



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

Registration Link: <https://us06web.zoom.us/j/85179935163>

I. Call to Order

II. Approval of Minutes

- | | |
|--|------------------------------------|
| 1. October 29th Meeting Minutes | Approval of Meeting Minutes |
|--|------------------------------------|

III. Consent Agenda

- | | |
|--|-----------------------------------|
| 1. Lots 5 & 6 of RSB Subdivision
5500 Southwest Gunstock Road (LS24-0037) | Lot Split |
| 2. Lots 1-3, 8th St. Gateway Park Subdivision
Southwest 8th Street (PLA24-0022) | Property Line Adjustment |
| 3. Lots 1 & 2 of Thaden South Addition
1000 Benton Street (PLA24-0023) | Lot Split |
| 4. Lot 32, Block 1, Crabtree Addition
810 Northwest B Street (PLA24-0024) | Property Line Adjustment |
| 5. McKissic Springs West
4800 South Vaughn Road (PP23-0007) | Preliminary Plat Extension |
| 6. Osage Hills Phase 3 Final Plat
Southwest Adams Road and Southwest Anglin Road (FP24-0009) | Final Plat |
| 7. Parc Flex Space
5900 Southwest Regional Airport Boulevard (LSD24-0038) | Large Scale Development |

IV. New Business

Advertised Public Hearings

- | | |
|--|--------------------------------|
| 1. Woodlands Crossing Temp Storage Shed Extension
3203 Southwest Sandalwood Avenue (CU20-0029)
<i>Extension of long term temporary use.</i> | Conditional Use Permit* |
| 2. True Self Recovery | Conditional Use Permit* |

1006 Northwest 11th Street ([CU24-0019](#))
Residential facility - rehabilitation.

3. **Walmart Temporary Parking Lot** **Conditional Use Permit***
North Walton Boulevard and Northwest 3rd Street ([CU24-0020](#))
Temporary gravel parking lot.

4. **Adams** **Rezoning***
504 Northwest B Street ([RZ24-0040](#))
Rezoning: R-1, Low Density Single Family Residential to DN-2, Downtown
Neighborhood Medium Density Residential

5. **Opal Park** **Planned Unit Development Amendment***
Southwest Regional Airport Boulevard ([PUD22-0003](#))

V. Other New Business

1. **SW Regional Commercial** **Large Scale Development**
1261 & 1263 Southwest Regional Airport Boulevard ([LSD24-0026](#))
2. **Amazeum Hangout** **Large Scale Development**
1009 Museum Way ([LSD24-0029](#))
Waiver 1: A waiver from Section V, Stormwater Detention, 5.4 Methods of
Detention, 5.4.2 Dry Reservoirs, from the City of Bentonville Stormwater
Management and Drainage Manual
3. **Skyline Printing** **Large Scale Development**
Southeast Village Loop ([LSD24-0037](#))
4. **Gateway Park Phase 3** **Large Scale Development**
5002 Southwest Regional Airport Boulevard ([LSD24-0039](#))
Waiver 1: A Waiver from Sec 1100.21 (i) (3) Roof lines or parapets shall be
varied with a change in height proportional to the building length and height.

VI. Old Business

1. **Canvas Church** **Rezoning***
1106 Northwest 10th Street ([RZ24-0039](#))
Rezoning: R-1, Low-Density Single-Family Residential to C-1, Neighborhood
Commercial
2. **U-Haul SW 14th Street** **Large Scale Development**
Southwest 14th Street, east of Elm Tree Road ([LSD24-0002](#))

VII. Other Business

1. **Cottage Court / DN-2 Discussion** **Informational**

VIII. Adjournment



**Planning Commission
Meeting Minutes
October 29, 2024
Bentonville City Hall
Public Hearing: 5:00 PM**

Meeting Recording: https://us06web.zoom.us/rec/share/us3v_AP7yuAvtyBt-Q8LPvDmOkNvp6Nixqe9HsEKwjgMfV5ucw0JO1b875_eB5R.jdpUFwUbfEZIZHQj

Commissioners Present: Reginald Wright (Chair), Elaine Kerr, Dana Davis, Ifeoma Ibekwe, Eric Hipp, Doug Bryant, Danny Bennett

Commissioners Absent:

Staff Present: Tyler Overstreet, Tom Adler, Bradley Gavrielides, Brittany Chue, Jon Stanley via Zoom, Keegan Stanton via Zoom

I. Call to Order

- Commissioner Wright calls the meeting to order at 5:04 pm.

II. Approval of Minutes

1. October 15th, 2024, Minutes

Approval of Meeting Minutes

- Motion to approve by Davis, second by Bryant.
- Minutes are approved 7-0.

Commissioner Davis requests without objection that Item #1 of Other Business be moved to New Business.

2. November 19 Meeting Discussion

Informational

- Mr. Overstreet provides an overview as to whether they should have a public hearing on November 19th for Echelon because of site plan changes.
- Commissioner Bennett and Chairman Wright agree as well.
- Motion by Bennett to hold public hearing on Echelon development on November 19th, second by Ibekwe.
- Commissioner Davis states that in the history of projects coming in, they have previously opened public hearings for project revisions. Davis asks if members of the public have spoken before, not to repeat those comments and if Chairman Wright can provide guidance at the meeting.
- Motion approved 7-0 via voice vote.

III. New Business

1. Plan Bentonville Update and Schedule

Informational

- Mr. Overstreet provides an overview of Plan Bentonville.
- Mr. Overstreet provides details on the public engagement timeline for Plan Bentonville and updates to the map.

- Mr. Overstreet goes over the different place types: a big change is the place type images now have a more zoomed out view to see transitions better.
- Commissioner Davis asks how to transition between this land use map and zoning.
- Mr. Overstreet states there will be a land use and zoning district alignment policy; a table that states land use categories and lists zoning districts within categories.
- Mr. Overstreet gives some Short-term Code Updates
 - Land Use and Zoning Alignment
 - Adjust new Future Land Use Map with current zoning districts, codify alignment chart and process for amendments and review criteria of how we evaluate appropriate zoning districts
 - 3 categories of review: SR – standard review – appropriate for zoning district, ER – enhanced review – may be okay but will need additional review, blank categories – immediate thumbs down by planning staff, currently we are amending land use plan every 2 weeks, which is not best practice
 - Davis – easier to look at alignment policy with large parcels, need to be thoughtful with smaller parcels, for example quarter acre lot compared to 100-acre lot, wants staff to think about that process as well
 - Mr. Overstreet – transitions are an important review criteria, how does infill situation contribute to surrounding context and area
 - Alleys and Blocks
 - Concerns with walkability and bikeability
 - Current block length max. is 1,500 feet
 - Best practice is 200-600 feet for blocks and total perimeters to be a maximum of 2,000 feet
 - Recommendation: Codify a block perimeter maximum of 2,000 feet
 - In many areas of the Code, we encourage or require alley loading for developments, but have not had good language surrounding construction of alleys
 - Recommendation: Codify standards clarifying alley construction requirements, allowing for improvements to be proportionate to impacts
 - Allowing for LID, tree preservation, etc.
 - Zone transitions
 - Height was a consistent concern from neighborhoods
 - We need clearly defined transitions when zoning districts butt up against each other
 - Recommendation: Codify height transitions where different zoning districts abut one another, the more intense district may only be approximately one story greater within 40 feet of the property line and two stories greater within 60 feet of the property line.
 - The commissioners would like to see different height transitions for different zoning districts, such as for single-family neighborhoods.
 - Downtown neighborhoods
 - Height transitions, traditional neighborhood place type, refinements to DN-2 and Cottage Courts, Potential for Downtown Neighborhood Overlay for historic districts

- DN-2 and Cottage Courts will be discussed in detail at the next meeting, consistency – allowable unit counts, how we define things, how many units can be in a cottage court, setbacks, heights, and transitions in more defined way
- Commercial Zoning Adjustments
 - C-3 has lots of potential but some issues with incompatibility with its intent statement
 - Recommendation: Remove uses from C-3 that make it incompatible with surrounding residential uses such as restaurant, drive-in or drive-through, or gas station
 - Mr. Overstreet wants to hear suggestions.
 - Commissioner Bennett recommends gas stations having their own zone.
 - Commissioner Davis likes the idea as well, sometimes C-2 is denied because of gas stations coming up.
 - Davis – C-3 lodging, hotel, and motel allowed by right but don't talk about size, childcare too. Some C-3 is neighborhood commercial, 8-story hotel doesn't make sense. Can it be designated by size or number of rooms or something to make it more specific, certain number of rooms, or otherwise allow it as a conditional use
- Other Items
 - Joint Work session on Nov. 8th co-hosted with City Council, will receive draft language for Chapters 2 and 4 of the Community Plan to review.
 - Mr. Overstreet asks commissioners, which Code adjustments would they like to see brought with the plan and directly after the plan?
 - City Council adoption is scheduled for Dec. 10th

2. **Plan Bentonville Future Land Use Map Discussion** **Informational**

- Mr. Adler provides an overview of the staff report.
- Commissioner Wright opens the public hearing.
- Commissioner Wright closes the public hearing.

IV. **Advertised Public Hearings**

1. **Open Public Comment** **Informational**

- Commissioner Wright opens the public comment for Plan Bentonville.
- Nate Bachelor from CEI asks if height restrictions will be based on construction zones or more intense heights from neighboring district?
- Greg Suits is concerned with the more intense zonings -- city center and traditional neighborhoods on 3rd Street – creating a height issue. Mr. Suits asks, when zoning is downsized, how does that work with landowners who own property?
- Janice Sommer of 338 NW 5th Street believes Walkable Neighborhood is a great transition for historic homes and would like transitional height and zoning.
- Celia Swanson of 209 SE 3rd Street wants to protect SE 3rd Street as a historic district. Ms. Swanson does not believe commercial should be on 3rd Street and wants transitions to be considered to protect single-family homes.
- Doug Grant from O Street asks about traffic: How will traffic flow work with all the buildings going up? What will we do to keep the traffic flowing?

- Eric Sommer of 5th Street is concerned about Bentonville having 40% more density than Austin. Mr. Sommer believes transitions should not be in the middle of blocks and is more appropriate on 5th Street and would like to see less traffic and cars.
- Mr. Overstreet states 236,000 people is the maximum population growth projection for 2050, and it is important to plan for the maximum number for utilities.
- Mike Rush of 308 NW 6th Street appreciates the Walkable Neighborhood place type and Mr. Overstreet for listening to public feedback. Mr. Rush would like Traditional Neighborhood to be more defined on the size of townhomes and apartment buildings, as well as differentiating Walkable and Traditional place types.
- Commissioner Davis asks if multi-family is included in Traditional? Mr. Overstreet states that a triplex or fourplex would fit in Traditional.
- Brad Carnero of 304 Henders St is against car-centered design, wanting the city to prioritize active transportation with pedestrian streets, cafes, bike paths, multiple downtown hubs, and people not traveling far to go to work or the grocery store. Mr. Carnero supports higher density, walkability, bikeability, and opposes urban sprawl.
- Ronnie Robinson of SE 3rd St sees his employees riding their bikes to work on Main St. Mr. Robinson has gotten rid of his cars, wants a fence ordinance for a courtyard wall to not be defined as a fence, and is concerned about Code changes affecting his property after he has invested in it.
- Beth Keck of 207 NW O St appreciates the Nov. 19th open public hearing for Echelon and asks the Commissioners review the plans with sensitivity to context.
- Suanne Overstreet of 707 NW C Street wants to be able to zoom in on map more.
- Justin Webster of 4604 NW O St asks when Echelon's plans will be updated.
- Mr. Adler responds the plans will be available 8 days prior to the Planning Commission meeting.
- Mr. Webster states the Echelon property owners have removed the windows on a narrow strip of land and failed to take care of the property. Mr. Webster asks if the commissioners can look at the traffic flow on Appaloosa?
- Mr. Overstreet states that one Commissioner can come out but not multiple at the same time because it would be considered a public meeting.
- Rachel of 500 NW O Street asks, "who is the 'we' of Plan Bentonville?" Ms. Rachel moved to Bentonville to not live in a city and asks Commissioners to look at the community Facebook groups, such as NWA Moms in the Know, and wants to see a transportation and infrastructure growth plan to resolve traffic issues.
- Austin Conner of 3807 SW 3rd St wants building setbacks to be reviewed for 40-60 feet. Mr. Conner is concerned over how much easement is given up and paying for land in infill properties, as well as utility issues to work with departments to get less ROW and get some of the land back. Mr. Conner is concerned about a takings.
- Cindy Walters of 402 NW 6th Street, asks if Air BnB's will be commercial?
- Mr. Overstreet states how there was a committee in 2013 who reviewed short-term rentals and had recommendations but did not pass through city council. There are no current proposals for zoning changes for Air BnB's.
- Commissioner Bennett states that some POAs have restrictions on short-term rentals but it is up to them to enforce.
- Teresa Thompson from Blueberry Heights asks if her neighborhood will be Walkable Neighborhood and if there is a timeline of when the transition will occur so people who want to move out will know ahead of time.

- Mr. Overstreet confirms Ms. Thompson's neighborhood is shown as Walkable and the neighborhood would like to see something different, the city is still open to changes.
- Allison Tegotenhuis of Blueberry Heights is concerned about the hospital bringing more traffic, car accidents, and does not want to live in neighborhood. She recommends educating people on zoning, fees, and expenses who are moving into the area.
- Shawn Willard of 2nd McIntosh Lane believes education should be included with the new plan and should come through mail or other ways for neighbors to be informed about Plan Bentonville.
- A Bentonville resident, Mr. Willard's mother, of 3003 NW 4th Street is concerned about traffic and wants to understand what Walkable Neighborhood means and the differences between Walkable and Suburban. Ms. Willard has heard more about the planning in 2018 than this effort.
- Commissioner Wright confirms Plan Bentonville has been advertised through utility billing information mailers.
- Mr. Willard states he recently went digital and did not receive the information.
- Mrs. Kerr confirms the city newsletter went out with a link to the website.
- Commissioner Wright closes the open public comment.
- Mr. Overstreet appreciates the feedback. The Land Use Plan informs the other city plans: sewer capacity, electric grid, water system, master street plan, transportation plan, and creates a growth projection to help with infrastructure plans.

V. Other Business

VI. Adjournment

- Meeting is adjourned.

	Lots 5 & 6 of RSB Subdivision
	5500 Southwest Gunstock Road
	PC Date: 11/5/2024

Staff Report Details	
Project Number	LS24-0037
Applicant / Current Owner	CABLE, GUY J JR & ELIZABETH A TRUSTEES
Site Area	+/- [Site_Area] Acres
Current Zoning	A-1, Agriculture
Requested Zoning	NA
Current Future Land Use Map Designation	Residential Estate
Requested Future Land Use Map Designation	NA
Development Type / Use	Single-family, Agriculture
Related projects	

Property Description
Lot Split: of Lot 1 of RSB Subdivision Creating New Lots 5 and 6 of RSB Subdivision. 5500 Southwest Gunstock Road. CABLE, GUY J JR & ELIZABETH A TRUSTEES, A-1, Agriculture, LS24-0037 A lot split of Lot 1 of RSB Subdivision Creating New Lots 5 and 6 of RSB Subdivision. Per the requirements of the Master Street Plan, the plat will dedicate 3,529 square feet of Right of Way along Southwest Adams Road. The plat will dedicate a 10-foot utility easement where Southwest Gunstock Road connects to Lot 6. The plat will also dedicate a 20-foot utility easement along Southwest Adams Road.

Project Details

Relationship to the General Plan / Projected Traffic Impact

Public Comment

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

Analysis / Waivers**Conclusion****Additional Details**



Pending PC Item

SW OPAL RD

SW ADAMS RD

**RSB SUBDIVISION
CREATING
LOTS 5 AND 6**

SW GUNSTOCK RD

SW FAIRVIEW BLVD

SW SHADY SIDE AVE

SW HERITAGE AVE

SW
OSAGE ST

SW NORTH FORK ST

SW
BEAR RD

SW REGIONAL AIRPORT BLVD

PLA24-0023

*Lot Split RSB Sub Creating Lots 5 and 6
5500 SW GUNSTOCK RD*



EASEMENT DEDICATION PER THIS PLAT:

We hereby grant to the City of Bentonville a blanket Avigation Easement over Lot 6 of the Lot Split, pursuant to Municipal Code Section 401.12.

BENCHMARK:

BM-1
Bolt between the Letters "E" and "L" in the word "MUELLER" on top flange of fire hydrant located on East of Gunstock Rd. where road meets subject property.
Northing: 730414.43
Easting: 639494.81
Elev: 1223.36'

BM-2
NE Bolt on top flange of fire hydrant located on East side of Adams Rd. approx. 56' East of the SE Corner of subject property.
Northing: 730385.40
Easting: 640314.26
Elev: 1209.35'

Parcel Line Table

Line #	Direction	Length
L1	N87°08'51"W	12.10
L2	S83°15'05"E	10.19
L3	N2°51'09"E	20.12
L4	S87°08'51"E	76.94

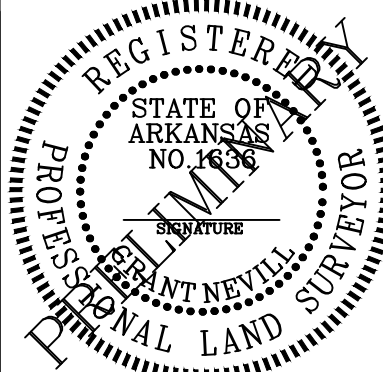
OWNER INFORMATION:
Guy Cable
5500 SW Gunstock Rd.
Bentonville, AR. 72713
(479) 220-8365
gcable@grandsavingsbank.com

LOT SPLIT OF LOT 1

CREATING LOTS 5 & 6
OF RSB SUBDIVISION
BENTONVILLE, ARKANSAS

SHEET:

PROJECT:



SAND CREEK
Engineers and Land Surveyors
Bentonville, Arkansas (479) 464-9262

SITE LEGEND

- MONUMENT SET (5/8" REBAR w/CAP "PLS1002")
- MONUMENT FOUND (AS NOTED)
- BENCH MARK
- UTILITY POLE
- SIGN
- GAS SIGN
- TELEPHONE SIGN
- CABLE SIGN
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- HOSE BIB
- DRAINAGE MANHOLE
- ELECTRIC METER
- CLEANOUT
- SANITARY MANHOLE
- HVAC / AC UNIT
- CABLE RISER
- TELEPHONE RISER
- ELECTRIC RISER
- MAILBOX
- DECIDUOUS TREE

- PROPERTY LINES
- ADJOINING PROPERTY LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE
- FENCE (CHAINLINK)
- FENCE (BARB WIRE)

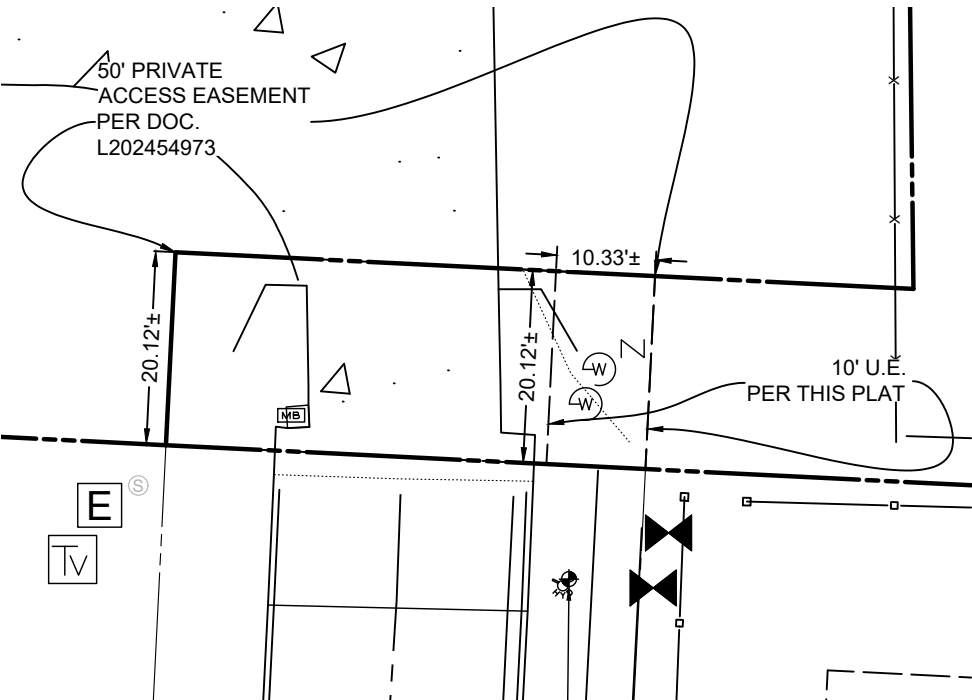
- CONCRETE
- GRAVEL
- ASPHALT

FLOOD STATEMENT:

(BY GRAPHICAL PLOTTING ONLY)
This property is not located within any presently established 100-year flood plain as determined by the National Flood Insurance Program, flood insurance rate map for Benton County, Arkansas. Map Number 05007C0235K. Revised date June 04, 2012.

DETAIL

SCALE 1"=20'



SURVEYOR'S CERTIFICATE:

I, Grant E. Nevill, 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 Property Boundary Surveys and Plans have been met.

Date of Execution:

Grant E. Nevill
Registered Land Surveyor
State of Arkansas
Registration No. 16336

C.O.B. Project No. LS24-0037
State Filing Code: 500-19N-31W-0-16-240-04-1636

PLS: CEG

CAD: MJH

FIELD: MS/MJH

SCE PROJECT #: 24048

DATE: 10/15/2024

SHEET: 2 OF 2

ORDINANCE NO. _____

**AN ORDINANCE ACCEPTING A LOT SPLIT OF LOT 1 OF RSB SUBDIVISION
CREATING NEW LOTS 5 AND 6 OF RSB SUBDIVISION TO THE CITY OF
BENTONVILLE, ARKANSAS; AND FOR OTHER PURPOSES.
(PROJECT NUMBER: LS24-0037)**

WHEREAS, pursuant to the provisions of the Land Development Code of the Bentonville Municipal Code, the lot split of LOT 1 OF RSB SUBDIVISION creating new LOTS 5 AND 6 OF RSB SUBDIVISION, Benton County, Arkansas, was submitted to the Bentonville Planning Commission on November 5, 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 1 OF RSB SUBDIVISION creating new LOTS 5 AND 6 OF RSB 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

	Lots 1-3, 8th St. Gateway Park Subdivision
	Southwest 8th Street
	PC Date: 11/5/2024

Staff Report Details	
Project Number	PLA24-0022
Applicant / Current Owner	Brittany Gillen / City of Bentonville
Site Area	+/- 85.57 Acres
Current Zoning	A-1, Agriculture
Requested Zoning	N/A
Current Future Land Use Map Designation	A-1, Agriculture, I-1, Light Industrial, Office, and General Commercial
Requested Future Land Use Map Designation	N/A
Development Type / Use	Park, Open Space
Related projects	LSD23-0047

Property Description
Property Line Adjustment: Existing Lots 1, 2, and 4 of Allen Subdivision South, Lot 2 of North AR Wholesale 8th Street, and Tracts 10 and 12 of Hardcastle Estates Subdivision Creating New Lots 1-3 of 8th Street Gateway Park Subdivision, Southwest 8th Street, A-1, Agricultural, PLA24-0022 A Property Line Adjustment of Existing Lots 1, 2, and 4 of Allen Subdivision South, Lot 2 of North AR Wholesale 8th Street, and Tracts 10 and 12 of Hardcastle Estates Subdivision Creating New Lots 1-3 of 8th Street Gateway Park Subdivision. Per the requirements of the Master Street Plan, the existing right-of-way is adequate along Southwest 8th Street and Melissa Drive. The plat will dedicate 15,550 square feet of utility easement on Lot 1, a 20-foot water utility easement on Lot 1, a 20-foot utility easement on Lot 1, a 15-foot utility easement along Southwest 8th Street and west of Melissa Drive, 20,405 square feet of utility easement along Southwest 8th Street and east of Melissa Drive, and a 20-foot utility easement on Lot 3.

Project Details

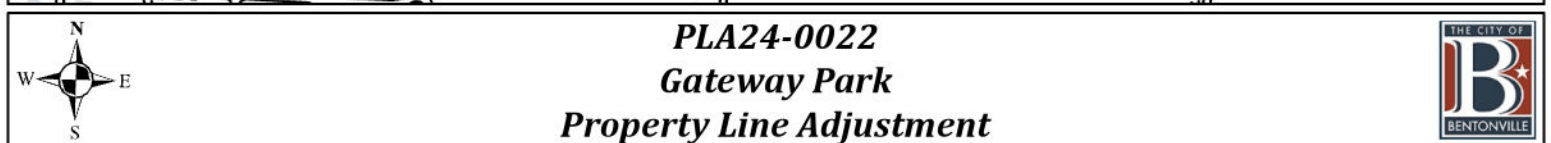
Relationship to the General Plan / Projected Traffic Impact

Public Comment
Has Staff received Public Comment at the time of this report? : <u>No</u>

Analysis / Waivers

Conclusion

Additional Details



Lot Combination of Lots 1, 2, & 4, Allen Sub. South, Lot 2, North AR Wholesale 8th St., and Tracts 10 and 12, Hardcastle Estates Sub., creating Lots 1-3, 8th St. Gateway Park Sub.

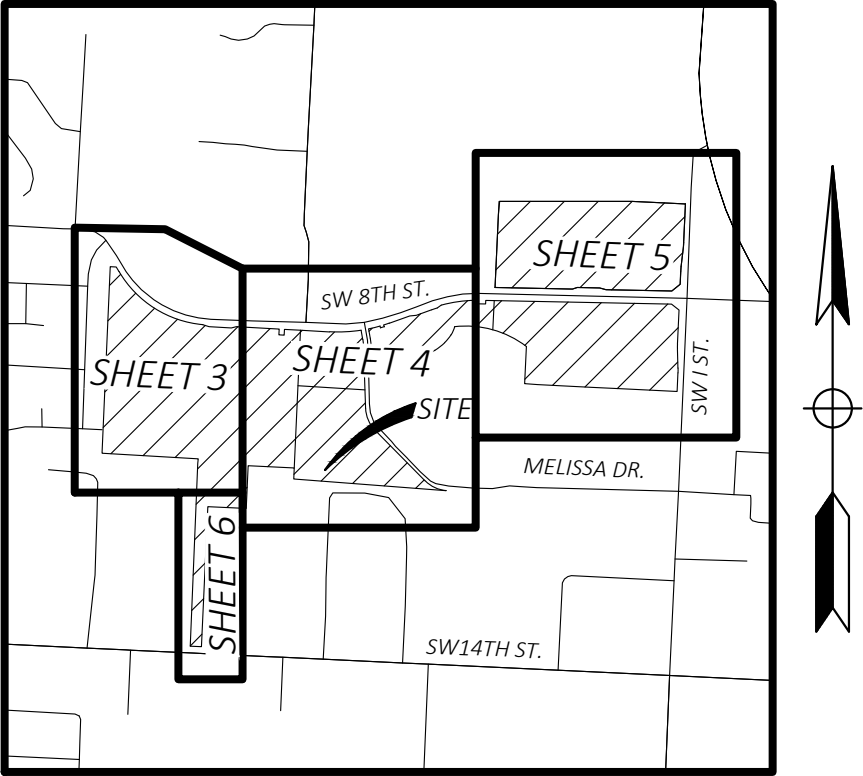
City of Bentonville

8th Street Gateway Park
Bentonville, Benton County, Arkansas

GENERAL NOTES:

- Except as specifically stated or shown on this plat, the survey does not purport to reflect any of the following which may be applicable to the subject real estate: Easements, other than possible easements which were visible at the time of making of this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations, or any other facts which an accurate and current title search may disclose.
- Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied to the surveyor.
- This plat represents a Lot Combination of parcel #'s 01-17301-000, 01-05068-009, 01-05068-000, 01-05068-002, 01-19575-000, & 01-19574-000 recorded in Deed Inst. #L202355141 in the public records of Benton County, Arkansas.
- The contractor must determine that proposed structures are clear of all boundary lines, easements, and meet building setback requirements before construction begins.
- Basis of Bearings: All bearings and distances shown hereon are grid based on Arkansas State Plane Coordinate System, NAD83, North Zone, as established by a Static observations processed through Trimble RTX.
- This survey is valid only if the drawing includes the seal and signature of the surveyor.
- This survey meets current Arkansas Standards of Practice for Property Boundary Surveys and Plats.
- This survey is based on a title commitment provided by Title Insurance Company, File Number countersigned by Countersigner1, Effective Date: Effective Date1.
- Declaration is made to the original purchaser of the survey and is not transferable to any additional institutions or subsequent owners.
- No attempt was made to show building setback lines graphically on the survey. The assignment, vacation, or orientation of setbacks that impact the usage rights of the property are determined by the local governing jurisdictional agency. Setback dimensions will be based on the orientation of the building(s) to be constructed as approved.
- Subsurface and environmental conditions were not examined nor considered a part of this survey.
- Multiple utility services are located within easements abutting or within the bounds of subject tract.
- Underground utilities were located by visible above ground markings as marked by utility locators and shown hereon as located by CEI Engineering Associates, Inc. survey field crews. All utility locations shown hereon are approximate. All utilities may not have been marked/located by the appropriate locators. No excavation has taken place as of this date to determine the exact location of existing underground utilities shown on this survey.
- The contractor is advised to contact the 811 One-Call Center before any construction begins, depending on the state there is a possibility of a severe penalty for not making this call. Not all utility companies are members of the One-Call Systems. Therefore the contractor is advised to contact all non-members as well as the One-Call System.
- By scaled map location and graphical plotting only. This property is located in shaded Zone "X" which are areas of 0.2% annual flood chance; areas of 1% annual flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and area protected by levees from 1% annual chance flood as determined by the National Flood Insurance, Flood Insurance Rate Map for Benton County, Arkansas.
Map Number: 05007C0255K
Dated: June 05, 2012

Graphical floodplain shown on this survey is derived from Base Level Engineering data from FEMA at <https://webapps.usgs.gov/infrm/estbfe/>. There is currently no updated FIRM panel to reference new data for the 100 year floodplain.
- Setbacks shall be per the current zoning district as stated in the most recent City of Bentonville Zoning Code. For more info visit <http://www.bentonvilleplanning.com/> or call the Planning Department @ 479-271-3122. GIS map.
- 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.
- 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.
- 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.



VICINITY MAP

NOT TO SCALE
Latitude: 36°21'50"N
Longitude: 94°13'28"W

Owner:
Parcel #'s 01-17301-000, 01-05068-010, 01-05068-002, 01-19577-000, 01-19575-000, & 01-19574-000
City of Bentonville
8th Street Gateway Park
Bentonville, Arkansas, Benton County
Contact: Stephanie Orman, 479-271-3112

Surveyors:
CEI Engineering Associates, Inc.
2600 NE 11th St, Suite 300
Bentonville, AR 72712
Phone: (479) 273-9472
Fax: (479) 271-0536
Surveyor: Dustin Riley, Arkansas PLS #1618



Certificate of Ownership & Dedication:

We the undersigned, owners of the real estate shown and described herein, do hereby certify that we have laid off, platted, and subdivided and do hereby lay off, plat, subdivide said real estate in accordance with this plat and do hereby dedicate to the use of the public the streets, alleys, drives, easements, etc. as shown on said plat.

Date of Execution: _____

Signed: _____

Name and Address: _____

Print Name: _____

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 said rules and regulations.

Signed: _____
Bentonville Planning Commission Chairman

Signed: _____
Mayor, City of Bentonville

Signed: _____
City Clerk, City of Bentonville

SHEET INDEX

- Cover Sheet
- Overview & Descriptions
- Lot Combination: West
- Lot Combination: Middle
- Lot Combination: East
- Lot Combination: South

Certificate of Surveying Accuracy

I Dustin Riley, 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. 1618
State of Arkansas

ATLAS PAGE: 402

City of Bentonville Project # PLA24-0022

State Survey Code: 500-20N-31W-0-36-000-04-1618



CEI ENGINEERING ASSOCIATES, INC.
2600 NE 11TH ST, SUITE 300
BENTONVILLE, AR 72712
PHONE: (479) 273-9472
FAX: (479) 273-0844
CORPORATE TBPLS FIRM #10031500

3030 LBJ FREEWAY, SUITE 920
DALLAS, TX 75234
PHONE: (972) 488-3737
FAX: (972) 488-6732

Lot Combination
City of Bentonville
8th Street Gateway Park
Bentonville, Benton County, Arkansas

Preliminary
This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

PROFESSIONAL OF RECORD	DGR
DESIGNER	WAP
FIELD WORK	KDM
CEI PROJECT NUMBER	33535
DATE	10/10/2024
REVISION	REV-2

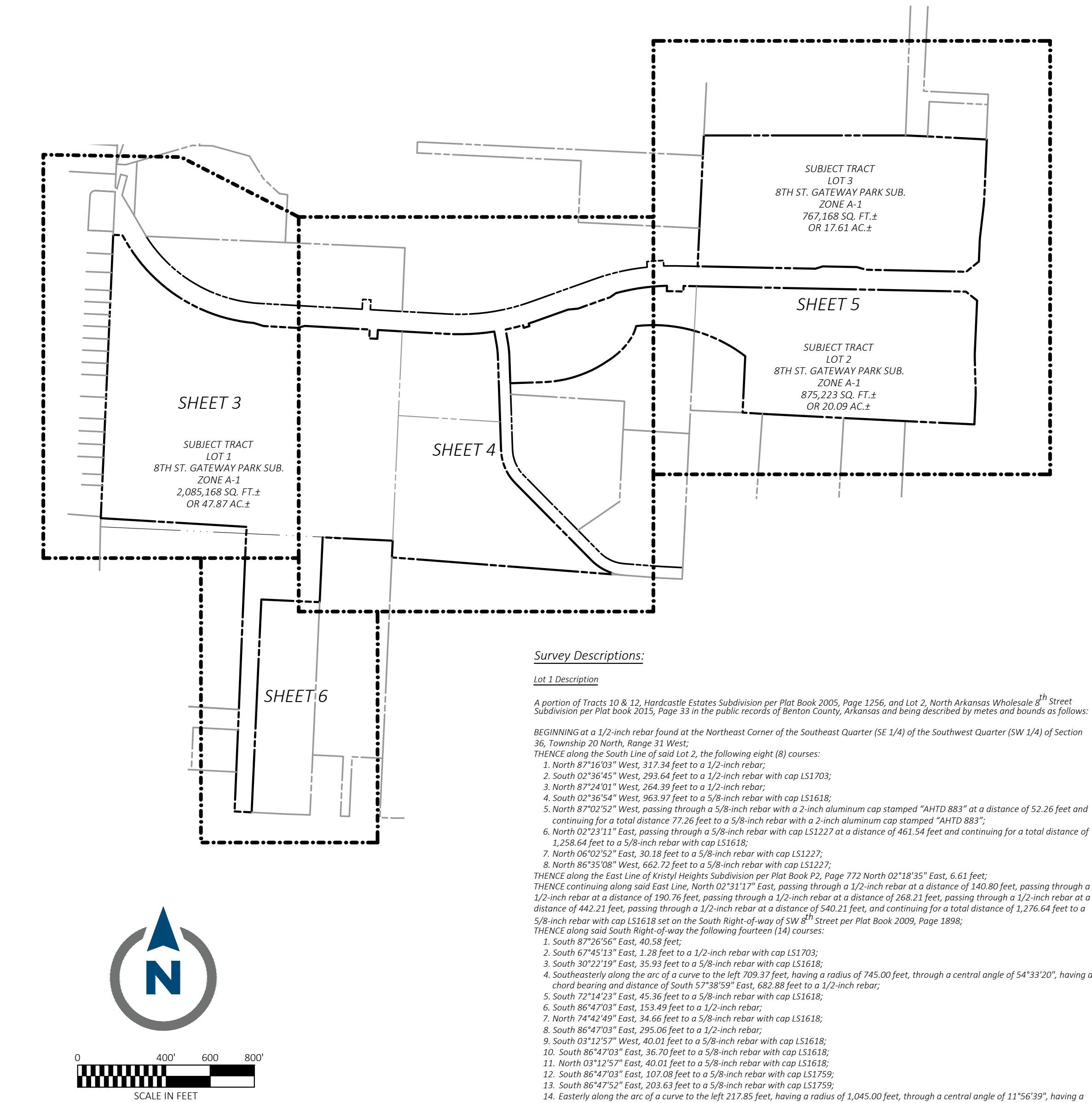
Cover Sheet

SHEET TITLE

SHEET NUMBER

1 OF 6

DRAWING LOCATION - S:\320001\32025\DRAWINGS\SURVEY\WORKING\32025\CD.DWG -- SAVED BY - WPIERSON



Legend	
	Boundary Line
	Adjoining Boundary Line
	Right-of-Way Line
	Easement Line
	Utility Easement Dedicated per this Document

Survey Descriptions:

Lot 1 Description

A portion of Tracts 10 & 12, Hardcastle Estates Subdivision per Plat Book 2005, Page 1256, and Lot 2, North Arkansas Wholesale 4th Street Subdivision per Plat book 2015, Page 33 in the public records of Benton County, Arkansas and being described by metes and bounds as follows:

BEGINNING at a 1/2-inch rebar found at the Northeast Corner of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section 36, Township 20 North, Range 31 West;
THENCE along the South Line of said Lot 2, the following eight (8) courses:
1. North 87°16'03" West, 317.34 feet to a 1/2-inch rebar;
2. South 02°36'45" West, 293.64 feet to a 1/2-inch rebar with cap LS1703;
3. North 87°24'01" West, 264.39 feet to a 1/2-inch rebar;
4. South 02°36'54" West, 963.97 feet to a 5/8-inch rebar with cap LS1618;
5. North 87°02'52" West, passing through a 5/8-inch rebar with a 2-inch aluminum cap stamped "AHTD 883" at a distance of 52.26 feet and continuing for a total distance 77.26 feet to a 5/8-inch rebar with a 2-inch aluminum cap stamped "AHTD 883";
6. North 02°23'11" East, passing through a 5/8-inch rebar with cap LS1227 at a distance of 461.54 feet and continuing for a total distance of 1,258.64 feet to a 5/8-inch rebar with cap LS1618;
7. North 06°02'52" East, 30.18 feet to a 5/8-inch rebar with cap LS1227;
8. North 86°35'08" West, 662.72 feet to a 5/8-inch rebar with cap LS1227;
THENCE along the East Line of Kristyl Heights Subdivision per Plat Book P2, Page 772 North 02°18'35" East, 6.61 feet;
THENCE continuing along said East Line, North 02°31'17" East, passing through a 1/2-inch rebar at a distance of 140.80 feet, passing through a 1/2-inch rebar at a distance of 190.76 feet, passing through a 1/2-inch rebar at a distance of 268.21 feet, passing through a 1/2-inch rebar at a distance of 442.21 feet, passing through a 1/2-inch rebar at a distance of 540.21 feet, and continuing for a total distance of 1,276.64 feet to a 5/8-inch rebar with cap LS1618 set on the South Right-of-way of SW 8th Street per Plat Book 2009, Page 1898;
THENCE along said South Right-of-way the following fourteen (14) courses:

1. South 87°26'56" East, 40.58 feet;
2. South 67°45'13" East, 1.28 feet to a 1/2-inch rebar with cap LS1703;
3. South 30°22'19" East, 35.93 feet to a 5/8-inch rebar with cap LS1618;
4. Southeasterly along the arc of a curve to the left 709.37 feet, having a radius of 745.00 feet, through a central angle of 54°33'20", having a chord bearing and distance of South 57°38'59" East, 682.88 feet to a 1/2-inch rebar;
5. South 72°14'23" East, 45.36 feet to a 5/8-inch rebar with cap LS1618;
6. South 86°47'03" East, 153.49 feet to a 1/2-inch rebar;
7. North 74°42'49" East, 34.66 feet to a 5/8-inch rebar with cap LS1618;
8. South 86°47'03" East, 295.06 feet to a 1/2-inch rebar;
9. South 03°12'57" West, 40.01 feet to a 5/8-inch rebar with cap LS1618;
10. South 86°47'03" East, 36.70 feet to a 5/8-inch rebar with cap LS1618;
11. North 03°12'57" East, 40.01 feet to a 5/8-inch rebar with cap LS1618;
12. South 86°47'03" East, 107.08 feet to a 5/8-inch rebar with cap LS1759;
13. South 86°47'52" East, 203.63 feet to a 5/8-inch rebar with cap LS1759;
14. Easterly along the arc of a curve to the left 217.85 feet, having a radius of 1,045.00 feet, through a central angle of 11°56'39", having a chord bearing and distance of North 87°13'48" East, 217.45 feet to a 5/8-inch rebar with cap LS1759 found on the West Right-of-way of Melissa Drive per Plat book 2008, Page 50480;

THENCE along said West Right-of-way the following seven (7) courses:
1. South 10°07'08" East, 63.26 feet to a 5/8-inch rebar with cap LS1759;
2. Southerly along the arc of a curve to the right 57.08 feet, having a radius of 473.78 feet, through a central angle of 06°54'13", having a chord bearing and distance of South 05°22'35" East, 57.05 feet to a 5/8-inch rebar;
3. South 01°55'36" East, 290.03 feet to a 5/8-inch rebar;
4. South 01°55'36" East, 126.66 feet to a 5/8-inch rebar with cap LS1618;
5. Southeasterly along the arc of a curve to the left 168.51 feet, having a radius of 226.00 feet, through a central angle of 42°43'16", having a chord bearing and distance of South 23°17'14" East, 164.63 feet to a 5/8-inch rebar with cap LS1759;
6. South 44°38'52" East, 490.78 feet to a 5/8-inch rebar with cap LS1759;
7. Southeasterly along the arc of a curve to the left 109.05 feet, having a radius of 227.67 feet, through a central angle of 27°26'38", having a chord bearing and distance of South 58°29'28" East, 108.01 feet to a 5/8-inch rebar with cap LS1618 set at the Northwest Corner of the Parcel of land described at Deed Book 2011, Page 1130;
THENCE along the West Line of said Parcel, South 04°21'26" West, 6.11 feet to a 5/8-inch rebar with cap LS1618 set on the South Line of said Tract 12, Hardcastle Estates;
THENCE along said South Line, North 85°36'39" West, 998.61 feet to a 5/8-inch rebar found on the West Line of said Tract 12;
THENCE along said West Line, North 02°36'22" East, 75.74 feet to the POINT OF BEGINNING containing 2,085,072 square feet or 47.87 acres, more or less.

Lot 2 Description

All of Lots 2 and 4 of Allen Subdivision South per Plat Instrument #L202130842 in the public records of Benton County, Arkansas and being described by metes and bounds as follows:

BEGINNING at a 1/2-inch rebar with cap LS1507 found at the Northwest Corner of said Lot 4;
THENCE along the South Right-of-way of SW 8th Street per Plat Book 2009, Page 1898
1. Easterly along the arc of a curve to the left 81.19 feet, having a radius of 1,045.00 feet, through a central angle of 04°27'06", having a chord bearing and distance of North 76°09'43" East, 81.17 feet to a 1/2-inch rebar with cap LS1507;
2. South 16°20'17" East, 12.34 feet to a 1/2-inch rebar with cap LS1507;
3. Easterly along the arc of a curve to the left 26.72 feet, having a radius of 1,057.34 feet, through a central angle of 01°26'53", having a chord bearing and distance of North 73°12'32" East, 26.72 feet to a 1/2-inch rebar with cap LS1507;
4. North 17°14'40" West, 12.34 feet to a 1/2-inch rebar with cap LS1507;
5. Easterly along the arc of a curve to the left 39.47 feet, having a radius of 1,045.00 feet, through a central angle of 02°09'51", having a chord bearing and distance of North 71°23'59" East, 39.47 feet to a 1/2-inch rebar with cap LS1507;
6. North 70°19'03" East, 149.87 feet to a 1/2-inch rebar with cap LS1507;
7. North 84°23'47" East, 45.22 feet to a 1/2-inch rebar with illegible cap;
8. North 70°19'03" East, 110.57 feet to a 1/2-inch rebar with cap LS1507;
9. Easterly along the arc of a curve to the right 42.26 feet, having a radius of 944.00 feet, through a central angle of 02°33'55", having a chord bearing and distance of North 71°36'00" East, 42.26 feet to a 1/2-inch rebar with cap LS1507;
10. North 55°06'44" East, 34.22 feet to a 1/2-inch rebar with cap LS1507;
11. Easterly along the arc of a curve to the right 233.32 feet, having a radius of 955.00 feet, through a central angle of 13°59'53", having a chord bearing and distance of North 81°50'14" East, 232.74 feet to a 1/2-inch rebar with cap LS1507;
12. South 01°08'57" West, 24.22 feet to a 1/2-inch rebar with cap LS1507;
13. South 88°51'03" East, 75.00 feet to a 1/2-inch rebar with cap LS1507;
14. North 01°08'57" East, 25.00 feet to a 1/2-inch rebar with cap LS1507;
15. South 88°51'03" East, 58.86 feet to a 1/2-inch rebar with cap LS1507;
16. South 88°51'02" East, 1,219.27 feet to a 5/8-inch rebar with cap LS1618;
17. South 51°49'32" East, 65.27 feet to a 5/8-inch rebar with cap LS1618 set on the West Right-of-way of SW I Street per Plat Instrument #L202130842;

THENCE along said West Right-of-way the following five (5) courses:
1. South 02°30'40" West, 235.13 feet to a chiseled "X";
2. Southerly along the arc of a curve to the left 36.90 feet, having a radius of 500.00 feet, through a central angle of 04°13'42", having a chord bearing and distance of South 00°23'50" West, 36.89 feet to a 5/8-inch rebar with cap LS1618;
3. South 01°43'00" East, 127.64 feet to a 5/8-inch rebar with cap LS1618;
4. Southerly along the arc of a curve to the right 33.35 feet, having a radius of 452.00 feet, through a central angle of 04°13'38", having a chord bearing and distance of South 00°23'50" West, 33.34 feet to a 5/8-inch rebar with cap LS1618;
5. South 02°30'40" West, 127.89 feet to a 5/8-inch rebar with cap LS1618 set at the Southeast Corner of said Lot 2;
THENCE along the South Line of said Lot 2 the following five (5) courses:
1. North 87°16'02" West, 313.24 feet to a 5/8-inch rebar with cap LS1618;
2. North 87°08'03" West, 279.13 feet to a 5/8-inch rebar with cap LS1618;
3. North 87°05'53" West, 45.00 feet to a 1-inch pipe;
4. North 87°05'53" West, 323.21 feet to a 5/8-inch rebar with cap LS1618;
5. North 86°09'11" West, 90.08 feet to a 5/8-inch rebar with cap LS1618;
THENCE along the West Line of said Lot 2, North 02°42'30" East, 255.54 feet to a 5/8-inch rebar with cap LS1618;
THENCE continuing along said West Line and along the South Line of said Lot 4, Westerly along the arc of a curve to the left 524.58 feet, having a radius of 687.33 feet, through a central angle of 43°43'45", having a chord bearing and distance of North 74°35'04" West, 511.95 feet to a 5/8-inch rebar with cap LS1618;
THENCE continuing along said South Line the following
1. Southwesterly along the arc of a curve to the right 61.26 feet, having a radius of 189.50 feet, through a central angle of 18°31'23", having a chord bearing and distance of South 23°29'48" West, 61.00 feet to a 5/8-inch rebar with cap LS1618;
2. Southwesterly along the arc of a curve to the right 69.96 feet, having a radius of 295.56 feet, through a central angle of 13°33'44", having a chord bearing and distance of South 39°13'06" West, 69.80 feet to a 5/8-inch rebar with cap LS1618;
3. Southwesterly along the arc of a curve to the right 85.27 feet, having a radius of 401.95 feet, through a central angle of 12°09'18", having a chord bearing and distance of South 52°15'14" West, 85.11 feet to a 5/8-inch rebar with cap LS1618;
4. Westerly along the arc of a curve to the right 304.88 feet, having a radius of 550.00 feet, through a central angle of 31°45'37", having a chord bearing and distance of South 72°15'33" West, 300.99 feet to a 5/8-inch rebar with cap LS1618;
5. South 88°08'21" West, 147.76 feet to a 5/8-inch rebar with cap LS1618 set on said East Right-of-way of Melissa Drive;
THENCE along said East Right-of-way the following three (3) courses:
1. North 01°55'36" West, 116.69 feet to a 1/2-inch rebar with cap LS1507;
2. Northerly along the arc of a curve to the left 63.95 feet, having a radius of 525.76 feet, through a central angle of 06°58'08", having a chord bearing and distance of North 05°24'33" West, 63.91 feet to a 1/2-inch rebar;
3. North 10°07'08" West, 63.89 feet to the POINT OF BEGINNING containing 875,223 square feet or 20.09 acres, more or less.

Lot 3 Description

All of Lot 1, Allen Subdivision South per Plat Instrument #L202130842 in the public records of Benton County, Arkansas and being described by metes and bounds as follows:

COMMENCING at a 5/8-inch rebar with cap LS1618 set at the Northeast Corner of said Lot 1, Allen Subdivision;
THENCE along the West Right-of-way of SW I Street per Plat Instrument #L202130842 the following five (5) courses:
1. South 02°30'40" West, 266.19 feet to a 5/8-inch rebar with cap LS1618;
2. Southerly along the arc of a curve to the right 32.70 feet, having a radius of 452.00 feet, through a central angle of 04°08'42", having a chord bearing and distance of South 04°35'00" West, 32.69 feet to a 5/8-inch rebar with cap LS1618;
3. South 06°39'22" West, 131.57 feet to a 5/8-inch rebar with cap LS1618;
4. Southerly along the arc of a curve to the left 36.17 feet, having a radius of 500.00 feet, through a central angle of 04°08'42", having a chord bearing and distance of South 04°35'00" West, 36.16 feet to a 5/8-inch rebar with cap LS1618;
5. South 02°30'40" West, 87.27 feet to a 5/8-inch rebar with cap LS1618 set on the North Right-of-way of SW 8th Street per Plat Book 2009, Page 1898;
THENCE along said North Right-of-way the following six (6) courses:
1. South 51°05'05" West, 73.30 feet to a 5/8-inch rebar with cap LS1618;
2. North 88°51'02" West, 452.51 feet to a 5/8-inch rebar with cap LS1618;
3. North 74°48'51" West, 45.35 feet to a 5/8-inch rebar with cap LS1618;
4. North 88°51'02" West, 153.42 feet to a 5/8-inch rebar with cap LS1618;
5. South 72°42'52" West, 34.79 feet to a 5/8-inch rebar with cap LS1618;
6. North 88°51'02" West, 533.47 feet to a 5/8-inch rebar with cap LS1618 set on the West Line of said Lot 1;
THENCE along said West Line, North 02°42'54" East, passing through a 5/8-inch rebar at a distance of 172.66 feet and continuing for a total distance of 501.62 feet to a 5/8-inch rebar;
THENCE continuing along said West Line, North 02°48'56" East, 91.46 feet to a 5/8-inch rebar found on the North Line of said Lot 1;
THENCE along said North Line the following four (4) courses:
1. South 89°59'56" East, 4.55 feet to a 1/2-inch rebar;
2. continuing along said South 89°59'56" East, 909.29 feet to a 1/2-inch rebar;
3. South 87°25'44" East, 99.46 feet to a 5/8-inch rebar with cap LS1304;
4. South 87°02'37" East, 268.33 feet to the POINT OF BEGINNING containing 767,168 square feet or 17.61 acres, more or less.

ATLAS PAGE: 402

City of Bentonville Project # PLA24-0022

State Survey Code: 500-20N-31W-0-36-000-04-1618



CEI ENGINEERING ASSOCIATES, INC.
2600 NE 11TH ST, SUITE 300
BENTONVILLE, AR 72712
PHONE: (479) 273-9472
FAX: (479) 273-0844
CORPORATE TBPLS FIRM #10031500

3030 LBJ FREEWAY, SUITE 920
DALLAS, TX 75234
PHONE: (972) 488-3747
FAX: (972) 488-6732

Lot Combination
City of Bentonville
8th Street Gateway Park
Bentonville, Benton County, Arkansas

Preliminary
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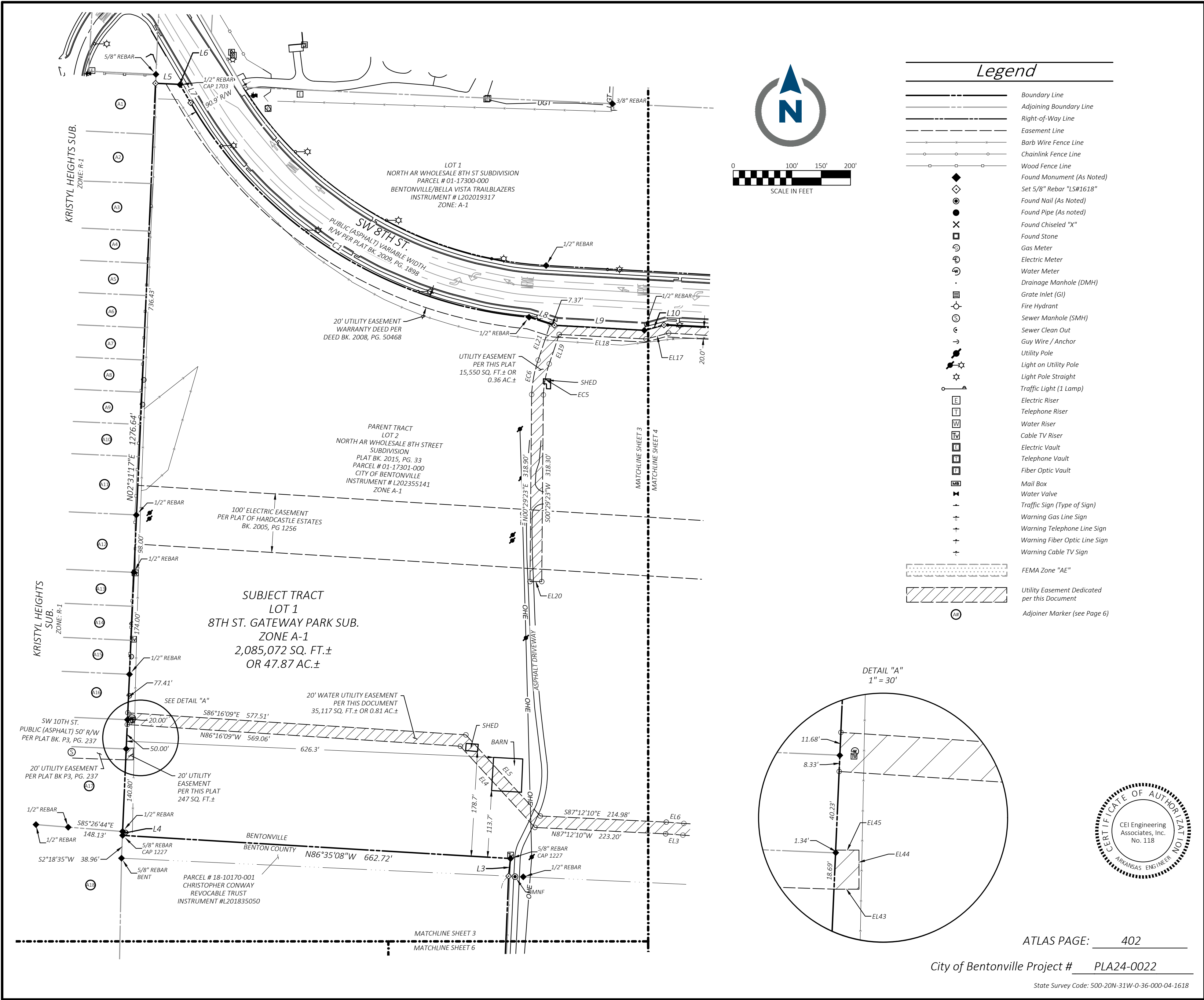
PROFESSIONAL OF RECORD	DGR
DESIGNER	WAP
FIELD WORK	KDM
CEI PROJECT NUMBER	33535
DATE	10/10/2024
REVISION	REV-2

Overview &
Descriptions

SHEET TITLE	
SHEET NUMBER	

2 OF 6

DRAWING LOCATION - S:\32000\32025\DRAWINGS\SURVEY\WORKING\32025\CDWG - SAVED BY - WPIERSON



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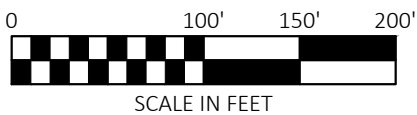
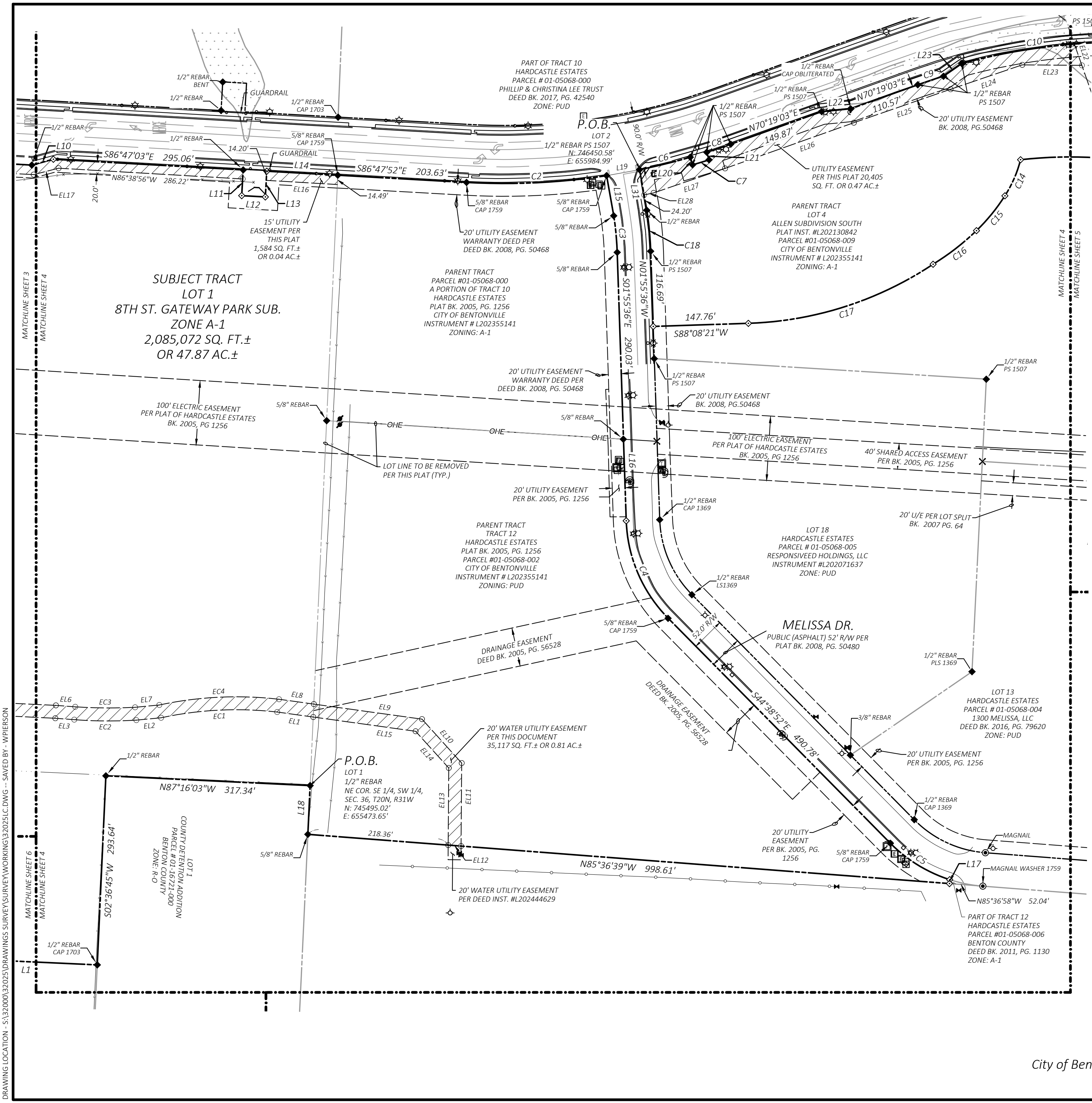
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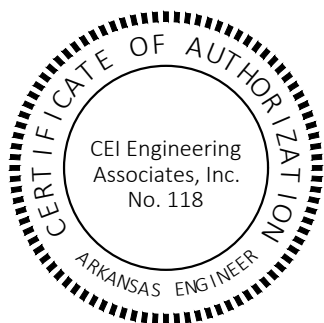
Lot Combination West
SHEET TITLE
SHEET NUMBER

3 OF 6



Legend

- Boundary Line
- Adjoining Boundary Line
- Right-of-Way Line
- Easement Line
- Barb Wire Fence Line
- Chainlink Fence Line
- Wood Fence Line
- Found Monument (As Noted)
- Set 5/8" Rebar "LS#1618"
- Found Nail (As Noted)
- Found Pipe (As noted)
- Found Chiseled "X"
- Found Stone
- Gas Meter
- Electric Meter
- Water Meter
- Drainage Manhole (DMH)
- Grate Inlet (GI)
- Fire Hydrant
- Sewer Manhole (SMH)
- Sewer Clean Out
- Guy Wire / Anchor
- Utility Pole
- Light on Utility Pole
- Light Pole Straight
- Traffic Light (1 Lamp)
- Electric Riser
- Telephone Riser
- Water Riser
- Cable TV Riser
- Electric Vault
- Telephone Vault
- Fiber Optic Vault
- Mail Box
- Water Valve
- Traffic Sign (Type of Sign)
- Warning Gas Line Sign
- Warning Telephone Line Sign
- Warning Fiber Optic Line Sign
- Warning Cable TV Sign
- FEMA Zone "AE"
- Utility Easement Dedicated per this Document
- Adjoiner Marker (see Page 6)



ATLAS PAGE: 402

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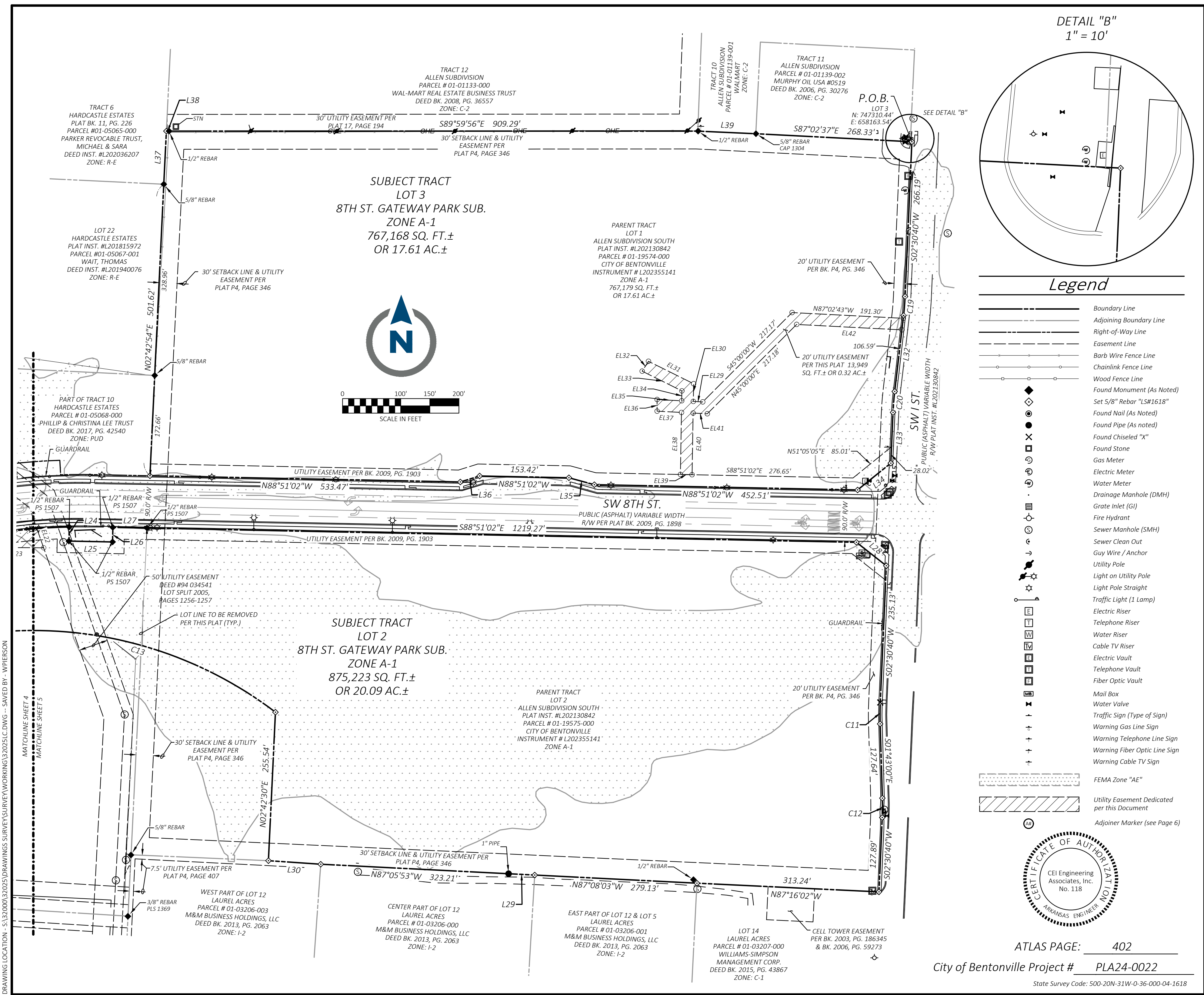
Lot Combination
Middle

SHEET TITLE	
SHEET NUMBER	

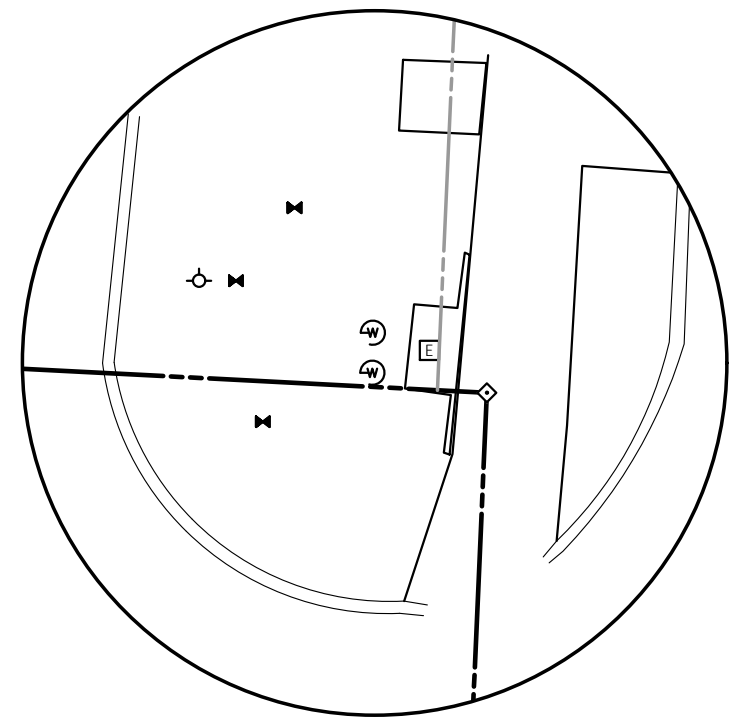
4 OF 6

DRAWING LOCATION - S:\32000\32025\DRAWINGS\SURVEY\WORKING\32025\CD.DWG - - SAVED BY - WPJERSON

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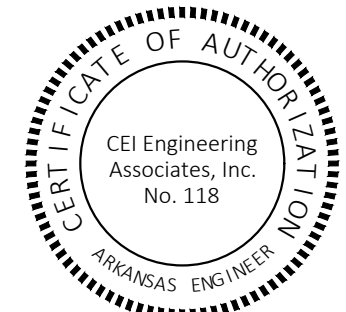


DETAIL "B"
1" = 10'



Legend

- Boundary Line
- Adjoining Boundary Line
- Right-of-Way Line
- Easement Line
- Barb Wire Fence Line
- Chainlink Fence Line
- Wood Fence Line
- Found Monument (As Noted)
- Set 5/8" Rebar "LS#1618"
- Found Nail (As Noted)
- Found Pipe (As noted)
- Found Chiseled "X"
- Found Stone
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- Electric Meter
- Water Meter
- Drainage Manhole (DMH)
- Grate Inlet (GI)
- Fire Hydrant
- Sewer Manhole (SMH)
- Sewer Clean Out
- Guy Wire / Anchor
- Utility Pole
- Light on Utility Pole
- Light Pole Straight
- Traffic Light (1 Lamp)
- Electric Riser
- Telephone Riser
- Water Riser
- Cable TV Riser
- Electric Vault
- Telephone Vault
- Fiber Optic Vault
- Mail Box
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- Traffic Sign (Type of Sign)
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Lot Combination East

SHEET TITLE
SHEET NUMBER

5 OF 6

DRAWING LOCATION - S:\32000132025\DRAWINGS\SURVEY\WORKING\32025\LC.DWG -- SAVED BY - WPIERSON

Property Line Table		
Line #	Direction	Length
L1	N87°24'01"W	264.39'
L2	N87°02'52"W	77.26'
L3	N06°02'52"E	30.18'
L4	N02°18'35"E	6.61'
L5	S87°26'56"E	40.58'
L6	S67°45'13"E	1.28'
L7	S30°22'19"E	35.93'
L8	S72°14'23"E	45.36'
L9	S86°47'03"E	153.49'
L10	N74°42'49"E	34.66'
L11	S03°12'57"W	40.01'
L12	S86°47'03"E	36.70'
L13	N03°12'57"E	40.01'
L14	S86°47'03"E	107.08'
L15	S10°07'08"E	63.26'
L16	S01°55'36"E	126.66'
L17	S04°21'26"W	6.11'
L18	N02°36'22"E	75.74'
L19	N79°42'41"E	51.94'
L20	S16°20'17"E	12.34'

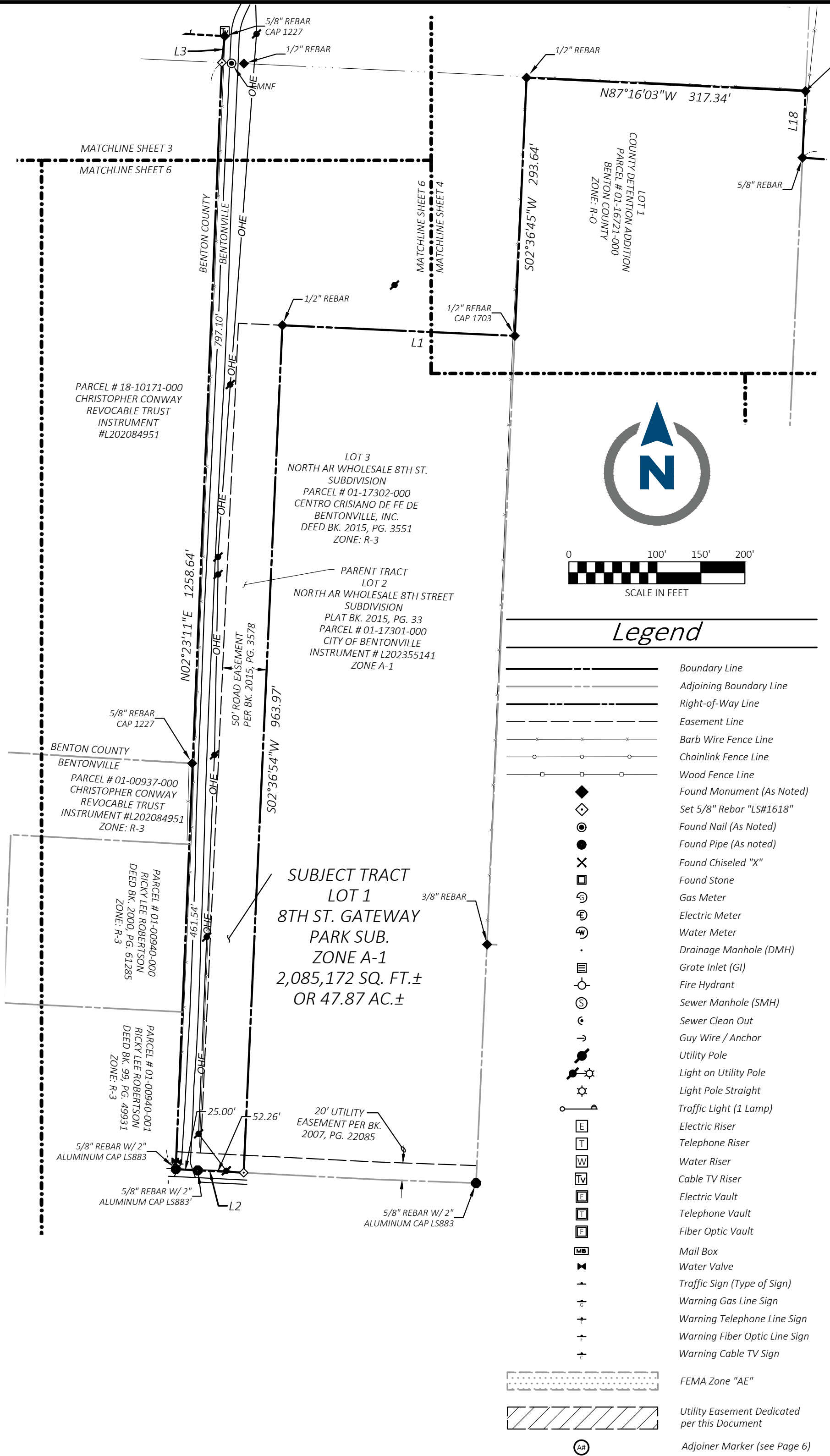
Property Line Table		
Line #	Direction	Length
L21	N17°14'40"W	12.34'
L22	N84°23'47"E	45.22'
L23	N55°06'44"E	34.22'
L24	S01°08'57"W	24.22'
L25	S88°51'03"E	75.00'
L26	N01°08'57"E	25.00'
L27	S88°51'03"E	58.86'
L28	S51°49'32"E	65.27'
L29	N87°05'53"W	45.00'
L30	N86°09'11"W	90.08'
L31	N10°07'08"W	63.89'
L32	S06°39'22"W	131.57'
L33	S02°30'40"W	87.27'
L34	S51°05'05"W	73.30'
L35	N74°48'51"W	45.35'
L36	S72°42'52"W	34.79'
L37	N02°48'56"E	91.46'
L38	S89°59'56"E	4.55'
L39	S87°25'44"E	99.46'

Easement Line Table		
LINE	BEARING	DISTANCE
EL1	N82°04'48"W	56.47'
EL2	S84°31'59"W	38.54'
EL3	N85°48'29"W	29.51'
EL4	N42°32'10"W	187.83'
EL5	S42°32'10"E	187.64'
EL6	S85°49'08"E	30.08'
EL7	N84°31'59"E	37.68'
EL8	S82°04'48"E	54.61'
EL9	S82°04'48"E	169.51'
EL10	S42°07'16"E	91.88'
EL11	S00°26'18"W	128.82'
EL12	N85°36'40"W	20.05'
EL13	N00°26'18"E	119.65'
EL14	N42°07'16"W	76.82'
EL15	N82°04'48"W	160.37'
EL16	N86°38'56"W	110.50'
EL17	S75°33'19"W	39.93'
EL18	N87°00'32"W	148.09'
EL19	S18°44'33"W	52.97'
EL20	N90°00'00"W	20.00'
EL21	N18°36'44"E	65.03'

Easement Line Table		
LINE	BEARING	DISTANCE
EL22	N19°25'55"W	35.04'
EL23	N89°33'14"W	92.53'
EL24	N71°14'01"E	117.47'
EL25	N70°54'38"E	158.88'
EL26	N70°27'15"E	212.04'
EL27	N71°05'48"E	117.28'
EL28	S78°18'42"W	15.08'
EL29	N87°00'38"W	16.19'
EL30	N00°59'53"E	30.41'
EL31	N63°35'25"W	86.67'
EL32	S32°29'36"W	20.11'
EL33	S63°35'25"E	76.17'
EL34	S00°59'40"W	17.07'
EL35	N87°00'38"W	42.30'
EL36	S00°00'00"E	20.03'
EL37	S87°00'38"E	41.95'
EL38	S00°59'37"W	106.63'
EL39	S88°48'42"E	20.06'
EL40	N00°57'38"E	106.00'
EL41	S87°00'38"E	24.39'
EL42	S87°02'43"E	181.11'

Easement Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord Distance
EC1	556.96'	181.25'	18°38'45"	S87°09'58"W	180.45'
EC2	707.75'	96.45'	7°48'29"	N89°34'27"W	96.38'
EC3	794.50'	92.98'	6°42'20"	S89°32'20"E	92.93'
EC4	571.42'	186.79'	18°43'45"	N87°15'21"E	185.96'
EC5	198.37'	53.88'	15°33'45"	S10°46'16"W	53.72'
EC6	218.37'	59.79'	15°41'19"	N10°43'01"E	59.61'

ADJOINER INFORMATION TABLE		
A1	A7	A13
LOT 21 KRISTYL HEIGHTS PH 4C PARCEL # 01-06776-000 MELISSA BARR DEED BK. 2009, PG. 22157 ZONE: R-1	LOT 28 KRISTYL HEIGHTS PH 4B PARCEL # 01-06698-000 WINMORE ENTERPRISE, LLC DEED BK. 2009, PG. 33227 ZONE: R-1	LOT 34 KRISTYL HEIGHTS PH 4B PARCEL # 01-06749-000 LYNN & TRICIA MEYER INSTRUMENT #L201812661 ZONE: R-1
A2	A8	A14
LOT 126 KRISTYL HEIGHTS PH 4C PARCEL # 01-06692-000 COLLINS REAL ESTATE INVESTMENTS, LLC DEED BK. 2013, PG. 56529 ZONE: R-1	LOT 29 KRISTYL HEIGHTS PH 4B PARCEL # 01-06699-000 WASHINGTON R WHITE, JR DEED BK. 2009, PG. 66454 ZONE: R-1	LOT 35 KRISTYL HEIGHTS PH 4B PARCEL # 01-06750-000 ALVA TATIANA PEREZ DEED BK. 2012, PG. 14085 ZONE: R-1
A3	A9	A15
LOT 127 KRISTYL HEIGHTS PH 4C PARCEL # 01-06694-000 GENE & CHERYLE NEILL DEED BK. 2014, PG. 24705 ZONE: R-1	LOT 30 KRISTYL HEIGHTS PH 4B PARCEL # 01-06700-000 PAMELA MORTENSEN TRUST DEED BK. 2014, PG. 67588 ZONE: R-1	LOT 36 KRISTYL HEIGHTS PH 4B PARCEL # 01-06751-000 TINA JUANITA SHOOK DEED BK. 2012, PG. 137082 ZONE: R-1
A4	A10	A16
LOT 25 KRISTYL HEIGHTS PH 4B PARCEL # 01-06695-000 MALISSA WULFMAN REVOCABLE TRUST DEED BK. 2007, PG. 43249 ZONE: R-1	LOT 31 KRISTYL HEIGHTS PH 4B PARCEL # 01-06701-000 KHADIA ROLLE DEED BK. 2005, PG. 26337 ZONE: R-1	LOT 37 KRISTYL HEIGHTS PH 4B PARCEL # 01-06752-000 TROY GENE JUZELER DEED BK. 2017, PG. 43813 ZONE: R-1
A5	A11	A17
LOT 26 KRISTYL HEIGHTS PH 4B PARCEL # 01-06696-000 BOWSER SHATTUCK GROUP, LLC INSTRUMENT # L201918814 ZONE: R-1	LOT 32 KRISTYL HEIGHTS PH 4B PARCEL # 01-06702-000 WALTER & JAN HARNESS DEED BK. 2007, PG. 34554 ZONE: R-1	LOT 38 KRISTYL HEIGHTS PH 4B PARCEL # 01-06753-000 S3K ESTATES, LLC DEED BK. 2017, PG. 45530 ZONE: R-1
A6	A12	A18
LOT 27 KRISTYL HEIGHTS PH 4B PARCEL # 01-06697-000 GARRETT WILLIAMS INSTRUMENT #L201929305 ZONE: R-1	LOT 33 KRISTYL HEIGHTS PH 4B PARCEL # 01-06748-000 HORIZON PROPERTIES, LLC DEED BK. 2010, PG. 14780 ZONE: R-1	TRACT 2 SMITH MOORE SUB. PH.1 PARCEL # 01-15366-000 CONWAY REVOCABLE TRUST, CHRISTOPHER DEED INST. #L201835050 ZONE: R-1



CEI ENGINEERING ASSOCIATES, INC.
2600 NE 11TH ST, SUITE 300
BENTONVILLE, AR 72712
PHONE: (479) 273-9472
FAX: (479) 273-0844
CORPORATE TBPLS FIRM #10031500

3030 LBJ FREEWAY, SUITE 920
DALLAS, TX 75234
PHONE: (972) 488-3737
FAX: (972) 488-6732

Lot Combination
City of Bentonville
8th Street Gateway Park
Bentonville, Benton County, Arkansas

Preliminary
This document shall
not be recorded for any
purpose and shall not
be used or viewed or
relied upon as a final
survey document

PROFESSIONAL OF RECORD	DGR
DESIGNER	WAP
FIELD WORK	KDM
CEI PROJECT NUMBER	33535
DATE	10/10/2024
REVISION	REV-2

Lot Combination South
SHEET TITLE
SHEET NUMBER

ORDINANCE NO. _____

**AN ORDINANCE ACCEPTING A PROPERTY LINE ADJUSTMENT OF LOTS 1, 2,
AND 4 OF ALLEN SUBDIVISION SOUTH, LOT 2 OF NORTH AR WHOLESALE 8TH
STREET, AND TRACTS 10 AND 12 OF HARDCASTLE ESTATES SUBDIVISION
CREATING NEW LOTS 1, 2, AND 3 OF 8TH STREET GATEWAY PARK
SUBDIVISION TO THE CITY OF BENTONVILLE, ARKANSAS; AND FOR OTHER
PURPOSES.**

(PROJECT NUMBER: PLA24-0022)

WHEREAS, pursuant to the provisions of the Land Development Code of the Bentonville Municipal Code, the property line adjustment of LOTS 1, 2, AND 4 OF ALLEN SUBDIVISION SOUTH, LOT 2 OF NORTH AR WHOLESALE 8TH STREET, AND TRACTS 10 AND 12 OF HARDCASTLE ESTATES SUBDIVISION creating new LOTS 1, 2, AND 3 OF 8TH STREET GATEWAY PARK SUBDIVISION the City of Bentonville, Benton County, Arkansas was submitted to the Bentonville Planning Commission on November 5, 2024;

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

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

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

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

Section 1: That the property line adjustment of LOTS 1, 2, AND 4 OF ALLEN SUBDIVISION SOUTH, LOT 2 OF NORTH AR WHOLESALE 8TH STREET, AND TRACTS 10 AND 12 OF HARDCASTLE ESTATES SUBDIVISION creating new LOTS 1, 2, AND 3 OF 8TH STREET GATEWAY PARK SUBDIVISION to the City of Bentonville, Arkansas, should be and the same is hereby accepted and approved for all purposes;

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

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

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

PASSED AND APPROVED this _____ day of _____, 2024.

APPROVED:

Stephanie Orman, Mayor

ATTEST:

Malorie Marrs, City Clerk



Lots 1 & 2 of Thaden South Addition

1000 Benton Street

PC Date:

Staff Report Details

Project Number	PLA24-0023
Applicant / Current Owner	1000 Benton LLC
Site Area	+/- [6.92] Acres
Current Zoning	D-E, Downtown Edge
Requested Zoning	NA
Current Future Land Use Map Designation	Downtown Commercial and Office
Requested Future Land Use Map Designation	NA
Development Type / Use	Educational
Related projects	

Property Description

Property Line Adjustment: of Lots 1B, 2B, 3B, 2, 3, 6, 7, 8, 9, & 10, Block 2 of Banks Addition and Unplatted Section Land, Creating New Lots 1 and 2 of Thaden South Addition. 1000 Benton LLC, D-E, Downtown Edge.

A Property Line Adjustment of Part of Lots 1B, 2B, 3B, 2, 3, 6, 7, 8, 9, & 10, Block 2 of Banks Addition and Unplatted Section Land, Creating New Lots 1 and 2 of Thaden South Addition. Per the requirements of the Master Street Plan, 1,337 square feet of Right of Way will be dedicated along Southeast 10th Street, and 1,434 square feet of Right of Way will be dedicated along South Main Street.

Project Details

Relationship to the General Plan / Projected Traffic Impact

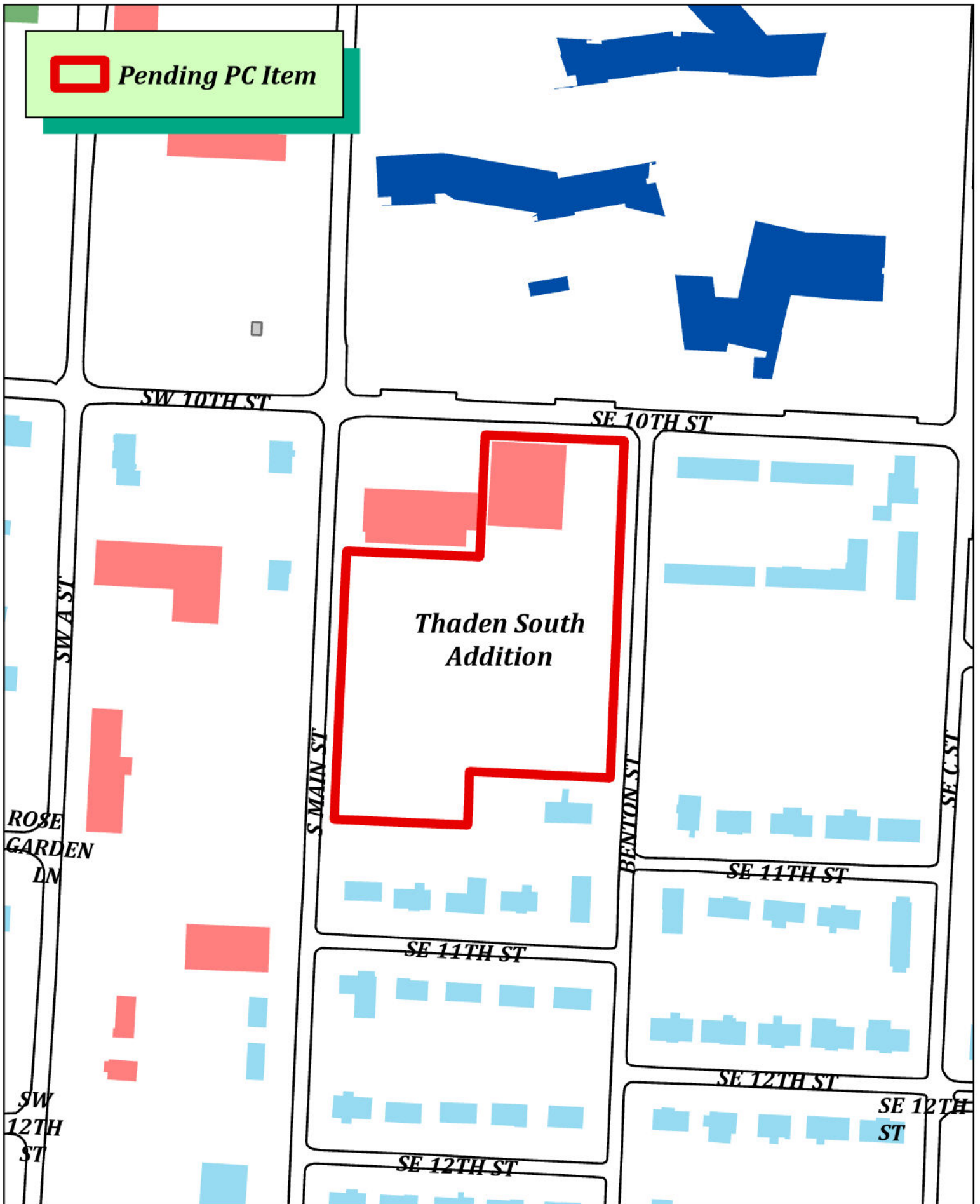
Public Comment

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

Analysis / Waivers**Conclusion****Additional Details**



Pending PC Item



PLA24-0023
Thaden South Addition
1000 Benton St

Scale
1" = 200'



DRAWING LOCATION -- S:\3-3000\33856\DRAWINGS\SURVEY\WORKING\33856PLA.DWG -- SAVED BY -- PLAMBERT

Property Line Adjustment of Lots 1B, 2B, 3B, 2, 3, 6, 7, 8, 9, & 10, Block 2 of Banks Addition and Unplatted Section Land, Creating New Lots 1 & 2 of Thaden South Addition 1000 Benton LLC

1000 Benton Street
Bentonville, Benton County, Arkansas

GENERAL NOTES:

1.

This survey does not purport to be a proposed tract split or replat, or any other subdivision plat as may be defined by city, county, or state law, The land owner is encouraged to check with the local planning/development authorities for proper platting procedures before proceeding with the development.
2.

This plat represents a Replat of Parcels #01-00636-000, #01-00637-000, #01-00639-000, #01-01205-000, #01-01206-000, #01-01207-000, #01-01207-001, #01-01208-000, and #01-01209-000 recorded in Deed Instrument #L202418433, Deed Instrument #L202414611, and Deed Instrument #L202304268 in the public records of Benton County, Arkansas.
3.

Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied to the surveyor.
4.

Declaration is made to the original purchaser of the survey and is not transferable to any additional institutions or subsequent owners.
5.

Basis of Bearings: All bearings and distances shown hereon are grid based on Arkansas State Plane Coordinate System, NAD83, North Zone, as established by Static observations processed through Trimble RTX.
6.

Basis of Elevation: All elevations shown hereon are based on NAVD88, as established by Static observations processed through Trimble RTX.
7.

This survey is valid only if the drawing includes the seal and signature of the surveyor.
8.

This survey meets the current Arkansas Standards of Practice for Property Boundary Surveys and Plats.
9.

Underground utilities were located by visible above ground markings as marked by utility locators and shown hereon as located by CEI Engineering Associates, Inc. survey field crews. All utility locations shown hereon are approximate. All utilities may not have been marked/located by the appropriate locators. No excavation has taken place as of this date to determine the exact location of existing underground utilities shown on this survey.
10.

By scaled map location and graphical plotting only. A portion of this property is located within Flood Zone "AE" as determined by the National Flood Insurance Program which is subject to inundation by the 1% annual chance flood (100-year flood) shown on the Flood Insurance Rate Map for Benton County, Arkansas.

Map Number: 05007C0255K
Map Revised: June 5th, 2012
LOMR #21-06-0748P
LOMR Date: March 28th, 2022
11.

Setbacks shall be per the current zoning district as stated in the most recent City of Bentonville Zoning Code. For more info visit <http://www.bentonvilleplanning.com/> or call the Planning Department @ 479-271-3122.
12.

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.
13.

There are no waivers, variances and/or conditional uses at the time of preparing this plat or plan.
14.

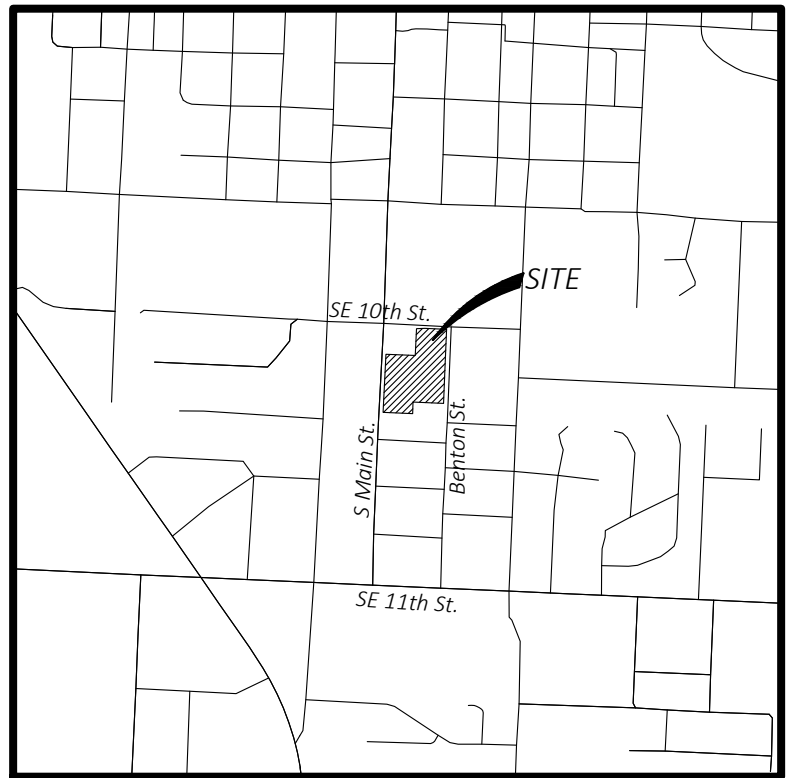
No residential lot shall be permitted direct access to a collector or arterial street. All residential subdivision development contiguous to a collector or arterial street shall orient frontage to a local street, and back of the project, without access to the said major streets.
15.

Owner/Developer shall coordinate with all local utilities to ensure that each lot has water, sewer and electric service.
16.

Sidewalks shall be the responsibility of the builder/owner at time of building permit issuance.
17.

There may not be fences or any other structures built in any drainage easements
18.

Before any work in the right-of-way commences, contractor and or owner is to obtain right-of-way permit from the City of Bentonville Transportation Department.



VICINITY MAP

NOT TO SCALE
Latitude: 36°21'39"N
Longitude: 94°12'30"W

Owner:

Parcels #01-00636-000, #01-00637-000, #01-00639-000, #01-01205-000, #01-01206-000, #01-01207-000, #01-01207-001, #01-01208-000, and #01-01209-000
1000 Benton LLC.
PO BOX 1860
Bentonville, Arkansas 72712
Cheryl Humann, Sr. Project Manager, 720-841-6335

Surveyors:

CEI Engineering Associates, Inc.
2600 NE 11th St, Suite 300
Bentonville, AR 72712
Phone: (479) 273-9472
Fax: (479) 271-0536
Surveyor: Dustin G. Riley, Arkansas PLS #1618



CERTIFICATE OF OWNERSHIP:

We the undersigned, owners of the real estate shown and described herein, do hereby certify that we have laid off, platted, and subdivided and do hereby lay off, plat, subdivide said real estate in accordance with this plat and do hereby dedicate to the use of the public the streets, alleys, drives, easements, etc. as shown on said plat.

Date of Execution: _____ Signed: _____

Name & Address: _____

Print Name: _____

Source of Title: Deed Instrument #L202418433, Deed Instrument #L202414611, and Deed Instrument #L202304268

Subscribed and sworn before me, this _____ day of _____, 20_____.

Notary Public _____ My Commission Expires _____

CERTIFICATE OF SURVEYING ACCURACY:

I Dustin Riley, 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. The field work was completed on June, 7, 2024.

Date of Execution: _____

Signed: _____
Registered Land Surveyor
No. 1618
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 said rules and regulations.

Date of Execution: _____

Signed: _____
Bentonville Planning Commission Chairman

Signed: _____
Mayor, City of Bentonville

Signed: _____
City Clerk, City of Bentonville



REVISION		
NO.	DESCRIPTION	DATE
△	1st Sub. Comm.	09/09/2024
△	2nd Sub. Comm.	10/11/2024
△	3rd Sub. Title	10/22/2024

ATLAS PAGE: 403D

City of Bentonville Project # PLA24-0023

State Survey Code: 500-20N-30W-0-31-210-04-1618



CEI ENGINEERING ASSOCIATES, INC.
2600 NE 11TH ST, SUITE 300
BENTONVILLE, AR 72712
PHONE: (479) 273-9472
FAX: (479) 273-0844
CORPORATE TBPLS FIRM #10031500

3030 LBJ FREEWAY, SUITE 920
DALLAS, TX 75234
PHONE: (972) 488-3737
FAX: (972) 488-6732

Replat
1000 Benton LLC
1000 Benton Street
Bentonville, Benton County, Arkansas

Preliminary
This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

PROFESSIONAL OF RECORD	DGR
DESIGNER	WAP
FIELD WORK	KDM
CEI PROJECT NUMBER	33856
DATE	10/22/2024
REVISION	REV-3

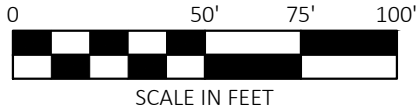
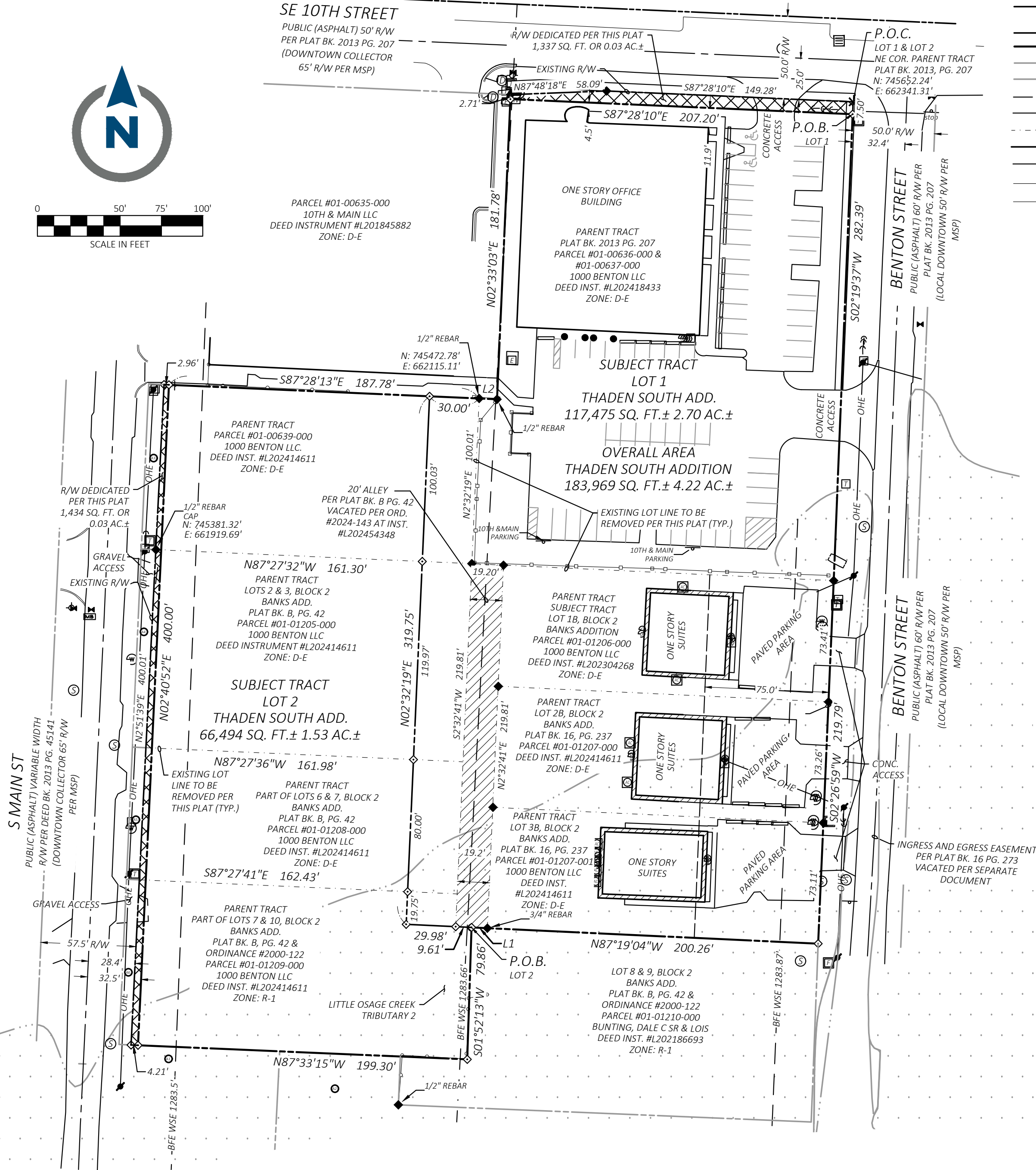
Cover Sheet

SHEET TITLE

SHEET NUMBER

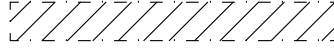
1 OF 2

DRAWING LOCATION - S:\330001\33856\DRAWINGS\SURVEY\WORKING\33856PLA.DWG -- SAVED BY - PLAMBERT



Property Line Table		
Line #	Direction	Length
L1	N87°19'04\"W	9.59'
L2	S87°25'45\"E	10.82'

ADJOINER INFORMATION		
 LOT 5, BLOCK 6 BANKS ADD. PLAT BK. B, PG. 42 PARCEL #01-01246-000 MAIN ASSIST LLC DEED BK. 2016, PG. 18263 ZONE: R-1	 PARCEL #01-00639-001 CITY OF BENTONVILLE DEED BK. 2013 PG. 45140 ZONE: D-E	 PARCEL #01-01208-001 CITY OF BENTONVILLE DEED BK. 2013 PG. 3901 ZONE: D-E
 LOT 4, BLOCK 6 BANKS ADD. PLAT BK. B, PG. 42 PARCEL #01-01245-000 KIRKLAND FAMILY TRUST-DANNY & CAROLYN DEED BK. 2015, PG. 46272 ZONE: R-1	 PARCEL #01-01205-001 CITY OF BENTONVILLE DEED BK. 2013 PG. 3904 ZONE: D-E	 PARCEL #01-01209-001 CITY OF BENTONVILLE DEED BK. 2013 PG. 3907 ZONE: R-1

Legend			
	Boundary Line		Handicap Parking (ADA)
	Adjoining Boundary Line		Wheel Stop
	Flood Hazard Line		Fiber Optic Riser
	Base Level Engineering Elevations		Gas Meter
	Centerline		Gas Riser
	Existing lot line removed per this plat		Electric Meter
	Right-of-Way Line		Water Meter
	Overhead Electric Line		Drainage Manhole (DMH)
	Wood Fence Line		Telephone Vault
	Chainlink Fence Line		Cable TV Riser
	Found Chiseled "X"		Grate Inlet (GI)
	Benchmark (BM)		Base Level Engineering
	Found Monument (5/8-inch rebar unless otherwise noted) Set 5/8" Rebar "LS#1618"		Corrugated Plastic Pipe
	Electric Riser		Master Street Plan
	Telephone Riser		Polyvinyl Chloride Pipe
	Air Conditioner Unit		Reinforced Concrete Pipe
	Water Valve		Right-of-Way
	Traffic Sign (Stop Sign)		Water Surface Elevation
	Fire Hydrant		FEMA Floodway (BLE)
	Sewer Manhole (SMH)		Alley to be vacated
	Sewer Clean Out		R/W Dedicated per this plat
	Guy Wire / Anchor		
	Utility Pole		

SURVEY DESCRIPTIONS:

Lot 1

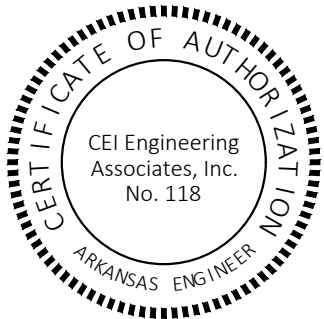
Lots 1B, 2B, & 3B, Block 2, Banks Addition to the City of Bentonville per Plat Book 16, Page 237, also parts of Lots 2,3,6,7, & 10, Banks Addition to the City of Bentonville per Plat Book B, Page 42, also the 20-foot alley per Plat Book B, Page 42 vacated per Ordinance also the parcel of land conveyed to 1000 Benton LLC at Deed Instrument #L202418433 and part of the parcel of land conveyed to 1000 Benton LLC at Deed Instrument #L202414611 in the public records of Benton County, Arkansas and being described by metes and bounds as follows:

COMMENCING at a Chiseled "X" located at the Northeast Corner of the parcel of land described at Deed Instrument #L202418433 and the intersection of the South Right-of-Way of SE 10th Street and the West Right-of-Way of Benton Street; THENCE along said West Right-of-Way, South 02°19'37" West, passing through a 5/8-inch rebar with cap LS1618 at a distance of 7.50 feet to the POINT OF BEGINNING; THENCE along said West Right-of-Way, South 02°19'37" West, 282.39 feet to a 5/8-inch rebar; THENCE continuing along said West Right-of-Way, South 02°26'59" West, 219.79 feet to a 5/8-inch rebar with cap LS1618 set at the Southeast corner of Lot 3B, Block 2 Banks Addition per Plat Book 16, Page 237; THENCE along the South Line of said Lot 3B, North 87°19'04" West, 200.26 feet to 3/4-inch rebar found at the Northwest Corner of Lot 8, Block 2, Banks Addition per Plat Book B, Page 42; THENCE North 87°19'04" West, 9.59 feet to a 5/8-inch rebar with cap LS1618 set at the centerline of a Vacated 20-foot Alley per Ordinance #2000-122; THENCE along the North Line of said Vacated Alley, North 87°19'04" West, 9.61 feet to a 5/8-inch rebar with cap LS1618; THENCE departing said North Line, North 87°19'04" West, 29.98 feet to a 5/8-inch rebar with cap LS1618; THENCE North 02°32'19" East, 319.75 feet to a 5/8-inch rebar with cap LS1618 set on the North Line of the Parcel described at Deed (as Tract 1, Parcel #01-00639-000); THENCE along the North Line of said Parcel, South 87°28'13" East, 30.00 feet to a 1/2-inch rebar with found at the Westernmost Northwest Corner of the Parcel of land described at Deed Instrument #L202418433; THENCE along the West Line of said Parcel, South 87°25'45" East, 10.82 feet to a 1/2-inch rebar; THENCE continuing along said West Line, North 02°33'03" East, 181.78 feet to a 5/8-inch rebar set on the proposed South Right-of-Way of Southeast 10th Street; THENCE along said proposed Right-of-Way, South 87°28'10" East, 207.20 feet to the POINT OF BEGINNING containing 117,475 square feet or 2.70 acres, more or less.

Lot 2

Parts of Lots 2,3,6,7, & 10, Banks Addition to the City of Bentonville per Plat Book B, Page 42, also part of the parcel of land conveyed to 1000 Benton LLC at Deed Instrument #L202414611 in the public records of Benton County, Arkansas and being described by metes and bounds as follows:

COMMENCING at a Chiseled "X" located at the Northeast Corner of the parcel of land described at Deed Instrument #L202418433 and the intersection of the South Right-of-Way of SE 10th Street and the West Right-of-Way of Benton Street; THENCE along said West Right-of-Way, South 02°19'37" West, passing through a 5/8-inch rebar with cap LS1618 at a distance of 7.50 feet and continuing for a total distance of 289.89 feet to a 5/8-inch rebar; THENCE continuing along said West Right-of-Way, South 02°26'59" West, 219.79 feet to a 5/8-inch rebar with cap LS1618 set at the Southeast corner of Lot 3B, Block 2 Banks Addition per Plat Book 16, Page 237; THENCE along the South Line of said Lot 3B, North 87°19'04" West, 200.26 feet to 3/4-inch rebar found at the Northwest Corner of Lot 8, Block 2, Banks Addition per Plat Book B, Page 42; THENCE North 87°19'04" West, 9.59 feet to a 5/8-inch rebar with cap LS1618 set at the centerline of a Vacated 20-foot Alley per Ordinance #2000-122 and the POINT OF BEGINNING; THENCE along said centerline, South 01°52'13" West, 79.86 feet to a 5/8-inch rebar with cap LS1618 set on the South Line of said Vacated Alley; THENCE along said South Line and the South Line of Lot 10, Block 2, Banks Addition, North 87°33'15" West, 199.30 feet to a 5/8-inch rebar with cap LS1618 set on the proposed East Right-of-Way of South Main Street per Deed Book 2013, Page 45141; THENCE along said proposed Right-of-Way, North 02°40'52" East, 400.00 feet to a 5/8-inch rebar with cap LS1618 set on the North Line of the Parcel described at Deed Instrument #L202414611 (as Tract 1, Parcel #01-00639-000); THENCE along said North Line, South 87°28'13" East, 187.78 feet to a 1/2-inch rebar with found at the Westernmost Northwest Corner of the Parcel of land described at Deed Instrument #L202418433; THENCE along the West Line of said Parcel, South 87°25'45" East, 10.82 feet to a 1/2-inch rebar; THENCE continuing along said West Line, North 02°33'03" East, 181.78 feet to a 5/8-inch rebar with cap LS1618 set on the proposed South Right-of-Way of Southeast 10th Street; THENCE along said proposed Right-of-Way, South 87°28'10" East, 207.20 feet to the POINT OF BEGINNING containing 66,494 square feet or 1.53 acres, more or less.



ATLAS PAGE: 403D
City of Bentonville Project # PLA24-0023
State Survey Code: 500-20N-30W-0-31-210-04-1618



CEI ENGINEERING ASSOCIATES, INC.
2600 NE 11TH ST, SUITE 300
BENTONVILLE, AR 72712
PHONE: (479) 273-9472
FAX: (479) 273-0844
CORPORATE TBPLS FIRM #10031500

3030 LBJ FREEWAY, SUITE 920
DALLAS, TX 75234
PHONE: (972) 488-3737
FAX: (972) 488-6732

Replat
1000 Benton LLC
1000 Benton Street
Bentonville, Benton County, Arkansas

Preliminary
This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

PROFESSIONAL OF RECORD	DGR
DESIGNER	WAP
FIELD WORK	KDM
CEI PROJECT NUMBER	33856
DATE	10/22/2024
REVISION	REV-3

Replat

SHEET TITLE

SHEET NUMBER

2 OF 2

ORDINANCE NO. _____

**AN ORDINANCE ACCEPTING A PROPERTY LINE ADJUSTMENT OF LOTS 1B, 2B, 3B, 2, 3, 6, 7, 8, 9, AND 10, BLOCK 2 OF BANKS ADDITION AND UNPLATTED SECTION LAND CREATING NEW LOTS 1 AND 2 OF THADEN SOUTH ADDITION TO THE CITY OF BENTONVILLE, ARKANSAS; AND FOR OTHER PURPOSES.
(PROJECT NUMBER: PLA24-0023)**

WHEREAS, pursuant to the provisions of the Land Development Code of the Bentonville Municipal Code, the property line adjustment of LOTS 1B, 2B, 3B, 2, 3, 6, 7, 8, 9, AND 10, BLOCK 2 OF BANKS ADDITION AND UNPLATTED SECTION LAND creating new LOTS 1 AND 2 OF THADEN SOUTH ADDITION the City of Bentonville, Benton County, Arkansas was submitted to the Bentonville Planning Commission on November 5, 2024;

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

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

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

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

Section 1: That the property line adjustment of LOTS 1B, 2B, 3B, 2, 3, 6, 7, 8, 9, AND 10, BLOCK 2 OF BANKS ADDITION AND UNPLATTED SECTION LAND creating new LOTS 1 AND 2 OF THADEN SOUTH 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 property line adjustment by certifying said acceptance on the approved property line adjustment;

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

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

PASSED AND APPROVED this _____ day of _____, 2024.

APPROVED:

Stephanie Orman, Mayor

ATTEST:

Malorie Marrs, City Clerk



Lot 32, Block 1, Crabtree Addition

810 Northwest B Street

PC Date: 11/5/2024

Staff Report Details

Project Number	PLA24-0024
Applicant / Current Owner	SENN, MICHAEL W II & KIMBERLY D
Site Area	+/- [Site_Area] Acres
Current Zoning	R-1, Single Family Low Density Residential
Requested Zoning	NA
Current Future Land Use Map Designation	Medium Density Residential
Requested Future Land Use Map Designation	NA
Development Type / Use	
Related projects	

Property Description

Property Line Adjustment: of Part of Lots 11, 15, and 14, Block 1, of Crabtree Addition, Creating Lot 32 of Crabtree Addition. SENN, MICHAEL W II & KIMBERLY D, R-1, Single Family Low Density Residential

A Property Line Adjustment of Part of Lots 11, 15, and 14, Block 1, of Crabtree Addition, Creating Lot 32 of Crabtree Addition. Per the requirements of the Master Street Plan, the existing right-of-way is adequate along Northwest B Street. The plat will dedicate a 15-foot utility easement along Northwest B street.

Project Details

Relationship to the General Plan / Projected Traffic Impact

Public Comment

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

Analysis / Waivers**Conclusion****Additional Details**



Pending PC Item

NW 9TH ST

NW B ST

***Crabtree Addition
Creating Lot 32***

NW OZARK WAY

NW A ST

NW OZ VILLAGE DR

NW 8TH ST



PLA24-0024
Crabtree Addition Creating Lot 32
810 NW B ST



PROPERTY LINE ADJUSTMENT OF PART
OF LOTS 11 & 15, AND LOT 14, BLOCK 1,
CRABTREE ADDITION, CREATING LOT 32
810 NORTHWEST B STREET, BENTONVILLE, ARKANSAS 72712
BENTON COUNTY

MISCELLANEOUS NOTES

STATE RECORDING NUMBER:
500-20N-30W-0-30-130-04-1926

COMPLETED FIELD WORK:
AUGUST 29, 2024

REFERENCE DOCUMENTS:
1. WARRANTY DEED FILED IN DEED BOOK 2011 AT PAGE 52315.
2. WARRANTY DEED FILED IN DEED BOOK 2016 AT PAGE 20311.
3. SURVEY PLAT FILED IN PLAT BOOK A AT PAGE 109.

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

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

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

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

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

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.

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 ANY FENCES OR ANY OTHER STRUCTURES BUILT IN ANY
DRAINAGE EASEMENTS.

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

THE PROPERTY HAS ACCESS TO PUBLIC WATER AND SEWER.

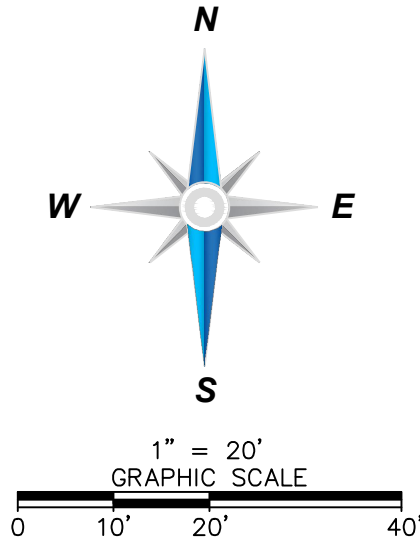
NO RESIDENTIAL LOT SHALL BE PERMITTED DIRECT ACCESS TO A COLLECTOR
OR ARTERIAL STREET. ALL RESIDENTIAL SUBDIVISION DEVELOPMENT
CONTIGUOUS TO A COLLECTOR OR ARTERIAL STREET SHALL ORIENT FRONTAGE
TO A LOCAL STREET, AND BACK OF THE PROJECT, WITHOUT ACCESS TO THE
SAID MAJOR STREETS.

