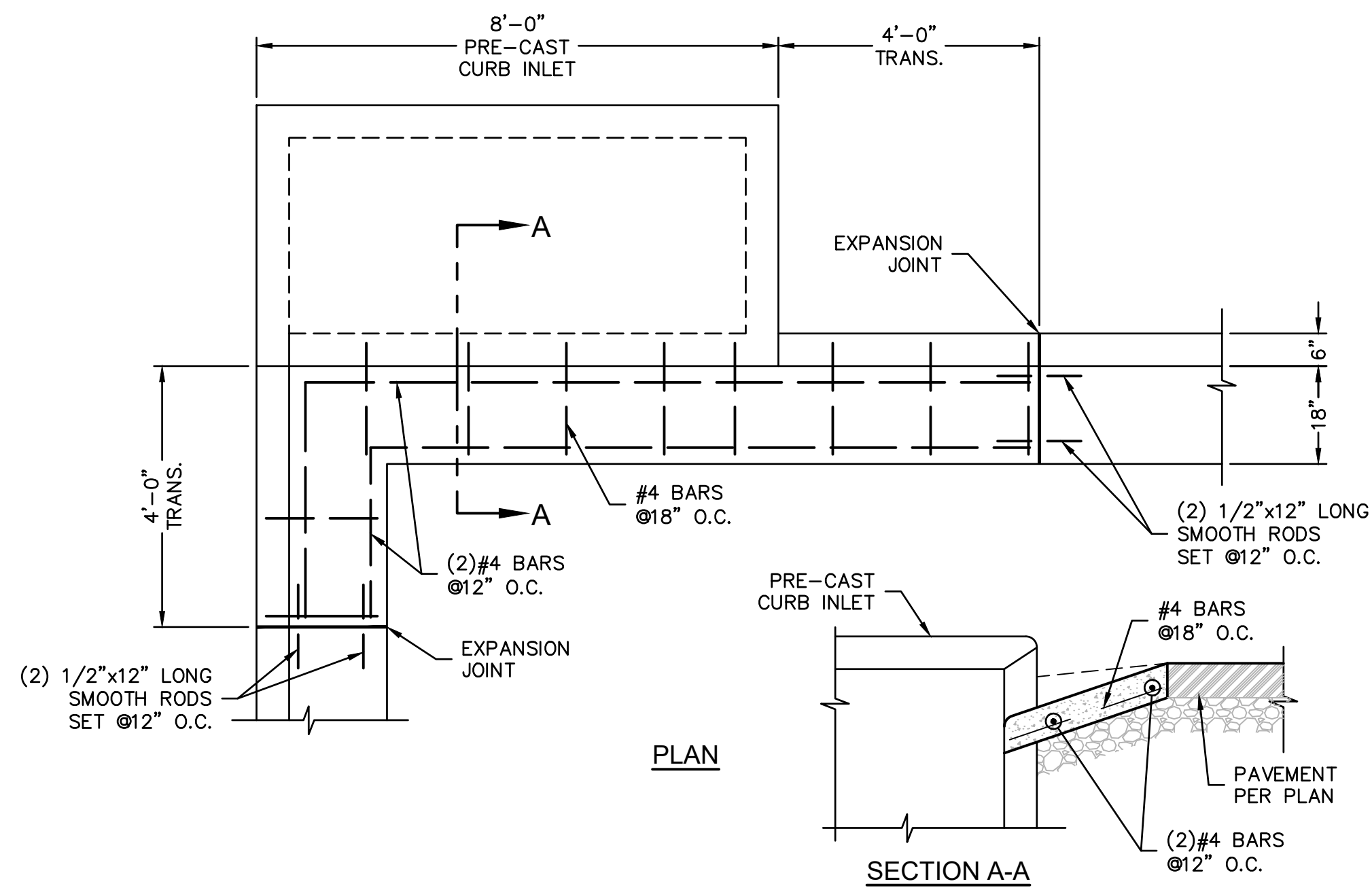
FULL HEIGHT CURB

TAPER CURB FROM
FULL HEIGHT TO FLUSH
WITH PAVEMENT. TAPER
SHALL OCCUR OVER A
MINIMUM OF 2' (SEE PLAN)

CURB OPENING FOR DRAINAGE DETAIL
NOT TO SCALE



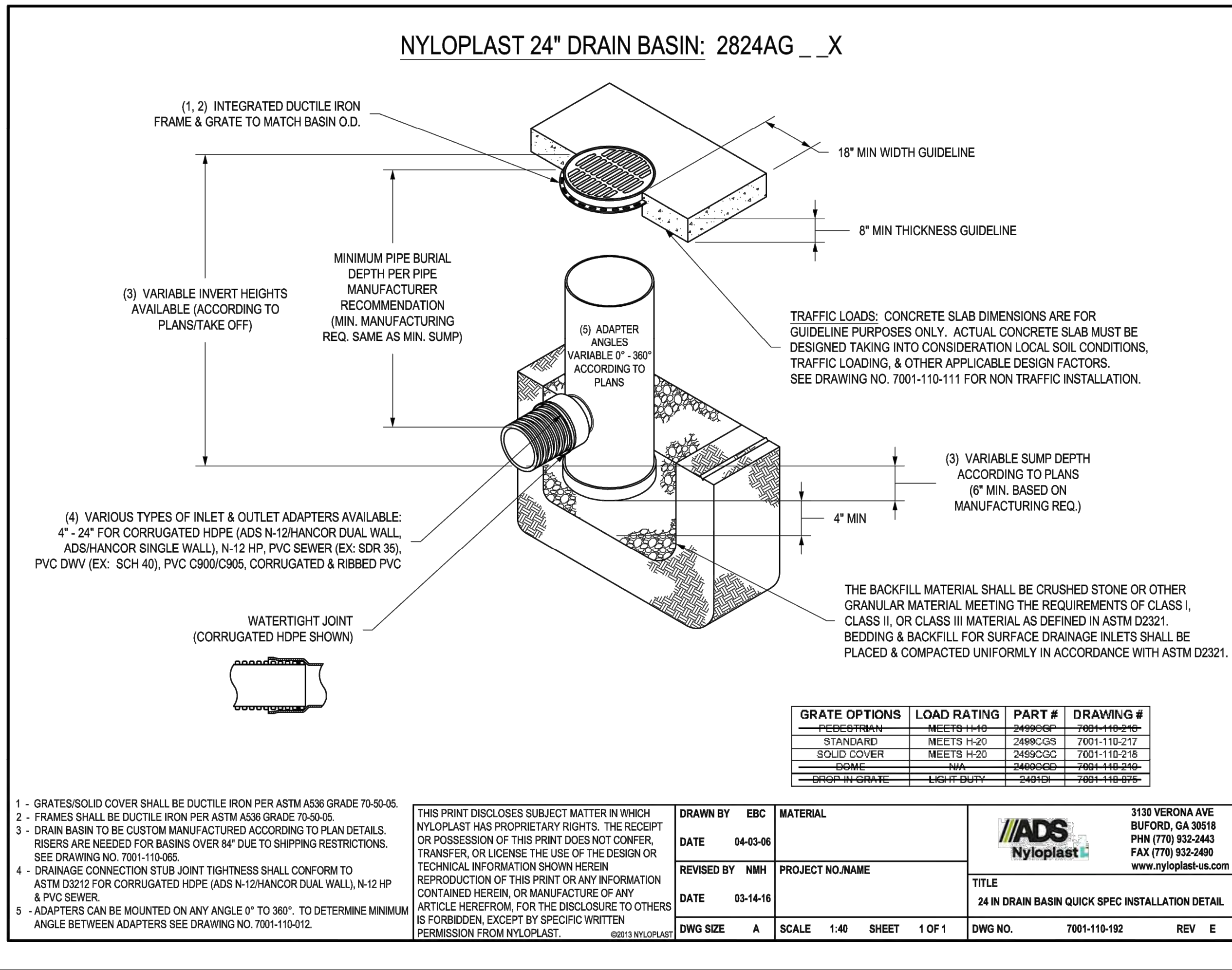
NON-SETBACK CURB INLET
NOT TO SCALE



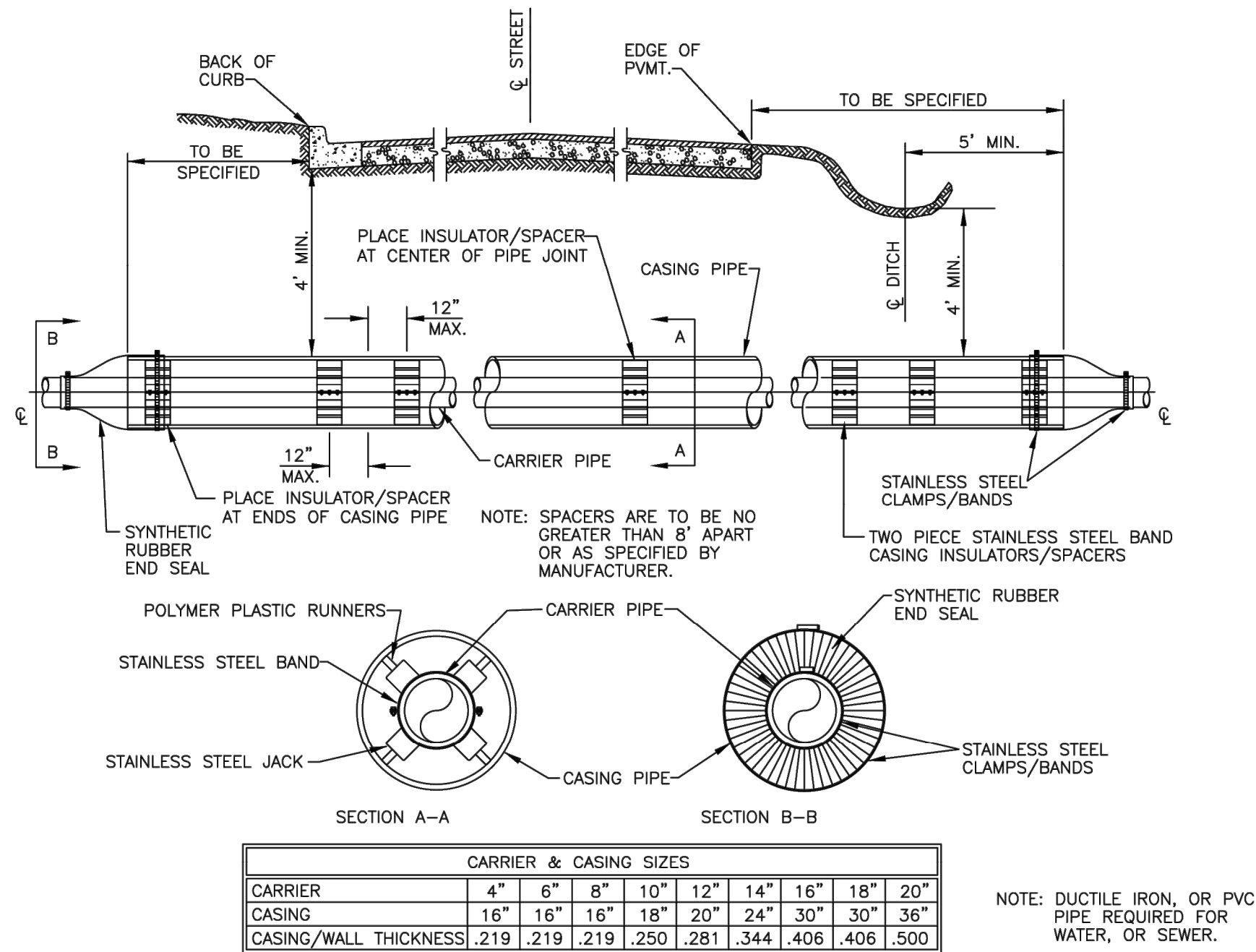
INLET GUTTER REINFORCEMENT DETAILS
NOT TO SCALE

NON-SETBACK CURB INLET NOTES

3. USE CITY APPROVED CONCRETE THROUGHOUT.
2. THE FIRST DIMENSION LISTED IN THE CONSTRUCTION NOTES IS THE "L" DIMENSION. THE SECOND DIMENSION IS THE "W" DIMENSION.
3. FLOOR OF INLET SHALL BE SHAPED TO PROVIDE SMOOTH FLOW.
4. EXPANSION JOINTS SHALL BE EITHER HOT OR COLD POURED JOINT SEALING COMPOUND, OR PREMOLDED EXPANSION JOINT FILLER.
5. STEEL INLET FRAME SPACERS SHALL BE PLACED AT EQUAL SPACINGS NOT TO EXCEED 4'-0".
6. CAST IRON STEPS TO BE CLAY & BAILEY 2102 OR APPROVED EQUAL. STEEL CORE, PLASTIC COATED STEPS MAY BE USED (M.A. IND., INC. NO. PS1-PF, PS2-PF, OR APPROVED EQUAL). CAST IRON STEPS SHALL BE SPACED AT 1'-4" O.C. VERTICALLY.
7. BEVEL ALL EXPOSED EDGES WITH TRIANGULAR MOLDING.
8. ON-GRADE INLETS SHALL CONFORM TO THE STREET GRADE AND SUMP INLETS SHALL BE LEVEL.
9. ALL STORM SEWER STRUCTURES SHALL BE PRECAST. PRECAST SHOP DRAWINGS SHALL BE APPROVED BY THE DESIGN ENGINEER.
10. REINFORCING STEEL SHALL BE NEW BILLET, MINIMUM GRADE 40 AS PER ASTM A615, AND SHALL BE BENT COLD.
11. ALL DIMENSIONS RELATIVE TO REINFORCING STEEL ARE TO CENTERLINE OF BARS. 2" CLEARANCE SHALL BE PROVIDED THROUGHOUT UNLESS NOTED OTHERWISE. TOLERANCE OF $\pm 1/8"$ SHALL BE PERMITTED.
12. ALL LAP SPLICES NOT SHOWN SHALL BE A MINIMUM OF 40 BAR DIAMETERS IN LENGTH.
13. ALL DOWELS SHALL BE ACCURATELY PLACED AND SECURELY TIED IN PLACE PRIOR TO PLACEMENT OF BOTTOM SLAB CONCRETE. STICKING OF DOWELS INTO FRESH OR PARTIALLY HARDENED CONCRETE WILL NOT BE ACCEPTABLE.
14. ALL REINFORCING STEEL SHALL BE SUPPORTED ON FABRICATED STEEL BAR SUPPORTS @ 3'-0" MAXIMUM SPACING.
15. DO NOT SCALE THESE DRAWINGS FOR DIMENSIONS OR CLEARANCES. ANY QUESTIONS REGARDING DIMENSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION.
16. THE BOTTOM SLAB SHALL BE AT LEAST 24 HOURS OLD BEFORE PLACING SIDEWALL CONCRETE. ALL SIDEWALL FORMS SHALL REMAIN IN PLACE A MINIMUM OF 24 HOURS AFTER SIDEWALLS ARE POURED BEFORE REMOVAL, AND AFTER REMOVAL SHALL BE IMMEDIATELY TREATED WITH MEMBRANE CURING COMPOUND.
17. ALL CURB INLET TOPS ARE TO BE CONSTRUCTED AFTER FINAL CURB STRING LINE HAS BEEN APPROVED BY THE ENGINEER AND PRIOR TO CURB CONSTRUCTION, OR AS DIRECTED BY THE CITY ENGINEER.
18. RCP CONNECTIONS TO PRECAST STRUCTURE SHALL MEET ALL CITY STANDARDS.
19. BACKFILL AROUND STRUCTURES SHALL BE COMPACTED AND SHALL BE OF THE MATERIAL SPECIFIED PER CITY STANDARDS.
20. NON-SETBACK CURB INLET TO BE USED ONLY WITH THE APPROVAL OF THE CITY ENGINEER.



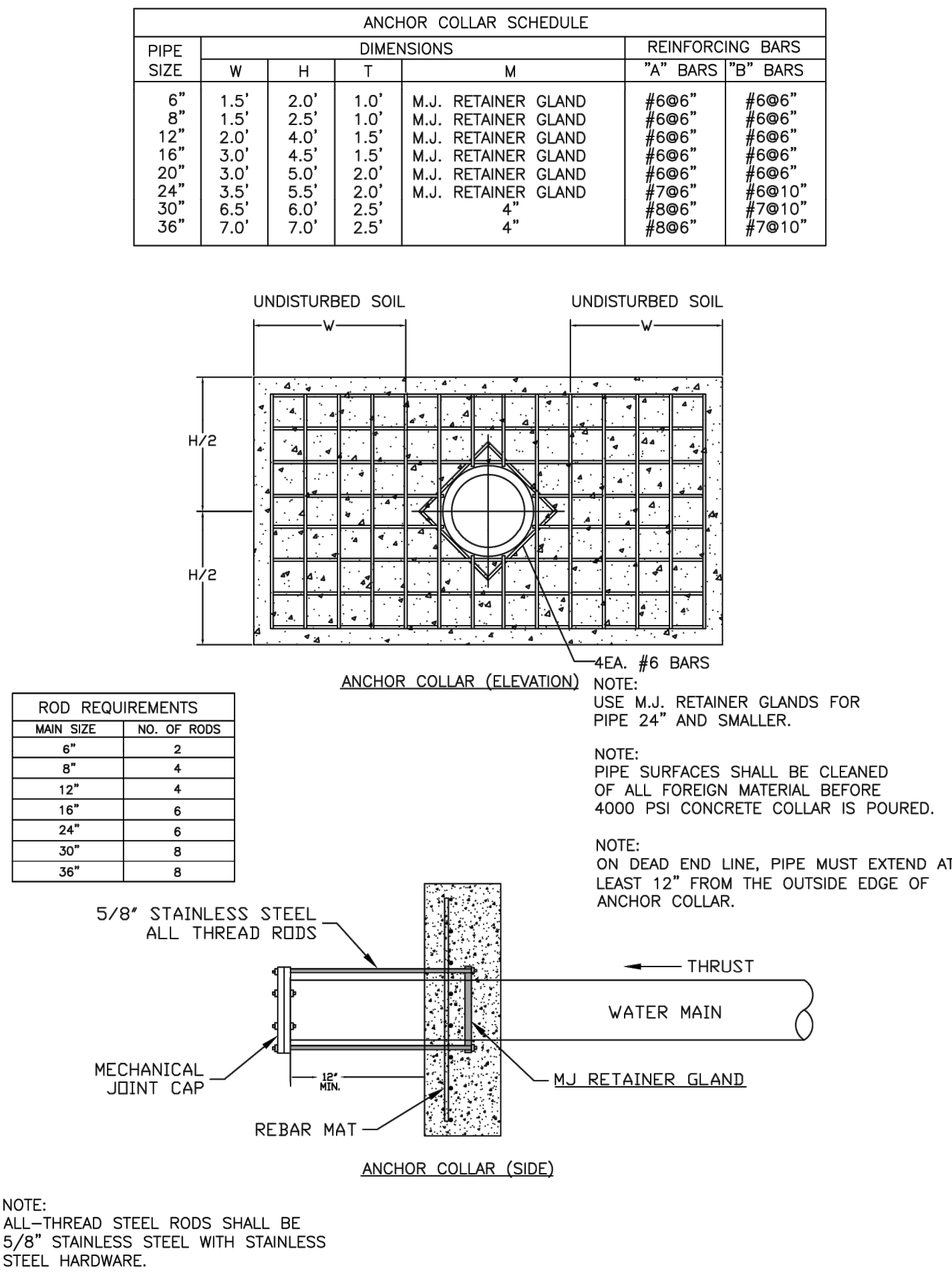
ENCASEMENT DETAIL



*ALL BELLS SHALL BE RESTRAINED INSIDE ENCASEMENT BY APPROVED METHOD.

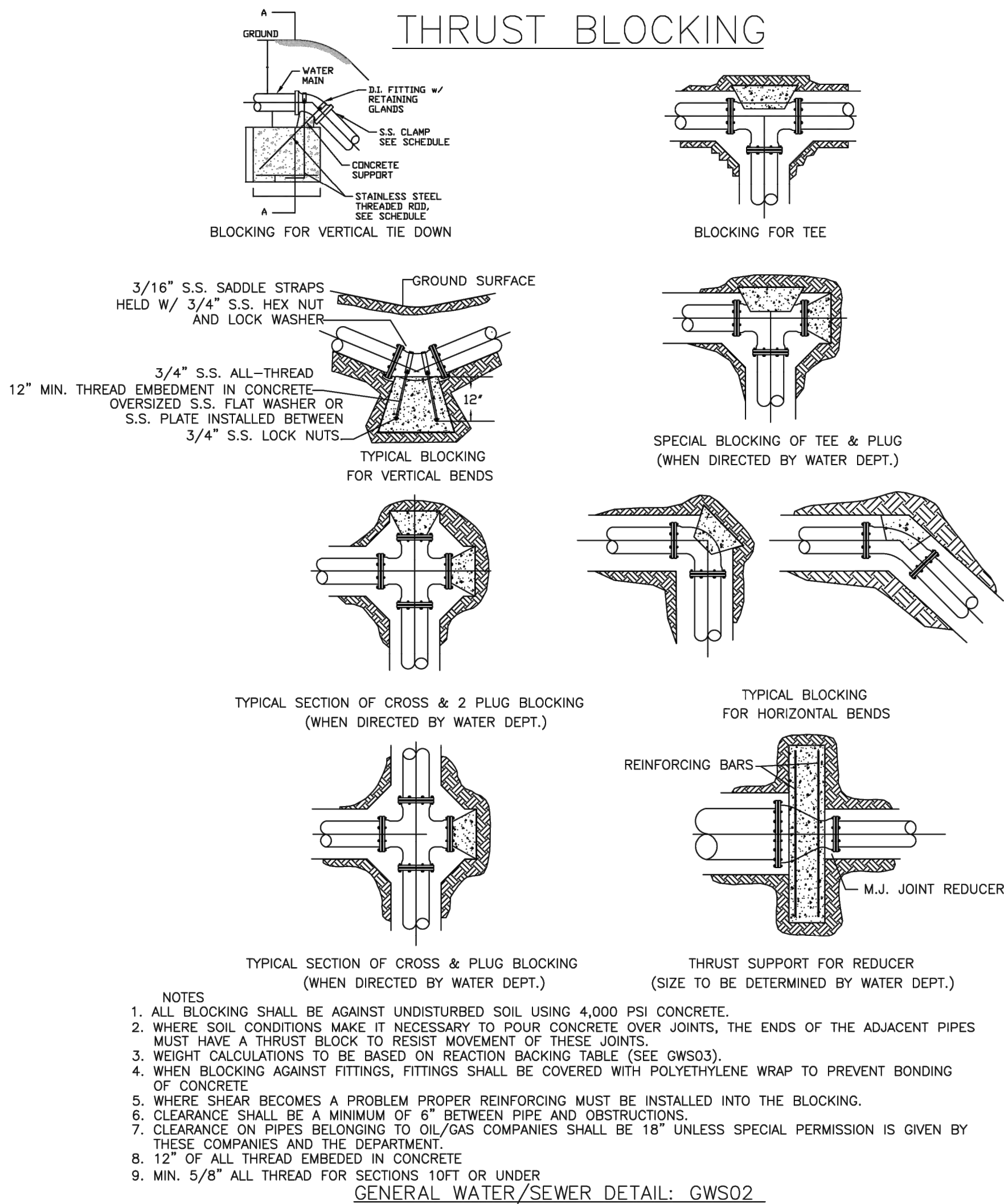
GENERAL WATER/SEWER DETAIL: GWS01

ANCHOR COLLAR SPECIFICATIONS



GENERAL WATER/SEWER DETAIL: GWS04

THRUST BLOCKING



GENERAL WATER/SEWER DETAIL: GWS02

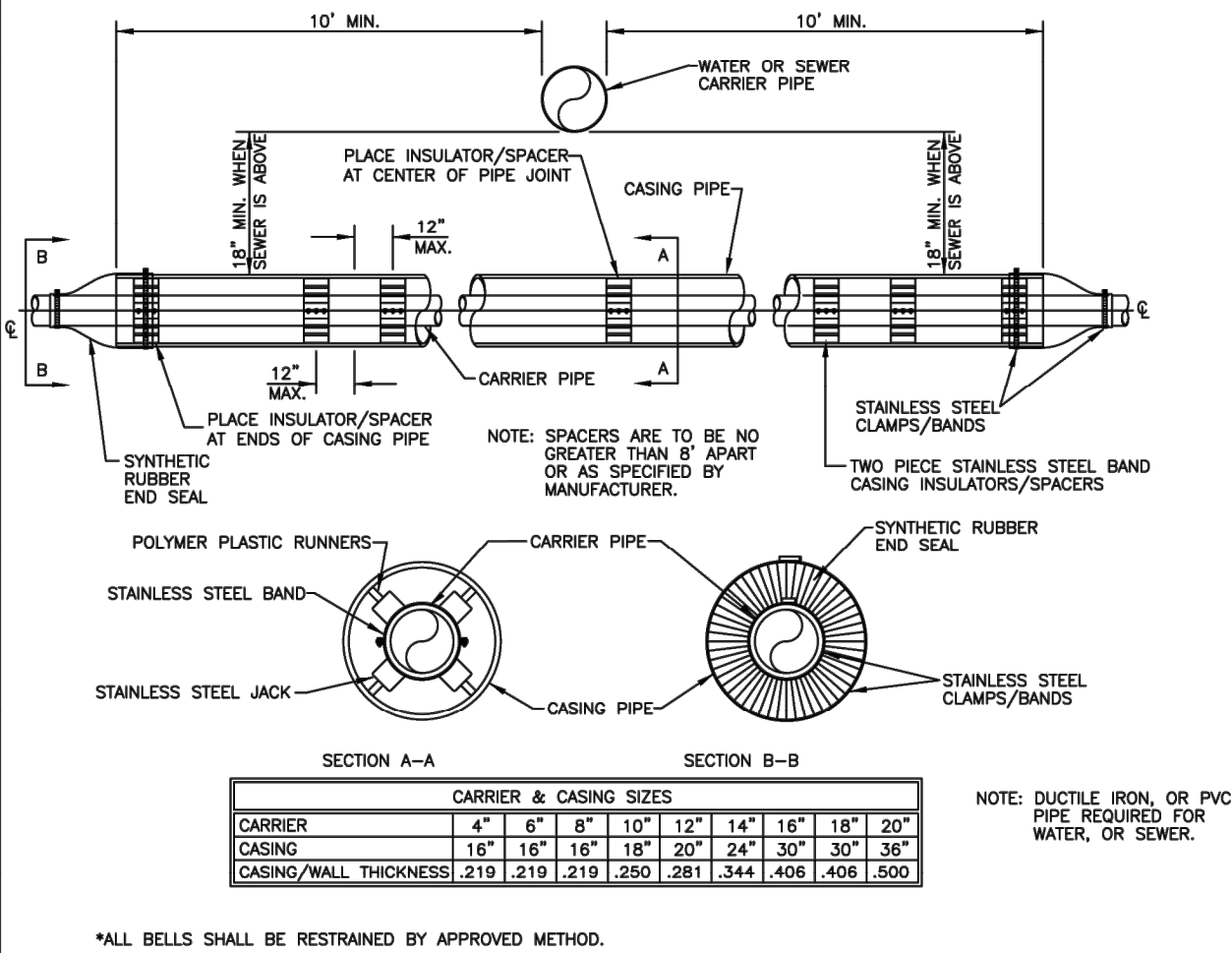
REACTION BACKING TABLE

BLOCKING SCHEDULE						
PIPE SIZE		BENDS			ROD DIA.	
		45°	22 1/2°	11 1/4°		
8"	VOLUME REQ'D (CU. FT.)	98.5	50.2	25.2	3/4 IN.	
	A (FT.)	5.00'	4.00'	3.00'		
	B (FT.)	4.00'	3.20'	2.80'		
	C (FT.)	5.00'	4.00'	3.00'		
	MIN. CLAMP (2 EA.)			3/8 IN. x 2 IN.		
12"	VOLUME REQ'D (CU. FT.)	209.5	106.8	53.7	3/4 IN.	
	A (FT.)	6.00'	5.00'	4.00'		
	B (FT.)	6.00'	4.25'	3.50'		
	C (FT.)	6.00'	5.00'	4.00'		
	MIN. CLAMP (2 EA.)			1/2 IN. x 2 IN.		
18"	VOLUME REQ'D (CU. FT.)	457.2	233.1	117.1	1 IN.	
	A (FT.)	8.00'	6.50'	5.00'		
	B (FT.)	7.25'	5.50'	4.75'		
	C (FT.)	8.00'	6.50'	5.00'		
	MIN. CLAMP (2 EA.)			5/8 IN. x 3 IN.		
24"	VOLUME REQ'D (CU. FT.)	800.3	408.0	205.0	1 1/4 IN.	
	A (FT.)	9.50'	7.50'	6.00'		
	B (FT.)	9.00'	7.25'	5.75'		
	C (FT.)	9.50'	7.50'	6.00'		
	MIN. CLAMP (2 EA.)			5/8 IN. x 3 IN.		
VOLUME CALCULATED ON THE BASIS OF CONCRETE REACTING THRUST ON THE RESPECTIVE BENDS UNDER AN INTERNAL PRESSURE OF 250 PSI, 50 PSI SURGE AND THE WEIGHT OF CONCRETE IS 150 POUNDS PER CU. FT.						

- NOTES:
- ALL FITTINGS SHALL BE MECHANICAL JOINTS.
 - DO NOT COVER BELLS OR FLANGES WITH CONCRETE.
 - WRAP ALL FITTINGS WITH POLY WRAP.
 - BACK ALL TEES ACCORDING TO SIZE OF BRANCH.
 - BACKING FUTURE LINE EXTENSIONS SHALL BE SUCH THAT LATER REMOVAL IS POSSIBLE.
 - ALL BENDS WHERE FITTINGS ARE USED, BOTH HORIZONTAL OR VERTICAL, SHALL BE BACKED WITH CONCRETE.
 - REACTION BACKING TABLE IS BASED ON 150 PSI AND SOIL BEARING PRESSURE OF 2,000 LB/SQ. FT. ADDITIONAL BACKING MAY BE REQUIRED IN SOME AREAS AS REQUIRED BY CITY WATER DEPARTMENT.

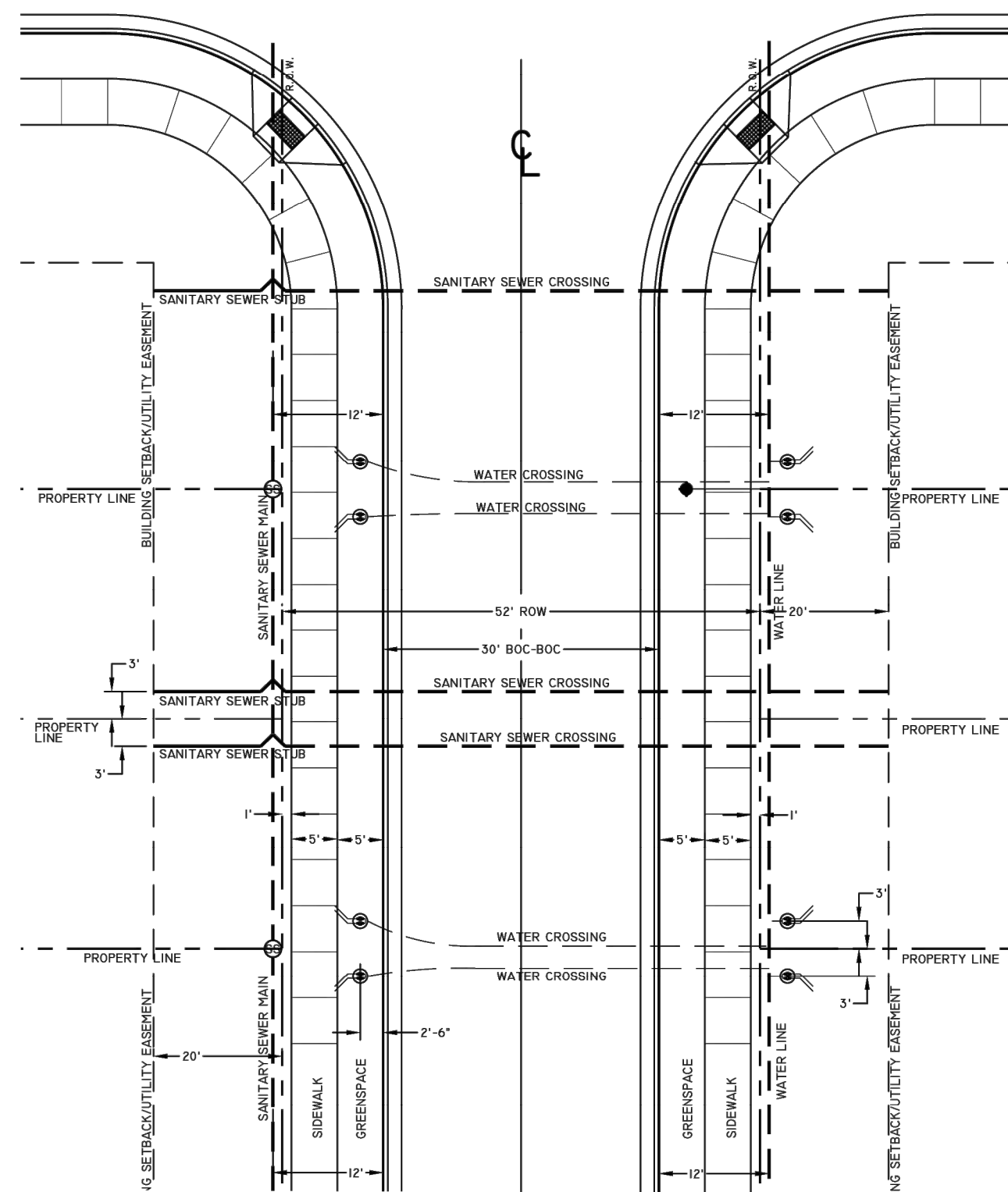
GENERAL WATER/SEWER DETAIL: GWS03

ENCASEMENT CROSSING DETAIL



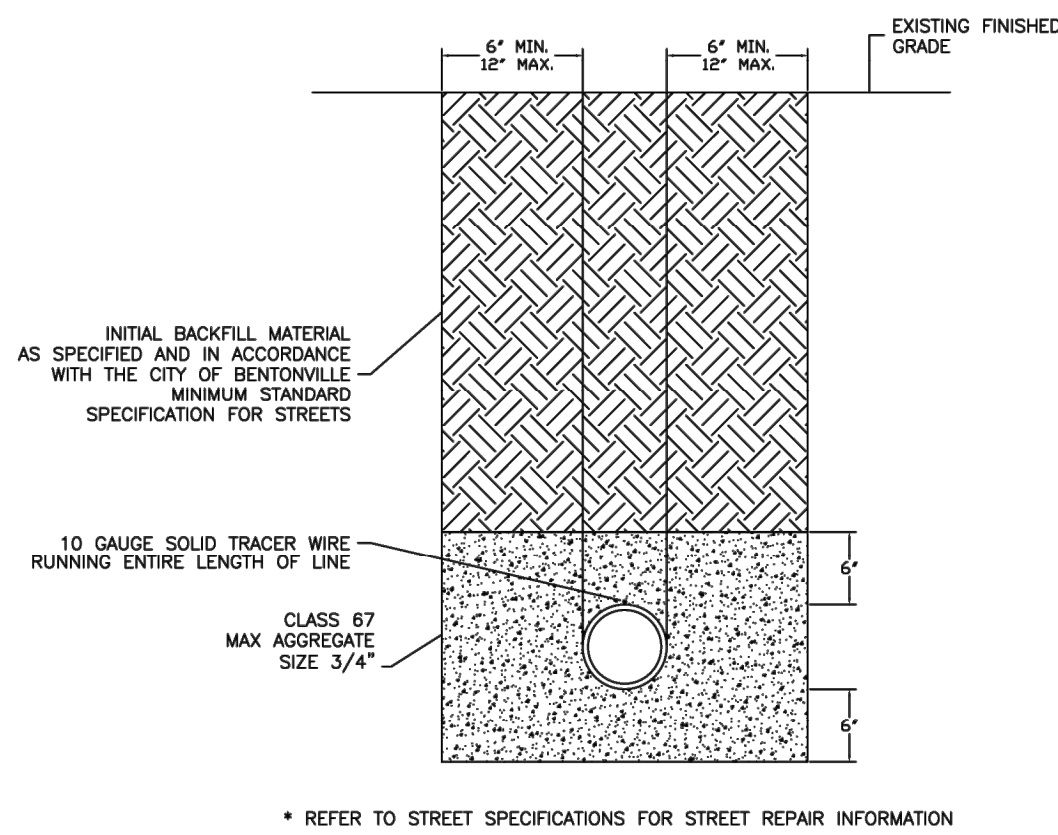
GENERAL WATER/SEWER DETAIL: GWS05

SUBDIVISION UTILITY PLACEMENT



GENERAL WATER/SEWER DETAIL: GWS06

TYPICAL BEDDING DETAIL



GENERAL WATER/SEWER DETAIL: GWS07



3200 SW MUNICIPAL DR.
Bentonville, AR 72712
Ph: (479) 271-3140
www.bentonvillear.com

WATER/SEWER DETAILS

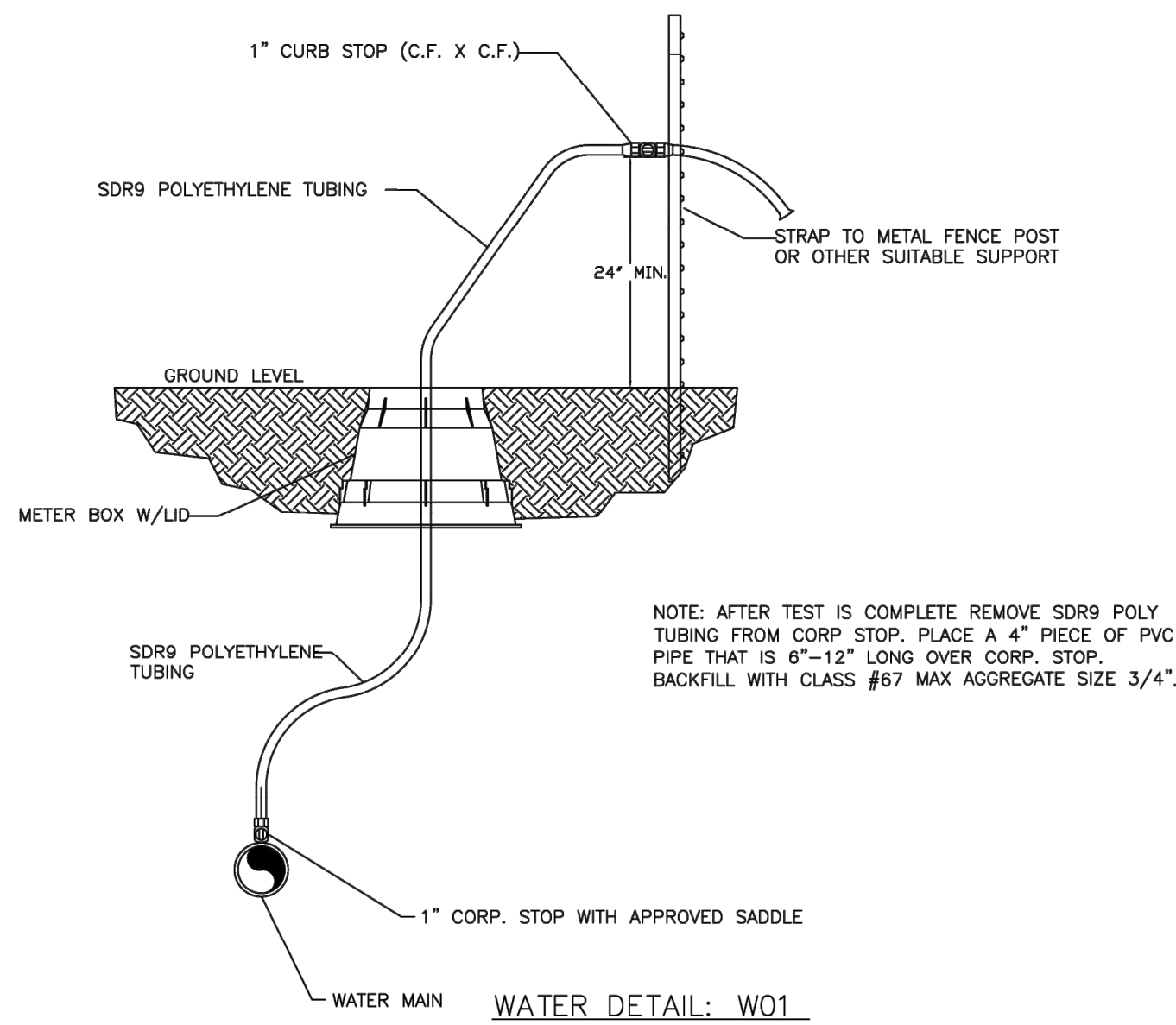


Know what's below.
Call before you dig.

REVISIONS:
Adopted by City Council 06/22/2021
Ordinance Number: 2021-135

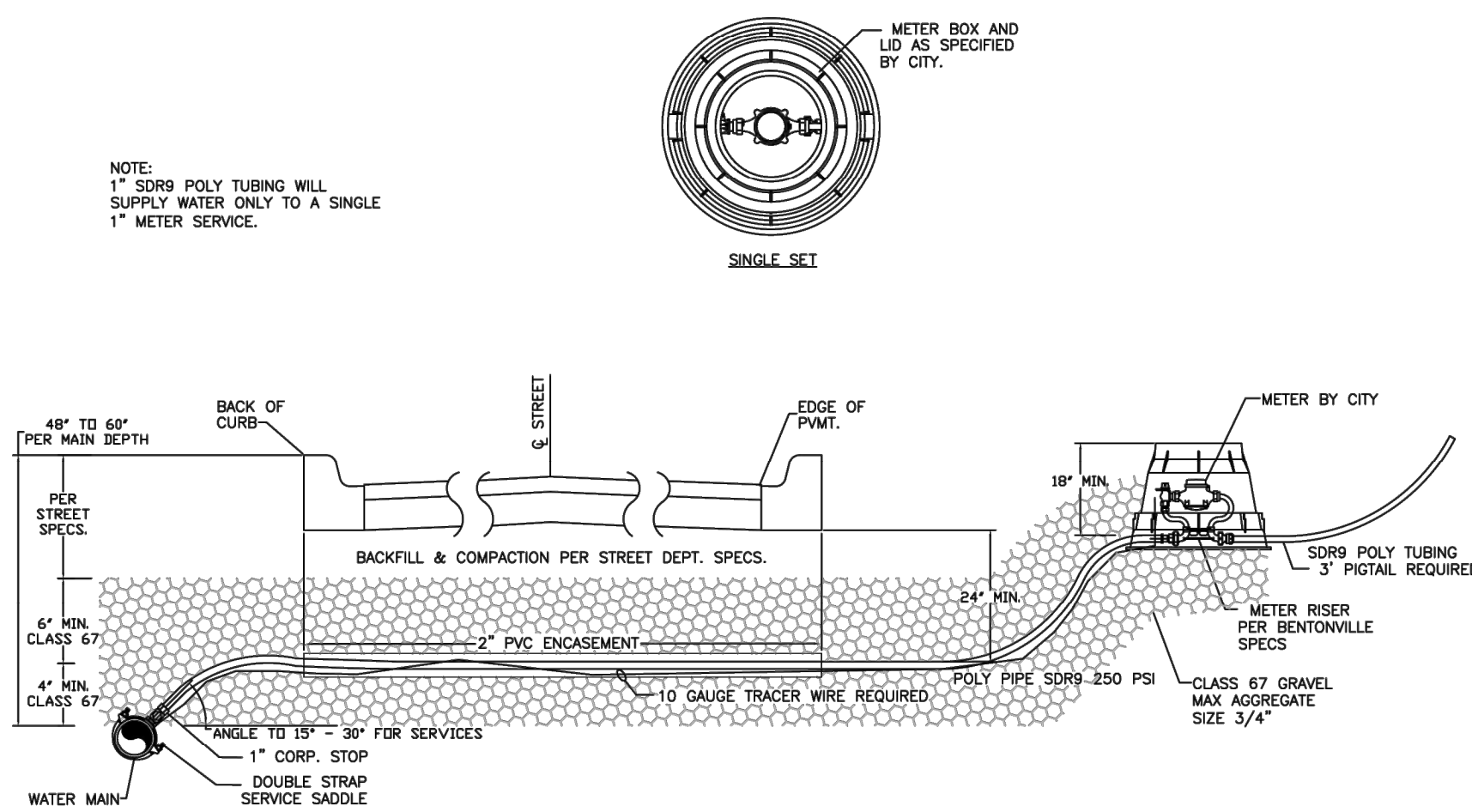
DRAWN BY: JI DATE: 03/16/2021
APPROVED BY: PN DATE: 03/16/2021
SHEET NUMBER: 1 OF 1

TEMPORARY 1" BLOW OFF ASSEMBLY
SAMPLE POINTS



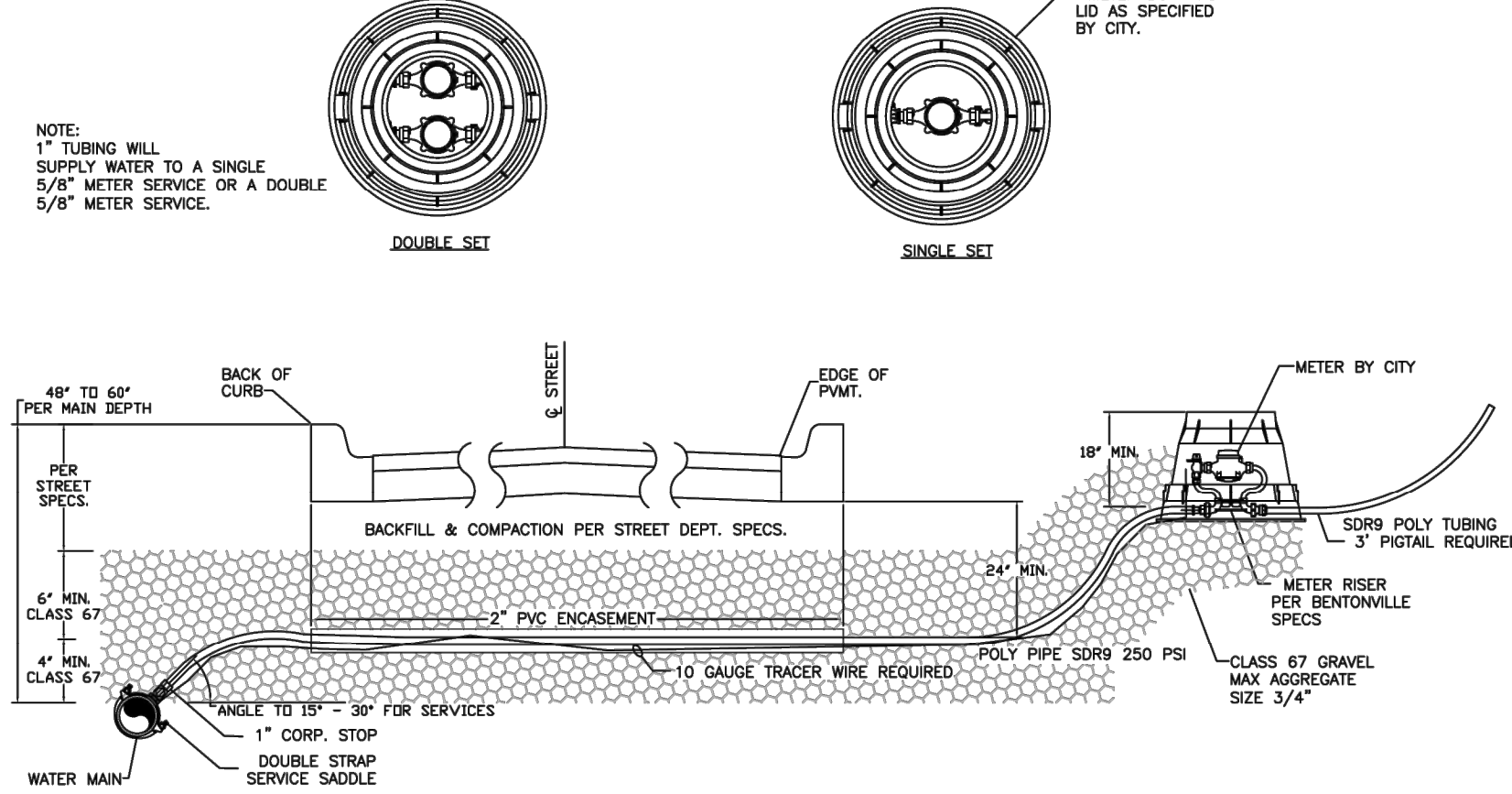
WATER DETAIL: W01

WATER SERVICE DETAIL 1"



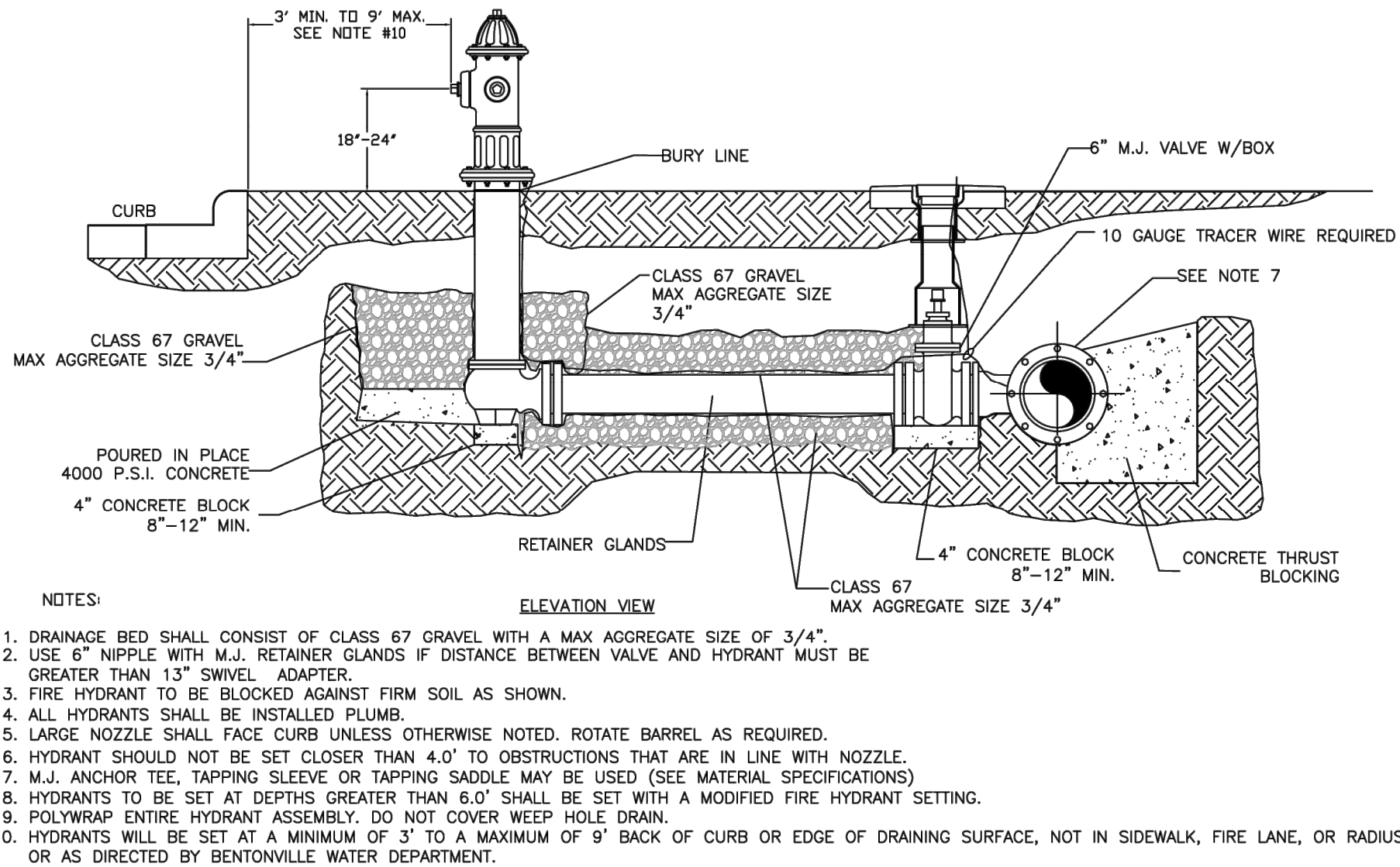
WATER DETAIL: W02

WATER SERVICE DETAIL 5/8"



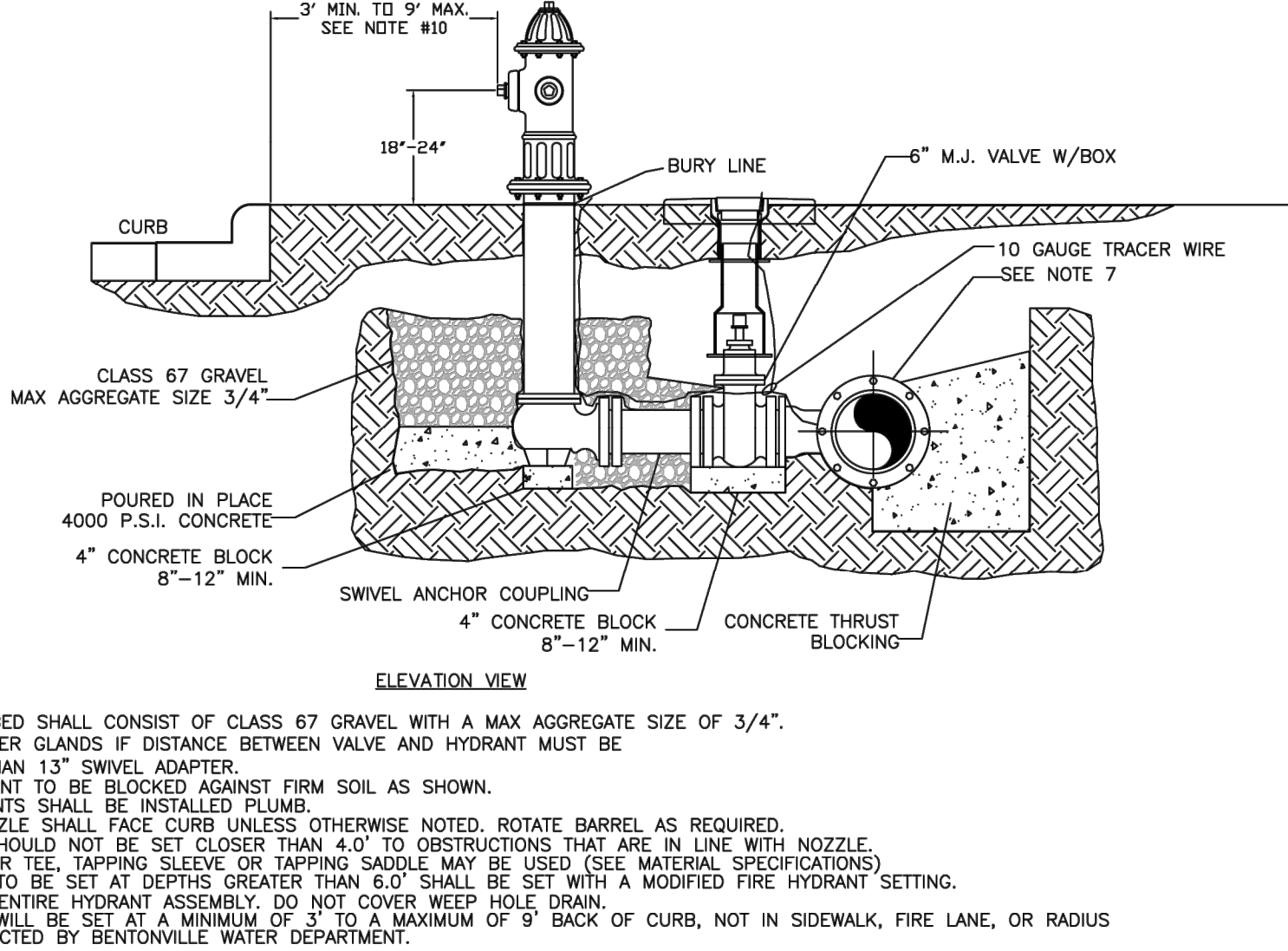
WATER DETAIL: W03

FIRE HYDRANT DETAIL W/
RETAINER GLANDS



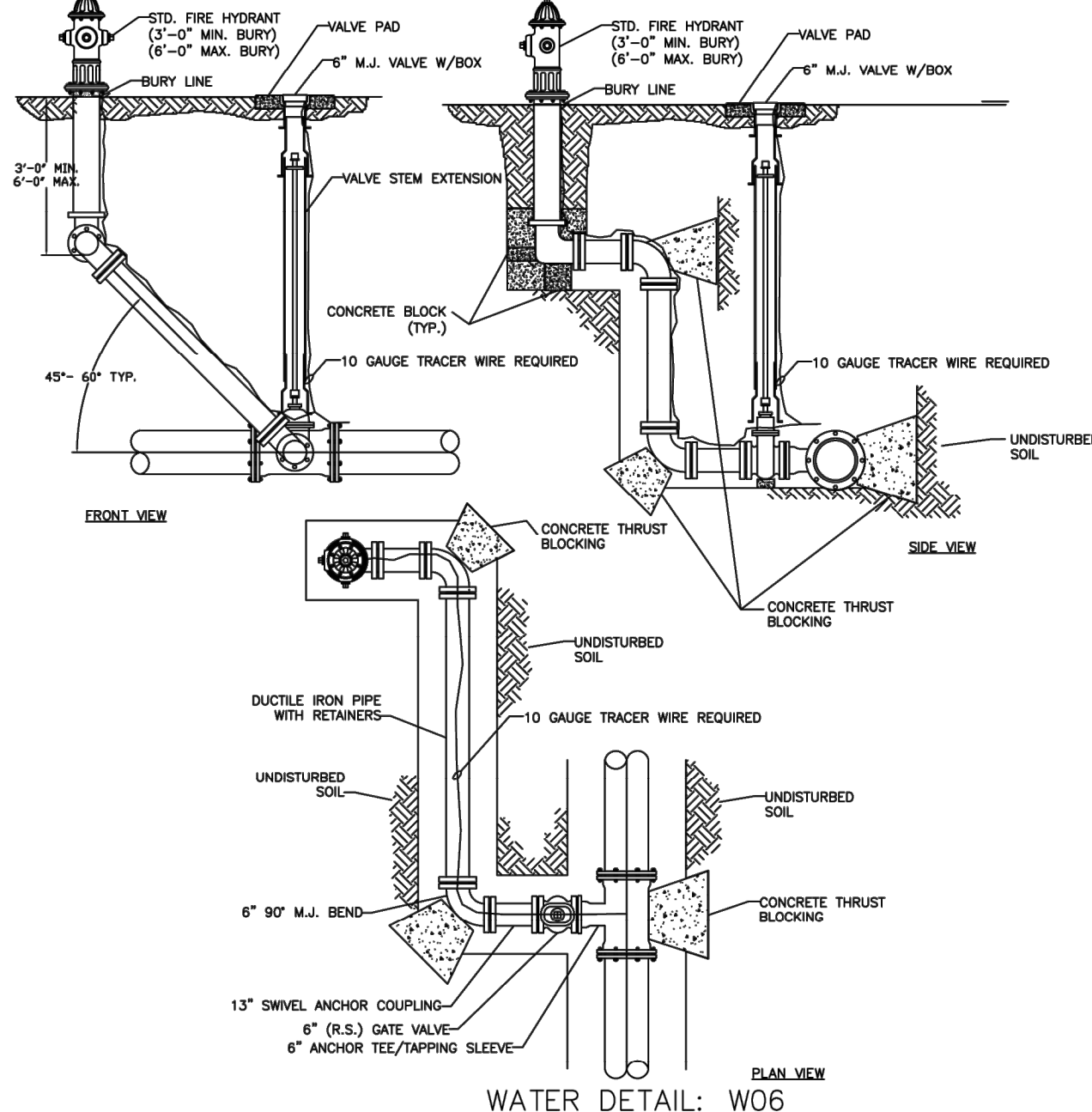
WATER DETAIL: W04

FIRE HYDRANT DETAIL W/SWIVEL ANCHOR COUPLING



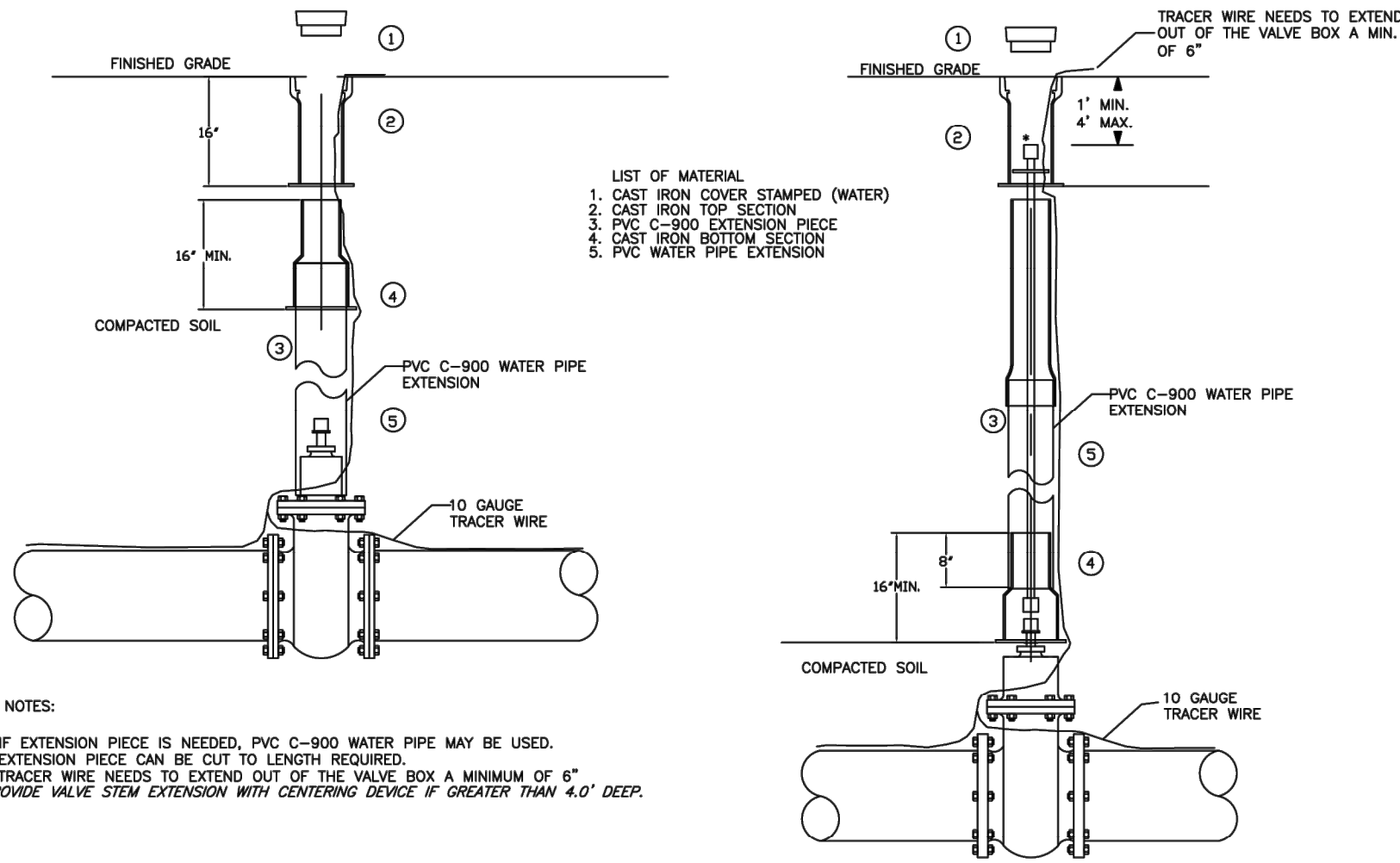
WATER DETAIL: W05

DEEP BURY FIRE HYDRANTS
(BURY DEEPER THAN 6'-0")



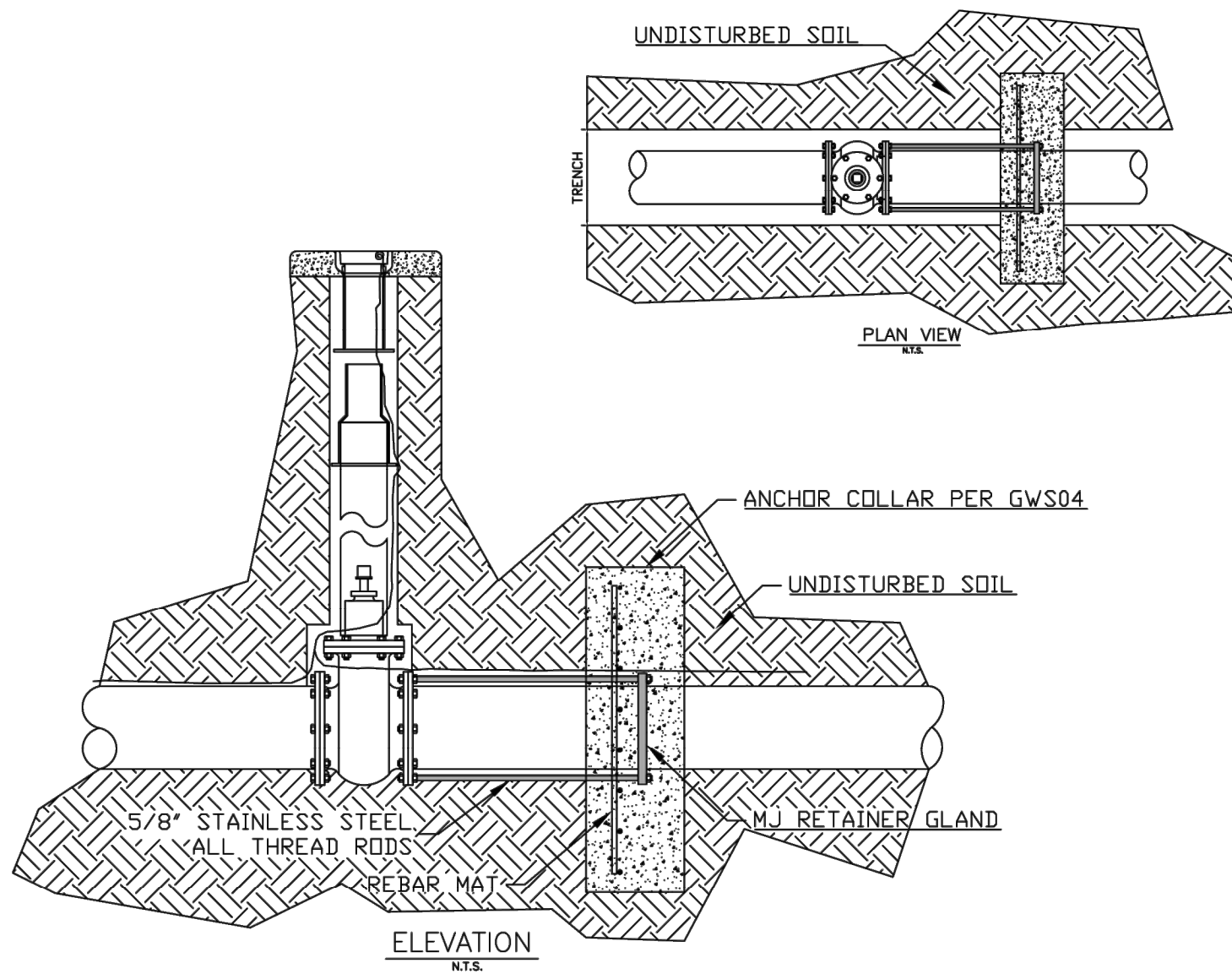
WATER DETAIL: W06

VALVE BOX VALVE STEM & TRACER
WIRE INSTALLATION



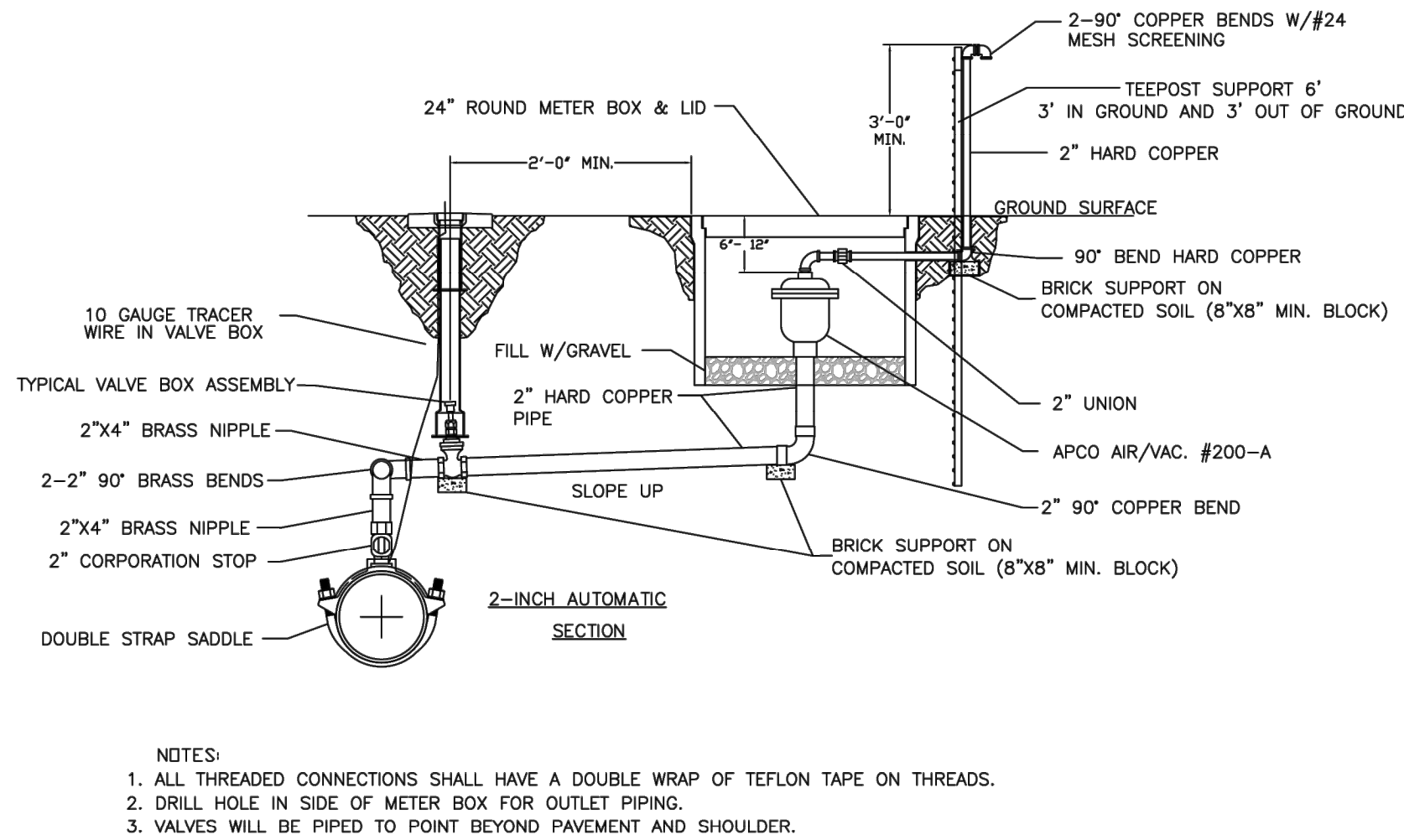
WATER DETAIL: W07

RESTRAINED GATE VALVE



WATER DETAIL: W08

2" COMBINATION AIR/VACUUM VALVE DETAIL



WATER DETAIL: W09



3200 SW MUNICIPAL DR.
Bentonville, AR 72712
Ph: (479) 271-3140
www.bentonvillear.com

WATER
DETAILS



Know what's below.
Call before you dig.

