Planning Commission
Meeting Agenda
June 3, 2025
Bentonville City Hall
Tech Review: 4:00 PM
Public Hearing: 5:00 PM

Registration Link: https://us02web.zoom.us/j/82279760072

I. Call to Order

II. Approval of Minutes

1. **May 20th Meeting Minutes** — **Approval of Meeting Minutes**

III. Consent Agenda

1. **Lot 37 Skyview Acres Subdivision** — **Lot Split**
   1006 Lockheed St (LS25-0005)
2. **RV PS Subdivision Phase 1** — **Preliminary Plat Extension**
   3820 Ginn Road (PP24-0003)
3. **Demings 2nd Addition** — **Lot Split**
   312 NW 7TH ST (LS25-0019)
4. **Town Vu Subdivision** — **Lot Split**
   306 SW Tater Black Rd (PLA25-0013)
5. **Lots 31 & 32 of Eden's Brooke Subdivision** — **Lot Split**
   3701 SW Banbury Dr. (LS25-0021)
6. **Sunset Addition** — **Lot Split**
   909 Northwest 9th Street (LS25-0014)
7. **O2B Kids** — **Large Scale Development**
   301 Southwest Unity Boulevard (LSD25-0018)

IV. New Business

1. **Northwest Assembly Church** — **Large Scale Development**
   301 Southwest Unity Boulevard LSD25-0012)
   Waiver 1: 9.2.2 Channel Cross Sections
   Waiver 2: Section III- Flow in Storm Drainage and Drainage Appurtenances, 3.3.4 Minimum Grades.

Advertised Public Hearings

1. **E. Central Garage Job Trailer** — **Conditional Use Permit***

314 NE 2nd St. (CU25-0016)
Temporary job trailer in R-1, Low-Density Single-Family Residential

2. **Brightbox LLC** **Rezoning***
   802 and 804 SE G Street (RZ25-0021)
   Rezoning: DN-3, Downtown High Density Residential and R-3, Medium-High Density Multifamily Residential to DE, Downtown Edge

3. **Indiana Ave Real Holdings, LLC** **Rezoning***
   2303 Douglas ST (RZ25-0023)
   Rezoning: R-1, Low-Density Single-Family Residential to DN-3, Downtown Medium-High Density Residential (Standard Review)

4. **Indiana Ave Real Holdings, LLC** **Rezoning***
   2305 Douglas ST (RZ25-0024)
   Rezoning: R-1, Low-Density Single-Family Residential to DN-3, Downtown Medium-High Density Residential (Standard Review)

5. **Paruchuris Estate LLC** **Rezoning***
   SW Regional Airport Blvd, Parcel Number: 01-11476-000 (RZ25-0025)
   Rezoning: R-O, Residential Office to DN-4, Downtown Mixed Use Residential (Standard Review)

6. **Bentonville 424 SW C LLC** **Rezoning***
   424 SW C ST (RZ25-0026)
   Rezoning: R-1, Low-Density Single-Family Residential to DN-3, Downtown Medium-High Density Residential (Standard Review)

V. Other New Business

VI. Old Business

1. **Revised Enhanced Review Criteria for the Future Land Use alignment policy** **Resolution ***

VII. Other Business

VIII. Adjournment

Planning Commission
Meeting Minutes
May 20th, 2025
Bentonville City Hall
Tech Review: 4:00 PM
Public Hearing: 5:00 PM

Meeting Recording: https://bentonvillear.portal.civicclerk.com/event/1589/media

Commissioners Present: Reginald Wright (Chair), Dana Davis, Elaine Kerr, Ifeoma Ibekwe, Doug Bryant, Eric Hipp, Danny Bennett
Commissioners Absent:
Staff Present: Tyler Overstreet, Tom Adler, Dan Weese, Bonnie Bridges, Casey Hackler, Nathan Izard

I. Call to Order

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

II. Approval of Minutes

1. **May 6th Meeting Minutes** — **Approval of Meeting Minutes**
   - Motion to approve by Hipp, second by Ibekwe.
   - Minutes are approved 7-0.

III. Consent Agenda

1. **McKissic Springs West** — **Preliminary Plat Extension**
   4800 South Vaughn Road (PP23-0007)

2. **Walnut Grove Ph III** — **Final Plat**
   Along SW Crabapple St, east of Barron Rd (FP25-0007)

3. **Thompson Split** — **Lot Split**
   707 SW 2nd ST (LS22-0067)

4. **Walmart Campus Phase 17** — **Final Plat**
   Between Customer and Excellence Drives, midway between SE 8th and SE 10th (FP25-0006)

5. **Walmart Campus Phase 18** — **Final Plat**
   Between MLK Pkwy and Integrity Drive, north of SE 10th (FP24-0005)

6. **Woodlands Crossing Ph. II** — **Final Plat**
   East of Morning Star south of SW Rosemont Ave (FP24-0017)

- Mr. Adler provides an overview of the items on the Consent Agenda.
- Consent Agenda is approved 7-0.

IV. New Business

Advertised Public Hearings

V. Other New Business

VI. Old Business

1. Opal Park's off site improvements — Vote

Regional Airport Road at Barron Road (PP23-0003)

- Mr. Adler provides an overview of the staff report.
- Chairman Wright opens discussion among commissioners.
- Planning Commission and staff discuss the off-site improvements.
- A motion is proposed by Commissioner Davis that the Planning Commission accept the acreage methodology for the determination of the project's pro-rata share of the Traffic Signal at Barron and Regional Airport Road and, in satisfaction of the Opal Park Development's off-site impacts:
    - 1. A payment of that pro-rata share of $181,440 for the Signal at Barron Road and SW Regional Airport Road be paid to the City prior to the approval of the Final Plat for Phase 1; and,
      2. The construction of two left turn lanes (south to east) for both Adams and Barron at regional Airport Rd to be constructed by the developer prior to the approval of the Final Plat for Phase 2.
- Off-site improvements are approved 7-0.

2. Uncommon Developers — Planned Unit Development*

Northeast corner of Central and Battlefield (PUD22-0002)

Central and Battlefield PUD amendment

- Mr. Adler provides an overview of the staff report.
- Chairman Wright opens the public hearing.
- Bill Watkins, representing the applicant, outlines the changes to the PUD and is here for any questions.
- Members of the public voice their concerns.
- Chairman Wright closes the public hearing.
- Chairman Wright opens discussion among commissioners.
- Planning Commission and staff discuss drainage and traffic.
- The following conditions are added:
    - The following improvements are to be 100% developer funded:
      1. The private north / south road on the east side of the project.
      2. A new signal at the northerly terminus of the private road and any necessary improvements to be determined at large scale or preliminary plat approval.

3. Half-width improvements along the project for both Battlefield and Central.

- PUD amendment is approved 7-0.

Commissioner Davis requests, without objection, that Item 3 (enhanced review criteria) be moved to the bottom of Old Business. No objections heard.

3. Scope Towers, LLC **Rezoning***

1703 SE J ST (RZ25-0020)

Rezoning: R-1, Low-Density Single-Family Residential & A-1, Agriculture to C-3 Mixed-Use Commercial (Standard Review)

- Mr. Adler provides an overview of the staff report.
- Chairman Wright opens the public hearing.
- Chairman Wright closes the public hearing.
- Chairman Wright opens discussion among commissioners.
- Planning Commission and staff discuss the rezoning.
- Rezone is approved 7-0.

4. Review of the Enhanced Review Criteria for the Future Land Use Alignment policy **Discussion**

- Commissioners discuss the criteria and language for enhanced review.
- A draft resolution will be on June 3rd PC agenda for final review and approval.

VII. Other Business

1. Plan Bentonville Update **Informational**

VIII. Adjournment

Motion to adjourn by Ibekwe, second by Hipp. Meeting is adjourned.

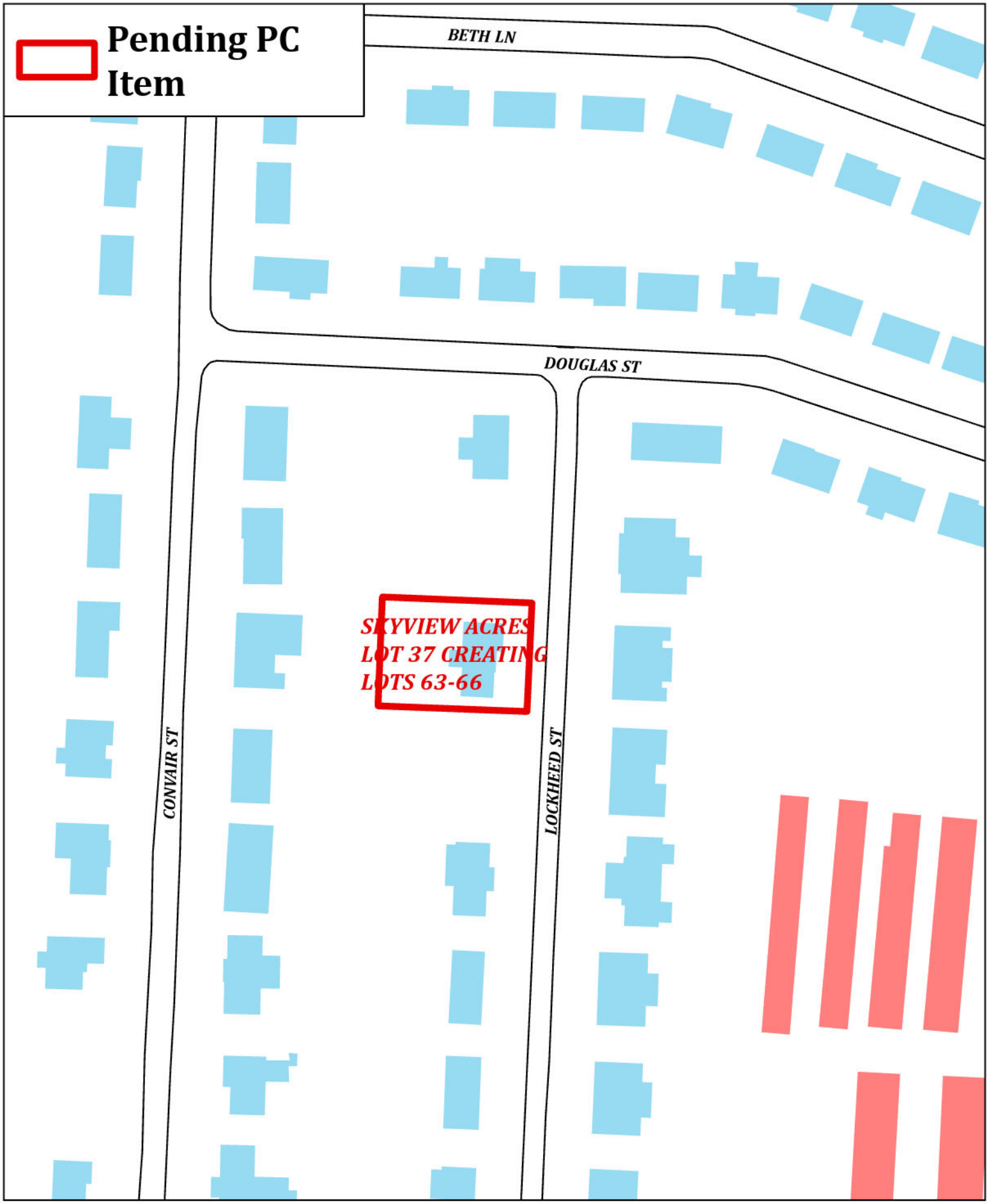
Consent Agenda Item LS25-0005

For the Planning Commission meeting on June 3, 2025

Details

Lot Split of Lot 37 of Skyview Acres Subdivision Creating Lots 63 through 66. 1006 Lockheed Street. R-2, Medium Density Two Family and Townhome Residential. LS25-0005

A lot split of Lot 37 of Skyview Acres Subdivision, creating Lots 63 through 66. The plat is dedicating 125 square feet of street right of way along Lockheed St. The lots have direct access to Lockheed Street.



N
W E
S

ls25-0005
Lot 37 Creating Lots 63-66
1006 LOCKHEED ST

SKYVIEW ACRES SUBDIVISION - LOTS 63, 64, 65 & 66

BEING A LOT SPLIT OF LOT 37, SKYVIEW ACRES SUBDIVISION, CREATING LOTS 63 THROUGH 66, BENTONVILLE, BENTON COUNTY, ARKANSAS

OWNERS/DEVELOPER: PAUL CHEN & EHRET REAL HOLDINGS LLC
PHONE: (626) 255 4330
ADDRESS: 1054 N MAIN ST BENTONVILLE AR 72712

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 hereby lay off, plat, subdivided 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

_____
Printed Name

CERTIFICATE OF SURVEYING ACCURACY

I, _____, 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 Surveys and Plans have been met.

_____
Date of Execution

_____
Signed

_____
Registered Land Surveyor

_____
Professional Surveyor No.
State of Arkansas

CERTIFICATE OF APPROVAL

Pursuant to the Bentonville Land Development Code and all other conditions and approval having been completed, this document is hereby accepted. This Certificate is hereby executed under the authority of the said rules and regulations.

_____
Date of Execution

_____
Bentonville Planning Commission Chairman

_____
Mayor City of Bentonville

_____
City Clerk, City of Bentonville

NOTES:

WE HEREBY GRANT TO THE CITY OF BENTONVILLE A BLANKET AVIGATION EASEMENT OVER THE ENTIRETY OF THE LOT SPLIT PURSUANT TO MUNICIPAL CODE SECTION 401.12 & 401.13.

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

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 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 & 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.

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.

ALL SIDEWALKS SHALL BE INSTALLED BY THE TIMEFRAMES SET FORTH IN 900.08 OF THE STREET SPECIFICATIONS.

SURVEYOR'S NOTE: This property does not lie within the 100-Year Flood Zone, according to the Flood Map for Benton County, Arkansas Community Panel No. 05007C0260K Dated: June 5, 2012.

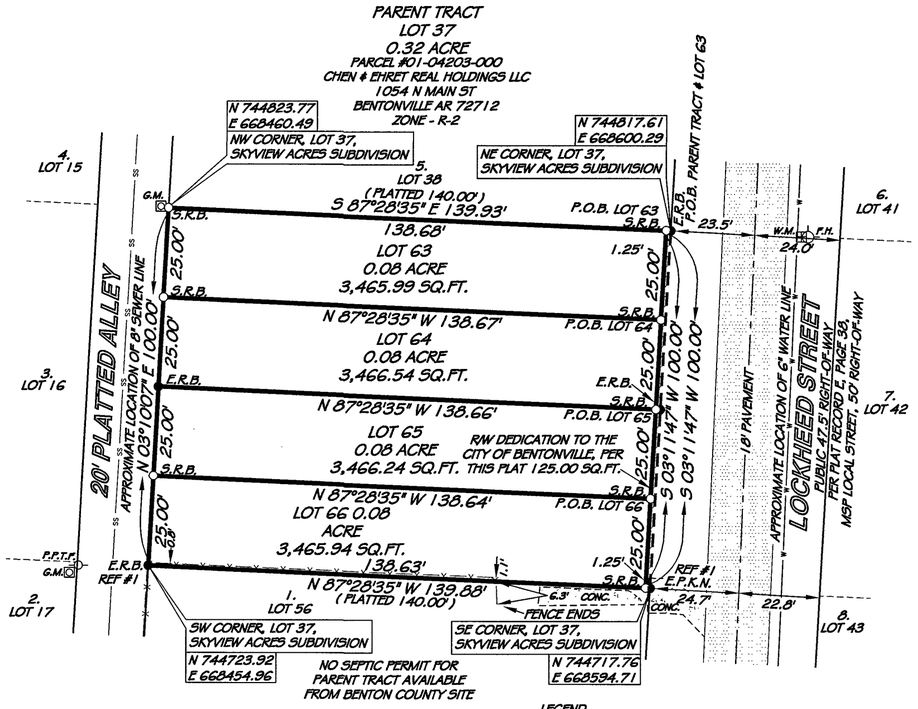
SURVEYOR'S NOTE: This survey was conducted under the supervision of Clovis W. Satterfield, No. 0147, Ricky Hill, No. 1443, or Jacob Long, No. 1915, Satterfield Land Surveyors, P.A., Certificate of Authorization No. 718. Satterfield Land Surveyors, P.A., 1-(479)-632-3565 Hwy. 71 North, P.O. Box 640, Alma, AR 72921

SURVEYOR'S NOTE: All building, surface and subsurface, improvements on and adjacent to the site are not necessarily shown. The location and/or existence of utility service lines to the property surveyed are unknown and are not shown. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts which an accurate and current title search may disclose.

Satterfield Land Surveyors P.A., Copyright 2025

This plat is copyright material and is provided solely for the use of the person(s) named on this plat and may not be used or distributed to any other person(s) or company for their benefit. No license has been created, expressed or implied to copy the survey without the written consent of Satterfield Land Surveyors, P.A.. No one including the person(s) named, may reproduce this plat. Only authentic copies that appear with the surveyor's seal in red may be used. Any copies used without this red seal are considered unauthorized copies and are considered a copyright infringement. After filing with State Surveyor's office, survey becomes public record.

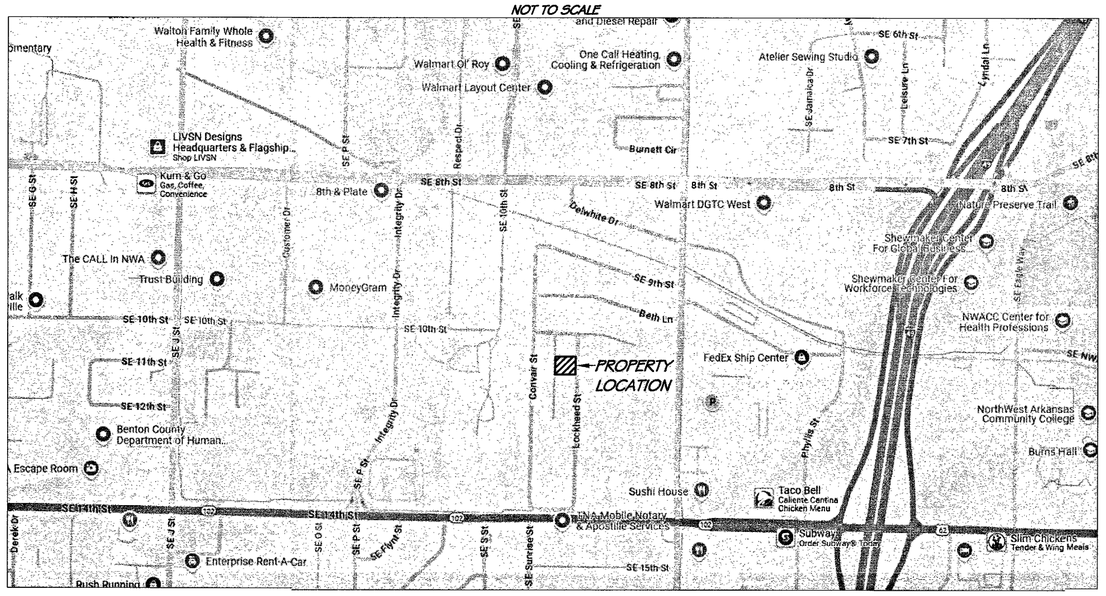
North



LEGEND

- E.R.B. - 1/2" EXISTING REBAR
- E.P.K.N. - EXISTING P/K NAIL
- S.R.B. - 1/2" SET REBAR WITH CAP
- P.P.T.F. - POWER POLE WITH TRANSFORMER
- G.M. - GAS METER
- W.M. - WATER METER
- F.H. - FIRE HYDRANT
- PAVEMENT
- CONC. - CONCRETE
- RIGHT OF WAY DEDICATION
- BOUNDARY
- CENTERLINE
- CONC. - CONCRETE
- FENCE
- LOT LINE
- EDGE OF PAVEMENT
- R/W LINE - RIGHT OF WAY LINE
- RIGHT OF WAY DEDICATION

VICINITY MAP
NOT TO SCALE



ADJOINING PROPERTY OWNERS

1. PARCEL #01-04202-001
CHEN & EHRET REAL HOLDINGS LLC
1054 N MAIN ST
BENTONVILLE AR 72712
ZONE - R-2

2. PARCEL #01-04183-000
JC & ESTHER PARSON
REVOCABLE LIVING TRUST
1101 CONVAIR ST
BENTONVILLE AR 72712-6568
ZONE - R-1

3. PARCEL #01-04182-000
MELISSA & STEVEN YOUN
1005 CONVAIR ST
BENTONVILLE AR 72712
ZONE - R-1

4. PARCEL #01-04181-000
RICHARD GOBBLE & CRYSTAL DAVIS
1003 CONVAIR ST
BENTONVILLE AR 72712
ZONE - R-1

5. PARCEL #01-04204-000
SHIRLEY SANDLIN
1002 LOCKHEED ST
BENTONVILLE AR 72712
ZONE - R-1

6. PARCEL #01-04207-000
CLLI PROPERTIES LLC
1608 SW D ST
BENTONVILLE AR 72712
ZONE - R-1

7. PARCEL #01-04208-000
LOXBLOX LLC
1054 N MAIN ST
BENTONVILLE AR 72712
ZONE - R-1

8. PARCEL #01-04209-000
FRANK & KAY GIARDINO
12924 SHARK LN
FARMINGTON AR 72730
ZONE - R-1

LOT SPLIT

PROPERTY DESCRIPTION

PARCEL #01-04203-000

Parent Tract

Lot 37, Skyview Acres Subdivision, Bentonville, Benton County, Arkansas being more particularly described as follows:

Beginning at an existing rebar marking the Northeast Corner of Lot 37, said point being on the West right of way line of Lockheed Street. Thence along the East line of said Lot 37 and the West right of way line of said Lockheed Street, South 03 degrees 11 minutes 47 seconds West, 100.00 feet to an existing p/k nail marking the Southeast Corner of Lot 37. Thence leaving said right of way line and along the South line of Lot 37, North 87 degrees 28 minutes 35 seconds West, 139.88 feet to an existing rebar marking the Southwest Corner of Lot 37, said point being on the East right of way line of a platted alley. Thence along the West line of said Lot 37 and the East right of way line of said platted alley, North 03 degrees 10 minutes 07 seconds East, 100.00 feet to a set rebar with cap marking the Northwest Corner of Lot 37. Thence leaving said right of way line and along the North line of said Lot 37, South 87 degrees 28 minutes 35 seconds East, 139.93 feet to the Point of Beginning, containing 0.32 of an acre and subject to any Easements of Record.

Lot 63

Part of Lot 37, Skyview Acres Subdivision, Bentonville, Benton County, Arkansas being more particularly described as follows:

Commencing at an existing rebar marking the Northeast Corner of Lot 37, said point being on the West right of way line of Lockheed Street. Thence along the North line of said Lot 37, North 87 degrees 28 minutes 35 seconds West, 1.25 feet to a set rebar with cap on the proposed West right of way line of Lockheed Street and the Point of Beginning. Thence leaving said North line and along said proposed right of way line, South 03 degrees 11 minutes 47 seconds West, 25.00 feet to a set rebar with cap. Thence leaving said proposed right of way line, North 87 degrees 28 minutes 35 seconds West, 138.67 feet to a set rebar with cap on the West line of Lot 37 and the East right of way line of a platted alley. Thence along the West line of said Lot 37 and the East right of way line of said platted alley, North 03 degrees 10 minutes 07 seconds East, 25.00 feet to a set rebar with cap marking the Northwest Corner of Lot 37. Thence leaving said right of way line and along the North line of said Lot 37, South 87 degrees 28 minutes 35 seconds East, 139.93 feet to the Point of Beginning, containing 0.08 of an acre and subject to any Easements of Record.

Lot 64

Part of Lot 37, Skyview Acres Subdivision, Bentonville, Benton County, Arkansas being more particularly described as follows:

Commencing at an existing rebar marking the Northeast Corner of Lot 37, said point being on the West right of way line of Lockheed Street. Thence along the North line of said Lot 37, North 87 degrees 28 minutes 35 seconds West, 1.25 feet to a set rebar with cap on the proposed West right of way line of Lockheed Street. Thence leaving said North line and along said proposed right of way line, South 03 degrees 11 minutes 47 seconds West, 25.00 feet to a set rebar with cap and the point of Beginning. Thence continuing along said proposed right of way line, South 03 degrees 11 minutes 47 seconds West, 25.00 feet to a set rebar with cap. Thence leaving said East line and said right of way line, North 87 degrees 28 minutes 35 seconds West, 138.66 feet to an existing rebar on the West line of Lot 37 and the East right of way line of a platted alley. Thence along the West line of said Lot 37 and the East right of way line of said platted alley, North 03 degrees 10 minutes 07 seconds East, 25.00 feet to a set rebar with cap. Thence leaving said West line and said right of way line, South 87 degrees 28 minutes 35 seconds West, 138.67 feet to the Point of Beginning, containing 0.08 of an acre and subject to any Easements of Record.

Lot 65

Part of Lot 37, Skyview Acres Subdivision, Bentonville, Benton County, Arkansas being more particularly described as follows:

Commencing at an existing rebar marking the Northeast Corner of Lot 37, said point being on the West right of way line of Lockheed Street. Thence along the North line of said Lot 37, North 87 degrees 28 minutes 35 seconds West, 1.25 feet to a set rebar with cap on the proposed West right of way line of Lockheed Street. Thence leaving said North line and along said proposed right of way line, South 03 degrees 11 minutes 47 seconds West, 50.00 feet to a set rebar with cap to the point of Beginning. Thence continuing along said proposed right of way line, South 03 degrees 11 minutes 47 seconds West, 25.00 feet to a set rebar with cap. Thence leaving said East line and said right of way line, North 87 degrees 28 minutes 35 seconds West, 138.64 feet to a set rebar with cap on the West line of Lot 37 and the East right of way line of a platted alley. Thence along the West line of said Lot 37 and the East right of way line of said platted alley, North 03 degrees 10 minutes 07 seconds East, 25.00 feet to a set rebar with cap marking the Northwest Corner of Lot 37. Thence leaving said West line and said right of way line, South 87 degrees 28 minutes 35 seconds East, 138.66 feet to the Point of Beginning, containing 0.08 of an acre and subject to any Easements of Record.

Tract 66

Part of Lot 37, Skyview Acres Subdivision, Bentonville, Benton County, Arkansas being more particularly described as follows:

Commencing at an existing rebar marking the Northeast Corner of Lot 37, said point being on the West right of way line of Lockheed Street. Thence along the North line of said Lot 37, North 87 degrees 28 minutes 35 seconds West, 1.25 feet to a set rebar with cap on the proposed West right of way line of Lockheed Street. Thence leaving said North line and along said proposed right of way line, South 03 degrees 11 minutes 47 seconds West, 75.00 feet to a set rebar with cap to the Point of Beginning. Thence continuing along said proposed right of way line, South 03 degrees 11 minutes 47 seconds West, 75.00 feet to an existing p/k nail marking the Southeast Corner of Lot 37. Thence leaving said right of way line and along the South line of Lot 37, North 87 degrees 28 minutes 35 seconds West, 139.88 feet to an existing rebar marking the Southwest Corner of Lot 37, said point being on the East right of way line of a platted alley. Thence along the West line of said Lot 37 and the East right of way line of said platted alley, North 03 degrees 10 minutes 07 seconds East, 25.00 feet to a set rebar with cap. Thence leaving the West line of said Lot 37 and said right of way line, South 87 degrees 28 minutes 35 seconds East, 138.64 feet to the Point of Beginning, containing 0.08 of an acre and subject to any Easements of Record.

PROJECT #LS25-0005

30' 15" 0 GRAPHIC SCALE 30' 60'

REFERENCE DEED

SURVEY REFERENCES

1 - BLEW & ASSOCIATES, P.A. - #22-5577 - 7/26/23

BASIS OF BEARING
ARKANSAS STATE PLANE COORDINATES GRID NORTH 1983.

REVISIONS

4/17/25 - REVISED AS PER CITY COMMENTS.

5/14/25 - REVISED AS PER CITY COMMENTS.

LEGEND

- S.R.B. = SET 1/2" REBAR W/ CAP
- S.P./K.N. = SET P/K NAIL
- S.R.R.S. = SET RAILROAD SPIKE
- S.N. = SET NAIL
- E.R.B. = EXISTING REBAR
- E.I.P. = EXISTING IRON PIN
- E.P./K.N. = EXISTING P/K NAIL
- E.N. = EXISTING NAIL
- E.R.R.S. = EXISTING RAILROAD SPIKE
- = EXISTING GOVERNMENT MONUMENT
- = EXISTING STONE
- = EXISTING STATE MONUMENT
- = EXISTING R/W MARKER
- = EXISTING FENCE
- = COMPUTED POINT
- F.C. = FENCE CORNER

SURVEYORS DISCLAIMER AND STATEMENT OF USE

This survey was conducted by the written or verbal authorization of the person named as the buyer and/or Use by as shown on this plat. No one has the authority to use the data or legal description from this survey except those named or their agents and the survey is only certified to the date shown on this plat. This plat is protected by copyright and any person other than those named using or relying upon this plat will be held responsible. Satterfield Land Surveyors, P.A. will not be responsible or have any liability to any other person or company who uses this plat without written authorization. After filing with State Surveyor's office, survey becomes public record.

SURVEYOR:
RICKY HILL / JACOB LONG
1928 HWY 71 NORTH
ALMA, AR, 72921
PHONE:
(479)632-3565
EMAIL:
ricky@slsurveying.com
jlong@slsurveying.com

CONTACT: OLSSON-CONNER LEMMERHIRT
3537 N. STEELE BLVD.
FAYETTEVILLE, AR 72703
PHONE: (479) 974-4174

DRAWN BY:	J.D.B.
SCALE:	1"=30'
DATE:	3-3-25
JOB NO.	49,537

Satterfield Land Surveyors P.A.
REG. ARK. & OKLA.
1928 HWY. 71 NORTH, ALMA, ARK. - PHONE No. (479) 632-3565
FAX (479) 632-5002 - WEBSITE: http://www.slsurveying.com

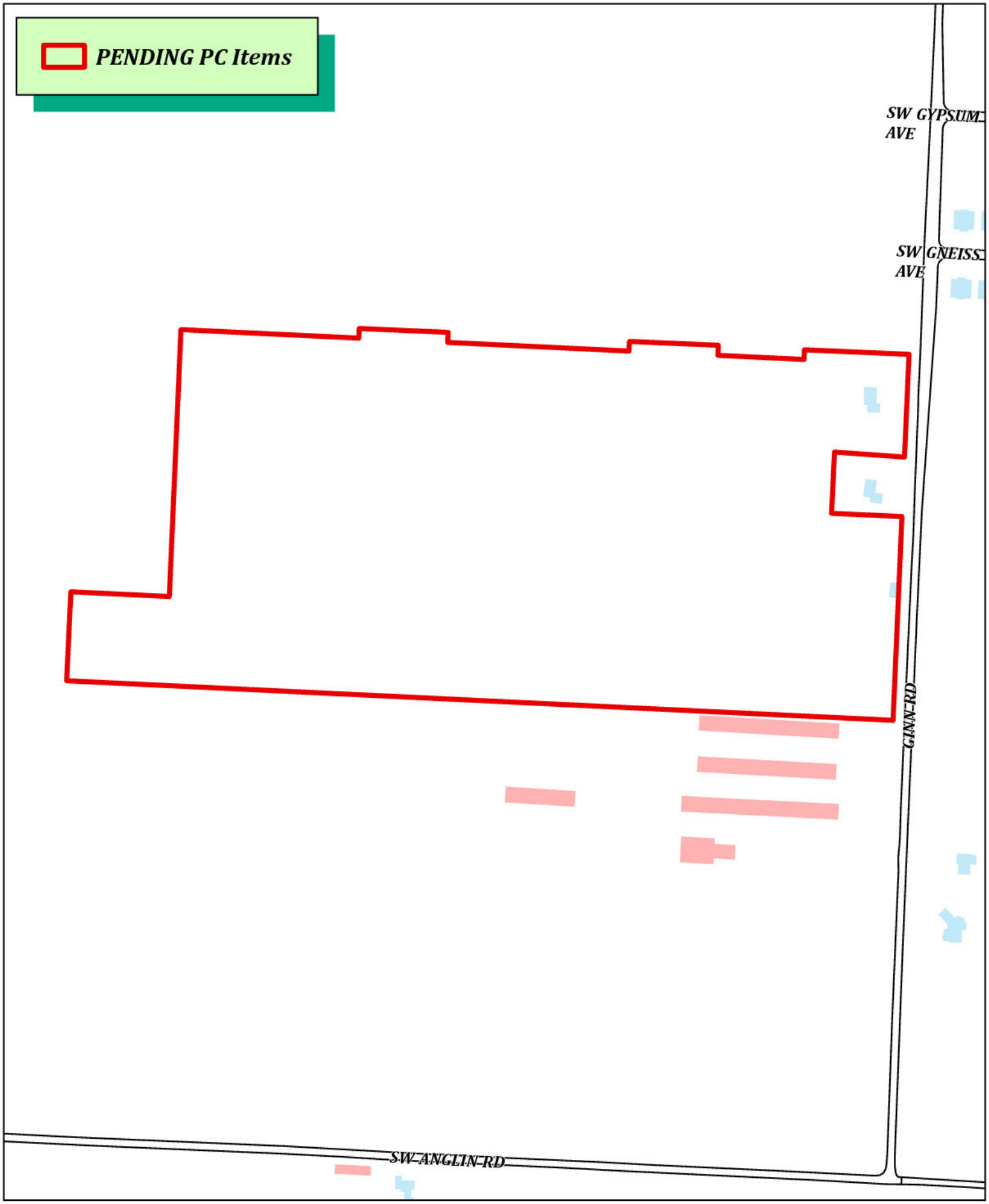
Consent Agenda Item PP24-0003

For the Planning Commission meeting on June 3, 2025

Details

Preliminary Plat : RV PS Subdivision Phase 1, Skylight Homes LLC, 3820 Ginn Road, R-2, Medium Density Two Family and Townhome Residential, PP24-0003

This preliminary plat extension request is for RV PS Subdivision Phase 1 situated on Ginn Road. The the project is zoned R-2, Low-Density Single-Famly Residential. The northerly street, SW Rock Rose Ave, consists of 30 single family detached dwellings while the rest of the project consists of duplexes (61 lots, 122 units) A street network provides access off of Ginn Road and street stubouts are provided to the properties to the west and south for future connections. Easements are dedicated throughout for utility services. Lot 54 is non-buildable. Sidewalks and landscaping will be provided in accordance with the provisions of the Land Development code. The subdivision was given a waiver for minimum street grades (.7% instead of 1%) with the original approval on July 2, 2024.



PP24-0003
RV PS Subdivision Phase I
Preliminary Plat

CK CIVIL ENGINEERING

Bentonville Planning PP24-0003

155 E. Fantinel Dr. Suite D
Tontitown, AR 72762
479-200-5242
ck-civil.com

May 25, 2025

Bentonville Planning Department
305 SW A Street
Bentonville, AR 72712

RE: PP24-0003 Permit Extension

Dear Members of the Bentonville Planning Commission,

On behalf of the development team for the RVPS Subdivision, I am writing to formally request a one-year extension of our existing permit, which is currently set to expire on July 1, 2025.

The project is located within the City of Bentonville limits, but the sanitary sewer service is provided by the Centerton Utilities District. At this time, Centerton is facing capacity constraints due to limitations at the Decatur Wastewater Treatment Plant, which has directly impacted our ability to proceed with full utility service installation.

Despite this challenge, we are actively progressing on the project. Grading operations are already underway, and we are currently in discussions with the Arkansas Department of Health (ADH) to explore options for limited capacity authorization to allow partial service and phased development while broader system improvements are addressed.

We respectfully request a 12-month extension of our permit to July 1, 2026, to allow time for these sewer capacity issues to be resolved and to continue working collaboratively with all relevant authorities to keep the project moving forward.

Thank you for your consideration, and please do not hesitate to reach out if further information is needed. We appreciate the City of Bentonville's support and understanding as we work to deliver this residential development responsibly.

Sincerely,

Clint Karstetter PE

PRELIMINARY PLAT PLANS

FOR

RV PS SUBDIVISION PHASE I

AUGUST 2024

WAIVERS/VARIANCES

WAIVER REQUESTED FOR SECTION 6.4 OF THE STREET SPECIFICATIONS [BENTONVILLE CODE; APPENDIX C STREET SPECIFICATIONS 500.04(b) REQUIRING 1% SLOPE FOR ALL STREETS-APPROVED 7-2-2024 AT PLANNING COMMISSION

AIRPORT ZONE

PROJECT LIES WITHIN ZONE C(3)-OUTER SAFETY ZONE.

CONTACTS

OWNER
SKYLIGHT PROPERTIES, LLC
1801 SW REGIONAL AIRPORT BLVD
UNIT 5
BENTONVILLE, AR 72712
CONTACT: BAPUJI VAKKALAGADDA
479-366-6166

SURVEYOR
HALFF
2407 SE COTTONWOOD
SUITE 1
BENTONVILLE, AR 72712
479-273-2209

CIVIL ENGINEERING
CK CIVIL ENGINEERING, LLC
101 PARKWOOD ST. #1
SUITE C
LOWELL, AR 72745
CLINT KARSTETTER
479-200-5242

ATT
BRENT BALDWIN
1133 E. HAROLD ST.
FAYETTEVILLE, AR 72701
(479) 200-9022 OR (479) 571-6609
BB585@ATT.COM OR
LAYNE RHODES
LR159@ATT.COM
(479) 442-1977

COX
CHAD HODGE
4901 S. 48TH STREET
SPRINGDALE, AR 72762
(479) 263-7057
CHAD.HODGE@COX.COM AND
TIMOTHY GOSS, (479) 651-5583

PLANNING REVIEW
TYLER OVERSTREET
350 SW A STREET
BENTONVILLE, AR 72712
479-271-3122

ENGINEERING
ELLEN NORVELL
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
479-271-5993

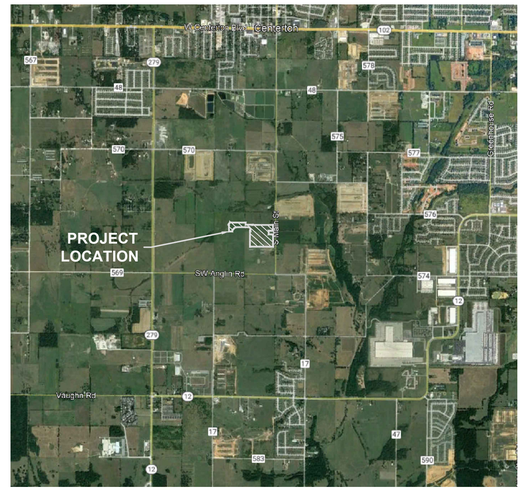
FIRE MARSHAL
TODD PEARCE
350 SW A STREET
BENTONVILLE, AR 72712
479-271-3108

STORMWATER REVIEW
ALISON WEST
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
479-271-3168

WATER DEPARTMENT
CENTERTON WATER UTILITIES
517 N. MAIN ST
CENTERTON, AR 72719
479-795-0222

WASTEWATER DEPARTMENT
CHRIS EARL
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
479-271-3140

ELECTRIC
TRAVIS MATLOCK
BENTONVILLE ELECTRIC
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
479-271-3135



VICINITY MAP
NOT TO SCALE

N

AIRPORT ZONE BENTONVILLE MUNICIPAL AIRPORT C-3 OUTSIDE SAFETY ZONE

NO ITEMS ARE ABOVE 1,446 FEET ABOVE SEA LEVEL.