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

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

LEGEND & SYMBOLS

- FOUND MONUMENT AS NOTED
- ⊕ COMPUTED POINT
- ⊗ POWER POLE
- ⊙ GAS METER
- ⊙ WATER METER
- P.O.B. POINT OF BEGINNING
- BOUNDARY LINE
- - - EASEMENT LINE
- R/W — RIGHT-OF-WAY LINE
- C/L — CENTERLINE
- x - x - x - FENCE LINE



FLOOD ZONE INFORMATION

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

UTILITY INFORMATION

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

ZONING INFORMATION

CURRENT ZONING: R-1 SINGLE FAMILY RESIDENTIAL

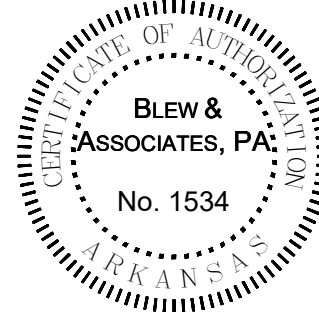
OWNER: INFORMATION

NOW OR FORMERLY: SENN MICHAEL W II & KIMBERLY D
ADDRESS: 808 NW B ST BENTONVILLE AR 72712
APN: 01-01906-000
MICHAEL.SENN2@ME.COM

LAND AREA

14,786 SQ. FEET ±
0.339 ACRES ±

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

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

SIGNED: _____
COMMISSION CHAIRMAN

SIGNED: _____
MAYOR CITY OF BENTONVILLE

SIGNED: _____
CITY CLERK, CITY OF BENTONVILLE

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

DATE OF EXECUTION _____

CLAYTON MCKELVIN
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. AR 1926
STATE OF ARKANSAS

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

DATE OF EXECUTION: _____

SIGNED: _____

DATE OF EXECUTION: _____

SIGNED: _____

NAME AND ADDRESS: _____

PRINT NAME: _____

SOURCE OF TITLE: D.R. _____

PAGE _____

PARENT TRACT DESCRIPTION

WARRANTY DEED INSTRUMENT L202047425
THE SOUTH FIVE (5) FEET OF LOT NUMBERED ELEVEN (11), ALL OF LOT
NUMBERED FOURTEEN (14), AND THE NORTH FORTY-FIVE (45) FEET OF LOT
NUMBERED FIFTEEN (15) IN BLOCK NUMBERED ONE (1) IN CRABTREE ADDITION
TO THE CITY OF BENTONVILLE, ARKANSAS.

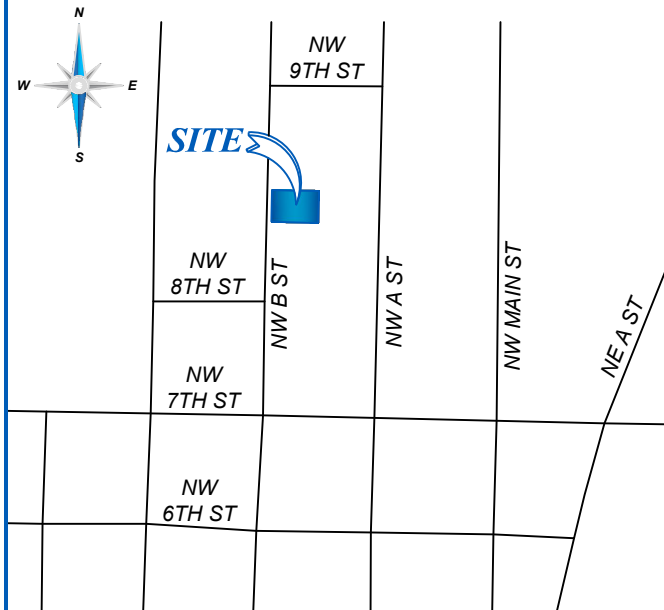
SURVEY DESCRIPTION

NEW LOT 32
THE SOUTH FIVE (5) FEET OF LOT NUMBERED ELEVEN (11), ALL OF LOT
NUMBERED FOURTEEN (14), AND THE NORTH FORTY-FIVE (45) FEET OF LOT
NUMBERED FIFTEEN (15) IN BLOCK NUMBERED ONE (1) IN CRABTREE ADDITION
TO THE CITY OF BENTONVILLE, ARKANSAS, ALSO BEING DESCRIBED AS
FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 14, THENCE S02°21'48"W
95.00 FEET TO A FOUND CAPPED 1/2" REBAR STAMPED "1826";
THENCE N87°38'18"W 147.92 FEET TO A FOUND CAPPED 1/2" REBAR STAMPED
"1826" LOCATED ON THE EASTERLY RIGHT-OF-WAY LINE OF NORTHWEST B
STREET; THENCE ALONG SAID RIGHT-OF-WAY LINE N02°26'00"E 100.00 FEET TO A
FOUND 5/8" REBAR; THENCE DEPARTING FROM SAID RIGHT-OF-WAY LINE
S87°38'18"E 147.80 FEET TO A FOUND CAPPED 1/2" REBAR STAMPED "1826";
THENCE S02°21'48"W 5.00 FEET RETURNING TO THE POINT OF BEGINNING,
CONTAINING 14,786 SQ. FEET OR 0.339 ACRES MORE OR LESS AND SUBJECT TO
ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

VICINITY MAP

NOT TO SCALE



ORDINANCE NO. _____

**AN ORDINANCE ACCEPTING A PROPERTY LINE ADJUSTMENT OF PART OF
LOTS 11 AND 15, AND LOT 14, BLOCK 1 OF CRABTREE ADDITION CREATING
NEW LOT 32, BLOCK 1 OF CRABTREE ADDITION TO THE CITY OF
BENTONVILLE, ARKANSAS; AND FOR OTHER PURPOSES.
(PROJECT NUMBER: PLA24-0024)**

WHEREAS, pursuant to the provisions of the Land Development Code of the Bentonville Municipal Code, the property line adjustment of PART OF LOTS 11 AND 15, AND LOT 14, BLOCK 1 OF CRABTREE ADDITION creating new LOT 32, BLOCK 1 OF CRABTREE ADDITION the City of Bentonville, Benton County, Arkansas was submitted to the Bentonville Planning Commission on November 5, 2024;

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

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

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

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

Section 1: That the property line adjustment of PART OF LOTS 11 AND 15, AND LOT 14, BLOCK 1 OF CRABTREE ADDITION creating new LOT 32, BLOCK 1 OF CRABTREE 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 property line adjustment by certifying said acceptance on the approved property line adjustment;

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

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

PASSED AND APPROVED this _____ day of _____, 2024.

APPROVED:

Stephanie Orman, Mayor

ATTEST:

Malorie Marrs, City Clerk



McKissic Springs West

4800 South Vaughn Road

PC Date: 11/5/2024

Staff Report Details

Project Number	PP23-0007
Applicant / Current Owner	Blake Murray / Buffington BW LLC
Site Area	+/- 85.52 Acres
Current Zoning	R-2, Medium Density Two Family and Townhome Residential and R-3, Medium-High Density Multifamily Residential
Requested Zoning	N/A
Current Future Land Use Map Designation	Medium Density Residential (MDR)
Requested Future Land Use Map Designation	N/A
Development Type / Use	Mixed Residential
Related projects	N/A

Property Description

Preliminary Plat: McKissic Springs West, Buffington BW LLC, 4800 South Vaughn Road, R-2, Medium Density Two Family and Townhome Residential and R-3, Medium-High Density Multifamily Residential, PP23-0007

The applicants have requested a 6-month extension due to a delay in Arkansas Department of Health (ADH) approval, which in turn is delayed due to concerns on the downstream capacity within the Centerton Water Utilities (CWU) sewer network. (Please see the applicants attached extension letter request).

A preliminary plat for McKissic Springs West proposing to create a 280-lot subdivision, of which 158 will be townhome lots, 116 will be single-family home lots, and 6 will be common or drainage lots. The townhome lots will be located in the area zoned R-3, and the single-family home lots will be located in the area zoned R-2. Amenities are provided with this plat, including some pool spaces as well as walking trails. Sidewalk connections are provided to allow direct access to amenities and connect the different parts of the neighborhood. Improvements are provided to Motley Road as well as to a new designated collector to be called Southwest Hydrangea Street. Significant drainage and flood areas exist between the townhome and single-family sections of the proposed neighborhood, as well as the existing neighborhood to the East that

Property Description

is shown around Juneberry Street. No waivers or variances are associated with this request.

Project Details

Relationship to the General Plan / Projected Traffic Impact

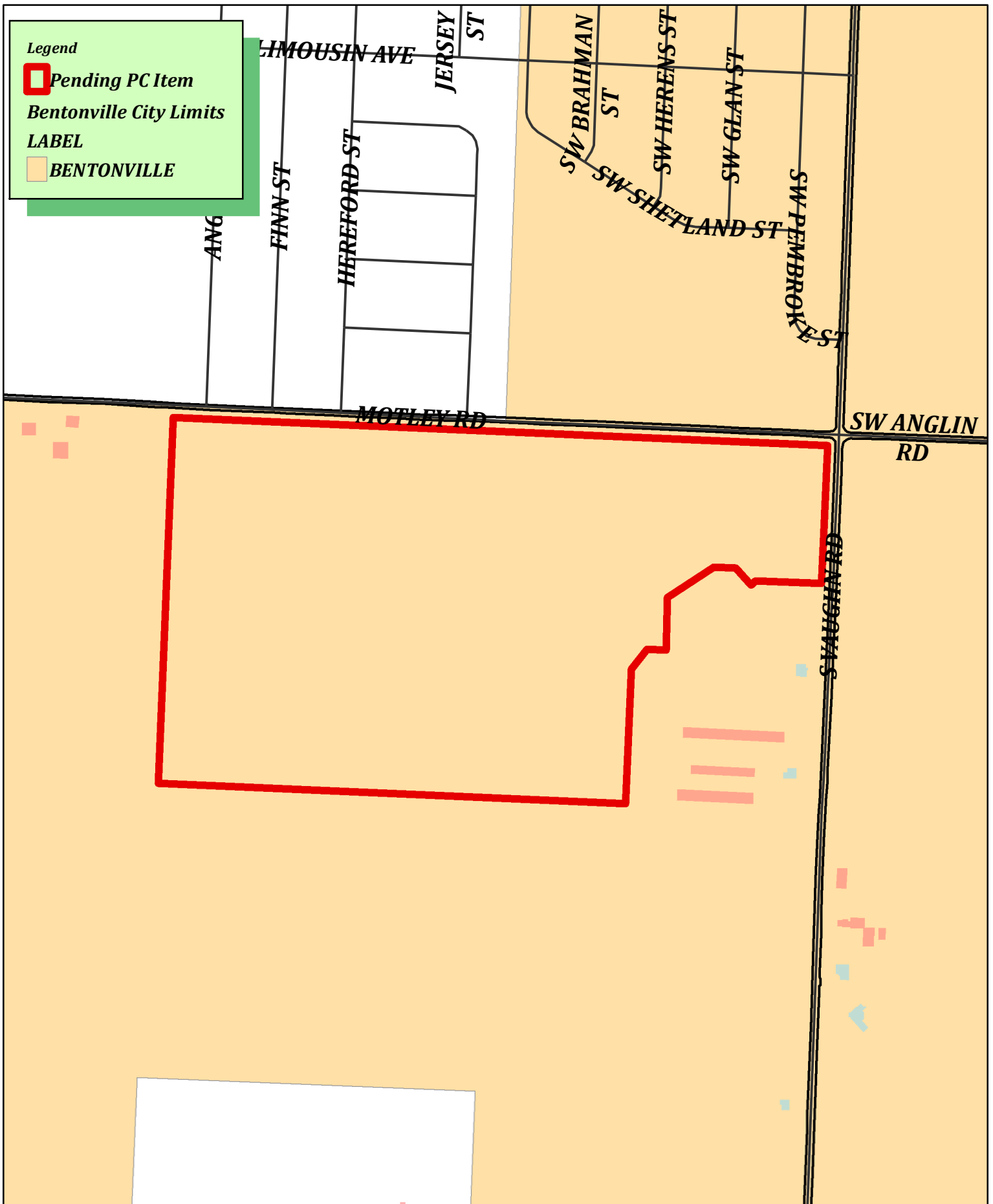
Public Comment

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

Analysis / Waivers

Conclusion

Additional Details



PP23-0007
Buffington BW LLC
McKissic Springs West





October 22nd, 2024

City of Bentonville
305 SW A Street
Bentonville, AR 72712

RE: McKissic Springs West Subdivision Preliminary Plat Extension Request
CTA Job No. 23302500
Bentonville Job No. PP23-0007

Mr. Keegan Stanton,

Please let this letter serve as an official request to extend the preliminary plat approval of McKissic West Subdivision which is set to expire on 11/07/2024. The request is for an extension of 6 months.

This request is necessary due to a delay in Arkansas Department of Health (ADH) approval, which in turn is delayed due to concerns on the downstream capacity within the Centerton Water Utilities (CWU) sewer network. In the meantime, we have submitted construction plans to eTrakit, along with many of the other additional materials required for a pre-construction meeting, but we will not be able to have a pre-construction meeting until this capacity concern is resolved and ADH approval is secured.

Should you need anything else to process this request, please let me know.

Thank you,

Conlee Hale, PE
Project Engineer

 LEGEND (EXISTING SYMBOLS)



LEGEND (CONSTRUCT)

 SITE STABILIZATION AND CERTIFICATION

DRAWING: G:\233002500_MCDSSS\INFRASTRUCTURE\CIVIL\DWG\MCDSSS\WEST\COVER SHEET.DWG
 AOUT: COVER SHEET LAST SAVED: CH5207, 9/20/2023 4:01 PM
 COTED BY: CONLE HALE, R/23302500.BIM, EXTRACTED BY: ONLY VALID ON LIAISON C/2330



- 

Call before you dig

 PROPERTY DESCRIPTION PROJECT INFORMATION UTILITY CONTACTS

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

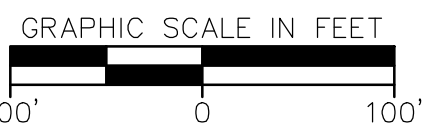
[illegible]

PROJECT NO: 23302500
ISSUE DATE: 09/22/2023
CONTACT: B. MURRAY
QC by:
QC Date:

PRELIMINARY
PLANS

THIS
DOCUMENT IS
PRELIMINARY IN
NATURE AND IS NOT
A FINAL, SIGNED
AND SEALED
DOCUMENT

C-001

[illegible][illegible]

PROJECT NO: 23302500
ISSUE DATE: 09/22/2023
CONTACT: B. MURRAY
QC by:
QC Date:

PRELIMINARY
PLANS

THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL, SIGNED AND SEALED DOCUMENT

VIEW SET NOT FOR CONSTRUCTION REVIEW SET NOT FOR CONSTRUCTION

C-005



DESCRIPTION R-3

PART OF THE NW 1/4 OF SECTION 17, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

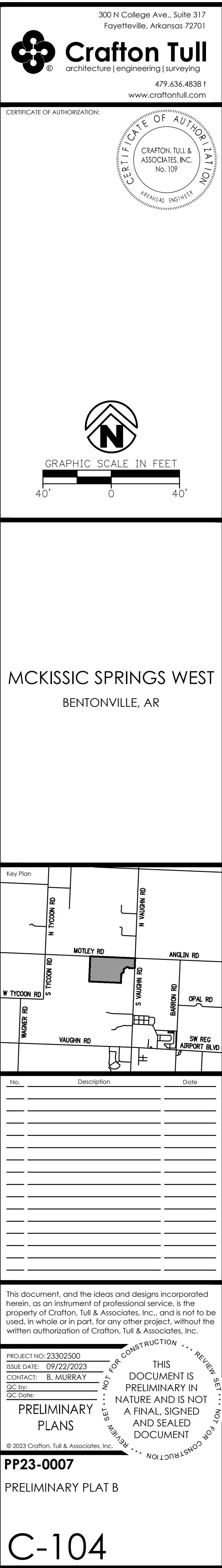
COMMENCING AT THE NORTHEAST CORNER OF THE NW 1/4 OF SAID SECTION 17, SAID POINT BEING A RAILROAD SPIKE;
 RUNNING ALONG THE EAST LINE THEREOF S02°19'35" W 160.99 FEET;
 THENCE LEAVING SAID EAST LINE N87°40'25" W 40.45 FEET TO THE POINT OF BEGINNING;
 THENCE S62°25'49" W 241.56 FEET;
 THENCE S51°36'22" W 257.06 FEET;
 THENCE S59°12'09" W 173.25 FEET;
 THENCE S62°25'44" W 174.99 FEET;
 THENCE S78°44'59" W 407.80 FEET;
 THENCE N87°30'08" W 272.69 FEET;
 THENCE N40°15'27" W 217.83 FEET;
 THENCE N29°34'57" W 90.94 FEET;
 THENCE N87°30'08" W 270.24 FEET;
 THENCE S63°47'03" W 235.30 FEET;
 THENCE N87°30'08" W 236.10 FEET;
 THENCE S37°29'03" W 242.29 FEET;
 THENCE N87°30'08" W 150.97 FEET;
 THENCE N02°18'34" E 756.84 FEET;
 THENCE S87°33'24" E 2569.82 FEET;
 THENCE S02°33'43" W 115.72 FEET TO THE POINT OF BEGINNING, CONTAINING 31.23 ACRES, MORE OR LESS AND SUBJECT TO ANY AND
 ALL EASEMENTS OF RECORD OR FACT.

DESCRIPTION R-2

PART OF THE NW 1/4 OF SECTION 17, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NW 1/4 OF SAID SECTION 17, SAID POINT BEING A RAILROAD SPIKE;
 THENCE ALONG THE EAST LINE THEREOF S02°19'35" W 160.90 FEET;
 THENCE LEAVING SAID EAST LINE N87°40'25" W 40.45 FEET TO THE POINT OF BEGINNING;
 THENCE N87°35'04" W 427.68 FEET;
 THENCE N87°35'04" W 238.85 FEET;
 THENCE S44°20'29" W 24.06 FEET;
 THENCE N42°35'04" W 90.02 FEET;
 THENCE N87°35'04" W 85.38 FEET;
 THENCE S56°57'15" W 216.96 FEET;
 THENCE S01°37'36" W 206.69 FEET;
 THENCE N87°35'04" W 74.27 FEET;
 THENCE S38°17'10" W 99.38 FEET;
 THENCE S02°24'56" W 526.72 FEET;
 THENCE N87°30'08" W 1835.46 FEET;
 THENCE N02°18'34" E 679.40 FEET;
 THENCE S87°30'08" E 150.93 FEET;
 THENCE N37°29'03" E 242.79 FEET;
 THENCE S87°30'08" E 236.10 FEET;
 THENCE N63°47'03" E 235.30 FEET;
 THENCE S87°30'08" E 270.24 FEET;
 THENCE S28°28'57" E 90.94 FEET;
 THENCE S40°15'27" E 217.83 FEET;
 THENCE S87°30'08" E 272.80 FEET;
 THENCE N78°44'59" E 407.80 FEET;
 THENCE N62°25'44" E 174.99 FEET;
 THENCE N59°12'09" E 173.25 FEET;
 THENCE N51°36'22" E 257.06 FEET;
 THENCE N62°25'49" E 231.66 FEET TO THE POINT OF BEGINNING, CONTAINING 39.36 ACRES, MORE OR LESS AND SUBJECT TO ANY AND
 ALL EASEMENTS OF RECORD OR FACT.

 SIDEWALK BY LOT
 SIDEWALK BY COMMON AREA TO BE CONSTRUCTED BY DEVELOPER





2. CONT
WHIC
3. ALL

2 PRO
DEF
MAT
AFT

Page 48 of 277



Consent Agenda Item [FP24-0009](#)

For the Planning Commission meeting on November 5, 2024

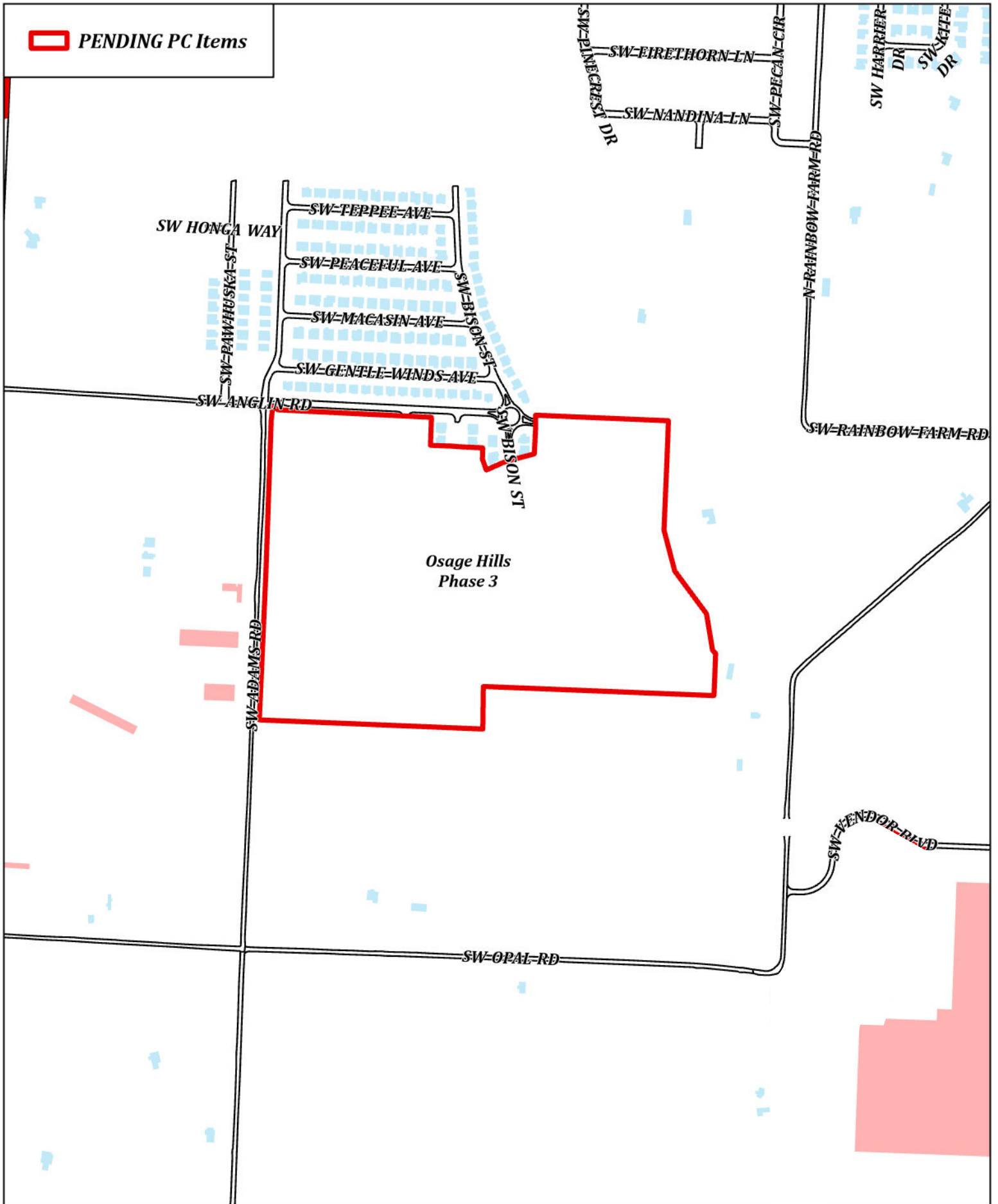
Details

Final Plat: Osage Hills Subdivision, Phase 3, Southwest Adams Road and Southwest Anglin Road, R-1, Low-Density Single-Family Residential, *FP24-0009*

This property is located at Southwest Adams Road and Southwest Anglin Road. It is currently zoned R-1, Low-Density Single-Family Residential. Adjacent zoning includes R-1, Low-Density Single-Family Residential; A-1, Agriculture; and C-1, Neighborhood Commercial. This applicant is proposing a final plat of Lots 1-147 of Phase 3 of Will Moore Subdivision.

This plat dedicates a 30-foot detention easement on the northwest part of Lot 147. The plat also dedicates a 40-foot utility easement on the northwest part of Lot 147 and a 90-foot utility easement on the south part of Lot 147. The plat also dedicates a 20-foot utility easement along the front and some sides of each lot, a 40-foot utility easement on the east of Lots 36 and 37, a 20-foot utility and detention easement along Lot 134, and a 30-foot detention easement on Lots 36 and 37.

 **PENDING PC Items**



FP24-0009
Osage Hills Phase 3
Final Plat



r:\-swope\16-218 osage hills\as built\phase 3\16-218 pr as-built.dwg - Plotted on 10/2/2024 5:19:56 PM @ a scale of 1:1 to .dwg to pdf.pc3 by Clayton Duff

FINAL PLAT OF PHASE 3:
OSAGE HILLS SUBDIVISION
REPLAT OF OSAGE HILLS LOT SPLIT, LOTS 1 & 2
CREATING PHASE 3 OSAGE HILLS SUBDIVISION, LOTS 1-147
BENTONVILLE, BENTON COUNTY, ARKANSAS

Contact Information:

DEVELOPER / PROPERTY OWNER:
PARCEL #: 01-18728-000 & 01-18727-000
ADAMS ROAD LLC
MMASSEY@CIS2S.COM
479-601-1516
301 S 45TH ST
ROGERS, AR 72758

CIVIL ENGINEER/SURVEYOR
PHIL SWOPE, P.E.
PHIL SWOPE, P.S.
SWOPE ENGINEERING
3511 SE J STREET, SUITE 9
BENTONVILLE, ARKANSAS 72712
479.685.8399 OFFICE
479.250.4285 FAX

CITY OF BENTONVILLE - ENGINEERING DEPARTMENT
ATTN: ELLEN NORVELL, CITY ENGINEER
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR,
PH: (479) 271-5993

CITY OF BENTONVILLE - STORMWATER
ATTN: ALISON WEST
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
PH: (479) 271-6719
JWEST@BENTONVILLEAR.COM

CITY OF BENTONVILLE - PLANNING DEPARTMENT
ATTN: TYLER OVERSTREET
305 SW A STREET
BENTONVILLE, AR 72712
PH: (479) 271-3122

CITY OF BENTONVILLE - FIRE DEPARTMENT
ATTN: JUSTIN SCANTLIN, FIRE CHIEF
800 SW "A" STREET
BENTONVILLE, AR 72712
PH: 479-271-5927
PH: 479-685-1096

CITY OF BENTONVILLE - STREET DEPARTMENT
ATTN: TONY DAVIS
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
PH: (479) 271-3130

CITY OF BENTONVILLE - WATER DEPARTMENT
ATTN: BEAU THOMPSON
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
PH: (479) 271-3140

CITY OF BENTONVILLE - ELECTRIC DEPARTMENT
ATTN: CHARLIE BARNES
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
PH: (479) 271-3159

CITY OF BENTONVILLE - WASTEWATER DEPARTMENT
ATTN: CHRIS EARL
1901 NE A STREET
BENTONVILLE, AR 72712
PH: (479) 271-3161

CITY OF BENTONVILLE - BUILDING AND FIRE SAFETY
ATTN: BRAD ARNOLD
305 SE A STREET
BENTONVILLE, AR 72712
PH: 479-271-3108

Utility Information:

GAS COMPANY
BLACK HILLS ENERGY
ATTN: JOSH KNIGHT
1301 FEDERAL WAY
PO BOX 2129
LOWELL, AR 72745
PH: 479-721-7005
JOSHUA.KNIGHT@BLACKHILLSCORP.COM

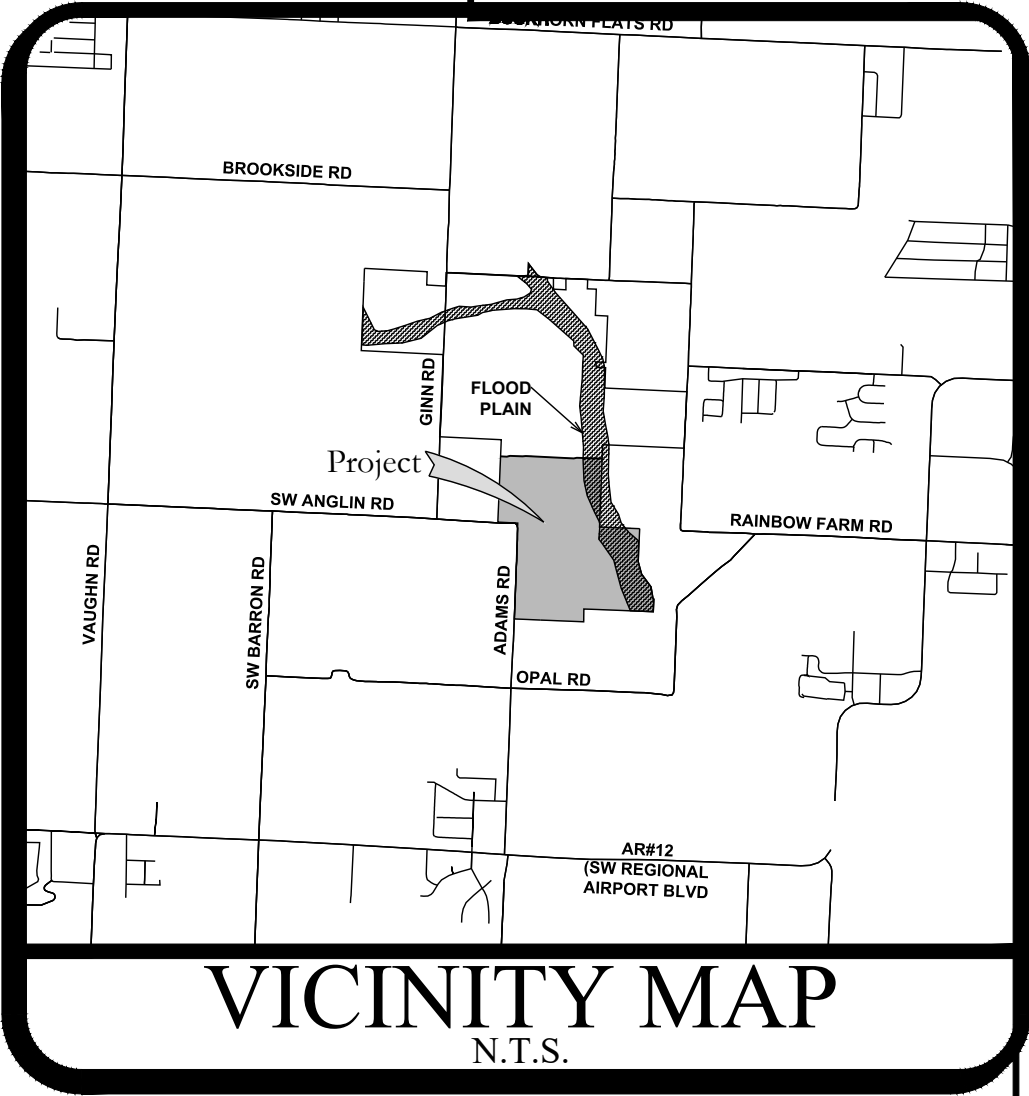
TELEPHONE COMPANY
AT&T
ATTN: BRENT BALDWIN
1133 E. HAROLD ST
FAYETTEVILLE, AR 72701
PH: 479-200-9022
PH: 479-571-6609
BB6585@ATT.COM

CABLE COMPANY
COX COMMUNICATIONS
ATTN: TIMOTHY GOSS
4901 S. 48TH STREET
SPRINGDALE, AR 72762
PH: 479-651-5583
TIMOTHY.GOSS@COX.COM

ARKANSAS DOT
ATTN: BEN KERWOOD
215 INDUSTRIAL PARK ROAD
PO BOX 610
HARRISON, AR 72602
BENJAMIN.KERWOOD@AHTD.GOV

ARKANSAS DEPARTMENT OF HEALTH
ATTN: ADAM PARKER
DIVISION OF ENGINEERING, SLOT 37
4815 W MARKHAM
LITTLE ROCK, AR 72205
661-2623 OFFICE
ADAM.PARKER@ARKANSAS.GOV

CARROLL ELECTRIC
ATTN: RYAN BUTLER
PO BOX 329
BENTONVILLE, AR 72712
PH: 479-273-2421 EXT 1415
RBUTLER@CARROLLECC.COM



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 OF BENTONVILLE

ZONING: R-1

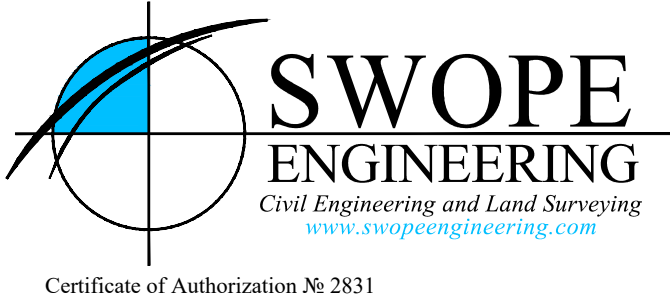
FLOOD INFORMATION

The Eastern portion of the proposed plat 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).

LOMR Case No: 21-06-3202A

SETBACK INFORMATION

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

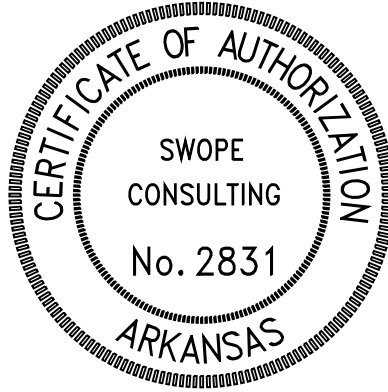


FINAL PLAT
FOR
OSAGE HILLS
PHASE 3
ADAMS ROAD LLC
301 S 45TH ST
ROGERS, AR 72758
PARCEL# 01-18728-000 & 01-18727-000

CERTIFICATE OF SURVEYING ACCURACY

I, PHILLIP R. SWOPE, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION 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.1889
STATE OF ARKANSAS



BASIS OF BEARING:
ARKANSAS STATE PLANE,
COORDINATE SYSTEM,
(NAD-83) NORTH ZONE.

DRAWN BY: CLAYTON	JOB NUMBER: 16-218
SUBMITTAL DATE: 10/2/2024	City Number: FP24-0009
DRAWING NAME: 16-218 Pr As-Built.dwg	
SHEET NUMBER: FP1.0	

Sheet List Table

Sheet Number	Sheet Title
FP1.0	Cover Sheet
FP1.1	Overall
FP2.0	Final Plat
FP2.1	Final Plat
FP2.2	Final Plat & Curve Tables

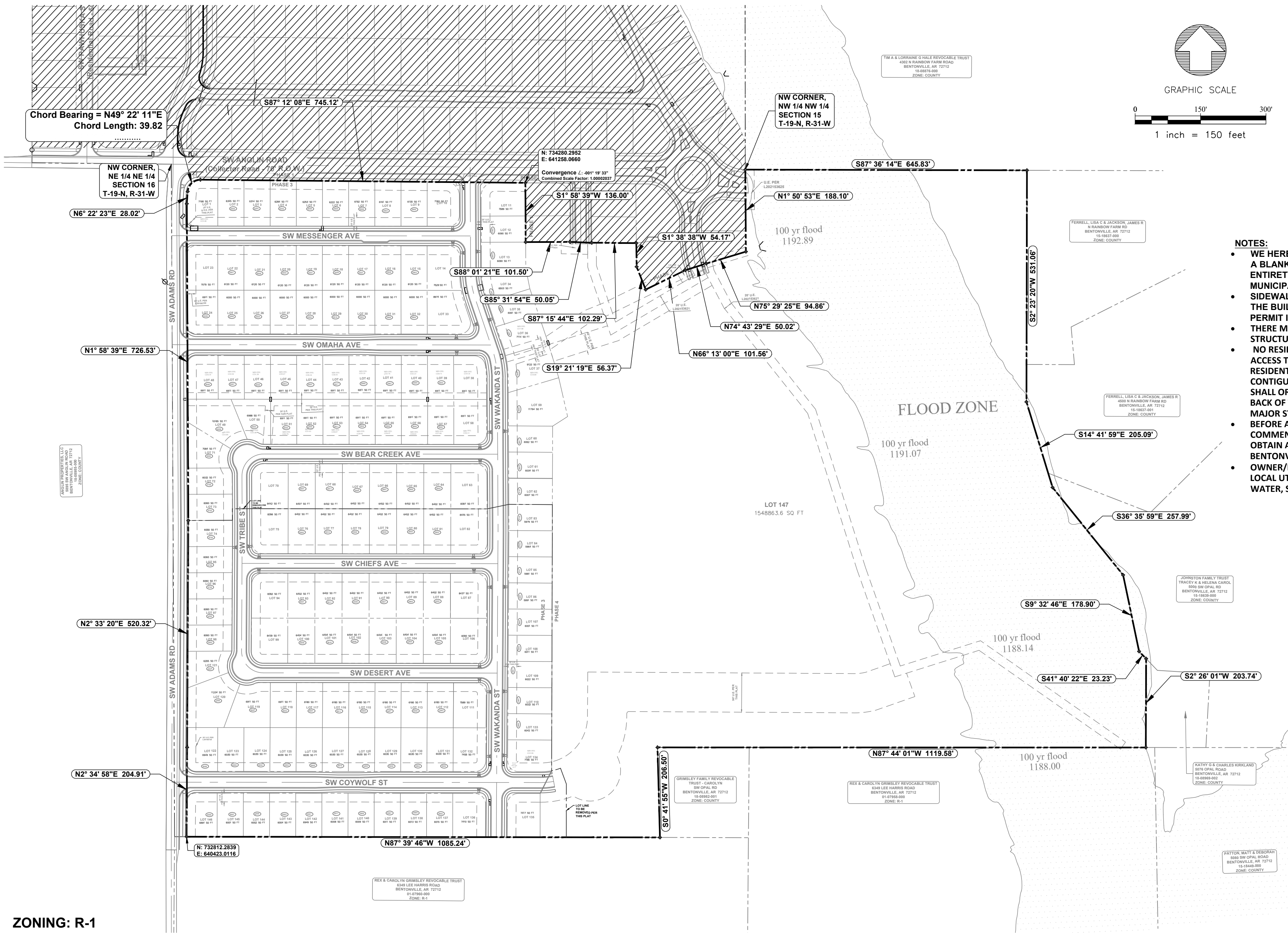
NOTES:

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

LOTS 1-147
SURVEY DESCRIPTION

REPLAT OF LOTS 1 AND 2 OF OSAGE HILLS LOT SPLIT FILED AT INSTRUMENT #L201901294, BEING RECORDED IN THE OFFICE OF THE EXOFFICIO RECORDER OF BENTON COUNTY, IN THE CITY OF BENTONVILLE, CREATING LOTS 1 THROUGH 147 OF OSAGE HILLS PHASE 3, BENTON COUNTY, ARKANSAS, BEING SUBJECT TO COVENANTS, EASEMENTS, AND RIGHTS-OF-WAY OF RECORD OR FACT.

r:\-swope\16-218 osage hills\as built\phase 3\16-218 pr as-built.dwg - Plotted on 10/2/2024 5:20:02 PM @ a scale of 1:1 to .dwg to pdf.pc3 by Clayton Duff



Recording Block

BASIS OF BEARING:
ARKANSAS STATE PLANE,
COORDINATE SYSTEM,
(NAD-83) NORTH ZONE.

NOTES:

- WE HEREBY GRANT TO THE CITY OF BENTONVILLE A BLANKET AVIATION EASEMENT OVER THE ENTIRETY OF THIS SUBDIVISION PURSUANT TO MUNICIPAL CODE SECTION 401.12.
- SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE.
- THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.
- NO RESIDENTIAL LOT SHALL BE PERMITTED DIRECT ACCESS TO A COLLECTOR OR ARTERIAL STREET. ALL RESIDENTIAL SUBDIVISION DEVELOPMENT CONTIGUOUS TO A COLLECTOR OR ARTERIAL STREET SHALL ORIENT FRONTAGE TO A LOCAL STREET, AND BACK OF THE PROJECT, WITHOUT ACCESS TO THE SAID MAJOR STREETS.
- BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, CONTRACTOR AND OR OWNER IS TO OBTAIN A 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.

ZONING: R-1

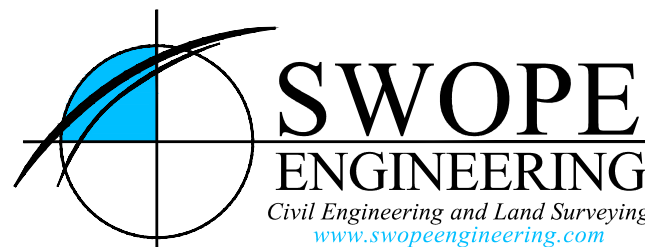
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LOMR Case No: 21-06-3202A

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Certificate of Authorization No 2831

FINAL PLAT
FOR
OSAGE HILLS
PHASE 3
ADAMS ROAD LLC
301 S 45TH ST
ROGERS, AR 72758
PARCEL# 01-18728-000 & 01-18727-000

CERTIFICATE OF SURVEYING ACCURACY

I, PHILLIP R. SWOPE, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION 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 SURVEYS HAVE BEEN MET.
DATE OF EXECUTION: _____

SIGNED: _____
REGISTERED LAND SURVEYOR
NO. 1889
STATE OF ARKANSAS



DRAWN BY:	CLAYTON	JOB NUMBER:	16-218
SUBMITTAL DATE:	10/2/2024	CITY NUMBER:	FP24-0009
DRAWING NAME:	16-218 Pr As-Built.dwg		
SHEET NUMBER:	FP1.1		

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ZONING: R-1

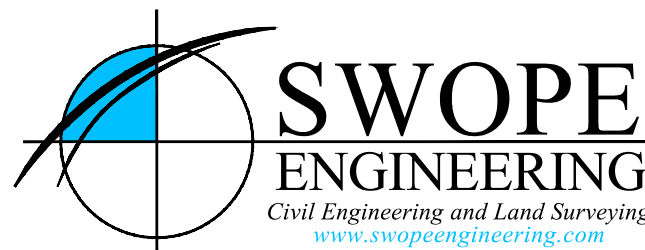
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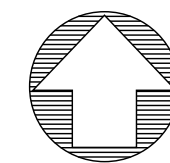
DRAWN BY: CLAYTON
JOB NUMBER: 16-218
SUBMITTAL DATE: 10/2/2024
City Number: FP24-0009
DRAWING NAME: 16-218 Pr As-Built.dwg
SHEET NUMBER: _____

FP2.0

Recording Block

LEGEND

SURVEY FEATURES	SURVEYING SYMBOLS
BOUNDARY LINE (ONSITE)	SET FOUND 1/2" REBAR
CENTERLINE OF ROAD	SET FOUND MAG NAIL
FENCE	FENCE CORNER POST
	FOUND STONE
	STATE MONUMENT
	FOUND PIPE
	COMPUTED POINT
	SET FOUND ALUM. MONUMENT
	SET FOUND COTTON SPINDLE
	SET FOUND PK NAIL
	RAILROAD SPIKE
	TEMP BENCH MARK (ELEV.)
	STAKE ON LINE
	TREE
EASEMENTS	UTILITY SYMBOLS
INGRESS & EGRESS EASEMENT	SANITARY SEWER
UTILITY EASEMENT	STORM MANHOLE
	POWER POLE
	WATER VALVE
	GAS METER
	ELECTRICAL BOX
	TELEPHONE PEDESTAL
	WATER METER
	SEPTIC LID
	FIRE HYDRANT
	STORM WATER
	LIGHT
UTILITY LINES	SURVEY FEATURE HATCHES
	ASPHALT
	CONCRETE
	GRAVEL
	FLOOD ZONE
	POND



GRAPHIC SCALE

0 60' 120'
1 inch = 60 feet

BASIS OF BEARING:
ARKANSAS STATE PLANE,
COORDINATE SYSTEM,
(NAD-83) NORTH ZONE.

NOTES:

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r:\-swope\16-218 osage hills as built phase 3\16-218 pr as-built.dwg - Plotted on 10/2/2024 5:20:12 PM @ a scale of 1:1 to .dwg to pdf.pc3 by Clayton Duff

ZONING: R-1

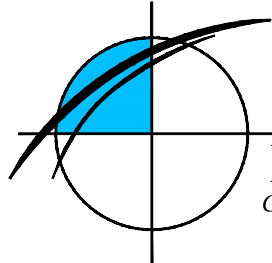
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SWOPE
ENGINEERING
Civil Engineering and Land Surveying
www.swopeengineering.com

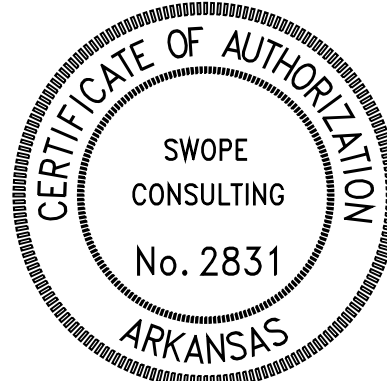
Certificate of Authorization No 2831

FINAL PLAT
FOR
OSAGE HILLS
PHASE 3
ADAMS ROAD LLC
301 S 45TH ST
ROGERS, AR 72758
PARCEL# 01-18728-000 & 01-18727-000

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STATE OF ARKANSAS



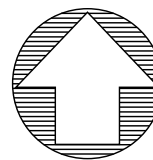
DRAWN BY: CLAYTON
JOB NUMBER: 16-218
SUBMITTAL DATE: 10/2/2024
City Number: FP24-0009
DRAWING NAME: 16-218 Pr As-Built.dwg
SHEET NUMBER: _____

FP2.1

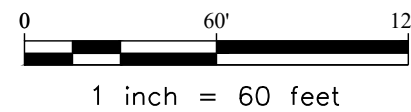
Recording Block

LEGEND

SURVEY FEATURES	SURVEYING SYMBOLS
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EASEMENTS	UTILITY SYMBOLS
INGRESS & EGRESS EASEMENT UTILITY EASEMENT	SANITARY SEWER STORM MANHOLE POWER POLE WATER VALVE GAS METER ELECTRICAL BOX
UTILITY LINES	TELEPHONE PEDESTAL WATER METER SEPTIC LID FIRE HYDRANT STORM WATER LIGHT
SURVEY FEATURE HATCHES	
ASPHALT GRAVEL	CONCRETE FLOOD ZONE
	POND



GRAPHIC SCALE



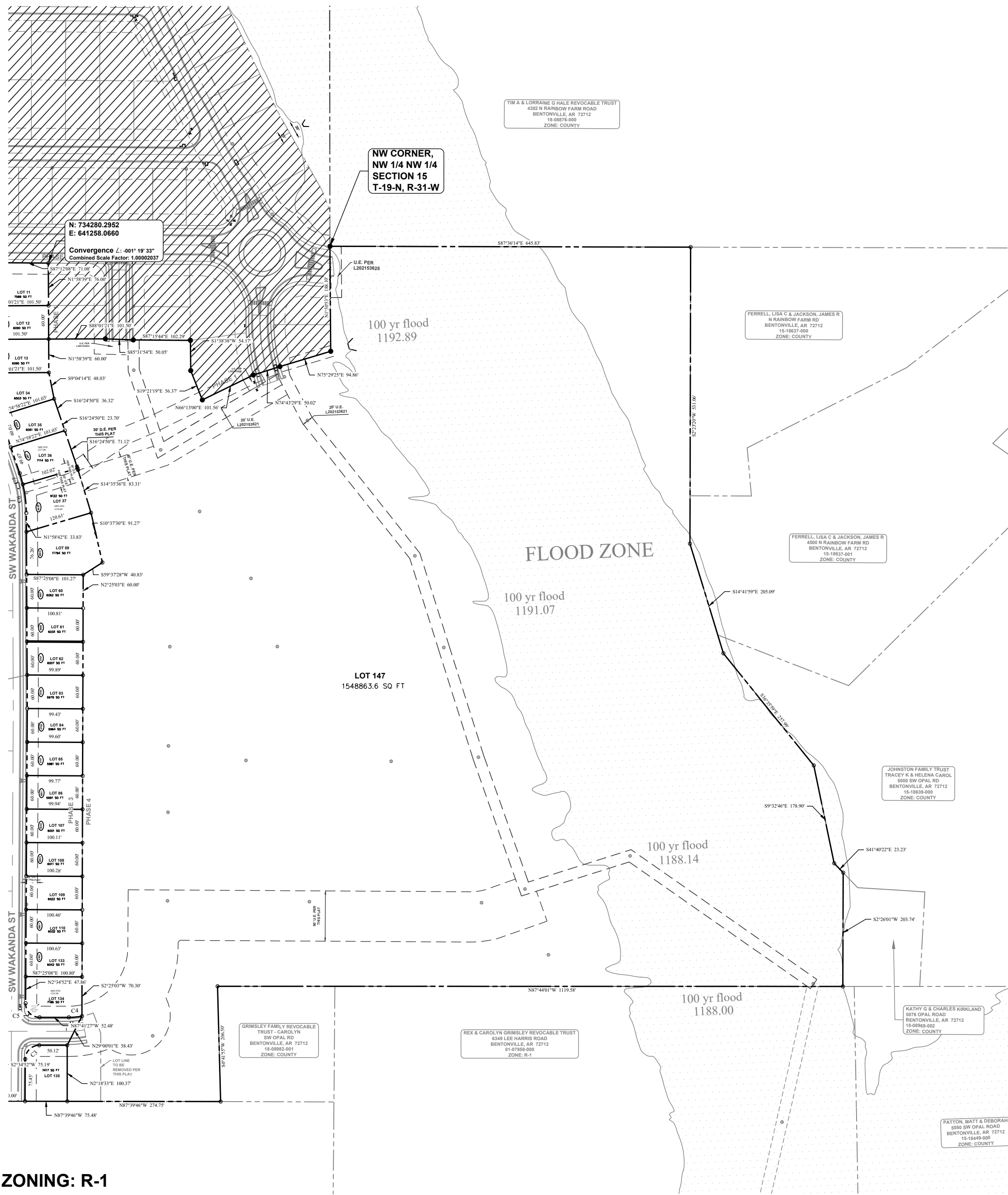
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BASIS OF BEARING:
ARKANSAS STATE PLANE,
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- OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO ENSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.

r:\swope\16-218 osage hills as built phase 3\16-218 pr as-built.dwg - Plotted on 10/2/2024 5:17:01 PM @ a scale of 1:1 to dwg to pdf.pc3 by Clayton Duff



ZONING: R-1

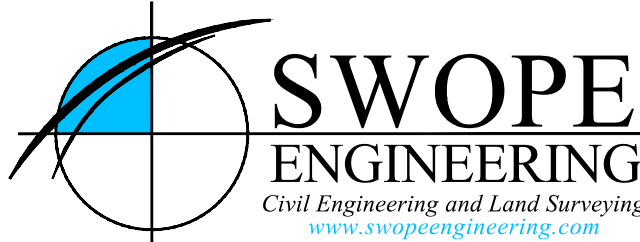
FLOOD INFORMATION

The Eastern portion of the proposed plat 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).

LOMR Case No: 21-06-3202A

SETBACK INFORMATION

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



Certificate of Authorization No 2831

FINAL PLAT
FOR
OSAGE HILLS
PHASE 3
ADAMS ROAD LLC
301 S 45TH ST
ROGERS, AR 72758
PARCEL #01-18728-000 & 01-18727-000

CERTIFICATE OF SURVEYING ACCURACY

I, PHILLIP R. SWOPE, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION 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 SURVEYS HAVE BEEN MET.
DATE OF EXECUTION: _____

SIGNED: _____
REGISTERED LAND SURVEYOR
NO.1889
STATE OF ARKANSAS



DRAWN BY: CLAYTON
JOB NUMBER: 16-218
SUBMITTAL DATE: 10/2/2024
City Number: FP24-0009
DRAWING NAME: 16-218 Pr As-Built.dwg
SHEET NUMBER: _____

FP2.2

LEGEND

SURVEY FEATURES	SURVEYING SYMBOLS
BOUNDARY LINE (ONSITE)	SET FOUND 1/2" REBAR
CENTERLINE OF ROAD	SET FOUND MAG NAIL
FENCE	SET FOUND COTTON SPINDLE
	FENCE CORNER POST
	SET / FOUND PK NAIL
	FOUND STONE
	RAILROAD SPIKE
	STATE MONUMENT
	TEMP BENCH MARK (ELEV.)
	FOUND PIPE
	STAKE ON LINE
	COMPUTED POINT
	TREE
EASEMENTS	UTILITY SYMBOLS
INGRESS & EGRESS EASEMENT	SANITARY SEWER
UTILITY EASEMENT	STORM MANHOLE
	POWER POLE
	WATER VALVE
	GAS METER
	ELECTRICAL BOX
	TELEPHONE PEDESTAL
	WATER METER
	SEPTIC LID
	FIRE HYDRANT
	STORM WATER
	LIGHT
UTILITY LINES	SURVEY FEATURE HATCHES
	ASPHALT
	CONCRETE
	GRAVEL
	FLOOD ZONE
	POND

Recording Block

Curve Table

Curve #	Length	Radius	Chord Bearing	Chord Length
C1	31.32	20.00	N47°26'14.03"E	28.21
C2	39.39	25.00	S42°33'17.61"E	35.44
C3	39.15	25.00	N47°26'42.39"E	35.27
C4	23.55	125.50	S86°55'57.62"W	23.52
C5	39.39	25.00	N42°33'17.61"W	35.44
C6	51.66	225.00	N4°36'01.25"W	51.55
C7	20.56	225.00	N13°47'45.79"W	20.55
C8	56.17	175.00	N7°13'05.60"W	55.93
C9	47.55	30.00	N47°23'38.81"E	42.72
C10	46.69	30.00	S42°37'08.21"E	42.12
C11	39.41	25.00	S47°08'35.86"W	35.46
C12	31.30	20.00	N42°50'50.42"W	28.20
C13	43.70	29.51	N49°22'10.79"E	39.82
C14	31.53	20.00	S47°08'02.65"W	28.36
C15	31.30	20.00	S42°50'50.80"E	28.20
C16	47.44	25.00	N37°56'51.32"E	40.64

Curve Table

Curve #	Length	Radius	Chord Bearing	Chord Length
C17	33.87	225.00	N12°06'05.15"W	33.84
C18	38.35	225.00	N2°54'20.61"W	38.31
C19	39.13	25.00	N42°51'24.14"W	35.25
C20	34.79	25.00	S47°49'23.73"E	32.05
C21	30.34	175.00	S2°59'20.64"E	30.30
C22	39.41	25.00	S47°08'35.86"W	35.46
C23	14.37	25.00	N71°13'16.02"W	14.18
C24	26.05	45.00	N71°20'08.63"W	25.69
C25	45.71	45.00	S62°58'38.78"W	43.77
C26	46.58	45.00	S4°13'19.20"W	44.53
C27	3.14	45.00	S27°25'40.38"E	3.14
C28	13.70	25.00	S13°43'25.11"E	13.53
C29	3.08	25.00	S6°06'33.11"W	3.08
C30	10.64	25.00	S21°49'29.28"W	10.56
C31	41.06	45.00	S7°52'29.26"W	39.65
C32	38.57	45.00	S42°49'05.03"E	37.40

NOTES:

- WE HEREBY GRANT TO THE CITY OF BENTONVILLE A BLANKET AVIATION EASEMENT OVER THE ENTIRETY OF THIS SUBDIVISION PURSUANT TO MUNICIPAL CODE SECTION 401.12.
- SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE.
- THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.
- NO RESIDENTIAL LOT SHALL BE PERMITTED DIRECT ACCESS TO A COLLECTOR OR ARTERIAL STREET. ALL RESIDENTIAL SUBDIVISION DEVELOPMENT CONTIGUOUS TO A COLLECTOR OR ARTERIAL STREET SHALL ORIENT FRONTAGE TO A LOCAL STREET, AND BACK OF THE PROJECT, WITHOUT ACCESS TO THE SAID MAJOR STREETS.
- BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, CONTRACTOR AND OR OWNER IS TO OBTAIN A 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.

ORDINANCE NO. _____

**AN ORDINANCE ACCEPTING A FINAL PLAT OF LOTS 1-147 OF OSAGE HILLS
SUBDIVISION, PHASE 3
TO THE CITY OF BENTONVILLE, ARKANSAS; AND FOR OTHER PURPOSES.
(PROJECT NUMBER: FP24-0009)**

WHEREAS, pursuant to the provisions of the Land Development Code of the Bentonville Municipal Code, the final plat of LOTS 1-147 OF OSAGE HILLS SUBDIVISION, PHASE 3, to the City of Bentonville, Benton County, Arkansas, was submitted to the Bentonville Planning Commission on November 5, 2024;

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

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

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

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

Section 1: That the final plat of LOTS 1-147 OF OSAGE HILLS SUBDIVISION, PHASE 3, to the City of Bentonville, Arkansas, should be and the same is hereby accepted and approved for all purposes;

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

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

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

PASSED AND APPROVED this _____ day of _____, 2024.

APPROVED:

ATTEST:

Stephanie Orman, Mayor

Malorie Marrs, City Clerk



Consent Agenda Item [LSD24-0038](#)

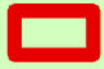
For the Planning Commission meeting on November 5, 2024

Details

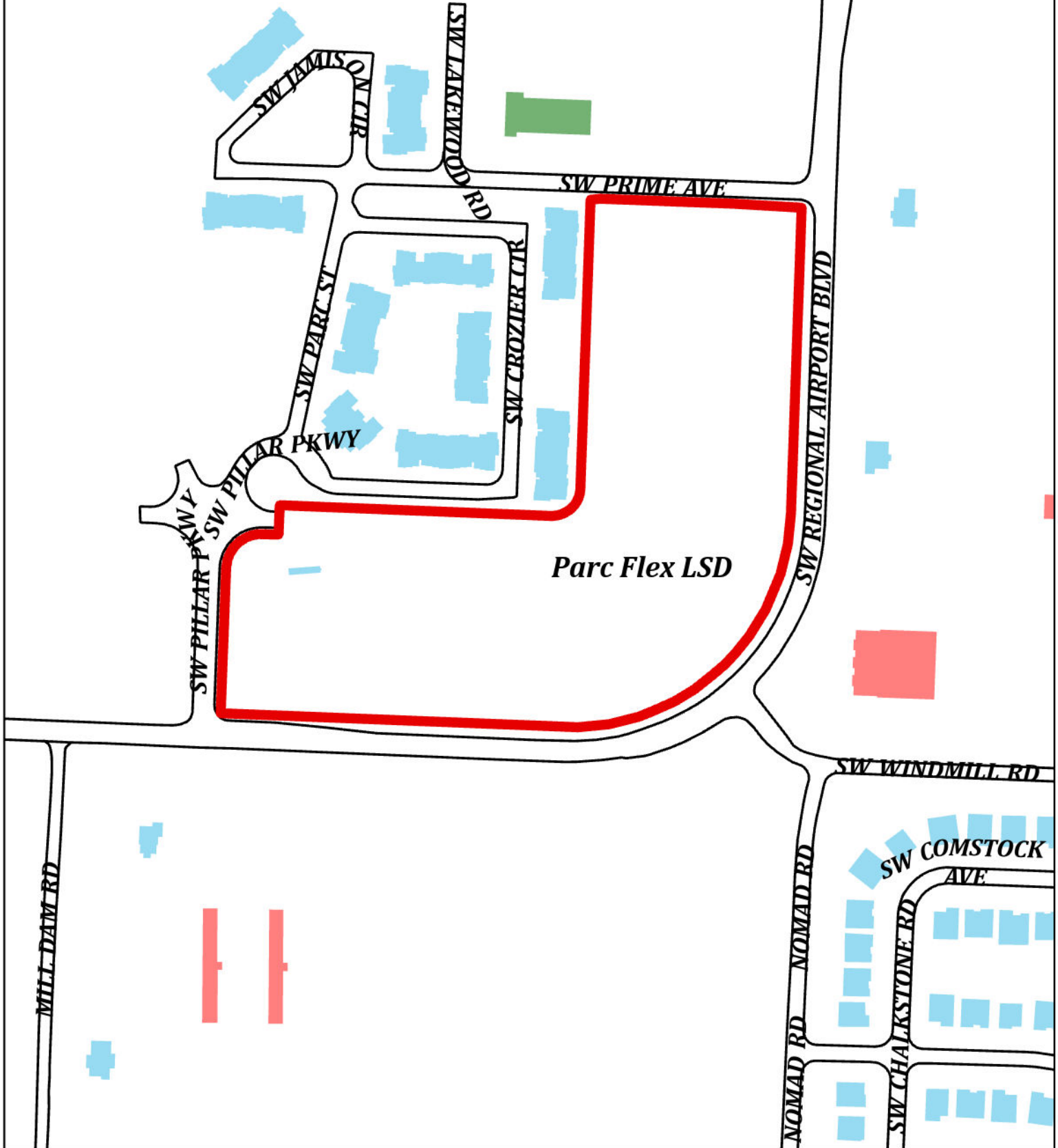
Large Scale Development: Parc Flex Space, Benco 12 LLC, 5900 Southwest Regional Airport Boulevard, Large-scale Development, *LSD24-0038*

A large scale development for Parc Flex Space. This large scale development is in association with the previously approved Parc Flex PUD (PUD24-0001) that was approved by the Planning Commission on May 21, 2024. The large scale development proposes the construction of a +/- 16, 944 square feet business/warehouse flex space.

Twenty-nine (29) parking spaces are required, and forty-nine (49) spaces are provided. Sidewalks, landscaping, grading/drainage, and site amenities all follow the requirements of the Land Development Code and the approved PUD. Access to the project will be achieved through two separate ingress/egress points onto Southwest Prime Avenue. The primary materials on the exterior of the building per the approved PUD include but are not limited to, brick, glass, 3 coat stucco, architectural metal panels (24 gauge min.) and metal accents.



Pending PC Item



LSD24-0038
Parc Flex LSD
5900 SW Regional Airport Blvd

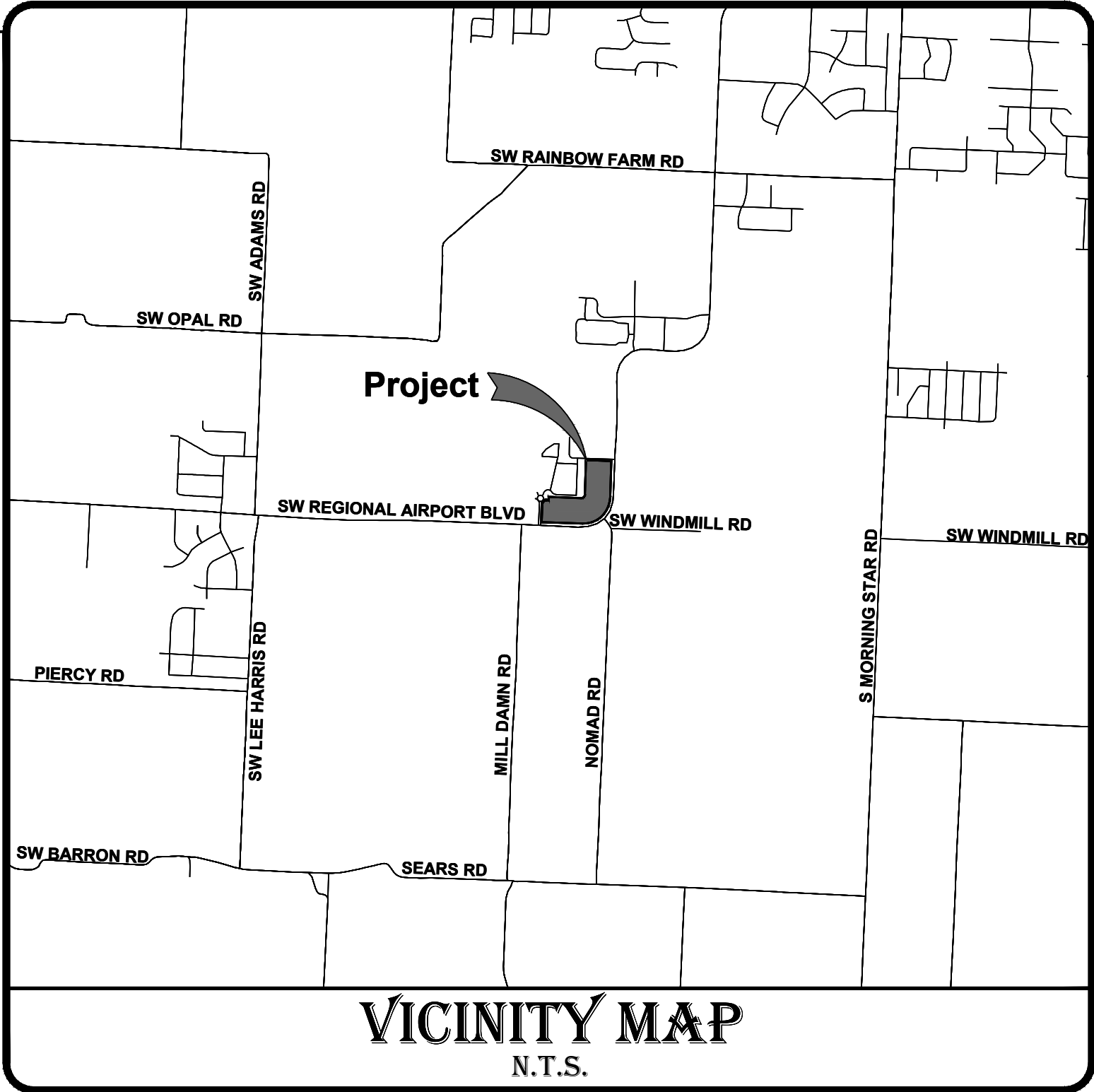


PARC FLEX SPACE

LARGE SCALE DEVELOPMENT PLANS

5900 SW REGIONAL AIRPORT BLVD

BENTONVILLE, AR 72712



VICINITY MAP
N.T.S.

CERTIFICATIONS:

REVIEW OF THESE PLANS IS LIMITED TO GENERAL COMPLIANCE WITH CITY CODES AND REGULATIONS AND DOES NOT WARRANT THE ENGINEER'S DESIGN OR RELIEVE THE DEVELOPER OF ANY REQUIREMENTS, EVEN IF ERRORS, OMISSIONS, OR ANY INADEQUACIES ARE DISCOVERED AFTER PLAN APPROVAL. THE CITY'S REQUIREMENTS SHALL GOVERN OVER ANY CONFLICTS WITH THE PLANS OR SPECIFICATIONS. ANY CONDITIONS DETERMINED IN THE FIELD WHICH REQUIRE CHANGES SHALL BE SUBJECT TO FURTHER REVIEW AND CORRECTIVE ACTION.

CONTACT INFORMATION:

DEVELOPER / PROPERTY OWNER:
PARCEL #: 01-15899-001
BELCO 12 LLC
2601 N WALTON BLVD
BENTONVILLE, AR 72712
479.696.7359

CIVIL ENGINEER/SURVEYOR
PHIL SWOPE, P.E.
SWOPE ENGINEERING
7 HALSTEAD CIR #210
ROGERS, ARKANSAS 72712
479.685.8399 OFFICE

CITY OF BENTONVILLE - ENGINEERING DEPARTMENT
ATTN: ELLEN NORVELL, CITY ENGINEER
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR,
PH: (479) 271-5993
ENORVELL@BENTONVILLEAR.COM

CITY OF BENTONVILLE - STORMWATER
ATTN: ALISON WEST
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
PH: (479) 271-6719
JWEST@BENTONVILLEAR.COM

CITY OF BENTONVILLE - PLANNING DEPARTMENT
ATTN: TYLER OVERSTREET, PLANNING DIRECTOR
305 SW "A" STREET
BENTONVILLE, AR 72712
PH: (479) 271-3122

CITY OF BENTONVILLE - FIRE DEPARTMENT
ATTN: JUSTIN SCANTLIN, FIRE CHIEF
800 SW "A" STREET
BENTONVILLE, AR 72712
PH: (479) 271-5927 OR (479)685-1096

CITY OF BENTONVILLE - STREET DEPARTMENT
ATTN: TONY DAVIS
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
PH: (479) 271-3130
TODAVIS@BENTONVILLEAR.COM

CITY OF BENTONVILLE - WATER DEPARTMENT
ATTN: BEAU THOMPSON
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
PH: (479) 271-3140
BTHOMPSON@BENTONVILLEAR.COM

CITY OF BENTONVILLE - ELECTRIC DEPARTMENT
ATTN: CHARLIE BARNES
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
PH: (479) 271-3159

CITY OF BENTONVILLE - WASTEWATER DEPARTMENT
ATTN: CHRIS EARL
1901 NE "A" STREET
BENTONVILLE, AR 72712
PH: (479) 271-3160
MROBERTS@BENTONVILLEAR.COM

CITY OF BENTONVILLE MAYOR
117 W. CENTRAL AVENUE
BENTONVILLE, AR 72712
ASSISTANT TO THE MAYOR
CONTACT: KARILEA MAGEE
(479) 271-5966 OFFICE

CITY OF BENTONVILLE BUILDING AND FIRE SAFETY
ATTN: BRAD ARNOLD
305 SW A STREET
BENTONVILLE, AR 72712
PH: (479) 271-3108

LOT 5 SURVEY DESCRIPTION

LOT 5 OF PRIME PARC-BENTONVILLE, A SUBDIVISION IN BENTONVILLE, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NE CORNER OF LOT 7 OF PRIME PARC-BENTONVILLE, A SUBDIVISION IN DELAWARE COUNTY, OKLAHOMA ; THENCE S 02°00'17" W A DISTANCE OF 346.68' TO A POINT; THENCE S 87°50'30" E A DISTANCE OF 221.57' TO THE POINT OF BEGINNING BEING THE NW CORNER OF LOT 5; THENCE S 87°49'59" E A DISTANCE OF 373.60' TO A SET 5/8" IRON REBAR; THENCE S 02°01'58" W A DISTANCE OF 543.07' TO A FOUND 1/2" IRON REBAR; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 616.82', WITH A RADIUS OF 386.50', WITH A CHORD BEARING OF S 46°46'03" W, WITH A CHORD LENGTH OF 553.41', TO A FOUND 1/2" IRON REBAR; THENCE N 87°42'09" W A DISTANCE OF 604.96' TO A FOUND 1/2" IRON REBAR; THENCE N 02°05'59" E A DISTANCE OF 258.48' TO A FOUND 5/8" IRON REBAR; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 98.54', WITH A RADIUS OF 61.89', WITH A CHORD BEARING OF N 47°25'13" E, WITH A CHORD LENGTH OF 88.46', TO A SET 5/8" IRON REBAR; THENCE S 87°53'23" E A DISTANCE OF 27.21' TO A FOUND 5/8" IRON REBAR; THENCE N 02°41'57" E A DISTANCE OF 52.20' TO A FOUND 5/8" IRON REBAR; THENCE S 87°43'14" E A DISTANCE OF 479.74' TO A FOUND 5/8" IRON REBAR; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 78.75', WITH A RADIUS OF 50.05', WITH A CHORD BEARING OF N 47°04'07" E, WITH A CHORD LENGTH OF 70.87', TO A FOUND 5/8" IRON REBAR; THENCE N 02°01'17" E A DISTANCE OF 513.49' TO THE POINT OF BEGINNING, CONTAINING 544,521 SQ. FEET, 12.50 ACRES, MORE OR LESS. SUBJECT TO ANY RIGHTS-OF-WAY AND/OR EASEMENTS OF RECORD.

WAIVERS/VARIANCES

NO WAIVERS OR VARIANCES AND/OR CONDITIONAL USES ASSOCIATED WITH THIS PROJECT.

FLOOD INFORMATION

THIS PROPERTY DOES NOT LIE IN ZONE 'A/AE' (SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD) AS DETERMINED FROM THE F.I.R.M. MAPS OF BENTON COUNTY, ARKANSAS, AND INCORPORATED AREAS, MAP NUMBER 05007C0235K, EFFECTIVE DATE JUNE 04, 2012.

PROJECT NOTES

- THE CITY OF BENTONVILLE STREET STANDARDS, DRAINAGE CRITERIA MANUAL, SUBDIVISION ORDINANCE, CENTERTON WATER AND 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 COMMUNITY DEVELOPMENT DEPARTMENT, INSPECTIONS MUST BE CALLED IN (479-268-4980) BY THE ENGINEER OF RECORD 24 HOURS IN ADVANCE BEFORE 10AM 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 FINAL INSPECTION.
- THE ENGINEER OF RECORD SHALL COORDINATE AND SCHEDULE A PRE-PAVE PRECON WITH THE COMMUNITY DEVELOPMENT AND CONTRACTOR BEFORE THE PAVING OF ANY PUBLIC STREET OR PUBLIC ALLEY.
- ALL SIGNAGE AND STRIPING SHALL BE UN ACCORDANCE WITH THE MOST CURRENT VERSION OF MUTCD AND AASHTO TRAIL GUIDELINES.
- STATE CONTRACTOR'S LICENSE REQUIRED FOR PROJECTS EXCEEDING \$20,000.00.
- EASEMENT PLAT REQUIRED FOR CERTIFICATE OF OCCUPANCY.

UTILITY INFORMATION:

GAS COMPANY
BLACK HILLS ENERGY
ATTN: JOSH KNIGHT
1301 FEDERAL WAY
PO BOX 2129
LOWELL, AR 72745
PH: (479) 333-7005
JOSHUA.KNIGHT@BLACKHILLSCORP.COM

TELEPHONE COMPANY
AT&T
ATTN: BRENT BALDWIN
OR LAYNE RHODES
1133 E. HAROLD ST.
FAYETTEVILLE, AR 72701
PH: 479-200-9022 (BRENT)
PH: 479-442-1977 (LAYNE)
SS7513@ATT.COM
LR159@ATT.COM

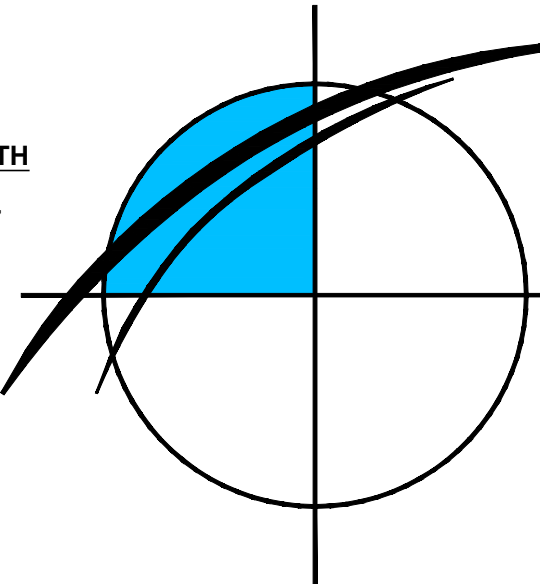
CENTURYTEL PHONE COMPANY
2601 WAUKESHA ROAD
SILOAM SPRINGS, AR 72761
PH: 479-524-9943
FAX: 479-524-9936
MICHAEL.EDWARDS@CENTURYLINK.COM

CABLE COMPANY
COX COMMUNICATIONS
ATTN: TIMOTHY GOSS
4901 S. 48TH STREET,
SPRINGDALE, AR 72762,
PH: (479) 651-5583 (TIMOTHY)
TIMOTHY.GOSS@COX.COM

ARKANSAS DOT
ATTN: DOUG MEARS
215 INDUSTRIAL PARK ROAD
PO BOX 610
HARRISON, AR 72602
DOUG.MEARS@AHTD.GOV

ARKANSAS DEPARTMENT OF HEALTH
DIVISION OF ENGINEERING, SLOT 37
4815 W MARKHAM
LITTLE ROCK, AR 72205
661-2823 OFFICE
ADAM.PARKER@ARKANSAS.GOV

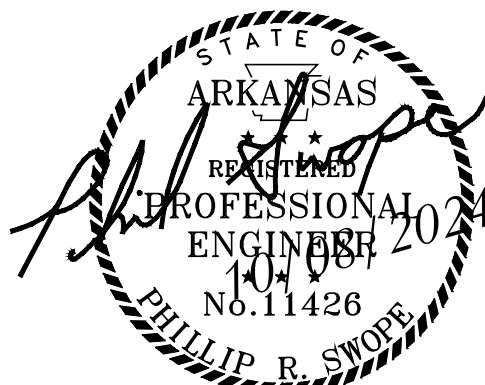
CARROLL ELECTRIC
ATTN: RYAN BUTLER
PO BOX 329
BENTONVILLE, AR 72712
PH: 479-273-2421 EXT 1415
RBUTLER@CARROLLECC.COM



SWOPE

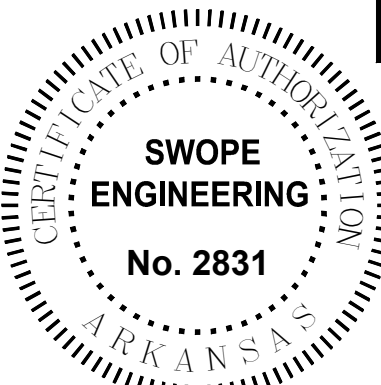
ENGINEERING

Civil Engineering and Land Surveying
www.swopeengineering.com



THIS DRAWING IS
"PRELIMINARY - NOT FOR
CONSTRUCTION" UNTIL
ABOVE SEAL HOLDER
ACKNOWLEDGES THE
CANCELLATION OF THIS
DISCLAIMER BELOW.

DATE



*** 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.

REVISION LIST

#	TITLE	DATE	NOTES:
1	RE-1	07/24/24	1st SUBMITTAL
2	RE-2	09/20/24	2nd SUBMITTAL
3	RE-3	10/08/24	3RD SUBMITTAL
4	RE-4	-/-/-20	-----
5	RE-5	-/-/-20	-----
6	RE-6	-/-/-20	-----

C1.0

GENERAL NOTES

1. INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS AND FIELD CONDITIONS WHEN POSSIBLE, BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF TRENCHING. IF THE CLEARANCES ARE LESS THAN SPECIFIED ON THE PLANS OR 18", WHICHEVER IS LESS, CONTACT SWOPE ENGINEERING AT 479-877-7388 PRIOR TO PROCEEDING WITH CONSTRUCTION.
2. THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL REQUIRED/NECESSARY SHEETING, SHORING, BRACING, AND SPECIAL EXCAVATION MEASURES REQUIRED ON THE PROJECT TO MEET OSHA, FEDERAL, STATE, AND LOCAL REGULATIONS PURSUANT TO THE INSTALLATION OF THE WORK INDICATED ON THE DRAWINGS. SWOPE CONSULTING, ACCEPTS NO RESPONSIBILITY FOR THE DESIGN TO INSTALL SAID ITEMS. CALL THE ARKANSAS STATE ONE-CALL UTILITY LOCATION CENTER (1-800-622-6543) BEFORE YOU DIG.
3. THE CONTRACTOR SHALL INCLUDE IN THE CONTRACT PRICE DAILY RECORD KEEPING OF THE AS-BUILT CONDITION OF ALL OF THE UNDERGROUND UTILITIES AND CONSTRUCTION STAKEOUT ASSOCIATED WITH THE PROJECT.
4. ALL WATER LINE AND SEWER LINE INSTALLATION SHALL CONFORM TO THE STANDARDS AND DETAILS OF THE GOVERNING UTILITY.
5. IF APPLICABLE TO THIS PROJECT, THE LAND DISTURBANCE PERMIT MUST BE KEPT ON THE WORK SITE AND SHOWN UPON REQUEST.
6. THE CONTRACTOR IS RESPONSIBLE FOR ALL MATERIAL AND LABOR ASSOCIATED WITH THE TESTING OF THE WATER AND SEWER LINES REQUIRED BY THE GOVERNING AGENCY.
7. THE CONTRACTOR SHALL INCLUDE IN THE CONTRACT PRICE ANY DE-WATERING NECESSARY TO CONSTRUCT THE PROJECT AS SHOWN ON THE PLANS.
8. THE CONTRACTOR SHALL INCLUDE IN THE CONTRACT PRICE ANY AND ALL COST ASSOCIATED WITH PROVIDING A PROFESSIONAL ENGINEER ON-SITE IF THE CONTRACTOR DOES NOT ADEQUATELY HANDLE STORMWATER MANAGEMENT FACILITIES AND A PROFESSIONAL ENGINEER IS REQUIRED BY A GOVERNING AGENCY DURING THE CONSTRUCTION OF SAID FACILITIES.
9. THE OWNER IS RESPONSIBLE FOR THE ACQUISITION OF ALL EASEMENTS, RIGHTS, AND/OR RIGHTS OF WAY THAT MAY BE REQUIRED FOR THE SEDIMENT AND EROSION CONTROL PRACTICES, STORMWATER ONTO OR ACROSS ADJACENT OR DOWNSTREAM PROPERTIES, INCLUDED IN THIS PLAN. SAID OWNER IS ALSO RESPONSIBLE FOR THE ACQUISITION OF ALL EASEMENTS, RIGHTS, AND/OR RIGHTS OF WAY THAT MAY BE REQUIRED FOR GRADING AND/OR WORK ON ADJACENT PROPERTIES INCLUDED IN THIS PLAN.
10. SEDIMENT CONTROL MEASURES MUST BE INSPECTED AND MAINTAINED REGULARLY TO ENSURE THAT THE INTENDED PURPOSES ARE ACCOMPLISHED.
11. THE CONTRACTOR SHALL INCLUDE IN HIS CONTRACT PRICE THE REMOVAL AND DISPOSAL OF ANY EXCESS TOPSOIL. HE DETERMINES IS NOT REQUIRED TO PERFORM THE FINAL GRADING AND LANDSCAPING OPERATIONS.
12. BUILDING CONTRACTOR SHALL INSTALL ALL UTILITY SERVICE LINES, METERS, AND OTHER UTILITY APPURTENANCES NECESSARY FOR THE CONNECTION OF BUILDING UTILITIES.
13. A MINIMUM OF FORTY EIGHT (48) HOURS PRIOR TO ANY EXCAVATION OR GRADING, CONTRACTOR SHALL CONTACT THE STATE ONE-CALL SYSTEM AT 811 TO LOCATE ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD IMMEDIATELY IN THE EVENT THAT UNDERGROUND UTILITIES ARE NOT SHOWN ON PLAN AND / OR CONFLICT WITH PROPOSED CIVIL WORKS.
14. THE CONTRACTOR IS TO BE SOLELY RESPONSIBLE FOR ANY DAMAGE TO NEIGHBORING PROPERTIES DURING CONSTRUCTION OF THIS PROJECT.
15. THE CONTRACTOR SHALL REVIEW THE CONSTRUCTION DOCUMENTS PRIOR TO ANY CONSTRUCTION, AND NOTIFY THE ENGINEER OF RECORD IMMEDIATELY UPON DISCOVERY OF ANY DISCREPANCIES THAT MAY OCCUR ON THE DRAWINGS. ALL WORK SHALL DISCONTINUE UNTIL SUCH TIME THAT THE ENGINEER OF RECORD HAS RESOLVED SAID DISCREPANCY.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSAL OF CONSTRUCTION WASTE MATERIALS INCLUDING BUT NOT LIMITED TO DEMOLITION MATERIALS, DEBRIS, CONTAMINATED SOILS & MATERIALS, ETC. IN A LAWFUL MANNER, AT STATE AND FEDERALLY ACCEPTED DISPOSAL SITES.
17. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND CONSTRUCTING IN ACCORDANCE WITH THE STRICTER OF: THESE CONSTRUCTION DOCUMENTS AND ANY ASSOCIATED DETAILS & SPECIFICATIONS; AND ALL MUNICIPALITIES' / GOVERNING AGENCIES' STANDARDS AND SPECIFICATIONS FOR CONSTRUCTION.
18. NO EVIDENCE IS FOUND ON-SITE OF WETLANDS OR OTHER "WATERS OF THE U.S."
19. THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE THROUGHOUT THE PROJECT SITE. IF ANY DISCREPANCIES ARE FOUND ON PLANS OR IN THE FIELD WHICH WOULD PREVENT POSITIVE DRAINAGE, CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY TO AVOID ADDITIONAL COST TO THE OWNER.
20. THE CONTRACTOR SHALL REVIEW THE SITE FOR LOCATION OF ALL EXISTING FACILITIES TO CONFIRM CONSTRUCTABILITY OF PLANS. CONTRACTOR SHALL NOTIFY ENGINEER AND OWNER IF ANY DISCREPANCIES EXIST TO AVOID EXTRA CHARGES AFTER CONSTRUCTION BEGINS.

FUTURE TENANTS MAY FALL UNDER ADDITIONAL PRETREATMENT REQUIREMENTS DEPENDING ON TYPE OF BUSINESS.

TREES SHALL NOT BE PLANTED CLOSER THAN 5' FROM ELECTRIC, SEWER, OR WATER

ALL VALVES SHALL BE RESTRAINED TO THE TEE NEARBY

WATER AND SEWER SERVICES SHALL BE 3' FROM PROPERTY LINE

ALL FIRE HYDRANTS ARE SHOWN FOR VISUAL PURPOSES ONLY AND SHALL COMPLY WITH WATER AND SEWER SPECIFICATIONS

GENERAL NOTES - CONT'D

21. DIMENSIONS ARE MEASURED FROM THE FACE OF CURB, THE EDGE OF PAVEMENT, THE EDGE OF SIDEWALK, THE FACE/CORNER OF THE BUILDING(S) OR THE CENTEREND OF STRIPE.
22. ALL RADI SHALL BE 4 FOOT AT FACE OF CURB UNLESS OTHERWISE SPECIFIED.
23. LAYOUT OF SITE PLAN IS BASED ON AND LIMITED TO SURVEY INFORMATION.
24. ALL CURB & GUTTER SHALL BE TYPE "A" 24" WIDE PER DETAIL SHEET.
25. ALL PAVEMENT MARKING SHALL BE APPLIED IN ACCORDANCE WITH THE REQUIREMENTS OUTLINED IN THE MOST CURRENT EDITION OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD).
26. ALL SIGNS, TRAFFIC CONTROL DEVICES, ETC. SHALL FOLLOW THE GUIDELINES OF THE MUTCD.
27. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL DRAWINGS FOR BUILDING FLOOR PLANS AND DIMENSIONS, WALL SECTIONS, DOOR OPENINGS, BUILDING UTILITY ENTRANCE POINTS, ETC. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT AND ENGINEER IN THE EVENT THAT THE CIVIL SITE PLANS BUILDING LAYOUT DOES NOT MATCH THE ARCHITECTURAL DRAWINGS.
28. ALL HANDICAP SPACES SHALL BE STRIPED / MARKED IN ACCORDANCE WITH THE LATEST CURRENT DETAIL.
29. ALL PAVEMENT INDICATED SHALL BE STANDARD DUTY BITUMINOUS PAVEMENT UNLESS OTHERWISE NOTED ON PLAN. THE PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PAVEMENT SECTION DETAIL.
30. ALL RAMPS SHALL HAVE DETECTABLE TRUNCATED DOME PANELS PER A.D.A. AND CITY STANDARDS AND THE DETAIL SHEET

NOTES

- UNLESS OTHERWISE NOTED ON THE PLAT, ALL HOUSES MINIMUM FINISHED FLOOR ELEVATION SHALL BE A MINIMUM OF TWELVE (12) INCHES ABOVE THE HIGHEST CURB ELEVATION IN FRONT OF THE HOME/BUILDING.
- LOT DEVELOPER/BUILDER SHALL BE RESPONSIBLE FOR REPLACEMENT IN KIND OF ANY EXISTING SIDEWALK OR ADA RAMPS DAMAGED DURING CONSTRUCTION.
- THE DEVELOPER/CONTRACTOR WILL BE RESPONSIBLE FOR ALL ADA RAMP CONSTRUCTION AND ALL COMMON PROPERTY SIDEWALK CONSTRUCTION.
- LOT DEVELOPER/BUILDER SHALL BE RESPONSIBLE FOR CONSTRUCTION OF SIDEWALKS PRIOR TO CERTIFICATE OF OCCUPANCY, PER CITY OF BENTONVILLE SPECIFICATIONS AND THE AMERICAN DISABILITY ACT.

SITE NOTES

- REGRADE AND FURNISH ADDITIONAL TOPSOIL AS REQUIRED. SEED ALL AREAS DISTURBED BY CONSTRUCTION.
- SLOPE FINISHED GRADES TO ENSURE POSITIVE DRAINAGE
- GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, GRADES AND DIMENSION ON SITE AND REPORT ALL MAJOR DISCREPANCIES TO ENGINEER IMMEDIATELY.
- REMOVE ALL ITEMS AS NOTED. PROTECT ALL EXISTING ITEMS TO REMAIN.
- ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CURRENT CITY STANDARDS AND SPECIFICATIONS.
- ALL COSTS ASSOCIATED WITH UTILITY CONNECTIONS SHOWN SHALL BE INCLUDED IN BASE BID. COORDINATE ALL ISSUES WITH LOCAL UTILITY COMPANY PRIOR TO BIDDING.
- CONTRACTOR SHALL CONSTRUCT ALL INTERSECTION HANDICAP RAMPS INTO CORNER LOTS.
- SIGN INSTALLATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNLESS OTHERWISE SPECIFIED BY THE CITY. SIGNAGE SHALL MEET CURRENT REFLECTIVITY SPECIFICATIONS. ALL SIGN POSTS WILL BE ON BREAK-AWAY BASES. ALL SIGNAGE SHALL CONFORM TO THE LATEST MUTCD REQUIREMENTS.
- CONTRACTOR IS RESPONSIBLE FOR STRIPING INSTALLATION.
- ALL PAVEMENT ARROWS, CROSS HATCHING, CROSSWALKS AND OTHER PAVEMENT MARKINGS WILL BE THERMOPLASTIC PER CITY STANDARDS AND SPECIFICATIONS.
- ALL CONCRETE AND ASPHALT PAVEMENT, CURB AND GUTTER, AGGREGATE BASE, ETC SHALL BE IN ACCORDANCE WITH THE DETAIL SHEETS AND THE CITY STANDARDS AND SPECIFICATIONS. ANY CHANGES MUST BE APPROVED BY THE CITY, THE OWNER AND THE ENGINEER.
- ALL SAW-CUT EDGES SHALL BE A CLEAN EDGE. WIDTH OF ASPHALT MAY VARY; SEE PLANS. DISPOSE OF ALL REMOVED ASPHALT IN ACCORDANCE WITH LOCAL AND STATE REQUIREMENTS FOR DISPOSAL. ALL NEW PAVEMENT SURFACES SHALL CONFORM TO CITY SPECIFICATIONS FOR SMOOTHNESS.
- ALL DIMENSION ARE TO CENTER OF STRIPE(S), EDGE OF PAVEMENT, FACE OF BUILDING, OR FACE OF CURB UNLESS NOTED OTHERWISE.
- FINAL "AS-BUILT" PLANS OF ALL IMPROVEMENTS PERFORMED SHALL BE PROVIDED TO THE CITY AFTER COMPLETION OF THE ENTIRE PROJECT. AS-BUILT PLANS MUST BE PROVIDED BEFORE FINAL APPROVAL AND ACCEPTANCE WILL BE GIVEN BY THE CITY, AND BEFORE THE ASSOCIATED PROJECT BONDS ARE RELEASED.
- CURB INLET AND JUNCTION BOX TOP ELEVATION SHALL BE SET BY THE STREET PROFILE. IF A CONFLICT EXISTS BETWEEN THE STRUCTURE'S TOP ELEVATION AND THE STREET TOP-OF-CURB, THE STREET SHALL GOVERN. CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF A CONFLICT EXISTS.

ALL RIM ELEVATIONS (SEWER MANHOLES AND STORM INLETS) ARE TO BE SET USING FINAL GRADING. IF THERE IS A DISCREPANCY BETWEEN THE FINAL GRADING AND POSTED RIMS, THE FINAL GRADING SHALL RULE. IF THERE IS A DISCREPANCY OF MORE THAN 3" THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD.

ALL EROSION AND SEDIMENTATION CONTROL DEVICES ON-SITE SHALL BE MAINTAINED BY CONTRACTOR UNTIL PERMANENT VEGETATION IS ESTABLISHED.

DEMOLITION NOTES

- CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF THE EXISTING STRUCTURES, RELATED UTILITIES, PAVING, UNDERGROUND STORAGE TANKS AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH, AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
- THE GENERAL CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
- 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 UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY LOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS, WHETHER SHOWN OR NOT SHOWN AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL REMOVE ALL BUILDINGS, PAVEMENT, CURBS, TREES (SAVE AND PROTECT), LIGHT POLES, UTILITY POLES AND LINES FROM THE SITE UP TO THE LIMITS OF CONSTRUCTION OR THE PROPERTY LINE UNLESS OTHERWISE NOTED. CONTRACTOR SHALL CAP/PLUG ANY WATER, GAS, SANITARY SEWER OR STORM SEWER LINE AT THE PROPERTY LINE. ELECTRIC AND TELEPHONE LINES WHETHER OVERHEAD OR UNDERGROUND SHALL BE TERMINATED AT THE CLOSEST UTILITY POLE OR PEDESTAL TO THE PROPERTY LINE OR PER THE DESIGNATED UTILITY COMPANY'S REQUIREMENTS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO REMOVE ANY AND ALL ASBESTOS OR ANY OTHER HAZARDOUS MATERIALS FROM THE SITE PER GOVERNMENT GUIDELINES AND SHALL DISPOSE OF THE HAZARDOUS MATERIALS IN STRICT ACCORDANCE TO THE GUIDELINES.
- IF THE ACTION OF WIND OR STORMWATER DISCHARGE INTO SANITARY SEWER SYSTEMS SO THAT THE DISCHARGE OF WATER REMAINS UNINTERRUPTED BOTH ON AND OFF THE SITE.
- CONTRACTOR SHALL ENSURE THAT ANY UTILITY SERVICE TO THE ADJACENT PROPERTY SHALL BE REMOVED PRIOR TO ANY CONSTRUCTION OF THE NEIGHBORING PROPERTY OWNERS. IT IS THE CONTRACTORS RESPONSIBILITY TO COORDINATE WITH THE NEIGHBORING PROPERTY OWNERS IF SERVICE WILL BE INTERRUPTED.

MAINTENANCE

ALL MEASURES STATED ON THIS EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

- INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DETERIORATION.
- ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEEDED AS NEEDED.
- SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.
- THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.
- THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.
- OUTLET STRUCTURES IN THE SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 50%.

EROSION GENERAL NOTES

- A. THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS COMPRISED OF THE EROSION PHASE I & II CONSTRUCTION DRAWINGS, THE WETLAND DETAILS AND ANY RELATED DOCUMENTS INCLUDING CITY ORDINANCE.
- B. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST OF OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
- D. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.
- E. SITE MAP MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
- F. CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
- G. GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
- H. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
- I. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
- J. DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR VEHICLES AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
- K. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORMWATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE OR U.S.
- L. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE.
- M. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS STOPPED SHALL BE TEMPORARILY SEEDED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS.
- N. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN AND/OR LANDSCAPE PLAN.
- O. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.
- P. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
- Q. CONTRACTORS OR SUB-CONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE RETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
- R. ON-SITE & OFFSITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. CONTRACTOR SHALL INDICATE ON PLAN THE STOCKPILE AND BORROW AREA LOCATIONS AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
- S. RIDGES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, STRAW BALES, ETC.) TO PREVENT EROSION.
- U. ALL CONCRETE MANHOLE COVERS SHALL BE WATER TIGHT. AT THE END OF EACH WORKING DAY, THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.

SEQUENCE OF CONSTRUCTION

SWPPP PHASE I:

- PRE-CONSTRUCTION MEETING.
 - INSTALL STABILIZED CONSTRUCTION EXIT(S) AND CONCRETE WASH AREA(S).
 - PREPARE TEMPORARY PARKING AND STORAGE AREA. UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS:
 - TRAILER
 - PARKING & STORAGE AREAS
 - LAY DOWN
 - PORTA POTTY
 - WHEEL WASH &/OR CONCRETE WASHOUT
 - MASON'S AREA
 - FUEL AND MATERIAL STORAGE CONTAINERS
 - SOLID WASTE CONTAINERS, ETC.,
 - DENOTE THEM ON THE SITE MAPS IMMEDIATELY AND NOTE ANY CHANGES IN THE LOCATIONS AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS.
 - THE FOLLOWING SHALL BE SHOWN ON THE EROSION CONTROL SITE MAP UPON IMPLEMENTATION AND INSTALLATION:
 - CONSTRUCTION TRAILER(S)
 - PARKING & STORAGE AREAS
 - LAY DOWN
 - PORTA POTTY
 - WHEEL WASH &/OR CONCRETE WASHOUT
 - FUEL AND MATERIAL STORAGE CONTAINERS
 - SOLID WASTE CONTAINERS, ETC.
 - CONSTRUCT THE SILT FENCES ON THE SITE.
 - CONTRACTOR SHALL HALT ALL GROUND DISTURBANCE ACTIVITIES AND CONTACT THE CIVIL ENGINEER OF RECORD TO PERFORM INSPECTION AND CERTIFICATION OF BMPS. GENERAL CONTRACTOR SHALL SCHEDULE AND CONDUCT STORM WATER PRE-CONSTRUCTION MEETING WITH ENGINEER AND ALL GROUND-DISTURBING CONTRACTORS BEFORE PROCEEDING WITH CONSTRUCTION.
 - CONSTRUCT THE SEDIMENT BASIN(S) WITH OUTFALL STRUCTURE AS SHOWN ON PLAN BEFORE ANY OTHER CONSTRUCTION ACTIVITIES ARE PERFORMED.
 - CLEAR AND GRUB THE SITE.
 - START CONSTRUCTION OF BUILDING PAD, STRUCTURES, IF ANY AND RETENTION POND MODIFICATIONS.
 - BEGIN GRADING THE SITE.
- SWPPP PHASE II
- TEMPORARILY SEED DENUDED AREAS.
 - INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, CURBS AND GUTTERS.
 - INSTALL RIL RAP AROUND OUTLET STRUCTURES WHERE NOTED ON PLANS.
 - INSTALL INLET PROTECTION AROUND ALL STORM SEWER STRUCTURES.
 - PREPARE SITE FOR PAVING.
 - PAVE SITE.
 - INSTALL INLET PROTECTION DEVICES.
 - COMPLETE GRADING AND INSTALL PERMANENT SEEDING AND PLANTING.
 - REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES (ONLY IF SITE IS STABILIZED).

GRADING NOTES

PRE-CONSTRUCTION:

- PRIOR TO START OF SITE GRADING, EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE TO THE EROSION CONTROL PLAN. THESE EROSION CONTROL MEASURES, AS A MINIMUM, SHALL INCLUDE ALL SILT FENCINGS, TEMPORARY SEDIMENT TRAPS, TEMPORARY CONSTRUCTION ENTRANCE, AND ANY OTHER MEASURES NECESSARY TO ENSURE THAT SEDIMENT DOES NOT LEAVE THE SITE.
- CONTRACTOR SHALL NOTIFY THE APPROPRIATE UTILITY COMPANIES AND THE STATE ONE-CALL SYSTEM A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION FOR THE LOCATION OF ALL UNDERGROUND UTILITY LINES THAT WILL BE AFFECTED BY THIS DEVELOPMENT. PLEASE NOTE THAT EXISTING UTILITIES NOTED ON PLAN HAVE BEEN LOCATED WITH ALL AVAILABLE INFORMATION AND THAT EXACT LOCATION OF UTILITY LINES MAY NOT BE ACCURATE.
- A PRE-CONSTRUCTION MEETING SHALL BE HELD ON SITE ONCE ALL EROSION CONTROL MEASURES HAVE BEEN INSTALLED AND PRIOR TO ANY SITE GRADING / CONSTRUCTION / DEMOLITION.

GENERAL:

- CONTRACTOR SHALL INSTALL/USE ALL REQUIRED EQUIPMENT SO AS TO COMPLY WITH ALL SAFETY STANDARDS DICTATED BY OSHA, FEDERAL, STATE, AND LOCAL REGULATIONS.
- CONTRACTOR SHALL COORDINATE WITH APPROPRIATE UTILITY COMPANY AS LISTED ON THE COVER SHEET FOR ADJUSTMENT OF UTILITY LINES AFFECTED BY CUT AND FILL.
- AREAS TO BE GRADED SHALL BE CLEARED AND GRUBBED SO AS TO REMOVE ALL ORGANIC MATERIAL INCLUDING BUT NOT LIMITED TO VEGETATION, TREES, ROOTS, DEBRIS OR OTHER MATERIALS THAT WOULD AFFECT THE STABILITY OF THE FILL. IF UNCERTAINTY EXISTS AS TO THE SUITABILITY OF ANY MATERIAL, THE CONTRACTOR SHALL HAVE A REGISTERED GEOTECHNICAL ENGINEER MAKE THE FINAL DETERMINATION.
- CONTRACTOR SHALL ENSURE THAT THE FILL MATERIAL BE FREE OF ORGANIC MATERIALS, FROZEN MATERIALS, MUCK, HIGHLY COMPRESSIBLE MATERIALS, ROCKS, RUBBISH, TIMBER, BRUSH, STUMPS, BUILDING DEBRIS, AND OTHER MATERIALS THAT WOULD NEGATIVELY AFFECT THE FILL MATERIAL.
- CONTRACTOR SHALL STOCK PILE AND MAINTAIN ALL GOOD TOP SOIL REMOVED FROM AREAS TO BE GRADED AND FILL FOR USE IN FINAL GRADING ALL CRITICAL / UNPAVED AREAS.
- CONTRACTOR SHALL PROFF ROLL SUBGRADE OF ALL AREAS TO BE PAVED PRIOR TO INSTALLATION OF PAVING MATERIALS. ANY SOFT AREAS SHALL BE REMOVED AND REPLACED WITH SELECT FILL AND COMPACTED AS NOTED IN THE PAVEMENT SECTION SHOWN ON THE DETAIL SHEET.
- CONTRACTOR SHALL EMPLOY A GEOTECHNICAL ENGINEERING / INSPECTION FIRM REGISTERED WITH THE STATE OF ARKANSAS FOR INSPECTION AND TESTING OF SUBGRADE FOR PROPER COMPACTION (95% STANDARD PROCTOR).

STORM SYSTEM:

- ALL DRAINAGE STRUCTURES UNDER PAVED AREAS AND / OR AREAS EXPECTING HEAVY DUTY TRAFFIC LOADING SHALL BE DESIGNED TO MEET AASHTO HEAVY DUTY (H20) TRAFFIC LOADING.
- STORM PIPE / BOX SHALL BE BEDDED IN ACCORDANCE WITH THE BEDDING DETAIL AND IN ACCORDANCE WITH THE SPECIFICATIONS OF ASTM D321 (LATEST EDITION AVAILABLE AT [HTTP://WWW.ASTM.ORG](http://www.astm.org)).
- STORM SYSTEM IS MEASURED FROM THE CENTER OF THE BOX AND FROM THE END OF THE FLARED END SECTIONS.
- DRAINAGE STRUCTURES SHALL BE CONSTRUCTED SO THAT THE APPROPRIATE SECTION OF THE BOX, SUCH AS THE GUTTER FOR CURB INLETS, THE GRATE FOR DROP INLETS, IS AT AN ELEVATION THAT WILL ALLOW FOR THE MAXIMUM DRAINAGE INTO THE BOX IN ACCORDANCE WITH PROPOSED GRADES AND SPOT ELEVATION SHOWN ON THE PLAN. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD IN THE EVENT OF A DISCREPANCY.
- ALL DRAINAGE STRUCTURES LOCATED WITHIN THE STATE OR LOCAL RIGHT OF WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS AND DETAILS OF THE APPROPRIATE GOVERNING AGENCY.
- CONTRACTOR SHALL MATCH TOP OF PROPOSED STORM SEWER MANHOLE TO PROPOSED GRADE. IF A DISCREPANCY OCCURS BETWEEN THE PROPOSED GRADE AND PROPOSED STRUCTURE TOPS, THE GRADING SHALL GOVERN. IF THE DISCREPANCY IS MORE THAN 4 INCHES THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD.
- CONTRACTOR SHALL NOT CONSTRUCT CURB INLET TOPS OR JUNCTION BOX TOPS UNTIL STREET GRADING ACHIEVES FINAL SUBGRADE ELEVATION.
- WHERE HDPE IS CHOSEN TO REPLACE RCP, FOLLOW MANUFACTURER'S INSTALLATION DETAILS.

GRADING NOTES

POST-CONSTRUCTION:

- CONTRACTOR SHALL SCARIFY ANY AREA TO RECEIVE TOP SOIL TO A MIN. DEPTH OF 3"
- UNPAVED DISTURBED AREAS SHALL BE GRADED SMOOTH AND RECEIVE A MINIMUM OF 4" OF TOPSOIL. THE AREA SHALL BE SEEDED AND / OR SODDED IN ACCORDANCE WITH THE LANDSCAPE PLAN. THE AREA SHALL BE WATERED UNTIL A HARDY COVER OF GRASS HAS BEEN ESTABLISHED AND 70% OF THE SITE HAS BEEN STABILIZED IN ACCORDANCE WITH ADEQ'S CONSTRUCTION GENERAL PERMIT (ARR150000).
- ONCE THE SITE HAS REACHED FINAL STABILIZATION IN ACCORDANCE TO THE REQUIREMENTS SET FORTH IN ADEQ'S CONSTRUCTION GENERAL PERMIT, THE CONTRACTOR SHALL FILE A NOTICE OF TERMINATION.
- SOD IS REQUIRED FOR ENTIRE RETENTION/DETENTION POND AREAS.
- HDPE REFERS TO HIGH DENSITY POLYETHYLENE "PE" TYPE CORRUGATED (EXTERIOR) DRAINAGE PIPE.
- HDPP REFERS TO HIGH DENSITY POLYETHYLENE "PP" TYPE (HIGH PERFORMANCE) DOUBLE WALLED CORRUGATED (EXTERIOR) DRAINAGE PIPE.

UTILITY NOTES

GENERAL:

- THE CONTRACTOR SHALL CONTACT "ONE-CALL" AND / OR THE APPROPRIATE UTILITY COMPANY A MINIMUM OF 48 HOURS PRIOR TO EXCAVATION IN AREAS OF EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO UNDERGROUND UTILITY LINES AND SHALL MAKE EVERY EFFORT NECESSARY TO COORDINATE WITH THE APPROPRIATE UTILITY COMPANY FOR REPAIR OF THE UTILITY.
- A MINIMUM OF 48 HOURS PRIOR TO START OF CONSTRUCTION / INSTALLATION OF ANY UTILITIES, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE LOCAL MUNICIPALITY / GOVERNING AGENCY OR UTILITY TO SCHEDULE A PRE-CONSTRUCTION MEETING AS REQUIRED BY SAID MUNICIPALITY / AGENCY / UTILITY. NO WORK SHALL OCCUR ON THE SITE PRIOR TO THE PRE-CONSTRUCTION MEETING. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR OBTAINING ANY NECESSARY STATE / LOCAL PERMITS FOR CONSTRUCTION.
- WATER AND SANITARY LINES SHALL HAVE A MINIMUM OF 18" VERTICAL SEPARATION AND 10'-0" OF HORIZONTAL SEPARATION FROM EACH OTHER.
- ALL WATER AND SEWER FORCE MAIN FITTING SHALL BE RESTRAINED THROUGH THE USE OF THURST BLOCKING PER THE DETAIL SHEETS OR APPROVED EQUIVALENT ANCHORS.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL OR PLUMBING DRAWINGS FOR UTILITY CONNECTION LOCATIONS FOR THE BUILDING.
- DIMENSIONS ARE TO THE FACE / CORNER OF THE BUILDING, BACK OF CURB, AND CENTERLINE OF PIPE AND FITTING.
- CONTRACTOR SHALL COORDINATE DISRUPTION OF UTILITY SERVICE WITH ALL SURROUNDING / ADJACENT PROPERTY OWNERS.
- EXISTING UTILITIES SHOWN ON PLANS HAVE BEEN SHOWN IN THEIR APPROXIMATE LOCATIONS PER AVAILABLE INFORMATION.
- CONTRACTOR SHALL OBTAIN AUTHORIZATION OF THE LOCAL MUNICIPALITIES PRIOR TO CONNECTION TO ANY EXISTING WATER LINES, SEWER LINES, OR SEWER MANHOLES. CONTRACTOR SHALL AVOID SPILLAGE OF ANY RAW MATERIALS FROM THE SEWER SYSTEM. IN THE EVENT THAT A SPILL OCCURS, THE CONTRACTOR SHALL PROVIDE ALL EQUIPMENT NECESSARY TO REPAIR THE SEWER LINE, AND REMOVE ALL SPILT WASTE INCLUDING CONTAMINATED SOILS PER THE REQUIREMENTS OF THE LOCAL MUNICIPALITY.
- PROPOSED UTILITIES THAT ARE TO BE BURIED WITHIN THE SAME TRENCH SHALL BE COORDINATED WITH AND APPROVED BY THE APPROPRIATE UTILITY COMPANY.
- CONTRACTOR SHALL FIELD VERIFY DEPTH AND LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION OF PROPOSED UTILITIES.
- FIRE HYDRANTS SHALL BE INSTALLED IN ACCORDANCE WITH THE STANDARDS / SPECIFICATION OF THE LOCAL WATER UTILITY COMPANY AND LOCAL MUNICIPALITY.
- PROPOSED UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS / SPECIFICATIONS OF THE GOVERNING AGENCY.
- CONTRACTOR SHALL COORDINATE WITH APPROPRIATE UTILITY COMPANY AS LISTED ON THE COVER SHEET FOR ADJUSTMENT OF UTILITY LINES AFFECTED BY CUT AND FILL.
- UTILITY LINES LESS THAN 12 KV SHALL BE RELOCATED UNDERGROUND AS REQUIRED BY THE LOCAL MUNICIPALITY.
- CONTRACTOR SHALL COORDINATE WITH APPROPRIATE UTILITY COMPANIES FOR ROUTING OF GAS, TELEPHONE, CABLE, AND ELECTRICITY.
- COORDINATE WITH BEUD UTILITIES FOR MAKING THE HOT TAPS. BEUD UTILITIES DOES ALL HOT TAPS ON OUR SYSTEM.
- ALL VALVES AND FIRE HYDRANTS MUST BE INSTALLED AT FINISHED GRADE. NO VALVES WITHIN THE SIDEWALKS.
- ALL METER CANS MUST BE 3" ABOVE FINISHED GRADE. THIS IS FINISHED GRADE WHEN HOME IS BUILT.
- STREET SIDE MANHOLE RIM ELEVATIONS SHALL NOT BE 4" ABOVE THE PROPOSED FINAL GRADE AND OFFSITE OR NON STREET SIDE MANHOLE TOP RIM ELEVATIONS SHALL BE 12" ABOVE PROPOSED FINAL GRADE. IBB 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 PLAN.

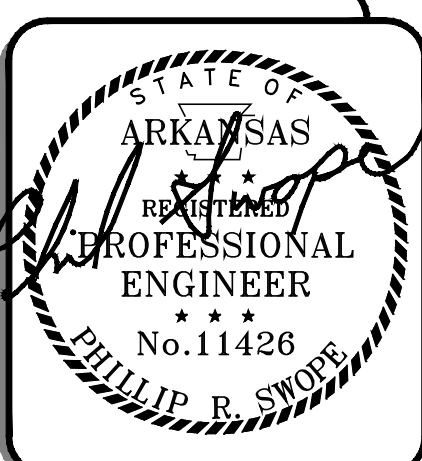
SANITARY SEWER NOTES

- ALL SANITARY SEWER LINES SHALL HAVE 36" MIN. COVER ABOVE TOP OF PIPE.
- ALL SANITARY SEWER LINES SHALL BE BEDDED IN ACCORDANCE WITH CITY STANDARDS AND BEDDING DETAIL. SEE DETAIL SHEET(S).
- SANITARY SEWER MANHOLES LOCATED IN GRASS AREA / NON-PAVED AREA SHALL BE CONSTRUCTED SO THAT THE RIM IS SIX (6) INCHES ABOVE PROPOSED HIGHEST POINT OF CLOSEST ADJACENT GRADE. IN THE EVENT THIS CAN NOT BE ACHIEVED THEN THE MANHOLE COVER SHALL BE WATER TIGHT.
- CONTRACTOR SHALL MATCH TOP OF PROPOSED SANITARY SEWER MANHOLE TO PROPOSED GRADE. IF A DISCREPANCY OCCURS BETWEEN THE PROPOSED GRADE AND PROPOSED STRUCTURE TOPS, THE GRADING SHALL GOVERN.

WATER NOTES

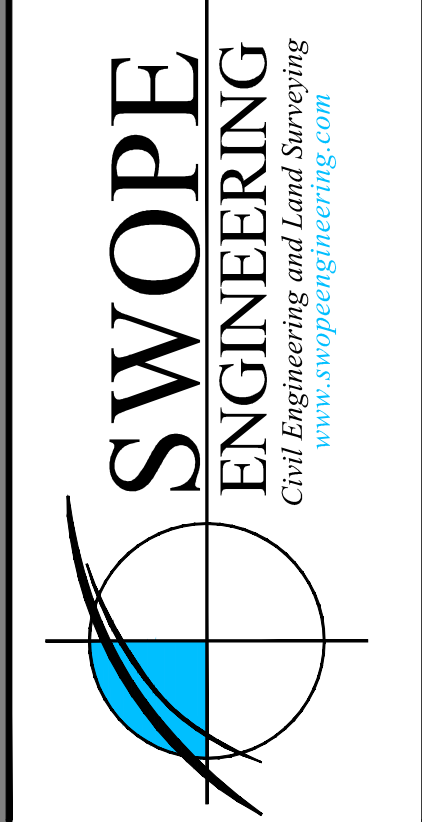
- ALL WATER LINES SHALL HAVE 48" MIN. COVER ABOVE TOP OF PIPE.
- ALL WATER LINES SHALL BE BEDDED IN ACCORDANCE WITH CITY STANDARDS AND BEDDING DETAIL. SEE DETAIL SHEET(S).
- ALL WATER LINES SHALL BE HYDROSTATICALLY TESTED AND DISINFECTED IN ACCORDANCE WITH CITY STANDARDS AND WITH A CITY INSPECTOR PRESENT.
- ALL FIRE HYDRANTS SHALL HAVE A CITY APPROVED GATE VALVE RESTRAINED TO THE HYDRANT.
- ANY CLEANOUTS, VALVE BOXES, AND METER BOXES IN THE PAVEMENT AREA SHALL BE INSTALLED WITH A CONCRETE APRON IN ACCORDANCE WITH THE DETAIL SHEET.
- ALL WATERLINE APPURTENANCES WITH ACCESS ABOVE-GROUND (VALVES, METERS, ETC) SHALL BE PLACED OUTSIDE OF PAVING AND FUTURE SIDEWALK AREAS. IF THESE LOCATIONS ARE NOT FEASIBLE, CONTACT THE ENGINEER PRIOR TO INSTALLATION.

ALL WATERLINE APPURTENANCES (HYDRANTS, VALVE BOXES, ARV BOXES, METERS, ETC) SHALL BE SET ACCORDING TO HEIGHTS RELATIVE TO FINISHED GRADE. DO NOT SET ANY WATERLINE APPURTENANCES WITHOUT VERIFYING TOP BACK-OF-CURB ELEVATIONS FIRST



GENERAL NOTES
PARC FLEX SPACE
LARGE SCALE DEVELOPMENT PLANS
BENCO 12 LLC
5900 SW REGIONAL AIRPORT BLVD
BENTONVILLE, AR 72712

NO.	DATE	REVISION	
		1	2
1	07/24/24	FIRST SUBMITTAL	
2	09/20/24	SECOND SUBMITTAL	
3			
4			



DRAWN BY: YOMAR	JOB NUMBER: 23-114
SUBMITTAL DATE: 10/08/2024	CITY NUMBER: ####
DRAWING NAME: 23-114-P1 SITE.DWG	
SHEET NUMBER:	

C1.1

LSD24-0038

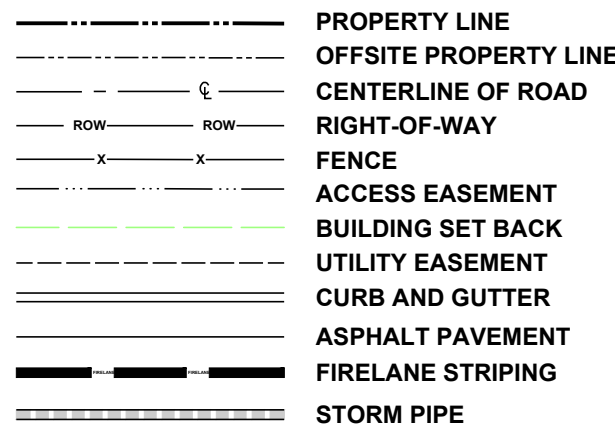


Know what's below.
Call before you dig.