REVISIONS:

Adopted by City Council 06/22/2021
Ordinance Number: 2021-135

Approved by Dept. of Health
04/01/2021

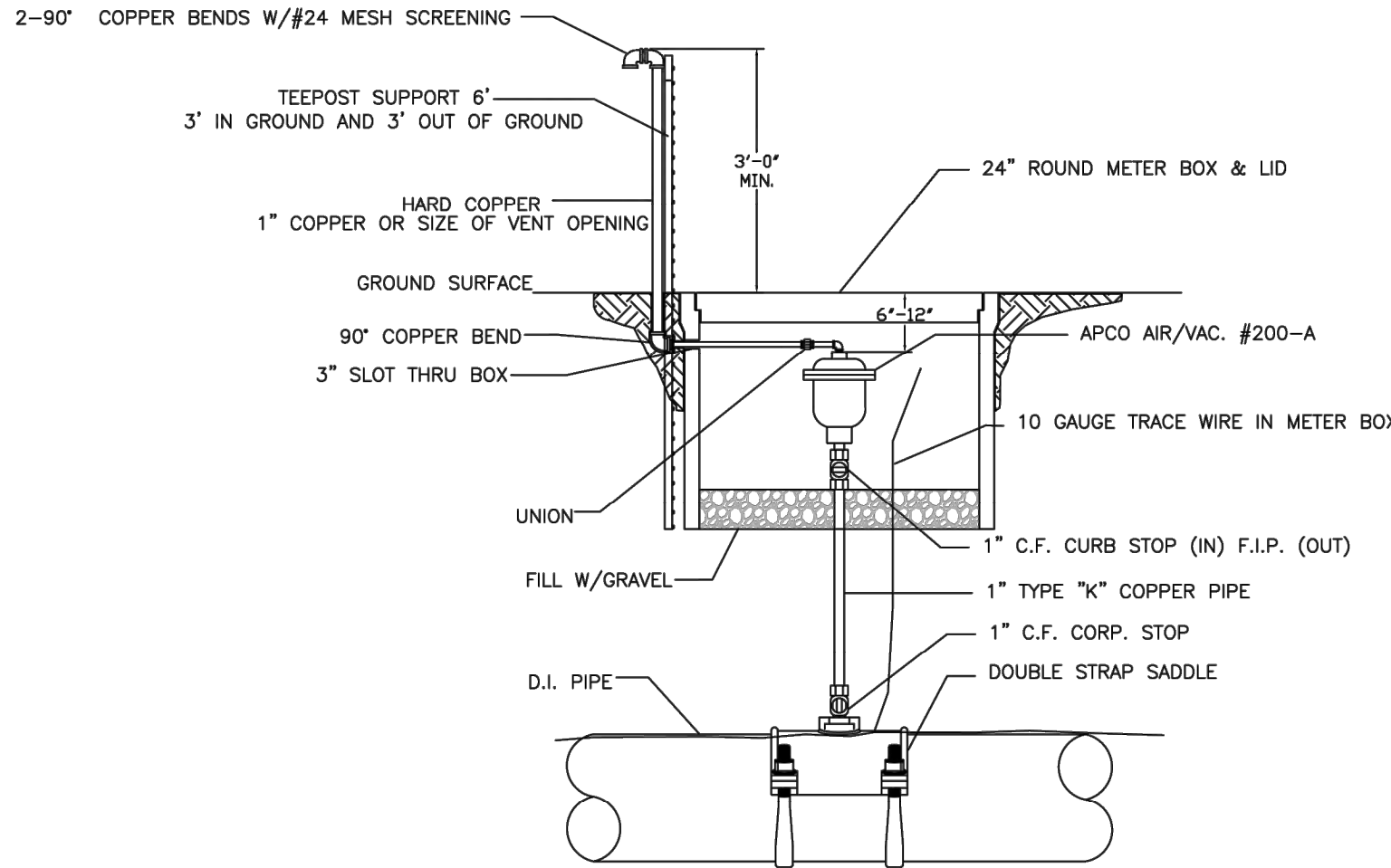
NOTES:

DRAWN BY: JI DATE: 03/16/2021

APPROVED BY: PN DATE: 03/16/2021

SHEET NUMBER: 1 OF 2

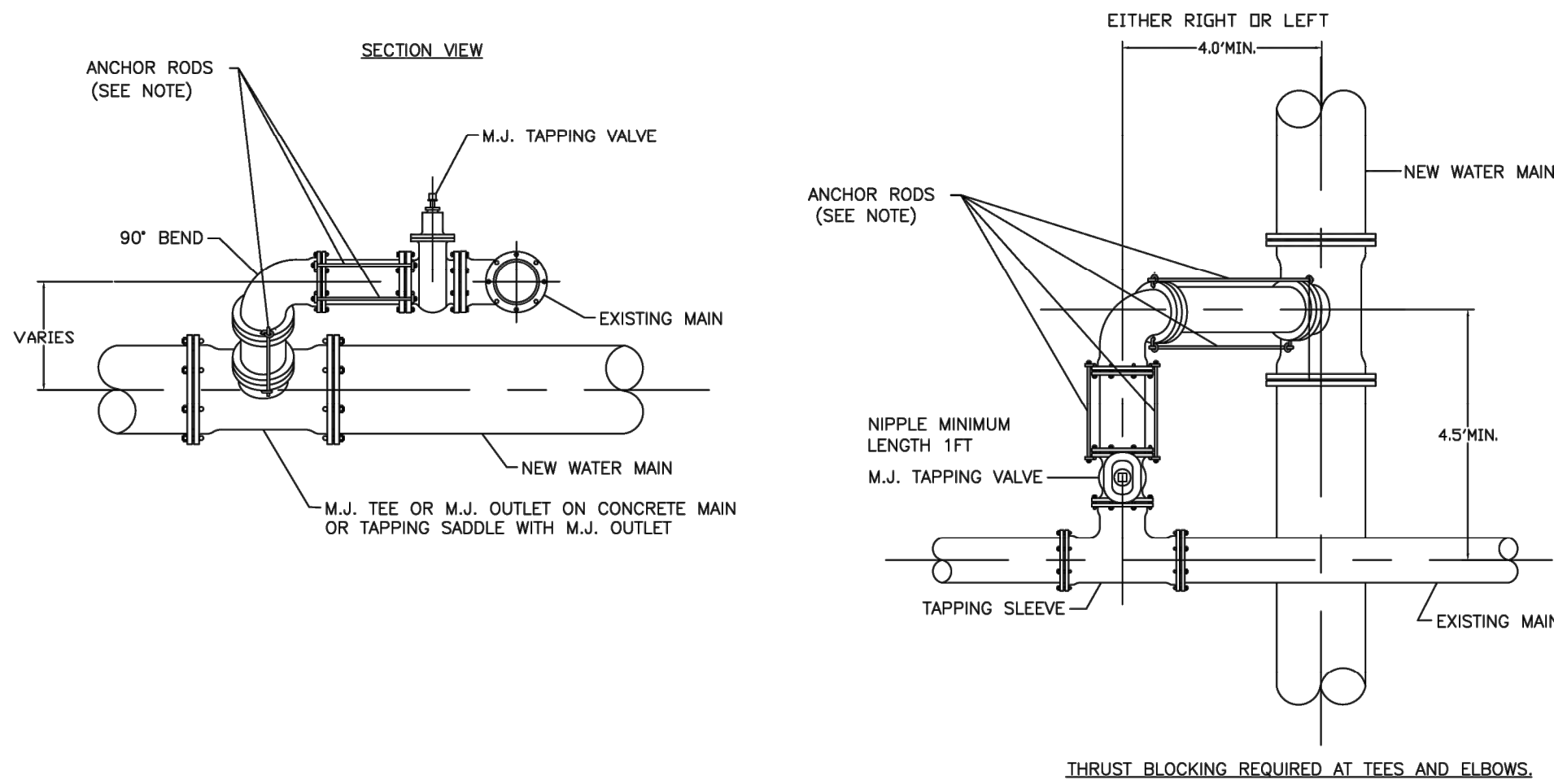
1" COMBINATION AIR/VACUUM VALVE DETAIL



- NOTES:
1. ALL THREADED CONNECTIONS SHALL HAVE A DOUBLE WRAP OF TEFLON TAPE ON THREADS.
 2. DRILL HOLE IN SIDE OF METER BOX FOR OUTLET PIPING.
 3. VALVES WILL BE PIPED TO POINT BEYOND PAVEMENT AND SHOULDER.

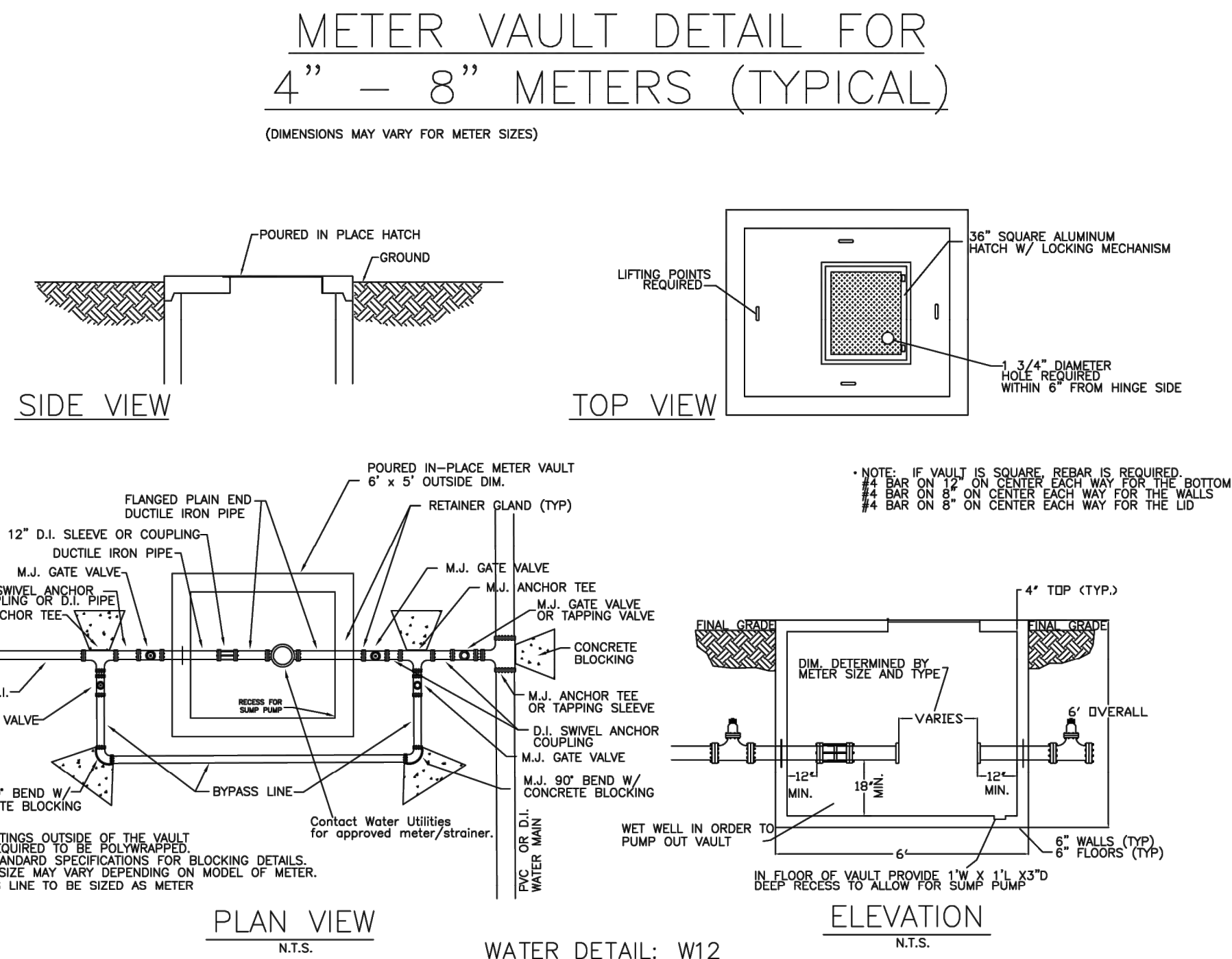
WATER DETAIL: W10

SWING CONNECTION – NEW MAIN TO EXISTING MAIN



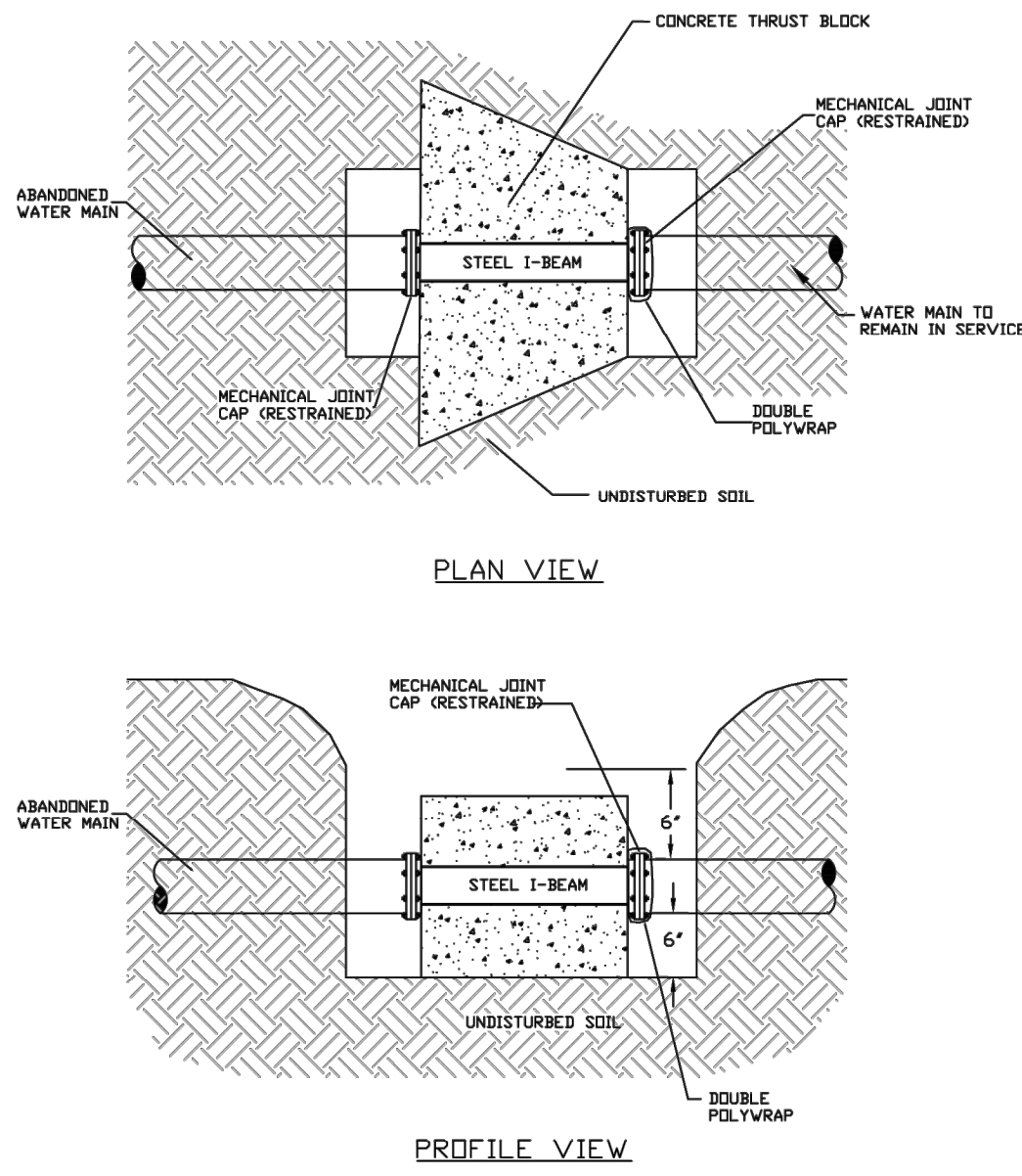
- NOTES:
1. CONTRACTOR SHALL LOCATE EXISTING MAIN IN ADVANCE OF LAYING NEW LINE IN ORDER TO ASSURE ADEQUATE LENGTH TO ADJUST DEPTH OF NEW MAIN.
 2. DIMENSIONS SHOWN ARE RECOMMENDED MINIMUMS TO PROVIDE ADEQUATE ROOM FOR TIGHTENING BOLTS ON JOINTS. (OTHER DIMENSIONS MAY BE USED)
 3. ROTATE STAINLESS STEEL ALL THREADED 5/8" ID RODS WITH E.C. BOLTS FOR ANCHORING ALL JOINTS.
 4. RODS SHALL BE FIELD CUT TO FIT & SHALL BE PROTECTED WITH POLYWRAP.
 5. ROTATE TEE UP & ELBOW DOWN AS REQUIRED TO MATCH.
 6. USE TYPICAL CONCRETE BLOCKING REQUIRED.

WATER DETAIL: W11



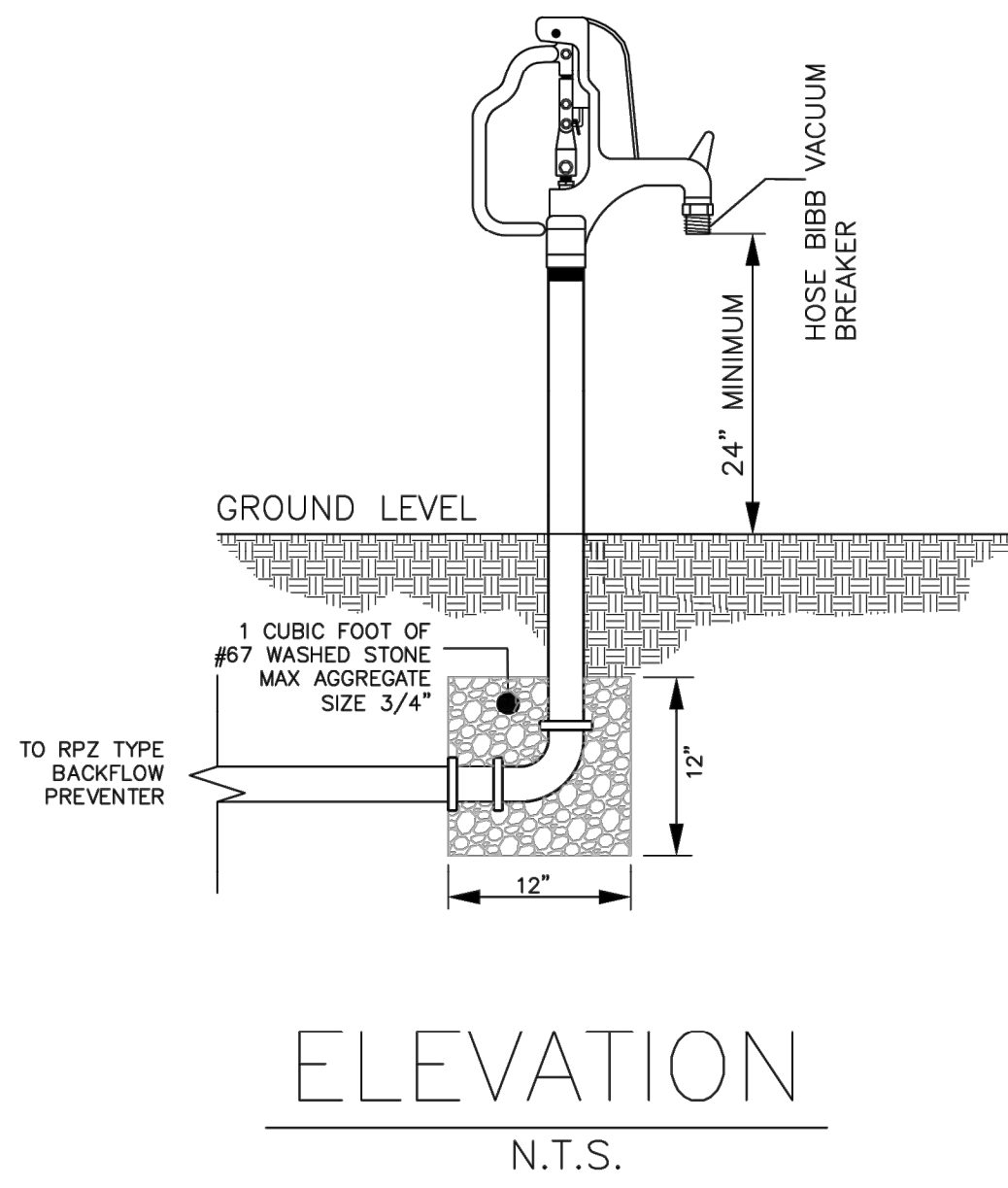
WATER DETAIL: W12

CUT/CAP DETAIL



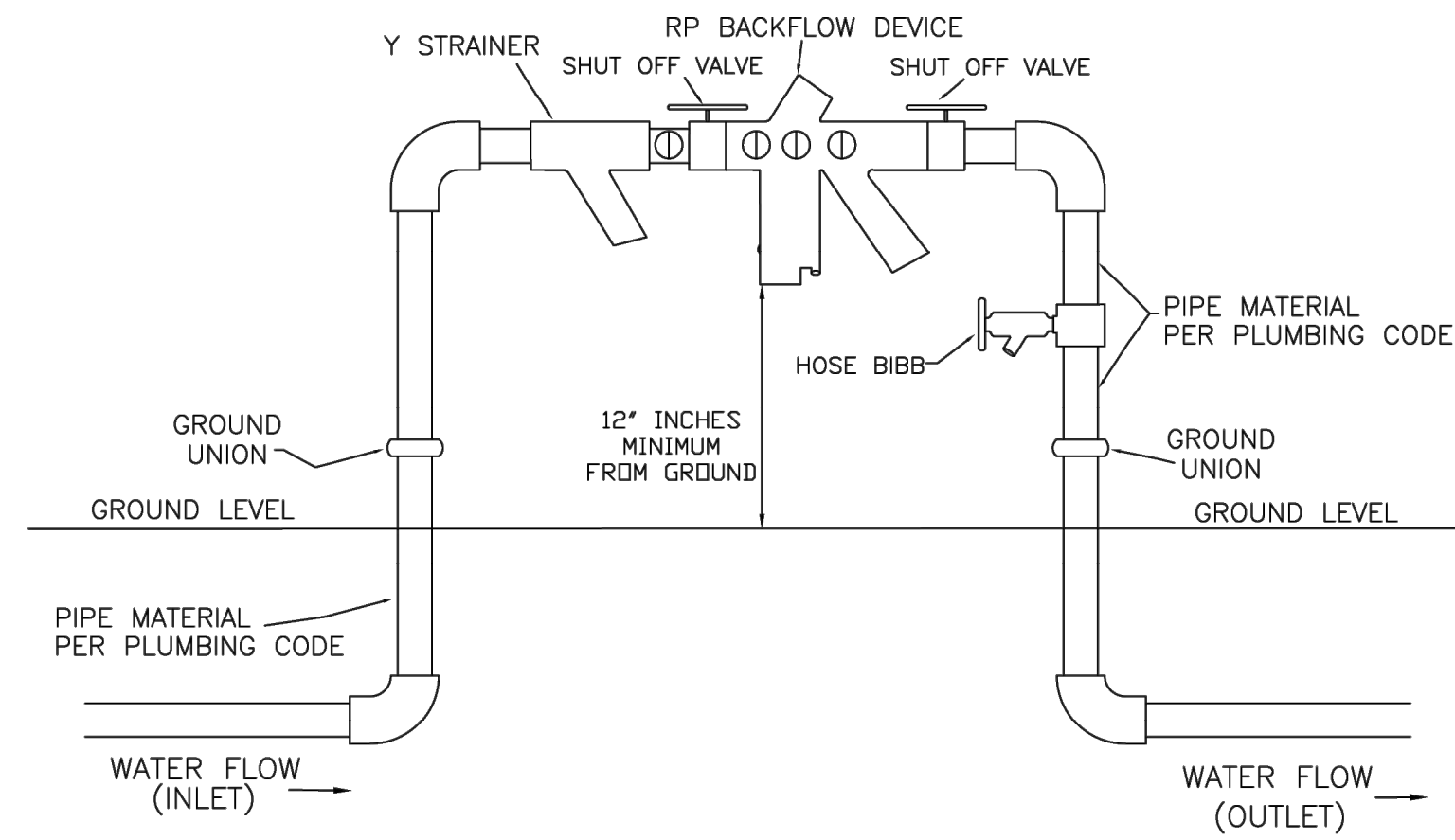
WATER DETAIL: W13

FROST FREE HOSE BIBB WITH VACUUM BREAKER



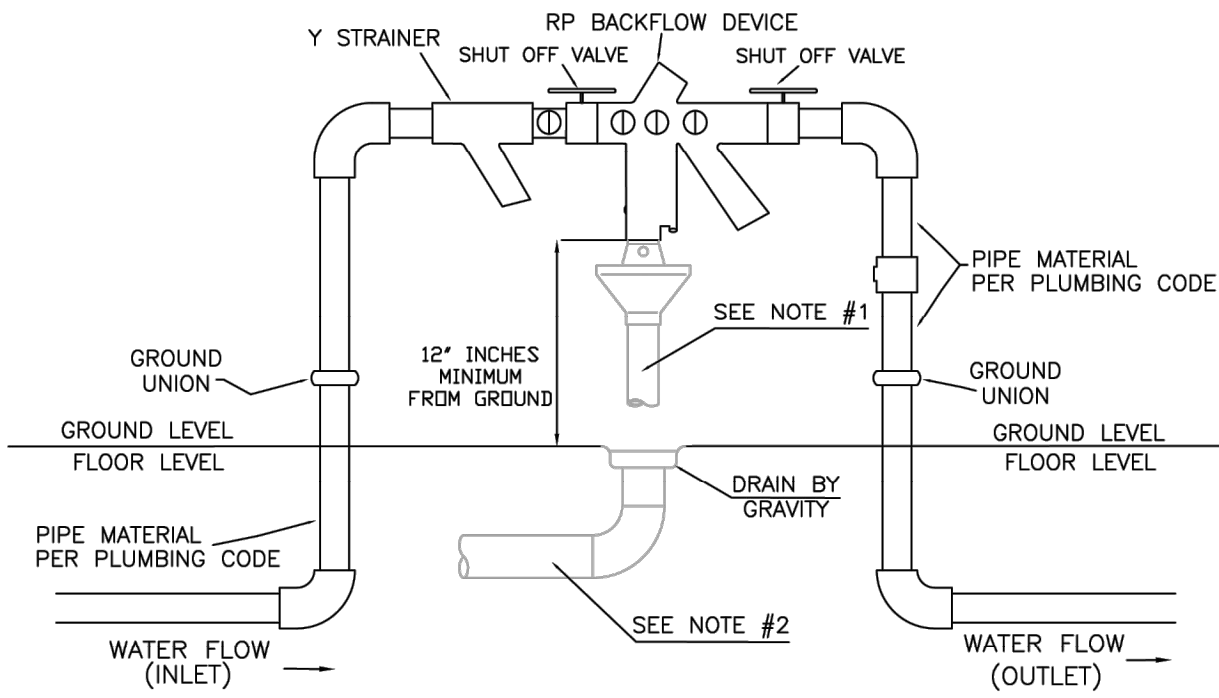
WATER DETAIL: W14

REDUCED PRESSURE (RP)
IRRIGATION ONLY



WATER DETAIL: W15

REDUCED PRESSURE (RP
IRRIGATION ONLY



- INDOOR APPLICATION ONLY NOTES:

1. AN AIR GAP DRAIN IS REQUIRED TO REDUCE SPLASHING OF MINOR DISCHARGES FROM THE RELIEF VALVE DRAIN PORT.
2. INDOOR INSTALLATION OF RP'S SHOULD PROVIDE FOR DRAINAGE CAPABLE OF HANDLING IN EXCESS OF THE MAXIMUM DISCHARGE RATE EXPECTED BY THE BACKFLOW ASSEMBLY MANUFACTURER.

WATER DETAIL: W16



3200 SW MUNICIPAL DR.
Bentonville, AR 72712
Ph: (479) 271-3140
www.bentonvillear.com

WATER DETAILS



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

REVISIONS:

Adopted by City Council 06/22/2021 Ordinance Number: 2021-135
--

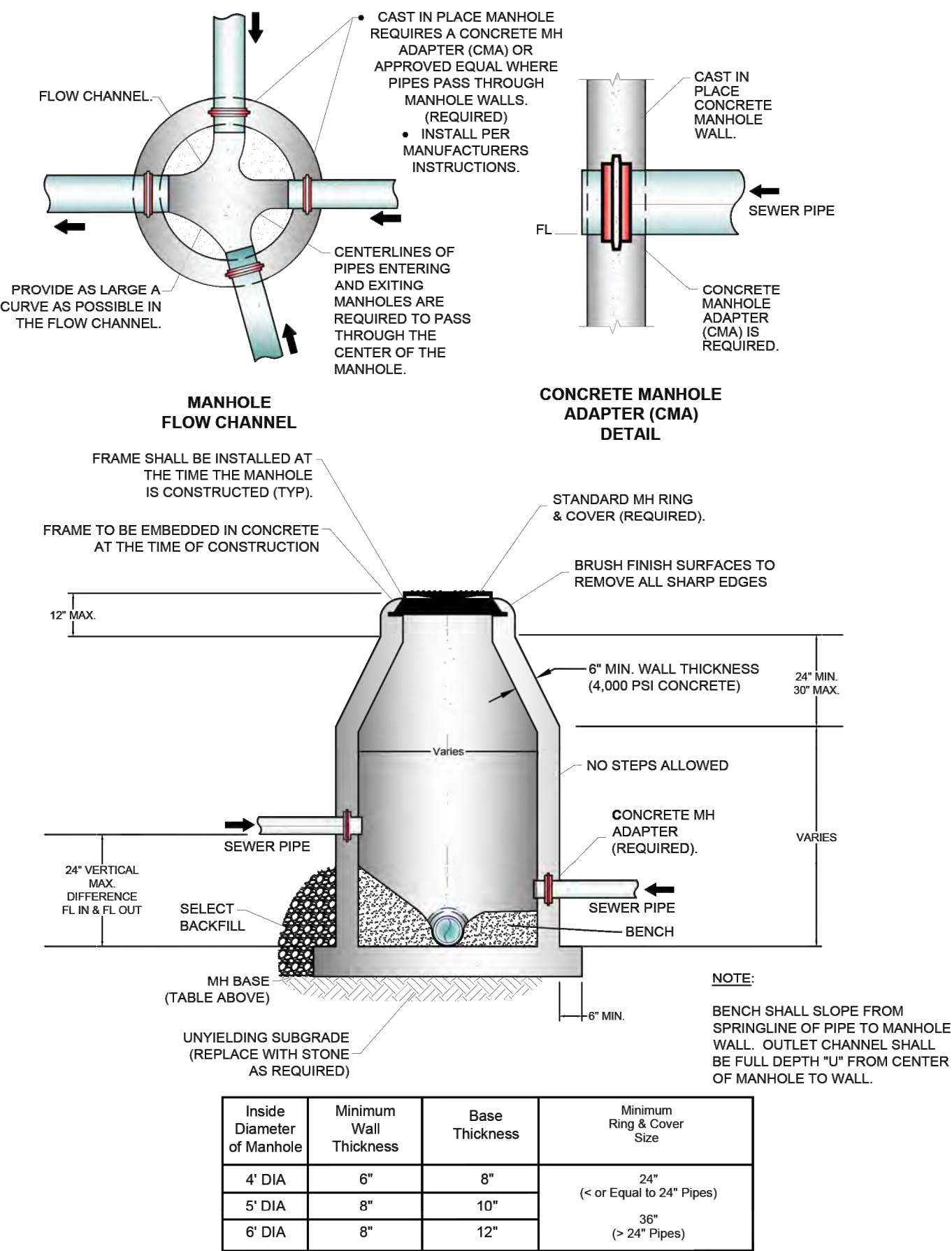
Approved by Dept. of Health
04/01/2021

NOTES:

DRAWN BY: JI	DATE: 03/16/2021
APPROVED BY: PN	DATE: 03/16/2021

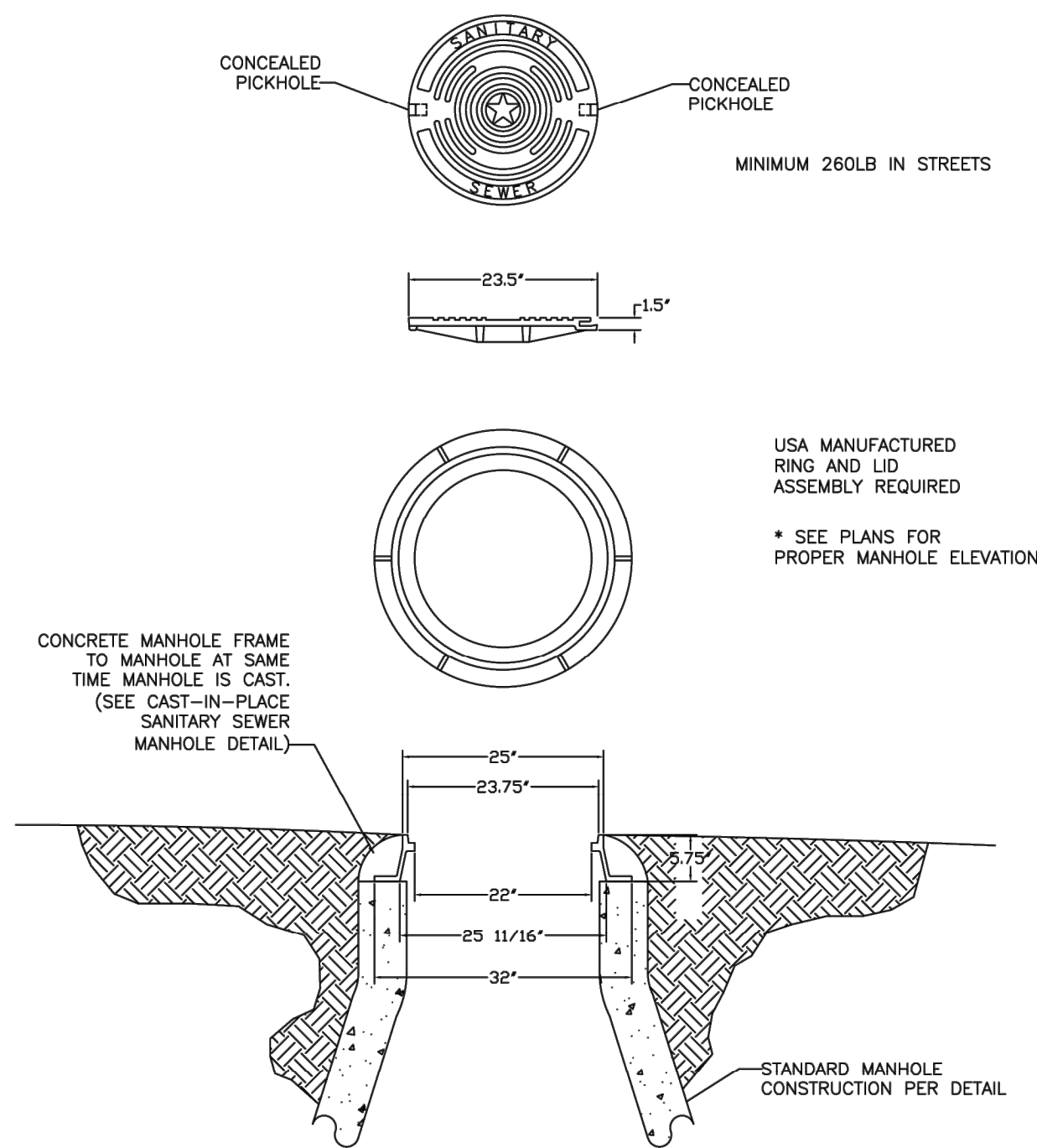
SHEET NUMBER: 2	OF 2
-----------------	------

SANITARY SEWER
CAST IN PLACE MANHOLE



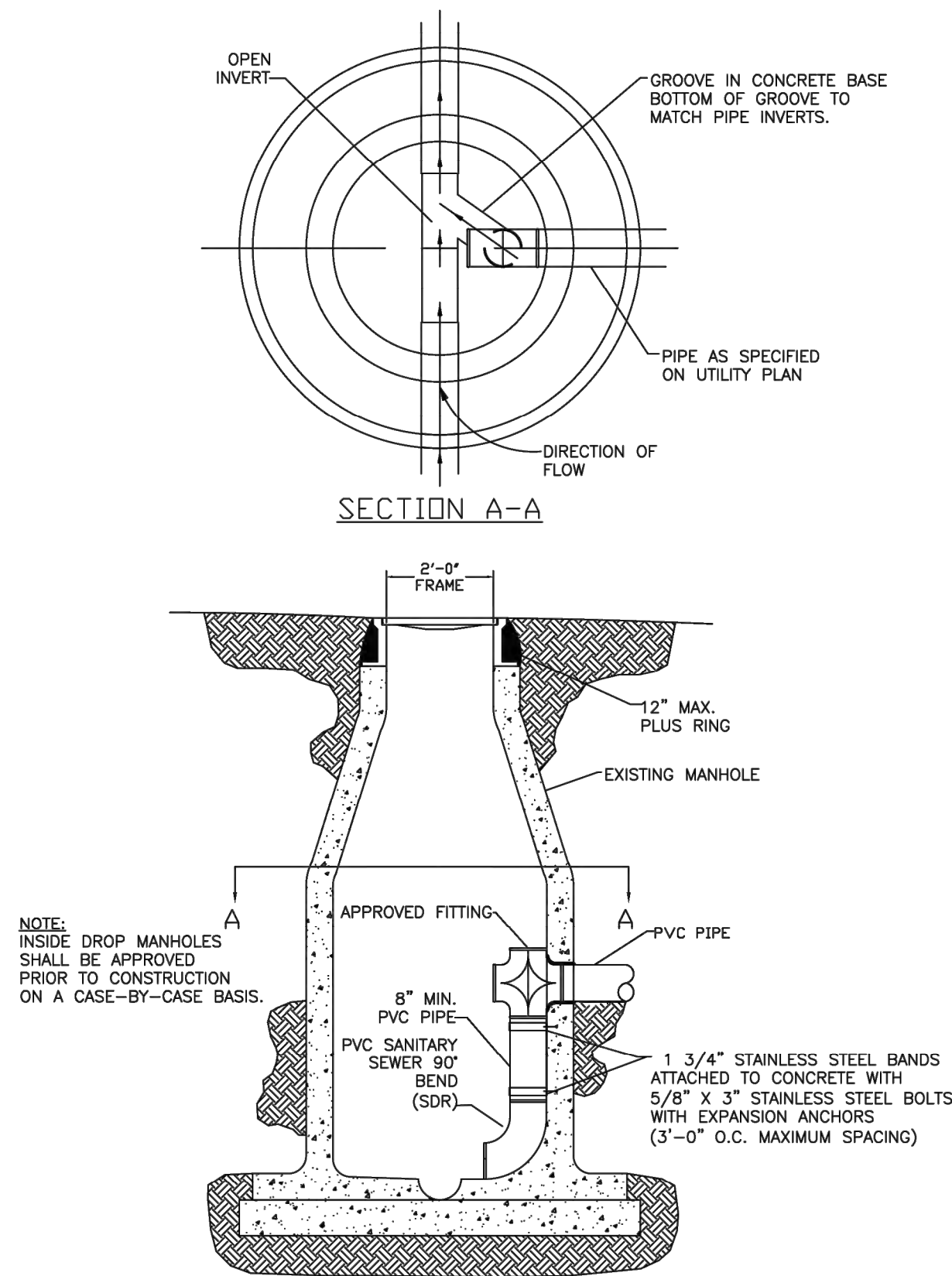
SANITARY SEWER DETAIL: SS01

HEAVY DUTY MANHOLE
LID & FRAME



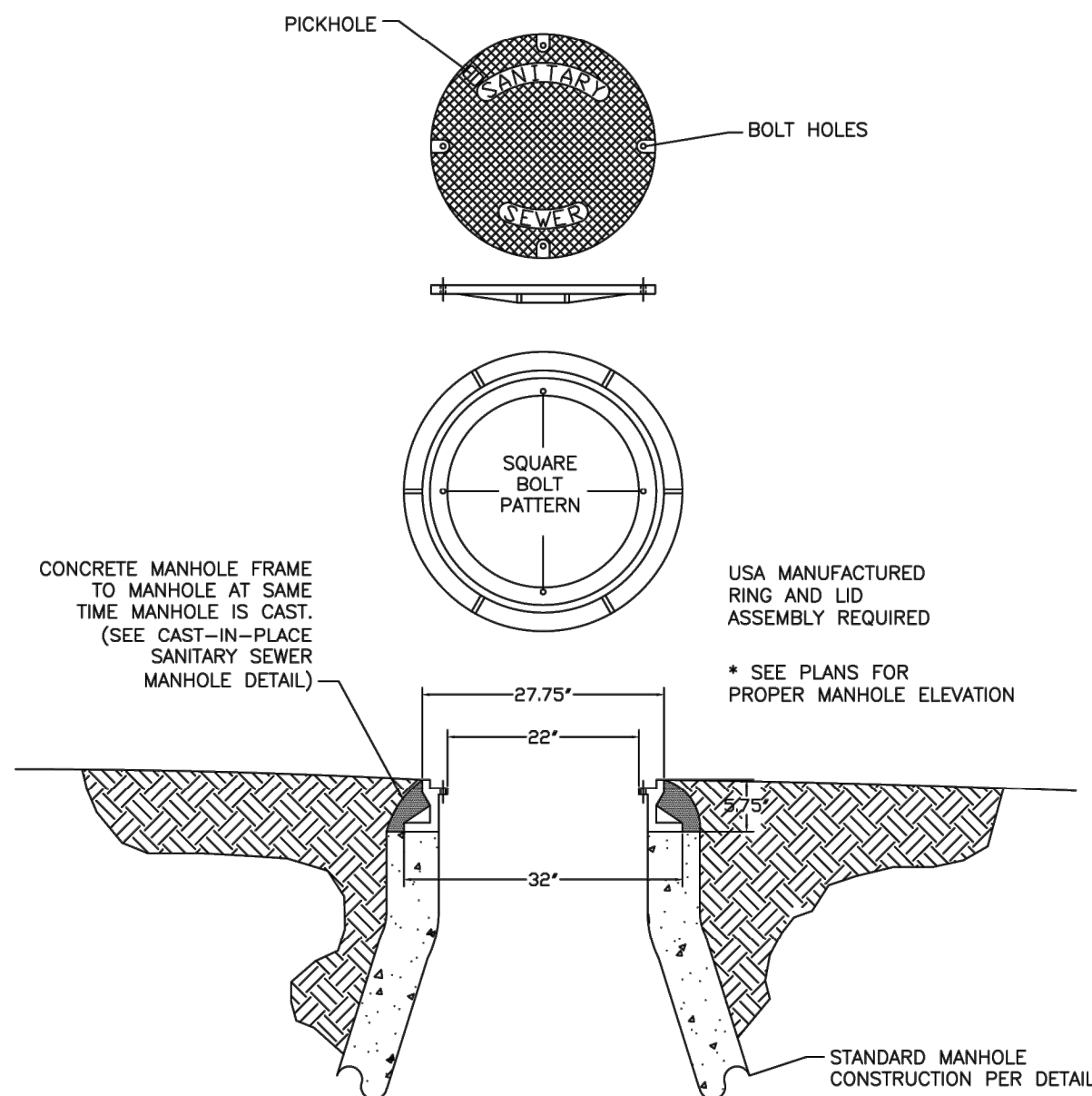
SANITARY SEWER DETAIL: SS04

SANITARY SEWER
INTERIOR DROP MANHOLE



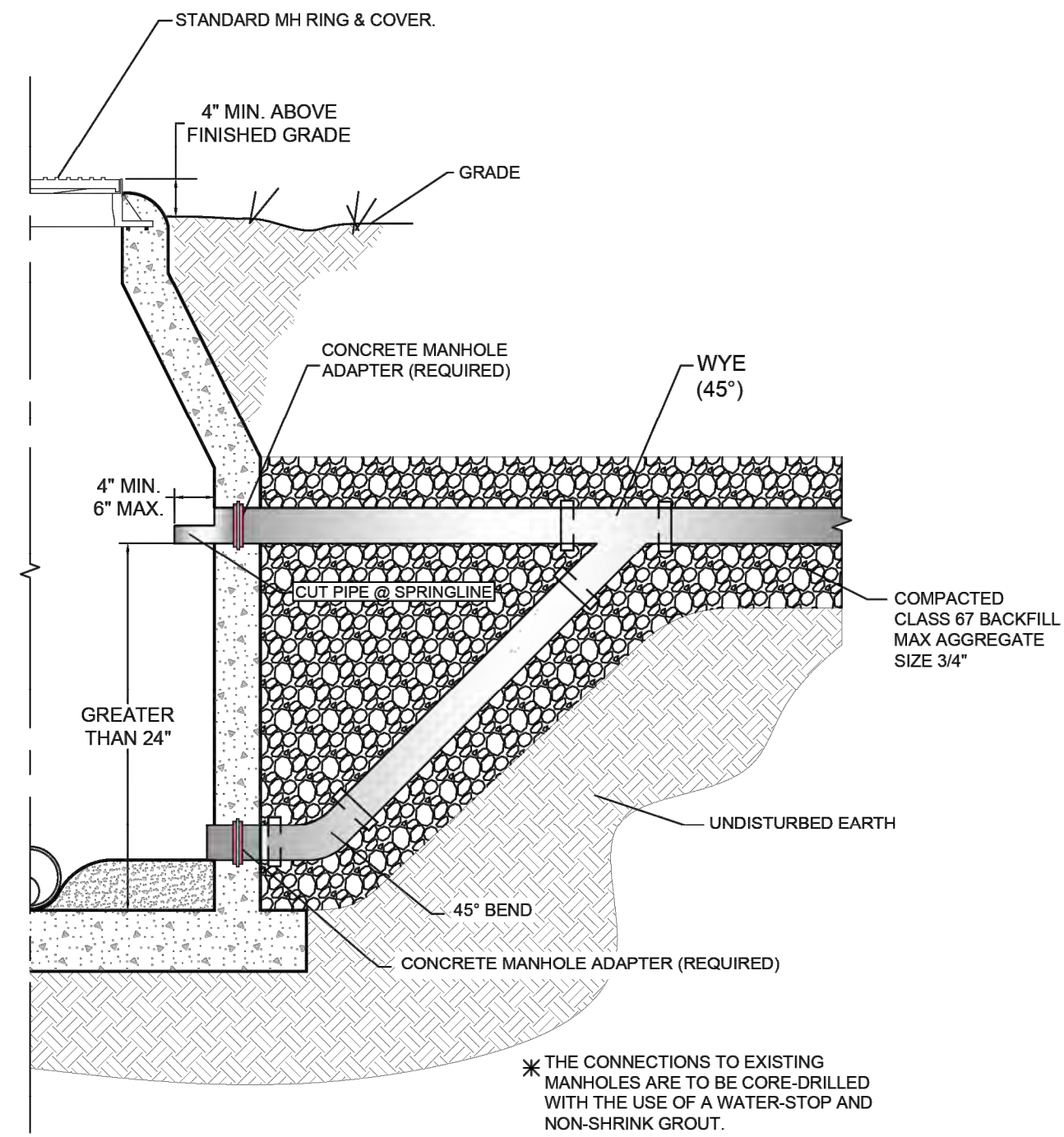
SANITARY SEWER DETAIL: SS02

WATER TIGHT BOLTED MANHOLE
LID & FRAME



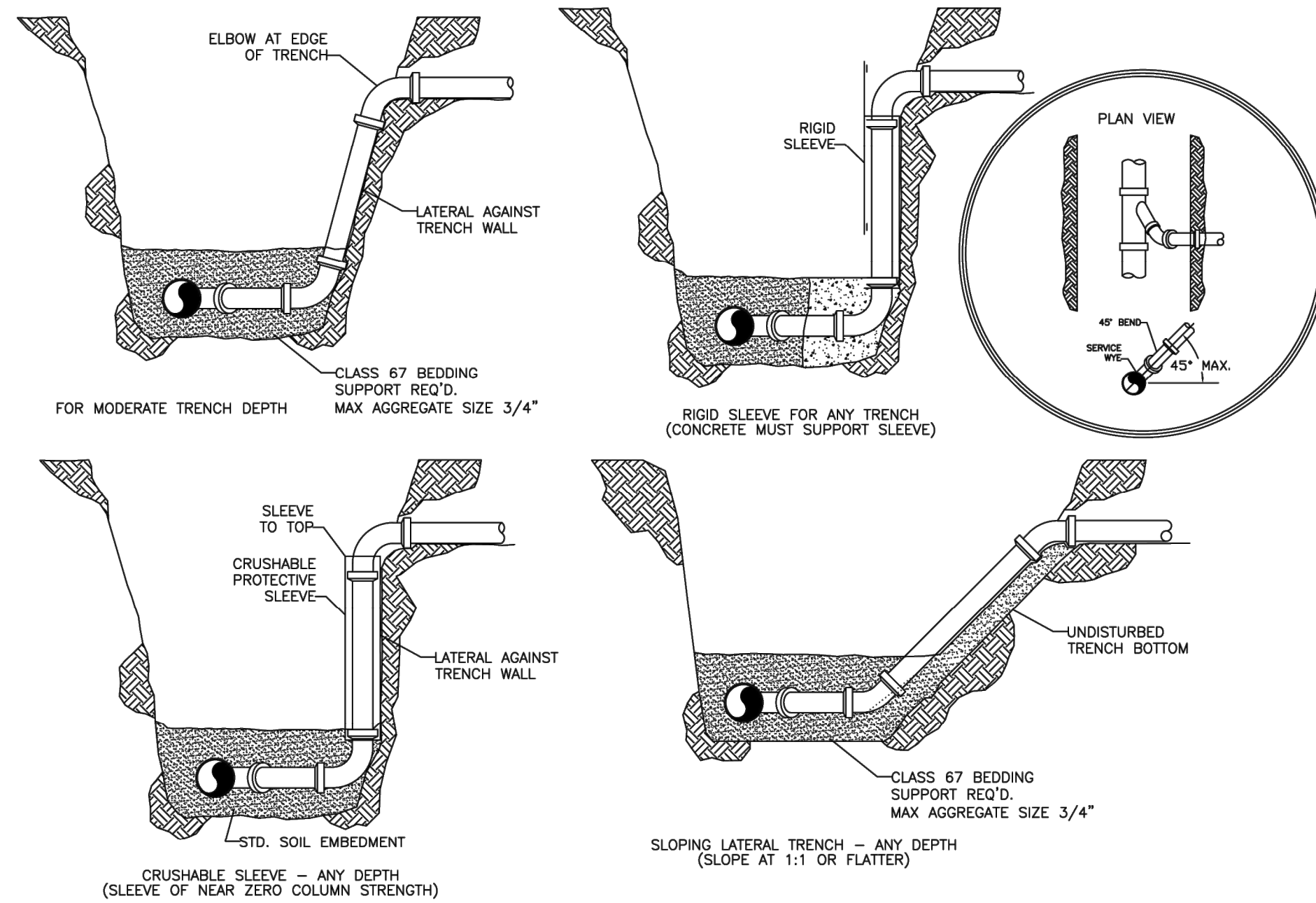
SANITARY SEWER DETAIL: SS05

SANITARY SEWER
EXTERIOR DROP MANHOLE



SANITARY SEWER DETAIL: SS03

SANITARY SEWER
SERVICE WYE



SANITARY SEWER DETAIL: SS06



3200 SW MUNICIPAL DR.
Bentonville, AR 72712
Ph: (479) 271-3140
www.bentonvillear.com

SAN. SEWER
DETAILS



Know what's below.
Call before you dig.

REVISIONS:
Adopted by City Council 06/22/2021
Ordinance Number: 2021-135

Approved by Dept. of Health
04/01/2021

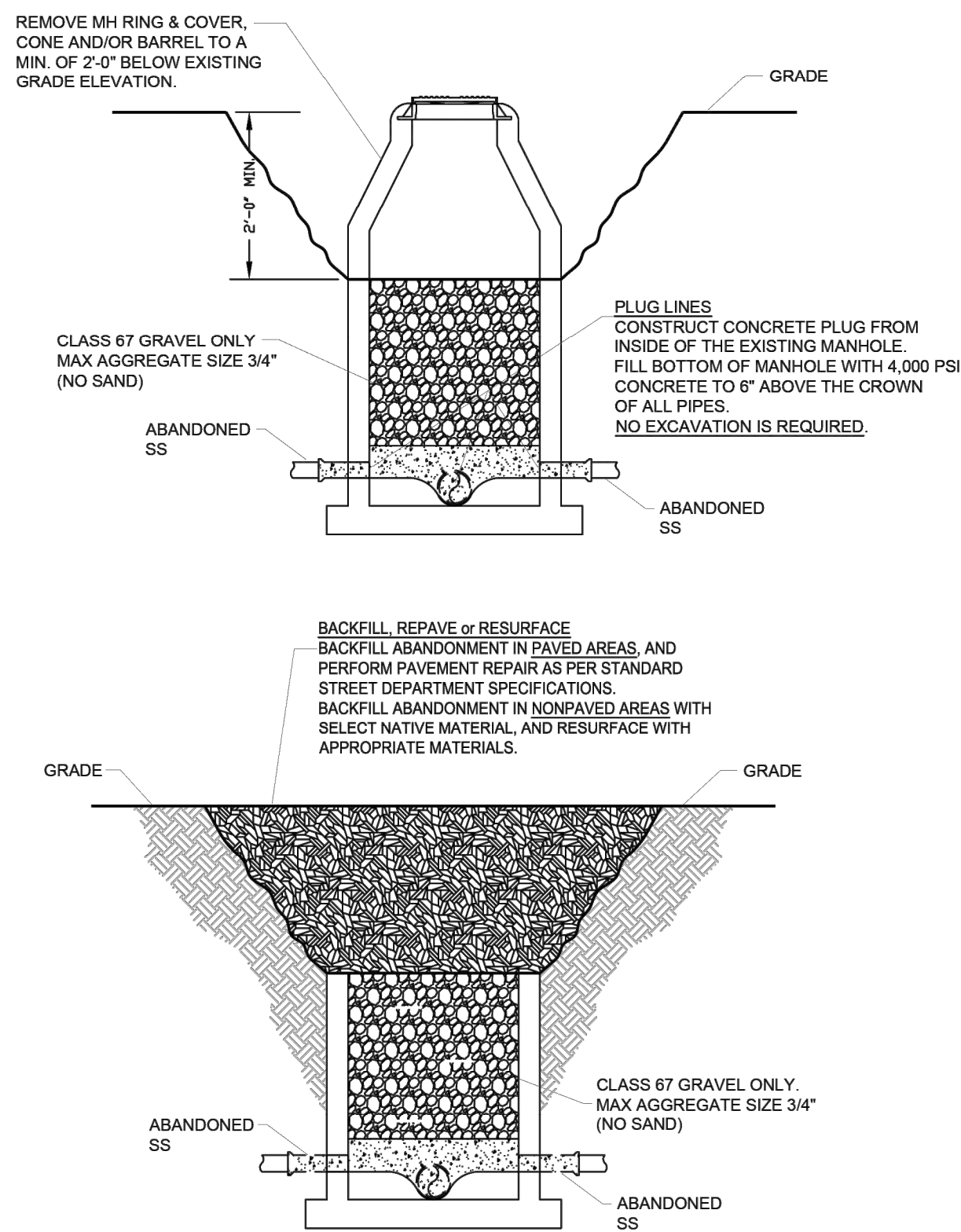
NOTES:

DRAWN BY: JI DATE: 03/16/2021

APPROVED BY: PN DATE: 03/16/2021

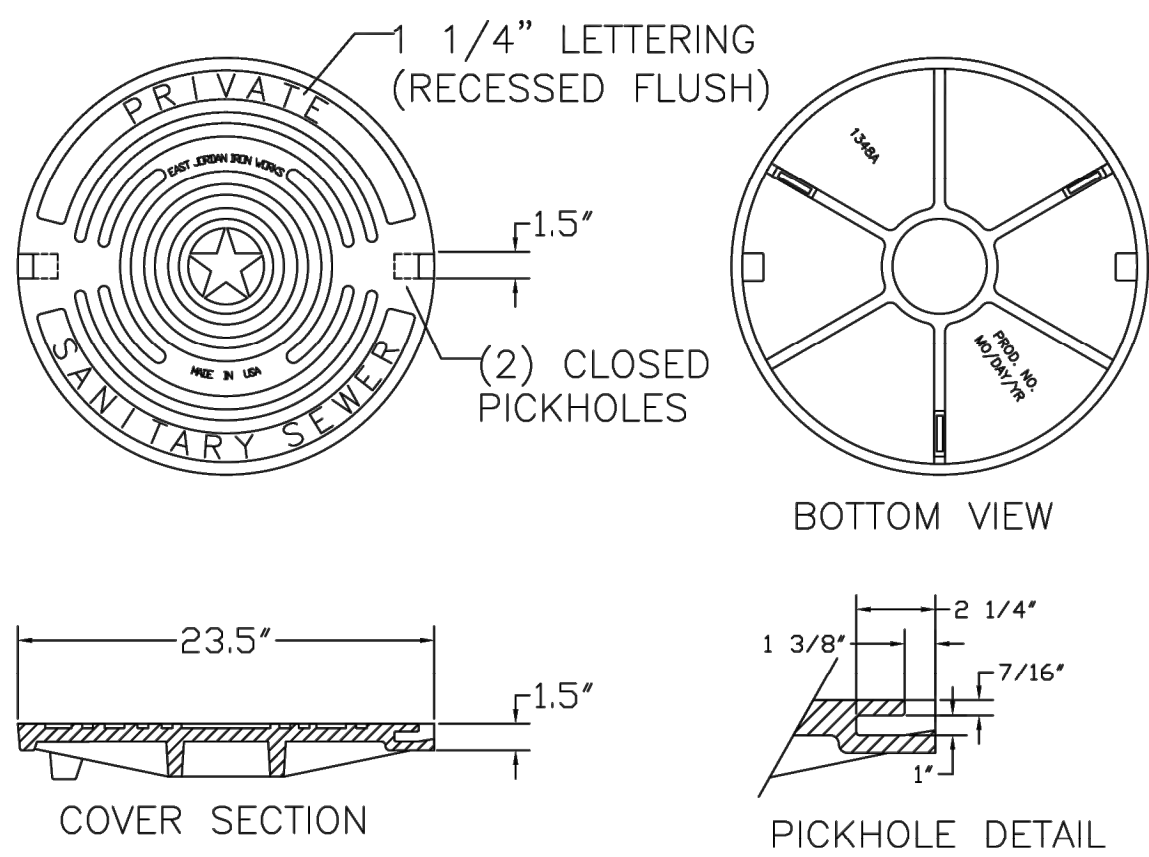
SHEET NUMBER: 1 OF 2

SANITARY SEWER MANHOLE
ABANDONMENT



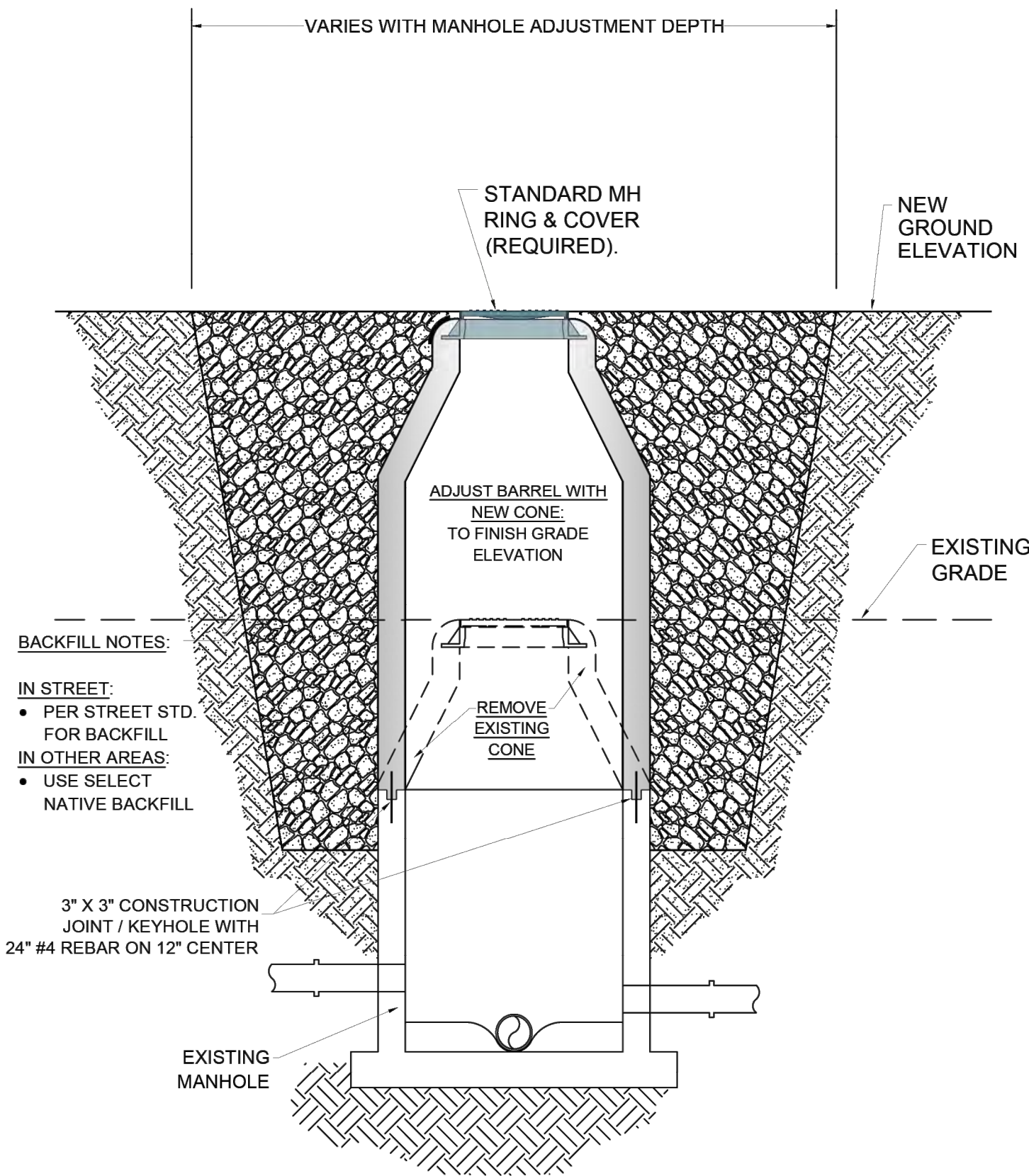
SANITARY SEWER DETAILS: SS07

PRIVATE MANHOLE
RING AND LID

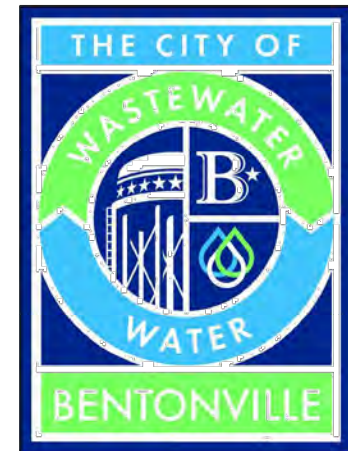


SANITARY SEWER DETAILS: SS08

TYPICAL MANHOLE
ADJUST TO GRADE



SANITARY SEWER DETAILS: SS09



3200 SW MUNICIPAL DR.
Bentonville, AR 72712
Ph: (479) 271-3140
www.bentonvillear.com

SAN. SEWER
DETAILS



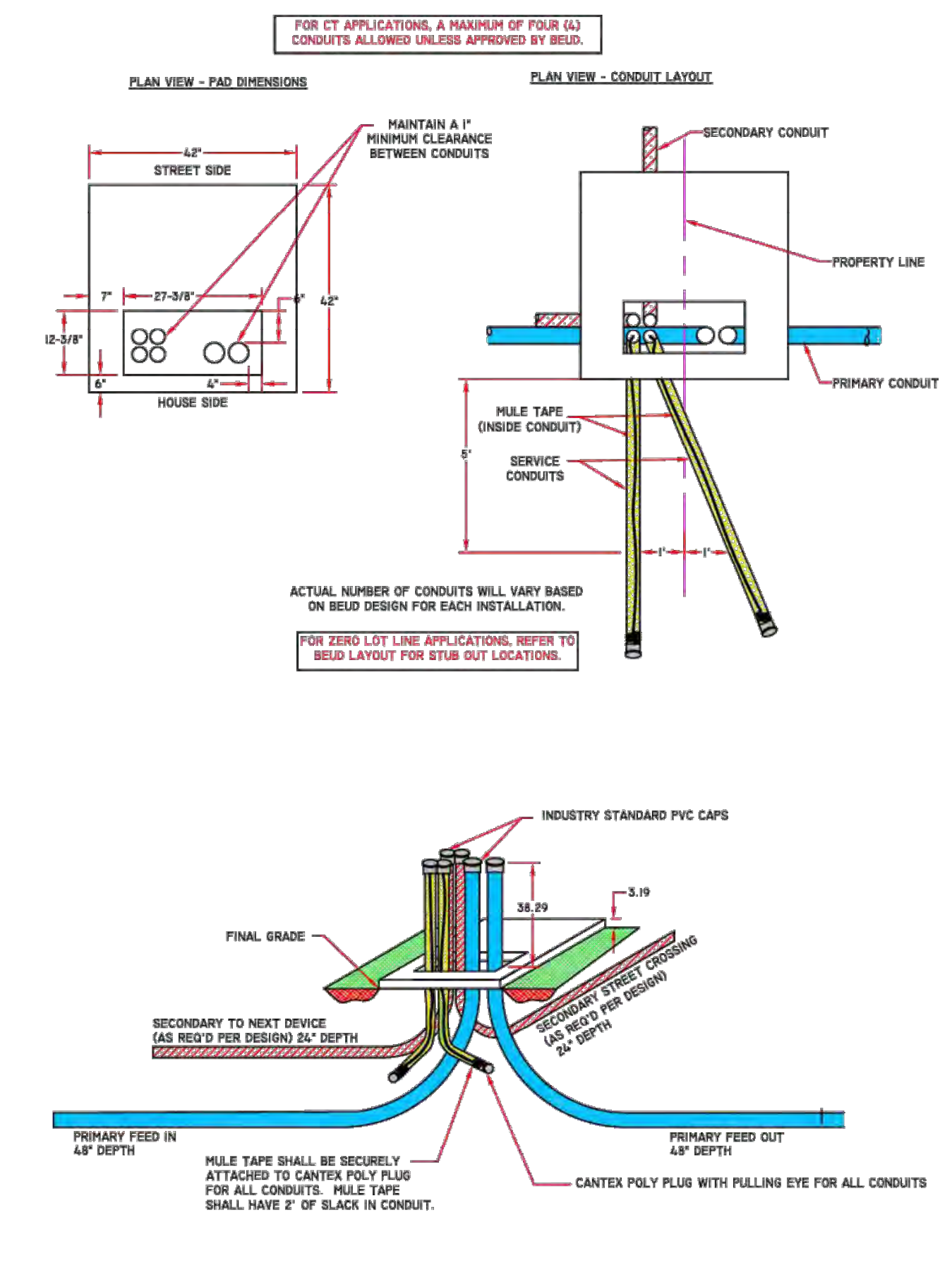
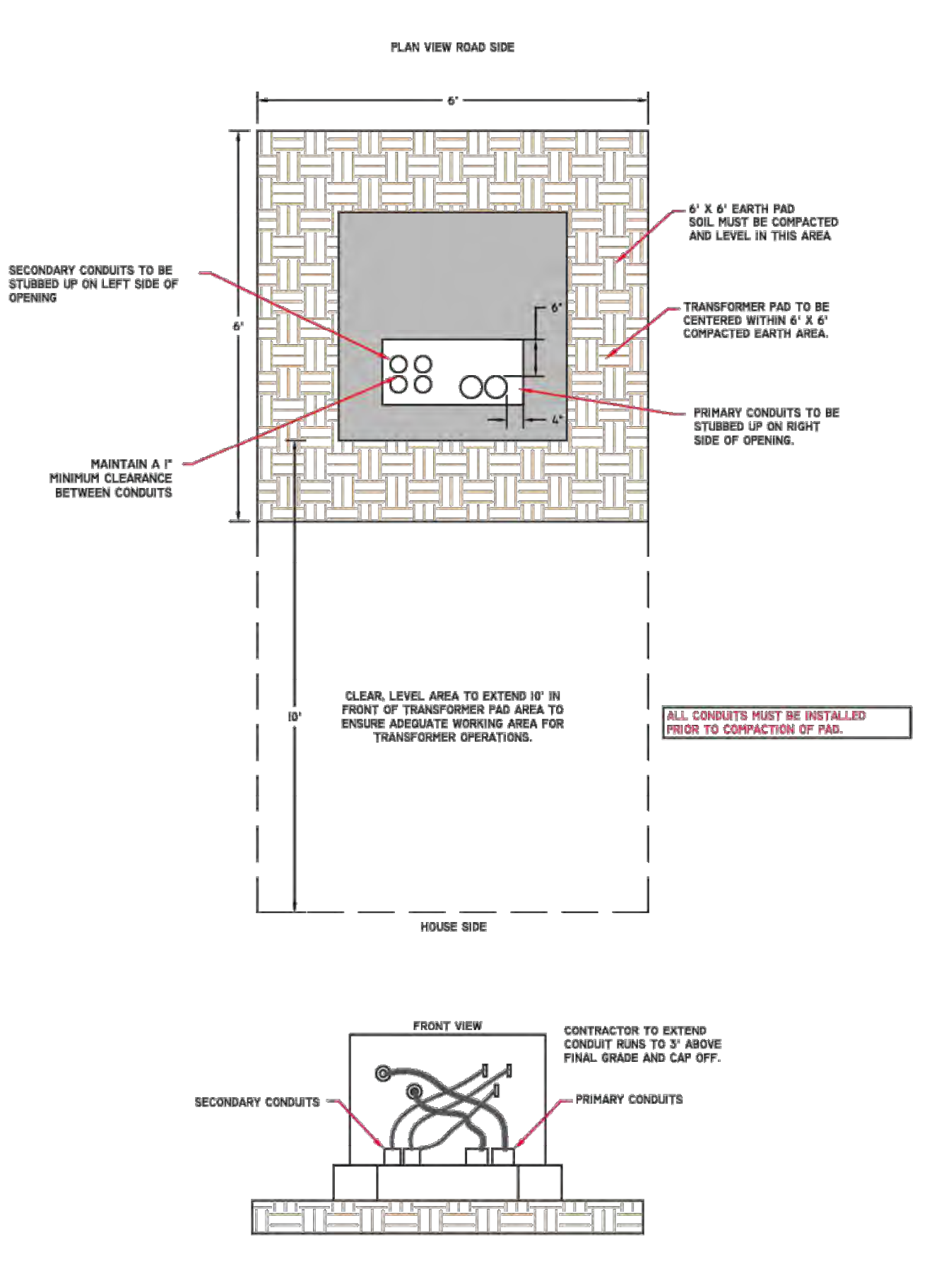
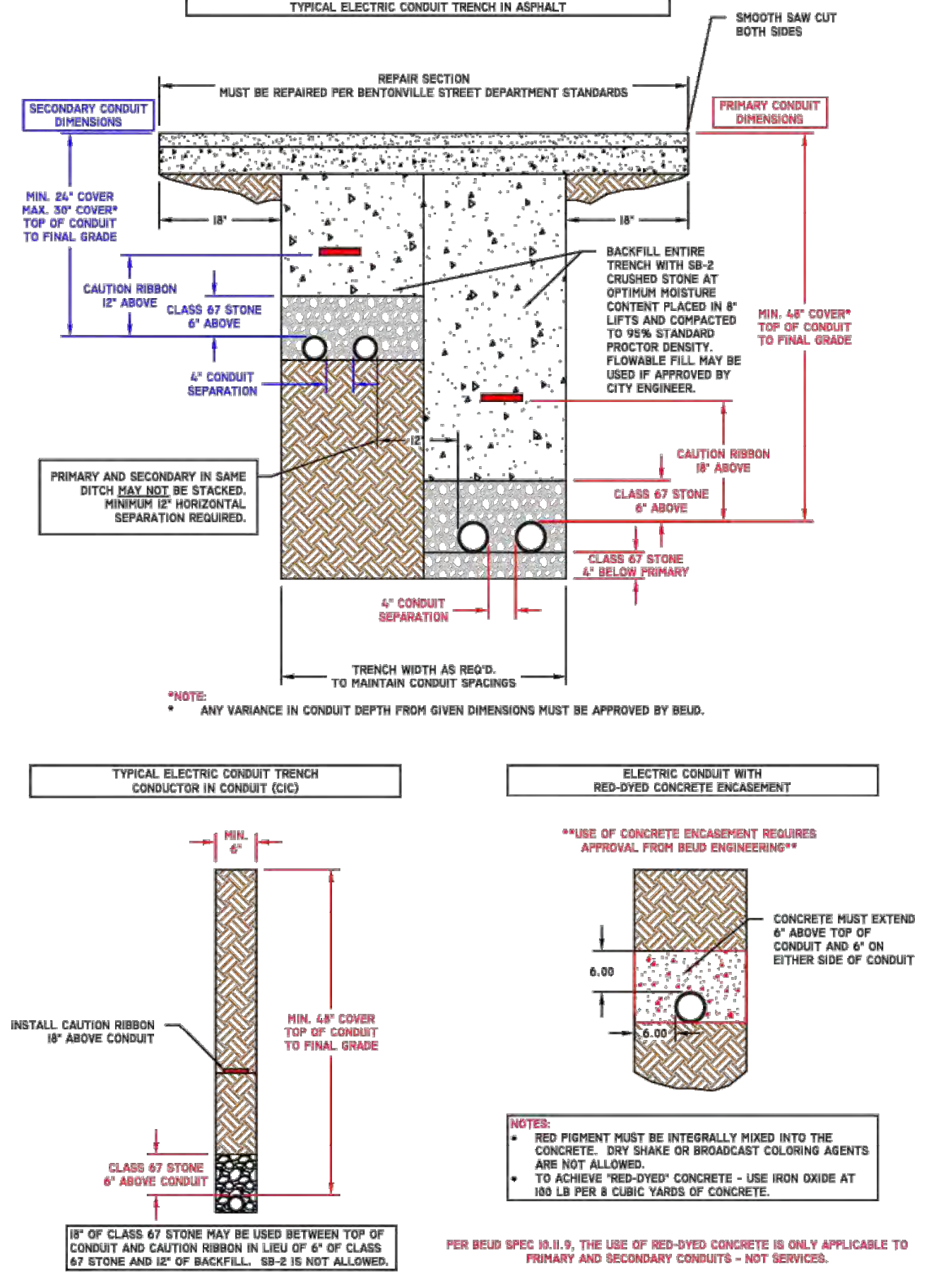
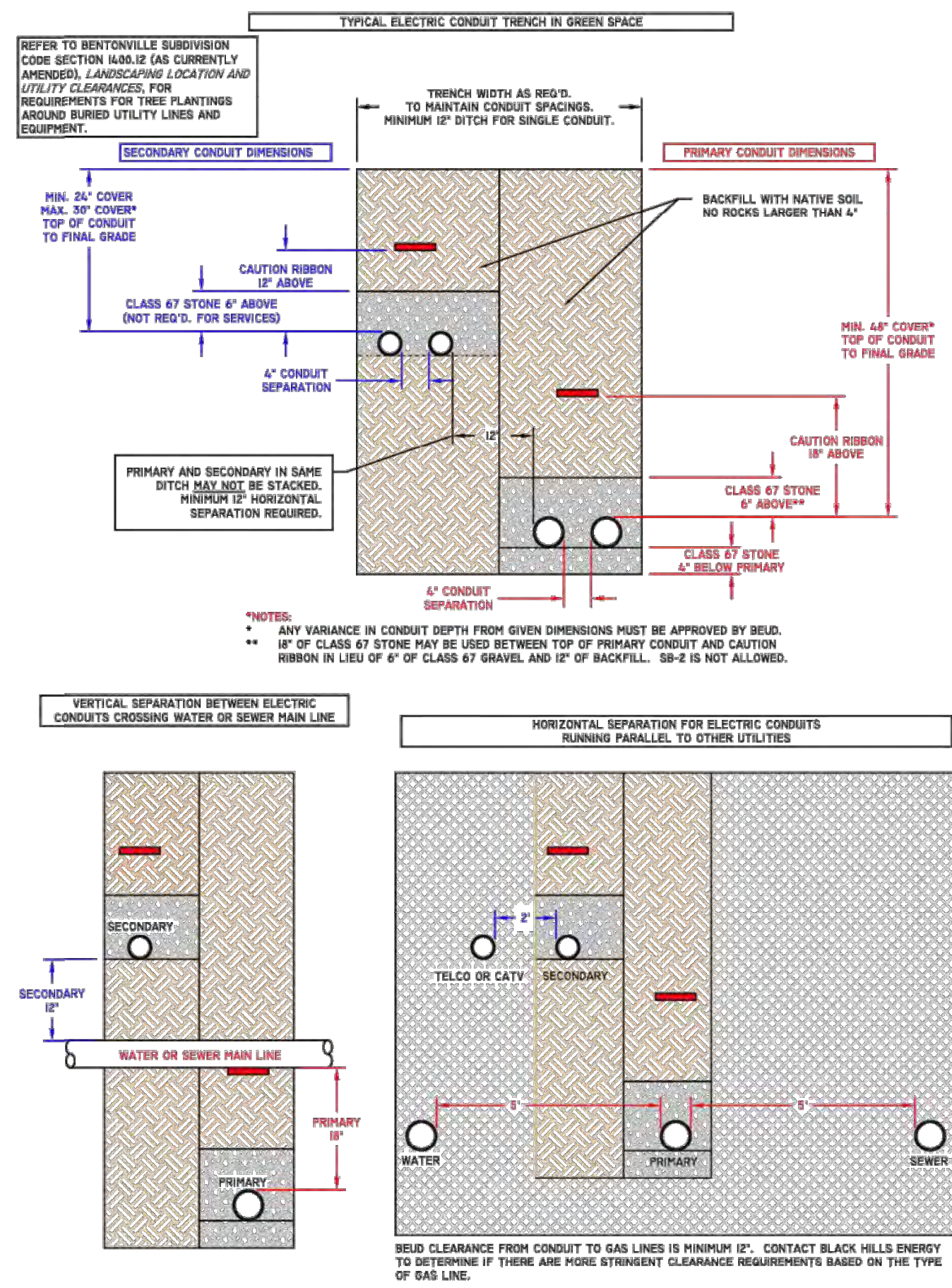
Know what's below.
Call before you dig.