1. NOT WITHSTANDING ANY OTHER PROVISION OF THIS SECTION, NO USE MAY BE MADE OF LAND OR WATER WITHIN THE MUNICIPAL AIRPORT DISTRICT IN SUCH A MANNER AS TO:
A. CREATE ELECTRICAL INTERFERENCE WITH NAVIGATIONAL SIGNALS OR RADIO COMMUNICATION BETWEEN THE AIRPORT AND AIRCRAFT;
B. MAKE IT DIFFICULT FOR PILOTS TO DISTINGUISH BETWEEN AIRPORT LIGHTS AND OTHERS;
C. RESULT IN GLARE IN THE EYES OF PILOTS USING THE AIRPORT;
D. IMPAIR VISIBILITY IN THE VICINITY OF THE AIRPORT;
E. CREATE BIRD STRIKE HAZARDS; OR
F. OTHERWISE IN ANY WAY ENDANGER OR INTERFERE WITH THE LANDING, TAKEOFF, OR MANEUVERING OF AIRCRAFT INTENDING TO USE THE AIRPORT.

PLANNING NOTES

1. NO FREESTANDING SIGNAGE IS PROPOSED WITH THIS DEVELOPMENT. ANY PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
2. SIGHT TRIANGLE SHOWN ON PLANS BASED ON AASHTO GEOMETRIC DESIGN OF HIGHWAYS AND STREETS "GREEN BOOK". ASSUMED 55 MPH DESIGN SPEED (45 MPH SPEED LIMIT CURRENTLY)
   2.1. CASE B1, LEFT TURN FROM STOP: DESIGN ISD = 610 FT (TABLE 9-7)
   2.2. CASE B2, RIGHT TURN FROM STOP: DESIGN ISD = 530 FT (TABLE 9-9)
3. DUMPSTER ENCLOSURE SHALL BE CONSTRUCTED WITH SIMILAR MATERIALS AS THE BUILDING

CITY STANDARD NOTES

FENCING
NO FENCING IS PROPOSED AT THIS TIME. SHOULD FENCING BECOME DESIRED, A SEPARATE PERMIT WILL BE REQUIRED.

LIGHTING
ANY NEW LIGHTING WILL REQUIRE THAT IT BE CUT - OFF OR B-U-G (WITH A U RATING OF 0) AND APPROVED BY THE PLANNING DEPARTMENT

WORK IN THE R-O-W
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

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

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

GENERAL NOTES

1. THE CONTRACTOR SHALL RETAIN A FULL SET OF LATEST APPROVED CONSTRUCTION PLANS AND SPECIFICATIONS ON SITE DURING ALL CONSTRUCTION ACTIVITIES. LOCAL AUTHORITY'S STANDARDS SHALL SUPERSEDE PLANS AND SPECIFICATIONS.
2. THE CONTRACTOR WILL MAINTAIN ANY REQUIRED ACCESS TO ADJACENT PROPERTIES.
3. NO WORK WILL BE PERFORMED ON PRIVATE PROPERTY WITHOUT WRITTEN PERMISSION OF THE AFFECTED PROPERTY OWNER.
4. COORDINATE START-UP AND ALL CONSTRUCTION ACTIVITIES WITH THE OWNER AND ENGINEER.
5. CONSTRUCTION METHODS AND MATERIALS, NOT SPECIFIED IN THESE PLANS, ARE TO MEET OR EXCEED THE SITE WORK SPECIFICATIONS PROVIDED, INDUSTRY STANDARDS, OR AS OTHERWISE SPECIFIED BY THE OWNER.
6. ALL CONSTRUCTION WORK AND UTILITY WORK OUTSIDE OF PROPERTY BOUNDARIES SHALL BE PERFORMED IN COOPERATION WITH, AND IN ACCORDANCE WITH, REGULATIONS OF THE AUTHORITIES CONCERNED.
7. THE CONTRACTOR SHALL CONDUCT ALL WORK IN A MANNER THAT WILL INSURE, AS FAR AS PRACTICABLE, THE LEAST OBSTRUCTION TO TRAFFIC; AND SHALL PROVIDE FOR THE CONVENIENCE AND SAFETY OF THE GENERAL PUBLIC AND RESIDENTS ALONG, AND ADJACENT TO, HIGHWAYS IN THE CONSTRUCTION AREA IN AN ADEQUATE AND SATISFACTORY MANNER, IN ACCORDANCE WITH THE DOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.
8. ALL AERIAL IMAGES ARE FOR REFERENCE ONLY. REFER TO PLANS FOR EXACT LOCATIONS.
9. ALL IMPORTED FILL SHALL BE FREE OF ROCKS GREATER THAN 12" IN DIAMETER AND ANY DETRIMENTAL ORGANIC MATERIAL OR REFUSE DEBRIS.
10. SAFETY RAILINGS ARE REQUIRED ON ANY RETAINING WALL 30" OR GREATER IN HEIGHT.
11. THE GENERAL CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
12. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE 24 HOURS A DAY INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY DURING THE DURATION OF THE CONSTRUCTION.
13. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
14. ALL SIGNS AND TRAFFIC CONTROL DEVICES TO FOLLOW THE GUIDELINES OF THE MUTCD.
15. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR ALL BUILDING DIMENSIONS. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT AND ENGINEER IN THE EVENT THERE ARE DISCREPANCIES DETERMINED BETWEEN PLANS.
16. THE DESIGN, INSPECTION AND CERTIFICATION OF ANY RETAINING WALL OVER 4FT SHALL BE BY A REGISTERED ENGINEER.
17. THE CONTRACTOR SHALL ENSURE ALL NECESSARY PERMITS ARE OBTAINED PRIOR TO CONSTRUCTION.
18. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY, AND/OR MATERIAL, TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM THE SITE.
19. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF THE PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE POINTS.
20. THE ENGINEER OF RECORD SHALL REVIEW AND APPROVE MATERIAL SUBMITTALS.
21. THE DEMOLITION OF ANY EXISTING UNDERGROUND STORAGE TANKS, FUELING DISPENSERS, OR FUELING RELATED APPURTENANCES SUCH AS SUPPLY LINES, SHALL BE REMOVED PER LOCAL, STATE AND FEDERAL REQUIREMENTS.
22. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING TRAFFIC CONTROL THROUGHOUT THE PROJECT, INCLUDING PROPER TRAFFIC CONTROL DEVICES AND/OR PERSONNEL AS REQUIRED. THIS INCLUDES BOTH VEHICULAR AND PEDESTRIAN TRAFFIC CONTROL. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH MUTCD.
23. **WATER AND SEWER UTILITIES SERVED BY CENTERTON UTILITIES AND SHALL BE INSTALLED UNDER CENTERTON UTILITY SUPERVISION.**

APPROVALS / DATE

APPROVALS	DATE
CITY OF BENTONVILLE PLANNING	JULY 2ND, 2024
BENTONVILLE WATER UTILITIES	N/A
BENTONVILLE ELECTRIC	
ARKANSAS DEPARTMENT OF HEALTH	

FLOOD NOTE

THE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE AS INDICATED BY THE FEMA FLOOD INSURANCE RATE MAP, FIRM PANEL 05007C0255K LAST REVISED JUNE 5, 2012

WETLANDS NOTE

THERE ARE NO KNOWN WETLANDS ONSITE

SURVEY DESCRIPTIONSURVEY DESCRIPTION

CURRENT: LOT 2 (PARCEL 01-00828-542) L202201322

A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT AN EXISTING MAG NAIL FOR THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 9 AND RUNNING THENCE ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER S02°29'49"W 277.82' TO A POINT, FROM WHICH A SET 1/2" REBAR BEARS N87°30'55"W 43.50', THENCE CONTINUING ALONG SAID EAST LINE S02°29'49"W 293.33' TO AN EXISTING MAG NAIL, THENCE LEAVING SAID EAST LINE N85°53'30"W 200.36' TO AN EXISTING 1/2" REBAR, THENCE S02°42'07"W 175.12' TO AN EXISTING 1/2" REBAR, THENCE S87°25'58"E 200.91' TO AN EXISTING MAG NAIL ON THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, THENCE ALONG SAID EAST LINE S02°29'49"W 581.87' TO AN EXISTING 1/2" REBAR FOR THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, THENCE LEAVING SAID EAST LINE AND ALONG THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER SAID SECTION 9 N87°15'34"W 2360.75' TO A SET 1/2" REBAR, THENCE N02°44'26"E 254.01' TO A SET 1/2" REBAR, THENCE S87°15'34"E 281.33' TO A SET 1/2" REBAR, THENCE N02°29'05"E 762.03' TO A SET 1/2" REBAR, THENCE S87°15'34"E 508.02' TO A SET 1/2" REBAR, THENCE N02°29'05"E 27.54' TO A SET 1/2" REBAR, THENCE S87°30'55"E 254.01' TO A SET 1/2" REBAR, THENCE S02°29'05"W 28.68' TO A SET 1/2" REBAR, THENCE S87°15'34"E 517.83' TO A SET 1/2" REBAR. THENCE N02°29'05"E 27.54' TO A SET 1/2" REBAR, THENCE S87°30'55"E 254.01' TO A SET 1/2" REBAR, THENCE S02°29'05"W 28.68' TO A SET 1/2" REBAR, THENCE S87°15'34"E 246.01' TO A SET 1/2" REBAR, THENCE N02°29'05"E 27.54' TO A SET 1/2" REBAR, THENCE S87°30'55"E 298.62' TO THE POINT OF BEGINNING. CONTAINING 49.85 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD

PROPOSED WITH PLA24-0014 (CURRENTLY UNDER REVIEW): LOT 4

A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT A MAG NAIL FOR THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 9 AND RUNNING THENCE ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER S02°29'29"W 296.18' TO A 1/2" REBAR W/ PS 1374 CAP AND THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EAST LINE S02°29'29"W 274.96' TO A MAG NAIL; THENCE LEAVING SAID EAST LINE N85°57'04"W 200.39' TO A 1/2" REBAR; THENCE S02°41'29"W 174.86' TO A 1/2" REBAR; THENCE S87°24'38"E 200.79' TO A MAG NAIL ON THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE ALONG SAID EAST LINE S02°29'24"W 581.80' TO A MAG NAIL FOR THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE LEAVING SAID EAST LINE AND ALONG THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 9 N87°12'23"W 1322.07' TO A 1/2" REBAR; THENCE N87°19'34"W 1038.66' TO A 1/2" REBAR W/ 1873 CAP; THENCE N02°45'12"E 254.01' TO A 1/2" REBAR W/ 1873 CAP; THENCE S87°15'48"E 281.29' TO A 1/2" REBAR W/ 1873 CAP; THENCE N02°29'08"E 762.02' TO A 1/2" REBAR W/ 1873 CAP; THENCE S87°15'24"E 92.76' TO A 1/2" REBAR W/ PS 1374 CAP; THENCE N42°07'00"E 16.49' TO A 1/2" REBAR W/ PS 1374 CAP; THENCE N13°20'12"E 26.62' TO A 1/2" REBAR W/ PS 1374 CAP; THENCE N24°27'31"E 13.04' TO A 1/2" REBAR W/ PS 1374 CAP; THENCE N42°59'12"E 14.17' TO A 1/2" REBAR W/ PS 1374 CAP; THENCE N69°57'19"E 7.76' TO A 1/2" REBAR W/ PS 1374 CAP; THENCE N48°47'10"E 44.39' TO A 1/2" REBAR W/ PS 1374 CAP; THENCE S87°17'29"E 599.50' TO A 1/2" REBAR W/ PS 1374 CAP; THENCE S87°17'14"E 5.21' TO A 1/2" REBAR W/ PS 1374 CAP; THENCE S02°42'41"W 86.00' TO A 1/2" REBAR W/ PS 1374 CAP; THENCE S87°16'46"E 1312.48' TO A 1/2" REBAR W/ PS 1374 CAP TO THE POINT OF BEGINNING. CONTAINING 50.19 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

SHEET LIST

C000 COVER SHEET
C100 OVERALL PRELIMINARY PLAT
C101 PRELIMINARY PLAT
C102 PRELIMINARY PLAT
C103 PRELIMINARY PLAT
C200 LANDSCAPE PLAN
C300 EROSION CONTROL PHASE I
C301 EROSION CONTROL PHASE II
C302 EROSION CONTROL DETAILS
C400 GRADING PLAN
C401 GRADING PLAN
C402 GRADING PLAN DETENTION ZONE
C500 ROAD PROFILE
C501 ROAD PROFILE
C502 ROAD PROFILE
C503 ROAD PROFILE
C504 ROAD PROFILE
C505 ROAD PROFILE
C506 ROAD PROFILE
C507 ROAD PROFILE
C508 ROAD PROFILE DETAIL
C600 STORM PROFILE
C601 STORM PROFILE
C602 STORM PROFILE
C603 STORM PROFILE
C604 STORM PROFILE
C605 STORM PROFILE
C606 STORM PROFILE
C607 STORM PROFILE
C700 UTILITY PLAN
C701 UTILITY PLAN
C702 UTILITY PLAN
C800 SANITARY PROFILE
C801 SANITARY PROFILE
C802 SANITARY PROFILE
C803 SANITARY PROFILE
C804 SANITARY PROFILE
C805 SANITARY PROFILE
C806 SANITARY PROFILE
C900 STANDARD DETAILS
C901 STANDARD DETAILS
C902 STANDARD DETAILS
STANDARD DETAILS
BEUD DETAILS

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

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

CERTIFICATE OF AUTHORIZATION
CK CIVIL ENGINEERING LLC
No.4150
ARKANSAS ENGINEER

CK

CK CIVIL ENGINEERING, LLC
101 PARKWOOD ST. #1,
SUITE C
LOWELL, AR 72745
479-200-5242

STATE OF ARKANSAS LICENSED PROFESSIONAL ENGINEER No. 20311 CLINT KARSTETTER

09/02/2024

ISSUE DATE: 09/02/2024

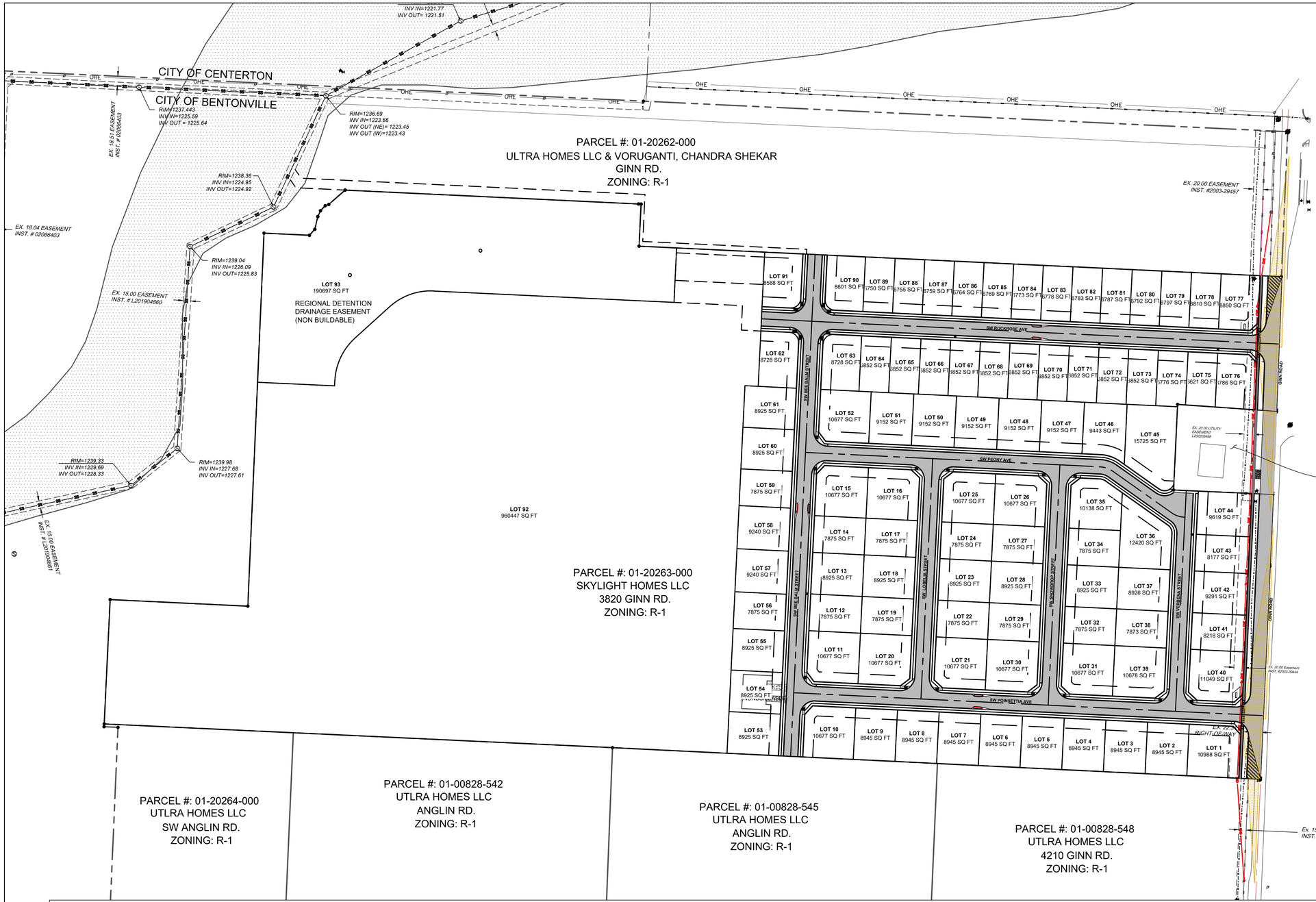
RV PS SUBDIVISION
BENTONVILLE, AR

PRE PLAT
PP24-0003

COVER

PROJ: 23-111

C000



PART OF LOT 11, OSAGE HILLS
PARCEL #: 01-18729-002
BENTONVILLE HOUSING PARTNERS
LIMITED PARTNERSHIP
ZONING: R-2

PART OF LOT 16, OSAGE HILLS
PARCEL #: 01-18729-006
WEST OSAGE HOLDINGS LLC
ZONING: R-2

PARCEL #: 18-08850-000
ALFARO, JOSE PABLO POLANCO
& SALCEDO, DAGOBERTO
3908 GINN RD.
ZONING: R-E

LOT 15, OSAGE HILLS
PARCEL #: 01-18729-005
J & M CAPITAL VENTURES LLC
ZONING: R-1

AIRPORT ZONE BENTONVILLE MUNICIPAL AIRPORT COB - NOTICE TO CONSTRUCT SURFACE

NO ITEMS ARE ABOVE 1,446 FEET ABOVE SEE LEVEL

PLANNING NOTES

1. A MONUMENT SIGN IS PROPOSED WITH THIS DEVELOPMENT. ANY PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
2. SIGHT TRIANGLE SHOWN ON PLANS BASED ON AASHTO GEOMETRIC DESIGN OF HIGHWAYS AND STREETS "GREEN BOOK". ASSUMED 35 MPH DESIGN SPEED
   - 2.1. CASE B1, LEFT TURN FROM STOP: DESIGN ISD = 390 FT (TABLE 9-7)
   - 2.2. CASE B2, RIGHT TURN FROM STOP: DESIGN ISD = 335 FT (TABLE 9-9)

CITY STANDARD NOTES

FENCING
FENCING WILL BE CONSTRUCTED UNDER A SEPARATE PERMIT.

LIGHTING
ANY NEW LIGHTING WILL REQUIRE THAT IT BE CUT - OFF OR B-U-G (WITH A U RATING OF 0) AND APPROVED BY THE PLANNING DEPARTMENT

WORK IN THE R-O-W
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

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

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

LEGEND

FOUND MONUMENT	FENCE
FIRE HYDRANT	EXISTING PROPERTY LINE
WATER VALVE	PROPERTY LINE
POWER POLE	PROPOSED LOT LINE
GUY WIRE	SETBACK
SANITARY SEWER MANHOLE	RIGHT OF WAY
OHE — OVERHEAD ELECTRIC	ROAD CENTERLINE
GAS — GAS LINE	CURB AND GUTTER
SS — SANITARY SEWER	EXISTING EASEMENT LINE
W — WATER LINE	PROPOSED EASEMENT LINE
	PROPOSED ASPHALT PAVEMENT
	PROPOSED CONCRETE SIDEWALK (HOME BUILDER)
	PROPOSED CONCRETE SIDEWALK (DEVELOPER)
	FEMA FLOODPLAIN
	PROPOSED FIRE LANE STRIPING
	SIGHT TRIANGLE

CERTIFICATE OF AUTHORIZATION
CK CIVIL ENGINEERING LLC
No.4150
ARKANSAS ENGINEER

NORTH
SCALE
100 0 100 200

CK

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SUITE C
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479-200-5242

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 20311
BLAIN KARSTETTER
09/02/2024

ISSUE DATE: 09/02/2024

RV PS SUBDIVISION
BENTONVILLE, AR

PRE PLAT
PP24-0003

OVERALL PLAT

PROJ: 23-111

C100

NOTE: ALL INTERIOR SIDE SETBACKS TO BE PRIVATE DRAINAGE EASEMENTS IN ADDITION TO ALL OTHER PRIVATE DRAINAGE EASEMENT AS SHOWN ON THIS PLAT

LEGEND

●	FOUND MONUMENT	—x—x—	FENCE
	FIRE HYDRANT		EXISTING PROPERTY LINE
	WATER VALVE	R/W R/W R/W	PROPERTY LINE / RIGHT OF WAY
	POWER POLE		PROPOSED LOT LINE / ROAD CENTERLINE
	GUY WIRE		CURB AND GUTTER / ROAD CENTERLINE
	SANITARY SEWER MANHOLE		EXISTING EASEMENT LINE / PROPOSED EASEMENT LINE
			PROPOSED FENCE
			PROPOSED ASPHALT PAVEMENT
OHE	OVERHEAD ELECTRIC		PROPOSED CONCRETE SIDEWALK (HOME BUILDER)
GAS	GAS LINE		PROPOSED CONCRETE SIDEWALK (DEVELOPER)
SS	SANITARY SEWER		FEMA FLOODPLAIN
W	WATER LINE		PROPOSED FIRE LANE STRIPING
U/E	UTILITY EASEMENT		SIGHT TRIANGLE
D/E	DRAINAGE EASEMENT		
BSB	BUILDING SETBACK LINE		
POB	POINT OF BEGINNING		

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.

CERTIFICATE OF AUTHORIZATION
CK CIVIL ENGINEERING LLC
No.4150
ARKANSAS ENGINEER

NORTH
SCALE
40 0 40 80

CK

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101 PARKWOOD ST. #1, SUITE C
LOWELL, AR 72745
479-200-5242

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 20311
BLAKE KARSTETTER
09/02/2024

ISSUE DATE: 09/02/2024

RV PS SUBDIVISION

BENTONVILLE, AR

PRE PLAT
PP24-0003

PRELIMINARY PLAT

PROJ: 23-111

C101

LEGEND

FOUND MONUMENT	
FIRE HYDRANT	
WATER VALVE	
POWER POLE	
GUY WIRE	
SANITARY SEWER MANHOLE	
OHE	OVERHEAD ELECTRIC
GAS	GAS LINE
SS	SANITARY SEWER
W	WATER LINE
U/E	UTILITY EASEMENT
D/E	DRAINAGE EASEMENT
BSB	BUILDING SETBACK LINE
POB	POINT OF BEGINNING
	FENCE
	EXISTING PROPERTY LINE
	PROPERTY LINE
	PROPOSED LOT LINE
R/W	RIGHT OF WAY
	ROAD CENTERLINE
	CURB AND GUTTER
	ROAD CENTERLINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	PROPOSED FENCE
	PROPOSED ASPHALT PAVEMENT
	PROPOSED CONCRETE SIDEWALK (HOME BUILDER)
	PROPOSED CONCRETE SIDEWALK (DEVELOPER)
	FEMA FLOODPLAIN
	PROPOSED FIRE LANE STRIPING
	SIGHT TRIANGLE

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.

NOTE: ALL INTERIOR SIDE SETBACKS TO BE PRIVATE DRAINAGE EASEMENTS IN ADDITION TO ALL OTHER PRIVATE DRAINAGE EASEMENT AS SHOWN ON THIS PLAT

CERTIFICATE OF AUTHORIZATION
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ARKANSAS ENGINEER

NORTH
SCALE
40 0 40 80

CK

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101 PARKWOOD ST. #1, SUITE C
LOWELL, AR 72745
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STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 20311
ALAN KARSTETTER
09/02/2024

ISSUE DATE: 09/02/2024

RV PS SUBDIVISION

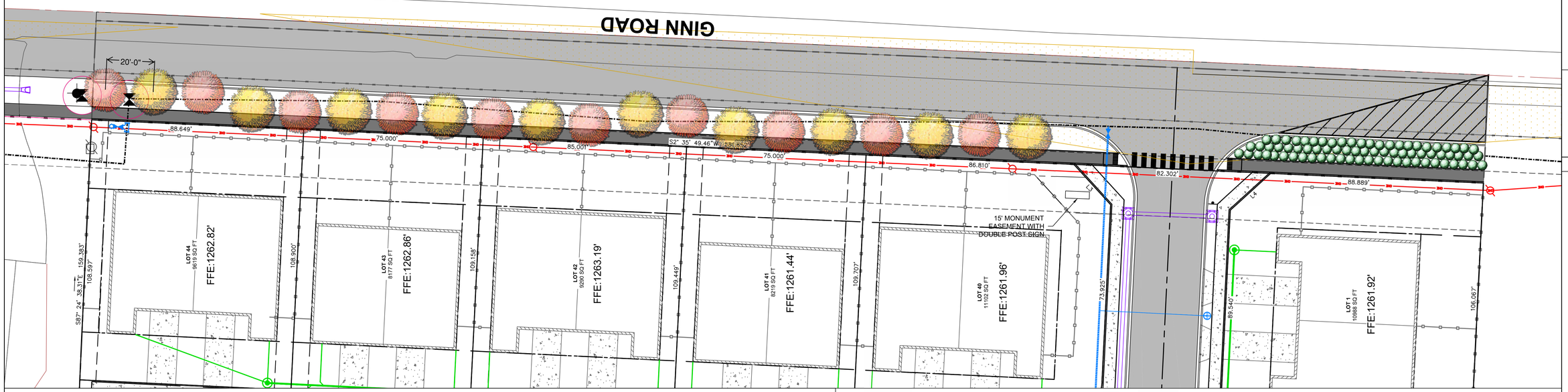
BENTONVILLE, AR

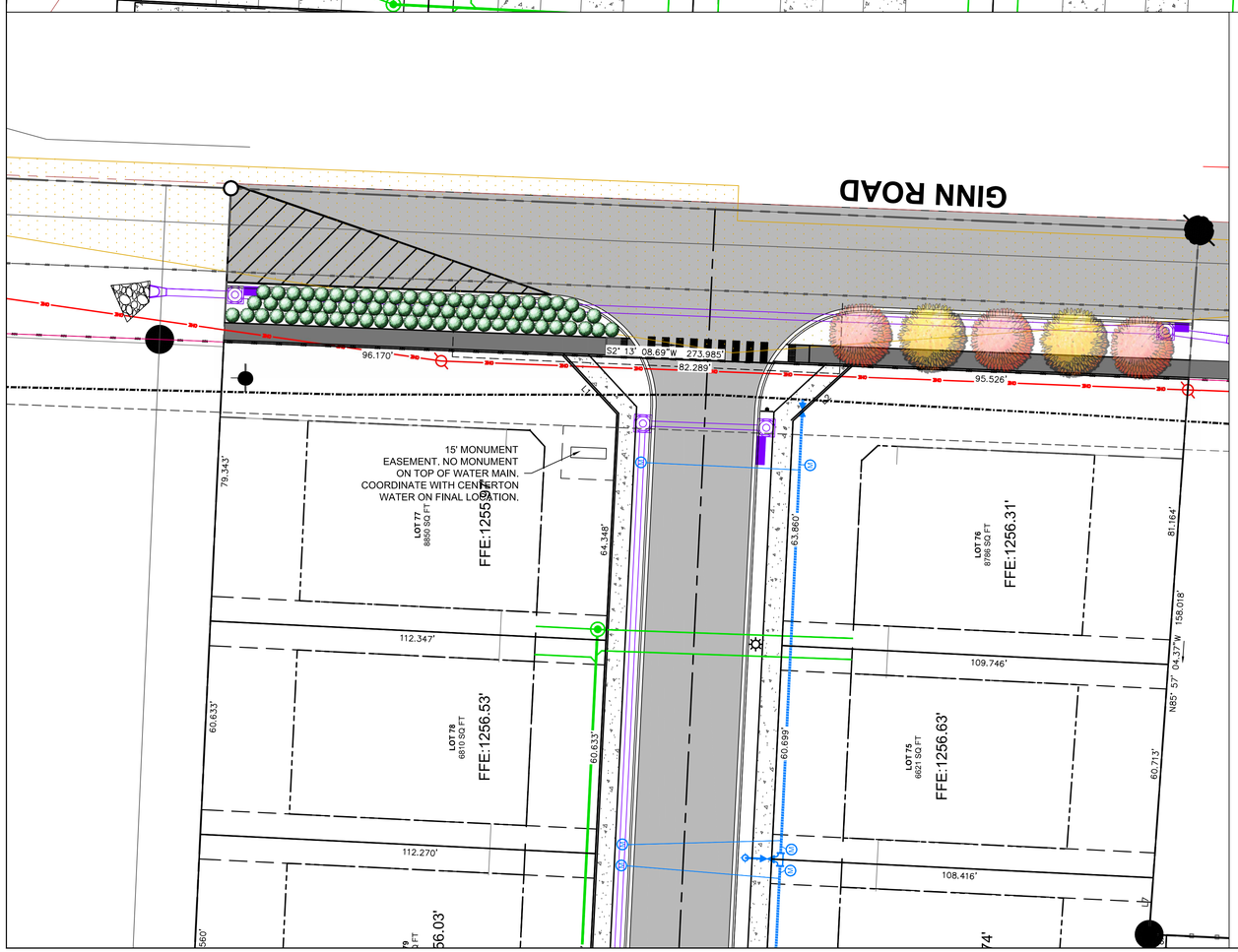
PRE PLAT
PP24-0003

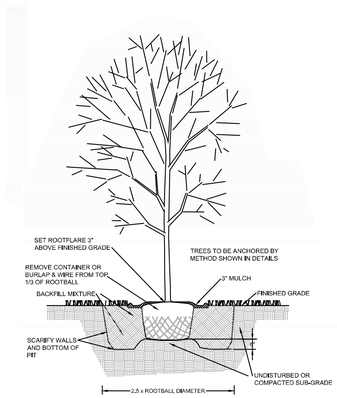
PRELIMINARY PLAT

PROJ: 23-111

C102







SECTION

1 TREE PLANTING DETAIL

N.T.S.

SYMBOL	COUNT	COMMON/BOTANICAL NAME	SIZE	REMARKS
SHADE	16	SHANTUNG MAPLE ACER TRUNCATUM	3" CAL - 8' MIN HEIGHT	TREES WITH POSITIVE UPRIGHT FORM AND SYMMETRICAL, WELL BRANCHED CANOPIES, NO BRANCHES BELOW ±5.0' FROM GROUND.
ORNAMENTAL	19	AMERICAN SMOKE TREE COTINUS COGGYGRIA	3" CAL - 8' MIN HEIGHT	TREES WITH POSITIVE UPRIGHT FORM AND SYMMETRICAL, WELL BRANCHED CANOPIES, NO BRANCHES BELOW ±5.0' FROM GROUND.
	148	DWARF GLOSSY ABELIA ABELIA X GRANDIFLORA 'KALEIDOSCOPE'	3 GAL	MIN. HEIGHT 18" AT TIME OF PLANTING

LANDSCAPE NOTES:

1. 1" PEX WATERLINE TO BE CONNECTED AFTER EXISTING WATER METER WITH HOSE BIDS WITHING 100' OF EVERY TREE.
2. CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES IN ACCORDANCE WITH THE ARKANSAS UNDERGROUND FACILITIES DAMAGE PREVENTION ACT. THIS LAW REQUIRES THAT THE CONTRACTOR MAKE A TELEPHONE CALL TO THE ARKANSAS ONE-CALL SYSTEM AT 1-800-482-8998 AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING TO ENSURE THAT ANY EXISTING UTILITIES CAN BE LOCATED.
3. CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATIONS OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. SEE UTILITY COORDINATION PLAN AND VERIFY PLANT EXCAVATIONS WITH UTILITY PLANS AND INSTALLED FIELD LOCATIONS OF NEW UTILITIES.
4. CONTRACTOR SHALL BEAR ALL RESPONSIBILITY AND COST OF REPAIR OR REPLACEMENT OF EXISTING UTILITIES, DAMAGE OR INTERRUPTED AS A RESULT OF THIS CONSTRUCTION PROJECT.
5. CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER AND THE OWNER OF ANY DAMAGED OR INTERRUPTED UTILITIES IMMEDIATELY..
6. SEE GRADING AND DRAINAGE PLAN FOR PROPOSED SLOPES, SWALES, BERMS, ETC. MAINTAIN PROPER FINISH GRADES IN ALL AREAS AS INDICATED.
7. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING, REMOVAL OF MISCELLANEOUS DEBRIS AND ANY ADDITIONAL FILL REQUIRED TO PROVIDE MINIMUM TOPSOIL DEPTHS AND CREATE A SMOOTH CONDITION PRIOR TO PLANTING IN ALL AREAS.
8. CONTRACTOR SHALL PROVIDE SOIL SAMPLES. A MINIMUM OF TWO SAMPLES FROM EACH DIFFERENT SOIL AREA AND FROM EACH IMPORT SOIL SOURCE IS REQUIRED. VERIFY APPROPRIATE QUANTITY OF SAMPLES WITH THE LANDSCAPE ARCHITECT. SAMPLES SHALL THEN BE TESTED AND ANALYZED FOR AGRICULTURAL SUITABILITY AND FERTILITY BY AN ACCREDITED SOIL TESTING LABORATORY. ANALYSIS SHALL INCLUDE REVIEW AND COORDINATION WITH SPECIFICATIONS, RECOMMENDATIONS FOR TOPSOIL PREPARATION, SOIL AMENDMENTS, AND BACK FILL MIX. SUBMIT SOILS ANALYSES TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO SOIL PREPARATION. THIS REQUIREMENT APPLIES TO ALL SOILS AND CONDITIONS WITHIN THIS PROJECT INCLUDING IMPORT SOILS AND ON GRADE SOILS.
9. TOPSOIL SHALL BE FREE OF STONES, ROOTS AND CLODS AND ANY OTHER FOREIGN MATERIAL THAT IS NOT BENEFICIAL FOR PLANT GROWTH. REF. SPECS.
10. LANDSCAPE AND OPEN AREAS SHALL BE KEPT FREE OF TRASH, LITTER AND WEEDS AT ALL TIMES DURING CONSTRUCTION.
11. IDENTIFICATION LABELS MUST BE ATTACHED TO ALL PLANT MATERIALS AND SHALL REMAIN INTACT UNTIL FINAL ACCEPTANCE OF THE WORK. REMOVE ALL TAGS AND LABELS FOLLOWING ACCEPTANCE.
12. REPORT ANY DISCREPANCIES FOUND IN THE PLANS, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE LANDSCAPE ARCHITECT OF ANY CONDITION FOUND ON THE SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE DRAWINGS.
13. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION, AND MUST BE REPLACED WITH PLANT MATERIAL OF THE SAME VARIETY AND SIZE IF DAMAGED, DESTROYED, OR REMOVED PRIOR TO FINAL ACCEPTANCE.
14. THERE CANNOT BE ANYTHING BETWEEN 3' AND 8' WITHIN SITE TRIANGLES.
15. 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 MATERIAL IS STRONGLY ENCOURAGED.
16. PLAN WILL PROVIDE INTERIOR GREENSPACE REQUIREMENT 8% OF IMPERVIOUS MATERIAL, AND AT LEAST 80% WILL BE LIVING MATERIAL FOR PARKING ISLANDS.
17. WHERE POTENTIAL UTILITY CONFLICTS WITH LANDSCAPING, UTILITY LOCATIONS SHALL BE FIELD VERIFIED.
18. ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL PUBLIC UTILITIES.

MAINTENANCE & WARRANTY

CONTRACTOR TO PROVIDE FULL MAINTENANCE OF INSTALLED LANDSCAPE & IRRIGATION UNTIL DATE OF FINAL ACCEPTANCE. ALSO PROVIDE THREE YEAR WARRANTY FOR ALL LANDSCAPE WORK FROM THE DATE OF FINAL ACCEPTANCE.

SODDING OF DISTURBED AREAS

BERMUDA AREAS & LIMITS OF SODDING ARE INDICATED BASED ON ANTICIPATED DISTURBANCE BY GRADING OPERATIONS. CONTRACTOR TO PROVIDE ADDITIONAL SODDING IN ANY OTHER AREAS DISTURBED BY WORK UNDER THIS CONTRACT. DO NOT DAMAGE EXISTING ROOTS.