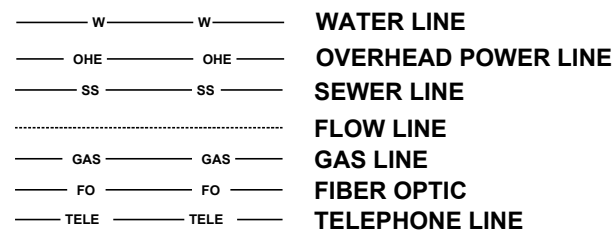
R:\SWOPE\23-114 PARC FLEX SPACE CIVIL DRAWINGS\23-114-P1 OVERALL SITE.DWG - PLOTTED ON 10/6/2024 12:11:17 PM @ A SCALE OF 1:1 TO DWG TO PDF.PCS BY YOMAR CRUZ

UTILITY PLAN LEGEND

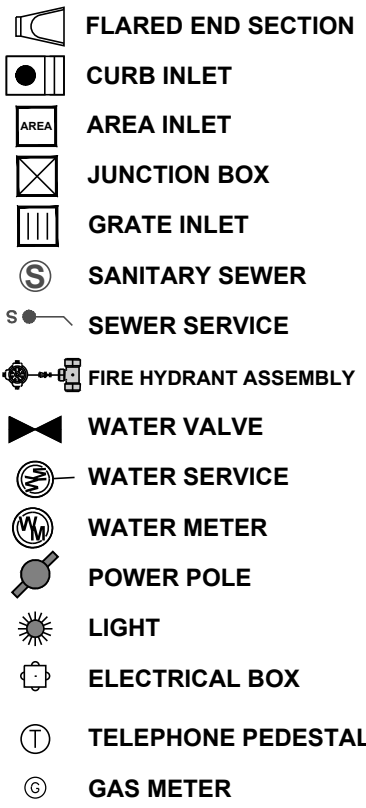
FEATURE LINES



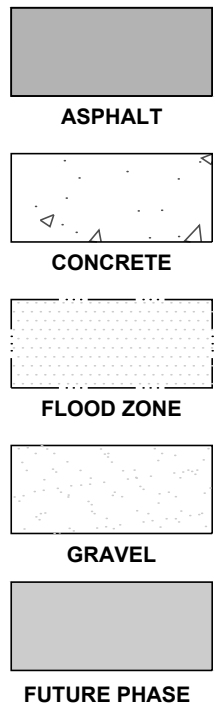
UTILITY LINES



SYMBOLS



HATCHES



THIS LEGEND MAY CONTAIN SOME SYMBOLS NOT SHOWN WITHIN THE PLAN OR PLAT VIEW

LIGHTING NOTES

- ALL LIGHTING SHALL BE CUT-OFF OR B-U-G LIGHTING FIXTURES. ANY NEW SITE LIGHTING OR LIGHTING ATTACHED TO THE STRUCTURE MUST BE A CUT-OFF OR B-U-G LIGHTING FIXTURE.
- CUT SHEETS INCLUDED ON SHEETS C10.8 AND C10.9.
- ALL LIGHTING FIXTURES SHALL HAVE SHIELDS INSTALLED TO DIRECT THE LIGHTING DOWNWARD AND PREVENT LIGHT TRESPASS.
- FOR ANY/ALL NEW LIGHTING PROPOSED, SHALL BE CUT-OFF OR B-U-G (WITH A U RATING OF 0) AND APPROVED BY THE PLANNING DEPARTMENT.

PUD NOTES

- PHASE 1 CONSISTS OF LOT 1, PHASE 2 MAY BE BROKEN INTO VARIOUS SUB-PHASES.
- TIMING OF PHASE 1 IS IMMEDIATE. TIMING OF REMAINING PHASES UNKNOWN.
- ALL FUTURE PLATTING OF THE INDICATED LOTS SHALL INCLUDE A SHARED PARKING AGREEMENT BETWEEN LOTS.
- ALL BUILDING DESIGN REQUIREMENTS APPLY TO FUTURE LSD'S ON THIS LAND.
- ALL USES, LAYOUTS AND PARKING COUNTS ARE SUBJECT TO CHANGE, PROVIDED THEY MEET C-2 USES BY RIGHT, PUD REQUIREMENTS AND THAT THEY COMPLY WITH ALL CITY CODES.

SITE PLAN 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.
- NO SIGNAGE PROPOSED AT THIS TIME. ALL PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
- NO PROPOSED FENCING AT THIS TIME. THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.
- ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) WILL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING.
- FOR ALL RIGHT OF WAYS OPEN TO VEHICULAR TRAFFIC, 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 ENGINEER.
- THE DUMPSTER ENCLOSURE SHALL BE CONSTRUCTED WITH SIMILAR MATERIALS AS THE BUILDING.

LOT INFORMATION

LOT NUMBER		LOT SF		LOT AC		BLDG SIZE		USE			
1		73,817.14		1.69		16,944 SQ FT		FLEX			
PARKING REQD		REQD PARKING		PROVIDED PARKING		REQUIRED GREEN SPACE		PROVIDED GREEN SPACE		GREEN SPACE PROVIDED %	
BUSINESS: 1/300 WAREHOUSE: 5+1/2000 ACCESSIBLE SPACES: 2		29		49		14,735.36 SQ FT		30,455.71 SQ FT		41.3%	

- FLEX USE - 25% COUNTED AS OFFICE (1/300) AND 75% COUNTED AS WAREHOUSE (5+1/2000SF)
- FOR FLEX BUILDINGS CONSTRUCTED FIRST, FRONT PARKING WILL EXCEED 40% UNTIL THE FRONTAGE LOTS ARE DEVELOPED. THIS PLACES ALL PARKING IN REAR SIDES OF THE DEVELOPMENT AT ULTIMATE BUILD OUT.

PROPERTY INFORMATION

Gross Site Area	73,817.1 sf.	1.69 acres
Proposed Dedicated R.O.W.	0 sq. ft.	0 acres
Net Site Area	73,817.1 sf.	1.69 acres
Zoning : C-2		

AIRPORT ZONE

- THIS PROPERTY LIES IN "NOTICE TO CONSTRUCT SURFACE" PER BENTONVILLE GIS.
- WE HEREBY GRANT TO THE CITY OF BENTONVILLE A BLANKET AVIGATION EASEMENT OVER THE ENTIRETY OF THIS LOT SPLIT PURSUANT TO MUNICIPAL CODE SECTION 401.12.

ZONING

- C-2 - GENERAL COMMERCIAL
- FRONT SETBACK = 20'
- SIDE SETBACK = 7'
- REAR SETBACK = 20'

BUILDING MATERIALS

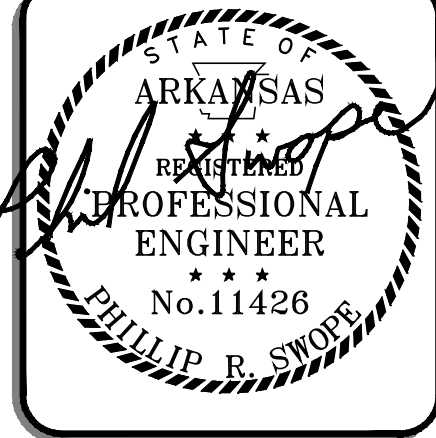
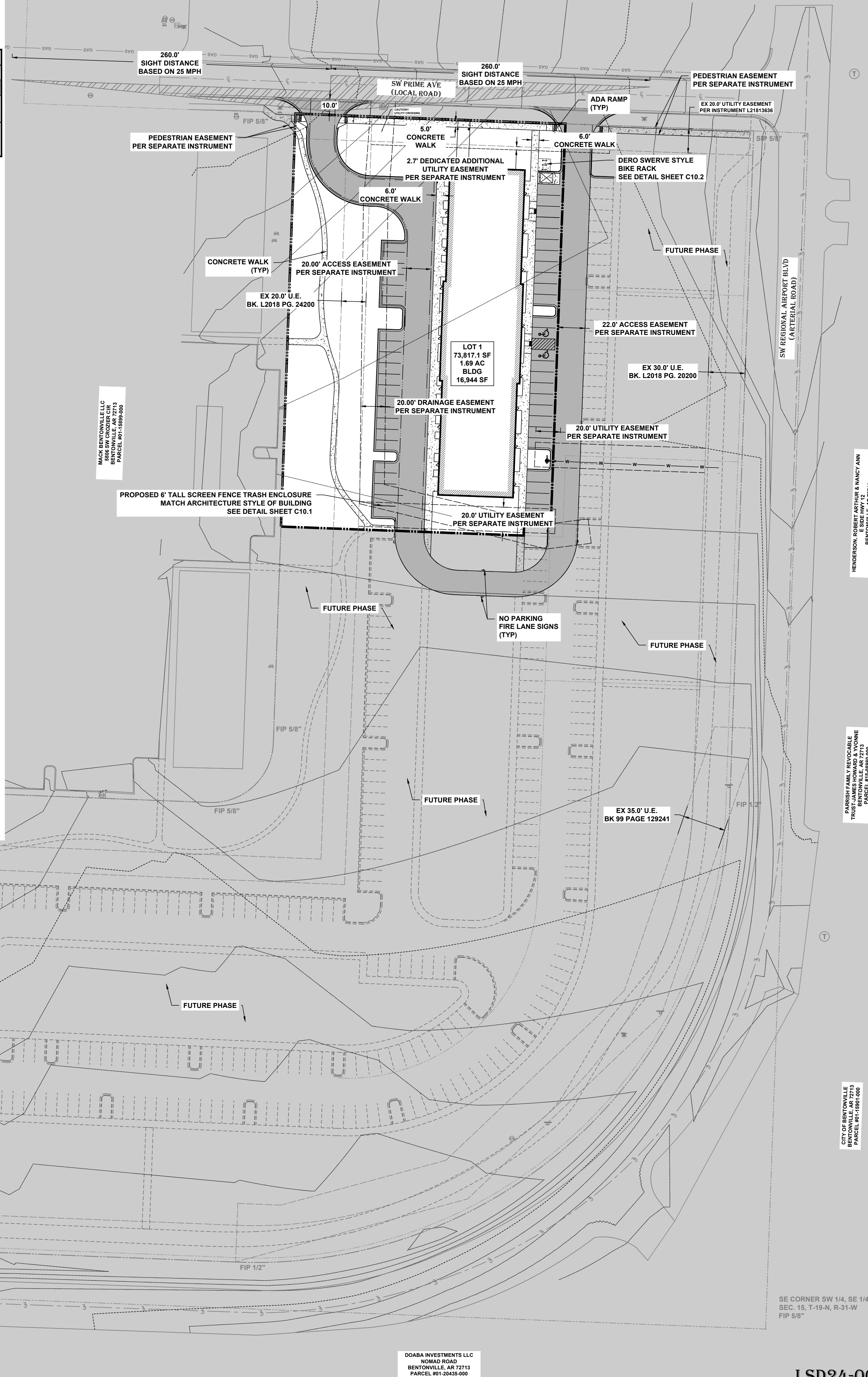
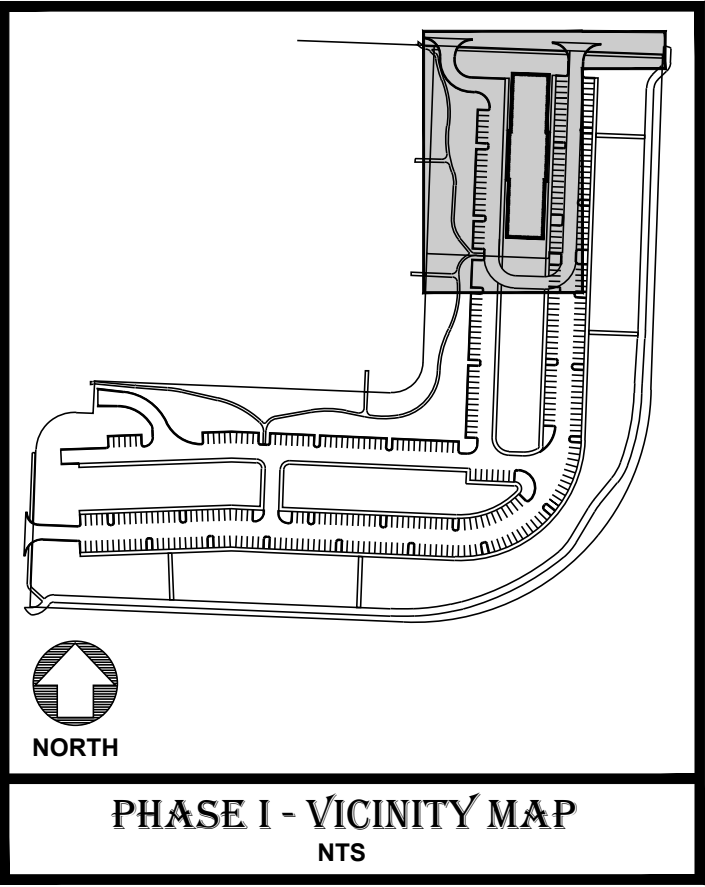
INCLUDING BUT NOT LIMITED TOO; BRICK, GLASS, STUCCO, ARCHITECTURAL METAL PANELS, METAL ACCENTS.
ALL MATERIALS AS PERMITTED BY CITY REQUIRED BUILDING MATERIALS

FLOOD INFORMATION

THIS PROPERTY DOES NOT LIE IN ZONE 'A/AE' (SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD) AS DETERMINED FROM THE F.I.R.M. MAPS OF BENTON COUNTY, ARKANSAS, AND INCORPORATED AREAS, MAP NUMBER 05007C0235K, EFFECTIVE DATE JUNE 04, 2012.

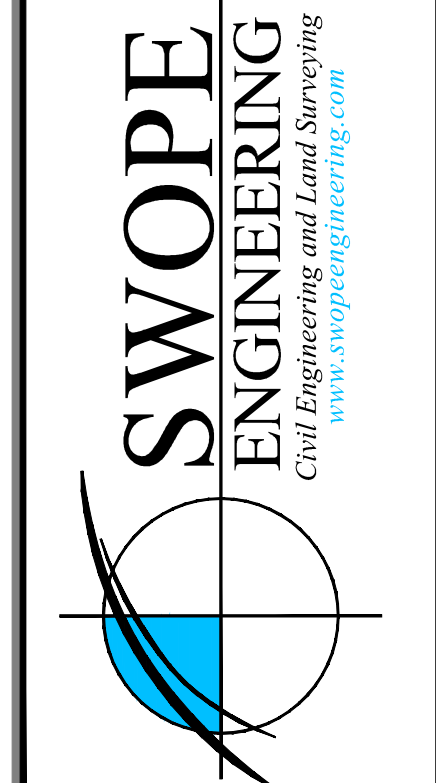
NOTES

- PHASE 1 CONSISTS OF LOT 1.
- ALL FUTURE PLATTING OF THE INDICATED LOTS SHALL INCLUDE A SHARED PARKING AGREEMENT BETWEEN LOTS.
- LOT 1: C-2 ZONING
- ADDRESS WILL BE: 5900 SW REGIONAL AIRPORT BLVD / SUITE NUMBERS WILL BE ASSIGNED AT A LATER DATE.

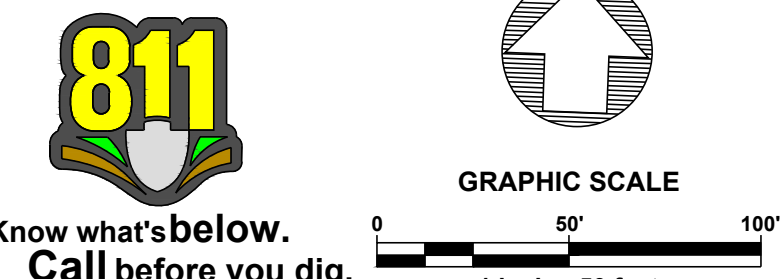


OVERALL SITE PLAN
PARC FLEX SPACE
LARGE SCALE DEVELOPMENT PLANS
BENCO 12 LLC
5900 SW REGIONAL AIRPORT BLVD
BENTONVILLE, AR 72712

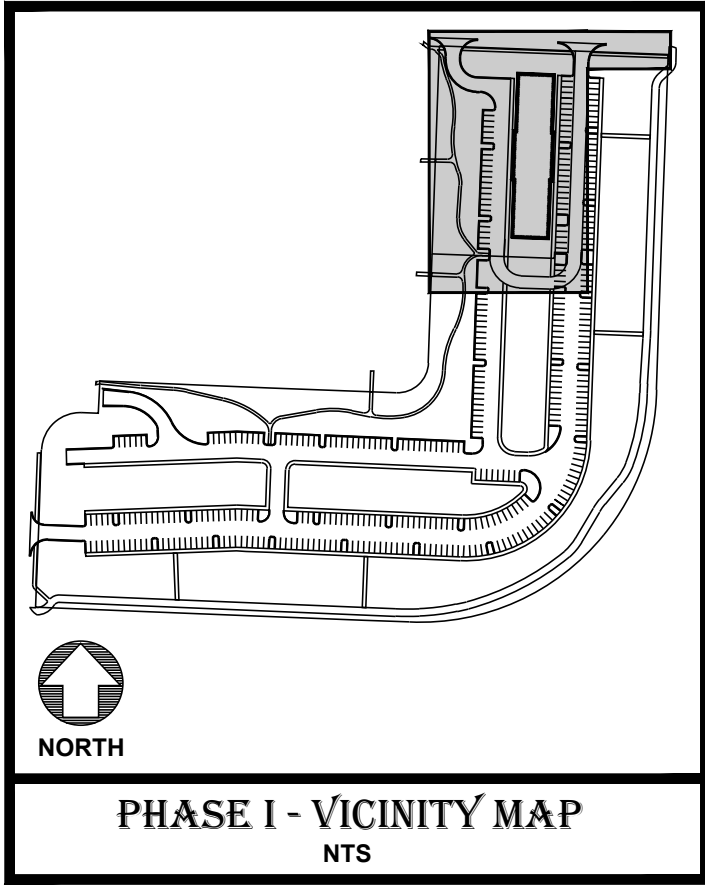
NO.	DATE	REVISION
1	07/24/24	FIRST SUBMITTAL
2	09/30/24	SECOND SUBMITTAL
3		
4		
5		



DRAWN BY: YOMAR	JOB NUMBER: 23-114
SUBMITTAL DATE: 09/19/2024	CITY NUMBER: ####
DRAWING NAME: 23-114-P1 OVERALL SITE.DWG	
SHEET NUMBER: C2.0	



LSD24-0038



LEGEND

FEATURE LINES AND SURVEY SYMBOLS

- PROPERTY LINE
- OFFSITE PROPERTY LINE
- CENTERLINE OF ROAD
- RIGHT-OF-WAY
- BUILDING SET BACK
- UTILITY EASEMENT
- CURB AND GUTTER
- ASPHALT PAVEMENT
- SET/FOUND REBAR
- SET/FOUND NAIL

UTILITY SYMBOLS

- FLARED END SECTION
- CURB INLET
- AREA INLET
- JUNCTION BOX
- SANITARY SEWER
- FIRE HYDRANT ASSEMBLY
- WATER VALVE
- WATER METER

HATCHES

ASPHALT
CONCRETE
FUTURE PHASE

THIS LEGEND MAY CONTAIN SOME SYMBOLS NOT SHOWN WITHIN THE PLAN OR PLAT VIEW

LOT INFORMATION

LOT NUMBER		LOT SF		LOT AC		BLDG SIZE		USE	
1		73,817.14		1.69		16,944 SQ FT		FLEX	
PARKING REQD		REQD PARKING	PROVIDED PARKING	REQUIRED GREEN SPACE		PROVIDED GREEN SPACE		GREEN SPACE PROVIDED %	
BUSINESS: 1/300 WAREHOUSE: 5+1/2000 ACCESSIBLE SPACES: 2		29	49	14,735.36 SQ FT		30,455.71 SQ FT		41.3%	

PROPERTY INFORMATION

Gross Site Area	73,817.1 sf.	1.69 acres
Proposed Dedicated R.O.W.	0 sq. ft.	0 acres
Net Site Area	73,817.1 sf.	1.69 acres
Zoning : C-2		

- FLEX USE - 25% COUNTED AS OFFICE (1/300) AND 75% COUNTED AS WAREHOUSE (5+1/2000SF)
- FOR FLEX BUILDINGS CONSTRUCTED FIRST, FRONT PARKING WILL EXCEED 40% UNTIL THE FRONTAGE LOTS ARE DEVELOPED. THIS PLACES ALL PARKING IN REAR/SIDES OF THE DEVELOPMENT AT ULTIMATE BUILD OUT.

SITE PLAN 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.
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AIRPORT ZONE

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NOTES

- PHASE I CONSISTS OF LOT 1.
- ALL FUTURE PLATTING OF THE INDICATED LOTS SHALL INCLUDE A SHARED PARKING AGREEMENT BETWEEN LOTS.
- LOT 1: C-2 ZONING
- ADDRESS WILL BE: 5900 SW REGIONAL AIRPORT BLVD / SUITE NUMBERS WILL BE ASSIGNED AT A LATER DATE.

WETLANDS INFORMATION

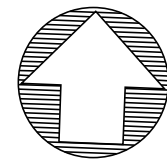
THERE ARE NO KNOWN WETLANDS ON THIS SITE.

FLOOD INFORMATION

THIS PROPERTY DOES NOT LIE IN ZONE 'A/AE' (SPECIAL FLOOD HAZARD AREAS INUNDED BY 100-YEAR FLOOD) AS DETERMINED FROM THE F.I.R.M. MAPS OF BENTON COUNTY, ARKANSAS, AND INCORPORATED AREAS, MAP NUMBER 05007C0235K, EFFECTIVE DATE JUNE 05, 2012.

MISCELLANEOUS INFORMATION

BASIS OF BEARING:
ARKANSAS STATE PLANE, NORTH ZONE (NAD 83), BASED UPON CITY OF BENTONVILLE GPS MONUMENT, CONVERGENCE ANGLE -01°19'24.76", COMBINED SCALE FACTOR: 0.999973753.



GRAPHIC SCALE
1 inch = 20 feet

PUD NOTES

- PHASE 1 CONSISTS OF LOT 1, PHASE 2 MAY BE BROKEN INTO VARIOUS SUB-PHASES.
- TIMING OF PHASE 1 IS IMMEDIATE. TIMING OF REMAINING PHASES UNKNOWN.
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BUILDING MATERIALS

INCLUDING BUT NOT LIMITED TOO: BRICK, GLASS, STUCCO, ARCHITECTURAL METAL PANELS, METAL ACCENTS.
ALL MATERIALS AS PERMITTED BY CITY REQUIRED BUILDING MATERIALS

ZONING

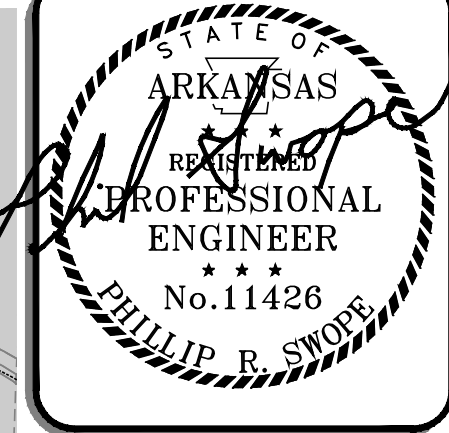
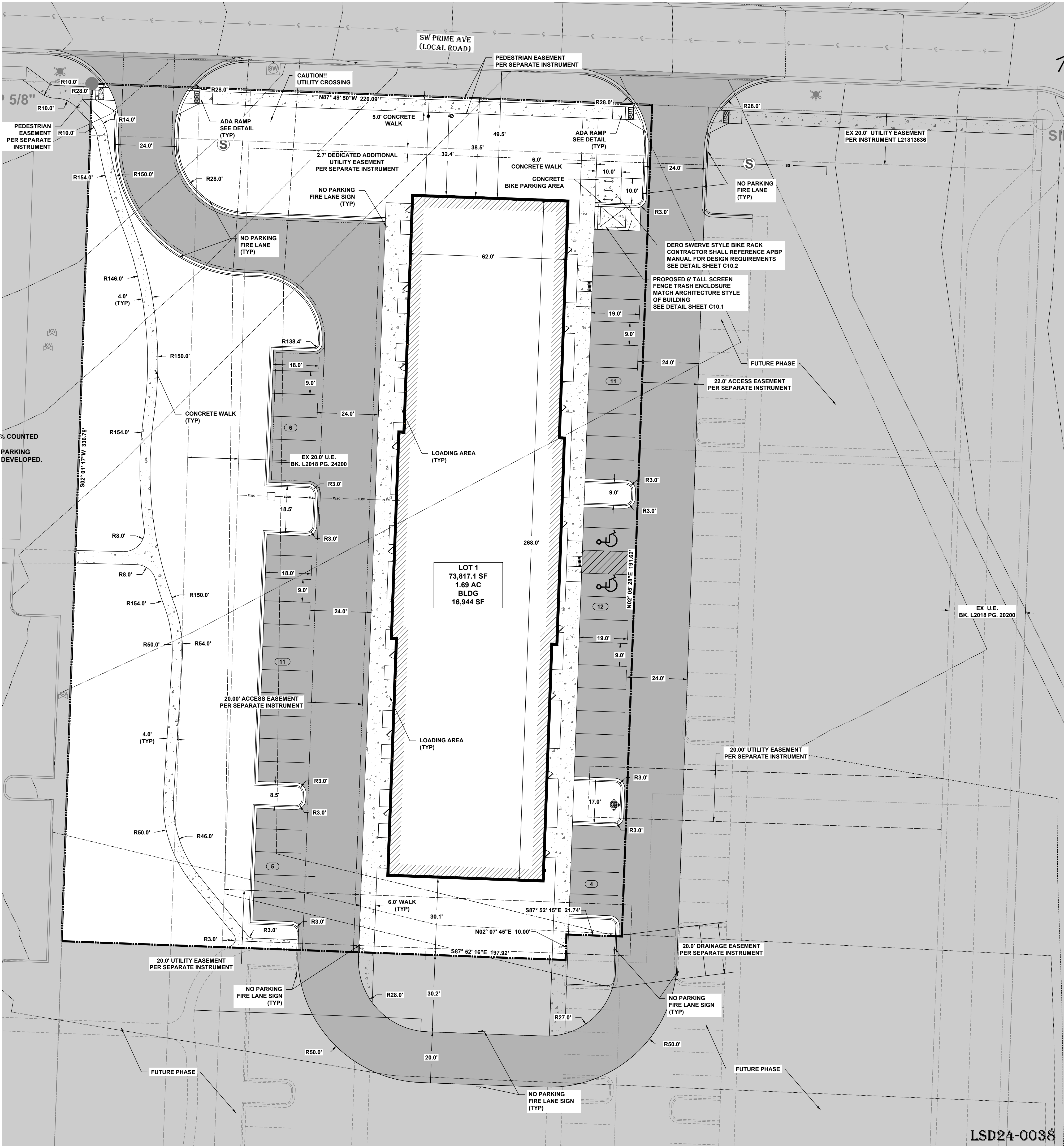
- C-2 - GENERAL COMMERCIAL
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- SIDE SETBACK = 7'
- REAR SETBACK = 20'

FLOOD INFORMATION

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LIGHTING NOTES

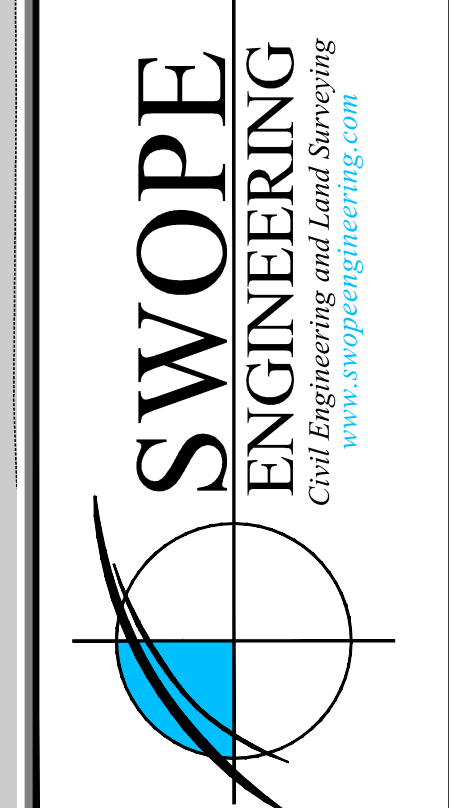
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- FOR ANY/ALL NEW LIGHTING PROPOSED, SHALL BE CUT-OFF OR B-U-G (WITH A U RATING OF 0) AND APPROVED BY THE PLANNING DEPARTMENT.



SITE PLAN

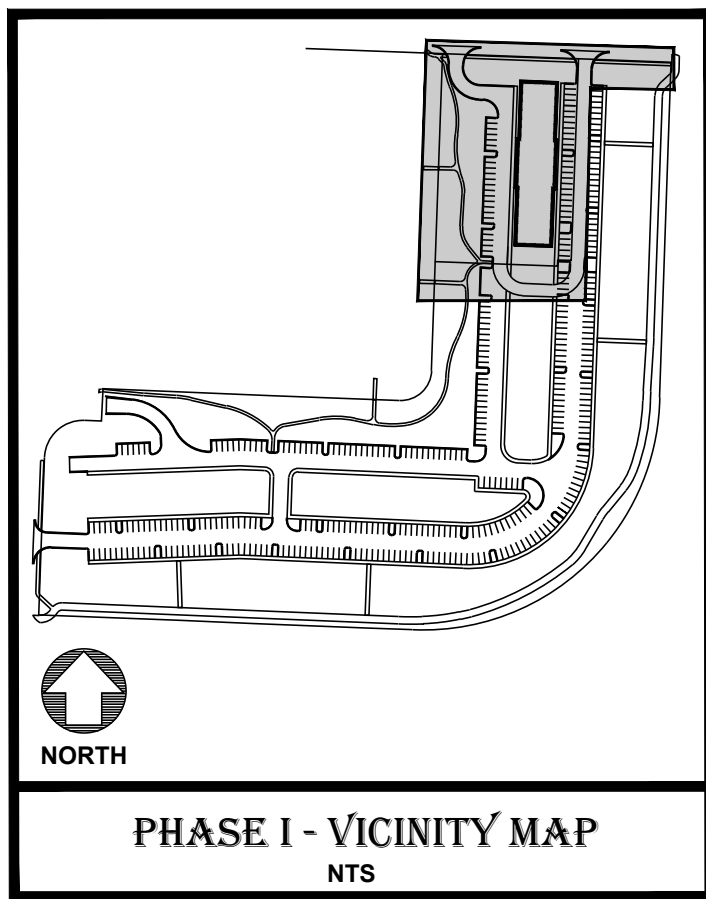
PARC FLEX SPACE
LARGE SCALE DEVELOPMENT PLANS
BENCO 12 LLC
5900 SW REGIONAL AIRPORT BLVD
BENTONVILLE, AR 72712

NO.	DATE	REVISION
1	07/24/24	FIRST SUBMITTAL
2	09/20/24	SECOND SUBMITTAL



DRAWN BY: YOMAR	JOB NUMBER: 23-114
SUBMITTAL DATE: 10/08/2024	CITY NUMBER: ####
DRAWING NAME: 23-114-P1 SITE.DWG	SHEET NUMBER: C2.1

LSD24-0038



LOT INFORMATION					
LOT NUMBER	LOT SF	LOT AC	BLDG SIZE	USE	
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PARKING REQD	REQD PARKING	PROVIDED PARKING	REQUIRED GREEN SPACE	PROVIDED GREEN SPACE	GREEN SPACE PROVIDED %
BUSINESS: 1/300 WAREHOUSE: 5+1/2000	27	51	14,735.36 SQ FT	30,455.71 SQ FT	41.3%

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PROPERTY INFORMATION			
Gross Site Area	73,817.1 sf.	1.69 acres	
Proposed Dedicated R.O.W.	0 sq. ft.	0 acres	
Net Site Area	73,817.1 sf.	1.69 acres	
Zoning	C-2		

NOTES:

- ALL TREES SHALL MAINTAIN A MINIMUM DISTANCE OF 5' FROM ALL PUBLIC UTILITIES
- THERE CAN NOT BE ANYTHING BETWEEN 3' AND 8' IN HEIGHT WITHIN THE SHADED AREAS.
- 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 "STANDARDS 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.
- WHERE POTENTIAL UTILITY CONFLICTS WITH LANDSCAPING, UTILITY LOCATIONS SHALL BE FIELD VERIFIED.
- ALL TREES SHALL BE PRESERVED UNLESS APPROVED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT PURSUANT TO ARTICLE 1300.07 OF THE MUNICIPAL CODE.
- ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED.

PLANT SCHEDULE

NO.	SYM.	COMMON NAME Botanical Name	SIZE
10 (TREES)		WHITE OAK QUERCUS ALBA	2.5" CAL. @DBH
14 (TREES)		OCTOBER GLORY RED ACER RUBRUM 'OCTOBER GLORY'	2.5" CAL. @DBH
4 (TREES)		EASTERN REDBUD CERCIS CANADENSIS 'FOREST PANSY'	2.0" CAL. @DBH
8 (TREES)		AMERICAN HORNBEAM CARPINUS CAROLINIANA	2.0" CAL. @DBH
77 (SHRUBS)		WINTERBERRY ILEX VERTICILLATA	2.0" CAL. @DBH

LEGEND

FEATURE LINES AND SURVEY SYMBOLS		UTILITY SYMBOLS	HATCHES
	PROPERTY LINE		
	OFFSITE PROPERTY LINE		
	CENTERLINE OF ROAD		
	RIGHT-OF-WAY		
	FENCE		
	ACCESS EASEMENT		
	BUILDING SET BACK		
	UTILITY EASEMENT		
	CURB AND GUTTER		
	ASPHALT PAVEMENT		
	SET/FOUND REBAR		
	SET/FOUND NAIL		
	FENCE CORNER POST		
	FOUND STONE		
	STATE MONUMENT		
	SET/FOUND ALUM. MONUMENT		
	SET/FOUND COTTON SPINDLE		
	SET / FOUND P/K NAIL		
	RAILROAD SPIKE		
	BENCH MARK (ELEV.)		

THIS LEGEND MAY CONTAIN SOME SYMBOLS NOT SHOWN WITHIN THE PLAN OR PLAT VIEW

WETLANDS INFORMATION

THERE ARE NO KNOWN WETLANDS ON THIS SITE.

MISCELLANEOUS INFORMATION

BASIS OF BEARING:
ARKANSAS STATE PLANE, NORTH ZONE (NAD 83), BASED UPON CITY OF BENTONVILLE GPS MONUMENT, CONVERGENCE ANGLE -01°19'24.76", COMBINED SCALE FACTOR: 0.999973753.

FLOOD INFORMATION

THIS PROPERTY DOES NOT LIE IN ZONE 'A/AE' (SPECIAL FLOOD HAZARD AREAS INUNDED BY 100-YEAR FLOOD) AS DETERMINED FROM THE F.I.R.M. MAPS OF BENTON COUNTY, ARKANSAS, AND INCORPORATED AREAS, MAP NUMBER 05007C0235K, EFFECTIVE DATE JUNE 04, 2012.



Know what's below.
Call before you dig.

LANDSCAPING NOTES:

- 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. (SEC 1400.5.C-11)
- HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF THE ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES. (SEC 1400.5.C-12)
- LIVING MATERIALS, SUCH AS LAWN, GRASS OR HERBACEOUS GROUND COVERS LIKE JUNIPER, ETC., SHALL COVER A MINIMUM OF EIGHTY PERCENT (80%) OF THE PLANTING ISLANDS. ONE HUNDRED PERCENT (100%) OF LIVING MATERIALS IS STRONGLY ENCOURAGED. (SEC 1400.6.A-8 & 1400.8.G-7)
- ALL TREES PLANTED IN THE PUBLIC RIGHT-OF-WAY SHALL BE 4" CALIBER AND THE LOWEST LIMB SHALL BE 96" OR HIGHER FROM FINAL GRADE AT TIME OF PLANTING.
- ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL PUBLIC UTILITIES.
- ALL TREES WITHIN SIGHT TRIANGLE OF NEW INTERSECTIONS SHALL HAVE THEIR LOWEST LIMB ELEVATION AT LEAST 8 FEET ABOVE FINISHED GRADE.

SEEDING AND SODDING NOTE:

- 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 WITH TURF-TYPE FESCUE AT A RATE OF 8 POUNDS PER 1000 SQUARE FEET, OR SODDED IF THE AREA IS DESIGNATED FOR SOD. THE AREA MUST ALSO BE MULCHED WITH STRAW. THE CONTRACTOR SHALL WATER AND MAINTAIN THE GRASS UNTIL A HEALTHY PERMANENT STAND IS ESTABLISHED.
- ALL DISTURBED AREAS WITH A 10% TO 15% SLOPE SHALL BE TOPSOILED TO A MINIMUM DEPTH OF 4", FERTILIZED AT A RATE OF 250 POUNDS PER ACRE AND SODDED AND STAKED WITH ZOYSIA GRASS (SEE PLAN FOR AREAS.) IF ANY OTHER SLOPES ARE CREATED BY THE CONTRACTOR ABOVE 10%, THEY SHALL ALSO BE TREATED IN THIS MANNER.
- ALL AREAS OVER 15% SHALL BE PLANTED AS ABOVE, BUT SHALL ALSO BE COVERED WITH EROSION CONTROL FABRIC AND STAKED.
- AREAS TO BE SODDED ARE DESIGNATED BY THE DOTTED HATCH AS SHOWN IN THE LEGEND ON THE PLAN.
- OWNER/DEVELOPER MUST PROVIDE A 3 YEAR GUARANTEE FOR MAINTAINING AND REPLACING LANDSCAPING BEFORE ISSUANCE OF CERTIFICATE OF OCCUPANCY.

LANDSCAPE CALCULATIONS

STREET TREES		
WHITE OAK	ONE TREE PER 20' REQUIRED	ONE TREE PER 20' PROVIDED
NORWEGIAN SUNSET MAPLE	ONE TREE PER 20' REQUIRED	ONE TREE PER 20' PROVIDED
PERIMETER TREES		
WHITE OAK	ONE TREE PER 50' REQUIRED	ONE TREE PER 50' PROVIDED
OCTOBER GLORY RED MAPLE	ONE TREE PER 50' REQUIRED	ONE TREE PER 50' PROVIDED
AMERICAN HORNBEAM	ONE TREE PER 50' REQUIRED	ONE TREE PER 50' PROVIDED
PARKING TREES		
AMERICAN HORNBEAM	TWO TREE PER ISLAND REQUIRED	TWO TREE PER ISLAND PROVIDED
RIVER BIRCH	TWO TREE PER ISLAND REQUIRED	TWO TREE PER ISLAND PROVIDED
LANDSCAPE CALCULATIONS REQUIRED		14,735.36 SQ FT
LANDSCAPE CALCULATIONS PROVIDED		30,455.71 SQ FT

PERIMETER TREE CALCULATIONS

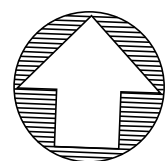
(W) 336.78/50 = 7
(S) 219.66/50 = 4
(E) 336.63/50 = 7
TOTAL = 18 PROVIDED

STREET TREE CALCULATIONS

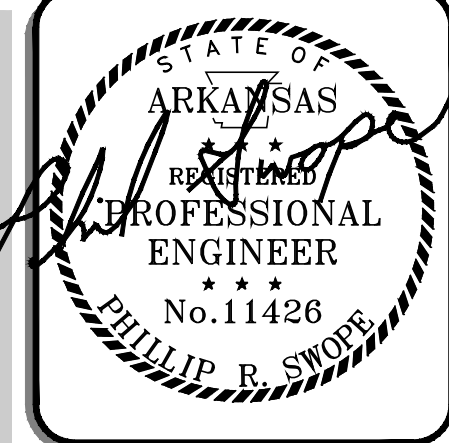
220.09/20 = 11 REQUIRED

SIGHT TRIANGLE NOTE:

THERE CAN NOT BE ANYTHING BETWEEN 3'AND 8' IN HEIGHT WITHIN THE SHADED AREA(S).



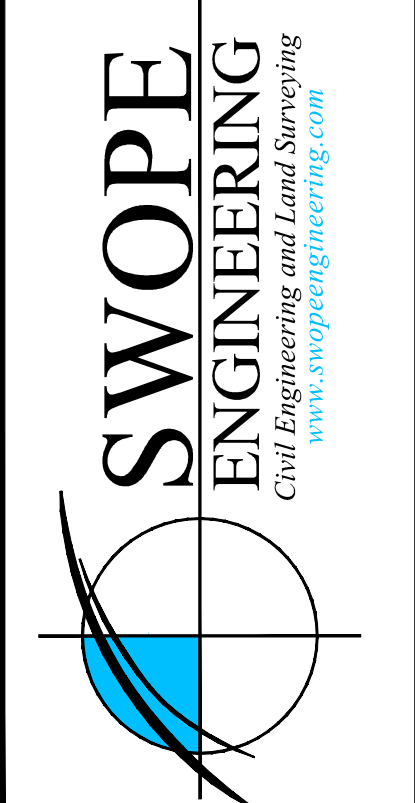
GRAPHIC SCALE
0 30' 60'
1 inch = 30 feet



LANDSCAPE PLAN

PARC FLEX SPACE
LARGE SCALE DEVELOPMENT PLANS
BENCO 12 LLC
5900 SW REGIONAL AIRPORT BLVD
BENTONVILLE, AR 72712

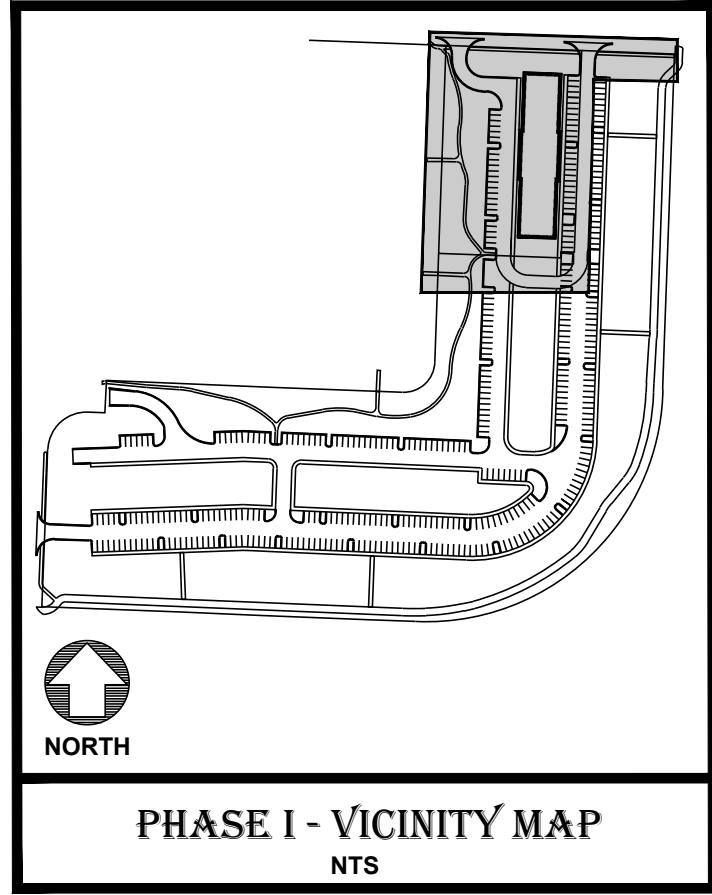
NO.	DATE	REVISION
1	07/24/24	FIRST SUBMITTAL
2	09/20/24	SECOND SUBMITTAL
1		



DRAWN BY:	YOMAR	JOB NUMBER:	23-114
SUBMITTAL DATE:	10/08/2024	CITY NUMBER:	####
DRAWING NAME:	23-114-P1 LS.DWG		
SHEET NUMBER:			

C4.0

LSD24-0038



FEATURE LINES AND SURVEY SYMBOLS	UTILITY SYMBOLS	HATCHES
- PROPERTY LINE - OFFSITE PROPERTY LINE - CENTERLINE OF ROAD - RIGHT-OF-WAY - FENCE - ACCESS EASEMENT - BUILDING SET BACK - UTILITY EASEMENT - CURB AND GUTTER - ASPHALT PAVEMENT - SET/FOUND REBAR - MAJOR CONTOUR - MINOR CONTOUR - EXISTING MAJOR CONTOUR - EXISTING MINOR CONTOUR - FUTURE MAJOR CONTOUR - FUTURE MINOR CONTOUR	- FLARED END SECTION - CURB INLET - AREA INLET - JUNCTION BOX - GRATE INLET - SANITARY SEWER - SEWER SERVICE - FIRE HYDRANT ASSEMBLY - WATER VALVE - WATER SERVICE - WATER METER - POWER POLE - LIGHT - ELECTRICAL BOX - TELEPHONE PEDESTAL - GAS METER	- ASPHALT - CONCRETE - FLOOD ZONE - GRAVEL - FUTURE PHASE

THIS LEGEND MAY CONTAIN SOME SYMBOLS NOT SHOWN WITHIN THE PLAN OR PLAT VIEW

PLAN 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.
- NO SIGNAGE PROPOSED AT THIS TIME. ALL PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
- NO PROPOSED FENCING AT THIS TIME. THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.
- ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) WILL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING.
- FOR ALL RIGHT OF WAYS OPEN TO VEHICULAR TRAFFIC, 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 ENGINEER.
- THE DUMPSTER ENCLOSURE SHALL BE CONSTRUCTED WITH SIMILAR MATERIALS AS THE BUILDING.
- ELIMINATE ALL CROSS LOT DRAINAGE.

NOTES

- PHASE I CONSISTS OF LOT 1.
- ALL FUTURE PLATTING OF THE INDICATED LOTS SHALL INCLUDE A SHARED PARKING AGREEMENT BETWEEN LOTS.
- LOT 1: C-2 ZONING

AIRPORT ZONE

- THIS PROPERTY LIES IN "NOTICE TO CONSTRUCT SURFACE" PER BENTONVILLE GIS.
- WE HEREBY GRANT TO THE CITY OF BENTONVILLE A BLANKET AVIGATION EASEMENT OVER THE ENTIRETY OF THIS LOT SPLIT PURSUANT TO MUNICIPAL CODE SECTION 401.12.

ZONING

- C-2 - GENERAL COMMERCIAL
- FRONT SETBACK = 20'
- SIDE SETBACK = 7'
- REAR SETBACK = 20'

FLOOD INFORMATION

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WETLANDS INFORMATION

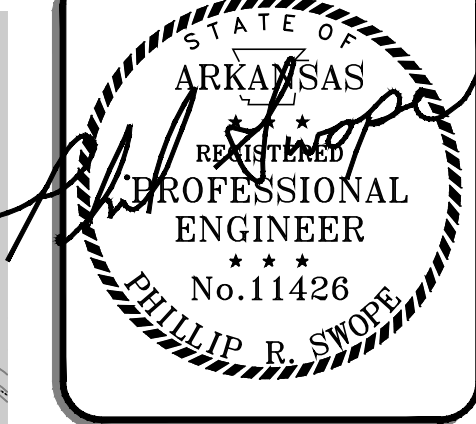
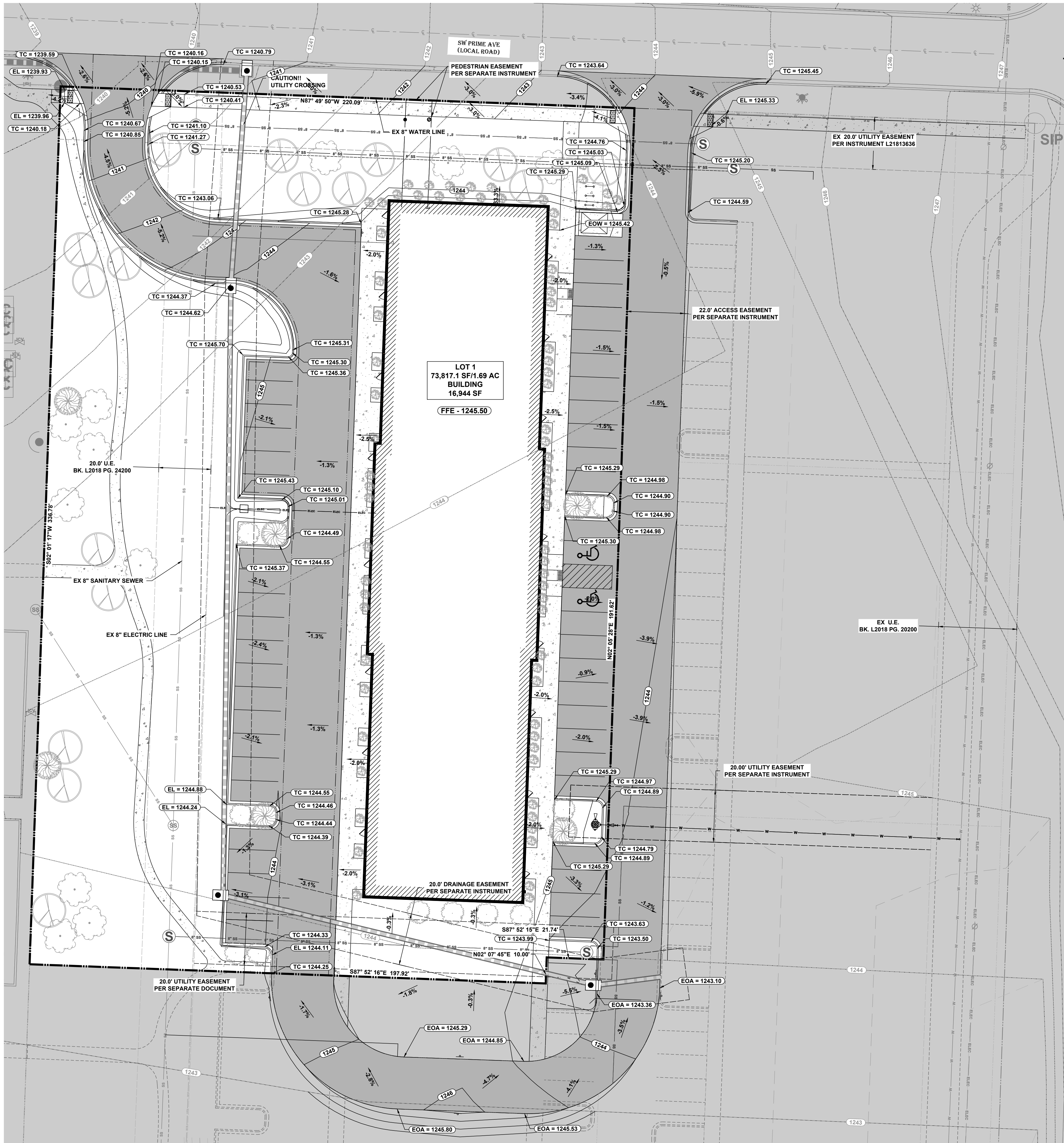
THERE ARE NO KNOWN WETLANDS ON THIS SITE.

MISCELLANEOUS INFORMATION

BASIS OF BEARING:
ARKANSAS STATE PLANE, NORTH ZONE (NAD 83), BASED UPON CITY OF BENTONVILLE GPS MONUMENT, CONVERGENCE ANGLE -01°19'24.76", COMBINED SCALE FACTOR: 0.999973753.

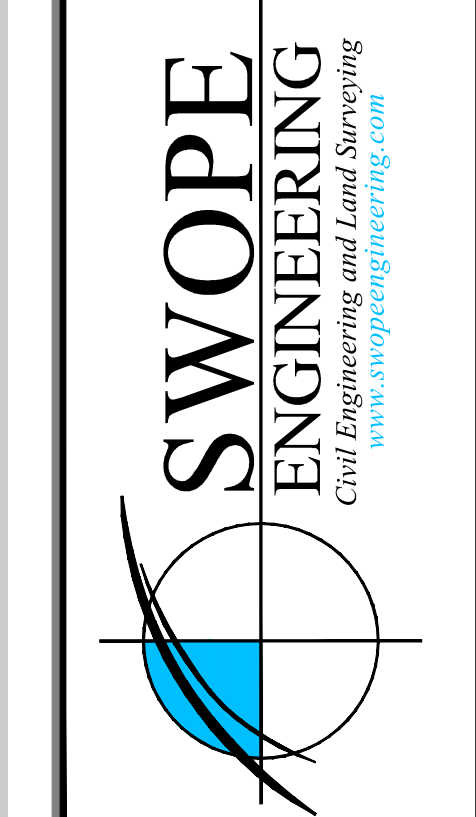
FLOOD INFORMATION

THIS PROPERTY DOES NOT LIE IN ZONE 'A/AE' (SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD) AS DETERMINED FROM THE F.I.R.M. MAPS OF BENTON COUNTY, ARKANSAS, AND INCORPORATED AREAS, MAP NUMBER 05007C0235K, EFFECTIVE DATE JUNE 04, 2012.



GRADING PLAN
PARC FLEX SPACE
LARGE SCALE DEVELOPMENT PLANS
BENCO 12 LLC
5900 SW REGIONAL AIRPORT BLVD
BENTONVILLE, AR 72712

NO.	DATE	REVISION
1	07/24/24	FIRST SUBMITTAL
2	09/30/24	SECOND SUBMITTAL



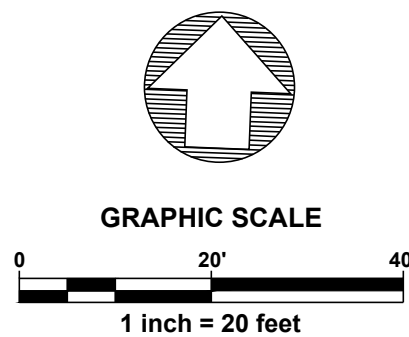
DRAWN BY: YOMAR	JOB NUMBER: 23-114
SUBMITTAL DATE: 10/8/2024	CITY NUMBER: ####
DRAWING NAME: 23-114-P1 GRADING SHEET.DWG	
SHEET NUMBER:	

C5.0

LSD24-0038



Know what's below.
Call before you dig.



OCCUPANT LOAD BY SPACE					
Room #	Room Name	Area	Occupancy Classification	FAP0	Total Occupants
FIRST FLOOR					
001	LEASE SPACE	14561 SF	Warehouses	500 SF	24.19
002	SPRINKLER RISER	63 SF	Accessory Storage/Mechanical	300 SF	0.21
100	OFFICE	342 SF	Business Areas	100 SF	3.42
101	RR	56 SF	Accessory Storage/Mechanical	300 SF	0.19
102	RR	55 SF	Accessory Storage/Mechanical	300 SF	0.18
103	SHOP	1265 SF	Warehouses	500 SF	2.63
104	UNDER STAIR	64 SF	Accessory Storage/Mechanical	300 SF	0.26
SECOND FLOOR					
105	STAIR	106 SF	Business Areas	100 SF	1.06
106	LOUNGE	455 SF	Business Areas	100 SF	4.55
					41.95

EGRESS DISTANCES	
Exit Path	Exit Path Distance
A	53' - 9"
B	21' - 2"
C	101' - 10"

CODE SUMMARY

APPLICABLE CODES:
INCLUDED BUT NOT LIMITED TO, THE LATEST ADOPTED ADDITIONS OF THESE CODES AS AMENDED BY THE CITY OF DENVERVILLE AND THE STATE OF ARKANSAS

- 2021 Arkansas Fire Prevention Code Vol. II - (2021 IRC w/ Arkansas Amendments)
- 2021 Arkansas Fire Prevention Code Vol. I - Commercial (2021 BDC w/ Arkansas Amendments)
- 2021 Arkansas Fire Prevention Code Vol. II - Residential (2021 IRC w/ Arkansas Amendments)
- 2020 Arkansas Plumbing Code (IPC)
- 2021 Arkansas Mechanical Code (IMC)
- 2020 National Electrical Code (NEC)
- 2019 Arkansas Fuel Gas Code (FEGC)
- 2014 Arkansas Energy Code (AEC)
- 2004 ANSI A117.1

THIS PROJECT IS A NEW BUILDING ON A PREVIOUSLY UNDEVELOPED SITE. SITE PLANS HAVE BEEN DEVELOPED BY A CIVIL ENGINEER UNDER A SEPARATE COVER

THE BUILDING IS FULLY SPRINKLERED WITH FIRE ALARM. PLANS TO BE SUBMITTED TO AHH FOR APPROVALS

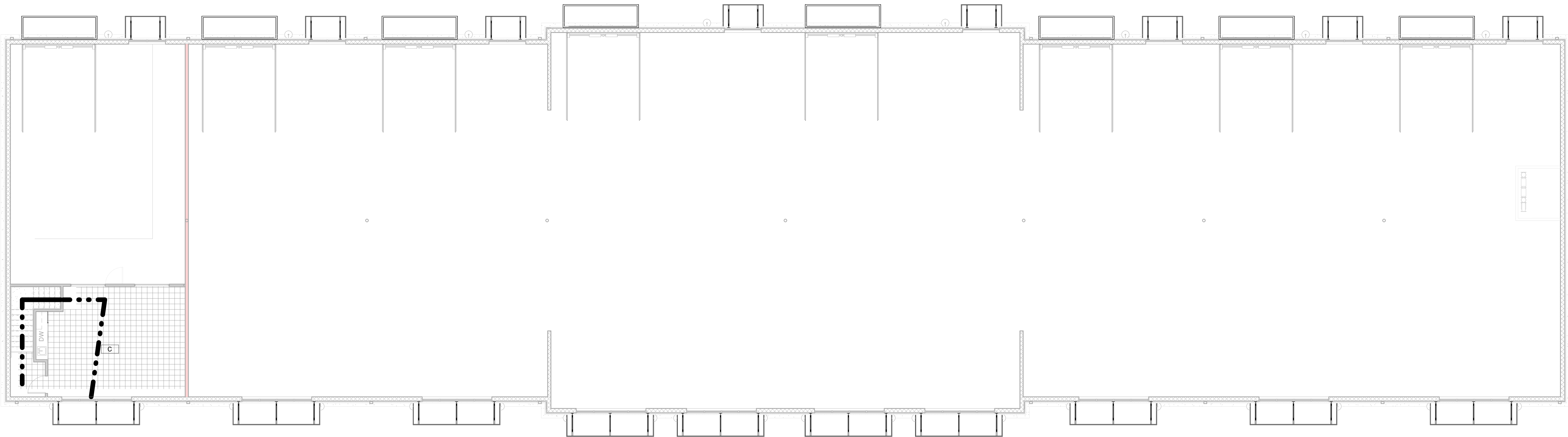
BUILDING DATA:
PROPOSED USE: MULTITENANT LEASE SPACE
OCCUPANCY TYPE: NON SEPARATED USE GROUPS, B, M, S-1 (S-1 MOST RESTRICTIVE)

CONSTRUCTION TYPE: 5B (S1 - SPRINKLERED)

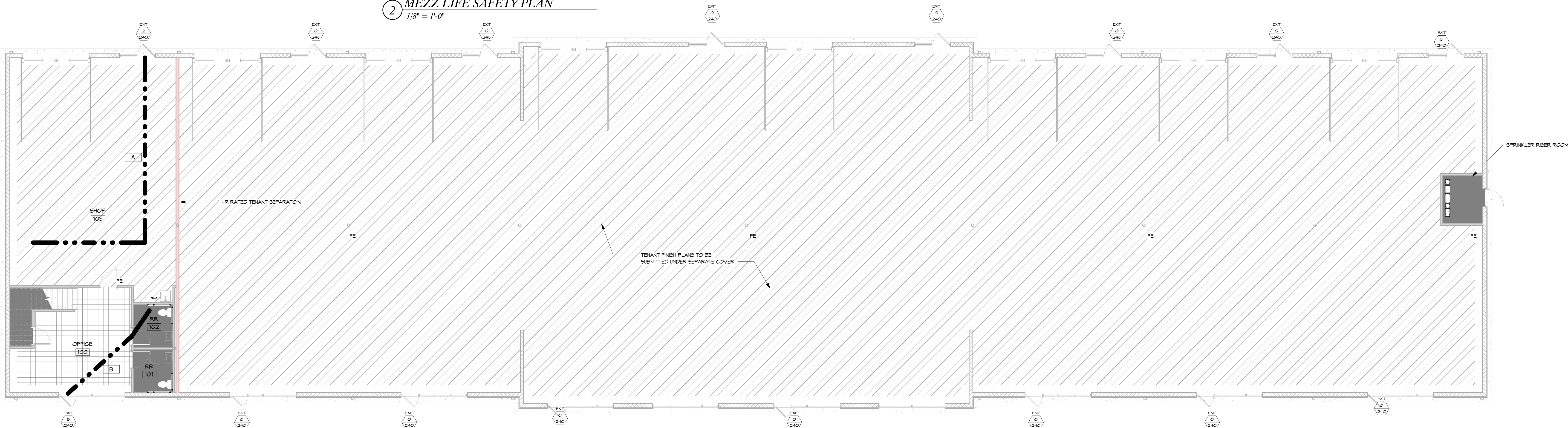
ALLOWABLE AREA = 56,000 SF
ALLOWABLE HT./STORES = 5B AND 3 STORY

ACTUAL AREA : 16,944 SF
ACTUAL HT./STORES = 2B AND 1 STORY

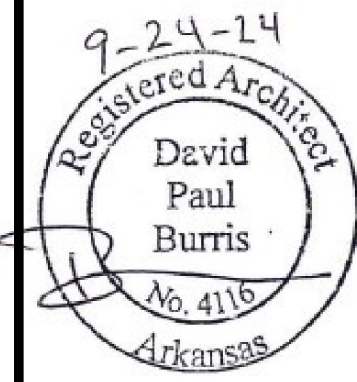
OCCUPANCY = SEE CODE DIAGRAM



2 MEZZ LIFE SAFETY PLAN
1/8" = 1'-0"



1 FIRST FLOOR LIFE SAFETY PLAN
1/8" = 1'-0"

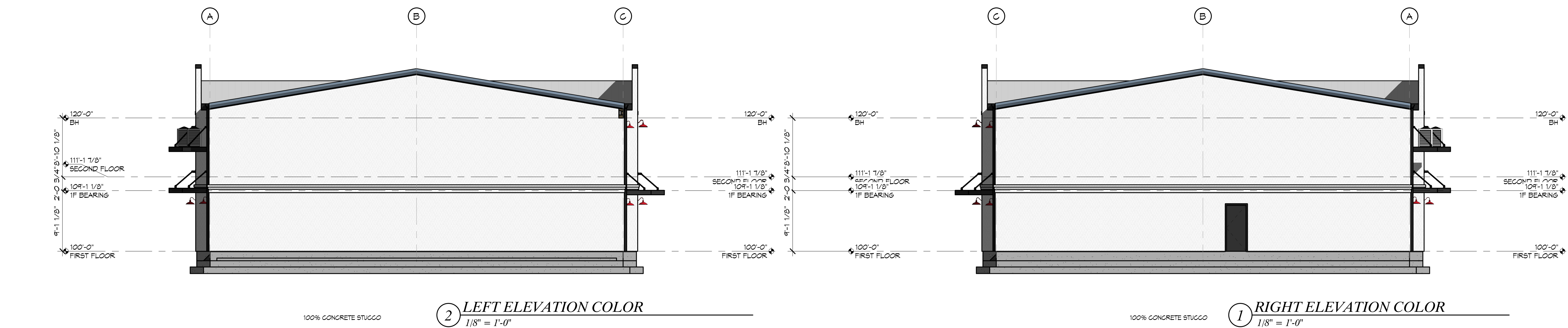
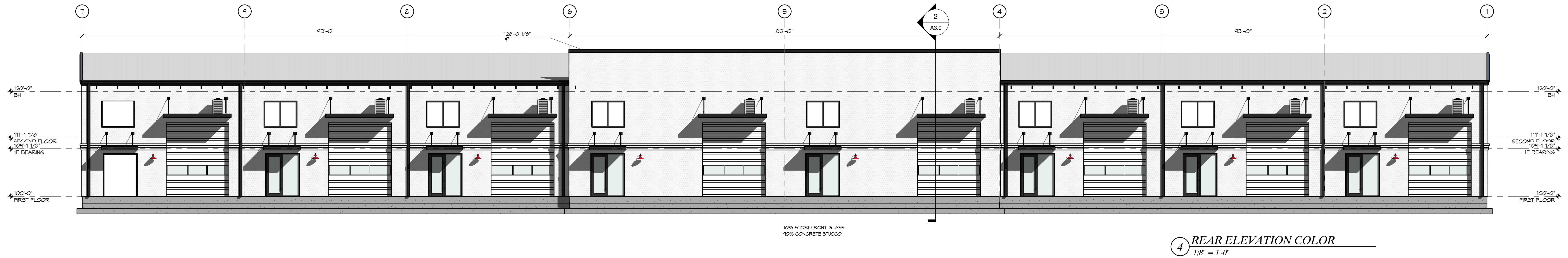


PB-FLEX BLDG 1
SW REGIONAL AIRPORT BLVD
BENTONVILLE, AR

Burris Architecture
820 Tiger Blvd, Bentonville, Ar 72712
479-636-3531

DATE: 9-24-24
JOB NO: 23062
REVISIONS

A7.0
COLOR ELEVATIONS



EXTERIOR MATERIALS LEGEND			
	CONCRETE STUCCO - WHITE		METAL ACCENT TRIM, DOWNSPOUTS, GUTTERS, COLOR - BLACK
	PREFINISHED METAL ROOF ASH GRAY		DOUBLE PANE - LOW E - TINTED GLAZING



Woodlands Crossing Temp Storage Shed Extension

3203 Southwest Sandalwood Avenue

PC Date: 11/5/2024

Staff Report Details

Project Number	CU20-0029
Applicant / Current Owner	Dream Structures, LLC
Site Area	+/- 0.36 Acres
Current Zoning	R-1, Low-Density Single-Family Residential
Requested Zoning	N/A
Current Future Land Use Map Designation	Residential Estate
Requested Future Land Use Map Designation	N/A
Development Type / Use	Storage Shed
Related projects	PP18-0008

Property Description

The property is located at 3203 SW Sandalwood Avenue. The property is currently zoned R-1, Single Family Residential, with a Future Land Use Plan designation of Residential Estates. Temporary uses require a Conditional Use Permit regardless of zoning district.

Project Details

According to the applicant's narrative, they are requesting an extension of the conditional use of a 60-foot by 50-foot pole shed on Lots 30-31 of the Woodlands Crossing preliminary plat. The proposed shed is utilized for supply and equipment storage for construction of the subdivision, as well as future homes. The applicant is the sole builder of the subdivision and the original narrative states that the shed would be taken down when the subdivision is completed and the final lots are built. The applicant has obtained additional land and is preparing to construct another phase of the subdivision. The applicant states that with current build rates, they expect to be completed with phase 2 in 24-30 months after the final plat of Woodlands Crossing Phase 2.

Relationship to the General Plan / Projected Traffic Impact

Relationship to the General Plan / Projected Traffic Impact

Public Comment

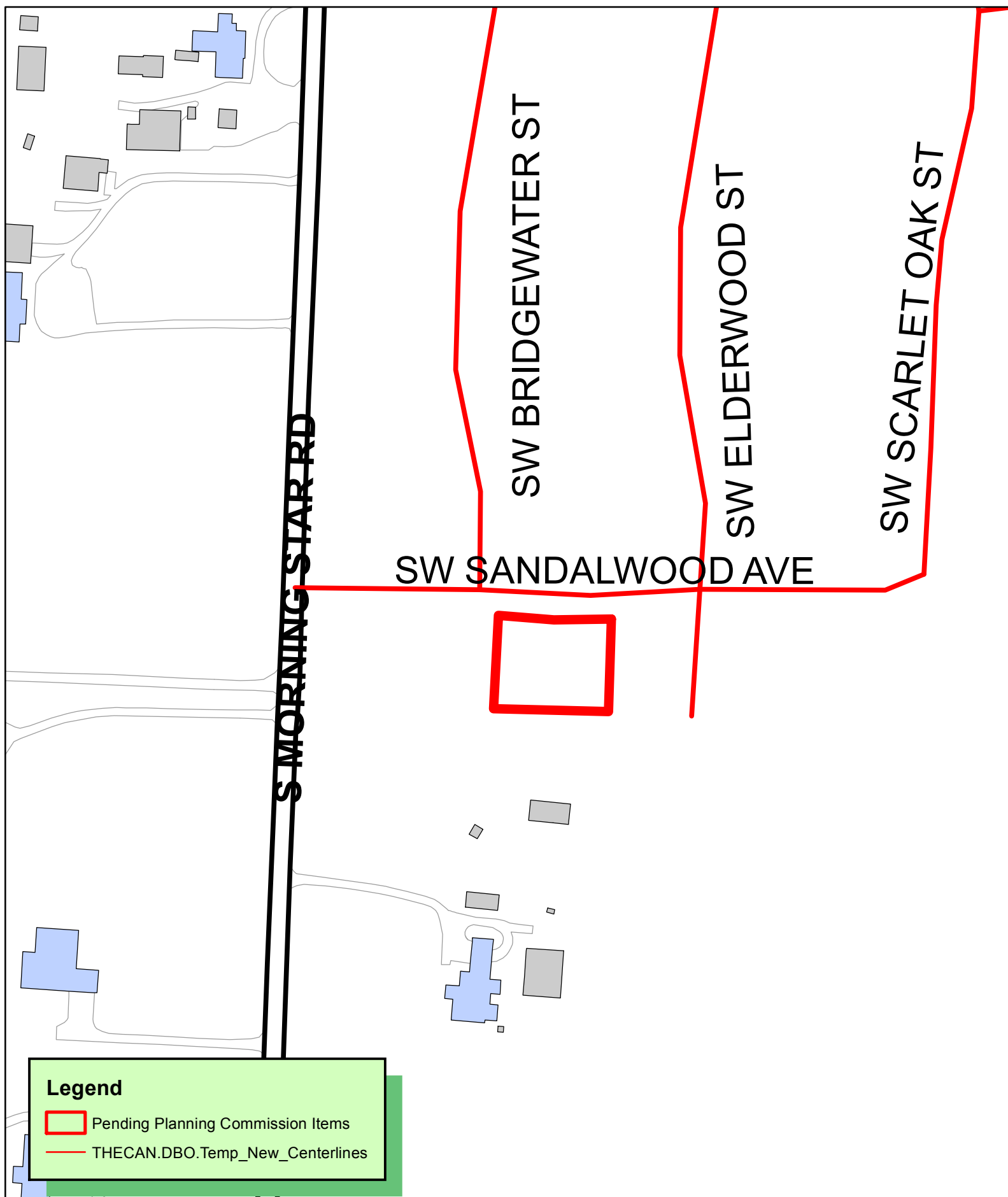
Has Staff received Public Comment at the time of this report? : **No**

Analysis / Waivers

1. The temporary storage shed may remain until the end of construction of Woodlands Crossing Phase 2, at which point the shed shall be taken down within 30 days.
2. 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 to reconsider the Conditional Use at any time.
3. The structure shall not impede drainage in any way.
4. Infrastructure of the subdivision shall be in place before the storage shed is built; must have working fire hydrants and approved road surfaces.
5. An RPZ type backflow preventer shall be installed if the storage shed will connect to one of the existing sets.

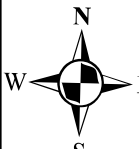
Conclusion

Additional Details



Legend

-  Pending Planning Commission Items
-  THECAN.DBO.Temp_New_Centerlines


1 inch = 150 feet

CU20-0029
CONDITIONAL USE
WOODLANDS CROSSING TEMP STORAGE SHED
3203 SW SANDALWOOD AVE

Subject: CU20-0029

[You don't often get email from bpeters13@hotmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Jon,

It was good to visit with you this morning. Tell Lori I said hello. I haven't talked to her in years.

Per our conversation on site this morning, Dream Structures LLC would like to request an extension of CU20-0029. The building in question houses tools and equipment for the construction of homes in Woodlands Crossing. This has been done intentionally to screen the equipment and materials from the completed homes.

There is no intent to leave the metal building in place long term. In fact the building sits on lots that will be the last homes constructed in the subdivision, so the building will need to come down before those homes can be constructed.

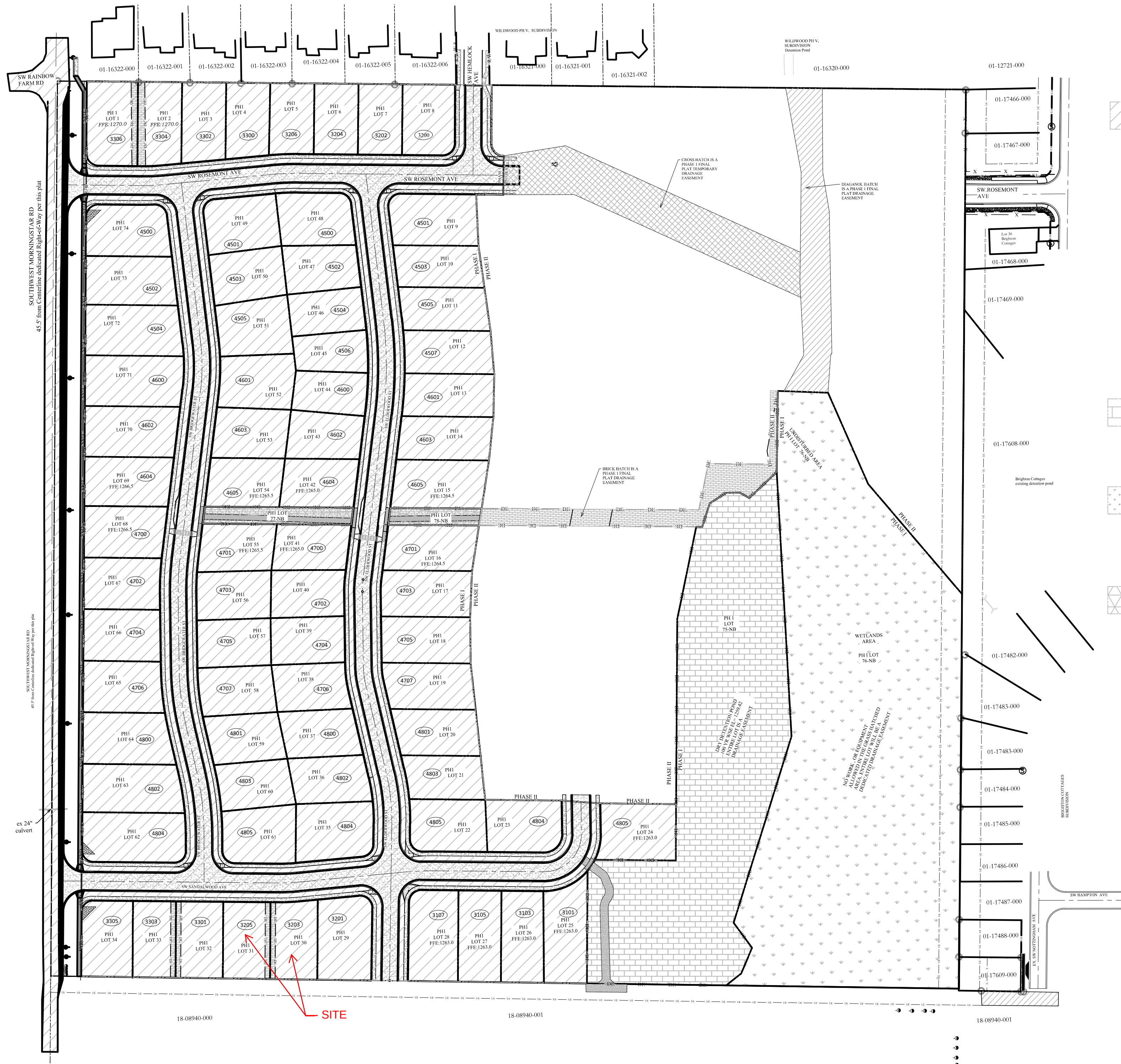
We respectfully request a trigger for the demolition of the metal building with the final home construction completion (C of O) in Woodlands Crossing II. At current build rates this is estimated to be 24-30 months after the filing of the phase II final plat.

Please let me know when this request will be processed by PC so I can attend the meeting.

Sincerely,

Ben Peters

Sent from my iPhone



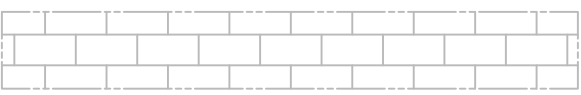
BUILDABLE LOTS PHASE I



PHASE I FINAL PLAT
(74 BUILD-ABLE LOTS)

NB

NON-BUILDABLE LOTS



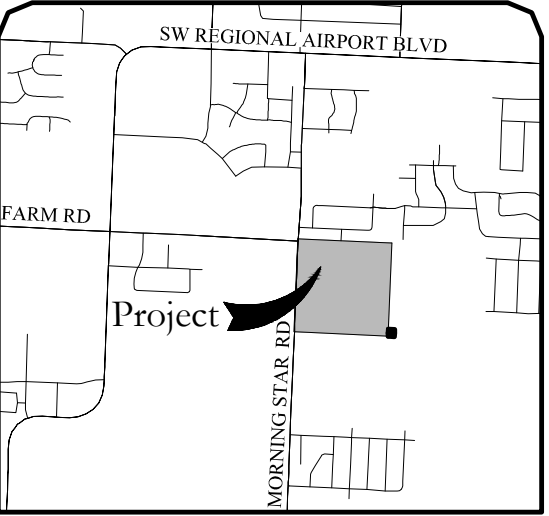
PH I LOT 75-NB
DETENTION POND PART OF PHASE
I FINAL PLAT OWNED BY POA



PH I LOT 76-NB A PROPOSED
NON-BUILDABLE DEDICATED
WETLANDS LOT. PART OF
PHASE I FINAL PLAT



PH I LOT 77-NB & 78-NB ARE
PEDESTRIAN NON-BUILDABLE
LOTS, OWNED BY THE POA.



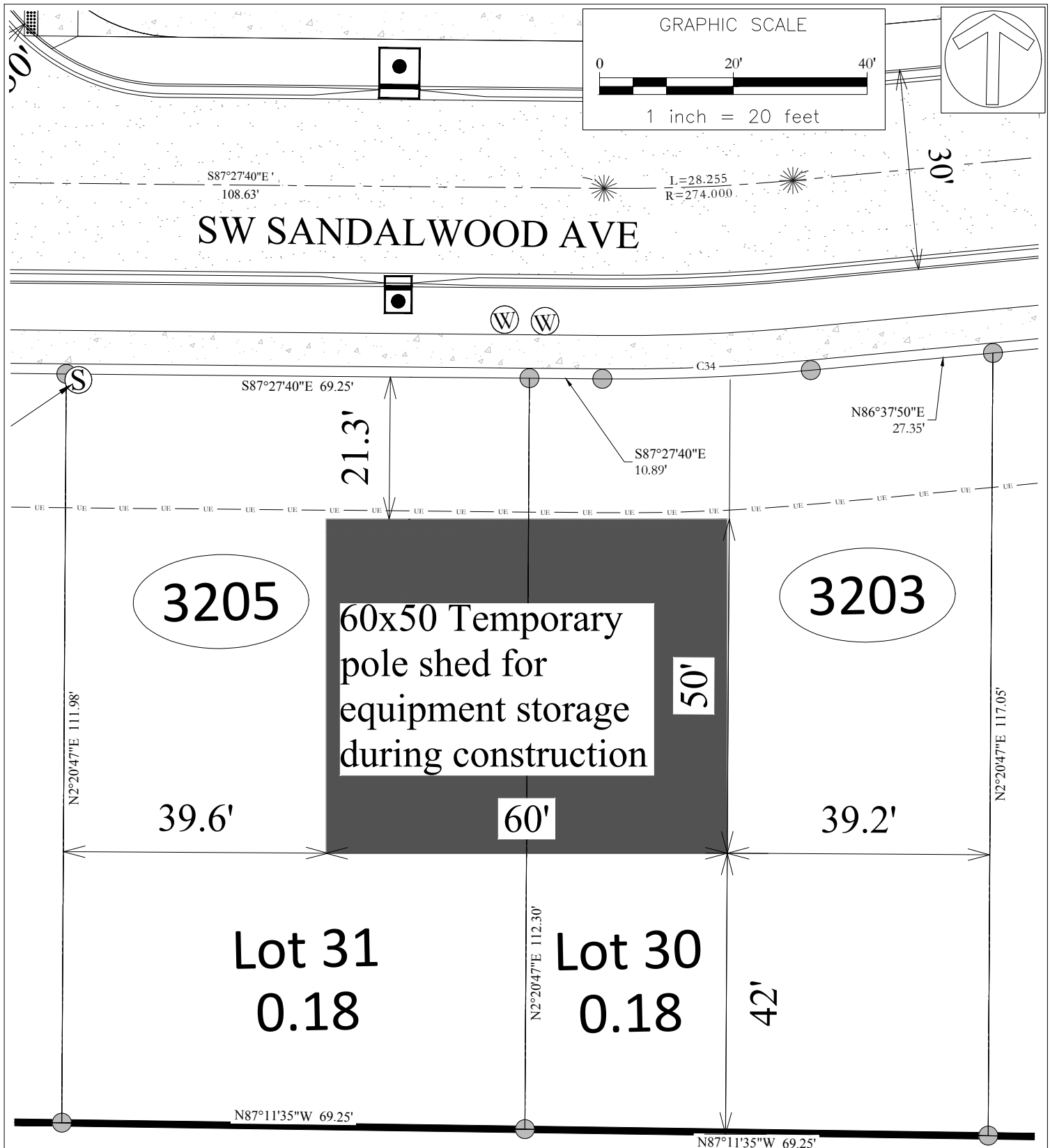
NO.	DATE	REVISION

Preliminary Plat of:
WOODLANDS CROSSING
Development by:
DREAM STRUCTURES LLC
PO BOX 39
LOWELL, AR 72745-0039

A Million Miracles
Surveying, PLLC
129 W Boles St., Ste A
Fayetteville, Ar. 72701
eric@amms-pllc.com
PH (479) 387-4361

Project No. 2018-28
Date: 7/27/2019
Scale: 1"=100'

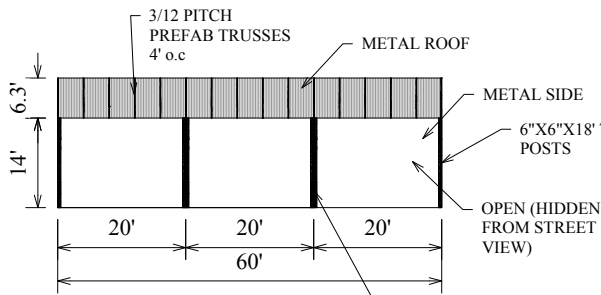
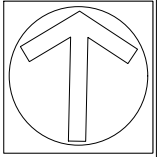
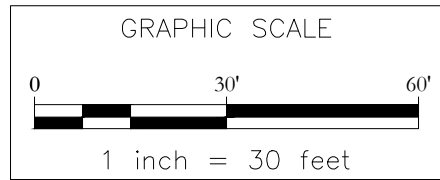
Sheet Description
**FINAL PLAT
PHASE I PLAN**
Sheet # **C1.3**



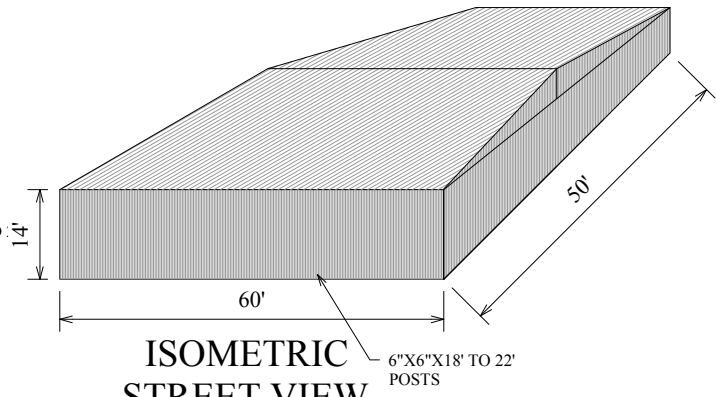
DATE: 6/27/2020	PROJECT:	A MILLION MIRACLES SURVEYING P.L.L.C.
SCALE: 1"=20'	60'x50' Temporary pole shed for equipment storage during construction across Lot 30 & 31 of Woodlands Xing	Eric Heller, Project Manager
DRWN BY: ETH		129 W Boles St., Ste. A
JOB: 18-WC-01		Fayetteville, Arkansas
FC: KB		eric@amms-pll.com
REVIEW BY: MDM	FOR: Dream Structures, LLC	Phone: (479) 387-4361
SHEET: 1 OF 1	c/o Steve Fisher	



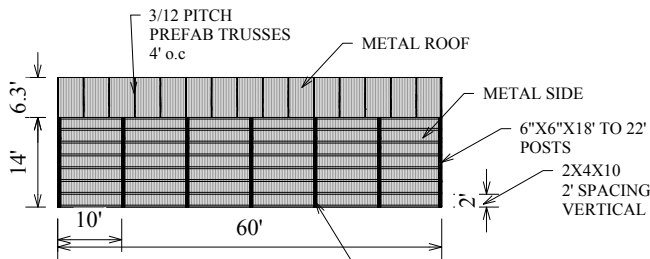
H:\million miracles surveying\2018-Projects\28- 2018-01-01 Steve Fischer Morningstar\Civil Drawings\18-28 MStar-pr.dwg Plotted On 2020-06-27



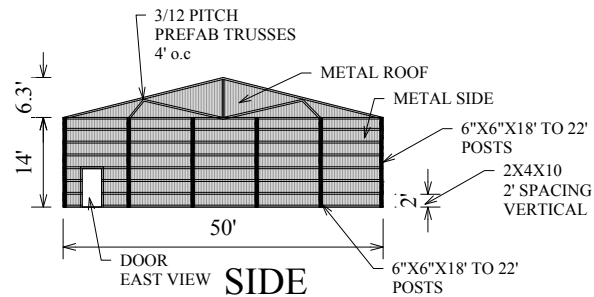
REAR
SOUTH VIEW



ISOMETRIC
STREET VIEW



FRONT
STREET VIEW



SIDE
EAST/WEST
VIEW

DATE: 6/27/2020	PROJECT:	A MILLION MIRACLES SURVEYING P.L.L.C.
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DRWN BY: ETH		129 W Boles St., Ste. A
JOB: 18-DS-01		Fayetteville, Arkansas
FC: KB		eric@amms-pll.com
REVIEW BY: MDM	FOR: Dream Structures, LLC	Phone: (479) 387-4361
SHEET: 1 OF 1	c/o Steve Fisher	





True Self Recovery

1006 Northwest 11th Street

PC Date: 11/5/2024

Staff Report Details

Project Number	CU24-0019
Applicant / Current Owner	William Burse
Site Area	+/- [Site_Area] 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	Residential Rehabilitation Center
Related projects	

Property Description

The subject property is located at 1006 Northwest 11th street. The property has direct access to Northwest 11th and Northwest J Street. The property is zoned C-2, General Commercial, with a Future Land Use Map Designation of General Commercial. Residential Rehabilitation facilities require a conditional use permit for C-2, General Commercial districts.

Project Details

The applicant is proposing a residential substance abuse and low severity mental health treatment clinic. True Self Recovery will be providing residential services and the patients will be staying overnight. The facility will operate 24 hours a day, seven days a week.

Based on the applicant's narrative, the total capacity will be 12 patients per day. The facility will employ 10-15 staff members, made up of full-time positions, part-time positions, and consultants. Patients will be under supervised 24-hour medical care.

The existing parking area will not be changed or renovated. The existing parking spaces are in good condition and are within the required parking regulations for the proposed use.

Project Details

Per the applicant's narrative, the structural changes include renovating and utilizing the indoor area as the clinic. The applicant will also be fencing a portion of the outdoor area to be utilized for privacy and an outdoor meditation area. The outdoor area will consist of some picnic tables and umbrellas. There are no proposed outdoor lighting changes.

Relationship to the General Plan / Projected Traffic Impact

As this building was previously used for commercial purposes, this change in use is unlikely to increase traffic as the number of patients and staff is fairly limited.

Public Comment

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

Analysis / Waivers

Conclusion

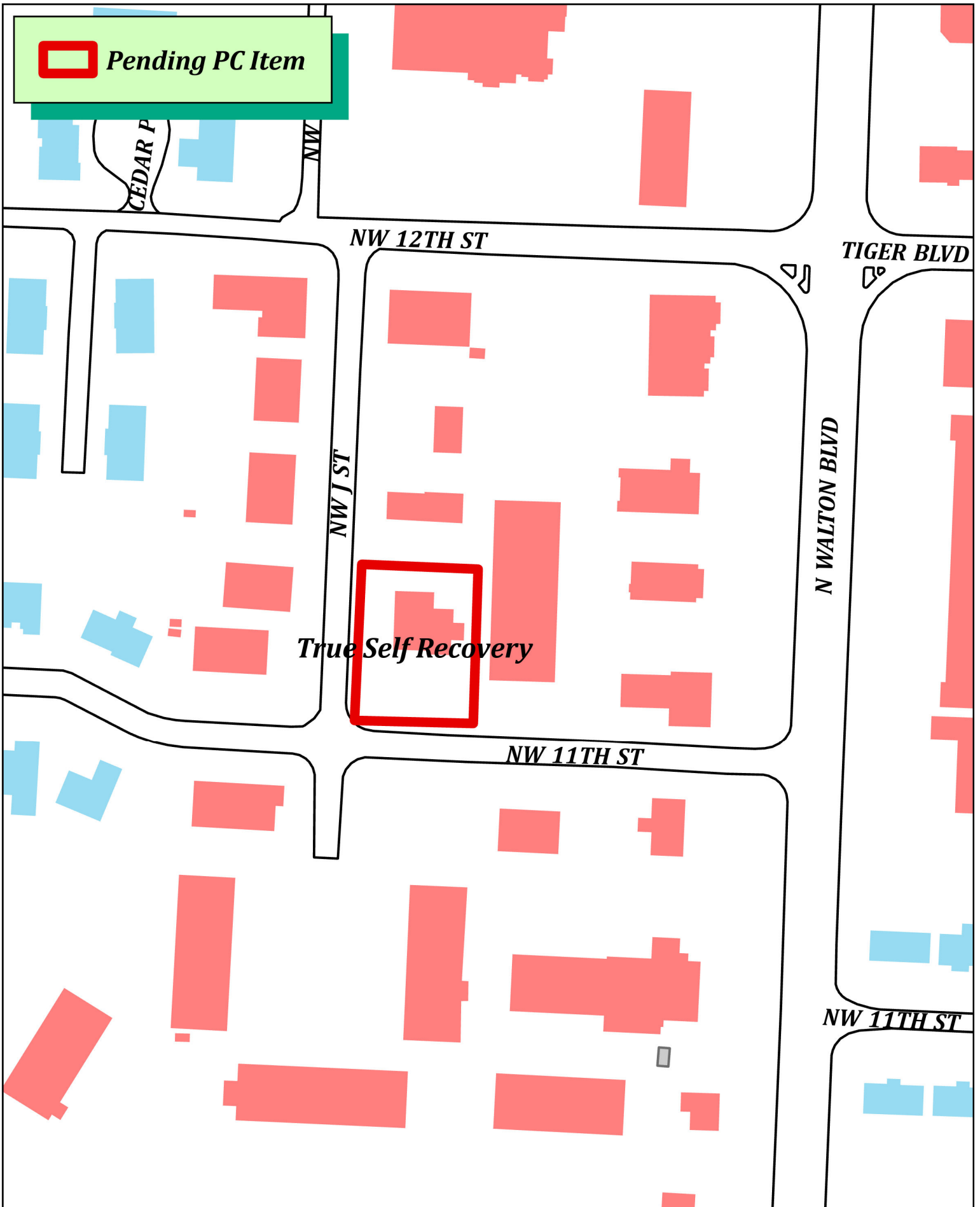
The following conditions of approval, and any others not listed, may be considered by the Planning Commission:

1. This Conditional Use Permit shall be valid in perpetuity.
2. 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.
3. The applicant shall coordinate with the Bentonville Building and Fire Safety Department for any additional permitting requirements.

Additional Details



Pending PC Item



True Self Recovery



CU24-0019
True Self Recovery
1006 NW 11TH ST



10/07/2024

William Burse 949-973-5427

will@trueselfrecovery.com

Christina Bohl 870-712-3183

christina@trueselfrecovery.com

1006 NW 11th Street, Bentonville, AR. 72712

Updated Property Narrative

Facility Website:

www.trueselfrecovery.com

- Proposed use and reason for the proposed use: We are proposing a substance abuse and low severity mental health treatment clinic use. We will be treating less than 16 patients. Our total patient capacity will be 12 patients. We will be providing Residential services and the patients will be staying overnight. All patients will be ambulatory. We are licensed by the state of Arkansas DHS and accredited by the Joint Commission, which is the gold standard in healthcare. The use we are proposing is zoned C-2 and has an R4 use regarding the fire safety regulations.
- The site plan for this property will be provided by Dave Burris and Burris architecture.
- Our hours of operation will be Sunday thru Monday. 24 hour medically managed and supervised by a physician and full nursing staff. We will also have a property manager and maintenance crew that will be taking care of the patients and the property.
- Indoor and outdoor areas to be utilized: We will be renovating and utilizing the indoor area as the clinic. We will also be fencing portion of the outdoor area to be

utilized for privacy and outdoor meditation area. The outdoor area will consist of some picknick tables and umbrellas.

- The existing parking area (parking lot) will not be changed or renovated. The existing parking spaces are in good condition and are within the required parking regulations for our proposed use.
- Proposed outdoor lighting changes: The existing outdoor lighting is sufficient for our new proposed use for the property. We plan on confirming that all of the outdoor lighting is in good working order.
- Anticipated clients/patients (average per day): We will have a maximum capacity of 12 clients/patients per day. All of our clients/patients will be between the ages of 18 – 65 and will be completely ambulatory.
- Proposed number of employees: Our proposed number of employees is 10 -15 staff members, including full-time positions, part-time positions, and consultants.
- Photographs of the property have already been included. If more photographs are needed please let me know.

TRUESELF

1006 NW 11th St,
BENTONVILLE, AR

GENERAL NOTES:

- CONTRACTOR IS TO INSPECT EXISTING CONDITIONS INCLUDING BUT NOT LIMITED TO, UNDERGROUND WATER MAINS, SEWER, TELEPHONE, AND ELECTRIC. WORK HERE UNDER ARE INDICATED ON DRAWINGS FOR DIAGRAMMATIC PURPOSES. NO GUARANTEE AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION. RESPONSIBILITY FOR SUCH ACCURACY AND COMPLETENESS IS DISCLAIMED. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR LOCATING UNDERGROUND INSTALLATIONS PRIOR TO EXCAVATING.
- ALL DIMENSIONS ARE FROM FACE OF STUD, FACE OF CONC. OR CENTER LINE UNLESS NOTED OTHERWISE. DRAWINGS ARE NOT TO BE SCALED. DIMENSIONS SHALL BE IN WRITTEN INFORMATION ONLY. VERIFY DIMENSIONS PRIOR TO WORK. ALTERATIONS IN DIMENSIONS AFFECTING THE DESIGN SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PROMPTLY FOR A RESOLUTION.
- NOT ALL MATERIALS AND ASSEMBLIES HAVE BEEN SPECIFIED. CONTRACTOR IS TO VERIFY ALL NON-SPECIFIED ITEMS WITH OWNER & ARCHITECT PRIOR TO EXECUTING ANY WORK INVOLVING THESE ITEMS.
- IT IS THE CONTRACTORS RESPONSIBILITY TO SUBMIT SUBSTITUTIONS OR DEVIATIONS FROM THE CONTRACT DOCUMENTS TO THE ARCHITECT FOR APPROVAL. NON-APPROVED DEVIATIONS WILL HOLD THE ARCHITECTS AND CONSULTING ENGINEERS HARMLESS FOR SUCH ITEMS.
- ALL WORK TO CONFORM TO APPLICABLE CODES. THE MOST STRINGENT CODE SHALL APPLY. DISCREPANCIES IN CODE AND CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ARCHITECTS ATTENTION IMMEDIATELY AND RESOLVED BEFORE PROCEEDING.
- ALL MATERIALS ARE TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND AS SUCH ALL SUBCONTRACTORS ARE TO INSURE THAT ALL MANUFACTURER'S WARRANTIES WILL BE HONORED.
- ALL SUBCONTRACTORS ARE RESPONSIBLE FOR INSURING THEIR SAFETY AND OF THEIR PERSONNEL ON THE JOB SITE AT ALL TIMES. THEY SHALL CARRY WORKMAN'S COMPENSATION AND LIABILITY INSURANCE FOR THEMSELVES AND THEIR EMPLOYEES. SUBCONTRACTORS AND THEIR EMPLOYEES SHALL BE PERSONALLY RESPONSIBLE TO FOLLOW ALL OSHA RULES AND REGULATIONS.
- GENERAL CONTRACTOR IS TO COORDINATE ALL MECH. ELECT. AND PLUMBING AND PROVIDE NECESSARY CONSTRUCTION TO FACILITATE SUCH WORK INCLUDING SUPPORTS, BLOCKING, ROUGH OPENING ETC.
- IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO REVIEW ARCHITECTURAL DRAWINGS BEFORE INSTALLATION OF MECH. ELECT OR SYSTEMS INSTALLATION, AND SHALL NOTIFY ARCHITECT IMMEDIATELY FOR ANY DISCREPANCIES, ANDY WORK INSTALLED IN CONFLICT WITH THE CONTRACT DOCUMENTS SHALL BE CORRECTED BY THE GENERAL CONTRACTOR AT NO EXPENSE TO THE OWNER OR ARCHITECT.
- ALL DRAWINGS, SPECIFICATIONS AND DESIGN OF THE FOLLOWING SYSTEMS ARE TO BE PROVIDED BY OTHERS AS REQUIRED. OWNER SHALL CONTRACT WITH OTHERS UNDER SEPARATE CONTRACTS.
A. CIVIL ENGINEERING B. MECHANICAL ENGINEERING C. ELECTRICAL ENGINEERING

CODE SUMMARY

APPLICABLE CODES:
INCLUDED BUT NOT LIMITED TO, THE LATEST ADOPTED ADDITIONS OF THESE CODES AS AMENDED BY THE CITY OF BENTONVILLE AND THE STATE OF ARKANSAS

2021 Arkansas Fire Prevention Code Vol. I (2021 IFC w/ Arkansas Amendments)
2021 Arkansas Fire Prevention Code Vol. II - Commercial (2021 IBC w/ Arkansas Amendments)
2021 Arkansas Fire Prevention Code Vol. III - Residential (2021 IRC w/ Arkansas Amendments)
2019 Arkansas Plumbing Code (IPC)
2021 Arkansas Mechanical Code (MCC)
2020 National Electrical Code (NEC)
2019 Arkansas Fuel Gas Code (IFGC)
2014 Arkansas Energy Code (AEC)
2009 ANSI A117.1

THIS PROJECT IS A

THE BUILDING IS NOT SPRINKLERED

BUILDING DATA:
PROPOSED USE:
OCCUPANCY TYPE:

CONSTRUCTION TYPE:

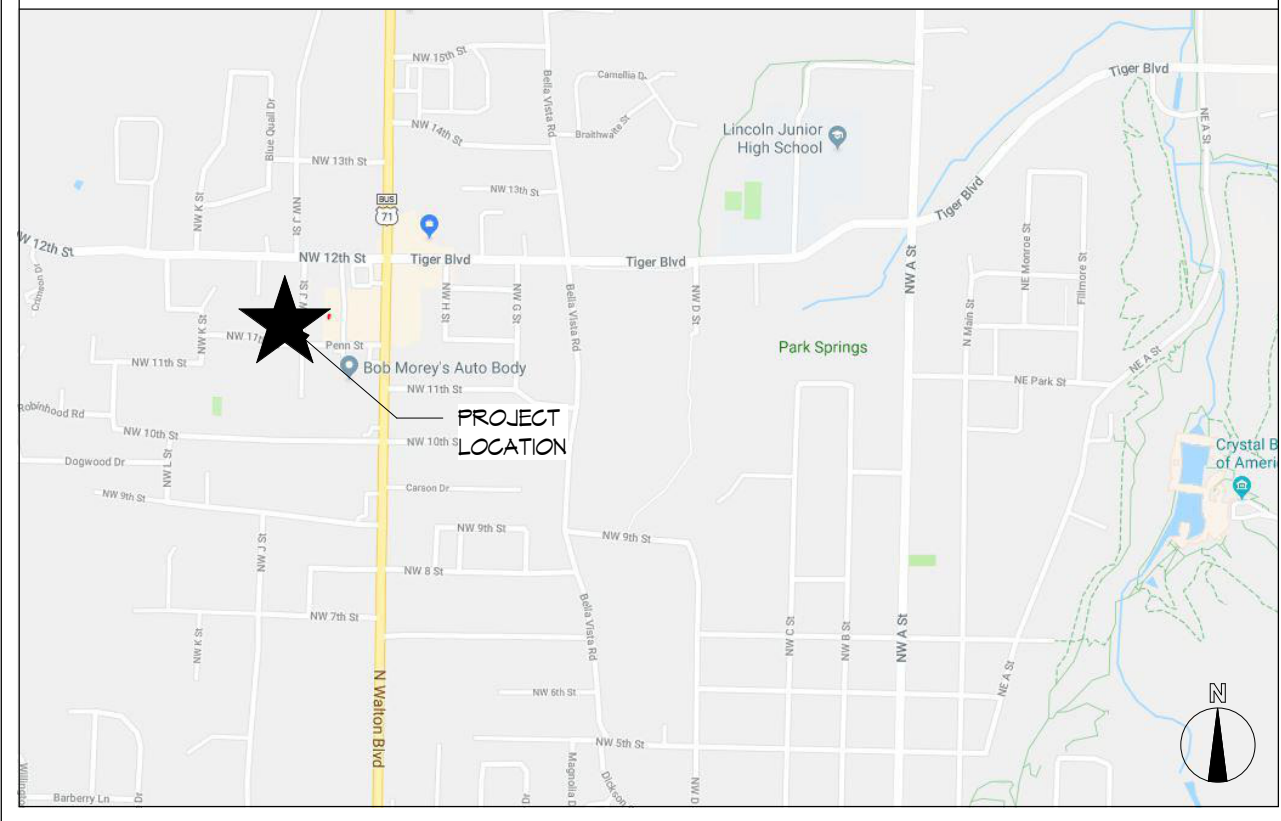
ALLOWABLE AREA = 11,500 SF (300% INCREASE WITH SPRINKLER = 52,500 SF)
ALLOWABLE HT./STORIES = 55' AND 3 STORY

ACTUAL AREA - X SF
ACTUAL HT./STORIES = 22' AND 1 STORY

OCCUPANCY = SEE CODE DIAGRAM

SHEET INDEX				
#	SHEET NAME	ISSUE DATE	Current Revision Description	REVISION
A0.0	COVER SHEET	10-10-24		
A0.1	STANDARDS	10-10-24		
A0.2	CODE FOOTPRINT	10-10-24		
S1.0	STRUCTURAL PLAN	10-10-24		
D1.0	DEMO PLANS	10-10-24		
A1.0	FIRST FLOOR PLAN	10-10-24		
A1.1	RCP	10-10-24		
A2.0	EXTERIOR ELEVATIONS	10-10-24		
A2.1	EXTERIOR ELEVATIONS	10-10-24		
A4.0	ENLARGED PLANS	10-10-24		
A6.0	FINISH SCHEDULES	10-10-24		

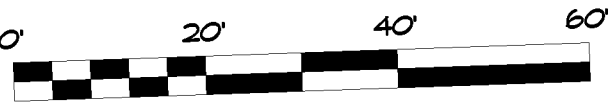
LOCATION MAP



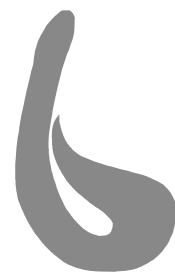
DATE
10-10-24
JOB NO.
25002
REVISIONS

A0.0
COVER SHEET

1 SITE PLAN
1" = 20'-0"



PROJECT TEAM



Burris
Architecture

820 Tiger Blvd, Suite 4, Bentonville, Ar 72712
479-319-6045

I HEREBY CERTIFY THAT THESE PLANS AND SPECIFICATION HAVE BEEN PREPARED BY ME, OR UNDER MY SUPERVISION. I FURTHER CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THESE PLANS AND SPECIFICATIONS ARE AS REQUIRED BY LAW AND IN COMPLIANCE WITH THE ARKANSAS FIRE PREVENTION CODE FOR THE STATE OF ARKANSAS.

MEP

OMNI ENGINEERING
PO BOX 2106
LOVELL, AR 72145
(479) 646-1073

THIS DRAWING, AT ALL SCALES, MUST BE PRINTED ON 24" X 36" SIZE SHEETS.

PRELIMINARY
NOT FOR CONSTRUCTION

Burris
Architecture
820 Tiger Blvd, Suite 4, Bentonville, Ar 72712
479-319-6045

TRUESELF
1006 NW 11th St,
BENTONVILLE, AR

THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY THE ARCHITECT AND SHALL BE RETURNED TO THE ARCHITECT IMMEDIATELY UPON COMPLETION OF THE PROJECT. NO PART OF THIS DRAWING SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE PRIOR WRITTEN CONSENT OF THE ARCHITECT. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS DRAWING. ALL DIMENSIONS, SPECIFICATIONS, AND REQUIREMENTS SHALL BE BASED ON THE LATEST ADOPTED ADDITIONS OF THESE CODES AS AMENDED BY THE CITY OF BENTONVILLE AND THE STATE OF ARKANSAS. ALL DIMENSIONS, SPECIFICATIONS, AND REQUIREMENTS SHALL BE BASED ON THE LATEST ADOPTED ADDITIONS OF THESE CODES AS AMENDED BY THE CITY OF BENTONVILLE AND THE STATE OF ARKANSAS.









Walmart Temporary Parking Lot

North Walton Boulevard and Northwest 3rd Street

PC Date: 11/5/2024

Staff Report Details

Project Number	CU24-0020
Applicant / Current Owner	CEI Engineering / Wal-Mart Stores LLC
Site Area	+/- 1.61 Acres
Current Zoning	C-2, General Commercial, RO, Residential Office, and R-1, Low-Density Single-Family Residential
Requested Zoning	N/A
Current Future Land Use Map Designation	General Commercial
Requested Future Land Use Map Designation	N/A
Development Type / Use	Temporary Gravel Parking Lot
Related projects	N/A

Property Description

This property is located along North Walton Boulevard and Northwest 3rd Street. It is currently a mix of zoning including C-2, General Commercial, RO, Residential Office, and R-1, Low-Density Single-Family Residential with a future land use map designation of general commercial. The properties abut and would support the Walmart Transportation and Logistics facilities located at 311 and 601 North Walton Boulevard. The surrounding properties are zoned R-1, Low-Density Single-Family Residential, R-3, Medium-High Density Multifamily Residential, RO, Residential Office, and C-2, General Commercial.

Project Details

The conditional use request is for temporary gravel parking to support excess parking needs. The applicant states that the gravel parking would be lower impact to the surrounding area than the asphalt or concrete paving required in Section 501.07. The gravel lots would be removed by the end of 2025 according to the applicants' narrative. The lot impact material would benefit the area due to the floodplain to the south of the proposed lot near Northwest 3rd Street.

Relationship to the General Plan / Projected Traffic Impact

Public Comment

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

Analysis / Waivers

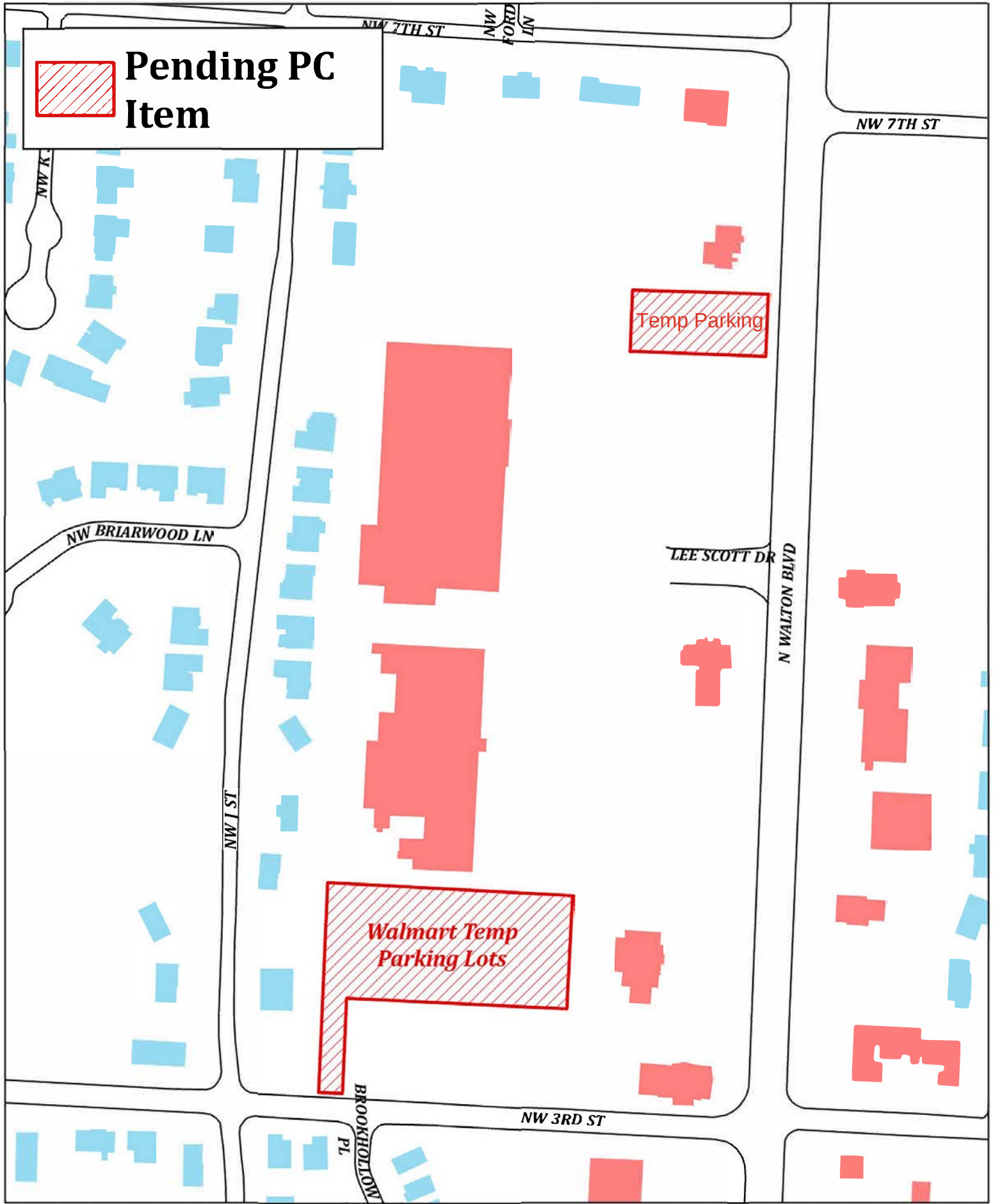
The temporary use of this property for a gravel parking lot would assist in preventing parking on grass during times of overflow parking.

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 until December 31st, 2025.
2. The applicant shall obtain approval for a large scale development before installing the gravel lot.
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.

Additional Details



**Pending PC
Item**

Temp Parking

**Walmart Temp
Parking Lots**

CU24-0020

**Walmart Temp Parking Lots
FAIRVIEW HEIGHTS ADD-BENTONVILLE**





*Civil Engineering, Landscape Architecture,
Survey, Planning & Program Management*

2600 NE 11th Street, Suite 300
Bentonville, AR 72712
Office: 479.273.9472
Toll-free: 1.800.433.4173
ceieng.com

City of Bentonville
Planning Commission
305 SW A St.
Bentonville, AR 72712

September 27, 2024

Re: Walmart Temporary Parking Lots Conditional Use Permit Request

Dear Bentonville Planning Commission,

On behalf of Walmart, CEI is hereby requesting a Conditional Use permit to allow temporary gravel parking lots to be constructed on parcels 01-02679-000 and 01-02684-001 located adjacent to the Walmart Transportation and Logistics Buildings. This Conditional Use Permit will be in conjunction with a Landscape Waiver that will be submitted for the same lots.

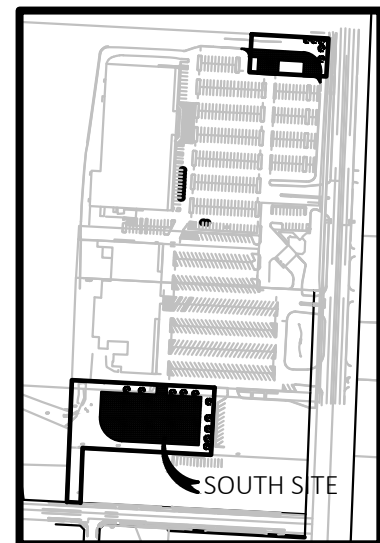
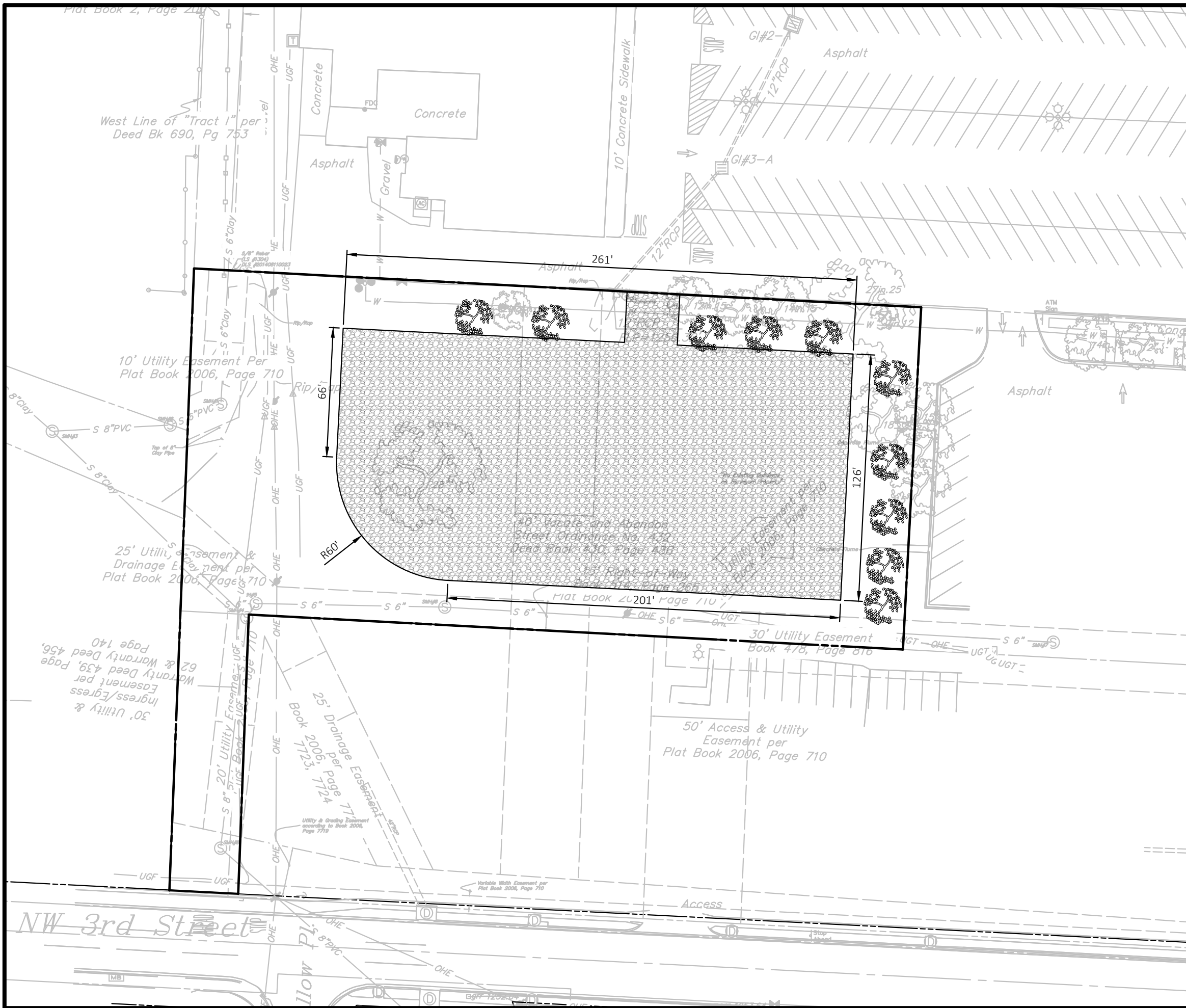
City of Bentonville Code, Section 501.07 requires off-street parking areas to be paved with a sealed surface pavement, unless constructed as part of a low-impact development as approved by the City Engineer.