REVISIONS:
Adopted by City Council 06/22/2021
Ordinance Number: 2021-135

Approved by Dept. of Health
04/01/2021

NOTES:

DRAWN BY:	JI	DATE:	03/16/2021
APPROVED BY:	PN	DATE:	03/16/2021
SHEET NUMBER:	2	OF	2

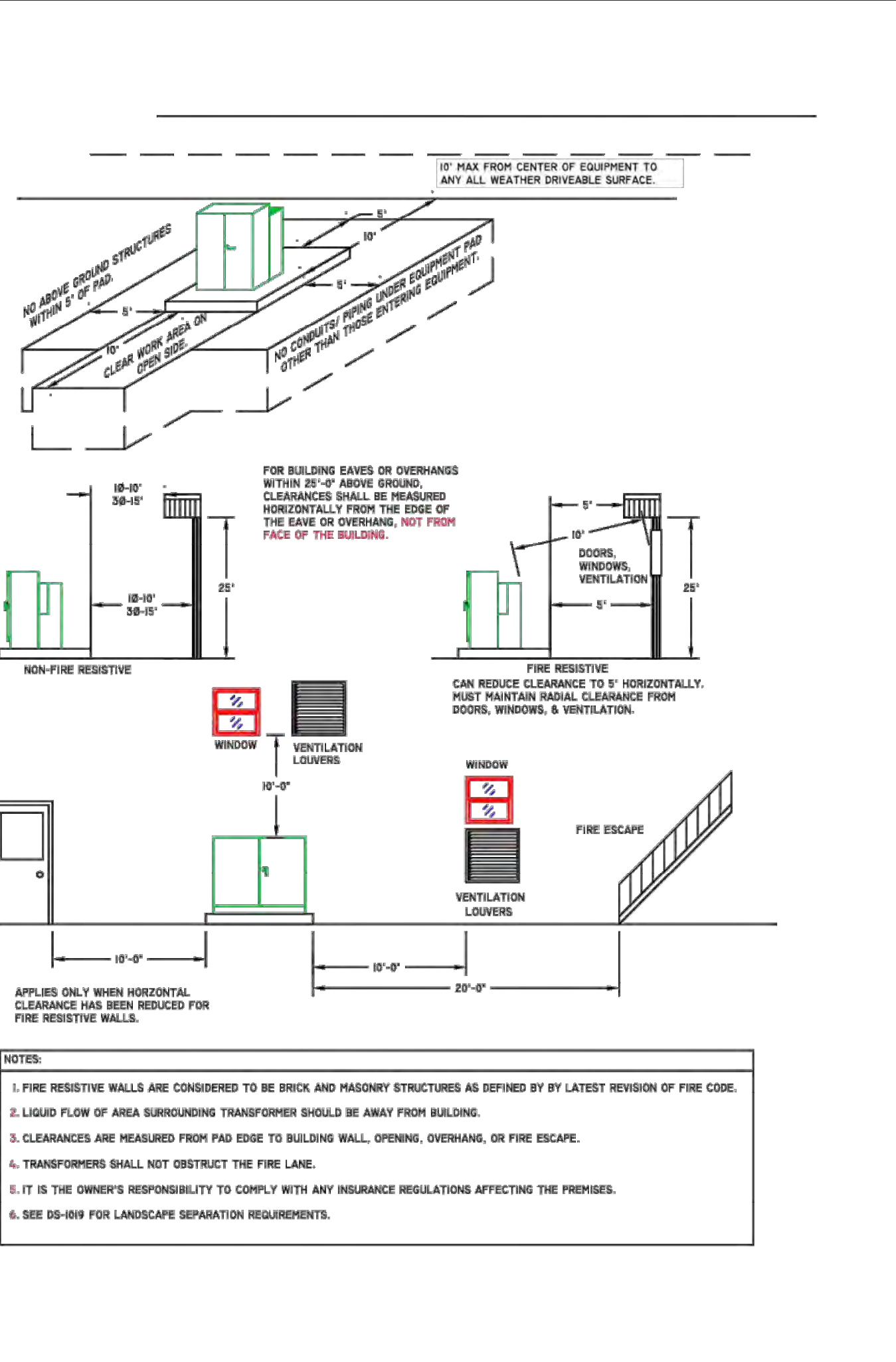
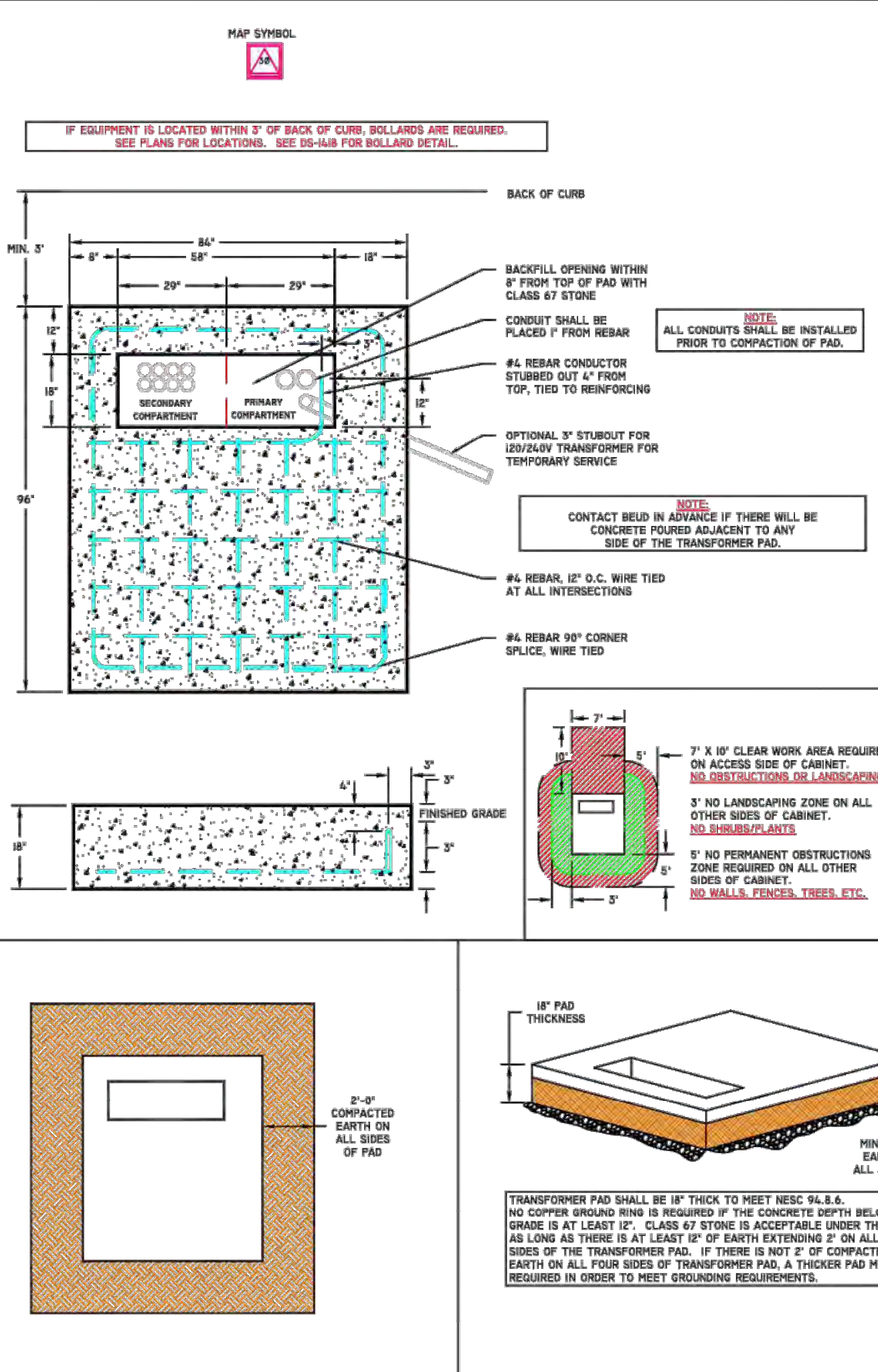
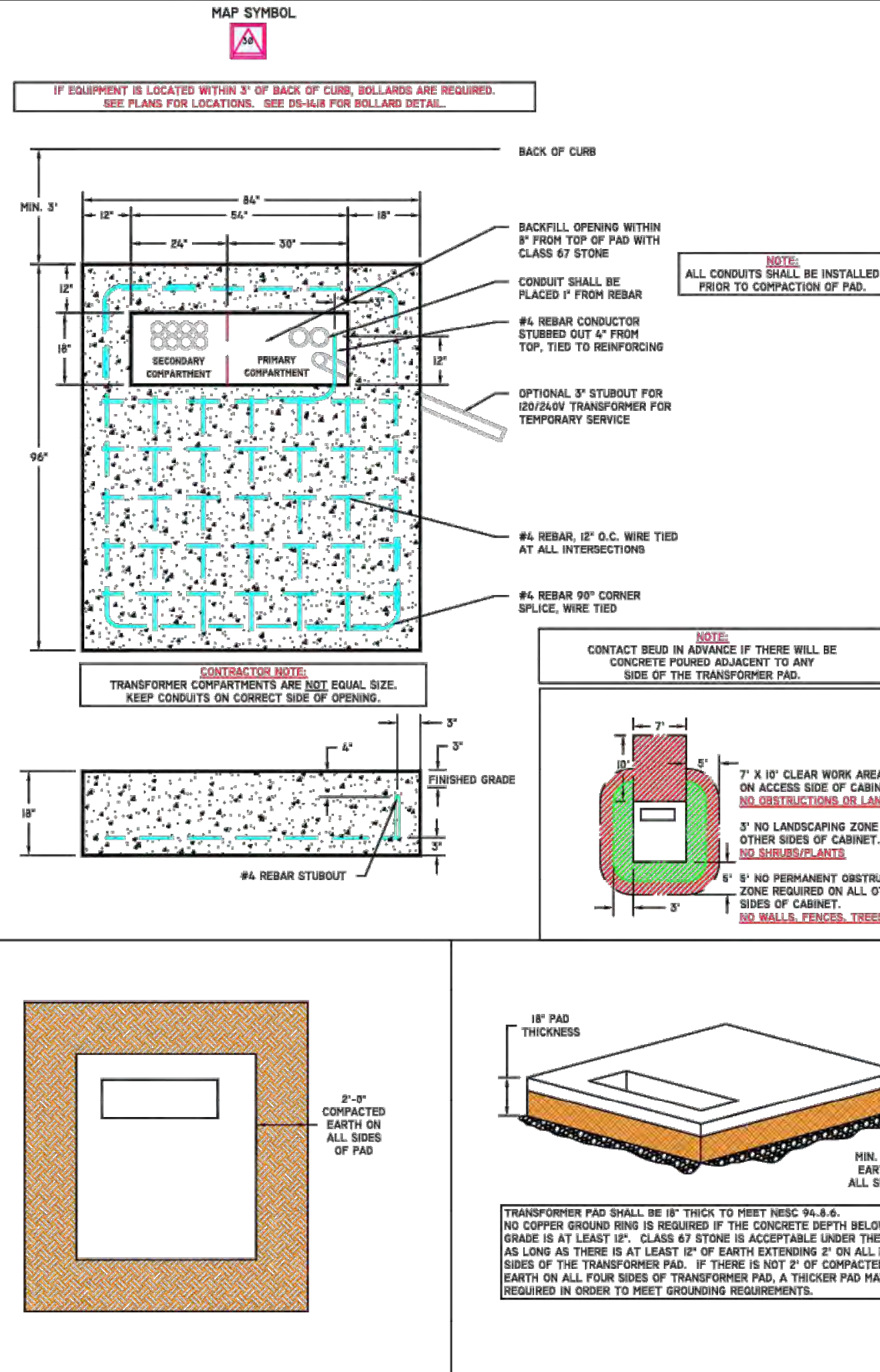
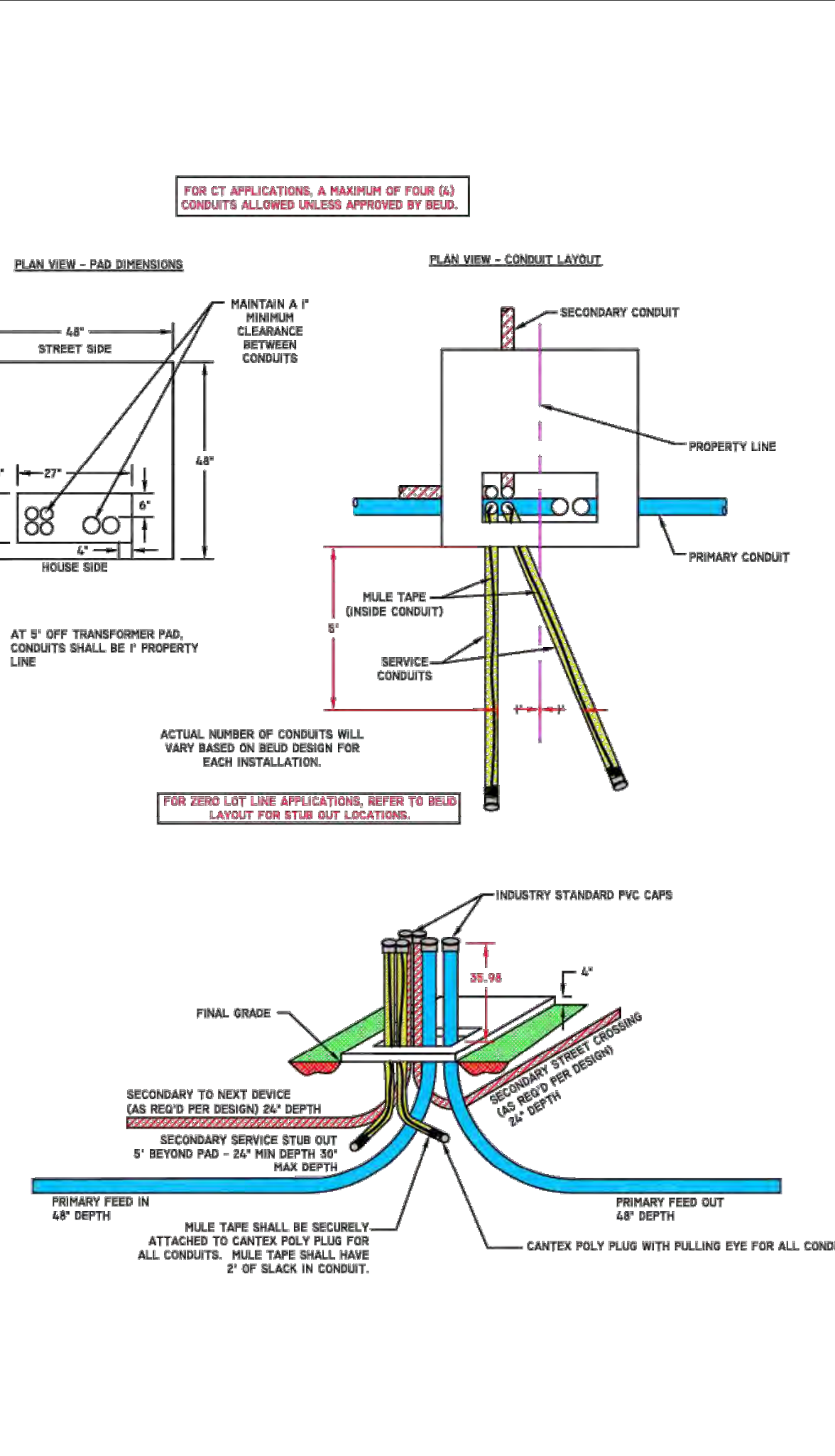


DS-I403 ELECTRIC TRENCH DETAILS SHEET I

DS-I404 ELECTRIC TRENCH DETAILS SHEET 2

DS-I405 SINGLE PHASE TRANSFORMER SITE REQUIREMENTS

DS-I406 SINGLE PHASE TRANSFORMER PAD SMALLER THAN 100 kVA

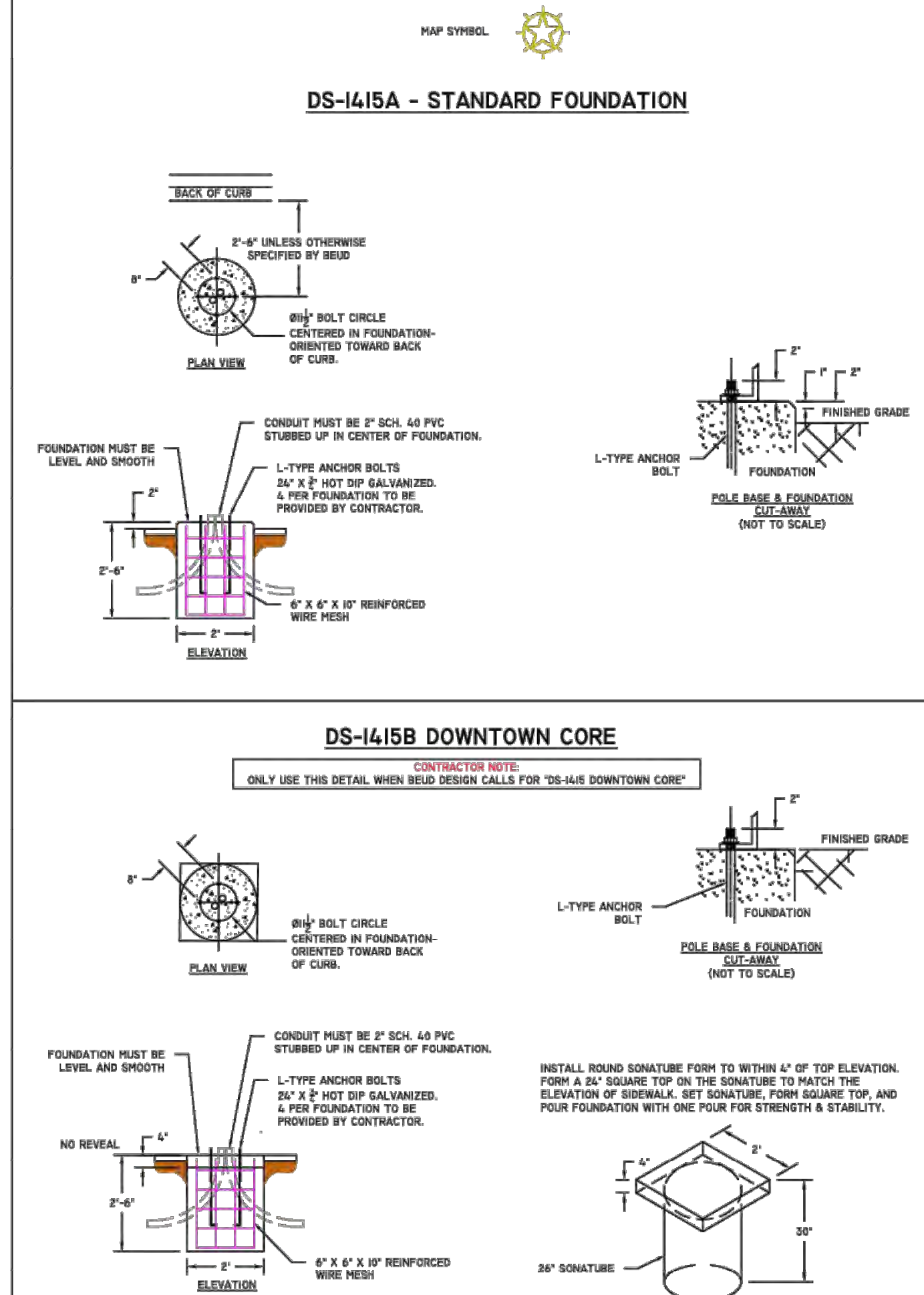
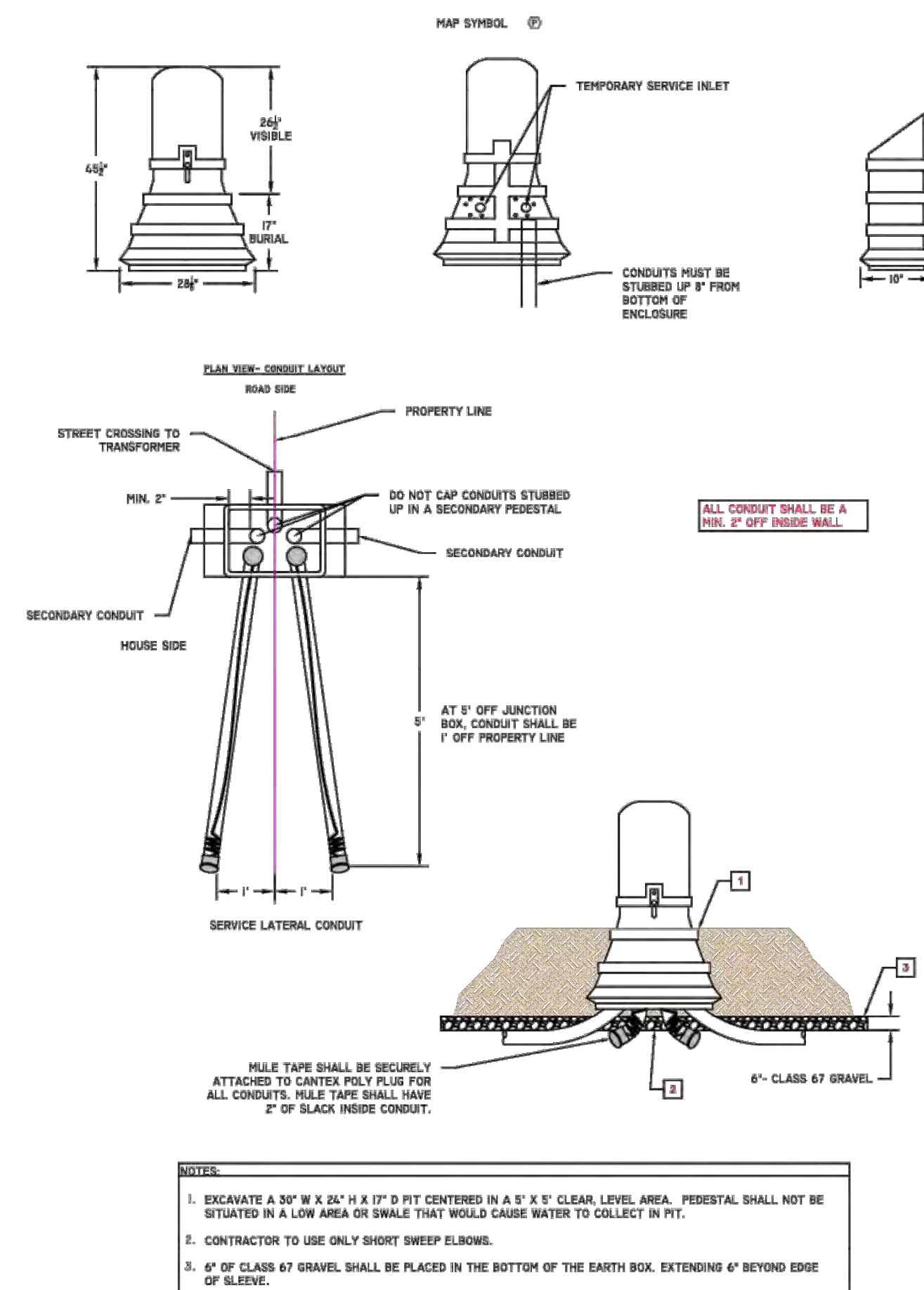
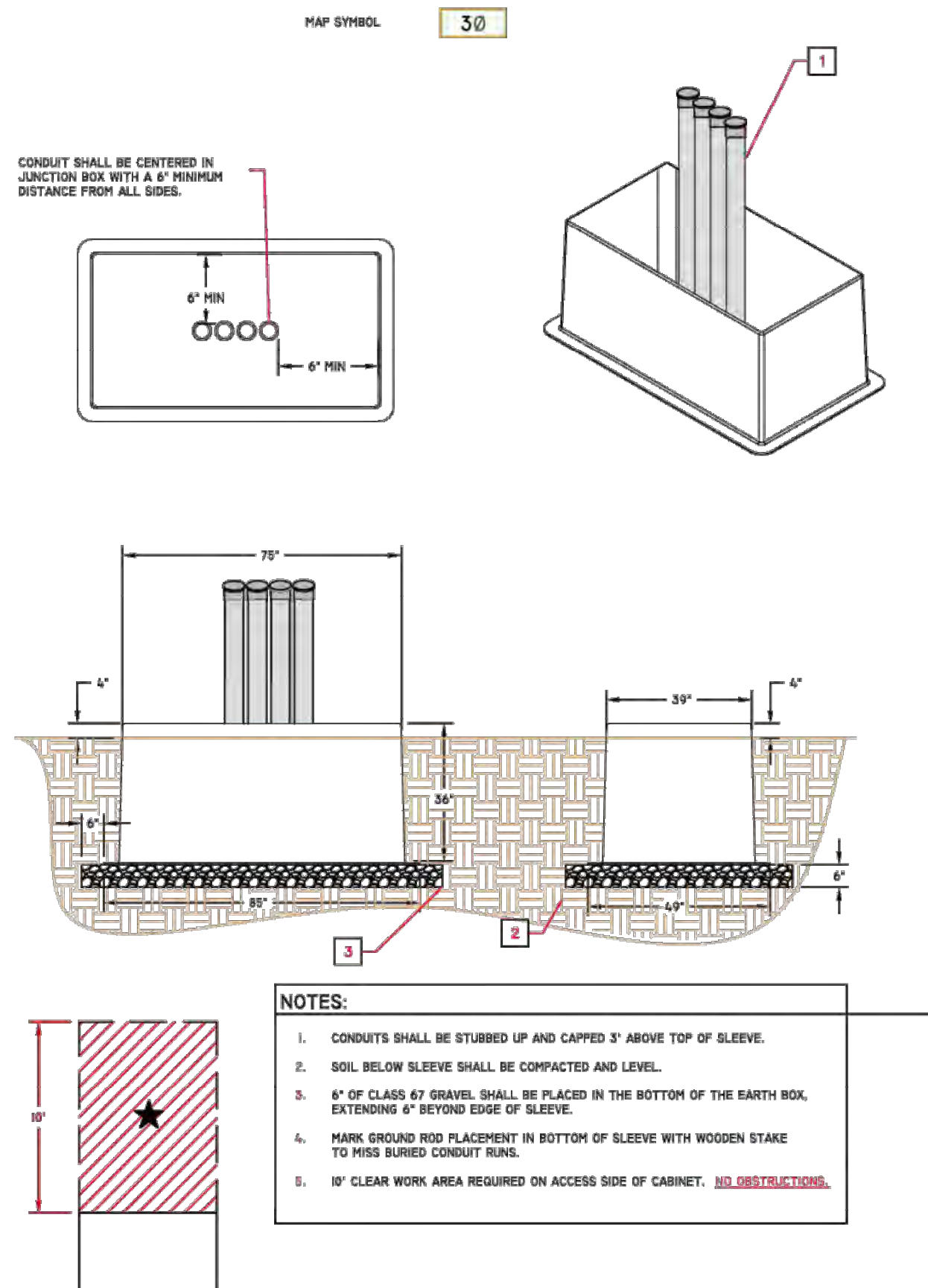


DS-I407 SINGLE PHASE TRANSFORMER PAD 100 kVA AND LARGER

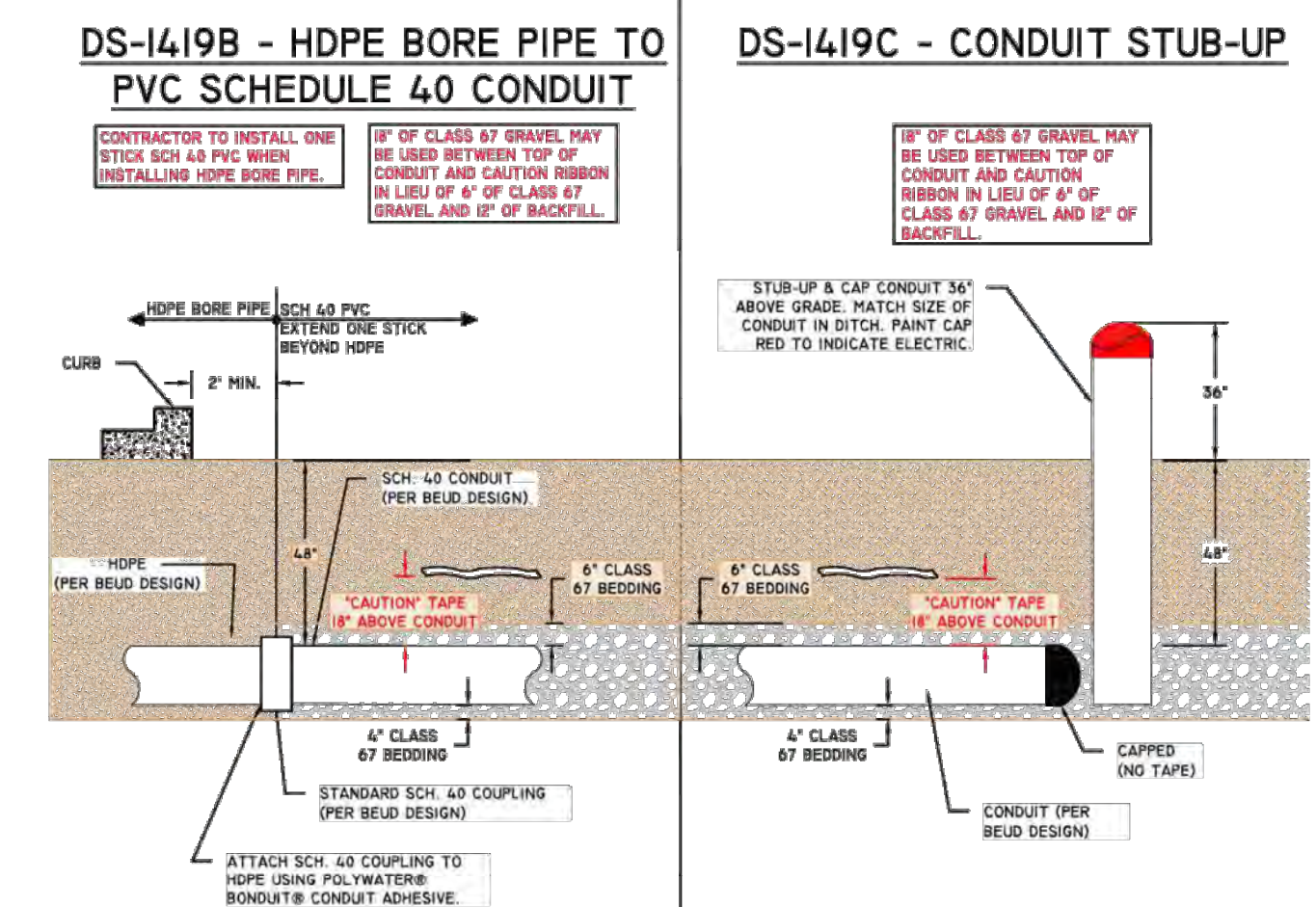
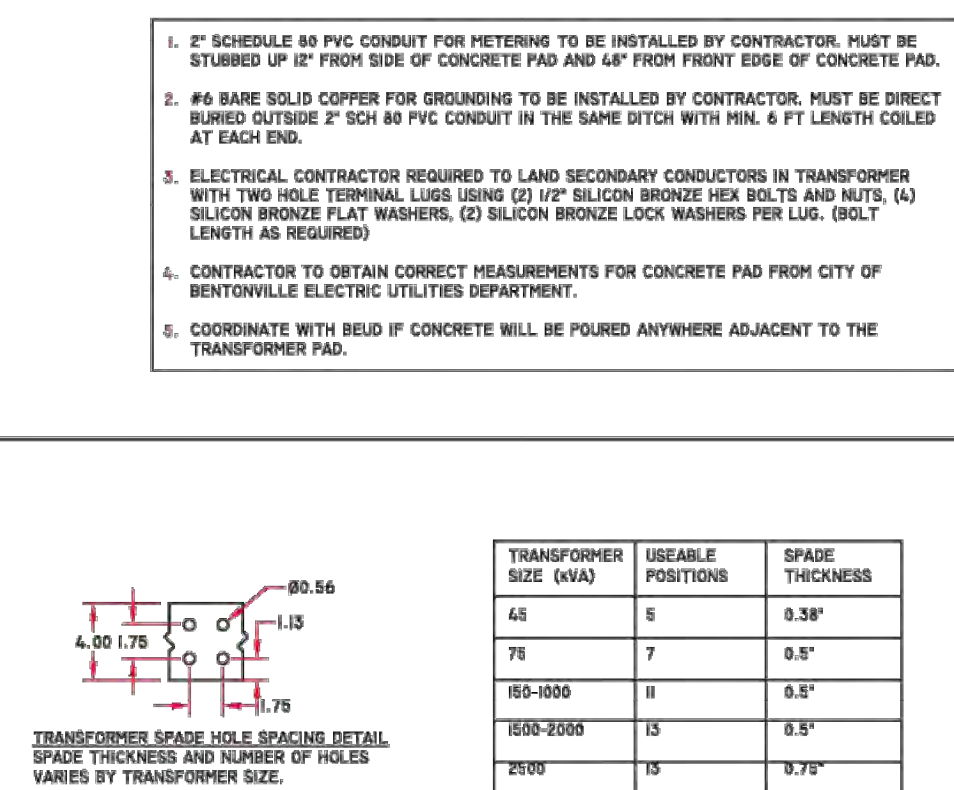
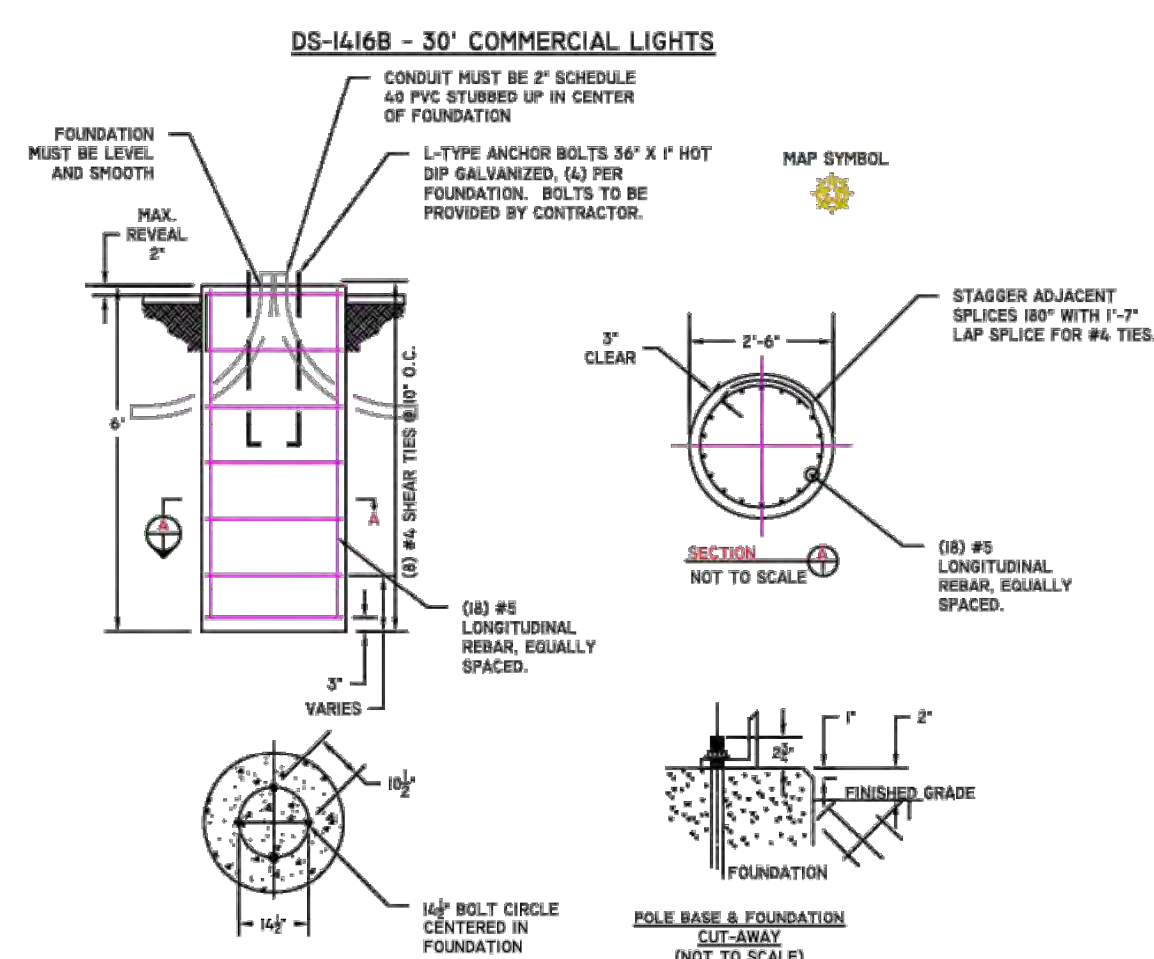
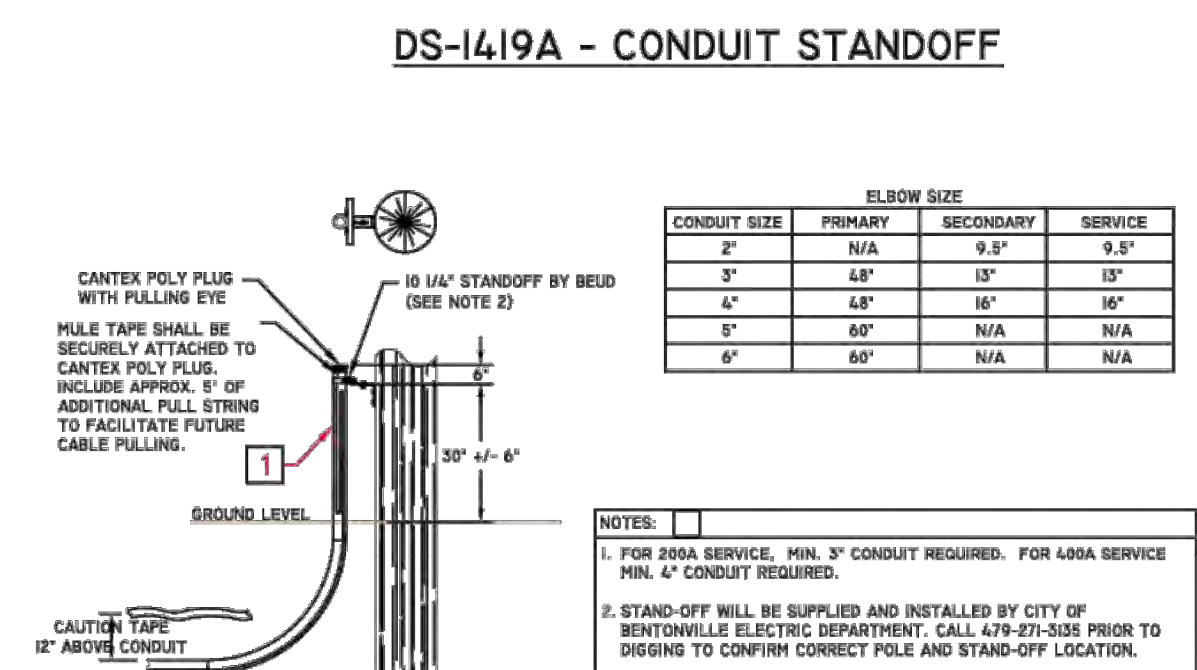
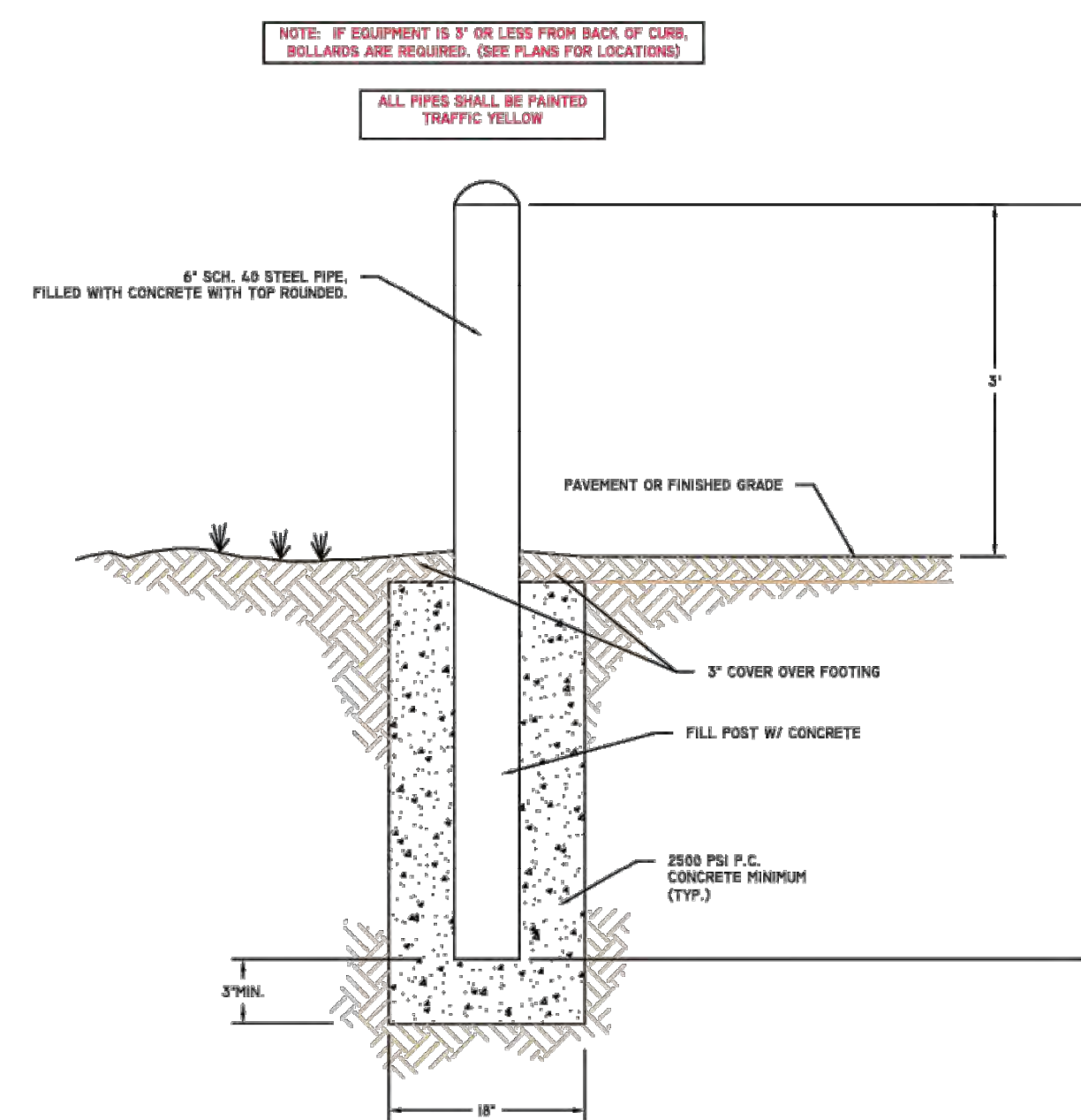
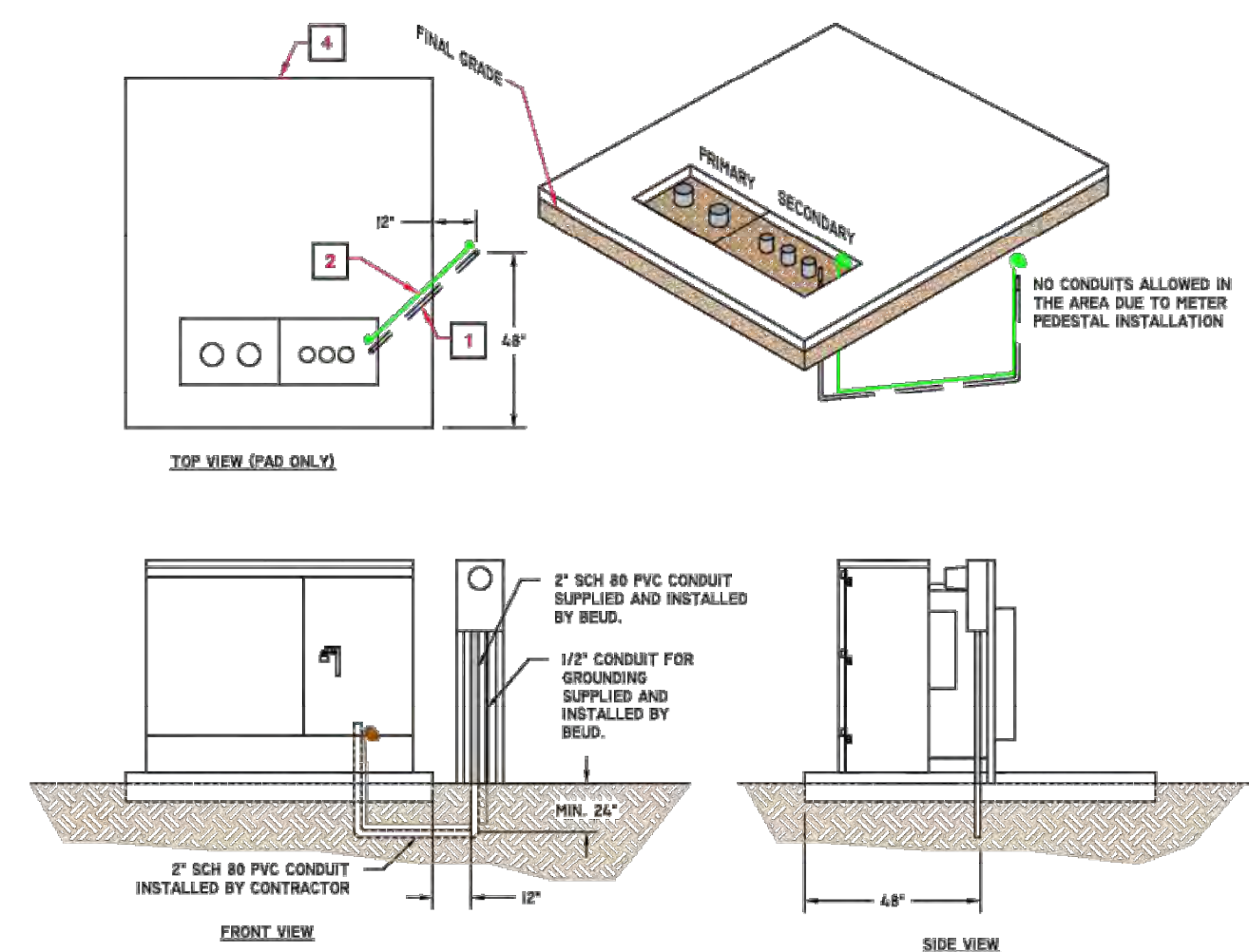
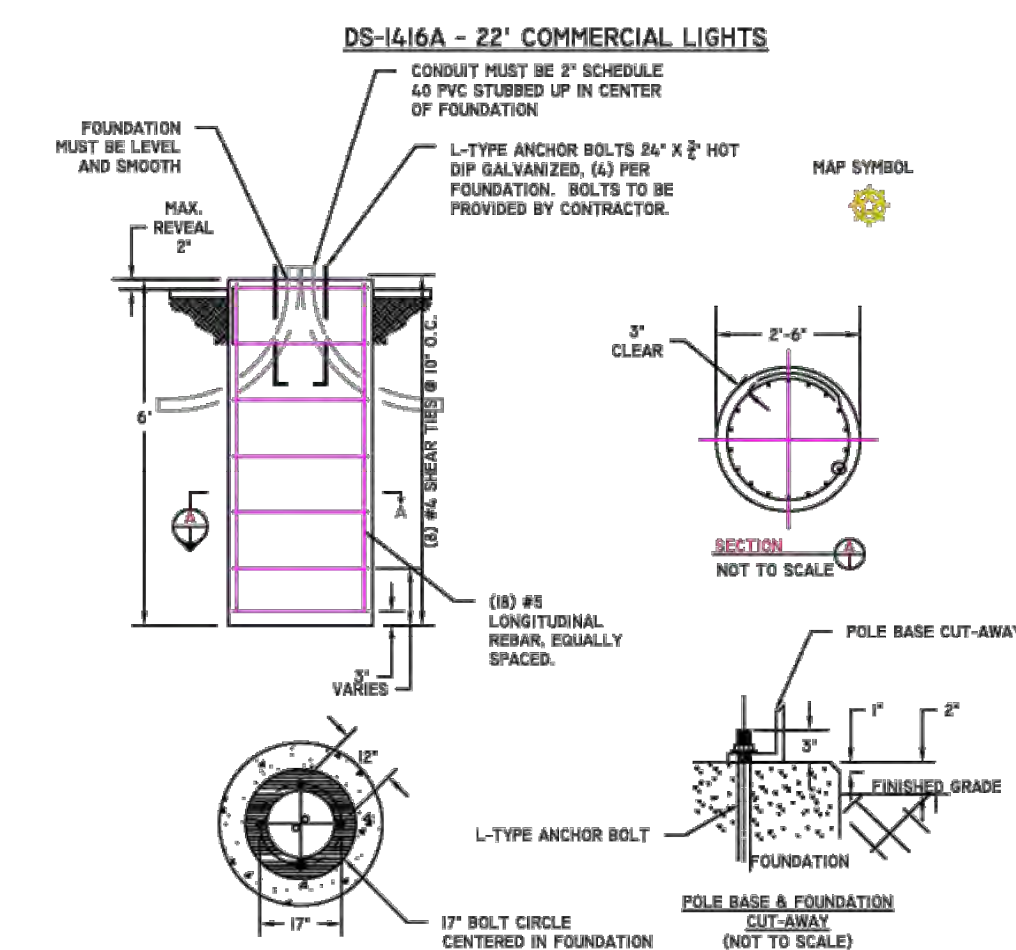
DS-I408 THREE PHASE TRANSFORMER PAD 45-1000 kVA

DS-I409 THREE PHASE TRANSFORMER PAD 1500-2500 kVA

DS-I410 CLEARANCE SPECIFICATIONS FOR PADMOUNTED EQUIPMENT

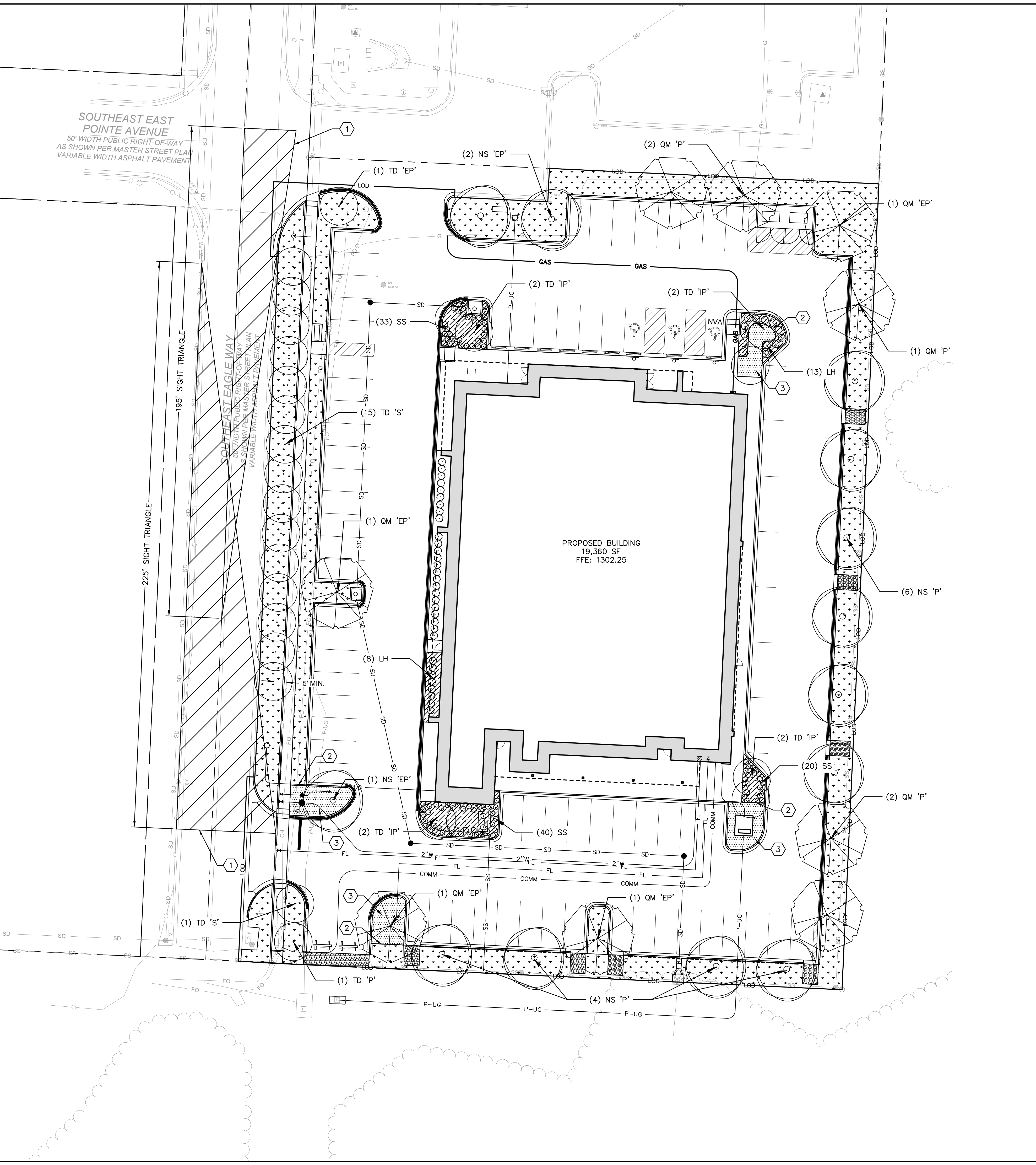


DS-1415 STREET LIGHT FOUNDATION
FOR 12' RESIDENTIAL LIGHTS



DS-1419 CONDUIT INSTALLATION DETAILS

DWG: F:\2024\02001-02500\024-02125\40-Design\AutoCAD\Final Plans\Sheets\NCV\LS01_02402125.dwg
DATE: Sep 13, 2024 12:12pm
XREFS: C_PTBK_02402125 C_PBASE_02402125 L_LBASE_02402125 L_LHATCH_02402125
USER: elemehirt
C_PUTIL_02402125 C_PBASE_02402125 V_XBNDY_02402125 V_XTOPO_02402125 C_PHTCH_02402125



LEGEND
PROPERTY LINE
LIMITS OF DISTURBANCE

KEYNOTES
1 SIGHT TRIANGLE
2 STEEL EDGING (REFER TO DETAIL SHEET L2.0)
3 EXCLUDE WEED BARRIER FABRIC & REDUCE MULCH TO 1" DEPTH IN GROUNDCOVER AREA

HATCH LEGEND
1094 - 3" X 3" POTS - CAREX PENNSYLVANICA / PENNSYLVANIA SEDGE
FESCUE SOD (SEE DETAILS)
DOUBLE SHREDDED HARDWOOD MULCH

'S' FOR STREET TREES
'IP' FOR INTERNAL PARKING TREES
'EP' FOR EXTERNAL PARKING TREES
'P' FOR PERIMETER TREES

PLANT SCHEDULE									
LARGE TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER TYPE	M. HT.	M. WDL.	REMARKS	
	TD	26	TAXODIUM DISTICHUM 'MCKELSON' SHAWNEE BRAVE SHAWNEE BRAVE BALD CYPRESS	2.5" CAL	B&B			8' MIN. HT.	
	NS	13	NYSSA SYLVATICA BLACK GUM	2.5" CAL	B&B			8' MIN. HT.	
	QM	9	QUERCUS MACROCARPA BUR OAK	2.5" CAL	B&B			8' MIN. HT.	
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER TYPE	M. HT.	M. WDL.	REMARKS	
	LH	45	ITEA VIRGINICA 'SPRICH' LITTLE HENRY LITTLE HENRY SWEETSPIRE	3 GAL*	CONTAINER	MAINTAIN 24" HT.		FULL PLANTS; 18" MIN. HT.	
	SS	92	SCHIZACHYRIUM SCOPARIUM LITTLE BLUESTEM	1 GAL*	CONTAINER			FULL PLANTS; 18" MIN. HT.	

1.) ALL TREES ARE TO BE 5' AWAY FROM ALL PUBLIC UTILITIES. *24" MINIMUM HEIGHT AT PLANTING AFTER PRUNING

LANDSCAPE REQUIREMENTS

STREET TREES ("S"):
1 PER 20 LINEAR FEET OF FRONTAGE
FRONTAGE = 320.40'
320.40' / 20' = 16.02
16 STREET TREES REQUIRED
16 STREET TREES PROVIDED

PERIMETER TREES ("P"):
1 PER 50 LINEAR FEET OF PERIMETER AREA
NORTH, SOUTH AND EAST PERIMETER = 774.56'
774.56' / 50' = 15.49
16 PERIMETER TREES REQUIRED
16 PERIMETER TREES PROVIDED

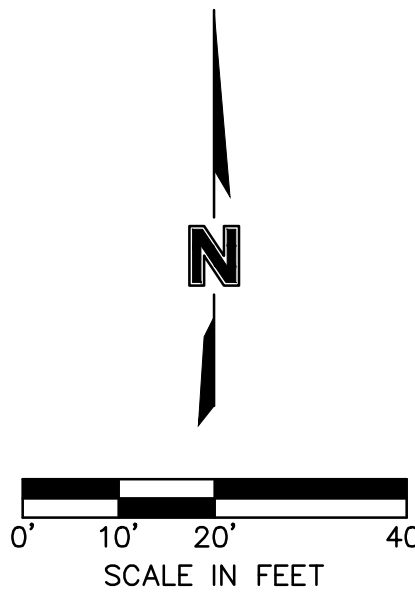
INTERNAL PARKING ISLANDS:
2 INTERNAL PARKING TREES PER INTERIOR ISLAND
INTERNAL ISLANDS = 4
INTERNAL PARKING TREES REQUIRED = 8
INTERNAL PARKING TREES PROVIDED = 8

EXTERNAL PARKING ISLANDS:
1 EXTERNAL PARKING TREES PER EXTERIOR ISLAND
EXTERNAL ISLANDS = 7
EXTERNAL PARKING TREES REQUIRED = 7
EXTERNAL PARKING TREES PROVIDED = 8

TOTAL TREES REQUIRED = 47
TOTAL TREES PROVIDED = 52

INTERIOR LANDSCAPE REQUIREMENTS

REQUIRED INTERIOR LANDSCAPE AREA - 8% OF TOTAL PARKING LOT AREA
TOTAL PARKING LOT AREA = 34,667 SF
REQUIRED INTERIOR LANDSCAPE AREA ; 34,667 SF * 8% = 2,773 SF
PROVIDED INTERIOR LANDSCAPE AREA = 3,542 SF



3537 North Steele Boulevard, Suite 310
Fayetteville, AR 72703
TEL 479.443.3404
www.olson.com

REGISTERED LANDSCAPE ARCHITECT
MARILYN CURRY
License Number 712037
09-13-2024

REV.	NO.	DATE	REVISIONS DESCRIPTION	BY

LANDSCAPE PLAN	BENTONVILLE BILLIARDS LARGE SCALE DEVELOPMENT	2024
		REVISIONS

drawn by: JMH
designed by: MKC
project no.: 024-02125
date: 09.13.24

SHEET
L1.00

F:\2024\02001-0
: Sep 12, 2024 8



Casey's General Store

Corner of Greenhouse Road and Southwest Regional Airport Boulevard

PC Date: 10/15/2024

Staff Report Details

Project Number	LSD24-0036
Applicant / Current Owner	Halff / Greenhouse-Highway 12 LLC
Site Area	+/- 1.53 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	Gas Station
Related projects	RZ24-0012, WAV24-0008

Property Description

This property is located at the corner of Greenhouse Road and Southwest Regional Airport Boulevard. It is currently zoned C-2, General Commercial with a future land use classification of General Commercial. The property is part of a larger lot that is currently being subdivided and developed separately. The surrounding properties are zoned A-1, Agriculture, but there is currently a rezone application in the system to request a rezone to C-2, General Commercial. The property is in the same vicinity as PUD and PRD projects to the north and east. The property has access to Southwest Regional Airport Boulevard via an access easement as well as direct access to Greenhouse Road.

Project Details

The applicant is proposing a commercial development for a gas station with a convenience store. The project consists of a one-story 4,283 square foot structure along with 5 dual-sided fuel pumps with a canopy over them. The building is 21' 4" in height and the canopy is 21 feet in height. The structure is oriented towards Southwest Regional Airport Boulevard and was granted a waiver for building placement towards the rear of the lot. The project provides parking across the site with 18 parking spaces and 1 bicycle stall. The proposed development meets the minimum material requirements with the use of brick, stone, and architectural metal panel. The building satisfies the requirements for horizontal and vertical

Project Details

articulation along the entire façade. The grading and drainage for the building meets the requirements of the Land Development Code. The project has outlined a future road widening project along the Greenhouse Road portion by the City.

Relationship to the General Plan / Projected Traffic Impact

As this property develops from a vacant tract to a commercial development, traffic will increase. The two access points to the site will help to disperse the traffic out to Southwest Regional Airport Boulevard and Greenhouse Road. The project has a right-in, right-out restriction along the Greenhouse Road frontage. This development is in Priority Area 3, Edge Growth Development of the Bentonville Community Plan, which focuses on development in areas proximate to existing infrastructure in order to capitalize on municipal investment that has already taken place. The proposed development is in alignment with the community and future land use plans.

Public Comment

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

Analysis / Waivers

There was one previously approved waiver for this site for building placement.

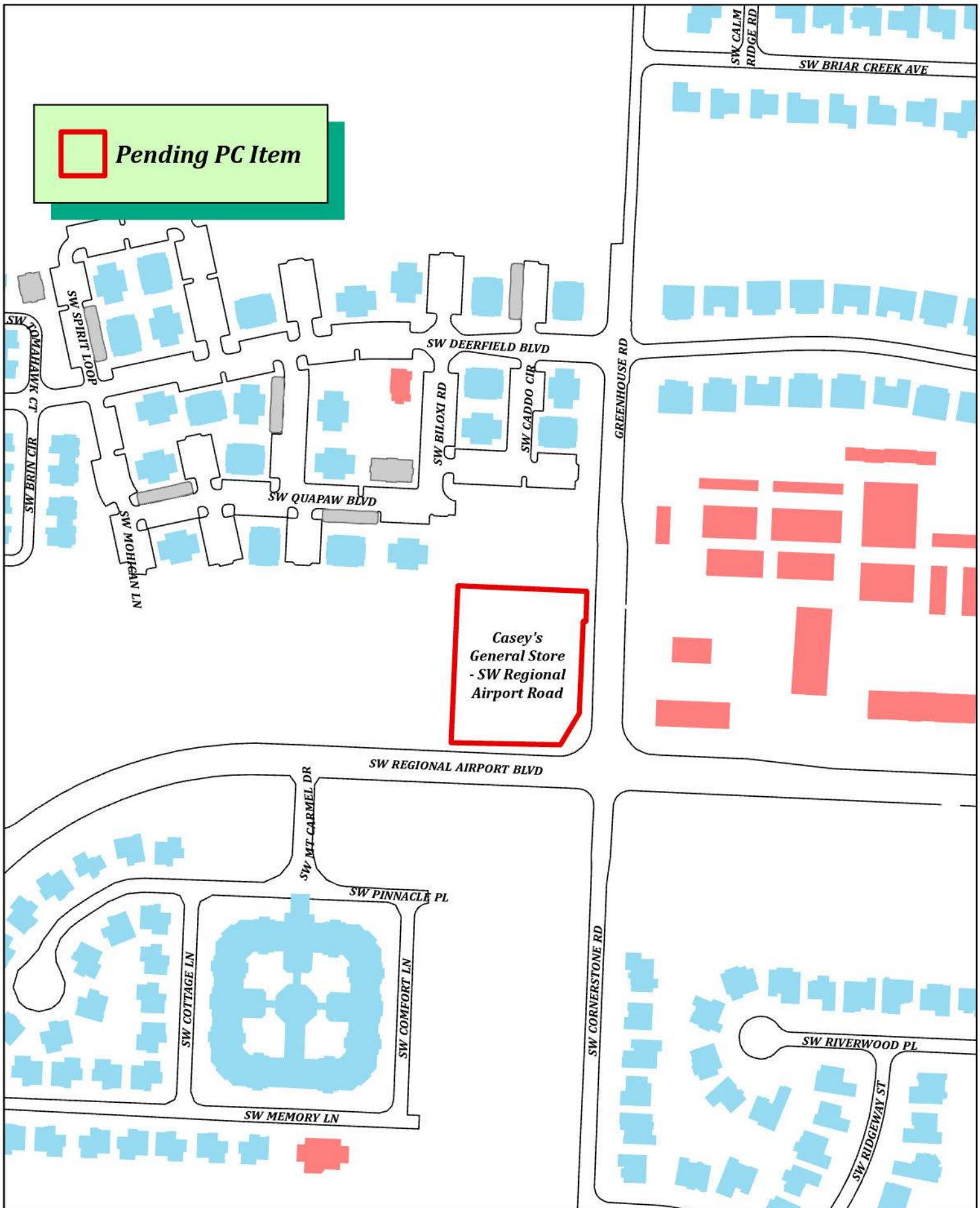
Conclusion

The proposed large-scale development meets the minimum requirements of the Land Development Code and Zoning Code and aligns with the Bentonville Community Plan. Staff recommends approval of this large-scale

Additional Details



Pending PC Item



LSD24-0036

Casey's General Store
3700 SW Regional Airport Rd



- WAIVER REQUESTS:
- WAV24-0008 SECTION 1100.21 (K)- LARGE SCALE DEVELOPMENT STANDARDS (BUILDING PLACEMENT)
APPROVED 04/17/24
 - WAV24-0015 SECTION 1100.02(a)(4) - ACCESS MANAGEMENT STANDARDS

SHEET INDEX	
SHEET NUMBER	SHEET TITLE
C-001	COVER
C-002	NOTES & LEGENDS
C-003	ALTA NSPS LAND TITLE SURVEY
C-004	ALTA NSPS LAND TITLE SURVEY
C-101	SITE DIMENSION PLAN
C-102	FUTURE SITE DEVELOPMENT PLANS
C-201	GRADING PLAN
C-202	DRAINAGE PLAN
C-203	STORM DRAIN PROFILES
C-301	UTILITY PLAN
C-302	PUBLIC SANITARY SEWER PROFILES
C-303	UTILITY CROSSINGS
C-401	EROSION CONTROL
C-402	EROSION CONTROL DETAILS
C-601	CASEY'S DETAILS
C-602	CASEY'S DETAILS
C-603	CASEY'S DETAILS
C-604	MISCELLANEOUS DETAILS
C-605	MISCELLANEOUS DETAILS
C-606	BWU WATER SEWER DETAILS
C-607	BWU WATER DETAILS
C-608	BWU WATER DETAILS
C-609	BWU SANITARY SEWER DETAILS
C-610	BWU SANITARY SEWER DETAILS
C-611	ADS DETENTION DETAILS
C-612	ADS DETENTION DETAILS
C-613	ADS DETENTION DETAILS
C-614	ADS DETENTION DETAILS
C-701	LANDSCAPE PLAN

SURVEYED DATE:

OCTOBER 24, 2023

BENCHMARK(S):

TEMPORARY SITE BENCHMARK
MAG NAIL W/ ORANGE WASHER
IN NW CORNER OF DRIVE
N:736707.979
E:648098.291
ELEVATION:1254.64

LEGAL DESCRIPTION:

LEGAL DESCRIPTION - FROM TITLE COMMITMENT:

LOT 1, THE RESERVE SUBDIVISION, BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT OF SUBDIVISION FILED FOR RECORD AS INSTRUMENT NO. L202161297, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION ELEVEN (11), TOWNSHIP NINETEEN NORTH (T-19-N), RANGE THIRTY-ONE WEST (R-31-W) OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE SW 1/4 OF THE NW 1/4 (W 1/4 CORNER) OF SAID SECTION 11, SAID POINT BEING A FOUND NAIL IN CAP; THENCE ALONG THE WEST LINE OF SAID SW 1/4 OF THE NW 1/4, N02°23'38"E A DISTANCE OF 344.09 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE LEAVING SAID WEST LINE, S87°14'20"E A DISTANCE OF 1019.73 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE N02°45'40"E A DISTANCE OF 175.00 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE S87°14'20"E A DISTANCE OF 238.94 FEET TO A SET IRON PIN WITH CAP "PLS 1156" ON THE ARKANSAS HIGHWAY AND TRANSPORTATION DEPARTMENT RIGHT OF WAY; THENCE S13°07'02"W A DISTANCE OF 7.62 FEET TO A FOUND IRON PIN WITH CAP "GARVER 1392"; THENCE S31°52'58"E A DISTANCE OF 18.03 FEET TO A FOUND IRON PIN WITH CAP "GARVER 1392"; THENCE S01°48'26"W A DISTANCE OF 200.00 FEET TO A FOUND IRON PIN WITH CAP "GARVER 1392"; THENCE N88°11'34"W A DISTANCE OF 5.00 FEET TO A FOUND IRON PIN WITH CAP "GARVER 1392"; THENCE S02°28'53"W A DISTANCE OF 170.01 FEET TO A FOUND AHTD MONUMENT; THENCE S30°56'29"W A DISTANCE OF 67.96 FEET TO A FOUND AHTD MONUMENT ON THE NORTHERLY RIGHT OF WAY OF STATE HIGHWAY 12 (SOUTHWEST REGIONAL AIRPORT BOULEVARD); THENCE ALONG SAID NORTHERLY RIGHT OF WAY, N88°52'35"W A DISTANCE OF 200.06 FEET TO A FOUND AHTD MONUMENT; THENCE N87°10'35"W A DISTANCE OF 351.44 FEET TO A FOUND AHTD MONUMENT; THENCE N88°40'59"W A DISTANCE OF 134.79 FEET TO A FOUND AHTD MONUMENT; THENCE S09°11'47"E A DISTANCE OF 2.98 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE N87°28'06"W A DISTANCE OF 267.25 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE S65°42'51"W A DISTANCE OF 115.33 FEET TO THE SOUTH LINE OF SAID SW 1/4 OF THE NW 1/4 AND A SET IRON PIN WITH CAP "PLS 1156"; THENCE N01°03'15"E SAID NORTHERLY RIGHT OF WAY AND ALONG SAID SOUTH LINE, N87°46'01"W A DISTANCE OF 176.91 FEET TO THE POINT OF BEGINNING, CONTAINING 9.55 ACRES, MORE OR LESS.

ZONING:

Zoning - General Commercial (C-2)					
Building Setbacks					
Front Yard		Side Yard		Rear Yard	
With Front Parking	Without Front Parking	Adj. To Non-Residential District	Adj. To Residential District	Adj. To Non-Residential District	Adj. To Residential District
50'	20'	7'	30'	20'	30'

- Basis of Bearings: Grid North, State Plane Coordinate System, Arkansas North Zone (0301), NAD 83 (2011)(Epoch:2010.0000), based on City of Bentonville Geodetic Control Monument #84 having the following values: Latitude 36 deg 20'09.7889" North, Longitude 94°15'30.89709" West, Iliipsoid Height of 1,155.604. Grid Northing of 736,612.30, Grid Easting of 647,107.27, and a combined scale factor (Grid to Ground) of 1.0000119325; Convergence angle of -1°18'51"
- Vertical Datum: NAVD88 (Geoid 18). Orthometric heights and contours are based on Terrestrial and RTK GNSS Observations and City of Bentonville Monument # 84 having published Orthometric Height of 1,247.93 feet.
- Flood Information: Based upon review of NFIP FIRM, Benton County, Arkansas, and Incorporated Areas, Map Number 05007C0235K, Effective Date: June 5, 2012 and by graphic plotting only, the subject property lies within: Zone X-Other Areas, areas determined to be outside the 0.2% annual chance floodplain. Surveyor assumes no liability for the correctness of cited map. Flood statement does not cover localized flooding and any potential flood risk associated with or determined from FEMA Risk Rating 2.0 is unknown.