CERTIFICATE OF AUTHORIZATION
CK CIVIL ENGINEERING LLC
No.4150
ARKANSAS ENGINEER

NORTH
SCALE
20 0 20 40

LEGEND

	FOUND MONUMENT		FENCE		WATER MAIN
	FIRE HYDRANT		EXISTING PROPERTY LINE		WATER SERVICE LINE
	WATER VALVE		PROPERTY LINE		FIRE HYDRANT ASSEMBLY
	POWER POLE		PROPOSED LOT LINE		WATER VALVE
	GUY WIRE		SETBACK		WATER FITTING
	SANITARY SEWER MANHOLE	R/W	RIGHT OF WAY		WATER METER
			ROAD CENTERLINE		SANITARY MAIN
			CURB AND GUTTER		SANITARY SERVICE
			EXISTING EASEMENT LINE		SANITARY MANHOLE
			PROPOSED EASEMENT LINE		UNDERGROUND ELECTRIC LINE
			PROPOSED ASPHALT PAVEMENT		UNDERGROUND GAS LINE
			PROPOSED CONCRETE SIDEWALK (HOME BUILDER)		STORM PIPE
			PROPOSED CONCRETE SIDEWALK (DEVELOPER)		
OHE	OVERHEAD ELECTRIC		FEMA FLOODPLAIN		
GAS	GAS LINE				
SS	SANITARY SEWER				
W	WATER LINE		SIGHT TRIANGLE		STORM SEWER MANHOLE
U/E	UTILITY EASEMENT				
D/E	DRAINAGE EASEMENT				
BSB	BUILDING SETBACK LINE				
POB	POINT OF BEGINNING				

CK

CK CIVIL ENGINEERING, LLC
101 PARKWOOD ST, #1,
SUITE C
LOWELL, AR 72745
479-200-5242

Licensed Landscape Architect
Leslie Tabor
9505
Arkansas

ISSUE DATE: 08/29/2024

RV PS SUBDIVISION

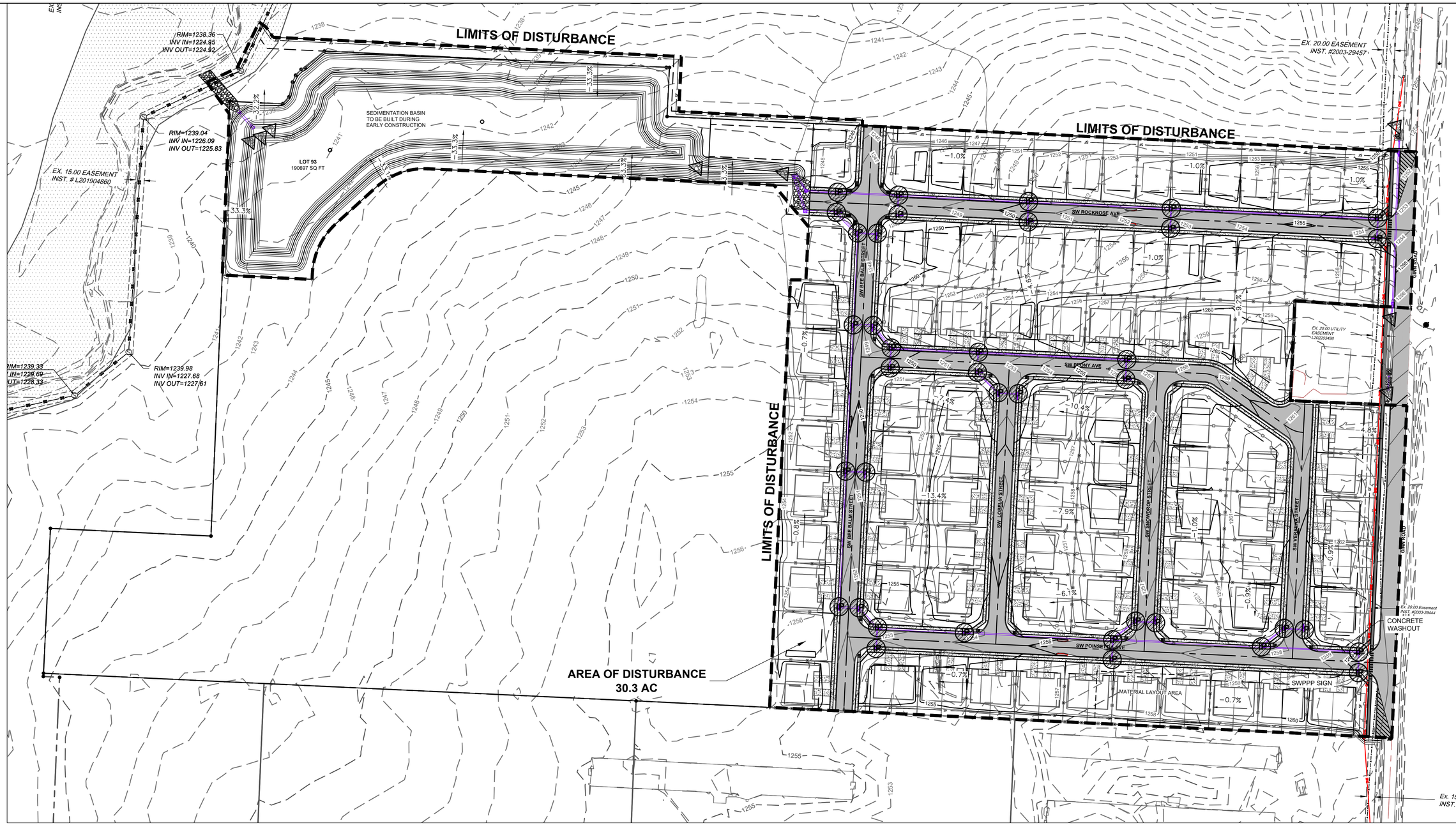
BENTONVILLE, AR

PRE PLAT
PP24-0003

LANDSCAPE PLAN

PROJ: 23-111

C200



LEGEND

●	FOUND MONUMENT	—x—x—	FENCE		LIMITS OF DISTURBANCE
	FIRE HYDRANT		EXISTING PROPERTY LINE	—SF—	LIMITS OF DISTURBANCE
	WATER VALVE		PROPERTY LINE		
	POWER POLE		PROPOSED LOT LINE		CONSTRUCTION ENTRANCE
	GUY WIRE		SETBACK		
	SANITARY SEWER MANHOLE	—R/W—R/W—R/W—	RIGHT OF WAY		CONCRETE WASHOUT
			ROAD CENTERLINE		
—OHE—	OVERHEAD ELECTRIC		CURB AND GUTTER		SWPPP SIGNAGE
—GAS—	GAS LINE		EXISTING EASEMENT LINE		
—SS—	SANITARY SEWER		PROPOSED EASEMENT LINE		ROCK CHECK DAM
—W—	WATER LINE		PROPOSED ASPHALT PAVEMENT		
U/E	UTILITY EASEMENT		PROPOSED CONCRETE SIDEWALK (HOME BUILDER)	IP	INLET PROTECTION
D/E	DRAINAGE EASEMENT		PROPOSED CONCRETE SIDEWALK (DEVELOPER)		
BSB	BUILDING SETBACK LINE		FEMA FLOODPLAIN		
POB	POINT OF BEGINNING	XXXX	EXISTING MAJOR CONTOUR		
		XXXX	EXISTING MINOR CONTOUR		
		XXXX	EXISTING MAJOR CONTOUR		
		XXXX	EXISTING MINOR CONTOUR		
			SIGHT TRIANGLE		

CERTIFICATE OF AUTHORIZATION
CK CIVIL ENGINEERING LLC
No. 4150
ARKANSAS ENGINEER

NORTH
SCALE
100 0 100 200

CK

CK CIVIL ENGINEERING, LLC
101 PARKWOOD ST. #1,
SUITE C
LOWELL, AR 72745
479-200-5242

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 20311
TIM KARSTETTER
09/02/2024

ISSUE DATE: 09/02/2024

RV PS SUBDIVISION

BENTONVILLE, AR

PRE PLAT
PP24-0003

EROSION CONTROL PHASE II

PROJ: 23-111

C301

Consent Agenda Item LS25-0019

For the Planning Commission meeting on June 3, 2025

Details

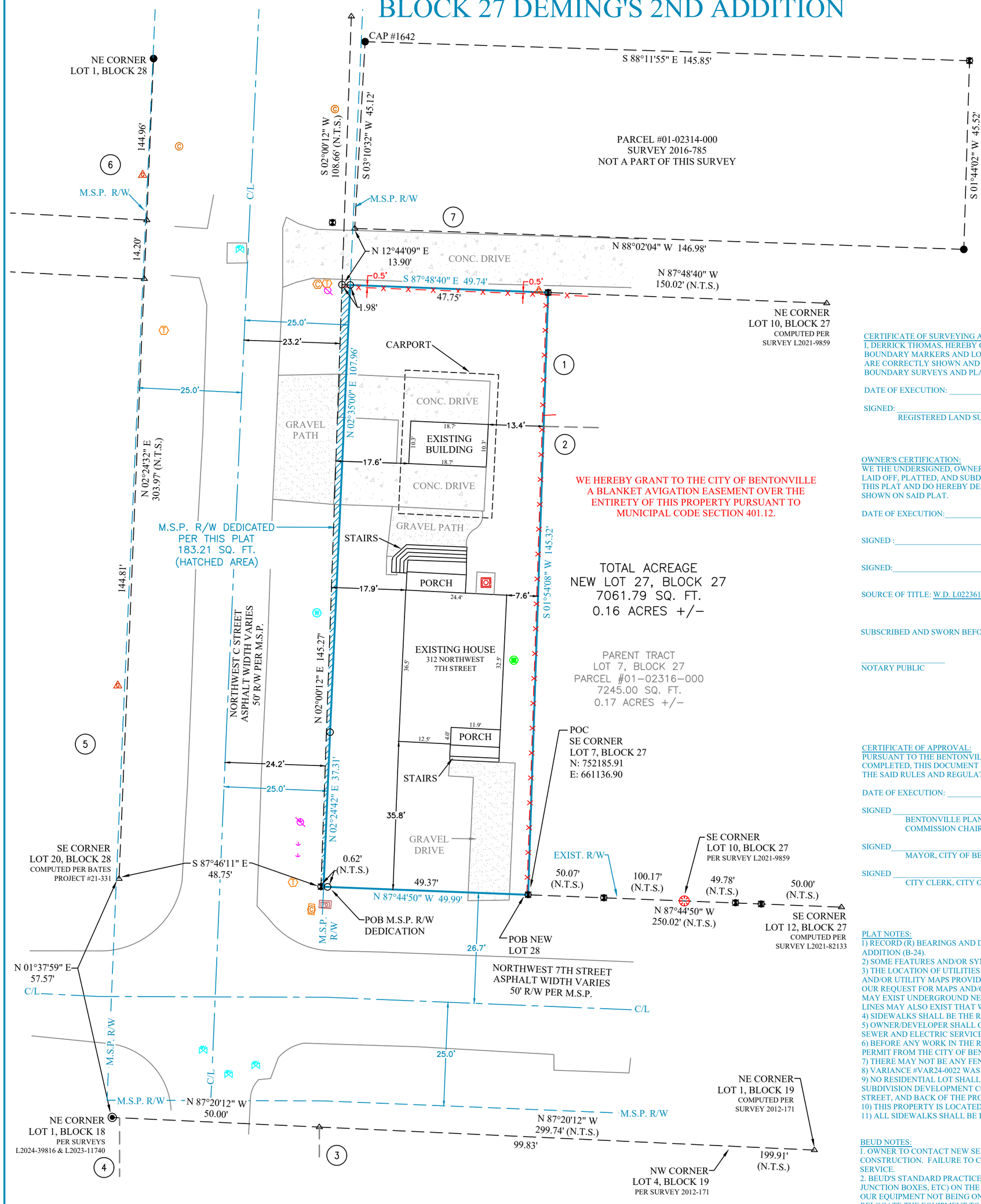
Property Line Adjustment Of Lot 13, Block 27 of Deming's Second Addition Creating New Right Of Way Dedications To The City Of Bentonville. LS25-0019.

A Property Line Adjustment of Lot 13, Block 27 Deming's Second Addition. The plat is dedicating 183.21 square feet of street right of way along NW C ST. The lot has direct access to NW C ST and NW 7TH ST.

N
W E
S

LS25-0019
Creating Lot 13 Block 27 Deming's 2nd Addition
312 NW 7TH ST

PROPERTY LINE ADJUSTMENT CREATING LOT 13, BLOCK 27 DEMING'S 2ND ADDITION



RECORDING NUMBER/DATE

ADJACENT LAND OWNERS

1) 7TH ST ENTERPRISES LLC
4513 W HILLSIDE DR
ROGERS AR 72758
PARCEL #01-02318-000
LOTS 8 & 9, BLOCK 27
ZONED:R-1

2) HOLCOMB, KATHLEEN
1250 WHITE OAK WAY
SAN CARLOS CA 94070-5111
PARCEL #01-02317-000
LOT 8, BLOCK 27
ZONED: R-1

3) HOLLAND FAMILY TRUST - ERIC L & JAN E
2307 NW HARVARD WALK
BENTONVILLE AR 72712
PARCEL #01-02250-000
LOTS 5 & 6, BLOCK 19
ZONED: R-1

4) MTB REAL PROPERTY LLC
410 NW 6TH ST
BENTONVILLE AR 72712
PARCEL #01-02234-000
LOT 26, BLOCK 18
ZONED: DN-2

5) GARRISON, EVELYN I
701 NW C ST
BENTONVILLE AR 72712-4751
PARCEL #01-02332-000
LOTS 19 & 20, BLOCK 28
ZONED: R-1

6) OVERSTREET, DONALD E & SUE ANN
707 NW C ST
BENTONVILLE AR 72712-4751
PARCEL #01-02322-000
LOTS 1-3, BLOCK 28
ZONED: R-1

7) COLE, CAROLINE ELIZABETH
704 NW C ST
BENTONVILLE AR 72712
PARCEL #01-02314-000
LOT 13, BLOCK 27
ZONED: R-1

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

DATE OF EXECUTION: _____

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

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

DATE OF EXECUTION:_____

SIGNED :_____

SIGNED:_____

SOURCE OF TITLE: W.D. L02236193

PROPERTY OWNER:
SAMUEL SEEGER &
LEE ANNE STELTE
809 NW A STREET
BENTONVILLE, AR 72712

CONTACT INFO:
BURRIS ARCHITECTURE
DAVE BURRIS
DAVE@BURRISARCH.COM
(479)-442-9350

SUBSCRIBED AND SWORN BEFORE ME, THIS ____ DAY OF _____, 2025.

_____
NOTARY PUBLIC

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

DATE OF EXECUTION: _____

SIGNED _____
BENTONVILLE PLANNING COMMISSION CHAIRMAN

SIGNED_____
MAYOR, CITY OF BENTONVILLE

SIGNED _____
CITY CLERK, CITY OF BENTONVILLE

PLAT NOTES:
1) RECORD (R) BEARINGS AND DISTANCES CANNOT BE SHOWN DUE TO THE NATURE OF THE FINAL PLAT OF DEMING'S 2ND ADDITION (B-24).
2) SOME FEATURES AND/OR SYMBOLS ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR VISUAL CLARITY.
3) THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES, GIS, AND/OR UTILITY MAPS PROVIDED BY LOCAL UTILITY COMPANIES. NOT ALL UTILITY COMPANIES MAY HAVE RESPONDED TO OUR REQUEST FOR MAPS AND/OR INFORMATION. ALL UTILITY LINES APPEARING ON THIS PLAT, AS WELL AS THOSE THAT MAY EXIST UNDERGROUND NEED TO BE VERIFIED PRIOR TO DOING ANY TYPE OF EXCAVATION OR DESIGN. SOME UTILITY LINES MAY ALSO EXIST THAT WERE NOT SHOWN ON THIS PLAT.
4) SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE.
5) OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO ENSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.
6) 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.
7) THERE MAY NOT BE ANY FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.
8) VARIANCE #VAR24-0022 WAS APPROVED ON 10/14/24, PRIOR TO THE SUBMITTAL OF THIS LOT SPLIT.
9) 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.
10) THIS PROPERTY IS LOCATED IN ZONE D (4) TRAFFIC PATTER ZONE (TPZ) - CITY OF BENTONVILLE MUNICIPAL AIRPORT.
11) ALL SIDEWALKS SHALL BE INSTALLED BY THE TIMEFRAMES SET FORTH IN 900.08 OF THE STREET SPECIFICATIONS.

BEUD NOTES:
1. OWNER TO CONTACT NEW SERVICE COORDINATOR (271-3139) TO DISCUSS ELECTRIC SERVICE PRIOR TO BEGINNING ANY CONSTRUCTION. FAILURE TO CONTACT BEUD PRIOR TO CONSTRUCTION WILL RESULT IN DELAYS TO GET ELECTRIC SERVICE.
2. BEUD'S STANDARD PRACTICE IS TO PLACE UNDERGROUND EQUIPMENT (TRANSFORMERS, SECONDARY PEDESTALS, JUNCTION BOXES, ETC) ON THE LOT LINE OF A DEVELOPMENT. ANY ADJUSTMENTS TO THE PROPERTY LINE THAT RESULT IN OUR EQUIPMENT NOT BEING ON THE LOT LINE WILL REQUIRE THE DEVELOPER TO PAY FOR THE COST OF BEUD TO RELOCATE THE EQUIPMENT TO THE LOT LINE.
3. ALL STRUCTURES MUST MAINTAIN MINIMUM OF 20' CLEARANCES FROM ALL ELECTRIC LINES.
4. IT IS THE RESPONSIBILITY OF THE DEVELOPER TO COORDINATE WITH THE NEW SERVICE COORDINATOR @ 479-271-3139 TO DETERMINE IF EQUIPMENT IS IN CONFLICT.
5. IT IS THE RESPONSIBILITY OF THE DEVELOPER TO PAY FOR ANY COSTS ASSOCIATED WITH MOVING OF EQUIPMENT. THIS INCLUDES BUT IS NOT LIMITED TO ANY COSTS ASSOCIATED WITH LOSS OF EQUIPMENT (WIRE AND ELBOWS) AND LABOR AND MATERIAL TO MOVE THE EQUIPMENT TO THE NEW LOT LINE.

FIELD WORK:
MARCH 12,13, 2025

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

PROPERTY ZONED:
DN-2
ZONE D (4) TRAFFIC PATTER ZONE (TPZ)

BUILDING SETBACKS:
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

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 #05007C0090J. DATED 09/28/2007)

REFERENCE DOCUMENTS:
1. PLAT OF SURVEY FILED IN BOOK 2023 AT PAGE 11740
2. PLAT OF SURVEY FILED IN BOOK 2016 AT PAGE 785
3. PLAT OF SURVEY FILED IN BOOK 2021 AT PAGE 82133
4. PLAT OF SURVEY FILED IN BOOK 2023 AT PAGE 36808
5. PLAT OF SURVEY FILED IN BOOK R AT PAGE 150
6. PLAT OF SURVEY FILED IN BOOK 28 AT PAGE 175
7. PLAT OF SURVEY FILED IN BOOK 2024 AT PAGE 39816
8. PLAT OF SURVEY FILED IN BOOK 2021 AT PAGE 9859
9. PLAT OF SURVEY FILED IN BOOK R AT PAGE 167
10. PLAT OF SURVEY FILED IN BOOK 9 AT PAGE 212
11. PLAT OF SURVEY FILED IN BOOK Y AT PAGE 280
12. FINAL PLAT OF SURVEY DEMING'S ADDITION FILED IN BOOK B AT PAGE 24
13. PLAT OF SURVEY FILED AS STATE SURVEY DOCUMENT #201310290063
14. PLAT OF SURVEY DATED 10/20/2021, PREPARED BY BATES & ASSOCIATES FOR JOHN WOLFE, JOB #21-331
15.WARRANTY DEED FILED IN BOOK 2022 AT PAGE 36193

0' 20' 40' 60'
GRAPHIC SCALE (IN FEET)
1 Inch = 20ft.

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 13TH DAY OF MARCH, 2025.

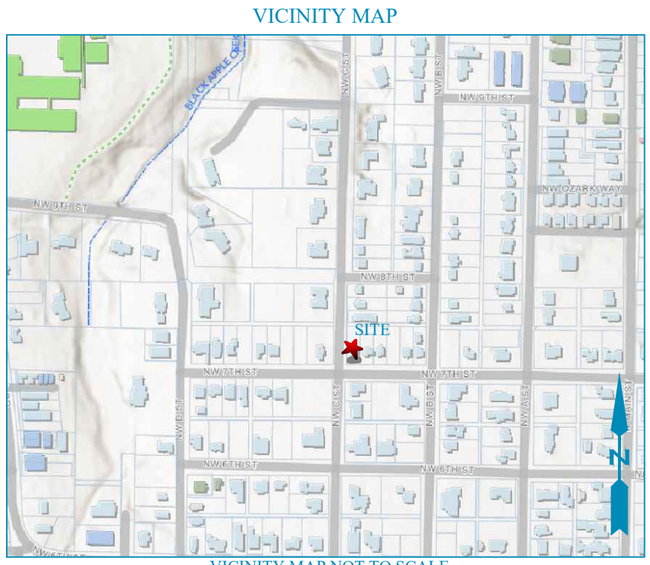
CERTIFICATE OF AUTHORIZATION
BATES & ASSOCIATES, INC.
#1335
ARKANSAS ENGINEER

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

DATE:

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.

VICINITY MAP



VICINITY MAP NOT TO SCALE

BENTONVILLE PROJECT #LS25-0019

EXISTING WARRANTY DEED DESCRIPTION: B. 2022, P. 36193
LOT 7, BLOCK 27, DEMING'S 2ND ADDITION, BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN BY THE RECORDED PLAT THEREOF, ON FILE IN PLAT BOOK B AT PAGE 24.

NEW LOT 28:
A PART OF LOT 7, BLOCK 27 OF DEMING'S 2ND ADDTION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT AN EXISTING REBAR MARKING THE SOUTHEAST CORNER OF SAID LOT 7 AND RUNNING THENCE N87°44'50"W 49.37' TO THE EAST MASTER STREET PLAN RIGHT-OF-WAY OF NORTHWEST C STREET, THENCE ALONG SAID RIGHT-OF-WAY N02°24'42"E 37.31', THENCE CONTINUING ALONG SAID RIGHT-OF-WAY N02°35'00"E 107.96', THENCE LEAVING SAID RIGHT-OF-WAY S87°48'40"E 47.75', THENCE S01°54'08"W 145.32' TO THE POINT OF BEGINNING, CONTAINING 0.16 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

MASTER STREET PLAN RIGHT-OF-WAY DEDICATION PER THIS PLAT:
A PART OF LOT 7, BLOCK 27 OF DEMING'S 2ND ADDTION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT A POINT WHICH IS N87°44'50"W 49.37' FROM AN EXISTING REBAR MARKING THE SOUTHEAST CORNER OF SAID LOT 7 AND RUNNING THENCE N87°44'50"W 0.62' TO AN EXISTING REBAR, THENCE N02°00'12"E 145.27', THENCE S87°48'40"E 1.98', THENCE S02°35'00"W 107.96', THENCE S02°24'42"W 37.31' TO THE POINT OF BEGINNING, CONTAINING 183.21 SQUARE FEET, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHT-OF-WAY OF RECORD.

DRAWING #25-021

FOR USE AND BENEFIT OF:
BURRIS ARCHITECTURE

ADDRESS:
312 NORTHWEST 7TH STREET
BENTONVILLE, ARKANSAS

DATE: 05/01/25	SCALE: 1"=20'
LOCATION: LOT 7 BLOCK 27 DEMINGS 2ND ADDITION	SURVEYED: JRICH / DRAFTED: HH, BA
	DRAFT DATE: 05/01/25
	REVIEWED: DT
	COA #1335

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

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LEGEND:
THESE STANDARD SYMBOLS WILL BE FOUND IN THE DRAWING.

- FOUND 5/8" REBAR
- SET 5/8" REBAR/CAP
- FOUND PIPE
- FOUND 1/2" REBAR
- COMPUTED POINT
- ADJ. LAND OWNER
- FENCE CORNER POST
- AC CONDENSER UNIT
- CABLE
- POWER POLE
- GUY ANCHOR
- FIBER OPTIC VAULT
- GAS METER
- CLEANOUT
- TELEPHONE PEDESTAL
- WATER METER
- WATER VALVE
- BOUNDARY LINE (MEASURED)
- BOUNDARY LINE (EXISTING)
- FORTY LINE/ TIE LINE
- CENTERLINE OF ROAD
- RIGHT-OF-WAY
- FENCE
- GUY WIRE

SUBMITTAL:	DATE:

N W E S

	Town Vu Subdivision
	306 SW Tater Black Rd
	PC Date: 6/3/2025

Staff Report Details

Project Number	PLA25-0013
Applicant / Current Owner	AADHIRA PROPERTIES LL
Site Area	+/- .17 Acres
	R-2, Medium Density Two Family and Townhome Residential, R-1, Low-Density Single-Family Residential
Requested Zoning	NA
Current Future Land Use Map Designation	Walkable Neighborhood
Requested Future Land Use Map Designation	
Development Type / Use	
Related projects	

Property Description

Lot Split of Lots 2 and 3 of Town Vu Subdivision, creating Lots 4,5, and 6 of Town Vu Subdivision. 306 SW Tater Black Road. R-2, Medium Density Two Family and Townhome Residential, R-1, Low-Density Single-Family Residential PLA25-0013

Lot Split of Lots 2 and 3 of Town Vu Subdivision, creating Lots 4,5, and 6 of Town Vu Subdivision. The plat is dedicating 1.45 Acres of ROW for a future local road through the subdivision. The lot has direct access to Town Vu and Tater Black Road. This creates lot 4 for the town homes (which will be for rent or a future horizontal property regime created for individual ownership) and the remainder lots 5 and 6 will be a future preliminary plat for the R-1 portion of the project.

Project Details

Planning Commission approved the Large Scale LSD24-0053 on March 4, 2025 with the following conditions of approval:
1. Developer shall install sidewalk and street trees through Phase 2 of the project at the time of the construction of Phase #1, (along the southerly edge of Moonlight Alley and the easterly edge of Mystic

Project Details

Crescent St.
2. Developer shall install all half width street frontage along Town Vu from Tater Black to Mystic Cresent St. at the time of the construction of Phase 1.

Relationship to the Community Plan

Public Comment

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

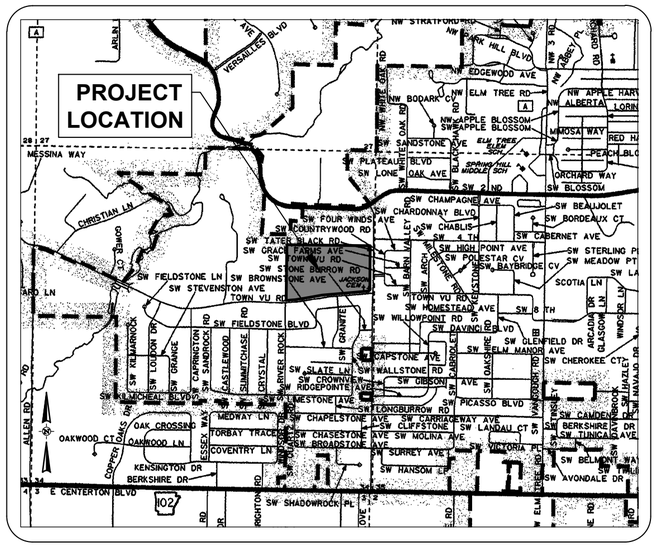
Analysis / Waivers

Conclusion

Additional Details

NOTES:

1. BASIS OF BEARINGS DERIVED FROM THE ARKANSAS STATE PLANE COORDINATE SYSTEM, NAD83 (2011), ARKANSAS NORTH ZONE 0301. THE DISTANCES ARE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 0.9999413855. COORDINATES SHOWN ARE GRID VALUES. VALUES CALCULATE AT THE NORTHWEST CORNER OF LOT 6 BEING A FOUND 3/4" PIPE. N= 748439.1, E= 646326.8, Z= 1243.3'
2. VERTICAL DATUM NAVD88 (GEOID 18). ORTHOMETRIC HEIGHTS AND CONTOURS ARE DERIVED FROM TERRESTRIAL AND RTK GNSS OBSERVATIONS ALSO BASED ON OPUS POST-PROCESSED SOLUTION, SAID SOLUTION HAVING AN ELEVATION OF 3.97.67 M / 1304.68 USFT
3. ACCORDING TO THE COMMUNITY PANEL NO. 0235K OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE MAP OR FLOOD HAZARD BOUNDARY MAP DATED 06/05/2012. THE PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN ZONE X DEFINED AS - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
4. SUBSURFACE OR ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY.
5. EXISTING UTILITIES SHOWN HEREON WERE LOCATED BY REASONABLE VISUAL OBSERVED SURFACE IMPROVEMENTS. THE DEPTHS AND/OR HEIGHTS OF UTILITIES WERE NOT MEASURED UNLESS NOTED WITH AN ELEVATION HEREON. THE LOCATIONS OF SURFACE OR SUBSURFACE UTILITIES AND IMPROVEMENTS MAY DIFFER FROM THAT DEPICTED HEREON. THE LOCATIONS OF ALL UTILITIES AND THE EXISTENCE OF ADDITIONAL SUBSURFACE UTILITIES AND IMPROVEMENTS NOT NECESSARILY SHOWN SHOULD BE VERIFIED BEFORE ANY EXCAVATIONS ARE MADE.
6. LAST DATE OF FIELD SURVEY COMPLETED ON JANUARY 31, 2025.
7. PHYSICAL FEATURES DEPICTED HEREON-INCLUDING, BUT NOT LIMITED TO, ROAD CENTERLINES, FIRE HYDRANTS, SANITARY SEWER MANHOLES, AND OTHER UTILITIES-WERE COMPILED FROM INFORMATION FURNISHED BY CEI ENGINEERING, INC. AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE UNDERSIGNED. NO WARRANTY IS MADE AS TO THE ACCURACY, COMPLETENESS, OR EXISTENCE OF THESE FEATURES, AND THE UNDERSIGNED ASSUMES NO LIABILITY FOR ERRORS OR OMISSIONS ARISING FROM THEIR DEPICTION.
8. THERE ARE NO WAIVERS, VARIANCES AND/OR CONDITIONAL USES AT THE TIME OF PREPARING THIS PLAT OR PLAN.
9. 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 AND 401.13. (IF THE PROJECT IS JUST IN THE MUNI AIRPORT JUST REFERENCE 401.12, OR JUST LIST 401.13 FOR XNA, SOME AREAS ARE IN BOTH.
10. 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.
11. 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.
12. OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO ENSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.
13. SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE.
14. ALL SIDEWALKS SHALL BE INSTALLED BY THE TIMEFRAMES SET FORTH IN 900.08 OF THE STREET SPECIFICATIONS.
15. THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.
16. 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.



LOCATION MAP

NOT TO SCALE

OWNER

AADHIRA PROPERTIES LLC
1404 SW EDINBURGH AVE
BENTONVILLE, AR 72713
CONTACT: ARUL KUMARAN

SURVEYOR

HALFF
2407 SE COTTONWOOD ST.
BENTONVILLE, AR 72712
CONTACT: JOSHUA BEMBENEK, PS
EMAIL: JBEMBENEK@HALFF.COM
TEL: 479.579.3982

CITY CONTACTS

1. BLACK HILL ENERGY: JOSH KNIGHT, 1301 FEDERAL WAY, PO BOX 2129, LOWELL, AR 72745, (479) 721-4543, JOSHUA.KNIGHT@BLACKHILLSCORP.COM
2. AT&T: BRENT BALDWIN, 1133 E. HAROLD ST., FAYETTEVILLE, AR 72701, (479) 200-9022 OR (479) 571-6609, BB6585@ATT.COM
3. COX COMMUNICATIONS: TIMOTHY GOSS, 4901 S. 48TH STREET, SPRINGDALE, AR 72762, (479) 651-5583 TIMOTHY.GOSS@COX.COM
4. FIRE DEPT.: CITY OF BENTONVILLE, JUSTIN SCANTLIN, FIRE CHIEF, 800 SW A STREET, BENTONVILLE, AR 72712, (479) 271-5927 OR (479) 685-1096
5. STREET DEPT.: CITY OF BENTONVILLE, TONY DAVIS, 3200 SW MUNICIPAL DRIVE, BENTONVILLE, AR 72712, (479) 271-3130
6. WATER DEPT.: CITY OF BENTONVILLE, BEAU THOMPSON, 3200 SW MUNICIPAL DRIVE, BENTONVILLE, AR 72712, (479) 271-3140
7. ELECTRIC DEPT.: CITY OF BENTONVILLE, 3200 SW MUNICIPAL DRIVE, BENTONVILLE, AR 72712, 479-271-3135, EXT. 2
8. WASTEWATER DEPT.: CITY OF BENTONVILLE, CHRIS EARL, 1901 NE A STREET, BENTONVILLE, AR 72712, (479) 271-3161
9. PLANNING DEPT.: CITY OF BENTONVILLE, TYLER OVERSTREET, 305 SW A STREET, BENTONVILLE, AR, (479) 271-3122
10. BUILDING AND FIRE SAFETY: CITY OF BENTONVILLE, BRAD ARNOLD, 305 SW A STREET, BENTONVILLE, AR, (479) 271-3108
11. CITY ENGINEER: CITY OF BENTONVILLE, ELLEN NORVELL, 3200 SW MUNICIPAL DRIVE, BENTONVILLE, AR, (479) 271-5993
12. STORMWATER: CITY OF BENTONVILLE, ALISON WEST, 3200 SW MUNICIPAL DRIVE, BENTONVILLE, AR, (479) 271-6719, JWEST@BENTONVILLEAR.COM

ARKANSAS PLAT CODE: 500-20N-31W-0-34-120-04-1913

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 AND ADDRESS: _____

PRINT NAME: _____

CERTIFICATE OF APPROVAL

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

DATE OF EXECUTION: _____

SIGNED: _____
BENTONVILLE PLANNING COMMISSION CHAIRMAN

SIGNED: _____
MAYOR CITY OF BENTONVILLE

SIGNED: _____
CITY CLERK, CITY OF BENTONVILLE

CERTIFICATE OF SURVEYING ACCURACY

I, JOSHUA BEMBENEK, 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 PLATS HAVE BEEN MET.