Due to the small size of these temporary parking lots (the South Lot being approximately 0.8-acres and the North lot being approximately 0.2-acres), the use of gravel would be a lower impact alternative to asphalt or concrete. The gravel would be removed at both sites by the end of 2025 and restored to their previous conditions (turf areas). (See attached exhibit for reference)

Thank you for your consideration of this request and please let us know if you need additional information.

Respectfully Submitted,
CEI Engineering Associates, Inc.

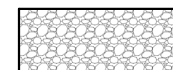
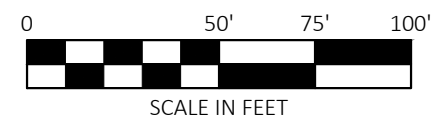
Charley Benkelman
Assistant Project Manager



KEY MAP
NOT TO SCALE



Know what's below.
Call before you dig.



LIMITS OF GRAVEL PARKING LOT



PROPOSED TREES

PARKING TABLE

TEMPORARY PARKING	±100 STALLS
-------------------	-------------

ACREAGE SUMMARY

PARCEL AREA	±1.61 ACRES
PARKING AREA	±0.80 ACRE



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

TEMPORARY PARKING LOT

STREET
BENTONVILLE, ARKANSAS



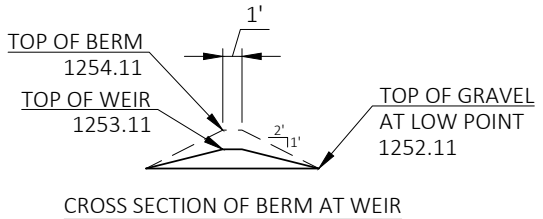
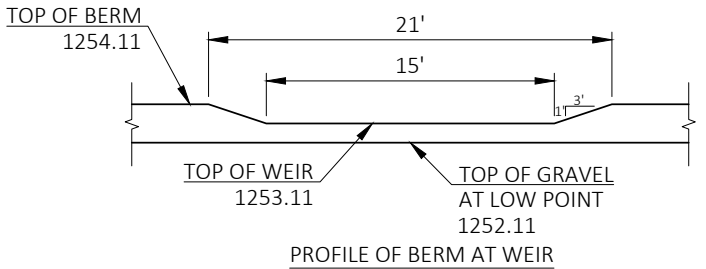
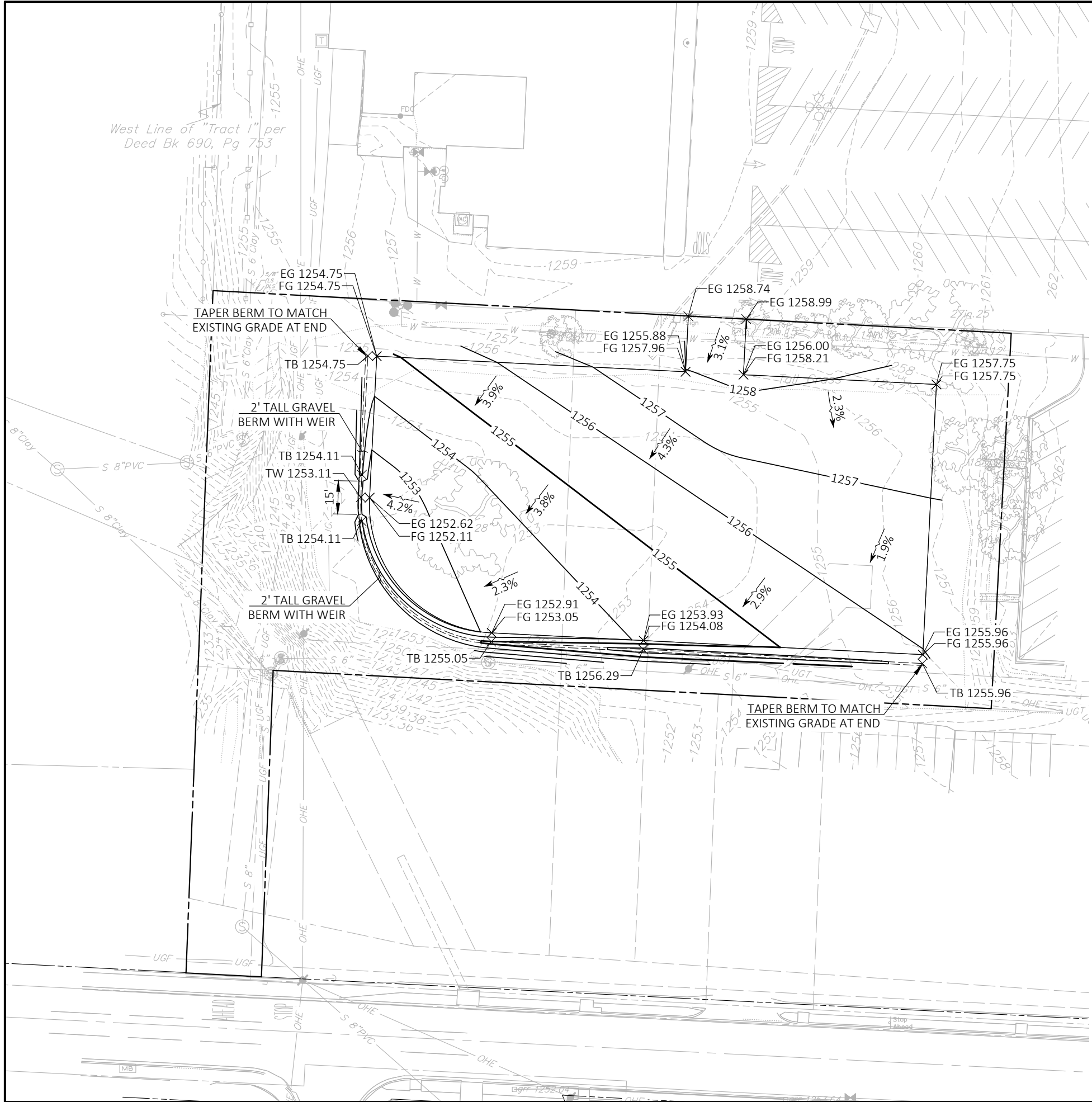
PROFESSIONAL OF RECORD	JH
PROJECT MANAGER	JT
DESIGNER	MDA
CEI PROJECT NUMBER	#####
DATE	9/26/2024
REVISION	REV-0

SITE PLAN SOUTH

SHEET TITLE
SHEET NUMBER

C-1.0

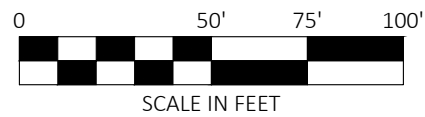
DRAWING LOCATION - \\PANZURA.CEILB.COM\PROJECTS\93000\1-01-01\WM PROJIS WO NUMBERS\2024-07-10 BNLV, AR TEMP PARKING TRANSPORTATION\CONCEPT\CP-4\WM TRANSPORTATION TEMP PARKING CP-1 REV-0 GRADING.DWG -- SAVED BY - MADAMS



GRAVEL BERM WITH WEIR
SCALE: 1" = 10'



Know what's below.
Call before you dig.



PROPOSED

- XXX CONTOUR ELEVATIONS
- GRADE BREAK
- x XX.XX SPOT ELEVATIONS:
EG = EXISTING GRADE
FG = FINISHED GRADE
TB = TOP OF BERM
TW = TOP OF WEIR



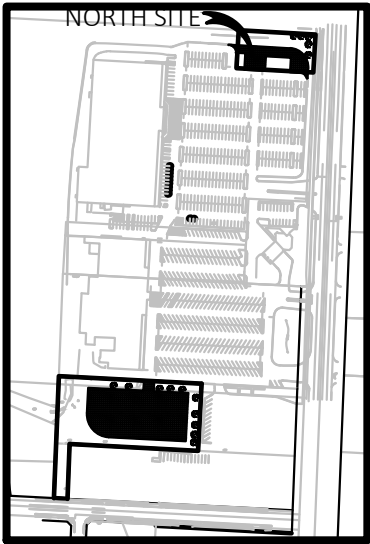
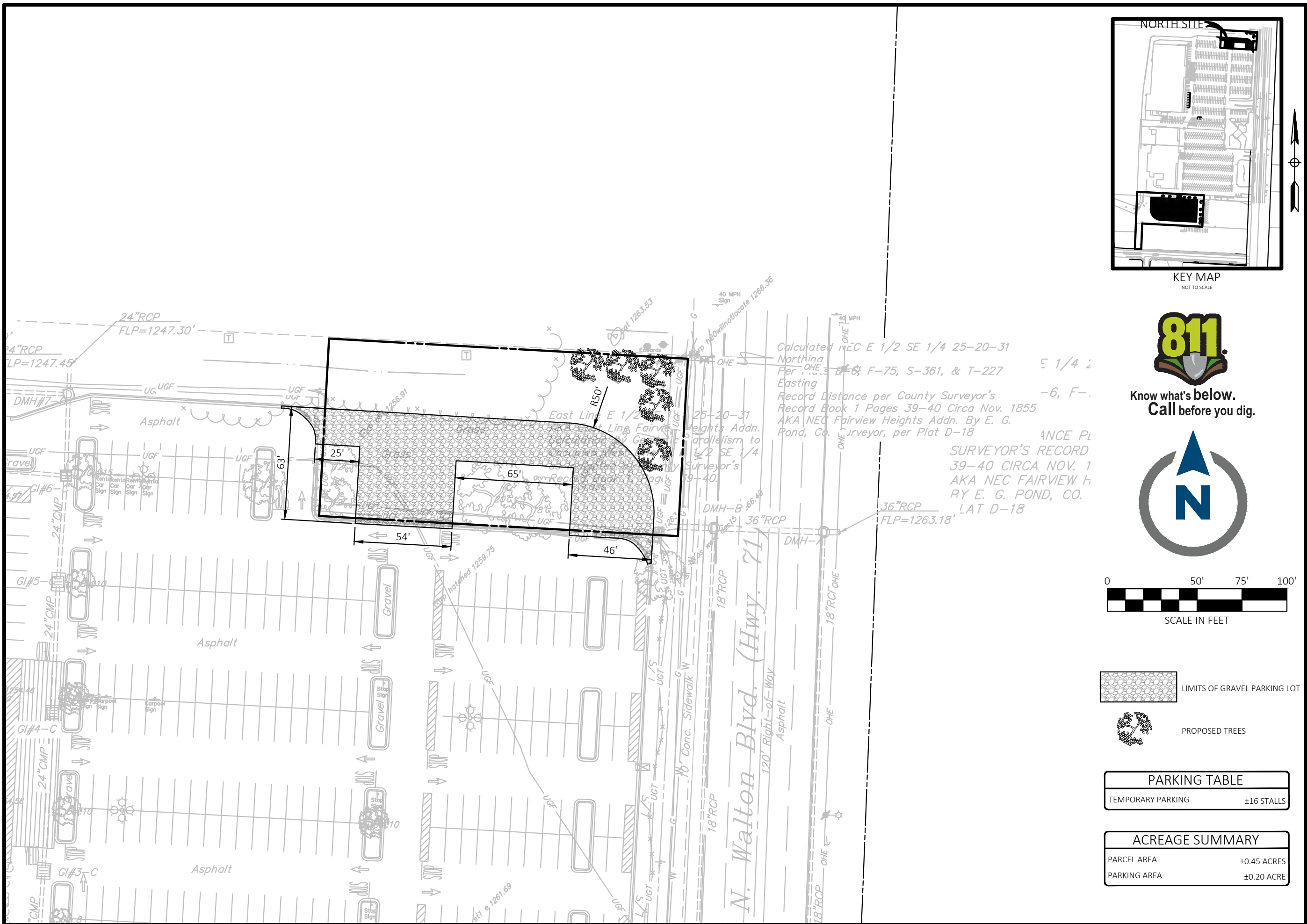
CEI ENGINEERING ASSOCIATES, INC.
3108 SW REGENCY PKWY
BENTONVILLE, AR 72712
PHONE: (479) 273-9472
FAX: (479) 273-0844

TEMPORARY PARKING LOT
STREET
BENTONVILLE, ARKANSAS

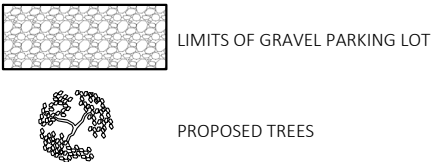
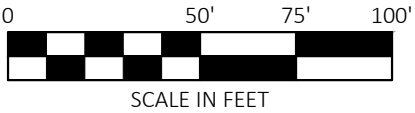


PROFESSIONAL OF RECORD	JH
PROJECT MANAGER	JT
DESIGNER	MDA
CEI PROJECT NUMBER	#####
DATE	9/26/2024
REVISION	REV-0

GRADING PLAN SOUTH
SHEET TITLE
SHEET NUMBER
C-2.0



Know what's below.
Call before you dig.



PARKING TABLE	
TEMPORARY PARKING	±16 STALLS

ACREAGE SUMMARY	
PARCEL AREA	±0.45 ACRES
PARKING AREA	±0.20 ACRE



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

TEMPORARY PARKING LOT

STREET
BENTONVILLE, ARKANSAS



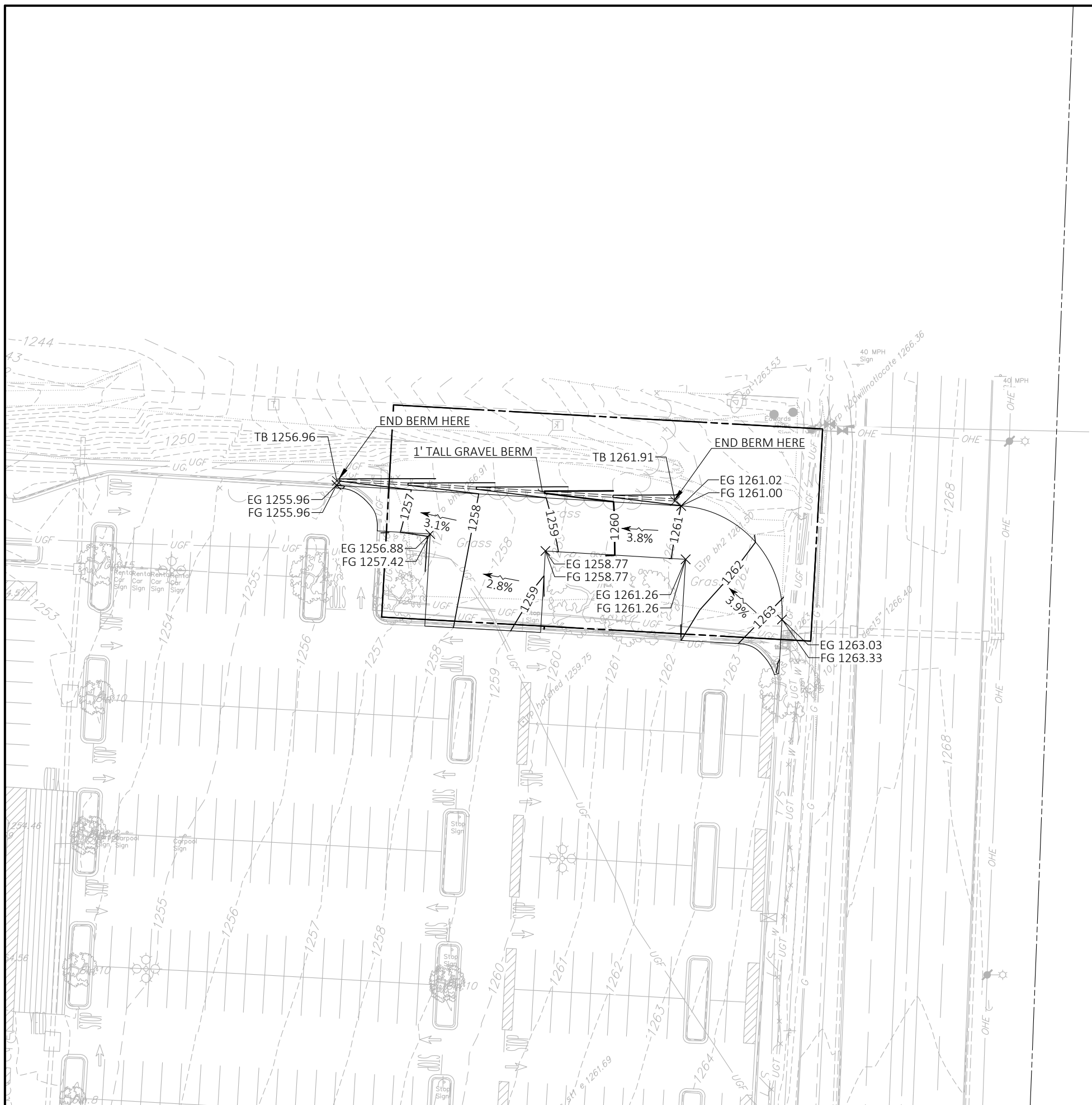
PROFESSIONAL OF RECORD	JH
PROJECT MANAGER	JT
DESIGNER	MDA
CEI PROJECT NUMBER	#####
DATE	9/26/2024
REVISION	REV-0

SITE PLAN NORTH

SHEET TITLE
SHEET NUMBER

C-1.1

DRAWING LOCATION - \\PANZURA.CEILB.COM\PROJECTS\93000\1-01-01\WM PROJIS WO NUMBERS\2024-07-10 BNLV, AR TEMP PARKING TRANSPORTATION\CONCEPT\CP-4\WM TRANSPORTATION TEMP PARKING CP-1 REV-0 GRADING.DWG -- SAVED BY - MADAMS



SCALE IN FEET

PROPOSED	
	XXX
	GRADE BREAK
	XX.XX
CONTOUR ELEVATIONS SPOT ELEVATIONS: EG = EXISTING GRADE FG = FINISHED GRADE TB = TOP OF BERM	

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

TEMPORARY PARKING LOT
 STREET
 BENTONVILLE, ARKANSAS

PROFESSIONAL OF RECORD	JH
PROJECT MANAGER	JT
DESIGNER	MDA
CEI PROJECT NUMBER	#####
DATE	9/26/2024
REVISION	REV-0

GRADING PLAN SOUTH
 SHEET TITLE
 SHEET NUMBER

C-2.0



Adams

504 Northwest B Street

PC Date: 11/5/2024

Staff Report Details

Project Number	RZ24-0040
Applicant / Current Owner	Mason Adams
Site Area	+/- [0.08] Acres
Current Zoning	R-1, Low Density Single-Family Residential
Requested Zoning	DN-2, Downtown Neighborhood Medium Density Residential
Current Future Land Use Map Designation	Medium Density Residential
Requested Future Land Use Map Designation	NA
Development Type / Use	Single-family
Related projects	VAR24-0022- Lot Size

Property Description

The subject property is located at 504 Northwest B Street. The property is presently zoned R-1, Low Density Single Family Residential, with a land use designation of Medium Density Residential. The property has direct access to Northwest B Street. Surrounding zoning districts include R-1, Low Density Single Family Residential to the North and South, R-2 Medium density residential to the East, and DN-2, Medium Density Residential to the West.

Project Details

The applicant has requested a rezoning of the property from R-1, Low Density Single Family Residential to DN-2, Downtown Neighborhood Medium Density Residential. The applicant states in their narrative they are requesting the rezoning in order to replat the existing lots and develop single family homes.

Relationship to the General Plan / Projected Traffic Impact

Relationship to the General Plan / Projected Traffic Impact

The property is presently designated as Medium Density Residential and is surrounded by Medium Density residential to the east, north, and west. The adjacent blocks on the south are classified as High Density residential.

Medium-density residential areas include townhouse or duplex residential properties with a typical density of 8-12 units per acre. These areas are found both near Downtown and in some recent growth areas. These areas may also include local amenities for residents, including neighborhood parks, places of worship, etc

This zoning request aligns with the Future Land Use Map, recommending DN-2, downtown neighborhood medium density residential as an appropriate zoning designation. This location is within Priority Area 1 of the Community Plan, Downtown Intensification, which highlights reinvestment in urban neighborhoods in and around Downtown Bentonville.

From a built environment lens, DN-2 and its supported housing types fits within the surrounding development.

The applicant states there is no anticipated increase in traffic from the zoning change.

Public Comment

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

Analysis / Waivers

The applicant obtained a variance from the Board of Adjustments to the minimum lot size requirements for DN-2, on the condition that this parcel is rezoned to DN-2. The applicant is seeking to complete a property line adjustment in order to make these lots buildable. Currently, these lots exist as existing non-conformities and are unbuildable per current setback standards under R-1. As we are unable to file a plat with lots that do not meet current lot standards, it was necessary for the applicant to rezone to DN-2 and obtain the variance for lot size.

With the obtained variance and rezoning to DN-2, the applicant will be able to replat this lot and build under the regulations of the DN-2 zoning district.

Conclusion

This rezoning is consistent with the future land use plan. Given this property's location within medium and high density housing types, as well as the Community Plan's call for Downtown Intensification, staff recommends approval of this request.

Additional Details



Pending PC Item

DN-2

R-1

R-1

NW 6TH ST

R-1

R-1

R-1

NW B ST

R-1

DN-2

**MARK
HANEY**

R-1

R-2

NW 5TH ST

R-1

R-1



RZ24-0040
Mark Haney
R-1 to DN-2

Scale
1" = 90'





Sep 13, 2024

Dear Bentonville Planning Commission,

We are requesting a rezone from R-1 to DN-2 at 504 NW B St in line with the Bentonville land use plan for medium density residential in this area. Nearby parcels are a mix of single family, townhomes, and small multifamily.

Our intention at this time is to develop new single family homes on the site. Existing water, sewer, and electric service are available on NW B St. Traffic impact with new development on this site will be minimal.

Thank you for considering our request.

Respectfully,
Mark Haney



Legal description of 504 NW B St Parcel #01-02210-000

North 45 feet of Lot 7, and the North 45 feet of the West one-half of Lot 8,
Block 15, Deming 2nd Addition, to the City of Bentonville, Benton County,
Arkansas, as shown on Plat Record B at Page 24.



Adams

504 Northwest B Street

BOA Date: 10/9/2024

Staff Report Details

Project Number	VAR24-0022
Applicant / Current Owner	Mason Adams
Site Area	+/- 0.08 Acres
Current Zoning	R-1, Single Family Residential
Variance Request	Lot size standards
Related projects	LS24-0026

Property Description

The subject property is located on 504 Northwest B Street. The property is presently zoned R-1, Single-family Residential with a future land use designation of Medium-Density Residential.

Regulation

Sec. 401.07-B Downtown Neighborhood Districts Regulations (d) DN districts lot and area standards

DN-2, Downtown Medium Density, requires a 2,000 square foot lot size minimum for a single-family attached unit.

The applicant is seeking a 578 square foot variance from the 2000 square foot minimum lot size standard for one of the two presently nonconforming lots.

Variance Request

This report will consider and analyze this request based upon the six conditions of approval from the Zoning Code. Said conditions of approval will be bolded to differentiate from staff commentary.

Variance Request

1. The applicant demonstrates that:

a. Special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structure or buildings in the same district;

There are no other lots within the district that have the same circumstance regarding lot size and buildable area. Currently, Lot 7 and Lot 8 have a combined square footage of 3,422 square feet which does not meet any zoning district lot size standards that align with low or medium density residential land use.

b. That literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this chapter;

The applicant identifies that the nonconforming lots in question were platted in a way that renders them virtually unbuildable. While the code allows any property owner to build a single-family home on a non-conforming lot of record, the setbacks in R-1, Single Family Residential, would not allow anyone to build a livable home, as the buildable area would be approximately 5' deep and 31 feet wide at a maximum. In order to build on these lots, a property line adjustment and rezoning is required. However, the Planning Commission cannot approve a property line adjustment that creates a nonconforming lot, and City Council cannot rezone a nonconforming lot. Thus, it is necessary to obtain a variance in order for the applicant to receive the same rights commonly enjoyed by other properties in the same district.

c. That special conditions and circumstances do not result from the actions of the applicant; and

The applicant did not originally plat these lots or create this circumstance.

d. That granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, structures, or buildings in the same district.

The granting of this variance does not confer any special privileges onto this applicant.

2. No nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted or nonconforming use of lands, structures, or buildings in other districts shall be considered grounds for the issuance of a variance.

The applicant makes no reference to any nonconformities or properties in neighboring lands or zoning districts.

3. The board of adjustment shall further make a finding that the reasons set forth in the application justify the granting of the variance and that the variance is the minimum variance that will make possible the reasonable use of land, building or structure.

The applicant is seeking a 578 square foot variance from the DN-2 lot size standards, the minimum variance required to bring these lots into compliance with current city standards.

4. The board of adjustment shall further make a finding that the granting of the variance will be in harmony with the general purpose and intent of this chapter, and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

Granting this variance would not be injurious to the neighborhood, as the applicant will still be required to follow setback and other development standards as per the code.

Variance Request

5. Conditions. In granting any variance, the board of adjustment may prescribe appropriate conditions and safeguards that it deems necessary or desirable. Violations of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of this chapter.

The Board has the authority to attach any conditions to a variance request that it deems appropriate. Any conditions proposed with a variance approval should be clearly stated into the record in the approval motion.

6. Uses. Under no circumstances shall the board of adjustment grant a variance to allow a use not permissible under the terms of this chapter in the district involved, or any use expressly or by implication prohibited by the terms of this chapter in said district.

The applicant's request does not include a variance to use.

Conclusion

The applicant's variance request comes from Sec. 401.07-B (d) of the Zoning Code, which houses the lot size regulations for Downtown Neighborhood Districts. In DN-2, the minimum lot size is 2000 square feet for a single-family attached unit. The minimum lot size for the two-family structure is 4,000 square feet. Presently, the applicant has a total of 3,422 square feet available between lots 7 and 8. The applicant is seeking the variance of 578 square feet in order to complete a property line adjustment to orient the lot lines West/East facing along Northwest B Street. These changes would allow the applicants to bring the two nonconforming lots to one conforming lot at 2,000 sqft for single family attached, and one still nonconforming, but buildable lot, at 1,422sqft.

These lots will be served by an alley, which eliminates the need for a private drive within the property lines. The alley is 14' wide by 75' deep running east/west along the north property line.

This variance request seems to indicate a number of unique features affecting this property. First, the lots in question have almost no buildable area when setback standards are taken into account for the R-1 zoning district. Second, there is no path to adjusting the lot lines as the applicant is unable to meet the minimum lot size standards. Third, the applicant is unable to rezone to better meet lot size standards at this time as City Council may not rezone a non-conforming lot.

The applicant has started the rezoning application process and formally submitted a rezone application to the Planning Department, but is waiting to continue with the public hearing process until this variance request is heard.

Ultimately, all six standards of approval in the Zoning Code must be met in order for the Board to grant approval of the variance. This request appears to affirm several of the standards of approval.

Background

Public Comment

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

Conditions of Approval

Staff recommends the following conditions of approval:

1. The approved variance is contingent on the rezoning of Parcel 01-02210-000 to DN-2.
2. The applicant shall be required to obtain an approved building permit for the structure.
3. The applicant may only build an Accessory Dwelling unit on the 2,000 square foot lot so long as it meets development requirements.

Section 301.10.c, Standards of Approval, of the Zoning Code

Standards for approval. A variance from the terms of this chapter shall not be granted by the board of adjustment unless and until:

(1) The applicant demonstrates that:

- a. special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same district;
- b. that literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this chapter;
- c. that special conditions and circumstances do not result from the actions of the applicant; and,
- d. that granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, structures, or buildings in the same district.

(2) No nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted or nonconforming use of lands, structures, or buildings in other districts shall be considered grounds for the issuance of a variance.

(3) The board of adjustment shall further make a finding that the reasons set forth in the application justify the granting of the variance and that the variance is the minimum variance that will make possible the reasonable use of land, building or structure.

(4) The board of adjustment shall further make a finding that the granting of the variance will be in harmony with the general purpose and intent of this chapter, and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

(5) *Conditions.* In granting any variance, the board of adjustment may prescribe appropriate conditions and safeguards that it deems necessary or desirable. Violations of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of this chapter.

(6) *Uses.* Under no circumstances shall the board of adjustment grant a variance to allow a use not permissible under the terms of this chapter in the district involved, or any use expressly or by implication prohibited by the terms of this chapter in said district.

 Pending BOA Item

NW 6TH ST

NW B ST

NW A ST

NW 5TH ST



VAR24-0022
HANEY
504 NW B ST





Sep 20, 2024

Dear Bentonville Board of Adjustments,

We are requesting a lot size variance of 578sqft for 504 NW B St to construct a single family attached two homes and ADU on two platted lots that are nonconforming to current zoning code. This is the minimum variance that would allow for any development on the lot. There are currently two platted lots at this address, with the lot lines oriented North/South in a way that makes both lots unbuildable at their current size and R-1 zoning. The hardship is simply that these old platted lots do not allow for any homes to be constructed under our current zoning and land development codes.

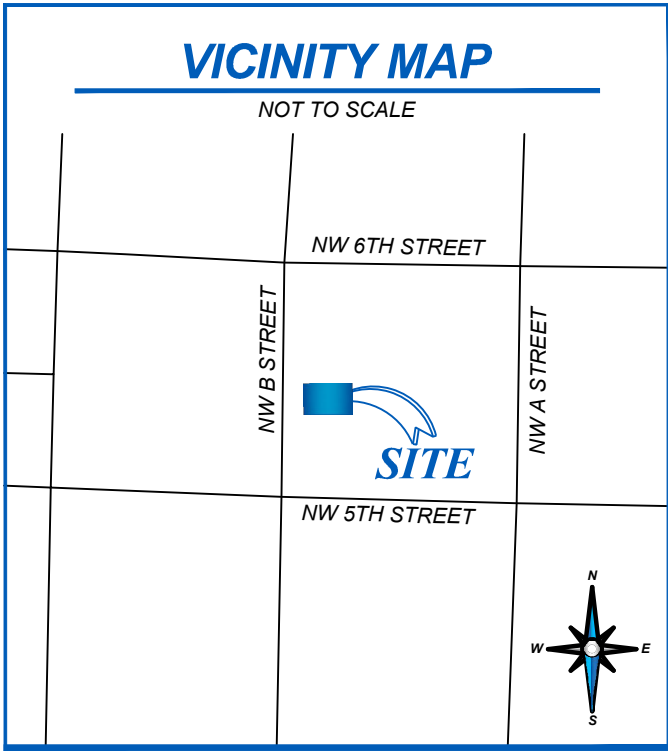
A minimum variance of 578sqft along with a property line adjustment to orient the lot lines West/East facing NW B would allow us to bring two nonconforming lots to one conforming at 2,000sqft for single family attached, and one still nonconforming, but buildable, at 1,422sqft. The adjacent alleyway helps from both a city and developer perspective, in the sense that these homes can be served by the alley, rather than a private driveway, and the alley at 14' wide by 75' deep along this property effectively gives an additional 1,050sqft that otherwise could have been included in a platted lot conforming to today's code with a private drive.

Although Bentonville code allows for a home to be constructed on any "nonconforming lot of record", there is no way to secure a building permit or rezoning with the current zoning and size of the platted lots. City staff have advised that a variance must be secured first for any re-platting or re-zoning of this site. We have submitted a re-platting and a re-zoning request to the planning commission with a DN-2 request, but those requests can not be approved without a variance due to the existing condition of two lots platted below the minimum lot size standards of today's code.

These uniquely small platted lots are not the result of the applicant or the owner. By my rough math according to R-1 setbacks, the buildable area is only 5' deep by 31' wide as-is, thus literal interpretation of the code would not allow anyone the right to build a livable home of any kind without a variance.

Considering the site's uniquely small platted land area, our desire to bring the lot into conformance to the extent that we are able, and our desire to construct new homes in a thoughtful and site-sensitive way, we request a lot size variance of 578sqft. This would allow us to use the land area efficiently, in line with our land use plan, and build attractive new homes in the neighborhood. Thank you for your thoughtful consideration.

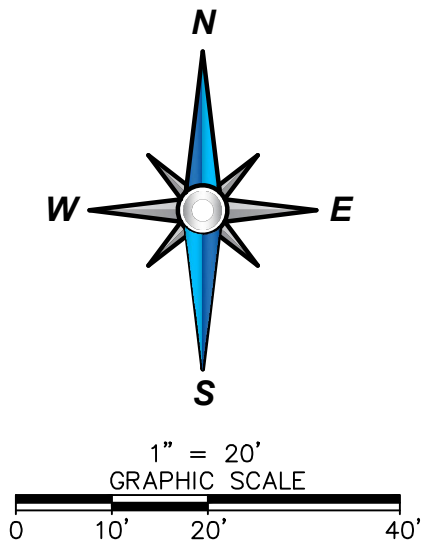
Respectfully,
Mark Haney



PROPERTY LINE ADJUSTMENT

LOCATED IN: SECTION 30, TOWNSHIP 20 NORTH, RANGE 30 WEST, 5TH P.M.

504 NW B STREET, BENTONVILLE, BENTON COUNTY, ARKANSAS 72712



RECORD DESCRIPTION

DEED BOOK 1992 AT PAGE 9225
NORTH 45 FEET OF LOT 7, AND THE NORTH 45 FEET OF THE WEST ONE-HALF OF LOT 8, BLOCK 15, DEMING 2ND ADDITION TO THE CITY OF BENTONVILLE, ARKANSAS.
SUBJECT TO ANY OUTSTANDING MORTGAGES, EASEMENTS, RIGHTS-OF-WAY, AND ANY OTHER OTHER ENCUMBRANCES OF RECORD.

SURVEY DESCRIPTION

PART OF LOTS 7 & 8, BLOCK 15, DEMING 2ND ADDITION, AND A PART OF SECTION 30, TOWNSHIP 20 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 5/8" REBAR WITH A CAP STAMPED "WINCHESTER AR 1808" LOCATED ON THE EAST RIGHT-OF-WAY LINE OF NORTHWEST B STREET AND MARKING THE NORTHWEST CORNER OF SAID LOT 7; THENCE S87°02'40"E 74.77 FEET TO A FOUND 1/2" REBAR, THENCE S02°39'43"W 46.22 FEET, THENCE N86°18'57"W 74.85 FEET TO THE EAST RIGHT-OF-WAY LINE OF NORTHWEST B STREET, THENCE ALONG SAID RIGHT-OF-WAY LINE N02°45'40"E 45.26 FEET TO THE POINT OF BEGINNING, CONTAINING 0.079 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

MISCELLANEOUS NOTES

STATE RECORDING NUMBER:
500-20N-30W-0-30-140-04-1808

COMPLETED FIELD WORK:
FEBRUARY 20, 2024

REFERENCE DOCUMENTS:
1. WARRANTY DEED FILED IN DEED BOOK 1992 AT PAGE 9225.
2. SURVEY PLAT FILED IN PLAT BOOK 2014 AT PAGE 15.
3. SURVEY PLAT FILED IN PLAT L201905249.
4. SURVEY PLAT FILED IN PLAT 3202020046.

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

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

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

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

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

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

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.

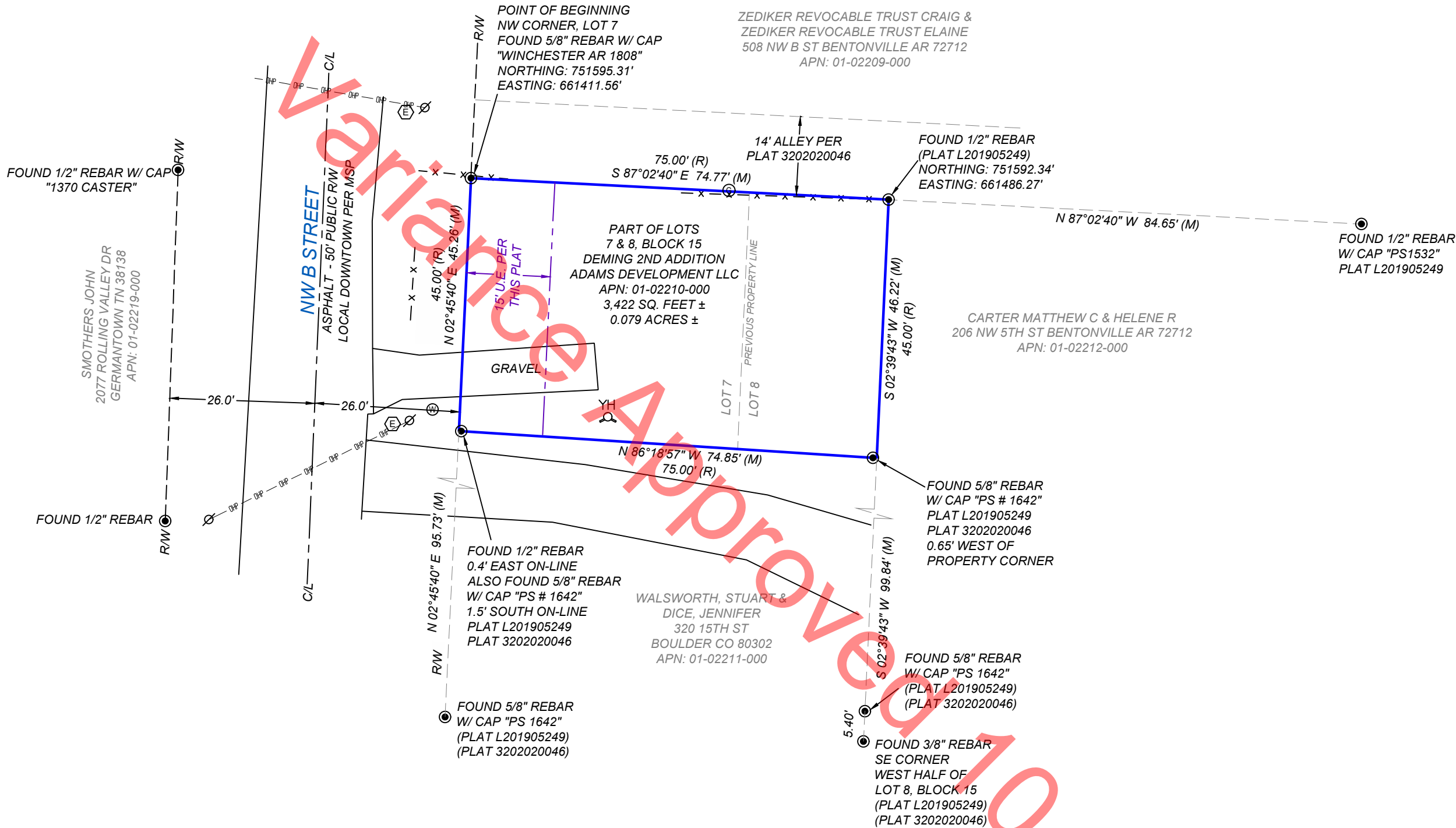
NO RESIDENTIAL LOT SHALL BE PERMITTED DIRECT ACCESS TO A COLLECTOR OR ARTERIAL STREET. ALL RESIDENTIAL SUBDIVISION DEVELOPMENT CONTIGUOUS TO A COLLECTOR OR ARTERIAL STREET SHALL ORIENT FRONTAGE TO A LOCAL STREET, AND BACK OF THE PROJECT, WITHOUT ACCESS TO THE SAID MAJOR STREETS.

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.

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



LAND AREA

3,422 ± SQUARE FEET
0.079 ± ACRES

OWNER/DEVELOPER

PARCEL: 01-02210-000
OWNER: ADAMS DEVELOPMENT LLC
MAILING: 2979 N APATITE DR FAYETTEVILLE AR 72704
EMAIL: MASON.ADAMS@DALLASRES.COM

FLOOD ZONE INFORMATION

BY GRAPHIC PLOTTING ONLY. NO PORTION OF THIS PROPERTY IS IN ZONE "A" OR "AE" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 05007C0090J, WHICH BEARS AN EFFECTIVE DATE OF 9/28/2007 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.

ZONING INFORMATION

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

LEGEND & SYMBOLS

●	FOUND MONUMENT (AS NOTED)
⊕	COMPUTED POINT
⊙	GAS METER
⊗	POWER POLE
⊚	WATER METER
⚓	YARD HYDRANT
Ⓜ	ELECTRIC VAULT
(M)	MEASURED/CALCULATED DIMENSION
(R)	RECORD DIMENSION
MSP	MASTER STREET PLAN
—	BOUNDARY LINE
— — —	CENTERLINE (C/L)
— — — — —	RIGHT-OF-WAY (R/W)
— x — x — x —	FENCE LINE
— DP — DP — DP —	OVERHEAD POWER LINE
— — — — —	ADJACENT/TIE LINE
— — — — —	UTILITY EASEMENT (U.E.)

SHEET 1 OF 1

DATE	REVISION HISTORY	BY
8/1/2024	PLANNING COMMENTS	JDC

SIGNATURE BLOCKS

BENTON COUNTY CERTIFICATE OF DEDICATION:
WE, THE UNDERSIGNED, DO HEREBY SWEAR THAT WE ARE THE SOLE OWNERS OF THE HEREON PLATTED PROPERTY AND DO HEREBY DEDICATE ALL STREET AND EASEMENTS FOR USE BY THE GENERAL PUBLIC AND FOR THE INSTALLATION OF UTILITIES.

OWNER _____ DATE _____
OWNER _____ DATE _____

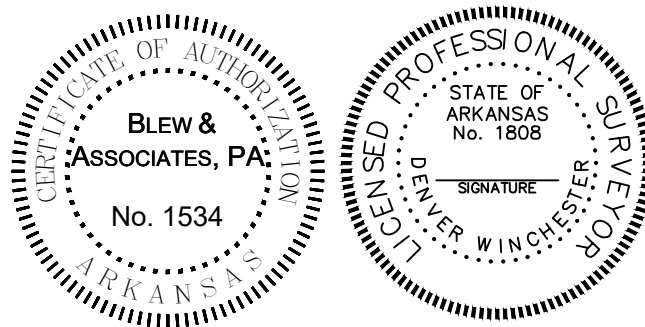
STATE OF ARKANSAS
COUNTY OF _____
SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____, 2024.

NOTARY PUBLIC _____
MY COMMISSION EXPIRES _____

PLANNING BOARD ACCEPTANCE:
THE PLANNING BOARD, BASED ON AN APPROVAL GRANTED TO THE APPLICANT ON _____, 2024, HEREBY ENDORSES THIS PLAN AS MEETING ALL OF THE REQUIREMENTS OF A PROPERTY LINE ADJUSTMENT.

PLANNING REPRESENTATIVE _____

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT
TO THE BEST OF MY KNOWLEDGE AND BELIEF
ON THIS THE 5TH 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.

BLEW & ASSOCIATES, P.A.

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

Surveying
Engineering
Mapping

SURVEYOR JOB NUMBER: 24-0958	SURVEY DRAWN BY: JDC - 7/8/2024
SURVEY REVIEWED BY: MB	SCALE: 1" = 20'
FOR THE USE AND BENEFIT OF: MASON ADAMS	CITY OF BENTONVILLE PROJECT NO. LS24-0026

November 3, 2024

Subject: Concerns Regarding Property Line Adjustment and Rezoning at 810 Northwest B St.
Lot 32, Block 1, Crabtree Addition
PLA24-0024

Dear Planning Commission,

We are writing to regarding Mr. Mark Haney's recent request for a property line adjustment and rezoning at 810 Northwest B St., which is directly diagonal from our home at 505 Northwest B St. As long-time residents of this neighborhood, we feel compelled to express our deep concerns regarding this proposal.

Mr. Haney's plan to construct a duplex along with an additional Accessory Dwelling Unit (ADU) on a lot that is barely large enough to accommodate a modest single-family home raises significant worries. Increasing density in this manner has implications not only for the immediate vicinity but for the community as a whole.

One of the primary concerns is the loss of green space and mature trees that contribute to the character and charm of our neighborhood. The proposed development, which involves the removal of several trees, contradicts our community's values, particularly in light of the devastation caused by the recent May storm. We believe that preserving our existing trees and green spaces is essential for maintaining the environmental health and aesthetic appeal of our area.

Additionally, the parking situation is another pressing issue. Mr. Haney's plan includes provision for just one parking spot per unit, which is inadequate for a duplex and an ADU. Given the limited size of the lot, there will be no possibility of street parking in front of the property itself. This is likely to lead to overflow parking on our street, particularly in front of our home, which would be extremely inconvenient and disruptive.

While we are not opposed to growth and development in our community, we firmly believe it should be responsible and considerate, prioritizing the needs of existing residents and the preservation of our neighborhood's character. Unfortunately, this proposal appears primarily driven by financial gain, neglecting the importance of maintaining the original elements of our community and the well-being of its residents.

We urge you to consider the potential impact of this proposal on our neighborhood as you evaluate Mr. Haney's request. Thank you for your attention to this matter, and I hope you will take our concerns into serious consideration. Feel free to contact me if you have any questions.

Sincerely,

Brent & Sherry Stalls

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

(PROJECT NUMBER: RZ24-0040)

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

NORTH 45 FEET OF LOT 7, AND THE NORTH 45 FEET OF THE WEST ONE-HALF OF LOT 8,
BLOCK 15, DEMING 2ND ADDITION, TO THE CITY OF BENTONVILLE, BENTON COUNTY,
ARKANSAS, AS SHOWN ON PLAT RECORD B AT PAGE 24;

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held November 5, 2024 in the Council Chambers of the City of Bentonville;

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

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

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

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

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

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

PASSED AND APPROVED this _____ day of _____, 2024.

APPROVED:

Stephanie Orman, Mayor

ATTEST:

Malorie Marrs, City Clerk

	Opal Park
	Southwest Regional Airport Boulevard
	PC Date: 11/5/2024

Staff Report Details	
Project Number	PUD22-0003
Applicant / Current Owner	Buffington Barron LLC
Site Area	+/- 95.22 Acres
Current Zoning	Planned Unit Development (PUD)
Requested Zoning	Planned Unit Development (PUD)
Current Future Land Use Map Designation	A-1, Agriculture
Requested Future Land Use Map Designation	
Development Type / Use	Residential
Related projects	PP23-0003

Property Description
This property is approximately 95.22 acres of land in the Opal Subdivision. The property has access to Southwest Regional Airport Blvd. and Southwest Opal Road, which are classified as Arterial and Collector, respectively. The property also has access to the stub of Southwest Fairview Blvd., a local road in the North Fork Addition. The property is presently zoned PUD, Planned Unit Development (approved March 7, 2023) with a Future Land Use Map designation of Agriculture.

Project Details
The applicant has proposed several modifications to the PUD, specifically to Phases 1 and 2. These modifications include lowering the minimum width for the smaller detached single-family lot from 45' to 44', and reducing the minimum side yard setback for that same lot type from 7' to 5'. The previously required front garage setbacks have been removed as well. The applicant also proposes to move phase 2 open spaces north easterly with an associated modification of streets and utilities to accommodate the new layout. The impetus for this move was the discovery that the previously planned POA amenity lot, (Lot 17) was encumbered by easements, rendering it unavailable for much more than a grass field. This modification will allow the two open space areas to work together, with restrooms and other amenities located closer to lot 17. Total Open Space decreases with this proposed modification from 14.42 acres to

Project Details

14.10 acres. There will be additional open space provided with the trail adjacent to the commercial area in phase 3, however, since the commercial area is only conceptual at this time, this area has not been included within the total 14.10 acres. The project provides 20.83% open space with this update and meets the code mandated minimum of 20%.

Description	Units Approved in 2023	Proposed Units
Single Family Detached	204	204
3-Unit Townhome	1 structure	1 structure
4-Unit Townhome	17 structures	15 structures
5-Unit Townhome	19 structures	23 structures
6-Unit Townhome	6 structures	7 structures
Total Units	406	424

Relationship to the General Plan / Projected Traffic Impact

The Future Land Use Plan currently depicts this property as Agriculture. Agriculture areas include larger properties used primarily for the raising of crops or livestock. These properties may include residence and farm-related structures.

The property is located within Priority Area 3, Edge Growth, as identified in Chapter 4 of the Bentonville Community Plan. This area highlights thoughtful growth and development along existing infrastructure and the preservation of land for future commercial incorporation.

Public Comment

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

Analysis / Waivers

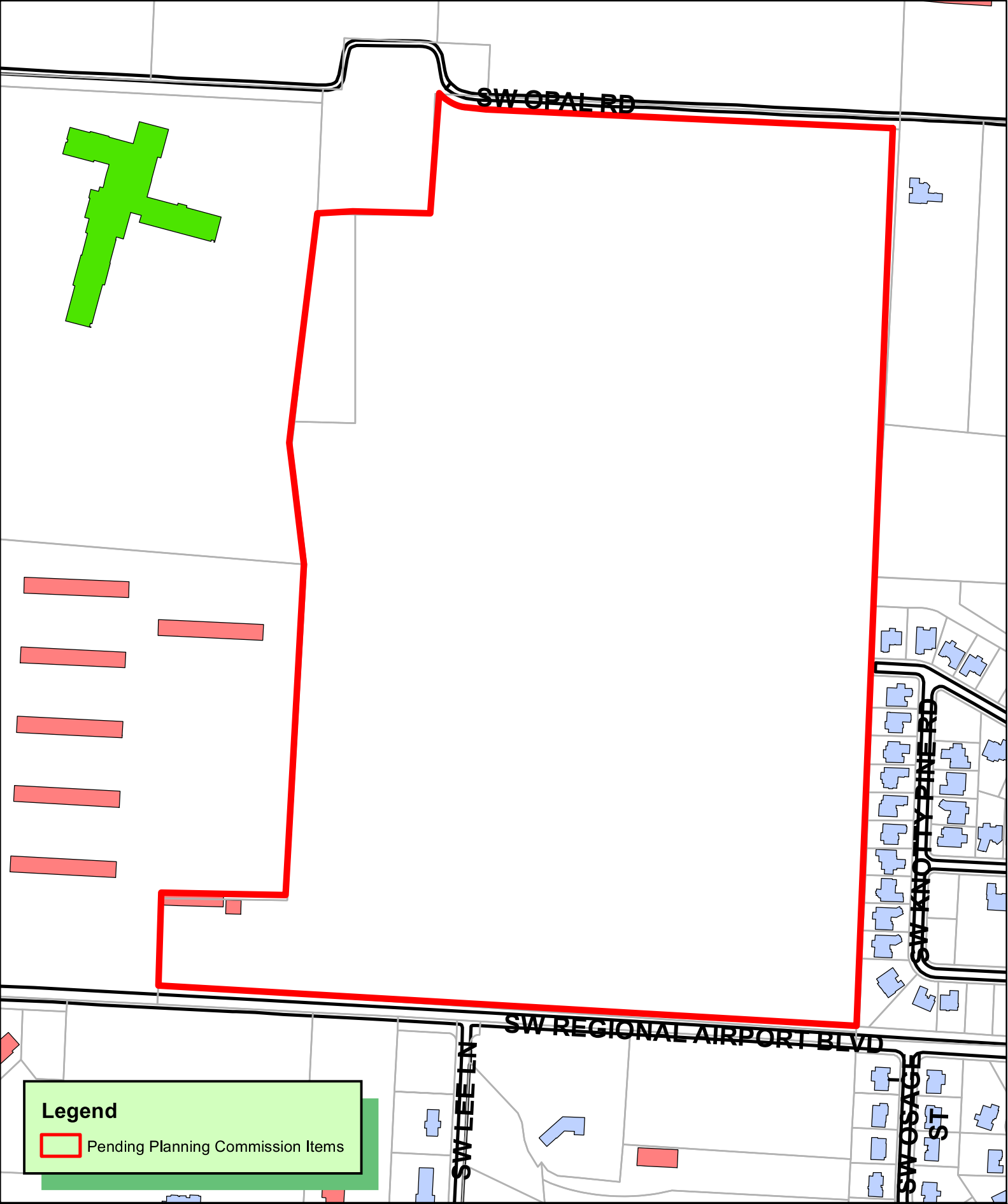
The amount of open space in Phase 2 is reduced, from the large central space in the original request to lot 84 in this request and the total unit count goes up but still meets the minimum requirement of 20%.

Taking the whole development into account, a large amount of open space is preserved throughout the development, particularly in the center. The street layout is amended, but still offers a grid-like system and two stub outs to the west as originally approved.

Conclusion

Staff recommends approval of the revision with a condition that a pedestrian connection, 10' wide encompassing a 5' sidewalk and 5' planting space, be provided in the vicinity of lots 92-94 to provide direct pedestrian access to the central green space through that row of lots.

Additional Details



1 inch = 350 feet

PUD22-0003 2/7/23
PLANNED UNIT DEVELOPMENT
OPAL SUBDIVISION
PHASES 1 THROUGH 4



November 01, 2024

Planning Department
305 SW A Street
Bentonville, AR 72712

RE: Opal Park PUD Revision Letter
CTA Job No. 21300200
City PUD No. PUD22-0003
City PP No. PP23-0003 for Phase 1 Plans

Dear Mr. Stanton,

Please let this letter serve as a summary of the revisions to the Opal Park PUD22-0003.

1. 1C Project Narrative:
 - a. Planning Area 2 (Residential), section b for building setbacks table:
 - i. 45-59' detached SF lot revised to 44-59' detached SF lot
 - ii. Side setback for 44-59' lots reduced from 7' to 5'.
 - b. Planning Area 2 (Residential), section j for garage setbacks removed.
 - c. 401.10(f)(3) PUD Open Space Requirements Structural Design Standards
 - i. Item 'h' discussing garage setbacks removed.
 - d. Planning Area 3 (Open Green Space)
 - i. 401.10(f)(1) PUD Open Space Requirements
 1. Public right-of-way decreased from 21.52 to 21.29 acres due to the revised layout of PH II.
 2. Provided Open Space percentage reduced from 21.4% to 20.83%.
2. 2A Master Site Plan:
 - a. Reverification of adjacent property owners
 - b. New layout for phase 2, as shown in the Planning Area, Phasing, and Unit Mix Maps.
This new layout affects Diamond State Blvd and the connection between PH I and PH II.
The new layout affects these following lots:
 - i. PH I—lots #16, 17, 18-25, 86, 87
 - ii. PH II—lots #1, 35-85
 - c. New layout for phase 2, as shown in Site Plans C & D, C-103-104. Rev clouds show limits of revision.
 - d. New utility layout for phase 2, as shown in Utility Plan B, C-106. Rev clouds show limits of revision.
 - e. Lots south of proposed amenity area (previously lots 350-358, now they're numbered as lots 18-25) increased width from 37' to 44'.
 - f. Parking relocated from amenity area lot (now lot #17 PH I) to across the alley on lot #18.
 - g. Lot 16 in Phase I width decreased to 27'.
 - h. Lot 86 in Phase I turned into green space for park.
 - i. Lot 84 in Phase II turned into green space for park.
 - j. Lot 87 in Phase II width increased to 43'.



If you have any questions or concerns, I'm happy to discuss them with you over the phone at 479-878-2475 or via email at trent.woessner@craftontull.com.

Sincerely,

Trent Woessner, P.E.
Civil Project Engineer

November 01, 2024

PUD BOOKLET

Prepared for:

Buffington Barron, LLC

Opal Park

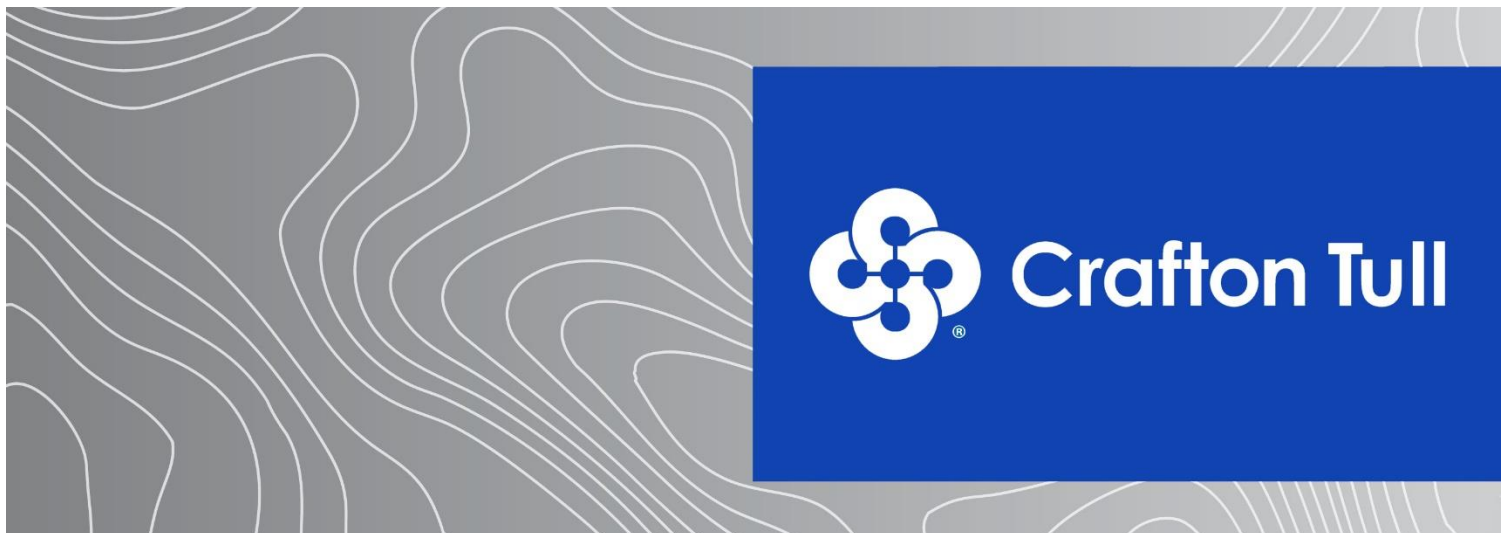
Submitted to:

City of Bentonville

305 SW A St.

Bentonville, Arkansas 72712

CT JOB NO. 21300200





INDEX

(1) APPLICATION PACKET

- (A) Property Owner Consent Form
- (B) Warranty Deed
- (C) Narrative

(2) PLAN SET

- (A) Master Site Plan
- (B) Boundary Survey
- (C) Approved Jurisdictional Determination
- (D) Architectural Elevation Renderings
- (E) Draft of Covenants



1C NARRATIVE



1C NARRATIVE

401.10(a) Description and Purpose of PUD

Buffington Homes created Opal Park to be a destination community unlike anything currently in development in the NWA region. The development will incorporate principals of New Urbanism through the creation of a series of interconnected paths and sidewalks, numerous pocket parks, and community green spaces, a mix of housing types and sizes and a centrally featured low impact storm water park.

The purpose of the Planned Unit Development (PUD) request is to create an innovative mixed-use development with high standards, but which do not strictly comply to current options presented by the zoning code. This PUD will allow for commercial properties along the highway, standard single family style housing, row house style single family housing, and attached single family residential which is similar in nature to a townhome. The commercial properties will not only serve this development but also the surrounding areas.

There are ample amounts of open green space within the development, including a dog park, linear park, and a large storm park (over 13 acres) with walking trails and nature elements. The entirety of the development is very pedestrian friendly, with sidewalks and trails which connect all facets of the residential properties to the open green space and commercial units.

The idea behind the proposal was a mixed-use development, but also to cluster the residential together to leave a large area of open green space for the community to enjoy, rather than larger lots to achieve similar density without the green space. This creative approach to the layout of the development is an efficient use of the land that reduces the quantities of streets and utilities, leading to less impervious area, and less impacts to the city's maintenance crews for the public infrastructure. This also preserves and will greatly enhance many of the natural features on-site and will also prevent soil erosion by carefully controlling the water through this area through a series of wet ponds.

401.10(b) PUD Districts Require Zoning Designation and Master Plan

Many detailed site plans are included with this booklet including an Overall Development Plan, Phasing Plan, and a Planning Area Plan to clearly and adequately show what is being proposed. In addition to these overall maps, a detailed site plan is also included which show street sizes, utility locations, setbacks, easements, and dimensions. This PUD application covers an area of 95.22 acres, exceeding the minimum required lot area of 10 acres.

401.10(c) Allowed uses in PUD district

- **Planning Area 1 (Commercial)** – This area will encompass the lots and areas where commercial uses shall be developed (either by Buffington Baron LLC or by others). This includes the areas along Highway 12, as well as the residential community clubhouse. This district shall be designed to provide convenience goods and personal services for the development as well as the surrounding communities. Commercial developments within this area shall generally conform in architecture and material to the proposed residential planning area.

Goals of this planning area include the following:

- I. Minimize any potential incompatibilities between commercial developments and other types of land use;
- II. Provide opportunities for investment as new residential areas and thoroughfares are built, they are particularly designed to encourage the use of undeveloped lands in existing commercial areas;
- III. Provide sufficient space, at appropriate locations in close proximity to established residential areas for retail and service trade. Such commercial establishments should provide shopping needs of nearby residential areas; and,
- IV. Provide sufficient and appropriate space to meet anticipated future needs for planned commercial developments in central shopping districts, regional, community and neighborhood shopping centers.
- V. Provision of off-street parking in conjunction with commercial area development shall be fostered through commercial district establishments. Establishments will be encouraged through the districts to congregate in planned developments to the consumer and merchant's advantage.

The zoning within this planning area will be based on the existing C1 (Neighborhood Commercial) zoning district. This district is designed to provide convenience goods and personal services for the development as well as the surrounding communities.

Table 1: Table of Allowed Uses

Uses Allowed By Right		
Residential	Residential Facility: Assisted Living	Residential Facility: Extended Medical Care
Recreation, Education, Public Assembly		Cultural Studio
Services	ATM Machine	Adult Day Care
	Child Care: Commercial	
	Copy Services	Financial Institution
	Maintenance Service	Medical Services: Doctor Office
	Medical Services: Urgent Care Clinic (< 12,000 gsf)	
	Office: Small Scale (< 4,000 gsf)	Office: Large Scale (4,000 gsf to 12,000 gsf)
	Personal Services	Repair Services: Household
Retail	Artisan Shop	Bakery
	Bar, Lounge or Tavern	Convenience Store
	Convenience Store that sells beer and/or light wine for off-site consumption	
	Convenience Store that sells beer, light wine and/or spirits for off-site consumption	
	Equipment Rental: Indoor	
	Outdoor Vending, Private Property	Pharmacy (< 12,000 gsf)
	Retail: Small Scale (< 4,000 gsf)	Retail: Large Scale (4,000 gsf to 12,000 gsf)
Uses Allowed with an Approved Conditional Use Permit		
Agriculture and Animals		Animal Clinic
Recreation, Education, Public Assembly	Commercial Recreation Facility: Indoor	Educational Facility
Services	Medical Services: Laboratory	
Retail	Convenience Store that sells beer and/or light wine for off-site consumption within 500' of a city owned park or trail	
	Convenience Store that sells beer, light wine and/or spirits for off-site consumption within 500' of a city owned park or trail	
	Gas Station	Restaurant
	Restaurant: Drive-Through	Restaurant: Microbrewery



- **Planning Area 2 (Residential)** - This planning area will encompass residential lots, alleys, houses, and areas where single family, townhomes, or attached homes shall be built or developed. This planning area is the largest of the three proposed planning areas and includes single family detached, and single family attached (2+ units).

Goals of this planning area include the following:

- I. Provisions of adequate space at appropriate locations necessary to create an appropriate mix of housing alternatives for people of all lifestyles;
- II. Consideration to site selection and variety of choice;
- III. Prevention of congestion as much as possible by regulating population density, activity intensity and extent of building bulk in relation to area land use;
- IV. Control of structure height to provide light and air access through windows; and
- V. Promotion of desirable land use and development in order to protect district character and to conserve land and building value.

The zoning within this planning area will be based on the existing R2 (Medium Density Two Family and Townhomes Residential) zoning district. This district is designed to permit residential housing, whether single family detached or single-family attached.

Permitted Uses:

- | | |
|---|---|
| - Animal – Domestic or Household | - Park: Mini, Neighborhood, Community |
| - Community Garden | - Child Care- Registered Family Home (5 children or less) |
| - Dwelling – Condominium, Modular, Single Family, Townhouse, Two-Family | - Mobile Food Vendor |
| - Library | |

Conditional Uses:

- | | |
|---|---|
| - Botanical Garden | - Wireless Communication Facility (Cell Towers) |
| - Urban Farm | |
| - Group Home | |
| - Home Occupation Type B | |
| - Community Center | |
| - Educational Facility | |
| - Golf Course | |
| - Adult Day Care | |
| - Child Care – Licensed Center | |
| - Temporary Uses | |
| - Child Care – Licensed Family Home (6-16 Children) | |
| - Bed and Breakfast | |
| - Public Safety Services | |
| - Utility Facility | |

Accessory Uses (Not the primary use):

- Chicken, Hobby
 - Dwelling – Accessory
 - Home Occupation – Type A
 - Solar Energy System
 - Building Accessory – Nonresidential
 - Donation Box
-
- **Planning Area 3 (Open Green Space)** – This planning area will encompass all the detention, drainage features, forested areas, natural areas, recreational features, and parks on-site. This planning area is designed to permit and encourage the minimum amount of development, protect natural features, encompass all common open space, and recreational features for the property.

These planning areas are further discussed in greater detail in Section E and Section F of this booklet, along with a map delineating each planning area.

This planning area will encompass all the detention, drainage features, forested areas, natural areas, recreational features, and parks on-site. This planning area is designed to permit and encourage the minimum amount of development, protect natural features, encompass all common open space, and recreational features for the property.

Permitted Uses:

- | | |
|--------------------|----------------------|
| - Botanical Garden | - Park: Mini, |
| - Community Garden | Neighborhood, |
| - Greenhouse | Community |
| - Plant Nursery | - Mobile Food Vendor |

Conditional Uses:

- | | |
|--------------------------|--------------------|
| - Outdoor Music Venue | - Utility Facility |
| - Public Safety Services | - Temporary Uses |

Accessory Uses (Not the primary use):

- Solar Energy System
- Wind Energy System
- Building Accessory – Nonresidential
- Donation Box

401.10(d) Density Requirements for PUD district

Definition: Net residential acres - Gross acreage of the PUD site minus all public rights-of-way and less the area of all parcels or lots devoted to commercial, industrial, or institutional uses not of a residential nature. As it pertains to this PUD, the acreage shall omit Planning Area 1 and the public rights-of-way but include Planning Area 3.

Total Acreage: 95.22 Acres

Commercial: 12.51 Acres

Street R/W: 21.52 Acres

Net Residential Acres: 61.19 Acres

*All of the above acreages are approximate based on the site maps, and may vary slightly.

401.10(e)(1) PUD district permitted modifications

- **Planning Area 1 (Commercial)**

- a. Density shall not be regulated for this planning area. The size of the commercial buildings shall be limited by landscaping and off-street parking requirements as well as any additional large scale development requirements.

- b. Setbacks for this planning area shall be as follows:

	Front		Side		Rear	
District	Parking in Front	No Parking in Front	Adjacent to Non-Residential District	Adjacent to Residential District	Adjacent to Non-Residential District	Adjacent to Residential District
Commercial	50'	20'	7'	15'	20'	25'

- c. Building heights within this planning area shall not exceed 40 feet. Where greater than 40 feet is requested, the structure shall be setback an additional foot for each foot in excess of the maximum height allowed.
- d. Lot size shall not be smaller than 7,000 square feet.
- e. Lot width shall not be less than 70 feet.
- f. There shall be no minimum lot depth, but there shall be a maximum lot coverage of 50%.
- g. Landscaping: Landscaping shall be consistent with Article 1400 of the Bentonville Municipal Code.
- h. Parking: Parking shall be associated with the proposed use and will conform to Section 501 of the Bentonville Municipal Code.
- i. Street widths are requested per the included site drawings. All streets shall be public, except for the drive adjacent to the proposed clubhouse, with parking on both sides. That shall be private. Street sections vary in width and right of way but shall meet the minimum street sections for pavement depth, cross-slope, and base and subgrade requirements.
- j. Where allowed, front, rear, and side loading shall be setback a minimum of 20'.

Additional Details

1. Architectural design standards: Architectural design standards of the proposed commercial use shall generally conform in architecture and material to the proposed residential planning area. These will be reviewed by The Architectural Control Committee (as outlined in the covenants) for final approval.

- **Planning Area 2 (Residential)**

- a. Density shall not be regulated for this planning area, except by the minimum lot sizes as indicated in the below tables.

- b. Building setbacks shall be as follows:

Residential (R) Districts Minimum Setback Standards					
District	Building Type	Front	Side		Rear
			Interior	Exterior ***	
Residential District	>59' Detached SF Lot	20'	7'	20'	25'
Residential District	44'-59' Detached SF Lot	20'	5' *	20'	20'
Residential District	Attached SF Lot (Townhome)	20'	0'/5' **	20'	20'

*For the 44' to 59' detached single family lots, a zero side setback is allowable as long as a 7' side setback is proposed on the other property line.

** For the attached single family lots (townhomes), a zero side setback is allowed. At the end of the building, there shall be a minimum of 5' to the lot line. A minimum of 10' must be provided between buildings.

*** Exterior side setbacks shall be as measured to public streets only, not alleys. Where adjacent to alleys, a minimum of 5' shall be provided.

Note: Setback shall be measured from the face of the building. Roof overhangs are permitted within the setback up to 24".

- c. Buildings shall not exceed a 30' plate height. Elevations are provided with this document detailing proposed heights. No building or structure may exceed this number, which will be enforced by the Architectural Control Committee.
- d. Lot size, (e.) width, and (f.) depth shall be as indicated in the following table.

Residential District						
Lot and Area Standards						
District	Building Type	Min. Lot Area (SF)	Min. Land Area/ Dwelling Unit (SF)	Min. Lot Width	Max. Lot Coverage	
					Interior	Exterior/Corner
Residential District	Single Family	4,000	N/A	30'	60%	65%
	Two-Family	5,000	N/A	40'	70%	75%
	Townhouse-Unit	1,500	N/A	15'	N/A	N/A
	All others not listed	6,000	N/A	40'	60%	65%

- g. Landscaping: Landscaping shall be consistent with Article 1400 of the Bentonville Municipal Code.
- h. Parking: Each unit shall be required to provide two off street parking spaces.
- i. Street Widths: Street widths are requested per the included site drawings. All streets shall be public, except for the drive adjacent to the proposed clubhouse, with parking on both sides. That shall be private. Street sections vary in width and right of way but shall meet the minimum street sections for pavement depth, cross-slope, and base and subgrade requirements.

- **Planning Area 3 (Open Green Space)**

- a. Density shall not be regulated for this planning area, except by the minimum lot sizes as indicated in the below tables.
- b. Building setbacks shall be 30' for front, side, and rear setbacks.
- c. Building heights, where allowed, shall not exceed 40'.
- d. Lot Size: There shall be no minimum lot size.
- e. Lot Width: There shall be no minimum lot width.
- f. Lot Depth: There shall be no minimum lot depth.
- g. Landscaping: Landscaping shall be consistent with Article 1400 of the Bentonville Municipal Code.
- h. Parking: Parking shall be associated with the proposed use and will conform to Section 501 of the Bentonville Municipal Code.
- i. Street Widths: Street widths are requested per the included site drawings. All streets shall be public, except for the drive adjacent to the proposed clubhouse, with parking on both sides. That shall be private. Street sections vary in width and right of way but shall meet the minimum street sections for pavement depth, cross-slope, and base and subgrade requirements.
- j. Garages shall not be allowed within this planning area.

401.10(f)(1) PUD Open Space Requirements

a. *Minimum area devoted to Open Space:*

- o Required Open Space by Code: A minimum of 20% of the total project area, exclusive of public right-of-way and parking lots, shall be devoted to common open space.
 - Total Project Area (TPA): 95.22 acres
 - Public right-of-way (RW): 21.29 acres
 - Commercial Lot Area: 12.51 Acres
 - Total Parking Area (50% of Commercial Assumed): 6.25 Acres
 - Remainder: 67.68 Acres (TPA – RW – Parking)
- o Required Open Space: +/- 13.54 Acres (20%)
- o Provided Open Space: +/- 14.10 Acres (20.83%) *This does not include the anticipated buffer strip between the residential and commercial properties, which will not be known until designed.

b. *Equitable Distribution:*

- o The proposed open space is equitably distributed throughout the entirety of the project. In the first two phases there is a dog park and open space area. In the middle of the site, the large open space is provided with walking trails and retention ponds. In the final two phases there is a linear park and pocket parks.

c. *Preservation:*

- o All area located within Planning Area 3 will be preserved in accordance with the aforementioned uses and restrictions. A property owners associations and restrictive covenants will be utilized to restrict and manage this area, inclusive of all landscaping and maintenance.

d. *Accessible:*

- o All open space within the proposed PUD shall be connected with a pedestrian network so that all residential and commercial units can fully access each area. These pathways shall be ADA compliant with ramps and warning devices as regulated per federal standards.

e. *Common Open Space Options:*

- o There are multiple open green space areas on-site. This includes a linear park, dog park, pocket park, and the large central area. All of these will be vegetated with interconnectivity to the entire site. The large central area will include walking retention areas with walking trails and benches. Other open space options might be included and are not limited to grilling areas, public pools, tennis courts, basketball courts, soccer fields or any of the uses which were previously defined under Planning Area 3.

(f)(2) Parking Requirements

Parking shall be in compliance with Article 501 Off-Street Parking and Loading.

Additionally there is on-street parking for guests, parking areas near the clubhouse, and on-street parking near the open green space areas for guest and adjacent developments to utilize.

(f)(3) Perimeter Requirements

Setbacks, both internal and on the perimeter of the site shall be in accordance with 401.10(e)(1)

(f)(3) Structural Design Standards

The PUD shall meet the design standards for large scale developments in the subdivision code and the following structural design standards.

- a. Residential buildings will have their main entrances oriented toward the adjoining street. There will be no residences that are perpendicular or angled.
- b. All structures shall have a common architectural theme. All structures shall follow the example architecture included with this booklet. All homes will be reviewed for compliance by the owners.
- c. Avoid unbroken building facades of more than 100 feet.
- d. Provide human scale features, especially at street level.
- e. Avoid unarticulated and monotonous building facades and window placement.
- f. Provide a variety of building heights and varied roofline articulation.
- g. Aluminum, vinyl or fiberglass siding or roofing materials on the facades or sides of the building shall not be visible from a public right-of-way.

401.10(f)(2) PUD district prohibited modifications

Compliance with the development standards referenced in this code section will be demonstrated by way of the Large Scale Development submission.

401.10(g)(1) PUD districts common open space requirement

This proposal exceeds the minimum open space requirements for a PUD district.

401.10(g)(2) PUD district parking and off-street requirement

Compliance with the development standards referenced in this code section will be demonstrated by way of the Large Scale Development Surfaces.

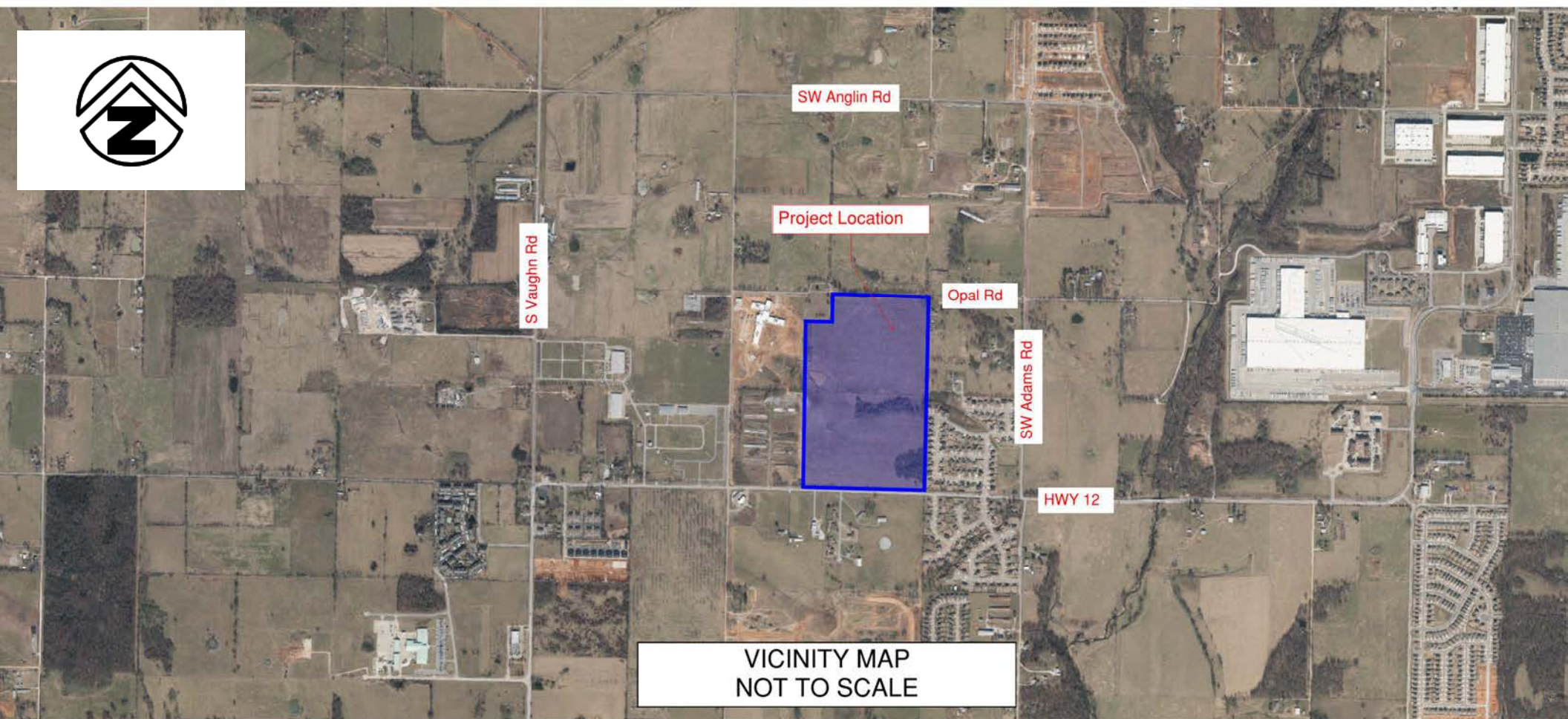
401.10(g)(3) PUD district perimeter requirement

The master site plan is designed to ensure maximum compatibility with the surrounding land uses.

401.10(g)(4) PUD district structural design standard

Refer to Section 2D for documentation showing compliance with the structural design standards, such as elevations. Single-Family Lot's building materials will consist of brick, stone, lap siding, board and batten siding.

2A MASTER SITE PLAN



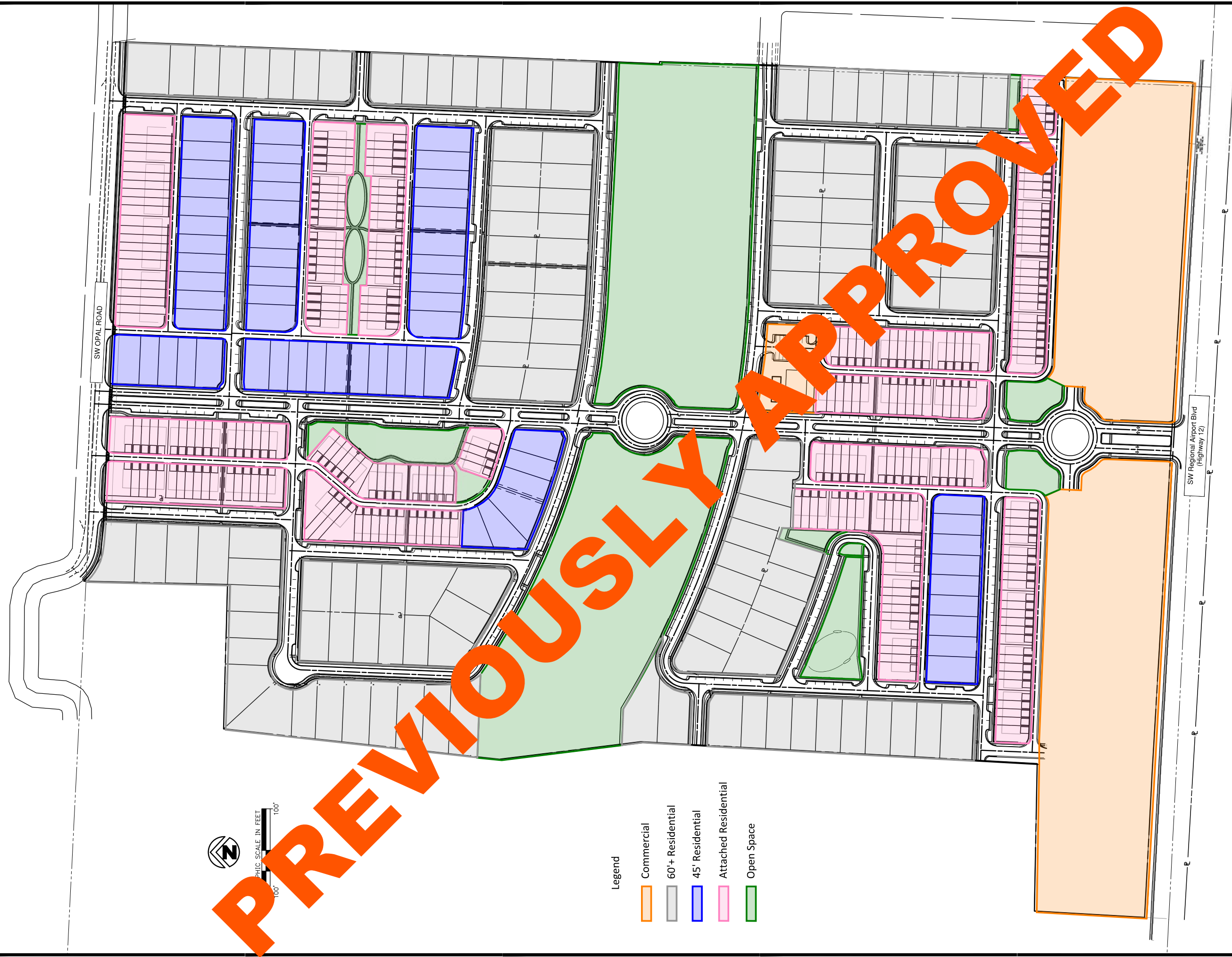
Buffington Homes
o:479.251.1106
w:buffingtonhomesar.com

PUD22-0003



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architecture | engineering | surveying

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www.craftontull.com
Page 128 of 277



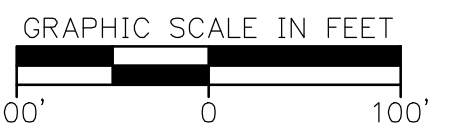
Unit Mix Map
Opal Park
Bentonville, AR

300 N College Ave., Suite 317
Fayetteville, Arkansas 72701



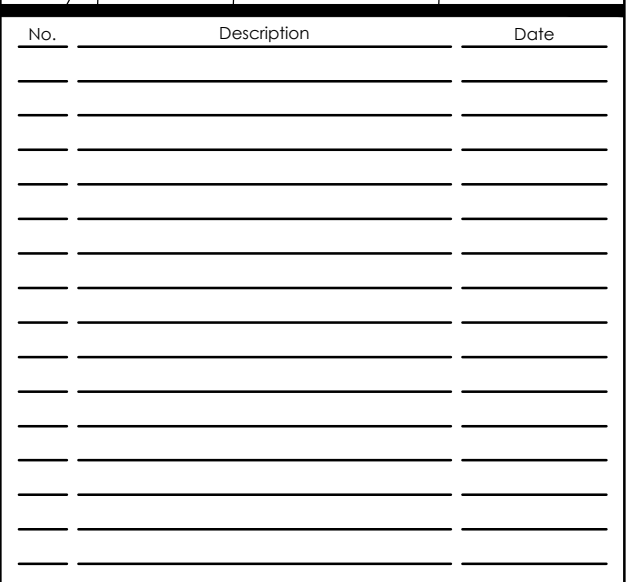
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PLANNING MAP

PUD22-0003

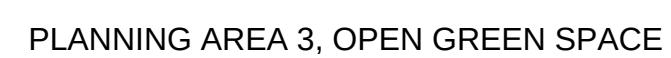


STATE OF
ARKANSAS

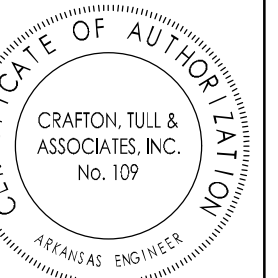
LICENSED
PROFESSIONAL
ENGINEER

No. 19950
CONNOR THREET

PP23-0003



EMAIL: MARY.MCGETRICK@BUFFINGTONHOMESAR.COM
PHONE: 479-251-1106



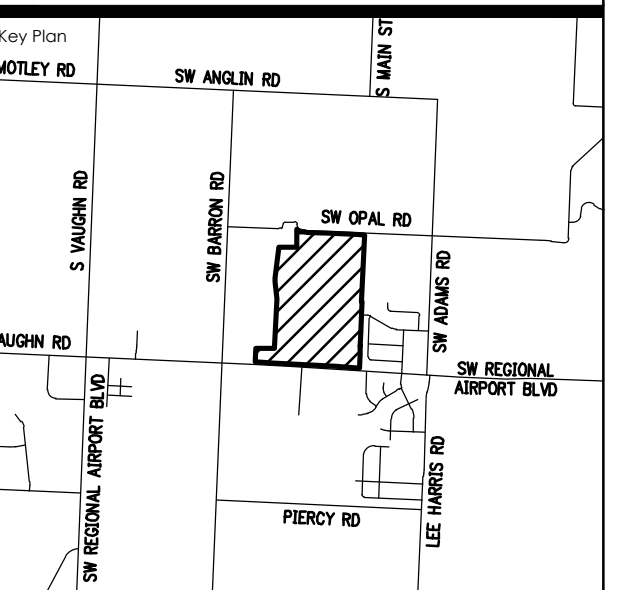
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OPAL PARK PH I
BENTONVILLE, AR

UNIT MIX MAP

PUD22-0003

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PROJECT NO: 21300200

ISSUE DATE: 08/22/24
CONTACT: C. THREET

QC Date: 06/27/23

ISSUED FOR
CONSTRUCTION

CONSTRUCTION

[illegible]

STATE OF
ARKANSAS

LICENSED
PROFESSIONAL
ENGINEER

No. 19950
HONOR THREET

PARTIES INVOLVED WITH PROJECT

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LEGEND

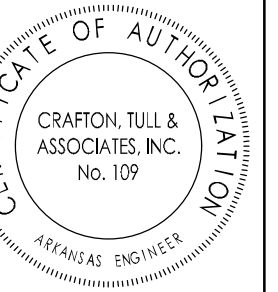
60'+ LOTS

44'+ LOTS

ATTACHED RESIDENTIAL

COMMERCIAL

OPEN GREEN SPACE



GRAPHIC SCALE IN FEET

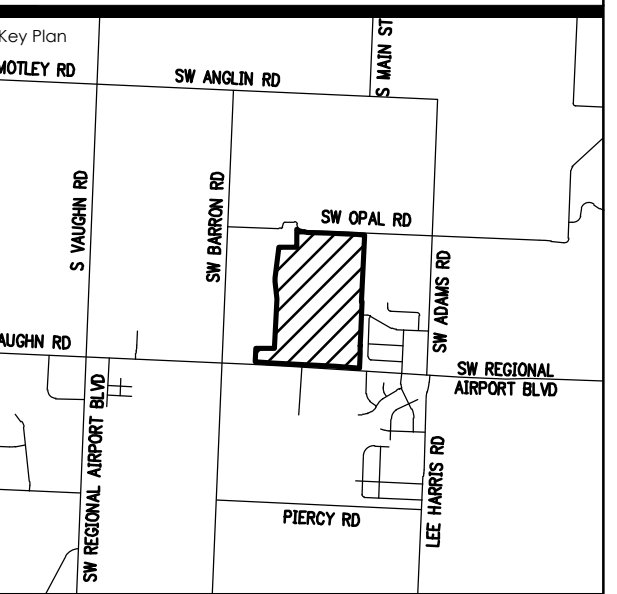
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OPAL PARK PH I

BENTONVILLE, AR

PHASING MAP

PUD22-0003

[illegible]

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PROJECT NO: 21300200

ISSUE DATE: 08/22/24
CONTACT: C. THREET

QC by: M. LOVE
QC Date: 06/27/23

ISSUED FOR

CONSTRUCTION

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PP23-0003

PARTIES INVOLVED WITH PROJECT

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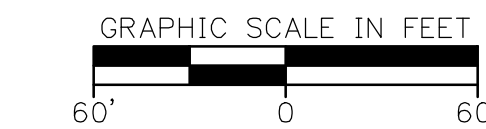
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PHASE 1 

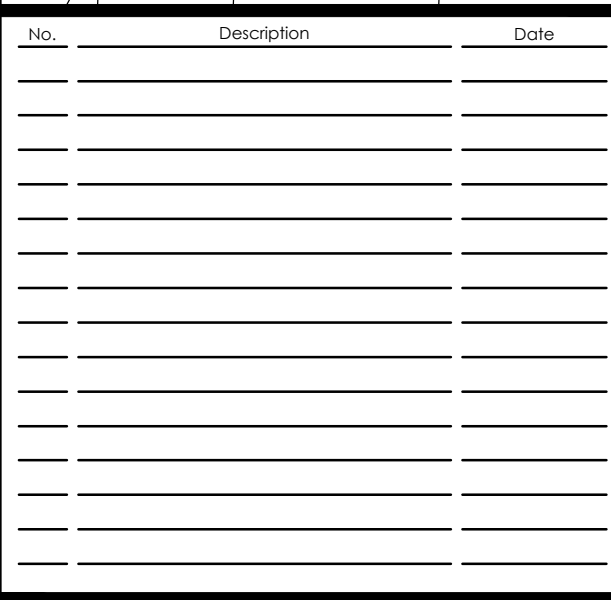
PHASE 2 

PHASE 3

PHASE 4 



PUD22-0003



A circular professional engineer seal for the State of Arkansas. The text inside the seal reads: "STATE OF ARKANSAS" at the top, followed by three stars, "LICENSED PROFESSIONAL ENGINEER", another three stars, "No. 19950", and the name "CONNOR THREET" at the bottom. The seal is stamped over the bottom portion of the license application form.

C-101

 LOT COUNT

TOTAL LOTS: 425
TOTAL RESIDENTIAL LOTS: 412
60'+ LOTS: 115
44' LOTS: 89
ATTACHED SF LOTS: 208

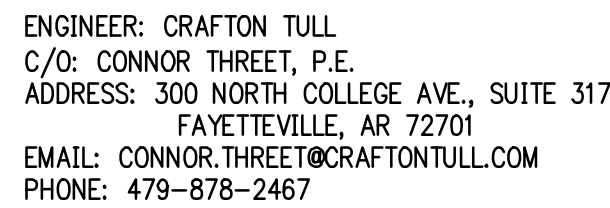
TOTAL COMMERCIAL LOTS: 5
TOTAL OPEN SPACE LOTS: 8

PARTIES INVOLVED WITH PROJECT

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PHONE: 479-251-1106

POB —
NE CORNER
LOT 2 OF
OPAL SUBDIVISION
PIAT BOOK 2017 PAGE 462

S2° 19' 45"W 1287.36'

S87° 07' 43"E 4.72'-

C18 4E' 11

C-104 MATCH LINE

C-103 MATCH LINE

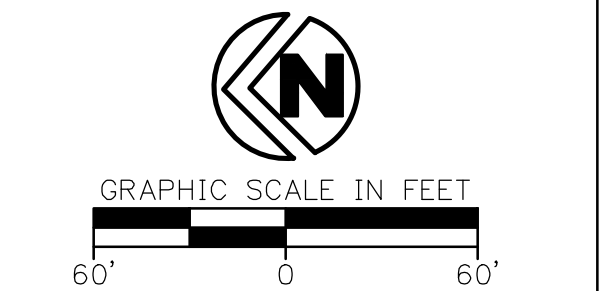
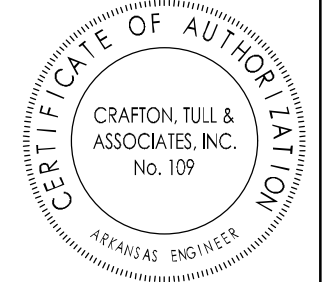
C-101

MATCH LINE

300 N College Ave., Suite 317
Fayetteville, Arkansas 72701

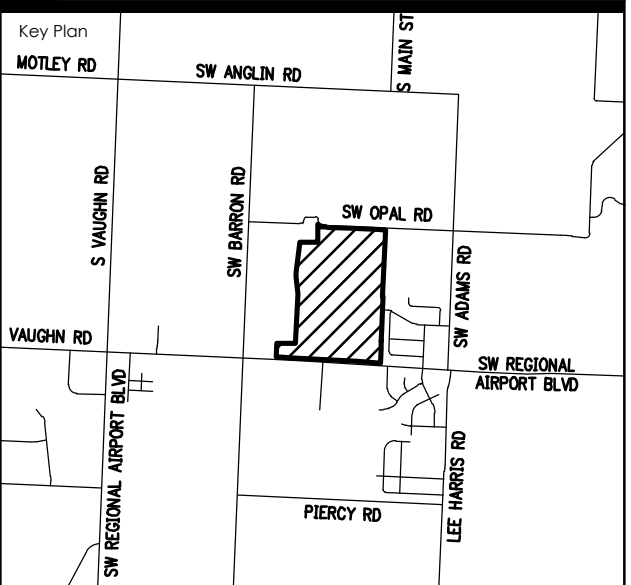
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OPAL PARK PH I
BENTONVILLE, AR

PUD22-0003

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PROJECT NO: 21300200
ISSUE DATE: 08/22/24
CONTACT: C. THREET
QC by: M. LOVE
QC Date: 06/27/23

**ISSUED FOR
CONSTRUCTION**

STATE OF
ARKANSAS

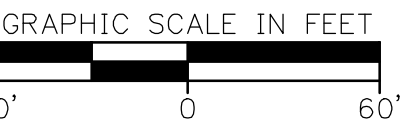
LICENSED
PROFESSIONAL
ENGINEER

No. 19950
CONNOR THREET

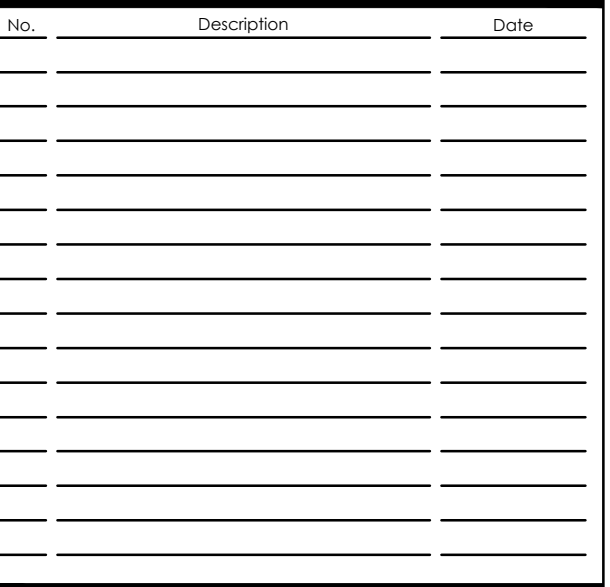
PP23-0003

SITE PLAN B

C-102



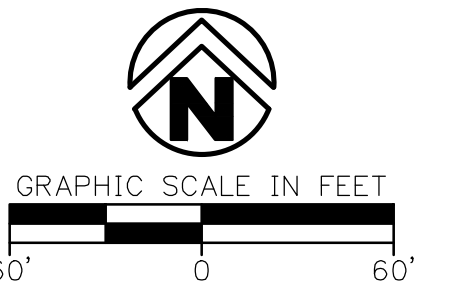
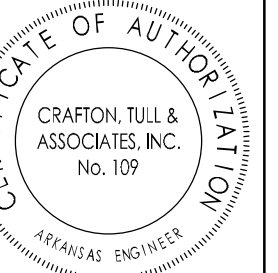
PUD22-0003



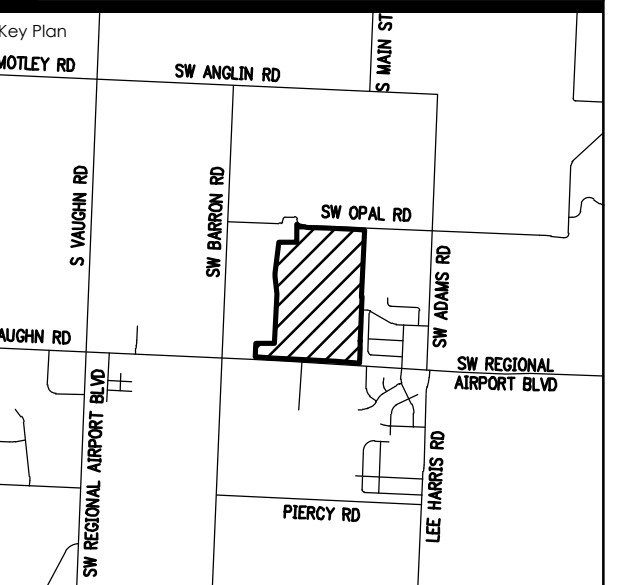
PROJECT NO: 21300200
ISSUE DATE: 08/22/24
CONTACT: C. THREET
QC by: M. LOVE
QC Date: 06/27/23

ISSUED FOR
CONSTRUCTION

SITE PLAN D



OPAL PARK PH I
BENTONVILLE, AR
PUD22-0003

[illegible]

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ISSUE DATE: 08/22/24
CONTACT: C. THREET
QC by: M. LOVE
QC Date: 06/27/23

**ISSUED FOR
CONSTRUCTION**

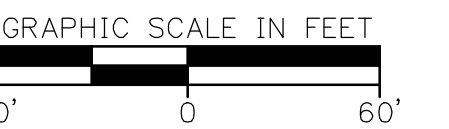
STATE OF
ARKANSAS

LICENSED
PROFESSIONAL
ENGINEER

No. 19950
CONNOR THREET

PP23-0003
UTILITY PLAN A

C-105



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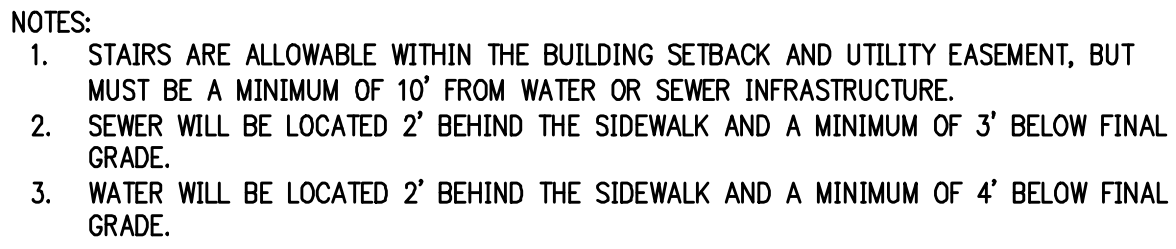
STATE OF
ARKANSAS

LICENSED
PROFESSIONAL
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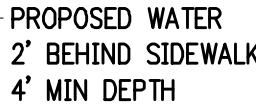
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CONNOR THREET

C-106

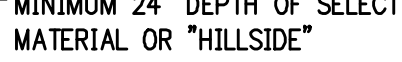
CERTIFICATE OF AUTHORITY
 CRAFTON, TULL &
 ASSOCIATES, INC.
 No. 109
 ARKANSAS ENGINEER



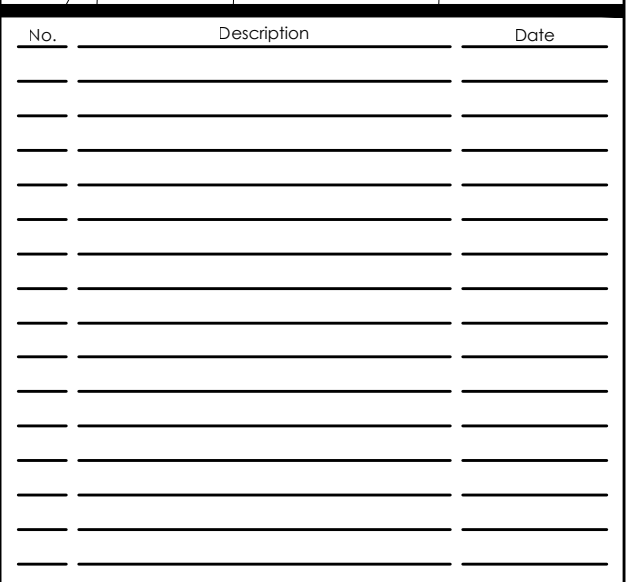
NTS



NTS



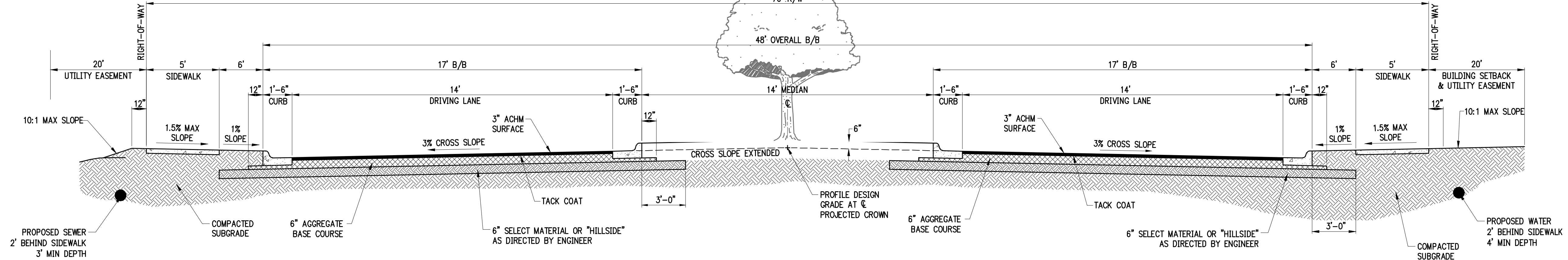
NTS (HONEY OPAL ALLEY & MOONSTONE ALLEY)



STATE OF
ARKANSAS

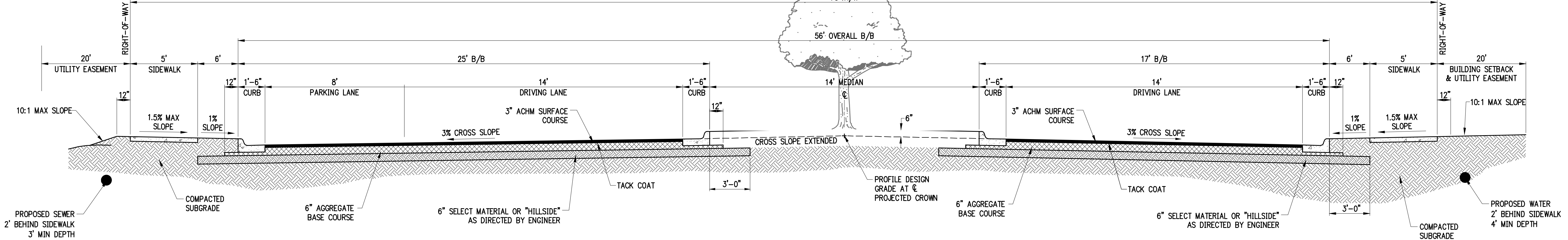
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PROFESSIONAL
ENGINEER

No. 19950
NORTH STREET

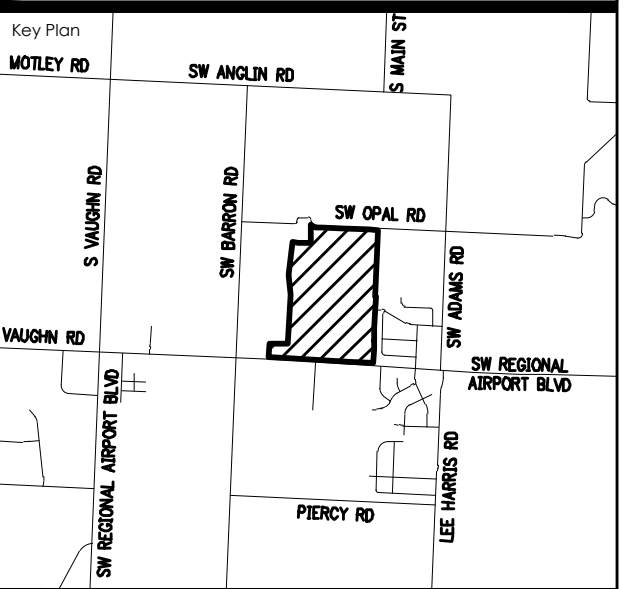


TYPICAL MEDIAN-DIVIDED LOCAL STREET

- NOTES:
1. STAIRS ARE ALLOWABLE WITHIN THE BUILDING SETBACK AND UTILITY EASEMENT, BUT MUST BE A MINIMUM OF 10' FROM WATER OR SEWER INFRASTRUCTURE.
 2. SEWER WILL BE LOCATED 2' BEHIND THE SIDEWALK AND A MINIMUM OF 3' BELOW FINAL GRADE.
 3. WATER WILL BE LOCATED 2' BEHIND THE SIDEWALK AND A MINIMUM OF 4' BELOW FINAL GRADE.



TYPICAL MEDIAN-DIVIDED LOCAL STREET W/ PARKING
NTS

[illegible]

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PROJECT NO: 21300200

ISSUE DATE: 08/22/24
CONTACT: C. THREET

QC by: M. LOVE
QC Date: 06/27/23

ISSUED FOR

CONSTRUCTION

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PP23-0003

TYPICAL STREET S

11150 RE STREET S

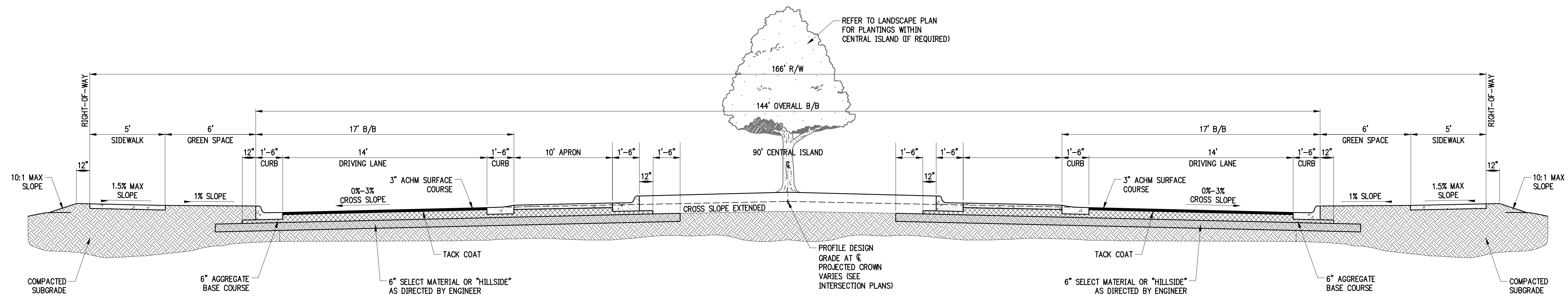
C 502

C-504

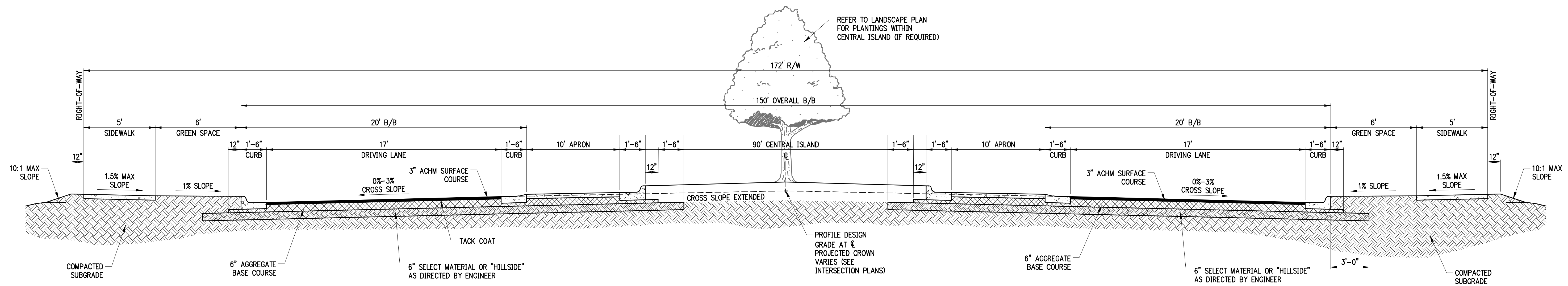
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Page 140 of 2

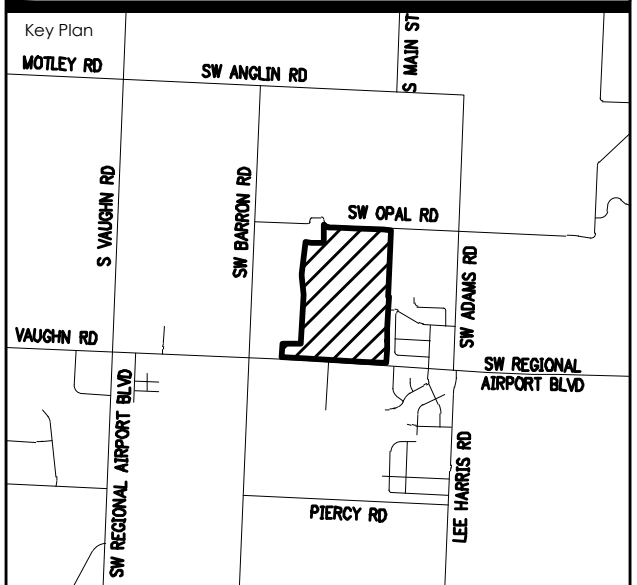
BENTONVILLE, AR



TYPICAL SECTION – NORTH ROUNDABOUT
NTS



TYPICAL SECTION – SOUTH ROUNDABOUT
NTS

[illegible]

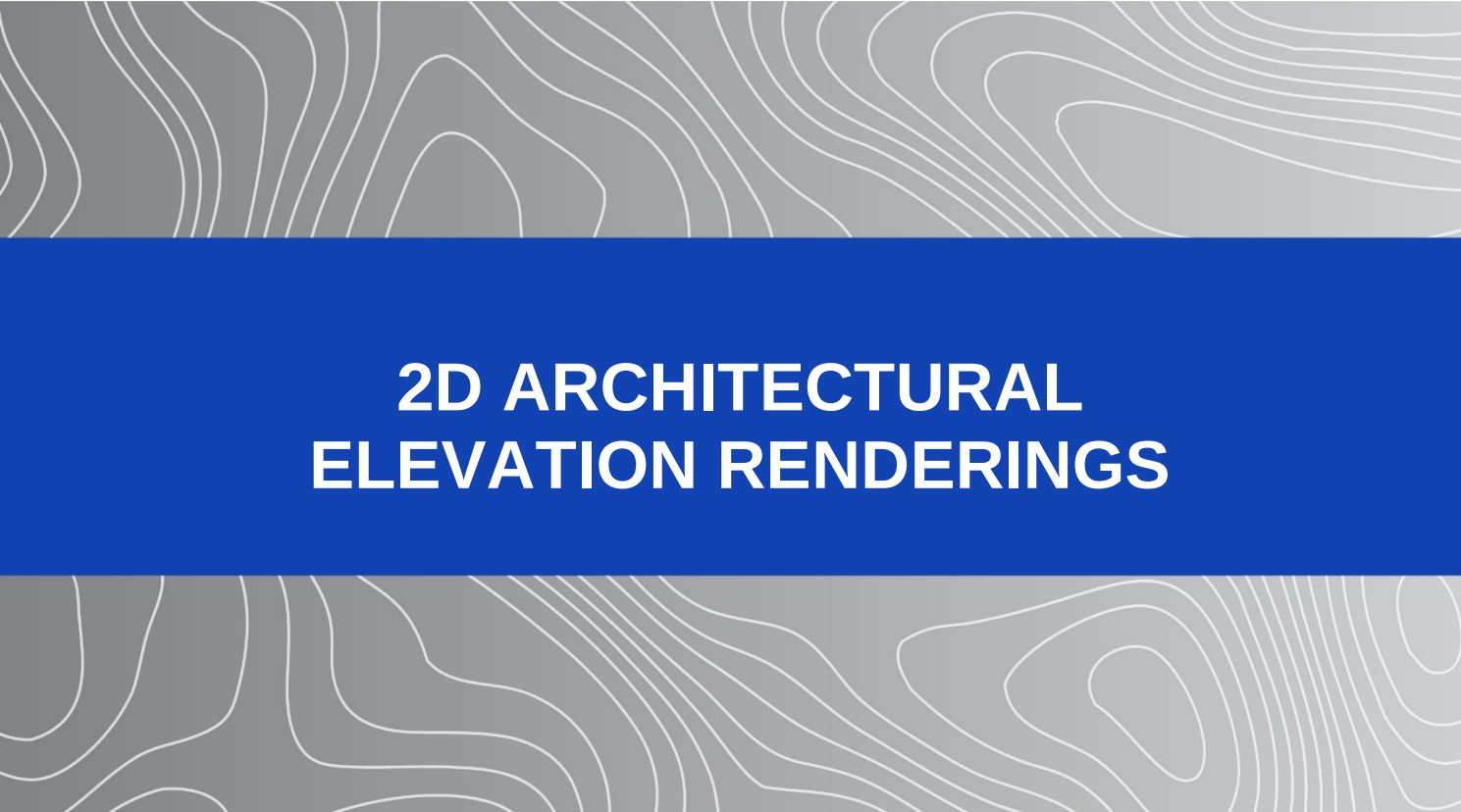
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PROJECT NO: 21300200
 ISSUE DATE: 08/22/24
 CONTACT: C. THREET
 QC by: M. LOVE
 QC Date: 06/27/23

ISSUED FOR
 CONSTRUCTION

PP23-0003 08/27/2024
TYPICAL STREET SECTIONS R-1

C-503	R-1
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The background of the page features a topographic map pattern with white contour lines on a grey background. A solid blue horizontal band is centered across the page, containing the title text in white.

2D ARCHITECTURAL ELEVATION RENDERINGS

Material Breakdown per Building

Townhomes:

Brick – 75%

Hardy Board – 25%

45's:

Brick – Approximately 10-25% , predominately on the facade

Hardy Board – Approximately 75-90%, predominately on the sides/rear

60'+:

Brick Only

Commercial:

Per Large Scale Building Requirements



Optional Wood Front Door Options



Speakeasy

\$675



8-lite
Clear Bevel
Glass

\$650



6 Lite
Water Glass

\$450



Contempo
Artic White Glass

\$475

Included Window Color Options

Terra Beige



Pairs well with warm toned or red brick and provides contrast.