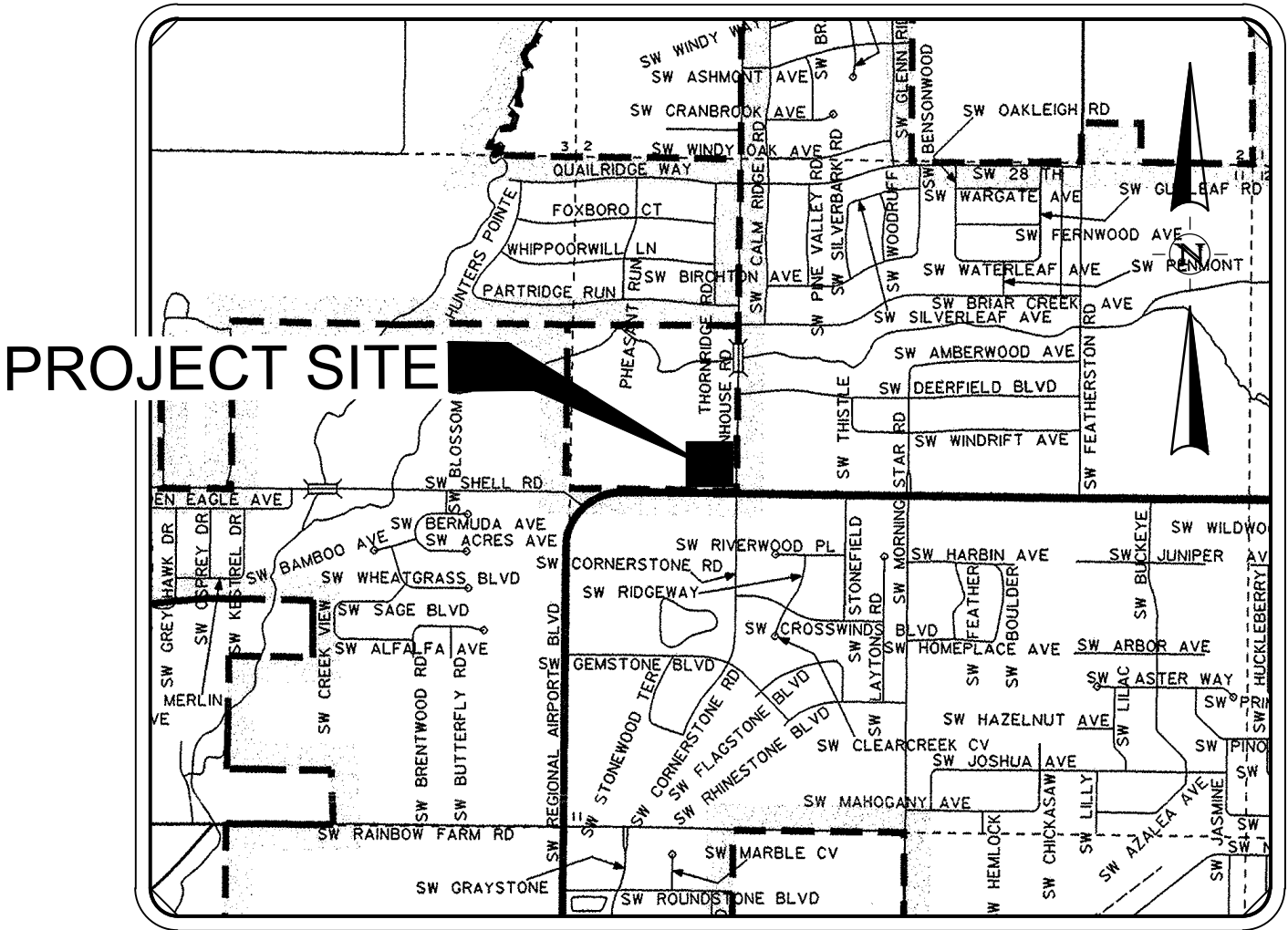
BENTONVILLE STANDARD NOTES:

- 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 discrepancies in the plans or information contained within, City Of Bentonville Ordinances, Standards, and Specifications shall rule, unless, approved in writing by the City Engineer.
- 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 10 am for an inspection the following day.
- The Engineer of Record must certify the site and the project must pass a Development Final Site Inspection before requesting a Building Final Inspection.
- Pre-Pave Precon will be Required Before Paving of Streets. All Test Results and Inspections to be Verified and in File Before Requesting Pre-Pave Precon. Tracer Wire to be Inspected Before Paving
- Boring of Streets is Required When the Existing Utility Resides Outside of the Road Way
- All Trees Within The Public Right-Of-Way Shall Be Preserved Unless Otherwise Approved By The Director Of Community Development Pursuant To Article 1300.07 Of The Municipal Code.

LARGE SCALE DEVELOPMENT PLANS
FOR

CASEY'S GENERAL STORE #4538
ISSUED FOR REVIEW

3700 SW REGIONAL AIRPORT BLVD.
BENTONVILLE, AR
SEPTEMBER 2024



PROJECT MAP

NOT TO SCALE

OWNER/CLIENT:



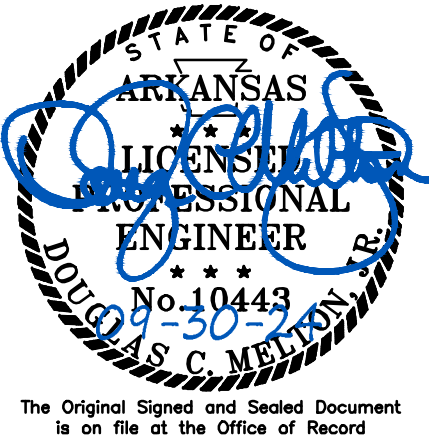
CASEY'S CONSTRUCTION DIVISION
3305 SE Delaware Ave., Ankeny, IA 50021 515-965-6100

3305 SE DELAWARE AVE.
ANKENY, IA 50021
TEL. (515) 381-5732

PREPARED BY:



2407 SE COTTONWOOD ST #1
BENTONVILLE, AR 72712
TEL. (479) 273-2209 FAX --
www.halff.com



NOTE: THIS PROJECT IS WITHIN AIRPORT ZONE "D" AND THE DESIGN MEETS THE REQUIREMENTS OF THIS ZONING.
WAV24-0015 - SECTION 1100.02(a)(4) - ACCESS MANAGEMENT STANDARDS

ENGINEER

HALFF ASSOCIATES, INC.
2407 SE COTTONWOOD ST #1
BENTONVILLE, AR 72712
CONTACT: DOUGLAS C. MELTON, JR.
EMAIL: DMELTON-C@HALFF.COM
TEL: (479) 273-2209
FIRM/ BUSINESS NO.: 1470 STATE: AR

DEVELOPER

CASEY'S GENERAL STORE
3305 SE DELAWARE AVE.
ANKENY, IA 50021
CONTACT: AARON WOLFE
EMAIL: AARON.WOLFE@CASEYS.COM
TEL: (515) 381-5518

SURVEYOR

HALFF ASSOCIATES, INC.
2407 SE COTTONWOOD ST #1
BENTONVILLE, AR 72712
CONTACT: JAMES AUNSPAUGH
EMAIL: JAUNSPAUGH@HALFF.COM
TEL: (479) 273-2209

ARCHITECT

SCHEMMER
1044 NORTH 115TH STREET
SUITE 300
OMAHA, NE 68154
CONTACT: JUSTIN NELSON
EMAIL: JNELSON@SCHEMMER.COM
TEL: (651) 216-9206

LANDSCAPE ARCHITECT

HALFF ASSOCIATES, INC.
2407 SE COTTONWOOD ST #1
BENTONVILLE, AR 72712
CONTACT: DIRK THIBODAUX
EMAIL: MTHIBODAUX@HALFF.COM
TEL: (479) 273-2209

GOVERNING AGENCIES

CITY OF BENTONVILLE
3200 S.W. MUNICIPAL DRIVE
OR 305 SW A STREET
BENTONVILLE, ARKANSAS 72712

CITY PLANNING
CONTACT: TYLER OVERSTREET
305 SW A STREET
BENTONVILLE, ARKANSAS 72712
PHONE: (479) 271-3122

STREET DEPARTMENT
CONTACT: TONY DAVIS
PHONE: (479) 271-3130

PUBLIC WORKS
CONTACT: MIKE BENDER
PHONE: (479) 271-6720

CITY ENGINEER
CONTACT: ELLEN NORVELL
PHONE: (479) 271-3160

BUILDING & FIRE SAFETY
CONTACT: BRAD ARNOLD
305 SW A STREET
BENTONVILLE, ARKANSAS 72712
PHONE: (479) 271-3108

STORMWATER
CONTACT: ALISON WEST
PHONE: (479) 271-6719
EMAIL: jwest@bentonvillear.com

SITE UTILITY CONTACTS

TELEPHONE
AT&T
CONTACT: BRENT BALDWIN
PHONE: (479) 571-6609 (OFFICE)
PHONE: (479) 200-9022 (CELL)
1133 HAROLD STREET
FAYETTEVILLE, ARKANSAS 72703
EMAIL: bb6585@att.com

NATURAL GAS
BLACK HILLS ENERGY
CONTACT: JOSH KNIGHT
1301 FEDERAL WAY
PO BOX 2129
LOWELL, AR 72745
PHONE: (479) 333-7005
EMAIL: joshua.knight@blackhillscorp.com

WASTE WATER
CITY OF BENTONVILLE
CONTACT: CHRIS EARL
1901 NE A STREET
BENTONVILLE, ARKANSAS
PHONE: (479) 271-3160

WATER & SEWER
CITY OF BENTONVILLE
CONTACT: BEAU THOMPSON
3200 S.W. MUNICIPAL DRIVE
BENTONVILLE, ARKANSAS 72712
PHONE: (479) 271-3140

CABLE TELEVISION
COX COMMUNICATIONS
4901 S. 48th STREET
SPRINGDALE, ARKANSAS 72762
CONTACTS: CHAD HODGE
PHONE: (479) 263-7057
EMAIL: chad.hodge@cox.com
TIMOTHY GOSS
PHONE: (479) 651-5583
EMAIL: timothy.goss@cox.com

ELECTRIC
CITY OF BENTONVILLE
CONTACT: CHARLIE BARNES
3200 S.W. MUNICIPAL DRIVE
BENTONVILLE, AR 72712
PHONE: (479) 271-3159

FIRE DEPARTMENT
CITY OF BENTONVILLE
CONTACT: JUSTIN SCANTLIN (FIRE CHIEF)
800 SW "A" STREET
BENTONVILLE, ARKANSAS 72712
PHONE: (479) 271-5927

DEPARTMENT OF HEALTH
ARKANSAS DEPARTMENT OF HEALTH
DIVISION OF ENGINEERING, SLOT 37
4815 W. MARKHAM
LITTLE ROCK, AR 72205
PHONE: (501) 661-2623



Know what's below.
Call before you dig.

THE INFORMATION SHOWN ON THESE DRAWINGS INDICATING SIZE, TYPE AND LOCATION OF UNDERGROUND, SURFACE, AND AERIAL UTILITIES IS NOT GUARANTEED TO BE EXACT OR COMPLETE. THE CONTRACTOR SHALL CONTACT THE "ARKANSAS 811" SYSTEM AT 1-800-482-8998 48 HOURS PRIOR TO BEGINNING ANY EXCAVATION FOR EXISTING UTILITY LOCATIONS. THE CONTRACTOR SHALL ALSO BE FULLY RESPONSIBLE FOR FIELD VERIFYING LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES AFFECTED BY CONSTRUCTION FOR THIS PROJECT IN ORDER TO AVOID DAMAGING THOSE UTILITIES, AND SHALL IMMEDIATELY ARRANGE FOR REPAIR AND RESTORATION OF CONTRACTOR-DAMAGED UTILITIES TO THE UTILITY COMPANY'S APPROVAL AT THE EXPENSE OF THE CONTRACTOR.

AVO: 47825.720

DATE: SEPTEMBER 30, 2024

CITY PROJECT #: LSD24-0036

C-001

3. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING ALL PHASES OF CONSTRUCTION OF THIS SITE. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND SHALL NOT BE LIMITED TO CONSTRUCTION WORKING HOURS.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
3. ALL DIMENSIONS, UNLESS OTHERWISE NOTED, ARE TO THE BACK OF CURB, FACE OF BUILDING, EDGE OF PAVEMENT, OR CENTERLINE OF STRIPE. ALL RADII ARE 5' UNLESS OTHERWISE NOTED.
4. CONTRACTOR SHALL COORDINATE AND COMPLY WITH ALL UTILITY COMPANIES INVOLVED IN PROJECT AND PAY ALL REQUIRED FEES AND COSTS.
5. UNLESS OTHERWISE NOTED, ALL CURB SHALL BE 6" TYPE "A" CONCRETE CURB AND GUTTER. REFER TO DETAIL SHEETS.
6. SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND LAYOUT.
7. ALL CONSTRUCTION SHALL CONFORM TO THE CITY DEVELOPMENT REGULATIONS.
8. ALL SIGNAGE, PAVEMENT MARKINGS, AND STRIPING SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS AND REGULATIONS.
9. ALL PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
10. CONTRACTOR MUST OBTAIN A PERMIT PRIOR TO PERFORMING A STREET CUT WITHIN CITY RIGHT-OF-WAY. ALL CONSTRUCTION IN SAID RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH CITY DETAILS AND SPECIFICATIONS.
11. THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.
12. SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/ OWNERS AT TIME OF BUILDING PERMIT ISSUANCE.
13. ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) WILL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING.
14. THE DUMPSTER ENCLOSURE SHALL BE CONSTRUCTED WITH SIMILAR MATERIALS AS THE BUILDING. REFER TO ARCHITECTURAL PLANS.

- EXISTING UTILITIES ACROSS OR ALONG THE LINE OF THE PROPOSED WORK ARE SHOWN ONLY IN AN APPROXIMATE LOCATION ON THESE PLANS. THE CONTRACTOR SHALL CALL THE STATE ONE-CALL SYSTEM PRIOR TO CONSTRUCTION @ 1-800-482-8998. THE CONTRACTOR SHALL, ON HIS OWN INITIATIVE AND AT NO ADDITIONAL COST, LOCATE ALL UNDERGROUND LINES AND STRUCTURES AS NECESSARY. THE CONTRACTOR SHALL VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM HALFF ASSOCIATES, INC. AND/OR THE OWNER OF ANY CONFLICTS OR REQUIRED DEVIATIONS FROM THE PLANS. HALFF ASSOCIATES, INC. SHALL BE HELD HARMLESS IN THE EVENT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION.
2. ALL ELECTRIC, TELEPHONE, AND GAS EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS AND REQUIREMENTS. ALL UTILITY COMPANY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANY. CONTRACTOR SHALL FURTHER COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICE WITH ADJACENT PROPERTY OWNERS.
3. IT SHALL BE DISTINCTLY UNDERSTOOD THAT FAILURE TO SPECIFICALLY INDICATE WORK WHICH IS REQUIRED TO COMPLETE THIS PROJECT SHALL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY TO PERFORM SUCH.
4. THE CONTRACTOR SHALL NOT OPERATE VALVES ON EXISTING WATER MAINS. A PRECONSTRUCTION MEETING IS REQUIRED FOR ALL WATER AND SANITARY SEWER CONSTRUCTION.
5. ALL OUTDOOR LIGHTING SHALL HAVE "CUT-OFF" OR B-U-G FIXTURES (WITH A U RATING OF 0) AND APPROVED BY PLANNING DEPARTMENT IN ACCORDANCE WITH THE CITY OF BENTONVILLE REQUIREMENTS. REFER TO ARCHITECTURE AND MEP PLANS FOR LIGHT FIXTURE LOCATIONS, DETAILS, FIXTURE TYPES, AND LOCATION/NUMBER/SIZE OF CONDUIT SLEEVES.
6. BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRICAL INFORMATION SHOWN ON THE SITE UTILITY PLAN. CONTRACTOR SHALL FOLLOW DESIGN ON BEUD DRAWINGS WHEN INSTALLING FACILITIES.
7. RELOCATION OF EXISTING ELECTRICAL FACILITIES SHALL BE BY BENTONVILLE ELECTRIC DEPARTMENT AT DEVELOPER'S EXPENSE. CONTRACTOR TO COORDINATE RELOCATION WITH BEUD. THE CONTRACTOR WILL BE RESPONSIBLE FOR INTERCEPTING EXISTING CONDUITS AND ROUTING TO TRANSFORMER LOCATION, RE: BEUD ELECTRICAL PLAN.
8. CONTRACTOR SHALL COORDINATE AND COMPLY WITH ALL UTILITY COMPANIES REQUIREMENTS WHEN WORKING WITH, OR AROUND UTILITIES IN PROJECT AREA.
9. ALL TRENCHING AND BEDDING SHALL BE IN ACCORDANCE WITH THE CITY OF BENTONVILLE WATER AND SEWER SPECIFICATIONS. RE: "TYPICAL WATER AND SEWER BEDDING AND BACKFILL DETAIL".
10. STREET LIGHT LOCATION WILL BE DESIGNED BY BEUD. OWNER/DEVELOPER IS REQUIRED TO PAY FOR UTILITY PRIOR TO REQUESTING PRECON.
11. CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.
12. ELECTRIC FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISIONS OF THE ELECTRIC SPECIFICATIONS FOUND ON THE WEBSITE. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THIS DOCUMENT.
13. IF PIPE INVERT IS ABOVE EXISTING GRADE, ENGINEERED FILL IS REQUIRED TO BOTTOM OF BEDDING MATERIAL.

- NO LAND CLEARING SHALL BEGIN UNTIL ALL EROSION CONTROL MEASURES AND TREE PROTECTION FENCING HAVE BEEN INSTALLED. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO PREVENT SOIL SEDIMENT FROM LEAVING THE SITE. ALL EROSION CONTROL MEASURES AND TREE PROTECTION FENCING SHALL BE MAINTAINED UNTIL ALL CONTRIBUTING AREAS ARE GRADED AND STABILIZED.
- ALL DISTURBED AREAS AND SLOPES SHALL BE GRADED SMOOTH, RECEIVE 4" TOPSOIL AND SOD. REFER TO THE LANDSCAPE PLAN.
- ALL STORM SEWER DISTANCES ARE FROM CENTER OF INLET TO CENTER OF INLET OR FROM CENTER OF INLET TO END OF FLARED-END-SECTION.
- ALL EXISTING UTILITY VAULTS, VALVES, METERS, AND BOXES TO BE ADJUSTED TO FINISHED GRADES IN ACCORDANCE WITH CITY OF REGULATIONS AND TO THE CORRESPONDING UTILITY COMPANIES REQUIREMENTS.
- NO FINISHED GRADE SLOPES SHALL EXCEED 3:1.
- ALL SOILS UNDER THE BUILDING AND PAVEMENT SHALL BE STRUCTURAL FILL APPROVED BY THE SOILS ENGINEER. CONTRACTOR WILL BE REQUIRED TO PROVIDE PROCTOR TESTS TO BE REVIEWED/APPROVED BY THE SOILS ENGINEER.
- CONTRACTOR MUST OBTAIN A PERMIT PRIOR TO PERFORMING A STREET CUT WITHIN CITY RIGHT-OF-WAY. ALL CONSTRUCTION IN SAID RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH CITY DETAILS AND SPECIFICATIONS.
- ALL PROPOSED SIDEWALKS AND ACCESSIBLE RAMPS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2%.
- THERE ARE NO KNOWN EXISTING EROSION CONTROL PROBLEMS EXISTING ON SITE.
- THERE ARE NO KNOWN EXISTING WETLANDS ON SITE.
- TERRACON PREPARED A SITE SPECIFIC GEOTECHNICAL REPORT FOR PROJECT NO. KB245000 DATED JANUARY 31, 2024. THE REPORT SPEAKS TO SPECIFIC SITE CONDITIONS AND RECOMMENDATIONS FOR CONSTRUCTION AT THIS LOCATION. THE CONTRACTOR IS ADVISED TO OBTAIN THAT REPORT AND FAMILIARIZE THEMSELVES WITH THE CONTENTS. NOTE THAT THE APPROXIMATE LOCATION OF THE BORE HOLES DESCRIBED IN THAT REPORT ARE DEPICTED IN THESE PLANS.

1. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL AT A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES, OF ALL STRUCTURES, PADs, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE, STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
2. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING OF THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
3. THE CONTRACTOR SHALL MAINTAIN ALL UTILITY SERVICES TO THE OWNER AND SURROUNDING PROPERTY OWNERS AT ALL TIMES. UTILITY SERVICES SHALL NOT BE INTERRUPTED WITHOUT APPROVAL FROM THE RESPECTIVE UTILITY COMPANIES AND AFFECTED PROPERTY OWNERS.
4. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
5. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO LIABILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ONSITE LOCATIONS OF EXISTING UTILITIES.
6. ALL EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES.
7. PRIOR TO DEMOLITION OCCURRING, ALL RELEVANT EROSION CONTROL DEVICES ARE TO BE INSTALLED.
8. SHOULD REMOVAL AND/OR RELOCATION ACTIVITIES DAMAGE FENCING, LIGHTING, UTILITIES, STORM INLET STRUCTURES, ETC. THAT ARE DESIGNATED TO REMAIN, THEN THE CONTRACTOR SHALL PROVIDE NEW MATERIALS/ STRUCTURES IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. EXCEPT FOR MATERIALS DESIGNED TO BE RELOCATED ON THIS PLAN, ALL OTHER CONSTRUCTION MATERIALS SHALL BE NEW.
9. CONTRACTOR MAY LIMIT SAW-CUT & PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR.
10. THE CONTRACTOR SHALL COORDINATE WATER MAIN WORK WITH THE FIRE DEPT. AND CITY UTILITIES TO PLAN PROPOSED IMPROVEMENTS AND TO ENSURE ADEQUATE FIRE PROTECTION IS CONSTANTLY AVAILABLE TO THE SURROUNDING PROPERTY OWNERS AND SITE THROUGH OUT THIS SPECIFIC WORK AND THROUGH ALL PHASES OF CONSTRUCTION. THE CONTRACTOR WILL BE RESPONSIBLE FOR ARRANGING/PROVIDING ANY REQUIRED WATER MAIN SHUT OFFS WITH CITY UTILITIES DURING CONSTRUCTION. ANY COSTS ASSOCIATED WITH WATER MAIN SHUT OFFS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO EXTRA COMPENSATION WILL BE PROVIDED.
11. DAMAGE TO ALL EXISTING CONDITIONS TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE.
12. TANK BALLAST WATER REQUIREMENTS:

THE DISCHARGE OF UNDERGROUND STORAGE TANK BALLAST WATER IS GOVERNED BY THE STATE OF ARKANSAS CONSTRUCTION STORMWATER GENERAL PERMIT AR 150000 PART I (B)(10)(A)(4). THE ARKANSAS DIVISION OF ENVIRONMENTAL PROTECTION (ADEQ) HAS INDICATED THAT "... IN SITUATIONS WHERE A NEW TANK IS EXPECTED TO BE CLEAN AND FREE FROM SUSPECTED POLLUTANTS, AND WHEN THE FILLING AND EMPTYING IS A ONE-TIME ACTIVITY PER EACH TANK PLACEMENT, WE (ADEQ) ALLOW THE DISCHARGE OF THE BALLAST WATER AS A SINGLE EVENT...". IF THE TANKS TO BE EMPLACED ARE CONTAMINATED, THEN A PERMIT FOR DISCHARGE IS REQUIRED. THE CITY OF PEABIDE, ARKANSAS HAS NO REQUIREMENTS FOR THE DISCHARGE OF BALLAST WATER AND THE GUIDANCE FROM THE ADEQ SHOULD BE UTILIZED.
13. THE CONTRACTOR SHALL PROVIDE A PEDESTRIAN AND BICYCLE ACCESSIBLE ROUTE DURING ALL PHASES OF CONSTRUCTION. LIMITED CLOSURES OF 24 HOURS OR LESS MAY BE APPROVED BY THE CITY OF BENTONVILLE.

NOTE:
CONTRACTOR TO PROVIDE A COMPLETE PROJECT PER THE
CONSTRUCTION DOCUMENTS, QUANTITIES PROVIDED AS PART OF THIS
SUMMARY ARE FOR REFERENCE PURPOSES ONLY AND ARE NOT BASIS FOR
CHANGE ORDER IF ADDITIONAL QUANTITY IS INSTALLED AS PART OF THE
ORIGINAL BID DOCUMENTS.

	EX. SECTION LINE
	EX. BOUNDARY LINE
	EX. ADJACENT BOUNDARY LINE
	EX. RIGHT OF WAY LINE
	EX. ORIGINAL BOUNDARY LINE
	EX. ROAD CENTERLINE
	EX. EASEMENT LINE
	EX. BUILDING SETBACK LINE
	EX. ASPHALT
	EX. CONCRETE
	EX. WATER LINE
	EX. SANITARY SEWER LINE
	EX. GAS LINE
	EX. TELEPHONE LINE
	EX. FIBER OPTIC LINE
	EX. UNDERGROUND ELECTRIC LINE
	EX. OVERHEAD ELECTRIC LINE
	EX. STORM DRAIN PIPE
	EX. FENCE LINE
	EX. DITCH LINE
	EX. CONTOURS
	ORIGINAL LOT NUMBER
	PLAT DISTANCE
	SET 5/8"REBAR W/ MO CORP 2021048378 CA
	SET MAG NAIL W/ HALFF WASHER
	EX. REBAR
	EX. NAIL
	EX. CHISELED "X"
	EX. MONUMENT
	EX. T-POST
	EX. TELEVISION PEDESTAL
	EX. WATER METER
	EX. FIRE HYDRANT
	EX. WATER VALVE
	EX. IRRIGATION CONTROL VALVE
	EX. SEWER MANHOLE
	EX. SEWER CLEAN-OUT
	EX. GAS METER
	EX. GAS VALVE
	EX. TELEPHONE PEDESTAL
	EX. ELECTRIC PEDESTAL
	EX. ELECTRIC METER
	EX. POWER POLE
	EX. POWER POLE W/ GUY WIRE
	EX. LIGHT POLE
	EX. VAULT BOX
	EX. TRAFFIC SIGNAL BOX
	EX. SIGN
	EX. TRUNCATED DOME MAT
	PROPOSED PRIVATE 10" CURB
	PROPOSED FIRE LANE STRIPING
	PROPOSED STANDARD CONCRETE PAVEMENT (SIDEWALK)
	PROPOSED 6" CONCRETE PAVEMENT
	PROPOSED 7" CONCRETE PUBLIC PAVEMENT
	PROPOSED 8" REINFORCED CONCRETE OVER UGST
	PROPOSED WATER LINE W/SIZE
	PROPOSED PUBLIC WATER LINE W/SIZE
	PROPOSED SANITARY SEWER LINE W/SIZE
	PROPOSED GAS LINE
	PROPOSED TELEPHONE LINE
	PROPOSED UNDERGROUND ELECTRIC LINE
	PROPOSED STORM DRAIN PIPE
	PROPOSED ROOF DRAIN PIPE
	PROPOSED CONDUIT
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED FINISHED SURFACE ELEVATION
	PROPOSED TOP OF FOOTING ELEVATION
	PROPOSED WATER METER
	PROPOSED IRRIGATION METER
	PROPOSED RPZ BACKFLOW PREVENTER
	PROPOSED CLEAN-OUT
	PROPOSED GAS METER
	PROPOSED ELECTRIC METER
	PROPOSED LIGHT POLE
	PROPOSED JUNCTION BOX / CURB INLET
	PROPOSED FLARED END SECTION
	PROPOSED SIGN
	PROPOSED TRUNCATED DOME MAT
	PROPOSED BUILDING
	BORING LOCATION

PROJECT NO.:	47825.720
ISSUED:	09.16.2024
SCALE:	N/A

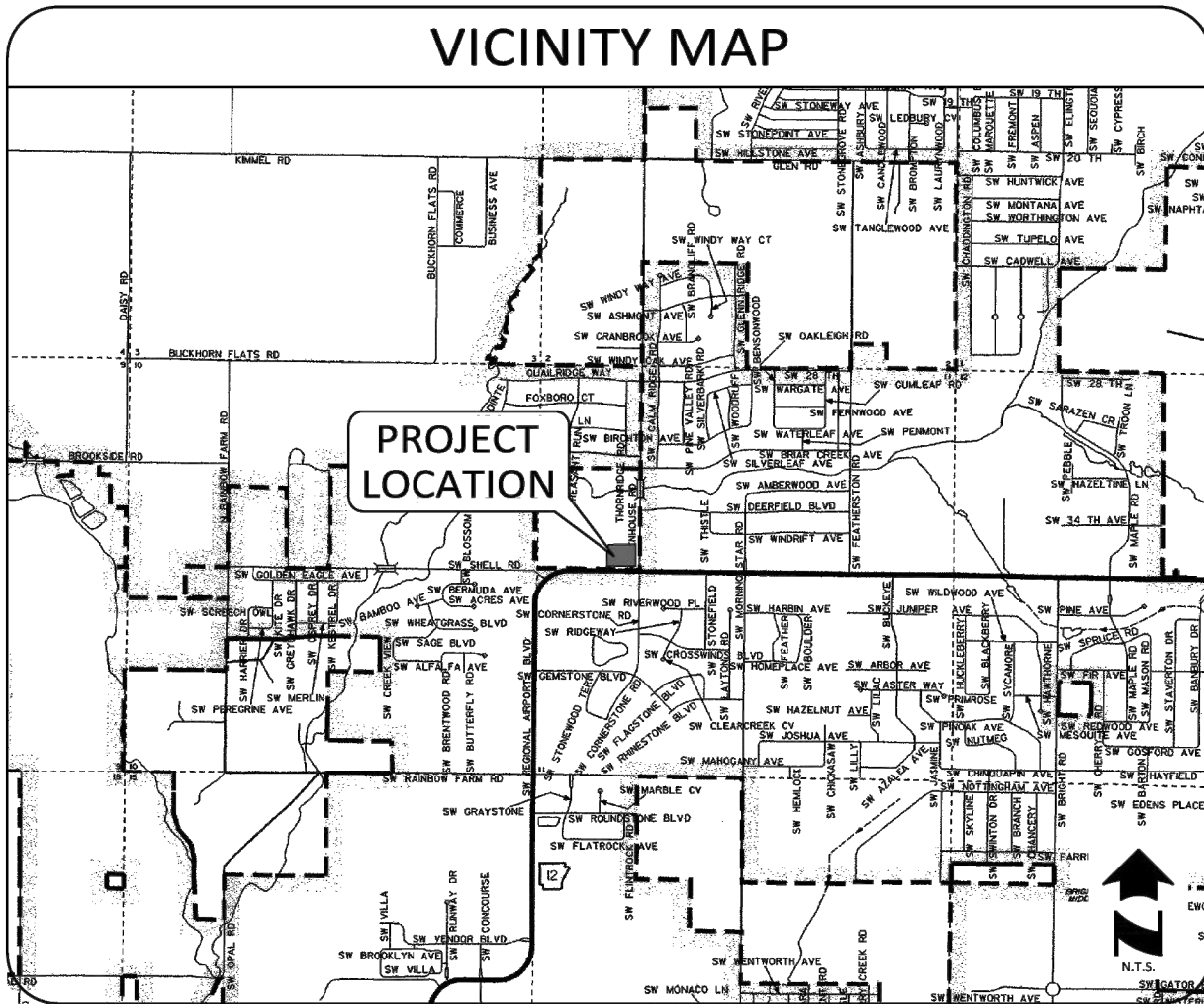
C-002

SCHEDULE B, PART II
Exceptions
File No.: 23-121671-700

- Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are.
SURVEYOR'S NOTE: Not survey related.
- Standard Exceptions:
 - Rights or claims of parties in possession not shown by the public records. *SURVEYOR'S NOTE: Not survey related.*
 - Easements or claims of easements, not shown by the public records. *SURVEYOR'S NOTE: None presented to Surveyor.*
 - Encroachments, overlaps, boundary line disputes and any matters which would be disclosed by an accurate survey and inspection of the premises. *SURVEYOR'S NOTE: ALTA/NSPS Land Title Survey of the subject property (Proposed Casey's Tract) provided herewith.*
 - Any lien or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records. *SURVEYOR'S NOTE: Not survey related.*
- Taxes and assessments for the year(s) 2023 and thereafter, which are not yet due and payable, plus any penalties and interest which may accrue. *SURVEYOR'S NOTE: Not survey related.*
- Subject to the terms and conditions contained in Highway 12 Right of Way Agreement by and between Virginia A. Dudley and W. B. Dudley and Venetia W. Dudley and the Arkansas State Highway Commission, filed for record November 15, 1949 in Book 279, page 611, records of Benton County, Arkansas. *SURVEYOR'S NOTE: The subject property (Proposed Casey's Tract) is wholly within the area described in this instrument. A right-of-way easement 40' north of the south line of the W1/2 NW1/4 has been superseded by subsequent right-of-way descriptions and the north forty feet right-of-way line of this eighty feet right-of-way is not depicted hereon.*
- Subject to a 15 foot wide right of way and easement to construct, maintain, repair, lay, remove, relay and operate pipe lines and appurtenances thereto granted to Arkansas Western Gas Company by Mrs. Burks Dudley in Right of Way Grant dated March 4, 1968, filed for record March 4, 1968 in Book 395, page 451, records of Benton County, Arkansas.
SURVEYOR'S NOTE: A 15' easement being 792' north of the south line of the SW1/4 NW1/4 of Section 11 is north of, not adjacent to, and not coincident with a boundary line of the subject property (Proposed Casey's Tract) and is not depicted hereon.
- Subject to a right of way to place, construct, operate, repair, maintain, relocate and replace an electric transmission or distribution line or system granted to Carroll Electric Co-operative Corporation by W. R. Dudley in Right of Way Easement dated July 16, 1938 filed for record in Book 561, page 132, records of Benton County, Arkansas. *SURVEYOR'S NOTE: Easement is a blanket easement.*
- Subject to a 15 foot wide right of way and easement to construct, lay, remove, relay, enlarge, repair, maintain, inspect, relay and operate water lines, pipe and necessary appurtenances thereto for the purpose of constructing, maintaining, repairing and replacing a public street, storm drainage pipe and structures granted to the City of Bentonville, Arkansas and Paul and Sue Ollar in Utility easement dated February 7, 2000 filed for record February 8, 2000 as Instrument Number 00011523, records of Benton County, Arkansas. *SURVEYOR'S NOTE: Easement is west of, not adjacent to, and not coincident with a boundary line of the subject property (Proposed Casey's Tract) and is not depicted hereon.*
- Subject to a 15 foot wide right of way and easement to construct, lay, remove, relay, enlarge, repair, maintain, inspect, alter and operate water lines, pipes and necessary appurtenances thereto for the purpose of constructing, maintaining, repairing and replacing a public street, storm drainage pipe and structures granted to the City of Bentonville, Arkansas by Paul and Sue Ollar in Utility Easement dated February 7, 2000 filed for record February 8, 2000 as Instrument Number 00011526, records of Benton County, Arkansas. *SURVEYOR'S NOTE: Easement is west of, not adjacent to, and not coincident with a boundary line of the subject property (Proposed Casey's Tract) and is not depicted hereon.*
- Subject to a permanent 30 foot wide electric easement granted to the City of Bentonville, Arkansas by Paul W. Ollar and Sue L. Ollar dated May 25, 2001, recorded August 1, 2001 as Instrument Number 20010115196, records of Benton County, Arkansas.
SURVEYOR'S NOTE: Easement is across the south side and is pertinent to the subject property (Proposed Casey's Tract) as depicted hereon.
- Subject to a 10 foot wide by 35 foot wide permanent general right of way and easement to lay, construct, remove, relay, enlarge, maintain, inspect, repair and operate a line or lines, manholes, fire hydrants, poles and other appurtenances granted to the City of Bentonville, Arkansas by Paul W. Ollar and Sue L. Ollar in Utility Easement and Right of Way Grant dated July 16, 2001, recorded August 1, 2001 as Instrument Number 20010115220, records of Benton County, Arkansas. *SURVEYOR'S NOTE: Easement is west of, not adjacent to, and not coincident with a boundary line of the subject property (Proposed Casey's Tract) and is not depicted hereon.*
- Subject to a permanent general utility easement to lay, construct, remove, reconstruct, enlarge, maintain, inspect, alter and operate utilities granted to the City of Bentonville, Arkansas by Paul W. Ollar and Sue L. Ollar in Easement Grant dated January 24, 2014, filed for record February 5, 2014 in Deed Book 2014, page 6634, records of Benton County, Arkansas. *SURVEYOR'S NOTE: Easement is across the east side and south side and is pertinent to the subject property (Proposed Casey's Tract) as depicted hereon. The Temporary Construction Easement is across the south side and is pertinent to the subject property (Proposed Casey's Tract) as depicted hereon.*
- Subject to a 25 foot wide right of way and easement to construct, lay, remove, relay, enlarge, maintain, inspect, repair and operate a utility line or lines granted to the City of Bentonville, Arkansas by Paul W. Ollar and Sue L. Ollar in Utility Easement dated January 8, 2021, recorded January 11, 2021 as Instrument Number L202102283, records of Benton County, Arkansas. *SURVEYOR'S NOTE: Easement is west of, not adjacent to, and not coincident with a boundary line of the subject property (Proposed Casey's Tract) and is not depicted hereon.*
- Subject to a Temporary Construction Easement by and between Paul & Sue Ollar ("Grantor") and 7002 Holdings, LLC, an Arkansas limited liability company and The Reserve at Bentonville Apartments, LLC, an Arkansas limited liability company ("Grantee") recorded January 12, 2021 as Instrument Number 202102568, records of Benton County, Arkansas. *SURVEYOR'S NOTE: Temporary Construction Easements are west of, not adjacent to, and not coincident with a boundary line of the subject property (Proposed Casey's Tract) and are not depicted hereon.*
- Building setback lines and easements as shown on Lot Split of record as Instrument Number L202161297 in the real property records of Benton County, Arkansas. *SURVEYOR'S NOTE: Those easements provided and also appearing on the Lot Split, Instrument No. L202161297, being pertinent to the subject property (Proposed Casey's Tract) as depicted hereon. Building setback lines depicted hereon are based on a proposed C-2 - General Commercial zoning, being information cited from the Site Investigation Report (SIR) for this project, dated November 1, 2023.*
- Any inaccuracy in the area, square footage, or acreage of land described in Schedule A. The Company does not insure the area, square footage, or acreage of the land. *SURVEYOR'S NOTE: Not survey related. Any areas provided hereon being based on and computed from this survey of the subject property (Proposed Casey's Tract).*
- Loss arising from any Oil, Gas or Mineral interests, conveyed, retained, assigned or any activity on or damage to the insured land caused by the exercise of sub-surface rights or ownership, including but not limited to the right of ingress and egress for said sub-surface purposes. *SURVEYOR'S NOTE: Not survey related.*
- Loss arising from any judgment liens or other liens of record in any United States District Court or Bankruptcy Court in the State of Arkansas as of the Effective Date hereof that are not reflected in the real property records of the county in which the property is located. *SURVEYOR'S NOTE: Not survey related.*

REFERENCE DOCUMENTS:

- Commitment for Title Insurance issued by First American Title Insurance Company; File Number: 23-121671-700; Commitment Date: March 31, 2023 at 7:00 am; Proposed Insured: Casey's Marketing Company; Issuing Agent, Fidelity National Title Insurance Company; Commitment Date: October 5, 2023, 8:00 a.m. Countersigned by American Abstract & Title Company, 12824 Cantrell Road, Suite 100, Little Rock, AR 72223 by Tamera P. Housdan.
- Other record instruments that were provided with the referenced Title Commitment and being listed as Schedule B-2 exceptions.



LEGAL DESCRIPTION - From Title Commitment:

Lot 1, the Reserve Subdivision, Bentonville, Benton County, Arkansas, as shown on Plat of Subdivision filed for record as Instrument No. L202161297, and being more particularly described as follows:

A part of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section Eleven (11), Township Nineteen North (T-19-N), Range Thirty-one West (R-31-W) of the Fifth Principal Meridian, City of Bentonville, Benton County, Arkansas and being more particularly described as follows: Beginning at the Southwest corner of the SW 1/4 of the NW 1/4 (W 1/4 corner) of said Section 11, said point being a found nail in cap; thence along the West line of said SW 1/4 of the NW 1/4, N02°23'38"E a distance of 344.09 feet to a set iron pin with cap "PLS 1156"; thence leaving said West line, S87°14'20"E a distance of 1019.73 feet to a set iron pin with cap "PLS 1156"; thence N02°45'40"E a distance of 175.00 feet to a set iron pin with cap "PLS 1156"; thence S87°14'20"E a distance of 238.94 feet to a set iron pin with cap "PLS 1156" on the Arkansas Highway and Transportation Department right of way; thence S13°07'02"W a distance of 7.62 feet to a found iron pin with cap "Garver 1392"; thence S31°52'58"E a distance of 18.03 feet to a found iron pin with cap "Garver 1392"; thence S01°48'26"W a distance of 200.00 feet to a found iron pin with cap "Garver 1392"; thence N88°11'34"W a distance of 5.00 feet to a found iron pin with cap "Garver 1392"; thence S02°28'53"W a distance of 170.01 feet to a found AHTD monument; thence S30°56'29"W a distance of 67.96 feet to a found AHTD monument on the Northernly right of way of State Highway 12 (Southwest Regional Airport Boulevard); thence along said Northernly right of way, N88°52'35"W a distance of 200.06 feet to a found AHTD monument; thence N87°10'35"W a distance of 351.44 feet to a found AHTD monument; thence N88°40'59"W a distance of 134.79 feet to a found AHTD monument; thence S09°11'47"E a distance of 2.98 feet to a set iron pin with cap "PLS 1156"; thence N87°28'08"W a distance of 267.25 feet to a set iron pin with cap "PLS 1156"; thence S65°42'51"W a distance of 115.33 feet to the South line of said SW 1/4 of the NW 1/4 and a set iron pin with cap "PLS 1156"; thence leaving said Northernly right of way and along said South line, N87°46'01"W a distance of 176.91 feet to the Point of Beginning, containing 9.55 acres, more or less.

SURVEY DESCRIPTION - Proposed Casey's Tract:

A part of Lot 1, the Reserve Subdivision, Bentonville, Benton County, Arkansas, as shown on Plat of Subdivision filed for record as Instrument No. L202161297, and being more particularly described as follows:

COMMENCING at a MAG nail marking the southwest corner of said Lot 1, also being the southwest corner of the Southwest Quarter, Northwest Quarter (SW1/4, NW 1/4) of Section 11, Township 19 North, Range 31 West, of the Fifth Principal Meridian, Bentonville, Benton County, Arkansas; thence by bearing and distance (basis of bearings, Grid North), South 87°46'01" East along the south line of said Lot 1 a distance of 176.91 feet to a point on the north right-of-way line of Arkansas Highway 12 (Southwest Regional Airport Boulevard) as established by ArDOT, Job No. 090251; thence North 65°42'51" East continuing along said south line and along said north right-of-way line a distance of 115.33 feet; thence South 87°28'08" East continuing along said south line and said north right-of-way line a distance of 267.25 feet; thence North 09°11'47" West continuing along said south line and said north right-of-way line a distance of 2.98 feet to a two-inch (2") aluminum monument stamped by Garver-PS 1392; thence South 88°40'59" East continuing along said south line and said north right-of-way line a distance of 134.79 feet to a two-inch (2") aluminum monument stamped by Garver-PS 1392; thence South 87°10'35" East continuing along said south line and said north right-of-way line a distance of 349.47 feet to a one-half inch (1/2") rebar with PS #1347 cap and the true POINT OF BEGINNING; thence leaving said south line and said north right-of-way line, North 02°28'53" East a distance of 290.30 feet to a one-half inch (1/2") rebar with PS #1374 cap; thence South 87°31'07" East a distance of 238.70 feet to a one-half inch (1/2") rebar with PS #1507 cap on the west right-of-way line of Greenhouse Road as established by said ArDOT, Job No. 090251, also being the east line of said Lot 1; thence South 01°48'26" West along said west right-of-way line and said east line a distance 55.76 feet to a five-eighths inch (5/8") rebar with PS #1392 cap; thence North 88°11'34" West continuing along said west right-of-way line and said east line a distance of 5.00 feet to a five-eighths inch (5/8") rebar with PS #1392 cap; thence South 02°28'53" West continuing along said west right-of-way line and said east line a distance of 170.01 feet to a two-inch (2") aluminum monument stamped by Garver-PS 1392; thence South 30°56'29" West continuing along said west right-of-way line and said east line a distance of 67.96 feet to a two-inch (2") aluminum monument stamped by Garver-PS 1392 on said north right-of-way line of Arkansas Highway 12 (Southwest Regional Airport Boulevard); thence North 88°52'35" West along said north right-of-way line and along the south line of said Lot 1 a distance of 200.06 feet to a two-inch (2") aluminum monument stamped Garver-PS 1392; thence North 87°10'35" West a distance of 1.97 feet to the Point of Beginning, Containing 1.53 Acres, More or Less

GENERAL NOTES:

- Basis of Bearings:** Grid North, State Plane Coordinate System, Arkansas North Zone (0301), NAD 83 (2011)(Epoch:2010.0000), based on City of Bentonville Geodetic Control Monument #84 having published Orthometric Height of 1,247.93 feet.
- Vertical Datum:** NAVD88 (Geoid 18). Orthometric heights and contours are based on Terrestrial and RTK GNSS Observations and City of Bentonville Monument # 84 having published Orthometric Height of 1,247.93 feet.
- Contours intervals are one-foot, as depicted hereon.
- Grid North Convergence:** At an aluminum Monument located on the North right of way of Highway 12 at the southeast corner of the subject property, rotate left 1°18'42" for True North.
- Flood Information:** Based upon review of NFIP FIRM, Benton County, Arkansas, and Incorporated Areas, Map Number 05007C0235K, Effective Date: June 5, 2012 and by graphic plotting only, the subject property lies within: Zone X-Other Areas, areas determined to be outside the 0.2% annual chance floodplain. Surveyor assumes no liability for the correctness of cited map. Flood statement does not cover localized flooding and any potential flood risk associated with or determined from FEMA Risk Rating 2.0 is unknown.
- Access to Public Right-Of-Way:** Arkansas Highway 12 and Greenhouse Road are both public streets and public rights-of-way along the south and east sides of the subject property (Proposed Tract), as depicted hereon. Access is subject to City, County or State regulating, if any.
- Proximity of known Churches and Schools:** According to an online search of Google Maps: Solid Rock Baptist Church, 3501 SW Rainbow Farm Rd., is approximately 3,180 feet south of the subject property (Proposed Tract). Osage Creek Elementary School, 3001 SW Featherston Rd., is approximately 4,000 feet northeast of subject property (Proposed Tract).
- City Sidewalks:** There exists 5' sidewalks on the south and east along Greenhouse Road and Highway 12.
- Curbing:** Curb along the west side of Greenhouse & north side along Arkansas Highway 12 is new 6" standard/slanted curb.
- Area:** The computed area of the Subject Property (Proposed Tract) = ± 66,703 sq.ft. / ±1.53 acres
- Every recorded document reviewed and considered as a part of this survey is noted hereon. Surveyor has not made a thorough investigation or independent search for any easements or other encumbrances or facts that an accurate, complete and current title search and/or title commitment would disclose. Other documents of record, rights, and/or facts, may exist and affect the subject property.
- Subsurface or environmental conditions were not examined or considered as a part of this survey.
- Existing utilities shown hereon were located by reasonable visual observed surface improvements and the painted markings per the Arkansas One-Call System; Ticket Number 230411-1270, unless noted otherwise. The depths and/or heights of utilities were not measured unless noted with an elevation hereon. The locations of surface or subsurface utilities and improvements may differ from that depicted hereon. The locations of all utilities and the existence of additional subsurface utilities and improvements not necessarily shown should be verified before any excavations are made.
- Last Date of Field Survey:** Last date of field survey, February 15, 2024
- No buildings observed this survey, No cemeteries were observed during this Survey, No address established for this property, no parking areas observed this survey, No evidence of recent construction.

Zoning - General Commercial (C-2)					
Building Setbacks					
Front Yard		Side Yard		Rear Yard	
With Front Parking	Without Front Parking	Adj. To Non-Residential District	Adj. To Residential District	Adj. To Non-Residential District	Adj. To Residential District
50'	20'	7'	30'	20'	30'

Zoning - Agricultural (A-1)			
Building Setbacks			
Front Yard	Side Yard		Rear Yard
	Interior	Exterior	
30'	30'	30'	30'

To Casey's Marketing Company, and Fidelity National Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-5, 8-9, 13, and 16 of Table A thereof. The fieldwork was completed on February 15, 2024



James S. Aunspaugh, Arkansas P.S. #1374
Date: December 4, 2023

Arkansas Plat Code: 500-19N-31W-0-11-430-04-1374



HALFF ASSOCIATES, INC.
2407 SE COTTONWOOD ST., STE 1
BENTONVILLE, AR 72712
479.273.2209 - HALFF.COM

A PART OF LOT 1,
THE RESERVE SUBDIVISION

Section 11, Township 19 North, Range 31 West
Bentonville, Benton County, Arkansas

Prepared For:
Casey's Marketing Company

ALTA/NSPS
LAND TITLE SURVEY

Revisions	
1	2024-03-08 Revised Boundary Line on West Side
Drawn By: JDS	Vert. Scale: N/A
Approved By: JSA	Horiz. Scale: N/A
Date: 12.04.2023	Plot Scale: 1
Project No.: 47825.705	DWG Name: ALTA Survey

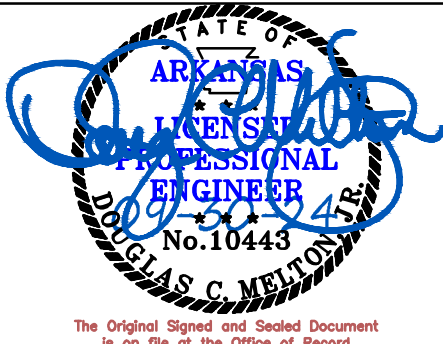
SHEET NO.: **C1.1** SHEET 1 of 2

REVISION		
NO.	DATE	DESCRIPTION



2407 SE COTTONWOOD ST., SUITE 1
BENTONVILLE, ARKANSAS 72712
TEL (479) 273-2209

TBL
DRAWN BY:
DH
CHECKED BY:



THE SEAL ORIGINALLY APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY: DOUGLAS S. MELTON JR. 10443 NAME P.E. LICENSE NO.	
9/30/2024 DATE	AR STATE
THE RECORD COPY OF THIS DRAWING IS ON FILE AT THE OFFICES OF: HALFF ASSOCIATES, INC. 2407 SE COTTONWOOD ST., SUITE 1 BENTONVILLE, AR 72712 C.A.H. 1470 FIRM OR BUSINESS NO.	



CASEY'S CONSTRUCTION DIVISION
3305 S.E. Delaware Ave., Ankeny, IA 50021 515-965-6100

3700 SW REGIONAL AIRPORT BLVD.
BENTONVILLE, AR

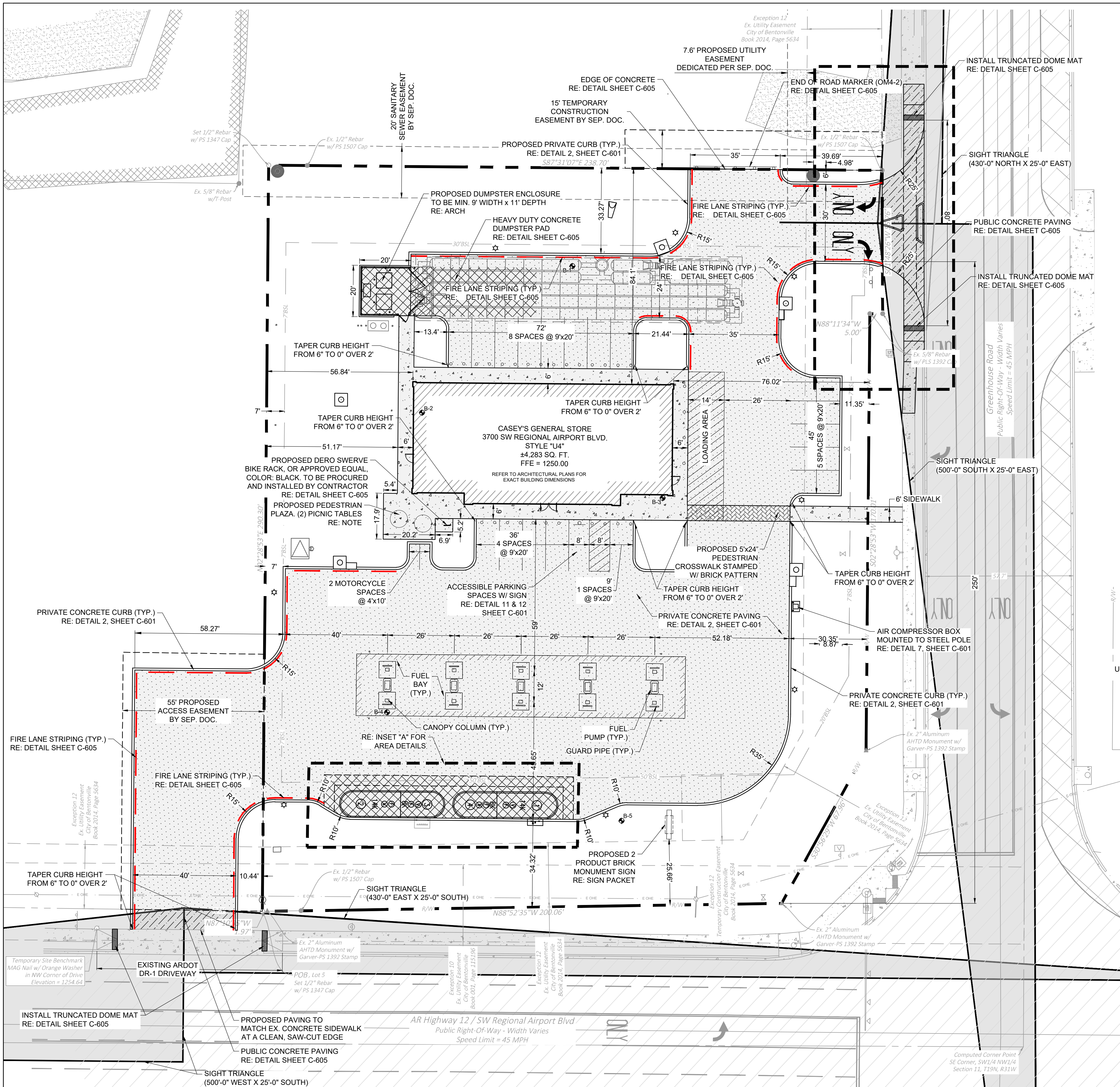
ALTA NSPS LAND TITLE SURVEY

CITY PROJECT #: LSD24-0036

PROJECT NO.: 47825.720
ISSUED: 09.16.2024
SCALE: N/A

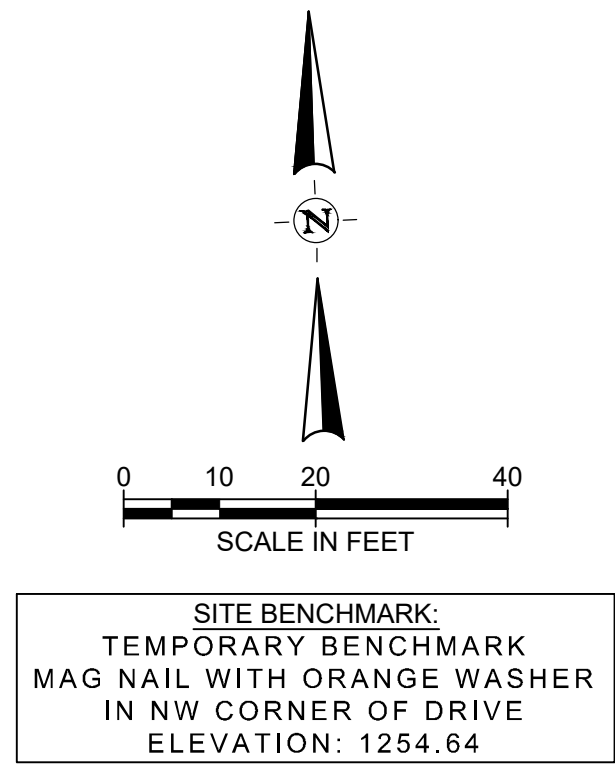
C-003

FILE NAME: A:\47000s\47825720\LD\CADD\Sheets\C-PLAN-SITE-47825-720.dwg DATE: September 30, 2024, TIME: 3:07 PM, USER: ab5161



DEVELOPER
CASEY'S GENERAL STORES
3305 SE DELAWARE AVE.
ANKENY, IA 50021
CONTACT: SHANNON GERARD
TELEPHONE: (515) 381-5732
EMAIL: SHANNON.GERARD@CASEYS.COM

ENGINEER
HALFF ASSOCIATES, INC.
2407 SE COTTONWOOD ST., SUITE 1
BENTONVILLE, AR 72712
CONTACT: DOUGLAS C. MELTON JR., P.E.
TELEPHONE: (479) 273-2209
EMAIL: DMELTON-C@HALFF.COM

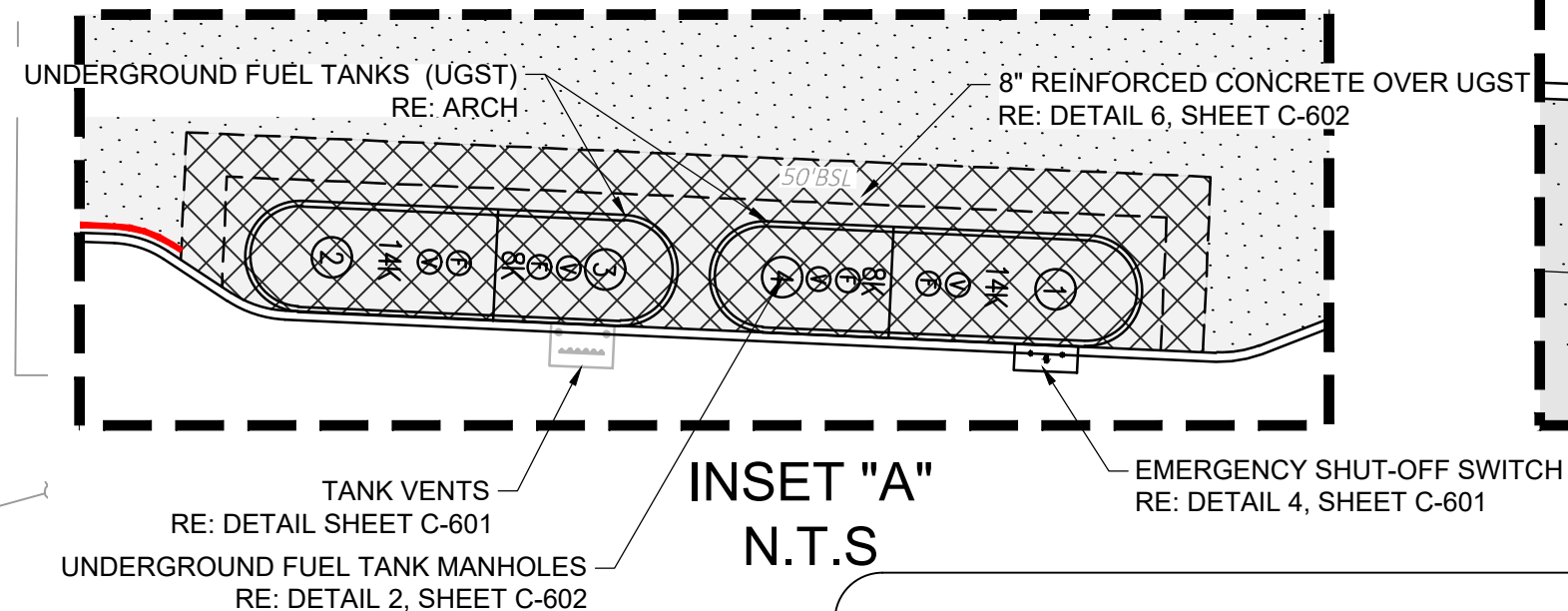


NOTE: PROPOSED PEDESTRIAN PLAZA TO BE PROCURED AND INSTALLED BY CONTRACTOR, EQUIVALENT TO MODEL 543-6010 46" ROUND TABLE, PERFORATED, BLACK IN COLOR AND PERMANENTLY ATTACHED TO PATIO SLAB.

NOTE: THE DUMPSTER ENCLOSURE SHALL BE CONSTRUCTED WITH SIMILAR MATERIALS AS THE BUILDING.

PARKING SUMMARY			
Description	Parking Requirement	Spaces Required	Spaces Provided
Fueling Station & Convenience Store	1 Space per Employee	3	3
	1 Space per 250 Net Floor Area	12	8
	Spaces at Pumps Count as 1/2 Space: 10 Spaces		5
	Motorcycle		2
Van Accessible Spaces	1 Space	1	1
Total		16*	18*
Bicycle Parking	1 Rack (Holds at Least 2 Bikes)	1**	1**

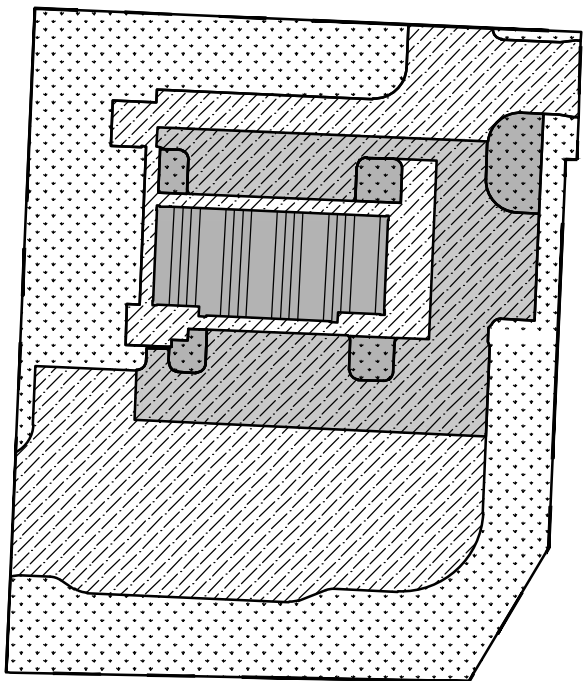
*Includes All Accessible Space
** Bicycle Parking Racks Required/Provided. Each Dero Swerve Bicycle Rack Provides (2) Bicycle Parking Spaces.



INSET "A" N.T.S.

ZONING: C-2 GENERAL COMMERCIAL
GREEN SPACE CALCULATIONS:
TOTAL SITE AREA: ±66,703 SQ FT / ±1.53 ACRES
MAXIMUM LOT COVERAGE: 40,022 SQ FT / 60%
TOTAL IMPERVIOUS PROPOSED: 40,167 FT / 40%
TOTAL OPEN SPACE PROVIDED: 26,315 SQ FT / 60%

BUILDING AREA: 4,569 SQ FT
TOTAL PARKING AREA: 11,174 SQ FT
TOTAL INTERIOR GREENSPACE REQUIRED: 894 SQ FT (8%)
TOTAL INTERIOR GREENSPACE PROVIDED: 2,175 SQ FT (19%)



GREEN SPACE
IMPERVIOUS AREA
PARKING AREA
INTERIOR GREEN SPACE
BUILDING

SITE DIMENSION PLAN

CITY PROJECT #: LSD24-0036

PROJECT NO.: 47825.720
ISSUED: 09.16.2024
SCALE: 1" = 20'

C-101



2407 SE COTTONWOOD ST., SUITE 1
BENTONVILLE, ARKANSAS 72712
TEL. (479) 273-2209

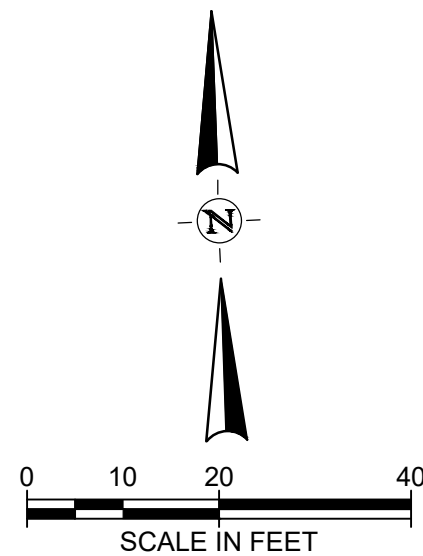
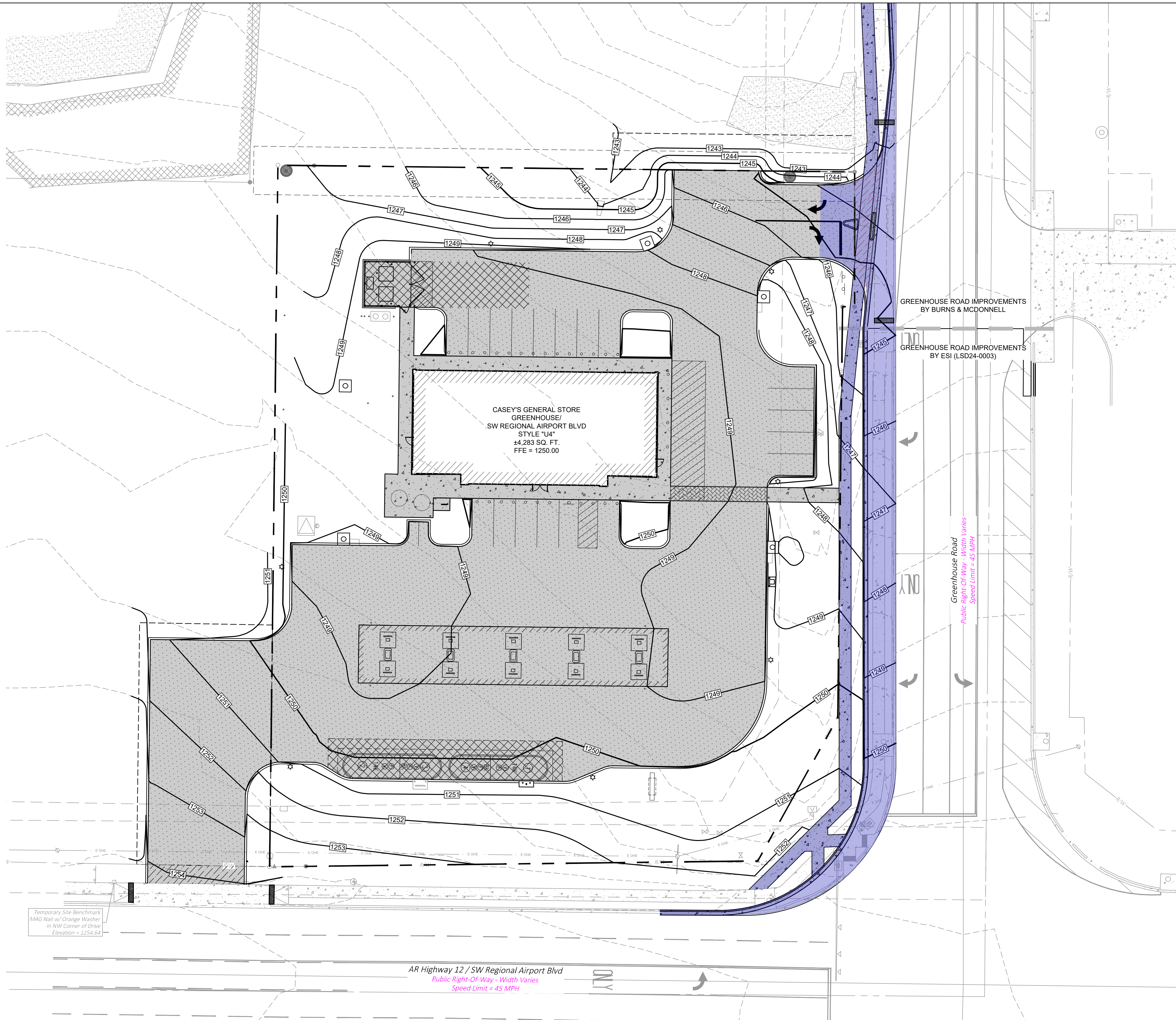


THE SEAL ORIGINALLY APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY:
DOUGLAS C. MELTON JR. 10443
NAME P.E. LICENSE NO.
DATE 9/30/2024
THE RECORD COPY OF THIS DRAWING IS ON FILE AT THE OFFICES OF:
HALFF ASSOCIATES, INC.
2407 SE COTTONWOOD ST., SUITE 1
BENTONVILLE, AR 72712
C.A.B. LTD.
FIRM OR BUSINESS NO.