DATE OF EXECUTION: _____

SIGNED: _____
PROFESSIONAL SURVEYOR
NO. 1913
STATE OF ARKANSAS

REVISION		
NO.	DATE	DESCRIPTION

CERTIFICATE OF AUTHORIZATION
HALFF ASSOCIATES, INC.
No. 1470
ARKANSAS

PRELIMINARY
FOR INTERIM REVIEW ONLY
THESE DOCUMENTS ARE FOR INTERIM REVIEW AND NOT INTENDED FOR REGULATORY APPROVAL, PERMIT, BIDDING OR CONSTRUCTION PURPOSES. THEY WERE PREPARED BY OR UNDER THE SUPERVISION OF:
############## ######
NAME LICENSE NO.
5/9/2025
DATE
########### ##
FIRM / BUSINESS NO. STATE

halff
2407 SE COTTONWOOD ST., SUITE 1
BENTONVILLE, ARKANSAS 72712
TEL. (479) 273-2209

LOT SPLIT

OF LOTS 2 AND 3 OF TOWN VU SUBDIVISION

CREATING LOTS 4, 5, AND 6 TOWN VU SUBDIVISION

SITUATED IN SOUTHEAST QUARTER OF THE NORTHEAST QUARTER
SECTION 34, T-20-N, R-31-W
BENTONVILLE, BENTON COUNTY, ARKANSAS

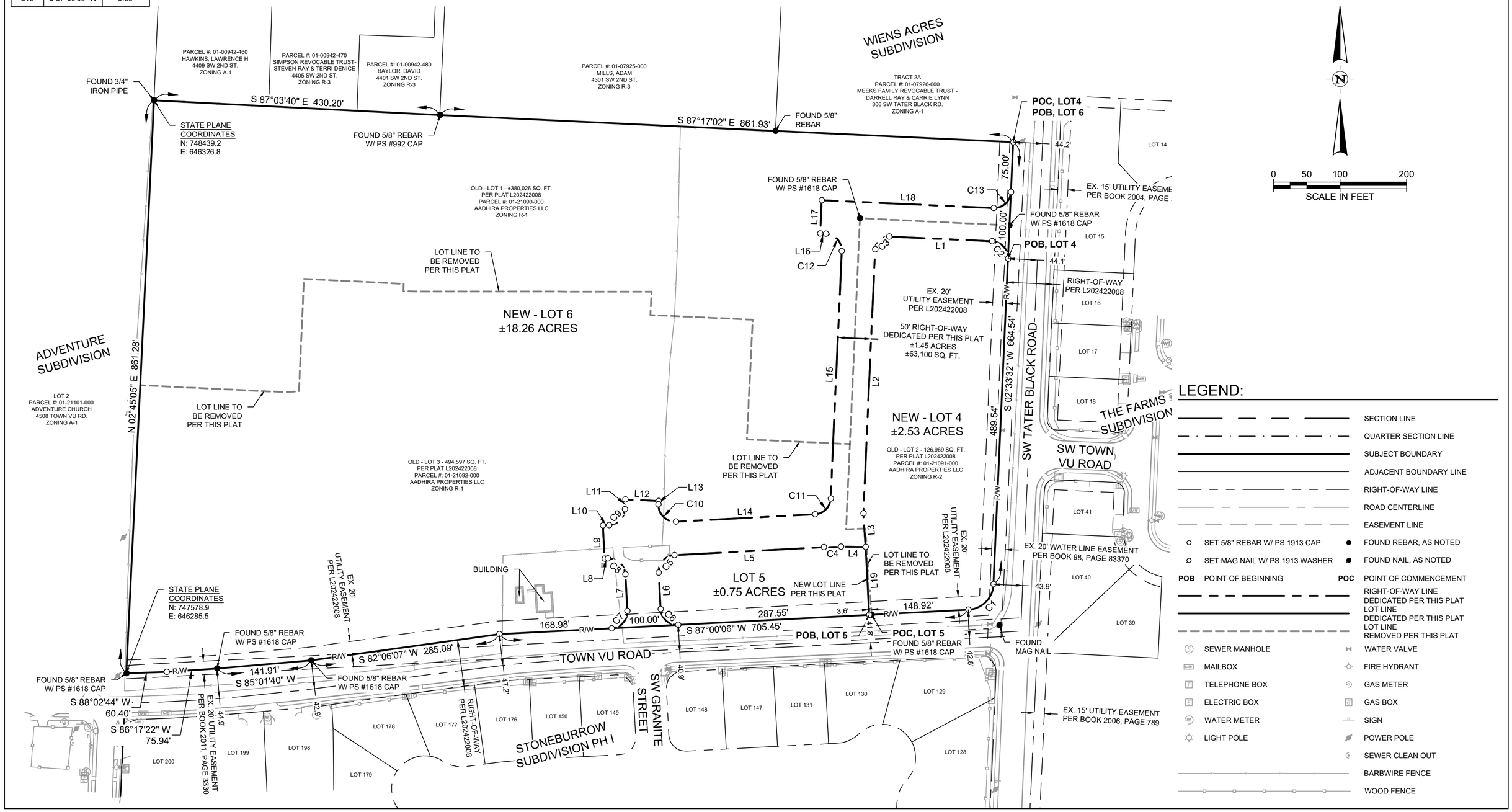
PROJECT NO.:	58808.001
ISSUED:	5/9/2025
DRAWN BY:	JDS
CHECKED BY:	JBB
SCALE:	N/A
CITY PROJECT NUMBER:	PLA25-0013

FILE NAME: A:\58000s\58808\0001\SURV\CADD\Sheets\V-PLAT-PLA-58808.001.dwg DATE: May 9, 2025, TIME: 10:33 AM, USER: ah5165

LINE TABLE			LINE TABLE		
LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE
L1	S 87°26'27" E	155.00'	L11	S 02°33'33" W	14.73'
L2	N 02°33'22" E	397.08'	L12	N 87°26'27" W	50.00'
L3	N 03°59'32" W	50.20'	L13	N 02°33'33" E	5.00'
L4	S 89°53'58" E	37.05'	L14	S 87°00'06" W	209.00'
L5	N 87°00'06" E	224.88'	L15	S 02°33'22" W	371.75'
L6	N 02°59'54" W	55.00'	L16	S 87°26'27" E	8.46'
L7	S 02°59'54" E	55.00'	L17	S 02°33'33" W	50.00'
L8	N 87°00'06" E	5.00'	L18	N 87°26'27" W	258.46'
L9	S 02°59'54" E	50.00'	L19	N 02°59'54" W	102.30'
L10	S 87°00'06" W	9.53'			

CURVE TABLE					
CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD DISTANCE	ARC LENGTH
C1	084°26'33"	40.00'	S 44°46'49" W	53.76'	58.95'
C2	089°59'59"	25.00'	S 42°26'28" E	35.36'	39.27'
C3	090°00'00"	20.00'	N 47°33'33" E	28.28'	31.42'
C4	003°05'56"	475.00'	N 88°33'04" E	25.69'	25.69'
C5	090°00'00"	25.00'	N 42°00'06" E	35.36'	39.27'
C6	090°00'00"	25.00'	N 47°59'54" W	35.36'	39.27'
C7	090°00'00"	25.00'	S 42°00'06" W	35.36'	39.27'

CURVE TABLE					
CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD DISTANCE	ARC LENGTH
C8	090°00'00"	25.00'	S 47°59'54" E	35.36'	39.27'
C9	084°26'33"	25.00'	S 44°46'49" W	33.60'	36.84'
C10	095°33'27"	25.00'	N 45°13'11" W	37.03'	41.69'
C11	084°26'43"	25.00'	S 44°46'44" W	33.60'	36.85'
C12	089°59'49"	25.00'	S 42°26'33" E	35.35'	39.27'
C13	090°00'01"	25.00'	S 47°33'32" W	35.36'	39.27'



LEGEND:

- SECTION LINE
- QUARTER SECTION LINE
- SUBJECT BOUNDARY
- ADJACENT BOUNDARY LINE
- RIGHT-OF-WAY LINE
- ROAD CENTERLINE
- EASEMENT LINE
- SET 5/8" REBAR W/ PS 1913 CAP
- FOUND REBAR, AS NOTED
- SET MAG NAIL W/ PS 1913 WASHER
- FOUND NAIL, AS NOTED
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- RIGHT-OF-WAY LINE DEDICATED PER THIS PLAT
- LOT LINE DEDICATED PER THIS PLAT
- LOT LINE REMOVED PER THIS PLAT
- SEWER MANHOLE
- WATER VALVE
- MAILBOX
- FIRE HYDRANT
- TELEPHONE BOX
- GAS METER
- ELECTRIC BOX
- GAS BOX
- WATER METER
- SIGN
- LIGHT POLE
- POWER POLE
- SEWER CLEAN OUT
- BARBWIRE FENCE
- WOOD FENCE

REVISION		
NO.	DATE	DESCRIPTION

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NAME	LICENSE NO.
5/9/2025	
DATE	
###########	##
FIRM / BUSINESS NO.	STATE

halff
2407 SE COTTONWOOD ST., SUITE 1
BENTONVILLE, ARKANSAS 72712
TEL. (479) 273-2209

LOT SPLIT

OF LOTS 2 AND 3 OF TOWN VU SUBDIVISION

CREATING LOTS 4, 5, AND 6 TOWN VU SUBDIVISION

SITUATED IN SOUTHEAST QUARTER OF THE NORTHEAST QUARTER
SECTION 34, T-20-N, R-31-W
BENTONVILLE, BENTON COUNTY, ARKANSAS

PROJECT NO.:	58808.001
ISSUED:	5/9/2025
DRAWN BY:	JDS
CHECKED BY:	JBB
SCALE:	1" = 100'
CITY PROJECT NUMBER:	PLA25-0013

PAGE 2 OF 3

FILE NAME: A:\58000s\58808\001\SURV\CADD\Sheets\V-PLAT-PLA-58808.001.dwg DATE: May 9, 2025, TIME: 10:34 AM, USER: afs165

LOT 4 SURVEY DESCRIPTION:

BEING A PART OF LOT 2 AND LOT 3 OF TOWN VU SUBDIVISION LOT SPLIT PLAT IN THE CITY OF BENTONVILLE ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED AS INSTRUMENT L202422008 IN THE RECORDS OF BENTON COUNTY, ARKANSAS, ALSO DESCRIBED AS BEING A PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 20 NORTH, RANGE 31 WEST OF THE 5TH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 1 OF SAID TOWN VU SUBDIVISION BEING A SET 5/8" REBAR EMBOSSED PS #1913 AND BEING ON THE WEST RIGHT-OF-WAY OF SOUTHWEST TATER BLACK ROAD; THENCE SOUTH 02°33'32" WEST ALONG SAID WEST RIGHT-OF-WAY, A DISTANCE OF 175.00 FEET TO THE POINT OF BEGINNING BEING MARKED BY A SET 5/8" REBAR EMBOSSED PS #1913; THENCE CONTINUING SOUTH 02°33'32" WEST ALONG SAID WEST RIGHT-OF-WAY, A DISTANCE OF 489.54 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT BEING MARKED BY A SET 5/8" REBAR EMBOSSED PS #1913; THENCE 58.95 FEET ALONG SAID WEST RIGHT-OF-WAY BEING COINCIDENT WITH THE ARC OF SAID CURVE HAVING A RADIUS OF 40.00 FEET SUBTENDED BY A CHORD BEARING SOUTH 44°46'49" WEST A DISTANCE OF 53.76 FEET TO THE POINT OF TANGENCY BEING MARKED BY A SET 5/8" REBAR EMBOSSED PS #1913 AND BEING ON THE NORTH RIGHT-OF-WAY OF TOWN VU ROAD; THENCE DEPARTING SAID WEST RIGHT-OF-WAY, SOUTH 87°00'06" WEST ALONG SAID NORTH RIGHT-OF-WAY, A DISTANCE OF 148.92 FEET TO THE MOST SOUTHERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED LOT 4 BEING MARKED BY A 5/8" REBAR EMBOSSED PS #1913; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY, NORTH 02°59'54" WEST ALONG THE HEREIN DESCRIBED WEST BOUNDARY OF SAID LOT 4, A DISTANCE OF 102.30 FEET TO A POINT ON THE HEREIN DESCRIBED EAST RIGHT-OF-WAY OF SOUTHWEST GLASSWING ROAD BEING MARKED BY A SET 5/8" REBAR EMBOSSED PS #1913; THENCE ALONG SAID HEREIN DESCRIBED EAST RIGHT-OF-WAY BEING COINCIDENT WITH SAID HEREIN DESCRIBED WEST BOUNDARY OF LOT 4 FOR THE FOLLOWING THREE (3) CALLS:

1) NORTH 03°59'32" WEST A DISTANCE OF 50.20 FEET TO A SET 5/8" REBAR EMBOSSED PS #1913;
2) NORTH 02°33'22" EAST A DISTANCE OF 397.08 FEET TO THE BEGINNING ON A NON-TANGENT CURVE TO THE RIGHT BEING MARKED BY A SET 5/8" REBAR EMBOSSED PS #1913;
3) 31.42 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 20.00 FEET SUBTENDED BY A CHORD BEARING NORTH 47°33'33" EAST A DISTANCE OF 28.28 FEET TO THE POINT OF TANGENCY BEING MARKED BY A SET 5/8" REBAR EMBOSSED PS #1913 AND BEING ON THE HEREIN DESCRIBED SOUTH RIGHT-OF-WAY OF SOUTHWEST GLASSWING ROAD;

THENCE ALONG SAID HEREIN DESCRIBED SOUTH RIGHT-OF-WAY AND THE HEREIN DESCRIBED NORTH BOUNDARY OF LOT 4 FOR THE FOLLOWING TWO (2) CALLS:

1) DEPARTING SAID HEREIN DESCRIBED EAST RIGHT-OF-WAY AND WEST BOUNDARY OF LOT 4, SOUTH 87°26'27" EAST A DISTANCE OF 155.00 FEET TO A TANGENT CURVE TO THE RIGHT BEING MARKED BY A SET 5/8" REBAR EMBOSSED PS #1913;
2) 39.27 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 25.00 FEET SUBTENDED BY A CHORD BEARING SOUTH 42°26'28" EAST A DISTANCE OF 35.36 FEET

TO THE POINT OF BEGINNING CONTAINING 2.53 ACRES MORE OR LESS BEING SUBJECT TO ANY EASEMENTS OF RECORD OR FACT.

LOT 5 SURVEY DESCRIPTION:

BEING A PART OF LOT 3 OF TOWN VU SUBDIVISION LOT SPLIT PLAT IN THE CITY OF BENTONVILLE ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED AS INSTRUMENT L202422008 IN THE RECORDS OF BENTON COUNTY, ARKANSAS, ALSO DESCRIBED AS BEING A PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 20 NORTH, RANGE 31 WEST OF THE 5TH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SOUTH EAST CORNER OF SAID LOT 3 BEING ON THE NORTH RIGHT-OF-WAY OF TOWN VU ROAD AND BEING MARKED BY A 5/8" REBAR EMBOSSED PS #1618; THENCE SOUTH 87°00'06" WEST ALONG SAID NORTH RIGHT-OF-WAY, A DISTANCE OF 3.59 FEET TO THE POINT BEGINNING BEING MARKED BY A SET 5/8" REBAR EMBOSSED PS #1913; THENCE CONTINUING SOUTH 87°00'06" WEST ALONG SAID NORTH RIGHT-OF-WAY, A DISTANCE OF 287.55 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT BEING MARKED BY A SET 5/8" REBAR EMBOSSED PS #1913; THENCE ALONG THE HEREIN DESCRIBED EAST RIGHT-OF-WAY OF SOUTHWEST SKIPPER ROAD BEING COINCIDENT WITH THE WEST BOUNDARY OF THE HEREIN DESCRIBED LOT 5 FOR THE FOLLOWING THREE (3) CALLS:

1) DEPARTING SAID NORTH RIGHT-OF-WAY, 39.27 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 25.00 FEET BEING SUBTENDED BY A CHORD BEARING NORTH 47°59'54" WEST A DISTANCE OF 35.36 FEET TO A SET 5/8" REBAR EMBOSSED PS #1913;
2) NORTH 02°59'54" WEST A DISTANCE OF 55.00 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT BEING MARKED BY A SET 5/8" REBAR EMBOSSED PS #1913;
3) 39.27 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 25.00 FEET BEING SUBTENDED BY A CHORD BEARING NORTH 42°00'06" EAST A DISTANCE OF 35.36 FEET TO A SET 5/8" REBAR EMBOSSED PS #1913 BEING ON THE HEREIN DESCRIBED SOUTH RIGHT-OF-WAY OF SOUTHWEST VICEROY BOULEVARD;

THENCE ALONG THE SAID HEREIN DESCRIBED SOUTH RIGHT-OF-WAY BEING COINCIDENT WITH THE HEREIN DESCRIBED NORTH BOUNDARY OF SAID LOT 5 FOR THE FOLLOWING THREE (3) CALLS:

1) DEPARTING SAID HEREIN DESCRIBED EAST RIGHT-OF-WAY AND HEREIN DESCRIBED WEST BOUNDARY, NORTH 87°00'06" EAST A DISTANCE OF 224.88 FEET TO THE BEGINNING OF TANGENT CURVE TO THE RIGHT BEING MARKED BY A SET 5/8" REBAR EMBOSSED PS #1913;
2) 25.69 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 475.00 FEET SUBTENDED BY A CHORD BEARING NORTH 88°33'04" EAST A DISTANCE OF 25.69 FEET TO A SET 5/8" REBAR EMBOSSED PS #1913;
3) SOUTH 89°53'58" EAST A DISTANCE OF 37.05 FEET TO THE HEREIN DESCRIBED NORTHEAST CORNER OF SAID LOT 5;

THENCE DEPARTING SAID HEREIN DESCRIBED SOUTH RIGHT-OF-WAY AND HEREIN DESCRIBED NORTH BOUNDARY OF LOT 5, SOUTH 2°59'54" EAST ALONG THE HEREIN DESCRIBED EAST LINE OF LOT 5, A DISTANCE OF 102.30 FEET TO THE POINT OF BEGINNING CONTAINING 0.75 ACRES MORE OR LESS BEING SUBJECT TO ANY EASEMENTS RECORD OR FACT.

LOT 6 SURVEY DESCRIPTION:

BEING A PART OF LOT 1 AND LOT 3 OF TOWN VU SUBDIVISION LOT SPLIT PLAT IN THE CITY OF BENTONVILLE ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED AS INSTRUMENT L202422008 IN THE RECORDS OF BENTON COUNTY, ARKANSAS, ALSO DESCRIBED AS BEING A PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 20 NORTH, RANGE 31 WEST OF THE 5TH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1 BEING ON THE WEST RIGHT-OF-WAY OF SOUTHWEST TATER BLACK ROAD AND BEING MARKED BY A SET 5/8" REBAR EMBOSSED PS #1913; THENCE SOUTH 02°33'32" WEST A DISTANCE OF 75.00 FEET TO THE BEGINNING OF TANGENT CURVE TO THE RIGHT BEING MARKED BY A SET 5/8" REBAR EMBOSSED PS #1913; THENCE ALONG THE HEREIN DESCRIBED NORTH RIGHT-OF-WAY OF SOUTHWEST GLASSWING ROAD BEING COINCIDENT WITH THE HEREIN DESCRIBED EAST BOUNDARY OF THE LOT 6 FOR THE FOLLOWING TWO (2) CALLS:

1) DEPARTING SAID WEST RIGHT-OF-WAY, 39.27 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 25.00 FEET SUBTENDED BY A CHORD BEARING SOUTH 47°33'32" WEST A DISTANCE OF 35.36 FEET TO A SET 5/8" REBAR EMBOSSED PS #1913;
2) NORTH 87°26'27" WEST A DISTANCE OF 258.46 FEET TO A SET 5/8" REBAR EMBOSSED PS #1913 BEING ON THE WEST RIGHT-OF-WAY OF SOUTHWEST GLASSWING ROAD;

THENCE ALONG THE SAID HEREIN DESCRIBED WEST RIGHT-OF-WAY OF GLASSWING ROAD BEING COINCIDENT WITH THE SAID HEREIN DESCRIBED EAST BOUNDARY OF LOT 6 FOR THE FOLLOWING FIVE (5) CALLS:

1) DEPARTING SAID HEREIN DESCRIBED NORTH RIGHT-OF-WAY, SOUTH 02°33'33" WEST A DISTANCE OF 50.00 FEET TO A SET 5/8" REBAR EMBOSSED PS #1913;
2) SOUTH 87°26'27" EAST A DISTANCE OF 8.46 FEET TO THE BEGINNING OF TANGENT CURVE TO THE RIGHT BEING MARKED BY A SET 5/8" REBAR EMBOSSED PS #1913;
3) 39.27 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 25.00 FEET SUBTENDED BY A CHORD BEARING SOUTH 42°26'33" EAST A DISTANCE OF 35.35 FEET TO A SET 5/8" REBAR EMBOSSED PS #1913;
4) SOUTH 02°33'22" WEST A DISTANCE OF 371.75 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT BEING MARKED BY A SET 5/8" REBAR EMBOSSED PS #1913;
5) 36.85 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 25.00 FEET SUBTENDED BY A CHORD BEARING SOUTH 44°46'44" WEST A DISTANCE OF 33.60 FEET TO A SET 5/8" REBAR EMBOSSED PS #1913;

THENCE ALONG THE HEREIN DESCRIBED NORTH RIGHT-OF-WAY OF SOUTHWEST VICEROY BOULEVARD BEING COINCIDENT WITH THE SAID HEREIN DESCRIBED EAST BOUNDARY OF LOT 6 FOR THE FOLLOWING THREE (3) CALLS:

1) DEPARTING SAID HEREIN DESCRIBED WEST RIGHT-OF-WAY, SOUTH 87°00'06" WEST A DISTANCE OF 209.00 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT BEING MARKED BY A SET 5/8" REBAR EMBOSSED PS #1913;
2) 41.69 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 25.00 FEET SUBTENDED BY A CHORD BEARING NORTH 45°13'11" WEST A DISTANCE OF 37.03 FEET TO A SET 5/8" REBAR EMBOSSED PS #1913;
3) NORTH 02°33'33" EAST A DISTANCE OF 5.00 FEET TO A SET 5/8" REBAR EMBOSSED PS #1913 BEING ON THE HEREIN DESCRIBED NORTH RIGHT-OF-WAY OF SOUTHWEST SKIPPER ROAD;

THENCE DEPARTING SAID HEREIN DESCRIBED NORTH RIGHT-OF-WAY OF SOUTHWEST VICEROY BOULEVARD, NORTH 87°26'27" WEST ALONG SAID HEREIN DESCRIBED NORTH RIGHT-OF-WAY OF SOUTHWEST SKIPPER ROAD BEING COINCIDENT WITH SAID HEREIN DESCRIBED EAST BOUNDARY OF LOT 6, A DISTANCE OF 50.00 FEET TO A SET 5/8" REBAR EMBOSSED PS #1913 BEING ON THE HEREIN DESCRIBED WEST RIGHT-OF-WAY OF SOUTHWEST SKIPPER ROAD; THENCE ALONG SAID HEREIN DESCRIBED WEST RIGHT-OF-WAY OF SOUTHWEST SKIPPER ROAD FOR THE FOLLOWING EIGHT (8) CALLS:

1) SOUTH 02°33'33" WEST A DISTANCE OF 14.73 FEET THE BEGINNING OF A TANGENT CURVE TO THE RIGHT BEING MARKED BY A SET 5/8" REBAR EMBOSSED PS #1913;
2) 36.84 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 25.00 FEET BEING SUBTENDED BY A CHORD BEARING SOUTH 44°46'49" WEST A DISTANCE OF 33.60 FEET TO A SET 5/8" REBAR EMBOSSED PS #1913;
3) SOUTH 87°00'06" WEST A DISTANCE OF 9.53 FEET TO A SET 5/8" REBAR EMBOSSED PS #1913;
4) SOUTH 02°59'54" EAST A DISTANCE OF 50.00 FEET TO A SET 5/8" REBAR EMBOSSED PS # 1913;
5) NORTH 87°00'06" EAST A DISTANCE OF 5.00 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT BEING MARKED BY A SET 5/8" REBAR EMBOSSED PS #1913;
6) 39.27 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 25.00 FEET SUBTENDED BY A CHORD BEARING SOUTH 47°59'54" EAST A DISTANCE OF 35.36 FEET TO A SET 5/8" REBAR EMBOSSED PS #1913;
7) SOUTH 02°59'54" EAST A DISTANCE OF 55.00 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT BEING MARKED BY A SET 5/8" REBAR EMBOSSED PS #1913;
8) 39.27 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 25.00 FEET SUBTENDED BY A CHORD BEARING SOUTH 42°00'06" WEST A DISTANCE OF 35.36 FEET TO A SET 5/8" REBAR EMBOSSED PS #1913 BEING ON THE NORTH RIGHT-OF-WAY OF TOWN VU ROAD;

THENCE ALONG SAID NORTH RIGHT-OF-WAY OF TOWN VU ROAD FOR THE FOLLOWING FIVE (5) CALLS:

1) DEPARTING SAID HEREIN DESCRIBED WEST RIGHT-OF-WAY AND HEREIN DESCRIBED EAST BOUNDARY, SOUTH 87°00'06" WEST A DISTANCE OF 168.98 FEET TO A SET 5/8" REBAR EMBOSSED PS #1913;
2) SOUTH 82°06'07" WEST A DISTANCE OF 285.09 FEET TO A 5/8" REBAR EMBOSSED PS #1618;
3) SOUTH 85°01'40" WEST A DISTANCE OF 141.91 FEET TO A 5/8" REBAR EMBOSSED PS #1618;
4) SOUTH 86°17'22" WEST A DISTANCE OF 75.94 FEET TO A SET 5/8" REBAR EMBOSSED PS #1913;
5) SOUTH 88°02'44" WEST A DISTANCE OF 60.40 FEET TO THE SOUTHWEST CORNER OF AFOREMENTIONED LOT 3 BEING MARKED BY A 5/8" REBAR EMBOSSED PS #1618

THENCE DEPARTING SAID NORTH RIGHT-OF-WAY, NORTH 02°45'05" EAST ALONG THE WEST LINE OF SAID LOT 1 AND LOT 3, A DISTANCE OF 861.28 FEET TO THE NORTHWEST CORNER OF SAID LOT 1 BEING MARKED BY A 3/4" PIPE; THENCE ALONG THE NORTH BOUNDARY OF SAID LOT 1 FOR THE FOLLOWING TWO (2) CALLS:

1) DEPARTING SAID WEST LINE, SOUTH 87°03'40" EAST A DISTANCE OF 430.20 FEET TO A 5/8" REBAR EMBOSSED PS # 992;
2) SOUTH 87°17'02" EAST A DISTANCE OF 861.93 FEET

TO THE POINT OF BEGINNING CONTAINING 18.26 ACRES MORE OR LESS BEING SUBJECT TO ANY EASEMENTS OF RECORD OR FACT.

REVISION		
NO.	DATE	DESCRIPTION

PRELIMINARY
FOR INTERIM REVIEW ONLY

THESE DOCUMENTS ARE FOR INTERIM REVIEW AND NOT INTENDED FOR REGULATORY APPROVAL, PERMIT, BIDDING OR CONSTRUCTION PURPOSES. THEY WERE PREPARED BY OR UNDER THE SUPERVISION OF:

#############	######
NAME	LICENSE NO.
5/9/2025	
DATE	
###########	##
FIRM / BUSINESS NO.	STATE

halff
2407 SE COTTONWOOD ST., SUITE 1
BENTONVILLE, ARKANSAS 72712
TEL. (479) 273-2209

LOT SPLIT

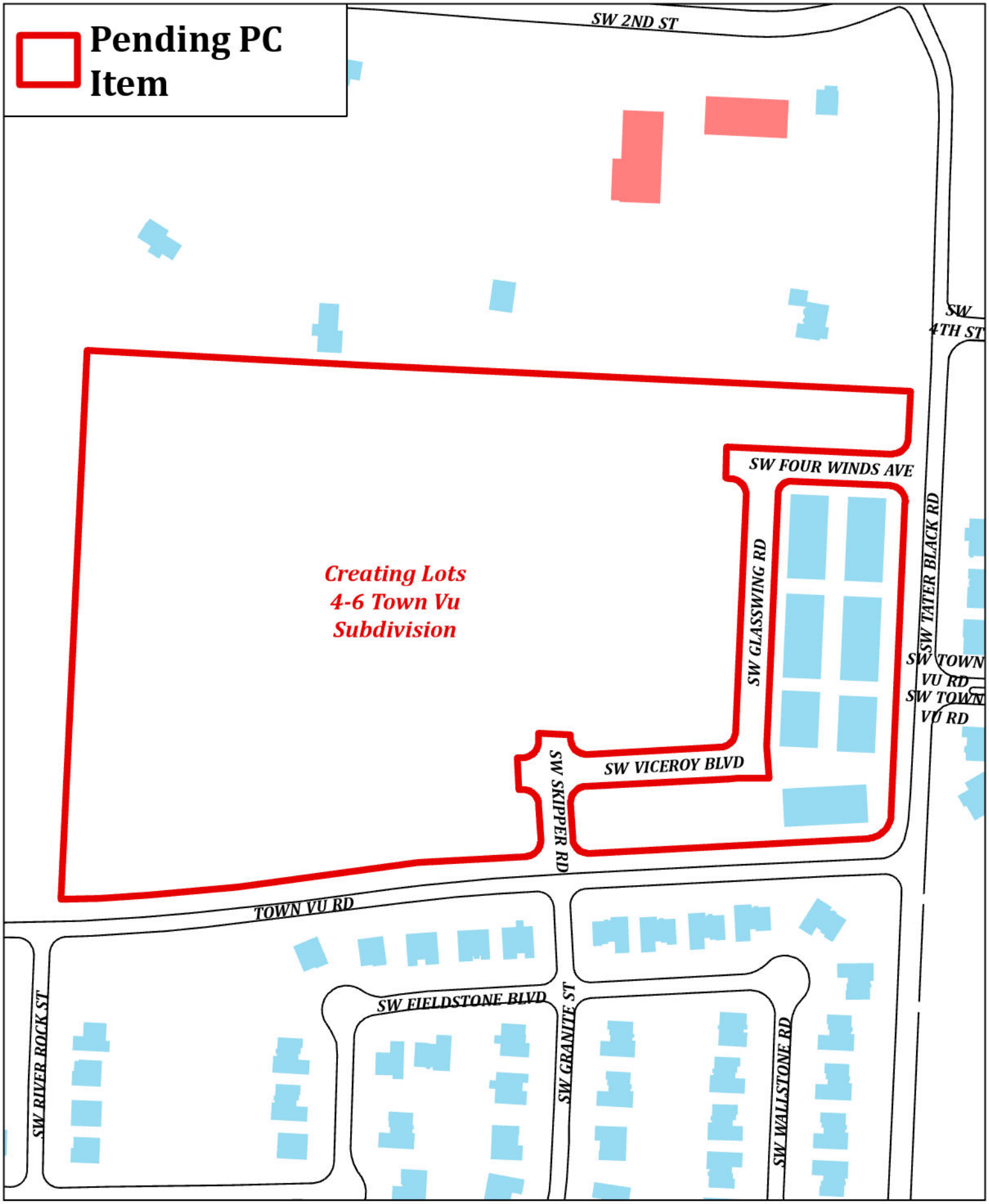
OF LOTS 2 AND 3 OF TOWN VU SUBDIVISION

CREATING LOTS 4, 5, AND 6 TOWN VU SUBDIVISION

SITUATED IN SOUTHEAST QUARTER OF THE NORTHEAST QUARTER
SECTION 34, T-20-N, R-31-W
BENTONVILLE, BENTON COUNTY, ARKANSAS

PROJECT NO.:	58808.001
ISSUED:	5/9/2025
DRAWN BY:	JDS
CHECKED BY:	JBB
SCALE:	N/A
CITY PROJECT NUMBER:	PLA25-0013

FILE NAME: A:\58000s\58808\001\SURV\CADD\Sheets\V-PLAT-PLA-58808.001.dwg DATE: May 9, 2025, TIME: 10:34 AM, USER: ah5165



PLA25-0013
Creating Lots 4-6 Town Vu Subdivision
Town Vu Rd.

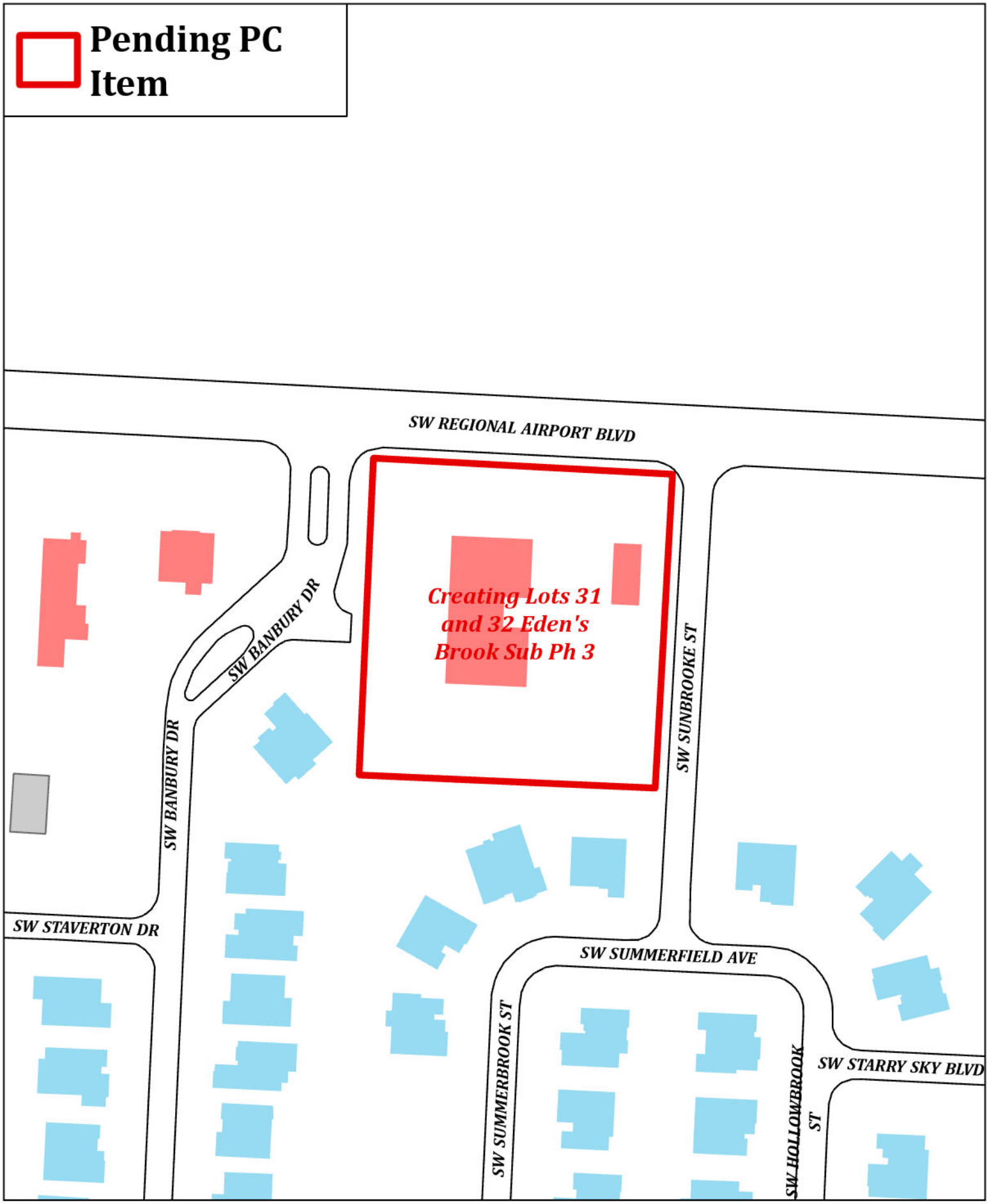
Consent Agenda Item LS25-0021

For the Planning Commission meeting on June 3, 2025

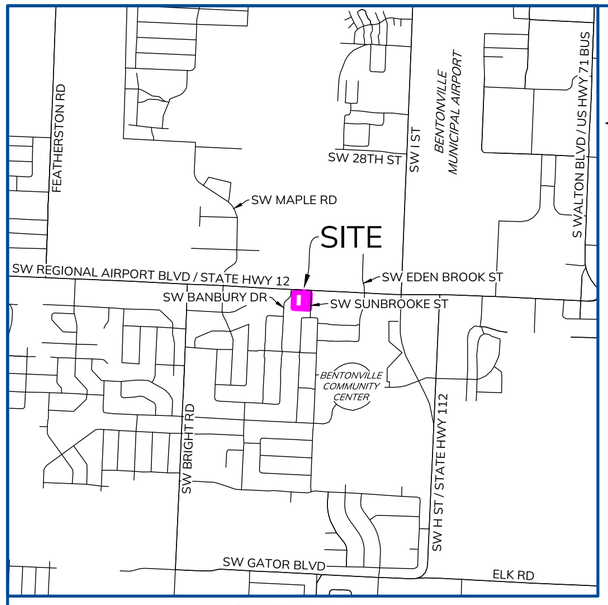
Details

Lot Split: Existing Lot 30 of Eden's Brooke Subdivision Creating New Lots 31 and 32 of Eden's Brooke Subdivision, 3701 SW Banbury Drive, C-1, Neighborhood Commercial, LS25-0021.

A lot split of existing lot 30 of Eden's Brooke Subdivision, creating new lots 31 and 32 of Eden's Brooke Subdivision. The plat is dedicating an aviation easement pursuant to the zoning code. Right-of-way along SW Regional Airport Boulevard and SW Sunbrooke Street is adequate per the master street plan. The plat is also dedicating various utility and draining easements.



LS25-0021
Creating Lots 31 & 32 Eden's Brooke Sub Ph 3
3701 SW Banbury Dr



VICINITY MAP

NW1/4 SE1/4, SECTION 12, T19N, R31W
SCALE: 1 INCH = 2,000 U.S. SURVEY FEET

NOTES

1. BASIS OF BEARINGS: GRID NORTH OF THE ARKANSAS COORDINATE SYSTEM 1983, NORTH ZONE, USING NAD 83 (2011) EPOCH 2010.00.
2. BASIS OF ELEVATIONS: NAVD 88 (GEOID18).
3. ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
4. THIS PLAT MEETS THE 2020 "ARKANSAS STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS AND PLATS", WHICH IS ALSO KNOWN AS THE "STANDARDS OF PRACTICE NO. 1".
5. THE SUBJECT LOT IS LOCATED WITHIN THE CITY LIMITS OF THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS.
6. ENVIRONMENTAL AND SUBSURFACE CONDITIONS WERE NOT EXAMINED AS PART OF THIS SURVEY.
7. DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THE SURVEY AND IS NOT TRANSFERABLE.
8. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR PRESENT.
9. ALL UTILITY LOCATIONS HAVE BEEN FIELD VERIFIED.
10. 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.
11. 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.
12. OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO ENSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.
13. SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE.
14. ALL SIDEWALKS SHALL BE INSTALLED BY THE TIMEFRAMES SET FORTH IN 900.08 OF THE STREET SPECIFICATIONS.
15. THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.
16. 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.
17. CONDITIONAL USE PERMIT FOR DRIVE-THRU USE WAS GRANTED ON 10.01.2024.

AVIATION EASEMENT DEDICATION PER THIS PLAT

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 AND 401.13.

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THE SUBJECT LOT IS IN ZONE X [UNSHADED], AN AREA OF MINIMAL FLOOD HAZARD, ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 05007C0255K, WITH AN EFFECTIVE DATE OF JUNE 05, 2012. THE SUBJECT LOT IS NOT IN A FLOOD HAZARD AREA. NO FIELD WORK WAS PERFORMED TO DETERMINE THIS ZONE.

UTILITY NOTE

THIS SURVEY REFLECTS ABOVE GROUND INDICATIONS OF UTILITIES AND INFORMATION READILY AVAILABLE FROM UTILITY COMPANIES. 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 WARRANTY 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 READILY AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ARKANSAS ONE CALL TICKET 240709-0256. UTILITY PLANS AND/OR REPORTS WERE NOT PROVIDED BY CLIENT. A PRIVATE UTILITY LOCATE WAS NOT PERFORMED.

CITY OF BENTONVILLE PROJECT NUMBER (LS25-0021)

PARENT TRACT RECORD DESCRIPTION (PER DEED 2013-37200)

LOT 30, EDEN'S BROOKE SUBDIVISION, PHASE III, TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD 2006 AT PAGE 922.

LESS AND EXCEPT

PART OF LOT 30, EDEN'S BROOKE SUBDIVISION PHASE III, LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2" REBAR FOUND AT THE SOUTHEAST CORNER OF LOT 30, AS SHOWN ON THE EDEN'S BROOKE SUBDIVISION PHASE III PLAT, BOOK 2006, PAGE 922 AS FILED IN BENTON COUNTY; THENCE ALONG THE EAST LINE OF SAID LOT 30, ALSO BEING THE WESTERN RIGHT OF WAY OF SUNBROOKE STREET, NORTH 3°09'48" EAST A DISTANCE OF 277.65 FEET TO THE SOUTHERN RIGHT OF WAY OF HIGHWAY 12 AS ESTABLISHED BY AHTD JOB 090251 AND THE POINT OF BEGINNING; THENCE ALONG SAID SOUTHERN RIGHT OF WAY THE FOLLOWING BEARINGS AND DISTANCES: NORTH 31°52'36" WEST A DISTANCE OF 30.44 FEET; NORTH 87°04'40" WEST A DISTANCE OF 240.00 FEET; SOUTH 59°41'31" WEST A DISTANCE OF 45.62 FEET TO THE EASTERN RIGHT OF WAY OF BANBURY DRIVE AS ESTABLISHED BY THE FINAL PLAT OF OXFORD RIDGE SUBDIVISION, BOOK 2005, PAGE 764 AS FILED IN BENTON COUNTY, SAID POINT ALSO BEING ON THE WEST LINE OF SAID LOT 30; THENCE ALONG SAID WEST LINE, NORTH 2°35'54" EAST A DISTANCE OF 30.25 FEET TO THE SOUTHERN RIGHT OF WAY OF HIGHWAY 12 AS ESTABLISHED BY EDEN'S BROOKE SUBDIVISION PHASE III, BOOK 2006, PAGE 922 AS FILED IN BENTON COUNTY; THENCE ALONG SAID SOUTHERN RIGHT OF WAY, SOUTH 87°10'22" EAST A DISTANCE OF 295.84 FEET TO THE WESTERN RIGHT OF WAY OF SUNBROOKE STREET AS ESTABLISHED BY EDEN'S BROOKE SUBDIVISION PHASE III, BOOK 2006, PAGE 922 AS FILED IN BENTON COUNTY; THENCE ALONG SAID WESTERN RIGHT OF WAY, SOUTH 3°09'48" WEST A DISTANCE OF 30.74 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.05 ACRES (2,322 SQ. FT.) MORE OR LESS AS SHOWN ON AHTD PLANS, REFERENCED AS JOB 090251.