White



Pairs well with light grey or pure white brick. Provides the most amount of contrast and therefore is the most noticeable from the street.

Adobe



Pairs well with any brick. Provides the least amount of contrast and therefore is the least noticeable from the street.



GRAMERCY				
ELEVATION	A	B	C	D
SQFT	2266+	2241+	2241+	2266+
BuffingtonHomesAR.com				



ASPEN				
ELEVATION	A	B	C	D
SQFT	1758+	1766+	1758+	1767+
BuffingtonHomesAR.com				



PRESTON				
ELEVATION	A	B	C	D
SQFT	2138+	2147+	2153+	2146+
BuffingtonHomesAR.com				



DOGWOOD				
ELEVATION	A	B	C	D
SQFT	1882+	1882+	1882+	1882+
BuffingtonHomesAR.com				



MAPLE				
ELEVATION	A	B	C	D
SQFT	1905+	1905+	1905+	1905+
BuffingtonHomesAR.com				

4-Unit 3-Story Bldg

Modern Farmhouse A



6-Unit 3-Story Bldg

Modern Farmhouse A



4-Unit 3-Story Bldg

Modern Farmhouse B

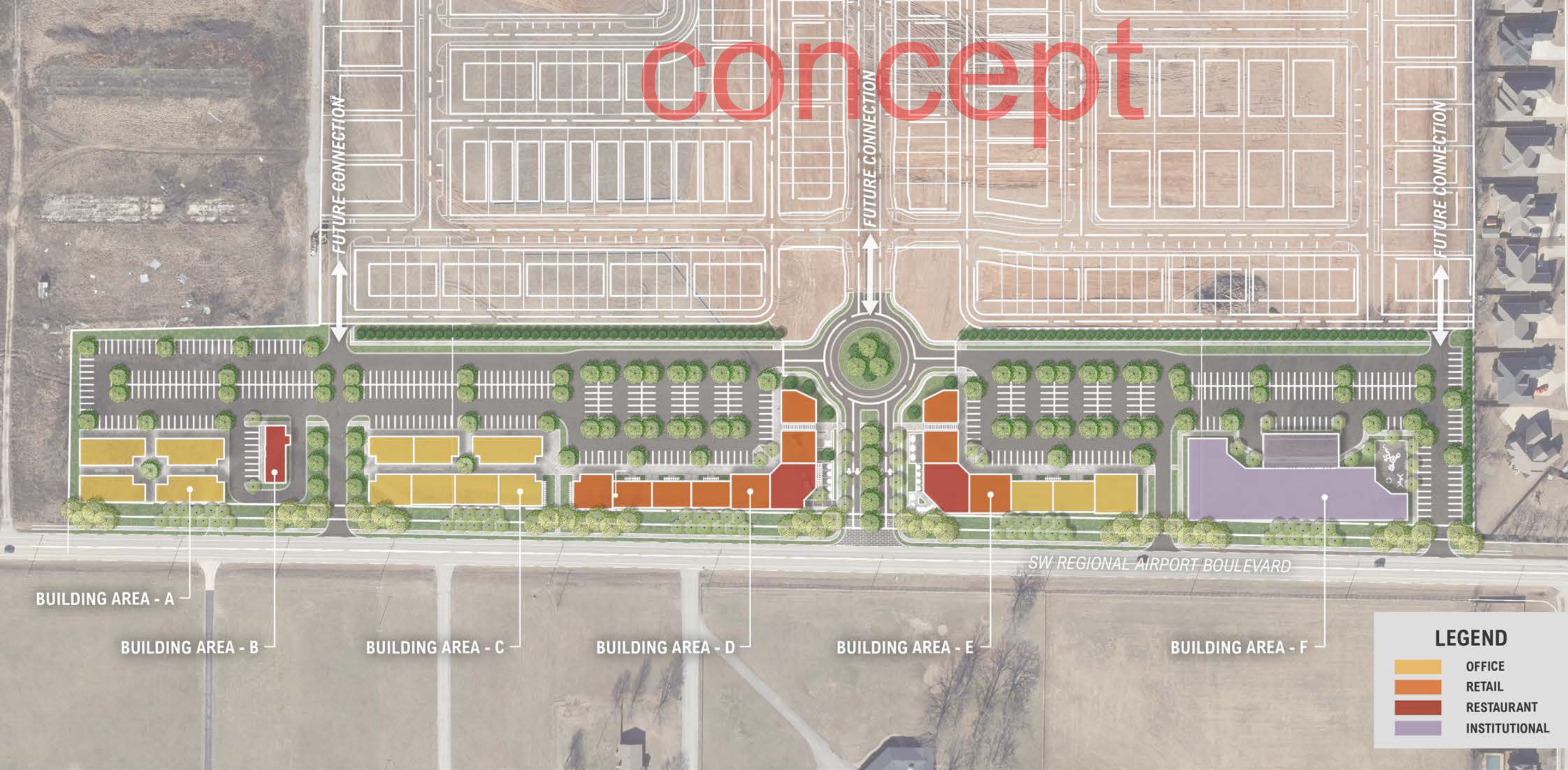


6-Unit 3-Story Bldg

Modern Farmhouse B



concept



OPAL PARK - COMMERCIAL

SW REGIONAL AIRPORT BLVD
BENTONVILLE, ARKANSAS 72713

MASTERPLAN

09/18/2024

LEGEND

- OFFICE
- RETAIL
- RESTAURANT
- INSTITUTIONAL

BUILDING UNIT SUMMARY

BUILDING AREA A:			
OFFICE SPACE:	1 UNIT @ 3,586 SF =	3,586 SF	
	1 UNIT @ 3,334 SF =	3,334 SF	
	1 UNIT @ 3,412 SF =	3,412 SF	
	1 UNIT @ 3,412 SF =	3,409 SF	
BUILDING AREA B:			
RESTAURANT SPACE:	1 UNIT @ 2,497 SF =	2,497 SF	
BUILDING AREA C:			
OFFICE SPACE:	2 UNITS @ 2,403 SF =	4,806 SF	
	1 UNIT @ 2,665 SF =	2,665 SF	
	2 UNITS @ 2,703 SF =	5,406 SF	
	1 UNIT @ 2,730 SF =	2,730 SF	
	1 UNIT @ 3,688 SF =	3,688 SF	
BUILDING AREA D:			
RESTAURANT SPACE:	1 UNIT @ 3,634 SF =	3,634 SF	
RETAIL SPACE:	1 UNIT @ 2,733 SF =	2,733 SF	
	3 UNITS @ 2,147 SF =	6,441 SF	
	1 UNIT @ 2,334 SF =	2,334 SF	
	1 UNIT @ 2,825 SF =	2,825 SF	
	1 UNIT @ 2,138 SF =	2,138 SF	
BUILDING AREA E:			
RESTAURANT SPACE:	1 UNIT @ 4,022 SF =	4,022 SF	
RETAIL SPACE:	1 UNIT @ 2,133 SF =	2,133 SF	
	1 UNIT @ 2,334 SF =	2,334 SF	
	1 UNIT @ 3,355 SF =	3,355 SF	
OFFICE SPACE:	2 UNITS @ 2,635 SF =	5,270 SF	
	1 UNIT @ 3,392 SF =	3,392 SF	
BUILDING AREA F:			
INSTITUTIONAL SPACE:	1 UNIT @ 24,401 SF =	24,401 SF	
TOTAL UNIT AREAS:			
RETAIL SPACE:	10 UNITS @ 24,293 SF		
OFFICE SPACE:	14 UNITS @ 41,698 SF		
RESTAURANT SPACE:	3 UNITS @ 10,153 SF		
INSTITUTIONAL SPACE:	1 UNIT @ 24,401 SF		
TOTAL COMMERCIAL AREA:			
	28 UNITS @ 100,545 SF		

LANDSCAPE REQUIREMENTS

PERIMETER SCREENING:	
REQUIRED:	20' OPAQUE TREE SCREEN WHEN ADJACENT TO RESIDENTIAL
PROVIDED:	YES, ON NORTH & EAST SIDES
INTERIOR PARKING LOT:	
REQUIRED:	15% GREENSPACE FOR LOTS ≥ 150,000 SF
	252,789 SF OF PARKING X 15% = 37,918 SF
PROVIDED:	25,962 SF / 252,789 SF = 10.3% GREENSPACE
STREET TREES:	
REQUIRED:	1 TREE PER 20 LF OF FRONTAGE
	1,866 LF / 20 LF = 94 TREES
PROVIDED:	94 TREES

PARKING REQUIREMENTS

TOTAL REQUIRED: 345 STALLS	
TOTAL PROVIDED: 511 STALLS	
SITE INFORMATION	
SIZE:	+/- 577,225 SF (+/-13.25 ACRES)
PROPOSED USE:	COMMERCIAL
ZONING:	PUD (PLANNING AREA 1 - COMMERCIAL)
EXISTING USE:	VACANT
PROPOSED USE:	COMMERCIAL



PRISM
DESIGN STUDIO

Crafton Tull
Page 154 of 277

concept



LEGEND

- OFFICE
- RETAIL
- RESTAURANT
- INSTITUTIONAL

BUILDING UNIT SUMMARY

BUILDING AREA A:			
OFFICE SPACE:	1 UNIT @ 3,586 SF =	3,586 SF	
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	1 UNIT @ 2,730 SF =	2,730 SF	
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	1 UNIT @ 2,825 SF =	2,825 SF	
	1 UNIT @ 2,138 SF =	2,138 SF	
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	28 UNITS @ 100,545 SF		

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REQUIRED: 20' OPAQUE TREE SCREEN WHEN ADJACENT TO RESIDENTIAL
PROVIDED: YES, ON NORTH & EAST SIDES

REQUIRED: 7' PERIMETER BUFFER
PROVIDED: YES

INTERIOR PARKING LOT:
REQUIRED: 15% GREENSPACE FOR LOTS ≥ 150,000 SF
252,789 SF OF PARKING X 15% = 37,918 SF
PROVIDED: 25,962 SF / 252,789 SF = 10.3% GREENSPACE

STREET TREES:
REQUIRED: 1 TREE PER 20 LF OF FRONTAGE
1,866 LF / 20 LF = 94 TREES
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PARKING REQUIREMENTS

TOTAL REQUIRED: 345 STALLS
TOTAL PROVIDED: 511 STALLS

SITE INFORMATION

SIZE: +/- 577,225 SF (+/-13.25 ACRES)

PROPOSED USE: COMMERCIAL

ZONING: PUD (PLANNING AREA 1 - COMMERCIAL)

EXISTING USE: VACANT
PROPOSED USE: COMMERCIAL

OPAL PARK - COMMERCIAL - WEST

SW REGIONAL AIRPORT BLVD
BENTONVILLE, ARKANSAS 72713

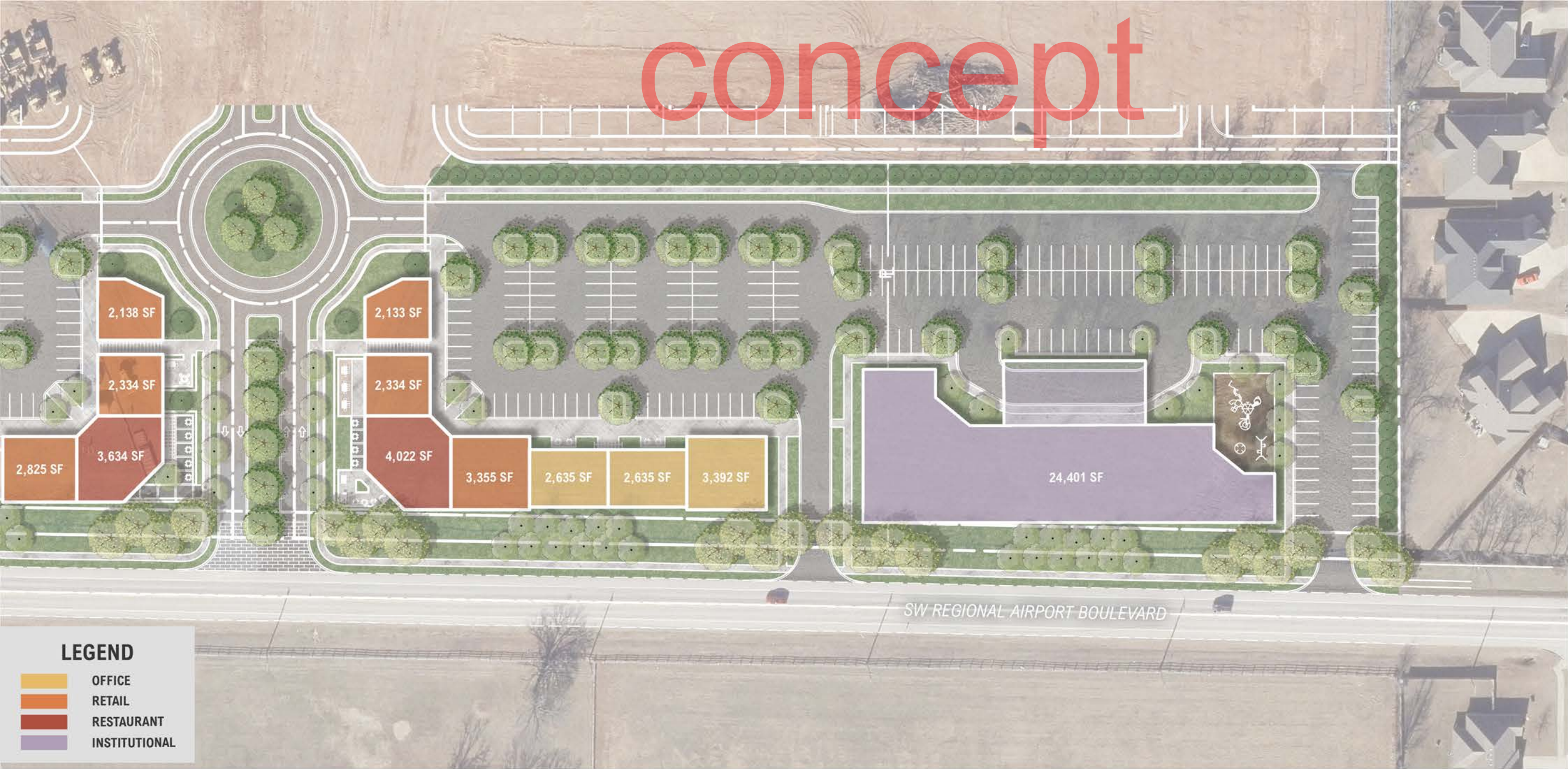
MASTERPLAN
09/18/2024

SCALE: 1" = 80'-0"

PRISM
DESIGN STUDIO

Crafton Tull
Page 155 of 277

concept



LEGEND

- OFFICE
- RETAIL
- RESTAURANT
- INSTITUTIONAL

BUILDING UNIT SUMMARY

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	1 UNIT @ 2,334 SF =	2,334 SF	
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TOTAL PROVIDED: 511 STALLS	
SITE INFORMATION	
SIZE:	+/- 577,225 SF (+/-13.25 ACRES)
PROPOSED USE:	COMMERCIAL
ZONING:	PUD (PLANNING AREA 1 - COMMERCIAL)
EXISTING USE:	VACANT
PROPOSED USE:	COMMERCIAL

OPAL PARK - COMMERCIAL - EAST

SW REGIONAL AIRPORT BLVD
BENTONVILLE, ARKANSAS 72713

MASTERPLAN

09/18/2024



SCALE: 1" = 80'-0"

PRISM
DESIGN STUDIO

Crafton Tull

concept



concept



**AN ORDINANCE CHANGING REAL ESTATE IN THE CITY OF BENTONVILLE,
ARKANSAS, FROM ITS PRESENT ZONING CLASSIFICATION OF PUD, PLANNED
UNIT DEVELOPMENT AND TO PUD, PLANNED UNIT DEVELOPMENT; AND FOR
OTHER PURPOSES.**

(PROJECT NUMBER: PUD22-0003)

WHEREAS, Buffington Barron 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 PUD, PLANNED UNIT DEVELOPMENT to PUD, PLANNED UNIT DEVELOPMENT to be used in accordance with city zoning laws and state laws, which property is described as follows:

LOT 2 OF OPAL SUBDIVISION, TO THE CITY OF BENTONVILLE, ARKANSAS, AS SHOWN ON PLAT BOOK 2017, PAGE 462, OF THE RECORDS OF BENTON COUNTY, ARKANSAS. AND PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 16, TOWNSHIP 19 NORTH, RANGE 31 WEST OF THE FIFTH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS, AND BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE SW 1/4 OF THE SE 1/4 OF SECTION 16, TOWNSHIP 19 NORTH, RANGE 31 WEST, AND RUN THENCE ALONG THE NORTH LINE OF SAID SW 1/4 OF THE SE 1/4, S 87°08'32" E 4.70 FEET TO A STEEL REBAR PIN; THENCE S 01°44'22" W 283.18 FEET TO A STEEL REBAR PIN; THENCE S 02°24'34" W 330.00 FEET TO A STEEL REBAR PIN; THENCE S 01°55'16" W 240.03 FEET TO A STEEL REBAR PIN; THENCE S 02°58'28" W 159.99 FEET TO A STEEL REBAR PIN; THENCE S 02°11'17" W 275.31 FEET TO A STEEL REBAR PIN SET ON THE NORTH RIGHT OF WAY OF SW REGIONAL AIRPORT BOULEVARD AS SHOWN ON THE FINAL PLAT OF NORTH FORK ADDITION; THENCE N 86°17'56" W ALONG SAID RIGHT OF WAY LINE 7.72 FEET TO THE WEST LINE OF SAID SW 1/4 OF THE SE 18/4; THENCE ALONG SAID WEST LINE, N 02°19'42" E 1288.33 FEET TO THE POINT OF BEGINNING. SUBJECT TO EASEMENTS, RIGHT-OF-WAYS, AND PROTECTIVE COVENANTS OF RECORD, IF ANY. SUBJECT TO ALL PRIOR MINERAL RESERVATIONS AND OIL AND GAS LEASES, IF ANY. AND A PART OF LOT NUMBER 1 OF OPAL SUBDIVISION IN THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2017 AT PAGE 462 IN THE RECORDS OF BENTON COUNTY, ARKANSAS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE EAST BOUNDARY OF SAID LOT 1, SAID POINT ALSO BEING THE SW CORNER OF BARRON CEMETERY; THENCE WITH SAID EAST BOUNDARY THE FOLLOWING THREE (3) CALLS: SOUTH 88°24'51" EAST WITH THE SOUTH LINE OF SAID BARRON CEMETERY, 108.65 FEET; LEAVING CEMETERY SOUTH 00°00'1" EAST, 597.29 FEET; NORTH 88°28'19" WEST, 174.41 FEET; THENCE LEAVING SAID EAST BOUNDARY OF SAID LOT 1

NORTH 06°17'53" EAST, 599.26 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.94 ACRES, MORE OR LESS.SUBJECT TO EASEMENTS, RIGHT-OF-WAYS, AND PROTECTIVE COVENANTS OF RECORD, IF ANY. SUBJECT TO ALL PRIOR MINERAL RESERVATIONS AND OIL AND GAS LEASES, IF ANY;

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held November 5, 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 PUD, PLANNED UNIT DEVELOPMENT to PUD, PLANNED UNIT 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 PUD, PLANNED UNIT DEVELOPMENT to PUD, PLANNED UNIT 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



SW Regional Commercial

1261 & 1263 Southwest Regional Airport Boulevard

PC Date: 11/5/2024

Staff Report Details

Project Number	LSD24-0026
Applicant / Current Owner	Bates-Civil / Josan Gurmeet
Site Area	+/- 3.8 Acres
Current Zoning	C-1, Neighborhood Commercial
Requested Zoning	
Current Future Land Use Map Designation	General Commercial
Requested Future Land Use Map Designation	
Development Type / Use	Commercial
Related projects	PLA24-0025

Property Description

The subject property is located at 1261 & 1263 Southwest Regional Airport Boulevard and is presently zoned C-1, Neighborhood Commercial with a future land use designation of General Commercial. The property is bounded by C-2, General Commercial to the North and East, C-1, Neighborhood Commercial to the East and West, and R-1, Low-Density Single-Family Residential to the South. Surrounding land use designations include High Density Residential (HDR) to the North, General Commercial to the East and West, and Low Density Residential (LDR) to the South. The property has direct access to Southwest Regional Airport Boulevard.

Project Details

The applicant is proposing a commercial development consisting of two buildings and parking. Together the buildings constitute 34,400 square feet. The northern building, the smaller of the two, is composed primarily of brick, stone, and glass, with some fiber cement board used as trim material. Each elevation meets the minimum material requirement for primary materials.

172 parking spaces are provided, exceeding the required 128 spaces. Cross access is provided both to the east and west, with a driveway access onto Southwest Regional.

Relationship to the General Plan / Projected Traffic Impact

The proposed development is consistent with the Community Plan.

Public Comment

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

Analysis / Waivers

The proposed development meets the requirements of the Land Development Code and requests no waivers.

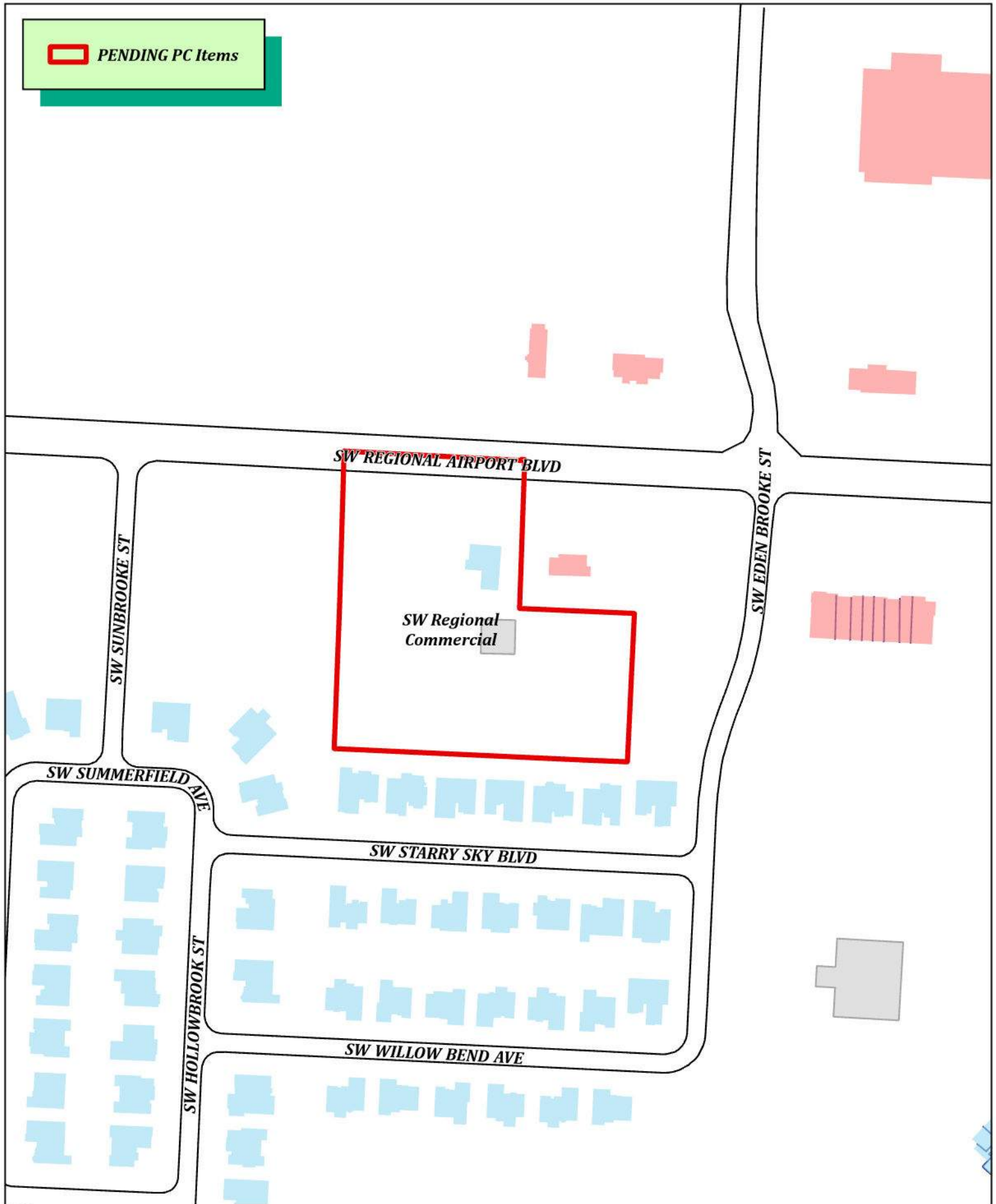
Conclusion

Staff recommends approval of this LSD.

Additional Details



PENDING PC Items



SW REGIONAL AIRPORT BLVD

SW SUNBROOKE ST

SW EDEN BROOKE ST

SW Regional
Commercial

SW SUMMERFIELD AVE

SW STARRY SKY BLVD

SW HOLLOWBROOK ST

SW WILLOW BEND AVE



LSD24-0026
SW Regional Commercial
Large Scale Development



SW REGIONAL COMMERCIAL

1261 SW REGIONAL AIRPORT BLVD. - BENTONVILLE, ARKANSAS

Large Scale Development Plan

GENERAL NOTES TO CONTRACTOR

1. 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 CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO RELOCATE UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
2. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION.
3. EXISTING GRADE CONTOURS ARE AT ONE FOOT INTERVALS.
4. PROPOSED CONTOURS ARE AT FINISH GRADE AND ARE AT ONE FOOT INTERVALS.
5. PROPOSED SPOT ELEVATIONS ARE TOP OF FINISH CURB UNLESS OTHERWISE INDICATED OR SHOWN.
6. THE CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE GENERAL N.P.D.E.S. PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
7. CONTRACTOR TO INSTALL MUD ABATEMENT ENTRANCES ANYWHERE PROPOSED STREETS ENTER EXISTING PUBLIC STREETS. ENTRANCE TO BE CONSTRUCTED A MIN. OF 50' IN LENGTH BY WIDTH OF PROPOSED STREET AND TO A DEPTH OF 8 INCHES.
8. CONTRACTOR TO INSTALL EROSION CONTROL BMPs PRIOR TO BEGINNING ANY CONSTRUCTION. BMPs SHALL BE MAINTAINED & REPAIRED AS NECESSARY BY THE CONTRACTOR DURING CONSTRUCTION.
9. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
10. ALL CONCRETE TO HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH OF 3500 PSI.
11. DAMAGE DURING CONSTRUCTION TO ANY EXISTING STRUCTURES TO REMAIN SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE.
12. ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH THE CITY OF BENTONVILLE'S REQUIREMENTS. IN THE CASE OF CONFLICTS, THE CITY'S CRITERIA SHALL GOVERN.
13. ALL SIDEWALKS AND HANDICAP RAMPS SHALL BE BUILT TO THE CURRENT STANDARDS OF THE AMERICANS WITH DISABILITIES ACT REQUIREMENTS.
14. 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.
15. 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.
16. 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.

CITY NOTES:

THE CITY OF BENTONVILLE STREET STANDARDS, DRAINAGE CRITERIA MANUAL, LAND DEVELOPMENT CODE, 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.

TO SCHEDULE AND 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 ADVANCED BEFORE 10AM FOR AN INSPECTION THE FOLLOWING DAY.

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

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.

OWNERSHIP OF DOCUMENTS

THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICES, IS THE PROPERTY OF BATES & ASSOCIATES, INC., AND IS NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF BATES & ASSOCIATES, INC.

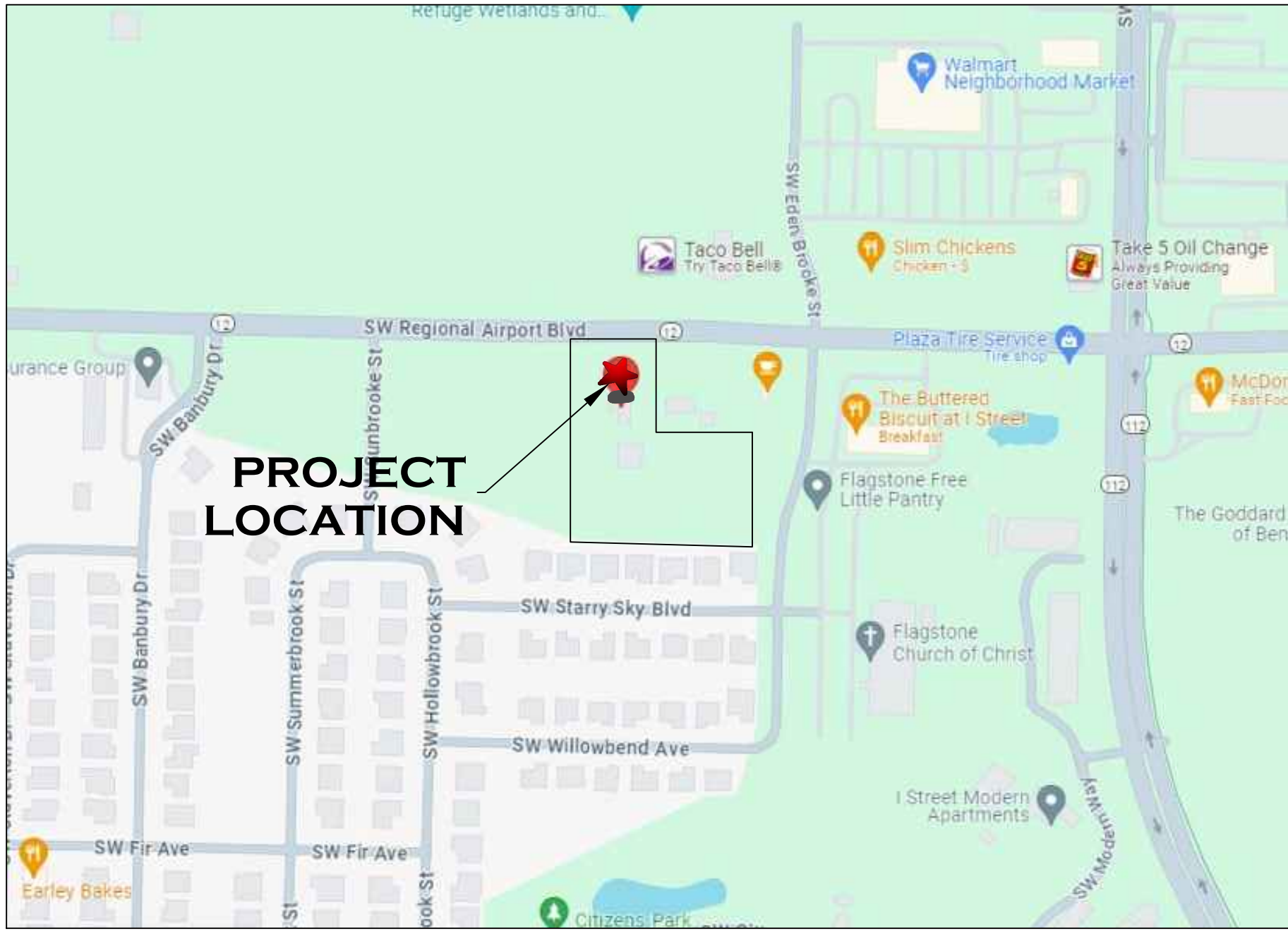
SAFETY NOTICE TO CONTRACTOR

IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL 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.

THE DUTY OF THE ENGINEER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN OR NEAR THE CONSTRUCTION SITE.

ENGINEER'S NOTICE TO CONTRACTOR

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE DRAWINGS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE DRAWINGS AND WE ASSUME NO RESPONSIBILITY AS TO THE ACCURACY OF THEIR DEPICTED LOCATION ON THESE DRAWINGS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN, AND ALL OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE DRAWINGS BY VERIFICATION OF THEIR LOCATION IN THE FIELD PRIOR TO THE INITIATION OF THE ACTUAL PORTION OF THEIR WORK.



BASIS OF ELEVATION:
LOCALIZED ON JLS CONTROL
(NAVD88 VERTICAL DATUM)

VICINITY MAP
N.T.S.



BASIS OF BEARING:
GPS OBSERVATION - AR NORTH ZONE
LOCALIZED ON JLS CONTROL
(ON UNKNOWN NAD83 ADJUSTMENT)

TRACT 1 SURVEY DESCRIPTION:

PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 12, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS BEING MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE SOUTHWEST (SW) CORNER OF THE EAST HALF (E 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 12; THENCE NORTH 02°19'16" EAST A DISTANCE OF 2176.36 FEET TO A FOUND 1/2" REBAR PLS 1000; THENCE NORTH 02°19'16" EAST A DISTANCE OF 109.38 FEET TO A FOUND 1/2" REBAR PLS 1349; THENCE NORTH 02°40'32" EAST A DISTANCE OF 116.70 FEET TO A SET 5/8" REBAR PLS 1845 BEING THE POINT OF BEGINNING; THENCE NORTH 02°40'32" EAST A DISTANCE OF 236.11 FEET; THENCE SOUTH 87°07'04" EAST A DISTANCE OF 274.00 FEET; THENCE SOUTH 02°41'53" WEST A DISTANCE OF 235.00 FEET TO A FOUND 1/2" REBAR; THENCE NORTH 87°21'01" WEST A DISTANCE OF 273.91 FEET TO THE POINT OF BEGINNING CONTAINING 1.48 ACRES OR 64,531 SQUARE FEET MORE OR LESS, SUBJECT TO ANY EASEMENTS OR RIGHT-OF-WAY OF RECORD OR FACT.

TRACT 2 SURVEY DESCRIPTION:

PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 12, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS BEING MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE SOUTHWEST (SW) CORNER OF THE EAST HALF (E 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 12; THENCE NORTH 02°19'16" EAST A DISTANCE OF 2176.36 FEET TO A FOUND 1/2" REBAR PLS 1000 BEING THE POINT OF BEGINNING; THENCE NORTH 02°19'16" EAST A DISTANCE OF 109.38 FEET TO A FOUND 1/2" REBAR PLS 1349; THENCE NORTH 02°40'32" EAST A DISTANCE OF 116.70 FEET TO A SET 5/8" REBAR PLS 1845; THENCE SOUTH 87°21'01" EAST A DISTANCE OF 447.33 FEET TO A FOUND 5/8" REBAR PLS 1618; THENCE SOUTH 02°44'36" WEST A DISTANCE OF 227.18 FEET TO A FOUND 1/2" REBAR PLS 1000; THENCE NORTH 87°12'33" WEST A DISTANCE OF 446.38 FEET TO THE POINT OF BEGINNING CONTAINING 2.33 ACRES OR 101,309 SQUARE FEET MORE OR LESS, SUBJECT TO ANY EASEMENTS OR RIGHT-OF-WAY OF RECORD OR FACT.

REFERENCE DOCUMENTS:

- 1) PLAT OF SURVEY PREPARED BY JAMES LAYOUT SERVICES FOR BANK OF AMERICA, DATED APRIL 5, 2021; JOB #21-102 ALTA
- 2) PLAT OF SURVEY FILED IN BOOK 1 AT PAGE 454
- 3) ARDOT R/W PLANS FOR HWY 12 - JOB #90251
- 4) PLAT OF SURVEY FILED IN BOOK 2005 AT PAGE 1183
- 5) PLAT OF SURVEY FILED IN BOOK 2017 AT PAGE 330
- 6) PLAT OF SURVEY FILED IN BOOK 2017 AT PAGE 300
- 7) PLAT OF SURVEY FILED IN BOOK 2006 AT PAGE 922
- 8) WARRANTY DEED FILED IN BOOK 12021 AT PAGE 45106

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 PLAT, AS WELL AS THOSE THAT MAY EXIST UNDERGROUND NEED TO BE VERIFIED PRIOR TO DOING ANY TYPE OF EXCAVATION OR DESIGN. SOME UTILITY LINES MAY ALSO EXIST THAT WERE NOT SHOWN ON THIS PLAT.

DISTRICT REGULATIONS C-1

MIN LOT AREA: 7,000 SQ.FT.
MIN LOT WIDTH: 70'
MAX LOT COVERAGE: INTERIOR 50%
EXTERIOR 50%
MAX. HEIGHT: 40'

BUILDING SETBACKS

FRONT (PARKING IN FRONT) 50FT
FRONT (NO PARKING IN FRONT) 20FT
SIDE (ADJACENT TO NON-RESIDENTIAL) 0FT
SIDE (ADJACENT TO RESIDENTIAL) 15FT
REAR (ADJACENT TO NON-RESIDENTIAL) 20FT
REAR (ADJACENT TO RESIDENTIAL) 25FT

PARKING REQUIREMENTS

1 SPACE PER 250 SQ. FT. OF NET FLOOR AREA UP TO 10,000 SQ. FT., THE ABOVE PARKING REQUIREMENT SHALL BE PROVIDED AND THE FOLLOWING PERCENTAGE SHALL BE TAKEN OF THE REMAINING NET FLOOR AREA.

NET FLOOR AREA: 34,400 SQ. FT.

CALCULATION 34,400/250=137.6(138) SPACES REQUIRED

SPACES REQUIRED: 128 SPACES
SPACES PROVIDED: 165 SPACES
ADA SPACES REQUIRED: 6 SPACES
ADA SPACES PROVIDED: 7 SPACES

TOTAL SPACES: 172 SPACES

AIRPORT ZONE: THIS PROPERTY IS LOCATED WITHIN ZONE 3 - OUTER SAFETY ZONE. THIS DEVELOPMENT WILL COMPLY WITH ALL RESTRICTIONS SET FORTH IN SEC. 401.13

OPEN SPACE:

GROSS AREA: 165,703.43 SQ.FT.
NET AREA LESS R.O.W.: 152,174.70 SQ.FT.
R.O.W. DED.: 13,528.73 SQ.FT.
GREENSPACE: 29,112.59 SQ.FT.(18%)
IMPERVIOUS AREA: 136,590.84 SQ.FT.(82%)

REFERENCE DOCUMENTS:

- 9) HIGHWAY 12 RIGHT-OF-WAY AGREEMENT FILED IN BOOK 279 AT PAGE 618
- 10) WARRANTY DEED FILED IN BOOK 2009 AT PAGE 27735
- 11) WARRANTY DEED FILED IN BOOK 98 AT PAGE 75763
- 12) UTILITY EASEMENT & R/W GRANT FILED IN BOOK 2014 AT PAGE 20158
- 13) CORRECTION GRADING, DRAINAGE, UTILITY, AND TEMPORARY CONSTRUCTION EASEMENT GRANT FILED IN BOOK 2009 AT PAGE 45879
- 14) GRADING, DRAINAGE, UTILITY, AND TEMPORARY CONSTRUCTION EASEMENT GRANT FILED IN BOOK 2009 AT PAGE 27738
- 15) WATER & SEWER EASEMENT FILED IN BOOK 97 AT PAGE 86599
- 16) ASSIGNMENT OF WATER & SEWER EASEMENTS FILED IN BOOK 2001 AT PAGE 94606

INDEX OF DRAWINGS

- 01.0 COVER SHEET
- 02.0 BOUNDARY + DEMO
- 03.0-03.3 SITE PLAN
- 04.0-04.3 UTILITY PLAN
- 05.0-05.2 GRADING + EROSION CONTROL PLAN
- 06.0 STORM PLAN
- 07.0 LANDSCAPE PLAN
- 08.0-8.8 SITE DETAILS
- 09.0 BEUD ELECTRIC DETAILS + BENTONVILLE STANDARD DETAILS

PARCEL NUMBER: 01-07949-000 & 01-07950-000

PROJECT SITE ADDRESS: 1259 SW REGIONAL AIRPORT RD,
1265 SW REGIONAL AIRPORT RD
BENTONVILLE AR 72713

ZONING CLASSIFICATION: C-1 NEIGHBORHOOD COMMERCIAL

PROPOSED USE: GENERAL BUSINESS

GFA: 34,400 SQFT.

TOTAL SITE AREA: 3.80 ACRES +/-

OWNER/DEVELOPER: JOSAN PROPERTIES ARKANSAS LLC
1508 N 2ND ST
ROGERS AR 72756
PHONE: (417) 846-3741
EMAIL: JOSAN_GURMEET@YAHOO.COM

ENGINEER/SURVEYOR: BATES & ASSOCIATES, INC.
7230 S. PLEASANT RIDGE DR.
FAYETTEVILLE, AR 72704
PHONE: (479) 442-9350
FAX: (479) 521-9350

ARCHITECT: SIDES ARCHITECTURAL DESIGN PLLC
PO BOX 277
ELM SPRINGS, AR 72728
PHONE: (417) 567-0881
EMAIL: WWW.SIDESARCHDESIGN

CONTACT INFORMATION

GAS: BLACK HILL ENERGY
JOSHUA KNIGHT
1301 FEDERAL WAY
PO BOX 2129
LOWELL, AR 72745
PHONE: (479) 333-7005
JOSHUA.KNIGHT@BLACKHILLSCORP.COM

STREET DEPT: CITY OF BENTONVILLE
TONY DAVIS
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
PHONE: (479) 271-3130

CABLE: COX COMMUNICATIONS
4901 S. 48TH STREET
SPRINGDALE, AR 72762
CHAD HODGE
PHONE: (479) 263-7057
EMAIL: CHAD.HODGE@COX.COM
TIMOTHY GOSS
PHONE: (479) 651-5583
EMAIL: TIMOTHY.GOSS@COX.NET

WASTE WATER: CITY OF BENTONVILLE
CHRIS EARL
1901 NE A ST
BENTONVILLE, AR 72712
PHONE: (479) 271-3161

TELEPHONE: AT&T
BRENT BALDWIN OR LAYNE RHODES
1133 E HAROLD ST
FAYETTEVILLE, AR 72703
PHONE: (479) 571-6609 BB
CELL: (479) 200-9022 BB
PHONE: (479) 442-1977 LR
EMAIL: BB6585@ATT.COM
EMAIL: LR159@ATT.COM

WATER: CITY OF BENTONVILLE
BEAU THOMPSON
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
PHONE: (479) 271-3140

ELECTRIC: CITY OF BENTONVILLE
CHARLIE BARNES
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
PHONE: (479) 271-3159

SOLID WASTE: ALLIED WASTE SERVICE
36 BELLA VISTA WAY
BELLA VISTA, AR 72714
PHONE: (800)-627-1717

FIRE: CITY OF BENTONVILLE
JUSTIN SCANTLIN
FIRE CHIEF
800 S.W. 'A' ST
BENTONVILLE, AR 72712
PHONE: (479) 271-5927
OR (479) 685-1096

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

BUILDING INSPECTION: BENTONVILLE BUILDING INSPECTION DEPT
305 SW "A" ST
BENTONVILLE, AR 72712
PHONE (479) 271-3125
FAX (479) 271-5906

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

BUILDING AND FIRE SAFETY: BRAD ARNOLD
305 SW "A" ST
BENTONVILLE, AR 72712
PHONE (479) 271-3108

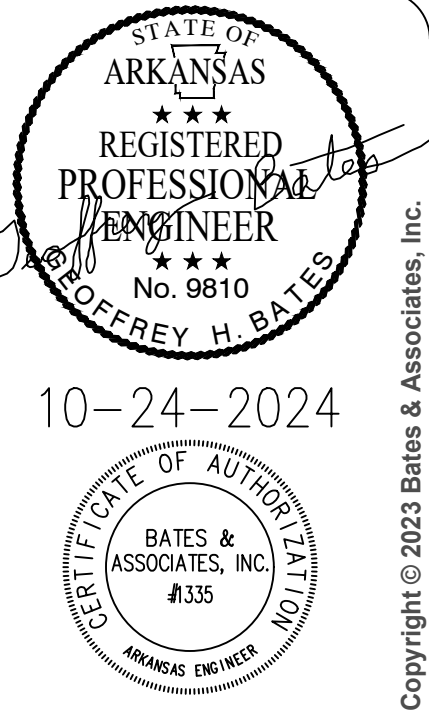
THERE ARE NO EXISTING WETLANDS ON THIS SITE.

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 #05007C025K. DATED 06/05/2012)

ENGINEER: G.B.

DRAWN BY: M.W.



DATE	REVISIONS
04/08/24	2ND PAC SUBMITTAL
05/24/24	COB 1ST SUBMITTAL
06/19/24	COB 2ND SUBMITTAL
07/03/24	COB 3RD SUBMITTAL
07/19/24	COB 4TH SUBMITTAL
08/02/24	WATER/SEWER CALLOUT REVISIONS
08/29/24	ADH/ARODT/DRAINAGE REVISIONS
09/26/24	7TH SUBMITTAL
10/14/24	8TH SUBMITTAL
10/24/24	9TH SUBMITTAL

SW REGIONAL COMMERCIAL
LARGE SCALE DEVELOPMENT
COVER SHEET
BENTONVILLE, ARKANSAS



DRAWING NO.

01.0

PROJECT NO. 22-005

DISTRICT REGULATIONS C-1

MIN LOT AREA: 7,000 SQ.FT.
MIN LOT WIDTH: 70'
MAX LOT COVERAGE: INTERIOR 50%
EXTERIOR 50%
MAX. HEIGHT: 40'

BUILDING SETBACKS

FRONT (PARKING IN FRONT) 50FT
FRONT (NO PARKING IN FRONT) 20FT
SIDE (ADJACENT TO NON-RESIDENTIAL) 07FT
SIDE (ADJACENT TO RESIDENTIAL) 15FT
REAR (ADJACENT TO NON-RESIDENTIAL) 20FT
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PARKING REQUIREMENTS

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NET FLOOR AREA: 34,400 SQ. FT.

CALCULATION 34,400/250=137.6(138) SPACES REQUIRED

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SPACES PROVIDED: 165 SPACES
ADA SPACES REQUIRED: 6 SPACES
ADA SPACES PROVIDED: 7 SPACES

TOTAL SPACES: 171 SPACES

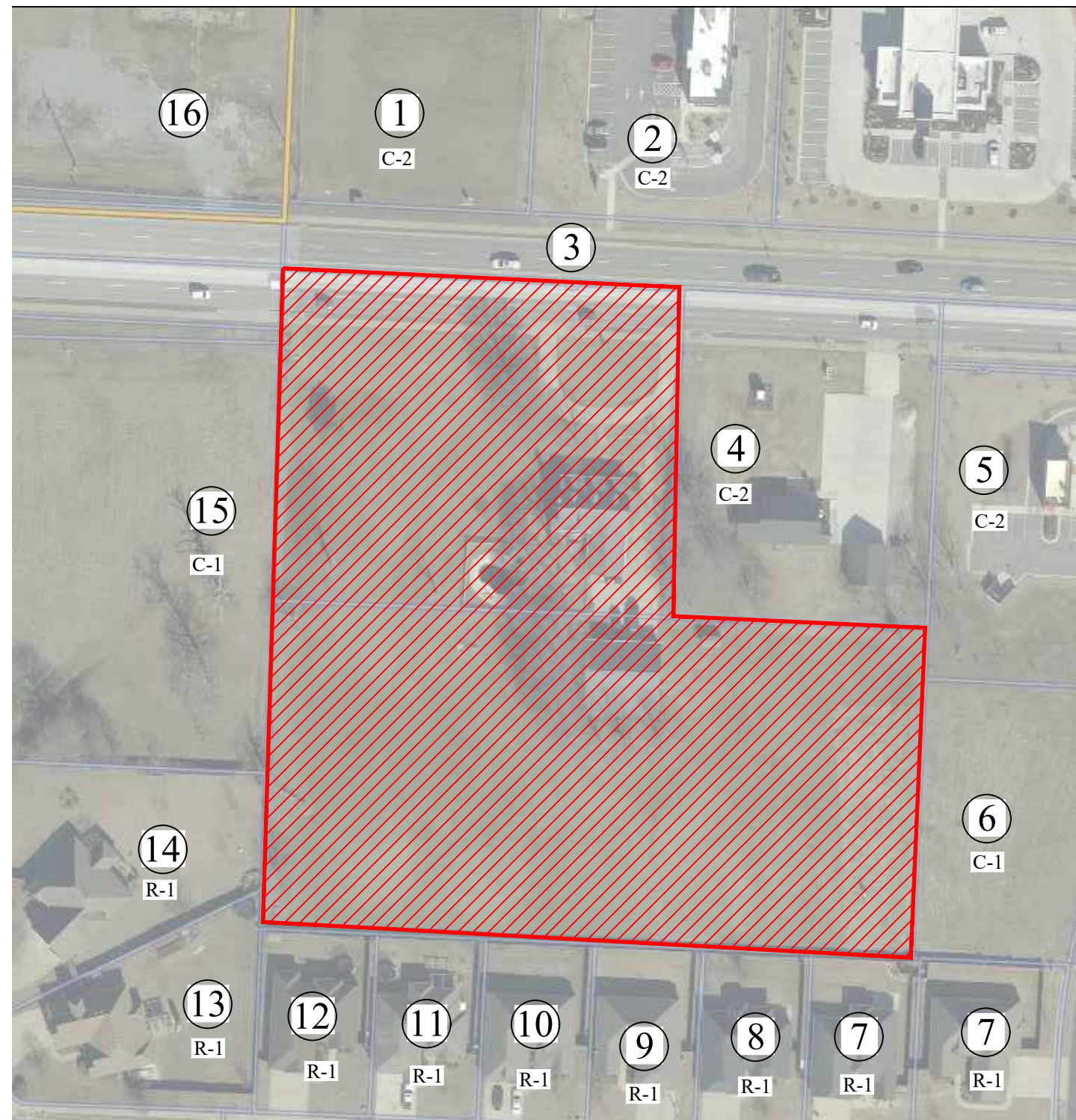
AIRPORT ZONE: THIS PROPERTY IS LOCATED WITHIN ZONE 3 - OUTER SAFETY ZONE. THIS DEVELOPMENT WILL COMPLY WITH ALL RESTRICTIONS SET FORTH IN SEC. 401.13

OPEN SPACE:

GROSS AREA: 165,703.43 SQ.FT.
NET AREA LESS R.O.W.: 152,174.70 SQ.FT.
R.O.W. DED.: 13,528.73 SQ.FT.
GREENSPACE: 29,089.18 SQ.FT.(18%)
IMPERVIOUS AREA: 136,614.25 SQ.FT.(82%)

DRIVE THRU NOTE:
USE OF DRIVE-THRUS WILL REQUIRE A CONDITIONAL USE PERMIT

FENCE NOTE: NO FENCING IS SHOWN ON THIS PLAN SET AT THIS TIME. FENCING WILL REQUIRE A SEPARATE PERMIT.

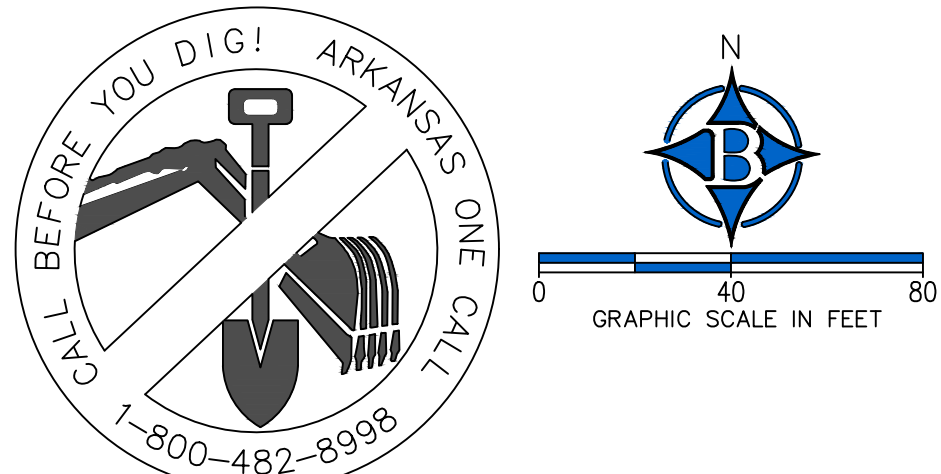


- ADJACENT PROPERTY OWNERS
- 1.) PARCEL # 01-15860-002
WAL-MART REAL ESTATE BUSINESS TRUST
WAL-MART STORES INC.
PROPERTY TAX DEPT #4686-01 MAI
BENTONVILLE AR 72712-4050
ZONE: C-2
 - 2.) PARCEL # 01-15860-001
900 FRANKLIN STREET LLC
2075 CASA DE VEREDA
VISTA CA 92084
ZONE: C-5
 - 3.) PARCEL # 01-15868-000
CITY OF BENTONVILLE
1000 SW 14TH ST
BENTONVILLE AR 72712
ZONE: NA
 - 4.) PARCEL # 01-07948-000
ROSE PROPERTIES LLC
PO BOX 65
BENTONVILLE AR 72712-0065
ZONE: C-2
 - 5.) PARCEL # 01-12790-000
BELLA TERRA LLC
PO BOX 10918
FAYETTEVILLE AR 72703-0051
ZONE: C-1
 - 6.) PARCEL # 01-12790-000
BELLA TERRA LLC
PO BOX 10918
FAYETTEVILLE AR 72703-0051
ZONE: C-1
 - 7.) PARCEL # 01-12791-000 & 01-12792-000
DIGIACOMO, JASON R & MARY KATHRYN
1200 SW STARRY SKY BLVD
BENTONVILLE AR 72713
ZONE: R-1
 - 8.) PARCEL # 01-12793-000
SURE, SREEDHEVI & VANTERU, SRINIVASULU REDDY
1204 SW STARRY SKY BLVD
BENTONVILLE AR 72713
ZONE: R-1
 - 9.) PARCEL # 01-12794-000
SHELTON, HEATHER HIRS & MICHAEL WAYNE
1206 STARRY SKY BLVD
BENTONVILLE AR 72713
ZONE: R-1
 - 10.) PARCEL # 01-12795-000
HENNISSEY, IAN EDWARD & KLOSS, ABIGAIL LYNN
1300 SW STARRY SKY BLVD
BENTONVILLE AR 72713
ZONE: R-1
 - 11.) PARCEL # 01-12796-000
ZEIDAN, KHALED RIDA ABDUL
1302 STARRY SKY BLVD
BENTONVILLE AR 72713
ZONE: R-1
 - 12.) PARCEL # 01-12797-000
JOHN, JAMES ROBINSON
1304 SW STARRY SKY BLVD
BENTONVILLE AR 72712
ZONE: R-1
 - 13.) PARCEL # 01-15086-000
LIDDEKKE, MICHAEL
1400 SW SUMMERFIELD AVE
BENTONVILLE AR 72713
ZONE: R-1
 - 14.) PARCEL # 01-15085-000
LAM, JACK M & CHERYL
1402 SW SUMMERFIELD AVE
BENTONVILLE AR 72713
ZONE: R-1
 - 15.) PARCEL # 01-15083-000
BELLA TERRA LLC
PO BOX 10918
FAYETTEVILLE AR 72703-0051
ZONE: C-1
 - 16.) PARCEL # 18-08905-000
HARMON, DENNIS D & BARBARA J
1662 SW REGIONAL AIRPORT BLVD.
BENTONVILLE AR 72713
ZONE: AIRPORT

NOTE: BIKE RACK SHALL BE A DERO SWERVE STYLE OR APPROVED EQUAL. REFERENCE APBP MANUAL FOR DESIGN REQUIREMENTS.

SITE AND UTILITY NOTES:

- 1) 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.
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- 4) ALL CONDUITS PLACED BY CONTRACTOR MUST HAVE 48" OF COVER AT FINAL GRADE AND MARKED WITH POST TO IDENTIFY THE END OF 5) CONDUITS. THERE MUST BE A MINIMUM SEPARATION OF 12" BETWEEN CONDUITS FOR ELECTRIC AND CONDUITS FOR OTHER UTILITIES.
- 5) DAMAGE TO OR RELOCATION OF EXISTING UTILITIES SHALL BE AT THE DEVELOPERS EXPENSE.
- 6) TREES MUST BE LOCATED 5' FROM PUBLIC UTILITIES.
- 7) 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.
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- 9) BACKFLOW PREVENTION DEVICE FOR WATER SERVICE WILL BE INSIDE BUILDING.
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- 11) ALL TRENCHING AND BEDDINGS SHALL BE IN ACCORDANCE WITH BENTONVILLE 'TYPICAL BEDDING DETAIL AND BACKFILL DETAIL', UNLESS OTHERWISE NOTED ON DRAWING.
- 12) 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.
- 13) CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.
- 14) BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN.
- 15) 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.
- 16) 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.
- 17) ALL PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT
- 18) 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.
- 19) THE DUMPSTER ENCLOSURE SHALL BE CONSTRUCTED WITH SIMILAR MATERIALS AS THE BUILDING.
- 20) OWNER REQUIRED TO PAY FOR LIGHTS PRIOR TO REQUESTING PRECON.
- 21) SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE.
- 22) THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.



ENGINEER: G.B.

DRAWN BY: M.W.

DATE	REVISIONS
04/06/24	2ND PAC Submittal
05/24/24	COB 1ST Submittal
06/19/24	COB 2ND Submittal
07/03/24	COB 3RD Submittal
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10/14/24	8TH SUBMITTAL
10/24/24	9TH SUBMITTAL

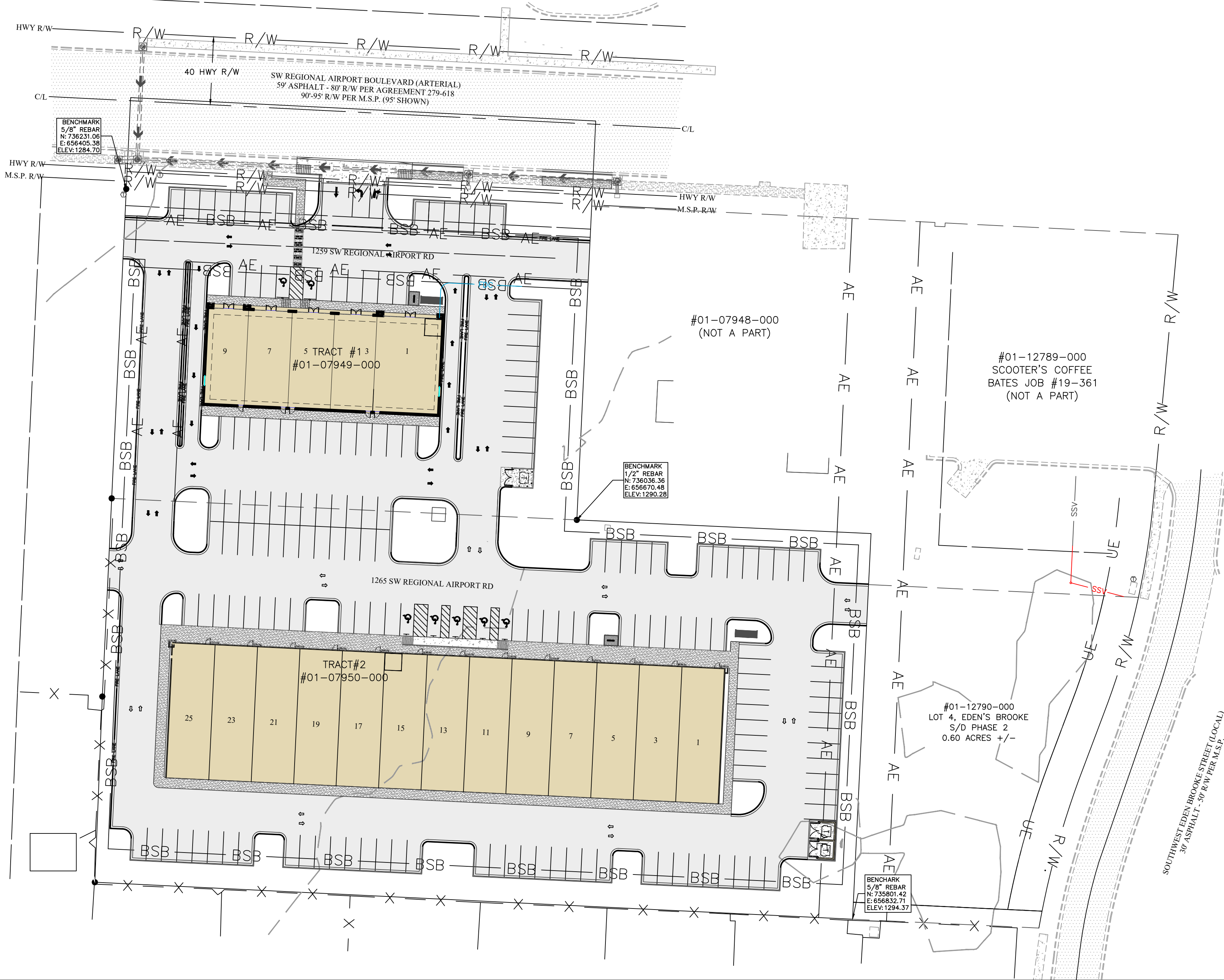
SW REGIONAL COMMERCIAL
LARGE SCALE DEVELOPMENT
SITE PLAN OVERALL
BENTONVILLE, ARKANSAS

BATES
Engineers - Surveyors
7230 S Pleasant Ridge Dr / Fayetteville, AR 72704
PH: (479) 442-9350 / batesnwa.com

DRAWING NO.

03.0

PROPOSED	EXISTING	DESCRIPTION
AE	AE	ACCESS EASEMENT
		ASPHALT (EDGE)
		ASPHALT (SURFACE)
		BOLLARD
	BSB	BUILDING SETBACK LINE
	BSB	CABLE TV (UNDERGROUND)
		CENTERLINE
		CONCRETE (EDGE)
		CONCRETE (SURFACE)
		CONDUIT
		CONTOURS
		CURB & GUTTER
		DRAINAGE FLOW
		DUMPSTER
	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
		SANITARY SEWER MANHOLE
		SANITARY SEWER PIPE
		SANITARY SEWER SERVICE
		SECTION/TIE LINE
		SIDEWALK
		SIGN
		SPOT ELEVATION
		STABILIZED CONSTRUCTION ENT.
		STORM SEWER INLET
		STORM SEWER PIPE
		STRIP (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



PROJECT NO. 22-005

DISTRICT REGULATIONS C-1

MIN LOT AREA: 7,000 SQ.FT.
MIN LOT WIDTH: 70'
MAX LOT COVERAGE: INTERIOR 50%
EXTERIOR 50%
MAX. HEIGHT: 40'

BUILDING SETBACKS

FRONT (PARKING IN FRONT) 50FT
FRONT (NO PARKING IN FRONT) 20FT
SIDE (ADJACENT TO NON-RESIDENTIAL) 07FT
SIDE (ADJACENT TO RESIDENTIAL) 15FT
REAR (ADJACENT TO NON-RESIDENTIAL) 20FT
REAR (ADJACENT TO RESIDENTIAL) 25FT

PARKING REQUIREMENTS

1 SPACE PER 250 SQ. FT. OF NET FLOOR AREA UP TO 10,000 SQ. FT., THE ABOVE PARKING REQUIREMENT SHALL BE PROVIDED AND THE FOLLOWING PERCENTAGE SHALL BE TAKEN OF THE REMAINING NET FLOOR AREA.

NET FLOOR AREA: 34,400 SQ. FT.

CALCULATION 34,400/250=137.6(138) SPACES REQUIRED

SPACES REQUIRED: 138 SPACES
SPACES PROVIDED: 165 SPACES
ADA SPACES REQUIRED: 6 SPACES
ADA SPACES PROVIDED: 7 SPACES

TOTAL SPACES: 171 SPACES

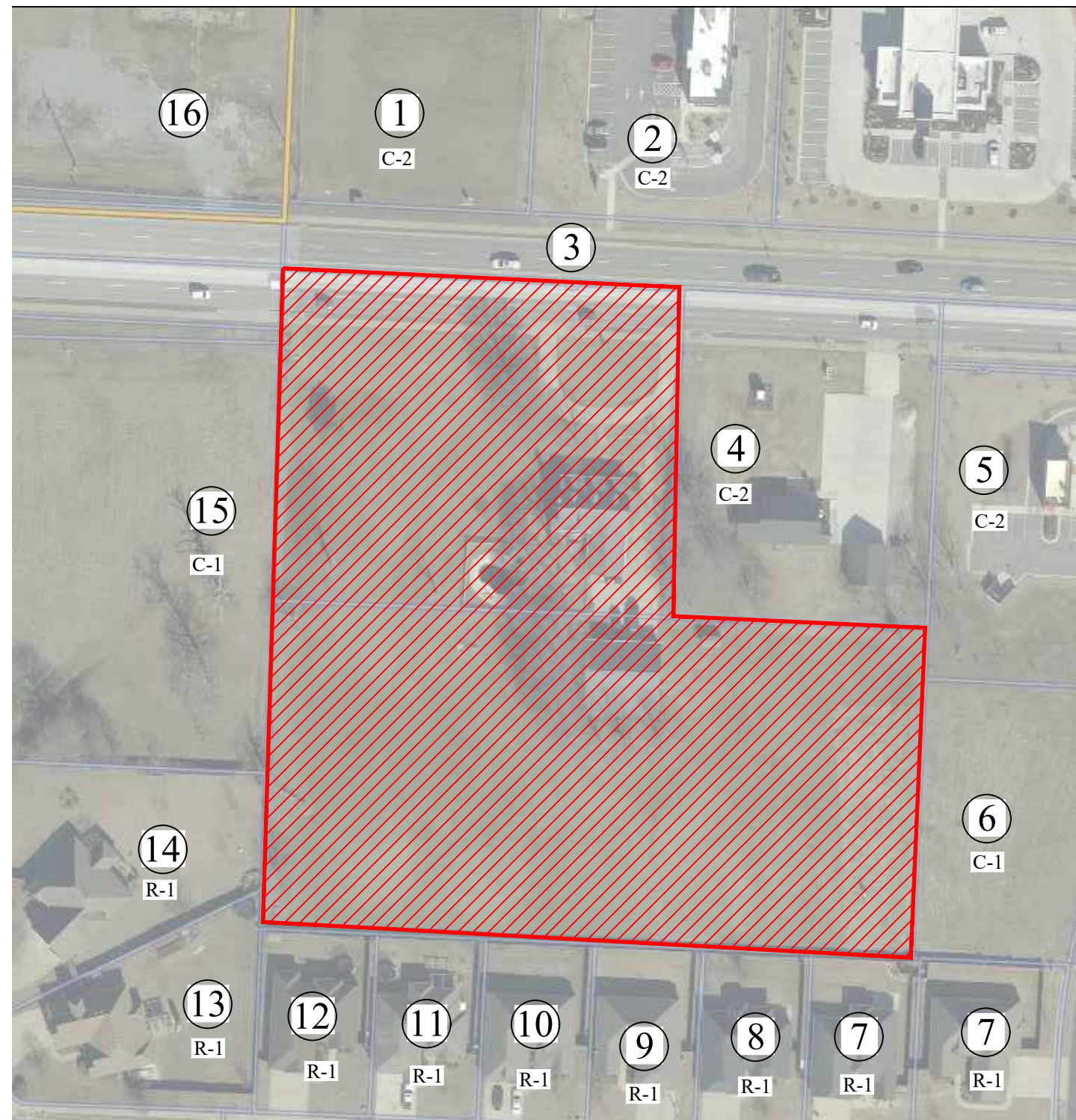
AIRPORT ZONE: THIS PROPERTY IS LOCATED WITHIN ZONE 3 - OUTER SAFETY ZONE. THIS DEVELOPMENT WILL COMPLY WITH ALL RESTRICTIONS SET FORTH IN SEC. 401.13

OPEN SPACE:

GROSS AREA: 165,703.43 SQ.FT.
NET AREA LESS R.O.W.: 152,174.70 SQ.FT.
R.O.W. DED.: 13,528.73 SQ.FT.
GREENSPACE: 29,089.18 SQ.FT.(18%)
IMPERVIOUS AREA: 136,614.25 SQ.FT.(82%)

DRIVE THRU NOTE:
USE OF DRIVE-THRU WILL REQUIRE A CONDITIONAL USE PERMIT
FENCE NOTE: NO FENCING IS SHOWN ON THIS PLAN SET AT THIS TIME. FENCING WILL REQUIRE A SEPARATE PERMIT.

PROPOSED	EXISTING	DESCRIPTION
AE	AE	ACCESS EASEMENT
ASPH	ASPH	ASPHALT (EDGE)
ASPH	ASPH	ASPHALT (SURFACE)
B	B	BOLLARD
BSB	BSB	BUILDING SETBACK LINE
C	C	CABLE TV (UNDERGROUND)
CL	CL	CENTERLINE
CE	CE	CONCRETE (EDGE)
CS	CS	CONCRETE (SURFACE)
CON	CON	CONDUIT
CO	CO	CONTOURS
C&G	C&G	CURB & GUTTER
DF	DF	DRAINAGE FLOW
D	D	DUMPSTER
UE	UE	UTILITY EASEMENT
EF	EF	ELECTRICAL (UNDERGROUND)
EO	EO	ELECTRICAL (OVERHEAD)
ET	ET	ELECT. TRANSFORMER
ECF	ECF	EROSION CONTROL FENCE
ER	ER	EROSION CONTROL RIP-RAP
FW	FW	FENCE (EX. WIRE/PR. SCREENING)
FOC	FOC	FIBER OPTIC CABLE
FHA	FHA	FIRE HYDRANT ASSEMBLY
FL	FL	FLOWLINE
FM	FM	FORCE MAIN
GM	GM	GAS METER/VALVE
GE	GE	GRAVEL (EDGE)
GS	GS	GRAVEL (SURFACE)
IP	IP	IRON PIN - (RE-BAR)
L	L	LIGHT
P	P	POND
PP	PP	POWER POLE
PL	PL	PROPERTY LINE
R	R	RETAINING WALL
RO	RO	RIGHT-OF-WAY
S	S	SANITARY SEWER MANHOLE
SS	SS	SANITARY SEWER PIPE
SSS	SSS	SANITARY SEWER SERVICE
SL	SL	SECTION/TIE LINE
S	S	SIDEWALK
SG	SG	SIGN
SE	SE	SPOT ELEVATION
SC	SC	STABILIZED CONSTRUCTION ENT.
SI	SI	STORM SEWER INLET
SSP	SSP	STORM SEWER PIPE
STR	STR	STRIP (PAINTED OR STICKY)
TP	TP	TELEPHONE PED/MANHOLE
TE	TE	TELEPHONE (UNDERGROUND)
TC	TC	TREE LINE CANOPY
TR	TR	TREE/TREE TO BE REMOVED
WMB	WMB	WATER MAIN BLOWOFF VALVE
WM	WM	WATER MAIN FIRE DEPT. CONN.
WR	WR	WATER MAIN PIPE
WRD	WRD	WATER MAIN REDUCER
WBT	WBT	WATER MAIN THRUST BLOCK
WM	WM	WATER METER
WM	WM	WATER METER (IRRIGATION)
WV	WV	WATER VALVE

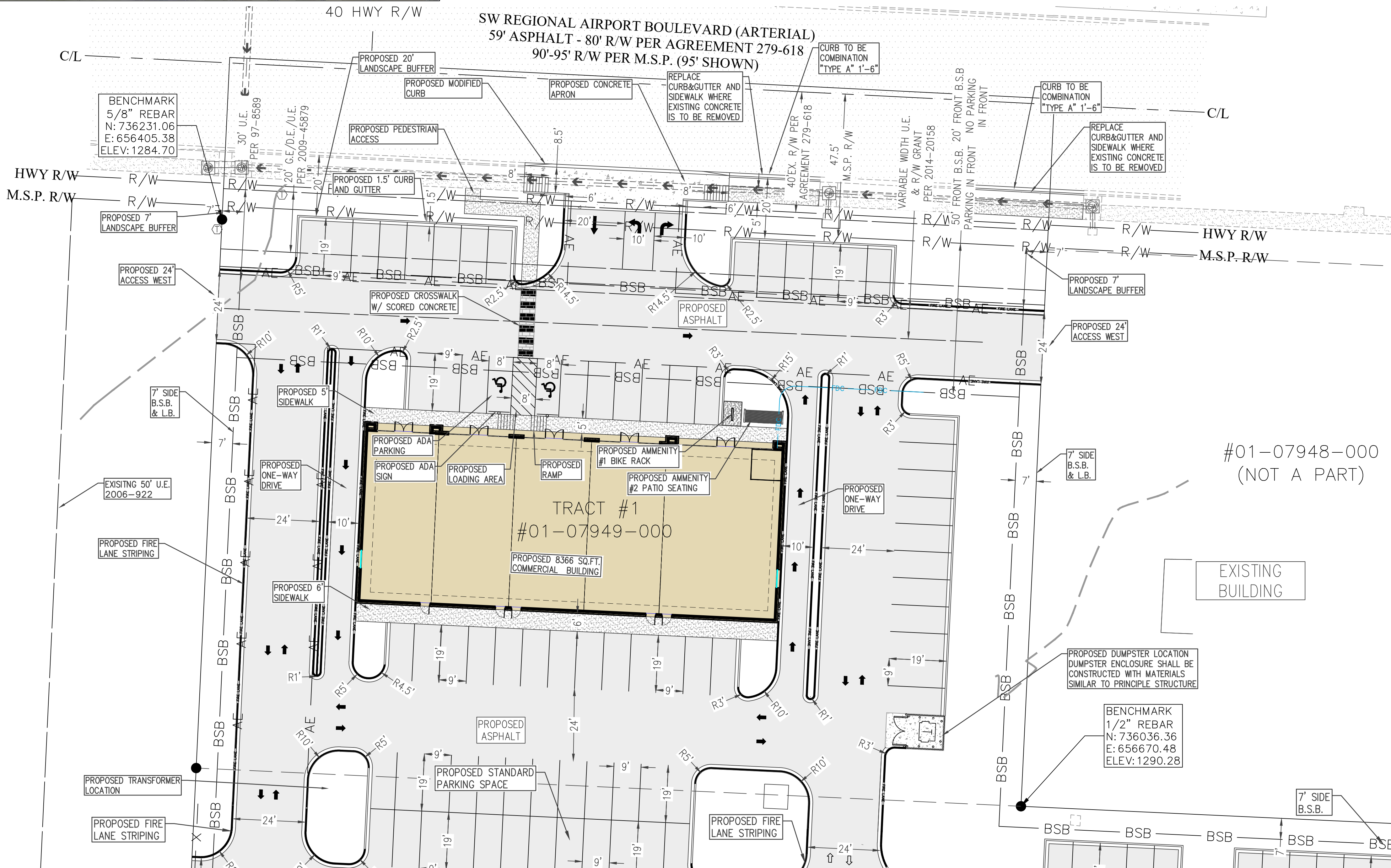


- ADJACENT PROPERTY OWNERS
- 1.) PARCEL # 01-15860-002
WAL-MART REAL ESTATE BUSINESS TRUST
WAL-MART STORES, INC.
PROPERTY TAX DEPT #4686-01 MAI
BENTONVILLE AR 72712-4050
ZONE: C-2
 - 2.) PARCEL # 01-15860-001
909 FRANKLIN STREET LLC
2075 CASA DE VEREDA
VISTA CA 92084
ZONE: C-5
 - 3.) PARCEL # 01-15868-000
CITY OF BENTONVILLE
1000 SW 14TH ST
BENTONVILLE AR 72712
ZONE: NA
 - 4.) PARCEL # 01-07948-000
ROSE PROPERTIES LLC
PO BOX 65
BENTONVILLE AR 72712-0065
ZONE: C-2
 - 5.) PARCEL # 01-12790-000
NWA WIRED LLC
16881 E AR 12 HWY
ROGERS AR 72756
ZONE: C-2
 - 6.) PARCEL # 01-12790-000
BELLA TERRA LLC
PO BOX 10918
FAYETTEVILLE AR 72703-0051
ZONE: C-1
 - 7.) PARCEL # 01-12791-000 & 01-12792-000
DUGACOMO, JASON R & MARY KATHRYN
1200 SW STARRY SKY BLVD
BENTONVILLE AR 72713
ZONE: R-1
 - 8.) PARCEL # 01-12793-000
SURE, SREEDHEVI & VANTERU, SRINIVASULU REDDY
1204 SW STARRY SKY BLVD
BENTONVILLE AR 72713
ZONE: R-1
 - 9.) PARCEL # 01-12794-000
SHELTON, HEATHER HIRS & MICHAEL WAYNE
1206 STARRY SKY BLVD
BENTONVILLE AR 72713
ZONE: R-1
 - 10.) PARCEL # 01-12795-000
HINNISSEY, IAN EDWARD & KLOSS, ABIGAIL LYNN
1300 SW STARRY SKY BLVD.
BENTONVILLE AR 72713
VISTA CA 92084
ZONE: R-1
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ZEIDAN, KHALED RIDA ABDUL
1302 STARRY SKY BLVD
BENTONVILLE AR 72713
ZONE: R-1
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JOHN, JAMES ROBINSON
1304 SW STARRY SKY BLVD
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ZONE: R-1
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LIDDEKEE, MICHAEL
1400 SW SUMMERFIELD AVE
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LAM, JACK M & CHERYL
1402 SW SUMMERFIELD AVE
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ENGINEER: G.B.
DRAWN BY: M.W.
PROJECT NO. 22-005
DATE 10-24-2024
BATES & ASSOCIATES, INC.
REGISTERED PROFESSIONAL ENGINEER
No. 9810
FAYETTEVILLE, AR 72703
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SW REGIONAL COMMERCIAL
LARGE SCALE DEVELOPMENT
SITE PLAN NORTH
BENTONVILLE, ARKANSAS

BATES
Engineers - Surveyors
7230 S Pleasant Ridge Dr / Fayetteville, AR 72704
PH: (479) 442-9350 / batesnwa.com

DRAWING NO. 03.1
PROJECT NO. 22-005

DISTRICT REGULATIONS C-1

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MIN LOT WIDTH: 70'
MAX LOT COVERAGE: INTERIOR 50%
EXTERIOR 50%
MAX. HEIGHT: 40'

BUILDING SETBACKS

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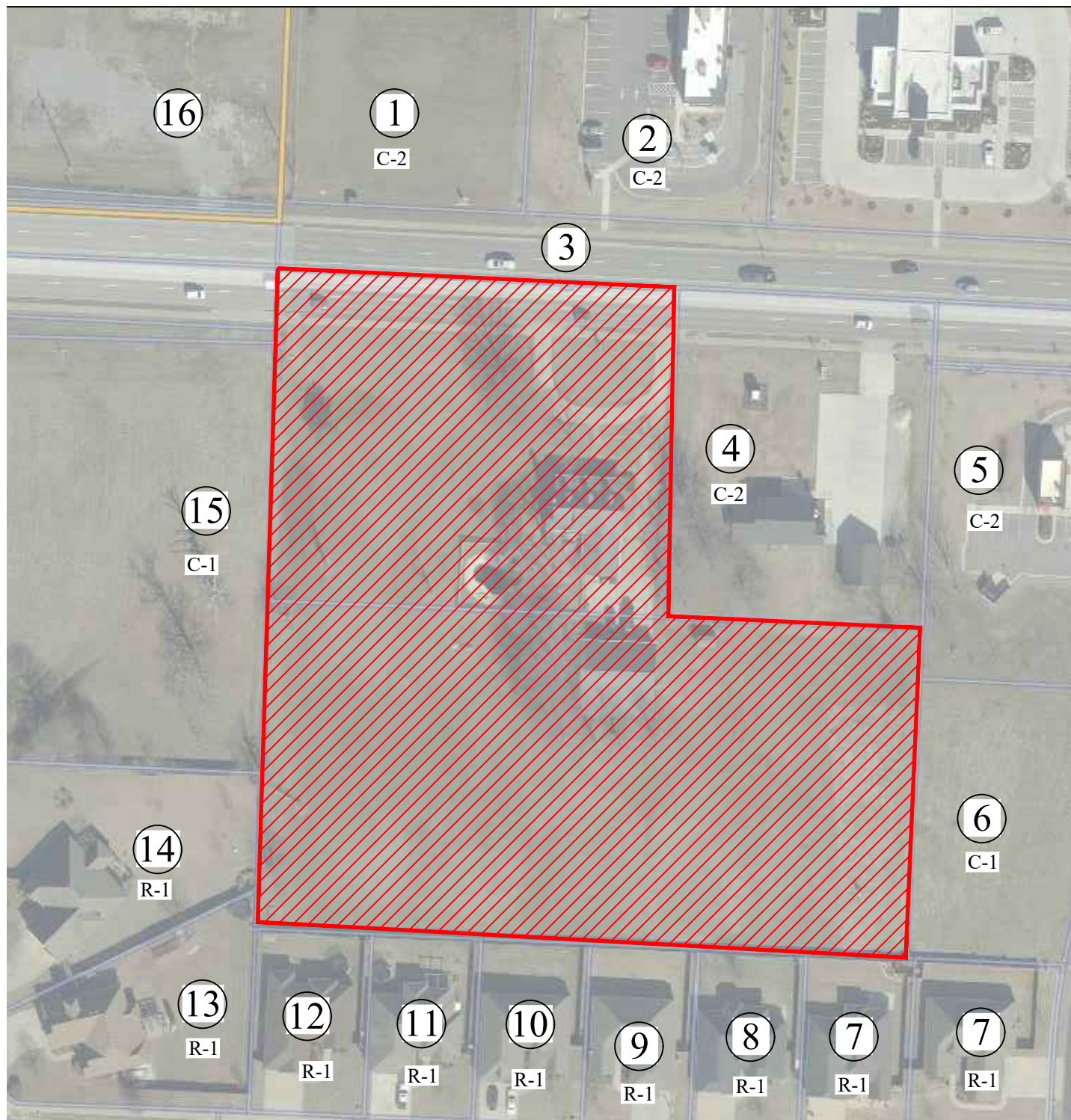
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TOTAL SPACES: 171 SPACES

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BENTONVILLE AR 72712
ZONE: NA
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PO BOX 10918
FAYETTEVILLE AR 72703-0051
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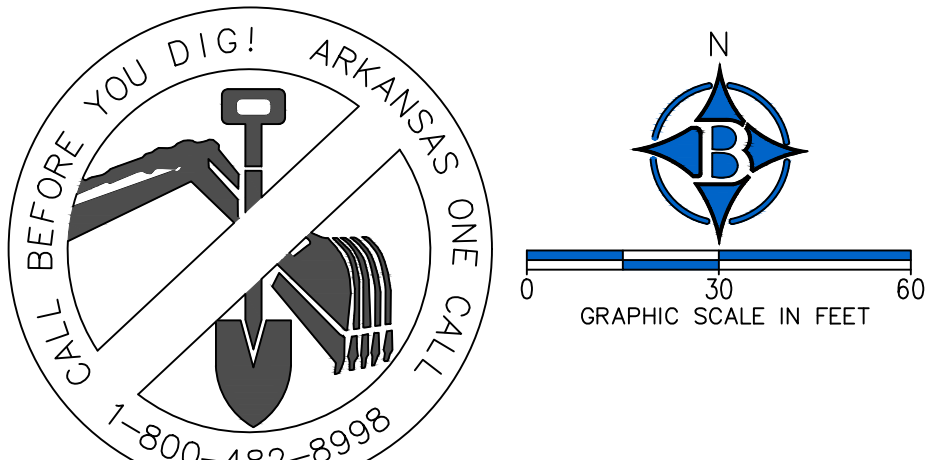
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- 12) ANY CHANGES TO THE ELECTRIC FEED OR SERVICE SIZE AFTER THE PRECON COULD RESULT IN A DELAY OF THE DEVELOPMENT RECEIVING POWER AND A CHARGE TO THE DEVELOPER FOR THE CHANGE.
- 13) CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.
- 14) BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN.
- 15) 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.
- 16) 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.
- 17) ALL PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT
- 18) 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.
- 19) THE DUMPSTER ENCLOSURE SHALL BE CONSTRUCTED WITH SIMILAR MATERIALS AS THE BUILDING.
- 20) OWNER REQUIRED TO PAY FOR LIGHTS PRIOR TO REQUESTING PRECON.
- 21) SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE.
- 22) THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.



ENGINEER: G.B.

DRAWN BY: M.W.

DATE	REVISIONS
04/06/24	2ND PAC Submittal
05/24/24	COB 1ST Submittal
06/19/24	COB 2ND Submittal
07/03/24	COB 3RD Submittal
07/19/24	COB 4TH Submittal
08/02/24	WATER/SEWER CALLOUT REVISIONS
08/29/24	ADH/AROOT/DRAINAGE REVISIONS
09/26/24	7TH SUBMITTAL
10/14/24	8TH SUBMITTAL
10/24/24	9TH SUBMITTAL

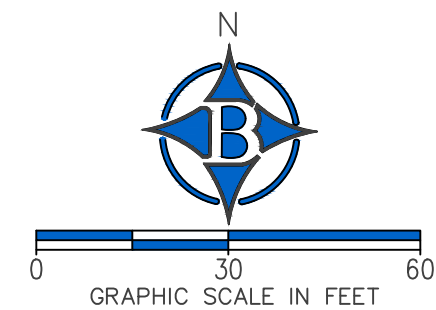
SW REGIONAL COMMERCIAL
LARGE SCALE DEVELOPMENT
SITE PLAN SOUTH
BENTONVILLE, ARKANSAS

BATES
Engineers - Surveyors
7230 S Pleasant Ridge Dr / Fayetteville, AR 72704
PH: (479) 442-9350 / batesnwa.com

PROJECT NO. 22-005

DRAWING NO.

03.2

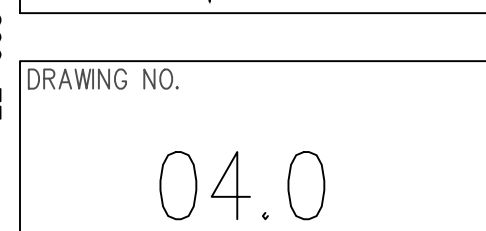


DRAWN BY: M.W.

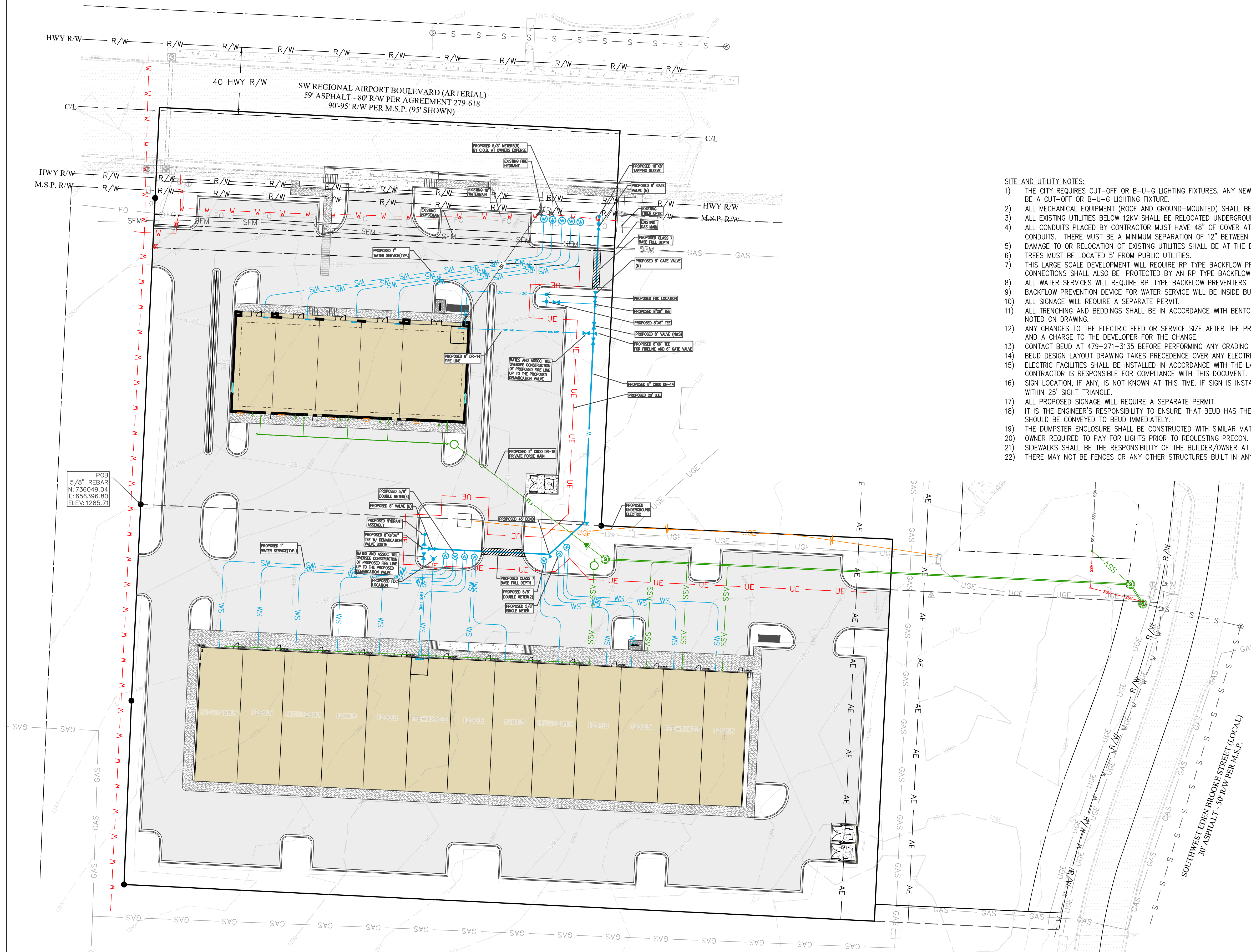


REVISIONS	DATE
2ND PAC SUBMITTAL	04/08/24
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COB 2ND SUBMITTAL	06/18/24
COB 3RD SUBMITTAL	07/03/24
COB 4TH SUBMITTAL	07/19/24
WATER/SEWER CALLOUT REVISIONS	08/02/24
ADH/AROOT/RAINAGE REVISIONS	08/26/24
7TH SUBMITTAL	09/26/24
8TH SUBMITTAL	10/14/24
9TH SUBMITTAL	10/24/24

SW REGIONAL COMMERCIAL
LARGE SCALE DEVELOPMENT
UTILITY PLAN WATER
BENTONVILLE, ARKANSAS



PROJECT NO. 22-005



- 1) 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.
- 2) ALL MECHANICAL EQUIPMENT (ROOF AND GROUND-MOUNTED) SHALL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING.
- 3) ALL EXISTING UTILITIES BELOW 12KV SHALL BE RELOCATED UNDERGROUND. ALL INSTALL UTILITIES SHALL BE LOCATED UNDERGROUND.
- 4) ALL CONDUITS PLACED BY CONTRACTOR MUST HAVE 48" OF COVER AT FINAL GRADE AND MARKED WITH POST TO IDENTIFY THE END OF 5) CONDUITS. THERE MUST BE A MINIMUM SEPARATION OF 12" BETWEEN CONDUITS FOR ELECTRIC AND CONDUITS FOR OTHER UTILITIES.
- 5) DAMAGE TO OR RELOCATION OF EXISTING UTILITIES SHALL BE AT THE DEVELOPERS EXPENSE.
- 6) TREES MUST BE LOCATED 5' FROM PUBLIC UTILITIES.
- 7) 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.
- 8) ALL WATER SERVICES WILL REQUIRE RP-TYPE BACKFLOW PREVENTERS
- 9) BACKFLOW PREVENTION DEVICE FOR WATER SERVICE WILL BE INSIDE BUILDING.
- 10) ALL SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
- 11) ALL TRENCHING AND BEDDINGS SHALL BE IN ACCORDANCE WITH BENTONVILLE 'TYPICAL BEDDING DETAIL AND BACKFILL DETAIL', UNLESS OTHERWISE NOTED ON DRAWING.
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- 22) THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.

PROPOSED		LEGEND		DESCRIPTION
		EXISTING		
				ACCESS EASEMENT
				ASPHALT (EDGE)
				ASPHALT (SURFACE)
				BOLLARD
				BUILDING
				BUILDING SETBACK LINE
				CABLE TV (UNDERGROUND)
				CENTERLINE
				CONCRETE (EDGE)
				CONCRETE (SURFACE)
				CONDUIT
				CONTROL
				CURB & GUTTER
				DRAINAGE FLOW
				DUMPESTER
				UTILITY EASEMENT
				ELECTRIC (UNDERGROUND)
				ELECTRICAL (OVERHEAD)
				ELECT. TRANSFORMER
				EROSION CONTROL, FENCE
				EROSION CONTROL, RIP-RAP
				FENCE (E.D. W/ET. P.TN. SIZING)
				FIBER OPT. OF CABLE
				FIRE HYDRANT ASSEMBLY
				FLOWLINE
				GRADE MAIN
				GAS METER/VALVE
				GRASS
				GRAVEL (SURFACE)
				IRON P.N. (DE-BAR)
				LIGHT
				POWER POLE
				PROPERTY LINE
				RETAINING WALL
				RIGHT-OF-WAY
				SANITARY SEWER MANHOLE
				SANITARY SEWER PIPE
				SANITARY SEWER SERVICE
				SECTION/PI. LINE
				SIDEWALK
				SIGN
				SPOT ELEVATION
				STABILIZED CONSTRUCTION ENT.
				STORM SEWER ALLEY
				STORM SEWER PIPE
				STREET (PAVED OR STONY)
				TELEPHONE P.O. MANHOLE
				TELEPHONE (UNDERGROUND)
				TREE LINE (COPY)
				TREE/10% TO BE REMOVED
				WATER MAIN BLOWBY
				WATER MAIN FIRE DET. CONT.
				WATER MARK PIPE
				WATER MARK REDUCER
				WATER MAIN THRUST BLOCK
				WATER METER
				WATER METER (IRRIGATION)
				WATER VALVE

REVEGETATION NOTES:
REVEGETATION OF DISTURBED AREAS SHALL BE IN ACCORDANCE WITH THE FOLLOWING:

- PERMANENT IMPROVEMENTS. PERMANENT IMPROVEMENTS SUCH AS STREETS, STORM SEWERS, CURB AND GUTTERS, AND OTHER FEATURES FOR CONTROL OF RUNOFF SHALL BE SCHEDULED COINCIDENTAL TO REMOVING VEGETATIVE COVER FROM THE AREA SO THAT LARGE AREAS ARE NOT LEFT EXPOSED BEYOND THE CAPACITY OF TEMPORARY CONTROL MEASURES.
- TOP SOIL. TOP SOIL SHALL BE STOCKPILED AND PROTECTED FOR LATER USE ON AREAS REQUIRING LANDSCAPING. IF TOP SOIL OR OTHER SOIL IS TO BE STOCKPILED FOR MORE THAN 30 DAYS, A TEMPORARY COVER OF ANNUAL RYE OR OTHER SUITABLE GRASS SHALL BE PLANTED.
- EXISTING VEGETATION. EVERY MEANS SHALL BE TAKEN TO CONSERVE AND PROTECT EXISTING VEGETATION.
- REVEGETATION. REVEGETATION SHALL BE REQUIRED TO MEET THE FOLLOWING PERFORMANCE STANDARDS:
 - ZERO TO 10% GRADE: REVEGETATION SHALL BE A MINIMUM OF SEEDING AND MULCHING. SAID SEEDING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF IN NO MORE THAN TWO GROWING SEASONS.
 - 10% TO 15% GRADE: REVEGETATION SHALL BE A MINIMUM OF HYDROSEEDING WITH MULCH AND FERTILIZER, STAKED SOD AND/OR GROUND COVER. SAID PLANTING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE IN NO MORE THAN TWO GROWING SEASONS.
 - 15% TO 20% GRADE: THE SLOPE SHALL BE COVERED WITH LANDSCAPE FABRIC AND PLANTED WITH GROUND COVER AS SET FORTH IN (B) ABOVE.
 - MORE THAN 20% GRADE: ANY FINISH GRADE OVER 20% SHALL BE STABILIZED WITH RETAINING WALLS, CRIBBING, TERRACES, LANDSCAPE FABRIC, VEGETATION, OR RIPRAP. IF RIPRAP IS USED THE SLOPE'S STABILITY AND ERODIBILITY MUST BE EQUIVALENT TO OR BETTER THAN ITS PREDEVELOPMENT STATE.

CONSTRUCTION NOTES:

- GRADING PERMIT TO BE POSTED ON-SITE AT ALL TIMES DURING CONSTRUCTION.
- ALL AREAS UNDER BUILDINGS AND PAVED AREAS SHALL BE STRIPPED OF TOPSOIL. THE RESULTING SUB GRADE SHALL BE THOROUGHLY COMPACTED. ANY SOFT OR YIELDING AREAS SHALL BE STABILIZED OR REMOVED AND REPLACED WITH SUITABLE MATERIAL.
- FILL MATERIAL SHALL BE APPROVED BY THE ENGINEER. ALL FILL SHALL BE MADE IN LIFTS NOT EXCEEDING 8" THICKNESS WITH EACH LIFT COMPACTED TO 95% STANDARD PROCTOR DENSITY. FILL SLOPES SHALL NOT BE STEEPER THAN 3:1 SLOPE.
- ALL GRADED AREAS SHALL HAVE SEED, SOD, EROSION FABRIC, HERBACEOUS GROUND COVER, AND/OR HYDROSEEDING WITH A WARM SEASON GRASS. REVEGETATION SHALL BE IMMEDIATELY AFTER THE PHYSICAL ALTERATION OF THE LAND IS COMPLETE (MAXIMUM OF 15 DAYS).
- ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY GRADING REGULATIONS. SILT FENCES, BERMS, DETENTION PONDS, OR OTHER MEANS NEEDED TO MEET THESE REGULATIONS.
- ALL HEAVILY TRAVELED DIRT AREAS SHALL BE WETTED TO PREVENT EXCESSIVE DUST, DURING CONSTRUCTION.
- ALL MUD/DIRT LEFT ON PUBLIC STREETS OR ADJACENT PROPERTIES AS A RESULT OF THIS CONSTRUCTION SHALL IMMEDIATELY BE WASHED OR SWEEPED AWAY UNTIL IT IS COMPLETELY REMOVED BY THE CONTRACTOR.

SEDIMENT & EROSION CONTROL NOTES:

- CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FROM A.D.E.Q. AND CITY OF BENTONVILLE REGARDING RUNOFF, EROSION CONTROL, AND GRADING BEFORE BEGINNING CONSTRUCTION.
- ALL EROSION & SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED AND OCCASIONALLY REPLACED THROUGHOUT THE CONSTRUCTION PROCESS.
- ALL EROSION & SEDIMENT CONTROL DEVICES SHOWN SHALL BE INSTALLED BEFORE CONSTRUCTION BEGINS. THOSE ITEMS SHALL REMAIN IN PLACE UNTIL DEEMED SAFE TO REMOVE BY ENGINEER.

ADA NOTES:

- CONTACT CITY INSPECTOR AND REQUEST AN INSPECTION PRIOR TOP POURING ANY ADA ACCESSIBLE PARKING/LOADING STALL.
- MAXIMUM SLOPE FOR ADA SPACE AND SIDEWALKS CROSSING DRIVE IS 2%
- INLET TOPS SHALL MEET ADA REGULATIONS. IF NOT, TOP SHALL BE REPLACED AT OWNER'S EXPENSE.

ROOF DRAIN NOTES:

- IF ROOF DRAINS ARE NOT PROPOSED, PROVIDE SPLASH GUARDS BELOW ALL DOWNSPOUTS UNLESS THEY DISCHARGE ON PAVEMENT.

DEWATERING NOTES (IF REQUIRED):

- Water should not be pumped directly into slopes.
- Dewatering activities should be directed to a wooded buffer, if available.
- It is important to pay special attention and discontinue dewatering if the area shows signs of instability or erosion.
- Channels used for dewatering must be stable and better if they have been protected with grass or vegetation.
- You should avoid dewatering under heavy rains because the infiltration rate is at a minimum and water will move slower or just the dewatering process will not function.
- Never discharge water that has been contaminated with oil, grease, chemical products directly. In such instances, an oil/water separator may be necessary.
- Additional permits and requirements might be needed from the state, local, or federal agencies.
- It is important to understand the water table conditions in the area, perhaps the underground water is always near the surface, so your plan might not work.
- Sump pumps are the most common dewatering technique but it can handle only a small volume of water.

TOTAL SITE ACREAGE: 3.80 AC
LIMITS IF DISTURBANCE: 1.82 AC

EROSION CONTROL LEGEND

	CONCRETE WASHOUT
	SWPPP POSTING & BOX
	SILT FENCE / SWPPP BOUNDARY
	RIP-RAP CONSTRUCTION ENTRANCE
	LIMITS OF DISTURBANCE

SEEDING RATES:

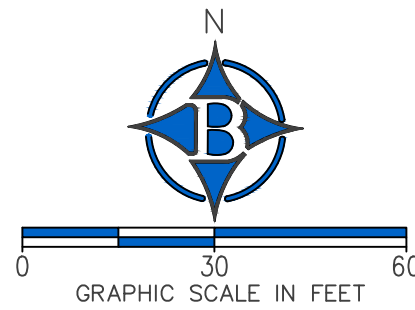
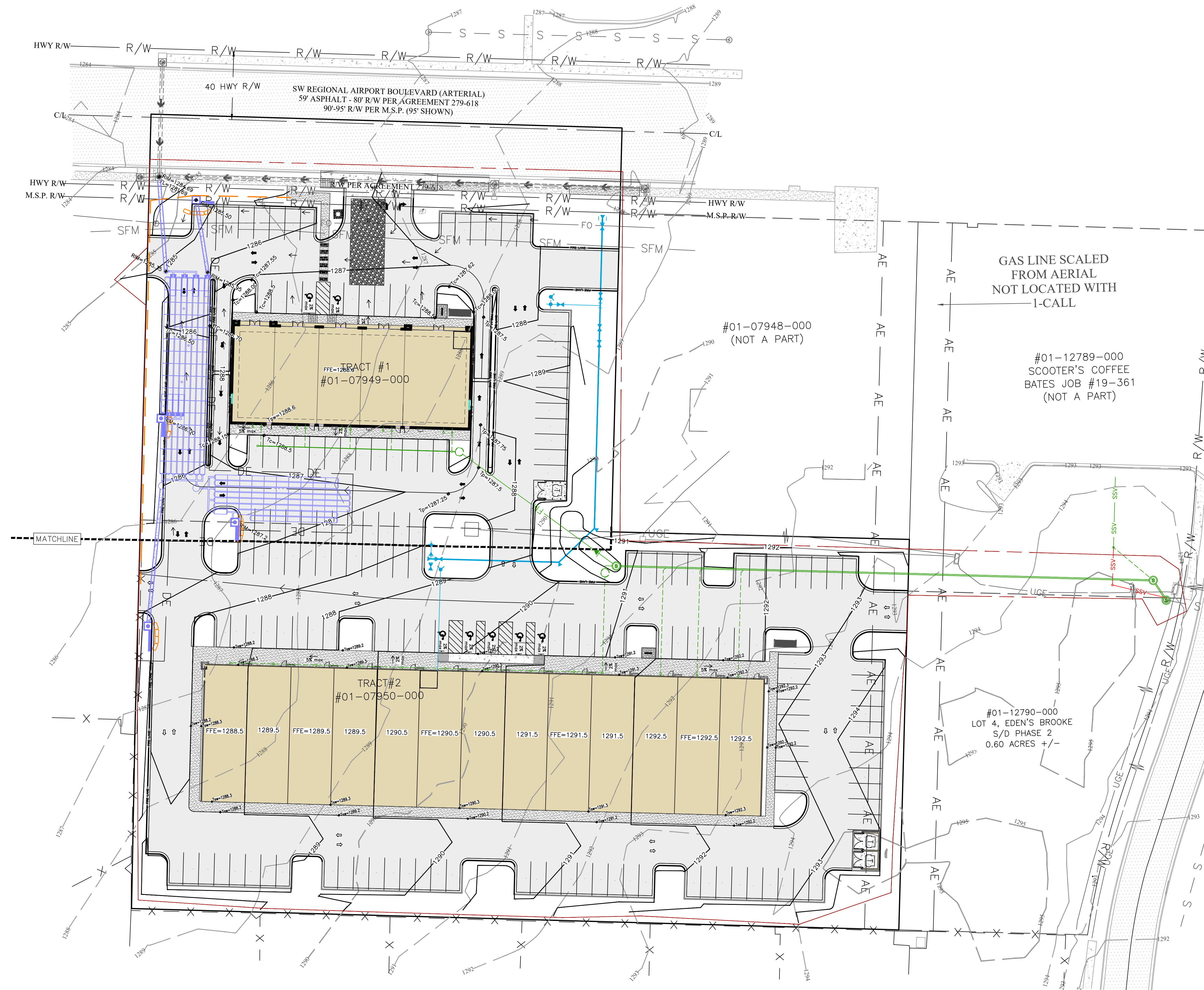
(Maximum 3:1)

Date	Type:	Planting Rate
Aug 15 - Nov 1	Tall Fescue or Hard Fescue	300 lb./acre
Nov 1 - Mar 1	Tall Fescue and Abruzzi Rye or Annual Rye	300 lb./acre
Mar 1 - Apr 15	Tall Fescue or Hard Fescue	300 lb./acre
Apr 15 - June 30	Hulled Common Bermuda grass, Weeping Love Grass	25 lb./acre
July 15 - Aug 15	Tall Fescue and ***Browntop Millet ***or Sorghum-Sudan Hybrids	35 lb./acre

Consult City or ADEQ for additional alternatives for vegetating denuded areas. The above vegetation rates are those which do well under local conditions, other seeding rate combinations are possible.

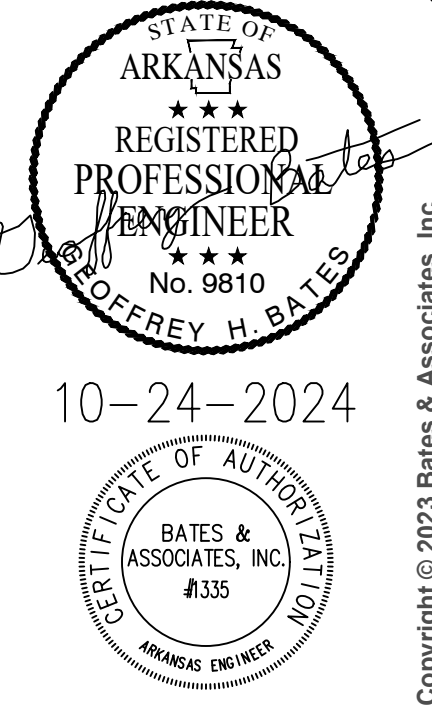
***Temporary - Reseed according to optimum season for desired permanent vegetation. Do not allow temporary cover to grow over 12 inches in height before mowing to keep fescue from being shaded out.

NOTE TO CONTRACTOR:
ALL UTILITIES MUST BE POTHOLED BEFORE GRADING



ENGINEER: G.B.

DRAWN BY: M.W.



10-24-2024

DATE	REVISIONS
04/08/24	2ND PAC Submittal
05/16/24	COB 1ST Submittal
06/19/24	COB 2ND Submittal
07/03/24	COB 3RD Submittal
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08/02/24	WATER/SEWER CALLOUT REVISIONS
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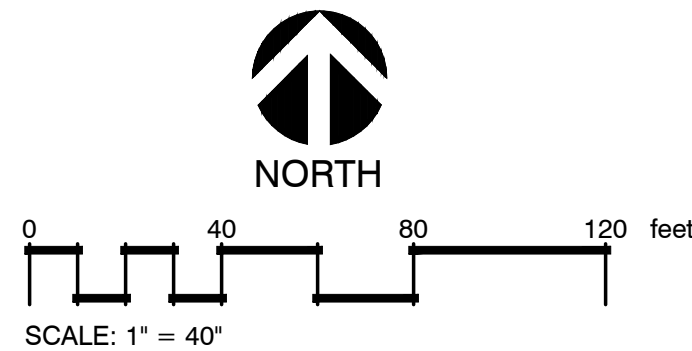
SW REGIONAL COMMERCIAL
LARGE SCALE DEVELOPMENT
GRADING PLAN OVERALL
BENTONVILLE, ARKANSAS

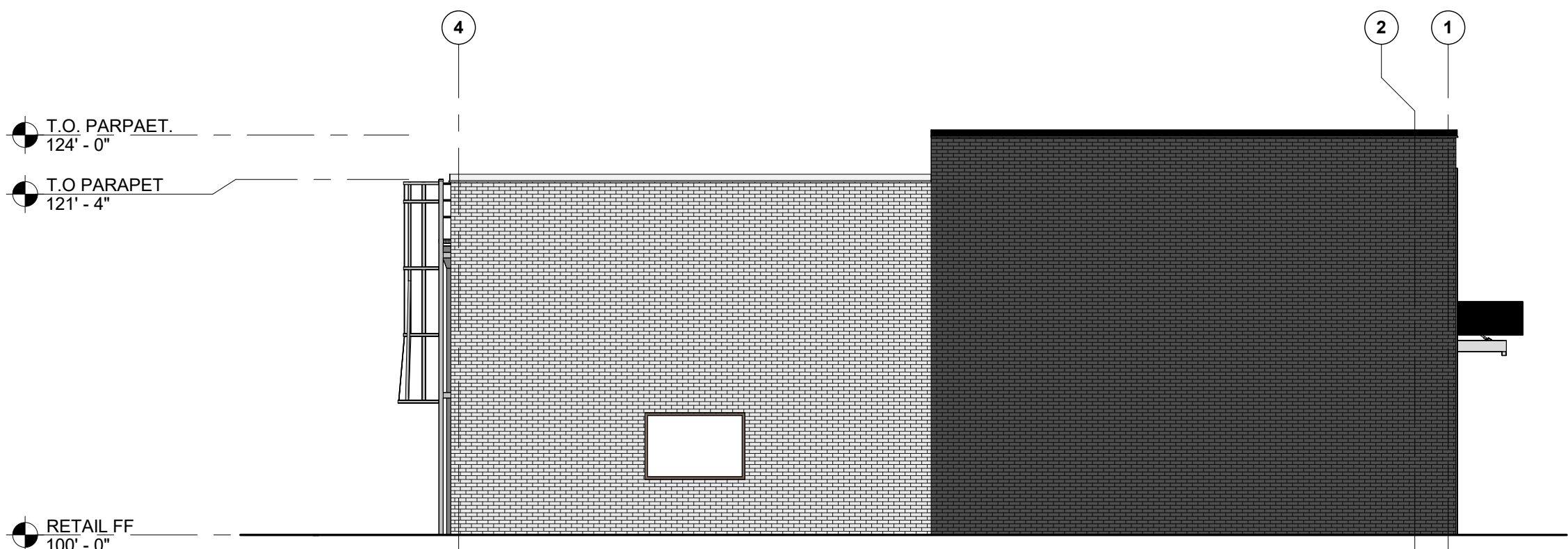


PROJECT NO. 22-005

DRAWING NO.