CASEY'S CONSTRUCTION DIVISION
3305 S.E. Delaware Ave., Ankeny, IA 50021 515-965-6100
3700 SW REGIONAL AIRPORT BLVD.
BENTONVILLE, AR

FILE NAME: A:\47000s\47825\720\LD\CADD\Sheets\C-PLAN-FUTURE-47825-720.dwg DATE: September 30, 2024, TIME: 3:07 PM, USER: ah5161



NOTE: PROPOSED IMPROVEMENTS TO GREENHOUSE ROAD SHOWN ARE APPROXIMATES BASED ON PLANS PROVIDED BY BURNS & MCDONNELL AND ESI

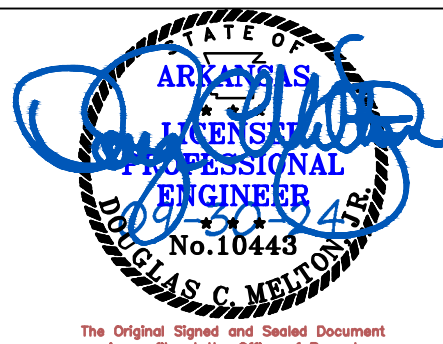
LEGEND

	PROPOSED STANDARD CONCRETE PAVEMENT (SIDEWALK)

REVISION		
NO.	DATE	DESCRIPTION

KES/TJL
DRAWN BY:
DH
CHECKED BY:

2407 SE COTTONWOOD ST., SUITE 1
BENTONVILLE, ARKANSAS 72712
TEL: (479) 273-2209



THE SEAL ORIGINALLY APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY:
DOUGLAS C. MELTON JR. 10443
NAME P.E. LICENSE NO.
DATE 9/30/2024
THE RECORD COPY OF THIS DRAWING IS ON FILE AT THE OFFICES OF:
HALFF ASSOCIATES, INC.
2407 SE COTTONWOOD ST., SUITE 1
BENTONVILLE, AR 72712
C.A.B. 1470
FIRM OR BUSINESS NO. AR STATE

CASEY'S CONSTRUCTION DIVISION
3305 S.E. Delaware Ave., Ankeny, IA 50021 515-965-6100

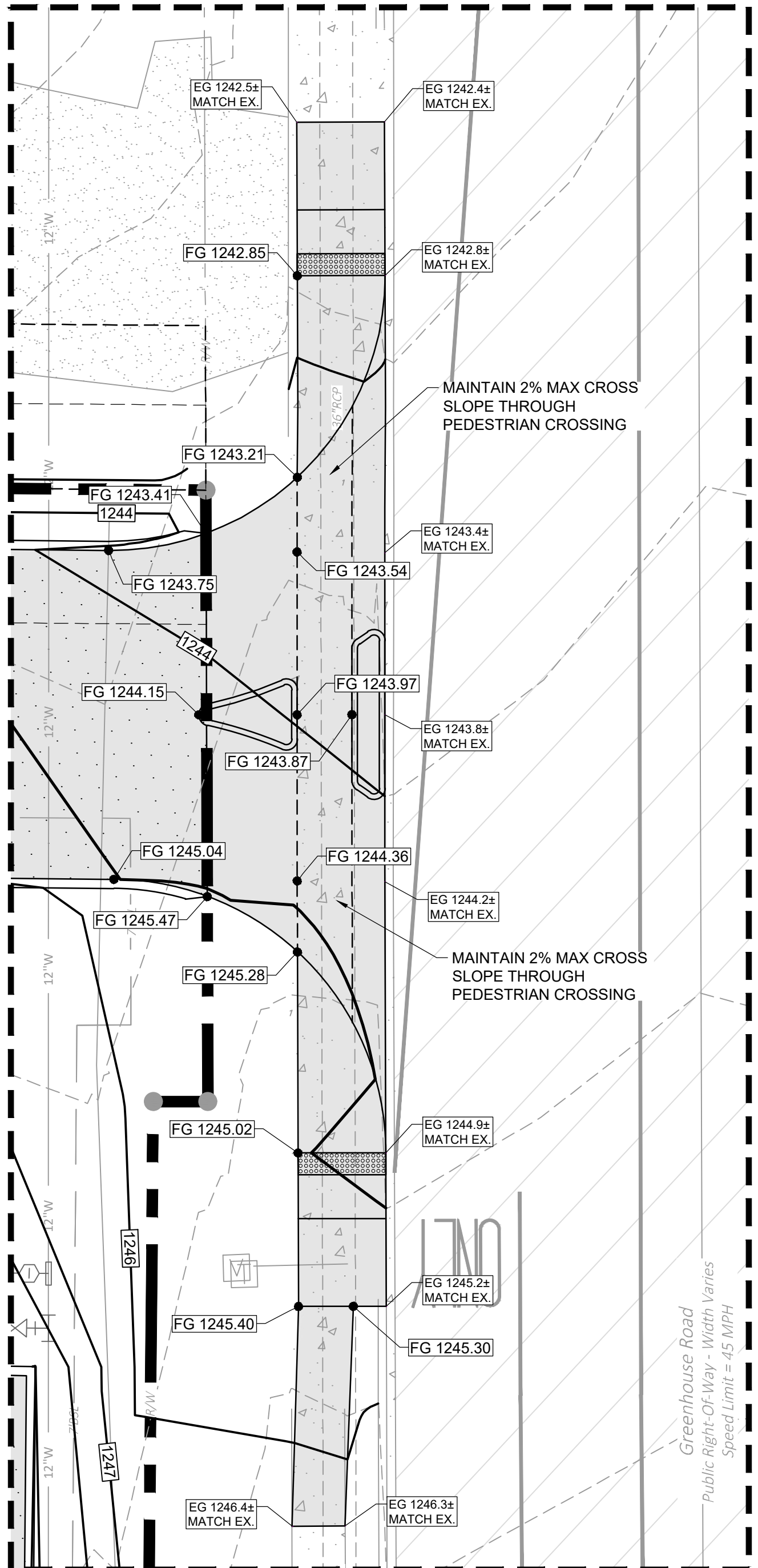
3700 SW REGIONAL AIRPORT BLVD.
BENTONVILLE, AR

FUTURE SITE
DEVELOPMENT PLANS

CITY PROJECT #: LSD24-0036

PROJECT NO.: 47825.720
ISSUED: 09.16.2024
SCALE: 1" = 20'

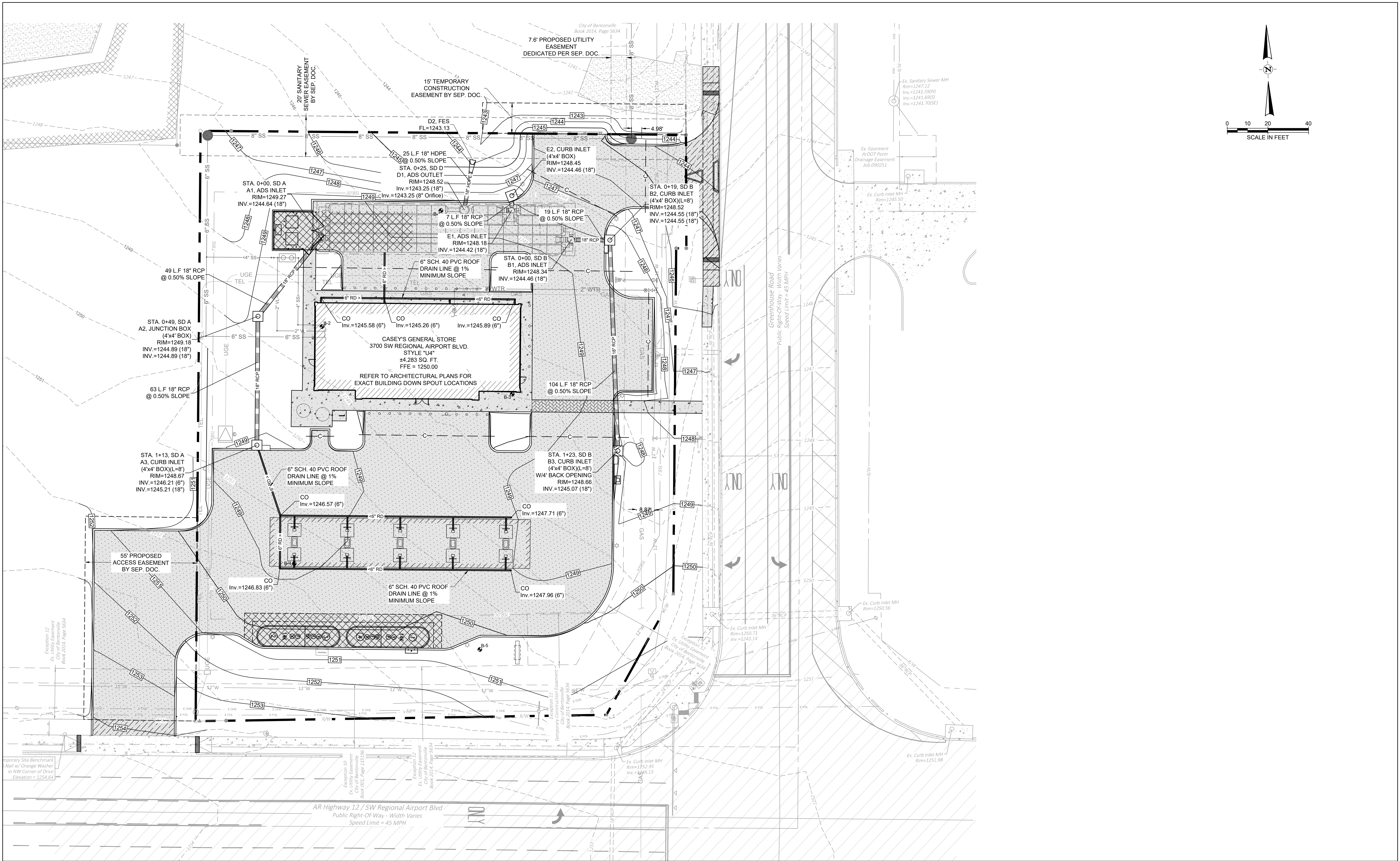
C-102



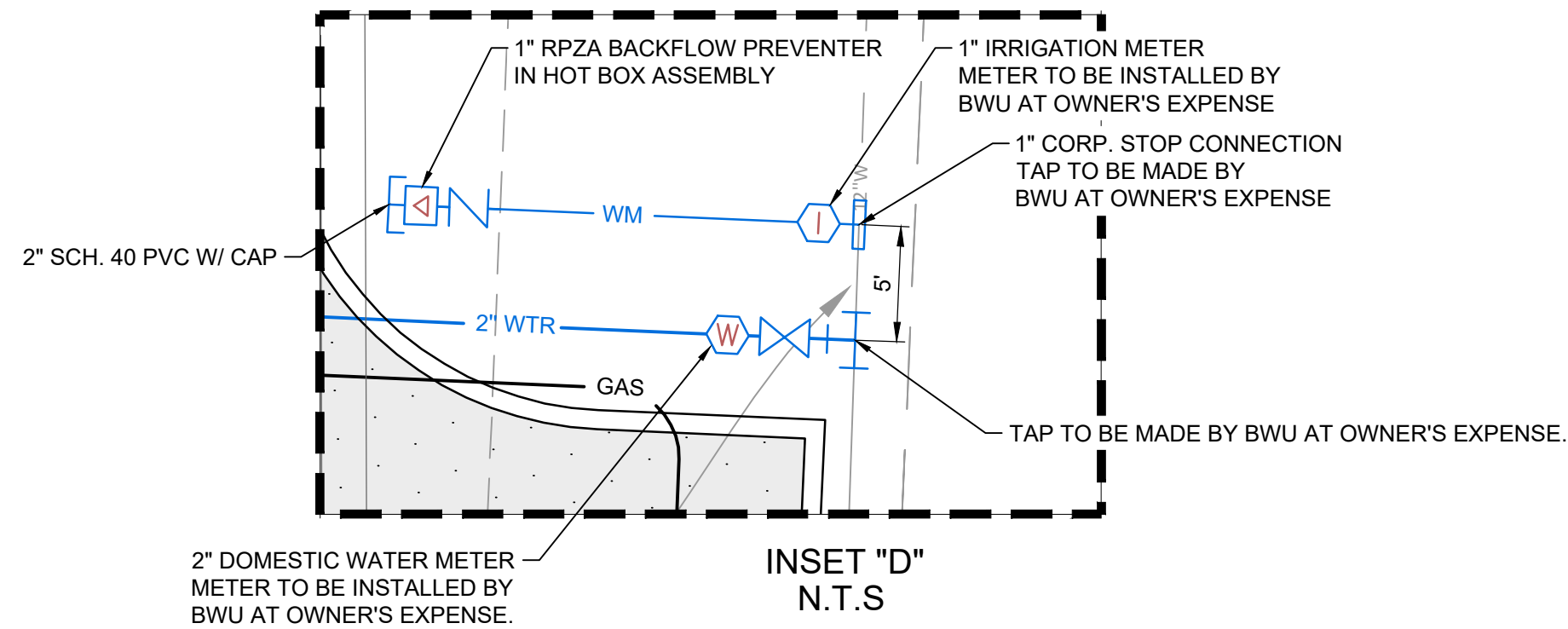
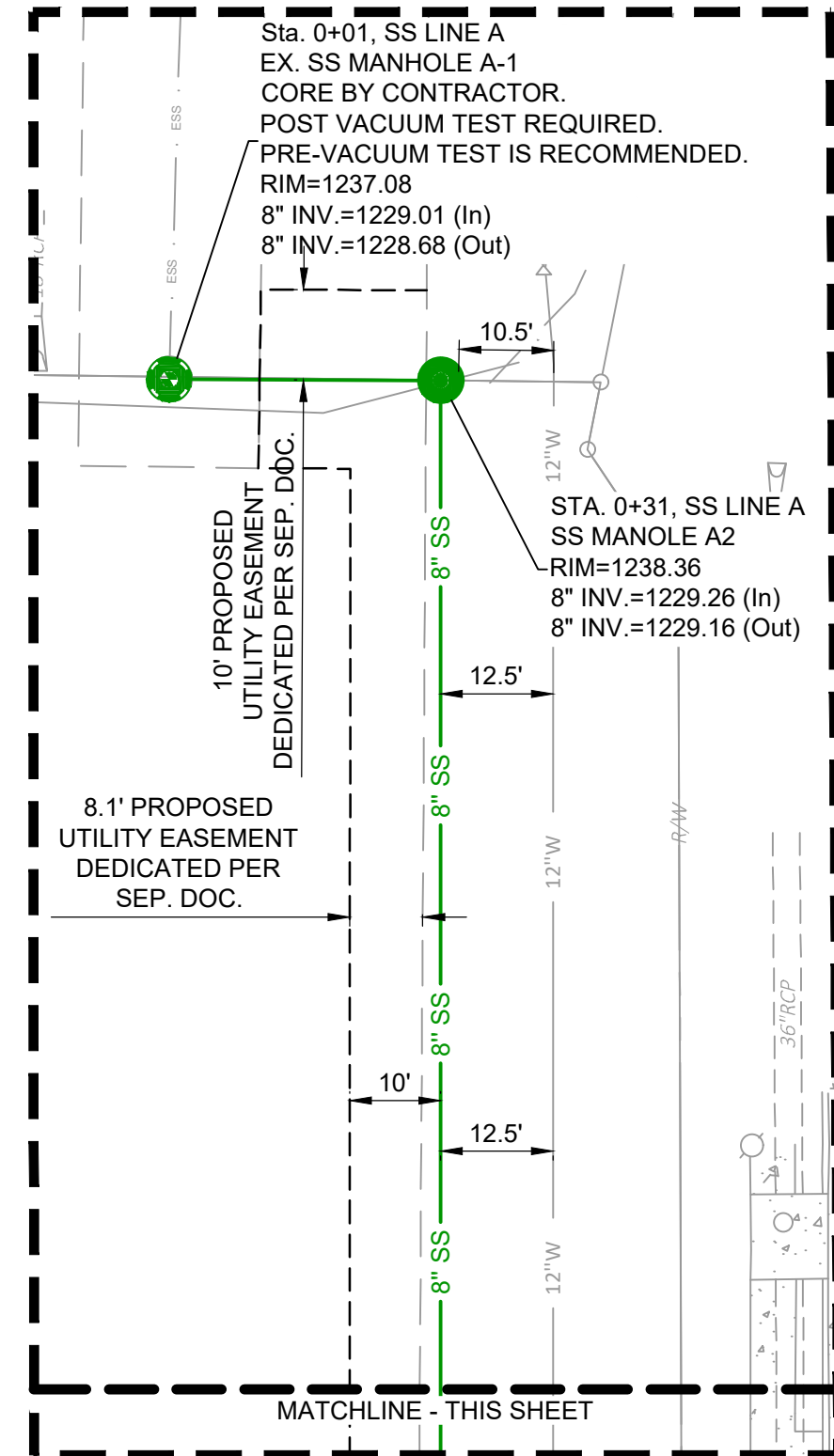
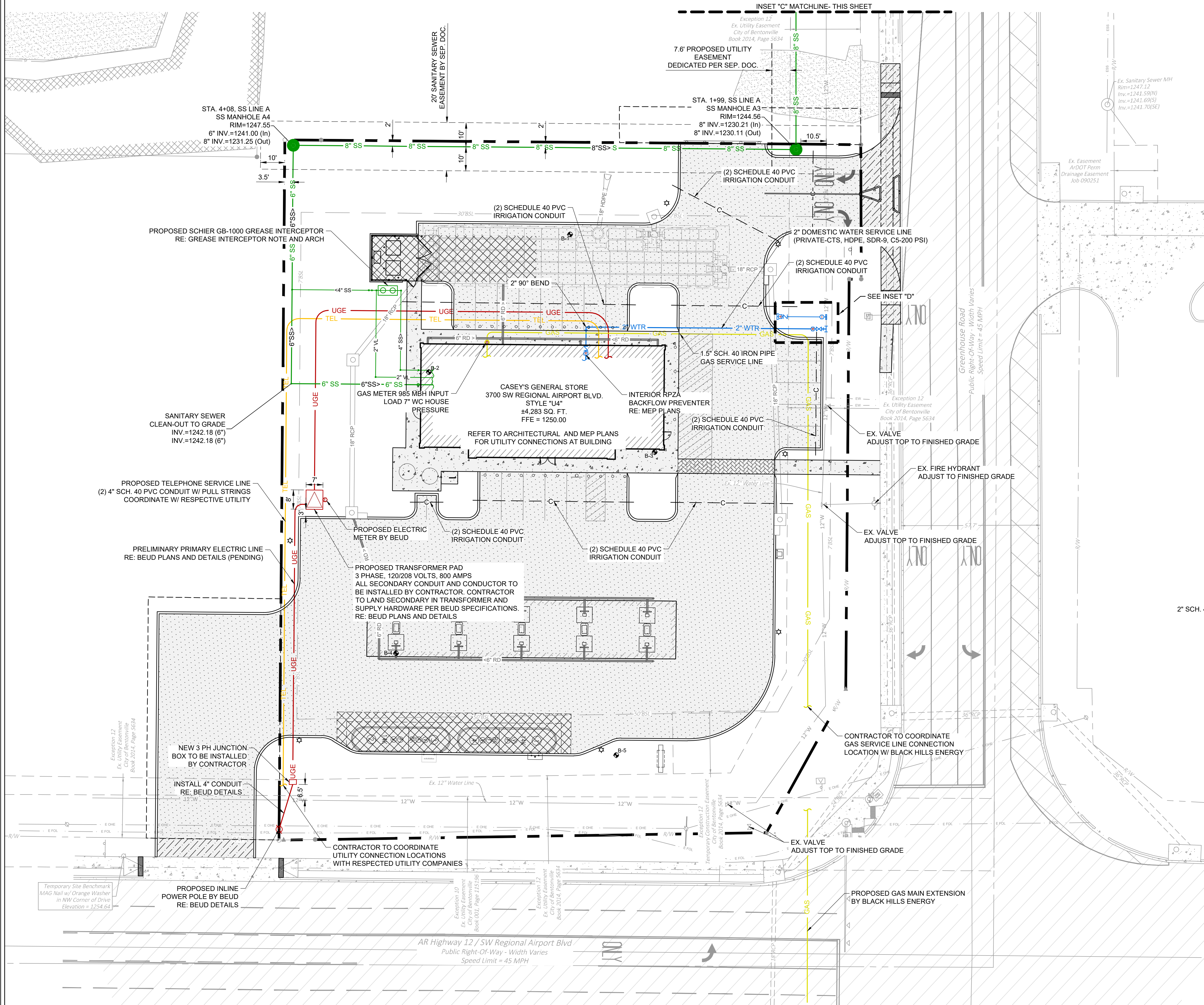
CITY PROJECT #: LSD24-0036

PROJECT NO.:	47825.720
ISSUED:	09.16.202
SCALE:	1" = 20'

FILE NAME: A:\47000s\47825720\LD\CADD\Sheets\C-PLAN-SITE-7825-720.dwg DATE: September 30, 2024, TIME: 3:08 PM, USER: ah5161



FILE NAME: A:\47000s\47825720\CD\CADD\Sheets\C-PLAN-UTIL-47825 720.dwg DATE: September 30, 2024, TIME: 3:09 PM, USER: ah5161



NOTE:
LOCATION AND DEPTH OF EXISTING UTILITIES
ARE APPROXIMATES. CONTRACTOR TO FIELD
VERIFY AT CONNECTIONS.

- GREASE INTERCEPTOR NOTE:
- GREASE TRAP TO BE PROCURED AND INSTALLED BY CONTRACTOR. GREASE TRAP TO BE PROCURED FROM SCHIER PRODUCTS, UTILIZE THE FOLLOWING URL: [HTTPS://SCHIERPRODUCTS.COM/STOCKING-DEALERS](https://schierproducts.com/stocking-dealers). CONTACT SCHIER PRODUCTS WITH ANY QUESTIONS OR CASEY'S TEAM MEMBER IF THERE IS AN ISSUE.
 - DURING DESIGN, THE ARCHITECT SHALL ENGAGE WITH SCHIER TO SIZE THE GREASE TRAP TO LOCAL REQUIREMENTS.
 - SCHIER CONTACT:
SEAN MOLEN
TELEPHONE: (816) 506-3203
E-MAIL: SEAN.MOLEN@SCHIERPRODUCTS.COM
 - MANUFACTURER/MODEL #: SCHIER GB-1000
PEAK FLOW: 58 GPM
AVERAGE FLOW: 33 GPM

REVISION		
NO.	DATE	DESCRIPTION

TBL
DRAWN BY:
DH
CHECKED BY:

halff
2407 SE COTTONWOOD ST., SUITE 1
BENTONVILLE, ARKANSAS 72712
TEL. (479) 273-2209

THE SEAL ORIGINALLY APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY:
DOUGLAS C. MELTON JR. 10443
NAME P.E. LICENSE NO.
9/30/2024
DATE
THE RECORD COPY OF THIS DRAWING IS ON FILE AT THE OFFICES OF:
HALFF ASSOCIATES, INC.
2407 SE COTTONWOOD ST., SUITE 1
BENTONVILLE, AR 72712
C.A.B. 1470
FIRM OR BUSINESS NO.

AR STATE

Casey's
CASEY'S CONSTRUCTION DIVISION
3305 S.E. Delaware Ave., Ankeny, IA 50021 515-965-6100
3700 SW REGIONAL AIRPORT BLVD.
BENTONVILLE, AR

UTILITY PLAN
CITY PROJECT #: LSD24-0036

PROJECT NO.: 47825.720
ISSUED: 09.16.2024
SCALE: 1" = 20'
C-301

LANDSCAPE CALCULATIONS:

STREET FRONTAGE BUFFER:
(1 SHADE TREE PER 20 LF OF STREET FRONTAGE)

GREENHOUSE ROAD:
284.9 LF + 20 LF = 14.3 = 14.
14 = SHADE TREES REQUIRED.
14 = SHADE TREES PROVIDED.

SW REGIONAL AIRPORT BLVD:
233.3 LF + 20 LF = 11.7 = 12.
12 = SHADE TREES REQUIRED.
12 = SHADE TREES PROVIDED.

PERIMETER LANDSCAPING:
(1 TREE PER 50 LF OF PERIMETER, 50% MUST BE SHADE TREES)

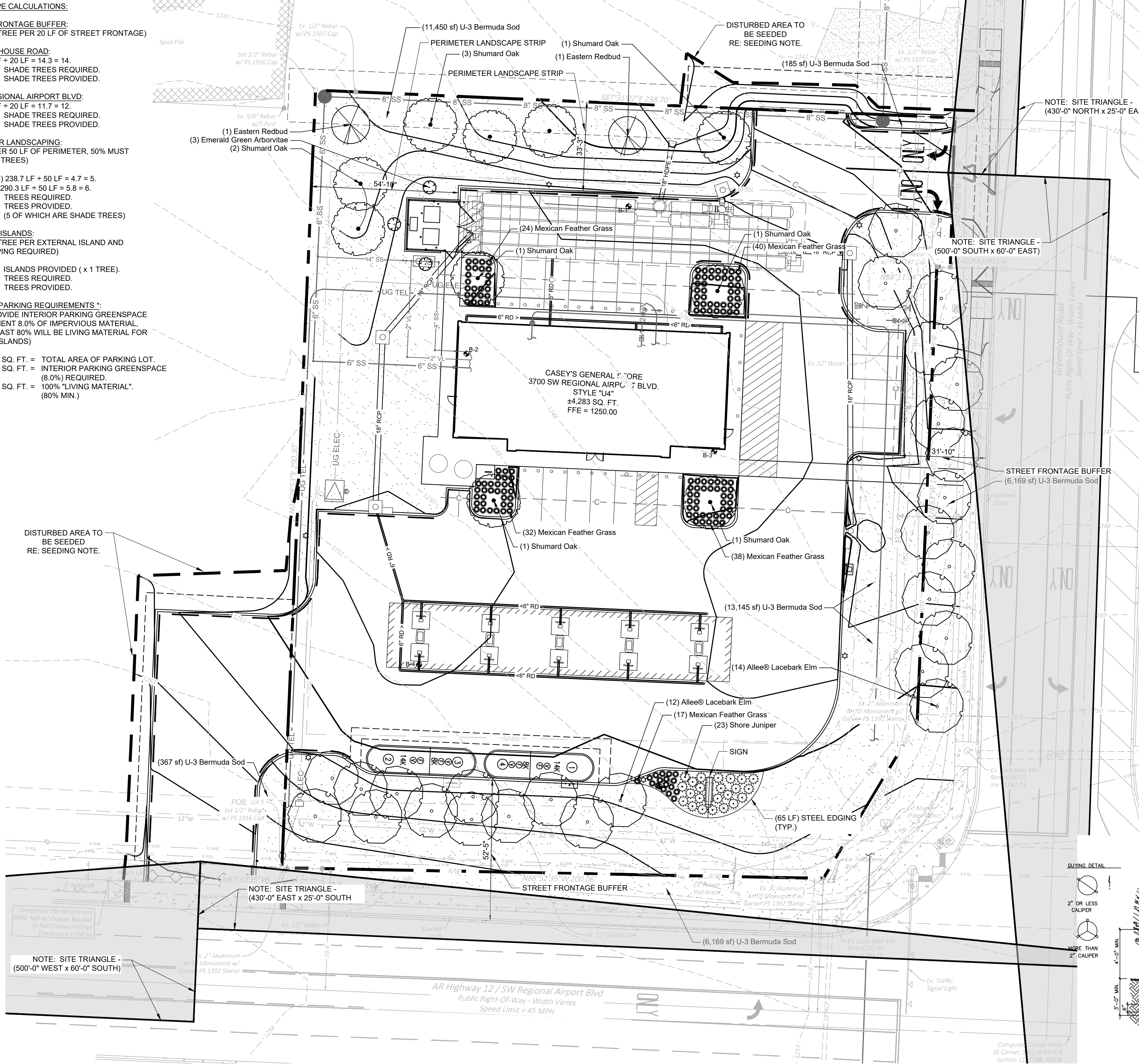
(NORTH) 238.7 LF + 50 LF = 4.7 = 5.
(WEST) 290.3 LF + 50 LF = 5.8 = 6.
11 = TREES REQUIRED.
11 = TREES PROVIDED.
(5 OF WHICH ARE SHADE TREES)

PLANTING ISLANDS:
(1 SHADE TREE PER EXTERNAL ISLAND AND LANDSCAPING REQUIRED)

4 = ISLANDS PROVIDED (x 1 TREE).
4 = TREES REQUIRED.
4 = TREES PROVIDED.

INTERIOR PARKING REQUIREMENTS *:
(*WILL PROVIDE INTERIOR PARKING GREENSPACE REQUIREMENT 8.0% OF IMPERVIOUS MATERIAL, AND AT LEAST 80% WILL BE LIVING MATERIAL FOR PARKING ISLANDS)

11,174.6 SQ. FT. = TOTAL AREA OF PARKING LOT.
894.0 SQ. FT. = INTERIOR PARKING GREENSPACE (8.0%) REQUIRED.
1,237.3 SQ. FT. = 100% "LIVING MATERIAL". (80% MIN.)



PLANT SCHEDULE					
SYMBOL	QTY	COMMON / BOTANICAL NAME	CONT	CAL	HT
TREES					
	3	Emerald Green Arborvitae / Thuja occidentalis 'Smaragd'	B&B		6'-8'
FLOWERING TREES					
	3	Eastern Redbud / Cercis canadensis	B&B	2" Cal	
SHADE TREES					
	10	Shumard Oak / Quercus shumardii	B&B	2.5" Cal	
STREET TREES					
	26	Allee® Lacebark Elm / Ulmus parvifolia 'Allee'	B&B	2.5" Cal	
SYMBOL	QTY	COMMON / BOTANICAL NAME	CONT		HT
SHRUBS					
	151	Mexican Feather Grass / Nassella tenuissima	1 gal.		
	23	Shore Juniper / Juniperus conferta	3 gal.		
SYMBOL	QTY	COMMON / BOTANICAL NAME	CONT	SIZE	
GROUND COVERS					
	31,316 sf	U-3 Bermuda Sod / Cynodon dactylon	Sod		

- LANDSCAPE NOTES:
- THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, TOOLS, EQUIPMENT, AND RELATED ITEMS REQUIRED FOR THE COMPLETE INSTALLATION OF LANDSCAPE.
 - ALL PLANT MATERIAL SHALL BE NURSERY GROWN. PLANT MATERIAL SIZES AND GRADING SHALL COMPLY WITH THE LATEST EDITION OF AMERICAN STANDARDS FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
 - ALL PLANT MATERIAL SHALL BE HEALTHY AND FREE FROM ALL VISIBLE SIGNS OF DISEASE OR PEST INFESTATION.
 - CONTRACTOR SHALL ASCERTAIN LOCATION OF ALL UTILITIES PRIOR TO EXCAVATION. PRIOR TO COMMENCING ANY WORK, CONTACT 1-800-482-8998, OR BY DIALING 811.
 - NO CHANGES TO APPROVED PLANT SCHEDULE WILL BE ALLOWED WITHOUT THE APPROVAL OF THE OWNER.
 - ALL TREES SHALL BE INSTALLED, MULCHED, GUYED AND STAKED PER THE DETAILS. ALL SHRUBS SHALL BE INSTALLED AND MULCHED PER THE DETAILS.
 - 3-INCH BROWN RIVER ROCK MULCH, A MINIMUM OF 2" DEEP INSTALLED OVER LANDSCAPE WEED BARRIER FABRIC, SHALL BE APPLIED TO ALL PLANTING BEDS SHOWN ON THIS PLAN.
 - THE CONTRACTOR SHALL PROVIDE A ONE YEAR MINIMUM WARRANTY FOR ALL PLANT MATERIALS AND INSTALLATION FROM THE DATE OF ACCEPTANCE.
 - THE CONTRACTOR SHALL SPOIL AND EXCESS TOPSOIL LOCATED ON THE SITE THAT IS NOT REQUIRED TO PERFORM LANDSCAPE OPERATIONS. IF SUFFICIENT TOPSOIL IS NOT PRESENT ON SITE, THE CONTRACTOR SHALL IMPORT TO THE SITE IN ORDER TO COMPLETE THE LANDSCAPE OPERATIONS. THE CONTRACTOR SHALL PERFORM A SOIL TEST ON THE EXISTING AND IMPORTED TOPSOIL AND APPLY LIME AND FERTILIZER AS RECOMMENDED BY THE TESTING AGENCY. IN ALL PLANTING BEDS, SOD SHALL BE REMOVED ENTIRELY AND SOIL SHALL BE AMENDED WITH TWELVE INCHES OF TOPSOIL AND A MINIMUM OF 6 INCHES OF COMPOST TILLED INTO THE BEDS.
 - ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED.
 - TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR ALL TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
 - HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF THE ANSI A300 "STANDARD FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
 - LIVING MATERIALS, SUCH AS LAWN, GRASS, OR HERBACEOUS GROUNDCOVERS LIKE JUNIPER OR LIRIOPE, ETC., SHALL COVER A MINIMUM OF EIGHTY PERCENT (80%) OF THE PLANTING ISLANDS. ONE HUNDRED PERCENT (100%) OF LIVING MATERIALS IS STRONGLY ENCOURAGED.
 - ALL UTILITY LOCATIONS SHALL BE FIELD VERIFIED TO AVOID NEW TREE PLANTINGS.
 - ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL PUBLIC UTILITIES.

- SEEDING AND SODDING NOTES:
- ALL DISTURBED AREAS UNDER A 10% SLOPE SHALL BE TOPSOILED TO A MINIMUM DEPTH OF 4" FERTILIZED AT A RATE OF 250 POUNDS PER ACRE AND SEEDED WITH ANNUAL RYE GRASS AT A RATE OF 3-4 POUNDS PER 1000 SQUARE FEET AND TURF-TYPE FESCUE AT A RATE OF 8 POUNDS PER 1000 SQUARE FEET, OR SODDED WITH BERMUDA GRASS IF THE AREA IS DESIGNATED FOR SOD. THE AREA MUST ALSO BE MULCHED. THE CONTRACTOR SHALL WATER AND MAINTAIN THE GRASS UNTIL A HEALTHY PERMANENT STAND IS ESTABLISHED.
 - ALL AREAS OVER 15% SHALL BE PLATED AS ABOVE, BUT SHALL BE COVERED WITH EROSION CONTROL FABRIC EDGES.

- IRRIGATION NOTES:
- ALL SODDED AND LANDSCAPED AREAS SHALL BE IRRGATED.
 - IRRIGATION SYSTEM SHALL BE DESIGNED BY CONTRACTOR.
 - THE IRRIGATION SYSTEMS SHALL BE PROTECTED BY AN RP TYPE BACKFLOW PREVENTER.
 - BACKFLOW PREVENTION ASSEMBLIES INSTALLED OUTDOOR SHALL BE PROTECTED BY AN ENCLOSURE WHICH COMPLIES WITH THE STANDARDS AND SPECIFICATIONS SET FORTH BY THE AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) CODE 1060.
 - THE CONTRACTOR SHALL PROVIDE A RAIN SENSOR TO BE MOUNTED ON HANDRAIL AT THE BACK OF THE STORE. COORDINATE WITH GENERAL CONTRACTOR AND OWNER FOR EXACT LOCATION.

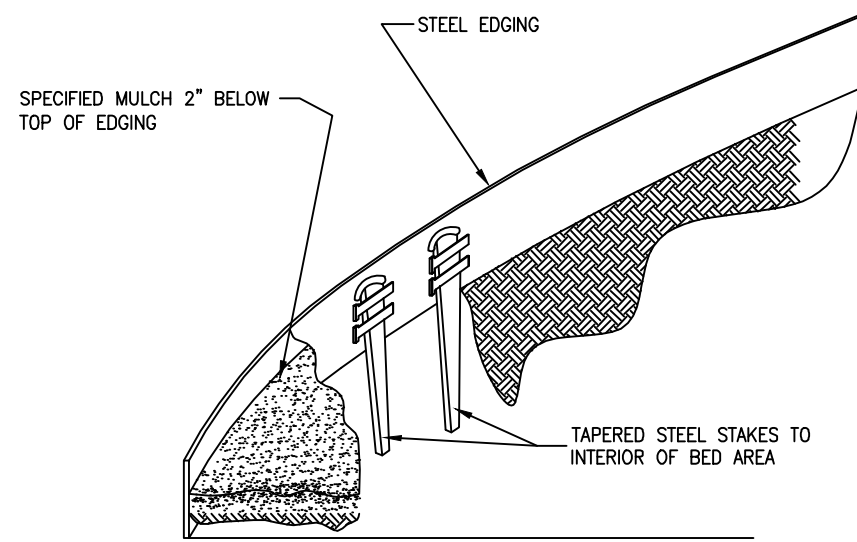
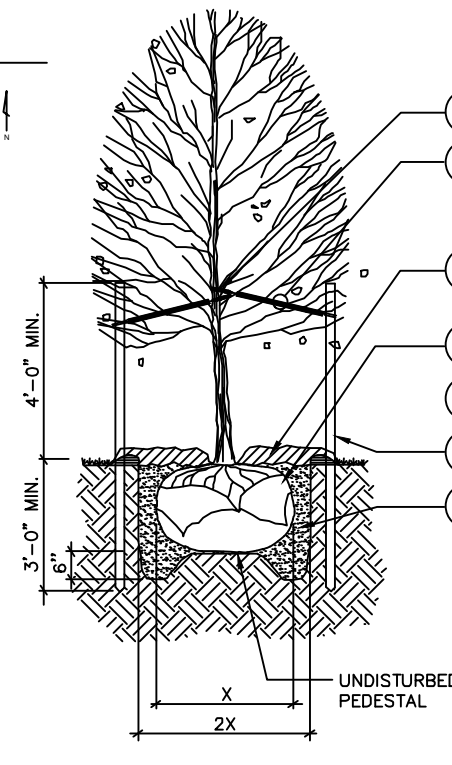
DECIDUOUS TREE PLANTING LEGEND

- | SYMBOL | DESCRIPTION |
|--------|--|
| 1 | TREE STRAP LOOP AT FIRST BRANCH. USE RUBBER HOSE OR APPROVED EQUAL TO PREVENT DAMAGE TO TREE |
| 2 | 12 GAUGE GALVANIZED WIRE & 1-1/2" PVC PIPE |
| 3 | 4" ORGANIC MULCH PER SPECIFICATIONS. DO NOT PLACE MULCH AGAINST TREE TRUNK |
| 4 | REMOVE WIRE BASKET AND REMOVE BURLAP & ROPE FROM TOP 1/3 OF ROOT BALL |
| 5 | TREE SAUCER (FORMED BY MIN. 4" THICK MULCH) |
| 6 | 8" METAL TEE STAKE. KEEP STAKE PLUMB AND SECURED OUTSIDE OF TREE PIT. |
| 7 | PREPARED BACKFILL-TAMP TO PREVENT SETTLEMENT. SOAK BACKFILL AFTER PLANTING. |

PLANTING NOTES

- RETAIN NATURAL SHAPE. DO NOT SHEAR OR CUT CENTRAL LEADER. TREES WITH CENTRAL LEADERS ARE NOT ACCEPTED IF LEADER IS DAMAGED OR REMOVED.
- PRUNE ALL DAMAGED TWIGS AFTER PLANTING
- WRAP TREES TO FIRST BRANCH IF PLANTED IN FALL. DO NOT WRAP IF PLANTED IN SPRING.
- TREES TO BE INSTALLED SO TOP OF ROOT BALLS LEVEL WITH ADJACENT GRADE. TREE SHALL BEAR SAME RELATION TO FINISH GRADE AS MAINTAINED AT NURSERY
- PLACE TREE BALL ON FIRM UNDISTURBED SOIL.
- IF POSSIBLE MARL TREE TRUNK ON THE NORTHERN SIDE AT THE NURSERY AND PLANT TREE WITH MARK FACING NORTH
- TOPSOIL USED SHALL BE AS SPECIFIED IN THE LANDSCAPE SPECIFICATIONS.

TREE PLANTING DETAIL LD 01



STEEL EDGING DETAIL LD 03

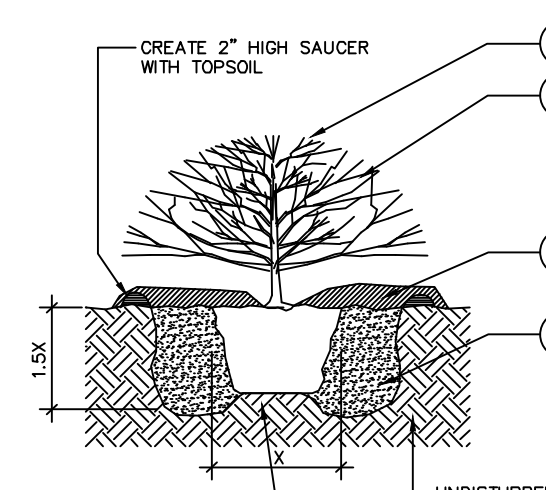
SHRUB PLANTING LEGEND

- | SYMBOL | DESCRIPTION |
|--------|---|
| 1 | PRUNE, BREAKEN AND DAMAGED TWIGS AFTER PLANTING DO NOT PRUNE OR DAMAGE CENTRAL LEADER. |
| 2 | PLACE PLANT IN VERTICAL, PLUMB POSITION. REMOVE CONTAINER AND PLANT LABEL PRIOR TO PLACING BACKFILL. |
| 3 | 3"-4" OF MULCH AS SPECIFIED. DO NOT PLACE MULCH DIRECTLY AGAINST STEMS. |
| 4 | PREPARED BACKFILL AND FERTILIZE PER SPECIFICATION. TAMP AND SOAK BACKFILL AFTER PLANTING. MAINTAIN AFTER PLANTING PER SPECIFICATIONS. |

PLANTING NOTES

- HOLE DIAMETER SHOULD BE AT LEAST TWICE THE DIAMETER OF THE SHRUB ROOT BALL. SHRUB CROWN SHOULD BE PLACED SLIGHTLY HIGHER (1-2") ABOVE THAN SURROUNDING FINISHED GRADE.
- SCORE ROOTBALL BY CUTTING 1/2" VERTICAL GROVES 3" APART
- SPACE PLANTS PER PLANTING PLAN

CONTAINER SHRUB PLANTING DETAIL LD 02



2407 SE COTTONWOOD ST., SUITE 1
BENTONVILLE, ARKANSAS 72712
TEL. (478) 275-2209



09-17-24



CASEY'S CONSTRUCTION DIVISION
3305 S.E. Delaware Ave., Ankeny, IA 50021 515-965-6100

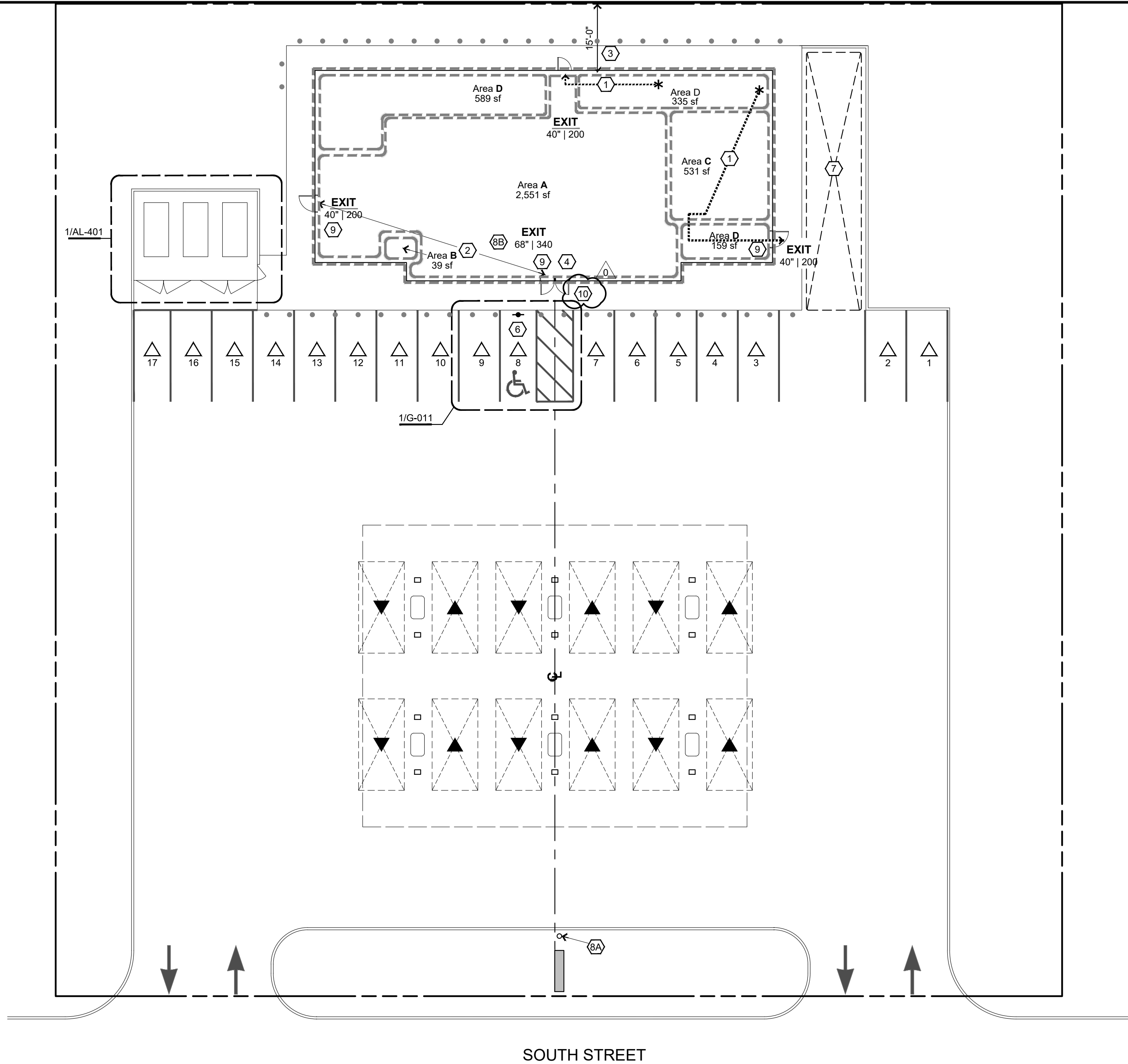
3700 SW REGIONAL AIRPORT BLVD.
BENTONVILLE, AR

LANDSCAPE PLAN

CITY PROJECT #: LSD24-0036

C-701

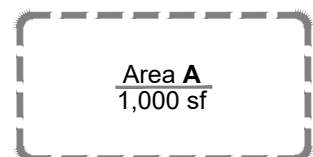
PROJECT NO.: 47825.720
ISSUED: 09.16.2024
SCALE: 1" = 20'
SHEET TITLE



3 Diagrammatic Code Plan & Site Layout

1/16"=1'-0"

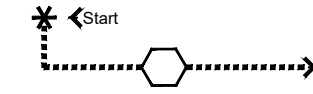
Code Plan Legend



USE FUNCTION: GRAPHIC REPRESENTATION OF FLOOR AREA FUNCTIONS; SEE CODE ANALYSIS, THIS SHEET FOR ADDITIONAL INFORMATION



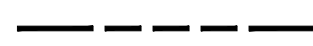
BUILDING EXIT: IDENTIFICATION OF BUILDING EXITS, WITH ASSIGNED EXIT WIDTH AND OCCUPANT CAPACITY



TRAVEL PATH: GRAPHIC REPRESENTATION OF PATH OF TRAVEL AS REQUIRED BY CODES; SEE KEYED PLAN NOTE



PARKING: IDENTIFICATION OF AVAILABLE PARKING SPACES



PROPERTY LINE

Code Plan Keyed Notes

- MAXIMUM LENGTH OF TRAVEL TO EXITS:** 65' (200' ALLOWABLE).
- SEPARATION DISTANCE OF EXITS:** 52'-10" (BUILDING DIAGONAL, 86'-7")
- FIRE SEPARATION DISTANCE:** ALL PORTIONS OF EXTERIOR OF BUILDING ARE GREATER THAN 10' FROM PROPERTY LINE AND THEREFORE ARE NOT REQUIRED TO BE RATED CONSTRUCTION.
- FIRE EXTINGUISHER:** 4-A-80BC INSTALLED NEAR FRONT EXIT
- KITCHEN FIRE EXTINGUISHER:** TYPE 'K' LOCATED WITHIN 30' OF HOOD
- VAN ACCESSIBLE PARKING SPACE:** WITH POST SIGN AND NO-PARKING ACCESS AISLE, SURFACE SLOPES SHALL NOT EXCEED 1:50 (2%) IN ALL DIRECTIONS
- LOADING BERTH:** 14' x 54', SUBJECT TO CHANGE
- EMERGENCY FUEL SHUTOFF:** POST MOUNTED SHUTOFF BUTTON WITH SIGN STATING "EMERGENCY FUEL SHUTOFF" LOCATED ALONG CURB LINE (8A); A SECONDARY SHUTOFF LOCATED INSIDE AT THE SALES COUNTER FOR THE CONVENIENCE OF STAFF (8B)
- TACTILE SIGN:** @ 48" A.F.F. TO BRAILLE ON LATCH SIDE OF DOOR
- KNOX BOX:** SEE A-201

Code Plan General Notes

- RELATED SHEETS:** FOR ADDITIONAL INFORMATION NOT DIRECTLY REFERENCED, SEE THE FOLLOWING SHEETS:
G-001 FOR GENERAL PROJECT NOTES
AL-101 FOR SITE WORK
A-101 FOR BUILDING ADDITION AND REMODEL FLOOR PLAN
AQ-101 FOR EQUIPMENT FLOOR PLAN LAYOUT
- DO NOT USE THIS SHEET FOR SITE LAYOUT:** THE SITE AND BUILDING PLAN REPRESENTED ON THIS SHEET IS INTENDED AS A DIAGRAMMATIC REPRESENTATION OF CODE AND ZONING RELATED ISSUES ONLY, ALL SPECIFIC LAYOUT AND CONSTRUCTION INFORMATION IS FOUND ON THE SITE PLAN AND BUILDING DRAWINGS

Project Data

JURISDICTION: BENTONVILLE, AR
2021 Arkansas Fire Prevention Code Vol 1 (Fire)
2021 Arkansas Fire Prevention Code Vol II (Building)
2021 Arkansas Mechanical Code
2020 National Electrical Code
2018 Arkansas Plumbing Code
2018 Arkansas Fuel Gas Code
2014 Arkansas Energy Code
2010 ADA Standards for Accessible Design

Zoning Information

OFF STREET PARKING AND LOADING	
Marked General Parking	15
Unmarked Gas Pump Parking	10
TOTAL PARKING SPACES	25

REQUIRED HANDICAP PARKING [ADAAG]
1 : 25 Required Parking Spaces (Van Accessible)

PROVIDED HANDICAP PARKING = 1 (VAN ACCESSIBLE)

LOADING BERTH
1 Provided (14'x54'), Subject to change

SIGNAGE REQUIREMENTS
See Sheet AL-601 For project signage schedule and drawings.

Code Information

Occupancy Type (Section 309)

Group M - Mercantile Retail Sales & Fuel Dispensing

Construction Type (Section 602.5)

Type V, B (Non-rated) Construction in which the structural elements, exterior and interior walls are of any materials permitted by the code.

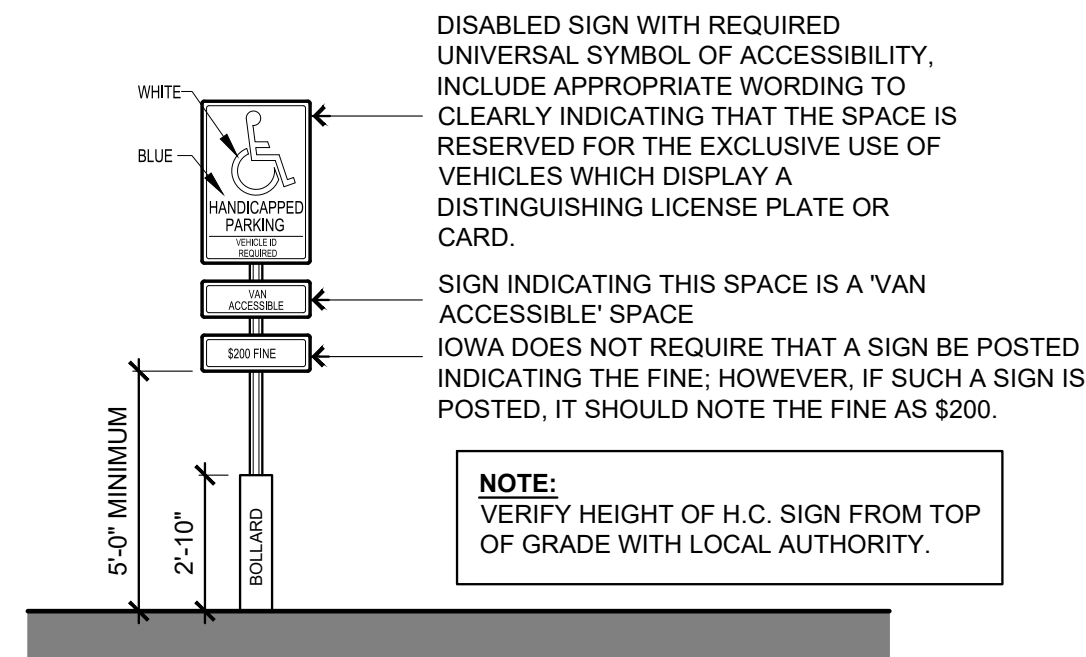
Building Height & Area (Table 503)

Based on above referenced occupancy type and construction type.

	ALLOWABLE	ACTUAL
Height (Stories / Feet):	1 / 40'	1 / 25'
Area (Group M):	9,000 sf	4,206 sf

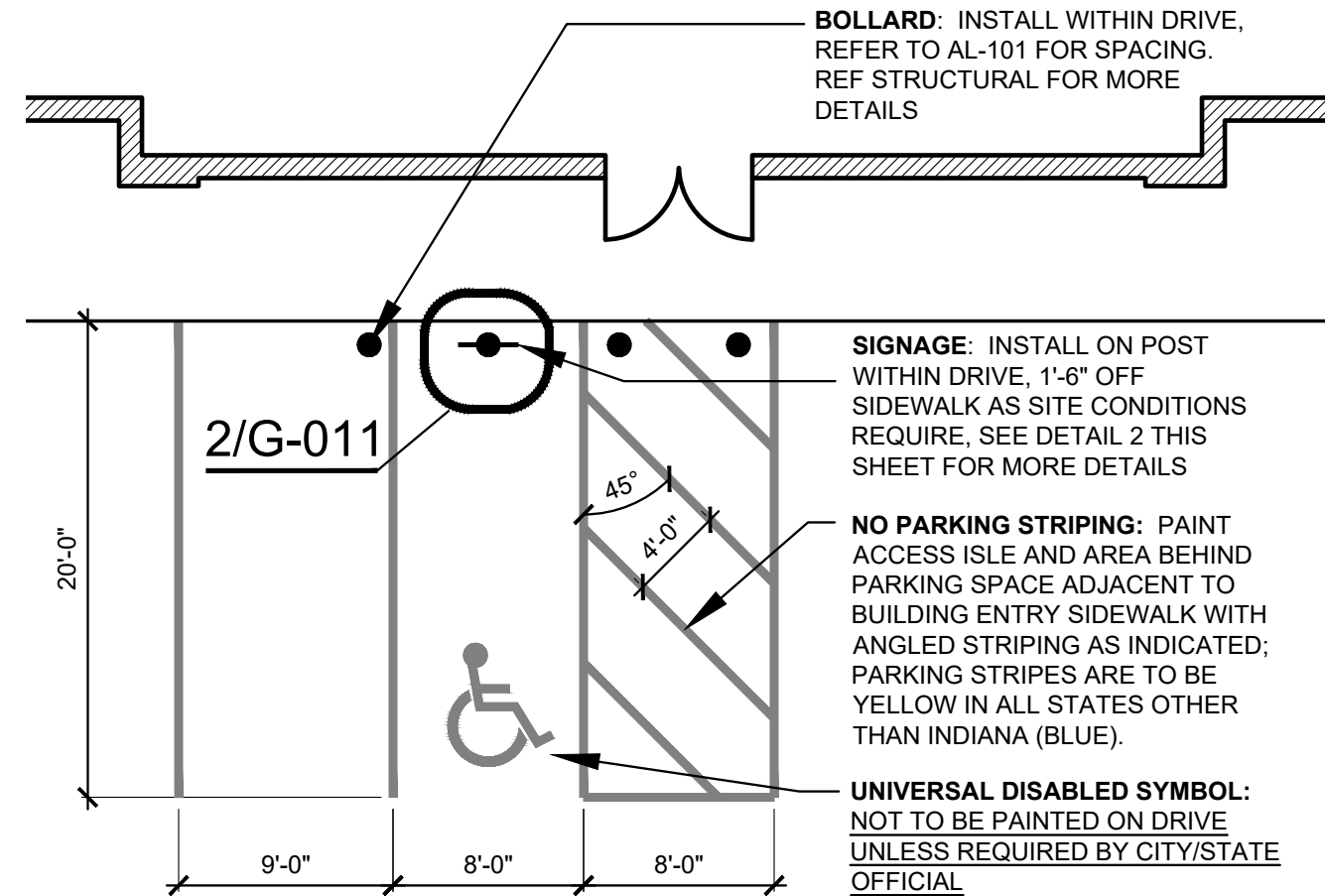
Incidental Uses (Section 508.2, Table 508.4)

No incidental use areas are present within building as defined in Table 508.4 that require separation.



2 Disabled Parking Signage

1/4" = 1' = 0"



1 Disabled Parking Layout

1/8" = 1' - 0"

Code Information Cont'd

Fire Resistive Requirements (Table 601)

	Hrs
Structural Frame	0
Bearing Walls	0
Non-bearing Walls	0
Floor Construction	0
Roof Construction	0

Exterior Walls (Table 602)

Where exterior wall fire separation distance to the property line is less than 10', but more than 5' 1-Hour rated construction is required. If less than 5' 2-Hour rated construction is required. All sides of building are more than 10' offset from property line. No rated construction required. (Plan Note 3)

Allowable Area of Openings (Section 705.8/ Table 705.8)

The maximum area of openings allowed in rated exterior construction is determined as a percentage of total wall area (Table 705.8). When an exterior wall is within 3' of property line no openings are allowed, from 3' to 5' only protected openings are allowed and from 5' to 10' both protected and unprotected openings are allowed. No exterior walls require rated construction, therefore no limitations are imposed on openings. (Plan Note 3)

Occupant Load (Chapter 10)

The Occupant Load is determined by first sub-dividing the plan layout into different Function Types (per Table 1004.1.2) then dividing each by the assigned SF/Occupant to obtain the Total Occupant Load for exiting. The Function Areas assigned in the table below are graphically represented in the Code Plan on this sheet. (See Code Plan)

TABLE 1004.5	Criteria	Area	Load
Area A - Mercantile	60 gross	2,500 sf	42
Area B - Business (Office)	150 gross	39 sf	1
Area C - Kitchen	200 gross	531 sf	3
Area D - Accessory (Back house)	300 gross	1,136 sf	4
TOTALS		4,206 sf	51

Building Exits

Egress Width (Section 1005)

Non sprinkled buildings require 0.2" of egress width per occupant. Egress width required, 12.4" for occupant load of 62 persons. Egress width provided, 148" total at three (3) locations. (See Locations on Code Plan)

Exit Doors (Section 1015, Table 1015.1)

Occupant load greater than 50 requires 2 exits separated by half the maximum diagonal distance of the building. Maximum diagonal, 86'-7"; Exit Separation, 52'-10". (Plan Note 2)

Exit Access Travel Distance (Section 1016, Table 1016.2)

In non sprinkled buildings the maximum travel distance from any point in the building to an exit is limited to 200'. Maximum distance present 74'; See plan this sheet. (Plan Note 1)

Plumbing Fixtures (Chapter 4)

As required for toilet room fixture calculations, the assumed occupancy loads for male and female are 50% of the total occupancy load for the building (per Table 2902.1, IBC).

	CRITERIA	REQUIRED	PROVIDED
MENS (26 Occupants)			
Water Closets	1 / 500	1	1
Lavatories	1 / 750	1	2
Urinal		0	1
WOMENS (26 Occupants)			
Water Closets	1 / 500	1	2
Lavatories	1 / 750	1	2
OTHER FIXTURES			
Drinking Fountain		1	0*
Service Sink		1	1

* Water is provided through a dispenser in the fountain drink system at no charge as allowed by Section 410.3.

Fire Protection

Portable Fire Extinguishers (Section 906)

Portable Fire Extinguishers shall be installed in accordance with NFPA 10 and meet the minimum coverage and travel distance requirements:

General: 4-A-80BC, 11,250sf Coverage / 75' Travel Distance (Plan Note 4)
Kitchen: Type 'K', within 30' of Hood (Plan Note 5)

Emergency Fuel Shutoff (Section 2303.2)

A fuel shutoff switch is located within 100' of the fuel pumps (Plan Note 8A); an additional shutoff switch is located within the building at the sales counter for the convenience of the attending staff (Plan Note 8B).



SCHEMMER
Design with Purpose. Build with Confidence.
104 North 115th Street, Suite 300
Omaha, NE 68154
COA Number
CA0096

PROJECT: CASEY'S GENERAL STORE
SW REGIONAL AIRPORT & GREENHOUSE
BENTONVILLE, AR
2023 - U4 REAR DOOR - V.03
PROJECT NUMBER:
07164.092
DRAWN BY:
JUN

DATE: 5/10/2024
REVIEWED BY:
CHECKED BY:
DJR

GENERAL
PROJECT DATA
CODE DATA
G-011



BACK ELEVATION

EXTERIOR MATERIAL BREAKDOWN:
TOTAL SQUARE FOOTAGE = 2003 SF
STONE = 76 SF, 3.8%
BRICK = 1800 SF, 89.9%
AL DR = 24 SF, 1.2%
ARCHITECTURAL METAL = 103 SF, 5.1%



LEFT ELEVATION

EXTERIOR MATERIAL BREAKDOWN:
TOTAL SQUARE FOOTAGE = 979 SF
STONE = 158 SF, 16.1%
BRICK = 719 SF, 73.4%
HM DR = 28 SF, 2.9%
ARCHITECTURAL METAL = 74 SF, 7.6%



FRONT ELEVATION

EXTERIOR MATERIAL BREAKDOWN:
TOTAL SQUARE FOOTAGE = 2105 SF
STONE = 211 SF, 10%
BRICK = 1048 SF, 49.8%
GLASS = 232 SF, 11%
ARCHITECTURAL METAL = 614 SF, 29.2%



RIGHT ELEVATION

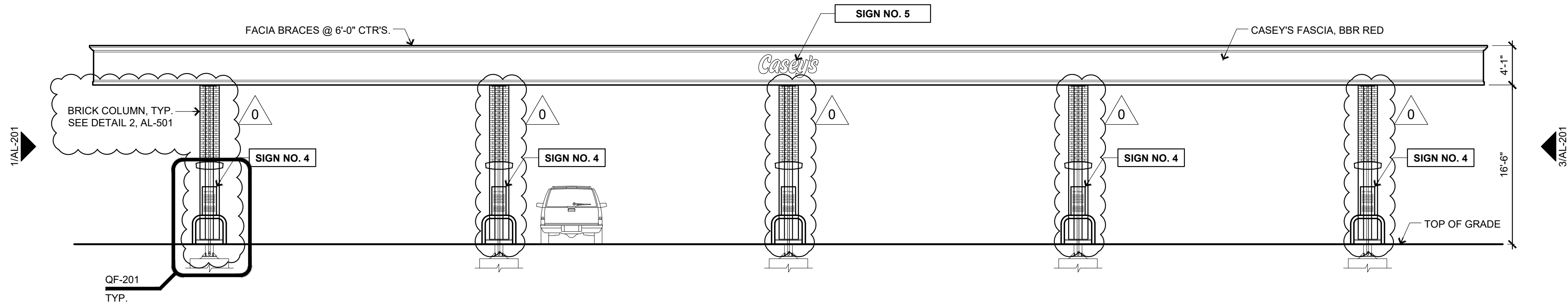
EXTERIOR MATERIAL BREAKDOWN:
TOTAL SQUARE FOOTAGE = 979 SF
STONE = 158 SF, 16.1%
BRICK = 719 SF, 73.4%
HM DR = 28 SF, 2.9%
ARCHITECTURAL METAL = 74 SF, 7.6%

****VERIFY ALL SIGNAGE WITH SIGN PERMITS****

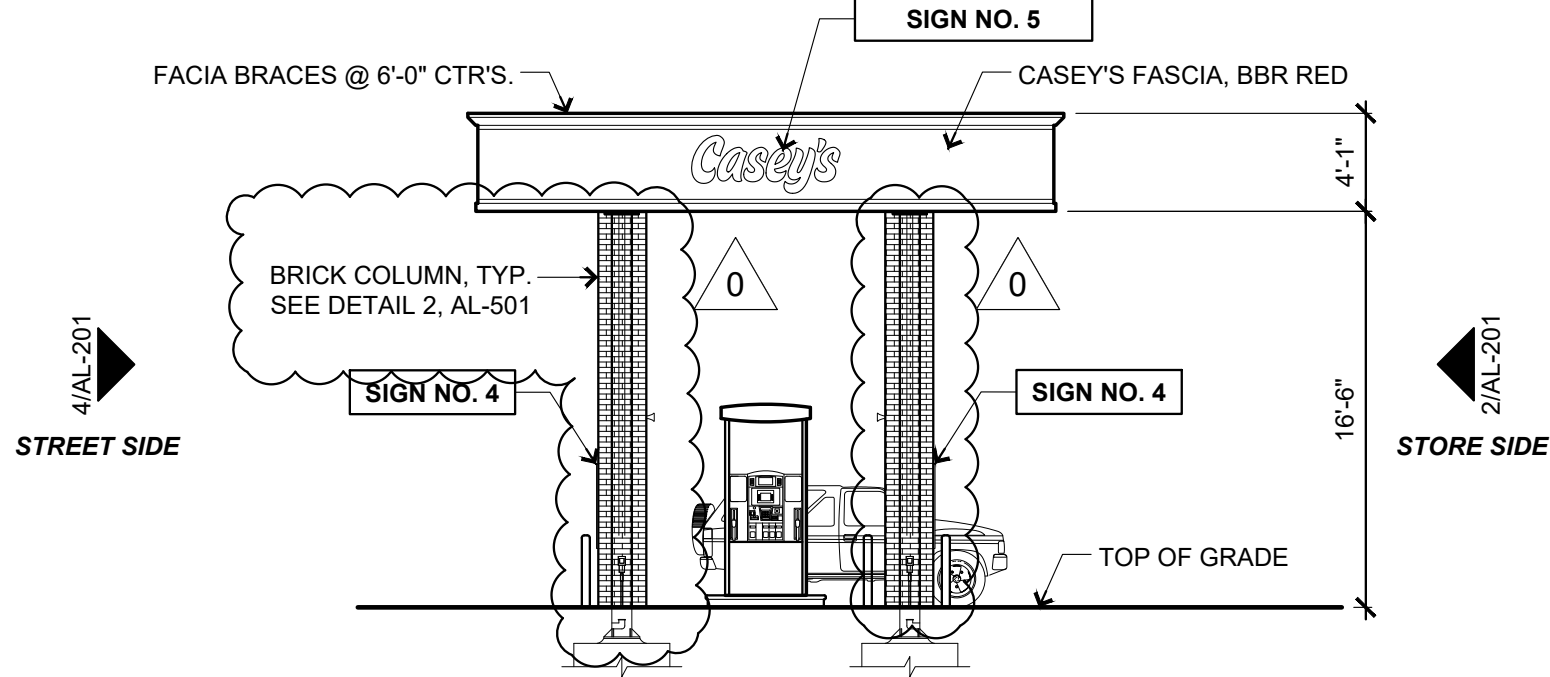
Canopy										
Sign #	Sign	Type	Location	Illumination	Dimensions			Area Ft²	Quantity	
					Bottom	Top	Width			
5	House Logo	Surface	Canopy Side	Internal	17' 3-1/2"	21' 3-1/2"	5' 8-7/8"	4' 0"	17.49	2
5	House Logo	Surface	Canopy Front	Internal	17' 3-1/2"	21' 3-1/2"	5' 8-7/8"	4' 0"	17.49	1
4	Snap Frame	Advertising	Canopy Column	N/A	3' 0"	7' 0-1/2"	2' 4"	3' 8"	8.56	8
Total									120.95	

General Notes

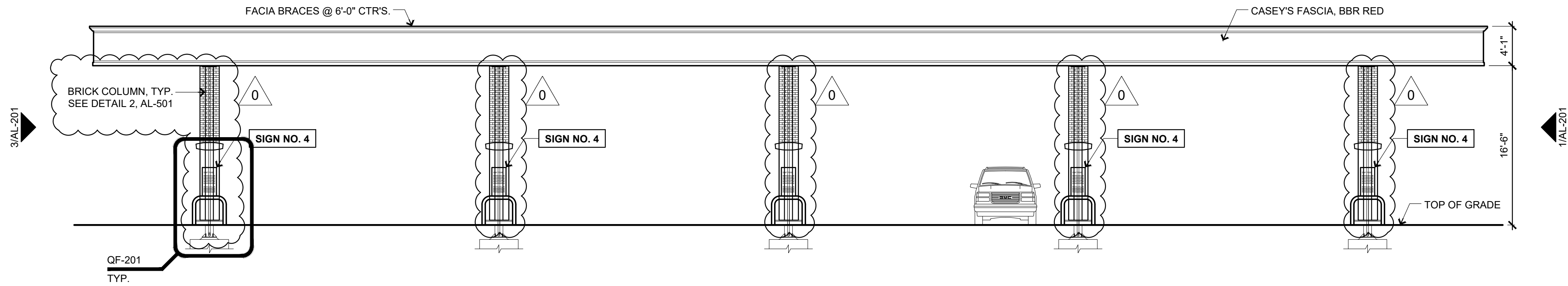
- RELATED SHEETS:** FOR ADDITIONAL INFORMATION NOT DIRECTLY REFERENCED, SEE THE FOLLOWING SHEETS:
G-001 FOR GENERAL PROJECT NOTES
AL-101 FOR GENERAL SITE PLAN
Sign Packet FOR SIGNAGE SCHEDULE AND NOTES
QF-Series FOR DESIGN AND DETAILS RELATED TO FUELING FACILITY
- GASOLINE ISLAND CANOPY:** REVIEW SHOP DRAWINGS PROVIDED BY CANOPY SUPPLIER AND ADVISE CASEY'S CONSTRUCTION MANAGER OF ANY DISCREPANCIES
- EMERGENCY GAS SHUT OFFS:** REFER TO SHEETS A-201, AQ-101 & E-101 FOR EMERGENCY SHUT OFF LOCATIONS.



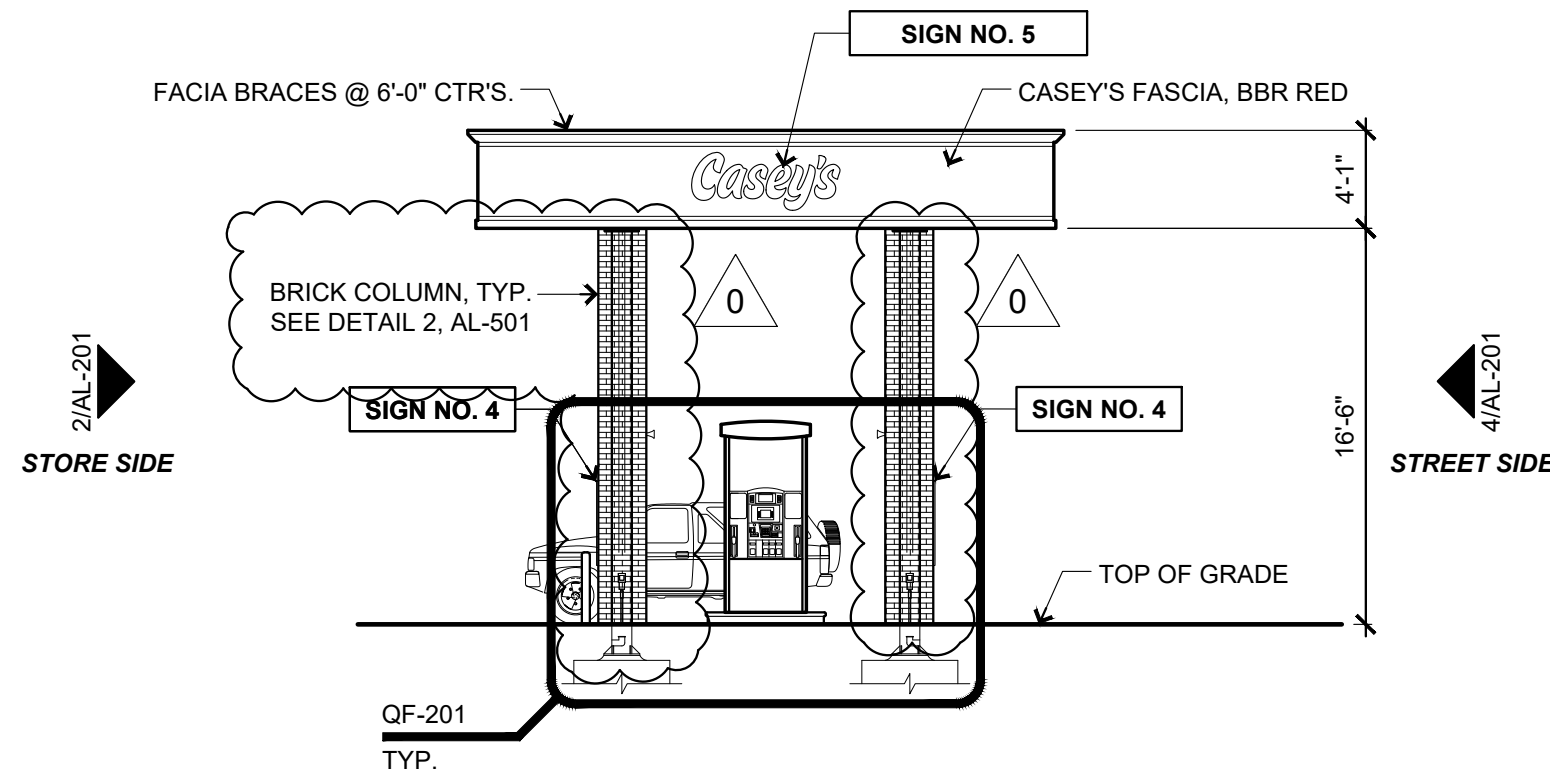
4 Pump Island Canopy - (Street Side)
1/8" = 1'-0"



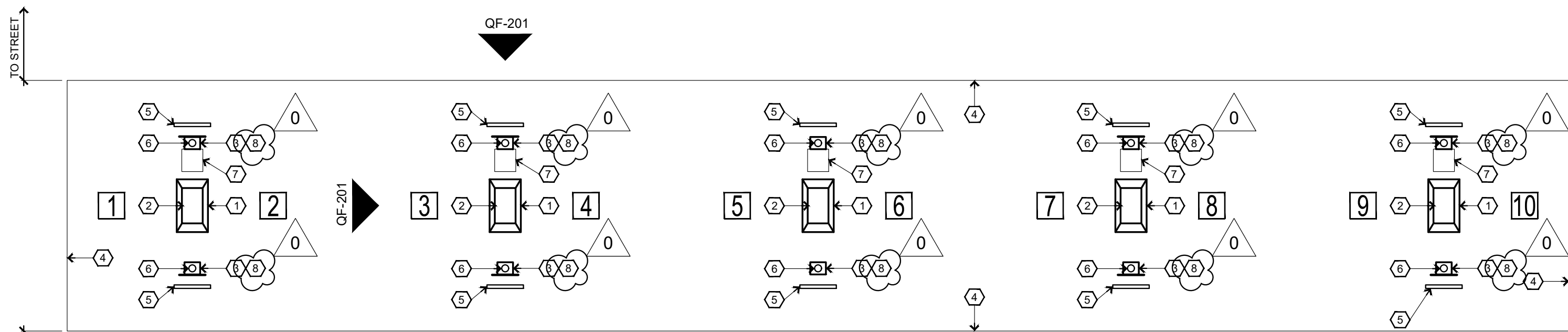
3 Pump Island Canopy - Right Side Elevation
1/8" = 1'-0"



2 Pump Island Canopy - (Store Side)
1/8" = 1'-0"



1 Pump Island Canopy - Left Side Elevation
1/8" = 1'-0"



5 Canopy Layout Plan
Not To Scale

Keyed Canopy Layout Plan Notes

- FUEL ISLANDS**
- FUEL DISPENSERS:** SUPPLIED BY OWNER
- CANOPY COLUMN:** SUPPLIED BY CANOPY MFG.
- EDGE OF CANOPY:** ABOVE
- STEEL GUARD PIPE:** SET INTO CONC SLAB AS INDICATED IN DETAIL ELEVATIONS (2 PER ISLAND)
- INTERNAL DOWNSPOUTS:** ROUTE THROUGH COLUMNS AND UNDERGROUND TO STORM SEWER OR DETENTION IF APPLICABLE
- TRASH CAN AND WASH BUCKETS**
- CANOPY COLUMN BRICK VENEER:** REDSTONE ANTIQUE
- PUMP LABELS:** MOUNTED ON CANOPY COLUMNS

DRAWINGS & INFORMATION ON THIS SHEET ARE PROVIDED FOR INFORMATION ONLY AND HAVE NOT BEEN DESIGNED BY OR REVIEWED BY THE SCHEMMER ASSOCIATES.

CASEY'S CONSTRUCTION DIVISION One Convenience Blvd., P.O. Box 3001, Ankeny, Ia. 50021 515-965-6100			
PROJECT: BENTONVILLE, AR 2023 - U4 REAR DOOR - V.03	DATE ISSUED: 03/04/24	REVISIONS: 03/04/24	DRAWING INFORMATION: GASOLINE ISLAND CANOPY ELEVATIONS
DRAWING INFORMATION: 2023 - U4 - V.03	DRAWN BY: ARLON GOFORTH III	CHECKED BY:	AL-201



U-Haul SW 14th Street

Southwest 14th Street, east of Elm Tree Road

PC Date: 10/15/2024

Staff Report Details

Project Number	LSD24-0002
Applicant / Current Owner	UHaul Holding
Site Area	+/- 6 Acres
Current Zoning	C-2 General Commercial
Requested Zoning	NA
Current Future Land Use Map Designation	General Commercial
Requested Future Land Use Map Designation	NA
Development Type / Use	Ministorage
Related projects	

Property Description

The property is located on Southwest 14th Street. The property is presently zoned C-2, General Commercial with a land use of General Commercial. Adjacent zoning districts include C-2, General Commercial to the East and South, with county property to the North and West. The property has direct access to Southwest 14th Street, and has shared access with the property to the west.

Project Details

The applicant is proposing a Uhaul indoor ministorage facility on this property. They have proposed two buildings on the site. The northern "Building A" is just over 49 feet at its tallest point, and Building B is 4 stories tall, or just over 53 feet at its tallest point. The buildings will have a total of over 143,000 square feet on a roughly 48,000 square foot footprint. The buildings are proposed to be comprised of Special Use Primary materials and split face CMU. The warranty provided for the metal panel (attached) is for 20 years and the gage of the metal panel has not been specified. The buildings provide roofline, horizontal, and vertical articulation.

The site provides two curb cuts, both shared, and a stub out to the west for future development. Parking is provided at 70 spaces, 23 spaces above the required 47 total spaces. Landscaping is provided to screen

Project Details

the parking area from the street. The applicant has stated that this location will not be used for moving truck or trailer storage or rental.

Relationship to the General Plan / Projected Traffic Impact

Ministorage uses do not typically drive high amounts of traffic as they are not a frequented destination like restaurants and retail. The traffic impact will likely be minimal.

Public Comment

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

Analysis / Waivers

The proposed development has requested 1 waiver:

Waiver 1: A Waiver from Sec 1100.21 (e) (3) Loading Dock

Waiver 1 is a request to allow for a loading dock to be located on the primary street-facing façade of the building. The applicant has stated in their narrative that because of the City's requirements to detain the offsite water to the east and because of the US Army Corp of Engineers requirements to treat it for wetland mitigation, they are unable to locate the loading dock on the south side of the building.

"Moving the loading dock to the east side would require the buildings to shift to the west and the pond size to be decreased, not allowing for the full amount of detention required to treat the water."

This item was tabled by the Planning Commission at the request of the applicant on September 17, 2024. The Planning Commission had asked the applicant to explore different options that may require re-designing the site to accommodate the loading dock at the rear (south side) of the building. As was requested, the applicant explored the option of moving the dock to the rear (south side) of the building and has provided a site plan showing that this option is not feasible due to the US Army Corp of Engineers requirements that ultimately prohibit the truck from being able to make the necessary turning movements to access said dock in said location.

In response to the Planning Commission's request, the applicant has provided 4 options that they would like to present to the Planning Commission,

Option #1 is the same as the original proposal; the truck dock remains on the north side of the building and no screen has been added.

Option #2 the truck dock remains on the north side of the building, is still not screened by a wall and is only screened by trees.

Option #3 the truck dock remains on the north side of the building and is now screened with an articulating brick screen wall and trees.

Option #4 the truck dock remains on the north side of the building, is screened by trees, no screen wall is proposed. But the building now has a CMU wainscot that wraps the north, east and west sides of the buildings.

There is an implicit 5th Option if the waiver is not approved, requiring the loading dock to be located on the southerly side of the building.

Analysis / Waivers

Please see the attached elevation exhibits for further details and visual representation. The second waiver request in the letter for pipe slope has been administratively approved by the City Engineer.

Conclusion

Should the Planning Commission find this waiver acceptable and also find that the Special Use Primary Materials are of a quality and character consistent with the development code, staff recommends approval of this Large Scale Development. Additionally, staff recommends that the split face CMU wainscot be required for the northerly building for all but the southerly elevation, no matter which option is approved.