SURVEY DESCRIPTION OF LOT 31

PART OF LOT 30, EDEN'S BROOKE SUBDIVISION PHASE III, AS SHOWN ON PLAT BOOK 2006, PAGE 922, SAME BEING LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SW CORNER OF LOT 30 AS SHOWN ON SAID PLAT BOOK 2006, PAGE 922; THENCE N02°33'02"E 279.09 FEET TO A FOUND 5/8" CAPPED REBAR "1227", ON THE EAST RIGHT-OF-WAY OF SW BANBURY DR; THENCE ALONG SAID EAST RIGHT-OF-WAY, N59°42'49"E 45.63 FEET TO A FOUND 5/8" CAPPED REBAR "1227" ON THE SOUTH RIGHT-OF-WAY OF SW REGIONAL AIRPORT BLVD; THENCE ALONG SAID SOUTH RIGHT-OF-WAY, S87°12'44"E 147.31 FEET; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY, S02°32'34"W 290.13 FEET; THENCE S87°28'33"E 22.26 FEET; THENCE S02°31'27"W 13.00 FEET; THENCE N87°28'33"W 207.96 FEET TO THE POINT OF BEGINNING, CONTAINING 56,174 SQUARE FEET OR 1.29 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS, COVENANTS, OR RESTRICTIONS OF RECORD, IF ANY. SUBJECT TO RIGHT-OF-WAY DEDICATION AS RECORDED IN DEED BOOK 2013, PAGE 37200.

SURVEY DESCRIPTION OF LOT 32

PART OF LOT 30, EDEN'S BROOKE SUBDIVISION PHASE III, AS SHOWN ON PLAT BOOK 2006, PAGE 922, SAME BEING LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SW CORNER OF LOT 30 AS SHOWN ON SAID PLAT BOOK 2006, PAGE 922;
THENCE S87°28'33"E 207.96 FEET TO THE TRUE POINT OF BEGINNING;

THENCE N02°31'27"E 13.00 FEET; THENCE N87°28'33"W 22.26 FEET; THENCE N02°32'34"E 290.13 FEET TO THE SOUTH RIGHT-OF-WAY OF SW REGIONAL AIRPORT BLVD; THENCE ALONG SAID SOUTH RIGHT-OF-WAY, S87°14'27"E 92.65 FEET TO A FOUND 5/8" CAPPED REBAR "PLS 1227" ON THE WEST RIGHT-OF-WAY OF SW SUNBROOKE STREET; THENCE ALONG SAID WEST RIGHT-OF-WAY THE FOLLOWING TWO COURSES:

(1)S31°57'05"E 30.32 FEET TO A FOUND 5/8" CAPPED REBAR "PLS 1227";
(2)THENCE S03°05'24"W 277.77 FEET TO A FOUND 1/2" REBAR;

THENCE N87°28'33"W 84.91 FEET TO THE POINT OF BEGINNING, CONTAINING 32,399 SQUARE FEET OR 0.74 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS, COVENANTS, OR RESTRICTIONS OF RECORD, IF ANY. SUBJECT TO RIGHT-OF-WAY DEDICATION AS RECORDED IN DEED BOOK 2013, PAGE 37200.

LEGEND

PROPERTY LINE
ADJOINING PROPERTY LINE
RIGHT OF WAY (R/W) LINE
EASEMENT LINE (EXISTING)
EASEMENT LINE (PER THIS PLAT)
CENTERLINE
EDGE OF ASPHALT
EDGE OF CONCRETE
BACK OF CURB (BC)
GUTTER
ADA RAMP TRUNCATED DOME
SAN — SANITARY SEWER PIPE
W — WATER LINE
STORM / DRAINAGE PIPE
FO — FIBER OPTIC LINE
OHP — OVERHEAD POWER LINE
FENCE: 6' WOOD PRIVACY
BRICK & BLOCK STRUCTURE

FOUND SURVEY MONUMENT, AS NOTED
COMPUTED POINT
BENCHMARK
SANITARY SEWER MANHOLE (SMH)
CO — SANITARY SEWER CLEANOUT
WV — WATER VALVE
WATER METER
YARD HYDRANT
FIRE HYDRANT
UGFO — FIBER OPTIC MARKER
FO — FIBER OPTIC PEDESTAL
FO — FIBER OPTIC VAULT
DRAINAGE MANHOLE (DMH)
SIGN, AS NOTED
LP — LIGHTED POWER POLE
EM — ELECTRIC METER
ELECTRIC TRANSFORMER
GM — GAS METER

[XXXX] RECORD MEASUREMENT PER DEED 2013-37200
(XXXX) RECORD MEASUREMENT PER PLAT 2017-330

BC	BACK OF CURB
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
BM	BENCHMARK
RBR	REBAR
DMH	DRAINAGE MANHOLE
INV	INVERT
EL	ELEVATION
FL	FLOW LINE
UNK	UNKNOWN
R/W	RIGHT OF WAY
SMH	SANITARY SEWER MANHOLE
CTRL	CONTROL
RCP	REINFORCED CONCRETE PIPE

RECORD DOCUMENTS

1) PLAT RECORD 2006 AT PAGE 922
2) PLAT BOOK 2017 AT PAGE 330
3) DEED 2007-45925
4) DEED 2013-37200

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SAMANTHA KOZLOWSKI

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CITY OF BENTONVILLE, STORMWATER
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CITY OF BENTONVILLE, WASTEWATER DEPARTMENT
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479.271.3161

CITY OF BENTONVILLE, STREET DEPARTMENT
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479.696.0279

CITY OF BENTONVILLE, ELECTRIC DEPARTMENT
CONTACT: TRAVIS MATLOCK
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
479.271.3159

CITY OF BENTONVILLE FIRE DEPARTMENT
CONTACT: JUSTIN SCANTLIN
FIRE CHIEF
800 SW A STREET
BENTONVILLE, AR 72712
479.271.5927
479.685.1096

CITY OF BENTONVILLE BUILDING AND FIRE SAFETY
CONTACT: BRAD ARNOLD
305 SW A STREET
BENTONVILLE, AR 72712
479.271.3108

GAS UTILITY: BLACK HILL ENERGY
CONTACT: JOSH KNIGHT
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CABLE UTILITIES: COX COMMUNICATIONS
CONTACT: TIMOTHY GOSS
4901 S. 48TH STREET
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TIMOTHY.GOSS@COX.COM

TELEPHONE: AT&T
CONTACT: BRENT BALDWIN
1133 E. HAROLD ST.
FAYETTEVILLE, AR 72701
479.571.6609
479.200.9022
BB6585@ATT.COM

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 :_____
JOHN GOINS

SIGNED :_____
JOHNNA GOINS

OWNERS ADDRESS:_____

_____

SOURCE OF TITLE: INSTR. L202123637 & INSTR. L202274538

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 COMMUNITY DEVELOPMENT DIRECTOR

CERTIFICATE OF SURVEYING ACCURACY

I, JAMES E. COLLINS, 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: _____
JAMES E. COLLINS
REGISTERED LAND SURVEYOR
NO. 1337
STATE OF ARKANSAS

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS NO.1337
SIGNATURE
JAMES E. COLLINS

CERTIFICATE OF AUTHORIZATION
OWN Inc.
No. 335
ARKANSAS

STATE PLAT CODE: 500-19N-31W-0-12-240-04-1337

OWN
Engineering beyond.™
5311 W. Village Parkway
Rogers, AR 72758
479.286.8181
weareown.com
FORMERLY ANDERSON ENGINEERING

REVISIONS

NO.	DESCRIPTION	DATE

DRAWING INFORMATION

PROJECT NO: 24RO10006
DRAWN BY: DH / KLM
CHECK BY: JEC
ISSUED DATE: 05/01/2025
DRAWING NO.: NWA-100-0434

814 SERVICES LLC

LOT SPLIT

CREATING LOTS 31 AND 32, EDEN'S BROOKE SUBDIVISION, PHASE III

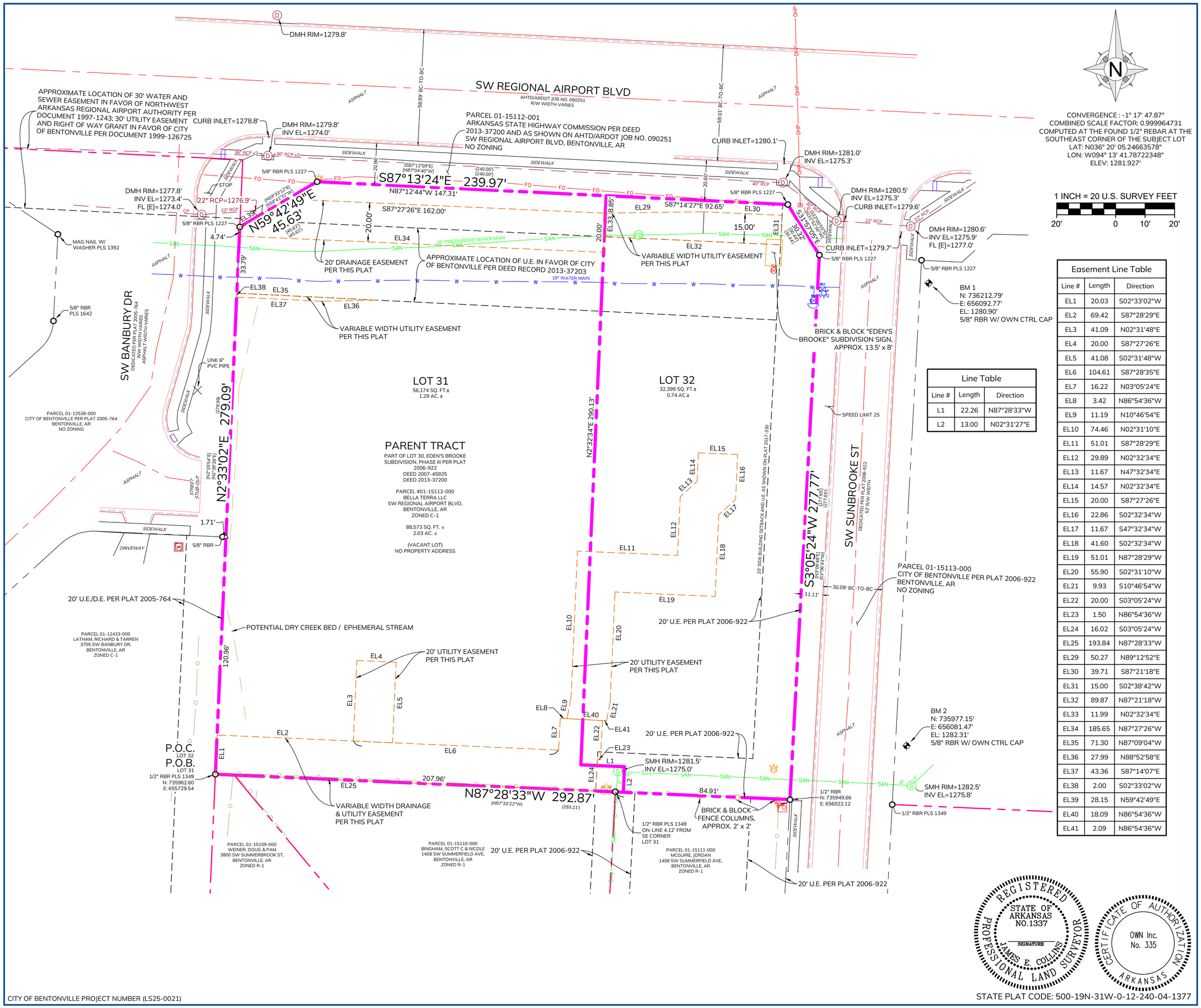
SW REGIONAL AIRPORT BLVD
PARCEL NO. 01-15112-000
CITY OF BENTONVILLE
BENTON COUNTY
STATE OF ARKANSAS

SHEET NUMBER

SHEET

1 OF 2

C:\Users\dhorner_weareown\appdata\local\temp\AcPublish_9912\24RO10006 LOT SPLIT PLAT.dwg



Line Table		
Line #	Length	Direction
L1	22.26	N87°28'33"W
L2	13.00	N02°31'27"E

Easement Line Table		
Line #	Length	Direction
EL1	20.03	S02°33'02"W
EL2	69.42	S87°28'29"E
EL3	41.09	N02°31'48"E
EL4	20.00	S87°27'26"E
EL5	41.08	S02°31'48"W
EL6	104.61	S87°28'35"E
EL7	16.22	N03°05'24"E
EL8	3.42	N86°54'36"W
EL9	11.19	N10°46'54"E
EL10	74.46	N02°31'10"E
EL11	51.01	S87°28'29"E
EL12	29.89	N02°32'34"E
EL13	11.67	N47°32'34"E
EL14	14.57	N02°32'34"E
EL15	20.00	S87°27'26"E
EL16	22.86	S02°32'34"W
EL17	11.67	S47°32'34"W
EL18	41.60	S02°32'34"W
EL19	51.01	N87°28'29"W
EL20	55.90	S02°31'10"W
EL21	9.93	S10°46'54"W
EL22	20.00	S03°05'24"W
EL23	1.50	N86°54'36"W
EL24	16.02	S03°05'24"W
EL25	193.84	N87°28'33"W
EL29	50.27	N89°12'52"E
EL30	39.71	S87°21'18"E
EL31	15.00	S02°38'42"W
EL32	89.87	N87°21'18"W
EL33	11.99	N02°32'34"E
EL34	185.65	N87°27'26"W
EL35	71.30	N87°09'04"W
EL36	27.99	N88°52'58"E
EL37	43.36	S87°14'07"E
EL38	2.00	S02°33'02"W
EL39	28.15	N59°42'49"E
EL40	18.09	N86°54'36"W
EL41	2.09	N86°54'36"W

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO.1337
SIGNATURE
JAMES E. COLLINS

CERTIFICATE OF AUTHORIZATION
OWN Inc.
No. 335
ARKANSAS

STATE PLAT CODE: 500-19N-31W-0-12-240-04-1377

CITY OF BENTONVILLE PROJECT NUMBER (LS25-0021)

C:\Users\dhorner_weareown\appdata\local\temp\AcPublish_9912\24RO10006 LOT SPLIT PLAT.dwg

OWN
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DRAWN BY: DH / KLM
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ISSUED DATE: 05/01/2025
DRAWING NO.: NWA-100-0434

814 SERVICES LLC

LOT SPLIT

LOT 30, EDEN'S BROOKE SUBDIVISION, PHASE III

SW REGIONAL AIRPORT BLVD
PARCEL NO. 01-15112-000
CITY OF BENTONVILLE
BENTON COUNTY
STATE OF ARKANSAS

SHEET NUMBER

SHEET

2 OF 2

Consent Agenda Item LS25-0014

For the Planning Commission meeting on June 3, 2025

Details

Lot Split of Lot 14, Block 2 of Sunset Addition, Creating Lots 15 and 16. 909 NW 9th ST. R-1, Low-Density Single-Family Residential. LS25-0014

Lot Split of Lot 14, Block 2 of Sunset Addition, Creating Lots 15 and 16. The plat is dedicating a 15 foot utility easement along Northwest 9th Street and a 20' access and utility easement along the flag of lot 16. The lots have direct access to Northwest 9th Street.

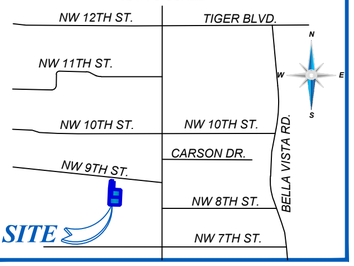
LS25-0014
Creating Lots 15-16 Block 2 Sunset Addition
909 NW 9TH ST

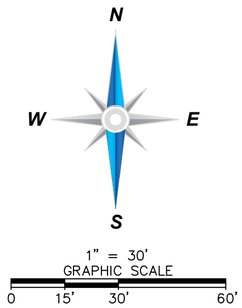
LOT SPLIT OF EXISTING LOT 14, BLOCK 2
CREATING NEW LOTS 15 AND 16, BLOCK 2 OF SUNSET ADDITION

909 NORTHWEST 9TH STREET, BENTON COUNTY, BENTONVILLE, ARKANSAS 72712

VICINITY MAP

NOT TO SCALE





RECORD DESCRIPTION

PARENT TRACT: LOT 14, DEED FILE NO. L202331603:

A PART OF LOT 12, BLOCK 2, SUNSET ADDITION, REVISED, BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD 22, AT PAGE 23, ALSO BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1/2" REBAR ON THE SOUTH RIGHT-OF-WAY LINE OF NORTHWEST 9TH STREET, MARKING THE NORTHEAST CORNER OF SAID LOT 12; THENCE ALONG SAID RIGHT-OF-WAY S82°01'25"E 40.83 FEET TO SET 5/8" REBAR WITH CAP "WINCHESTER AR 1808"; THENCE LEAVING SAID RIGHT-OF-WAY S02°43'42"W 94.29 FEET TO SET 5/8" REBAR WITH CAP "WINCHESTER AR 1808"; THENCE S87°50'49"E 81.32 FEET SET 5/8" REBAR WITH CAP "WINCHESTER AR 1808"; THENCE S02°43'42"W 173.80 FEET TO A FOUND 1" IRON PIPE; THENCE N87°50'49"W 126.34 FEET TO A SET MAG-NAIL WITH WASHER "WINCHESTER AR 1808" IN A ROOT OF LARGE SHRUB; THENCE N02°43'42"E 187.34 FEET TO A FOUND 5/8" REBAR; THENCE N05°39'54"E 85.04 FEET TO THE POINT OF BEGINNING. CONTAINING 0.600 ACRES MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

SURVEY DESCRIPTION

LOT 15:

A PART OF LOT 14, BLOCK 2, SUNSET ADDITION, REVISED, BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD L202422279, ALSO BEING DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 1/2" REBAR ON THE SOUTH RIGHT-OF-WAY LINE OF NORTHWEST 9TH STREET AND MARKING THE NORTHWEST CORNER OF SAID LOT 14; THENCE ALONG SAID RIGHT-OF-WAY LINE, S82°01'25"E 20.41 FEET TO A SET 5/8" REBAR WITH CAP "MCKELVIN PS 1926" BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, S82°01'25"E 20.42 FEET TO A FOUND 5/8" REBAR WITH CAP "WINCHESTER AR 1808"; THENCE DEPARTING FROM SAID RIGHT-OF-WAY LINE, S02°43'42"W 94.29 FEET TO A FOUND 5/8" REBAR WITH CAP "WINCHESTER AR 1808"; THENCE S87°50'49"E 81.32 FEET TO A FOUND 5/8" REBAR WITH CAP "WINCHESTER AR 1808"; THENCE S02°43'42"W 86.90 FEET TO A SET 5/8" REBAR WITH CAP "MCKELVIN PS 1926"; THENCE N87°50'49"W 101.65 FEET TO A SET 5/8" REBAR WITH CAP "MCKELVIN PS 1926"; THENCE N02°43'42"E 183.26 FEET RETURNING TO THE POINT OF BEGINNING, CONTAINING 10,771 SQ. FEET OR 0.247 ACRES MORE OR LESS AND SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

LOT 16:

A PART OF LOT 14, BLOCK 2, SUNSET ADDITION, REVISED, BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD L202422279, ALSO BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1/2" REBAR ON THE SOUTH RIGHT-OF-WAY LINE OF NORTHWEST 9TH STREET AND MARKING THE NORTHWEST CORNER OF SAID LOT 14; THENCE ALONG SAID RIGHT-OF-WAY LINE, S82°01'25"E 20.41 FEET TO A SET 5/8" REBAR WITH CAP "MCKELVIN PS 1926"; THENCE DEPARTING FROM SAID RIGHT-OF-WAY LINE, S02°43'42"W 183.26 FEET TO A SET 5/8" REBAR WITH CAP "MCKELVIN PS 1926"; THENCE S87°50'49"E 101.65 FEET TO A SET 5/8" REBAR WITH CAP "MCKELVIN PS 1926"; THENCE S02°43'42"W 86.90 FEET TO A FOUND 1" IRON PIPE; THENCE N87°50'49"W 126.34 FEET FOUND MAG-NAIL WITH WASHER "WINCHESTER AR 1808"; THENCE N02°43'42"E 187.34 FEET TO A FOUND 5/8" REBAR; THENCE N05°39'54"E 85.04 FEET RETURNING TO THE POINT OF BEGINNING, CONTAINING 15,348 SQ. FEET OR 0.352 ACRES MORE OR LESS AND SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

MISCELLANEOUS NOTES

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

COMPLETED FIELD WORK:
MARCH 27, 2025

REFERENCE DOCUMENTS:
1. WARRANTY DEED FILE # L202331603.
2. SURVEY PLAT FILED IN PLAT BOOK 22 AT PAGE 23.
3. SURVEY PLAT FILE AS PLAT RECORD 22, AT PAGE 23.

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

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

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

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

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

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

IT IS THE RESPONSIBILITY OF THE DEVELOPER TO COORDINATE WITH THE NEW SERVICE COORDINATOR @479-271-3139 TO DETERMINE IF EQUIPMENT IS IN CONFLICT.

IT IS THE RESPONSIBILITY OF THE DEVELOPER TO PAY FOR ANY COSTS ASSOCIATED WITH MOVING OF EQUIPMENT. THIS INCLUDES BUT IS NOT LIMITED TO ANY COSTS ASSOCIATED WITH LOSS OF EQUIPMENT (WIRE AND ELBOWS) AND LABOR AND MATERIALS TO MOVE THE EQUIPMENT TO THE NEW LOT LINE.
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.

ALL SIDEWALKS SHALL BE INSTALLED BY THE TIMEFRAMES SET FORTH IN 900.08 OF THE STREET SPECIFICATIONS.

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

ALL TREES SHALL BE PRESERVED UNLESS APPROVED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT PURSUANT TO ARTICLE 1300.07 OF THE MUNICIPAL CODE.

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

ATLAS PAGE: 360

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.

SIGNATURE BLOCKS

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

DATE OF EXECUTION: _____

SIGNED: _____

NAME AND ADDRESS: _____

PRINT NAME: _____

DATE OF EXECUTION: _____

SIGNED: _____

NAME AND ADDRESS: _____

PRINT NAME: _____

SOURCE OF TITLE: D.R. _____

PAGE _____

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: _____

SIGNED: _____
REGISTERED SURVEYOR NO. 1926
STATE OF ARKANSAS

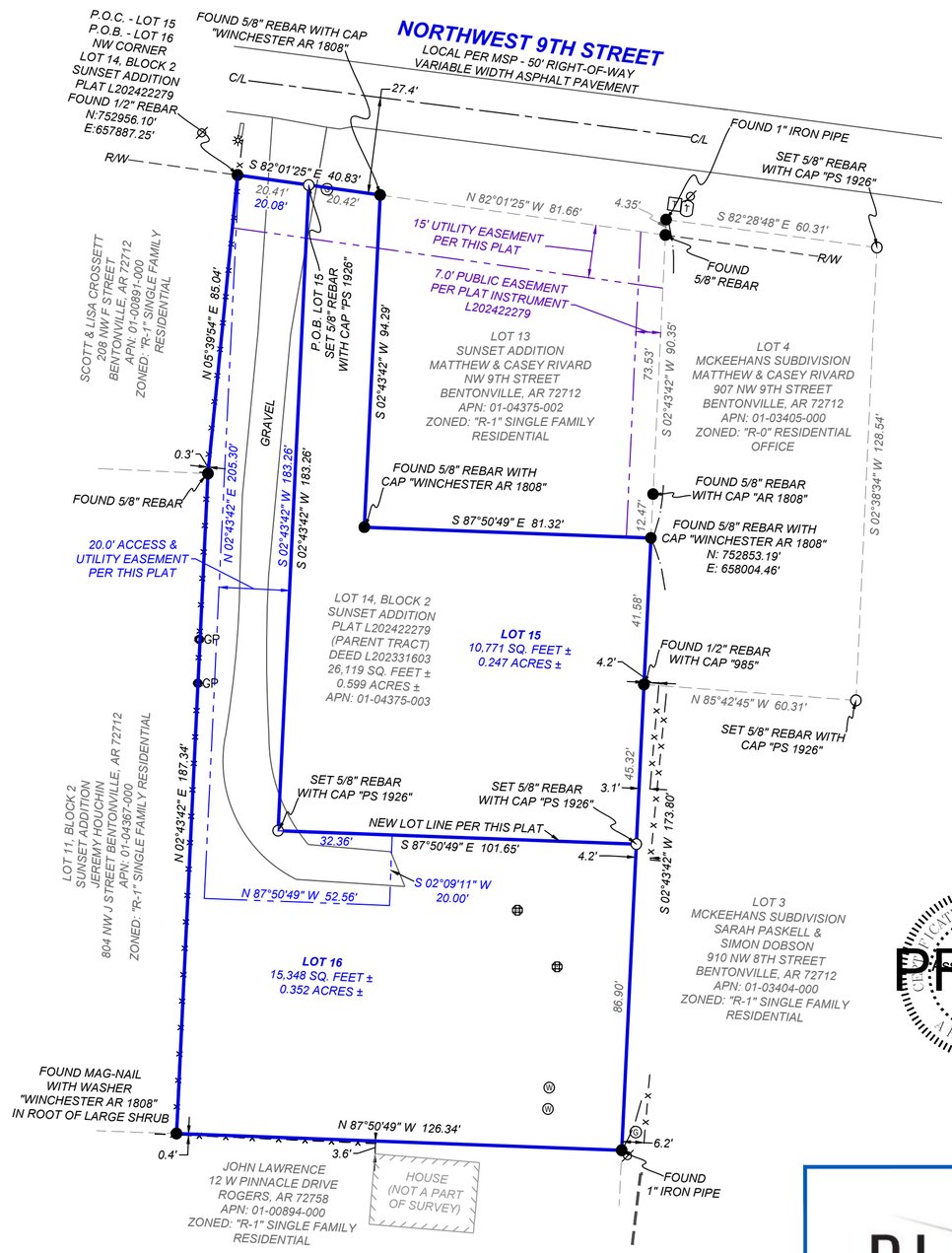
CERTIFICATE OF APPROVAL
PURSUANT TO THE BENTONVILLE LAND DEVELOPMENT CODE AND ALL OTHER CONDITIONS AND APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED. THIS CERTIFICATE IS HEREBY EXECUTED UNDER THE AUTHORITY OF THE SAID RULES AND REGULATIONS.

DATE OF EXECUTION: _____

SIGNED: _____
BENTONVILLE PLANNING COMMISSION CHAIRMAN

SIGNED: _____
MAYOR CITY OF BENTONVILLE

SIGNED: _____
CITY CLERK, CITY OF BENTONVILLE



LEGEND & SYMBOLS

- FOUND MONUMENT (AS NOTED)
- SET MONUMENT (AS NOTED)
- POWER POLE
- LIGHT POLE
- GAS METER
- TANK LID
- TELEVISION CABINET
- TELEPHONE PEDESTAL
- WATER METER
- GP GATE POST
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- MSP MASTER STREET PLAN
- (M) MEASURED/CALCULATED DIMENSION
- (R) RECORD DIMENSION
- BOUNDARY LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE (R/W)
- CENTERLINE (C/L)
- FENCE LINE

LAND AREA

PARENT TRACT:
26,119 SQ. FEET ±
0.599 ACRES ±

LOT 15
10,771 SQ. FEET ±
0.247 ACRES ±

LOT 16
15,348 SQ. FEET ±
0.352 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 14TH DAY OF MAY, 2025.

PRELIMINARY

CERTIFICATE OF AUTHORITY — BLEW & ASSOCIATES, P.A. — No. 1534 — ARKANSAS

REGISTERED PROFESSIONAL SURVEYOR — STATE OF ARKANSAS — 1926 — SIGNATURE — CLAYTON M. MCKELVIN

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

FLOOD ZONE INFORMATION

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

UTILITY INFORMATION

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

ZONING INFORMATION

CURRENT ZONING DISTRICT IS "R-1", LOW DENSITY SINGLE FAMILY RESIDENTIAL

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.

OWNER/DEVELOPER

MATHEW & CASEY RIVARD
msrivard@Yahoo.com
801 NW J STREET, BENTONVILLE, AR 72712
APN: 01-04367-000

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

SURVEYOR JOB NUMBER: 25-1950	**SURVEY DRAWN BY:** BDM - 03/28/2025
SURVEY REVIEWED BY: TPN	**SCALE:** 1" = 30'
FOR THE USE AND BENEFIT OF: MATHEW RIVARD	**CITY OF BENTONVILLE PROJECT NO.:** LS25-0014

SHEET 1 OF 1

	O2B Kids
	301 Southwest Unity Boulevard
	PC Date: 6/3/2025

Staff Report Details

Project Number	LSD25-0018
Applicant / Current Owner	Bella Terra, LLC, J.R. Meeks
Site Area	+/- **[Site_Area]** Acres
Current Zoning	C-1, Neighborhood Commercial
Requested Zoning	
Current Future Land Use Map Designation	Walkable Corridor
Requested Future Land Use Map Designation	
Development Type / Use	
Related projects	CU24-0017- Childcare and Drive Through

Property Description

The property is located on Southwest Regional Airport Boulevard. The property is presently zoned C-1, Neighborhood Commercial, with a future land use designation of Walkable Corridor. This project has been approved for a conditional use of a drive-through restaurant and childcare facility. Surrounding zoning districts include R-1, Low-Density Single-Family Residential south; county property to the north; and RO, Residential Office to the west. The property has direct access to Southwest Regional Boulevard and Southwest Sunbrooke Street.

Project Details

The proposed project is for a childcare facility and a drive-through restaurant. The childcare facility is 10,910 square feet, with the Little Caesars drive-through at 1,683 square feet. The development is providing the 38 spaces required for a childcare facility. The restaurant requires a minium of 9 spaces, and is parked at 13 spaces. Landscaping is provided per the Land Development Code, except for 4 trees that would be normally located within the perimeter lot

Project Details

lines are being moved to accommodate utility lines. Total number of trees required for the development are provided on the site. Dumpsters have been located at the rear of the property and all internal walkways will have stamped concrete to differentiate the pedestrian paths. Construction will be completed in 2 phases.

The project makes use of Primary Materials: 70% Brick, 16% Stone Base, with windows, frames, and doors making up the remaining 13.5%.

Relationship to the Community Plan

The land use for this site is a walkable corridor. Having a childcare facility close to existing housing is a great neighborhood amenity. Additionally, this development has located all parking to the rear of the site, pushing the buildings up as far to SW Regional Airport BLVD as reasonably possible with utility constraints.

Public Comment

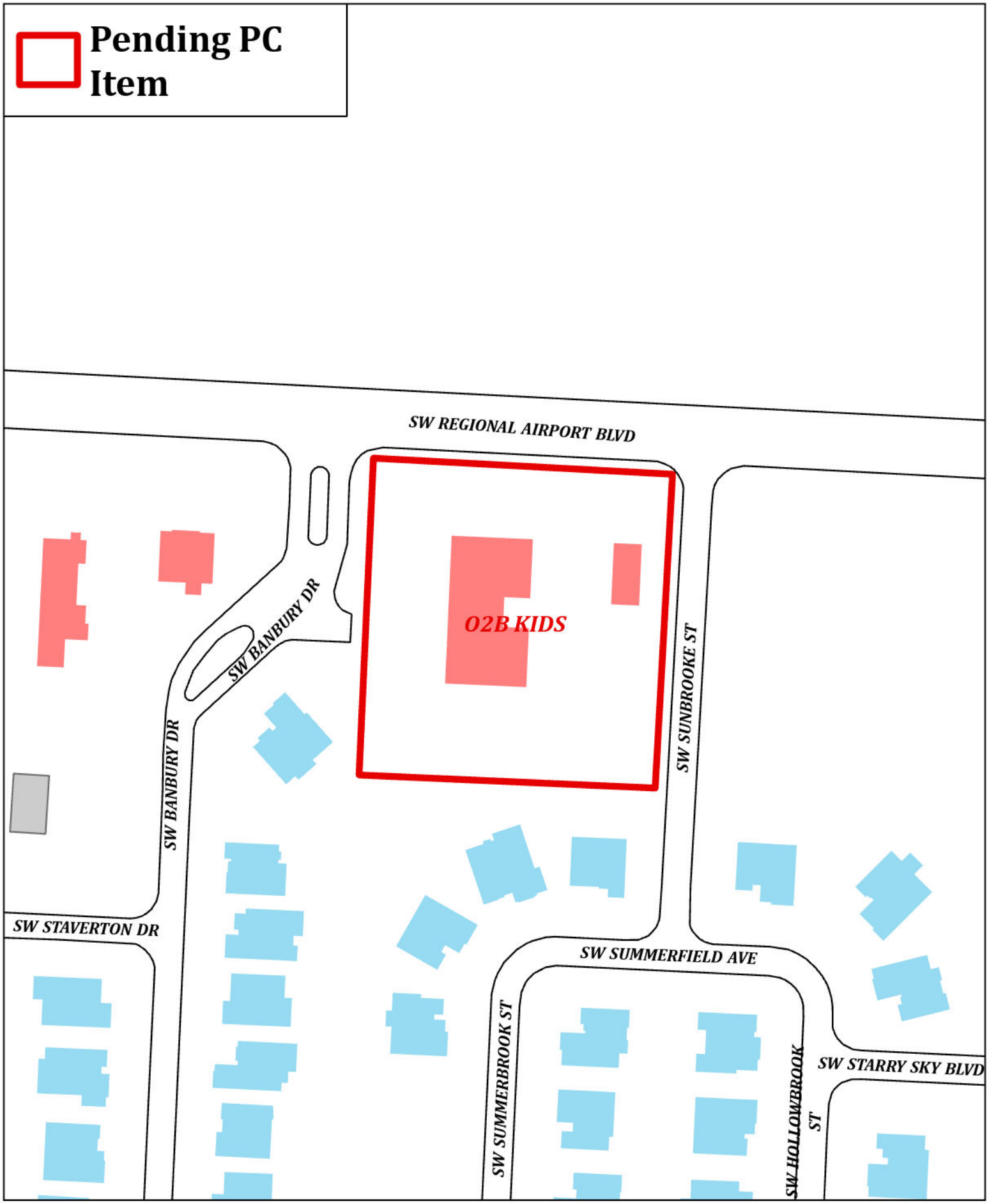
Has Staff received Public Comment at the time of this report? : **No**

Analysis / Waivers

Conclusion

Staff recommends approval with the condition that no EFIS be allowed.

Additional Details



N
W E
S

LSD25-0018
O2B KIDS
3701 SW Banbury Dr

O2B KIDS & LITTLE CAESARS

O2B KIDS - 3701 SW BANBURY DR
LITTLE CAESARS - 1401 SW REGIONAL AIRPORT BLVD 2

CITY OF BENTONVILLE
BENTON COUNTY

(PARCEL NO. 01-15112-000)

LARGE SCALE DEVELOPMENT LSD25-0018

CONTACTS

OWNER
814
1695 TWELVE MILE RD., SUITE 100
BERKLEY, MI 48072
734.260.6820
SAMANTHA KOZLOWSKI

SURVEYOR
ANDERSON ENGINEERING, INC.
5311 W. VILLAGE PARKWAY
ROGERS, AR 72758
479.286.8181
KEVIN MICHAEL, PLS

CIVIL ENGINEERING
OWN, INC.
5311 W. VILLAGE PARKWAY
ROGERS, AR 72758
479.286.8181
ERNIE DEATON, PE
EDEATON@WEAREOWN.COM

ARCHITECT
FORMSURFACES DESIGN GROUP
10913 MARCELLO LN
WHITMORE LAKE, MI 48189
HEATHER SMIGLIANI

CITY OF BENTONVILLE, PLANNING DEPARTMENT
CONTACT: TYLER OVERSTREET
305 SW A STREET
BENTONVILLE, AR 72712
479.271.3122

CITY OF BENTONVILLE, ENGINEERING DIVISION
CONTACT: ELLEN NORVELL
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
479.271.5993

CITY OF BENTONVILLE, STORMWATER
CONTACT: ALISON WEST
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
479.271.6719
JWEST@BENTONVILLEAR.COM

CITY OF BENTONVILLE, WATER DEPARTMENT
CONTACT: BEAU THOMPSON
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
479.271.3140

CITY OF BENTONVILLE, WASTEWATER DEPARTMENT
CONTACT: CHRIS EARL
1901 NE A STREET
BENTONVILLE, AR 72712
479.271.3161

CITY OF BENTONVILLE, STREET DEPARTMENT
CONTACT: DANIEL CLARDY
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
479.696.0279

CITY OF BENTONVILLE, ELECTRIC DEPARTMENT
CONTACT: TRAVIS MATLOCK
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
479.271.3159

CITY OF BENTONVILLE FIRE DEPARTMENT
CONTACT: JUSTIN SCANTLIN
FIRE CHIEF
800 SW A STREET
BENTONVILLE, AR 72712
479.271.5927
479.685.1096

CITY OF BENTONVILLE BUILDING AND FIRE SAFETY
CONTACT: BRAD ARNOLD
305 SW A STREET
BENTONVILLE, AR 72712
479.271.3108

ARKANSAS DEPARTMENT OF HEALTH
CONTACT: MR. CRAIG CORDER
DIVISION OF ENGINEERING
4815 W. MARKHAM STREET
LITTLE ROCK, AR 72205
501.661.2000

GAS UTILITY: BLACK HILL ENERGY
CONTACT: JOSH KNIGHT
1301 FEDERAL WAY, PO BOX 2129
LOWELL, AR 72745
479.721.4543
JOSHUA.KNIGHT@BLACKHILLSCORP.COM

CABLE UTILITIES: COX COMMUNICATIONS
CONTACT: TIMOTHY GOSS
4901 S. 48TH STREET
SPRINGDALE, AR 72762
479.651.5583
TIMOTHY.GOSS@COX.COM

TELEPHONE: AT&T
CONTACT: BRENT BALDWIN
1133 E. HAROLD ST.
FAYETTEVILLE, AR 72701
479.571.6609
479.200.9022
BB6585@ATT.COM

CITY OF BENTONVILLE STANDARD NOTES:

1. 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.
2. 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.
3. THE ENGINEER OF RECORD MUST CERTIFY THE SITE AND THE PROJECT MUST PASS A DEVELOPMENT FINAL SITE INSPECTION BEFORE REQUESTING A BUILDING FINAL INSPECTION.
4. 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.
5. BORING OF STREETS IS REQUIRED WHEN THE EXISTING UTILITY RESIDES OUTSIDE OF THE ROAD WAY.