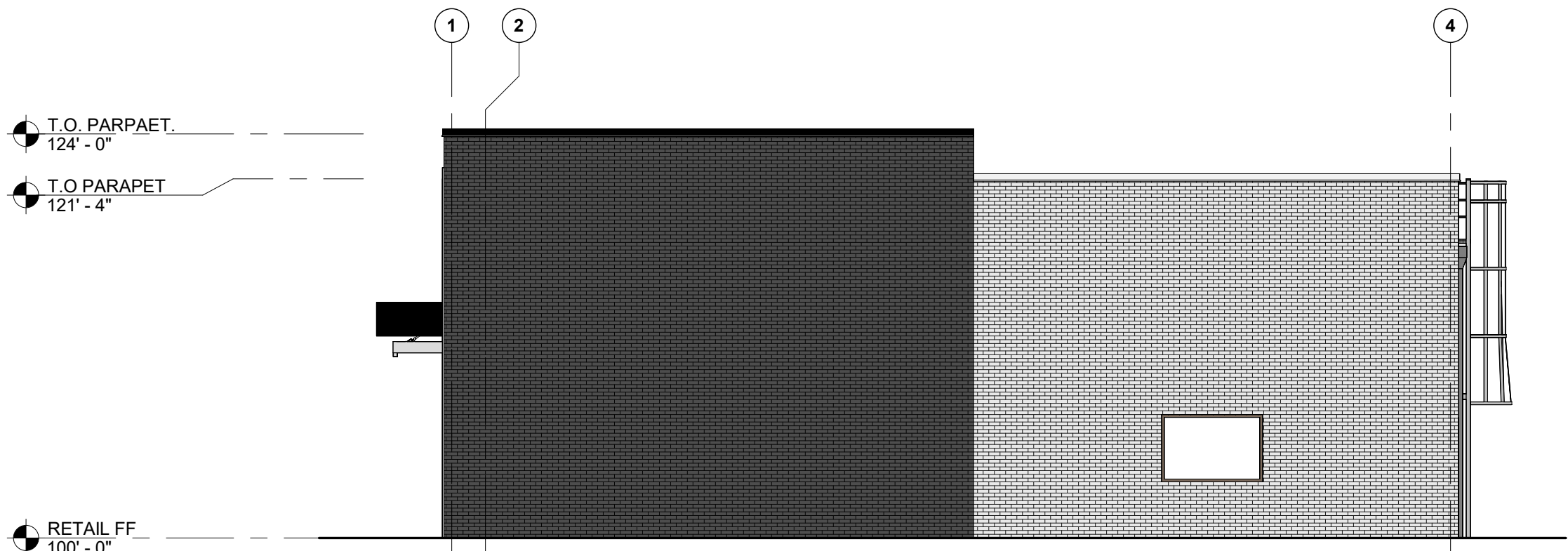
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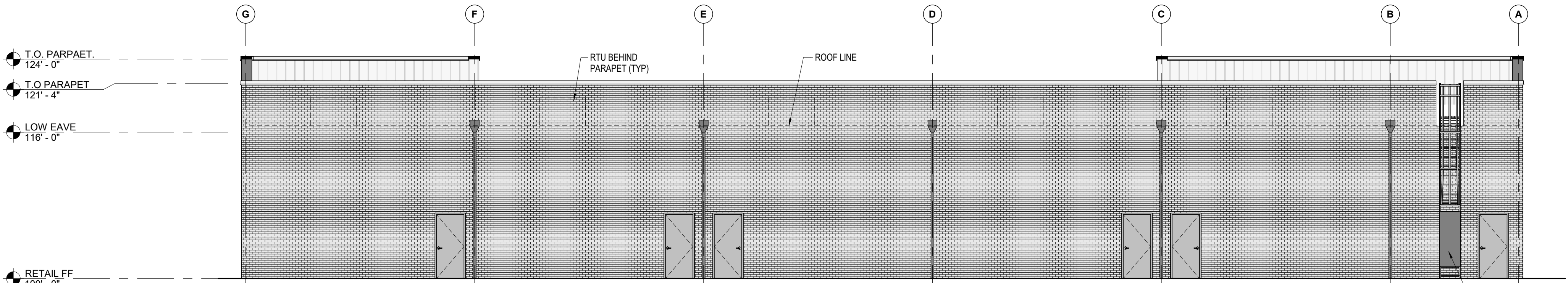
3 EAST ELEVATION COLOR
1/8" = 1'-0"

BR-1	57%	S-1	1%
BR-2	42%		



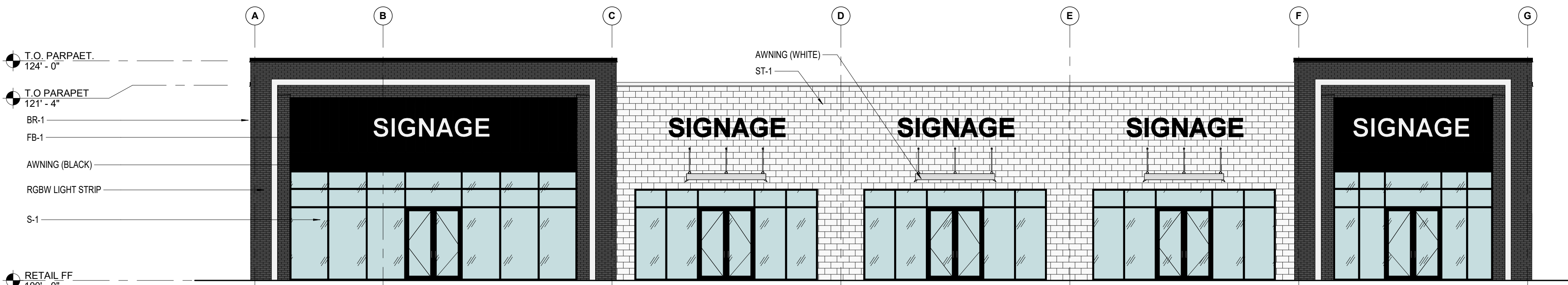
4 WEST ELEVATION COLOR
1/8" = 1'-0"

BR-1	57%	S-1	1%
BR-2	42%		



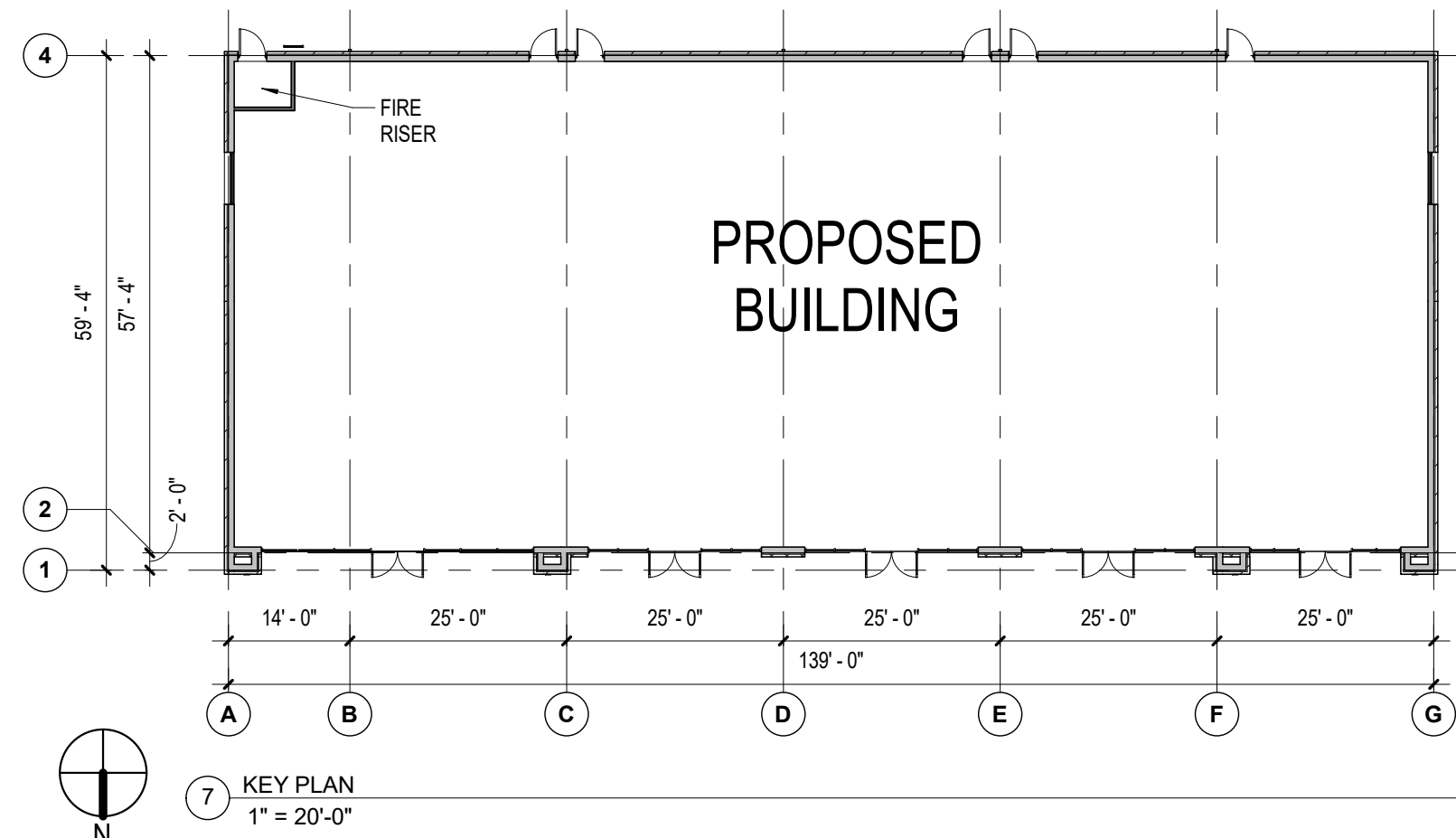
2 SOUTH ELEVATION COLOR
1/8" = 1'-0"

BR-2	100%		
------	------	--	--



1 NORTH ELEVATION COLOR
1/8" = 1'-0"

BR-1	20%	S-1	40%
ST-1	30%	FB-1	10%



CODE ANALYSIS:

PROJECT LOCATION: BENTONVILLE, AR

ZONING: C-1

APPLICABLE CODES:

ALL WORK AND MATERIALS SHALL BE IN FULL ACCORDANCE WITH THE REQUIREMENTS OF THESE CODES AND ALL APPLICABLE LOCAL ORDINANCES.

BUILDING CODE
City of Bentonville Amendments to the 2021 Arkansas Fire Prevention Code Vol 1 (Fire)
2021 Arkansas Fire Prevention Code Vol II (Building)
2021 Arkansas Fire Prevention Code Vol III (Residential)

PLUMBING CODE:
2018 PLUMBING CODE (APC)

FUEL GAS CODE:
2018 FUEL GAS CODE (AFGC)

MECHANICAL CODE:
2021 MECHANICAL CODE (AMC)

ELECTRICAL CODE:
2020 NATIONAL ELECTRIC CODE (NEC)

OTHER ORDINANCES:
2014 ARKANSAS ENERGY CODE
2017 ICC/ANSI A117.1

FIRE PROTECTION:

REQUIRED: YES
PROPOSED: YES

HISTORIC: ☐ YES
☒ NO

TYPE OF CONSTRUCTION: IIB
BUILDING OCCUPANCY TYPE: B (BUSINESS)

GENERAL BUILDING HEIGHT & AREA:

ALLOWABLE HEIGHT (FEET) 75FT
PROPOSED HEIGHT (FEET) 24FT

ALLOWABLE STORIES (FEET) 4
PROPOSED STORIES (FEET) 1

ALLOWABLE AREA PER FLOOR 92,000 SF (SM-1; MAX 1 STORY)
PROPOSED AREA PER FLOOR 7,969 SF

FINISH LEGEND	
BR-1 BRICK MATERIAL: BRICK VENEER COLOR: MODERN GRAY WIRECUT MNF: GLEN GERY	ST-1 STONE MATERIAL: STONE PANELS COLOR: HONED 8" X 24" TOP LEDGE COTTONWOOD MNF: U.S. STONE INDUSTRIES
BR-2 BRICK MATERIAL: BRICK VENEER COLOR: SILVER CITY SMOOTH MNF: GLEN GERY	
FB-1 - FIBER CEMENT BOARD MATERIAL: HARDI PANEL COLOR: PAINTED BLACK TO MATCH STOREFRONT MNF: JAMES HARDIE	S-1 - STOREFRONT MATERIAL: ALUM COLOR: BLACK MNF: KAWNEER 451T

CODE ANALYSIS:

PROJECT LOCATION: BENTONVILLE, AR

ZONING: C-1

APPLICABLE CODES:

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OTHER ORDINANCES: 2014 ARKANSAS ENERGY CODE
2017 ICC/ANSI A117.1

FIRE PROTECTION:

REQUIRED: YES
PROPOSED: YES

HISTORIC: ☐ YES
☒ NO

TYPE OF CONSTRUCTION: IIB

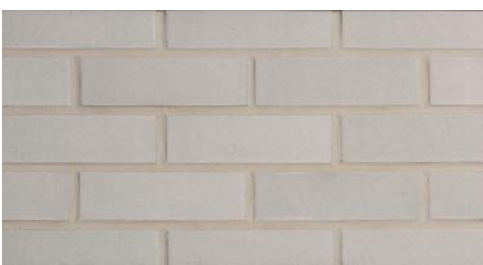
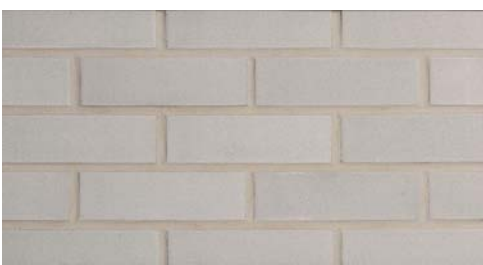
BUILDING OCCUPANCY TYPE: B (BUSINESS)

GENERAL BUILDING HEIGH & AREA:

ALLOWABLE HEIGHT (FEET) 75FT
PROPOSED HEIGHT (FEET) 24FT

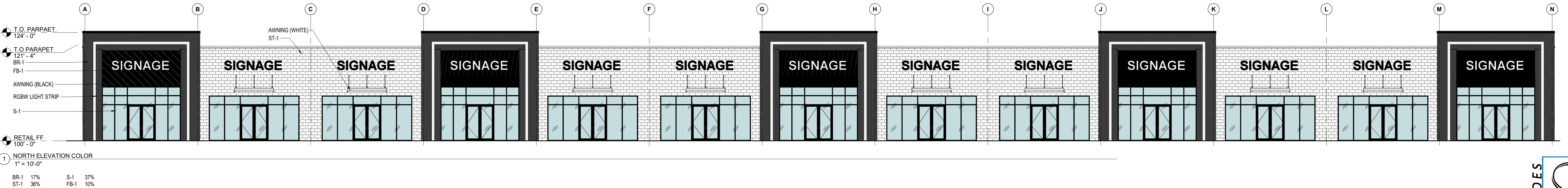
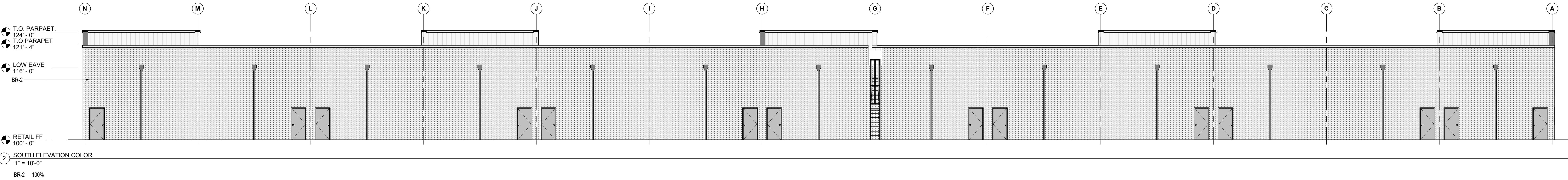
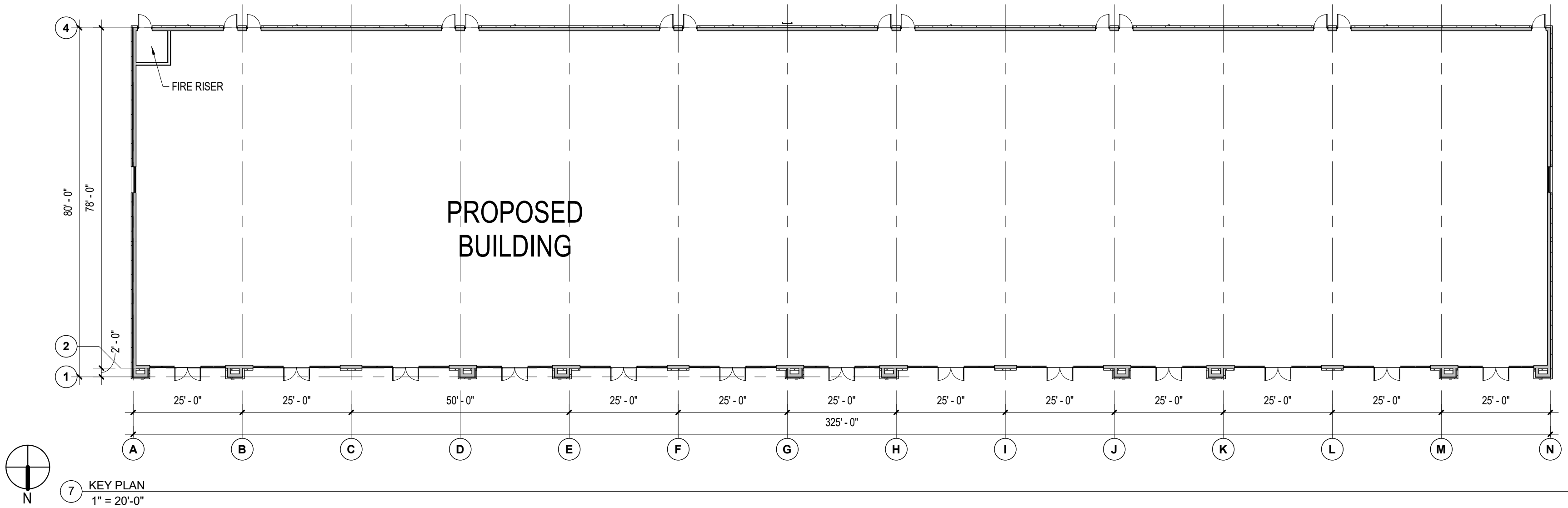
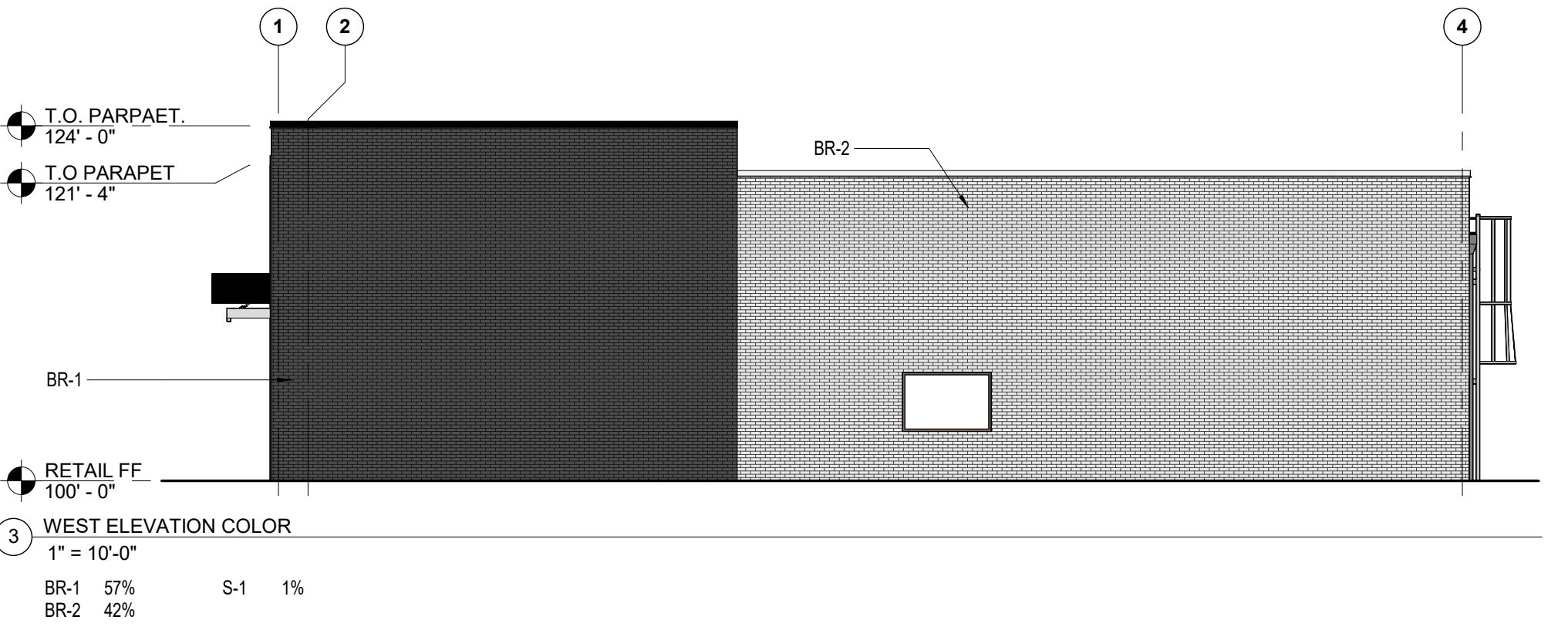
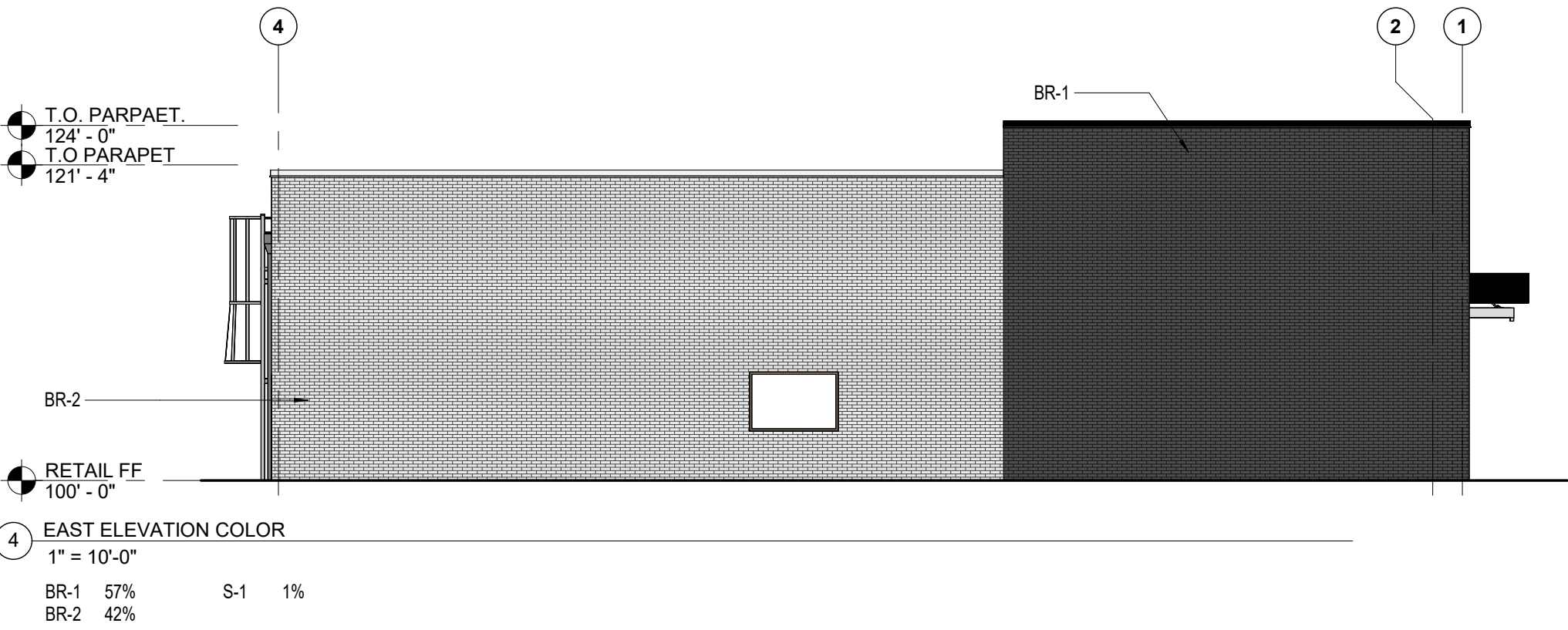
ALLOWABLE STORIES (FEET) 4
PROPOSED STORIES (FEET) 1

ALLOWABLE AREA PER FLOOR 92,000 SF (SM-1; MAX 1 STORY)
PROPOSED AREA PER FLOOR 26,000 SF

FINISH LEGEND			
BR-1 BRICK	MATERIAL:	BRICK VENEER	
	COLOR:	MODERN GRAY WIRECUT	
	MNF:	GLEN GERY	
ST-1 STONE	MATERIAL:	STONE PANELS	
	COLOR:	HONED 8" X 24" TOP LEDGE COTTONWOOD	
	MNF:	U.S. STONE INDUSTRIES	
BR-2 BRICK	MATERIAL:	BRICK VENEER	
	COLOR:	SILVER CITY SMOOTH	
	MNF:	GLEN GERY	
F-1 FASCIA & GUTTER	MATERIAL:	ALUM	
	COLOR:	MATCH ADJACENT MATERIAL	
	MNF:	TBD	
FB-1 - FIBER CEMENT BOARD	MATERIAL:	HARDI PANEL	
	COLOR:	PAINTED BLACK TO MATCH STOREFRONT	
	MNF:	HARDI OR APPROVED EQUAL	
S-1 - STOREFRONT	MATERIAL:	ALUM	
	COLOR:	BLACK	
	MNF:	TBD	



FRONT PERSPECTIVE





Amazeum Hangout

1009 Museum Way

PC Date:

Staff Report Details

Project Number	LSD24-0029
Applicant / Current Owner	CHILDRENS MUSEUM OF NORTHWEST ARKANSAS
Site Area	+/- [2.25] Acres
Current Zoning	A-1, Agricultural
Requested Zoning	NA
Current Future Land Use Map Designation	Public/Semi-public
Requested Future Land Use Map Designation	NA
Development Type / Use	
Related projects	

Property Description

The subject property is located at 1009 Museum Way. It is presently zoned A-1, Agricultural, with a future land use designation of Public/Semi-Public. Surrounding zoning districts include PRD, Planned Residential Development to the east; A-1, Agricultural to the north and south, and some R-1, Low Density Single Family Residential to the northwest. The property has direct access to Northeast J Street and Museum Way.

Project Details

The applicant is proposing the Amazeum Hangout and Early Childhood Learning Center, directly adjacent to the existing Scott Family Amazeum Museum building. The proposed addition will add 9,000 net square feet to the existing 37,130 square feet. The development meets the minimum parking requirements of 156 total spaces by providing 144 parking stalls and by entering a parking agreement with the Crystal Bridges Parking Deck.

The building provides for horizontal and vertical articulation along the entire facade and is composed of special-use primary materials. These three materials are detailed in the attached Modus Studio letter dated October 18, 2024, and are generally described as:

Project Details

- architectural metal panel (24-gauge) with iridescent finish and a 30 year warranty
- painted and stained wood screen
- factory powder-coated steel poles with 30 year warranty

This combination of materials provides an architecturally interesting building that fits well into the existing architectural style of the Scott Family Amazeum and surrounding buildings along Museum Way. The applicant is requesting a waiver of Drainage Manual requirement of the 20' required separation between the building and the basin (proposing a 10' separation) but otherwise meets city grading and drainage requirements.

Relationship to the General Plan / Projected Traffic Impact

The proposed development is in alignment with the community plan and meets landscaping requirements.

Public Comment

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

Analysis / Waivers

Waiver 1: A waiver from Section V, Stormwater Detention, 5.4 Methods of Detention, 5.4.2 Dry Reservoirs, from the City of Bentonville Stormwater Management and Drainage Manual is requested. "In no case shall the limits of maximum ponding elevation be closer than twenty (20) feet horizontally from any building and less than one and a half (1.5) feet vertically below the lowest sill or floor elevation."

The applicant is requesting a waiver of the 20' horizontal separation to a minimum of 10' horizontal separation to accommodate underground detention south of the building area as a part of the project's low impact development goals. Moving the detention further south to meet the 20' offset would encroach into the adjacent Crystal Bridges property which is intended to provide a trail connection to J Street. The proposed building FFE is more than 1.5-feet above the 100-year water surface elevation of the underground detention level as shown below, which meets the vertical requirements.

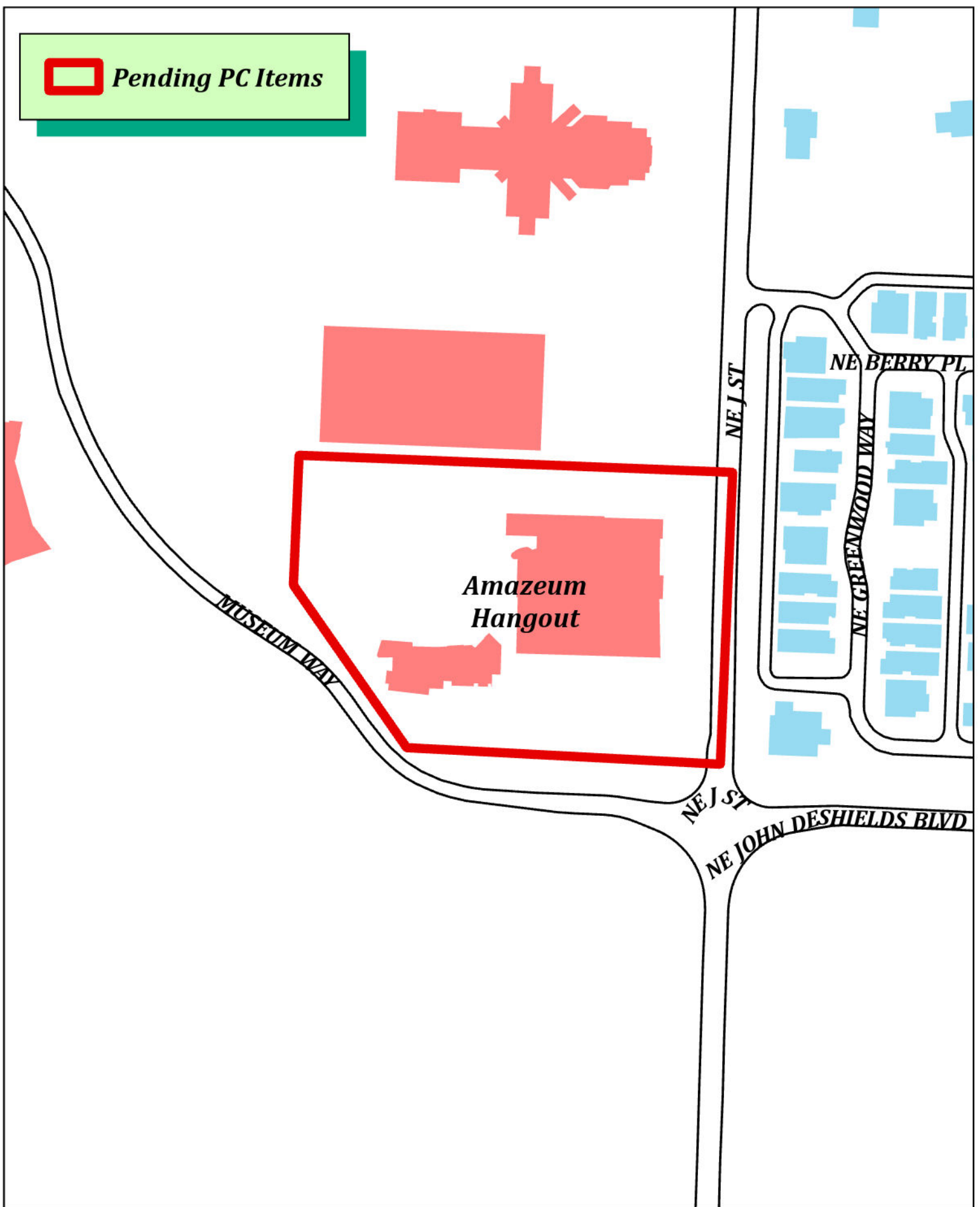
Conclusion

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 and the waiver.

Additional Details



Pending PC Items



*Amazeum
Hangout*

MUSEUM WAY

NE J ST

NE BERRY PL

NE GREENWOOD WAY

NE J ST

NE JOHN DESHIELDS BLVD



LSD24-0029
Amazeum Hangout
1001 Museum Way



A

B

C

D

DRAWING LOCATION: P:\33000\33374\0\DRAWINGS\DESIGN\WORKING\33374-CEI.DWG - SAVED BY: SHAUN

LARGE SCALE DEVELOPMENT PLANS

SCOTT FAMILY AMAZEUM

HANGOUT + EARLY CHILDHOOD LEARNING

1007 MUSEUM WAY

BENTONVILLE, ARKANSAS

GENERAL NOTES:

- A. TOPOGRAPHIC BOUNDARY SURVEY, INCLUDING PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED BY THE FOLLOWING COMPANY, AS A CONTRACTOR TO THE SELLER/OWNER:
- TOPOGRAPHY: CEI ENGINEERING ASSOCIATES, INC.
3108 SW REGENCY PARKWAY, SUITE 2
BENTONVILLE, AR 72712
(479) 273-9472
- B. ALL PHASES OF SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE OWNER / DEVELOPER SITE WORK SPECIFICATIONS.
- C. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF EXISTING STRUCTURES, RELATED UTILITIES, PAVING, UNDERGROUND STORAGE TANKS AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED. SEE SITE WORK SPECIFICATIONS.
- D. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
- E. THE GENERAL CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
- F. WARRANTY/DISCLAIMER: THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER THE ENGINEER NOR ITS PERSONNEL CAN OR DO WARRANT THESE DESIGNS OR PLANS AS CONSTRUCTED EXCEPT IN THE SPECIFIC CASES WHERE THE ENGINEER INSPECTS AND CONTROLS THE PHYSICAL CONSTRUCTION ON A CONTEMPORANEOUS BASIS AT THE SITE.
- G. SAFETY NOTICE TO CONTRACTOR: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. ANY CONSTRUCTION OBSERVATION BY THE ENGINEER OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE.
- H. ALL CONSTRUCTION IN STATE HIGHWAY DEPARTMENT RIGHT-OF-WAY SHALL BE COORDINATED WITH THE HIGHWAY DEPARTMENT RESIDENT ENGINEER.
- I. WETLANDS NOTE: ANY DEVELOPMENT, EXCAVATION, CONSTRUCTION, OR FILLING IN A U.S. CORPS OF ENGINEERS DESIGNATED WETLAND IS SUBJECT TO LOCAL, STATE AND FEDERAL APPROVALS. THE CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS AND/OR RESTRICTIONS AND ANY VIOLATION WILL BE SUBJECT TO FEDERAL PENALTY. THE CONTRACTOR SHALL HOLD THE OWNER/DEVELOPER, THE ENGINEER AND THE LOCAL GOVERNING AGENCIES HARMLESS AGAINST SUCH VIOLATION.
- J. RESIDENT ENGINEERING SERVICES: WHEN REQUESTED BY THE OWNER, RESIDENT ENGINEERING SERVICES SHALL BE PROVIDED BY THE ENGINEERS (ON A TIME AND FREQUENCY BASIS) ACCEPTABLE TO THE CITY ENGINEER FOR IMPROVEMENTS TO PUBLIC WATER MAINS, PUBLIC SEWER, AND CITY STREETS. AT THE COMPLETION OF CONSTRUCTION, THE ENGINEER SHALL CERTIFY THE CONSTRUCTION TO BE IN COMPLIANCE WITH THE PLANS AND SPECIFICATIONS. THIS WORK WILL BE AT THE OWNER/DEVELOPER'S DIRECT EXPENSE AND SHALL BE COORDINATED WITH CEI ENGINEERING ASSOCIATES, INC. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE RESIDENT ENGINEER OF ANY PRECONSTRUCTION / CONSTRUCTION CONFERENCES AND ANY PUBLIC CONSTRUCTION 24 HOURS PRIOR TO SAID ACTION.

FLOOD CERTIFICATION:

BY SCALED MAP LOCATION AND GRAPHICAL PLOTTING ONLY. THIS PROPERTY IS DETERMINED TO BE LOCATED WITHIN ZONE "X", OR AREAS OUTSIDE THE 0.2% ANNUAL CHANCE 100-YR FLOODPLAIN AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM. FLOOD INSURANCE MAP FOR BENTON COUNTY, ARKANSAS. MAP NUMBER: 05007C0390 MAP REVISED: SEPTEMBER 28, 2007

WAIVERS REQUESTED:

- City of Bentonville Stormwater Management and Drainage Manual Section V - Stormwater Detention
- 5.4 Method of Detention
- 5.4.2 Dry Reservoirs

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: CHAD CALETKA
EMAIL: CALETKA@CEIENG.COM
PHONE: (479) 273-9472

CLIENT CONTACT:

NAME: SAM DEAN
ADDRESS: 1009 MUSEUM WAY
BENTONVILLE, AR 72712
PHONE: (479) 696-9280

DESIGN TEAM CONTACTS:

ARCHITECT
NAME: MODUS STUDIO
ADDRESS: 15 N CHURCH AVE #102
FAYETTEVILLE, AR 72701
PHONE: (479) 455-5577

MEPP ENGINEER
NAME: HP ENGINEERING, INC.
ADDRESS: 5504 W PINNACLE POINT DR# 200
ROGERS, AR 72758
PHONE: (479) 696-9280

STRUCTURAL ENGINEER
NAME: MARTIN/MARTIN CONSULTING ENGINEERS
ADDRESS: 900-B SOUTH WALTON BOULEVARD SUITE 27
BENTONVILLE, AR 72712
PHONE: (479) 407-0945

CIVIL ENGINEER
NAME: CEI ENGINEERING ASSOCIATES, INC.
ADDRESS: 3108 SW REGENCY PKWY
BENTONVILLE, AR 72712
PHONE: (479) 254-1443

LANDSCAPE ARCHITECT
NAME: STUDIO BRYAN HANES
ADDRESS: 340 N 12TH ST
PHILADELPHIA, PA 19107
PHONE: (215) 923-2858

CONTRACTOR
NAME: NABHOLZ CONSTRUCTION
ADDRESS: 3301 N 2ND ST
ROGERS, AR 72756
PHONE: (479) 659-7800

PLAN INDEX:

- C0.0 COVER SHEET
- C1.0 DEMO PLAN
- C2.0 SITE PLAN
- C2.1 SIGHT TRIANGLE EXHIBIT
- C3.0 EROSION CONTROL PLAN
- C3.1 EROSION CONTROL NOTES
- C4.0 UTILITY PLAN
- C4.1 DRAINAGE PLAN & PROFILE 1
- C4.2 DRAINAGE PLAN & PROFILE 2
- C4.2 SEWER PLAN & PROFILE
- C4.3 WATER PLAN & PROFILE
- C5.0 DETAIL SHEET 1
- C5.1 DETAIL SHEET 2

ASSOCIATED PLANS:

- BEUD LAYOUT/DETAILS
- COB WATER AND SEWER DETAILS
- SITE SURVEY
- ADS STORMTECH PLANS

RESOURCE LIST:

CITY OF BENTONVILLE

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

ENGINEERING DEPARTMENT
ELLEN NORVELL
CITY ENGINEER
3200 SW MUNICIPAL DR
BENTONVILLE, AR 72712
PHONE: (479) 271-5993
EMAIL: ENORVELL@BENTONVILLE.AR

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

TRANSPORTATION
DENNIS BIRGE
TRANSPORTATION DIRECTOR
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
PHONE: (479) 271-6840
EMAIL: DBIRGE@BENTONVILLE.AR

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

ELECTRIC DEPARTMENT
CHARLIE BARNES
3200 SW MUNICIPAL DR
BENTONVILLE, AR 72712
PHONE: (479) 271-5946
EMAIL: CBARNES@BENTONVILLE.AR

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

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

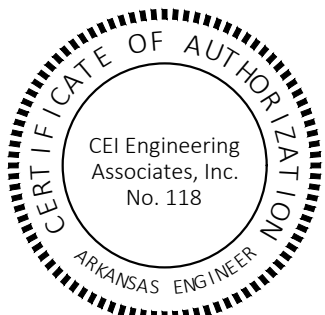
FIRE DEPARTMENT
JUSTIN SCANTLIN
FIRE CHIEF
800 S.W. A STREET
BENTONVILLE, AR 72712
PHONE: (479) 271-5927
EMAIL: JSCANTLIN@BENTONVILLE.AR

BUILDING AND FIRE SAFETY
BRAD ARNOLD
FIRE MARSHAL
305 SW A ST
BENTONVILLE, AR 72712
PHONE: (479) 271-3108
EMAIL: BARNOLD@BENTONVILLE.AR

NATURAL GAS
BLACK HILLS ENERGY
JOSHUA KNIGHT
1301 FEDERAL WAY
LOWELL, AR 72745
PHONE: (479) 333-7005
EMAIL: JKNIGHT@BLACKHILLSCORP.COM

TELEPHONE
AT&T
BRENT BALDWIN
1333 EAST HAROLD ST
FAYETTEVILLE, AR 72703
PHONE: (479) 571-6609
EMAIL: B66585@ATT.COM

CABLE
COX COMMUNICATIONS
CHAD HODGE
4901 S. 48TH STREET
SPRINGDALE, AR 72762
PHONE: (479) 263-7057
EMAIL: CHAD.HODGE@COX.COM



Issue for review:

Issue for pricing:

Issue for construction:

revisions:

mark date description

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CEI ENGINEERING ASSOCIATES, INC.
2600 NE 11TH ST, SUITE 300
BENTONVILLE, AR 72712
PHONE: (479) 273-9472
FAX: (479) 273-0844



SCOTT FAMILY AMAZEUM
HANGOUT + EARLY CHILDHOOD LEARNING
1007 MUSEUM WAY
BENTONVILLE, ARKANSAS

contents.

COVER SHEET

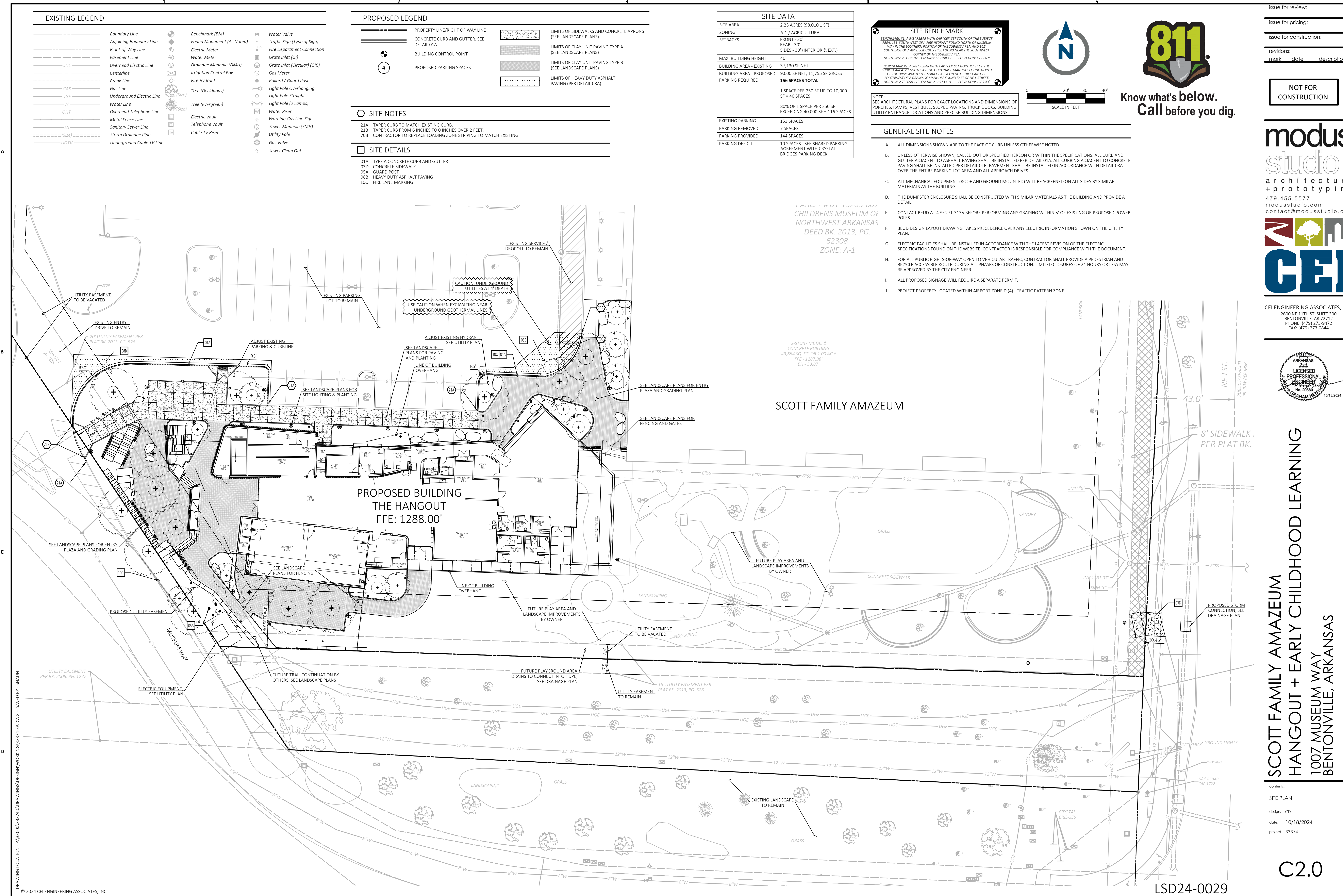
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date. 10/18/2024

project. 33374

LSD 24-0029

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Issue for review:
Issue for pricing:
Issue for construction:
revisions:
mark date description

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CEI
CEI ENGINEERING ASSOCIATES, INC.
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BENTONVILLE, AR 72712
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FAX: (479) 273-0844



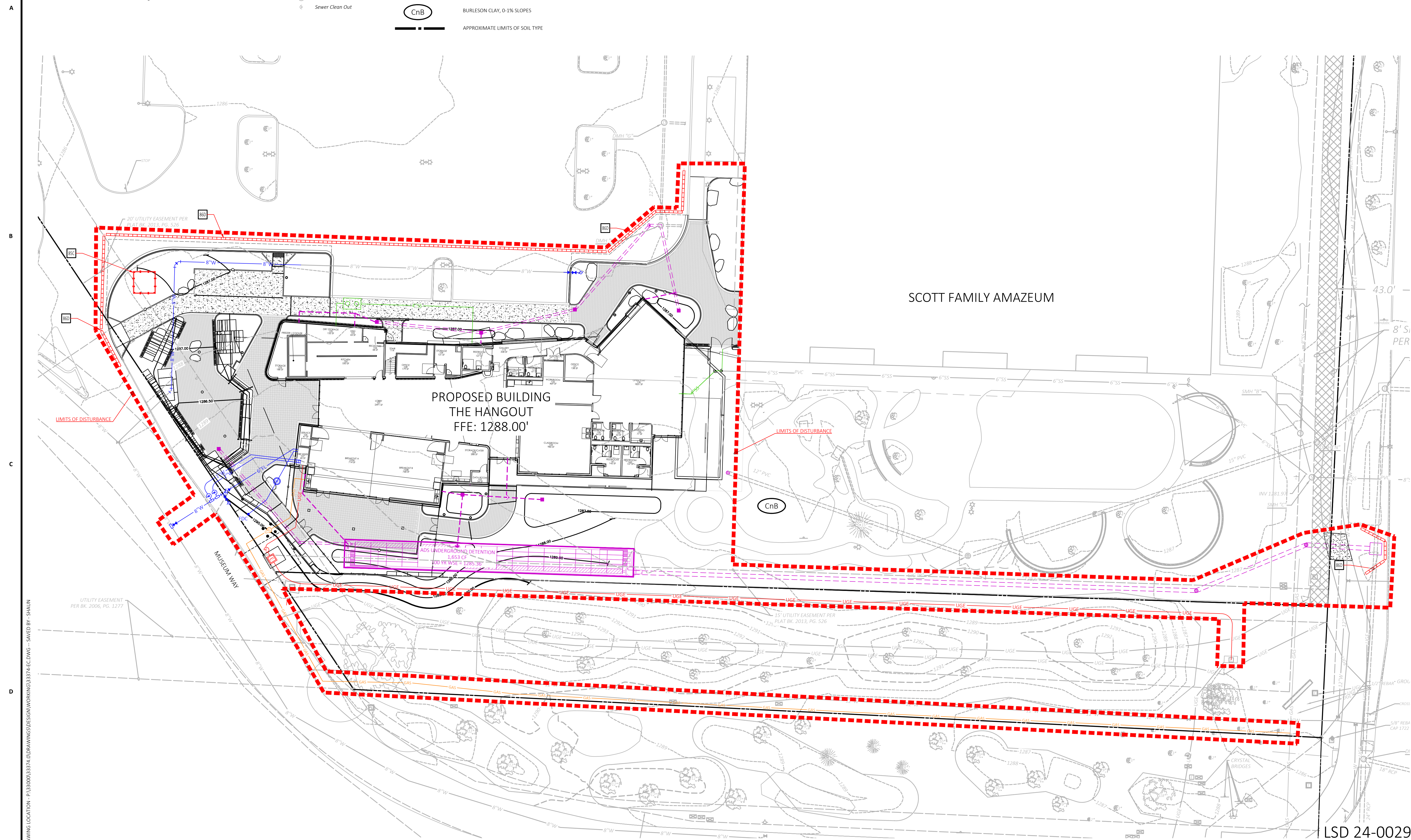
SCOTT FAMILY AMAZEUM
HANGOUT + EARLY CHILDHOOD LEARNING
1007 MUSEUM WAY
BENTONVILLE, ARKANSAS

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design: CD
date: 10/18/2024
project: 33374

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LSD24-0029

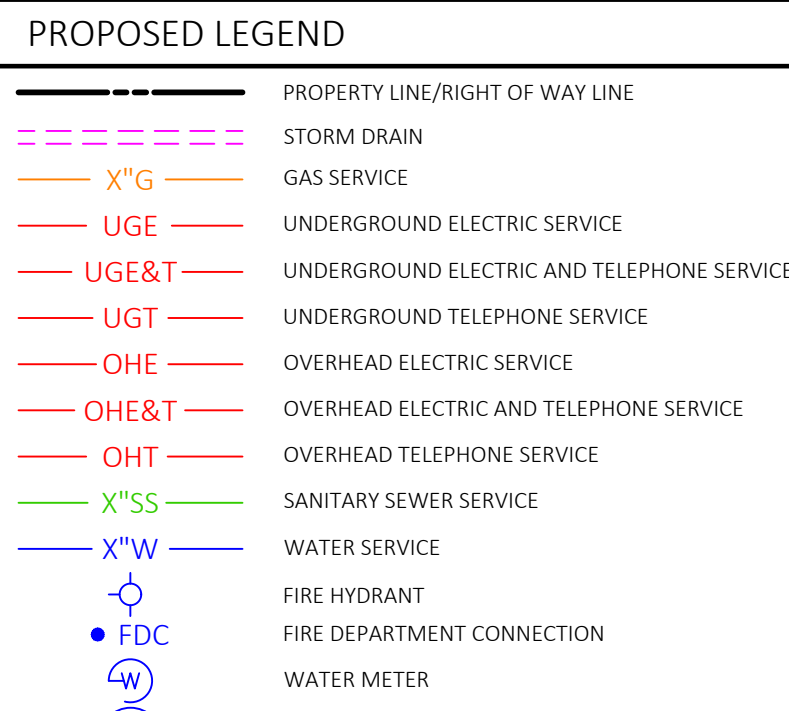
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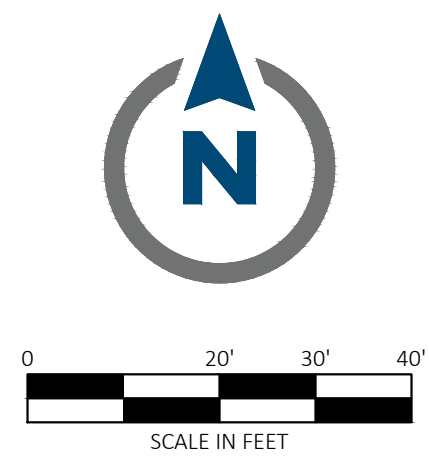
SCOTT FAMILY AMAZEUM
HANGOUT + EARLY CHILDHOOD LEARNING
1007 MUSEUM WAY
BENTONVILLE, ARKANSAS

contents.
EROSION CONTROL
PLAN
design. CD
date. 10/18/2024
project. 33374

C3.0



- A. ALL WATER LINES SHALL BE PVC C-900 DR-18 WITH 48" MIN. COVER.
- B. ALL SANITARY SEWER LINES SHALL BE PVC SDR-26 WITH 36" MIN. COVER.
- C. CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.
- D. 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.
- E. 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.
- F. 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 UTILITY CROSSINGS AND INFORM CITY 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. CITY ENGINEERING AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION.
- G. UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN SPECIFICATIONS: ALL WATER LINE FITTINGS SHALL BE INSTALLED WITH THRUST BLOCKING PER DETAIL 31C. ALL WATER LINE PIPE BEDDING SHALL BE INSTALLED PER DETAIL 42A. ALL SANITARY SEWER PIPE BEDDING SHALL BE INSTALLED PER DETAIL 42B.
- H. CONDENSATE AND ANY UN-METTERED WATER ARE ADDRESSED AS A PROHIBITED DISCHARGE AND IS NOT APPROVED TO DISCHARGE INTO THE BENTONVILLE SANITARY SEWER SYSTEM.
- I. IBER SUBMITTED ONLY AFTER FIRE LINE PLAN HAS BEEN SUBMITTED TO THE CITY OF BENTONVILLE. UNDERGROUND FIRE LINE CONSTRUCTION IS NOT TO BEGIN UNTIL ADH APPROVAL IS RECEIVED BY THE FIRE LINE CONTRACTOR ON THE UNDERGROUND FIRE LINE PLAN.
- J. CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.
- K. BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN.
- L. 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.



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sue for pricing:		
sue for construction:		
revisions:		
mark	date	description

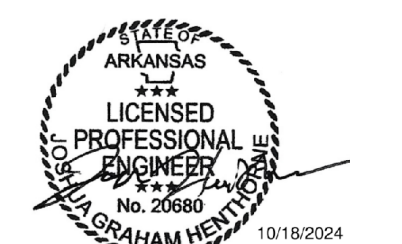
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contact@modusstudio.com

NOTES:

Average daily flows for non-residential were obtained from the Virginia Beach, VA Department of Public Design Standards Manual Table 3-2.

** The peaking factor was determined from data collection and studies done by Hawkins Weir for Bentonville and their WRRF basin. This peaking factor is based on actual flow data and accounts for I/I (Infiltration/Inflow), averaging the data obtained from 2014 through 2020.

Peak Factor for non-residential were obtained from Virginia Beach, VA Department of Public Utilities Design Standards Manual Table 3-2.



contents.

TILITY PLAN

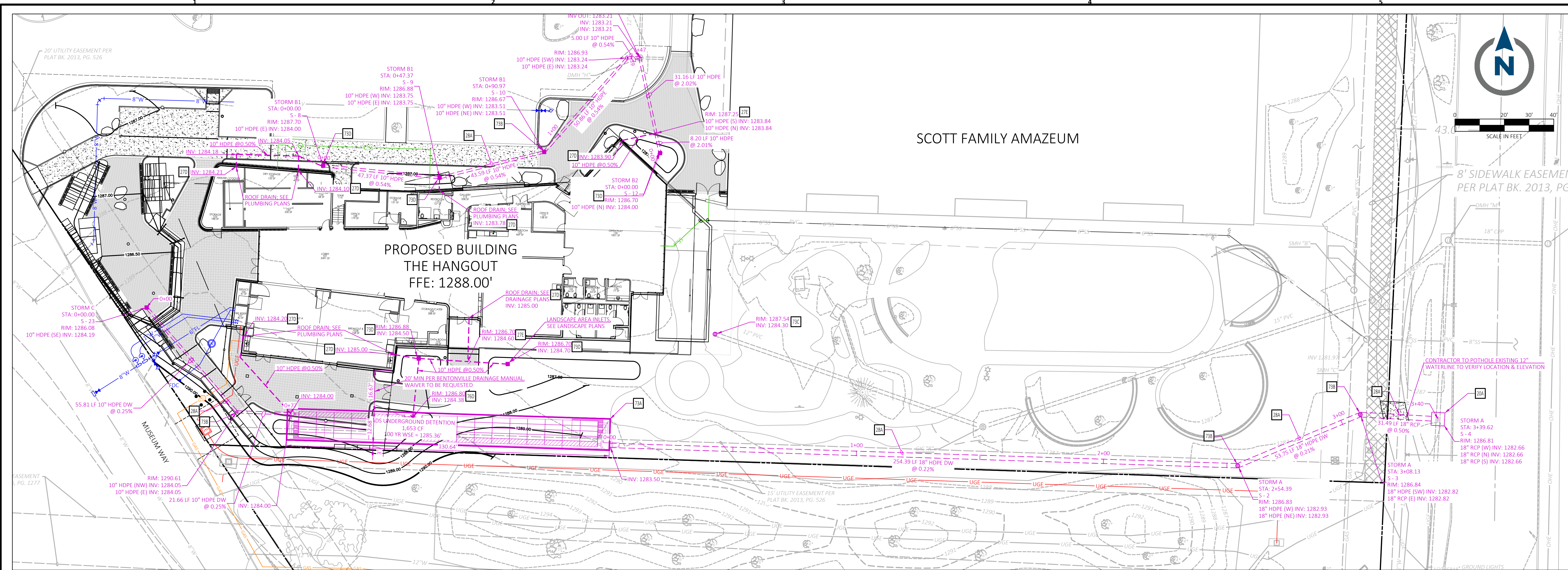
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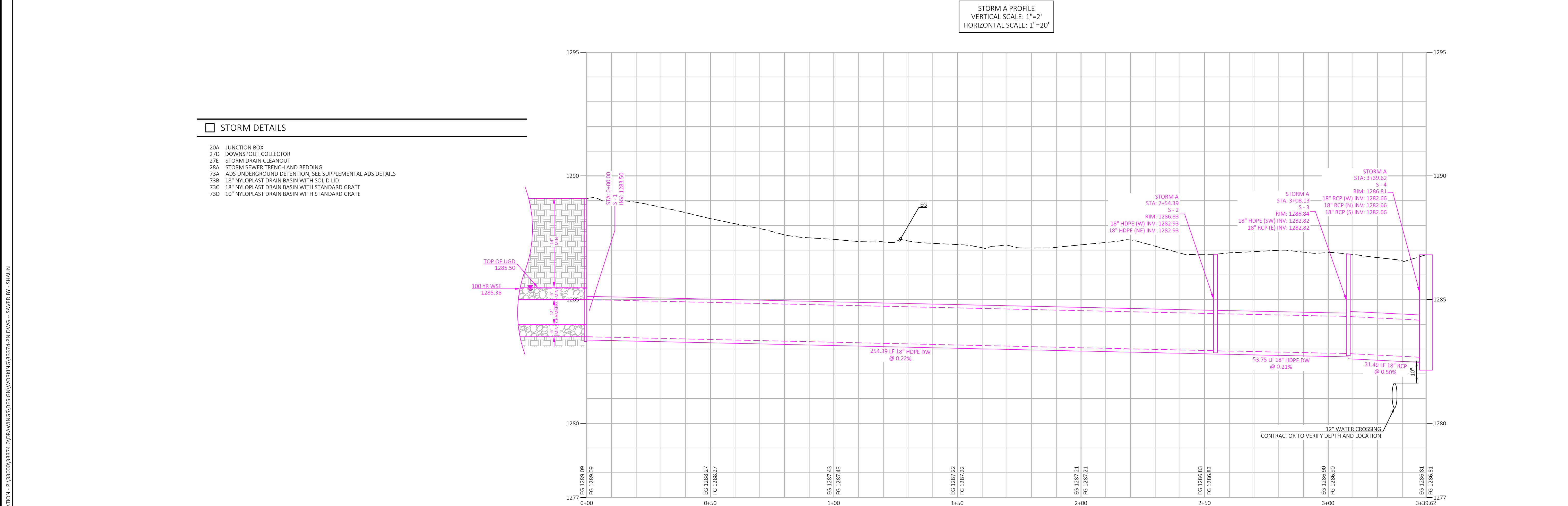
project. 33374

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LSD 24-0029



STORM A PROFILE
VERTICAL SCALE: 1"=2'
HORIZONTAL SCALE: 1"=20'



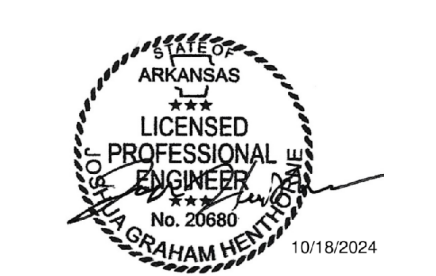
- ☐ STORM DETAILS
- 20A JUNCTION BOX
 - 27D DOWNSPOUT COLLECTOR
 - 27E STORM DRAIN CLEANOUT
 - 28A STORM SEWER TRENCH AND BEDDING
 - 73A ADS UNDERGROUND DETENTION, SEE SUPPLEMENTAL ADS DETAILS
 - 73B 18" NYLOPLAST DRAIN BASIN WITH SOLID LID
 - 73C 18" NYLOPLAST DRAIN BASIN WITH STANDARD GRATE
 - 73D 10" NYLOPLAST DRAIN BASIN WITH STANDARD GRATE

Issue for review:
Issue for pricing:
Issue for construction:
revisions:
mark date description

NOT FOR CONSTRUCTION

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CEI
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2600 NE 11TH ST, SUITE 300
BENTONVILLE, AR 72712
PHONE: (479) 273-9472
FAX: (479) 273-0844



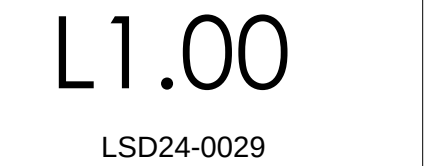
SCOTT FAMILY AMAZEUM
HANGOUT + EARLY CHILDHOOD LEARNING
1007 MUSEUM WAY
BENTONVILLE, ARKANSAS

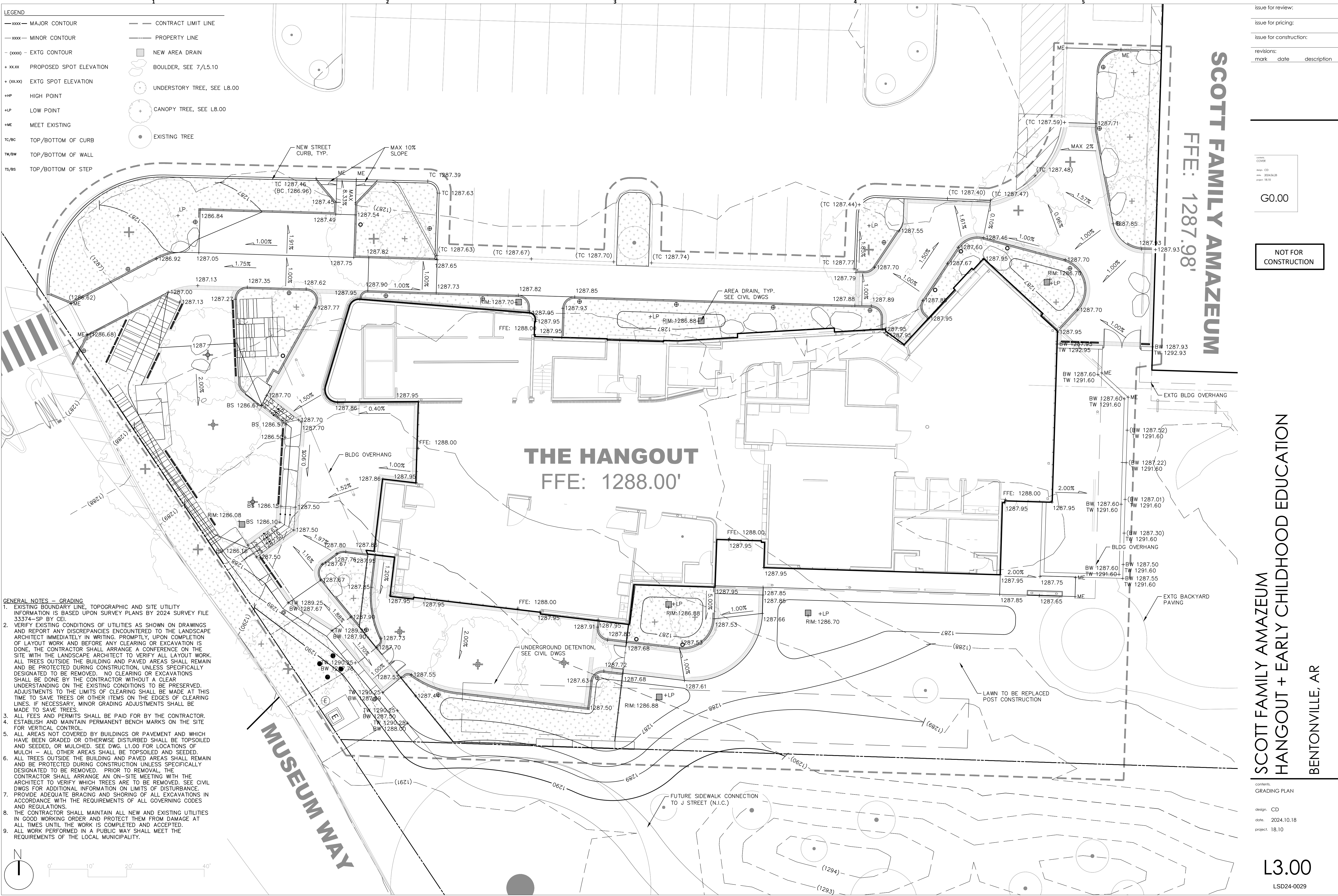
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DRAINAGE PLAN &
PROFILE 1
design: CD
date: 10/18/2024
project: 33374

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LSD 24-0029

DRAWING LOCATION - P:\33000\33374\DRAWINGS\DESIGN\WORKING\33374-PLDVG - SAVED BY: STALIN





July 5, 2024

RE: Amazeum Hangout Waiver Request

CEI Project No. 33374

COB Project LSD24-0029

Dear Bentonville Planning Commission:

On behalf of Scott Family Amazeum, CEI is requesting a waiver for the expansion of the Amazeum 'Hangout' located at 1009 Museum Way in Bentonville.

1. City of Bentonville Stormwater Management and Drainage Manual

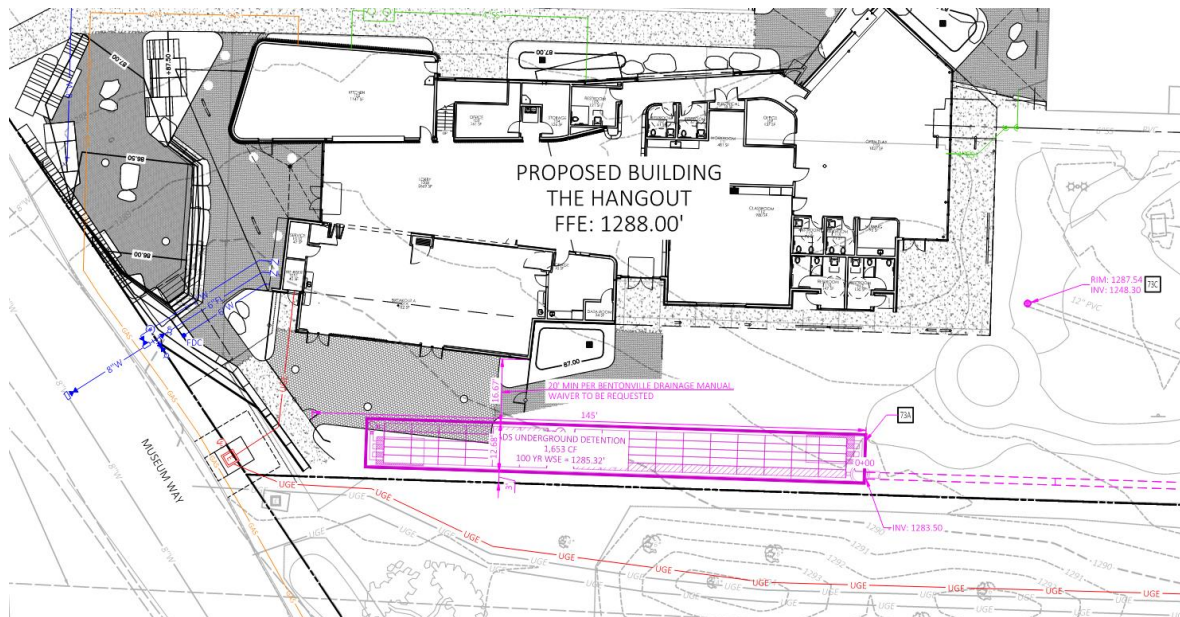
❖ **Section V – Stormwater Detention**

5.4 Method of Detention

▪ **5.4.2 Dry Reservoirs**

In no case shall the limits of maximum ponding elevation be closer than twenty (20) feet horizontally from any building and less than one and a half (1.5) feet vertically below the lowest sill or floor elevation.

We request a waiver of the 20' horizontal separation to a minimum of 10' horizontal separation to accommodate underground detention south of the building area as a part of the project's low impact development goals. Moving the detention further south to meet the 20' offset would encroach into the adjacent Crystal Bridges property which is intended to provide a trail connection to J Street. The proposed building FFE is more than 1.5-feet above the 100-year water surface elevation of the underground detention level as shown below, which meets the vertical requirements.



Thank you for your consideration of our request, and we look forward to discussing any questions you may have. Contact me at your convenience in the office at 479-321-0531, or by email at ccaletka@ceieng.com.

Chad Caletka, CEI Engineering Associates, Inc.

City of Bentonville
Planning Commission
305 SW A St.
Bentonville, AR 72712

October 18, 2024

Re: Scott Family Amazeum : Hangout + Early Childhood Education addition
LSD Building Material Narrative

Dear Bentonville Planning Commission,

On behalf of Scott Family Amazeum, modus studio is hereby providing a material narrative for the Amazeum Hangout and Early Childhood Learning project proposed at 1007 Museum Way adjacent to and on the same parcel as the existing building.

City of Bentonville Subdivision Code, Article 1100 Section 1100.21.E.2 Special Use Primary Materials, permits materials that meet certain criteria to be used as Primary Materials. We propose the following metal panel, wood screen, and steel poles as Special Use Primary Materials that meet those criteria. We believe the use of high quality and textured materials as noted on the elevations is in keeping with the nearby context's material palette, while their composition encourages a lively interaction with visitors of all ages.

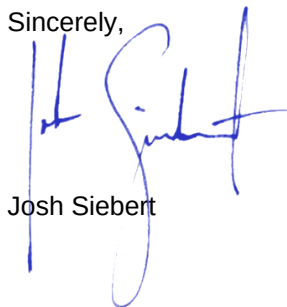
The 30-year warranty, 24-gauge, iridescent finish, **architectural metal panel** (mp-01) wraps the angled geometry of the building to complement its form. The iridescent finish presents differently from every view and building angle, also working to break down the building's scale. This metal panel and its finish complement and are in keeping with the neighboring buildings' dynamic material palette to the north.

The exterior-grade, painted, and stained **wood screen** (ws-01) will be similarly innovative in its articulation and color treatment, shifting in color as visitors move around the structure. The wood screen's north orientation, coatings, thickness, species, and fin shape all work together to mitigate any imperfections over time. The wood screen hugs the lower walls tucking under and defining the west porch entry to both complement the building form and provide a natural material at the human scale.

The raised, factory powder-coated, heavy-gauge, **steel poles** (sp-01) screen the rooftop equipment with a quality material. The screen's two layers of differently sized steel poles shimmer with moiré patterns as visitors move around the building.

Befitting of the Scott Family Amazeum's mission, we believe these materials work together to "engage the imagination of children and their families." Thank you for your consideration of this request and please let us know if you need additional information.

Sincerely,



Josh Siebert

LSD PRE-APP SUBMISSION

June 26, 2024
LSD24-XXXX

Owner:
Scott Family Amazeum
Sam Dean sdean@amazeum.org
Catherine Hryniewicz chryniewicz@amazeum.org

Architect:
modus studio
Josh Siebert, AAIA josh@modusstudio.com
Jody Verser, AIA jody@modusstudio.com
Sarah Bartz, AAIA bartz@modusstudio.com
Zico Smith, AAIA zico@modusstudio.com

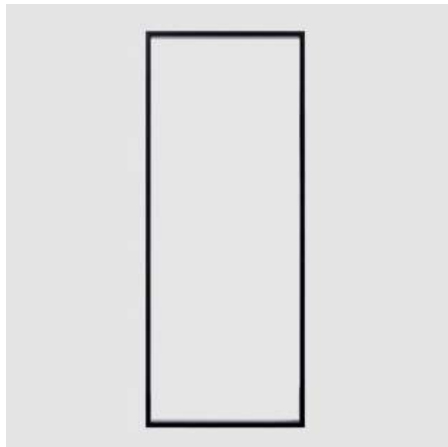
Civil Engineer
CEI Engineering and Associates
Chad Calekta ccaletka@ceieng.com



MATERIALS

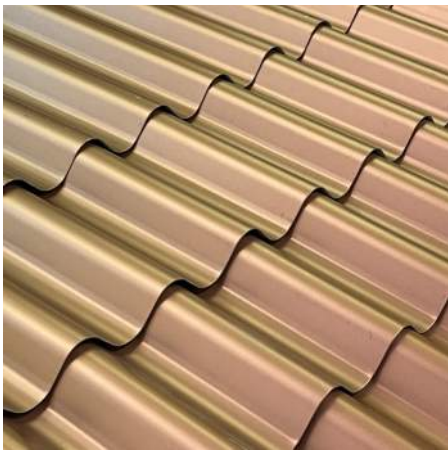
exterior materials

primary materials



GL-01
glazing

special use materials



MP-01 *
architectural metal panel
24 ga.
30 year - iridescent finish



MP-02
architectural metal panel
24 ga.
30 year kynar finish



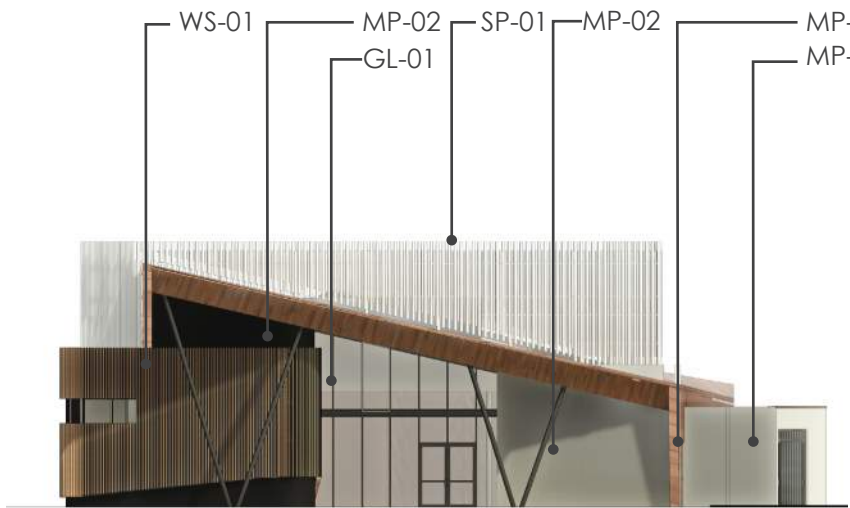
WS-01 *
wood screen
stained finish



SP-01 *
painted steel poles

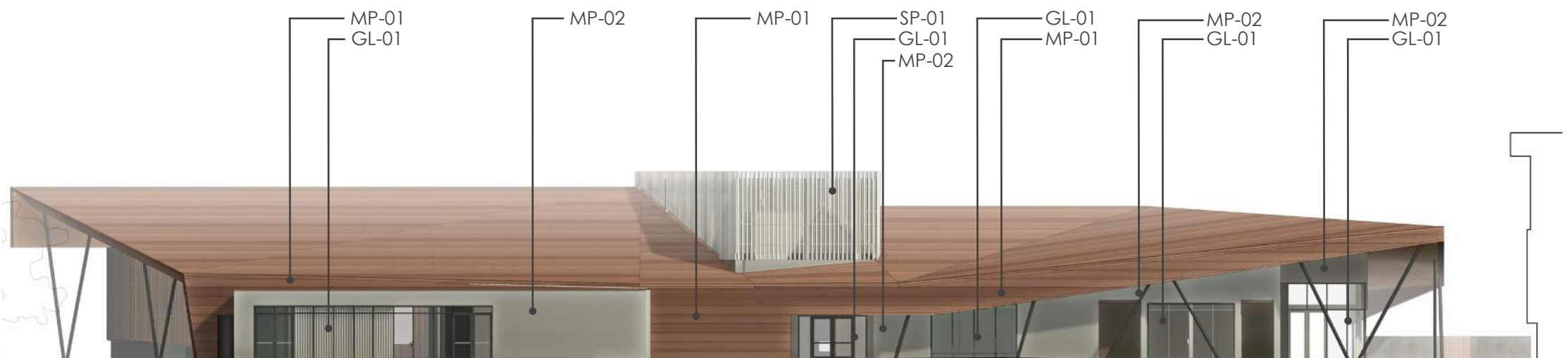
ELEVATIONS + MATERIALS

street elevations



west elevation

west elevation total:	2,345 sf
primary materials:	1,931 sf (82%)
GL-01:	344 sf
*MP-01:	51 sf
*WS-01:	536 sf
*SP-01 :	1000 sf
special use materials:	414 sf (18%)
MP-02:	414 sf

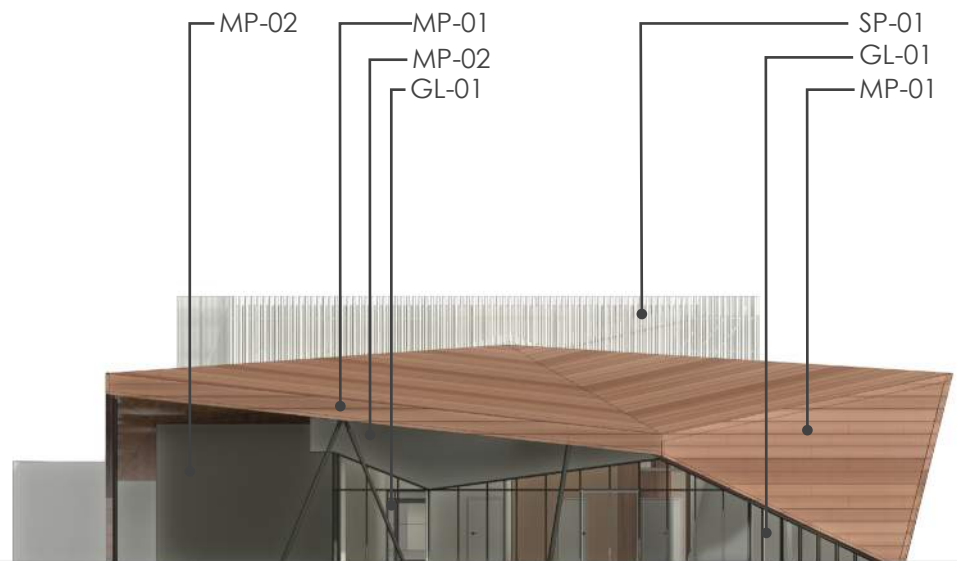


south elevation

south elevation total:	4,675 sf
primary materials:	3,858 sf (83%)
GL-01:	729 sf
*MP-01:	2,829 sf
*SP-01:	300 sf
special use materials:	1,117 sf (17%)
MP-02:	817 sf

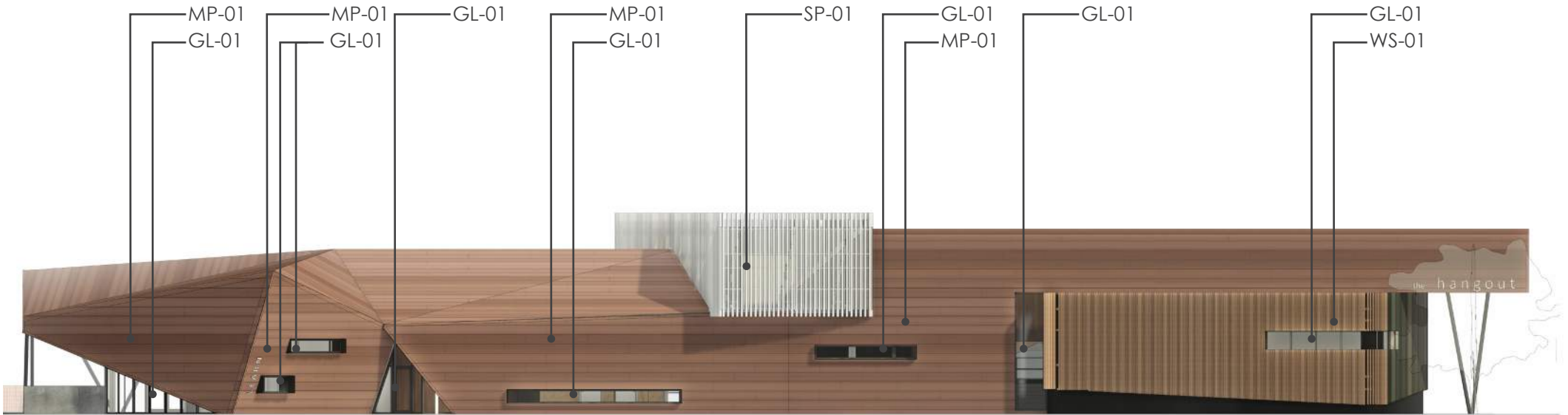
ELEVATIONS + MATERIALS

street elevations



east elevation

east elevation total:	2,722 sf
primary materials:	2,130 sf (78%)
GL-01:	487 sf
*MP-01:	923 sf
*SP-01:	720 sf
special use materials:	592 sf (22%)
MP-02:	592 sf



north elevation

north elevation total:	4,897 sf
primary materials:	4,460 sf (91%)
GL-01:	356 sf
*MP-01:	3,415 sf
*WS-01:	689 sf
special use materials:	437 sf (9%)
MP-02:	118 sf
SP-01:	319 sf

RENDERING

exterior vignette - view from north



RENDERING

exterior vignette - view from northeast corner



RENDERING

exterior vignette - view from southeast corner



RENDERING

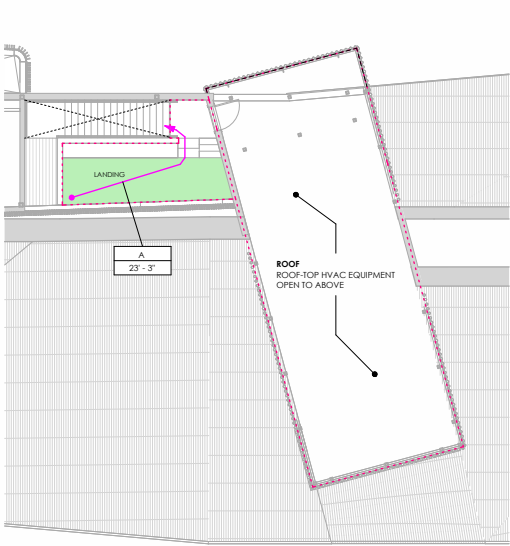
exterior vignette - view from west



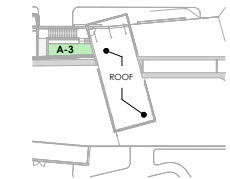
PLAN + CODE

LIFE SAFETY PLAN + CODE SUMMARY

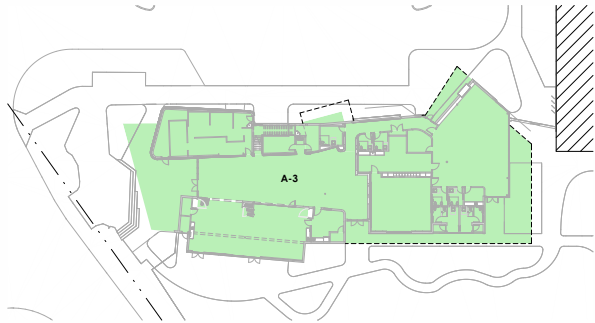
AREA SCHEDULE (LIFE SAFETY)			
NAME	AREA	OCC. TYPE	SPACE FUNCTION
LEVEL 01			
BREAKOUT	1770 SF	A-3	ASSEMBLY - UNCONCENTRATED
CIRCULATION	372 SF	A-3	ACCESSORY STORE/MECH/EQUIP
CLASSROOM	1028 SF	A-3	EDUCATIONAL - CLASSROOM
COVERED EXTERIOR	81 SF	A-3	ASSEMBLY - UNCONCENTRATED
COVERED EXTERIOR	1561 SF	A-3	ASSEMBLY - UNCONCENTRATED
COVERED EXTERIOR	1240 SF	A-3	ASSEMBLY - UNCONCENTRATED
COVERED EXTERIOR	267 SF	A-3	ASSEMBLY - UNCONCENTRATED
ELEC	28 SF	A-3	ACCESSORY STORE/MECH/EQUIP
FIRE RISER	51 SF	A-3	ACCESSORY STORE/MECH/EQUIP
KITCHEN	983 SF	A-3	KITCHEN
LOBBY	2472 SF	A-3	ASSEMBLY - UNCONCENTRATED
NURSING	110 SF	A-3	ACCESSORY STORE/MECH/EQUIP
OFFICE	179 SF	A-3	BUSINESS
OPEN PLAY	1878 SF	A-3	EDUCATIONAL - CLASSROOM
RESTROOM	78 SF	A-3	ACCESSORY STORE/MECH/EQUIP
RESTROOM	94 SF	A-3	ACCESSORY STORE/MECH/EQUIP
RESTROOM	168 SF	A-3	ACCESSORY STORE/MECH/EQUIP
RESTROOM	158 SF	A-3	ACCESSORY STORE/MECH/EQUIP
RESTROOM	82 SF	A-3	ACCESSORY STORE/MECH/EQUIP
RESTROOM	135 SF	A-3	ACCESSORY STORE/MECH/EQUIP
RESTROOM	72 SF	A-3	ACCESSORY STORE/MECH/EQUIP
SERVICE	59 SF	A-3	ACCESSORY STORE/MECH/EQUIP
SERVICE	45 SF	A-3	ACCESSORY STORE/MECH/EQUIP
STAIR A	149 SF	A-3	ACCESSORY STORE/MECH/EQUIP
STORAGE	266 SF	A-3	ACCESSORY STORE/MECH/EQUIP
STORAGE	514 SF	A-3	EDUCATIONAL - CLASSROOM
STORAGE	153 SF	A-3	ACCESSORY STORE/MECH/EQUIP
STORAGE	146 SF	A-3	ACCESSORY STORE/MECH/EQUIP
STORAGE	225 SF	A-3	ACCESSORY STORE/MECH/EQUIP
	14377 SF		
LEVEL 02			
LANDING	230 SF	A-3	A-3
	230 SF		
	14606 SF		



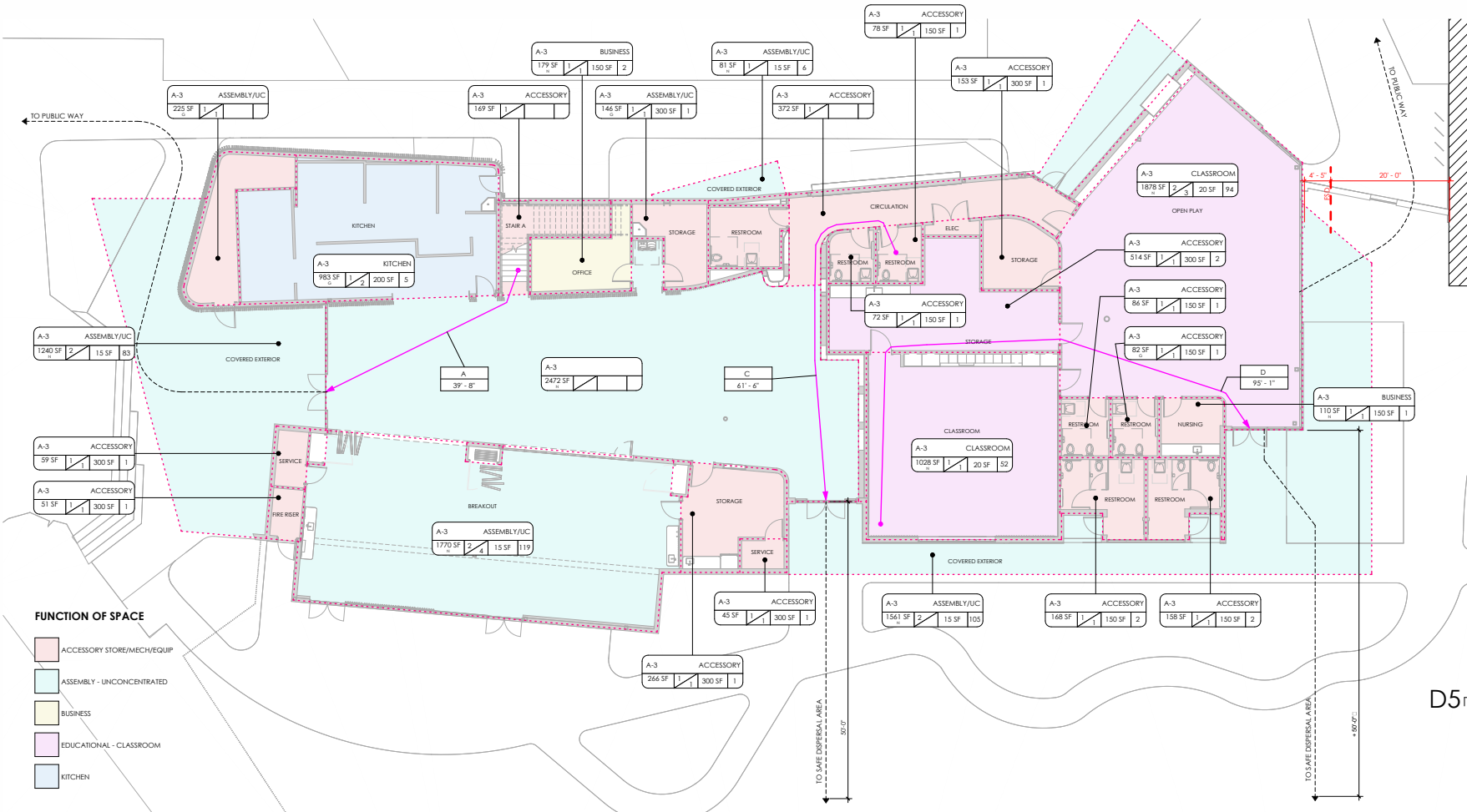
B1 SPACE FUNCTION PLAN - LEVEL 02
1/32" = 1'-0"



A3 OCCUPANCY TYPE PLAN - LEVEL 02
1" = 40'-0"



B3 OCCUPANCY TYPE PLAN - LEVEL 01
1" = 40'-0"



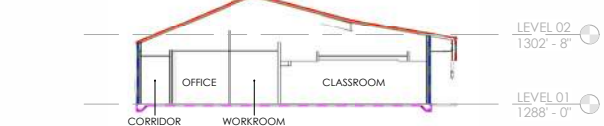
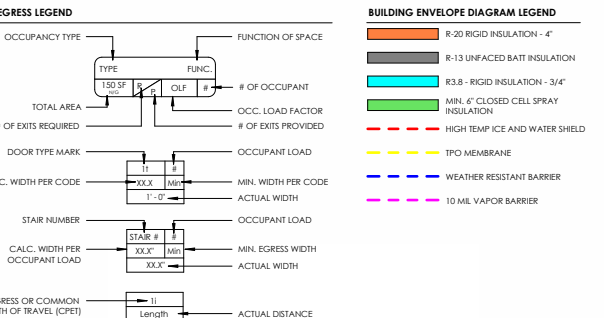
FUNCTION OF SPACE	
ACCESSORY STORE/MECH/EQUIP	
ASSEMBLY - UNCONCENTRATED	
BUSINESS	
EDUCATIONAL - CLASSROOM	
KITCHEN	

D1 SPACE FUNCTION PLAN - LEVEL 01
3/32" = 1'-0"

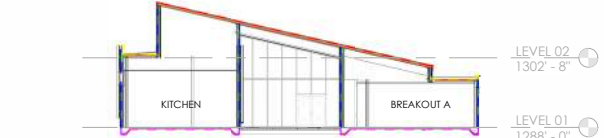
BUILDING CODE SUMMARY

PROJECT DESCRIPTION A ONE-STORY, NEW-CONSTRUCTION BUILDING ADJACENT TO THE EXISTING AMAZEUM BUILDING IN BENTONVILLE, ARKANSAS. THE NEW BUILDING CONTAINS EVENT SPACE, A SMALL CATERING KITCHEN, LEARNING SPACES, OFFICES, AND MEETING SPACES ON A SECOND LEVEL. THE ROUGHLY 16,000 SF A-3 OCCUPANCY BUILDING REPLACES A RESTROOM STRUCTURE TO BE SITUATED ON THE NORTH EDGE OF THE AMAZEUM'S "BACK YARD" AND ON THE SOUTH EDGE OF THE AMAZEUM'S MAIN PARKING LOT. THIS NEW PROJECT PLAYS A CRITICAL ROLE IN THE GROWING CAMPUS ALONG MUSEUM WAY, PROVIDING A PREVIEW OF THE MANY EXPERIENCES ON THE WAY TO CRYSTAL BRIDGES.	
PROJECT LOCATION BENTONVILLE, AR	EXIT ACCESS TRAVEL DISTANCE A (SPRINKLERED) 250 FT
APPLICABLE CODES 2021 ARKANSAS BUILDING CODE (BASED ON IBC 2021) 2021 ARKANSAS FIRE CODE (BASED ON IFC 2021) 2020 NATIONAL ELECTRIC CODE 2011 ARKANSAS ENERGY CODE (2014 IECC) 2018 ARKANSAS PLUMBING CODE 2021 ARKANSAS MECHANICAL CODE 2009 ANSI A117.1 2014 ARKANSAS ENERGY CODE	FIRE PARTITIONS FIRE BARRIERS FIRE PROTECTION NFPA 13 SHAFT ENCLOSURES SHAFT ENCLOSURES SHALL BE CONSTRUCTED AS FIRE BARRIERS AND HAVE A RATING OF 2 HOURS IN ACCORDANCE WITH TABLE 713.4
CONSTRUCTION CLASSIFICATION (602.5) VB	EXIT ACCESS STAIRWAYS (1019) IN OTHER THAN GROUP I-2 AND I-3 OCCUPANCIES, FLOOR OPENINGS CONTAINING EXIT ACCESS STAIRWAYS OR RAMPS SHALL BE ENCLOSED WITH A SHAFT ENCLOSURE CONSTRUCTED IN ACCORDANCE WITH SECTION 713. (1019.3) <u>EXCEPTION - EXIT ACCESS STAIRWAYS AND RAMPS THAT SERVE OR ATMOSPHERICALLY COMMUNICATE BETWEEN ONLY TWO ADJACENT STORIES, SUCH INTERCONNECTED STORIES SHALL NOT BE OPEN TO OTHER STORIES. (1019.3 EXCEPTION 1)</u>
OCCUPANCY CLASSIFICATION (300 + 303) NONSEPARATED A-3: ENTIRE BUILDING (508.3)	NONSEPARATED OCCUPANCIES (508.3) NONSEPARATED OCCUPANCIES SHALL BE INDIVIDUALLY CLASSIFIED IN ACCORDANCE WITH SECTION 302.1. THE REQUIREMENTS OF THIS CODE SHALL APPLY TO EACH PORTION OF THE BUILDING BASED ON THE OCCUPANCY CLASSIFICATION OF THAT SPACE. IN ADDITION, THE MOST RESTRICTIVE PROVISIONS OF CHAPTER 9 THAT APPLY TO THE NONSEPARATED OCCUPANCIES SHALL APPLY TO THE TOTAL NONSEPARATED OCCUPANCY AREA.
HEIGHT / STORIES / AREA (1504.3 / 1504.4 / 1506.2) ALLOWABLE (SPRINKLERED + MULTISTORY) 40 FT / 2 STORIES / 18,000 SF PROPOSED (SPRINKLERED + MULTISTORY) 30 FT / 2 STORIES / 16,372 SF	
FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (1601) PRIMARY STRUCTURAL FRAME 0 EXTERIOR BEARING WALLS 0 EXTERIOR NON-BEARING WALLS (1705.5) INTERIOR BEARING WALLS 0 INTERIOR NON-BEARING WALLS 0 ROOF CONSTRUCTION 0 FLOOR / CEILING CONSTRUCTION 0	
FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE (FSD) (1705.5) TYPE VB / OCC. GROUP A (NEW PROJECT) TYPE IIA / OCC. GROUP A (EXISTING BUILDING) MIN. FIRE RESISTANCE FSD X < 5' 1 hour 5' ≤ X < 10' 1 hour 10' ≤ X < 30' 0 hour X ≥ 30' 0 hour 705.5G: WHERE TABLE 705.8 PERMITS NONBEARING EXTERIOR WALLS WITH UNLIMITED AREA OF UNPROTECTED OPENINGS, THE REQUIRED FIRE-RESISTANCE RATING FOR THE EXTERIOR WALLS IS 0 HOURS. MAX AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE (FSD) AND DEGREE OF OPENING PROTECTION (1705.8) FSD 5' ≤ X < 10' UP, S 10' ≤ X < 15' UP, S 15' ≤ X < 20' UP, S X ≥ 20' UP, S OPENING PROTECTION UP, S UP, S UP, S UP, S ALLOWABLE AREA 25% 45% 75% NO LIMIT	

ENERGY CODE	
CLIMATE ZONE	4 (NON-MARINE)
ROOFS ENTIRELY ABV ROOF DECK	R-20 CI
WALLS (ABOVE GRADE) METAL FRAMED	R-13 + R-7.5 CI
WALLS (BELOW GRADE) BELOW-GRADE WALL	NR
FLOORS JOIST/FRAMING	R-30
FLOORS (SLAB-ON-GRADE) UNHEATED SLABS	NR
OPAQUE DOORS SWINGING ROLL-UP OR SLIDING	U - 0.70 U - 0.50



D5 BUILDING ENVELOPE DIAGRAM 1
1/16" = 1'-0"



D6 BUILDING ENVELOPE DIAGRAM 2
1/16" = 1'-0"

EXISTING PHOTOS





Skyline Printing

Southeast Village Loop

PC Date: 11/5/2024

Staff Report Details

Project Number	LSD24-0037
Applicant / Current Owner	Odyssey Engineering, LLC/Cottonwood Development Co LLC
Site Area	+/- 0.92 Acres
Current Zoning	C-2, General Commercial
Requested Zoning	
Current Future Land Use Map Designation	Office
Requested Future Land Use Map Designation	
Development Type / Use	Printing and Packaging Production
Related projects	

Property Description

The subject property is located on Southeast Village Loop and is presently zoned C-2, General Commercial with a future land use designation of Office. Surrounding zoning districts include C-2, General Commercial in all directions, and surrounding land use designations include Office in all directions. The property has direct access to Southeast Village Loop.

Project Details

The applicant is proposing a single commercial structure with associated parking. The proposed building consists of brick and metal panel. Due to the scale of the use of the metal panel, the Planning Commission will need to review its use as a Special Use Primary material. The building is sited at the northwest corner of the site, meeting the building placement requirement at the hard corner. Access is provided through two existing drives on neighboring property with access easements in place. Parking is behind the building and exceeds the minimum parking requirement by 1 space.

Relationship to the General Plan / Projected Traffic Impact

Relationship to the General Plan / Projected Traffic Impact

The proposed development is consistent with the intent of the Office land use as this proposal includes both an office component as well as a printing component.

Public Comment

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

Analysis / Waivers

If the Planning Commission approves of this use, the elevations would meet the requirements of the Land Development Code. All other requirements of the Land Development Code are met. No waivers are requested.

Conclusion

Staff recommends this LSD be approved on consent.

Additional Details



Pending PC Item

SE 21ST ST

SE VILLAGE LOOP

*Skyline
Printing*

SE 22ND ST

SE G ST

*SE NEST
CIR*



*LSD24-0037
Skyline Printing
800 SE Village Loop*

*Scale
1" = 150'*



Map of Cottonwood Village showing the project location. The map includes streets SE 22nd St, SE 21st St, SE F St, SE G St, and SE J St. A small black rectangle marks the project location, with an arrow pointing to it from the text "PROJECT LOCATION".

PARCEL NUMBERS: 01-10884-000

TOTAL SITE AREA: 0.92 ACRES (ORIGINAL)

ZONING:	C-2
USE:	PRINTING AND PACKAGING PRODUCTION
BUILDING AREA:	13,244 SF

OWNER/DEVELOPER: STL GROUP LLC
12560 SCOTT RD
GRAVETTE, AR 72736

ENGINEER: ODYSSEY ENGINEERING, LLC
124 GRANT PLACE STE E
LOWELL, AR 72745
PHONE: 479-480-3330

SURVEYOR: JAMES LAYOUT SERVICES, LLC
P.O BOX 611
FARMINGTON, ARKANSAS 72730
PHONE: 479-439-9929

C-2(GENERAL COMMERCIAL)	
FRONT (PARKING IN FRONT)	50 FT
FRONT(NO PARKING IN FRONT)	20 FT
SIDE	7 FT
REAR (ADJ. TO NON-RESIDENTIAL)	20 FT
REAR (ADJ. TO RESIDENTIAL)	30 FT

ODYSSEY ENGINEERING, LLC SHALL PROVIDE INSPECTION SERVICES DURING CONSTRUCTION OF PUBLIC UTILITIES.

BENTONVILLE UTILITIES MUST SIGN DRAWINGS BEFORE
DEVELOPER SUBMITS THEM TO ARKANSAS STATE HEALTH
DEPARTMENT

C0.0	COVER SHEET
1	BOUNDARY/TOPOGRAPHICAL SURVEY
C0.1	GENERAL NOTES
C1.0	SITE PLAN
C1.1	SITE DETAILS
C2.0	SITE GRADING & EROSION CONTROL PLAN
C2.1	EROSION CONTROL DETAILS
C3.0	UTILITY PLAN
L1.0	LANDSCAPE & TREE PRESERVATION PLAN
101	BENTONVILLE UTILITIES STANDARD DETAILS
102	BENTONVILLE UTILITIES STANDARD DETAILS
103	BENTONVILLE UTILITIES STANDARD DETAILS
104	BENTONVILLE UTILITIES STANDARD DETAILS
105	BENTONVILLE UTILITIES STANDARD DETAILS
106	BENTONVILLE UTILITIES STANDARD DETAILS

NO KNOWN WETLANDS OR FLOOD HAZARD AREAS EXIST ON THE PROPERTY.

AS SCALED FROM THE F.E.M.A. 100 YEAR FLOOD ZONE MAP, THIS PROPERTY DOES NOT LIE WITHIN ANY FLOOD HAZARD ZONE. MAP 05007C0235K, DATED JUNE 05, 2012.

LOT 10, COTTONWOOD VILLAGE, PHASE iii, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT BOOK 2004, PAGES 73 AND 73. SUBJECT OF EASEMENTS, RIGHT-OF-WAYS, AND PROTECTIVE COVENANTS OF RECORD, IF ANY, SUBJECT TO ALL PRIOR MINERAL RESERVATIONS AND OIL AND GAS LEASES, IF ANY.

GAS COMPANY
BLACK HILLS ENERGY
 1301 FEDERAL WAY
 P.O. BOX 2129
 LOWELL, AR 72745
 CONTACT: JOSH KNIGHT
 PHONE: 479-879-0577
 JOSHUA.KNIGHT@BLACKHILLSCORP.COM

TELEPHONE COMPANY
AT&T (SOUTHWESTERN BELL)
CONTACT: BRENT BALDWIN
1133 E. HAROLD ST.
FAYETTEVILLE, AR 72701,
PHONE: (479) 200-9022
BB6585@ATT.COM

COX COMMUNICATIONS
4901 S. 48TH STREET
SPRINGDALE, AR 72762
CONTACT: TIMOTHY GOSS
PHONE: (479) 651-5583
timothy.goss@cox.com

ELECTRIC DEPARTMENT
CITY OF BENTONVILLE
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
CONTACT: CHARLIE BARNS
PHONE: 479-271-3159

STORMWATER DEPARTMENT
CITY OF BENTONVILLE
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
CONTACT: ALISON WEST
PHONE: 479-271-6719

CITY OF BENTONVILLE
PLANNING DEPARTMENT
200 MUNICIPAL DRIVE
BENTONVILLE, AR 72719
CONTACT: TYLER OVERSTREET
PLANNING DIRECTOR
PHONE: 479-271-3160
PLANNING@BENTONVILLEAR.US

CITY ENGINEER
200 MUNICIPAL DRIVE
BENTONVILLE, AR 72719
CONTACT: ELLEN NORVELL
PHONE: 479-271-5993
ENORVELL@BENTONVILLEAR.US

BENTONVILLE STREET DEPARTMENT
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AT 72712
CONTACT: TONY DAVIS
PHONE:479-271-3130

BENTONVILLE WATER UTILITIES
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AT 72712
CONTACT: BEAU THOMPSON
PHONE:479-271-3140

BENTONVILLE WASTEWATER
DEPARTMENT
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AT 72712
CONTACT: CHRIS EARL
PHONE:479-271-3161

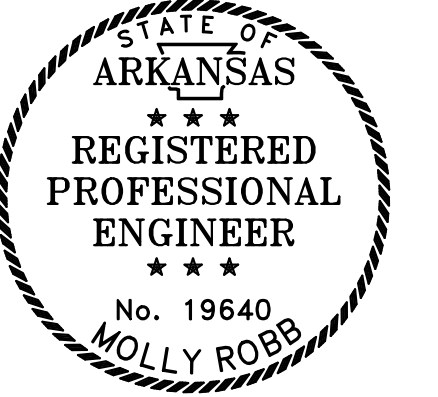
BENTONVILLE FIRE DEPARTMENT
800 SW A STREET.
BENTONVILLE, AR 72719
CONTACT: JUSTIN SCANTLIN
PHONE: 479-271-5927

BENTONVILLE BUILDING SAFETY
305 SW A STREET
BENTONVILLE, AR 72719
CONTACT: BRAD ARNOLD
PHONE: 479-795-2750
RCOFFELT@BENTONVILLEAR.US



Now what's below?
Call before you dig.

PROFESSIONAL SEAL:

[illegible]

**ODYSSEY
ENGINEERING**

117 PARKWOOD STREET, SUITE 101
LOWELL, AR 72745
(479) 480-3330
AR COA # 4188

SKYLINE PRINTING
LSD24-0037
SE VILLAGE LOOP
BENTONVILLE, AR 72712

PROJECT NO.	DESIGNED BY	REVIEWED BY
ODY0083	JC	MR
PLAN DATE:	10.03.2024	

SHEET NAME:

COVER SHEET

SHEET NO.:

C0.0

GENERAL NOTES:

- FOR ALL RIGHT OF WAYS OPEN TO VEHICULAR TRAFFIC, 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 ENGINEER
- ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) WILL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING
- THE DUMPSTER ENCLOSURE SHALL BE CONSTRUCTED WITH SIMILAR MATERIALS AS THE BUILDING AND PROVIDE A DETAIL.

PARKING LOT LANDSCAPING AREA

INTERIOR PARKING LANDSCAPING REQUIRED (DEVELOPER WILL PROVIDE 8% OF IMPERVIOUS MATERIAL, AND AT LEAST 80% WILL BE LIVING MATERIAL FOR PARKING ISLANDS)

PARKING LOT AREA	5,472 SQ FT
PARKING LOT LANDSCAPED AREA	951 SQ FT = (17%)

PARKING LOT LANDSCAPING AREA

INTERIOR PARKING LANDSCAPING REQUIRED (DEVELOPER WILL PROVIDE 8% OF IMPERVIOUS MATERIAL, AND AT LEAST 80% WILL BE LIVING MATERIAL FOR PARKING ISLANDS)

PARKING LOT AREA	5,472 SQ FT
PARKING LOT LANDSCAPED AREA	951 SQ FT = (17%)

BUILDING SETBACKS:

C-2(GENERAL COMMERCIAL)	50 FT
FRONT (PARKING IN FRONT)	20 FT
FRONT(NO PARKING IN FRONT)	7 FT
SIDE	20 FT
REAR (ADJ. TO NON-RESIDENTIAL)	30 FT
REAR (ADJ. TO RESIDENTIAL)	30 FT

EXISTING LEGEND

	EXISTING PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	EXISTING GRAVEL
	EXISTING SETBACK
	EXISTING EASEMENT
	EXISTING BARBED WIRE FENCE
	EXISTING ELECTRIC LINE
	EXISTING ELECTRIC POLE
	EXISTING FORCE MAIN
	EXISTING WATER MAIN
	EXISTING WATER SYMBOLS

PROPOSED LEGEND

	PROPOSED PROPERTY LINE
	PROPOSED EASEMENT
	PROPOSED BUILDING
	PROPOSED CONCRETE
	PROPOSED LIMESTONE GRAVEL
	PROPOSED SIDEWALK

KEY NOTES:

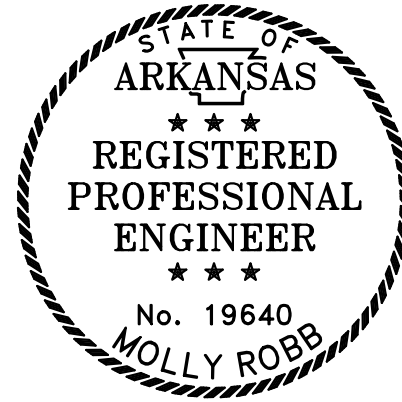
- PROPOSED STANDARD DUTY ASPHALT.
- NEW ADA RAMP WITH TRUNCATED DOMES.
- NEW SIDEWALK PER DETAIL.
- STRIPING TO BE 4" HI-VIS WHITE PER CITY OF BENTONVILLE STANDARDS AND SPECS.
- INSTALL ADA ACCESSIBLE SYMBOL.
- INSTALL VAN ACCESSIBLE ADA WALL MOUNTED SIGNAGE PER ADA REQUIREMENTS.
- DEMO CURB AND POUR RIBBON PER THIS LAYOUT
- HANDICAP ACCESS UNLOADING ZONE:
SLOPE 2% MAX. EACH WAY (ADA COMPLIANT) AND STRIPE AS SHOWN. 4" STRIPES @ 24" O.C. AT 45 DEGREES. PAINT COLOR TO BE PER AUTHORITY HAVING JURISDICTION.
- SIDEWALK TO BE FLUSH WITH PAVEMENT IN THESE AREAS
- TIE INTO EXISTING ASPHALT
- AMENITIES 1.) BIKE RACK 2.) BENCH
- 123 SQ FT LANDSCAPED PARKING LOT ISLAND
- 320 SQ FT LANDSCAPED PARKING LOT ISLAND
- 247 SQ FT LANDSCAPED PARKING LOT ISLAND
- 261 SQ FT LANDSCAPED PARKING LOT ISLAND
- EXISTING LIGHT POLE

PARKING REQUIREMENTS

BUSINESS AND PROFESSIONAL OFFICE (1 SPACE PER 300 SQ FT)	4,435 SQ.FT TOTAL OFFICE= 15 SPACES REQUIRED
MANUFACTURING, PROCESSING AND WHOLESALING (1 SPACE PER 600 SQ FT OF NET FLOOR AREA)	5000 SQ FT= 8 SPACES REQUIRED
WAREHOUSE AND STORAGE (5 SPACES PLUS 1 SPACE PER 2,000 SQ FT)	3809 SQ FT = 2+5= 7 SPACES REQUIRED
TOTAL SPACES REQUIRED	30 SPACES
TOTAL SPACES PROVIDED	2 ADA SPACES AND 29 STANDARD SPACES



PROFESSIONAL SEAL:



REVISIONS

NO.	DATE	REVISION
1	7/16	1ST SUBMITTAL COMMENTS



117 PARKWOOD STREET, SUITE 101
LOWELL, AR 72745
(479) 480-3330
AR COA # 4188

SKYLINE PRINTING

LSD24-0037

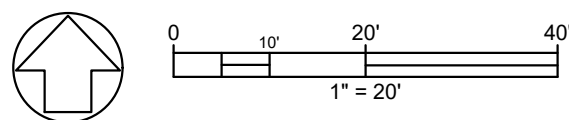
SE VILLAGE LOOP

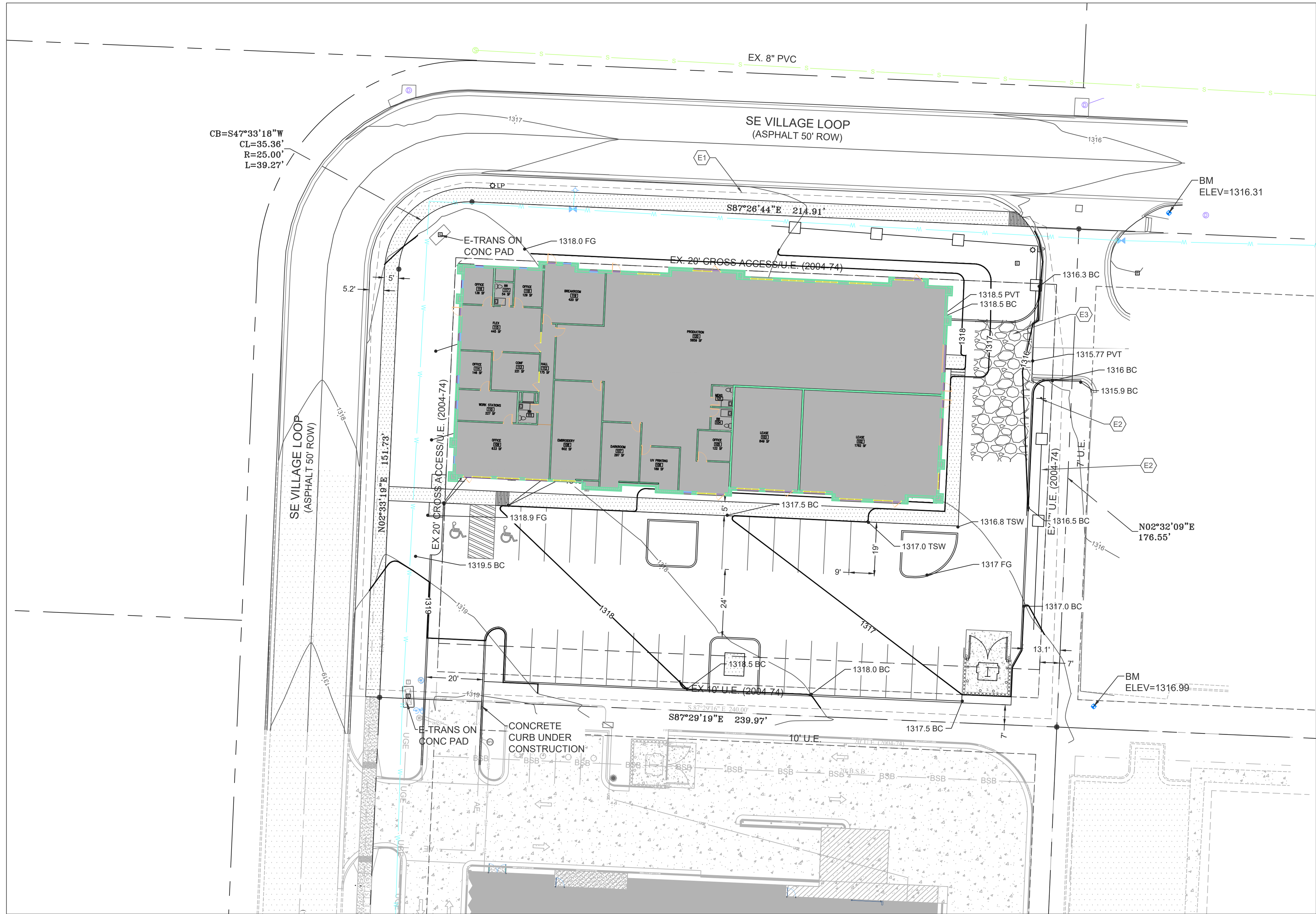
BENTONVILLE, AR 72712

SITE PLAN

SHEET NO.:

C1.0





SPECIAL NOTE:

EXISTING ELEVATIONS ARE BASED ON COUNTY GIS DATA.
CONTRACTOR TO CONTACT ENGINEER OF RECORD IF
DISCREPANCY OCCURS.

GRADING KEY NOTES:

1 HANDICAP PARKING AND UNLOADING ZONE TO BE ADA
COMPLIANT WITH 2% MAX SLOPES IN ALL DIRECTIONS.
ACCESS ROUTE TO BUILDING TO BE 5% RUNNING SLOPE
AND 2% CROSS SLOPE MAXIMUM PER ADA REQUIREMENTS.

EXISTING LEGEND

- 1260--- EXISTING CONTOURS
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING GRAVEL
- EXISTING SETBACK
- EXISTING EASEMENT
- X X EXISTING BARBED WIRE FENCE
- OHE OHE EXISTING ELECTRIC LINE
- EXISTING ELECTRIC POLE
- FM FM EXISTING FORCE MAIN
- W W EXISTING WATER MAIN
- EXISTING WATER SYMBOLS

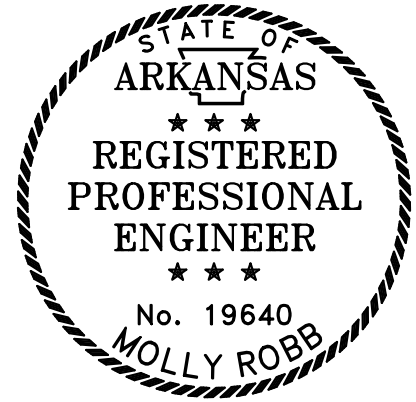
PROPOSED LEGEND

- 1320--- PROPOSED CONTOURS
- PROPOSED PROPERTY LINE
- PROPOSED RIP RAP PAD
- PROPOSED SPOT ELEVATIONS
FG = FINISHED GRADE
BC = BACK OF CURB
PVT = PAVEMENT
SW = SIDEWALK
FL = FLOWLINE
FFE = FINISHED FLOOR ELEVATION
TOP = TOP OF BERM
- === PROPOSED STORM PIPE
- PROPOSED FLOWLINE
- LIMITS OF DISTURBANCE
- SILT FENCE / SILT SOCK
- CONSTRUCTION ENTRANCE
- SWPPP MAILBOX

EROSION CONTROL KEY NOTES:

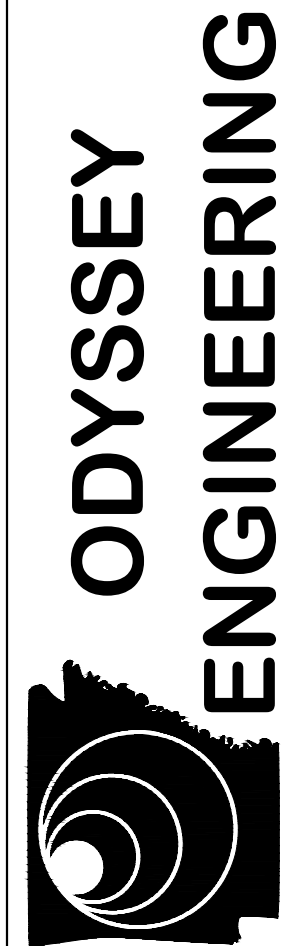
- E1 LIMITS OF DISTURBANCE.
PERMITTED DISTURBED AREA = 1.00 ACRE.
- E2 INSTALL SILT FENCE OR APPROVED EQUAL. SEE SHEET
C2.1 FOR DETAILS.
- E3 INSTALL TEMPORARY CONSTRUCTION EGRESS. EGRESS
REQUIRED AT ALL POINTS OF EGRESS FROM SITE TO
PUBLIC RIGHT-OF-WAY. CONTRACTOR TO ADD ADDITIONAL
EGRESS AS REQUIRED. SEE SHEET C2.1 FOR DETAILS.
- E4 SWPPP MAILBOX. CONTRACTOR TO FIELD ADJUST
LOCATION AS NECESSARY.