Additional Details



PENDING PC Items

SW AVONDALE DR

SW BELMONT WAY

SW ELM TREE RD

SW 14TH ST

22-098 -
Uhaul - SW
14th Street

SW MOSSY
STONE RD



LSD24-0002
22-098 - Uhaul - SW 14th Street
Large Scale Development

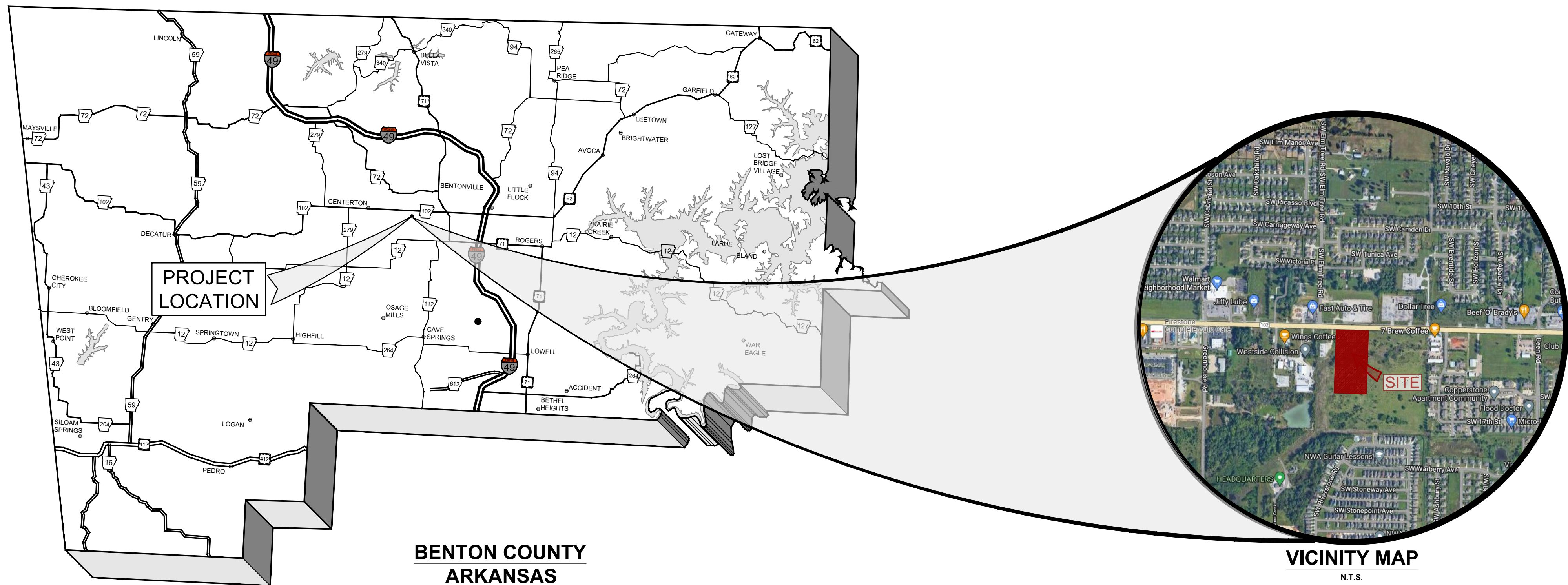


UHAUL STORAGE FACILITY

LARGE SCALE DEVELOPOMENT

3101-3103 SW 14TH STREET

BENTONVILLE, AR



PROJECT CONTACT INFORMATION				
TITLE	CONTACT	PHONE#	ADDRESS	EMAIL
OWNER AND DEVELOPER	BRETT HOGAN	(405) 820-9416	2727 NORTH CENTRAL AVENUE, PHOENIX, AZ 85004	brett_hogan@uhaul.com
ENGINEER PROJECT MANAGER	ASHLEY BICE	(501) 593-1298	PO BOX 26634 LITTLE ROCK, AR 72221	ashley@kodaengineering.co
CITY OF BENTONVILLE PLANNING DEPARTMENT	TYLER OVERSTREET	(479) 271-3122	305 SW A STREET, BENTONVILLE, AR 72712	planning@bentonvillear.com
CITY OF BENTONVILLE FIRE DEPARTMENT	JUSTIN SCANTLIN	(479) 271-5927 (479) 585-1096	800 SW A STREET, BENTONVILLE, AR 72712	jscantlin@bentonvillear.com
CITY OF BENTONVILLE ENGINEERING	ELLEN NORVELL	(479) 271-5993	3200 SW MUNICIPAL DRIVE, BENTONVILLE, AR 72712	enorvell@bentonvillear.com
CITY OF BENTONVILLE STREET DEPARTMENT	TONY DAVIS	(479) 271-3130	3200 SW MUNICIPAL DRIVE, BENTONVILLE, AR 72712	tony.davis@bentonvillear.com
CITY OF BENTONVILLE ELECTRIC DEPARTMENT	CHARLIE BARNES	(479) 271-3159	3200 SW MUNICIPAL DRIVE, BENTONVILLE, AR 72712	cbarnes@bentonvillear.com
CITY OF BENTONVILLE WASTEWATER DEPARTMENT	CHRIS EARL	(479) 271-3161	1901 NE A STREET, BENTONVILLE, AR 72712	cearl@bentonvillear.com
CITY OF BENTONVILLE BUILDING & FIRE SAFETY	BRAD ARNOLD	(479) 271-5993	305 SW A STREET, BENTONVILLE, AR 72712	barnold@bentonvillear.com
CITY OF BENTONVILLE STORMWATER	ALISON WEST	(479) 271-6719	3200 SW MUNICIPAL DRIVE, BENTONVILLE, AR 72712	jwest@bentonvillear.com
CITY OF BENTONVILLE WATER UTILITIES	BEAU THOMPSON	(479) 271-3140	3200 SW MUNICIPAL DRIVE, BENTONVILLE, AR 72712	bthompson@bentonvillear.com

UTILITY CONTACT INFORMATION				
PROVIDER	CONTACT	PHONE#	ADDRESS	EMAIL
BLACK HILLS ENERGY	JOSH KNIGHT	(479) 333-7005	1301 FEDERAL WAY, PO BOX 2129, LOWELL, AR 72745	joshua.knight@blackhillscorp.com
COX COMMUNICATIONS	CHAD HODGE TIMOTHY GOSS	(479) 263-7057 (479) 551-5583	4901 S. 48TH STREET, SPRINGDALE, AR 72762	chad.hodge@cox.com timothy.goss@cox.com
PHONE (AT&T)	BRENT BALDWIN LAYNE RHODES	(479) 200-9022 (479) 442-1977	1133 E. HAROLD ST., FAYETTEVILLE, AR 72701	bb585@att.com lr159@att.com

SHEET SET	
C000	COVER SHEET
C100	SURVEY
C200	SITE PLAN
C300	GRADING PLAN
C400	UTILITY PLAN
C500	EROSION CONTROL PLAN
C600	SITE DETAILS
L100	LANDSCAPING PLAN
DETL	BENTONVILLE WATER AND SEWER DETAILS
DETL	BENTONVILLE WATER DETAILS
DETL	BENTONVILLE WATER DETAILS
DETL	BENTONVILLE SANITARY SEWER DETAILS
DETL	BENTONVILLE SANITARY SEWER DETAILS



ASHLEY BICE, PE
CIVIL ENGINEER
PO BOX 26634
LITTLE ROCK, AR 72221
ASHLEY@KODAENGINEERING.CO
501.593.1298



C000
LSD24-0002

CERTIFICATIONS:

REVIEW OF THESE PLANS IS LIMITED TO COMPLIANCE WITH CITY CODES AND REGULATIONS. BY REVIEWING AND APPROVING THESE PLANS THE REVIEWER AND THE CITY OF BENTONVILLE ASSUME NO RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS IN THE PLANS. THE ADEQUACY OF THE PLANS IS THE SOLE RESPONSIBILITY OF THE DESIGN ENGINEER. THE CITY OF BENTONVILLE, HOWEVER, RESERVES THE RIGHT TO REQUIRE CORRECTIVE ACTION IF ANY INADEQUACIES ARE FOUND AFTER THE IMPROVEMENTS ARE CONSTRUCTED

WAIVER REQUESTS:

1. WAIVER TO OVERHEAD DOOR ON STREETFACING FACADE FROM SEC. 1100.21 (e) (3) LARGE SCALE DEVELOPMENT DESIGN STANDARDS
2. WAIVER TO STORM DRAINAGE MINIMUM PIPE SLOPE OF 0.5% FROM SECT 3.3.4 - STORMWATER MANAGEMENT AND DRAINAGE MANUAL

CAUTION - 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 22 HOURS BEFORE ANY EXCAVATION TO REQUEST THE EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS CONTAINED HEREIN AND SHOWN ON THE PLANS. THE CONTRACTOR SHALL EXPOSE ALL EXISTING UTILITIES AT LOCATIONS OF POSSIBLE CONFLICTS PRIOR TO ANY CONSTRUCTION OF PROPOSED IMPROVEMENTS.

SAFETY NOTICE TO THE CONTRACTOR:

IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

*** CAUTION ***

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION 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 CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

LOT SPLIT FOR LOT 2 OF
GERBER SUBDIVISION

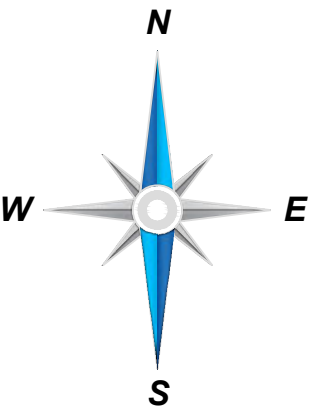
CREATING LOTS 3 & 4

SW 14TH STREET
BENTON COUNTY
BENTONVILLE, AR 72712

LEGEND & SYMBOLS

- FOUND MONUMENT (AS NOTED)
- SET 5/8" REBAR CAPPED "1659"
- (MSP) MASTER STREET PLAN
- ⚡ GAS VALVE
- ⚡ FIRE HYDRANT
- ⚡ POWER POLE
- ⚡ STORM MANHOLE
- ⚡ ELECTRIC BOX
- ⚡ WATER VALVE

- BOUNDARY LINE
- - - RIGHT-OF-WAY LINE (R/W)
- - - CENTERLINE (C/L)
- x - x - FENCE LINE
- - - OVERHEAD POWER LINE
- - - SETBACK LINE
- - - LIMITS OF BLE FLOODZONE
- - - EASEMENT LINE



I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT
TO THE BEST OF MY KNOWLEDGE AND BELIEF
ON THIS 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.

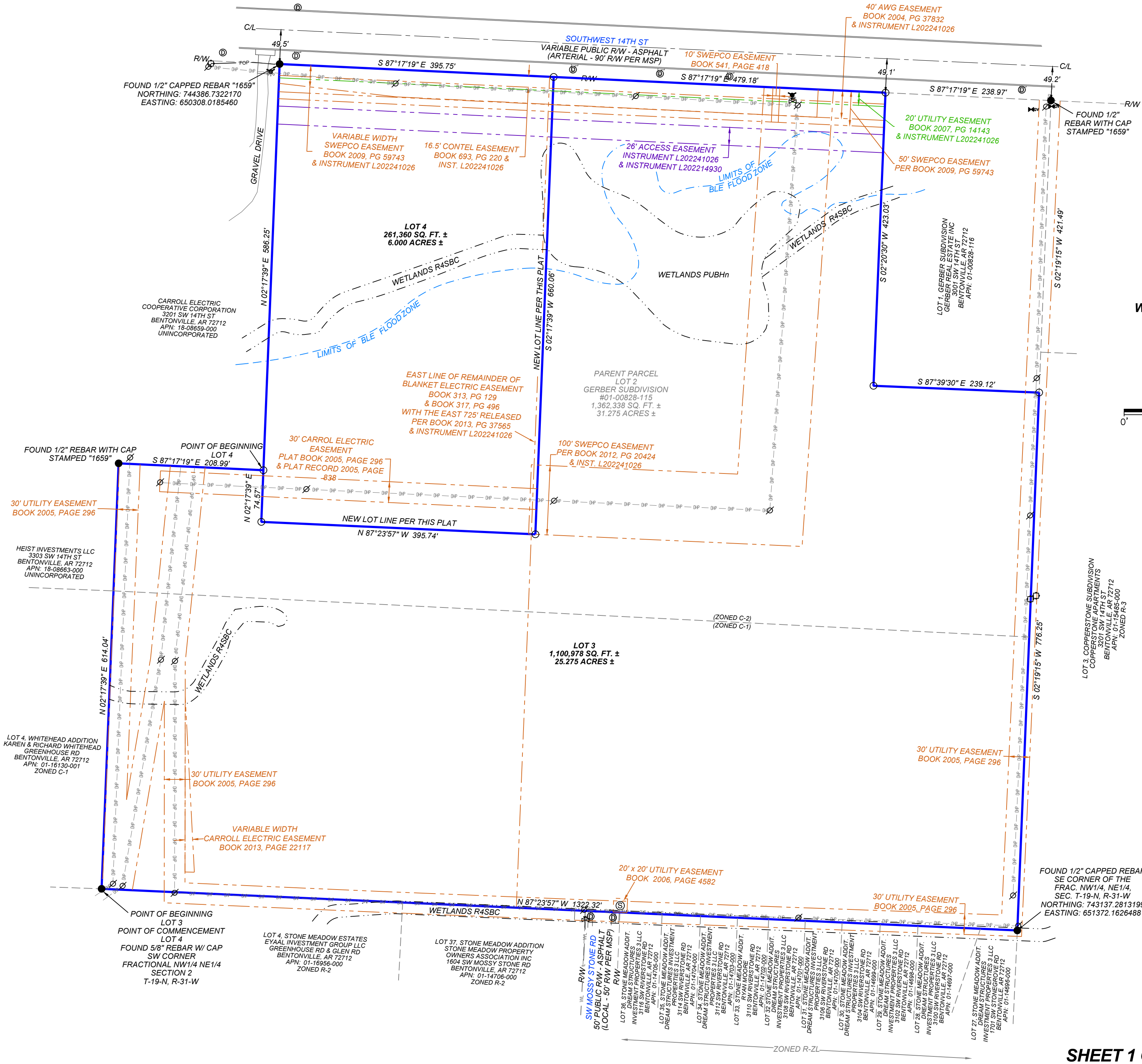
BLEW & ASSOCIATES, P.A.
Surveying
Engineering
Mapping

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: 1" = 100'
FOR THE USE AND BENEFIT OF: AMERCO	

SHEET 1 OF 2

City Of Bentonville Project #LS22-0064





- GENERAL NOTES
- CONTRACTOR MUST SECURE ALL NECESSARY PERMITS PRIOR TO STARTING WORK.
 - IF THE CONTRACTOR, IN THE COURSE OF THE WORK, FINDS ANY DISCREPANCIES BETWEEN THE PLANS AND THE PHYSICAL CONDITIONS OF THE LOCALITY, OR ANY ERRORS OR OMISSIONS IN THE PLANS OR IN THE LAYOUT AS GIVEN BY THE ENGINEER, IT SHALL BE HIS/HER DUTY TO IMMEDIATELY INFORM THE ENGINEER, IN WRITING, AND THE ENGINEER WILL PROMPTLY VERIFY THE SAME. ANY WORK DONE AFTER SUCH A DISCOVERY, UNTIL AUTHORIZED, WILL BE AT THE CONTRACTOR'S RISK.
 - LOCATIONS OF THE EXISTING UTILITIES SHOWN WITHIN THE PLAN WERE DERIVED FROM INFORMATION PROVIDED BY BENTONVILLE WATER UTILITIES DEPARTMENT SPECIFICATIONS 2021 OR SHOWN WITHIN THE SURVEY. CONTRACTOR TO UNCOVER AND MARK UTILITY LINES BEFORE STARTING CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITY.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS, EASEMENTS, AND DIMENSIONS SHOWN HEREON.
 - ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH BENTONVILLE WATER UTILITIES DEPARTMENT SPECIFICATIONS 2021.
 - ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED TO MEET ALL FEDERAL, STATE AND LOCAL CODE. ALL RAMPS AND PAVING TO CONFORM TO ADA STANDARDS.
 - NOTIFY THE CITY INSPECTOR AND PROJECT ENGINEER TWENTY-FOUR (24) HOURS BEFORE BEGINNING EACH PHASE OF CONSTRUCTION.
 - THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCHMARKS, REFERENCE POINTS, AND STAKES.
 - ARCHITECTURAL PLANS ARE TO BE USED FOR BUILDING STAKE OUT.
 - ALL DIMENSIONS ARE FROM BACK OF CURB UNLESS OTHERWISE SPECIFIED ON THE PLANS.
 - CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY PROTECTED FROM DAMAGE.
 - CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ANY EXISTING ITEM AND/OR MATERIAL INSIDE OR OUTSIDE CONTRACT LIMITS DUE TO CONSTRUCTION OPERATION.
 - ALL STREET SURFACES, DRIVEWAYS, CULVERTS, CURB AND GUTTERS, ROADSIDE DRAINAGE DITCHES AND OTHER STRUCTURES THAT ARE DISTURBED OR DAMAGED IN ANY MANNER AS A RESULT OF CONSTRUCTION SHALL BE REPLACED OR REPAIRED IN ACCORDANCE WITH THE SPECIFICATIONS.
 - GRADE ALL FINISHED SLOPES TO ENSURE POSITIVE DRAINAGE AWAY FROM THE BUILDING.

ALL WATER UTILITY WORK TO BE CONSTRUCTED PER BENTONVILLE WATER UTILITIES STANDARD SPECIFICATIONS AND DETAILS 2021.

CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.

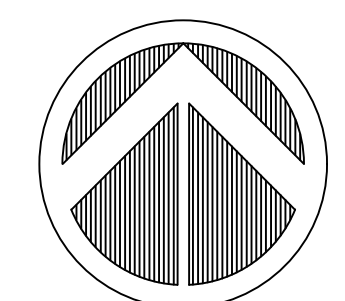
FIRE LANE CURBS SHALL BE PAINTED RED AND MARKED WITH THE WORDS "NO PARKING FIRE LANE" AT INTERVALS OF EVERY 25 FEET. THE MARKINGS SHALL BE NO MORE THAN 10 FEET FROM EACH END OF THE CURB. THE CURB SHALL BE FULLY PAINTED. OR THE GROUND ADJACENT SHALL BE MARKED IN RED NO LESS THAN 6 INCHES IN WIDTH. LETTERING SHALL BE 4 INCHES IN HEIGHT WITH A 1 INCH BRUSH STROKE AND PAINTED IN WHITE.

DOWNSTREAM SEWER CAPACITY ANALYSIS MAY BE REQUIRED BASED ON FLOWS GENERATED FROM THE DEVELOPMENT. ANY DOWNSTREAM IMPROVEMENTS REQUIRED TO SERVE THE DEVELOPMENT ARE THE RESPONSIBILITY OF THE DEVELOPER AND MUST BE DESIGNED / CONSTRUCTED PRIOR TO, OR AS PART OF THIS DEVELOPMENT. THE SEWER STUDY WILL NEED FINALIZED AND CONSTRUCTION PLANS SUBSTANTIALLY COMPLETE BEFORE THE PROJECT WILL BE CONSIDERED FOR PLANNING COMMISSION AGENDA.

ELECTRIC FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION OF THE ELECTRIC SPECIFICATIONS FOUND ON THE WEBSITE. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THIS DOCUMENT.

BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN.

IBR INSPECTION ONLY AFTER FIRE LINE PLAN SUBMITTAL TO CITY OF BENTONVILLE. UNDERGROUND FIRE LINE CONSTRUCTION IS NOT TO BEGIN UNTIL ADH APPROVAL IS RECEIVED BY FIRE LINE CONTRACTOR ON THE FIRE LINE PLAN.



FLOODPLAIN INFORMATION
According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Map No. 05067C0256K, with the effective date of June 5, 2012, the property is located in Flood Zone "X", areas to be determined as outside the 100-year floodway and floodplain. All Floodplain information noted in the plans reflects the status per the FEMA FIRM map that is effective at the time that the plans were completed. Floodplain status is subject to change as FEMA FIRM maps are updated.

LSD24-0002



ASHLEY BICE, PE
CIVIL ENGINEER
PO BOX 26564
LITTLE ROCK, AR 72221
ASHLEY@KODAEENGINEERING.CO
501.593.1298

REVISIONS	DATE

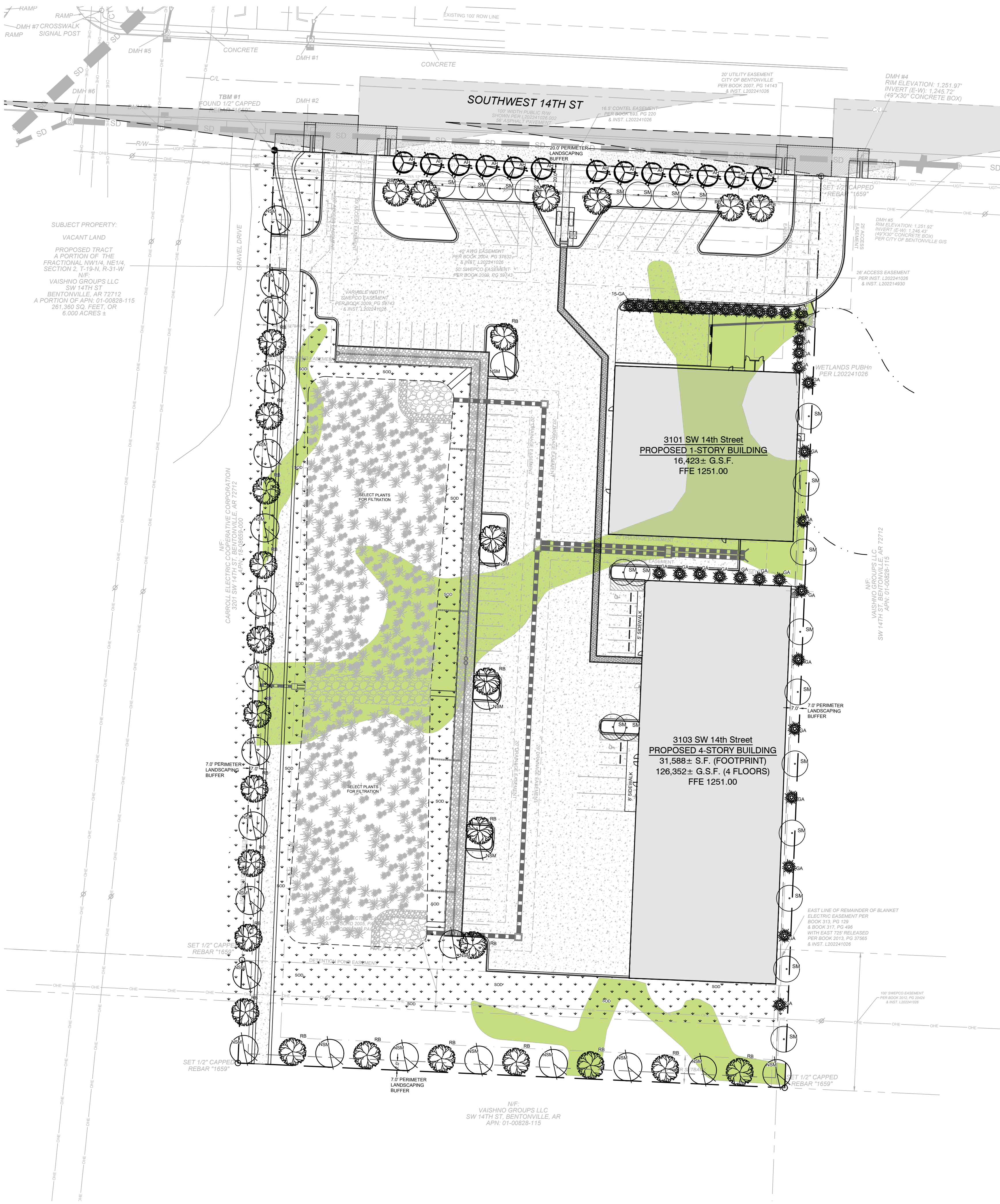
UHAUL STORAGE

SW 14TH STREET
BENTONVILLE, AR

UTILITY PLAN

PLAN DATE:	09/27/2024
DESIGN:	ARB
CHECK:	ARB
DRAWN:	ARB
PROJECT NO.	22-098

C400



LANDSCAPING NOTES

- WHERE POTENTIAL UTILITY CONFLICTS WITH LANDSCAPING, UTILITY LOCATIONS SHALL BE FIELD VERIFIED.
- ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL PUBLIC UTILITIES.
- WILL PROVIDE INTERIOR PARKING GREENSPACE REQUIREMENT 8% OF IMPERVIOUS MATERIAL, AND AT LEAST 80% WILL BE LIVING MATERIAL FOR PARKING ISLANDS.
- THE SHADED AREA REPRESENTS THE ENTRANCE AND EXIT SIGHT TRIANGLES. DO NOT PLACE OR CONSTRUCTION ANYTHING BETWEEN 3FT AND 8FT IN HEIGHT WITHIN THE SHADED AREAS.
- AN AUTOMATIC IRRIGATE SYSTEM WILL BE PROVIDED FOR ALL PLANTINGS.
- LIVING MATERIALS, SUCH AS LAWN, GRASS, OR HERBACEOUS GROUND COVERS LIKE JUNIPER OR LIRIOPE, ETC., SHALL COVER A MINIMUM OF EIGHTY PERCENT (80%) OF THE PLANTING ISLANDS. ONE HUNDRED PERCENT (100%) OF LIVING MATERIALS IS STRONGLY ENCOURAGED.
- ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED.
- TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR ALL TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
- HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR ALL TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.

LANDSCAPE BUFFERS:
FRONT - 20'
SIDE/REAR - 7'

TREES REQUIRED:

FRONT BUFFER:
1 SHADE TREE PER 20' OF STREET FRONTAGE
396LF OF STREET FRONTAGE = 19 SHADE TREES
TREES PROVIDED = 21 SHADE TREES
*25' MAX HEIGHT ON ALL FRONTAGE SHADE TREES WITHIN OHE UE

SIDE/REAR:
1 SHADE TREE PER 50' OF PERIMETER LENGTH, 50% SHADE TREES
1716LF OF PERIMETER = 34 TREES, 17 SHADE TREES
TREES PROVIDED = 28 SHADE TREES
32 NON-SHADE TREES

GENERAL NOTES

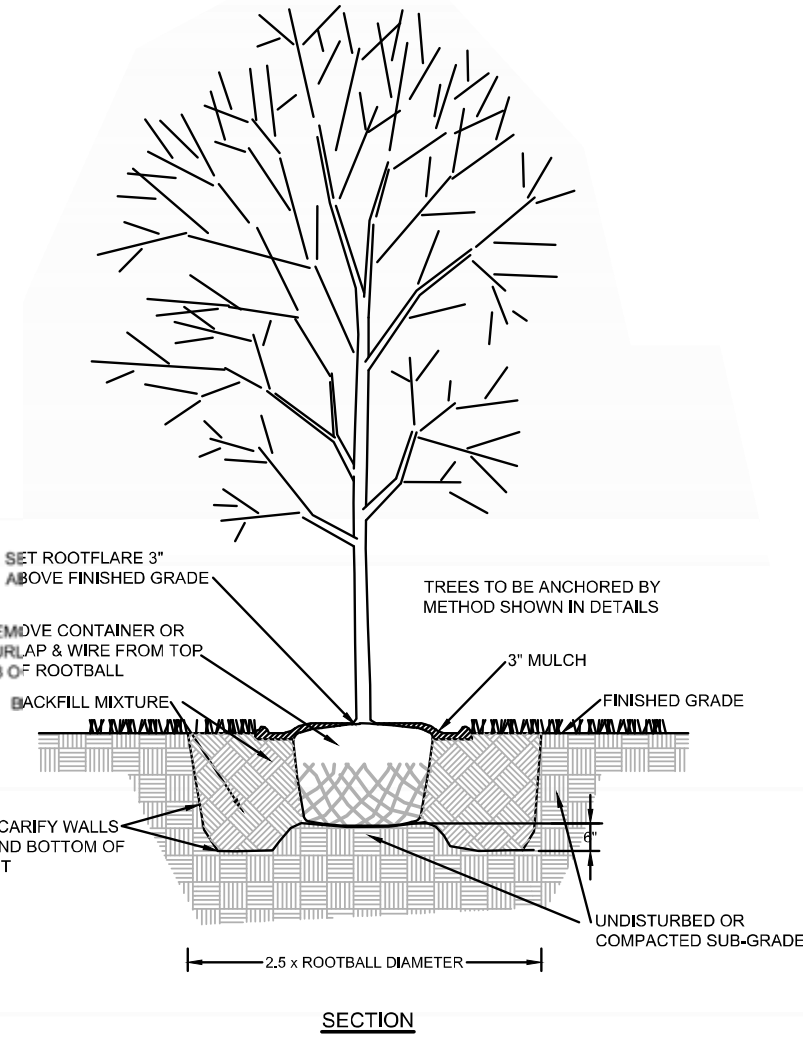
- CONTRACTOR MUST SECURE ALL NECESSARY PERMITS PRIOR TO STARTING WORK.
- IF THE CONTRACTOR, IN THE COURSE OF THE WORK, FINDS ANY DISCREPANCIES BETWEEN THE PLANS AND THE PHYSICAL CONDITIONS OF THE LOCALITY, OR ANY ERRORS OR OMISSIONS IN THE PLANS OR IN THE LAYOUT AS GIVEN BY THE ENGINEER, IT SHALL BE HIS/HER DUTY TO IMMEDIATELY INFORM THE ENGINEER, IN WRITING, AND THE ENGINEER WILL PROMPTLY VERIFY THE SAME. ANY WORK DONE AFTER SUCH A DISCOVERY, UNTIL AUTHORIZED, WILL BE AT THE CONTRACTOR'S RISK.
- LOCATIONS OF THE EXISTING UTILITIES SHOWN WITHIN THE PLAN WERE DERIVED FROM INFORMATION PROVIDED BY THE LOCAL UTILITY OR SHOWN WITHIN THE SURVEY. CONTRACTOR TO UNCOVER AND MARK UTILITY LINES BEFORE STARTING CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS, EASEMENTS, AND DIMENSIONS SHOWN HEREON BEFORE BEGINNING CONSTRUCTION.
- ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE STATE AND LOCAL GOVERNMENT AGENCY LATEST CONSTRUCTION SPECIFICATIONS AND DETAILS.
- ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED TO MEET ALL FEDERAL, STATE AND LOCAL CODE. ALL RAMPS AND PAVING TO CONFORM TO ADA STANDARDS.
- NOTIFY THE CITY INSPECTOR AND PROJECT ENGINEER TWENTY-FOUR (24) HOURS BEFORE BEGINNING EACH PHASE OF CONSTRUCTION.
- THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCHMARKS, REFERENCE POINTS, AND STAKES.
- ARCHITECTURAL PLANS ARE TO BE USED FOR BUILDING STAKE OUT.
- ALL DIMENSIONS ARE FROM BACK OF CURB UNLESS OTHERWISE SPECIFIED ON THE PLANS.
- CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY PROTECTED FROM DAMAGE.
- CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ANY EXISTING ITEM AND/OR MATERIAL INSIDE OR OUTSIDE CONTRACT LIMITS DUE TO CONSTRUCTION OPERATION.
- ALL STREET SURFACES, DRIVEWAYS, CULVERTS, CURB AND GUTTERS, ROADSIDE DRAINAGE DITCHES AND OTHER STRUCTURES THAT ARE DISTURBED OR DAMAGED IN ANY MANNER AS A RESULT OF CONSTRUCTION SHALL BE REPLACED OR REPAIRED IN ACCORDANCE WITH THE SPECIFICATIONS.
- GRADE ALL FINISHED SLOPES TO ENSURE POSITIVE DRAINAGE AWAY FROM THE BUILDING.

PLANT LIST

SYMBOL	COMMON/BOTANICAL NAME	COUNT	SIZE	REMARKS
	NIGRA AMERICAN ARBORVITAE THUJA OCCIDENTALIS 'NIGRA'	37	8" MIN. HT	
	NORWEGIAN SUNSET MAPLE ACER X NORWEGIAN SUNSET	25	2.5" MIN. CAL. 14" MIN. HT	
	AMERICAN HORNBEEAM CARPINUS CAROLINIANA	13	2.0" MIN. CAL. 10" MIN. HT	
	RIVER BIRCH BETULA NIGRA	28	2.5" MIN. CAL. 14" MIN. HT	
	SHANTUNG MAPLE ACER TRUNCATUM	22	2.5" MIN. CAL. 14" MIN. HT	
	COMMON BERMUDA SOD			

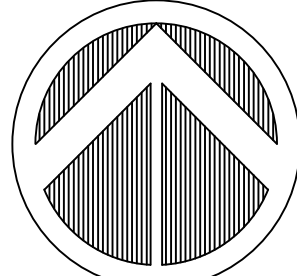
OTHER MATERIALS

ITEM	REMARKS
MULCH	SHREDDED HARDWOOD MULCH. 2 INCH MINIMUM LAYER DEPTH IN ALL PLANTED BEDS & GROUND COVER BEDS. REMOVE ALL OTHER DEBRIS.
TOPSOIL SOD AREAS	4" MINIMUM LAYER IN SOD AREAS. PLACE AND CLEAN DEBRIS FROM TOPSOIL PER SPECIFICATIONS. TOPSOIL TO BE TESTED BY WALLACE LABS AND AMENDED ACCORDINGLY.
PLANTING BED MIX	10" MINIMUM IN SHRUB AREAS, 12" MINIMUM LAYER DEPTH FOR GROUND COVER AREAS AND 4" MINIMUM LAYER IN SOD AREAS. PLACE AND CLEAN DEBRIS FROM TOPSOIL PER SPECIFICATIONS. TOPSOIL TO BE MIX OF 33% SILTY LOAM, IMPORTED TOPSOIL, 33% SAND AND 33% BACK TO EARTH COMPOST BLEND. REFERENCE DETAILS.
	2" X 6" UNFINISHED STEEL BANDS ARE TO BE USED FOR THE STEEL EDGING. EDGING IS TO BE STAKED WITH A 12"X12" BAND CUT AND BENT OVER THE TOP OF THE STEEL. EDGING IS TO BE WELDED AT THE SEAMS IN THE FIELD.

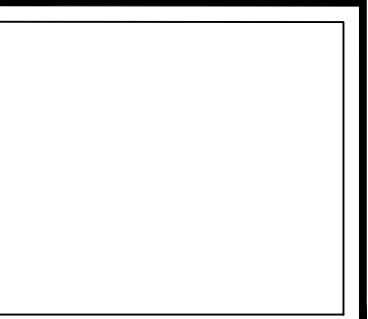


TREE PLANTING DETAIL

1 N.T.S.



FLOODPLAIN INFORMATION
According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Map No. 05007C0256K, with the effective date of June 5, 2012, the property is located in Flood Zone "X", areas to be determined as outside the 100-year floodway and floodplain. All Floodplain information noted in the plans reflects the status per the FEMA FIRM map that is effective at the time that the plans were completed. Floodplain status is subject to change as FEMA FIRM maps are updated.



ASHLEY BICE, PE
CIVIL ENGINEER
PO BOX 26364
LITTLE ROCK, AR 72221
ASHLEY@KODAENGINEERING.CO
501.593.1298



REVISIONS	DATE

UHAUL STORAGE

SW 14TH STREET
BENTONVILLE, AR

LANDSCAPE PLAN

PLAN DATE:	09/27/2024
DESIGN:	ARB
CHECK:	ARB
DRAWN:	ARB
PROJECT NO.	22-098

L100

LSD24-0002

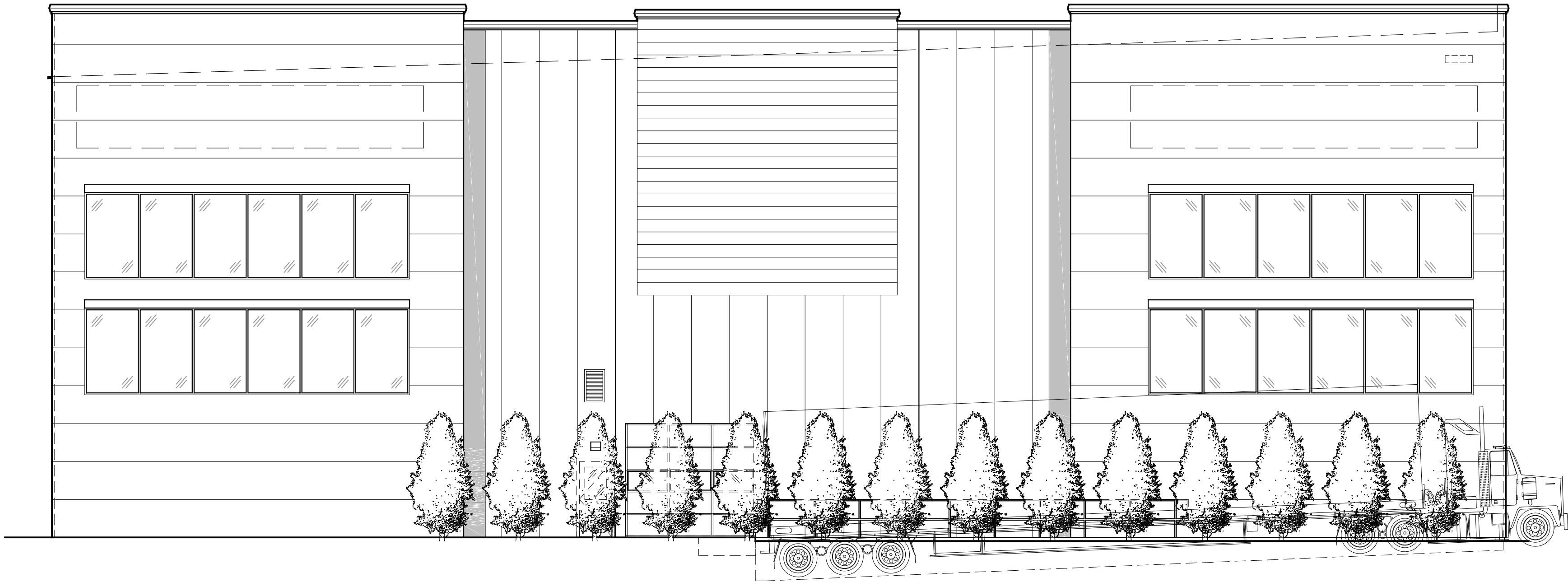
Option 1

25 SEP 2024

Design and original content
copyright ARCHONstudio LLC.
All rights reserved.
Use, reuse, reproduction,
modification, transfer, or
publication is prohibited
without the written permission
of the copyright holder.

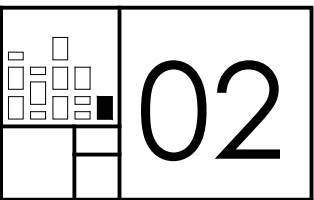
This Sheet is a part of Design /
Contract Documents prepared
by ARCHONstudio LLC, as
dated, which must be read as
a whole to be understood. Use
of, or reliance on, incomplete
or out-of-date Documents, or
the "scaling" of drawings, is at
the user's risk.

Drawing scales shown are
correct for 22" x 34" sheets
only.



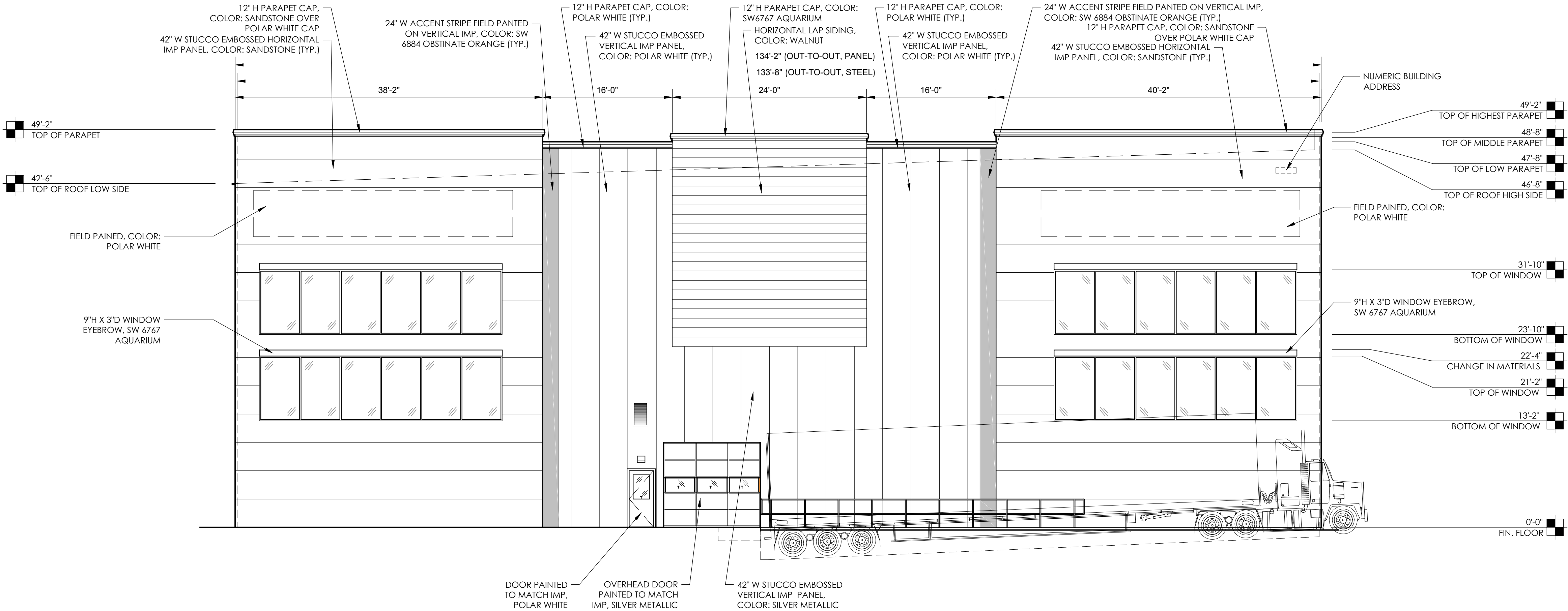
PROPOSED NORTH EXTERIOR ELEVATION - OPTION 1

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



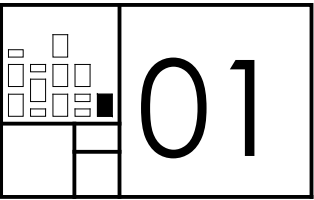
Street elevation. Landscaping screen shown.

PERCENT OF MATERIAL	
SANTA FE IMP	85%
GLAZING	15%



PROPOSED NORTH EXTERIOR ELEVATION - OPTION 1

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



Street elevation. Landscaping screen not shown.

NEW STORAGE BUILDING
U-HAUL OF BENTONVILLE

3101 SW 14th ST, BENTONVILLE, AR 72712
for
AMERCO Real Estate Company
2707 North Central Avenue
Phoenix, AZ 85004

761083

AS no: 22039.11
drawn: ecg/jew
checked: jcg
file: 22039.11 A300
revisions:

EXTERIOR
ELEVATIONS

A311a

ARCHONstudio LLC
7732 Goodwood Blvd.
Suite 207
Baton Rouge, LA 70806
225.923.3093

Option 1



A&M ASSOCIATES, INC.

2727 N. CENTRAL AVENUE
PHOENIX, ARIZONA 85004
P: 602.263.6841



of Bentonville
Bentonville, AR
(761083)

Preliminary Proposal

SHEET 01

Option 1

IMP EXCEEDS SUSTAINABLE LEED STANDARDS BY PROVIDING SUPERIOR R-VALUE INSULATION FOR GREATER THERMAL EFFICIENCY

ARCHITECTURAL FENESTRATION TO ENHANCE RETAIL UNIFORMITY IN THE AREA

VERTICAL OFFSETS CREATE A PATTERN OF LIGHT, SHADOW, AND LYRICAL ARTICULATION

CHANGE IN MATERIAL COLORS TO PROVIDE VISUAL SEPARATION TO THE ELEVATION



2727 N. CENTRAL AVENUE
PHOENIX, ARIZONA 85004
P: 602.263.6841



Northwest Elevation
Composite Rendering

SHEET 02

Option 1

ARCHITECTURAL FENESTRATION
TO ENHANCE RETAIL UNIFORMITY
IN THE AREA

STRUCTURAL EMPHASIS ON MAIN CORNERS
PROVIDING ARTICULATION TO THE BUILDING

9"H x 3"D EYEBROW TRIMS CREATE AN
ARCHITECTURAL DESIGN ELEMENT,
PROVIDING INTEREST AT THE SKYLINE

VERTICAL OFFSETS CREATE A
PATTERN OF LIGHT, SHADOW, AND
LYRICAL ARTICULATION



2727 N. CENTRAL AVENUE
PHOENIX, ARIZONA 85004
P: 602.263.6841



Northeast Elevation
Composite Rendering

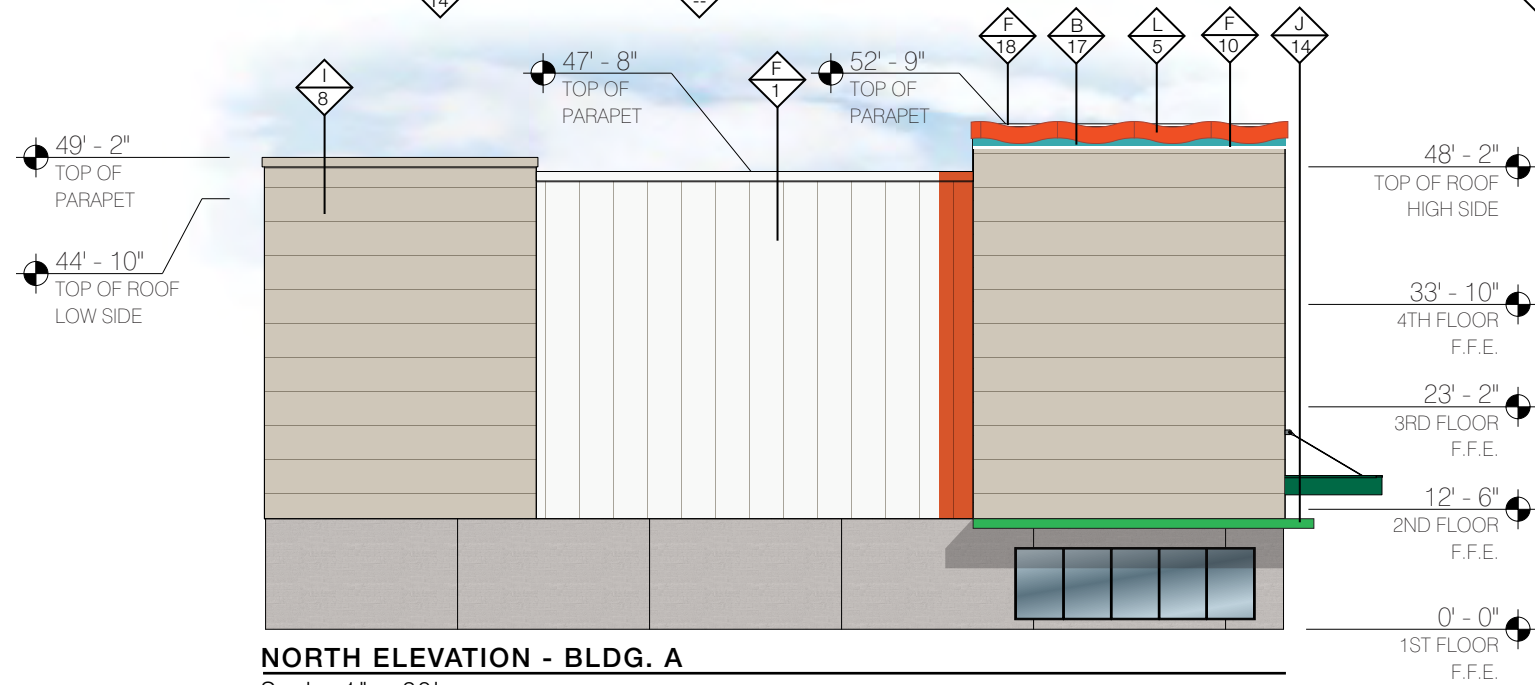
SHEET 03

Option 1



WEST ELEVATION - BLDG. A

Scale: 1" = 20'



NORTH ELEVATION - BLDG. A

Scale: 1" = 20'

GENERAL NOTES:

D1 - THE PROPOSED IMP USES FULL-WIDTH PANELS. **DO NOT CUT IMP** DUE TO PAINT VARIATIONS. CONTACT THE DESIGNER AT A&M ASSOCIATES TO FIND A SOLUTION. P: 602.623.6841

D2 - THE PROPOSED PROJECT CONSISTS OF **42" WIDE IMP**. DEVIATING FROM THIS SIZE PANEL WILL ALTER THE LYRICAL FIN DESIGN. PLEASE CONTACT THE DESIGNER AT A&M ASSOCIATES SO THE PLAN DRAWINGS CAN BE UPDATED. P: 602.623.6841

COLOR CHART

A	U-HAUL GREEN (MBCI CUSTOM COLOR)	J	U-HAUL PROMO GREEN
B	DESERT JEWEL (SW 6767 AQUARIUM)	K	ATHENIA SPLIT-FACE CMU
C	WALNUT (FAUX WOODGRAIN FINISH)	L	SIERRA SUNSET
D	SW 6884 OBSTINATE ORANGE	M	SILVER METALIC (IMP CUSTOM COLOR)
E	SW 6451 NURTURE GREEN		
F	POLAR WHITE (IMP CUSTOM COLOR)		
G	SW EGGSHELL BLACK		
H	GALVANIZED TRIM		
I	SANDSTONE (IMP CUSTOM COLOR)		

MATERIALS

1	42"W METL-SPAN SANTA FE STUCCO EMBOSSED VERTICAL IMP
2	9"D LYRICAL ARTICULATED ACCENT FIN (DESIGN ELEMENT)
3	9"H x 3"D ARCHITECTURAL DETAILS
4	12"H TRIMS TYP.
5	ARCHITECTURAL DETAILS
6	ULTRA-GRAIN CLASSIC WALNUT CARRIAGE DOORS
7	SPLIT-FACED CMU
8	42"W METL-SPAN SANTA FE STUCCO EMBOSSED HORIZONTAL IMP
9	2"W GALVANIZED TRIM ON SIDES OF WALNUT PANELS
10	4.5" H TRIM TYP.
11	HORIZONTAL LAP SIDING
12	12"H w/6"H BASE TRIMS TYP.
13	2'H x 56"W x 10'D STORAGE: LOAD/UNLOAD AWNING
14	1'H x 47"W x 2'D CUSTOMER ENTRANCE AWNING
15	SCUPPERS
16	DOWNSPOUTS
17	10.25" FLAT METAL TRIM TYP.
18	3" FLAT METAL TRIM TYP.



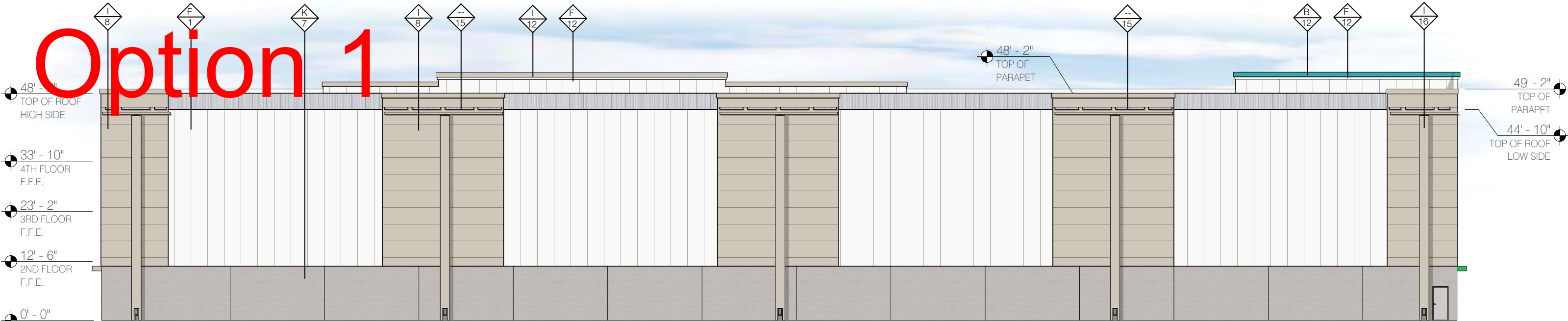
2727 N. CENTRAL AVENUE
PHOENIX, ARIZONA 85004
P: 602.263.6841



Colors & Materials

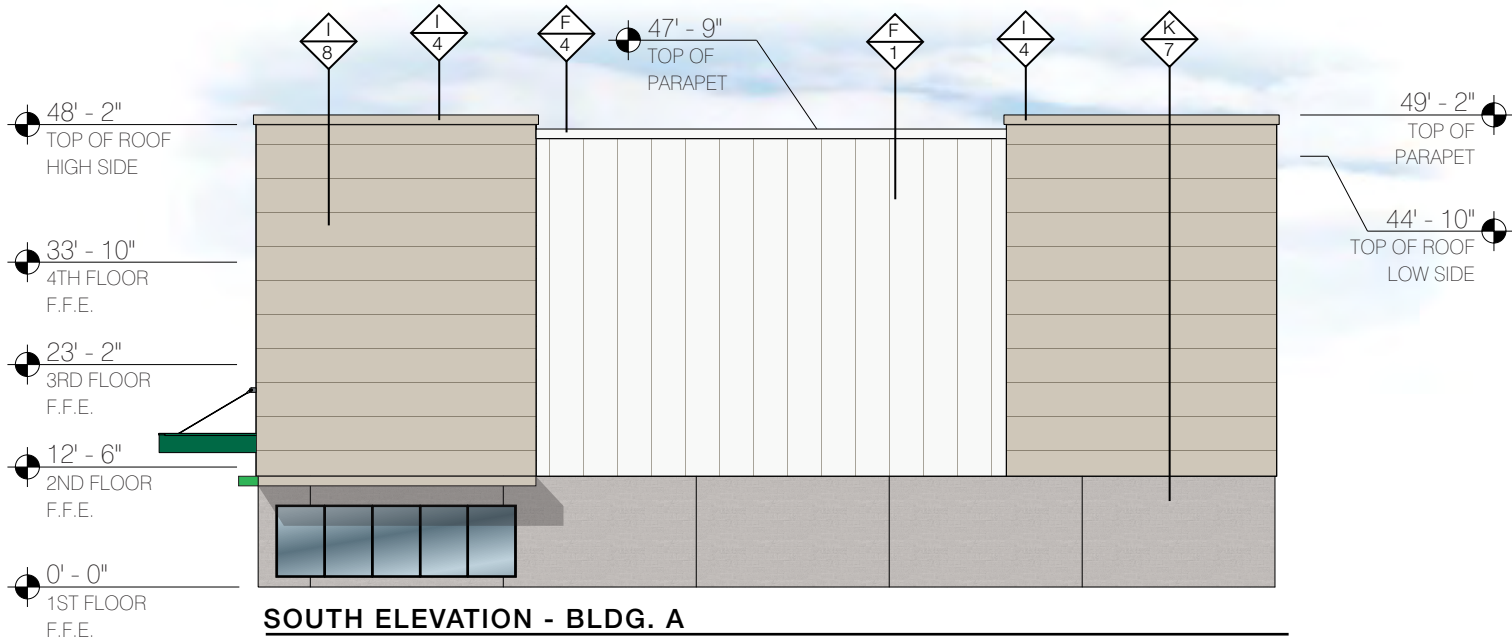
SHEET 04

Option 1



EAST ELEVATION - BLDG. A

Scale: 1" = 20'



SOUTH ELEVATION - BLDG. A

Scale: 1" = 20'

GENERAL NOTES:

D1 - THE PROPOSED IMP USES FULL-WIDTH PANELS. **DO NOT CUT IMP** DUE TO PAINT VARIATIONS. CONTACT THE DESIGNER AT A&M ASSOCIATES TO FIND A SOLUTION. P: 602.623.6841

D2 - THE PROPOSED PROJECT CONSISTS OF **42" WIDE IMP**. DEVIATING FROM THIS SIZE PANEL WILL ALTER THE LYRICAL FIN DESIGN. PLEASE CONTACT THE DESIGNER AT A&M ASSOCIATES SO THE PLAN DRAWINGS CAN BE UPDATED. P: 602.623.6841

COLOR CHART

A	U-HAUL GREEN (MBCI CUSTOM COLOR)	J	U-HAUL PROMO GREEN
B	DESERT JEWEL (SW 6767 AQUARIUM)	K	ATHENIA SPLIT-FACE CMU
C	WALNUT (FAUX WOODGRAIN FINISH)	L	SIERRA SUNSET
D	SW 6884 OBSTINATE ORANGE	M	SILVER METALIC (IMP CUSTOM COLOR)
E	SW 6451 NURTURE GREEN		
F	POLAR WHITE (IMP CUSTOM COLOR)		
G	SW EGGSHELL BLACK		
H	GALVANIZED TRIM		
I	SANDSTONE (IMP CUSTOM COLOR)		

MATERIALS

1	42"W METL-SPAN SANTA FE STUCCO EMBOSSED VERTICAL IMP
2	9"D LYRICAL ARTICULATED ACCENT FIN (DESIGN ELEMENT)
3	9"H x 3"D ARCHITECTURAL DETAILS
4	12"H TRIMS TYP.
5	ARCHITECTURAL DETAILS
6	ULTRA-GRAIN CLASSIC WALNUT CARRIAGE DOORS
7	SPLIT-FACED CMU
8	42"W METL-SPAN SANTA FE STUCCO EMBOSSED HORIZONTAL IMP
9	2"W GALVANIZED TRIM ON SIDES OF WALNUT PANELS
10	4.5" H TRIM TYP.
11	HORIZONTAL LAP SIDING
12	12"H w/6"H BASE TRIMS TYP.
13	2'H x 56"W x 10'D STORAGE: LOAD/UNLOAD AWNING
14	1'H x 47"W x 2'D CUSTOMER ENTRANCE AWNING
15	SCUPPERS
16	DOWNSPOUTS
17	10.25" FLAT METAL TRIM TYP.
18	3" FLAT METAL TRIM TYP.



A&M ASSOCIATES, INC.

2727 N. CENTRAL AVENUE
PHOENIX, ARIZONA 85004
P: 602.263.6841

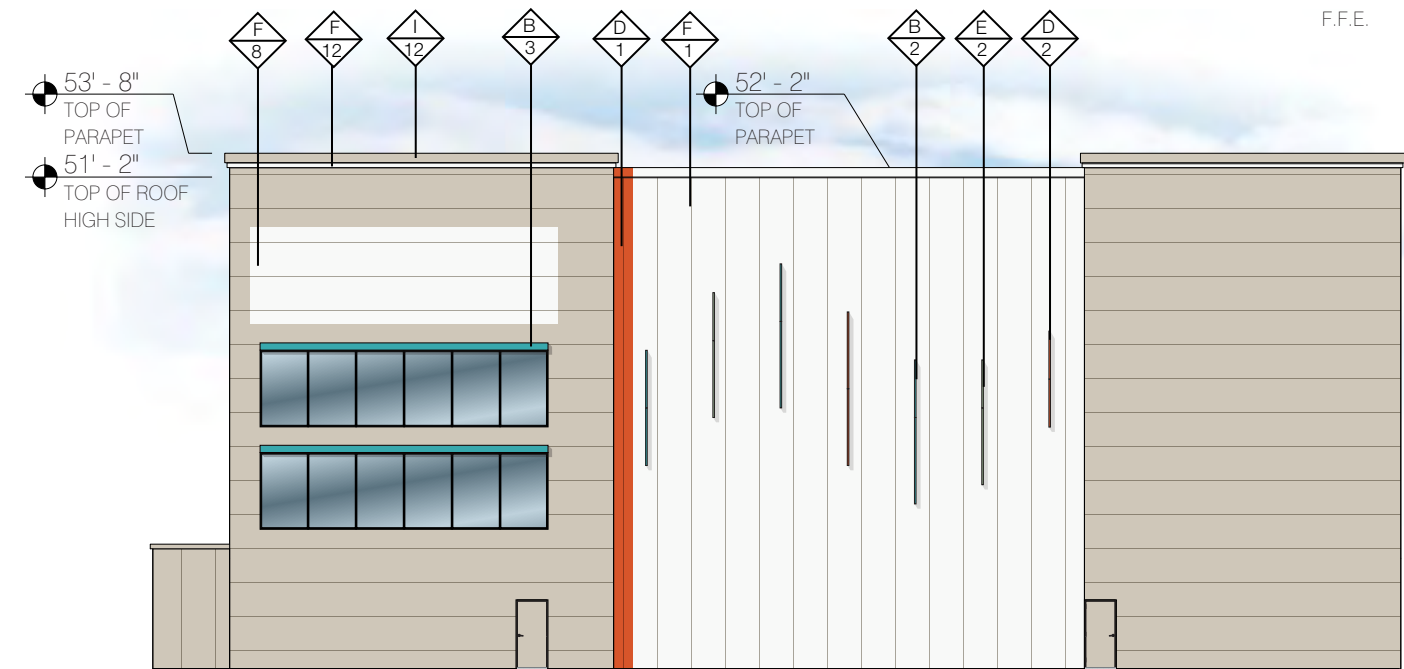


of Bentonville
Bentonville, AR
(761083)

Colors & Materials

SHEET 05

Option 1



WEST ELEVATION - BLDG. B
Scale: 1" = 20'

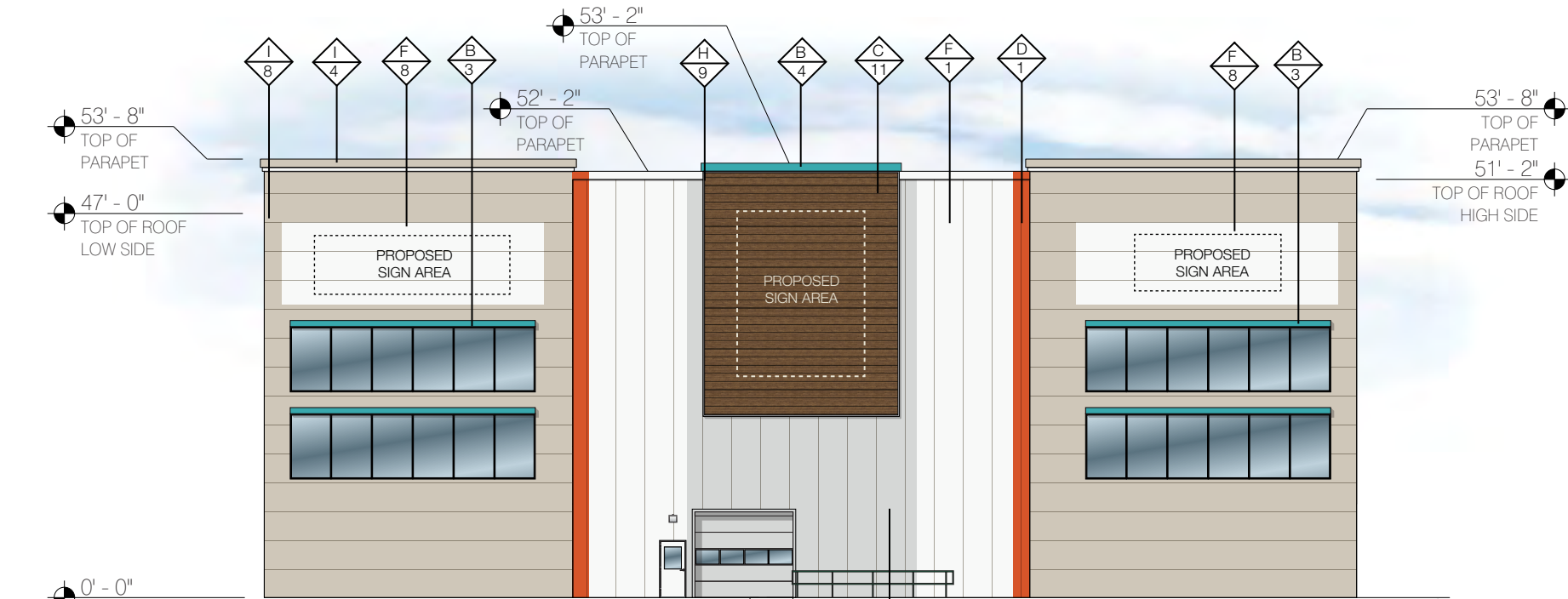
GENERAL NOTES:

D1 - THE PROPOSED IMP USES FULL-WIDTH PANELS. **DO NOT CUT IMP** DUE TO PAINT VARIATIONS. CONTACT THE DESIGNER AT A&M ASSOCIATES TO FIND A SOLUTION. P: 602.623.6841

D2 - THE PROPOSED PROJECT CONSISTS OF **42" WIDE IMP**. DEVIATING FROM THIS SIZE PANEL WILL ALTER THE LYRICAL FIN DESIGN. PLEASE CONTACT THE DESIGNER AT A&M ASSOCIATES SO THE PLAN DRAWINGS CAN BE UPDATED. P: 602.623.6841



2727 N. CENTRAL AVENUE
PHOENIX, ARIZONA 85004
P: 602.263.6841



NORTH ELEVATION - BLDG. B
Scale: 1" = 20'

COLOR CHART					
A		U-HAUL GREEN (MBCI CUSTOM COLOR)	J		U-HAUL PROMO GREEN
B		DESERT JEWEL (SW 6767 AQUARIUM)	K		ATHENIA SPLIT-FACE CMU
C		WALNUT (FAUX WOODGRAIN FINISH)	L		SIERRA SUNSET
D		SW 6884 OBSTINATE ORANGE	M		SILVER METALIC (IMP CUSTOM COLOR)
E		SW 6451 NURTURE GREEN			
F		POLAR WHITE (IMP CUSTOM COLOR)			
G		SW EGGSHELL BLACK			
H		GALVANIZED TRIM			
I		SANDSTONE (IMP CUSTOM COLOR)			

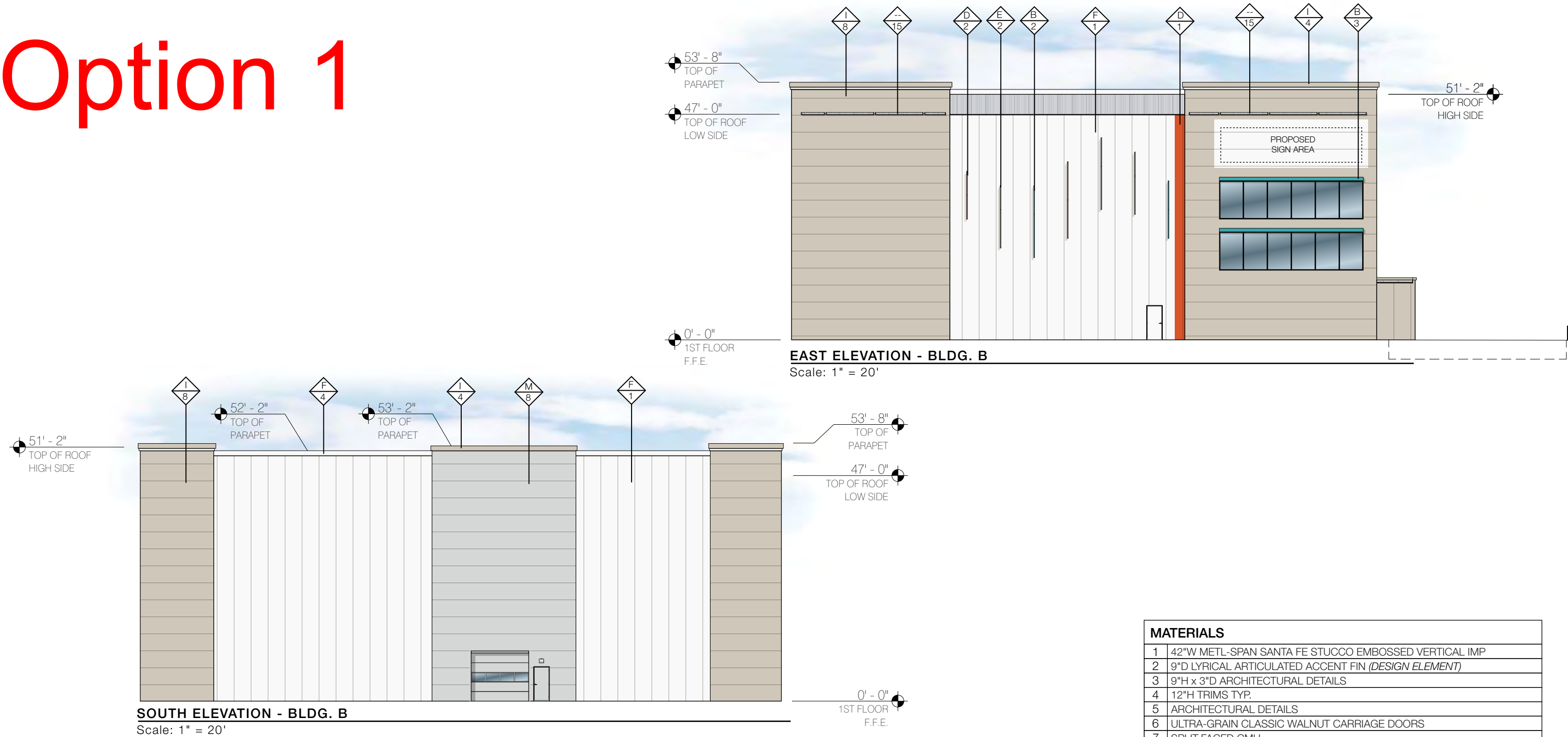
MATERIALS	
1	42"W METL-SPAN SANTA FE STUCCO EMBOSSED VERTICAL IMP
2	9"D LYRICAL ARTICULATED ACCENT FIN (DESIGN ELEMENT)
3	9"H x 3"D ARCHITECTURAL DETAILS
4	12"H TRIMS TYP.
5	ARCHITECTURAL DETAILS
6	ULTRA-GRAIN CLASSIC WALNUT CARRIAGE DOORS
7	SPLIT-FACED CMU
8	42"W METL-SPAN SANTA FE STUCCO EMBOSSED HORIZONTAL IMP
9	2"W GALVANIZED TRIM ON SIDES OF WALNUT PANELS
10	4.5" H TRIM TYP.
11	HORIZONTAL LAP SIDING
12	12"H w/6"H BASE TRIMS TYP.
13	2'H x 56'W x 10'D STORAGE: LOAD/UNLOAD AWNING
14	1'H x 47'W x 2'D CUSTOMER ENTRANCE AWNING
15	SCUPPERS
16	DOWNSPOUTS
17	10.25" FLAT METAL TRIM TYP.
18	3" FLAT METAL TRIM TYP.



Colors & Materials

SHEET 06

Option 1



GENERAL NOTES:

D1 - THE PROPOSED IMP USES FULL-WIDTH PANELS. **DO NOT CUT IMP** DUE TO PAINT VARIATIONS. CONTACT THE DESIGNER AT A&M ASSOCIATES TO FIND A SOLUTION. P: 602.623.6841

D2 - THE PROPOSED PROJECT CONSISTS OF **42" WIDE IMP**. DEVIATING FROM THIS SIZE PANEL WILL ALTER THE LYRICAL FIN DESIGN. PLEASE CONTACT THE DESIGNER AT A&M ASSOCIATES SO THE PLAN DRAWINGS CAN BE UPDATED. P: 602.623.6841

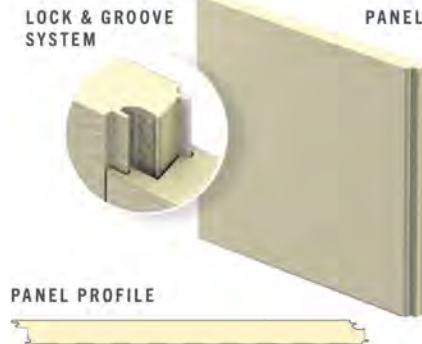
COLOR CHART					
A		U-HAUL GREEN (MBCI CUSTOM COLOR)	J		U-HAUL PROMO GREEN
B		DESERT JEWEL (SW 6767 AQUARIUM)	K		ATHENIA SPLIT-FACE CMU
C		WALNUT (FAUX WOODGRAIN FINISH)	L		SIERRA SUNSET
D		SW 6884 OBSTINATE ORANGE	M		SILVER METALIC (IMP CUSTOM COLOR)
E		SW 6451 NURTURE GREEN			
F		POLAR WHITE (IMP CUSTOM COLOR)			
G		SW EGGSHELL BLACK			
H		GALVANIZED TRIM			
I		SANDSTONE (IMP CUSTOM COLOR)			

MATERIALS	
1	42"W METL-SPAN SANTA FE STUCCO EMBOSSED VERTICAL IMP
2	9"D LYRICAL ARTICULATED ACCENT FIN (DESIGN ELEMENT)
3	9"H x 3"D ARCHITECTURAL DETAILS
4	12"H TRIMS TYP.
5	ARCHITECTURAL DETAILS
6	ULTRA-GRAIN CLASSIC WALNUT CARRIAGE DOORS
7	SPLIT-FACED CMU
8	42"W METL-SPAN SANTA FE STUCCO EMBOSSED HORIZONTAL IMP
9	2"W GALVANIZED TRIM ON SIDES OF WALNUT PANELS
10	4.5" H TRIM TYP.
11	HORIZONTAL LAP SIDING
12	12"H w/6"H BASE TRIMS TYP.
13	2'H x 56"W x 10'D STORAGE: LOAD/UNLOAD AWNING
14	1'H x 47"W x 2'D CUSTOMER ENTRANCE AWNING
15	SCUPPERS
16	DOWNSPOUTS
17	10.25" FLAT METAL TRIM TYP.
18	3" FLAT METAL TRIM TYP.

Option 1

Metl-Span Santa Fe (or Equivalent IMP)

The Metl-Span CF Santa Fe panel has a flat exterior profile with a heavy, embossed stucco texture that mimics the look of a masonry stucco finish but with the added value of an insulated metal panel. The profile is flush with the warmth of an old-world finish, providing a visually pleasing building.



PRODUCT SPECIFICATIONS

WIDTH • 24", 30", 36", 42"

THICKNESS • 2", 2½", 2¾", 3", 4"

LENGTH • 8'-0" to 32'-0" Horizontal
8'-0" to 40'-0" Vertical

EXTERIOR PROFILE • Flat profile with heavy embossing resembling desert southwestern appearance

EXTERIOR FACE • G-90 galvanized or AZ-50 aluminum-zinc coated steel in 24 and 22 Ga.

INTERIOR PROFILE • Light Mesa, nominal ⅛" deep, embossed or unembossed

INTERIOR FACE • G-90 galvanized or AZ-50 aluminum-zinc coated in 26, 24 and 22 Ga.