BASIS OF BEARING

GRID NORTH OF THE ARKANSAS STATE PLANE COORDINATE SYSTEM OF 1983, NORTH ZONE ESTABLISHED BY OPUS REFERENCE FRAME: (2011)(EPOCH: 2010.0000).

BASIS OF ELEVATION

NAVD88 (GEOID18) ESTABLISHED BY OPUS REFERENCE FRAME: (2011)(EPOCH: 2010.0000).

SITE DATA

EXISTING LOT	2.03 AC
PROPOSED LOT - O2B	1.29 AC
OPEN SPACE PROPOSED LOT	0.57 AC (38%)
IMPERVIOUS AREA PROPOSED LOT	0.80 AC (62%)
PROPOSED LOT - LITTLE CAESARS	0.74 AC
OPEN SPACE PROPOSED LOT	0.41 AC (54%)
IMPERVIOUS AREA PROPOSED LOT	0.34 AC (46%)

2

BUILDING SETBACKS

FRONT (PARKING IN FRONT) 50'
FRONT (NO PARKING IN FRONT) 20'
SIDE (ADJACENT TO NON-RESIDENTIAL) 7'
SIDE (ADJACENT TO RESIDENTIAL) 15'
REAR (ADJACENT TO NON-RESIDENTIAL) 20'
REAR (ADJACENT TO RESIDENTIAL) 25'

PROPERTY ZONED

C-1 NEIGHBORHOOD COMMERCIAL

ACREAGE: LOT

2.03 ACRES EXISTING LOT
1.29 ACRES FOR O2B DEVELOPMENT AFTER LOT SPLIT
0.74 ACRES FOR LITTLE CAESARS AFTER LOT SPLIT

USE

O2B KIDS - CHILDCARE CENTER
LITTLE CAESARS - DRIVE THROUGH RESTAURANT

AIRPORT ZONE

PROJECT LOCATED IN ZONE C (3) OUTER SAFETY ZONE OF MUNICIPAL AIRPORT DISTRICT.
REQUIREMENTS HAVE BEEN MET AS NOTHING IS PROPOSED 150' ABOVE THE AIRPORT ELEVATION.

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THE SUBJECT LOT IS IN ZONE X (UNSHADED), AN AREA OF MINIMAL FLOOD HAZARD, ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) NUMBER 05007C0255K, WITH AN EFFECTIVE DATE OF JUNE 05. 2012. THE SUBJECT LOT IS NOT IN A FLOOD HAZARD AREA. NO FIELD WORK WAS PERFORMED TO DETERMINE THIS ZONE.

VICINITY MAP
NOT TO SCALE
NW1/4 SE1/4, SECTION 12, T19N, R31W

ARKANSAS COUNTY MAP
N.T.S.

SHEET LIST

C0.0	COVER SHEET
C0.1	GENERAL NOTES
C0.2	ALTA/NSPS LAND TITLE SURVEY
C0.3	DEMOLITION PLAN
C1.0	SITE PLAN
C1.1	SITE DETAILS 1
C1.2	SITE DETAILS 2
C1.3	SITE DETAILS 3
C1.4	CITY OF BENTONVILLE SITE DETAILS
C1.5	PHASING PLAN
C1.6	PLAYGROUND PLAN
C2.0	GRADING PLAN 2
C2.1	DRAINAGE PLAN
C2.2	STORM PLAN & PROFILE
C2.3	GRADING DETAILS 1
C2.4	GRADING DETAILS 2 2
C2.5	GRADING DETAILS 3
C2.6	ADS STORMTECH DETAILS
C3.0	EROSION & SEDIMENT CONTROL PLAN
C3.1	EROSION DETAILS
C4.0	UTILITY PLAN
C4.1	UTILITY DETAILS
L1.0	LANDSCAPE PLAN
L1.1	LANDSCAPE SPECIFICATIONS
L1.2	LANDSCAPE DETAILS
2 L1.3	SIGHT TRIANGLE EXHIBIT
	PHOTOMETRIC PLAN
	FLOOR PLANS

BENTONVILLE REQUIRED DETAIL SHEETS
BENTONVILLE WATER / SEWER DETAILS
2 BEUD ELECTRIC LAYOUT
BENTONVILLE ELECTRIC DETAILS

WAIVERS, VARIANCES, & CONDITIONAL USES

CONDITIONAL USE PERMIT FOR DRIVE-THRU USE WAS GRANTED ON 10.01.2024

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O2B KIDS & LITTLE CAESARS

3701 SW BANBURY DR &
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BENTONVILLE, AR

REVISIONS

NO.	DESCRIPTION	DATE
	LSDP SUBMITTAL 1	03.07.2025
1	LSDP SUBMITTAL 2	04.11.2025
2	LSDP SUBMITTAL 3	05.09.2025

DRAWING INFORMATION

PROJECT NO: 24RO10006
DRAWN BY: ENH
CHECK BY: JH
ISSUED DATE: 05.09.2025
FIELD BOOK: -

PRELIMINARY
NOT FOR CONSTRUCTION OR PERMIT

ISSUED BY: EMMA N. HERNON
LICENSE NO: 20760

SHEET TITLE

COVER SHEET

SHEET NUMBER

C0.0

LEGEND

REFER TO SURVEY FOR EXISTING CONDITION SYMBOLS LEGEND AND SITE CONTROL.

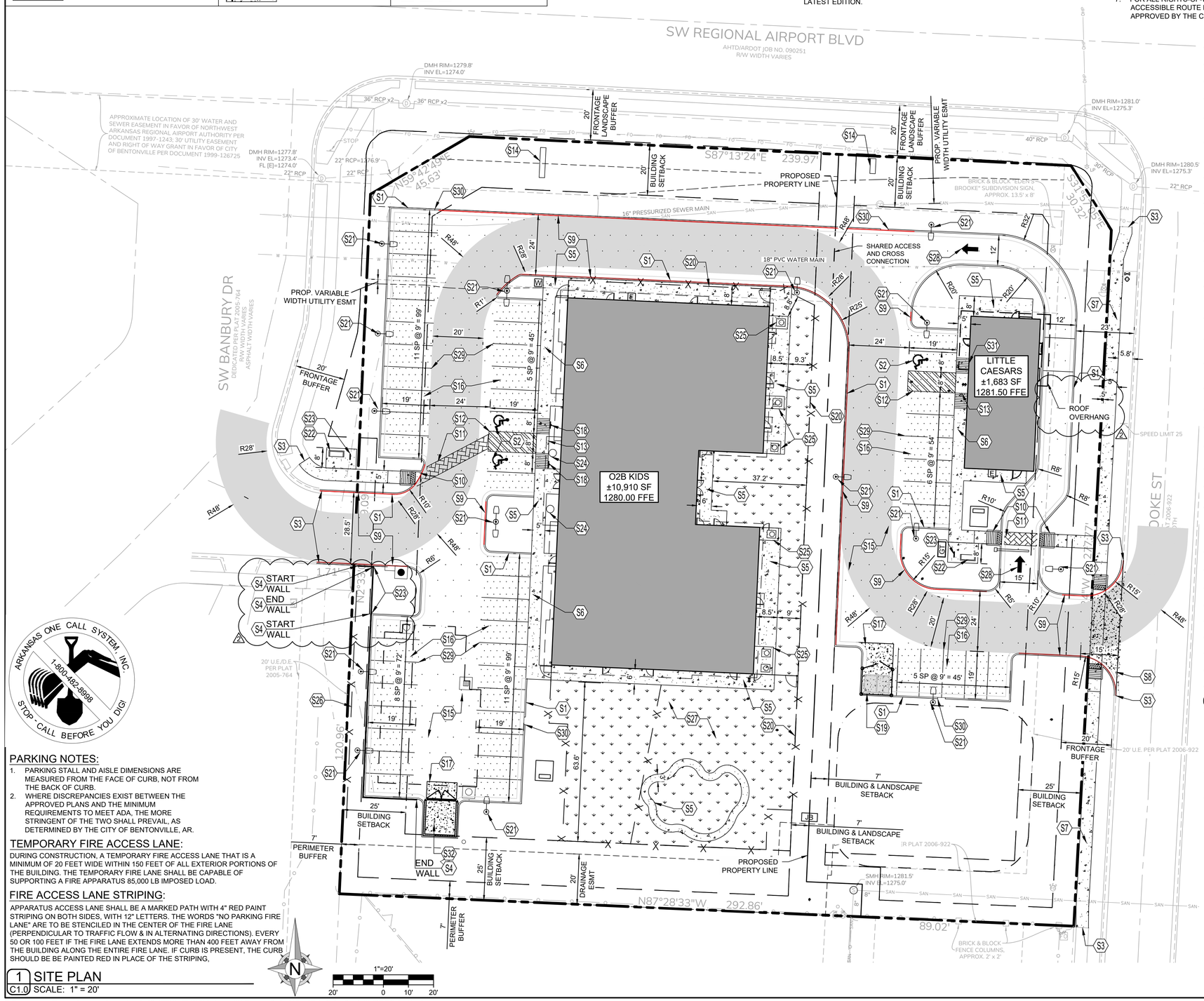
- NEW BUILDING CONSTRUCTION
- STANDARD DUTY ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- NEW SIDEWALK
- HEAVY DUTY CONCRETE
- STAMPED CONCRETE
- FIRE ACCESS
- ARTIFICIAL TURF
- SIGHT TRIANGLE
- PROPERTY LINE
- SETBACK / BUFFER
- CURB & GUTTER
- FENCE
- FIRE LANE
- LIMITS OF ABOVE/BELOW GROUND DETENTION

GENERAL NOTES:

1. ALL SITE DIMENSIONS TO THE EDGE OF PAVEMENT, CONCRETE OR PROPERTY LINE UNLESS OTHERWISE NOTED.
2. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS BY DETAILED INSPECTION PRIOR TO SUBMITTING BID AND STARTING CONSTRUCTION.
3. COORDINATE WORK WITH OTHER SITE RELATED DEVELOPMENT DRAWINGS.
4. REFER TO STRUCTURAL PLANS FOR DEVELOPMENT OF SIDEWALKS ADJACENT TO FOUNDATIONS AND FOUNDATION STEMWALLS.
5. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
6. DIMENSIONS THAT LOCATE THE BUILDING ARE MEASURED TO THE OUTSIDE FACE OF THE BUILDING.
7. SIGN CONSTRUCTION AND PAVEMENT MARKINGS SHALL CONFORM TO THE REQUIREMENTS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION.

NOTES:

1. ALL TREES SHALL MAINTAIN A MINIMUM DISTANCE OF 5' FROM ALL PUBLIC UTILITIES.
2. CONSTRUCTION SHALL BE IN ACCORDANCE WITH WATER UTILITIES DEPARTMENT SPECIFICATIONS FOR THE CITY OF BENTONVILLE DATED 2024.
3. 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 UNDERGROUND FIRE LINE PLAN.
4. NO WETLANDS OR FLOOD ZONES ARE PRESENT ON THIS PROPERTY.
5. NO PENDING PLANNING ITEMS ARE DIRECTLY ADJACENT TO THIS PROJECT. TWO PARCELS TO THE EAST THERE IS A PENDING LARGE SCALE DEVELOPMENT (LSD24-0026) AND A PENDING PROPERTY LINE ADJUSTMENT (PLA24-0025).
6. BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN.
7. FOR ALL RIGHTS-OF-WAY 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.



KEY NOTES:

- S1 NEW CURB AND GUTTER PER DETAIL 1/C1.1.
- S2 INSTALL ADA ACCESSIBLE PARKING SYMBOL PER DETAIL 2/C1.1.
- S3 MATCH NEW PAVEMENT FLUSH WITH EXISTING PAVEMENT.
- S4 INSTALL ±101 LF OF RETAINING CURB. SEE GRADING PLAN AND DETAIL 3/C1.1. 2
- S5 NEW SIDEWALK REFER TO DETAIL 4/C1.1. REFER TO STRUCTURE PLAN FOR TERMINATING SIDEWALK ADJACENT TO BUILDING.
- S6 NEW TURNDOWN SIDEWALK WHERE EDGE FACES PARKING LOT. SEE DETAIL 5/C1.1. REFER TO STRUCTURE PLAN FOR TERMINATING SIDEWALK ADJACENT TO BUILDING.
- S7 NEW ROW SIDEWALK PER CITY OF BENTONVILLE STANDARDS AND SPECIFICATIONS. SEE SHEET C1.4.
- S8 NEW COMMERCIAL DRIVEWAY & SIDEWALK PER CITY OF BENTONVILLE STANDARDS AND SPECIFICATIONS. SEE BENTONVILLE DETAILS ON SHEET C1.4.
- S9 FIRE LANE STRIPING PER NOTES THIS SHEET.
- S10 INSTALL ADA RAMP PER DETAIL 6/C1.1
- S11 PEDESTRIAN CROSSING WITH STAMPED & STAINED CONCRETE PER CITY OF BENTONVILLE REQUIREMENTS. COORDINATE STAMP WITH ARCHITECT.
- S12 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 HI--VIS WHITE PER CITY OF BENTONVILLE STANDARDS
- S13 INSTALL LINEAR ADA RAMP PER DETAIL 7/C1.1
- S14 NEW MONUMENT SIGN PER SEPARATE PERMIT & CITY OF BENTONVILLE STANDARDS AND SPECIFICATIONS. REFER TO ARCHITECTURAL PLANS.
- S15 NEW HEAVY DUTY ASPHALT PAVEMENT. SEE DETAIL 1/C1.2. INSTALL IN DRIVE AISLES AS GENERALLY SHOWN.
- S16 NEW STANDARD DUTY ASPHALT PAVEMENT. SEE DETAIL 1/C1.2. INSTALL IN PARKING AREAS AS GENERALLY SHOWN.
- S17 NEW HEAVY DUTY TRASH PAD CONCRETE. SEE DETAIL 2/C1.2.
- S18 INSTALL ADA POLE MOUNTED SIGNAGE PER DETAIL 3/C1.2.
- S19 TRASH ENCLOSURE PER ARCHITECTURAL PLANS. SHALL BE CONSTRUCTED WITH SIMILAR MATERIALS AS THE BUILDING AND ALLOW FOR WATER TO DRAIN TO ADJACENT PARKING.
- S20 6' BLACK VINYL FENCING.
- S21 TYPICAL LIGHTING POLE FOUNDATION. SEE DETAIL 4/C1.2.
- S22 PEDESTRIAN BENCH. TO BE A MINIMUM OF 6' LONG AND BE VICTOR STANLEY "CLASSIC" (MODEL # C-10) OR APPROVED EQUAL.
- S23 BICYCLE PARKING RACK. TO BE A DERO SWERVE STYLE OR APPROVED EQUAL. SEE DETAIL 5/C1.2.
- S24 BUILDING COLUMNS. REFER TO ARCHITECTURAL PLANS.
- S25 4' BLACK VINYL FENCING AROUND AC UNITS.
- S26 ±90 LF OF 6' WOODEN PRIVACY FENCE FOR TYPE A BUFFER. SEE DETAIL 1/C1.3.
- S27 PLAYGROUND AREA WITH ARTIFICIAL TURF. SEE PLAYGROUND LAYOUT.
- S28 DIRECTIONAL ARROW. SEE DETAIL 2/C1.3.
- S29 PARKING LOT STRIPING. SEE DETAIL 8/C1.1.
- S30 3' CURB OPENING.
- S31 INSTALL ADA BUILDING MOUNTED SIGNAGE PER DETAIL 3/C1.2.
- S32 TRASH ENCLOSURE PER ARCHITECTURAL PLANS. SEE DETAIL 3/C1.3 FOR REFERENCE ONLY.
- S33 INSTALL ±19 LF OF RETAINING WALL. SEE GRADING PLAN AND DETAIL 4/C1.3. 2

PARKING NOTES:

1. PARKING STALL AND AISLE DIMENSIONS ARE MEASURED FROM THE FACE OF CURB, NOT FROM THE BACK OF CURB.
2. WHERE DISCREPANCIES EXIST BETWEEN THE APPROVED PLANS AND THE MINIMUM REQUIREMENTS TO MEET ADA, THE MORE STRINGENT OF THE TWO SHALL PREVAIL, AS DETERMINED BY THE CITY OF BENTONVILLE, AR.

TEMPORARY FIRE ACCESS LANE:

DURING CONSTRUCTION, A TEMPORARY FIRE ACCESS LANE THAT IS A MINIMUM OF 20 FEET WIDE WITHIN 150 FEET OF ALL EXTERIOR PORTIONS OF THE BUILDING. THE TEMPORARY FIRE LANE SHALL BE CAPABLE OF SUPPORTING A FIRE APPARATUS 85,000 LB IMPOSED LOAD.

FIRE ACCESS LANE STRIPING:

APPARATUS ACCESS LANE SHALL BE A MARKED PATH WITH 4" RED PAINT STRIPING ON BOTH SIDES, WITH 12" LETTERS. THE WORDS "NO PARKING FIRE LANE" ARE TO BE STENCILED IN THE CENTER OF THE FIRE LANE (PERPENDICULAR TO TRAFFIC FLOW & IN ALTERNATING DIRECTIONS). EVERY 50 OR 100 FEET IF THE FIRE LANE EXTENDS MORE THAN 400 FEET AWAY FROM THE BUILDING ALONG THE ENTIRE FIRE LANE. IF CURB IS PRESENT, THE CURB SHOULD BE BE PAINTED RED IN PLACE OF THE STRIPING,

1 SITE PLAN
C1.0 SCALE: 1" = 20'

ZONING REQUIREMENTS:

BUILDING SUMMARY:
O2B KIDS - 10,910 SF CHILDCARE FACILITY WITH MAXIMUM HEIGHT OF 24'-9"
LITTLE CAESARS - ±1,683 SF DRIVE THROUGH RESTAURANT

EXISTING ZONING:
C-1 NEIGHBORHOOD COMMERCIAL

PROPERTY AREA SUMMARY:
EXISTING - 2.03 AC
PROPOSED O2B KIDS - 1.29 AC
PROPOSED LITTLE CAESARS - 0.74 AC

AIRPORT ZONE:
PROJECT LOCATED IN ZONE C (3) OUTER SAFETY ZONE OF MUNICIPAL AIRPORT DISTRICT. REQUIREMENTS HAVE BEEN MET AS NOTHING IS PROPOSED 150' ABOVE THE AIRPORT ELEVATION.

VEHICULAR PARKING SUMMARY:
CHILDCARE = 1 / 500 SF OF NET FLOOR AREA + 1 / EMPLOYEE
MINIMUM REQUIRED: 38
PROVIDED: 38 SPACES
STALL SIZE: 9'x19'
RESTAURANT = 1 / 4 OCCUPANTS + 1 / EMPLOYEE ON LARGEST SHIFT AND 10'X20' STACKING SPACES AT SERVICE WINDOWS
MINIMUM REQUIRED: 9
PROVIDED: 13 SPACES
STALL SIZE: 9'X19'

SETBACK:

FRONT:	50'	(WITH PARKING IN FRONT)
	20'	(NO PARKING IN FRONT)
SIDE:	7'	(ADJACENT TO NON-RESIDENTIAL)
	15'	(ADJACENT TO RESIDENTIAL)
	25'	(EXTERIOR SIDE FOR CORNER LOT)
REAR:	20'	(ADJACENT TO NON-RESIDENTIAL)
	25'	(ADJACENT TO RESIDENTIAL)

COB PROJECT #LSD25-0018

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O2B KIDS & LITTLE CAESARS

3701 SW BANBURY DR &
1401 SW REGIONAL AIRPORT BLVD
BENTONVILLE, AR

REVISIONS

NO.	DESCRIPTION	DATE
	LSDP SUBMITTAL 1	03.07.2025
1	LSDP SUBMITTAL 2	04.11.2025
2	LSDP SUBMITTAL 3	05.09.2025

DRAWING INFORMATION

PROJECT NO: 24RO10006
DRAWN BY: ENH
CHECK BY: JH
ISSUED DATE: 05.09.2025
FIELD BOOK: -

PRELIMINARY NOT FOR CONSTRUCTION OR PERMIT

ISSUED BY: EMMA N. HERNON
LICENSE NO: 20760

SHEET TITLE

SITE PLAN

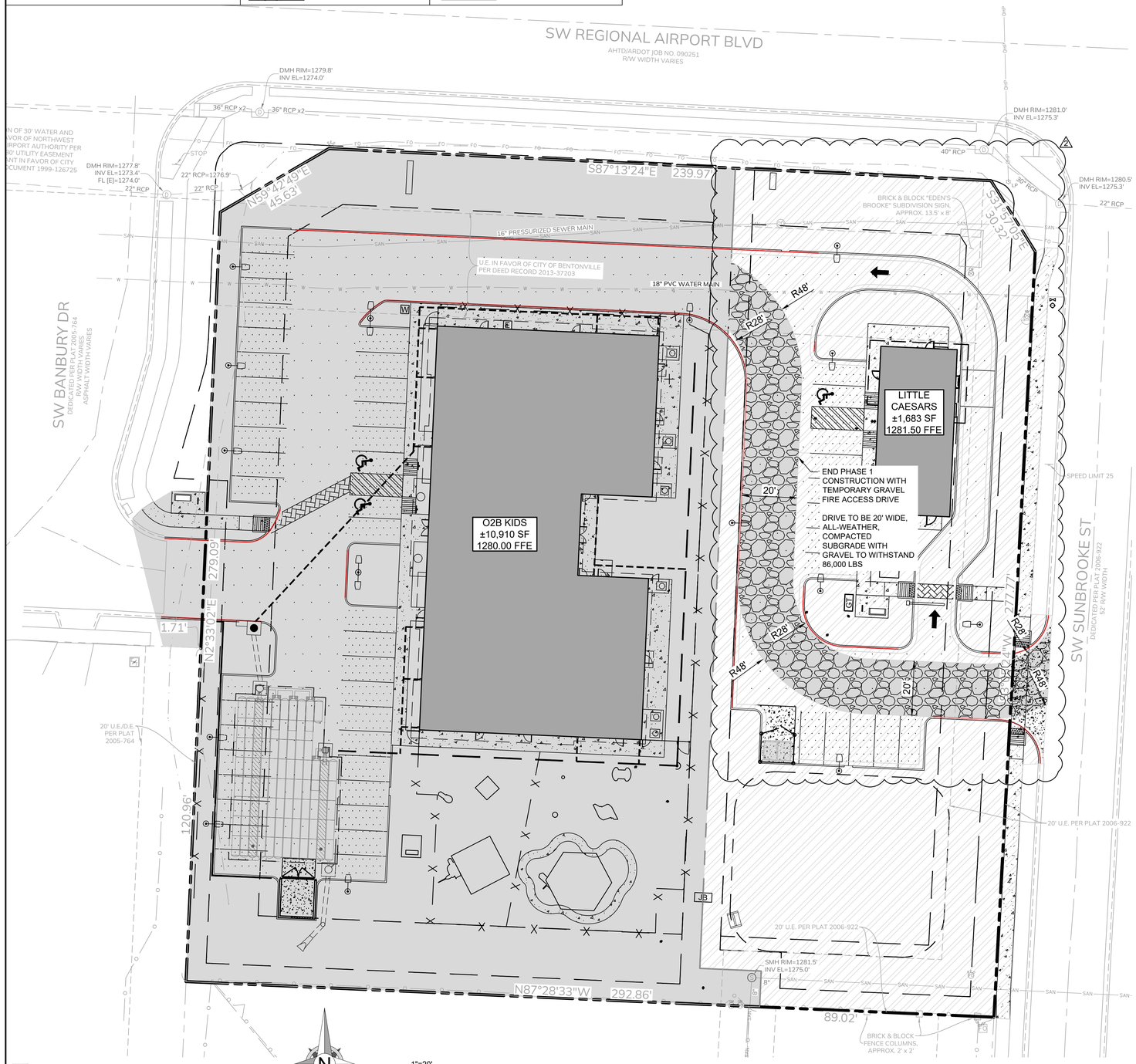
SHEET NUMBER

C1.0

LEGEND

REFER TO SURVEY FOR EXISTING CONDITION SYMBOLS LEGEND AND SITE CONTROL.

NEW BUILDING CONSTRUCTION	HEAVY DUTY ASPHALT PAVEMENT	STAMPED CONCRETE	PHASE 1 TEMPORARY FIRE ACCESS ACROSS LITTLE CAESARS SITE
STANDARD DUTY ASPHALT PAVEMENT	NEW SIDEWALK	PHASE 1	PROPERTY LINE
	HEAVY DUTY CONCRETE	PHASE 2	SETBACK / BUFFER
			CURB & GUTTER
			FENCE
			FIRE LANE
			LIMITS OF ABOVE/BELOW GROUND DETENTION



1 PHASING PLAN
C1.5 SCALE: 1" = 20'

NOTES:

PHASE 1 OF CONSTRUCTION SHALL INCLUDE THE ENTIRETY OF THE O2B KIDS PARCEL (THE BUILDING, SITE WORK, UTILITY SERVICES, AND UNDERGROUND DETENTION) ALONG WITH A 20' WIDE COMPACTED GRAVEL AND SUBGRADE FIRE ACCESS ACROSS THE LITTLE CAESARS PROPERTY THAT CAN WITHSTAND 86,000 LBS AND IS AN ALL-WEATHER SURFACE THAT DOES NOT POND.

PHASE 2 OF CONSTRUCTION SHALL INCLUDE THE REMAINDER OF THE LITTLE CAESARS PARCEL (THE SITE WORK, UTILITY SERVICES, THE BUILDING, AND DETENTION POND).

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O2B KIDS & LITTLE CAESARS

3701 SW BANBURY DR &
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ISSUED BY: EMMA N. HERNON
LICENSE NO: 20760

SHEET TITLE

PHASING PLAN

SHEET NUMBER

C1.5

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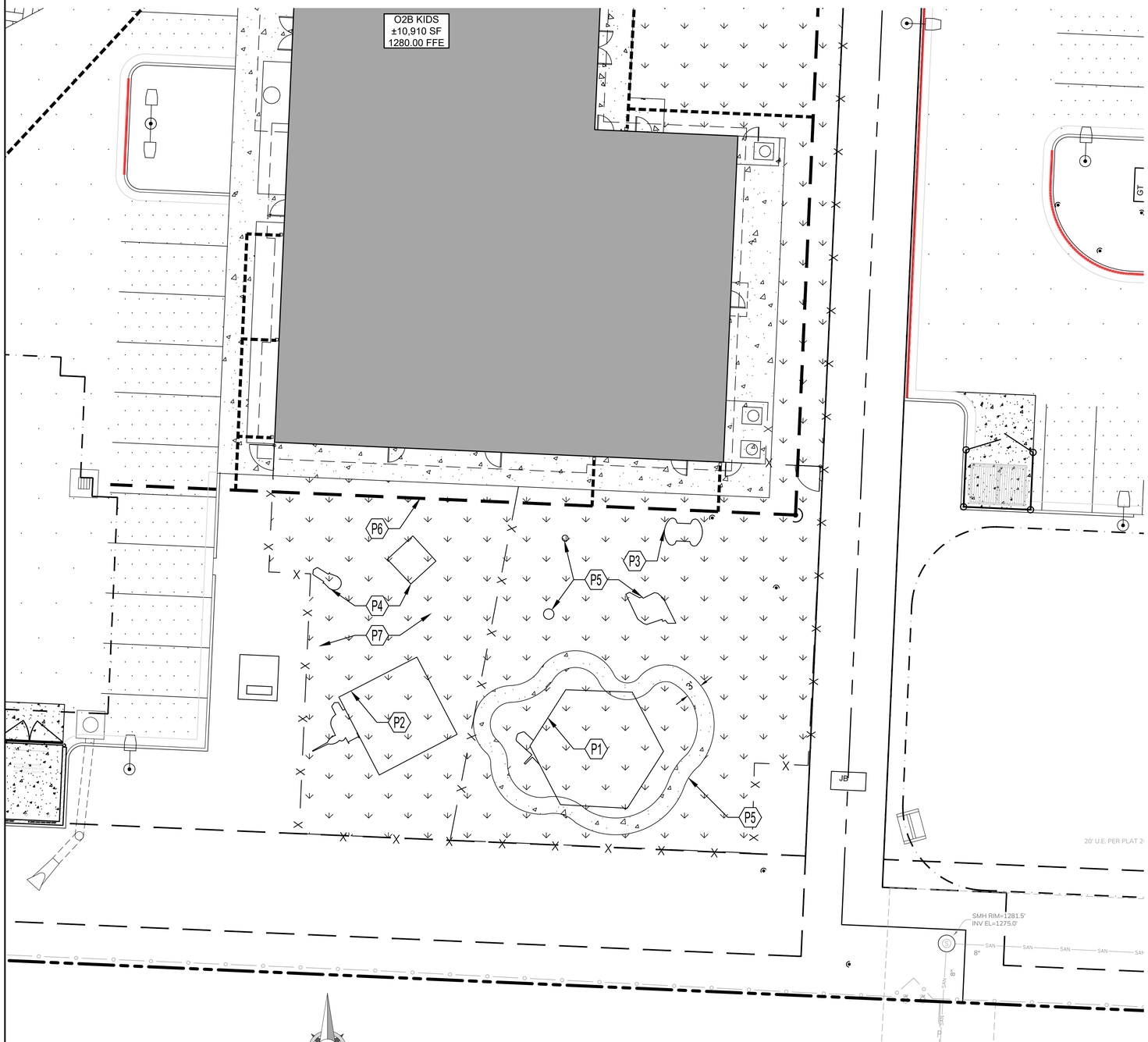
LEGEND

REFER TO SURVEY FOR EXISTING CONDITION SYMBOLS LEGEND AND SITE CONTROL.

NEW BUILDING CONSTRUCTION	HEAVY DUTY ASPHALT PAVEMENT	STAMPED CONCRETE	PROPERTY LINE
STANDARD DUTY ASPHALT PAVEMENT	NEW SIDEWALK	ARTIFICIAL TURF	SETBACK / BUFFER
	HEAVY DUTY CONCRETE		CURB & GUTTER
			FENCE
			FIRE LANE
			LIMITS OF ABOVE/BELOW GROUND DETENTION



1 PLAYGROUND PLAN
C1.6 SCALE: 1" = 10'

KEY NOTES:

P1 NUCLEUS / BURKE BASICS SERIES, GROUP SY-3693. REFER TO BURKE PROPOSAL FOR O2B KIDS.

P2 SYNERGY SERIES, GROUP 6-23M STRUCTURE. REFER TO BURKE PROPOSAL FOR O2B KIDS.

P3 SYNERGRY SERIES, SY-3030. REFER TO BURKE PROPOSAL FOR O2B KIDS.

P4 ADDITIONAL PLAYGROUND EQUIPMENT. REFER TO BURKE PROPOSAL FOR O2B KIDS.

P5 3' WIDE TRICYCLE PATH.

P6 NOTE THAT ARTIFICIAL TURF UNDERDRAIN PLACEMENT SHOULD AVOID CONFLICT WITH PLAYGROUND FOUNDATIONS.

P7 ARTIFICIAL TURF PER PLAYGROUND INSTALLER.

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ISSUED BY: EMMA N. HERNON
LICENSE NO: 20760

SHEET TITLE

PLAYGROUND PLAN

SHEET NUMBER

C1.6

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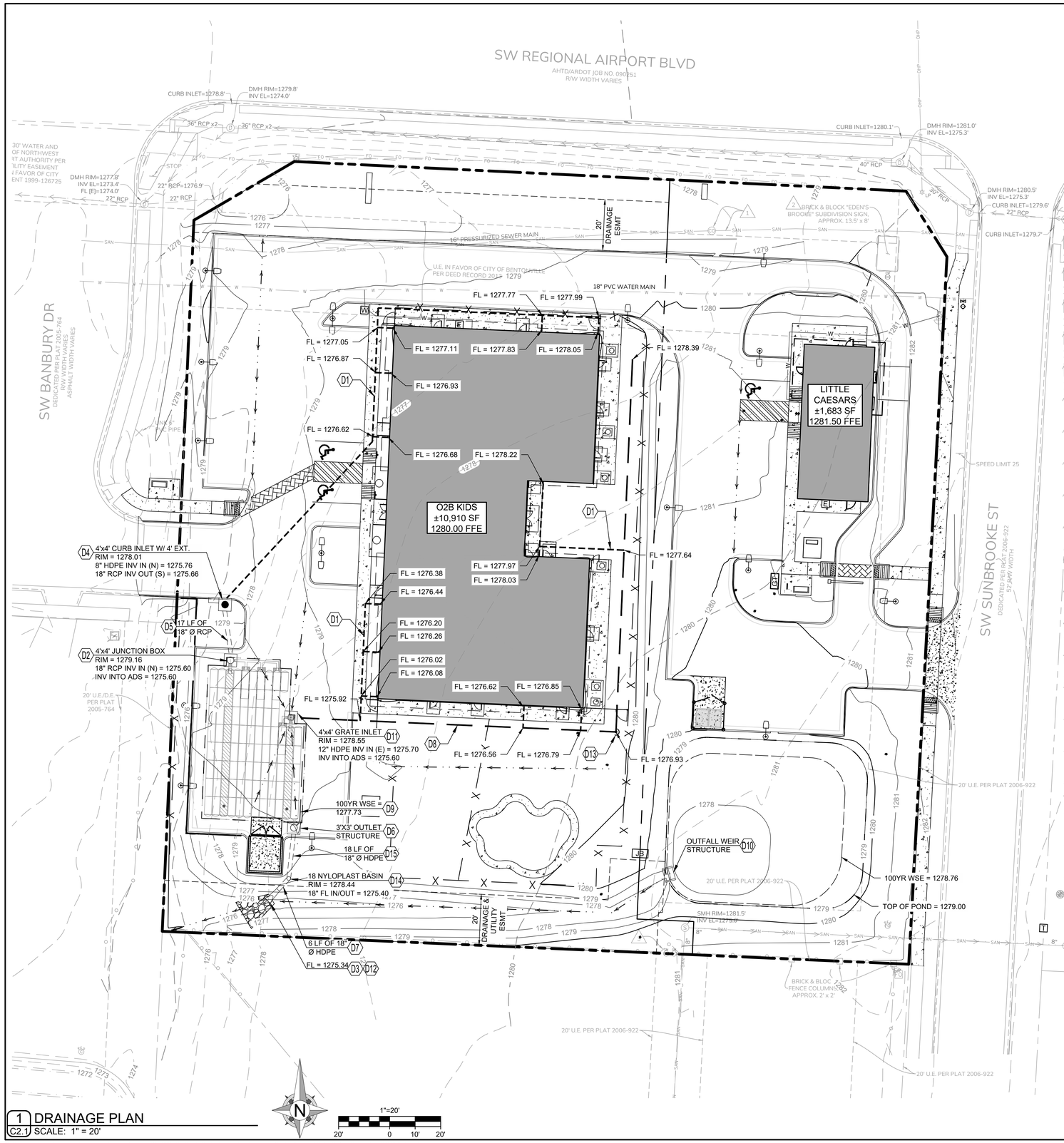

1 DRAINAGE PLAN
C2.1 SCALE: 1" = 20'

KEY NOTES:

- D1 INSTALL ±388 LF OF 8" Ø HDPE PIPE FOR DOWNSPOUT LEADERS & COLLECTOR SYSTEM AT 1% SLOPE AND 12" MIN. COVER. REFER TO DETAIL 3/C2.3 AND PIPE NOTES.
- D2 INSTALL 4'X4' JUNCTION BOX. REFER TO DETAIL 1/C2.4.
- D3 18" FLARED END SECTION.
- D4 INSTALL 4' CURB INLET WITH 4' EXTENSION. REFER TO DETAIL 1/C2.3.
- D5 INSTALL 17 LF OF 18" RCP. REFER TO PIPE NOTES.
- D6 INSTALL 3'X3' OUTLET STRUCTURE. REFER TO DETAIL 2/C2.3.
- D7 INSTALL 6 LF OF 18" HDPE. REFER TO PIPE NOTES.
- D8 INSTALL ±269 LF OF PERFORATED 12" Ø UNDERDRAIN AT 1% SLOPE & 12" MIN. COVER. REFER TO DETAIL 3/C2.4 AND PIPE NOTES.
- D9 ADS STORMTECH SYSTEM WITH 88 SC-310 CHAMBERS. SEE DETAILS ON SHEET C2.6. 2
- D10 INSTALL OUTFALL WEIR STRUCTURE. SEE DETAIL 4/C2.3.
- D11 INSTALL 4'X4' GRATE INLET. ~~REFER TO DETAIL 2/C2.4.~~ 2
- D12 INSTALL RIPRAP. REFER TO DETAIL 5/C2.3.
- D13 INSTALL ROOF DRAIN CLEANOUT. REFER TO ADS DETAIL ON C2.5.
- D14 INSTALL 18" NYLOPLAST BASIN WITH SOLID FRAME & COVER. REFER TO ADS DETAILS ON C2.5.
- D15 INSTALL 18 LF OF 18" HDPE. REFER TO PIPE NOTES.

SPECIAL NOTE:
CONTRACTOR TO PERFORM DETAILED SITE INSPECTION TO LOCATE ALL EXISTING UTILITIES AND VERIFY ANY POSSIBLE CONFLICTS WITH PROPOSED IMPROVEMENTS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTACT ENGINEER WITH ANY CONFLICTS.

SPECIAL NOTE:
CONTRACTOR SHALL FIELD VERIFY PROPOSED GRADES MATCH EXISTING PAVEMENT AT DRIVEWAY ENTRANCES, SIDEWALK CONNECTIONS, AND ALL CONNECTION POINTS PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER IF DISCREPANCY OCCURS.

GENERAL NOTES:

A. REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.
B. SITE CONDITIONS BASED UPON SURVEY SUBMITTED BY OWNER. FIELD VERIFY EXISTING CONDITIONS BY DETAILED SITE INSPECTION PRIOR TO SUBMITTING BID AND BEGINNING CONSTRUCTION.
C. FIELD VERIFY SANITARY SEWER SERVICE CONNECTION INVERT PRIOR TO ESTABLISHING FINAL FINISH FLOOR ELEVATION.
D. COORDINATE WORK WITH OTHER SITE RELATED DEVELOPMENT DRAWINGS.