PROFESSIONAL SEAL:



REVISIONS

NO.	DATE	REVISION
1	7/16	1ST SUBMITTAL COMMENTS



117 PARKWOOD STREET, SUITE 101
LOWELL, AR 72745
(479) 480-3330
AR COA # 4188

SKYLINE PRINTING

LSD24-0037

SE VILLAGE LOOP

BENTONVILLE, AR 72712

PROJECT NO.	DESIGNED BY	REVIEWED BY
ODY0083	JC	MR
PLAN DATE:	10.03.2024	

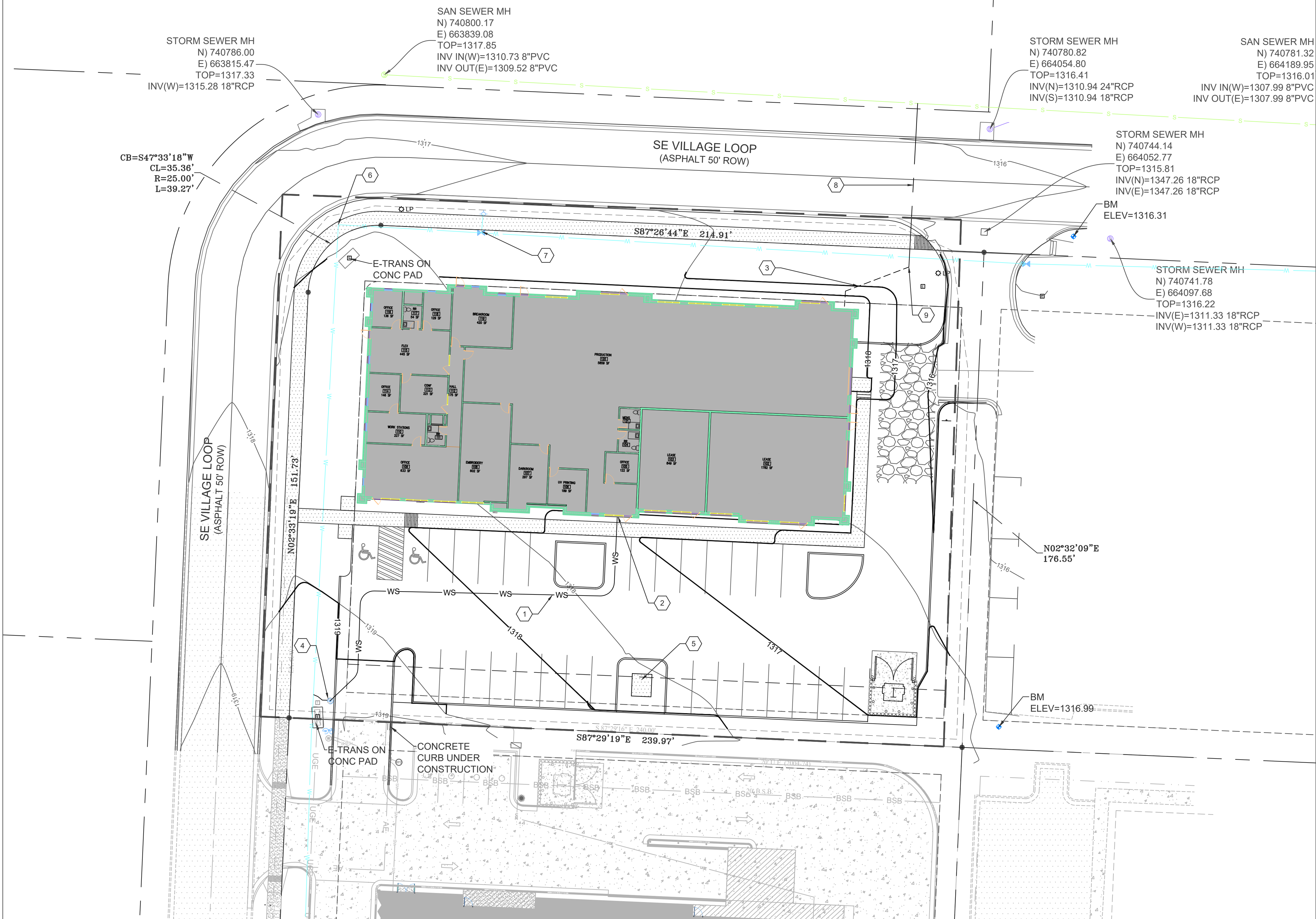
SHEET NAME:

**SITE GRADING &
EROSION CONTROL PLAN**

SHEET NO.:

C2.0





EXISTING LEGEND	
	EXISTING CONTOURS
	EXISTING PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	EXISTING GRAVEL
	EXISTING SETBACK
	EXISTING EASEMENT
	EXISTING BARBED WIRE FENCE
	EXISTING ELECTRIC LINE
	EXISTING ELECTRIC POLE
	EXISTING FORCE MAIN
	EXISTING WATER MAIN
	EXISTING WATER SYMBOLS

PROPOSED LEGEND	
	PROPOSED CONTOURS
	PROPOSED PROPERTY LINE
	PROPOSED BUILDING
	PROPOSED SEPTIC SYSTEM
	PROPOSED WATER SERVICE
	PROPOSED WATER SYMBOLS
	PROPOSED WATER MAIN LINE
	PROPOSED UNDERGROUND ELECTRIC SERVICE
	PROPOSED ELECTRIC TRANSFORMER
	PROPOSED OVERHEAD ELECTRIC
	PROPOSED POWER POLE
	PROPOSED GAS SERVICE

KEY NOTES:	
1	INSTALL 160 LF OF 5/8\"/>
2	CONTRACTOR TO COORDINATE WATER SERVICE CONNECTION AT BUILDING WITH MEP & ARCHITECTURAL PLANS.
3	CONNECT TO EXISTING SEWER SERVICE STUBOUT. EXACT LOCATION OF SEWER LEAVING THE BUILDING SHOULD BE EXAMINED USING MEP PLANS. SEWER SERVICE SHALL BE 4\"/>
4	EXISTING 3\"/>
5	CONCRETE PAD FOR BEUD 3 PHASE TRANSFORMER
6	ENSURE NO PART OF SIDEWALK DISTURBS EXISTING THRUST BLOCK OR REMOVES MINIMUM COVER
7	POUR BOX AROUND VALVE WITH SIDEWALK PANEL
8	APPROXIMATE LOCATION OF SEWER STUBOUT FROM ORIGINAL SUBDIVISION BASED ON AS-BUILT DATA
9	LOCATION OF END OF STUBOUT FROM AS-BUILT DATA. COULD NOT LOCATE IN FIELD WITHOUT HEAVY EQUIPMENT. CONTRACTOR TO CONFIRM LOCATION.

- NOTES:
- GAS SERVICE TO BE PROVIDED WITH ON-SITE PROPANE TANK PROVIDED BY OWNER AND UTILITY COMPANY. COORDINATE WITH OWNER.
 - CONSTRUCTION SHALL BE IN ACCORDANCE WITH WATER UTILITIES DEPARTMENT SPECIFICATIONS FOR THE CITY OF BENTONVILLE DATED 2021
 - ALL TREES SHALL MAINTAIN MINIMUM DISTANCE OF 5' FROM ALL PUBLIC UTILITIES
 - 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.

SANITARY SEWER FLOWS :

- AVERAGE FLOW (8 employees*15gpd) 120gpd
- PEAK FLOW (120gpd*3.0 peak factor) 360 gpd



PROFESSIONAL SEAL:

STATE OF ARKANSAS

REGISTERED PROFESSIONAL ENGINEER

No. 19640

MOLLY ROBB

REVISIONS		
NO.	DATE	REVISION
1	7/16	1ST SUBMITTAL COMMENTS

ODYSSEY ENGINEERING

117 PARKWOOD STREET, SUITE 101
LOWELL, AR 72745
(479) 480-3330
AR COA # 4188

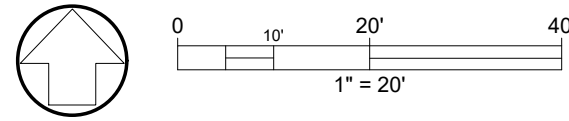
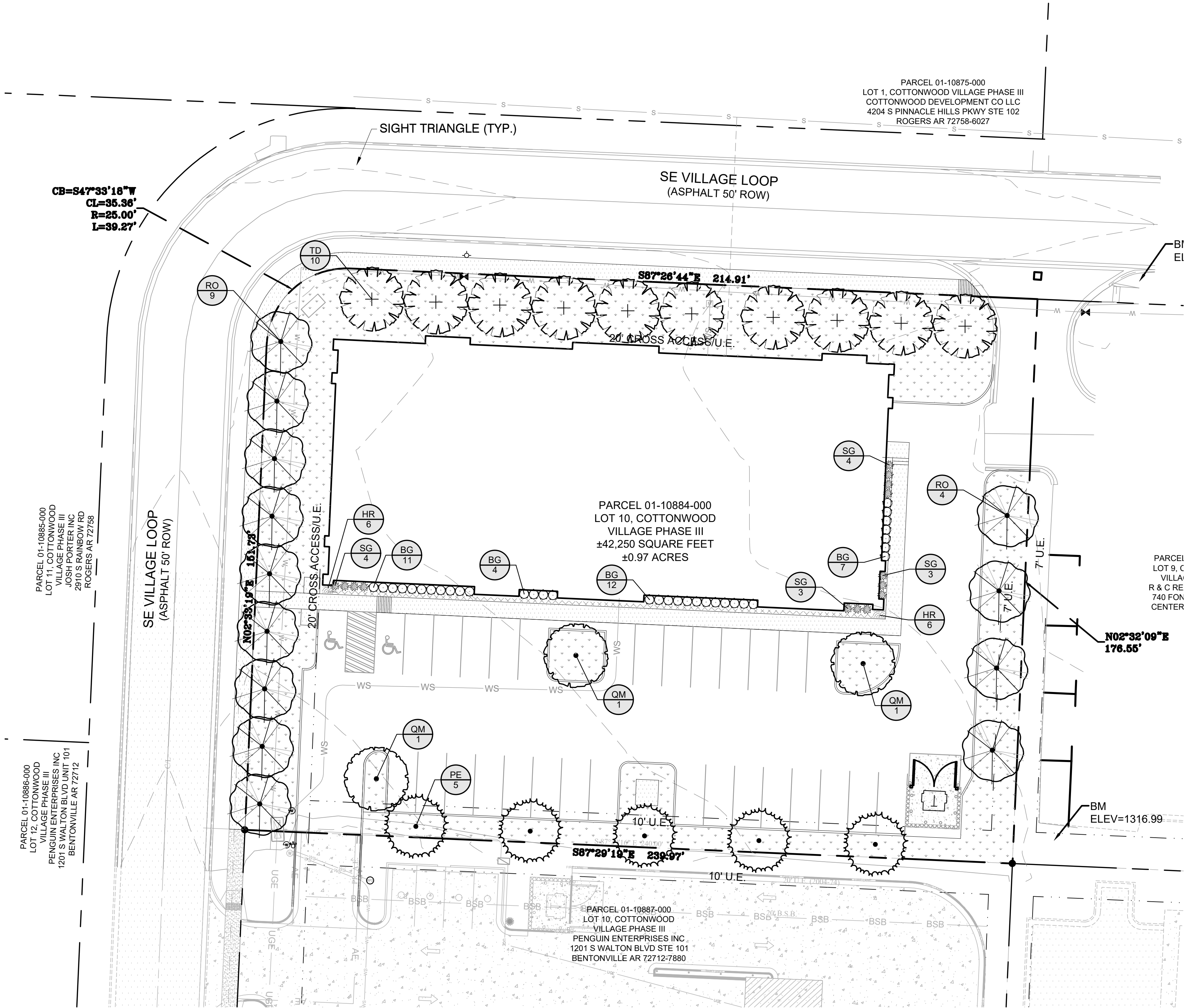
SKYLINE PRINTING
LSD24-0037

SE VILLAGE LOOP
BENTONVILLE, AR 72712

PROJECT NO.	DESIGNED BY	REVIEWED BY
ODY0083	JC	MR
PLAN DATE:	10.03.2024	

SHEET NAME:
SITE UTILITY PLAN

SHEET NO.:
C3.0



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CALIPER	ROOT	HEIGHT	QTY
TREES						
	PE	Pinus echinata / Short Leaf Pine	2.5" Cal.	B&B or Cont.	8' min.	10
	QM	Quercus muehlenbergii / Chinkapin Oak	2.5" Cal.	B&B or Cont.	8' min.	11
	RO	Quercus rubra / Red Oak	2.5" Cal.	B&B or Cont.	8' min.	22
	TD	Taxodium distichum / Bald Cypress	2.5" Cal.	B&B or Cont.	8' min.	20

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SPACING	QTY
SHRUBS						
	BG	Buxus x 'Green Mound' / Green Mound Boxwood	3 gal	Cont.	36" o.c.	85
	SG	Panicum virgatum 'Shenendoah' / Burgundy Switch Grass	3 gal	Cont.	36" o.c.	38

GROUND COVERS						
	CT	Cynodon dactylon 'Tif 419' / Bermuda Grass	sod			23,343 sf
	HR	Hemerocallis x 'Red' / Red Daylily	1 gal		15" o.c.	12
	LB	Liriope muscari 'Big Blue' / Big Blue Lilyturf	1 gal		15" o.c.	263

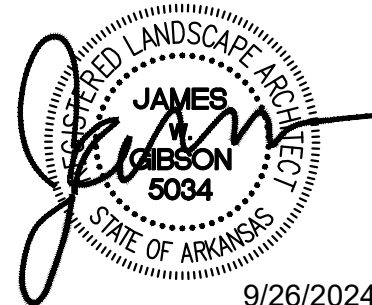
LANDSCAPE PLAN GENERAL NOTES

- ALL PLANT MATERIALS SHALL ARRIVE AT THE SITE WITH MOIST SOIL.
- CONTRACTORS SHALL HAVE UNDERGROUND UTILITIES LOCATED, LEGIBLY MARKED, AND SHALL REPAIR ANY AND ALL DAMAGE WHICH MAY OCCUR AS A RESULT OF LANDSCAPE INSTALLATION. UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATED, AND SHOULD BE VERIFIED ON THE CIVIL UTILITY PLAN AND IN THE FIELD.
- UNDER NO CIRCUMSTANCES WILL LANDSCAPE WORK BE APPROVED FOR PAYMENT IF PLANT SIZE AND GENERAL HEALTH ARE NOT AS REQUIRED ON PLAN.
- ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED ON PLANT LIST.
- ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED AND MEET ALL REQUIREMENTS AS SPECIFIED.
- ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT AND THE OWNER BEFORE, DURING AND AFTER INSTALLATION.
- THE LANDSCAPE ARCHITECT MUST APPROVE ANY ALTERATIONS OR REVISIONS TO THE LANDSCAPE PLAN.
- THE CONTRACTOR SHALL PROTECT EXISTING FEATURES ON SITE.
- ALL DISTURBED LANDSCAPED AREAS NOT DESIGNATED TO BE SOODED SHALL BE SEEDED WITH A GRASS SEED MIX OF 75% PERENNIAL RYE AND 25% BERMUDA GRASS SEED AT A RATE OF 4# PER 1000 SF.
- THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN ON THESE PLANS, BEFORE PRICING THE WORK.
- THE LANDSCAPE CONTRACTOR SHALL FULLY MAINTAIN ALL PLANTING (INCLUDING BUT NOT LIMITED TO WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) OF PLANTING AREAS AND LAWNS FOR 90 DAYS AFTER SUBSTANTIAL COMPLETION.
- ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED.
- 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 TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR FINISHED GRADING ALL LANDSCAPE PARKING ISLANDS. FINISHED GRADE IN ISLANDS IS TO BE CROWNED APPROXIMATELY 12"-18" ABOVE THE TOP OF CURB. SOIL IN ISLANDS IS TO BE FREE OF UNSUITABLE MATERIAL AND DEBRIS I.E. GRAVEL OR ASPHALT.
- IF CONTRACTOR IS UNABLE TO DIG PLANT PITS TO A DEPTH THAT WILL PROVIDE THE AREA OF SOIL AROUND THE ROOT BALL DUE TO ROCK, CONTACT ARCHITECT, CIVIL ENGINEER, AND CITY HORTICULTURIST IMMEDIATELY.
- NO PROPOSED IRRIGATION SYSTEM - HOSE BIBS ARE LOCATED ON THE EXTERIOR WALLS OF THE BUILDING AND ARE WITHIN 100' OF ALL PLANT MATERIAL.
- ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL PUBLIC UTILITIES.
- TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
- IN THE SIGHT TRIANGLE AT THE FRONT DRIVE THERE CANNOT BE ANYTHING BETWEEN 30" AND 60" IN HEIGHT WITHIN THE SHADED AREA
- 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 TREES PLANTED IN THE PUBLIC RIGHT-OF-WAY SHALL BE 4" CALIBER AND THE LOWEST LIMB SHALL BE 96" OR HIGHER FROM FINAL GRADE AT TIME OF PLANTING.
- THERE CANNOT BE ANYTHING BETWEEN 3' AND 8' IN HEIGHT WITHIN THE SIGHT TRIANGLE.
- THE SITE WITHIN THE AIRPORT ZONE.
- WHERE POTENTIAL UTILITY CONFLICTS WITH LANDSCAPING, UTILITY LOCATIONS SHALL BE FIELD VERIFIED.
- ALL TREES SHALL BE NO CLOSER THAT 5' TO ANY WATER OR SEWER LINE.

LANDSCAPE REQUIREMENTS

STREET FRONTAGE BUFFER VILLAGE LOOP 370 LF 1 SHADE TREE PER 20 LF	19 TREES REQUIRED	19 TREES PROVIDED
PERIMETER LANDSCAPING 1 TREE PER 50 LF SOUTH BOUNDARIES 240 LF	5 TREES REQUIRED	5 TREES PROVIDED
INTERIOR PARKING LOT TOTAL PARKING LOT AREA = 5,472 SF	8% GREENSPACE REQUIRED** 5,472 x .08 = 437 GREENSPACE REQUIRED 4 TREES REQUIRED	951 (17%) SF PROVIDED 3 TREES PROVIDED
EXTERNAL PLANTING		
PERIMETER EAST PROPERTY LINE	N/A 175 LF = 4 TREES REQUIRED	4 TREES PROVIDED

PROFESSIONAL SEAL:



9/26/2024

LANDTEK STUDIOS
2503 SWEETBRIAR DR.
FAYETTEVILLE, AR 72703
PH# 479.283.9721

REVISIONS
NO. DATE REVISION

ODYSSEY
ENGINEERING

117 PARKWOOD STREET, SUITE 101
LOWELL, AR 72745
(479) 480-3330
AR COA # 4188

SKYLINE PRINTING
SE VILLAGE LOOP
BENTONVILLE, AR 72712

PROJECT NO. DESIGNED BY REVIEWED BY

ODY0083 JWG MR

PLAN DATE: 07.26.2024

SHEET NAME:

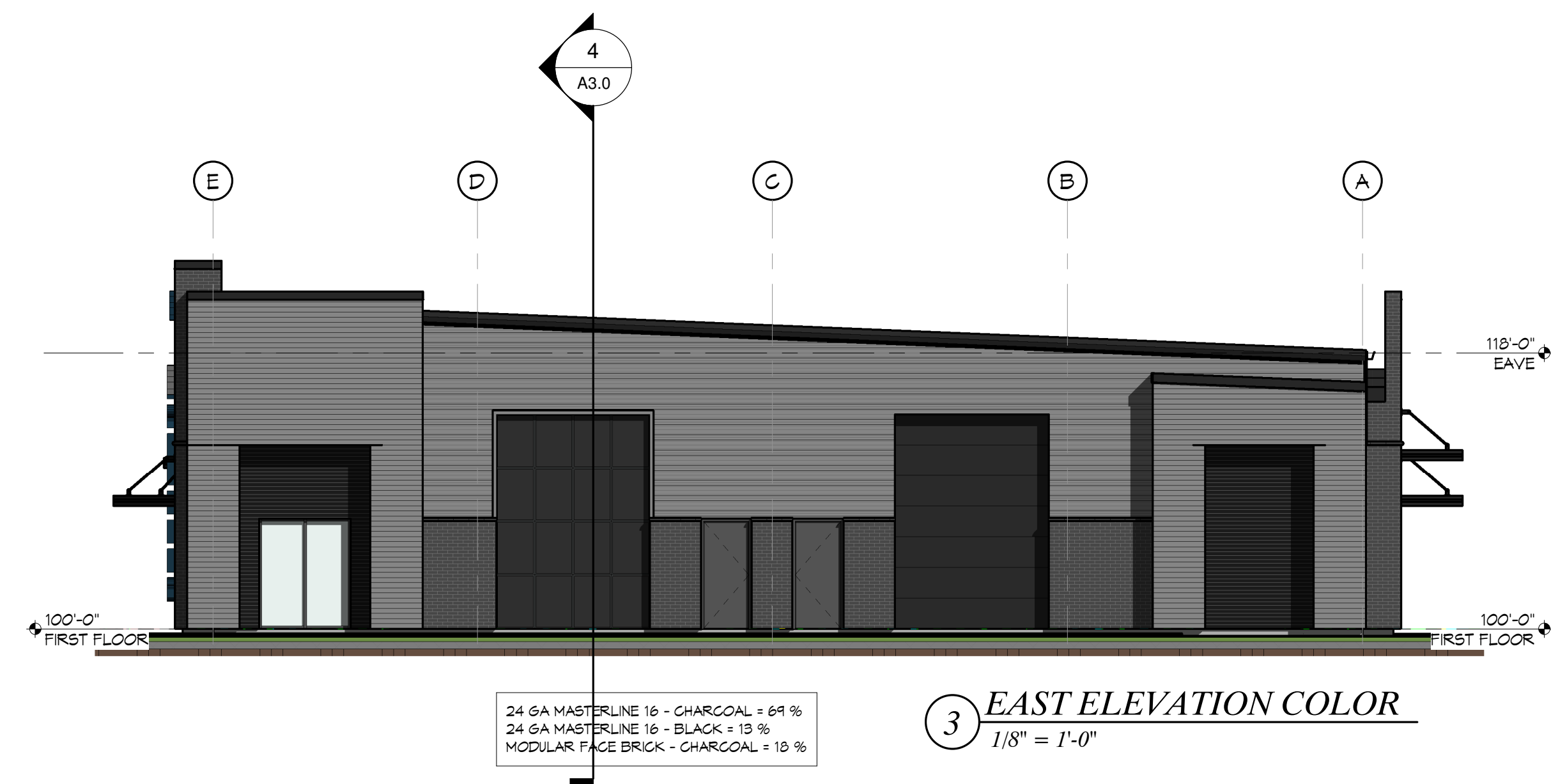
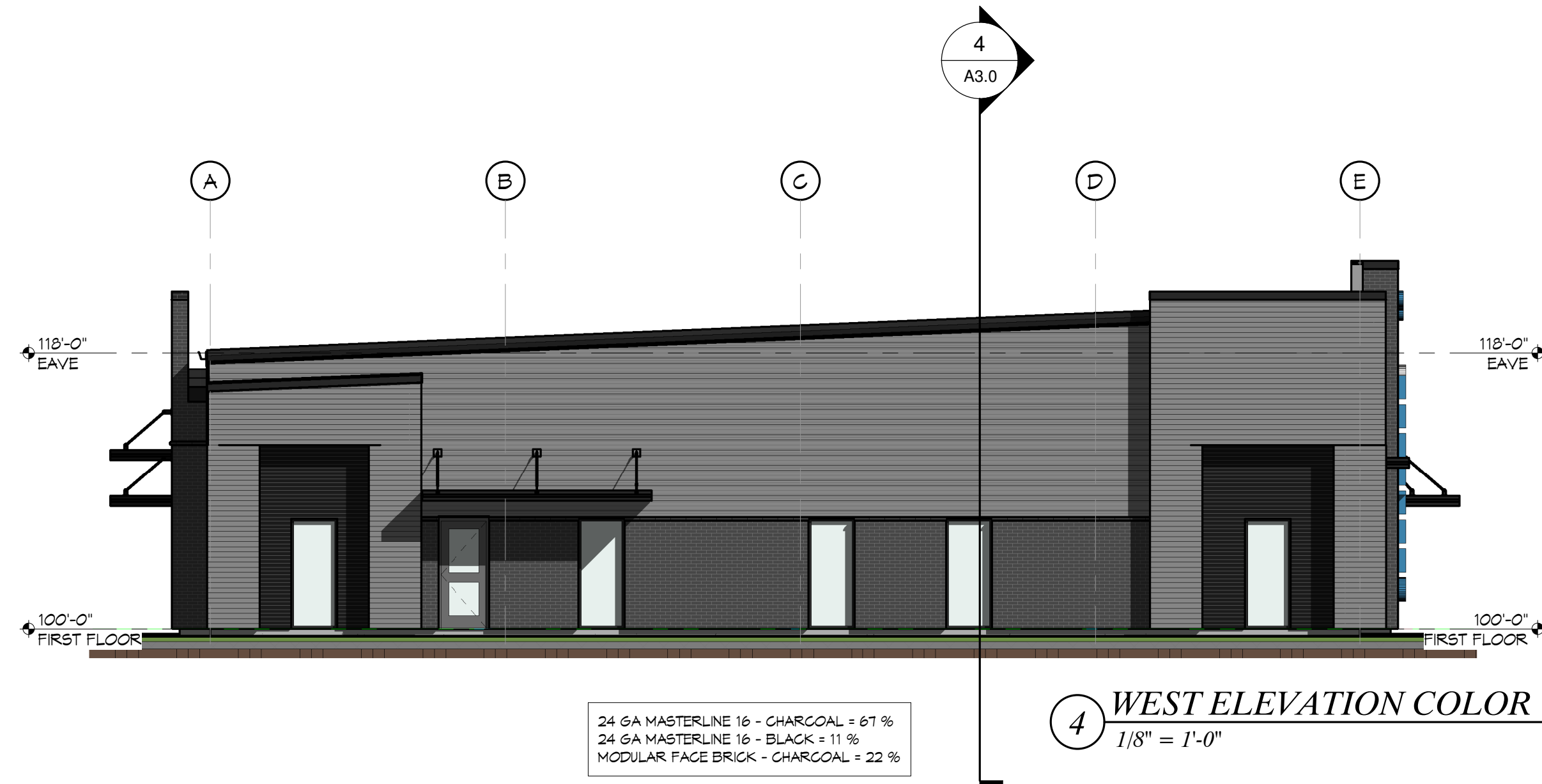
LANDSCAPE PLAN

SHEET NO.:

L1.0



Know what's below.
Call before you dig.















October 15, 2024

City of Bentonville
305 SW A Street
Bentonville, AR 72712

RE: Skyline Printing – 800 SE Village Loop

Dear Bentonville Staff:

Included in this resubmittal is the updated color elevations and renderings, as well as the warranty information.

Regarding the way the material is implemented, the architectural metal panel is installed horizontally and creates wall surface articulation. The panel is used in two different colors combined with a tall brick wainscot.

Should you have any questions regarding this submittal, please contact us at 479-480-3330 or jchavis@odysseynwa.com. We appreciate your time and review of this project and look forward to hearing from you.

Respectfully,

Jake Chavis
Owner – Project Engineer
Odyssey Engineering, LLC



Precoated SIGNATURE® 200 Panel LIMITED WARRANTY

MBCI®, a division of NCI Group, Inc. (hereinafter referred to as "Manufacturer") warrants the panels, effective from the date of shipment, will perform in accordance to the following Signature® 200 Warranty:

PERFORMANCE SUMMARY

- A. **FILM INTEGRITY:** The paint film WILL NOT crack, check, or peel for a period of forty-five (45) years for Wall and Roof panels, except Polar White, in which case twenty-five (25) years. Cracking is defined as breaks in the flat coating as opposed to breaks in the film caused by metal forming, which is not warranted hereunder.
- B. **CHALK AND FADE:** The paint film WILL NOT;
 - (1) For a period of thirty (30) years, chalk in excess of a numerical rating of 8 for vertical panel applications or 6 for non-vertical panel applications, when measured in accordance with the standard procedures as defined by the "Standard Methods of Evaluating Degree of Chalking of Exterior Paints", ASTM D4214, except; Polar White, in which case this warranty for chalk does not apply, or
 - (2) For a period of thirty (30) years, fade or change in color in excess of 5 color difference units for vertical panel applications or 7 color difference units for non-vertical panel applications, measured in accordance with ASTM D2244 on the exposed painted surfaces which have been cleaned of external deposits and chalk and the corresponding values measured on the original (unexposed) painted surfaces, except Polar White, in which case this warranty for fade does not apply. It is understood that fading or color changes may not be uniform if the surfaces are not equally exposed to the sun and elements.

TERMS AND CONDITIONS

- 1. This warranty covers the material exposed to normal atmospheric conditions (which term excludes exposure to corrosive or aggressive atmospheres such as, but not limited to, those contaminated with chemical fumes) in the continental United States, Alaska or Canada, unless Manufacturer agrees otherwise in writing. This warranty shall not apply where material failure is the result of fire, other accident or casualty, vandalism, atomic radiation, harmful fumes or foreign substances in the atmosphere, acts of God, or other such occurrences beyond Manufacturer's control. For any panel that is subject to sea spray or installed on property located 1,000 meters (3,280 feet) or fewer meters from a salt-water environment, the building owner shall perform a "sweet water" / fresh tap water rinse once a year, or more frequent, to avoid salt residue accumulation in accordance with AAMA 610.1.1979. The product must not be cleaned with abrasive chemical cleaners. The building owner shall maintain records of the maintenance.
- 2. This warranty will not extend to or cover damages to the material due to improper packaging, shipping or processing as specified in the National Coil Coaters Association Technical Bulletin No. IV- (7), improper handling (whether pre-erection or during erection), improper storage, improper erection, or improper installation (which includes failure to permit drainage of standing water.)
- 3. Microscopic crazing of the film on formed radii is considered normal and is not to be construed as film cracking.
- 4. This warranty does not apply in the event of deterioration to the panels caused directly or indirectly by panel contact with inferior fasteners. Selection of suitable long-lasting fasteners to be used with Manufacturer's extended life panels rests solely with the Purchaser.
- 5. The improper use of Manufacturer's seaming equipment or use of seaming equipment obtained from a party other than the Manufacturer may result in this and all warranties being void.
- 6. This warranty will not extend to or cover:
 - a. Damage to the coating occasioned by moisture or other contamination detrimental to the coating because of improper storage of the coated Metal prior to installation.
 - b. Water damage to any materials after they leave the possession of the Manufacturer.
 - c. Damage to the pre-painted metal caused by shipping, handling, and/or installation, storing, erecting and/or handling of the panels on the job site and/or any act or acts of negligence of the customer or any third party after the panels leave the possession of the Manufacturer.
 - d. Damage to the coated Metal as a result of standing water in non-vertical application.
 - e. Damage to the pre-painted metal caused by cascading water.
 - f. Damage to the coated Metal caused by contact with, or water run-off from, lead, copper, graphite or other dissimilar material. This includes, but is not limited to, A/C condensation and treated wood.
 - g. Damage to the coated Metal caused by contact with corrosive substances, or allowing panel cut edges to be in continual contact with water, damp insulation, soil or vegetation i.e. setting wall panels directly on the concrete sheeting notch or base trim.
 - h. Damage caused by spray foam insulation.
 - i. This warranty does not apply to products, materials, accessories, parts, or attachments which are not produced by the Manufacturer. In addition, all items not specifically listed as included are hereby excluded from this warranty.
- 7. Customer shall exercise diligence in inspection of materials as received from Manufacturer prior to use so as to mitigate expense involved to Manufacturer under this warranty.
- 8. This warranty does not apply to the interior or reverse side finish nor does it extend to pre-painted materials used in interior (not atmospherically exposed) applications.
- 9. This warranty does not apply to perforated material.
- 10. This warranty applies only to the paint film on the material and does not cover in any way any other aspect of the material.
- 11. If the panel finish fails to perform as indicated under the terms of Performance outlined above, Manufacturer shall have no liability with respect thereto except, at its sole option to repaint, replace, or restore the failed material, which shall be the purchaser's sole and exclusive remedy. When Manufacturer chooses to replace the defective coated Metal, its sole obligation is for the replacement of the material only. Manufacturer shall not be liable for any expenses connected with labor for the replacement of the defective material or any consequential damages. Repainting shall not necessarily be with Signature® 200. In no event, however, shall Manufacturer's responsibility extend to any consequential damages, or for any special, indirect, or consequential loss of profits or any other incidental, general, special, or compensatory damages to anyone because such panels may have been nonconforming. In all cases Manufacturer reserves the right to approve and negotiate the contract for such repainting or restoring. The warranty on any repainted, replaced or restored coated material supplied hereunder shall be for the unexpired portion of the warranty period applicable to the original coated material.

Precoated SIGNATURE® 200 Panel LIMITED WARRANTY

12. Claims must be reported in writing to the Manufacturer within thirty (30) days after discovery of nonconformance, and Manufacturer shall be given a reasonable opportunity (which shall not be less than thirty (30) days from the date of receipt of notification) to inspect the panels claimed to be non conforming. Adequate identification of the material involved in the claim, including date of installation, Manufacturer's order number, invoice number, and date of shipment must be established by the Buyer. A copy of this document and "sweet water" rinse maintenance log must be presented to Manufacturer at time of claim. All notices given under or pursuant to this Agreement shall be in writing and sent by registered mail, postage prepaid, return receipt requested to:

Attn: Claims Dept.
PO BOX 692055
Houston, TX 77269-2055

13. No terms or conditions other than those stated herein and no agreement or understanding, oral or written in any way purporting to modify this warranty shall be binding on Manufacturer unless made in writing and signed by the President of Manufacturer.
14. This warranty shall not become effective and Manufacturer shall not have any obligation under any warranty until all invoices issued by Manufacturer, Manufacturer's customer, and the Roofing Contractor have been paid in full, in accordance with their terms, without offset, deduction or credit and all installation deficiencies listed in any Manufacturer inspection report have been corrected and all Manufacturer procedures have been followed.
15. This warranty shall extend to the original Building Owner and is non-assignable and/or non-transferable. Should the Owner become insolvent, bankrupt, make an assignment for the benefit of its creditors, or for any reason discontinue its normal or regular business practices, this warranty shall forthwith become null and void and of no legal effect.
16. Any party seeking to enforce claims under this Warranty hereby acknowledges and agrees that (i) all matters relating to the validity, performance, interpretation, and/or enforcement of this Warranty shall be governed by and construed in accordance with the laws of the State of Texas, (ii) any and all claims, actions, proceedings or causes of action relating to the validity, performance, interpretation, and/or enforcement hereof must be submitted to a court of competent jurisdiction in Houston, Harris County, Texas, (iii) this Warranty is capable of being performed in Harris County, Texas, (iv) it irrevocably submits itself to the jurisdiction of the state and federal courts in Harris County, Texas, (v) service of process may be made upon it in any legal proceeding in connection with this Warranty or any other agreement as provided by Texas law, (vi) it irrevocably waives, to the fullest extent permitted by law, any objection that it may now or hereafter have to the laying of venue of any litigation arising out of or in connection with this Warranty or any other agreement or transaction brought in any such court, (vii) it irrevocably waives any claims that litigation brought in any such court has been brought in an inconvenient forum, and (viii) it irrevocably consents to the service of process out of any of the aforementioned courts by the mailing of copies thereof by Certified Mail, Return Receipt Requested, postage prepaid, and its address set forth herein. The scope of each of the foregoing waivers is intended to be all encompassing. Each party acknowledges that this waiver is a material inducement to the agreement of each party hereto to enter into a business relationship, and that each has already relied on this waiver in entering into this Warranty. Each party warrants and represents that it has reviewed these waivers with its legal counsel, and that it knowingly and voluntarily agrees to each such waiver following consultation therewith.
17. **FORCE MAJEURE. UNDER NO CIRCUMSTANCES SHALL MANUFACTURER BE LIABLE IN ANY WAY TO THE BUILDING OWNER OR ANY OTHER PARTY FOR DELAYS, FAILURE IN PERFORMANCE, OR LOSS OR DAMAGE DUE TO FORCE MAJEURE CONDITIONS INCLUDING, WITHOUT LIMITATION: FIRE; LIGHTNING; STRIKE; EMBARGO; EXPLOSION; POWER SURGE OR FAILURE; ACTS OF GOD; WAR; LABOR OR EMPLOYMENT DISPUTES; CIVIL DISTURBANCES; ACTS OF CIVIL OR MILITARY AUTHORITY; INABILITY TO SECURE MATERIALS, FUEL, PRODUCTS OR TRANSPORTATION FACILITIES; ACTS OR OMISSIONS OF SUPPLIERS, OR ANY OTHER CAUSES BEYOND ITS REASONABLE CONTROL, WHETHER OR NOT SIMILAR TO THE FOREGOING.**
18. Notwithstanding the foregoing, the warranty coverage provided above by Manufacturer shall be expressly limited to and shall include only such warranty coverage on coatings applied to Manufacturer's panel materials by the original supplier(s) thereof. Any and all such warranty coverage available from Manufacturer shall apply only to the same extent that such warranty coverage is available from the original supplier thereof. To the extent that warranty coverage from such supplier(s) is unavailable for any reason whatsoever, Manufacturer shall not have any further liability to purchaser or any other party.

DISCLAIMER-EXCEPT AS EXPRESSLY STATED HEREIN, THE ABOVE WARRANTY PROVISIONS DO NOT COVER COATINGS, PRODUCTS, ACCESSORIES, PARTS OR ATTACHMENTS THAT ARE NOT PRODUCED BY MANUFACTURER. EXCEPT AS OTHERWISE EXPRESSLY STATED, THERE IS NO WARRANTY, REPRESENTATION OR CONDITION OF ANY KIND AND ANY WARRANTY, EXPRESS OR IMPLIED, IS HEREBY EXCLUDED AND DISCLAIMED INCLUDING THE IMPLIED WARRANTIES OF MERCHANTABILITY AND OF FITNESS FOR A PARTICULAR PURPOSE. NOTWITHSTANDING ANYTHING ELSE CONTAINED HEREIN TO THE CONTRARY, IT IS EXPRESSLY UNDERSTOOD AND AGREED THAT MANUFACTURER'S LIABILITY AND PURCHASER'S SOLE REMEDY, WHETHER IN CONTRACT, UNDER ANY WARRANTY, IN TORT (INCLUDING NEGLIGENCE), IN STRICT LIABILITY OR OTHERWISE SHALL NOT EXCEED THE COST OF THE AMOUNT OF THE MATERIALS, EXPRESSLY EXCLUDING LABOR COSTS AND EXPENSES, COSTS OF RENTING REPLACEMENTS AND ANY OTHER ADDITIONAL EXPENSES. UNDER NO CIRCUMSTANCES SHALL MANUFACTURER BE LIABLE FOR ANY SPECIAL, INCIDENTAL, LIQUIDATED OR CONSEQUENTIAL DAMAGES, INCLUDING, BUT NOT LIMITED TO, PERSONAL INJURY, PROPERTY DAMAGE, DAMAGE TO OR LOSS OF EQUIPMENT, LOST PROFITS OR REVENUE, LABOR COSTS AND EXPENSES, COSTS OF RENTING REPLACEMENTS AND OTHER ADDITIONAL EXPENSES, EVEN IF MANUFACTURER HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. MANUFACTURER WILL NOT BE LIABLE FOR ANY DAMAGES, LOSSES OR EXPENSES AS A RESULT OF PURCHASER'S (OR ANY OTHER PARTY'S) NEGLIGENCE, WHETHER DEEMED ACTIVE OR PASSIVE AND WHETHER OR NOT ANY SUCH NEGLIGENCE IS THE SOLE OR PARTIAL CAUSE OF ANY SUCH DAMAGE, LOSS OR EXPENSE. IN ADDITION, UNDER NO CIRCUMSTANCES SHALL MANUFACTURER BE LIABLE FOR ANY DAMAGES, LOSSES OR EXPENSES WHATSOEVER AS A RESULT OF ANY OTHER PARTY'S MATERIALS OR PRODUCTS WHICH CAUSE OR ALLEGEDLY CAUSE, IN WHOLE OR IN PART, DAMAGE, LOSS OR DETERIORATION TO THE MANUFACTURER'S WALL AND/OR ROOF PANELS.

Signature® is a registered trademark of NCI Group, Inc. This warranty applies to the following Signature 200 colors only: Ash Gray, Bright White, Burnished Slate, Charcoal Gray, Cobalt Blue, Coffee Brown, Deep Gray, Desert Sand, Evergreen, Hawaiian Blue, High Gloss White, Ivy Green, Light Stone, Polar White, Rustic Red, Saddle Tan, Scarlet Red, True Black, White, and Wine Red. Please contact your sales representative for any other non-standard or custom color.

Project Name

Manufacturer's Job #

Color(s)

1201229991101/RevC/MS/0524



Gateway Park Phase 3

5002 Southwest Regional Airport Boulevard

PC Date: 11/5/2024

Staff Report Details

Project Number	LSD24-0039
Applicant / Current Owner	Halff Associates / Crossmar Industrial II LLC
Site Area	+/- 17.79 Acres
Current Zoning	I-1, Light Industrial
Requested Zoning	N/A
Current Future Land Use Map Designation	Light Industrial
Requested Future Land Use Map Designation	N/A
Development Type / Use	Warehouse/Office
Related projects	CALT24-0042

Property Description

The property is located on Southwest Regional Airport Boulevard. The property is presently zoned I-1, Light Industrial with a future land use designation of Light Industrial. Surrounding zoning districts include I-1, Light Industrial to the north, west, and south; C-2, General Commercial to the southwest; I-2, Heavy Industrial to the east and southeast; R-1, Low-Density Single Family Residential to the east and northeast; and PUD, Planned Unit Development to the east. The property has direct access to Southwest Regional Airport Boulevard.

Project Details

The applicant is proposing a warehouse/office facility consisting of a 200,950 square foot building. The development exceeds the minimum parking requirements providing 64 parking stalls including 3 ADA stalls. The building is primarily comprised of concrete, with some glass, natural stone, and metal panels. The units are articulated both at the unit level and along the entire façade. The loading docks are facing the north, and do not face the primary street façade.

The site provides one curb cut and a stub out to the west for future development. Landscaping is provided with 58 trees throughout the site including parking island trees, as well as existing street trees. The

Project Details

grading and drainage for the building meets the requirements of the Land Development Code.

Relationship to the General Plan / Projected Traffic Impact

Warehouse buildings do not typically have high amounts of traffic because they are not frequently visited. The site will have an estimated 20 employees. 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 (i) (3) Roof lines or parapets shall be varied with a change in height proportional to the building length and height.*

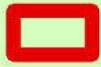
Waiver 1 is a request to allow for the roof to be flat on the northern and southern façade. The applicant has stated in their narrative that the roof line articulation would add unnecessary cost, and several other architecturally aesthetic elements are being added to the elevations. Neither of the façades face the public street. Both façades have a concrete finish, windows, and trees.

The applicant meets the roof line articulation requirements on the east (street-facing) façade. The applicant exceeds the minimum landscape requirements for trees, adding to the architectural elements of the site.

Conclusion

Should the Planning Commission find this waiver acceptable and that the architectural materials used are of a quality and character consistent with the development code, staff recommends approval of this Large Scale Development.

Additional Details



Pending PC Item

SW RAINBOW FARM RD

SW CORNERSTONE RD

SW FLINTSTONE WAY

SW ROUNDSTONE BLVD

SW FLATROCK CV

SW REGIONAL AIRPORT BLVD

SW RUNWAY DR

*Gateway
Park 3*



LSD24-0039
Gateway Park 3
5100 SW REGIONAL AIRPORT BLVD



STOKE ARCHITECTURE

870.926.8550 / hello@stokearchitecture.com / stokearchitecture.com

Date: October 9th, 2024

To: City of Bentonville Planning

Gateway 3

We respectfully request a waiver for roof articulation on the northern and southern façade. It would add unnecessary cost and several other architecturally aesthetic elements are being added to these elevations; both of which do not face the public street. Both facades will have a nice concrete finish and the windows are consistent on all sides of the building. As you can see in the site plans and exterior renderings, we are showing a healthy amount of trees as well. Thank you for your consideration!



Matt Poe, AIA

matt@stokearchitecture.com

870-926-8550



East Elevation - view from Regional Airport Blvd



East Elevation



East Elevation



East

North Elevation



North Elevation



North Elevation

West



West

South Elevation

SEPTEMBER 2024

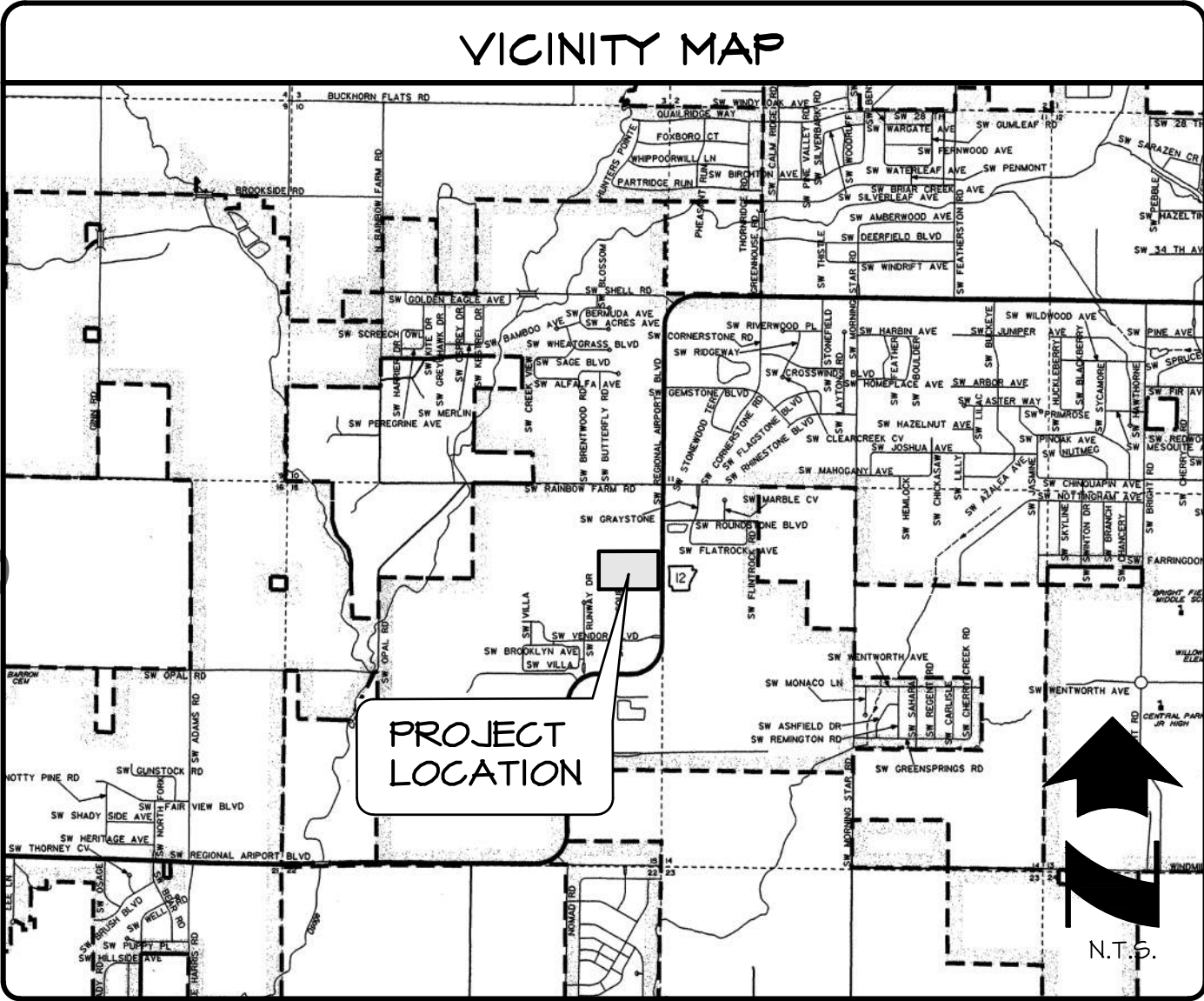
LARGE SCALE DEVELOPMENT PLANS

FOR

GATEWAY PARK 3

5100 SW Regional Airport Blvd.

Bentonville, Benton County, Arkansas



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

WAIVERS, CONDITIONS, AND VARIANCES:

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

NOTE: THIS PROJECT IS WITHIN AIRPORT ZONE "D" AND THE DESIGN MEETS THE REQUIREMENTS OF THIS ZONING.

LANDSCAPE ARCHITECT

DIRK THIBODAUX
HALFF
2407 SE COTTONWOOD ST.
BENTONVILLE, AR 72712
PHONE: (479) 579-3969

OWNER/DEVELOPER

CROSSMAR INVESTMENTS
CONTACT: CHRIS CROSSLAND/
PHIL MARTZ
1500 NE 11TH STREET, SUITE 300
BENTONVILLE, AR 72712
(479) 876-8277

ENGINEER/SURVEYOR

ENGINEER: PATRICK FOY, P.E.
SURVEYOR: JAMES AUNSPAUGH,
2407 SE COTTONWOOD ST.
BENTONVILLE, AR 72712
PHONE: (479) 579-3960



FLOOD CERTIFICATION:

BASED UPON REVIEW OF FEMA FIRM: BENTON COUNTY, ARKANSAS AND INCORPORATED AREAS, AND BY GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY IS DETERMINED TO BE IN ZONE X, OR AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

MAP NUMBER: 05007C0235K

EFFECTIVE DATE: 06/04/12

SITE LEGAL DESCRIPTION:

A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP A9 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 15 AND RUNNING THENCE S02°09'04"W 43.64', THENCE N87°50'56"W 45.00, THENCE S02°09'04"W 416.19' TO A POINT ON THE WEST RIGHT-OF-WAY OF SW REGIONAL AIRPORT BLVD. AND THE TRUE POINT OF BEGINNING. THENCE ALONG SAID WEST RIGHT-OF-WAY S02°09'04"W 858.31', THENCE LEAVING SAID WEST RIGHT-OF-WAY N87°59'11"W 903.27', THENCE N02°20'55"E 860.48', THENCE S87°50'56"E 900.31' TO THE POINT OF BEGINNING, CONTAINING 17.79 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHT-OF-WAY RECORD.
LOT 2 GATEWAY PARK ADDITION AS SHOWN ON PLAT RECORD BOOK 2014 PAGE 334 AND FILED FOR RECORD AT THE BENTON COUNTY CLERK'S OFFICE, BENTON COUNTY, ARKANSAS

SHEET LIST TABLE

Sheet Number	Sheet Title
C0.0	COVER
C1.0	DEMOLITION PLAN
C2.0	SITE DIMENSION PLAN
C3.0	EROSION CONTROL PLAN
C3.1	EROSION CONTRL DETAILS
C4.0	GRADING & DRAINAGE PLAN
C4.1	GRADING PLAN EAST PARKING LOT
C4.2	STORM DRAIN LINE A PLAN AND PROFILE
C5.0	UTILITY PLAN
C5.1	UTILITY PLAN EAST PARKING LOT
C5.2	PRIVATE SANITARY SEWER LINE A PLAN AND PROFILE
L1.0	LANDSCAPE PLAN
C6.0	STREET DETAILS
C6.1	STREET & DRAINAGE DETAILS
C6.2	DRAINAGE DETAILS
C6.3	CITY DETAILS
C6.4	CITY DETAILS
C6.5	CITY DETAILS
C6.6	CITY DETAILS
C6.7	CITY DETAILS
C6.8	CITY DETAILS
C6.9	CITY DETAILS

CITY ATLAS PAGE #523

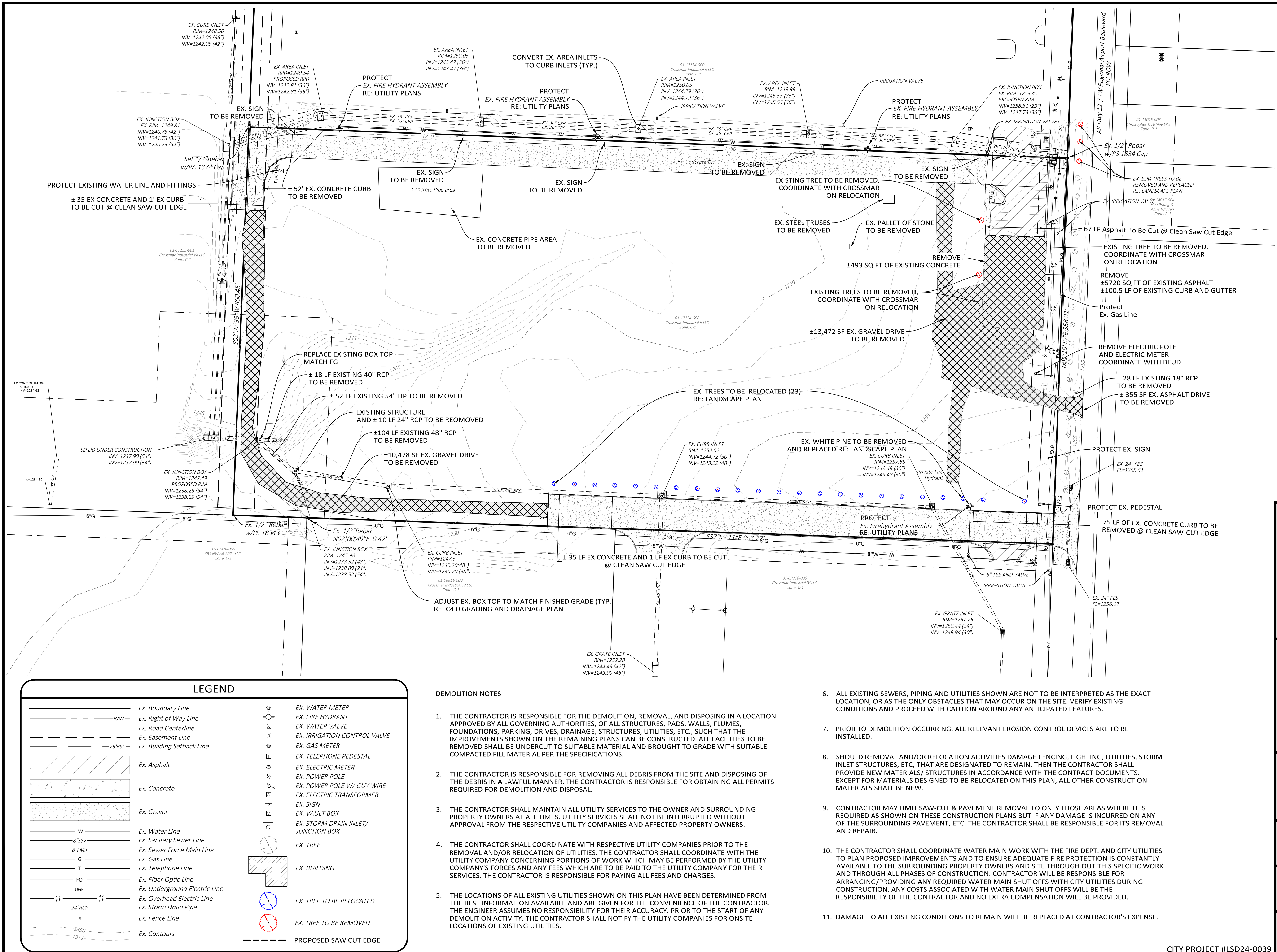
CITY PROJECT #LSD24-0039

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	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
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	ELECTRIC CITY OF BENTONVILLE CONTACT: CHARLIE BARNES 3200 S.W. MUNICIPAL DRIVE BENTONVILLE, AR 72712 PHONE: (479) 271-3159
WASTEWATER CITY OF BENTONVILLE CONTACT: CHRIS EARL 1901 NE A STREET BENTONVILLE, ARKANSAS PHONE: (479) 271-3160	FIRE DEPARTMENT CITY OF BENTONVILLE CONTACT: BRENT BOYDSTON (FIRE CHIEF) 800 SW "A" STREET BENTONVILLE, ARKANSAS 72712 PHONE: (479) 271-5927
WATER & SEWER CITY OF BENTONVILLE CONTACT: BEAU THOMPSON 3200 S.W. MUNICIPAL DRIVE BENTONVILLE, ARKANSAS 72712 PHONE: (479) 271-3140	DEPARTMENT OF HEALTH ARKANSAS DEPARTMENT OF HEALTH DIVISION OF ENGINEERING, SLOT 37 4815 W. MARKHAM LITTLE ROCK, AR 72205 PHONE: (501) 661-2623

GOVERNING AGENCIES

CITY OF BENTONVILLE 3200 S.W. MUNICIPAL DRIVE OR 305 SW A STREET BENTONVILLE, ARKANSAS 72712	CITY ENGINEER CONTACT: DAN WEESE PHONE: (479) 271-5993
CITY PLANNING CONTACT: ELLEN NORVELL 305 SW A ST. PHONE: (479) 271-3122	BUILDING & FIRE SAFETY CONTACT: JAKE FEEMSTER PHONE: (479) 271-3108
STREET DEPARTMENT CONTACT: TONY DAVIS PHONE: (479) 271-3130	STORMWATER CONTACT: ALISON WEST PHONE: (479) 271-6719 jwest@bentonvillear.com
PUBLIC WORKS CONTACT: MIKE BENDER PHONE: (479) 271-6720	



GATEWAY 3

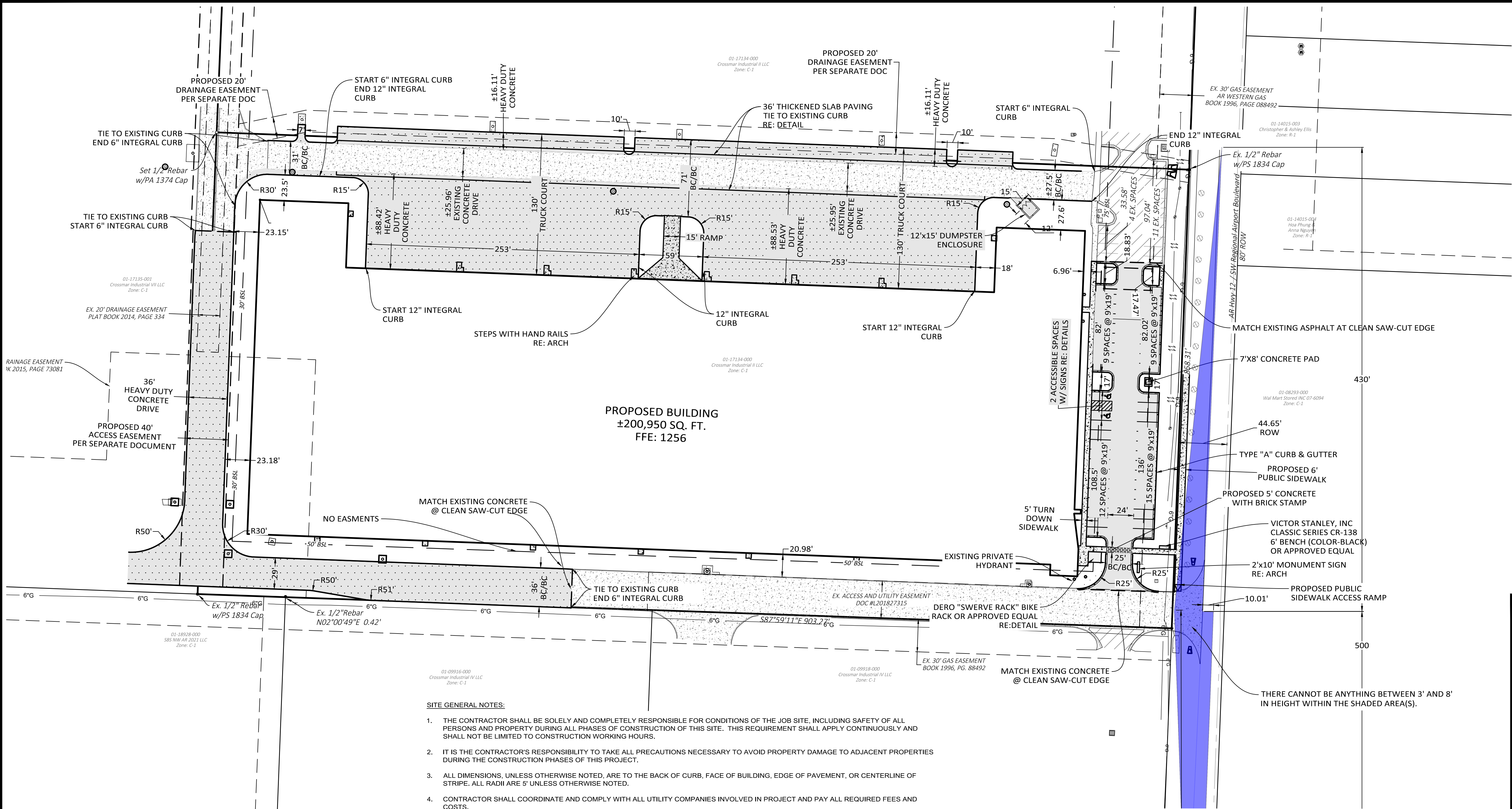
Issued for Review
09.20.2024

Revisions

SHEET **C1.0**

Drawing Name: A:\52000s\52163\001\LD\CADD\Sheets\C-PLAN-SHEET-52163.001.dwg Last Modified: Oct 15, 2024 - 9:52am Plotted on: Oct 15, 2024 - 9:54am by ah5744

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SITE GENERAL NOTES:

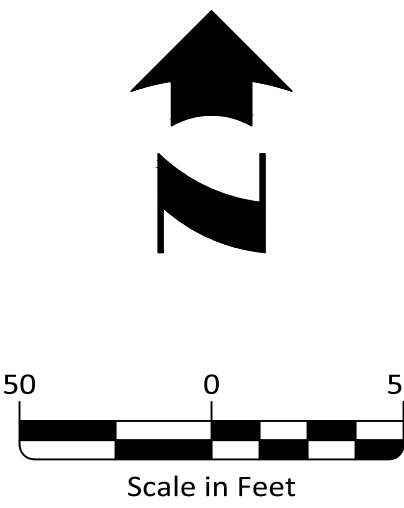
- THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING ALL PHASES OF CONSTRUCTION OF THIS SITE. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND SHALL NOT BE LIMITED TO CONSTRUCTION WORKING HOURS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
- 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.
- CONTRACTOR SHALL COORDINATE AND COMPLY WITH ALL UTILITY COMPANIES INVOLVED IN PROJECT AND PAY ALL REQUIRED FEES AND COSTS.
- SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND LAYOUT.
- PROPOSED SIDEWALKS SHALL BE A MINIMUM OF 5' WIDE UNLESS OTHERWISE NOTED.
- REFER TO ARCHITECTURAL PLANS FOR DETAILS OF THE PROPOSED ENTRANCE SIGN.
- ALL PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT. THERE IS NO PROPOSED SIGNAGE AT THIS TIME.
- ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF BENTONVILLE DEVELOPMENT REGULATIONS.
- ALL PROPOSED FENCING WILL REQUIRE A SEPARATE PERMIT.
- ALL SIGNAGE, PAVEMENT MARKINGS, AND STRIPING SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS AND REGULATIONS.
- CONTRACTOR MUST OBTAIN A PERMIT PRIOR TO PERFORMING A STREET CUT WITHIN CITY OF BENTONVILLE RIGHT-OF-WAY. ALL CONSTRUCTION IN SAID RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH CITY OF BENTONVILLE DETAILS AND SPECIFICATIONS.
- ALL OUTDOOR LIGHTING SHALL HAVE "CUT-OFF" FIXTURES IN ACCORDANCE WITH THE CITY OF BENTONVILLE REQUIREMENTS OR B.U.G (WITH A U RATING OF 0) AND APPROVED BY THE PLANNING DEPARTMENT.
- THERE IS CURRENTLY NO PARKING LOT LIGHT POLES PROPOSED FOR THIS SITE.
- THE PROPOSED COMMUNITY DESIGN FEATURES FOR THIS PROJECT ARE A DERO SWERVE BIKE RACK AND PATIO BENCHES (VICTOR STANLEY, INC. CLASSIC SERIES CR-138 6' BENCH (COLOR-BLACK) OR APPROVED EQUAL.
- ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) SHALL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING.
- DUMPSTER ENCLOSURE SHALL BE CONSTRUCTED WITH SIMILAR MATERIALS AS THE BUILDING.
- FOR ALL RIGHT OF WAYS OPEN VEHICULAR TRAFFIC, 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 ENGINEER.
- 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.

ZONING - LIGHT INDUSTRIAL (L-1)					
BUILDING SETBACKS					
FRONT		SIDE		REAR	
WITH FRONT PARKING	WITHOUT FRONT PARKING	ADJ. TO NON-RESIDENTIAL DISTRICT	ADJ. TO RESIDENTIAL DISTRICT	ADJ. TO NON-RESIDENTIAL DISTRICT	ADJ. TO RESIDENTIAL DISTRICT
75'	30'	30'	75'	50'	75'

PARKING SUMMARY FOR WAREHOUSE/OFFICE			
DESCRIPTION	PARKING REQUIREMENT	SPACES REQUIRED	SPACES PROVIDED
PROPOSED WAREHOUSE (±200,950 S.F.)	5 SP.+1SP./2,000 SQ.FT. UP TO 50,000 SQ.FT. +1 SP./10,000 SQ.FT.	46*	64*
PROPOSED OFFICE (±XXXX S.F.)	1 SP./300 SQ.FT. UP TO 10,000 SQ.FT.	XX*	XX*
ACCESSIBLE SPACES	3 SPACES PER 51-75 SPACES	3	3
TOTAL SPACES (WAREHOUSE/OFFICE)		46*	64*

* INCLUDES ACCESSIBLE SPACES

LEGEND			
	PROPERTY LINE		PROPOSED SAW CUT EDGE
	BUILDING SETBACK LINE		PROPOSED LIGHT DUTY CONCRETE PAVING/SIDEWALK
	PROPOSED EASEMENT		PROPOSED ACCESSIBLE RAMP, TYPE "B"
	PROPOSED BUILDING		PROPOSED SIGN
	PROPOSED ASPHALT PAVEMENT WITH TYPE "A" CURB & GUTTER		PROPOSED CURB INLET/ JUNCTION BOX
	PROPOSED LIGHT DUTY ASPHALT PAVEMENT		PROPOSED GRATE INLET
	PROPOSED LIGHT DUTY CONCRETE PAVEMENT		PROPOSED FIRE HYDRANT
	PROPOSED HEAVY DUTY CONCRETE PAVEMENT		PROPOSED FDC
			PROPOSED WATER METER
			PROPOSED GAS METER
			PROPOSED MANHOLE
			EXISTING ASPHALT PAVEMENT
			EXISTING EASEMENT
			EXISTING GRATE INLET
			EXISTING STORM DRAIN INLET/JUNCTION BOX
			EX. TREE
			EX. 8" WATER LINE
			EXISTING FIRE HYDRANT
			EXISTING WATER METER
			EXISTING POWER POLE
			EXISTING OVERHEAD ELECTRIC
			EXISTING TELEPHONE PEDESTAL
			EXISTING GAS METER
			EXISTING 6" GAS LINE



HALFF ASSOCIATES, INC.
2407 SE COTTONWOOD ST. STE 1
BENTONVILLE, AR 72712
479.273.2209 - HALFF.COM

GATEWAY 3

BENTONVILLE, ARKANSAS

**Issued for Review
09.20.2024**

SITE DIMENSION PLAN

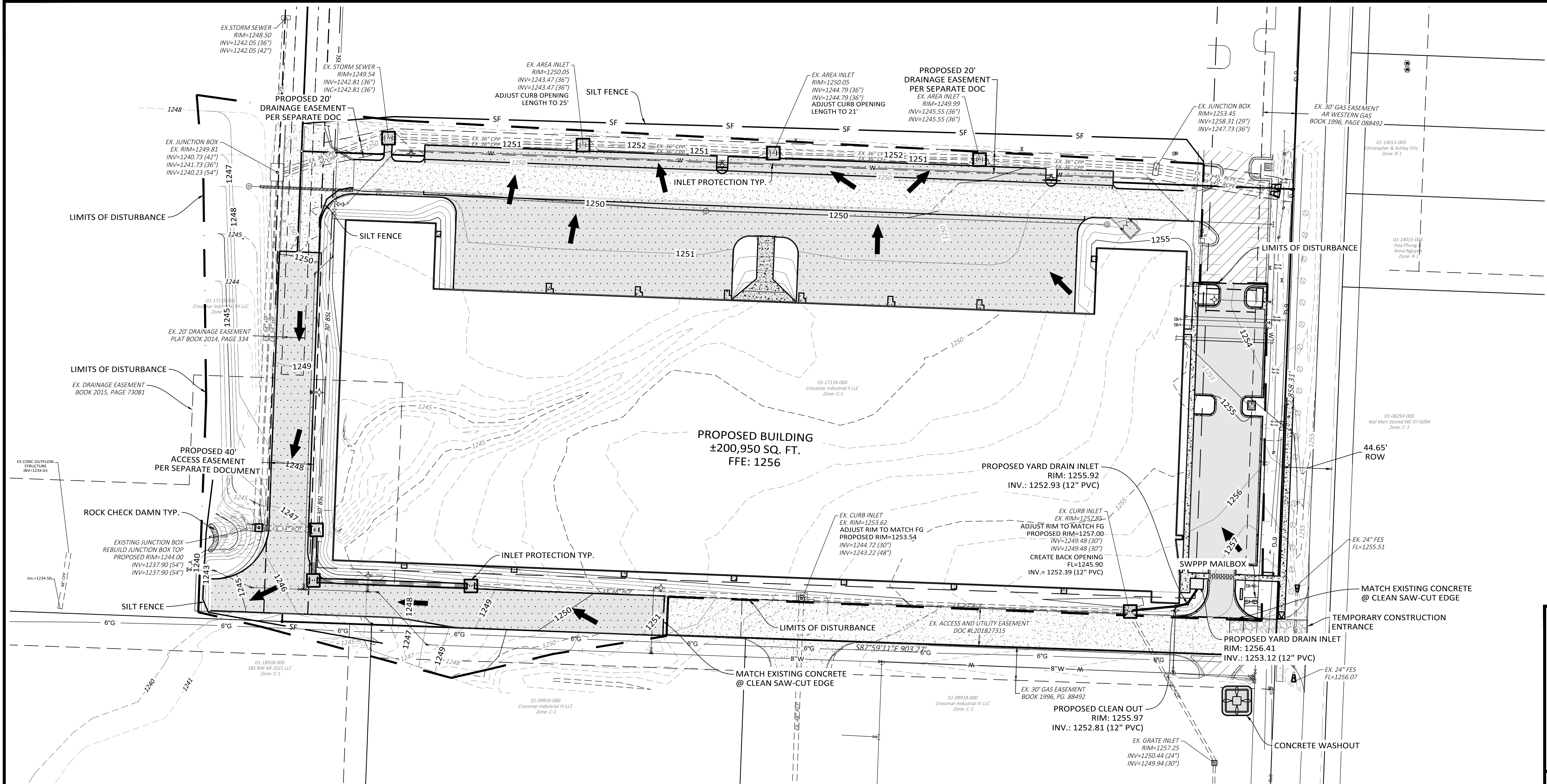
Revisions	

Drawn By: KES	Vert. Scale: N/A
Approved By: PRF	Horiz. Scale: 1"=50'
Date: 09.20.2024	Plot Scale: 1
Project No.: 52163.001	DWG Name: C-PLAN-SHEET

C2.0

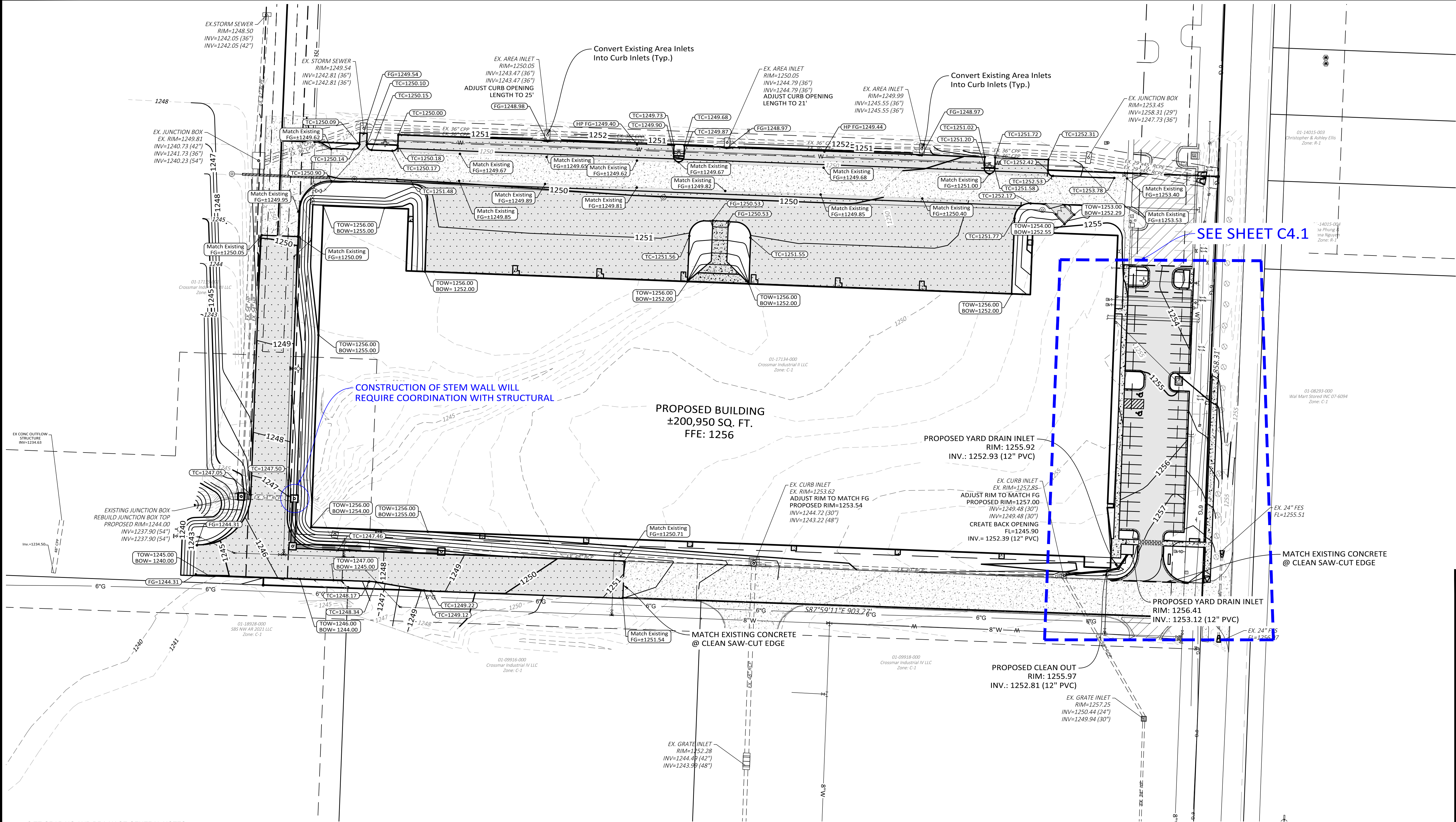
CITY PROJECT #LSD24-0039

SHEET



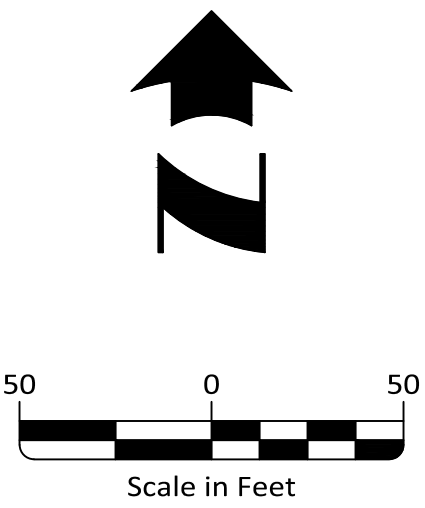
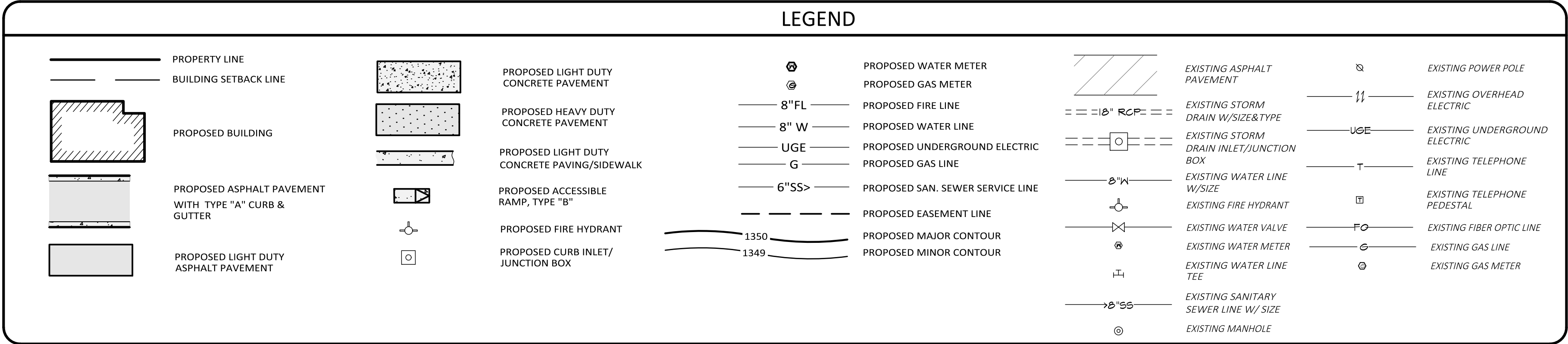
SITE EROSION CONTROL GENERAL NOTES:

Drawing Name: A:\52000A\52163\001\LD\CADD\Sheets\C-PLAN-SHEET-52163.001.dwg Last Modified: Oct 15, 2024 - 9:55am by ah5744



SITE GRADING AND DRAINAGE GENERAL NOTES:

1. 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.
2. ALL DISTURBED AREAS AND SLOPES SHALL BE GRADED SMOOTH, RECEIVE 4" TOPSOIL AND SOD. REFER TO THE LANDSCAPE PLAN.
3. ALL STORM SEWER DISTANCES ARE FROM CENTER OF INLET TO CENTER OF INLET OR FROM CENTER OF INLET TO END OF FLARED-END-SECTION.
4. ALL EXISTING UTILITY VAULTS, VALVES, METERS, AND BOXES TO BE ADJUSTED TO FINISHED GRADES IN ACCORDANCE WITH CITY OF BENTONVILLE REGULATIONS AND TO THE CORRESPONDING UTILITY COMPANIES REQUIREMENTS.
5. NO FINISHED GRADE SLOPES SHALL EXCEED 3:1.
6. 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.
7. 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 OF BENTONVILLE DETAILS AND SPECIFICATIONS.
8. ALL PROPOSED SIDEWALKS AND ACCESSIBLE RAMPS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2%.
9. THERE ARE NO KNOWN EXISTING EROSION CONTROL PROBLEMS EXISTING ON SITE.
10. THERE ARE NO EXISTING WETLANDS ON SITE.
11. ANY ROOF DRAINS EXITING BUILDING NEEDS TO HAVE 4'X10' CONCRETE IN GREEN SPACE.



SEE SHEET C4.1



HALFF ASSOCIATES, INC.
2407 SE COTTONWOOD ST. STE 1
BENTONVILLE, AR 72712
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GATEWAY 3

BENTONVILLE, ARKANSAS

Issued for Review
09.20.2024

GRADING &
DRAINAGE PLAN

Revisions

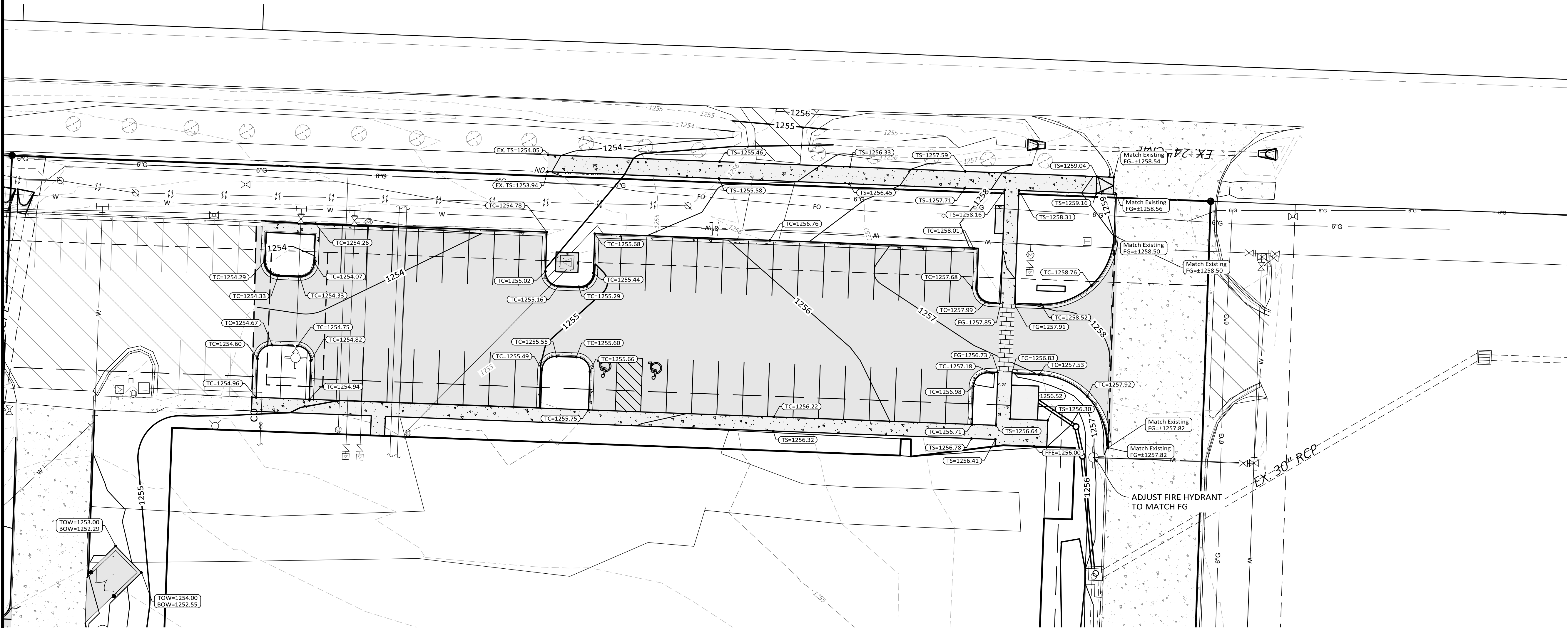
Drawn By:	KES	Vert. Scale:	N/A
Approved By:	PRF	Horiz. Scale:	1"=50'
Date:	09.20.2024	Plot Scale:	1
Project No.:	52163.001	DWG Name:	C-PLAN-SHEET

C4.0

CITY PROJECT #LSD24-0039

SHEET

Drawing Name: A:\52000A\52163\001\LD\CADD\Sheets\C-PLAN-SHEET-52163.001.dwg Last Modified: Oct 15, 2024 - 9:52am Plotted on: Oct 15, 2024 - 9:55am by ah5744



SITE GRADING AND DRAINAGE GENERAL NOTES:

1. 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.
2. ALL DISTURBED AREAS AND SLOPES SHALL BE GRADED SMOOTH, RECEIVE 4" TOPSOIL AND SOD. REFER TO THE LANDSCAPE PLAN.
3. ALL STORM SEWER DISTANCES ARE FROM CENTER OF INLET TO CENTER OF INLET OR FROM CENTER OF INLET TO END OF FLARED-END-SECTION.
4. ALL EXISTING UTILITY VAULTS, VALVES, METERS, AND BOXES TO BE ADJUSTED TO FINISHED GRADES IN ACCORDANCE WITH CITY OF BENTONVILLE REGULATIONS AND TO THE CORRESPONDING UTILITY COMPANIES REQUIREMENTS.
5. NO FINISHED GRADE SLOPES SHALL EXCEED 3:1.
6. 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.
7. 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 OF BENTONVILLE DETAILS AND SPECIFICATIONS.
8. ALL PROPOSED SIDEWALKS AND ACCESSIBLE RAMPS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2%.
9. THERE ARE NO KNOWN EXISTING EROSION CONTROL PROBLEMS EXISTING ON SITE.
10. THERE ARE NO EXISTING WETLANDS ON SITE.
11. ANY ROOF DRAINS EXITING BUILDING NEEDS TO HAVE 4'X10' CONCRETE IN GREEN SPACE.

LEGEND

	PROPERTY LINE		PROPOSED LIGHT DUTY CONCRETE PAVEMENT		PROPOSED WATER METER		EXISTING ASPHALT PAVEMENT
	BUILDING SETBACK LINE		PROPOSED HEAVY DUTY CONCRETE PAVEMENT		PROPOSED GAS METER		EXISTING STORM DRAIN W/SIZE&TYPE
	PROPOSED BUILDING		PROPOSED LIGHT DUTY CONCRETE PAVING/SIDEWALK		PROPOSED FIRE LINE		EXISTING STORM DRAIN INLET/JUNCTION BOX
	PROPOSED ASPHALT PAVEMENT WITH 6" TYPE "A" CURB & GUTTER		PROPOSED HANDICAP RAMP, TYPE "B"		PROPOSED UNDERGROUND ELECTRIC		EXISTING WATER LINE W/SIZE
	PROPOSED LIGHT DUTY ASPHALT PAVEMENT		PROPOSED FIRE HYDRANT		PROPOSED GAS LINE		EXISTING FIRE HYDRANT
			PROPOSED CURB INLET/ JUNCTION BOX		PROPOSED SAN. SEWER SERVICE LINE		EXISTING WATER VALVE
					PROPOSED EASEMENT LINE		EXISTING WATER METER
					PROPOSED MAJOR CONTOUR		EXISTING WATER LINE TEE
					PROPOSED MINOR CONTOUR		EXISTING SANITARY SEWER LINE W/ SIZE
							EXISTING MANHOLE
							EXISTING POWER POLE
							EXISTING OVERHEAD ELECTRIC
							EXISTING UNDERGROUND ELECTRIC
							EXISTING TELEPHONE LINE
							EXISTING TELEPHONE PEDESTAL
							EXISTING FIBER OPTIC LINE
							EXISTING GAS LINE
							EXISTING GAS METER



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GATEWAY 3

BENTONVILLE, ARKANSAS

Issued for Review
09.20.2024

GRADING PLAN
EAST PARKING LOT

Revisions

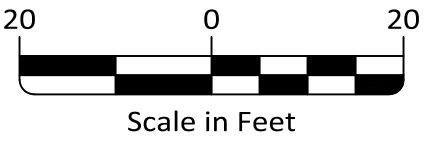
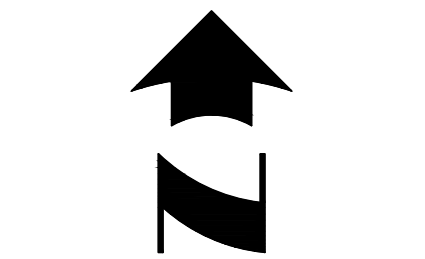
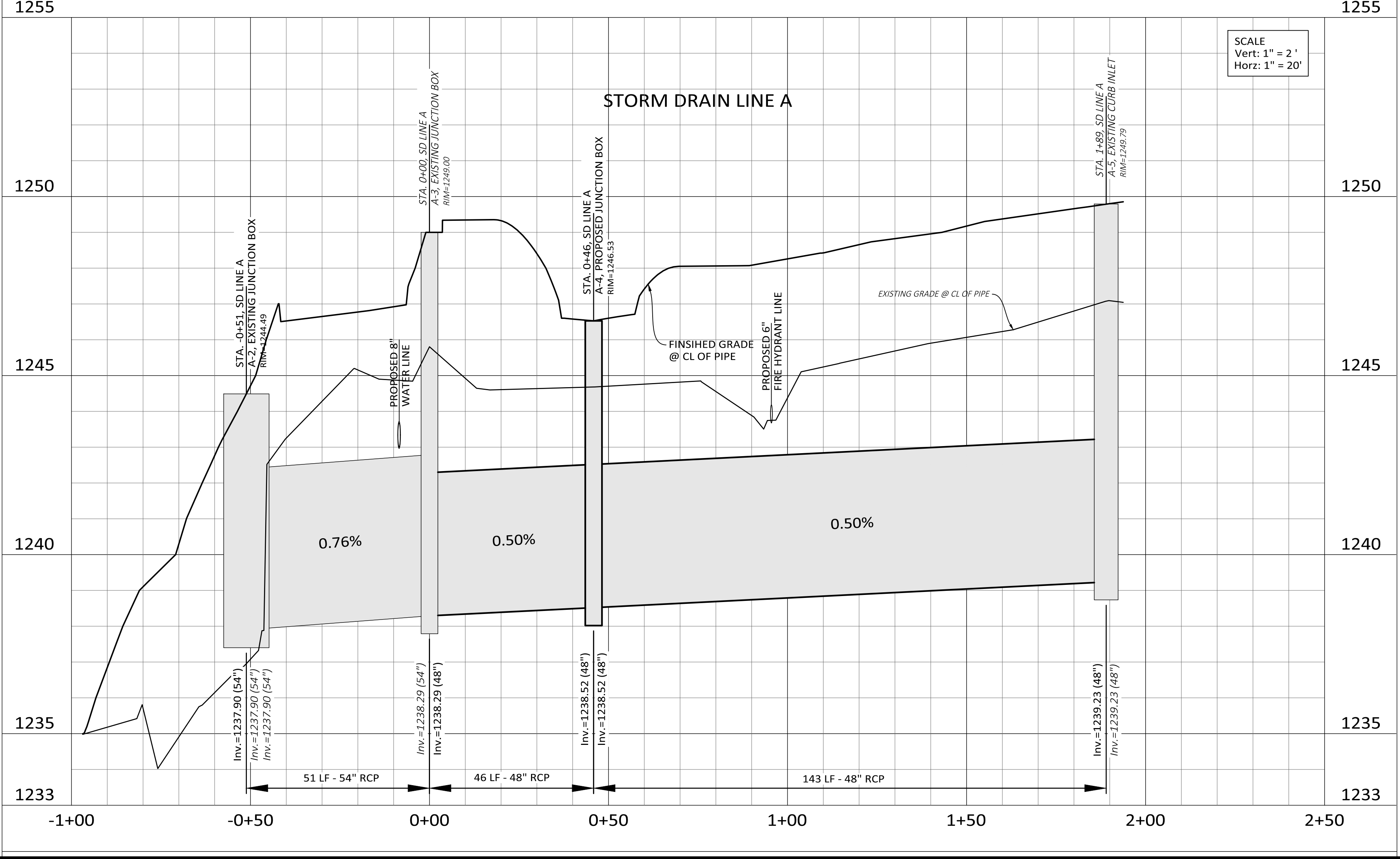
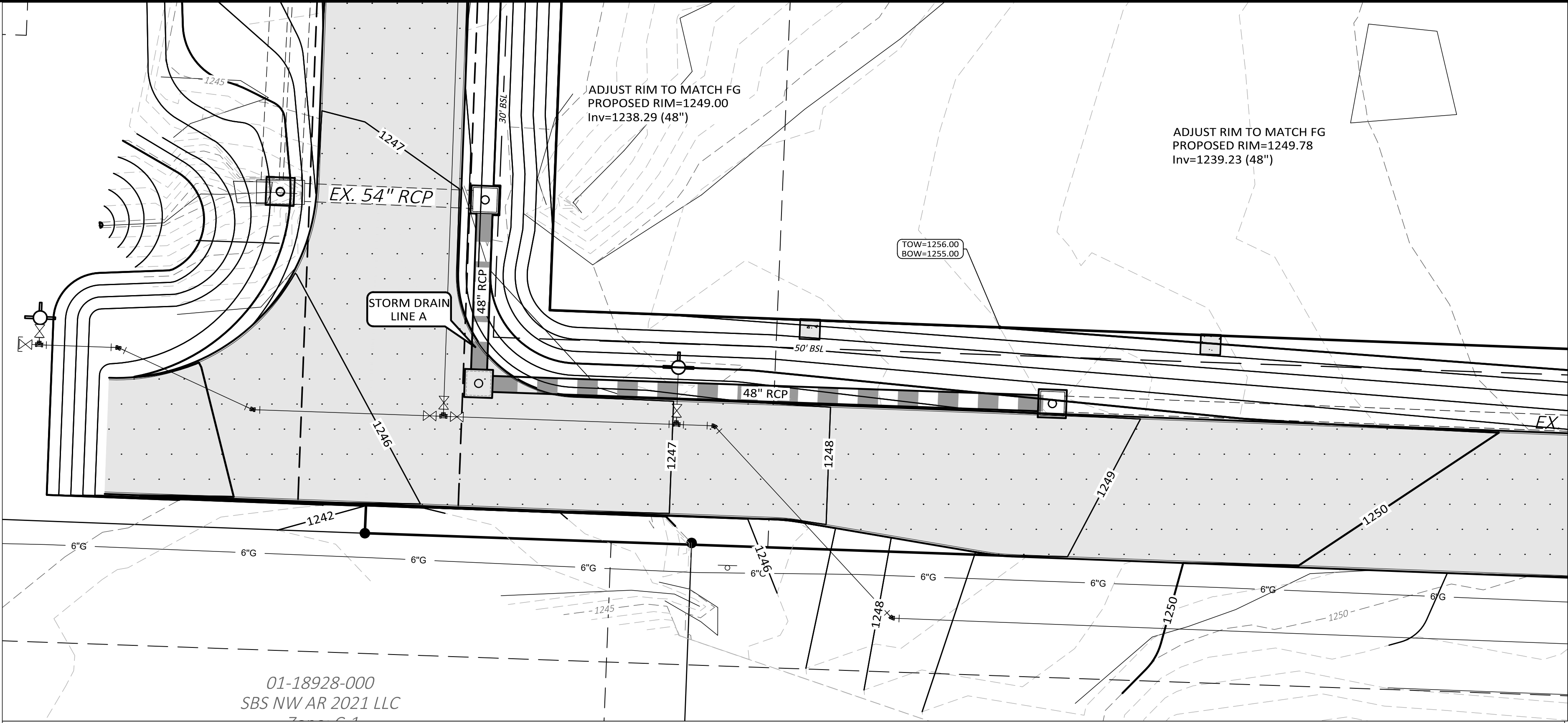
Drawn By: KES	Vert. Scale: N/A
Approved By: PRF	Horiz. Scale: 1"=10'
Date: 09.20.2024	Plot Scale: 1
Project No.: 52163.001	DWG Name: C-PLAN-SHEET

C4.1

CITY PROJECT #LSD24-0039

SHEET

Drawing Name: A:\52000A\52163\001\LD\CADD\Sheets\C-PLAN-SHEET-52163.001.dwg Last Modified: Oct 15, 2024 - 9:52am Plotted on: Oct 15, 2024 - 9:55am by ah5744



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GATEWAY 3

BENTONVILLE, ARKANSAS

Issued for Review
09.20.2024

STORM DRAIN LINE A PLAN AND PROFILE

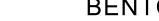
Revisions	

Drawn By: KES	Vert. Scale: 1"=2'
Approved By: PRF	Horiz. Scale: 1"=20'
Date: 09.20.2024	Plot Scale: 1
Project No.: 52163.001	DWG Name: C-PLAN-SHEET

C4.2

CITY PROJECT #LSD24-0039

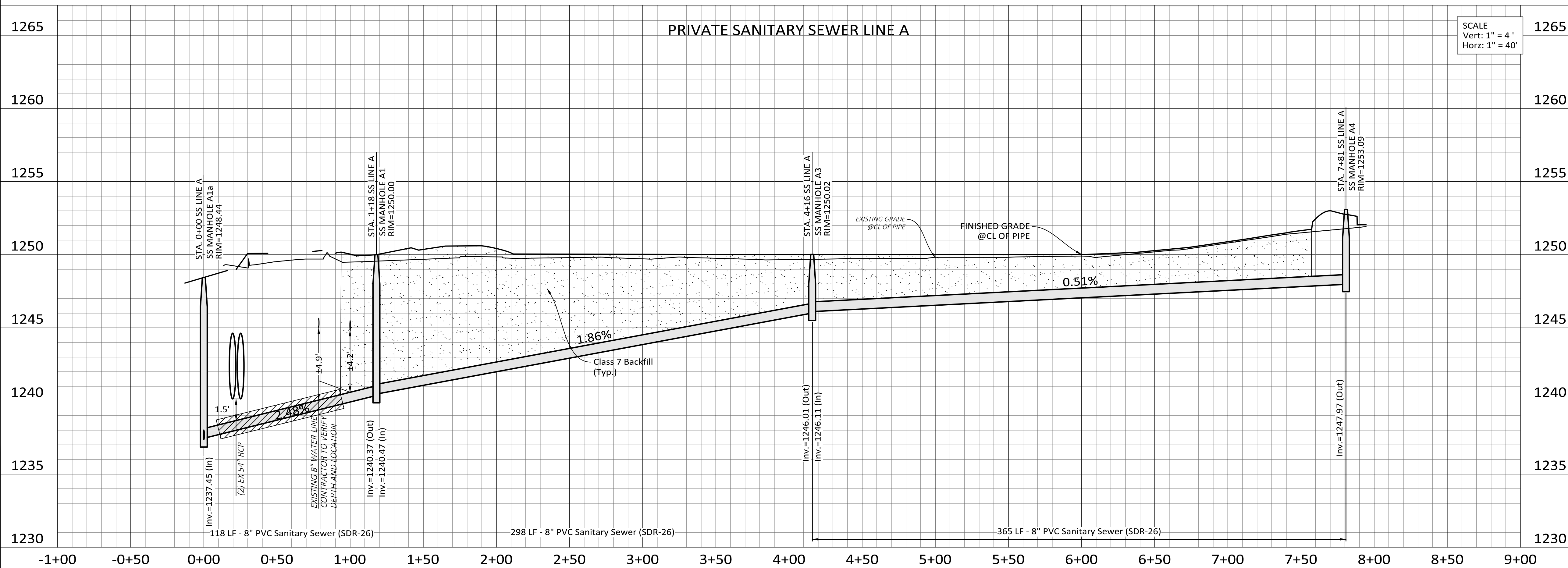
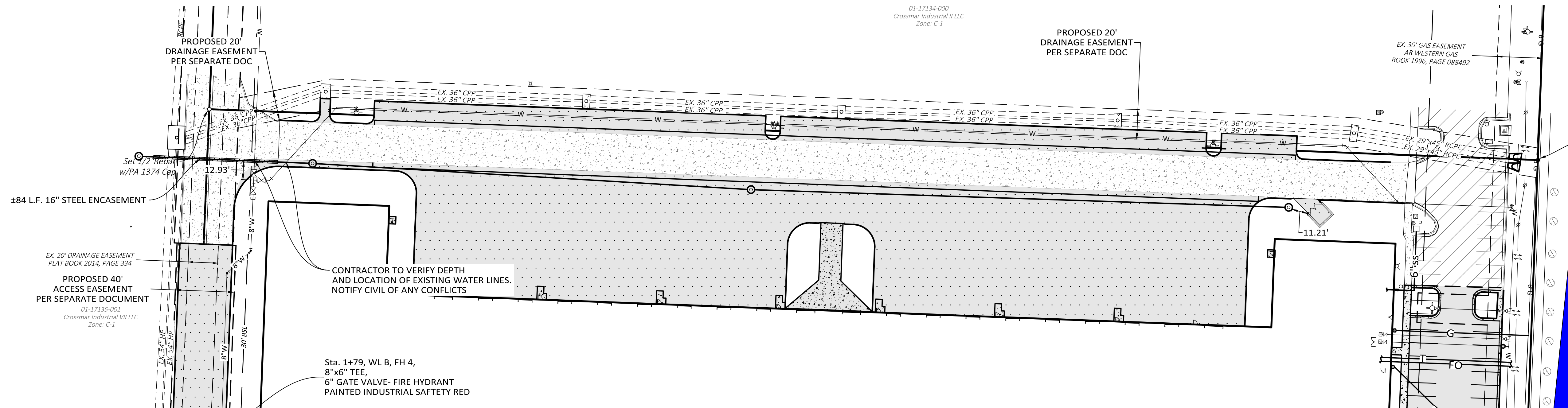
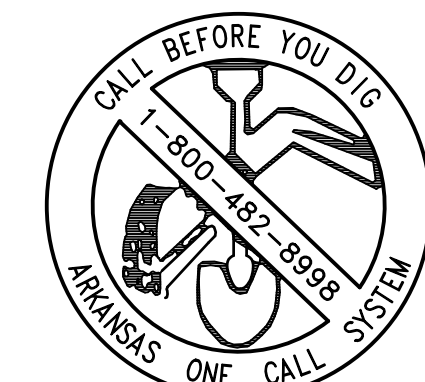
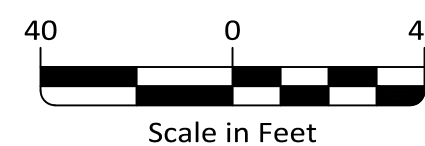
SHEET



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Drawn By: KES	Vert. Scale: N/A
Approved By: PRF	Horiz. Scale: 1"=50'
Date: 09.20.2024	Plot Scale: 1
Project No.: 52163.001	DWG Name: C-PLAN-SHEET





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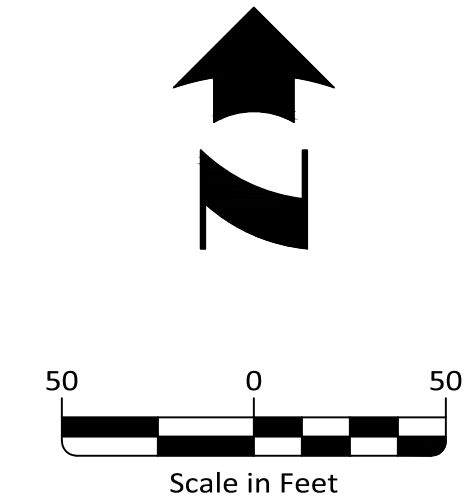
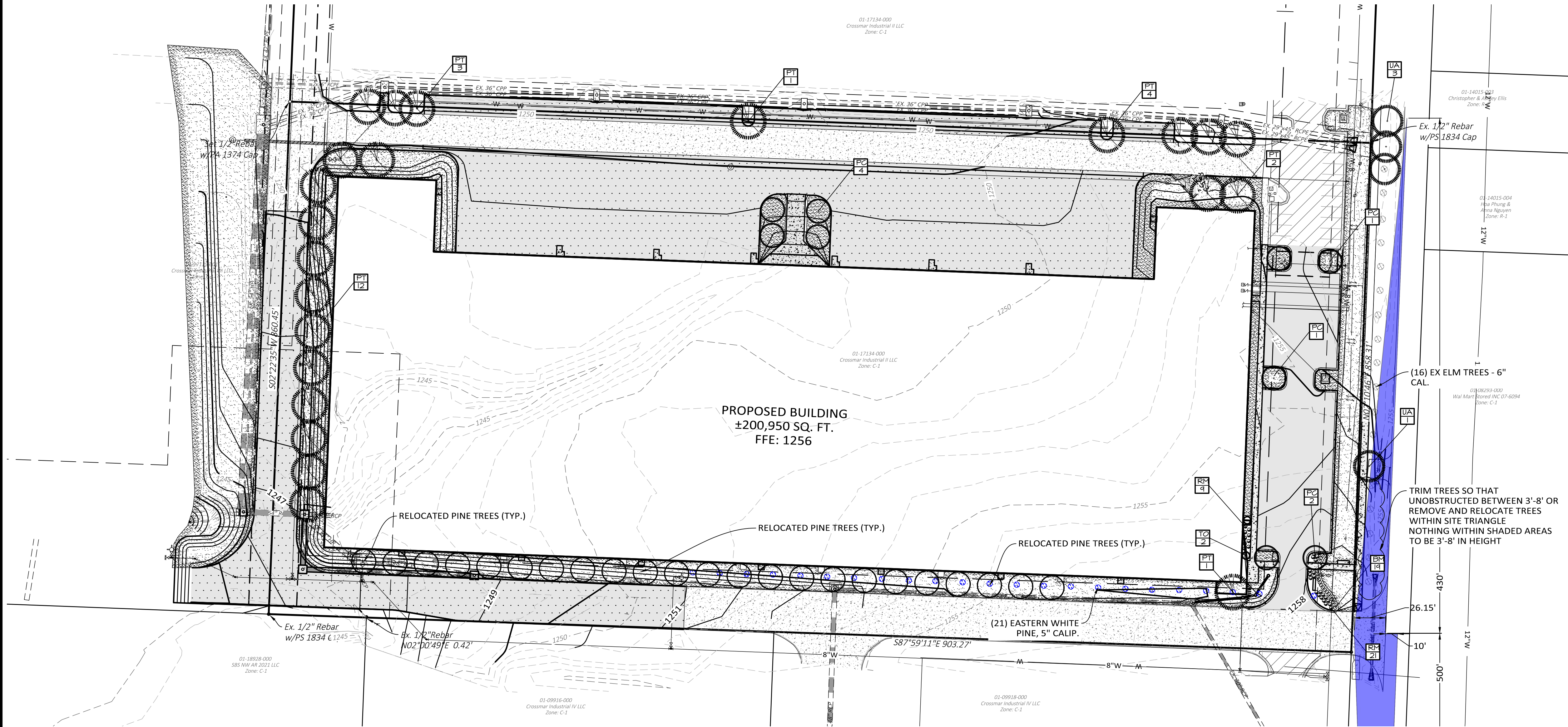
PRIVATE SANITARY SEWER LINE A PLAN AND PROFILE

Revisions	

Drawn By:	KES	Vert. Scale:	N/A'
Approved By:	PRF	Horiz. Scale:	1"=40'
Date:	09.20.2024	Plot Scale:	1
Project No.:	52163.001	DWG Name:	C-PLAN-SHEET

SHEET **C5.2**

Drawing Name: A:\52000A\52163\001\L1D\CADD\Sheets\L1-PLAN-LAND-32163.001.dwg Last Modified: Sep 23, 2024 - 2:31pm Plotted on: Oct 15, 2024 - 9:58am by ah5744



SEEDING AND SODDING NOTE:

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 TURF-TYPE FESCUE 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.

TRIM TREES SO THAT UNOBSTRUCTED BETWEEN 3'-8" OR REMOVE AND RELOCATE TREES WITHIN SITE TRIANGLE NOTHING WITHIN SHADED AREAS TO BE 3'-8" IN HEIGHT

PROPOSED BUILDING
±200,950 SQ. FT.
FFE: 1256

RELOCATED PINE TREES (TYP.)

RELOCATED PINE TREES (TYP.)

RELOCATED PINE TREES (TYP.)

(21) EASTERN WHITE
PINE, 5" CALIP.

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 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 TWIGGS 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 MARK 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.

PLANT SCHEDULE					
Key	COMMON NAME	Botanical Name	Size	Spacing	Qty.
SHADE/ORNAMENTAL TREES					
PC	CHINESE PISTACHE	Pistachia chinensis	2.5" Cal. B&B	As Shown	4
EVERGREEN TREES					
	RELOCATED TREES	N/A	As Shown	As Shown	23
PT	LOBLOLLY PINE	Pinus taeda	6' B&B	As Shown	25
TO	EMERALD ARBORVITEA	Thuja occidentalis 'Emerald'	5 Gal.	As Shown	2
UA	ELM	ULMUS AMERICANA 'PRINCETON'	6" CAL.	As Shown	4
SHRUBS AND GRASSES					
BM	WINTER GEM BOXWOOD	Buxus microphylla japonica 'Winter Gem'	5 Gal.	As Shown	12
RM	WHITE DRIFT ROSE	Rosa 'Meisland'	5 Gal.	As Shown	25

LANDSCAPE CALCULATIONS:

STREET FRONTAGE BUFFER:

1 SHADE TREE PER 20 LF OF STREET FRONTAGE
425 LF / 20 LF = 21 SHADE TREES REQUIRED
20 EXISTING STREET TREES

PERIMETER LANDSCAPING:

1 TREE PER 50 LF OF PERIMETER, 50% MUST BE SHADE TREES
2233 LF / 50 LF = 45 TREES REQUIRED - 23 CREDITED TREES
22 TREES PROVIDED, ALL BEING SHADE TREES

INTERIOR PARKING GREENSPACE:

2 SHADE TREE/INTERNAL PLANTING ISLAND
2 INTERNAL ISLANDS/ 4 SHADE TREES REQUIRED
6 SHADE TREES PROVIDED

1 SHADE TREE/EXTERNAL PLANTING ISLAND
5 EXTERNAL ISLANDS/ 5 SHADE TREES REQUIRED
4 SHADE TREES PROVIDED

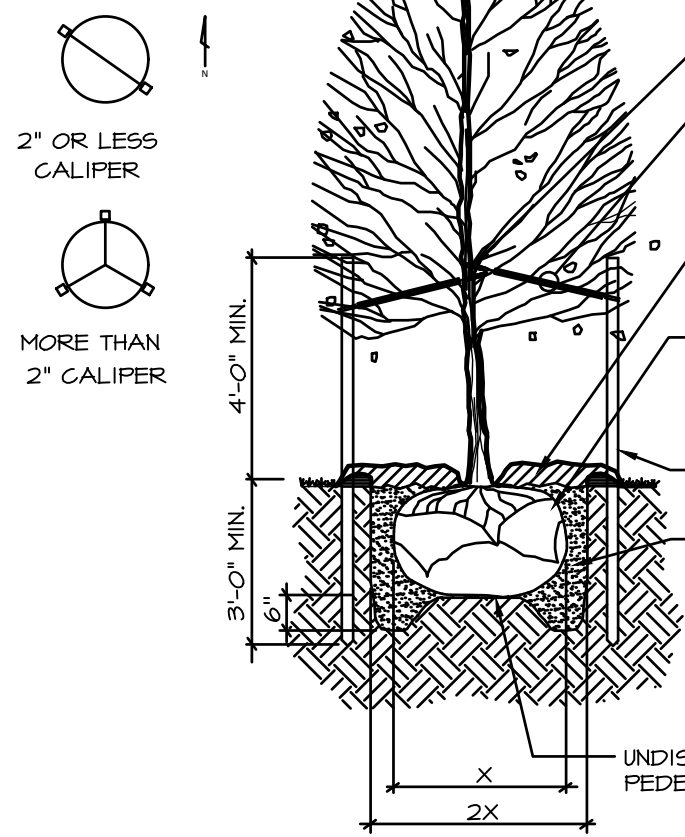
TREE PRESERVATION CREDITS:

23 RELOCATED PINE TREES AT 4 TO 7.9 IN DBH = 23 TREES CREDITED

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.
- 2-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.
- 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.
- IRRIGATION TO BE DESIGNED AND INSTALLED ON SITE WITH HUNTER PGP ROTARY HEADS, HUNTER-8" TYPE SPRAY HEADS, HUNTER ICC 40 STATION CONTROLLER, RAIN AND FREEZE SENSORS, RAINBIRD PROFESSIONAL SERIES VALVES. ALL PROPOSED SOD AND BED AREAS SHALL BE IRRIGATED.
- ALL LAWN AREAS ARE TO BE IRRIGATED ON SEPARATE STATIONS AS LANDSCAPE BEDS.
- CONTRACTOR SHALL PROVIDE A THREE YEAR WARRANTY ON THE IRRIGATION SYSTEMS PARTS AND LABOR.
- A LETTER FROM THE OWNER/DEVELOPER IS REQUIRED THAT GUARANTEES TO MAINTAIN AND/OR REPLACE THE LANDSCAPING FOR A PERIOD OF 3 YEARS STARTING ONCE INSTALLATION IS COMPLETE.
- PLANTINGS IN EXCESS OF MINIMUM REQUIREMENTS MAY NOT BE REDUCED ONCE APPROVED BY PLANNING COMMISSION.
- 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 "STANDARDS 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.
- WHERE POTENTIAL UTILITY CONFLICTS WITH LANDSCAPING, UTILITY LOCATIONS SHALL BE FIELD VERIFIED.
- WILL PROVIDE INTERIOR PARKING GREENSPACE REQUIREMENT 18% OF IMPERVIOUS MATERIAL, AND AT LEAST 80% WILL BE LIVING MATERIAL FOR PARKING ISLANDS.

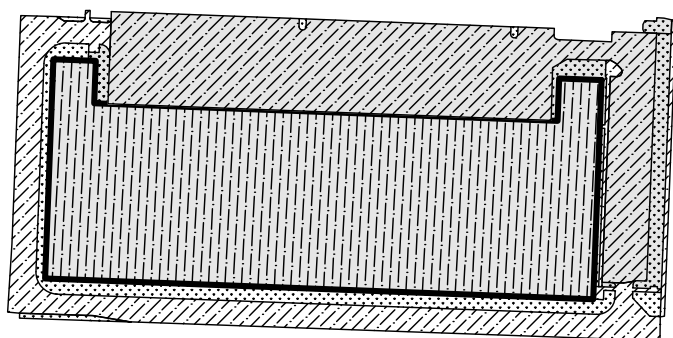
GUYING DETAIL



TREE PLANTING DETAIL

N.T.S.

LD
01



Zoning: L-1 Light Industrial

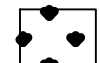
Green Space Calculations:

Total Site Area: ±400,835 Sq Ft. / ±9.2 Acres
Maximum Lot Coverage: 360,369 Sq Ft / 90%
Total Impervious Proposed: 360,369 Sq Ft / 90%
Total Open Space Provided: 40,466 Sq Ft / 10%

Building Area: 200,950 Sq Ft

Total Parking Area: 101,582 Sq Ft

Total Interior Greenspace Required: 10,158 Sq Ft (10%)
Total Interior Greenspace Provided: 18,192 Sq Ft (18%)



Green Space



Parking Area



Interior Green Space



Building



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GATEWAY 3

BENTONVILLE, ARKANSAS

Issued for Review
09.20.2024

LANDSCAPE PLAN

Revisions

Drawn By:	KES	Vert. Scale:	N/A
Approved By:	PRF	Horiz. Scale:	1"=50'
Date:	09.20.2024	Plot Scale:	1
Project No.:	52163.001	DWG Name:	C-PLAN-SHEET

SHEET
L1.0

CITY PROJECT #LSD24-0039



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 amended their rezoning request from R-1, Low Density Single Family Residential to C-2, General Commercial, to request a C-1, Neighborhood Commercial zoning classification. The applicant states in their narrative they would like to rezone to conform to the Future Land Use Plan designation of General Commercial.

Relationship to the General Plan / Projected Traffic Impact

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).

C-1, Neighborhood commercial District is designed primarily to provide convenience goods and personal services for persons living in the surrounding residential areas while maintaining a character in harmony with residential development.