CORE • Foamed-in-place, PUR Foam Core, zero ozone depleting (zero ODP) Class 1 foam

JOINT • Offset double tongue-and-groove with extended metal shelf for positive face fastening

REVEAL • Up to 1" reveal options in ¼", ½", ¾" and 1" increments

U-FACTORS AND R-VALUES**

U-FACTOR (BTU/h·ft²·°F)

PANEL WIDTH: 42"

	35°
2"	0.059
2.5"	0.046
3"	0.038
4"	0.028

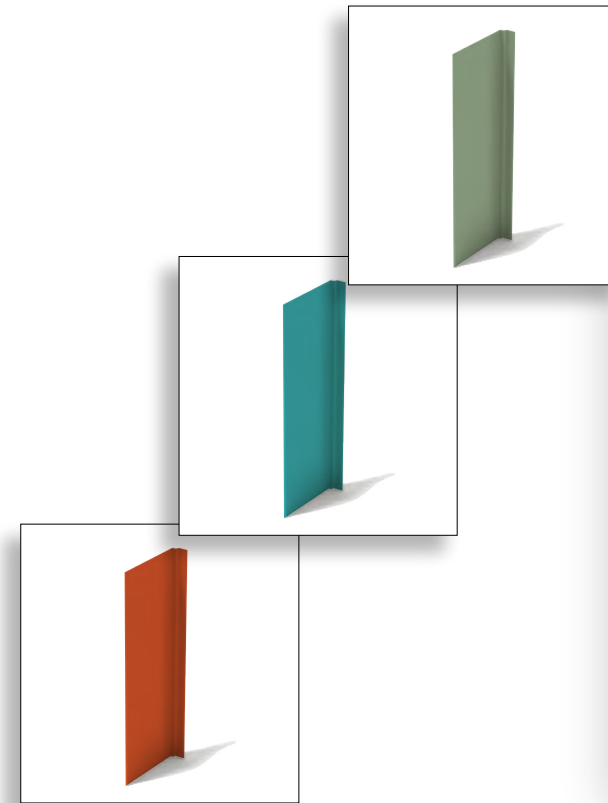
R-VALUE (h·ft²·°F/BTU)

PANEL WIDTH: 42"

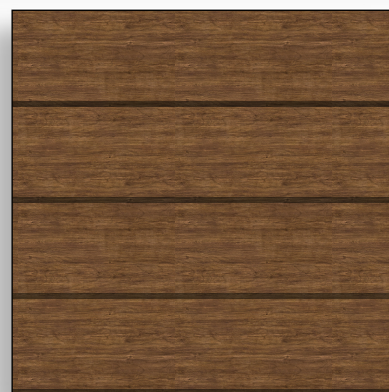
	35°
2"	17.5
2.5"	21.9
3"	26.2
4"	35.0

*Available only from Nevada plant

**Based on ASTM C518, ASTM C1363 and thermal modeling



9"D Lyrical Articulated Design Element



Horizontal Lap Siding
Embossed Walnut
EXAMPLE



Athenia Split Face CMU
(or equivalent)
EXAMPLE



Stucco
Embossed IMP
EXAMPLE



2727 N. CENTRAL AVENUE
PHOENIX, ARIZONA 85004
P: 602.263.6841



of Bentonville
Bentonville, AR
(761083)

Material Board

SHEET 08

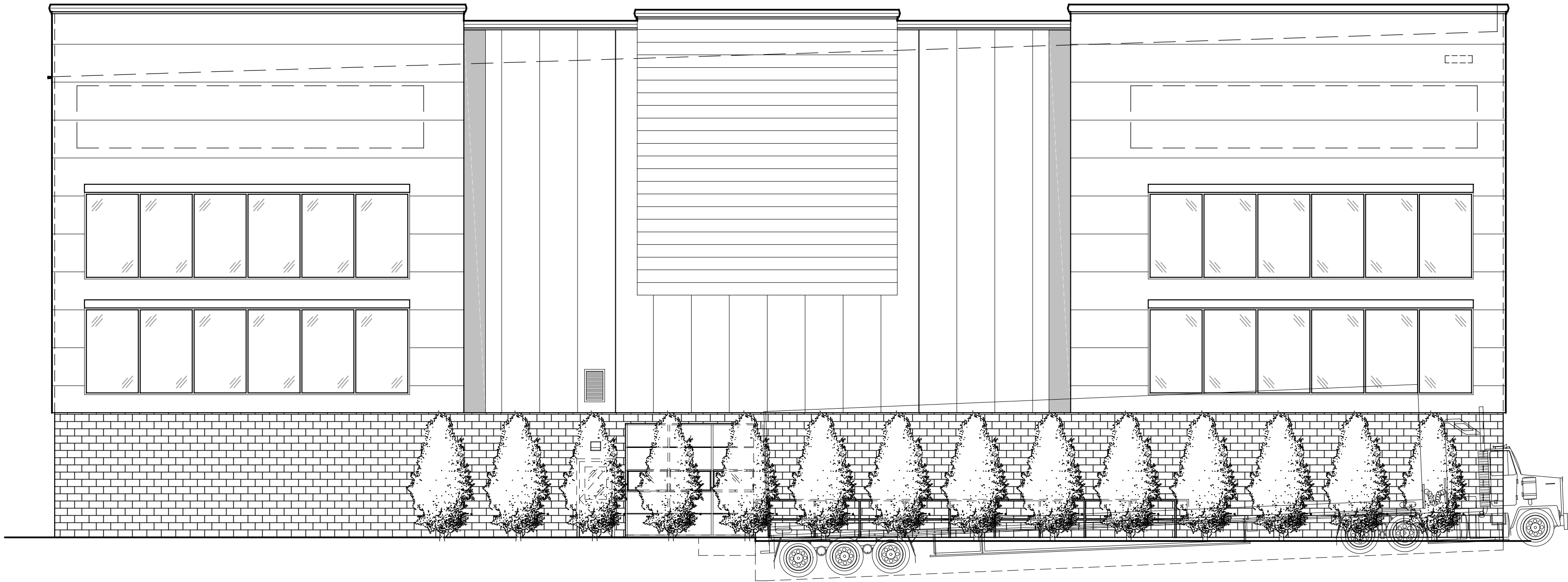
Option 2

25 SEP 2024

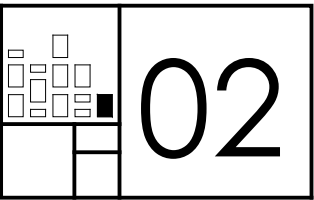
Design and original content
copyright ARCHONstudio LLC.
All rights reserved.
Use, reuse, reproduction,
modification, transfer, or
publication is prohibited
without the written permission
of the copyright holder.

This Sheet is a part of Design /
Contract Documents prepared
by ARCHONstudio LLC, as
dated, which must be read as
a whole to be understood. Use
of, or reliance on, incomplete
or out-of-date Documents, or
the "scaling" of drawings, is at
the user's risk.

Drawing scales shown are
correct for 22" x 34" sheets
only.

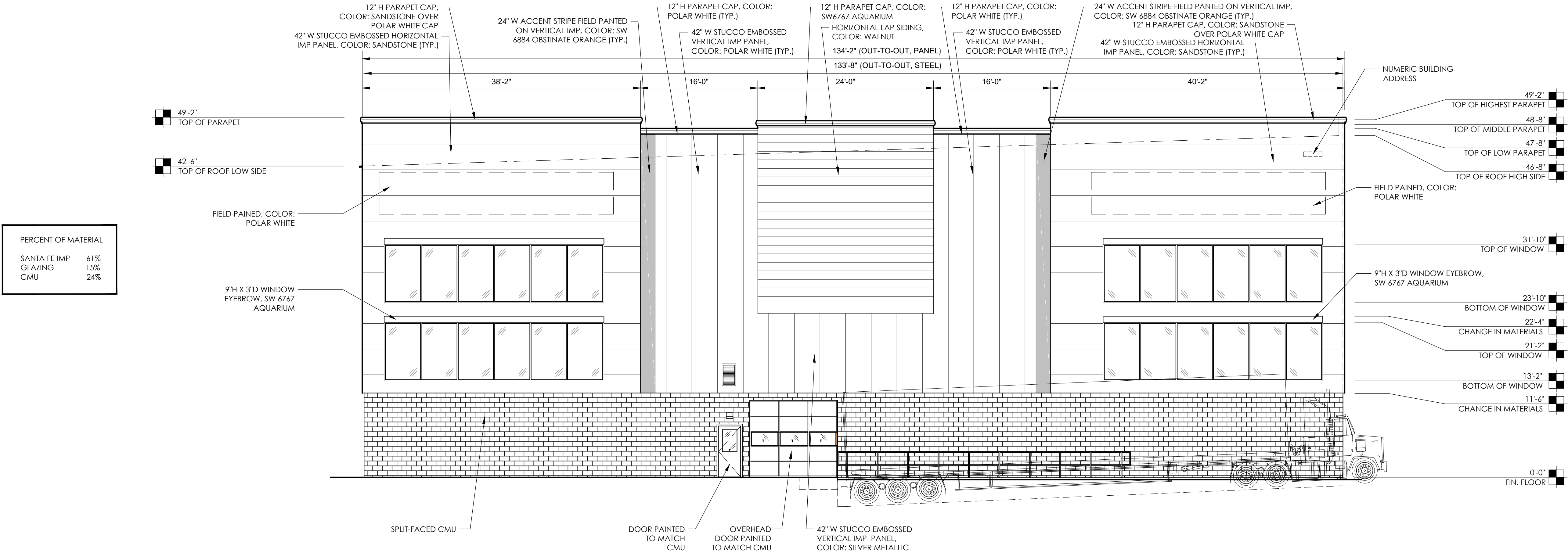


PROPOSED NORTH EXTERIOR ELEVATION - OPTION 2

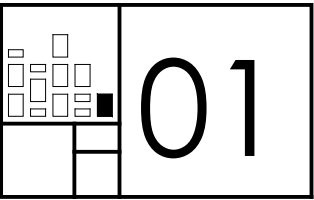


SCALE: 1/8" = 1'-0"

Street elevation. Landscaping screen shown.



PROPOSED NORTH EXTERIOR ELEVATION - OPTION 2



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

Street elevation. Landscaping screen not shown.

NEW STORAGE BUILDING
U-HAUL OF BENTONVILLE
for
AMERCO Real Estate Company
2707 North Central Avenue
Phoenix, AZ 85004

761083

AS no: 22039.11
drawn: ecg/ew
checked: jcg
file: 22039.11 A300
revisions:

EXTERIOR
ELEVATIONS

A311b

ARCHONstudio LLC
7732 Goodwood Blvd.
Suite 207
Baton Rouge, LA 70806
225.923.3093

Option 2



2727 N. CENTRAL AVENUE
PHOENIX, ARIZONA 85004
P: 602.263.6841



Preliminary Proposal

SHEET 01

Option 2

IMP EXCEEDS SUSTAINABLE LEED STANDARDS BY PROVIDING SUPERIOR R-VALUE INSULATION FOR GREATER THERMAL EFFICIENCY

ARCHITECTURAL FENESTRATION TO ENHANCE RETAIL UNIFORMITY IN THE AREA

VERTICAL OFFSETS CREATE A PATTERN OF LIGHT, SHADOW, AND LYRICAL ARTICULATION

CHANGE IN MATERIAL COLORS TO PROVIDE VISUAL SEPARATION TO THE ELEVATION



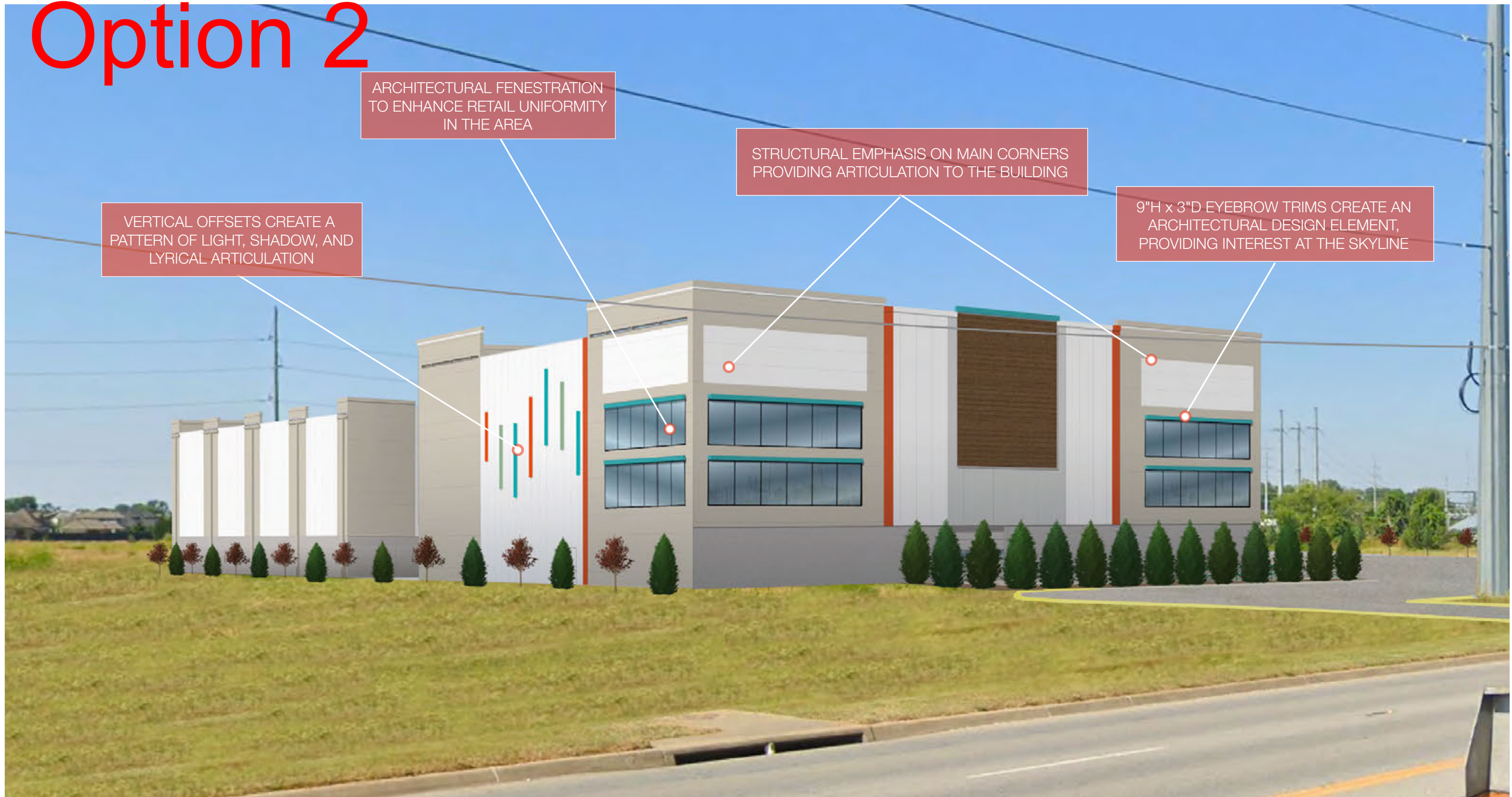
2727 N. CENTRAL AVENUE
PHOENIX, ARIZONA 85004
P: 602.263.6841



Northwest Elevation
Composite Rendering

SHEET 02

Option 2



2727 N. CENTRAL AVENUE
PHOENIX, ARIZONA 85004
P: 602.263.6841



Northeast Elevation
Composite Rendering

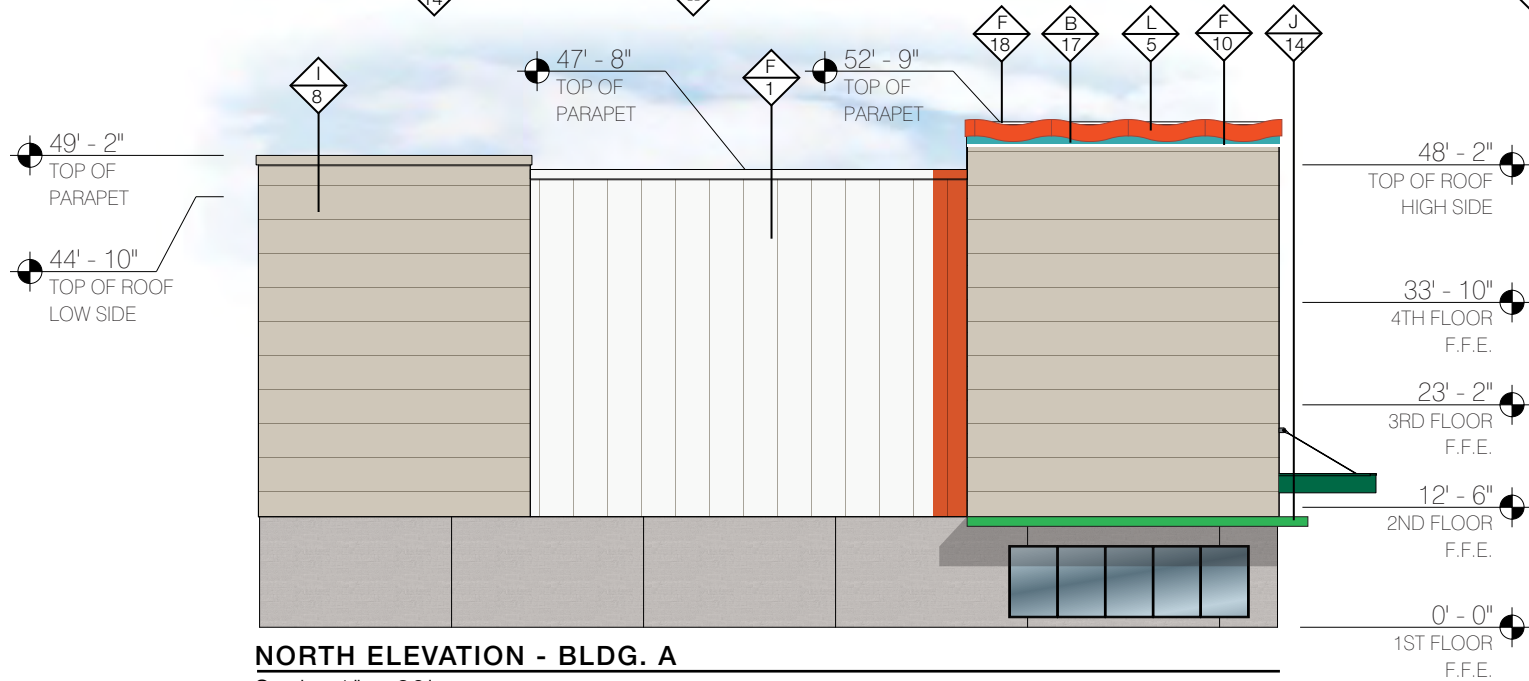
SHEET 03

Option 2



WEST ELEVATION - BLDG. A

Scale: 1" = 20'



NORTH ELEVATION - BLDG. A

Scale: 1" = 20'

GENERAL NOTES:

D1 - THE PROPOSED IMP USES FULL-WIDTH PANELS. **DO NOT CUT IMP** DUE TO PAINT VARIATIONS. CONTACT THE DESIGNER AT A&M ASSOCIATES TO FIND A SOLUTION. P: 602.623.6841

D2 - THE PROPOSED PROJECT CONSISTS OF **42" WIDE IMP**. DEVIATING FROM THIS SIZE PANEL WILL ALTER THE LYRICAL FIN DESIGN. PLEASE CONTACT THE DESIGNER AT A&M ASSOCIATES SO THE PLAN DRAWINGS CAN BE UPDATED. P: 602.623.6841

COLOR CHART

A	U-HAUL GREEN (MBCI CUSTOM COLOR)	J	U-HAUL PROMO GREEN
B	DESERT JEWEL (SW 6767 AQUARIUM)	K	ATHENIA SPLIT-FACE CMU
C	WALNUT (FAUX WOODGRAIN FINISH)	L	SIERRA SUNSET
D	SW 6884 OBSTINATE ORANGE	M	SILVER METALIC (IMP CUSTOM COLOR)
E	SW 6451 NURTURE GREEN		
F	POLAR WHITE (IMP CUSTOM COLOR)		
G	SW EGGSHELL BLACK		
H	GALVANIZED TRIM		
I	SANDSTONE (IMP CUSTOM COLOR)		

MATERIALS

1	42"W METL-SPAN SANTA FE STUCCO EMBOSSED VERTICAL IMP
2	9"D LYRICAL ARTICULATED ACCENT FIN (DESIGN ELEMENT)
3	9"H x 3"D ARCHITECTURAL DETAILS
4	12"H TRIMS TYP.
5	ARCHITECTURAL DETAILS
6	ULTRA-GRAIN CLASSIC WALNUT CARRIAGE DOORS
7	SPLIT-FACED CMU
8	42"W METL-SPAN SANTA FE STUCCO EMBOSSED HORIZONTAL IMP
9	2"W GALVANIZED TRIM ON SIDES OF WALNUT PANELS
10	4.5" H TRIM TYP.
11	HORIZONTAL LAP SIDING
12	12"H w/6"H BASE TRIMS TYP.
13	2'H x 56"W x 10'D STORAGE: LOAD/UNLOAD AWNING
14	1'H x 47"W x 2'D CUSTOMER ENTRANCE AWNING
15	SCUPPERS
16	DOWNSPOUTS
17	10.25" FLAT METAL TRIM TYP.
18	3" FLAT METAL TRIM TYP.



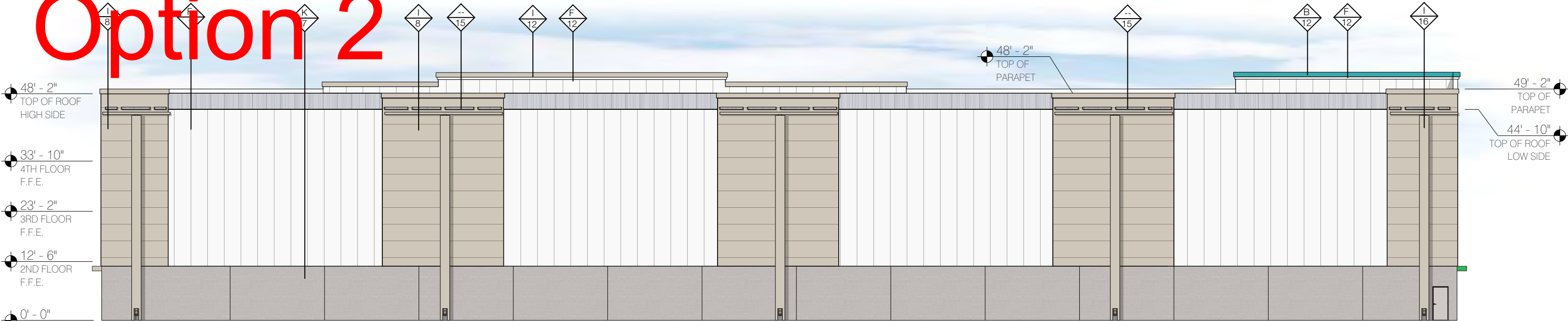
2727 N. CENTRAL AVENUE
PHOENIX, ARIZONA 85004
P: 602.263.6841



Colors & Materials

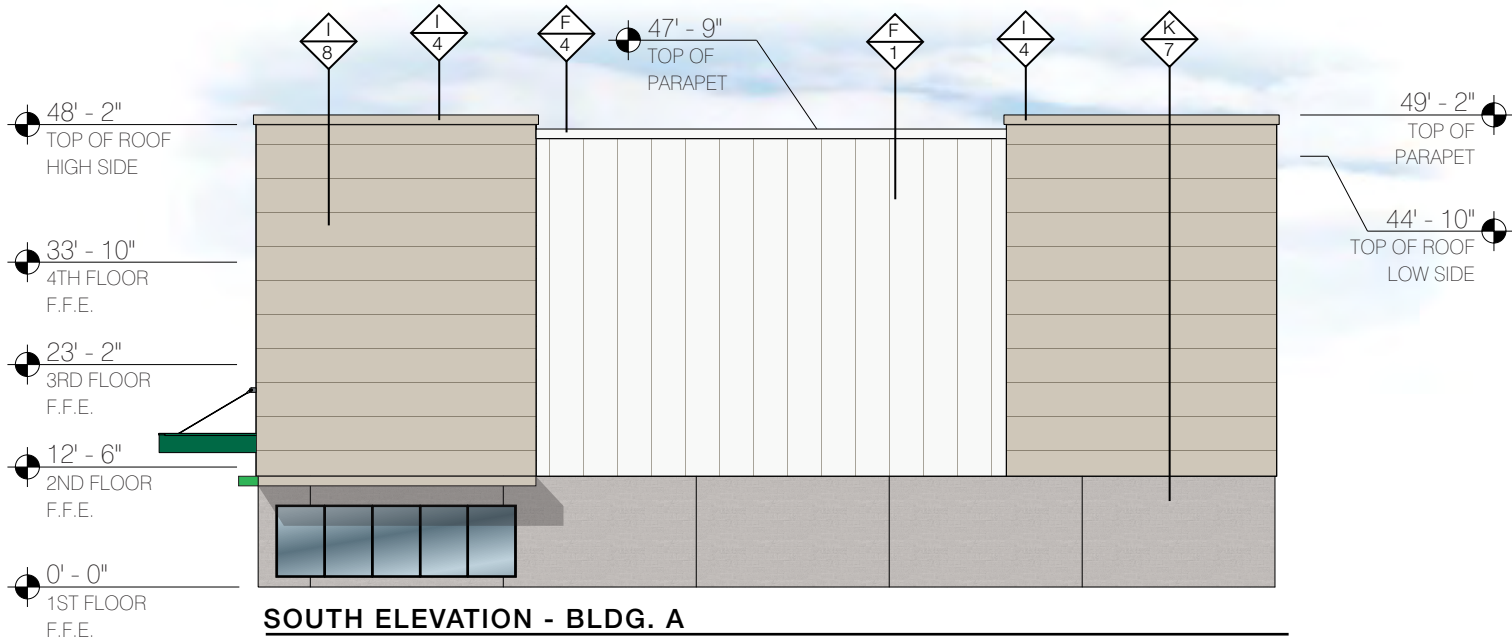
SHEET 04

Option 2



EAST ELEVATION - BLDG. A

Scale: 1" = 20'



SOUTH ELEVATION - BLDG. A

Scale: 1" = 20'

GENERAL NOTES:

D1 - THE PROPOSED IMP USES FULL-WIDTH PANELS. **DO NOT CUT IMP** DUE TO PAINT VARIATIONS. CONTACT THE DESIGNER AT A&M ASSOCIATES TO FIND A SOLUTION. P: 602.623.6841

D2 - THE PROPOSED PROJECT CONSISTS OF **42" WIDE IMP**. DEVIATING FROM THIS SIZE PANEL WILL ALTER THE LYRICAL FIN DESIGN. PLEASE CONTACT THE DESIGNER AT A&M ASSOCIATES SO THE PLAN DRAWINGS CAN BE UPDATED. P: 602.623.6841

COLOR CHART

A	U-HAUL GREEN (MBCI CUSTOM COLOR)	J	U-HAUL PROMO GREEN
B	DESERT JEWEL (SW 6767 AQUARIUM)	K	ATHENIA SPLIT-FACE CMU
C	WALNUT (FAUX WOODGRAIN FINISH)	L	SIERRA SUNSET
D	SW 6884 OBSTINATE ORANGE	M	SILVER METALIC (IMP CUSTOM COLOR)
E	SW 6451 NURTURE GREEN		
F	POLAR WHITE (IMP CUSTOM COLOR)		
G	SW EGGSHELL BLACK		
H	GALVANIZED TRIM		
I	SANDSTONE (IMP CUSTOM COLOR)		

MATERIALS

1	42"W METL-SPAN SANTA FE STUCCO EMBOSSED VERTICAL IMP
2	9"D LYRICAL ARTICULATED ACCENT FIN (DESIGN ELEMENT)
3	9"H x 3"D ARCHITECTURAL DETAILS
4	12"H TRIMS TYP.
5	ARCHITECTURAL DETAILS
6	ULTRA-GRAIN CLASSIC WALNUT CARRIAGE DOORS
7	SPLIT-FACED CMU
8	42"W METL-SPAN SANTA FE STUCCO EMBOSSED HORIZONTAL IMP
9	2"W GALVANIZED TRIM ON SIDES OF WALNUT PANELS
10	4.5" H TRIM TYP.
11	HORIZONTAL LAP SIDING
12	12"H w/6"H BASE TRIMS TYP.
13	2'H x 56'W x 10'D STORAGE: LOAD/UNLOAD AWNING
14	1'H x 47'W x 2'D CUSTOMER ENTRANCE AWNING
15	SCUPPERS
16	DOWNSPOUTS
17	10.25" FLAT METAL TRIM TYP.
18	3" FLAT METAL TRIM TYP.



A&M ASSOCIATES, INC.

2727 N. CENTRAL AVENUE
PHOENIX, ARIZONA 85004
P: 602.263.6841

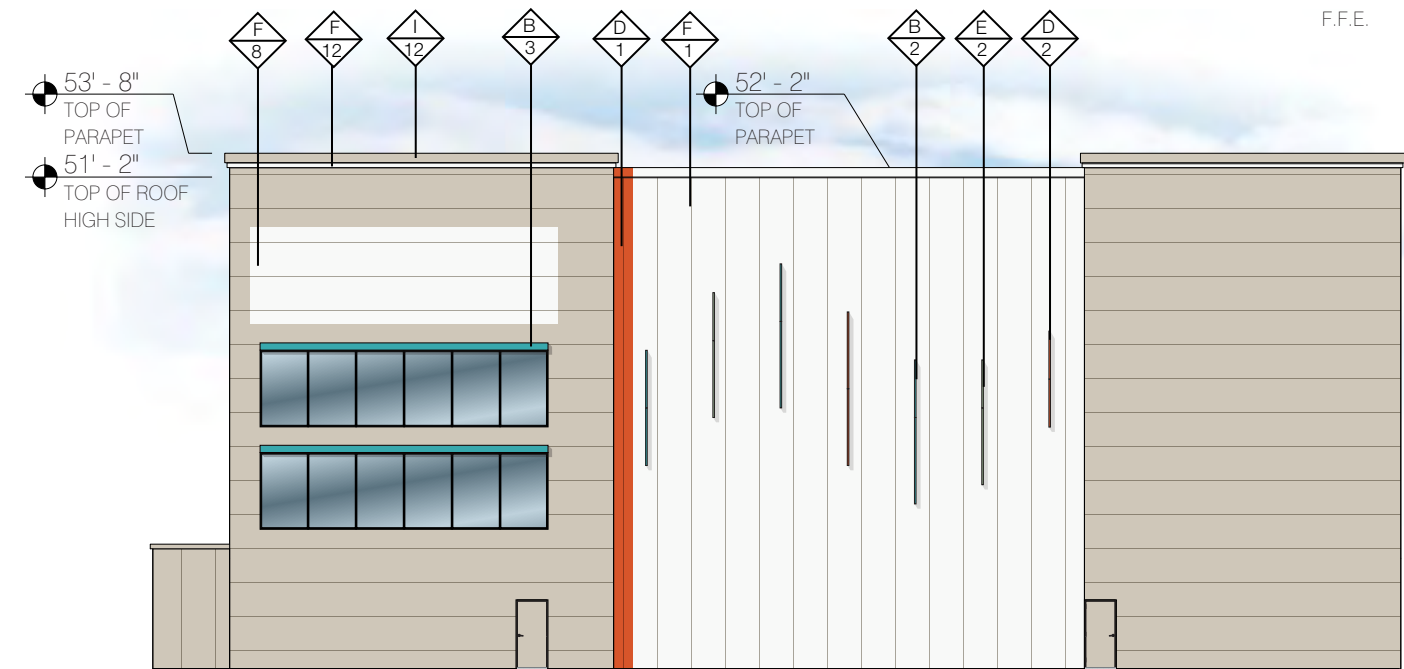


of Bentonville
Bentonville, AR
(761083)

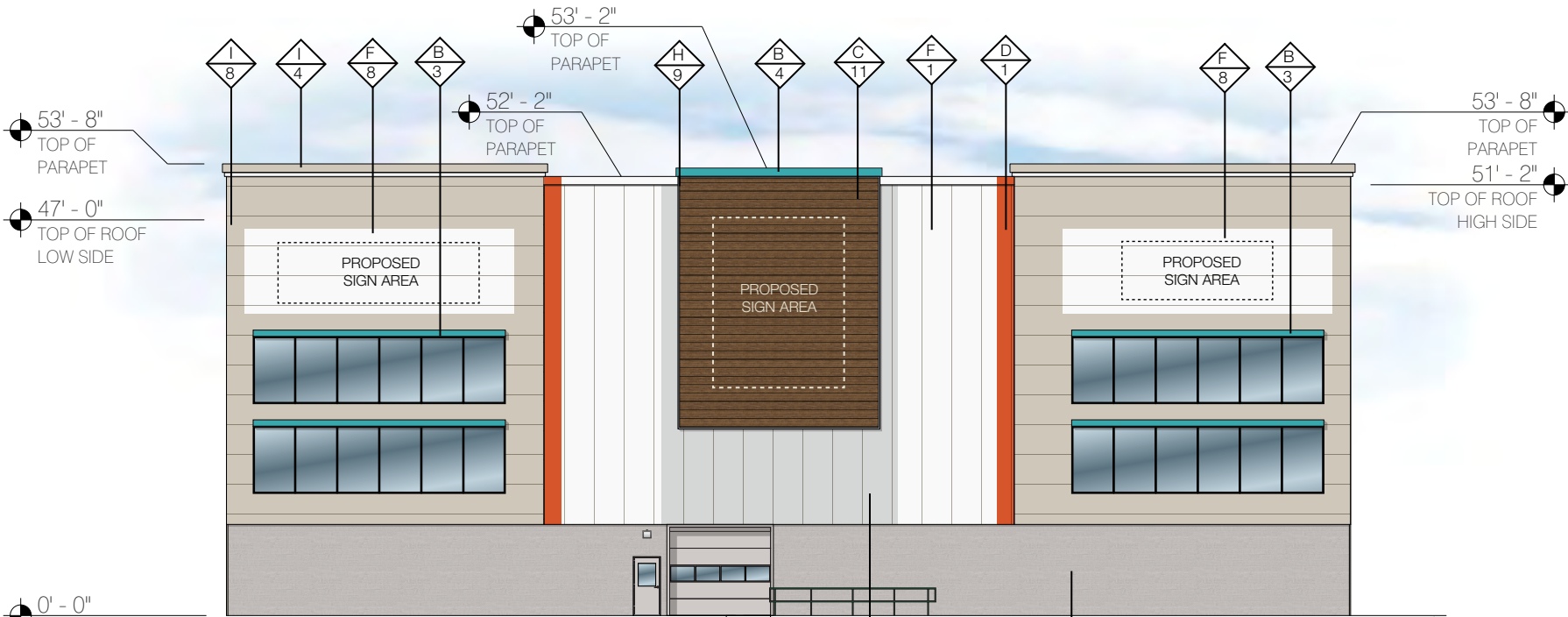
Colors & Materials

SHEET 05

Option 2



WEST ELEVATION - BLDG. B
Scale: 1" = 20'



NORTH ELEVATION - BLDG. B
Scale: 1" = 20'

GENERAL NOTES:

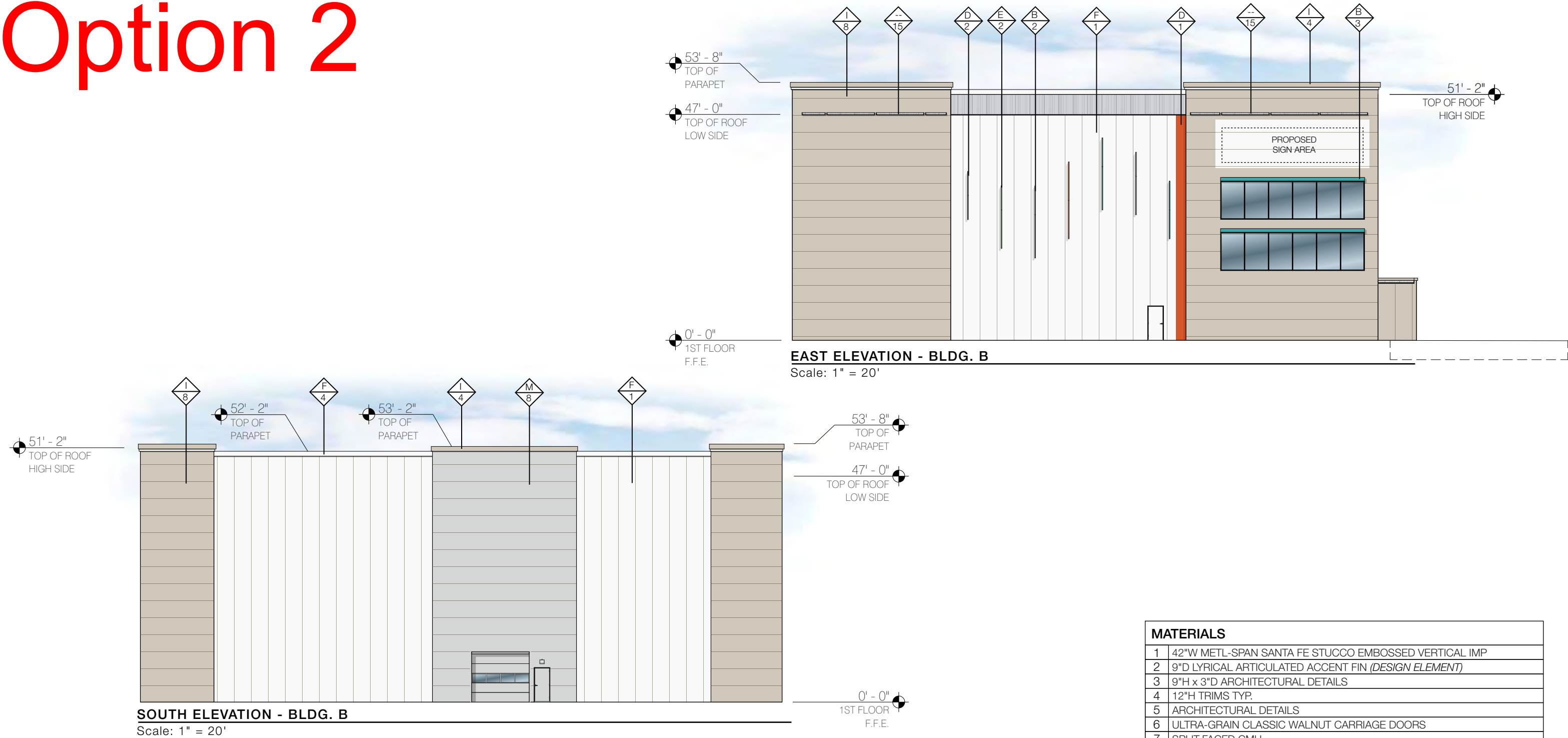
D1 - THE PROPOSED IMP USES FULL-WIDTH PANELS. **DO NOT CUT IMP** DUE TO PAINT VARIATIONS. CONTACT THE DESIGNER AT A&M ASSOCIATES TO FIND A SOLUTION. P: 602.623.6841

D2 - THE PROPOSED PROJECT CONSISTS OF **42" WIDE IMP**. DEVIATING FROM THIS SIZE PANEL WILL ALTER THE LYRICAL FIN DESIGN. PLEASE CONTACT THE DESIGNER AT A&M ASSOCIATES SO THE PLAN DRAWINGS CAN BE UPDATED. P: 602.623.6841

COLOR CHART					
A		U-HAUL GREEN (MBCI CUSTOM COLOR)	J		U-HAUL PROMO GREEN
B		DESERT JEWEL (SW 6767 AQUARIUM)	K		ATHENIA SPLIT-FACE CMU
C		WALNUT (FAUX WOODGRAIN FINISH)	L		SIERRA SUNSET
D		SW 6884 OBSTINATE ORANGE	M		SILVER METALIC (IMP CUSTOM COLOR)
E		SW 6451 NURTURE GREEN			
F		POLAR WHITE (IMP CUSTOM COLOR)			
G		SW EGGHELL BLACK			
H		GALVANIZED TRIM			
I		SANDSTONE (IMP CUSTOM COLOR)			

MATERIALS	
1	42"W METL-SPAN SANTA FE STUCCO EMBOSSED VERTICAL IMP
2	9"D LYRICAL ARTICULATED ACCENT FIN (DESIGN ELEMENT)
3	9"H x 3"D ARCHITECTURAL DETAILS
4	12"H TRIMS TYP.
5	ARCHITECTURAL DETAILS
6	ULTRA-GRAIN CLASSIC WALNUT CARRIAGE DOORS
7	SPLIT-FACED CMU
8	42"W METL-SPAN SANTA FE STUCCO EMBOSSED HORIZONTAL IMP
9	2"W GALVANIZED TRIM ON SIDES OF WALNUT PANELS
10	4.5" H TRIM TYP.
11	HORIZONTAL LAP SIDING
12	12"H w/6"H BASE TRIMS TYP.
13	2'H x 56'W x 10'D STORAGE: LOAD/UNLOAD AWNING
14	1'H x 47'W x 2'D CUSTOMER ENTRANCE AWNING
15	SCUPPERS
16	DOWNSPOUTS
17	10.25" FLAT METAL TRIM TYP.
18	3" FLAT METAL TRIM TYP.

Option 2



GENERAL NOTES:

D1 - THE PROPOSED IMP USES FULL-WIDTH PANELS. **DO NOT CUT IMP** DUE TO PAINT VARIATIONS. CONTACT THE DESIGNER AT A&M ASSOCIATES TO FIND A SOLUTION. P: 602.623.6841

D2 - THE PROPOSED PROJECT CONSISTS OF **42" WIDE IMP**. DEVIATING FROM THIS SIZE PANEL WILL ALTER THE LYRICAL FIN DESIGN. PLEASE CONTACT THE DESIGNER AT A&M ASSOCIATES SO THE PLAN DRAWINGS CAN BE UPDATED. P: 602.623.6841

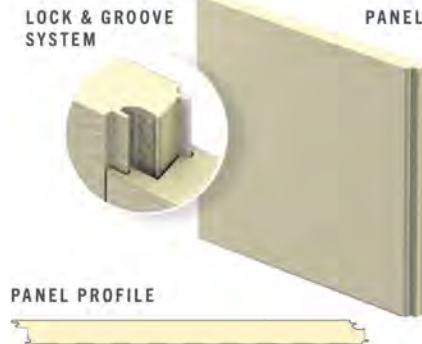
COLOR CHART					
A		U-HAUL GREEN (MBCI CUSTOM COLOR)	J		U-HAUL PROMO GREEN
B		DESERT JEWEL (SW 6767 AQUARIUM)	K		ATHENIA SPLIT-FACE CMU
C		WALNUT (FAUX WOODGRAIN FINISH)	L		SIERRA SUNSET
D		SW 6884 OBSTINATE ORANGE	M		SILVER METALIC (IMP CUSTOM COLOR)
E		SW 6451 NURTURE GREEN			
F		POLAR WHITE (IMP CUSTOM COLOR)			
G		SW EGGSHELL BLACK			
H		GALVANIZED TRIM			
I		SANDSTONE (IMP CUSTOM COLOR)			

MATERIALS	
1	42"W METL-SPAN SANTA FE STUCCO EMBOSSED VERTICAL IMP
2	9"D LYRICAL ARTICULATED ACCENT FIN (DESIGN ELEMENT)
3	9"H x 3"D ARCHITECTURAL DETAILS
4	12"H TRIMS TYP.
5	ARCHITECTURAL DETAILS
6	ULTRA-GRAIN CLASSIC WALNUT CARRIAGE DOORS
7	SPLIT-FACED CMU
8	42"W METL-SPAN SANTA FE STUCCO EMBOSSED HORIZONTAL IMP
9	2"W GALVANIZED TRIM ON SIDES OF WALNUT PANELS
10	4.5" H TRIM TYP.
11	HORIZONTAL LAP SIDING
12	12"H w/6"H BASE TRIMS TYP.
13	2'H x 56"W x 10'D STORAGE: LOAD/UNLOAD AWNING
14	1'H x 47"W x 2'D CUSTOMER ENTRANCE AWNING
15	SCUPPERS
16	DOWNSPOUTS
17	10.25" FLAT METAL TRIM TYP.
18	3" FLAT METAL TRIM TYP.

Option 2

Metl-Span Santa Fe (or Equivalent IMP)

The Metl-Span CF Santa Fe panel has a flat exterior profile with a heavy, embossed stucco texture that mimics the look of a masonry stucco finish but with the added value of an insulated metal panel. The profile is flush with the warmth of an old-world finish, providing a visually pleasing building.



PRODUCT SPECIFICATIONS

WIDTH • 24", 30", 36", 42"

THICKNESS • 2", 2½", 2¾", 3", 4"

LENGTH • 8'-0" to 32'-0" Horizontal
8'-0" to 40'-0" Vertical

EXTERIOR PROFILE • Flat profile with heavy embossing resembling desert southwestern appearance

EXTERIOR FACE • G-90 galvanized or AZ-50 aluminum-zinc coated steel in 24 and 22 Ga.

INTERIOR PROFILE • Light Mesa, nominal ⅛" deep, embossed or unembossed

INTERIOR FACE • G-90 galvanized or AZ-50 aluminum-zinc coated in 26, 24 and 22 Ga.

CORE • Foamed-in-place, PUR Foam Core, zero ozone depleting (zero ODP) Class 1 foam

JOINT • Offset double tongue-and-groove with extended metal shelf for positive face fastening

REVEAL • Up to 1" reveal options in ¼", ½", ¾" and 1" increments

U-FACTORS AND R-VALUES**

U-FACTOR (BTU/h·ft²·°F)

PANEL WIDTH: 42"

	35"
2"	0.059
2.5"	0.046
3"	0.038
4"	0.028

R-VALUE (h·ft²·°F/BTU)

PANEL WIDTH: 42"

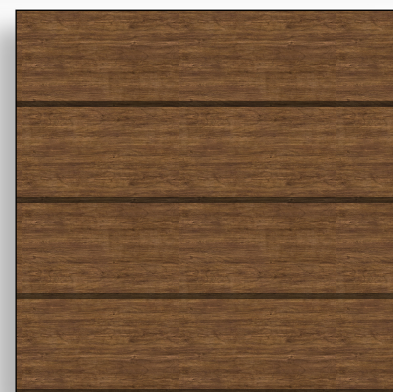
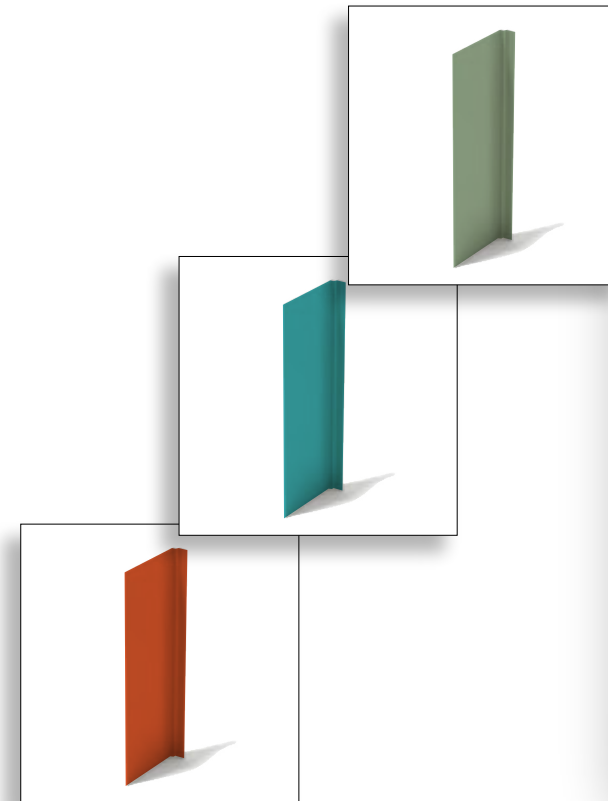
	35"
2"	17.5
2.5"	21.9
3"	26.2
4"	35.0



*Available only from Nevada plant

**Based on ASTM C518, ASTM C1363 and thermal modeling

9"D Lyrical Articulated Design Element



Horizontal Lap Siding
Embossed Walnut
EXAMPLE



Athenia Split Face CMU
(or equivalent)
EXAMPLE



Stucco
Embossed IMP
EXAMPLE



2727 N. CENTRAL AVENUE
PHOENIX, ARIZONA 85004
P: 602.263.6841



of Bentonville
Bentonville, AR
(761083)

Material Board

SHEET 08

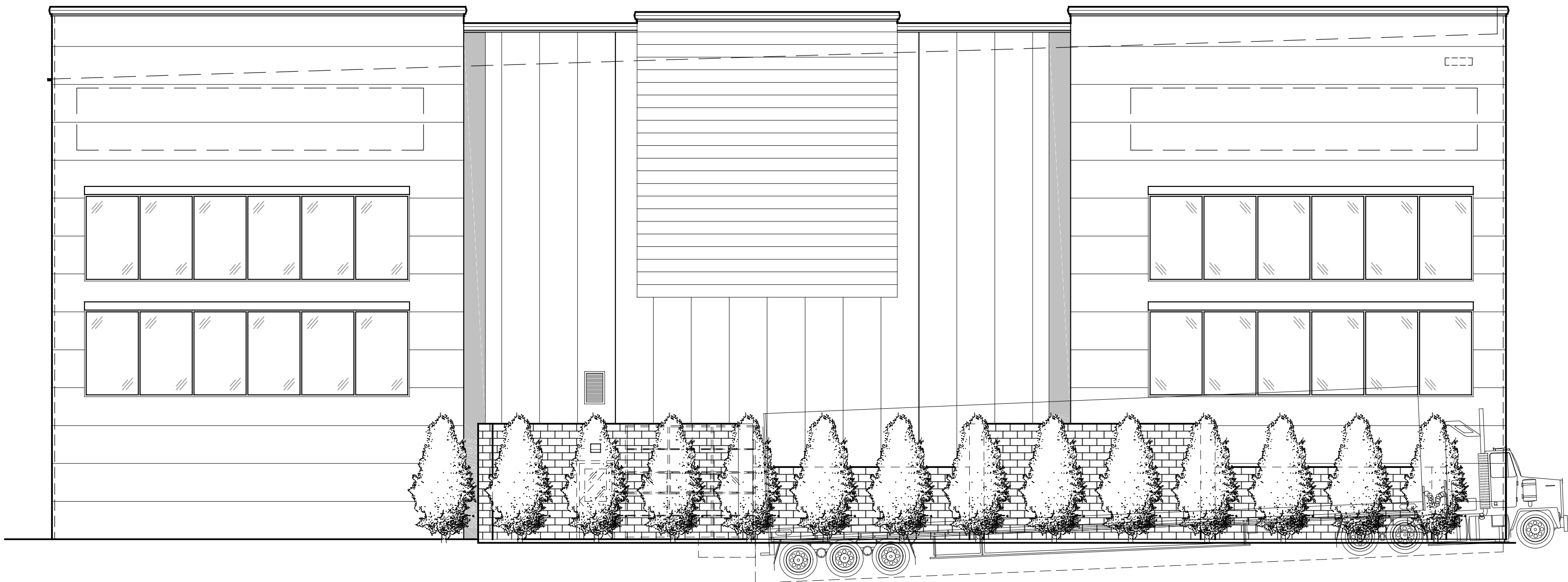
Option 3

25 SEP 2024

Design and original content
copyright ARCHONstudio LLC.
All rights reserved.
Use, reuse, reproduction,
modification, transfer, or
publication is prohibited
without the written permission
of the copyright holder.

This Sheet is a part of Design /
Contract Documents prepared
by ARCHONstudio LLC, as
dated, which must be read as
a whole to be understood. Use
of, or reliance on, incomplete
or out-of-date Documents, or
the "scaling" of drawings, is at
the user's risk.

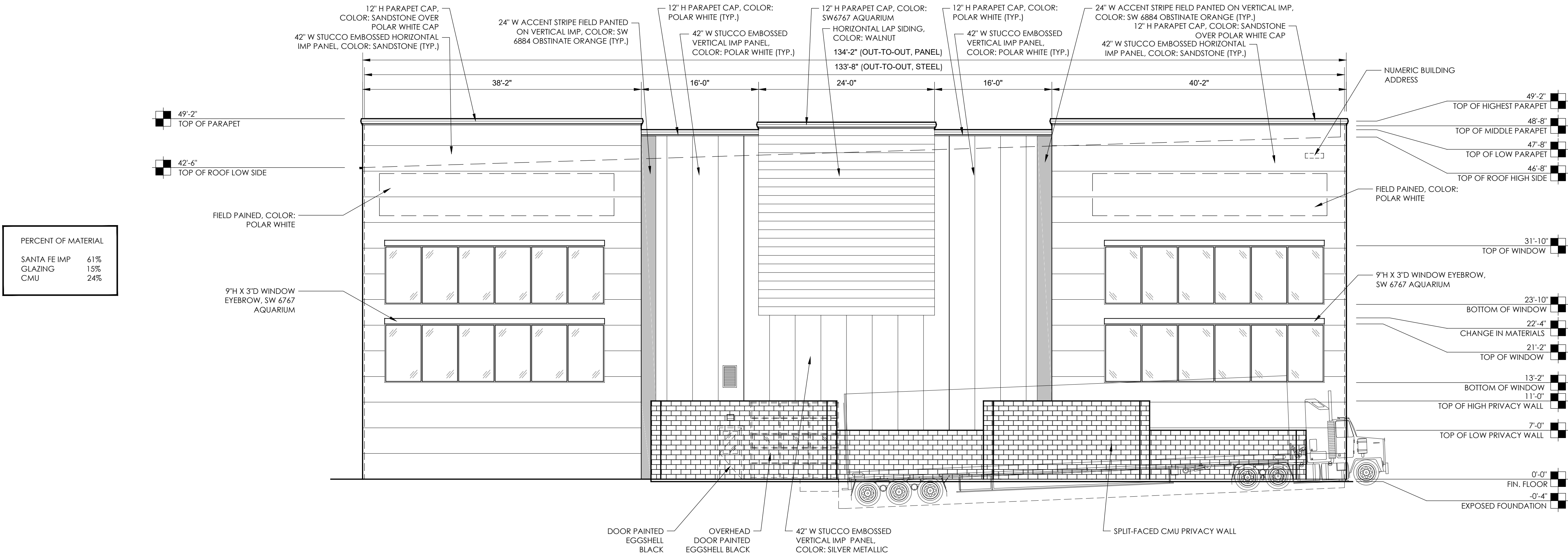
Drawing scales shown are
correct for 22" x 34" sheets
only.



PROPOSED NORTH EXTERIOR ELEVATION - OPTION 3

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

Street elevation. Landscaping screen shown.



PROPOSED NORTH EXTERIOR ELEVATION - OPTION 3

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

Street elevation. Landscaping screen not shown.

NEW STORAGE BUILDING
U-HAUL OF BENTONVILLE

3101 SW 14th ST, BENTONVILLE, AR 72712
for
AMERCO Real Estate Company
2707 North Central Avenue
Phoenix, AZ 85004

761083

AS no: 22039.11
drawn: ecg/ew
checked: jcg
file: 22039.11 A300
revisions:

EXTERIOR
ELEVATIONS

A311c

ARCHONstudio LLC
7732 Goodwood Blvd.
Suite 207
Baton Rouge, LA 70806
225.923.3093

Option 3



2727 N. CENTRAL AVENUE
PHOENIX, ARIZONA 85004
P: 602.263.6841



Preliminary Proposal

SHEET 01

Option 3

IMP EXCEEDS SUSTAINABLE LEED STANDARDS BY PROVIDING SUPERIOR R-VALUE INSULATION FOR GREATER THERMAL EFFICIENCY

ARCHITECTURAL FENESTRATION TO ENHANCE RETAIL UNIFORMITY IN THE AREA

VERTICAL OFFSETS CREATE A PATTERN OF LIGHT, SHADOW, AND LYRICAL ARTICULATION

CHANGE IN MATERIAL COLORS TO PROVIDE VISUAL SEPARATION TO THE ELEVATION



2727 N. CENTRAL AVENUE
PHOENIX, ARIZONA 85004
P: 602.263.6841



Northwest Elevation
Composite Rendering

SHEET 02

Option 3

ARCHITECTURAL FENESTRATION
TO ENHANCE RETAIL UNIFORMITY
IN THE AREA

VERTICAL OFFSETS CREATE A
PATTERN OF LIGHT, SHADOW, AND
LYRICAL ARTICULATION

STRUCTURAL EMPHASIS ON MAIN CORNERS
PROVIDING ARTICULATION TO THE BUILDING

9"H x 3"D EYEBROW TRIMS CREATE AN
ARCHITECTURAL DESIGN ELEMENT,
PROVIDING INTEREST AT THE SKYLINE



2727 N. CENTRAL AVENUE
PHOENIX, ARIZONA 85004
P: 602.263.6841



Northeast Elevation
Composite Rendering

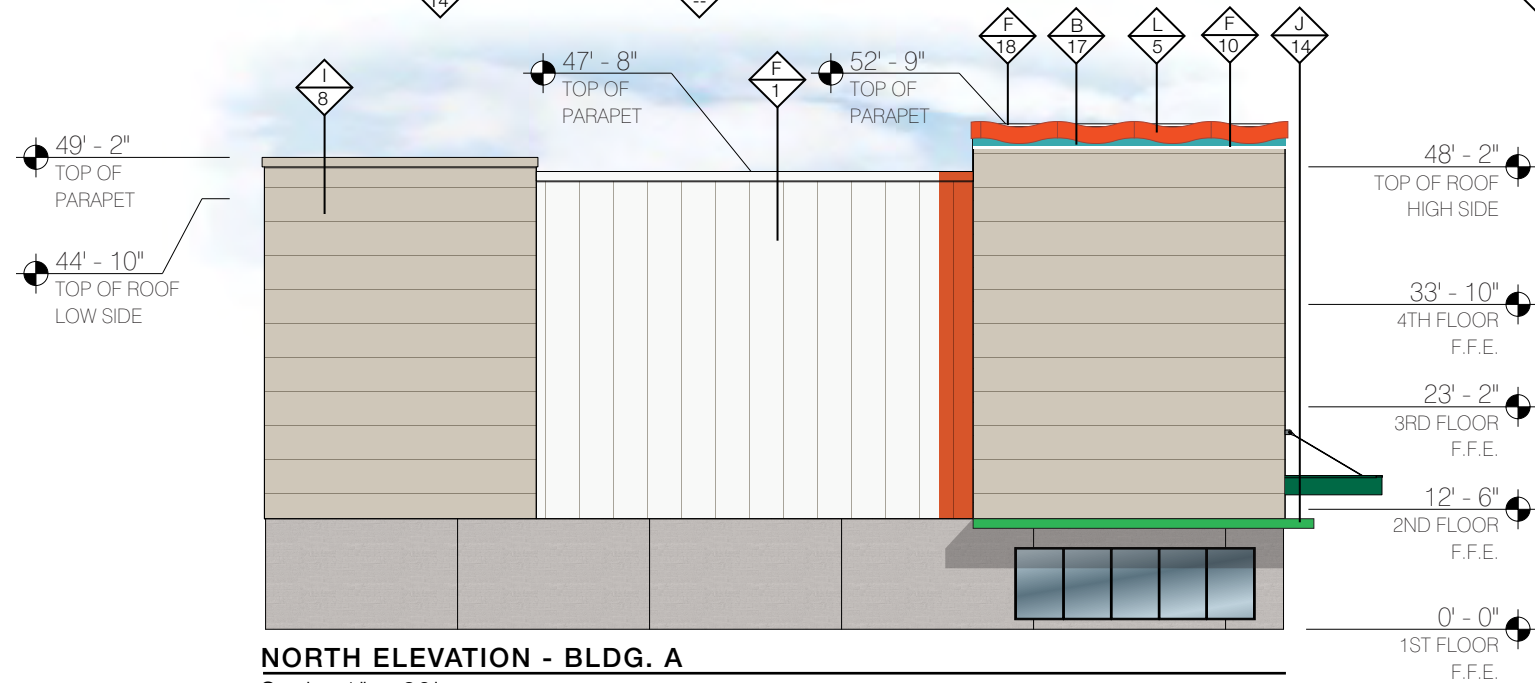
SHEET 03

Option 3



WEST ELEVATION - BLDG. A

Scale: 1" = 20'



NORTH ELEVATION - BLDG. A

Scale: 1" = 20'

GENERAL NOTES:

D1 - THE PROPOSED IMP USES FULL-WIDTH PANELS. **DO NOT CUT IMP** DUE TO PAINT VARIATIONS. CONTACT THE DESIGNER AT A&M ASSOCIATES TO FIND A SOLUTION. P: 602.623.6841

D2 - THE PROPOSED PROJECT CONSISTS OF **42" WIDE IMP**. DEVIATING FROM THIS SIZE PANEL WILL ALTER THE LYRICAL FIN DESIGN. PLEASE CONTACT THE DESIGNER AT A&M ASSOCIATES SO THE PLAN DRAWINGS CAN BE UPDATED. P: 602.623.6841

COLOR CHART

A	U-HAUL GREEN (MBCI CUSTOM COLOR)	J	U-HAUL PROMO GREEN
B	DESERT JEWEL (SW 6767 AQUARIUM)	K	ATHENIA SPLIT-FACE CMU
C	WALNUT (FAUX WOODGRAIN FINISH)	L	SIERRA SUNSET
D	SW 6884 OBSTINATE ORANGE	M	SILVER METALIC (IMP CUSTOM COLOR)
E	SW 6451 NURTURE GREEN		
F	POLAR WHITE (IMP CUSTOM COLOR)		
G	SW EGGSHELL BLACK		
H	GALVANIZED TRIM		
I	SANDSTONE (IMP CUSTOM COLOR)		

MATERIALS

1	42"W METL-SPAN SANTA FE STUCCO EMBOSSED VERTICAL IMP
2	9"D LYRICAL ARTICULATED ACCENT FIN (DESIGN ELEMENT)
3	9"H x 3"D ARCHITECTURAL DETAILS
4	12"H TRIMS TYP.
5	ARCHITECTURAL DETAILS
6	ULTRA-GRAIN CLASSIC WALNUT CARRIAGE DOORS
7	SPLIT-FACED CMU
8	42"W METL-SPAN SANTA FE STUCCO EMBOSSED HORIZONTAL IMP
9	2"W GALVANIZED TRIM ON SIDES OF WALNUT PANELS
10	4.5" H TRIM TYP.
11	HORIZONTAL LAP SIDING
12	12"H w/6"H BASE TRIMS TYP.
13	2'H x 56'W x 10'D STORAGE: LOAD/UNLOAD AWNING
14	1'H x 47'W x 2'D CUSTOMER ENTRANCE AWNING
15	SCUPPERS
16	DOWNSPOUTS
17	10.25" FLAT METAL TRIM TYP.
18	3" FLAT METAL TRIM TYP.



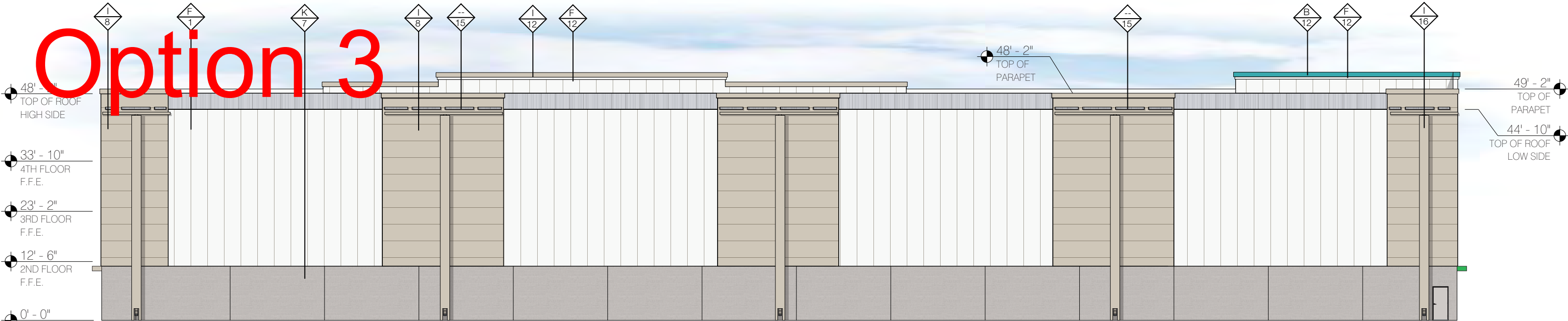
2727 N. CENTRAL AVENUE
PHOENIX, ARIZONA 85004
P: 602.263.6841



Colors & Materials

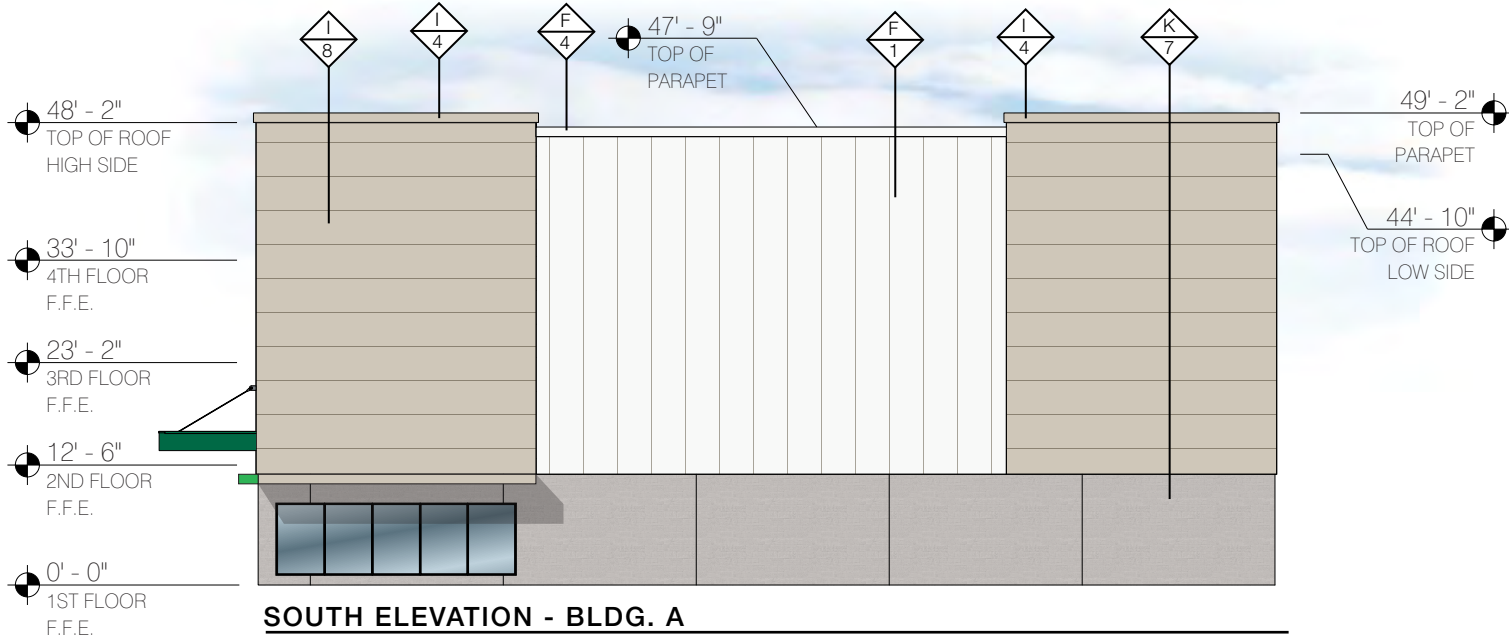
SHEET 04

Option 3



EAST ELEVATION - BLDG. A

Scale: 1" = 20'



SOUTH ELEVATION - BLDG. A

Scale: 1" = 20'

GENERAL NOTES:

D1 - THE PROPOSED IMP USES FULL-WIDTH PANELS. **DO NOT CUT IMP** DUE TO PAINT VARIATIONS. CONTACT THE DESIGNER AT A&M ASSOCIATES TO FIND A SOLUTION. P: 602.623.6841

D2 - THE PROPOSED PROJECT CONSISTS OF **42" WIDE IMP**. DEVIATING FROM THIS SIZE PANEL WILL ALTER THE LYRICAL FIN DESIGN. PLEASE CONTACT THE DESIGNER AT A&M ASSOCIATES SO THE PLAN DRAWINGS CAN BE UPDATED. P: 602.623.6841

COLOR CHART

A	U-HAUL GREEN (MBCI CUSTOM COLOR)	J	U-HAUL PROMO GREEN
B	DESERT JEWEL (SW 6767 AQUARIUM)	K	ATHENIA SPLIT-FACE CMU
C	WALNUT (FAUX WOODGRAIN FINISH)	L	SIERRA SUNSET
D	SW 6884 OBSTINATE ORANGE	M	SILVER METALIC (IMP CUSTOM COLOR)
E	SW 6451 NURTURE GREEN		
F	POLAR WHITE (IMP CUSTOM COLOR)		
G	SW EGGSHELL BLACK		
H	GALVANIZED TRIM		
I	SANDSTONE (IMP CUSTOM COLOR)		

MATERIALS

1	42"W METL-SPAN SANTA FE STUCCO EMBOSSED VERTICAL IMP
2	9"D LYRICAL ARTICULATED ACCENT FIN (DESIGN ELEMENT)
3	9"H x 3"D ARCHITECTURAL DETAILS
4	12"H TRIMS TYP.
5	ARCHITECTURAL DETAILS
6	ULTRA-GRAIN CLASSIC WALNUT CARRIAGE DOORS
7	SPLIT-FACED CMU
8	42"W METL-SPAN SANTA FE STUCCO EMBOSSED HORIZONTAL IMP
9	2"W GALVANIZED TRIM ON SIDES OF WALNUT PANELS
10	4.5" H TRIM TYP.
11	HORIZONTAL LAP SIDING
12	12"H w/6"H BASE TRIMS TYP.
13	2'H x 56'W x 10'D STORAGE: LOAD/UNLOAD AWNING
14	1'H x 47'W x 2'D CUSTOMER ENTRANCE AWNING
15	SCUPPERS
16	DOWNSPOUTS
17	10.25" FLAT METAL TRIM TYP.
18	3" FLAT METAL TRIM TYP.