STORMWATER SUMMARY:

EXISTING PROPERTY AREA = 2.03 ACRES

O2B KIDS
PROPOSED LOT = 1.29 ACRES
EXISTING IMPERVIOUS COVER = 0 ACRES
PROPOSED IMPERVIOUS COVER = 0.80 ACRES 2
THE O2B SITE WILL MODEL EXISTING DRAINAGE PATTERNS AND REDUCE FLOWS TO NORTH AND SOUTH STUDY POINTS ON THE PROPERTY. OFF-SITE FLOWS ARE ACCOUNTED FOR THE ANALYSIS AT THE STUDY POINTS, BUT NO OFF-SITE FLOWS ENTER THE O2B DETENTION SYSTEM. SEE STORMWATER REPORT.

LITTLE CAESARS
PROPOSED LOT = 0.74 ACRES
EXISTING IMPERVIOUS COVER = 0 ACRES
PROPOSED IMPERVIOUS COVER = 0.34 ACRES 2
THE LITTLE CAESARS SITE WILL MODEL EXISTING DRAINAGE PATTERNS AND REDUCE FLOW TO NORTH AND SOUTH STUDY POINTS ON THE PROPERTY. SEE STORMWATER REPORT.

NOTE THAT CROSS-LOT DRAINAGE SHALL BYPASS AND NOT ENTER A DETENTION FACILITY.

LEGEND

REFER TO SURVEY FOR EXISTING CONDITION SYMBOLS LEGEND AND SITE CONTROL.

1281	EXISTING GRADE LINES
1281	PROPOSED NEW GRADE LINES
	NEW BUILDING CONSTRUCTION
	PIPE
	LIMITS OF DETENTION (ABOVE OR UNDERGROUND)
	8" DOWNSPOUT PIPE
	12" PERFORATED UNDERDRAIN PIPE
	FLOWLINE
	O2B OUTFALL STRUCTURE / JUNCTION BOX
	CURB INLET
	LITTLE CAESARS OUTFALL WEIR
	FLARED END SECTION
	GRATE INLET
1281.00 TC	NEW SPOT ELEVATIONS

LIST	ABBREVIATION
GRADE	NONE
SIDEWALK	SW
TOP OF WALL	TW
BOTTOM OF WALL	BW
TOP OF CURB	TC
TOP OF PAVEMENT	PVT
NEW GRADE	GD
PLAYGROUND ELEVATION (BEFORE TURF IS INSTALLED - SHALL BE 5" BELOW SIDEWALK ELEVATION)	PG
EXISTING TOP OF CURB	ETC
EXISTING GRADE	EGD
EXISTING PAVEMENT	EPVT
EXISTING SIDEWALK	ESW
FLOW LINE	FL

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O2B KIDS & LITTLE CAESARS

3701 SW BANBURY DR &
1401 SW REGIONAL AIRPORT BLVD
BENTONVILLE, AR

REVISIONS

NO.	DESCRIPTION	DATE
	LSDP SUBMITTAL 1	03.07.2025
1	LSDP SUBMITTAL 2	04.11.2025
2	LSDP SUBMITTAL 3	05.09.2025

DRAWING INFORMATION

PROJECT NO: 24RO10006
DRAWN BY: ENH
CHECK BY: JH
ISSUED DATE: 05.09.2025
FIELD BOOK: -

PRELIMINARY NOT FOR CONSTRUCTION OR PERMIT

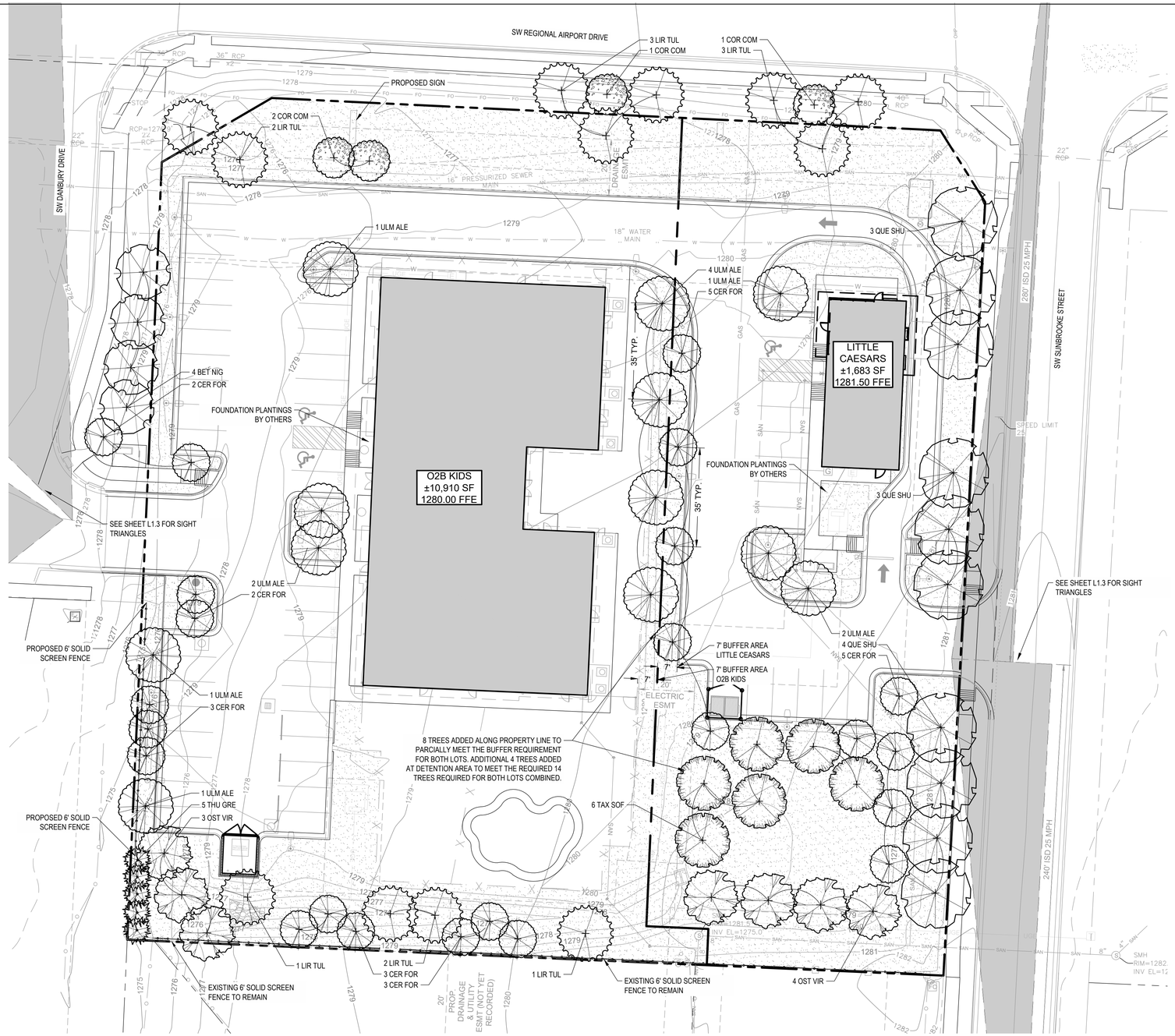
ISSUED BY: EMMA N. HERNON
LICENSE NO: 20760

SHEET TITLE
DRAINAGE PLAN

SHEET NUMBER
C2.1

COB PROJECT #LSD25-0018

G:\Shared drives_01_Land Development Eng_Projects\RO1\2024\24RO10006 Bentonville 814 Childcare Center\01 Civil\03-DWG\Plan Sheets\24RO10006 Plan Sheets.dwg



N

20 0 10 20

1" = 20'

LEGEND

LAWN AREA
BERMUDA SOD

PLANT SCHEDULE

CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER	HEIGHT	SPACING	REMARKS
TREES							
BET NIG	4	BETULA NIGRA 'BNMTF' DURA HEAT RIVER BIRCH	2.5" CAL.	B&B	10' HT.	14' O.C.	MT
CER FOR	23	CERCIS CANADENSIS 'FOREST PANSY' FOREST PANSY EASTERN REDBUD	2" CAL.	B&B	6' HT.		
COR COM	4	CORNUS FLORIDA 'CHEROKEE BRAVE' CHEROKEE BRAVE DOGWOOD	2" CAL.	B&B	8' HT.		
LIR TUL	12	LIRIODENDRON TULIPIFERA TULIP POPLAR	2.5" CAL.	B&B	12' HT.		
OST VIR	7	OSTRYA VIRGINIANA EASTERN HOPHORNBEAM	2" CAL.	B&B	6' HT.		
QUE SHU	10	QUERCUS SHUMARDII SHUMARD OAK	2.5" CAL.	B&B	8' HT.	20' O.C.	MATCHED
TAX SOF	6	TAXODIUM DISTICHUM 'SOFINE' AUTUMN GOLD™ BALD CYPRESS	2.5" CAL.	B&B	12' HT.		
THU GRE	5	THUJA X 'GREEN GIANT' GREEN GIANT ARBORVITAE	#15	CONTAINER	6'	6'-0" O.C.	
ULM ALE	12	ULMUS PARVIFOLIA 'ALLEE' ALLEE® LACEBARK ELM	2.5" CAL.	B&B	8' HT.		

HT: HEIGHT, CAL: CALIPER, C: CONTAINER, B&B: BALLED AND BURLAP, MT: MULT-TRUNK, FTG: FULL TO GROUND

1. O.C.: INDICATES APPROXIMATE SPACING TO BE EQUAL ON CENTER. SHALL BE CONSIDERED GENERAL GUIDELINE ONLY AND MAY BE MODIFIED TO SUIT ON-SITE CONDITIONS.
2. MATCHED: SIZE AND OTHER PHYSICAL CHARACTERISTICS TO BE SIMILAR. ALL DIMENSIONS TO BE WITHIN 5% RANGE.
3. QUANTITIES ON PLANT LIST ARE FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON PLANTING PLANS AND COVERAGE OF ALL AREAS DELINEATED. WHEN DISCREPANCIES OCCUR BETWEEN PLANT LIST AND PLANTING PLANS, THE PLANS ARE TO SUPERSEDE THE PLANT LIST.
4. 4" CALIPER TREES AND LARGER TO BE LIMBED 6' MINIMUM TO FIRST BRANCH WITH NO VISIBLE PRUNING MARKS ALLOWED UNLESS OTHERWISE NOTED.
5. ALL TREES TO HAVE A SINGLE CENTRAL LEADER UNLESS OTHERWISE NOTED.

LANDSCAPE REQUIREMENTS

STREET FRONTAGE BUFFER: SEC 1400.06
REQUIRED: TWENTY (20) FEET PARALLEL TO AND INCLUDING THE PUBLIC STREET RIGHT-OF-WAY.
REQUIRED: ONE (1) SHADE TREE PER EVERY TWENTY (20) LINEAR FEET OR FRACTION THEREOF OF STREET FRONTAGE
SW REGIONAL AIRPORT BLVD. 240 LF/20= 12
PROVIDED: 49' FRONTAGE BUFFER
PROVIDED: 12 TREES
SW SW BANBURY DR. 100 LF/20 = 5
PROVIDED: 30'+ GREENSACE
PROVIDED: 5 TREES
SW SW SUNBROOKE STREET. 278 LF/20 = 13.9
PROVIDED: 29'+ GREENSACE
PROVIDED: 14 TREES

PERIMETER LANDSCAPING AND SCREENING: SEC 1400.07
PERIMETER LANDSCAPING:
REQUIRED: MINIMUM WIDTH OF SEVEN (7) FEET
REQUIRED: ONE (1) TREE PER EVERY FIFTY (50) LINEAR FEET OR FRACTION THERE OF. MINIMUM OF FIFTY PERCENT (50%) ARE SHADE TREES.

WEST PROPERTY LINE FOR O2BKIDS ADJACENT TO RESIDENTIAL 131LF/50= 2.62
PROVIDED: 3 TREES, 8' GREENSPACE

SOUTH PROPERTY LINE FOR BOTH LOTS 293 LF/50 = 5.86
PROVIDED: 6 TREES, 7'+ GREENSPACE

SHARED PROPERTY LINE FOR BOTH LOTS 300 LF/50 = 6
PROVIDED O2B KIDS: 6 TREES, 7' GREENSPACE
PROVIDED LITTLE CEASARS: 6 TREES, 7' GREENSPACE

SCREENING:
REQUIRED: SOUTH PROPERTY LINE (SCREEN TYPE A, OPAQUE SCREEN)
PROVIDED: OPAQUE SCREEN (EXISTING WOOD FENCE WITH ADDITIONAL TREES)
REQUIRED: SOUTH HALF OF WEST PROPERTY LINE (SCREEN TYPE A, OPAQUE SCREEN)
PROVIDED: OPAQUE SCREEN (PROPOSED WOOD FENCE WITH ADDITIONAL TREES)

INTERIOR PARKING LOT LANDSCAPING: SEC 1400.08
REQUIRED: 8% OF 20,533 SF = 1,643
WILL PROVIDE INTERIOR PARKING GREENSPAE REQUIREMENT 08% OF IMPERVIOUS MATERIAL AND AT LEAST 80% WILL BE LIVING MATERIAL FOR PARKING ISLANDS
PROVIDED: 1,744 SF = 8.5%
REQUIRED: 1 TREE PER 6 PARKING SPACES (51 \6 = 8.5)
PROVIDED: 9 TREES

CITY OF BENTONVILLE LANDSCAPE NOTES

PLANTING ISLAND PREPARATION. TO CREATE FAVORABLE CONDITIONS CONDUCIVE TO HEALTHY PLANT GROWTH, PLANTING ISLANDS SHALL BE EXCAVATED TO A DEPTH OF THREE (3) FEET AND BACKFILLED WITH GRADE A SANDY LOAM TOPSOIL. A DRAINAGE PERK TEST SHALL BE PERFORMED PRIOR TO BACKFILLING TOPSOIL. SIX (6) INCHES OF WATER SHALL BE PLACED IN EACH EXCAVATED HOLE. IF ALL OF THE WATER DOES NOT PERCOLATE OUT OF THE EXCAVATED HOLE WITHIN 24 HOURS, THEN DRAINAGE PIPE SHALL BE INSTALLED.

MAINTENANCE GUARANTEE STATEMENT:

ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED. (SEC 1400.05b)

TREE TOPPING GUARANTEE STATEMENT:

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. (SEC 1400.05B)

TREE REMOVAL GUARANTEE STATEMENT:

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. (SEC 1400.05.B)

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. (1400.8.G)

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'

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

CAUTION
NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THE LOCATION AND ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES.

CITY OF BENTONVILLE PROJECT # LSD 25-0018

wallace design collective
wallace design collective, pc
structural·civil·landscape·survey
5100 jb hunt drive, suite 250
rogers, arkansas 72758
479.364.0194
arkansas #93
exp: 12-31-25

REGISTERED LANDSCAPE ARCHITECT
LEE MYANE
License No. 9998
STATE OF ARKANSAS
05/09/2025

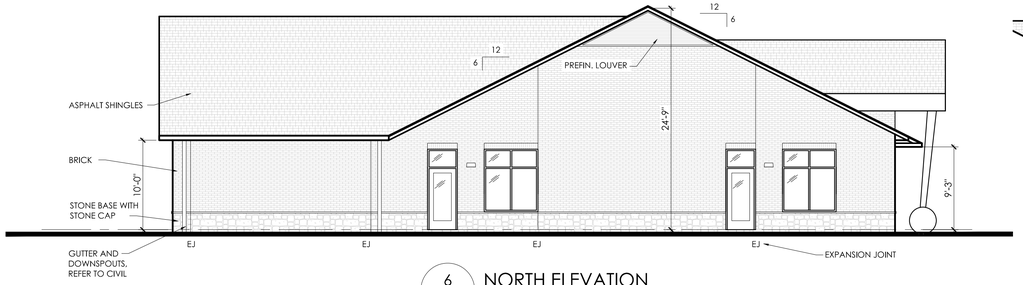
O2B KIDS

SW REGIONAL AIRPORT BLVD. BENTONVILLE, AR

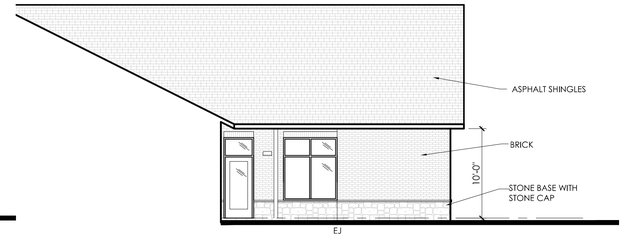
REV	DESCRIPTION	DATE

DATE 05/09/2025
PROJECT NO. 2435027
SHEET NAME
LANDSCAPE PLAN
SHEET NO.
L1.0

ORIG SIZE:24"X36"
PLOT:5/8/2025 12:57:37 PM
\\NWA-Server\Civil\Projects\2024\2435027 O2B Kids and Little Caesars Bentonville\04 Production\01 Design Drawings\2435027 LANDSCAPE PLANS.dwg



6 / A 101 NORTH ELEVATION
SCALE: 1/8"=1'-0"



5 / A 101 SOUTH ELEVATION
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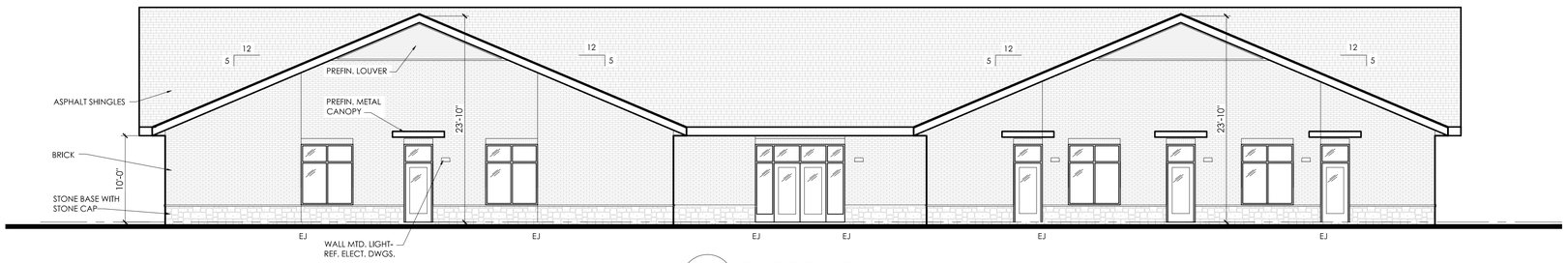
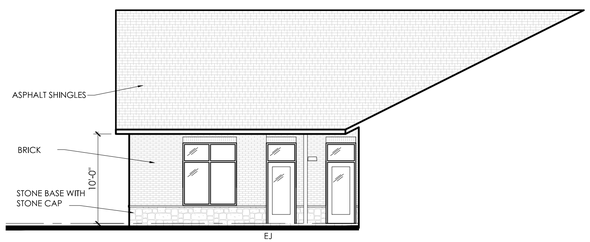
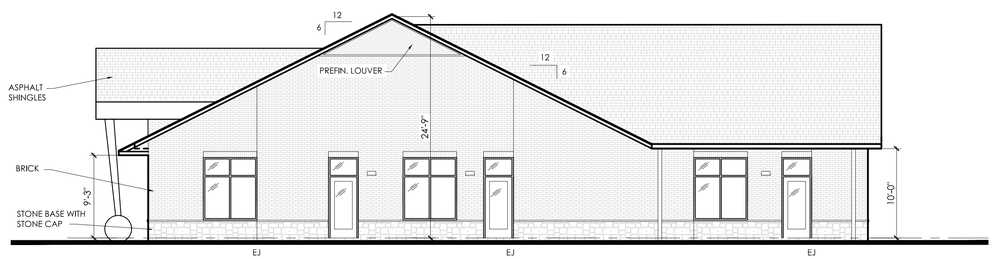


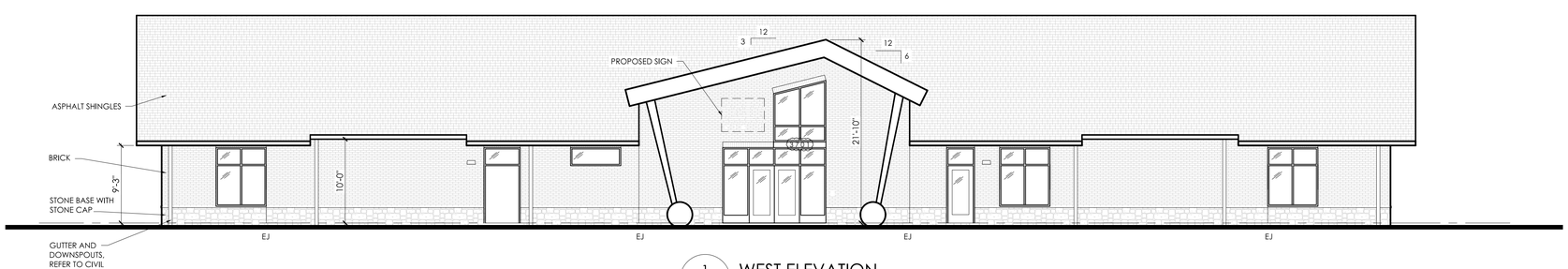
4 / A 101 EAST ELEVATION
SCALE: 1/8"=1'-0"



3 / A 101 NORTH ELEVATION
SCALE: 1/8"=1'-0"



2 / A 101 SOUTH ELEVATION
SCALE: 1/8"=1'-0"



1 / A 101 WEST ELEVATION
SCALE: 1/8"=1'-0"

EXTERIOR FINISH LEGEND

MATERIAL	MANUFACTURER	%	DESCRIPTION AND COLOR
ROOF			
ASPHALT SHINGLES	GAF		STYLE: TIMBERLINE HDZ COLOR: BIRCHWOOD
SOFFIT PANELS	LP BUILDING SOLUTIONS		STYLE: SOFFIT PANELS, VENTED COLOR: QUARRY GRAY
ENTRY FASCIA	GAF		STYLE: METAL FASCIA COLOR: CUSTOM KYNAR COATED, PURPLE
WALL			
BRICK	ALABAMA BRICK	70.5% PRIMARY	STYLE: MODULAR (3 5/8" x 2 1/4"x 7 5/8"), RUNNING BOND COLOR: CORTEZ
STONE BASE	ECHELON	16.0% PRIMARY	STYLE: LAMINA STONE COLOR: SIENNA SILL: CAST STONE
METAL CANOPY	MAPES		STYLE: CANTILEVER BRACKET SUPPORT CANOPIES COLOR: CUSTOM KYNAR COATED, PURPLE
WALL LOUVER			STYLE: METAL COLOR: CUSTOM KYNAR COATED TO MATCH SIDING TRIM
WINDOW FRAMES, DOOR FRAMES AND DOORS	ANDERSEN	13.5% PRIMARY	COLOR: DARK BRONZE
WALL SCONCE			STYLE: WALL MOUNTED COLOR: DARK BRONZE
ENTRY FEATURES			
ALUMINUM TUBE COLUMNS			STYLE: DECORATIVE, CONICAL AND TAPERED COLOR: CUSTOM, YELLOW
SPHERE BOLLARDS			STYLE: 36" DIAMETER COLOR: CUSTOM, GREEN

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www.fsdgllc.com

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www.connengineering.com

WSP USA
30 N. LaSalle
Suite 4200
Chicago, IL 60602

CLIENT

814 Services, LLC
1695 Twelve Mile Road
Suite 100
Berkley, MI 48072

PROJECT

3701 SW Banbury Drive
Bentonville, AR

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SEAL

ISSUE NO.

No.	DESCRIPTION	DATE
1	SITE PLAN REVIEW	10/15/2024
2	LSDP Submittal 1	03/07/2025
3	LSDP Submittal 2	04/11/2025
4	LSDP Submittal 3	04/29/2025

O2B Prototype Q1 2025

FSDG PROJECT NO.
20240612

DRAWN BY: CHECKED BY:

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER
A201

ISSUE

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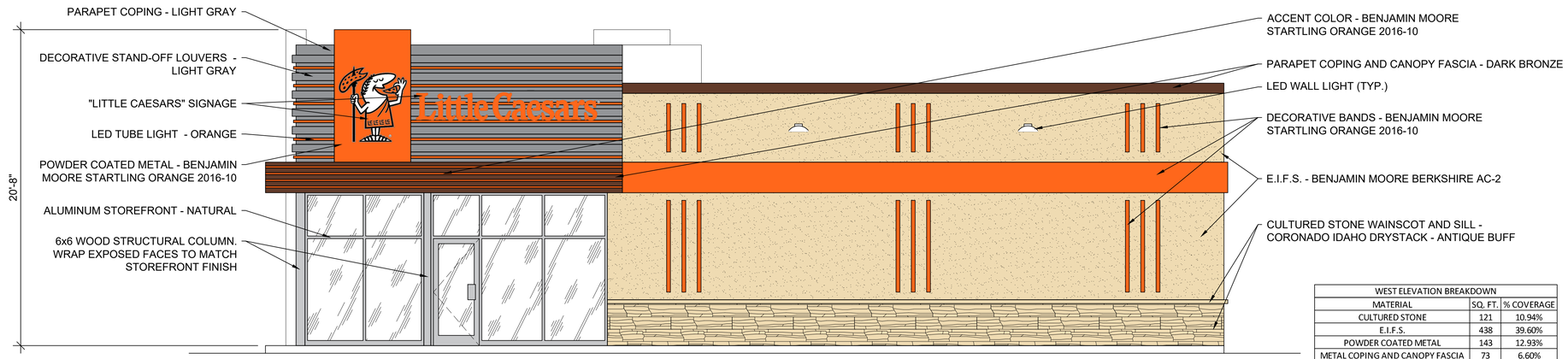
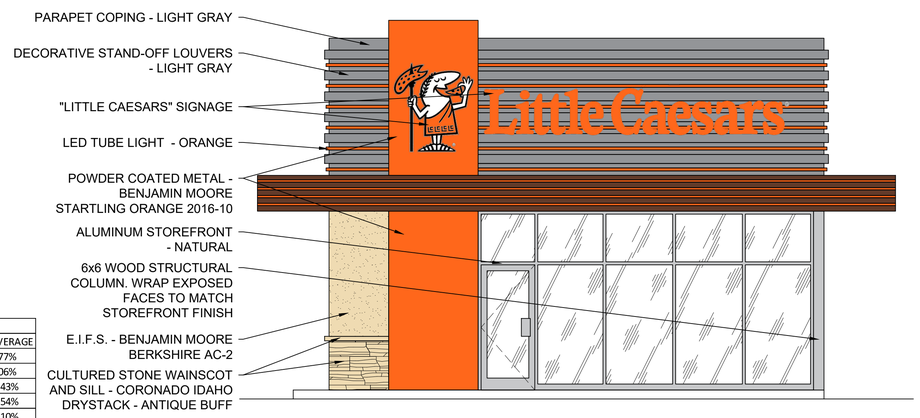


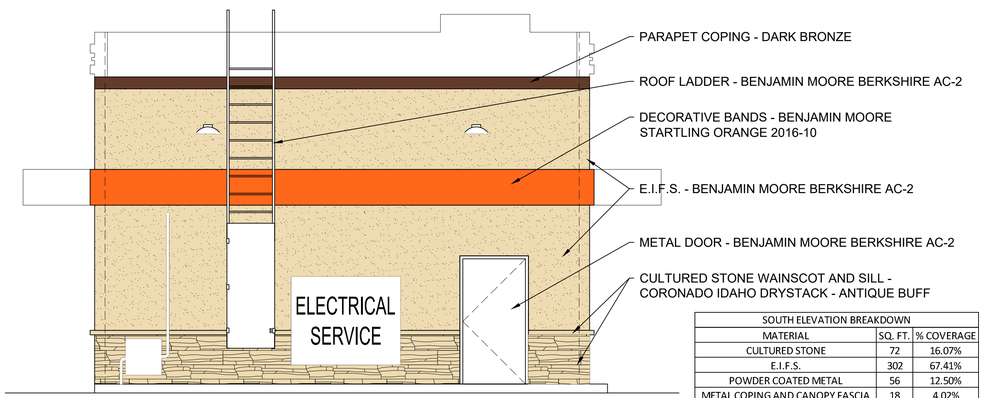
WEST ELEVATION BREAKDOWN		
MATERIAL	SQ. FT.	% COVERAGE
CULTURED STONE	121	10.94%
E.I.F.S.	438	39.60%
POWDER COATED METAL	143	12.93%
METAL COPING AND CANOPY FASCIA	73	6.60%
METAL PARAPET COPING AND FASCIA	127	11.48%
STOREFRONT	204	18.44%

WEST ELEVATION — SCALE: 1/ 4''=1'-0''



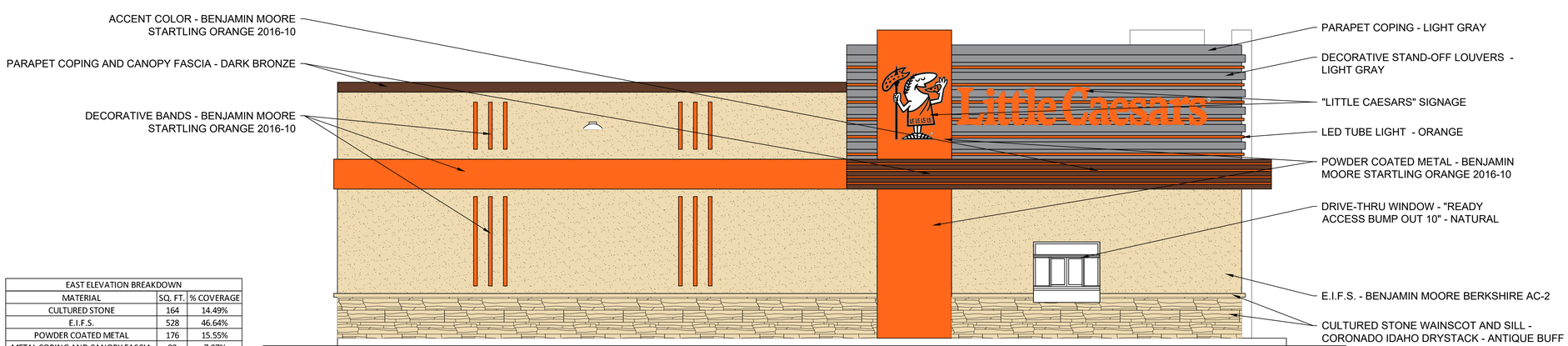
NORTH ELEVATION BREAKDOWN		
MATERIAL	SQ. FT.	% COVERAGE
CULTURED STONE	10	1.77%
E.I.F.S.	23	4.06%
POWDER COATED METAL	93	16.43%
METAL CANOPY FASCIA	71	12.54%
METAL PARAPET COPING AND FASCIA	176	31.10%
STOREFRONT	193	34.10%

NORTH ELEVATION — SCALE: 1/ 4''=1'-0''



SOUTH ELEVATION BREAKDOWN		
MATERIAL	SQ. FT.	% COVERAGE
CULTURED STONE	72	16.07%
E.I.F.S.	302	67.41%
POWDER COATED METAL	56	12.50%
METAL COPING AND CANOPY FASCIA	18	4.02%
METAL PARAPET COPING AND FASCIA	N/A	
STOREFRONT	N/A	

SOUTH ELEVATION — SCALE: 1/ 4''=1'-0''



EAST ELEVATION BREAKDOWN		
MATERIAL	SQ. FT.	% COVERAGE
CULTURED STONE	164	14.49%
E.I.F.S.	528	46.64%
POWDER COATED METAL	176	15.55%
METAL COPING AND CANOPY FASCIA	80	7.07%
METAL PARAPET COPING AND FASCIA	166	14.66%
STOREFRONT	18	1.59%

EAST ELEVATION — SCALE: 1/ 4''=1'-0''

#2505

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LITTLE ROCK, ARKANSAS, 72211
(OFFICE) 501-376-5676
(FAX) 501-376-5766
tbadesignplanning@sbcglobal.net
terry buss architect

SHEET TITLE: ELEVATIONS

NEW FACILITY FOR: LITTLE CAESAR
BENTONVILLE, ARKANSAS

PROJECT # 2505

DATE: 02/10/2025

SHEET # A 2.0

PAGE # OF

	Northwest Assembly Church
	301 Southwest Unity Boulevard
	PC Date: 6/3/2025

Staff Report Details

Project Number	LSD25-0012
Applicant / Current Owner	NORTHWEST ASSEMBLY INC
Site Area	+/- **17.35** Acres
Current Zoning	A-1
Requested Zoning	
Current Future Land Use Map Designation	
Requested Future Land Use Map Designation	
Development Type / Use	
Related projects	

Property Description

The property is located at 301 Southwest Unity Boulevard. The property is presently zoned A-1, Agriculture, with a future land use designation of Regional Center. Surrounding zoning districts include C-2, General Commercial to the east and south; R-1, Low-Density Single-Family Residential to the north; and R-3, Medium-High Density Multifamily Residential to the west. The property has direct access to South Walton and Southwest D Street.

Project Details

The proposed project is an addition to the existing building and parking facilities for the Northwest Assembly Church. The plans call for a total of 1200 sanctuary seats, requiring 300 parking spots in total. 288 parking spots exist, and 332 spots are proposed with this expansion. In total, 620 spots will be provided. The site has shared access with the properties to the north and south. Landscaping is provided per the Land Development Code.

The building materials proposed are Special Use Primary Materials, presumably to match the existing structure: 24-gauge metal panels, 3-coat stucco (not "cement-based" as defined by code) and double pane glazing. Please see material warranty information and the applicant's narrative.

Relationship to the Community Plan

The land use for this site is regional center. While a parking lot expansion does not align with the build-out goals for a regional center, the existing church does provide a community gathering space between what we hope to develop into a center for commerce, living, and community amenities.

Public Comment

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

Analysis / Waivers

Waiver 1: 9.2.2 Channel Cross Sections
Per the applicant's narrative, they are requesting a waiver from section 9.2.2 Channel Cross sections (6) Freeboard, "For channels with flow at high velocities, surface roughness, wave action, air bulking, and splash and spray are quite erosive along the top of the flow. Freeboard height should be chosen to provide a suitable safety margin. The height of freeboard should be a minimum of 1-foot for velocities up to 8 FPS and 2' for velocities over 8 FPS or provide an additional capacity of approximately one third of the design flow." The primary constraints are the existing road, D Street to the West, the slope from uphill to downhill side of the site, and the space available for this channel. their request is to maximize the width and depth of the drainage channel within the existing site constraints. This would allow for a standard channel sizing of 3-feet depth, 12-foot width at the bottom of channel, and 0.4% slope

Waiver 2: 3.3.4 Section III- Flow in Storm Drainage and Drainage Appurtenances, Minimum Grades.
Per the applicant's narrative, they are requesting a waiver from section 3.3.4 Minimum Grades, "The minimum slope for standard construction procedures shall be 0.50 percent when possible. Any variance must be approved specifically in writing by the City Engineer." This variance is specifically requested fo the existing drainage channel along the west property line adjacent to D Street. The constraints that prevent this being met are the downhill minimum elevation at the drainage pipe that routes this channel under D Street and the maximum elevation at the uphill end of the channel where runoff enters the channel. Currently some portions of the existing channel are at 0.3% slope or less, with some sections at 0 slope, completely flat. The applicant's request is to re-grade the drainage channel to achieve the maximum possible slope continuously from the uphill to downhill end at 0.4% slope.

Conclusion

Engineering Staff recommends approval of the waivers. Planning Staff recommends approval of the project, should the Commission approve the Special Use Primary Materials.

Additional Details

The Zoning Code states requirements for developments within the Municipal Airport Overlay District in Sec 401.12, and specifically for noise sensitive uses in paragraph 401.12(f)(3): *All types of residential uses* ***and uses that promote places of public gathering such as schools, religious facilities, hospitals, etc. are allowed in the Municipal Airport District if sound attenuated to achieve a minimum of 30 decibel noise reduction from outside noise levels to indoor noise levels.*** *The granting of an avigation easement is required prior to issuing a building permit and plat notification is required on all*

Additional Details
plats.

NORTHWEST ASSEMBLY

301 SW UNITY 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. THE ENGINEER OF RECORD MUST CERTIFY THE SITE AND THE PROJECT MUST PASS A DEVELOPMENT FINAL SITE INSPECTION BEFORE REQUESTING A BUILDING FINAL INSPECTION.
17. 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.
18. BORING OF STREETS IS REQUIRED WHEN THE EXISTING UTILITY RESIDES OUTSIDE OF THE ROAD WAY.
19. ALL PROPOSED SIGNAGE WILL REQUIRE A SEPARATE SIGN PERMIT.

STANDARD ENGINEERING NOTES

1. ALL ENGINEERING SERVICES NEEDED FOR THE PROJECT SHALL BE UNDER THE SUPERVISION OF A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF ARKANSAS (ENGINEER OF RECORD).
2. THE DESIGN DATA, PLANS, SPECIFICATION, AND RELATED INFORMATION SHALL BEAR THE NAME OF THE ENGINEER OF RECORD. THE REGISTRATION SEAL OF THE ENGINEER OF RECORD SHALL BE PLACED ON EACH SHEET OF THE PLANS ALONG WITH HIS/HER SIGNATURE.
3. SOILS INVESTIGATIONS, MATERIALS TESTING, AND QUALITY CONTROL TESTING SHALL BE PERFORMED BY A LABORATORY APPROVED BY THE CITY ENGINEER. ALL REPORTS SUBMITTED SHALL BEAR THE NAME OF THE ENGINEER OF RECORD.
4. WRITTEN CERTIFICATION BY THE ENGINEER OF RECORD THAT MATERIALS AND CONSTRUCTION CONFORM TO THE APPROVED PLANS AND SPECIFICATIONS IS REQUIRED. INSPECTION AND TESTING REQUIREMENTS ARE OUTLINED IN SECTION 1100 OF THESE SPECIFICATIONS.

SITE PLANNING NOTES:

1) A WAIVER WAS GRANTED AT THE 06/05/2023 PLANNING COMMISSION FOR A FEE-IN-LIEU OF STREET IMPROVEMENTS.
2) THERE WILL BE NO PROPOSED FENCING AS PART OF THIS SUBMITTAL. IF FENCING IS REQUESTED AT A LATER DATE, A SEPARATE SITE PLAN AND PERMIT WILL BE REQUIRED.
3) THIS PROJECT IS WITHIN AIRPORT SAFETY ZONE C (3) - OUTER SAFETY ZONE (OSZ). SITE COMPLIES WITH ALL REQUIREMENTS OF SAFETY ZONE.
4) 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.

VICINITY MAP
N.T.S.