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

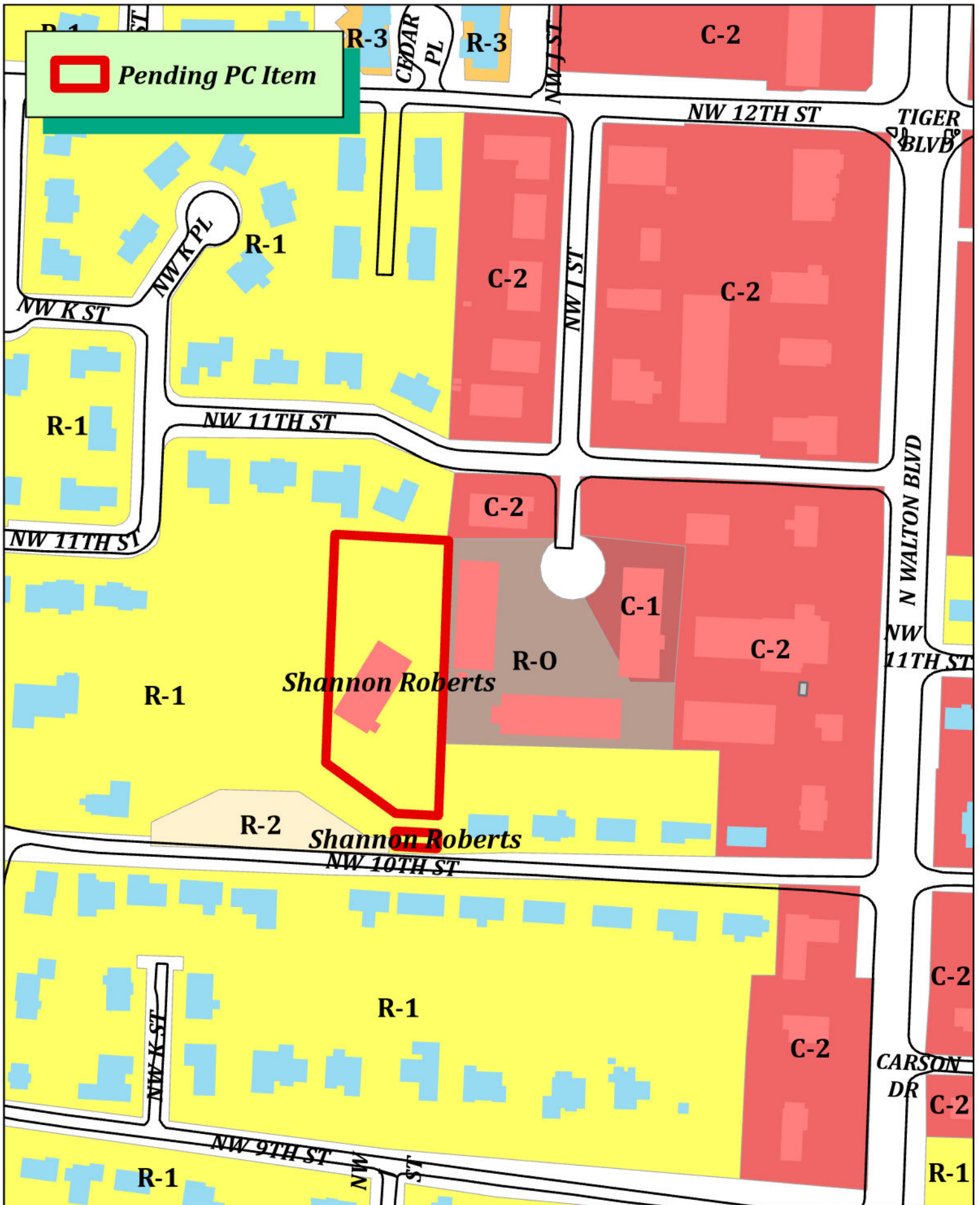
Similarly, this property lies within a couple of zoning districts. The property has R-1, Low Density Single Family Residential to the north, west, and south; C-1, Neighborhood Commercial to the west; C-2, General Commercial to the northwest; and R-2 Medium Density Two Family and Townhome Residential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



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.

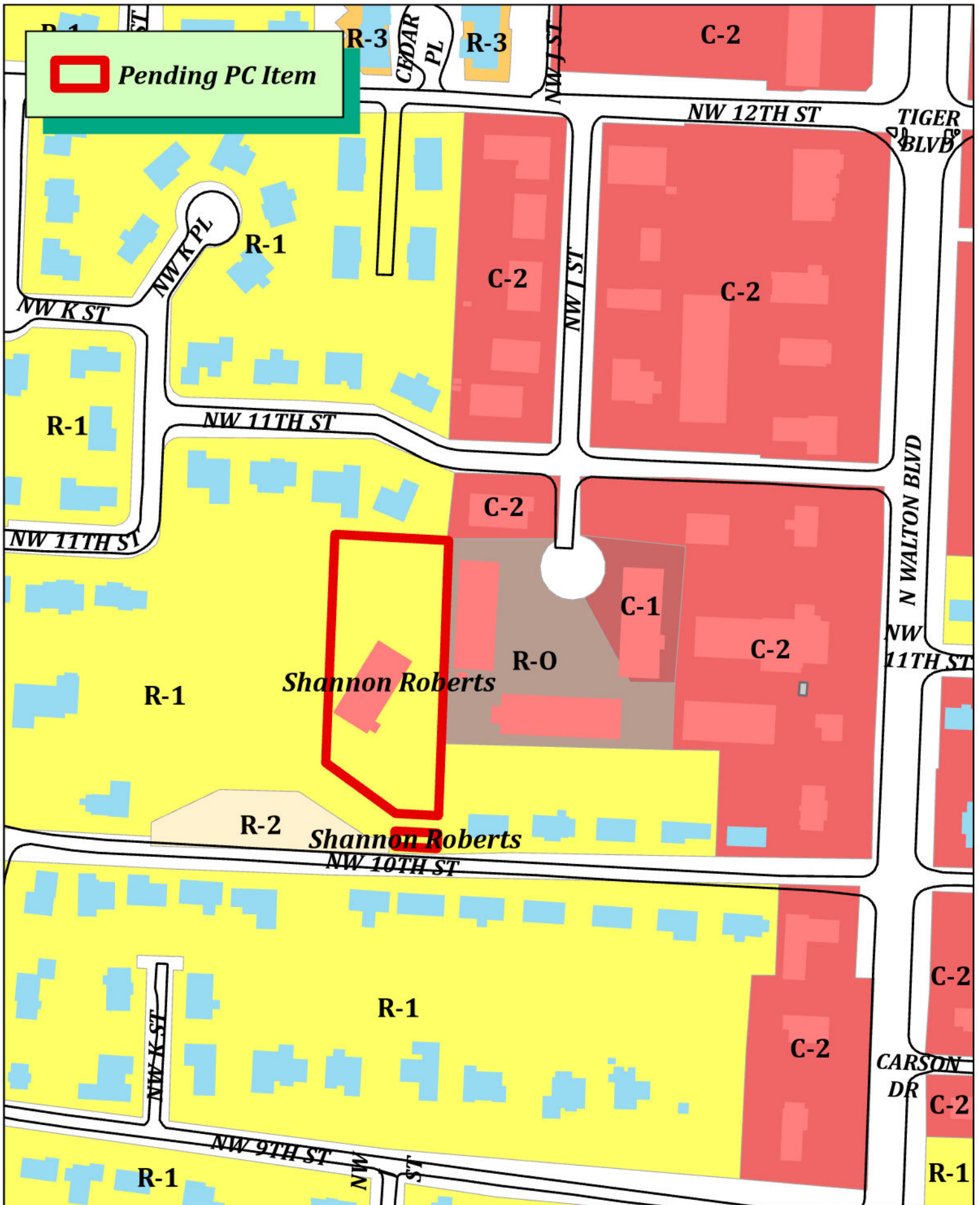
I/We have received notice of the public hearing for the rezoning of the above described property and:

☐ I/We have no objections to the rezoning.

☐ I/We object to the rezoning because:

Signature and Physical Address

Signature and Physical Address



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.

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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:

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°53'08" E 173.76 FEET TO A FOUND IRON PIN;
THENCE S 02°08'34" 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°52'48" 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.

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.)

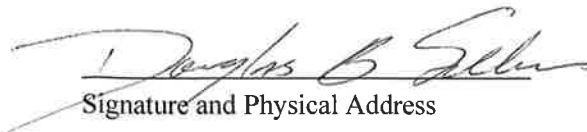
For more information, you may call the Planning Department at (479)271-3122.

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:

911 NW 10th St

Signature and Physical Address



Signature and Physical Address

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:

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;
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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 28.72 FEET TO A FOUND IRON PIN, THE POINT OF BEGINNING;
THENCE N 88°54'38" 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 310.84 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:
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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.

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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:

Spot zoning

Pub Reife

Signature and Physical Address

1102 NW 11TH ST.
Bentonville, AR
72712

Signature and Physical Address

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

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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:

Nothing has changed the property so it is surrounded by residential it should remain the same. R-1

La Odee 910 n.w. 10th St

Signature and Physical Address

Signature and Physical Address

Re: RZ24-0039

From Scott Schroen <scott@ivycabinets.com>

Date Fri 10/25/2024 11:14 AM

To Sophie McAdara <smcadara@bentonvillear.com>

Cc pesterer@mosestucker.com <pesterer@mosestucker.com>; Thomas Adler <tadler@bentonvillear.com>;
Bradley Gavrielides <bgavrielides@bentonvillear.com>

Yes, please change our zoning request to a C-1.

Thank you!

Scott Schroen

Owner

O (479) 582-4201

C (479) 379-8420

ivycabinets.com

On Oct 25, 2024, at 10:17 AM, Sophie McAdara <smcadara@bentonvillear.com> wrote:

Good morning,

I wanted to reach out as we are writing the staff reports for the 11-5 meeting, to confirm in writing if you would like us to change your rezoning request to C-1 in the report now, or if you would just like to request the change to Planning Commission during the meeting. Either way works for us! Just let me know your preference.

Best,

<Outlook-n1xtotxc.png>

Have questions about zoning and development?

[Book a meeting here](#)

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-1, NEIGHBORHOOD
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-1, NEIGHBORHOOD 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 November 5, 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-1, NEIGHBORHOOD 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-1, NEIGHBORHOOD 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



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 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 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

There are no waivers associated with this Large Scale Development request.

Conclusion

Staff recommends approval of this Large Scale Development.

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

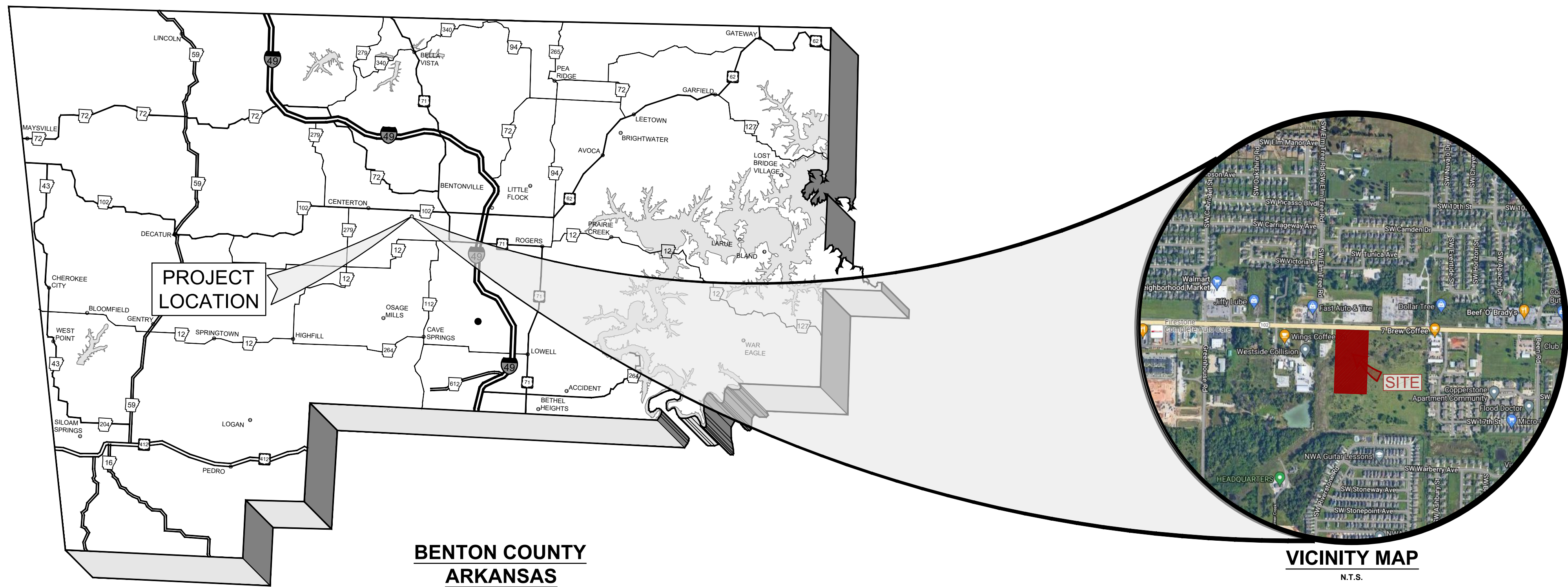


UHAUL STORAGE FACILITY

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 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

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

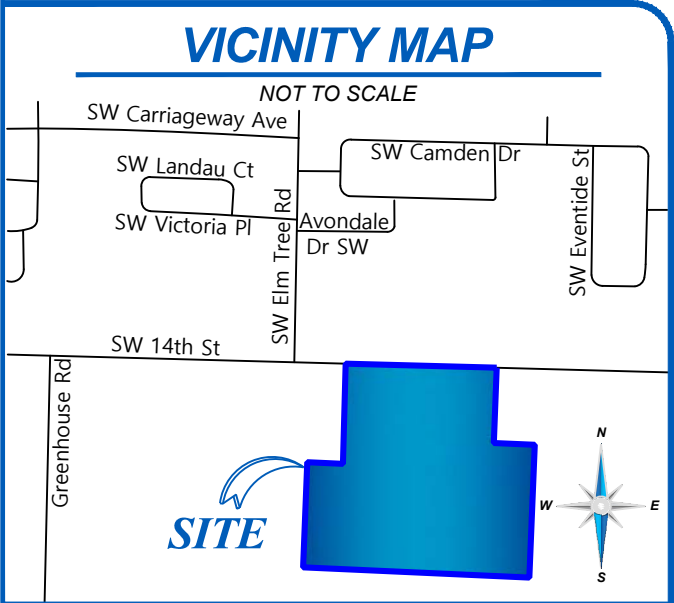
CURRENT ZONING:
C-2, GENERAL COMMERCIAL

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

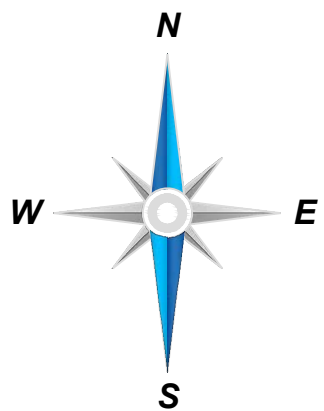
CREATING LOTS 3 & 4

SW 14TH STREET
BENTON COUNTY
BENTONVILLE, AR 72712

LEGEND & SYMBOLS

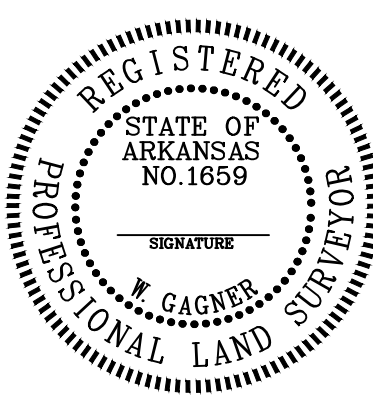
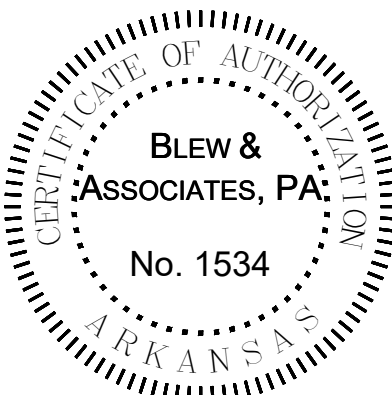
- FOUND MONUMENT (AS NOTED)
- SET 5/8" REBAR CAPPED "1659"
- (MSP) MASTER STREET PLAN
- ⚡ GAS VALVE
- ⚡ FIRE HYDRANT
- ⚡ POWER POLE
- ⚡ STORM MANHOLE
- ⚡ ELECTRIC BOX
- ⚡ WATER VALVE

- 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



1" = 100'
GRAPHIC SCALE

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

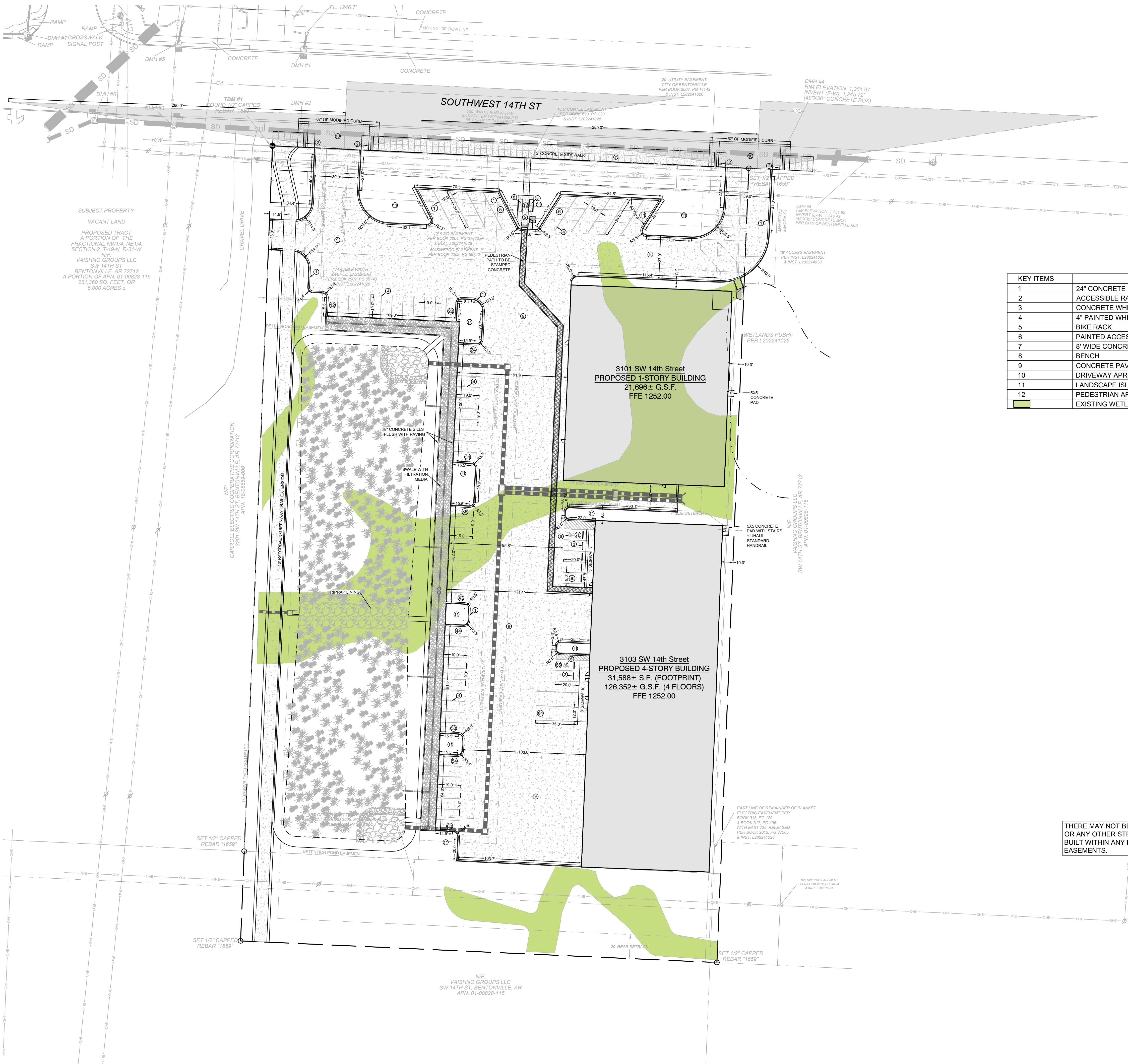
SURVEY REVIEWED BY:
BG

SCALE:
1" = 100'

FOR THE USE AND BENEFIT OF:
AMERCO

SHEET 1 OF 2

City Of Bentonville Project #LS22-0064



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
13	EXISTING WETLAND 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
70 TOTAL SPACES PROVIDED

PARKING AREA = 82,794 SF
8279 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

THE PROPOSED SITE IS LOCATED WITHIN AIRPORT ZONE C (OUTER SAFETY ZONE) AND ALL REQUIREMENTS HAVE BEEN MET.

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.

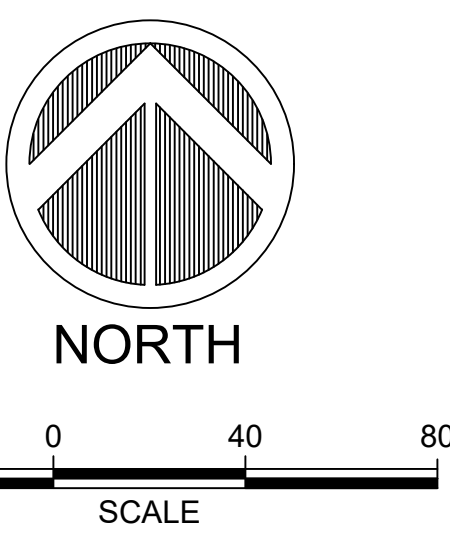
BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN.

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.



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

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.

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 1382
ASHLEY BICE
10/19/24

ASHLEY BICE, PE
CIVIL ENGINEER
PO BOX 26584
LITTLE ROCK, AR 72221
ASHLEY@KODAEENGINEERING.CO
501.593.1298

REVISIONS	DATE

UHAUL STORAGE

SW 14TH STREET
BENTONVILLE, AR

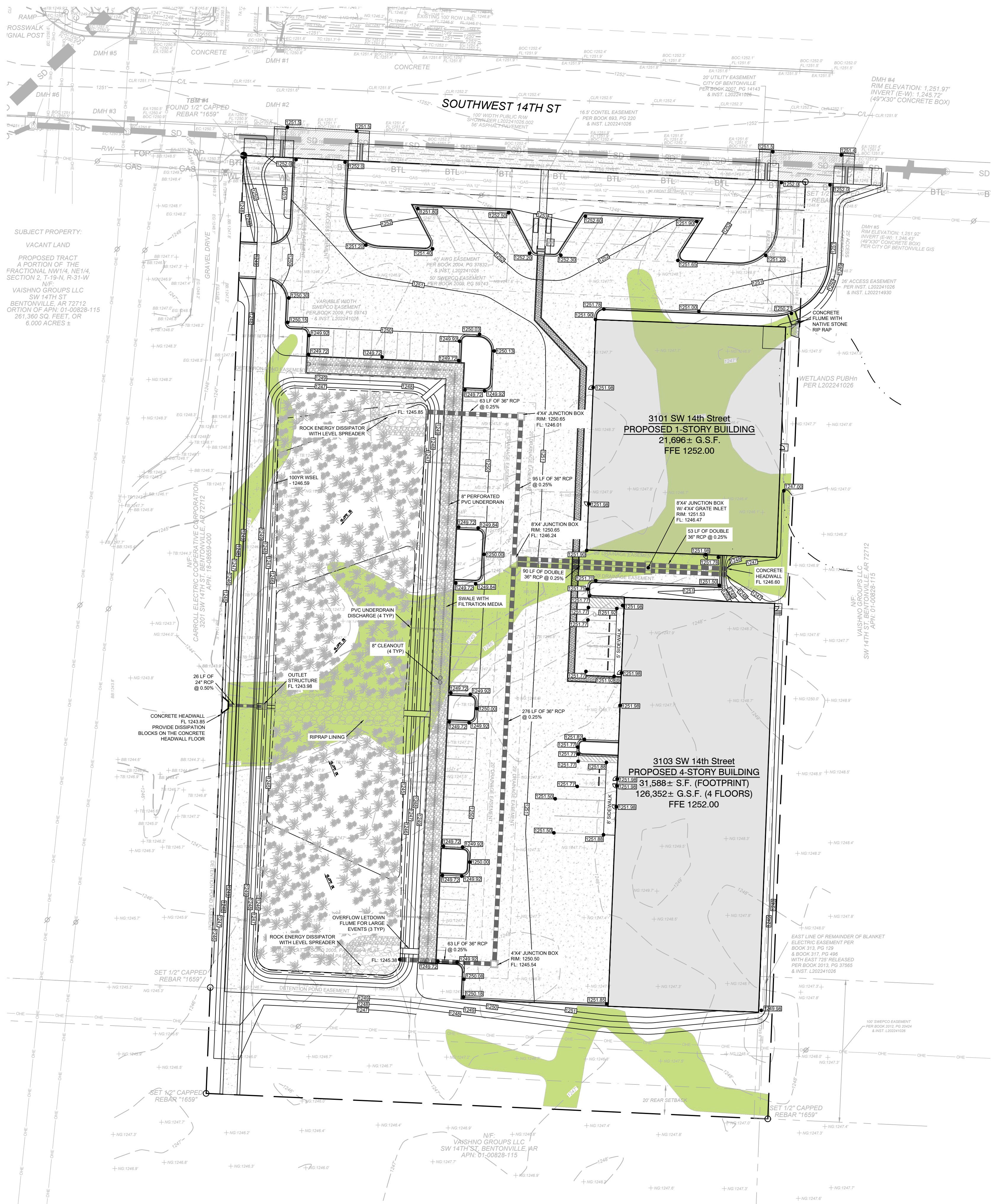
SITE PLAN

PLAN DATE:
10/18/2024

DESIGN:	CHECK:	DRAWN:
ARB	ARB	ARB

PROJECT NO:
22-098

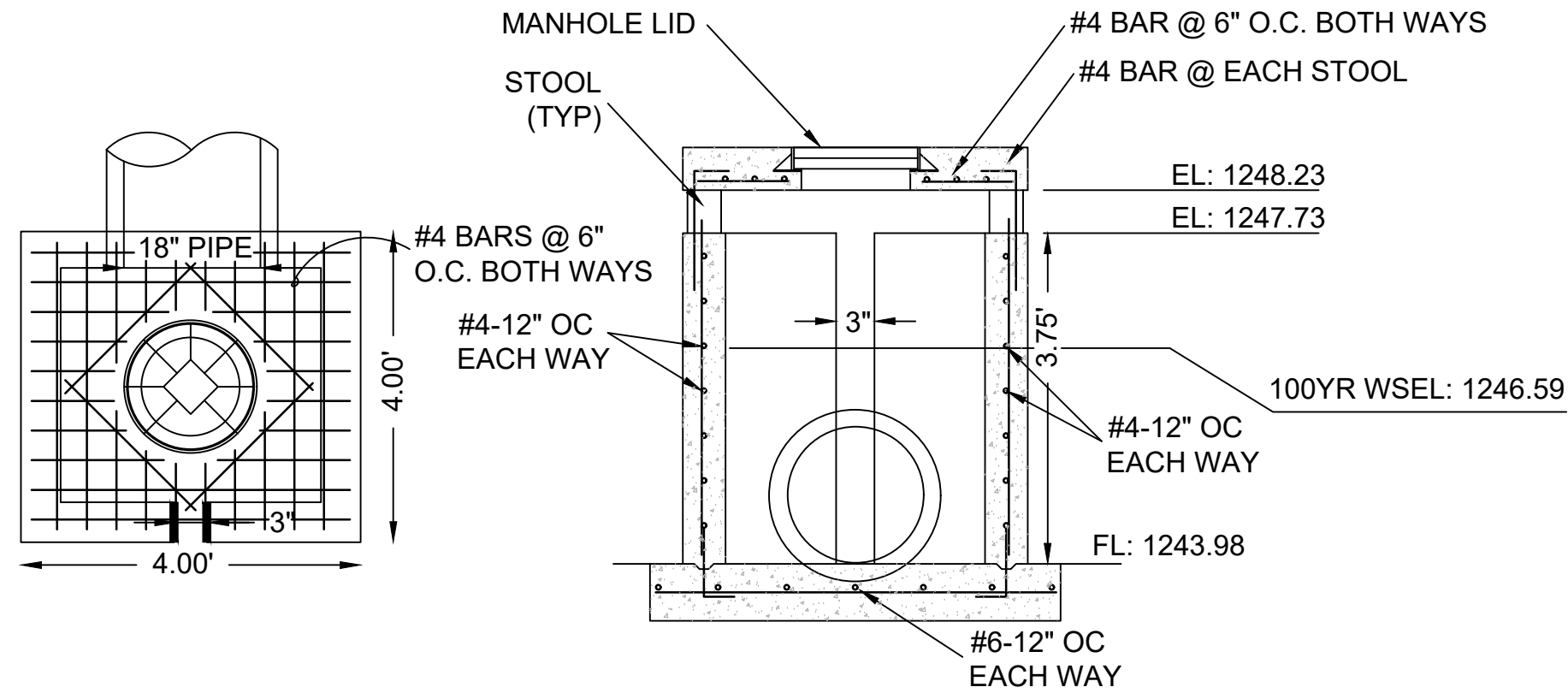
C200



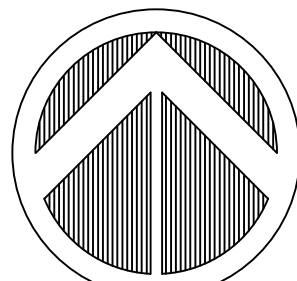
- GENERAL NOTES
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 - GRADE ALL FINISHED SLOPES TO ENSURE POSITIVE DRAINAGE AWAY FROM THE BUILDING.

- GRADING PLAN NOTES:
- CONTRACTOR SHALL INSTALL/USE ALL REQUIRED EQUIPMENT SO AS TO COMPLY WITH ALL SAFETY STANDARDS DICTATED BY OSHA, FEDERAL, STATE, AND LOCAL REGULATIONS.
 - CONTRACTOR SHALL COORDINATE WITH APPROPRIATE UTILITY COMPANY FOR ADJUSTMENT OF UTILITY LINES AFFECTED BY CUT AND FILL.
 - AREAS TO BE GRADED SHALL BE CLEARED AND GRUBBED SO AS TO REMOVE ALL ORGANIC MATERIAL INCLUDING BUT NOT LIMITED TO VEGETATION, TREES, ROOTS, DEBRIS OR OTHER MATERIALS THAT WOULD AFFECT THE STABILITY OF THE FILL. IF UNCERTAINTY EXISTS AS TO THE SUITABILITY OF ANY MATERIAL, THE CONTRACTOR SHALL HAVE THE ENGINEER MAKE THE FINAL DETERMINATION.
 - CONTRACTOR SHALL ENSURE THAT THE FILL MATERIAL BE FREE OF ORGANIC MATERIALS, FROZEN MATERIALS, MUOK, HIGHLY COMPRESSIBLE MATERIALS, ROCKS, RUBBISH, TIMBER, BRUSH, STUMPS, BUILDING DEBRIS, AND OTHER MATERIALS THAT WOULD NEGATIVELY AFFECT THE FILL MATERIAL.
 - CONTRACTOR SHALL STOCK PILE AND MAINTAIN ALL GOOD TOP SOIL REMOVED FROM AREAS TO BE GRADED AND FILLED FOR USE IN FINAL GRADING ALL CRITICAL / UNPAVED AREAS.
 - CONTRACTOR SHALL PROOF ROLL SUBGRADE OF ALL AREAS TO BE PAVED PRIOR TO INSTALLATION OF PAVING MATERIALS. ANY SOFT AREAS SHALL BE REMOVED AND REPLACED WITH SELECT FILL AND COMPACTED TO THE REQUIRED COMPACTION MINIMUM.

THERE MAY NOT BE FENCING OR ANY OTHER STRUCTURES BUILT WITHIN ANY DRAINAGE EASEMENTS.



DETENTION POND OUTLET STRUCTURE
N.T.S.



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.

UHAUL STORAGE
SW 14TH STREET
BENTONVILLE, AR
GRADING PLAN

PLAN DATE:
10/18/2024
DESIGN: ARB
CHECK: ARB
DRAWN: ARB
PROJECT NO:
22-098

C300



- GENERAL NOTES
1. CONTRACTOR MUST SECURE ALL NECESSARY PERMITS PRIOR TO STARTING WORK.
 2. 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.
 3. 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.
 4. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS, EASEMENTS, AND DIMENSIONS SHOWN HEREON.
 5. ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH BENTONVILLE WATER UTILITIES DEPARTMENT SPECIFICATIONS 2021.
 6. ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED TO MEET ALL FEDERAL, STATE AND LOCAL CODE. ALL RAMPS AND PAVING TO CONFORM TO ADA STANDARDS.
 7. NOTIFY THE CITY INSPECTOR AND PROJECT ENGINEER TWENTY-FOUR (24) HOURS BEFORE BEGINNING EACH PHASE OF CONSTRUCTION.
 8. THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCHMARKS, REFERENCE POINTS, AND STAKES.
 9. ARCHITECTURAL PLANS ARE TO BE USED FOR BUILDING STAKE OUT.
 10. ALL DIMENSIONS ARE FROM BACK OF CURB UNLESS OTHERWISE SPECIFIED ON THE PLANS.
 11. CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY PROTECTED FROM DAMAGE.
 12. CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ANY EXISTING ITEM AND/OR MATERIAL INSIDE OR OUTSIDE CONTRACT LIMITS DUE TO CONSTRUCTION OPERATION.
 13. 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.
 14. 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.

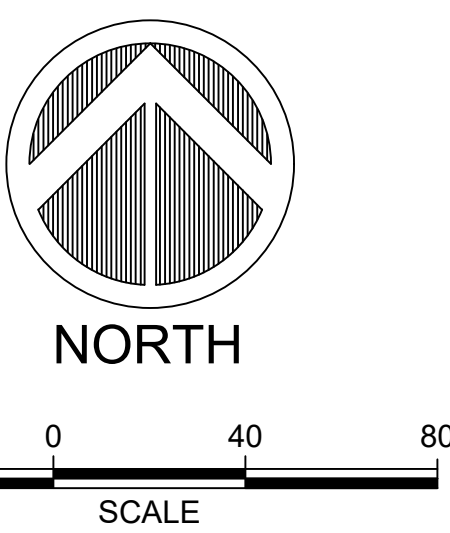
FIRE LANE CURBS SHALL BE PAINTED RED AND MARKED WITH THE WORDS "NO PARKING FIRE LANE" AT INTERVALS OF EVERY 25 FEET. THE MARKINGS SHALL BE NO MORE THAN 10 FEET FROM EACH END OF THE CURB. THE CURB SHALL BE FULLY PAINTED. OR THE GROUND ADJACENT SHALL BE MARKED IN RED NO LESS THAN 6 INCHES IN WIDTH. LETTERING 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.



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

FLOODPLAIN INFORMATION
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STATE OF
ARKANSAS
REGISTERED
PROFESSIONAL
ENGINEER
No. 1382
ASHLEY
10/19/24

ASHLEY BICE, PE
CIVIL ENGINEER
PO BOX 26584
LITTLE ROCK, AR 72221
ASHLEY@KODAENGINEERING.CO
501.593.1298

REVISIONS	DATE

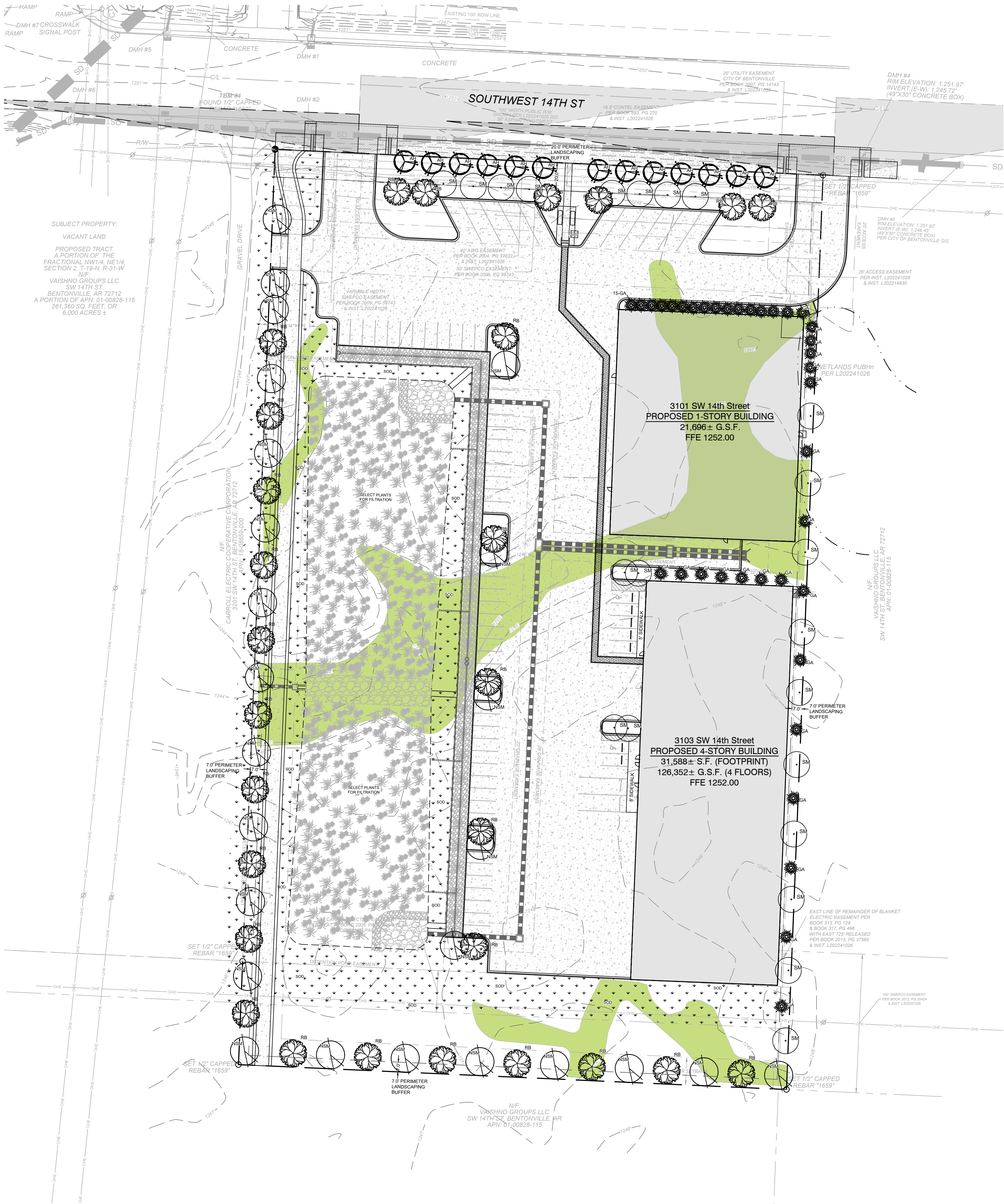
UHAUL STORAGE

SW 14TH STREET
BENTONVILLE, AR

UTILITY PLAN

PLAN DATE:	10/18/2024				
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

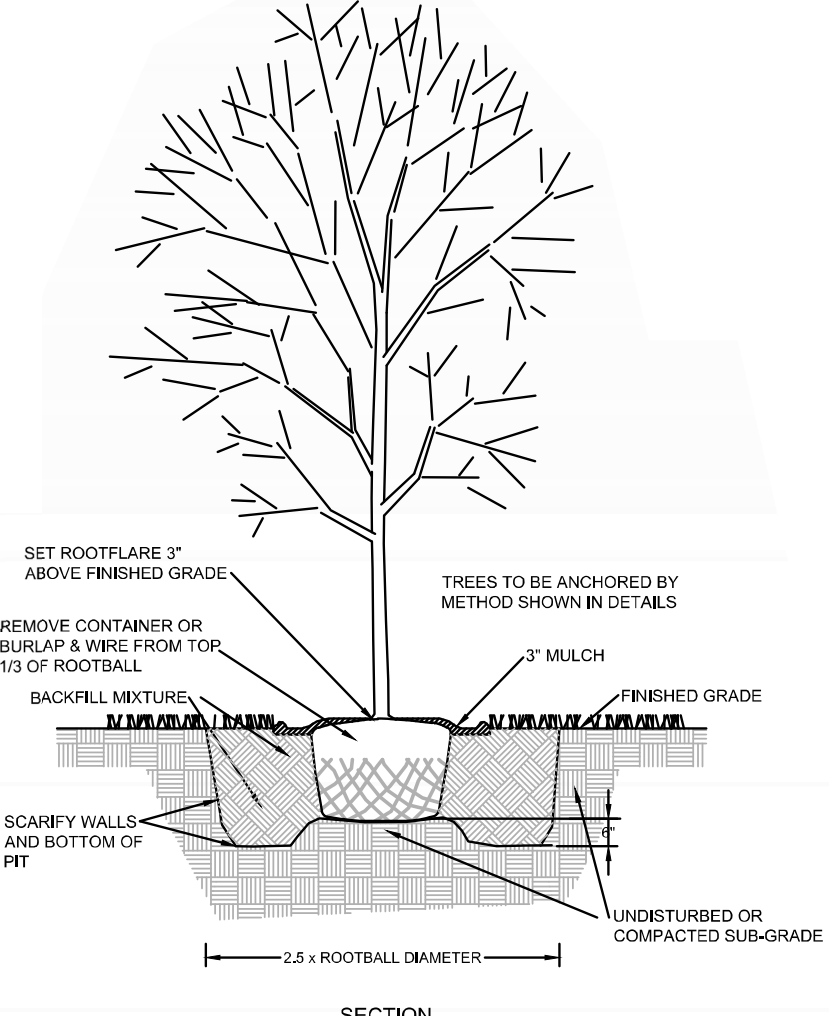
- CONTRACTOR MUST SECURE ALL NECESSARY PERMITS PRIOR TO STARTING WORK.
- IF THE CONTRACTOR, IN THE COURSE OF THE WORK, FINDS ANY DISCREPANCIES BETWEEN THE PLANS AND THE PHYSICAL CONDITIONS OF THE LOCALITY, OR ANY ERRORS OR OMISSIONS IN THE PLANS OR IN THE LAYOUT AS GIVEN BY THE ENGINEER, IT SHALL BE HIS 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.
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PLANT LIST

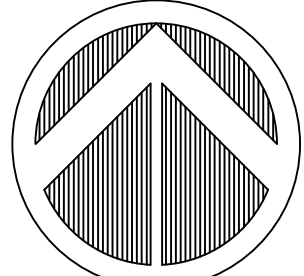
SYMBOL	COMMON/BOTANICAL NAME	COUNT	SIZE	REMARKS
	NIGRA AMERICAN ARBORVITAE THUJA OCCIDENTALIS 'NIGRA'	37	8" MIN. HT	
	NORWEGIAN SUNSET MAPLE ACER X NORWEGIAN SUNSET	25	2.5" MIN. CAL 14" MIN. HT	
	AMERICAN HORNBREAM CARPINUS CAROLINIANA	13	2.0" MIN. CAL 10" MIN. HT	
	RIVER BIRCH BETULA NIGRA	28	2.5" MIN. CAL 14" MIN. HT	
	SHANTLING 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.
STEEL EDGING	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.



1 TREE PLANTING DETAIL
N.T.S.



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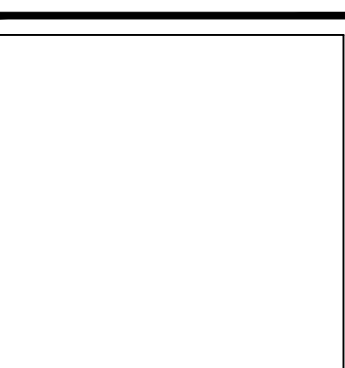
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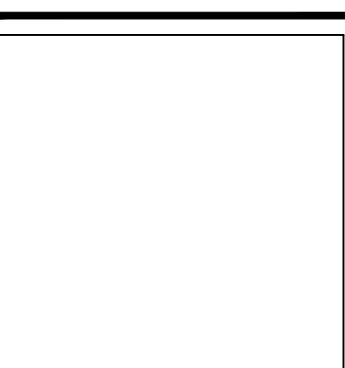
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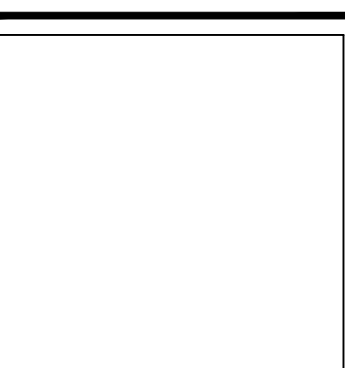
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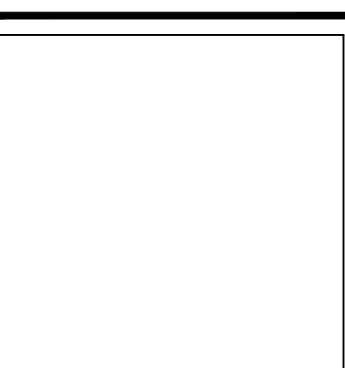
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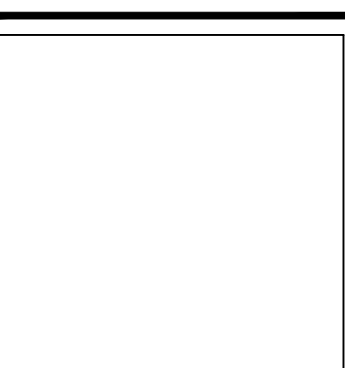
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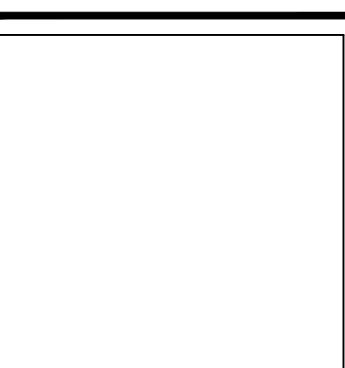
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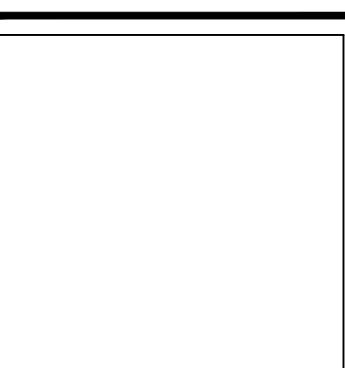
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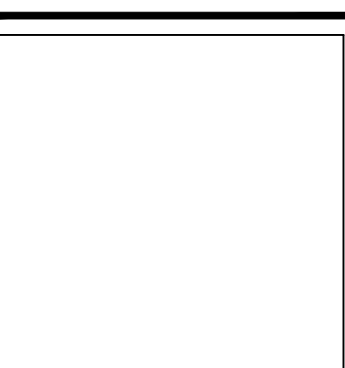
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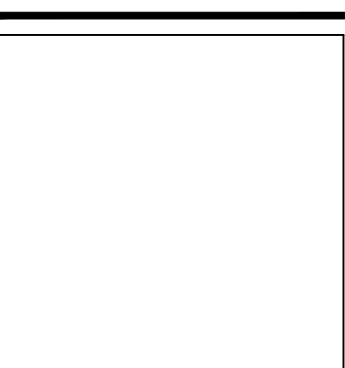
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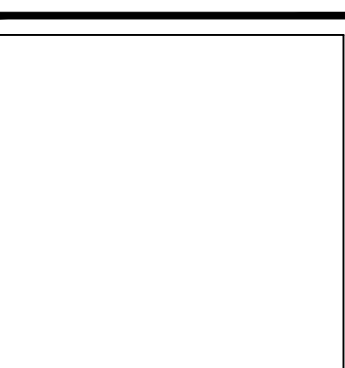
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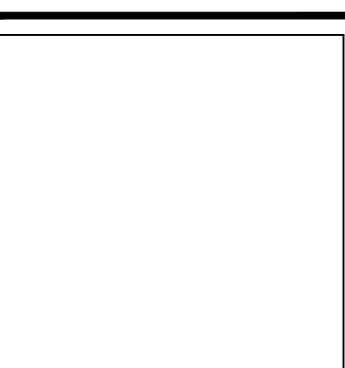
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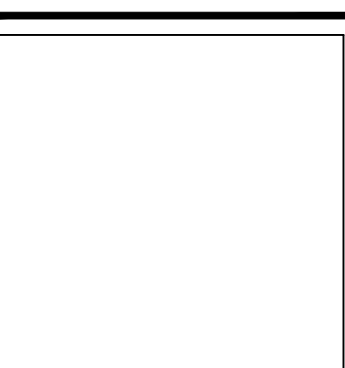
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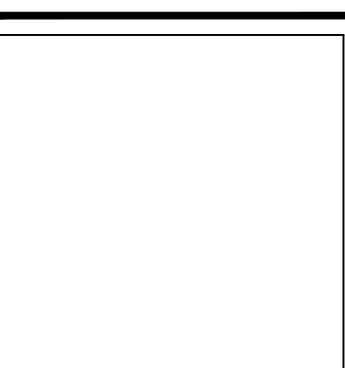
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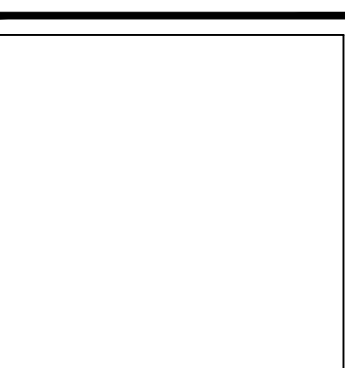
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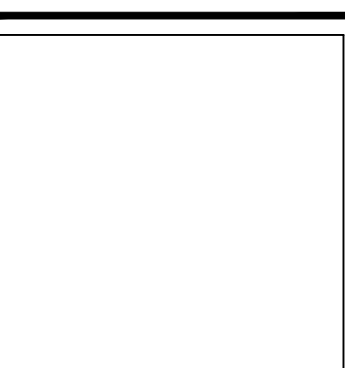
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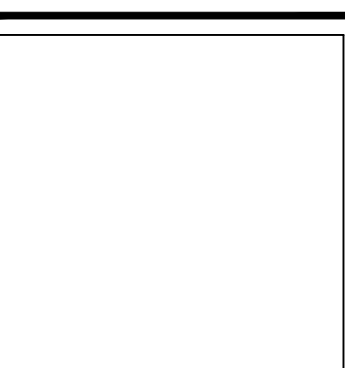
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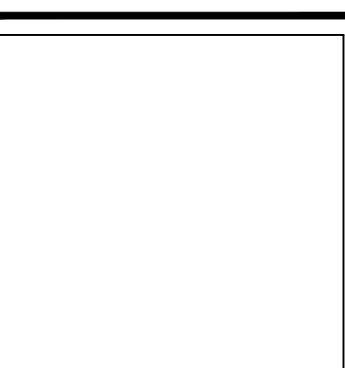
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2727 N. CENTRAL AVENUE
PHOENIX, ARIZONA 85004
P: 602.263.6841



Bentonville
Bentonville, AR
(761083)

Preliminary Proposal

SHEET 01



VERTICAL OFFSETS CREATE A PATTERN OF LIGHT, SHADOW, AND LYRICAL ARTICULATION

ARCHITECTURAL FENESTRATION TO ENHANCE RETAIL UNIFORMITY IN THE AREA

WOOD GRAIN CARRIAGE DOORS PROVIDE A WELCOMING ENTRANCE FOR CUSTOMERS

CURVILINEAR DESIGN TO ACCENTUATE BUILDING ELEMENTS

PROJECTION OVER THE STORAGE LOAD/UNLOAD AREA, CREATES ARCHITECTURAL INTEREST AND PROTECTION FROM THE ELEMENTS

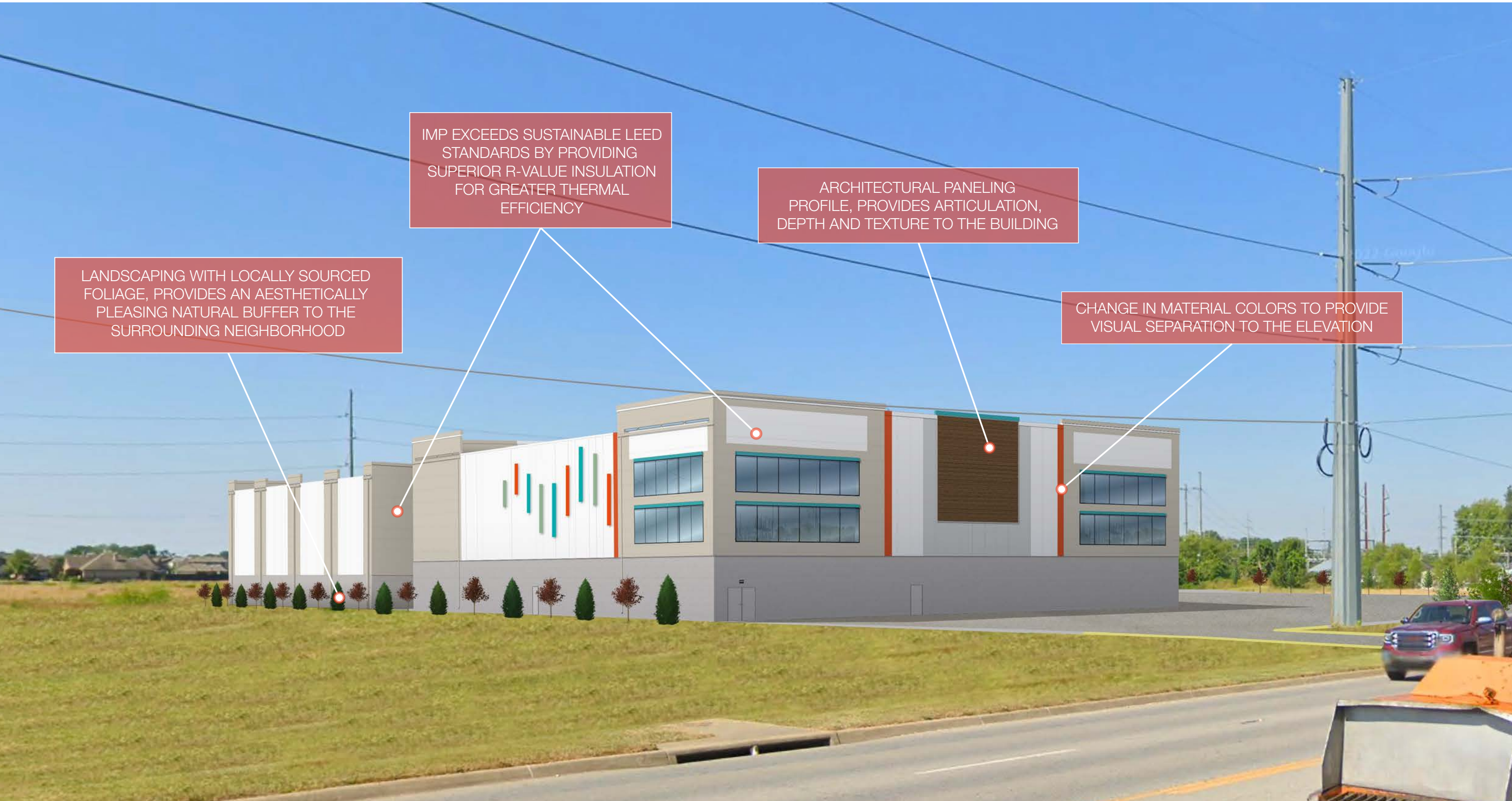


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Northwest Elevation
Composite Rendering

SHEET 02

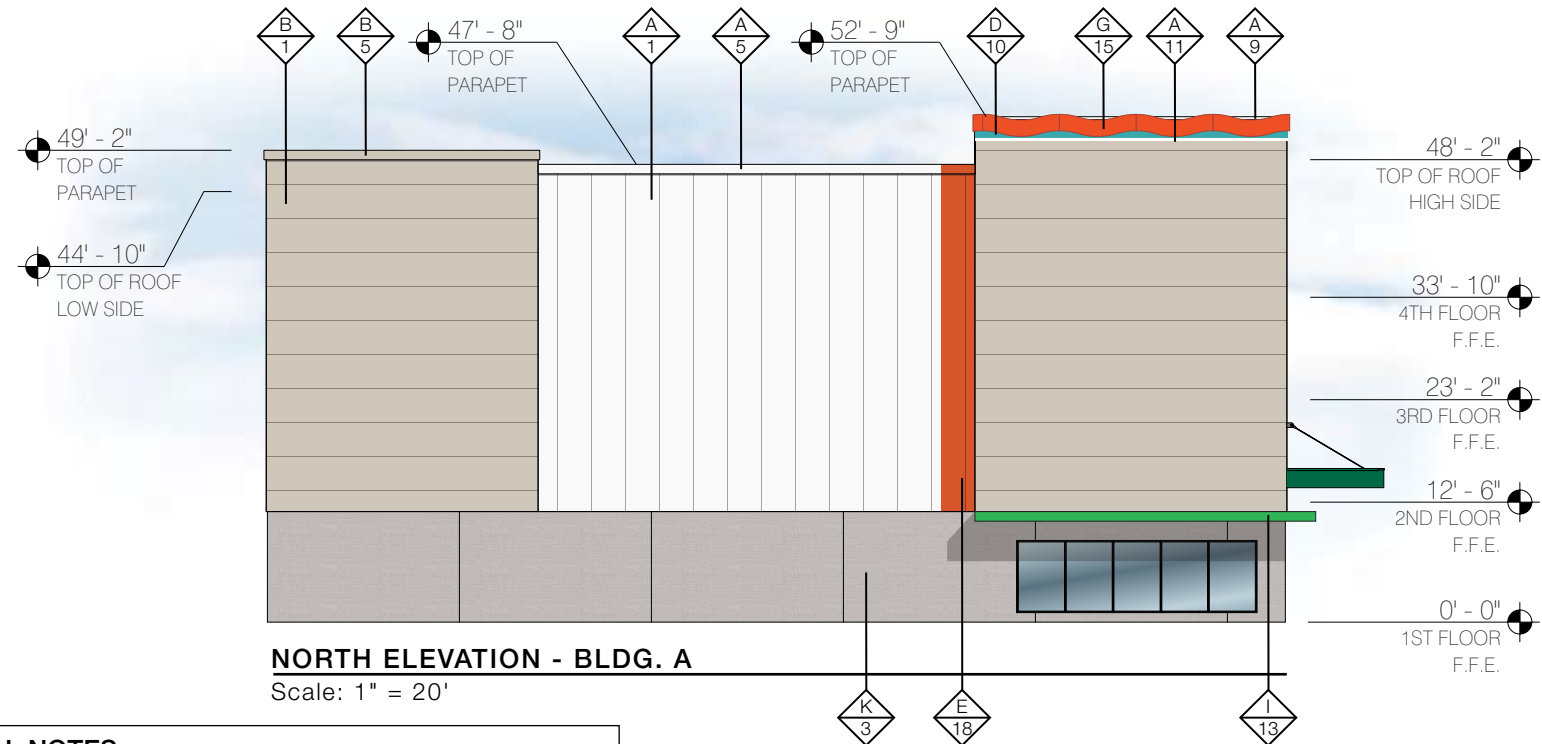


2727 N. CENTRAL AVENUE
PHOENIX, ARIZONA 85004
P: 602.263.6841



Northeast Elevation
Composite Rendering

SHEET 03



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		POLAR WHITE <i>(IMP CUSTOM COLOR)</i>	G		SIERRA SUNSET
B		SANDSTONE <i>(IMP CUSTOM COLOR)</i>	H		SW EGGSHELL BLACK
C		SILVER METALIC <i>(IMP CUSTOM COLOR)</i>	I		U-HAUL PROMO GREEN
D		DESERT JEWEL <i>(SW 6767 AQUARIUM)</i>	J		U-HAUL FOREST GREEN
E		SW 6884 OBSTINATE ORANGE	K		ATHENIA SPLIT-FACE CMU
F		SW 6451 NURTURE GREEN	L		WALNUT <i>(FAUX WOODGRAIN FINISH)</i>

MATERIALS	
1	42"W METL-SPAN SANTA FE STUCCO EMBOSSED VERTICAL IMP
2	42"W METL-SPAN SANTA FE STUCCO EMBOSSED HORIZONTAL IMP
3	ATHENIA SPLIT-FACE CMU
4	12"H w/ 6"H CORNICED TRIM TYP.
5	12"H TRIM TYP.
6	SCUPPERS
7	GUTTERS
8	9"H x 3"D ARCHITECTURAL DETAILS
9	4.5"H TRIM TYP.
10	10.25"H FLAT METAL TRIM TYP.
11	3"H FLAT METAL TRIM TYP.
12	2'H x 56'W x 10'D STORAGE: LOAD/UNLOAD AWNING
13	1'H x 49'W x 2'D CUSTOMER ENTRANCE AWNING
14	9'D LYRICAL ARTICULATED ACCENT FIN (DESIGN ELEMENT)
15	ARCHITECTURAL CORNICE DETAIL 20.5" END HEIGHT PN: 69691-005
16	ARCHITECTURAL DETAIL 18" END HEIGHT PN: 69691-006
17	ULTRA-GRAIN CLASSIC WALNUT CARRIAGE DOORS
18	PAINT

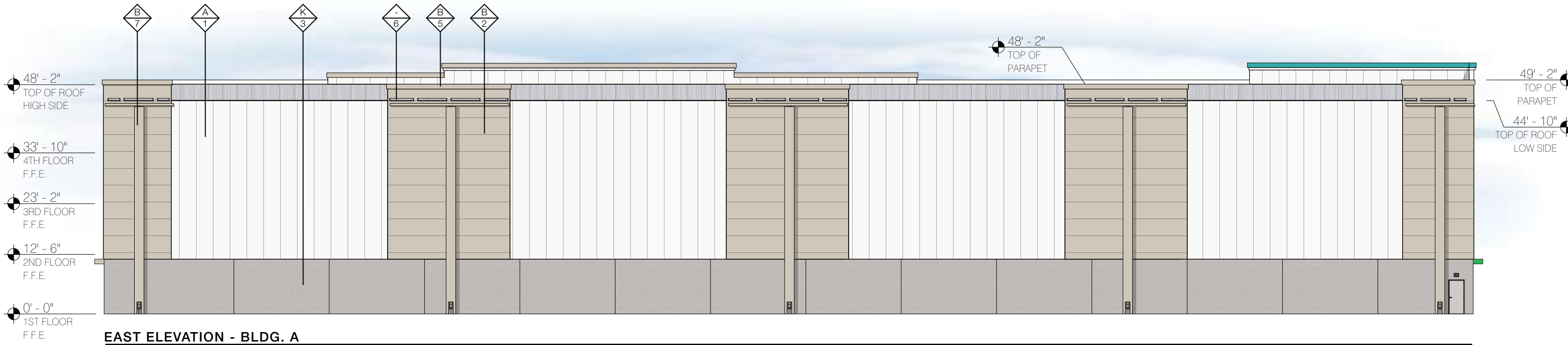


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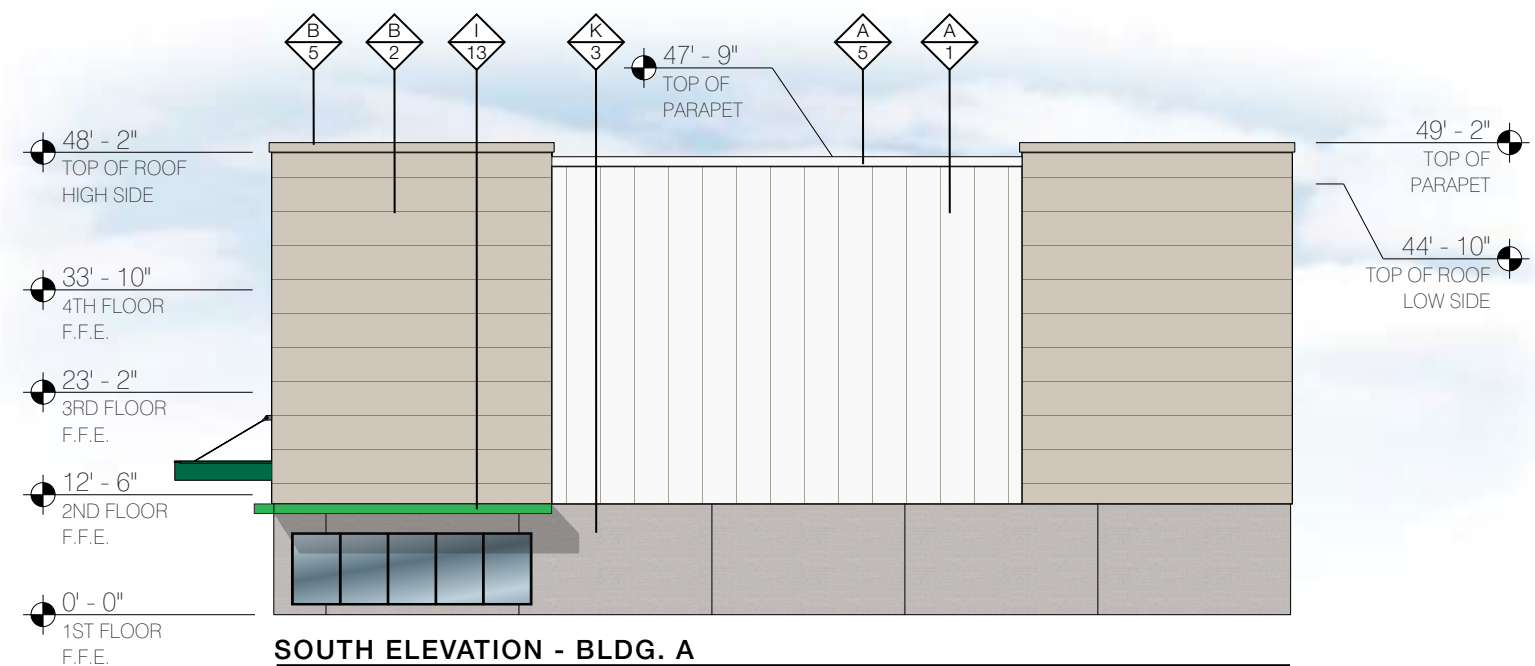
Colors & Materials

SHEET 04



EAST ELEVATION - BLDG. A

Scale: 1" = 20'



SOUTH ELEVATION - BLDG. A

Scale: 1" = 20'

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COLOR CHART

A		POLAR WHITE (IMP CUSTOM COLOR)	G		SIERRA SUNSET
B		SANDSTONE (IMP CUSTOM COLOR)	H		SW EGGSHELL BLACK
C		SILVER METALIC (IMP CUSTOM COLOR)	I		U-HAUL PROMO GREEN
D		DESERT JEWEL (SW 6767 AQUARIUM)	J		U-HAUL FOREST GREEN
E		SW 6884 OBSTINATE ORANGE	K		ATHENIA SPLIT-FACE CMU
F		SW 6451 NURTURE GREEN	L		WALNUT (FAUX WOODGRAIN FINISH)

MATERIALS

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2	42"W METL-SPAN SANTA FE STUCCO EMBOSSED HORIZONTAL IMP
3	ATHENIA SPLIT-FACE CMU
4	12"H w/ 6"H CORNICED TRIM TYP.
5	12"H TRIM TYP.
6	SCUPPERS
7	GUTTERS
8	9"H x 3"D ARCHITECTURAL DETAILS
9	4.5"H TRIM TYP.
10	10.25"H FLAT METAL TRIM TYP.
11	3"H FLAT METAL TRIM TYP.
12	2'H x 56'W x 10'D STORAGE: LOAD/UNLOAD AWNING
13	1'H x 49'W x 2'D CUSTOMER ENTRANCE AWNING
14	9'D LYRICAL ARTICULATED ACCENT FIN (DESIGN ELEMENT)
15	ARCHITECTURAL CORNICE DETAIL 20.5" END HEIGHT PN: 69691-005
16	ARCHITECTURAL DETAIL 18" END HEIGHT PN: 69691-006
17	ULTRA-GRAIN CLASSIC WALNUT CARRIAGE DOORS
18	PAINT



2727 N. CENTRAL AVENUE
PHOENIX, ARIZONA 85004
P: 602.263.6841

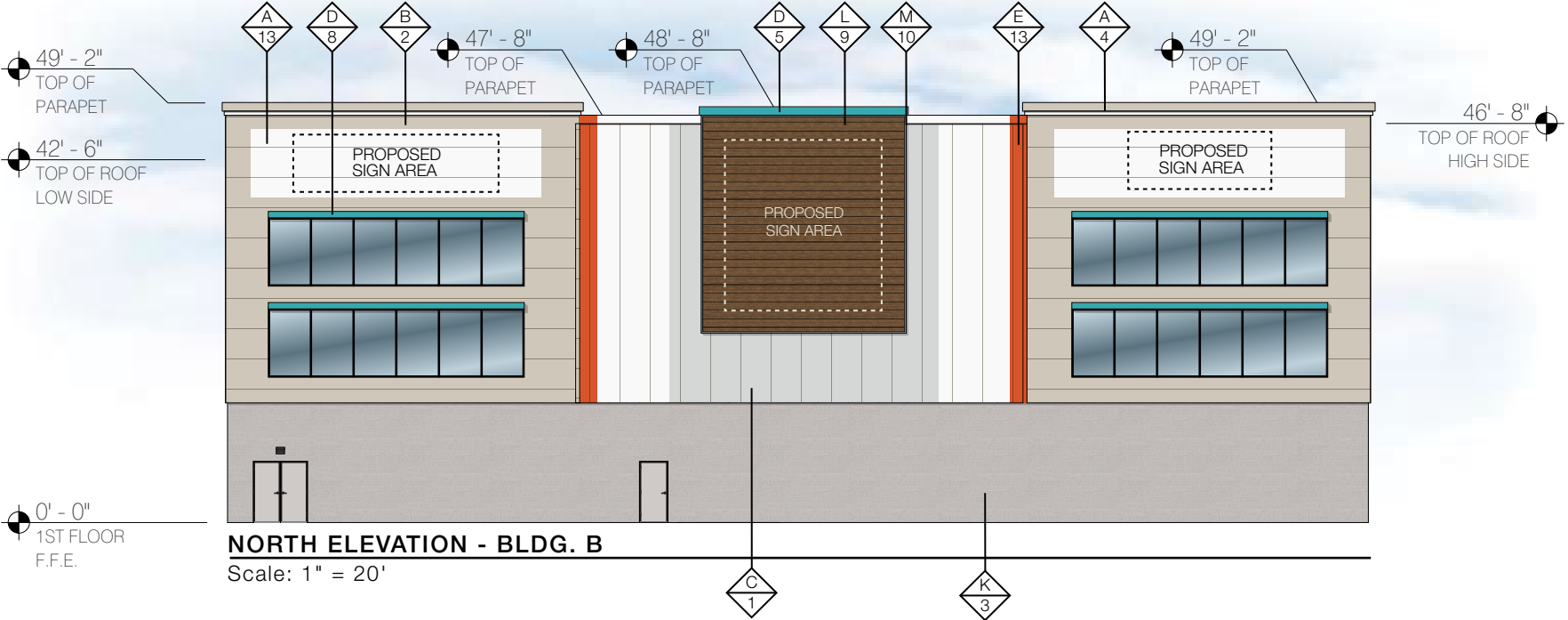
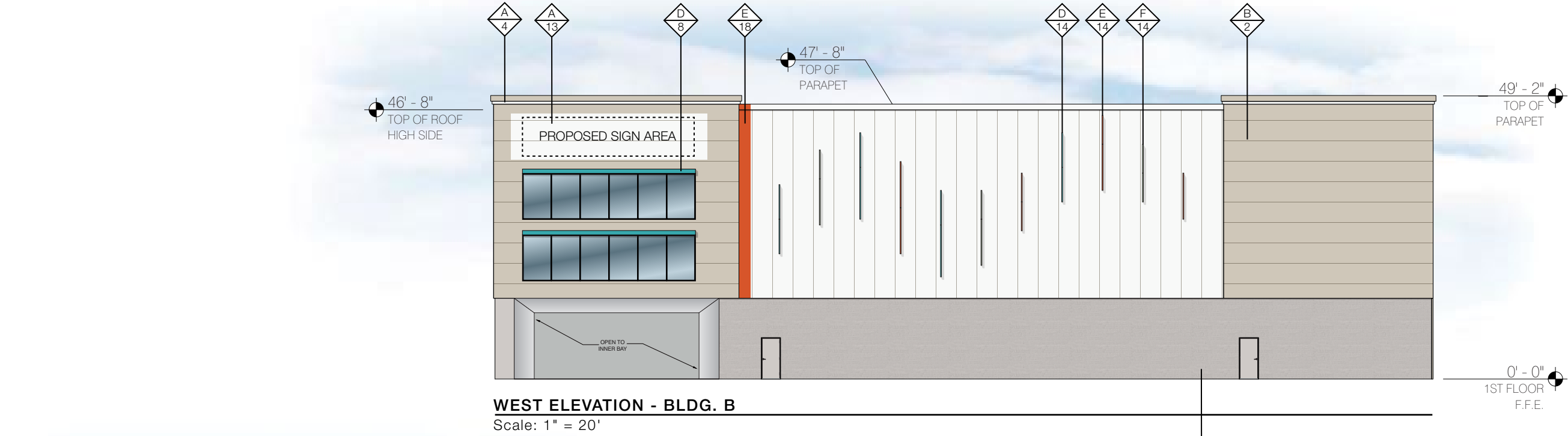


Colors & Materials

SHEET 05



2727 N. CENTRAL AVENUE
PHOENIX, ARIZONA 85004
P: 602.263.6841



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COLOR CHART					
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B		SANDSTONE (IMP CUSTOM COLOR)	I		U-HAUL PROMO GREEN
C		SILVER METALIC (IMP CUSTOM COLOR)	J		U-HAUL FOREST GREEN
D		DESERT JEWEL (SW 6767 AQUARIUM)	K		ATHENIA SPLIT-FACE CMU
E		SW 6884 OBSTINATE ORANGE	L		WALNUT (FAUX WOODGRAIN FINISH)
F		SW 6451 NURTURE GREEN	M		GALVANIZED TRIM
G		SIERRA SUNSET			

MATERIALS	
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2	42"W METL-SPAN SANTA FE STUCCO EMBOSSED HORIZONTAL IMP
3	ATHENIA SPLIT-FACE CMU
4	12"H w/ 6"H CORNICED TRIM TYP.
5	12"H TRIM TYP.
6	SCUPPERS
7	GUTTERS
8	9"H x 3"D ARCHITECTURAL DETAILS
9	HORIZONTAL LAP SIDING
10	2"W GALVANIZED TRIM ON SIDES OF WALNUT PANELS
11	9"D LYRICAL ARTICULATED ACCENT FIN (DESIGN ELEMENT)
12	ARCHITECTURAL DETAILS
13	PAINT

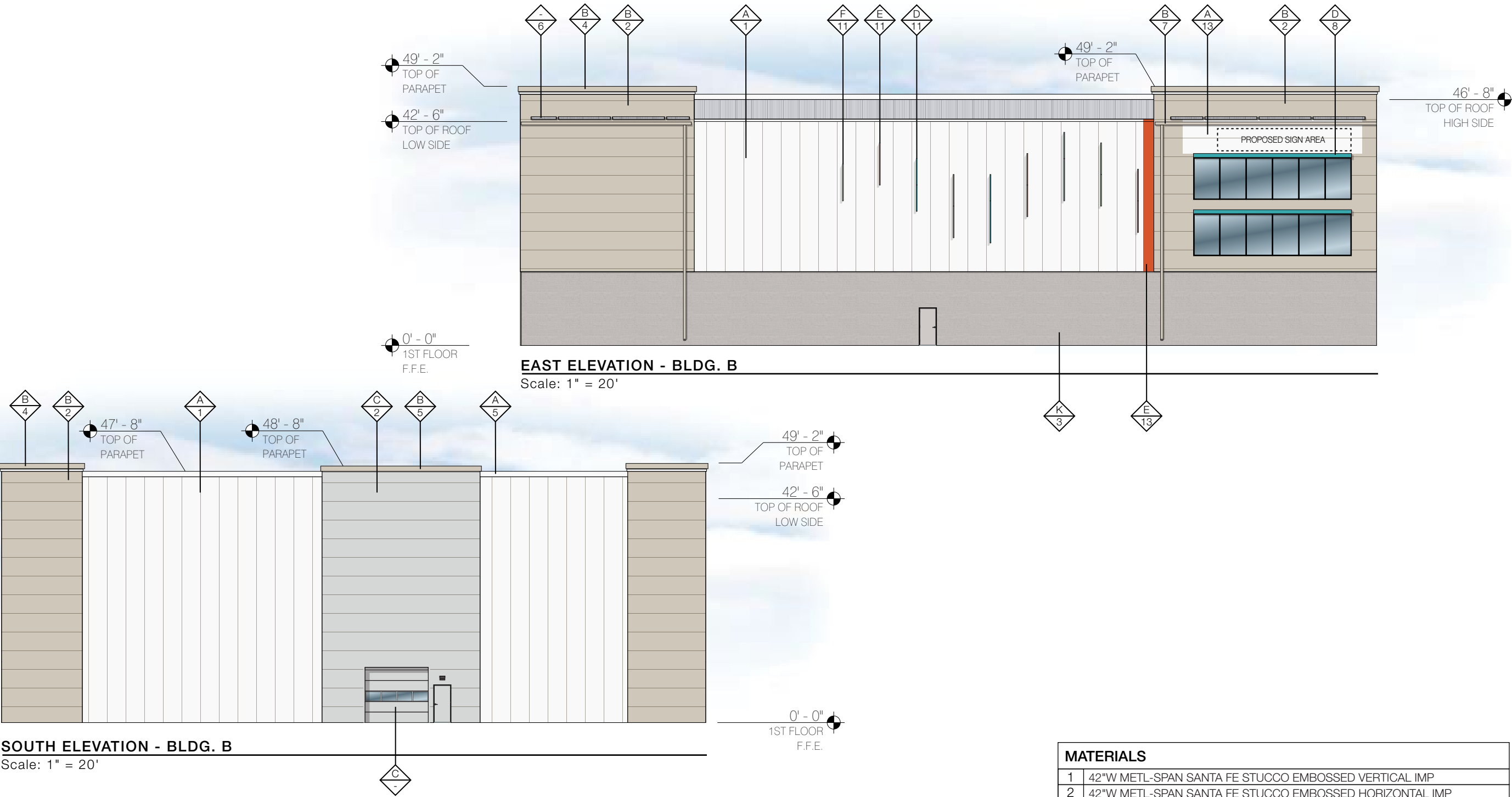


Colors & Materials

SHEET 06



2727 N. CENTRAL AVENUE
PHOENIX, ARIZONA 85004
P: 602.263.6841



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D		DESERT JEWEL (SW 6767 AQUARIUM)	K		ATHENIA SPLIT-FACE CMU
E		SW 6884 OBSTINATE ORANGE	L		WALNUT (FAUX WOODGRAIN FINISH)
F		SW 6451 NURTURE GREEN	M		GALVANIZED TRIM
G		SIERRA SUNSET			

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5	12"H TRIM TYP.
6	SCUPPERS
7	GUTTERS
8	9"H x 3"D ARCHITECTURAL DETAILS
9	
10	
11	9"D LYRICAL ARTICULATED ACCENT FIN (DESIGN ELEMENT)
12	ARCHITECTURAL DETAILS
13	PAINT



Colors & Materials

SHEET 07

16 OCT 2024

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only.

NEW STORAGE BUILDING
U-HAUL OF BENTONVILLE
for
AMERCO Real Estate Company
2727 North Central Avenue
Phoenix, AZ 85004
3101 SW 14th ST, BENTONVILLE, AR 72712

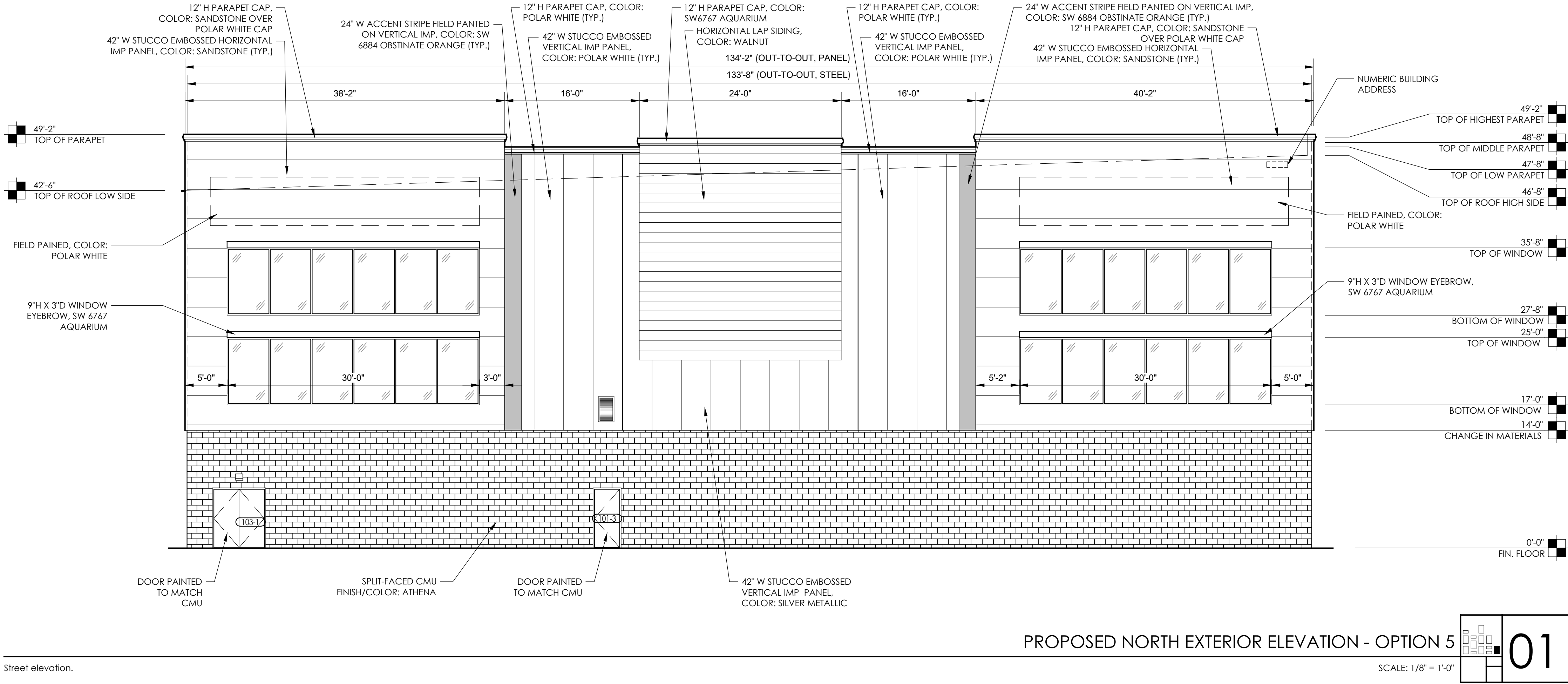
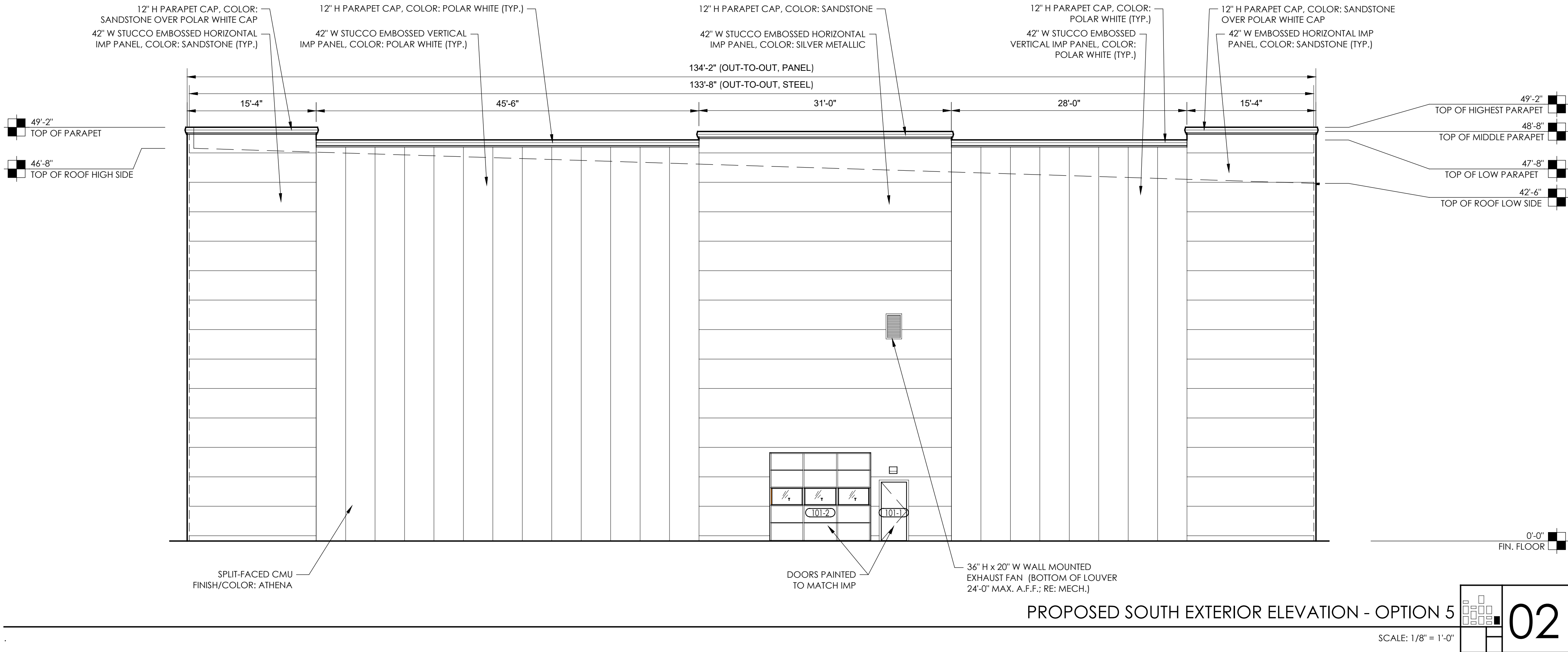
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AS no: 22039.11
drawn: ecg/ew
checked: jcg
file: 22039.11 A300
revisions:

EXTERIOR
ELEVATIONS

A311e

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7732 Goodwood Blvd.
Suite 207
Baton Rouge, LA 70806
225.923.3093



Street elevation.

16 OCT 2024

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NEW STORAGE BUILDING
U-HAUL OF BENTONVILLE
for
AMERCO Real Estate Company
2727 North Central Avenue
Phoenix, AZ 85004

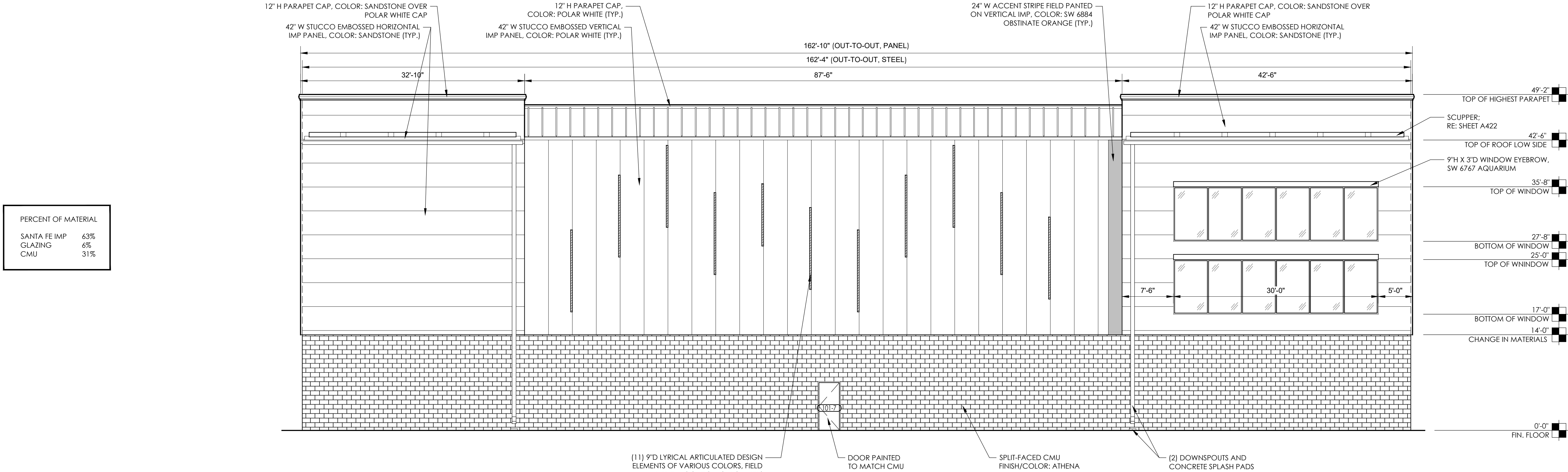
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drawn: ecg/ew
checked: jcg
file: 22039.11 A300
revisions:

EXTERIOR
ELEVATIONS

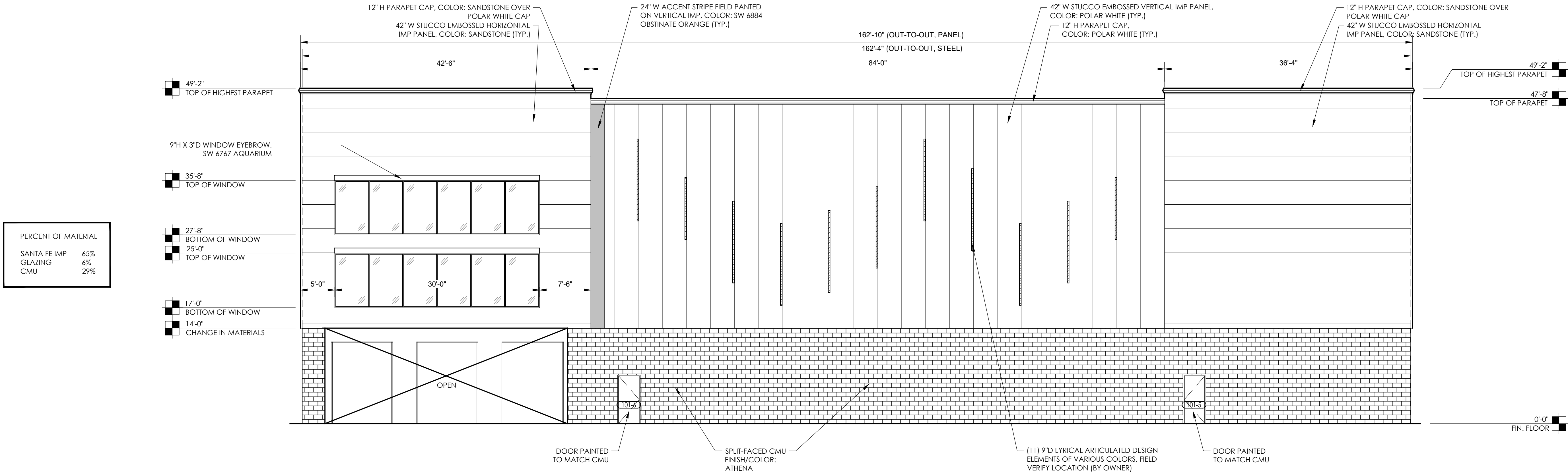
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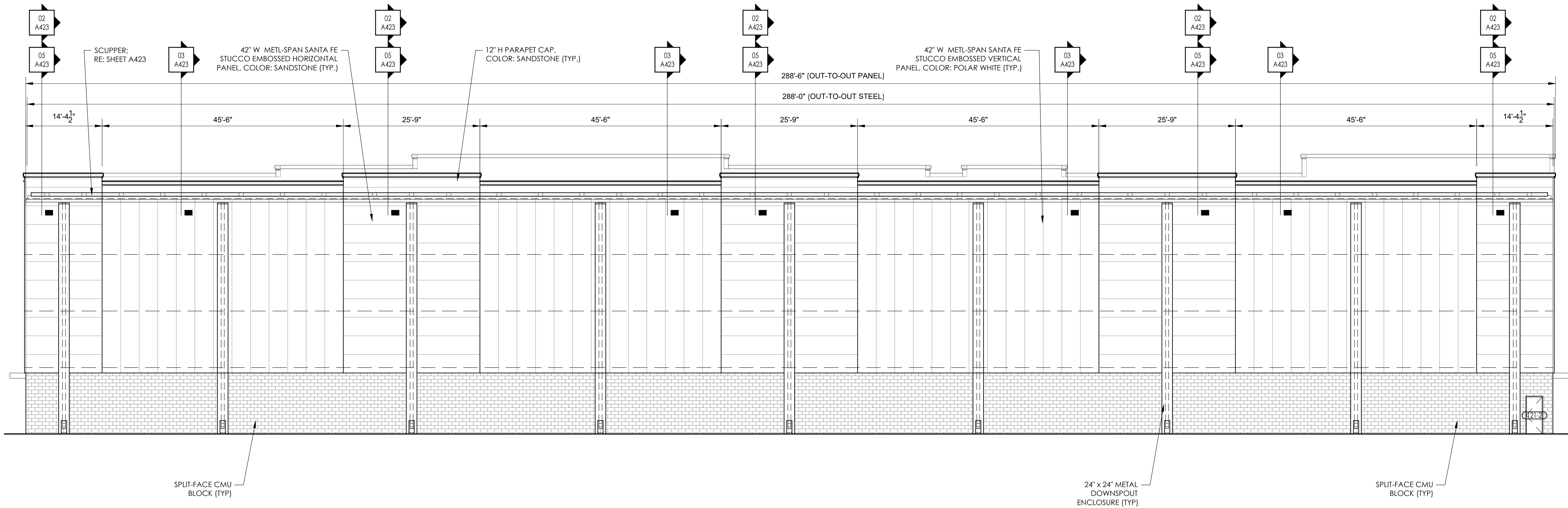
ARCHONstudio LLC
7732 Goodwood Blvd.
Suite 207
Baton Rouge, LA 70806
225.923.3093



PROPOSED EAST EXTERIOR ELEVATION - OPTION 5

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

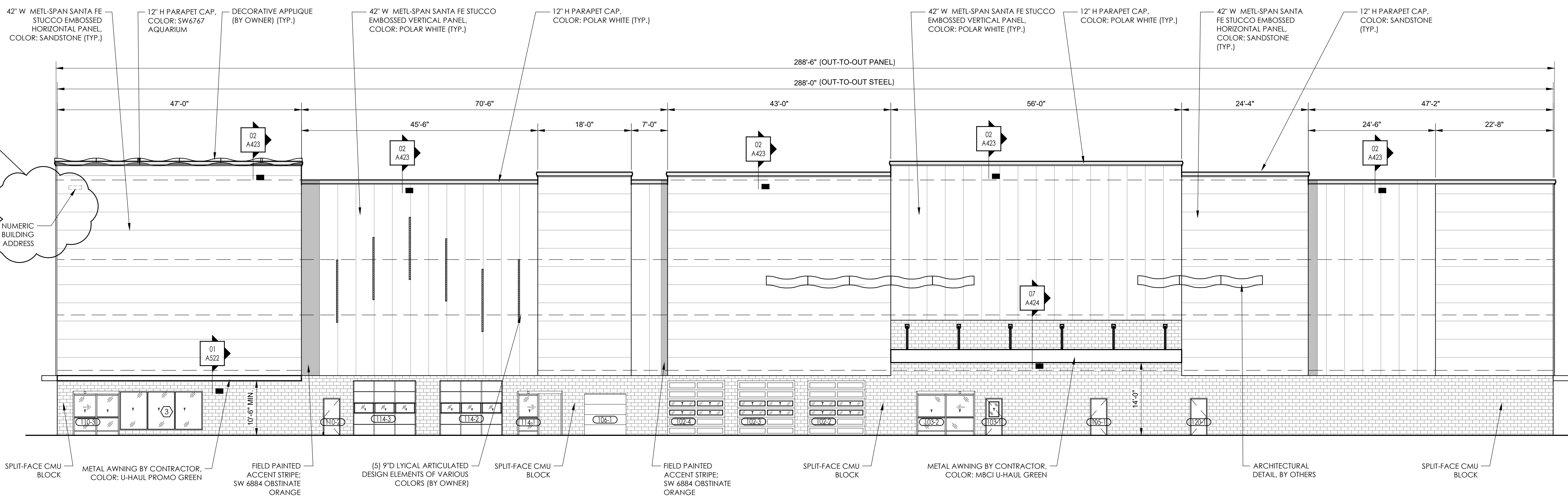




EAST EXTERIOR ELEVATION

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

02



WEST EXTERIOR ELEVATION

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

01

29 MAR 2024

FOR
PERMIT

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drawn: ecg/ew
checked: jcg
file: 22039.10 A300
revisions:
06/03/2024
08/26/2024

EXTERIOR
ELEVATIONS

A311

29 MAR 2024

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U-HAUL OF BENTONVILLE
for
AMERCO Real Estate Company
3103 SW 14th Street, Bentonville, AR 72712
2727 North Central Avenue
Phoenix, AZ 85004

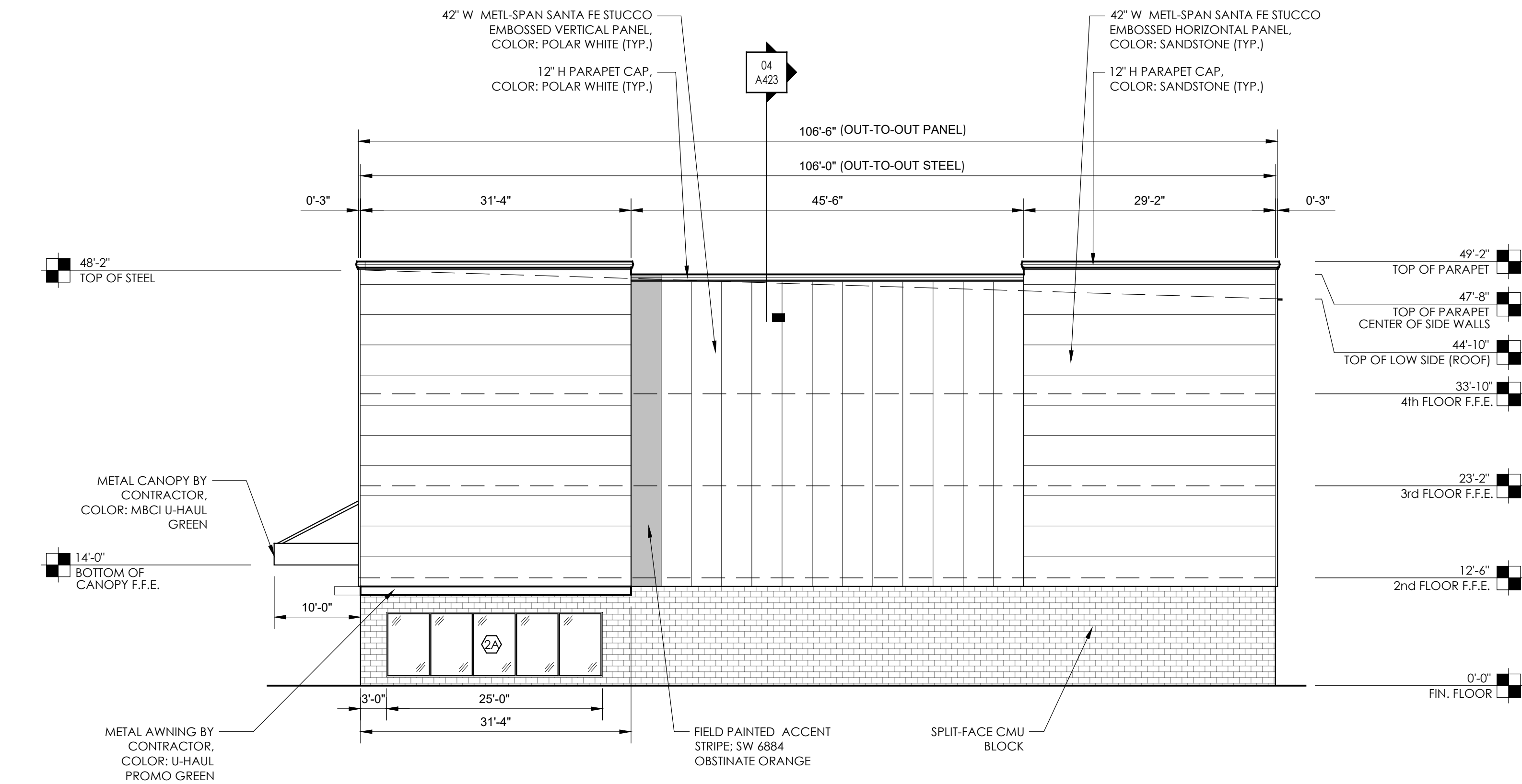
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file: 22039.10 A300
revisions: 08/26/2024

EXTERIOR
ELEVATIONS

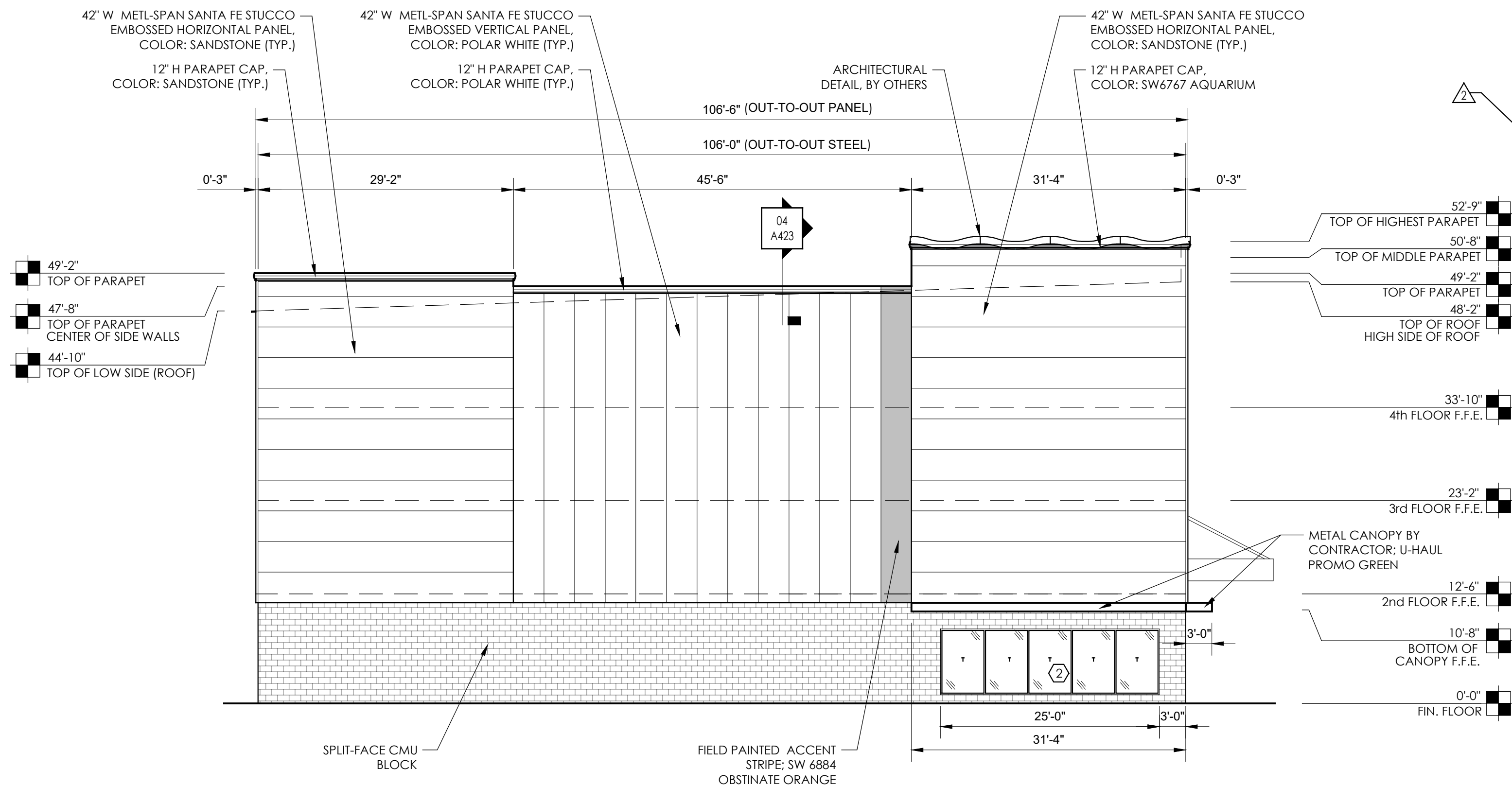
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Suite 207
Baton Rouge, LA 70806
225.923.3093



SOUTH EXTERIOR ELEVATION

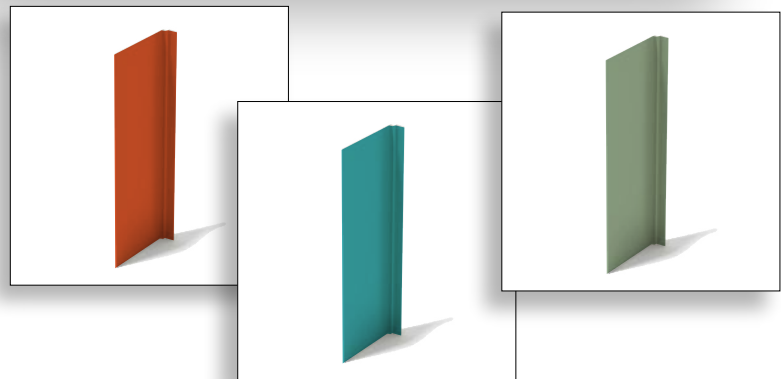
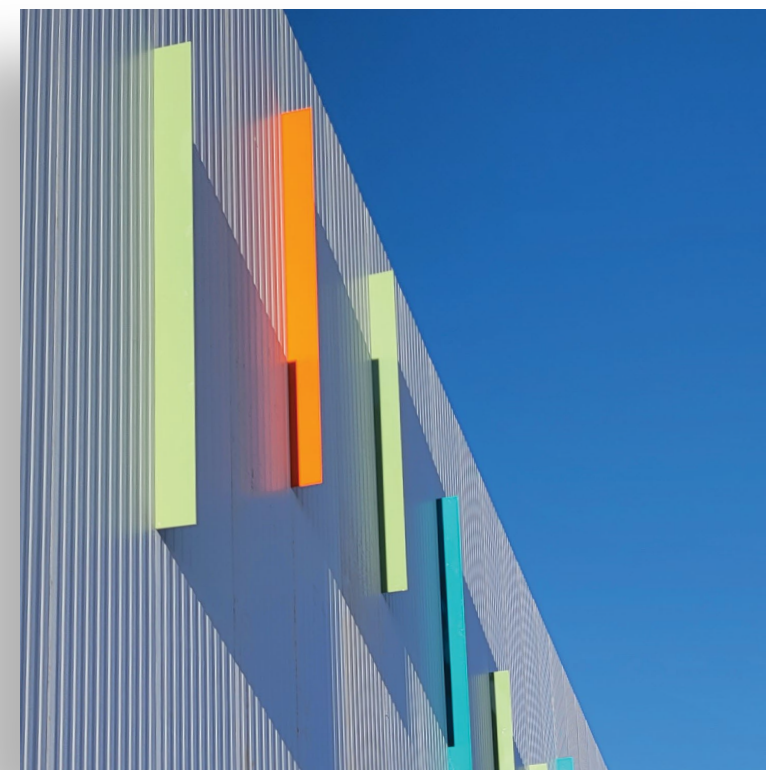
SCALE: 3/32" = 1'-0"



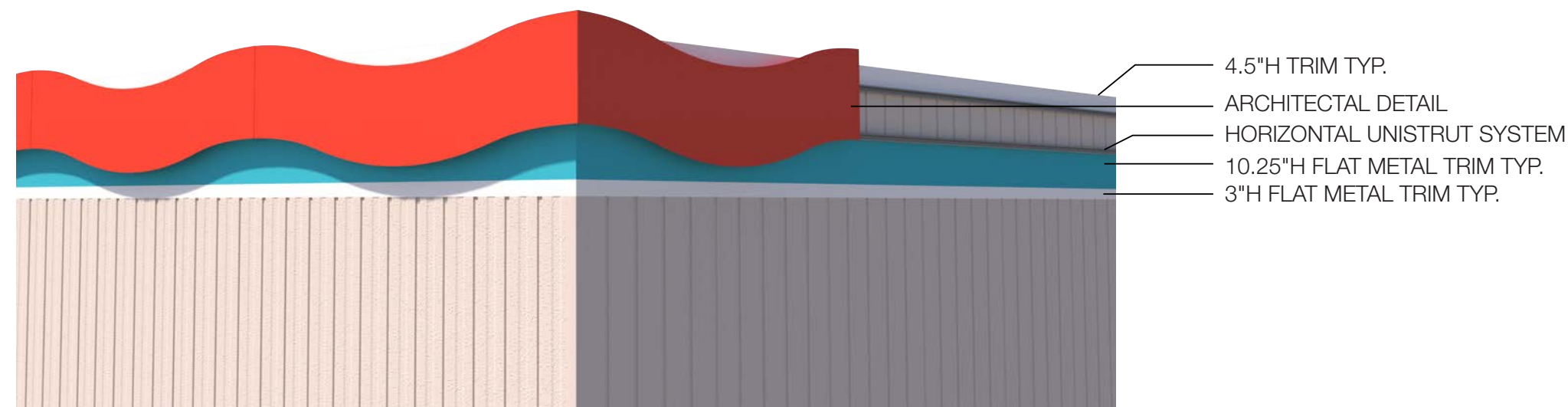
NORTH EXTERIOR ELEVATION

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

9"D Lyrical Articulated Design Element



Parapet Architectural Details



Horizontal Lap Siding
ATAS Rumba Shake
Wood grain finish
(or Equivalent)



Stucco
Embossed IMP
EXAMPLE



Athenia Split Face CMU
(or equivalent)
EXAMPLE



**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:

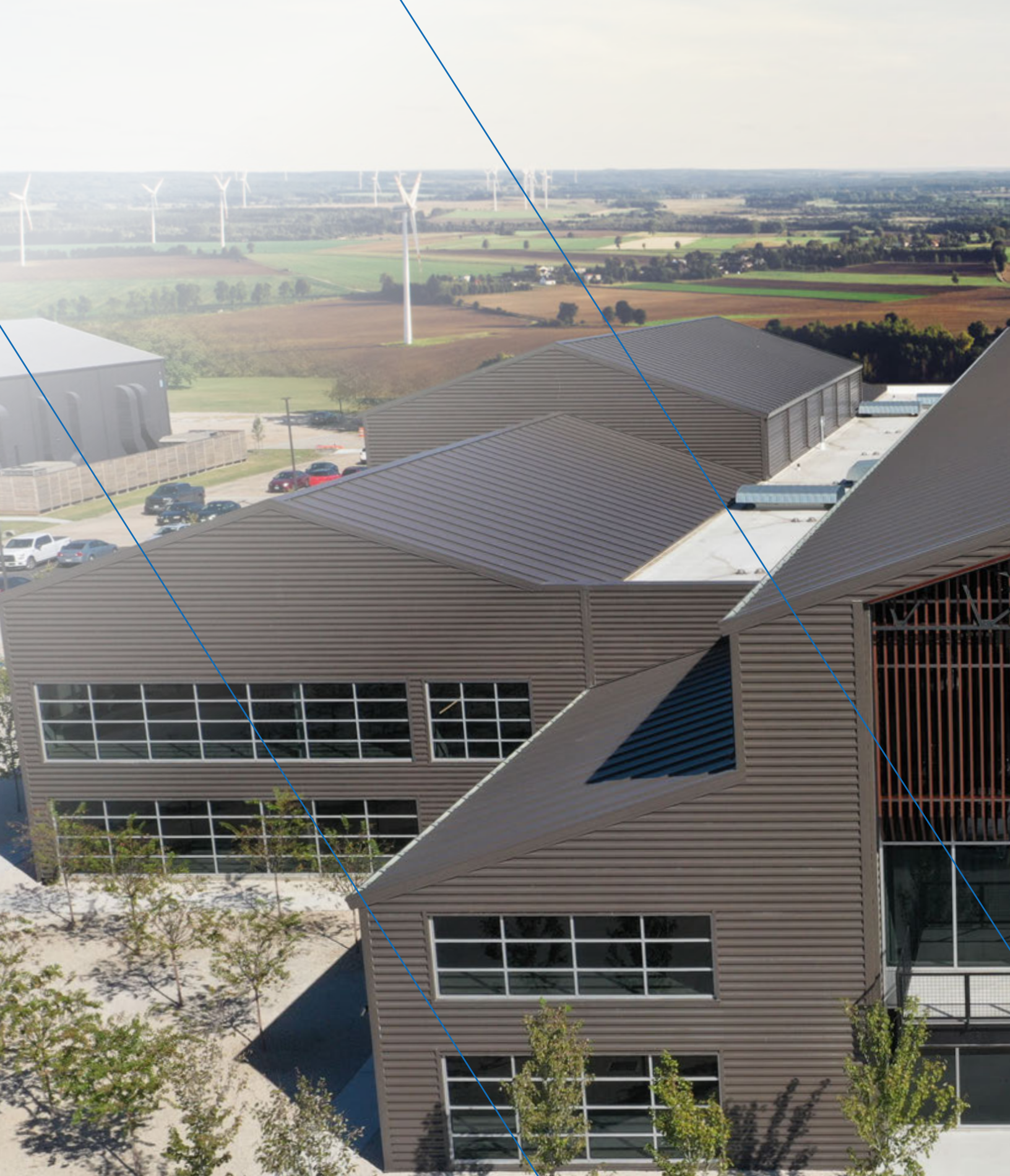
- The panels are properly detailed before installation begins.
- The panels are properly installed before the warranty is issued.
- The building owner is satisfied with their Metl-Span® panel or wall system.

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

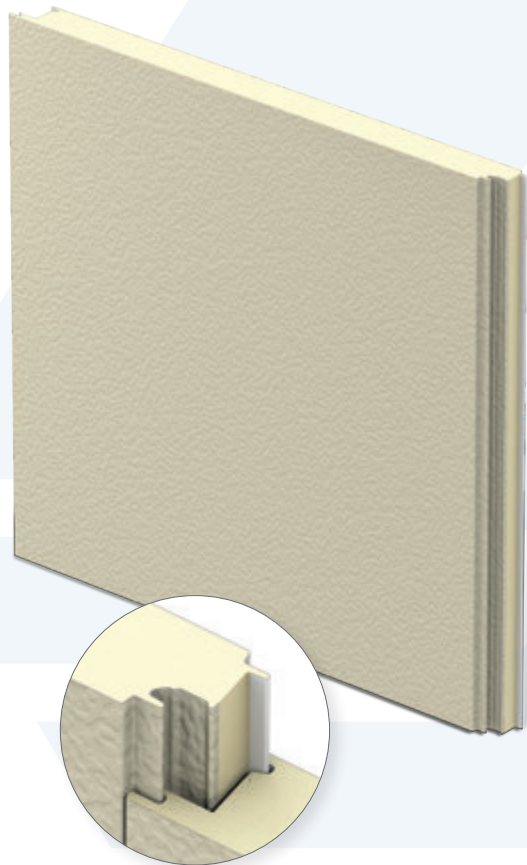
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Reference MSPO NJ 8_7_24 SKU#: 0307209991196

CF SANTA FE

INSULATED METAL WALL PANEL WITH PIR FOAM CORE

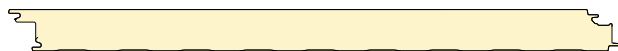
The Metl-Span CF Santa Fe panel has a flat exterior profile with a heavy, embossed stucco texture that mimics the look of a masonry stucco finish but with the added value of an insulated metal panel. The profile is flush with the warmth of an old-world finish, providing a visually pleasing building.



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

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