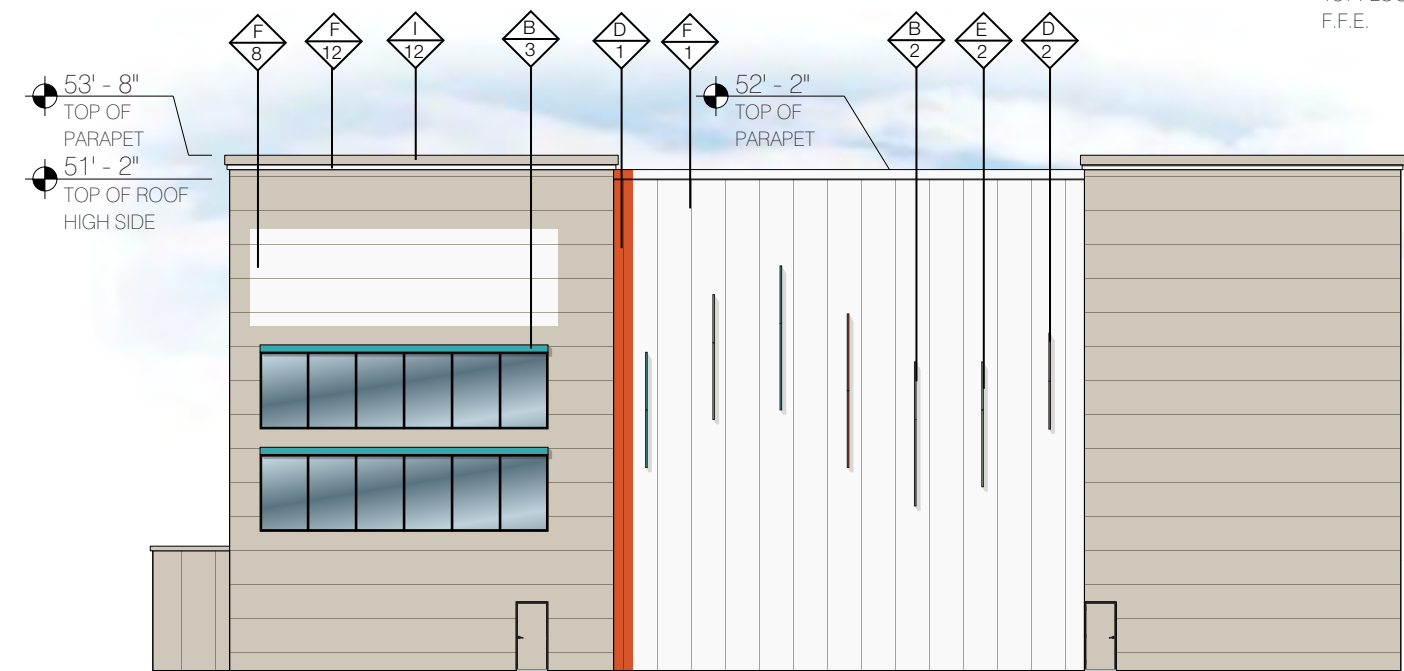
2727 N. CENTRAL AVENUE
PHOENIX, ARIZONA 85004
P: 602.263.6841



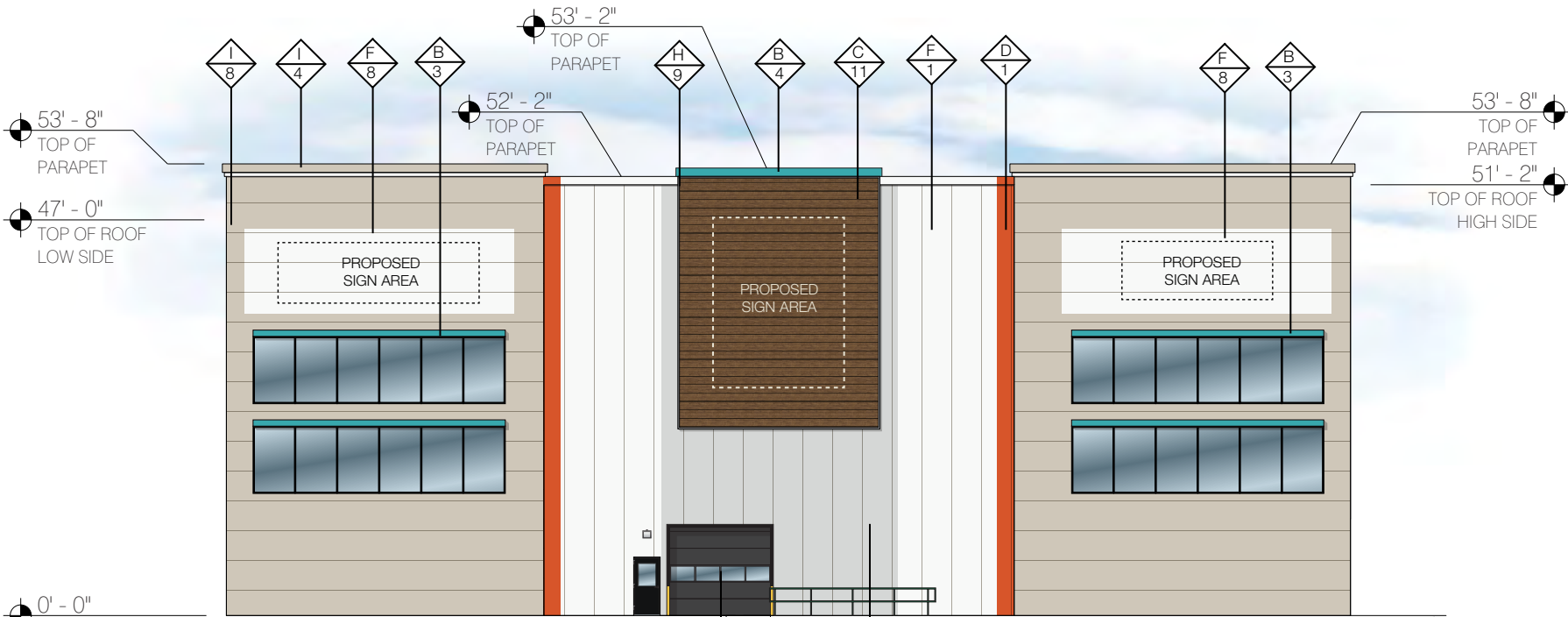
Colors & Materials

SHEET 05

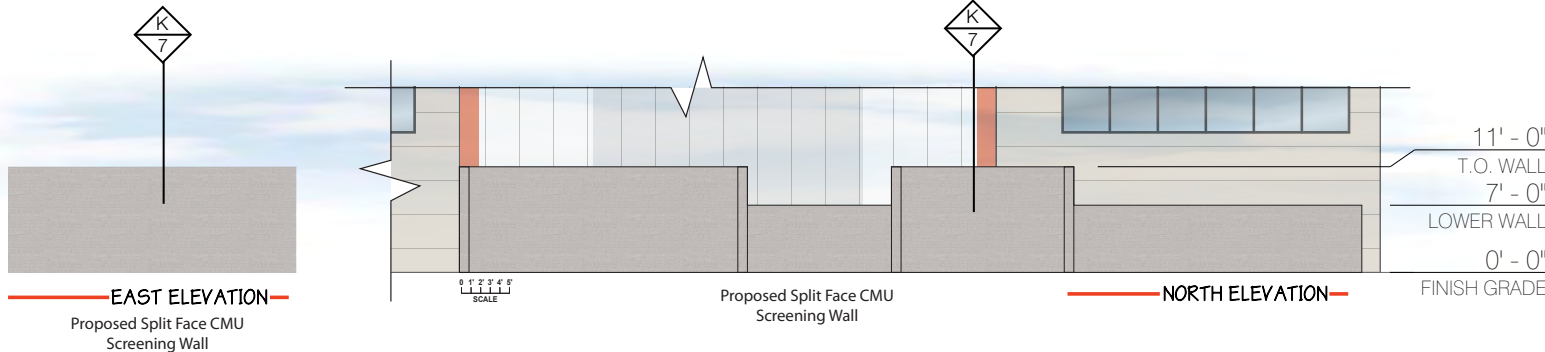
Option 3



WEST ELEVATION - BLDG. B
Scale: 1" = 20'



NORTH ELEVATION - BLDG. B
Scale: 1" = 20'



GENERAL NOTES:

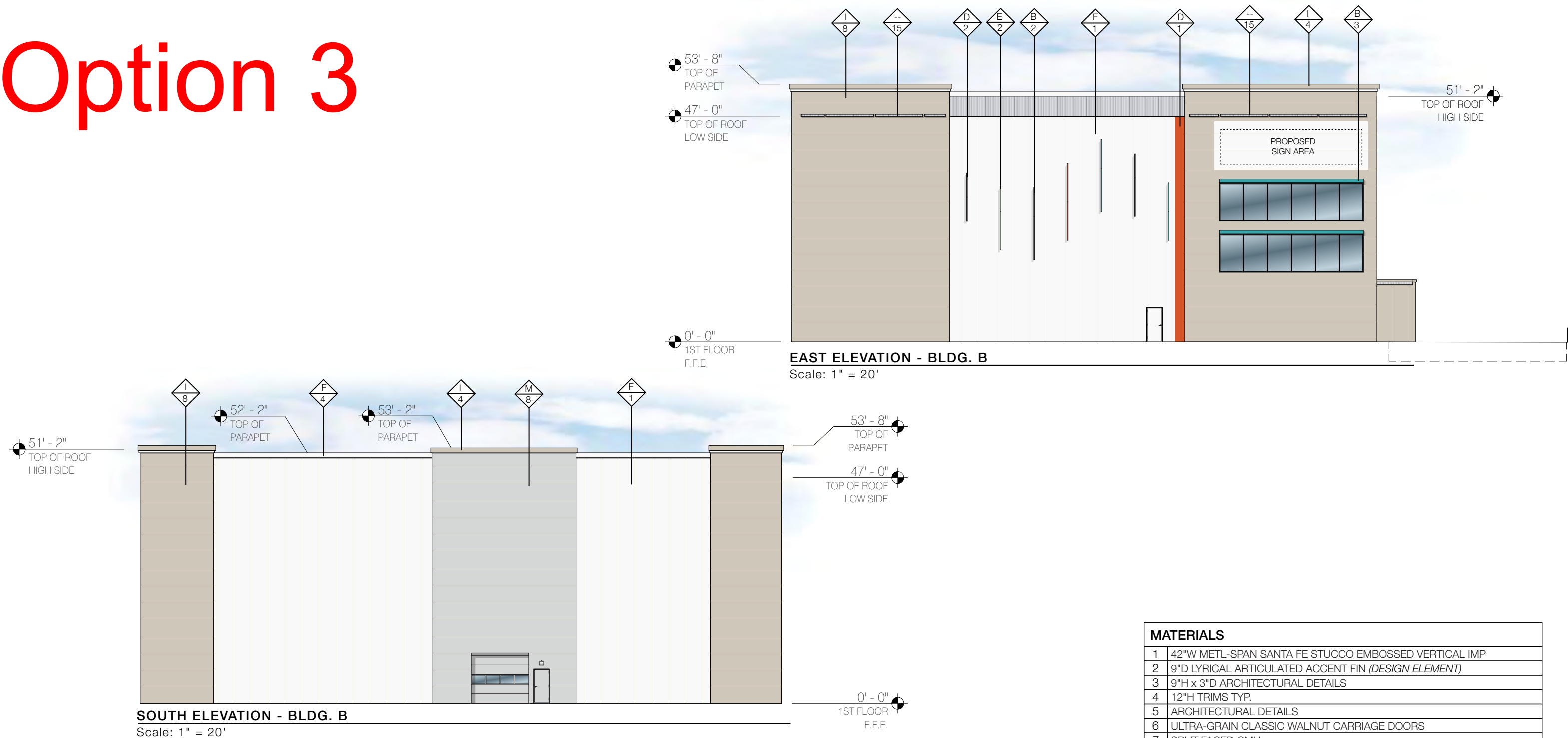
D1 - THE PROPOSED IMP USES FULL-WIDTH PANELS. **DO NOT CUT IMP** DUE TO PAINT VARIATIONS. CONTACT THE DESIGNER AT A&M ASSOCIATES TO FIND A SOLUTION. P: 602.623.6841

D2 - THE PROPOSED PROJECT CONSISTS OF **42" WIDE IMP**. DEVIATING FROM THIS SIZE PANEL WILL ALTER THE LYRICAL FIN DESIGN. PLEASE CONTACT THE DESIGNER AT A&M ASSOCIATES SO THE PLAN DRAWINGS CAN BE UPDATED. P: 602.623.6841

COLOR CHART					
A		U-HAUL GREEN (MBCI CUSTOM COLOR)	J		U-HAUL PROMO GREEN
B		DESERT JEWEL (SW 6767 AQUARIUM)	K		ATHENIA SPLIT-FACE CMU
C		WALNUT (FAUX WOODGRAIN FINISH)	L		SIERRA SUNSET
D		SW 6884 OBSTINATE ORANGE	M		SILVER METALIC (IMP CUSTOM COLOR)
E		SW 6451 NURTURE GREEN			
F		POLAR WHITE (IMP CUSTOM COLOR)			
G		SW EGGSHELL BLACK			
H		GALVANIZED TRIM			
I		SANDSTONE (IMP CUSTOM COLOR)			

MATERIALS	
1	42"W METL-SPAN SANTA FE STUCCO EMBOSSED VERTICAL IMP
2	9"D LYRICAL ARTICULATED ACCENT FIN (DESIGN ELEMENT)
3	9"H x 3"D ARCHITECTURAL DETAILS
4	12"H TRIMS TYP.
5	ARCHITECTURAL DETAILS
6	ULTRA-GRAIN CLASSIC WALNUT CARRIAGE DOORS
7	SPLIT-FACED CMU
8	42"W METL-SPAN SANTA FE STUCCO EMBOSSED HORIZONTAL IMP
9	2"W GALVANIZED TRIM ON SIDES OF WALNUT PANELS
10	4.5" H TRIM TYP.
11	HORIZONTAL LAP SIDING
12	12"H w/6"H BASE TRIMS TYP.
13	2'H x 56"W x 10'D STORAGE: LOAD/UNLOAD AWNING
14	1'H x 47"W x 2'D CUSTOMER ENTRANCE AWNING
15	SCUPPERS
16	DOWNSPOUTS
17	10.25" FLAT METAL TRIM TYP.
18	3" FLAT METAL TRIM TYP.

Option 3



GENERAL NOTES:

D1 - THE PROPOSED IMP USES FULL-WIDTH PANELS. **DO NOT CUT IMP** DUE TO PAINT VARIATIONS. CONTACT THE DESIGNER AT A&M ASSOCIATES TO FIND A SOLUTION. P: 602.623.6841

D2 - THE PROPOSED PROJECT CONSISTS OF **42" WIDE IMP**. DEVIATING FROM THIS SIZE PANEL WILL ALTER THE LYRICAL FIN DESIGN. PLEASE CONTACT THE DESIGNER AT A&M ASSOCIATES SO THE PLAN DRAWINGS CAN BE UPDATED. P: 602.623.6841

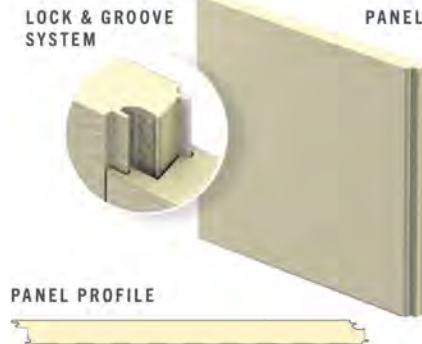
COLOR CHART					
A		U-HAUL GREEN (MBCI CUSTOM COLOR)	J		U-HAUL PROMO GREEN
B		DESERT JEWEL (SW 6767 AQUARIUM)	K		ATHENIA SPLIT-FACE CMU
C		WALNUT (FAUX WOODGRAIN FINISH)	L		SIERRA SUNSET
D		SW 6884 OBSTINATE ORANGE	M		SILVER METALIC (IMP CUSTOM COLOR)
E		SW 6451 NURTURE GREEN			
F		POLAR WHITE (IMP CUSTOM COLOR)			
G		SW EGGSHELL BLACK			
H		GALVANIZED TRIM			
I		SANDSTONE (IMP CUSTOM COLOR)			

MATERIALS	
1	42"W METL-SPAN SANTA FE STUCCO EMBOSSED VERTICAL IMP
2	9"D LYRICAL ARTICULATED ACCENT FIN (DESIGN ELEMENT)
3	9"H x 3"D ARCHITECTURAL DETAILS
4	12"H TRIMS TYP.
5	ARCHITECTURAL DETAILS
6	ULTRA-GRAIN CLASSIC WALNUT CARRIAGE DOORS
7	SPLIT-FACED CMU
8	42"W METL-SPAN SANTA FE STUCCO EMBOSSED HORIZONTAL IMP
9	2"W GALVANIZED TRIM ON SIDES OF WALNUT PANELS
10	4.5" H TRIM TYP.
11	HORIZONTAL LAP SIDING
12	12"H w/6"H BASE TRIMS TYP.
13	2'H x 56"W x 10'D STORAGE: LOAD/UNLOAD AWNING
14	1'H x 47"W x 2'D CUSTOMER ENTRANCE AWNING
15	SCUPPERS
16	DOWNSPOUTS
17	10.25" FLAT METAL TRIM TYP.
18	3" FLAT METAL TRIM TYP.

Option 3

Metl-Span Santa Fe (or Equivalent IMP)

The Metl-Span CF Santa Fe panel has a flat exterior profile with a heavy, embossed stucco texture that mimics the look of a masonry stucco finish but with the added value of an insulated metal panel. The profile is flush with the warmth of an old-world finish, providing a visually pleasing building.



PRODUCT SPECIFICATIONS

WIDTH • 24", 30", 36", 42"

THICKNESS • 2", 2½", 2¾", 3", 4"

LENGTH • 8'-0" to 32'-0" Horizontal
8'-0" to 40'-0" Vertical

EXTERIOR PROFILE • Flat profile with heavy embossing resembling desert southwestern appearance

EXTERIOR FACE • G-90 galvanized or AZ-50 aluminum-zinc coated steel in 24 and 22 Ga.

INTERIOR PROFILE • Light Mesa, nominal ⅛" deep, embossed or unembossed

INTERIOR FACE • G-90 galvanized or AZ-50 aluminum-zinc coated in 26, 24 and 22 Ga.

CORE • Foamed-in-place, PUR Foam Core, zero ozone depleting (zero ODP) Class 1 foam

JOINT • Offset double tongue-and-groove with extended metal shelf for positive face fastening

REVEAL • Up to 1" reveal options in ¼", ½", ¾" and 1" increments

U-FACTORS AND R-VALUES**

U-FACTOR (BTU/h·ft²·°F)

PANEL WIDTH: 42"

	35"
2"	0.059
2.5"	0.046
3"	0.038
4"	0.028

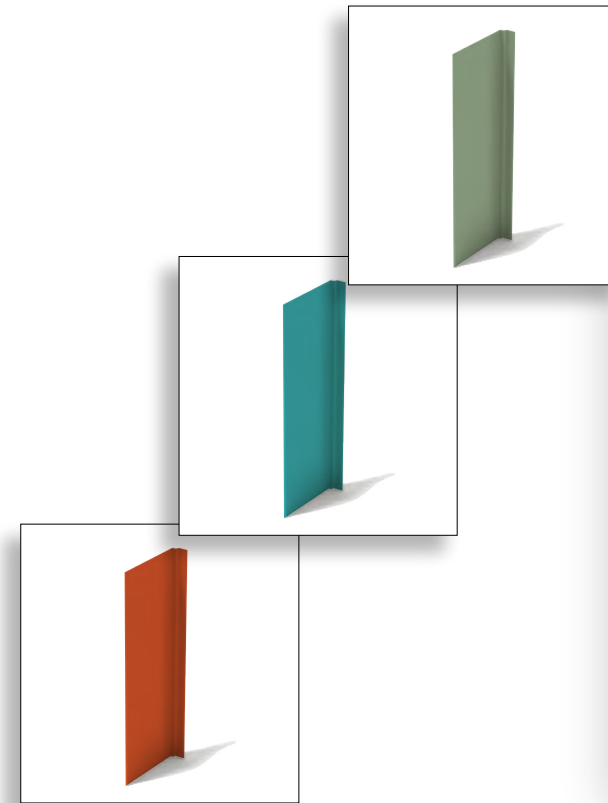
R-VALUE (h·ft²·°F/BTU)

PANEL WIDTH: 42"

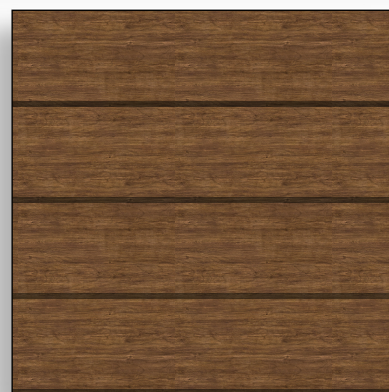
	35"
2"	17.5
2.5"	21.9
3"	26.2
4"	35.0

*Available only from Nevada plant

**Based on ASTM C518, ASTM C1363 and thermal modeling



9"D Lyrical Articulated Design Element



Horizontal Lap Siding
Embossed Walnut
EXAMPLE



Athenia Split Face CMU
(or equivalent)
EXAMPLE



Stucco
Embossed IMP
EXAMPLE



2727 N. CENTRAL AVENUE
PHOENIX, ARIZONA 85004
P: 602.263.6841



of Bentonville
Bentonville, AR
(761083)

Material Board

SHEET 08

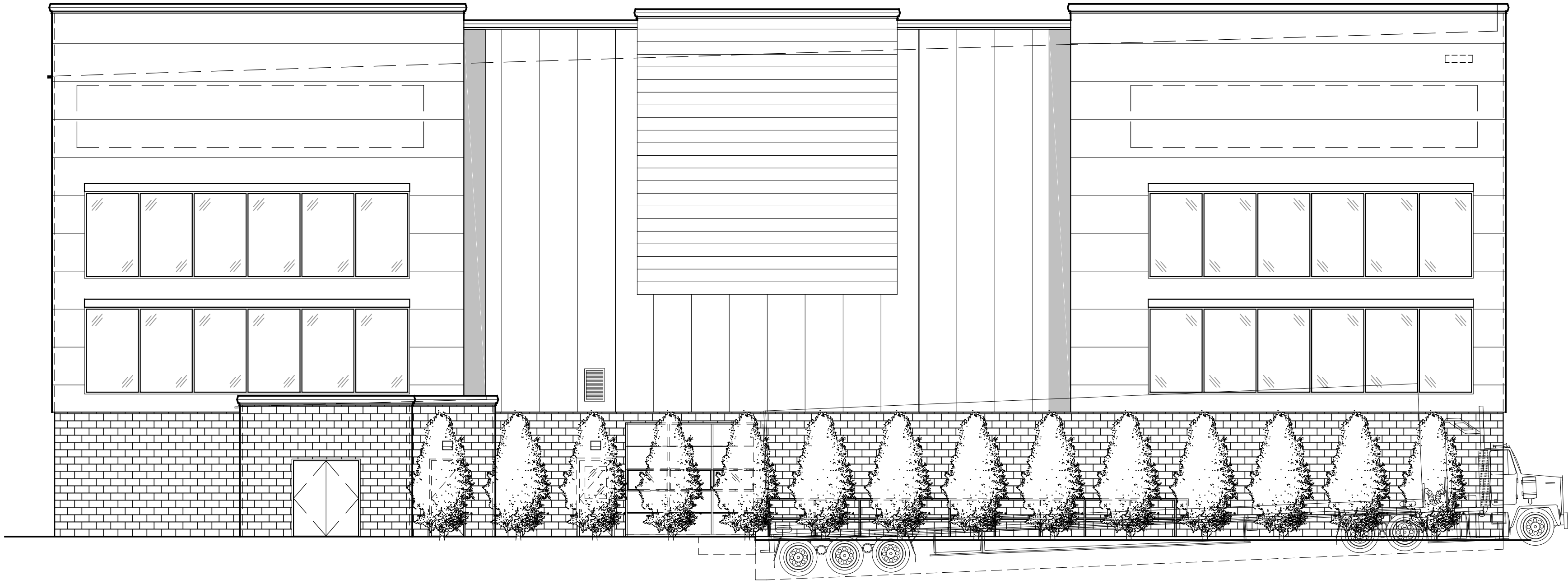
Option 4

25 SEP 2024

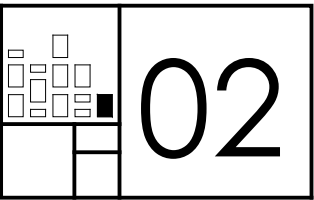
Design and original content
copyright ARCHONstudio LLC.
All rights reserved.
Use, reuse, reproduction,
modification, transfer, or
publication is prohibited
without the written permission
of the copyright holder.

This Sheet is a part of Design /
Contract Documents prepared
by ARCHONstudio LLC, as
dated, which must be read as
a whole to be understood. Use
of, or reliance on, incomplete
or out-of-date Documents, or
the "scaling" of drawings, is at
the user's risk.

Drawing scales shown are
correct for 22" x 34" sheets
only.

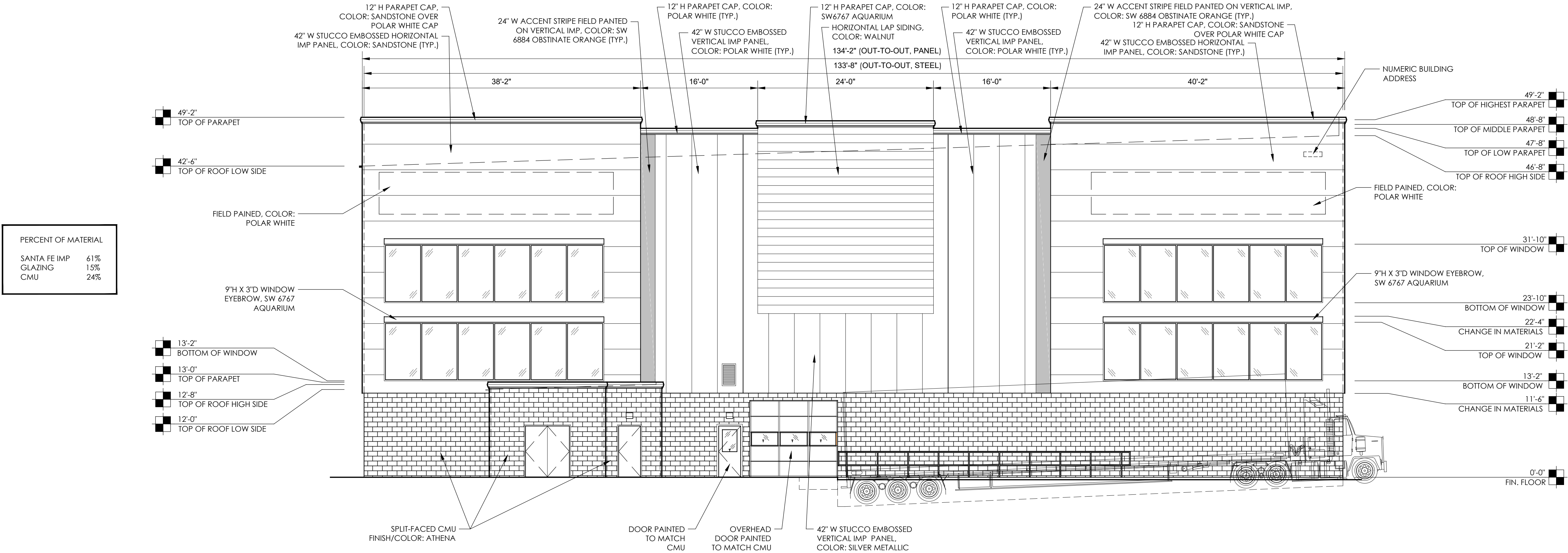


PROPOSED NORTH EXTERIOR ELEVATION - OPTION 4

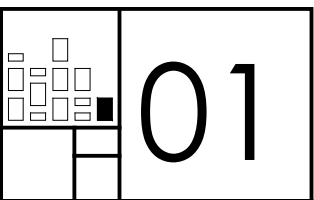


SCALE: 1/8" = 1'-0"

Street elevation. Landscaping screen shown.



PROPOSED NORTH EXTERIOR ELEVATION - OPTION 4



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

Street elevation. Landscaping screen not shown.

**NEW STORAGE BUILDING
U-HAUL OF BENTONVILLE**
3101 SW 14th ST, BENTONVILLE, AR 72712
for
AMERCO Real Estate Company
2707 North Central Avenue
Phoenix, AZ 85004

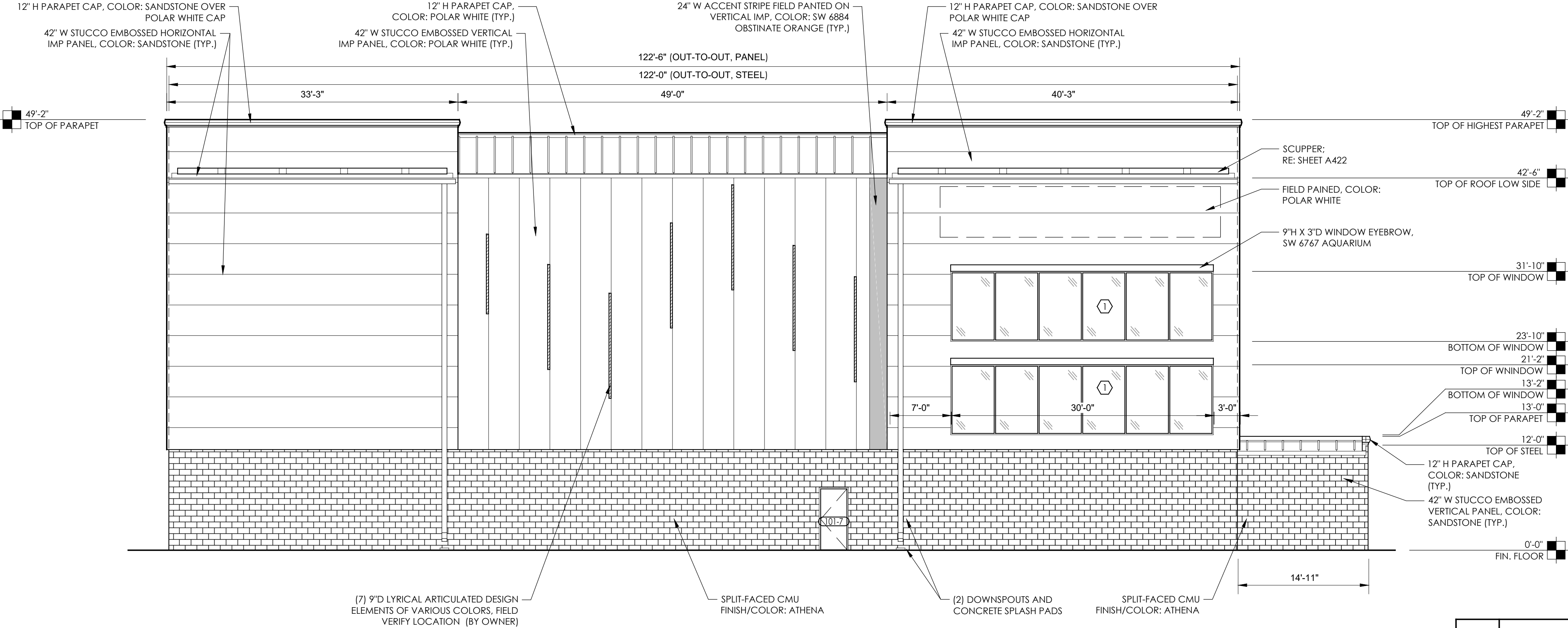
761083
AS no: 22039.11
drawn: ecg/ew
checked: jcg
file: 22039.11 A300
revisions:

**EXTERIOR
ELEVATIONS**

A311d

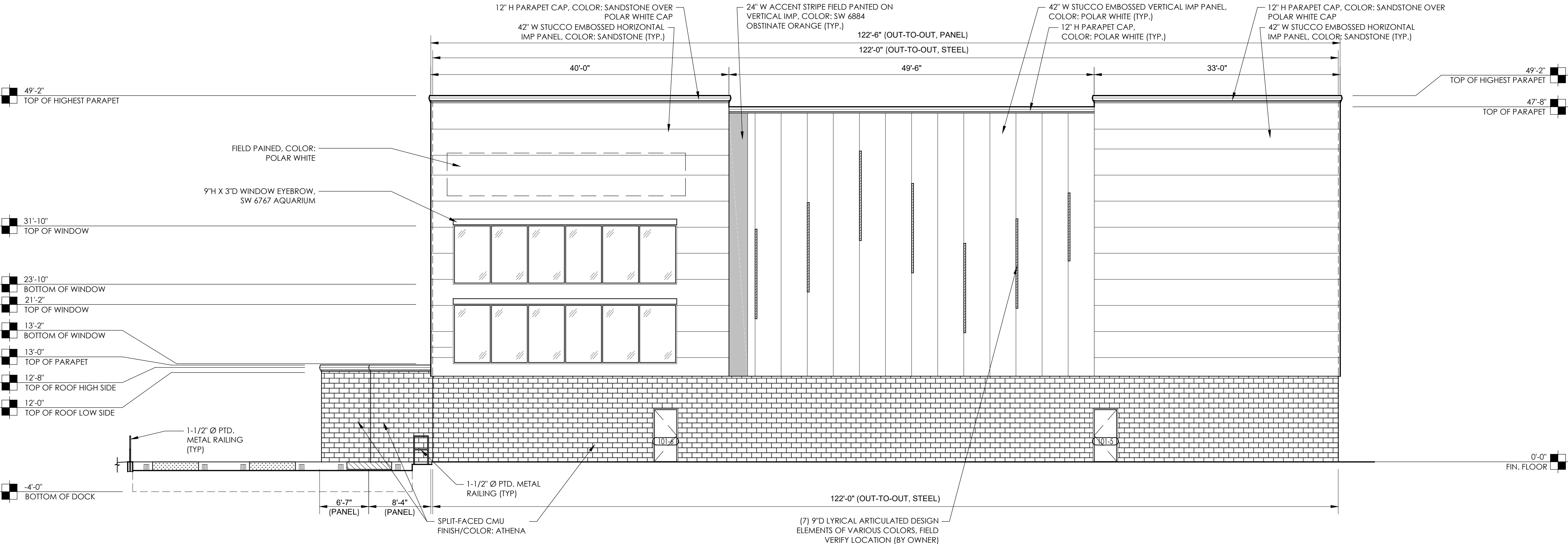
ARCHONstudio LLC
7732 Goodwood Blvd.
Suite 207
Baton Rouge, LA 70806
225.923.3093

Option 4



PROPOSED EAST EXTERIOR ELEVATION - OPTION 4

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



PROPOSED WEST EXTERIOR ELEVATION - OPTION 4

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

25 SEP 2024

Design and original content
copyright ARCHONstudio LLC.
All rights reserved.
Use, reuse, reproduction,
modification, transfer, or
publication is prohibited
without the written permission
of the copyright holder.

This Sheet is a part of Design /
Contract Documents prepared
by ARCHONstudio LLC, as
dated, which must be read as
a whole to be understood. Use
of, or reliance on, incomplete
or out-of-date Documents, or
the "scaling" of drawings, is at
the user's risk.

Drawing scales shown are
correct for 22" x 34" sheets
only.

NEW STORAGE BUILDING
U-HAUL OF BENTONVILLE
for
3101 SW 14th ST, BENTONVILLE, AR 72712
AMERCO Real Estate Company
2707 North Central Avenue
Phoenix, AZ 85004

761083
AS no: 22039.11
drawn: ecg/ew
checked: jcg
file: 22039.11 A300
revisions:

EXTERIOR
ELEVATIONS

A312d

ARCHONstudio LLC
7732 Goodwood Blvd.
Suite 207
Baton Rouge, LA 70806
225.923.3093

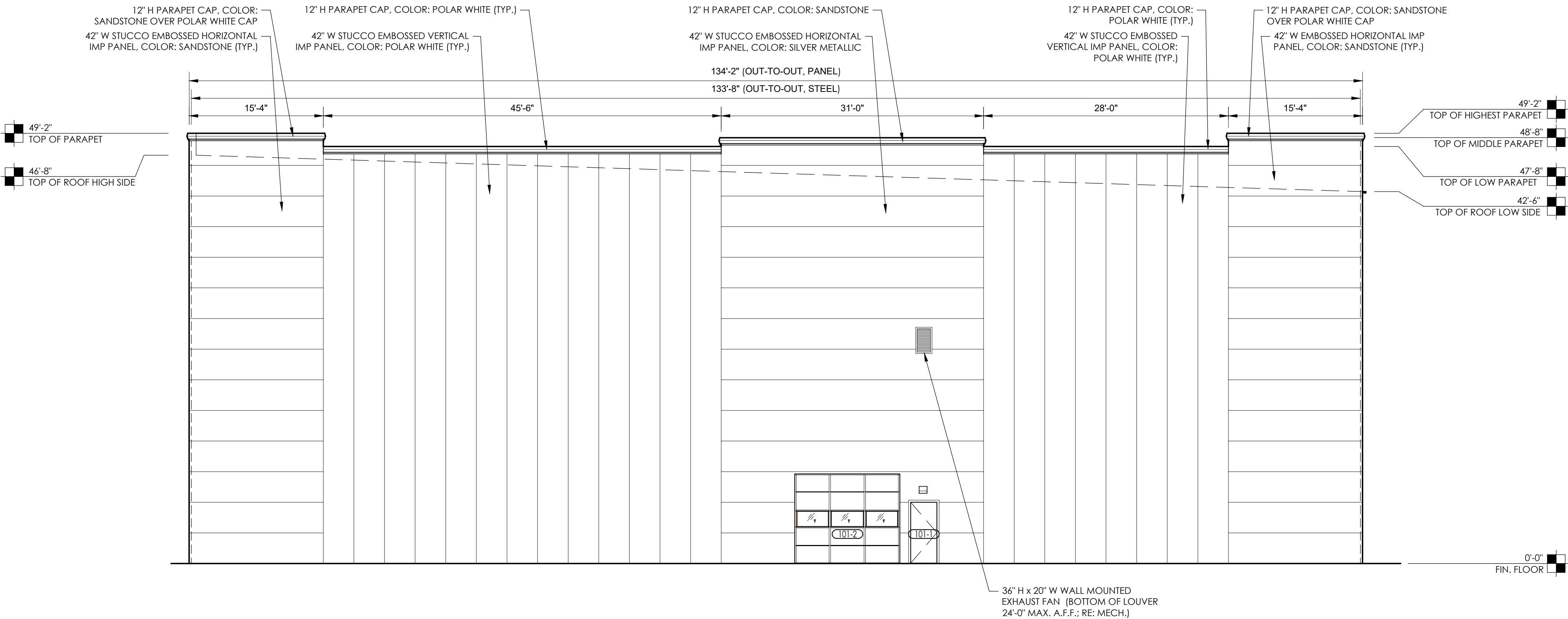
Option 4

Design and original content copyright ARCHONstudio LLC. All rights reserved. Use, reuse, reproduction, modification, transfer, or publication is prohibited without the written permission of the copyright holder.

This Sheet is a part of Design / Contract Documents prepared by ARCHONstudio LLC, as dated, which must be read as a whole to be understood. Use of, or reliance on, incomplete or out-of-date Documents, or the "scaling" of drawings, is at the user's risk.

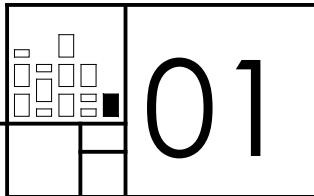
Drawing scales shown are correct for 22" x 34" sheets only.

PERCENT OF MATERIAL	
SANTA FE IMP	100%



PROPOSED SOUTH EXTERIOR ELEVATION - OPTION 4

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



NEW STORAGE BUILDING
U-HAUL OF BENTONVILLE
for
3101 SW 14th ST, BENTONVILLE, AR 72712
AMERCO Real Estate Company
2707 North Central Avenue
Phoenix, AZ 85004

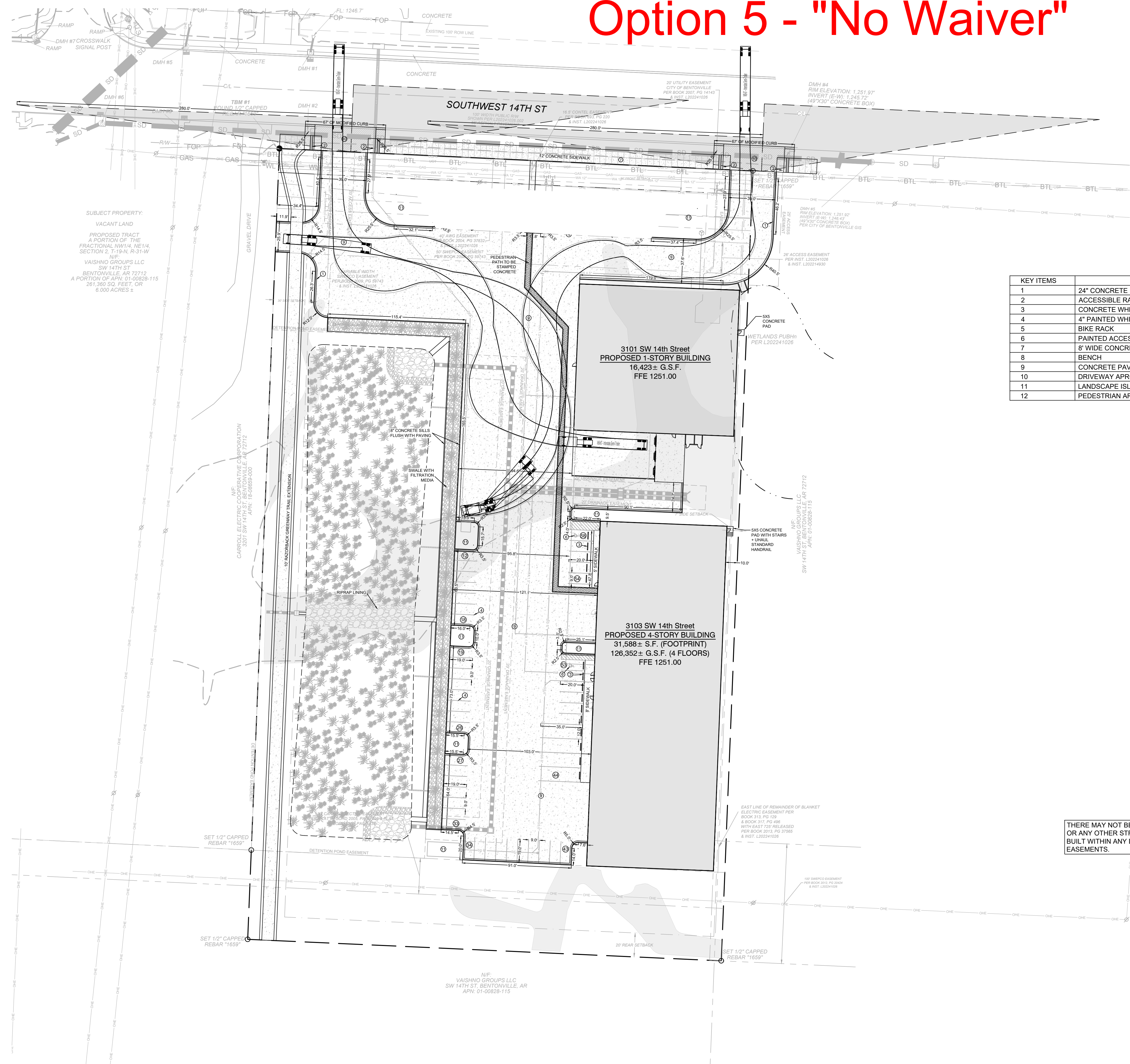
761083
AS no: 22039.11
drawn: ecg/ew
checked: jcg
file: 22039.11 A300
revisions:

EXTERIOR
ELEVATIONS

A313d

ARCHONstudio LLC
7732 Goodwood Blvd.
Suite 207
Baton Rouge, LA 70806
225.923.3093

Option 5 - "No Waiver"



KEY ITEMS	
1	24" CONCRETE MOUNTABLE CURB & GUTTER, TYPICAL
2	ACCESSIBLE RAMP
3	CONCRETE WHEEL STOP, TYPICAL
4	4" PAINTED WHITE STRIPING, TYPICAL
5	BIKE RACK
6	PAINTED ACCESSIBLE PARKING SYMBOL
7	8' WIDE CONCRETE SIDEWALK
8	BENCH
9	CONCRETE PAVING
10	DRIVEWAY APRON (PER ARDOT DR-1 DETAIL)
11	LANDSCAPE ISLAND
12	PEDESTRIAN AREA

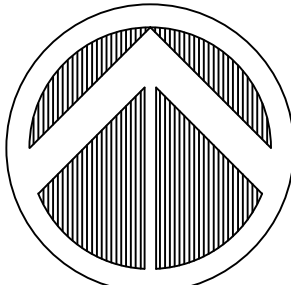
- GENERAL NOTES
- CONTRACTOR MUST SECURE ALL NECESSARY PERMITS PRIOR TO STARTING WORK
 - IF THE CONTRACTOR, IN THE COURSE OF THE WORK, FINDS ANY DISCREPANCIES BETWEEN THE PLANS AND THE PHYSICAL CONDITIONS OF THE LOCALITY, OR ANY ERRORS OR OMISSIONS IN THE PLANS OR IN THE LAYOUT AS GIVEN BY THE ENGINEER, IT SHALL BE HIS/HER DUTY TO IMMEDIATELY INFORM THE ENGINEER, IN WRITING, AND THE ENGINEER WILL PROMPTLY VERIFY THE SAME. ANY WORK DONE AFTER SUCH A DISCOVERY, UNTIL AUTHORIZED, WILL BE AT THE CONTRACTOR'S RISK.
 - LOCATIONS OF THE EXISTING UTILITIES SHOWN WITHIN THE PLAN WERE DERIVED FROM INFORMATION PROVIDED BY THE LOCAL UTILITY OR SHOWN WITHIN THE SURVEY. CONTRACTOR TO UNCOVER AND MARK UTILITY LINES BEFORE STARTING CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITY.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS, EASEMENTS, AND DIMENSIONS SHOWN HEREON BEFORE BEGINNING CONSTRUCTION.
 - ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE STATE AND LOCAL GOVERNMENT AGENCY LATEST CONSTRUCTION SPECIFICATIONS AND DETAILS.
 - ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED TO MEET ALL FEDERAL, STATE AND LOCAL CODE. ALL RAMPS AND PAVING TO CONFORM TO ADA STANDARDS.
 - NOTIFY THE CITY INSPECTOR AND PROJECT ENGINEER TWENTY-FOUR (24) HOURS BEFORE BEGINNING EACH PHASE OF CONSTRUCTION.
 - THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCHMARKS, REFERENCE POINTS, AND STAKES.
 - ARCHITECTURAL PLANS ARE TO BE USED FOR BUILDING STAKE OUT.
 - ALL DIMENSIONS ARE FROM BACK OF CURB UNLESS OTHERWISE SPECIFIED ON THE PLANS.
 - CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY PROTECTED FROM DAMAGE.
 - CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ANY EXISTING ITEM AND/OR MATERIAL INSIDE OR OUTSIDE CONTRACT LIMITS DUE TO CONSTRUCTION OPERATION.
 - ALL STREET SURFACES, DRIVEWAYS, CULVERTS, CURB AND GUTTERS, ROADSIDE DRAINAGE DITCHES AND OTHER STRUCTURES THAT ARE DISTURBED OR DAMAGED IN ANY MANNER AS A RESULT OF CONSTRUCTION SHALL BE REPLACED OR REPAIRED IN ACCORDANCE WITH THE SPECIFICATIONS.
 - GRADE ALL FINISHED SLOPES TO ENSURE POSITIVE DRAINAGE AWAY FROM THE BUILDING.

- DIMENSION PLAN NOTES:
- THE CONTRACTOR SHALL LAYOUT AND VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES PERTAINING TO CONTRACTIBILITY SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR DIRECTION PRIOR TO PROCEEDING.
 - VERIFY LOCATIONS OF ALL SITE IMPROVEMENTS INSTALLED UNDER OTHER SECTIONS. IF ANY PART OF THIS PLAN CANNOT BE FOLLOWED DUE TO SITE CONDITIONS, CONTACT THE ENGINEER FOR INSTRUCTION PRIOR TO COMMENCING WORK.
 - WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE.
 - ALL DIMENSIONS ARE PERPENDICULAR TO FACE OF BUILDING, WALL OR OTHER FIXED SITE IMPROVEMENT AND DIMENSIONS AT CURB ARE FROM BACK OF CURB UNLESS OTHERWISE NOTED.
 - ALL INTERSECTING ELEMENTS SHALL BE INSTALLED AT 90 DEGREES TO EACH OTHER UNLESS OTHERWISE NOTED.

SITE DATA TABLE:
APN:01-20433-001
ZONE:C-2
MAX BUILDING HEIGHT - 60'
LOT SIZE: 261,360 S.F.
SETBACK REQUIREMENTS:
FRONT = 50'
SIDE=10'
REAR = 20'
SITE DESCRIPTION: TWO INDOOR STORAGE UNIT FACILITIES + PARKING
BUILDING FOOTPRINT AREA = 16,423 SF (1 FLOOR)
BUILDING FOOTPRINT AREA = 31,588 SF (126,352 G.S.F. - 4 FLOORS)
PARKING REQUIREMENTS -
5 + 1/2,000SF OF 16,423 = 9
5 + 1/2,000SF OF 50,000 = 30
1/10,000 OF 76,352 SF= 8
47 TOTAL SPACES REQUIRED
53 TOTAL SPACES PROVIDED
PARKING AREA = 75,164 SF
7,516 SF OF INTERIOR GREENSPACE REQUIRED

- NO FENCING IS CURRENTLY PLANNED FOR THE SITE. IF FENCING IS PROPOSED IN THE FUTURE, A SEPARATE PERMIT WILL BE REQUIRED.
- THE SHADED AREA REPRESENTS THE ENTRANCE AND EXIT SIGHT TRIANGLES. DO NOT PLACE OR CONSTRUCTION ANYTHING BETWEEN 3FT AND 8FT IN HEIGHT WITHIN THE SHADED AREAS
- ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) SHALL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING.
- NO SIGNAGE IS CURRENTLY PLANNED FOR THE SITE. IF SIGNAGE IS PROPOSED IN THE FUTURE, A SEPARATE PERMIT WILL BE REQUIRED.

- CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.
- ELECTRIC FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION OF THE ELECTRIC SPECIFICATIONS FOUND ON THE WEBSITE. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THIS DOCUMENT.
- BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN.
- NO NEW LIGHTING IS PROPOSED FOR THE SITE. OTHER THAN ON BUILDING LIGHTS. IF LIGHTING IS PROPOSED IN THE FUTURE, IT SHALL BE CUT-OFF OR B-U-G (WITH A U RATING OF 0) AND APPROVED BY THE PLANNING DEPARTMENT.
- THERE MAY NOT BE FENCING OR ANY OTHER STRUCTURES BUILT WITHIN ANY DRAINAGE EASEMENTS.
- PROPOSED BENCH SHALL BE A MINIMUM OF 6 FEET IN LENGTH AND BE VICTOR STANLEY "CLASSIC" (MODEL# C-10, OR APPROVED EQUAL.)
- PROPOSED BIKE RACK SHALL BE A DERO SWERVE STYLE OR APPROVED EQUAL.



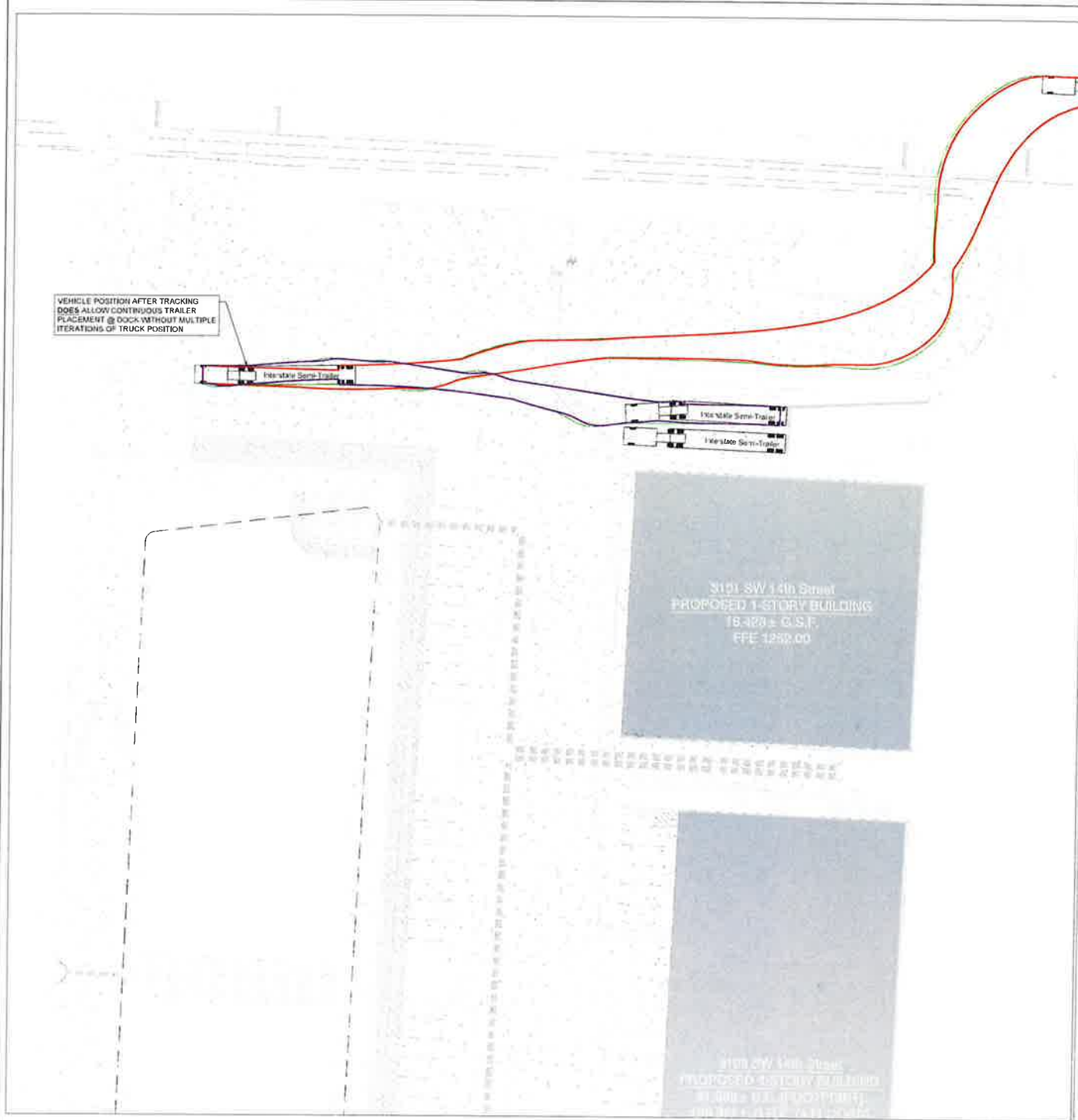
FLOODPLAIN INFORMATION
According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Map No. 05007C0256K, with the effective date of June 5, 2012, the property is located in Flood Zone "X", areas to be determined as outside the 100-year roadway and floodplain. All Floodplain information noted in the plans reflects the status per the FEMA FIRM map that is effective at the time that the plans were completed. Floodplain status is subject to change as FEMA FIRM maps are updated.

UHAUL STORAGE
SW 14TH STREET
BENTONVILLE, AR
SITE PLAN

PLAN DATE:		
09/12/2024		
DESIGN:	CHECK:	DRAWN:
ARB	ARB	ARB
PROJECT NO.		
22-098		

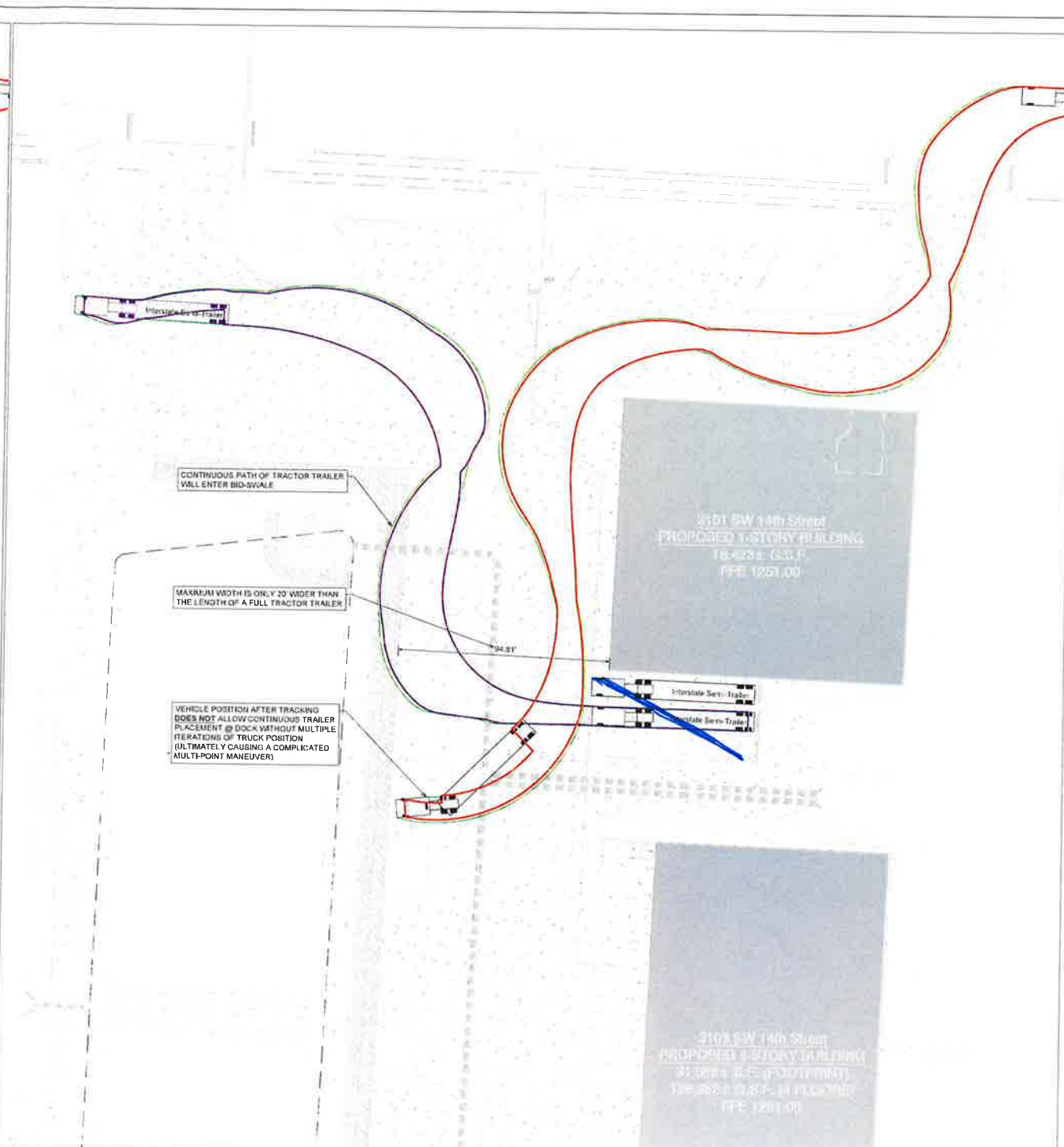
C200

LSD24-0002



VEHICLE TRACKING - DOCK LAYOUT 1

SCALE: 1" = 30'



VEHICLE TRACKING - DOCK LAYOUT 2

SCALE: 1" = 30'

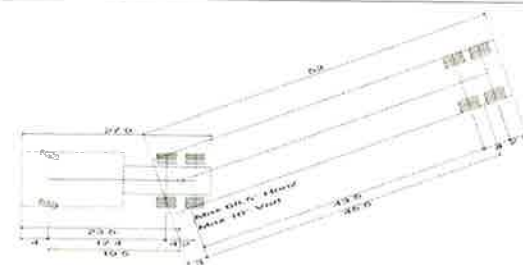
LEGEND

- OVERALL TRACKING OF VEHICLE TIRES (TRAVELING FORWARD)
- OVERALL TRACKING OF VEHICLE TIRES (TRAVELING BACKWARD)
- OVERALL TRACKING OF VEHICLE BODY PANELS

Vehicle Tracking Vehicle Details

Ref: 100033

Vehicle Name:	WB-67 - Interstate Semi-Trailer
Type:	Articulated vehicle
Category:	Autodesk
Classification:	Autodesk
Source:	AASHTO handbook 2011
Description:	Design vehicle
Notes:	
Unit 1 Name:	WB-67 - Interstate Semi-Trailer Tractor
Unit 2 Name:	WB-67 - Interstate Semi-Trailer Trailer 1



WB-67 - Interstate Semi-Trailer	
Overall Length	73.501ft
Overall Width	8.500ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.334ft
Max Track Width	8.500ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	28.40°



PHILLIP LEWIS ENGINEERING, INC.
Structural + Civil Consultants
23620 Interstate 30 | Bryant, Arkansas
PH: 501-350-9840



REVISION

UHAUL STORAGE

SW 14TH STREET
BENTONVILLE, AR

PROJECT NUMBER

SHEET ISSUE DATE:
10-08-2024

PAGE TITLE

SITE PLAN

SHEET NUMBER

C1.1



THE
CANNON

WARRANTY PROGRAM



METL-SPAN® WARRANTY PROGRAM

This is a brief explanation of the various product warranties offered by Metl-Span®. Sample warranties are available upon request. Metl-Span® offers four types of warranties: Materials & Workmanship, Finish, Corrosion, and Weather-Tightness.

STANDARD WARRANTY MATRIX

	Product	Substrate	Term			Notes	Cost
			Domestic & Canada		International		
			Standard	Marine			
Panel	Materials & Workmanship	G90, AZ50, AZ55, 304 & 316 stainless	2 years	2 years	Specific Approval Only	Free from manufacturing defects	No
Finish	WeatherXL, Polyester	G90 & AZ50	Color up to 30 years Film integrity 40 years	NA	NA	NA	No
	Fluropon®, Kynar®, Premiere, Classic, Classic II, Flurothane and Flurothane Coastal			NA	20 years	Some colors will have limited finish warranties. Refer to the color chart or custom color match documents for limitations. Warranties are not available for interior applications.	
	Flurothane and Flurothane Coastal			20 years	20 years		
	Tuff Cote®	G90 & AZ50	10 years	NA	NA	Refinish	
	Galvalume	AZ50 & AZ55	20 years	NA	NA	Perforation only	
	Stainless Steel	304 & 316	Warranty is not available			Not for exterior applications. Stainless is recommended for daily sanitation. Warranty not available for interior applications.	
	Vinyl Plastisol	G90 & AZ50					
Weather tightness	Basic Limited	G90, AZ50, AZ55	CF & CFR Panels - Up to 20 Years Backup Wall Panels - 10 Years Only	NA	NA	Repair or replacement up to the maximum limits of the warranty	Yes
	Standard						
	No Dollar Limit						

MATERIALS & WORKMANSHIP WARRANTY

This warranty covers the panels against manufacturing defects. Examples would be gas blisters, delaminating, or shrinkage. The two-year warranty starts at the date of substantial completion and offered at no additional cost. The warranty does not cover errors in design or installation and is not transferable. The warranty will pay the cost to repair or replace panels found to be defective up to the limits of the coverage. Extended Materials & Workmanship Warranties are available at an additional cost. Not all projects will qualify for Extended Materials & Workmanship Warranties and must be reviewed and approved by Metl-Span®.

CORROSION WARRANTY

Corrosion Warranty is only available for Galvalume coated steel. The warranty is 20 years, beginning 6 months from date of shipment and covers perforation due to corrosion. Depending on the environment, minor edge creep corrosion is possible and is not a product failure. Galvalume may exhibit excessive edge creep corrosion if exposed to salt, sodium hypochlorite, chemicals with either a high or low PH. If the panels could be exposed to these chemicals, additional steps should be taken to protect the cut edge. For some applications, G90 Galvanized may be a better substrate.

FINISH WARRANTY

Metl-Span® offers high performance coatings for a variety of aesthetic and environmental considerations. Our standard coating systems are suitable for most industrial and architectural applications however, some applications or locations may require a higher level of performance. For these applications, Metl-Span® offers coatings with clear coats and special or thick primers.

Stainless steel may be the best solution for some applications, such as food processing. No finish warranty is available for unpainted Galvalume. There is no industry or mill standard for appearance and the product can darken and stain inconsistently from normal weathering. If a consistent appearance is required, then a painted product should be used.

The standard finishes warranty covers color retention and paint film integrity in normal environmental conditions. These warranties exclude marine or aggressive environments. Metl-Span® offers a warrantable coating for severe marine environments. The warranty excludes over the water applications.

1.

Reds, Blues, and Metallics will have limited warranties due to the pigments.
2.

For bright or vibrant custom colors, it may require organic pigments to achieve the desired color.
Organic pigments are unstable and fade quicker than inorganic pigments. In these cases, a special limited warranty will be issued, the limitation will be based on the color selected and could be as short as 5 years.

Remedy: Repaint or refinish area determined to have failed.

Coating System	Term	Location	Notes
Weather XL	30 year color 40 year film integrity	Continental US, Alaska, Canada, Mexico	Standard Warranty Excludes salt water
Kynar, Fluropon®, Premiere , Classic and Classic II	30 year color 40 year film integrity	Continental US, Alaska, Canada, Mexico	Standard Warranty Excludes salt water
Flurothane and Flurothane Coastal	20 year color 20 year film integrity	Continental US, Alaska, Canada, Mexico, Hawaii	Flurothane Coastal warranty extends to the high tide line.
Kynar, Fluropon®, Premiere, Classic, Classic II	20 year color 20 year film integrity	International, excluding Mexico & Canada	Warranty for locations excluded by Standard Warranty Excludes salt water
Custom Colors	Limitation based on pigment	Continental US, Alaska, Canada, Mexico	Excludes salt water



REQUIREMENTS FOR WEATHER-TIGHTNESS WARRANTIES

- Approval** - Metl-Span® must review and approve the project prior to bidding. If the project has not been reviewed prior to the acceptance of the order, approval is not guaranteed.
- Installation Drawings** - All projects with Weather-Tightness Warranties must have installation drawings. Metl-Span® must provide or review contractor installation drawings. Customer supplied installation drawings must have enough detail to erect the panels. Drawings must clearly show sealant and fastener locations, product types, elevation layouts, and all details. The details must be specific for the project and referenced to the elevations.
- Accessories** - Metl-Span® must supply all sealants, fasteners, and trims. The contractor may elect to fabricate their own trims, but Metl-Span® must supply the flat sheets and the trims must be in accordance to the approved installation drawings or Metl-Span® standard details.
- Inspections** - All Standard and No Dollar Limit warranties must have a startup and final inspection(s). Additional inspections could be required depending on the scope and complexity of the project.
- Exclusions** - Non-specified or materials not supplied by Metl-Span®: roof curbs, penetration flashing, framing, windows, and doors.

WEATHER-TIGHTNESS WARRANTIES

Metl-Span® believes if a building owner has to file a claim against the roof manufacturer’s Weather-Tightness Warranty, then someone has not done their job correctly. Metl-Span’s goal is to be an active partner to ensure:

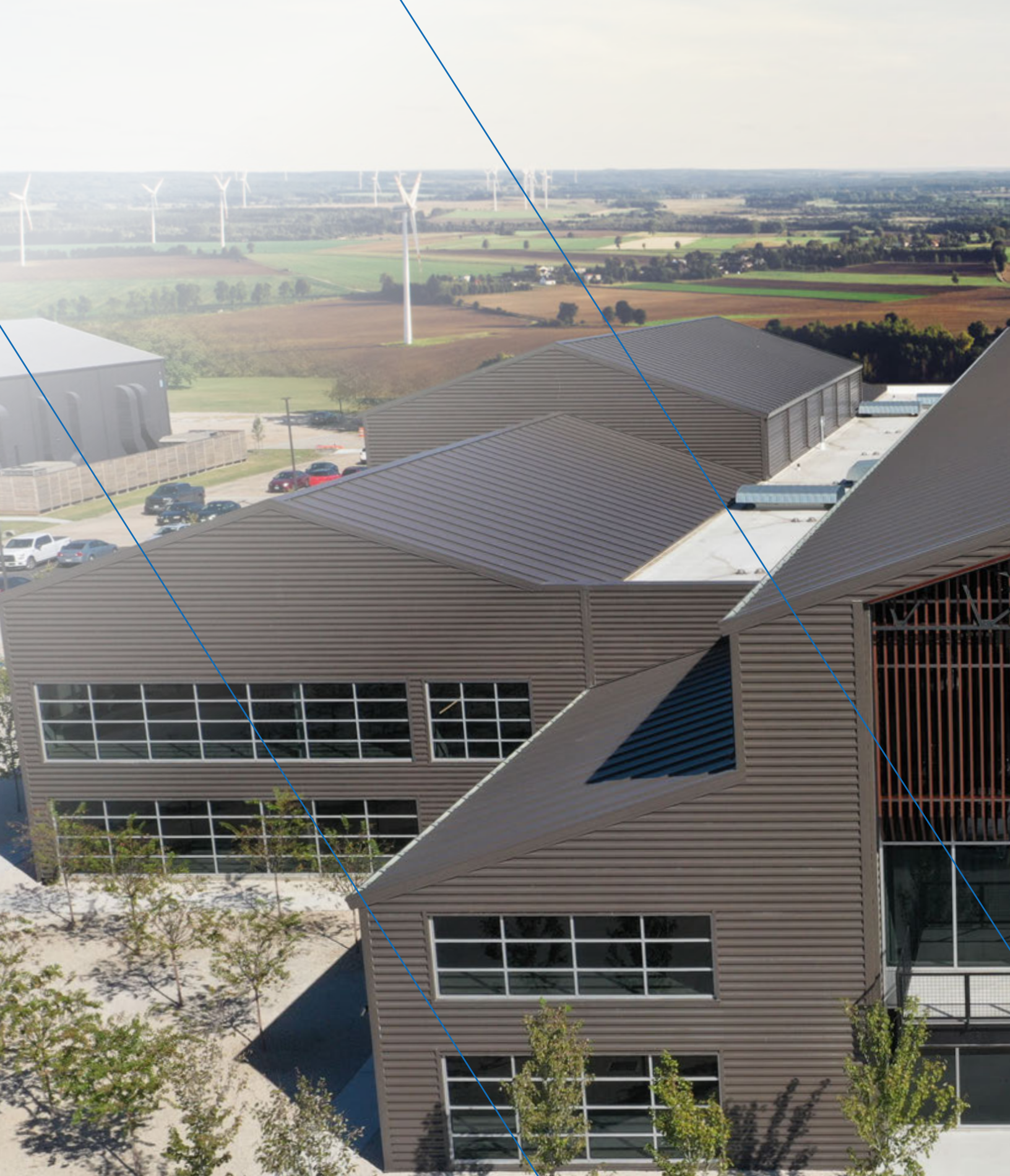
- The panels are properly detailed before installation begins.
- The panels are properly installed before the warranty is issued.
- The building owner is satisfied with their Metl-Span® panel or wall system.

A Weather-Tightness Warranty is no substitute for good design or a competent qualified installer. A successful project is ultimately the responsibility of the designer and installer. Metl-Span® will work closely with the designer on product application and details. Metl-Span® offers installer training and certifications along with field inspections.

Metl-Span® offers three levels of maximum cumulative coverage

Level	Maximum Cumulative Coverage	Term	Notes
Limited Basic	\$1.00 SF	20 years	Warranties are available for: CFR roof, CF walls, and backup wall systems.
Standard	Original Sales Price	20 years	Backup wall systems warranties exclude the rain screen system and are only available for 10 years.
No Dollar Limit	No Dollar Limit	20 years	Contact Metl-Span for pricing.





Metl-Span: All-In-One Performance
700 State Hwy 121 Suite 200 | Lewisville, Texas 75067 | P: 877.585.9969 F: 972.420.9382 | metlspan.com

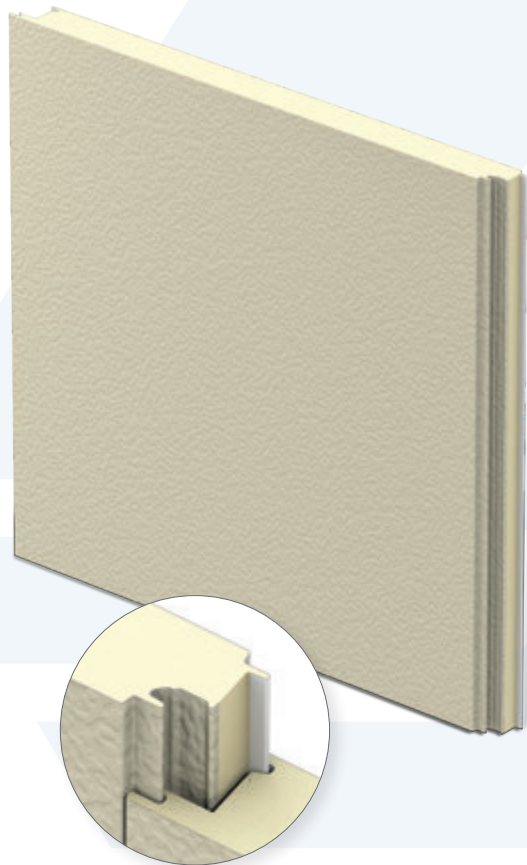
©2024 Metl-Span®, a Nucor Company. All rights reserved. Printed in the U.S.A.

Reference MSPO NJ 8_7_24 SKU#: 0307209991196

CF SANTA FE

INSULATED METAL WALL PANEL WITH PIR FOAM CORE

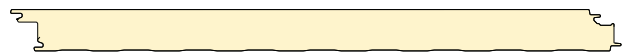
The Metl-Span CF Santa Fe panel has a flat exterior profile with a heavy, embossed stucco texture that mimics the look of a masonry stucco finish but with the added value of an insulated metal panel. The profile is flush with the warmth of an old-world finish, providing a visually pleasing building.



PRODUCT SPECIFICATIONS

WIDTH	30", 36", 42"
THICKNESS	2", 2½", 3", 4"
LENGTHS	8'-0" to 32'-0" Horizontal 8'-0" to 40'-0" Vertical
EXTERIOR PROFILE	Flat profile with heavy embossing resembling desert southwestern appearance
EXTERIOR FACE	G-90 galvanized or AZ-50 aluminum-zinc coated steel in 24 and 22 Ga.
INTERIOR PROFILE	Light Mesa, nominal 1/16" deep, embossed or unembossed
INTERIOR FACE	G-90 galvanized or AZ-50 aluminum-zinc coated in 26, 24 and 22 Ga.
CORE	Foamed-in-place, PIR Foam Core, zero ozone depleting (zero ODP) Class 1 foam
JOINT	Offset double tongue-and-groove with extended metal shelf for positive face fastening

PANEL PROFILE



U-FACTORS AND R-VALUES*

U-FACTOR (BTU/H·FT²·°F)*

PANEL WIDTH: 42"

	35°
2"	0.058
2½"	0.045
3"	0.037
4"	0.028

R-VALUE (H·FT²·°F/BTU)*

PANEL WIDTH: 42"

	35°
2"	17.9
2½"	22.4
3"	26.9
4"	35.9

DESIGN FEATURES & BENEFITS

- Masonry stucco appearance
- Utilizes concealed clips and eliminates thermal short circuits
- Easy and fast installation, with reduced construction labor costs
- Interior and exterior applications
- Can be used in conjunction with other Metl-Span joint profiles

*R-Value & U-Factor per ASTM C518 & ASTM C1363/Simulation, respectively, based on a mean temperature of 35° F; ~ 22 Ga not available for stainless steel

TESTING: CF SANTA FE INSULATED METAL WALL PANEL

TEST/APPROVAL	TEST METHOD	TEST TITLE	RESULTS	
Fire US	ASTM E84	Surface Burning Characteristics of Building Materials	Flame spread ≤25, smoke developed ≤450	
	ASTM E119	Fire Tests of Building Construction Materials	One hour non-load bearing rating with two layers of Type X Gypsum Vertical or Horizontal installation	
	NFPA 259	Test Method for Potential Heat of Building Materials	Potential heat of foam plastic insulation contained in the assembly tested in accordance with NFPA 285-19	
	NFPA 285-19	Evaluation of Fire Propagation Characteristics of Exterior Non-Load Bearing Wall Assemblies	Panel assembly met the requirements of the standard	
	NFPA 286	Standard Methods of Fire Tests for Evaluating Contribution of Wall and Ceiling Interior Finish to Room Fire Growth	Test specimen met the criteria of the IBC Section 803.1.2.1	
	FM 4880	Class 1 Fire Rating of Insulated Wall, Ceiling and Roof Panels	Product approved Exterior wall requires FM 4881 approval	
Fire Canada	CAN/ULC S101	Fire Endurance Tests of Building Construction and Materials	One hour non-load bearing fire rating with two layers of Type X Gypsum	
	CAN/ULC S101	Fire Endurance Tests of Building Construction and Materials	Meets 15 minute stay-in-place requirements	
	CAN/ULC S102	Surface Burning Characteristics of Building Materials and Assemblies	Meets the National Building Code of Canada requirements	
	CAN/ULC S134	Fire Test of Exterior Wall Assemblies	Complies with the fire-spread and heat-flux limitations required by the National Building Code of Canada	
	CAN/ULC S138	Fire Growth of Insulated Building Panels in a Full-Scale Room Configuration	Met the criteria of the standard	
Structural	ASTM E72	Standard Test Methods of Conducting Strength Tests of Panels for Building Construction	See Load Chart	
	FM 4881	Class 1 Exterior Wall Structural Performance	See FM Approval Listings (VSH Rating)	
Thermal Performance	ASTM C518	Steady-State Thermal Transmission Properties by Means of the Heat-Flow Meter Apparatus	K-Factor of 0.112 BTU.in/hr.ft ² °F at 35° F mean temperature	
	ASTM C1363	Thermal Performance of Building Materials and Envelope Assemblies		35°
			2"	0.058
			2½"	0.045
			3"	0.037
			4"	0.028
Air Infiltration	ASTM E283	Rate of Air Leakage Through Curtain Walls Under Specified Pressure Differences	<0.04 cfm/ft ² air infiltration rate at static pressure differential of 1.57 psf Vertical or Horizontal installation	
	ASTM E2357	Air Leakage of Air Barrier Assemblies	<0.04 cfm/ft ² air infiltration rate at static pressure differential of 1.57 psf, after 2,000 cycles at +/- 16.71 psf Vertical or Horizontal installation; with and without penetrations	
Water Infiltration	ASTM E331	Water Penetration of Exterior Walls by Uniform Static Air Pressure Differences	No uncontrolled leakage when tested to a static pressure differential of 6.24 psf for 2 hours Vertical or Horizontal installation	

Descriptions and specifications contained herein were in effect at the time this publication was approved for printing. In a continuing effort to refine and improve products, Metl-Span reserves the right to discontinue products at any time or change specifications and/or designs without incurring obligation. To ensure you have the latest information available, please inquire or visit our website at metlspan.com.