NORTH

INDEX OF DRAWINGS

01.0	COVER SHEET
2.0-02.2	EXISTING SITE PLAN
03-03.2	SITE PLAN + SIGHT TRIANGLE
4-4.2	UTILITY PLAN
05.0-05.2	GRADING PLAN
06.0	EROSION CONTROL PLAN
07.0-07.4	LANDSCAPE PLAN
08.0-8.4	SITE DETAILS
STANDARD WATER + SEWER DETAILS	
STANDARD ELECTRIC DETAILS	

PARCEL NUMBER:	01-04415-000
PROJECT SITE ADDRESS:	301 SW UNITY BLVD.
ZONING CLASSIFICATION:	A-1 AGRICULTURAL
PROPOSED USE:	CHURCH
TOTAL SITE AREA:	17.36 ACRES +/- (17.18 ACRES +/- PER R/W DEDICATION)
OWNER/DEVELOPER:	NORTHWEST ASSEMBLY JOE AND KRISTY LYONS 301 SW UNITY BLVD BENTONVILLE AR 72712 PHONE: 479-273-5141
ENGINEER/SURVEYOR:	BATES & ASSOCIATES, INC. 7230 S. PLEASANT RIDGE DR. FAYETTEVILLE, AR 72704 PHONE: (479) 442-9350 EMAIL: GEOFF@BATESNWA.COM
ARCHITECT:	BJ PHILLIPS BURRIS ARCHITECTURE 820 TIGER BLVD STE 4 BENTONVILLE AR 72712 PHONE: 479-319-6045 EMAIL: BJ@BURRISARCH.COM

NUMBER OF OFF STREET PARKING SPACES REQUIRED:

USE: CHURCH SANCTUARY

1 PARKING SPACE FOR EACH FOUR (4) SEATS BASED ON MAXIMUM SEATING CAPACITY IN THE PRINCIPAL ASSEMBLY ROOM; PROVIDED, HOWEVER, THAT CHURCHES MAY ESTABLISH JOINT PARKING FACILITIES FOR NOT TO EXCEED FIFTY PERCENT (50%) OF THE REQUIRED SPACES, WITH BUSINESSES, INSTITUTIONS AND AGENCIES THAT DO NOT HAVE A TIME CONFLICT IN PARKING DEMAND.

NUMBER OF SEATS:	1200
PARKING REQUIRED:	300
EXISTING PARKING PROVIDED:	288
NEW PARKING PROPOSED:	332
TOTAL STANDARD SPACES:	620
ADA SPACES REQUIRED:	9
EXISTING ADA SPACES:	6
NEW ADA REQUIRED:	7
ADA SPACES PROVIDED:	13
TOTAL PARKING PROVIDED:	633

REFERENCE DOCUMENTS:
1) QUIT CLAIM DEED FILED IN BOOK 2017 AT PAGE 8796
2) PLAT OF SURVEY FILED IN BOOK P3 AT PAGE 257
3) PLAT OF SURVEY FILED IN BOOK P3 AT PAGE 723
4) PLAT OF SURVEY FILED IN BOOK 14 AT PAGE 282
5) FINAL PLAT OF TAYLOR ACRES SUBDIVISION FILED IN BOOK 6 AT PAGE 9
6) RIGHT-OF-WAY MAP FOR I-540-WEST, BENTON COUNTY, ARKANSAS; AHTD JOB #R90072
7) FINAL PLAT OF AIRPORT CENTER SUBDIVISION FILED IN BOOK P3 AT PAGE 525
8) FINAL PLAT OF WENTWORTH ADDITION FILED IN BOOK 2004 AT PAGE 942
9) PLAT OF SURVEY FILED IN BOOK 2008 AT PAGE 90
10) FINAL PLAT OF HENDRIX SUBDIVISION FILED IN BOOK W AT PAGE 18
11) PLAT OF SURVEY FILED IN BOOK 2012 AT PAGE 19

NOTE:
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 AND 401.13

DISTRICT REGULATIONS: A-1 AGRICULTURAL DISTRICT

LOT AND AREA STANDARDS

MIN. LOT AREA: 217,800 FT² (5 ACRES)
MIN. LOT WIDTH: 100'
MIN LOT DEPTH: 100'
MAX LOT COVERAGE: INTERIOR 30% EXTERIOR LOT 30%

BUILDING SETBACKS PER A-1 ZONING:

FRONT	30ft
SIDE (INTERIOR)	30ft
SIDE (EXTERIOR)	30ft
REAR	30ft

GREENSPACE
GROSS AREA: 756050.25 FT² (17.36 AC +/-)
RW DED PER M.S.P.: 7727.34 FT²
NET AREA LESS R.O.W.: 748322.91 FT² (17.18 AC +/-)
GREENSPACE %: 348518.13 FT² (47%)
IMPERVIOUS AREA %: 399804.78 FT² (53%)

SURVEY DESCRIPTION:
A PART OF TRACT K1 OF TAYLOR ACRES SUBDIVISION AS RECORDED IN PLAT RECORD 2012-19 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER FOR BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING REBAR WHICH IS S88°04'01"E 50.00' FROM THE SW CORNER OF SAID TRACT K1 AND RUNNING THENCE N02°05'52"E 864.09' TO AN EXISTING REBAR, THENCE S87°17'31"E 857.87' TO AN EXISTING REBAR, THENCE S02°12'51"W 196.12', THENCE S87°43'07"E 254.75' TO AN EXISTING REBAR ON THE WEST RIGHT-OF-WAY IN U.S. HIGHWAY 71B/SOUTH WALTON BOULEVARD, THENCE ALONG SAID RIGHT-OF-WAY S02°10'05"W 79.88' TO AN EXISTING REBAR, THENCE LEAVING SAID RIGHT-OF-WAY N87°38'15"W 254.41' TO AN EXISTING REBAR, THENCE S02°15'12"W 576.85', THENCE N88°04'01"W 856.09' TO THE POINT OF BEGINNING, CONTAINING 17.35 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

CONTACT INFORMATION

GAS:	BLACK HILL ENERGY JOSHUA KNIGHT 1301 FEDERAL WAY PO BOX 2129 LOWELL, AR 72745 PHONE: (479) 721-4543 JOSHUA.KNIGHT@BLACKHILLSCORP.COM
CABLE:	COX COMMUNICATIONS TIMOTHY GOSS 4901 S. 48TH STREET SPRINGDALE, AR 72762 PHONE: (479) 651-5583 EMAIL: TIMOTHY.GOSS@COX.COM
TELEPHONE:	AT&T BRENT BALDWIN 1133 E HAROLD ST FAYETTEVILLE, AR 72701 PHONE: (479) 571-6609 OR: (479) 200-9022 EMAIL: BB6585@ATT.COM
ELECTRIC:	CITY OF BENTONVILLE TRAVIS MATLOCK 3200 SW MUNICIPAL DRIVE BENTONVILLE, AR 72712 PHONE: (479) 271-3159
FIRE:	CITY OF BENTONVILLE FIRE DEPARTMENT JUSTIN SCANTLIN FIRE CHIEF 800 S.W. A ST BENTONVILLE, AR 72712 PHONE: (479) 271-5927 OR (479) 685-1096
BUILDING INSPECTION:	BENTONVILLE BUILDING INSPECTION DEPT 305 SW "A" ST BENTONVILLE, AR 72712 PHONE (479) 271-3125 FAX (479) 271-5906
BUILDING AND FIRE SAFETY:	BRAD ARNOLD 305 SW "A" ST BENTONVILLE, AR 72712 PHONE (479) 271-3108
STREET DEPT:	CITY OF BENTONVILLE DANIEL CLARDY 3200 SW MUNICIPAL DRIVE BENTONVILLE, AR 72712 PHONE: (479) 696-0279
WASTE WATER:	CITY OF BENTONVILLE CHRIS EARL 1901 NE A ST BENTONVILLE, AR 72712 PHONE: (479) 271-3161
WATER/SEWER:	CITY OF BENTONVILLE BEAU THOMPSON 3200 SW MUNICIPAL DRIVE BENTONVILLE, AR 72712 PHONE: (479) 271-3140
SOLID WASTE:	ALLIED WASTE SERVICE 36 BELLA VISTA WAY BELLA VISTA, AR 72714 PHONE: (800)-627-1717
PLANNING:	CITY OF BENTONVILLE TYLER OVERSTREET 305 S.W. "A" STREET BENTONVILLE, AR PHONE: (479) 271-3122
CITY ENGINEER:	CITY OF BENTONVILLE ELLEN NORVELL 3200 SW MUNICIPAL DRIVE BENTONVILLE, AR 72712 PHONE: (479) 271-5993
FIRE DEPT	BENTONVILLE FIRE DEPT BRENT BOYDSTON- FIRE CHIEF 800 SW A STREET BENTONVILLE, AR 72712 PHONE: (479) 271-5927
STORMWATER:	CITY OF BENTONVILLE ALISON WEST 3200 SW MUNICIPAL DRIVE BENTONVILLE, AR PHONE: (479)-271-6719 EMAIL: JWEST@BENTONVILLEAR.COM

OWNERSHIP OF DOCUMENTS

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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.

CALL BEFORE YOU DIG! ARKANSAS ONE CALL 1-800-482-8998

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.

SURVEYOR NOTES:

1. ENVIRONMENTAL AND SUBSURFACE CONDITIONS WERE NOT EXAMINED AS A PART OF THIS SURVEY.

2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS,TITLE EVIDENCE, OWNERSHIP, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. ONLY THOSE EASEMENTS SHOWN ON THE RECORD PLAT OF HARPER COMMERCIAL SUBDIVISION ARE SHOWN HEREON.

3. THE LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES, RECORD DRAWINGS PROVIDED TO THE SURVEYOR. NOT ALL UNDERGROUND UTILITIES/STRUCTURES MAY BE SHOWN. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE UNDERGROUND UTILITIES/STRUCTURES. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON.

4. ALL UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE CONTRACTOR SHOULD FIELD VERIFY ALL UTILITY LINES PRIOR TO ANY EXCAVATION ON THIS SITE.

ENGINEER: G.B.

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES
05-15-2025
CERTIFICATE OF AUTHORIZATION
BATES & ASSOCIATES, INC.
#335
ARKANSAS ENGINEER

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DRAWN BY: M.W.

REVISIONS

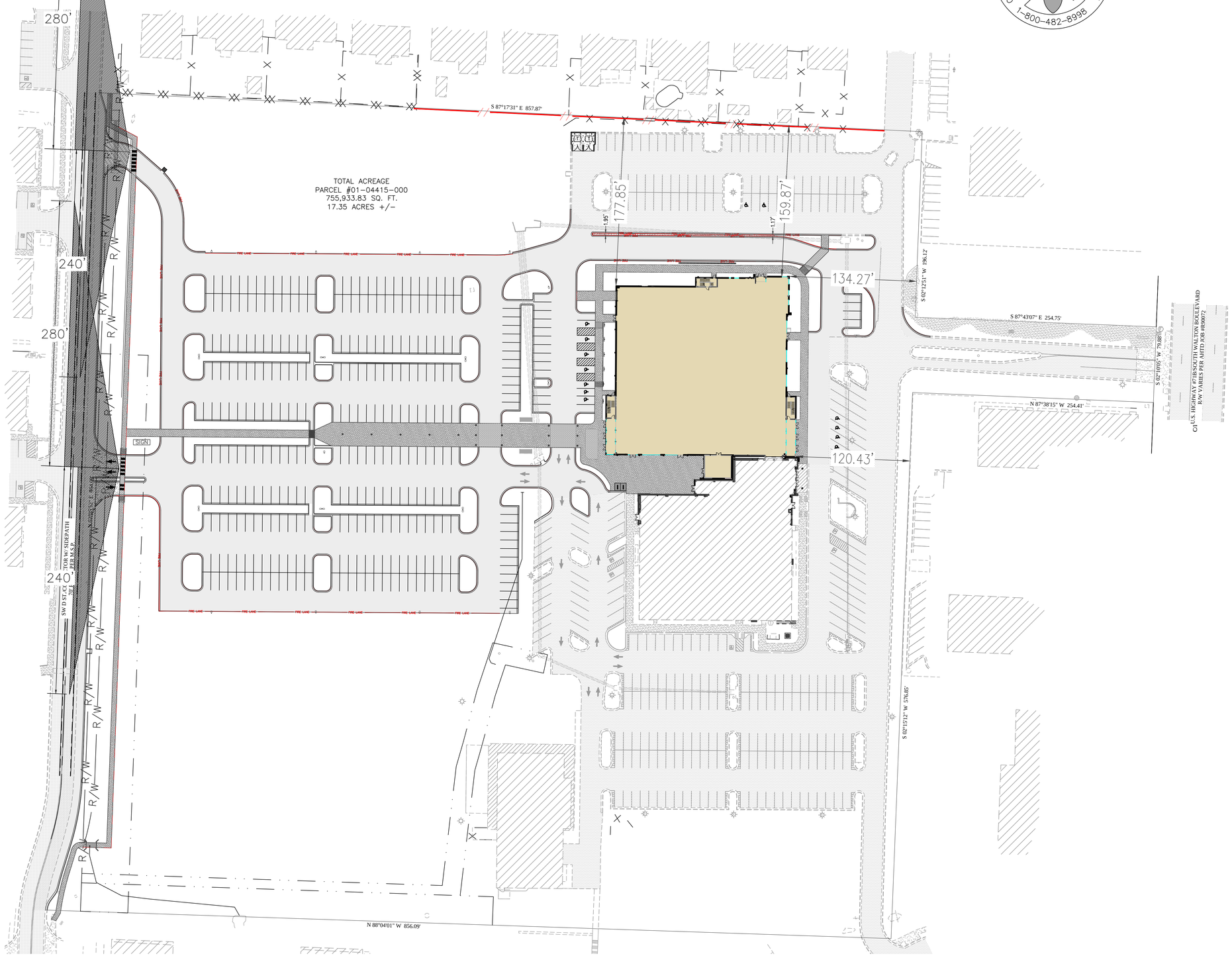
	DATE
SITE PLAN FOR CDB REVIEW	07/16/24
1ST SUBMITTAL	11/01/24
Pre Application Meeting Plans	11/13/24
2nd Submittal	12/01/24
Redesigned Continuous Islands	01/19/25
Plotted Plans for Architect Meeting	01/22/25
Landscape plans revised	01/31/25
Architects/owners comments addressed, plotted new plans	03/03/25
2nd Submittal	04/10/25
3rd Submittal	05/15/25

NORTHWEST ASSEMBLY
LARGE SCALE DEVELOPMENT
COVER SHEET
BENTONVILLE, ARKANSAS

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

PROJECT NO. 24-144

DRAWING NO. 01



STATE OF ARKANSAS
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No. 9810
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NORTHWEST ASSEMBLY
LARGE SCALE DEVELOPMENT
OVERALL SITE PLAN
BENTONVILLE, ARKANSAS

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

PROJECT NO. 24-144

DRAWING NO.
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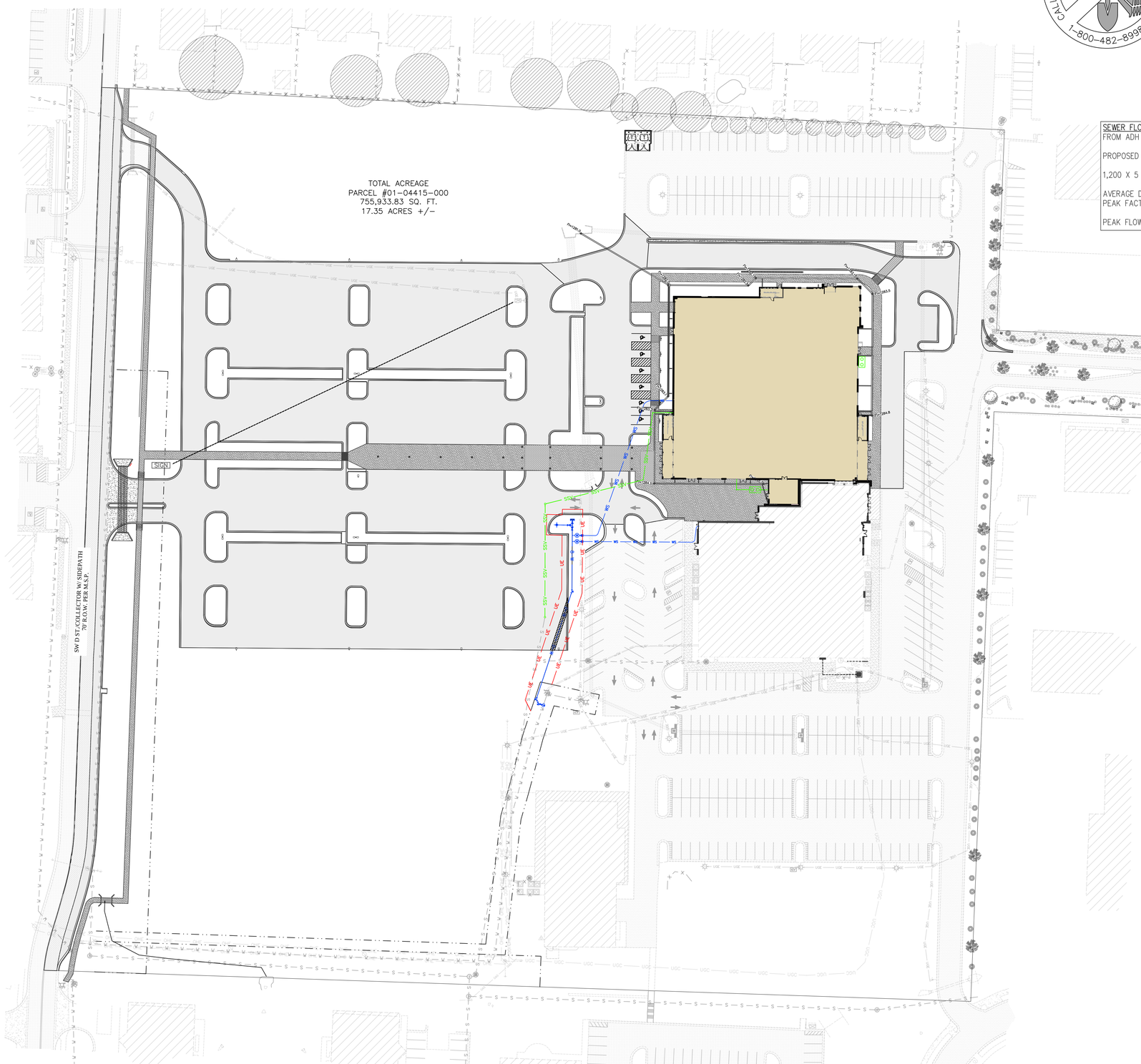

SEWER FLOW ESTIMATE:

FROM ADH TABLE, CHURCH = 5 GPD PER SEAT

PROPOSED SEATING: 1,200

1,200 X 5 = 6,000 GPD

AVERAGE DAILY FLOW = 4.16 GPM
PEAK FACTOR = 4

PEAK FLOW = 16.67 GPM

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES
05-15-2025

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ARKANSAS ENGINEER

ENGINEER: G.B.
DRAWN BY: M.W.

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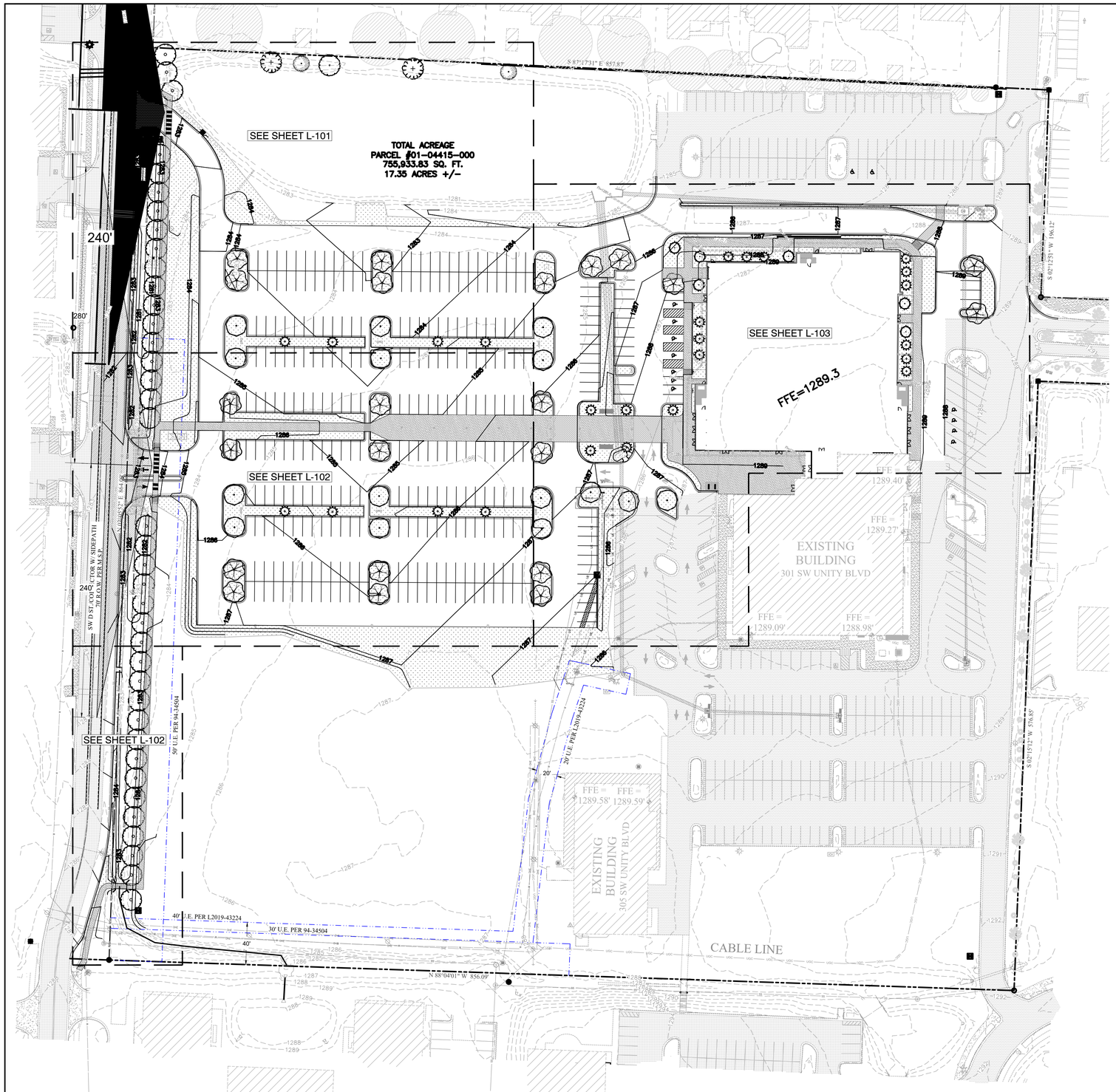
NORTHWEST ASSEMBLY
LARGE SCALE DEVELOPMENT
UTILITY PLAN
BENTONVILLE, ARKANSAS

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

PROJECT NO. 24-144

DRAWING NO. 04.0



Know what's below.
Call before you dig.

NORTH

0 50 100 150 feet

SCALE: 1" = 50'

LANDSCAPE PLAN GENERAL NOTES

1. ALL PLANT MATERIALS SHALL ARRIVE AT THE SITE WITH MOIST SOIL.
2. 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.
3. UNDER NO CIRCUMSTANCES WILL LANDSCAPE WORK BE APPROVED FOR PAYMENT IF PLANT SIZE AND GENERAL HEALTH ARE NOT AS REQUIRED ON PLAN.
4. ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED ON PLANT LIST.
5. ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED AND MEET ALL REQUIREMENTS AS SPECIFIED.
6. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT AND THE OWNER BEFORE, DURING AND AFTER INSTALLATION.
7. THE LANDSCAPE ARCHITECT MUST APPROVE ANY ALTERATIONS OR REVISIONS TO THE LANDSCAPE PLAN.
8. THE CONTRACTOR SHALL PROTECT EXISTING FEATURES ON SITE.
9. ALL DISTURBED LANDSCAPED AREAS NOT DESIGNATED TO BE SODDED SHALL BE SEEDED WITH A GRASS SEED MIX OF 75% PERINNIAL RYE AND 25% BERMUDA GRASS SEED AT A RATE OF 4# PER 1000 SF.
10. THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN ON THESE PLANS, BEFORE PRICING THE WORK.
11. 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.
12. ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED.
13. 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.
14. 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.
15. 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.
16. NO PROPOSED IRRIGATION SYSTEM – HOSE BIBS ARE LOCATED ON THE EXTERIOR WALLS OF THE BUILDING AND ARE WITHIN 100' OF ALL PLANT MATERIAL.
17. ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL PUBLIC UTILITIES.
18. 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.
19. IN THE SIGHT TRIANGLE AT THE FRONT DRIVE THERE CANNOT BE ANYTHING BETWEEN 30'' AND 60'' IN HEIGHT WITHIN THE SHADED AREA
20. 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.
21. ALL TREES PLANTED IN THE PUBLIC RIGHT-OF-WAY WITHIN THE SITE TRIANGLES SHALL BE 4" CALIBER AND THE LOWEST LIMB SHALL BE 96" OR HIGHER FROM FINAL GRADE AT TIME OF PLANTING.
22. THERE CANNOT BE ANYTHING BETWEEN 3' AND 8' IN HEIGHT WITHIN THE SIGHT TRIANGLE.
23. THE SITE IS WITHIN THE AIRPORT ZONE.
24. WHERE POTENTIAL UTILITY CONFLICTS WITH LANDSCAPING, UTILITY LOCATIONS SHALL BE FIELD VERIFIED.
25. PLANS SHALL SPECIFY THAT INTERIOR PARKING GREENSPACE REQUIREMENT ARE 8% OF IMPERVIOUS MATERIAL, AND AT LEAST 80% WILL BE LIVING MATERIAL FOR PARKING ISLANDS.

LANDSCAPE REQUIREMENTS

STREET FRONTAGE BUFFER SW 'D' ST. 760 LF FRONTAGE	38 TREES REQUIRED	38 TREES PROVIDED
PERIMETER LANDSCAPING N/A		
INTERIOR PARKING LOT WEST PARKING LOT AREA = 151,549 SF EXTERNAL PLANTING	8% GREENSPACE REQUIRED 151,549 x .10 = 15,154 GREENSPACE REQUIRED 50 TREES REQUIRED	22,140 (14.6%) SF PROVIDED 50 TREES PROVIDED
PERIMETER 1 TREE PER 50 LF NORTH PERIMETER 856	17 TREES REQUIRED	17 TREES PROVIDED*

TREE TOTAL INCLUDES 12 EXISTING TREES ALONG THE NORTHERN PROPERTY BOUNDARY

ENGINEER: G.B.

DRAWN BY: JWC

LANDTEK STUDIOS
2503 SWEETBRIAR DR.
FAYETTEVILLE, AR 72703
PH# 479.283.9721

5/12/2025

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REVISIONS	DATE
SITE PLAN FOR COB REVIEW	07/16/24
1ST SUBMITTAL	11/01/24
Pre Application Meeting Plans	11/13/24
2nd Submittal	12/07/24
Redesigned Continuous Islands	01/19/25
Plotted Plans for Architect Meeting	01/22/25
Landscape plans revised	01/31/25
Architects/owners comments addressed, plotted new plans	03/03/25
2nd Submittal	04/04/25

NORTHWEST ASSEMBLY
LARGE SCALE DEVELOPMENT
OVERALL LANDSCAPE PLAN
BENTONVILLE, ARKANSAS

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

PROJECT NO. 24-144

DRAWING NO.
L-100

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

May 7th, 2025

Planning commission
City of Bentonville
305 SW A Street
Bentonville, AR 72712

RE: variance request for NW Assembly

Members of planning commission,

The Applicant, Northwest Assembly, would like to request two variances from the city of Bentonville Stormwater Management and Drainage Manual: Section IX- Open Channel Flow, specifically 9.2.2 Channel Cross Sections and Section III- Flow in Storm Drainage and Drainage Appurtenances, specifically 3.3.4 Minimum Grades.

We would like to request a variance from section 9.2.2 Channel Cross sections (6) Freeboard, "For channels with flow at high velocities, surface roughness, wave action, air bulking, and splash and spray are quite erosive along the top of the flow. Freeboard height should be chosen to provide a suitable safety margin. The height of freeboard should be a minimum of 1-foot for velocities up to 8 FPS and 2' for velocities over 8 FPS or provide an additional capacity of approximately one third of the design flow." The primary constraints are the existing road, D Street to the West, the slope from uphill to downhill side of the site, and the space available for this channel.

Our recommendation and request is to maximize the width and depth of the drainage channel within the existing site constraints. This would allow for a standard channel sizing of 3-feet depth, 12-foot width at the bottom of channel, and 0.4% slope. This is a large improvement to the existing channel, which has been surveyed at 2-foot depth, 6-foot width at the bottom of channel, and 0.3% slope. The existing ditch when modeled failed to contain the 1-year storm event, while the proposed channel would successfully contain the 100-year storm event, though it does not meet this requirement for freeboard. The proposed velocity in this channel is at 4.82-4.91 fps, so 1' of freeboard would be required. The large majority of the runoff conveyed through this channel is offsite runoff that the applicant has no control over.

We would like to request a variance from section 3.3.4 Minimum Grades, "The minimum slope for standard construction procedures shall be 0.50 percent when possible. Any variance must be approved specifically in writing by the City Engineer." This variance is specifically requested fo the existing drainage channel along the west property line adjacent to D Street. The constraints that prevent this being met are the downhill minimum elevation at the drainage pipe that routes this channel under D Street and the maximum elevation at the uphill end of the channel where runoff enters the channel. Currently some portions of the existing channel are at 0.3% slope or less, with some sections at 0 slope, completely flat.

Our recommendation and request is to re-grade the drainage channel to achieve the maximum possible slope continuously from the uphill to downhill end at 0.4% slope. This is the best outcome that can be achieved within existing site constraints and a significant improvement to the existing channel.

If you have any questions or require additional information, please feel free to contact me at your convenience.

Sincerely

Bates & Associates, In

Eli La Salle

Eli La Salle – 5/7/25

Burris
Architecture
820 Tiger Blvd suite 4 Bentonville, AR 72712
479.319.6045

Date: **May 15, 2025**

To: Bentonville Planning Commission

Project: **NW Church**
301 SW Unity Blvd
Bentonville, AR

From: **Dave P Burris**

This letter is put forward to the Bentonville Planning Commission to request the use of more than 25% of exterior finish materials the Bentonville Code considers to be non-primary materials.

The project was designed using high-quality three-coat cement-based stucco, 24-gauge architectural metal panels from Mac Metal, and significant areas of glazing.

The black, 24-gauge architectural metal panels will be used on approximately 10% of the façade. Glazing will cover approximately 15%. And the remaining 75% of the façade will be covered with either charcoal or white stucco. The Cementous stucco finish was used to match the existing structure. Stucco Data and documents are attached to this letter.

The black, charcoal, and white color scheme along with the design and finish materials will give this building a clean modern look that will be a welcome addition to Bentonville's built environment.

Please review the included renderings and if you have any questions or concerns, I'd be happy to address them with you.

Thank you,

Dave P Burris

NORTHWEST
CHURCH
ENTRANCE

EXTERIOR MATERIALS LEGEND

- 3/4" 3 COAT EXTERIOR STUCCO - WHITE
- 24 GA MAC METAL - MS1 CONCEALED FASTENER - COLOR: "BLACK"
- DOUBLE PANE - LOW E - TINTED GLAZING
- 3/4" 3 COAT EXTERIOR STUCCO - CHARCOAL
- METAL ACCENT TRIM, DOWNSPOUTS, GUTTERS, COLOR -DARK BRONZE

BID SET 3-31-25

Registered Architect
David Paul Burris
No. 4116
Arkansas

MAC METAL MS1 - BLACK = 8 %
EXTERIOR CONCRETE STUCCO - WHITE = 41 %
EXTERIOR CONCRETE STUCCO - CHARCOAL = 40 %
MISC. METAL - DARK BRONZE = 1 %
GLAZING = 10 %

4 WEST ELEVATION COLOR
1/8" = 1'-0"

WEST/SOUTH PERSPECTIVE

NORTH/EAST PERSPECTIVE

NORTH PERSPECTIVE

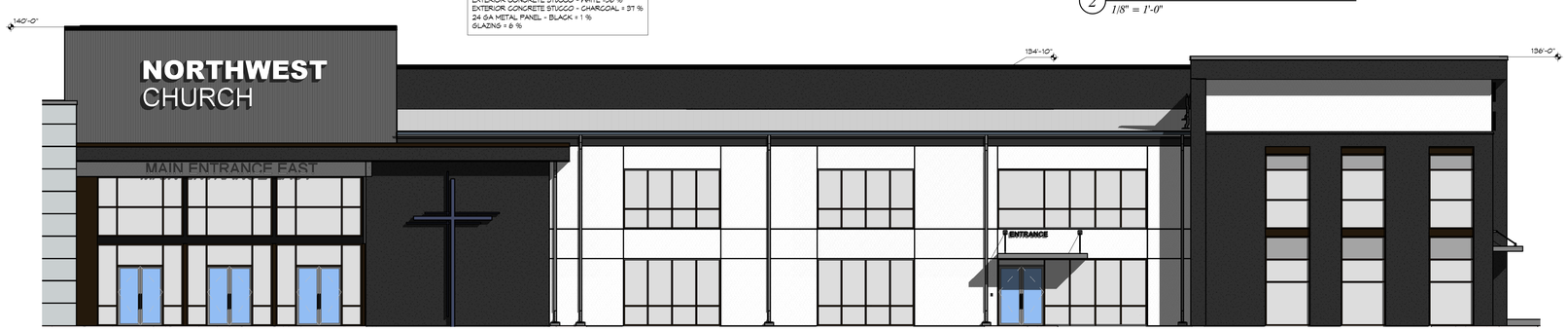
EAST PERSPECTIVE

MAC METAL MS1 - BLACK = 0 %
EXTERIOR CONCRETE STUCCO - WHITE = 84 %
EXTERIOR CONCRETE STUCCO - CHARCOAL = 1 %
24 GA METAL - BLACK = 1 %
GLAZING = 15 %

3 SOUTH ELEVATION COLOR
1/8" = 1'-0"

MAC METAL MS1 -BLACK = 0 %
EXTERIOR CONCRETE STUCCO - WHITE =58 %
EXTERIOR CONCRETE STUCCO - CHARCOAL = 37 %
24 GA METAL PANEL - BLACK = 1 %
GLAZING = 8 %

2 NORTH ELEVATION COLOR
1/8" = 1'-0"



MAC METAL MS1 - BLACK = 4 %
EXTERIOR CONCRETE STUCCO - WHITE = 29 %
EXTERIOR CONCRETE STUCCO - CHARCOAL = 25 %
24 GA METAL - BLACK = 4 %
GLAZING = 30 %

1 EAST ELEVATION COLOR
1/8" = 1'-0"

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

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NW CHURCH
301 SW Unity Blvd
BENTONVILLE, AR

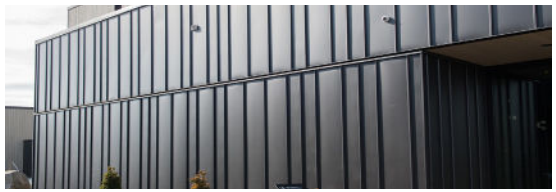
DATE
03/31/2025
JOB NO.
24044
REVISIONS

A7.0
COLOR ELEVATIONS

MS MODULAR

Data Sheet

Prefinished Steel Roof and Wall Profile Without Visible Screws



MS 1

MS 1.1

MS 1.2

DESCRIPTION

Profile designed for both wall and roof installation, offering the possibility to create designs from roof to wall. Vertical installation only. The MS Modular opens the door to an infinite world of design possibilities. This seamless profile will impart a distinctive sense of grandeur to the buildings it clads!

WARRANTY

Since we use a superior grade of steel and an unparalleled painting process that ensures longevity, MAC offers its customers a 40-year Quiet Guarantee.

INSTALLATION WARRANTY

In the event that a problem occurs during the installation of the profiles, it is important to report the situation immediately to your supplier before proceeding with the rest of the installation. For MS Modular profiles, the supplier must be notified prior to the installation of 500 sq. ft. Beyond 500 sq. ft. the installer is responsible for the installation.

PHYSICAL DATA OF THE PROFILE

Dimensions	
Standard length	Customized according to plans and specifications up to 60 ft (18.29 m)
Height (covered) MS 1	19.25 in (488.95 mm)
Height (covered) MS 1.1	15.6 in (396.24 mm)
Height (covered) MS 1.2	11.35 in (288.29mm)
Thickness (width)	1.0625 in (27 mm)
Weight (per panel)	26 j | 1.06 lb/ft² (0.48 kg/ft²) 24 j | 1.32 lb/ft² (0.6 kg/ft²)
Screw holes (openings)	0.75 x 0.1875 in (19 mm x 4.8 mm)
Screw holes intervals	1.5 in (39.1 mm) OR 2.25 in (57.2 mm)
Available gauge | Galvanized Z275 (G90) 33 SS (230) grade steel as per ASTM A653/A653M	
Gauge 26 (roof) & 24 or 22 (wall)	26 g | 24 g | 22 g (wall on demand)
Packaging details	
Single package size MS1	33 in x 31 7/8 (max) x custom length | 50 panels
Single package size MS 1.1	33 in x 31 7/8 (max) x custom length | 50 panels
Single package size MS 1.2	26 1/2 in x 31 7/8 (max) x custom length | 50 panels
Installation direction	
Installation orientation	vertical

MS MODULAR

Data Sheet

MAC METAL ARCHITECTURAL

Prefinished Steel Roof and Wall Profile Without Visible Screws

TESTS

WIND RESISTANCE

Resistance to overload due to uniformly distributed static pressure-related winds, according to ASTM Standard D5206-06a.

Resistance type	Pressure
Breaking pressure of a component Failure mode - nailing tape (16 in c/c)	2872 Pa (60 psf)
Breaking pressure of a component Failure mode - nailing tape (24 in c/c)	2872 Pa (60 psf)

FIRE RESISTANCE

- Tested to ASTM-E2768 for use in non-combustible construction in Wildland Urban Interfaces in California (required for WUI listing).
- Tested as per CAN/ULC-S135 for use in non-combustible constructions.
- Tested as per ASTM E84 for non-combustible construction (Class A category).
- Classified 0 Flammability Hazard, according to the NFPA Rating Explanation Guide.

TYPE OF TEST	DESCRIPTION	STATUS
CAN/ULC-S135	Fire resistance (CAN)	Compliant
ASTM E84	Fire resistance (USA)	Class A
W.U.I.	Wildland Urban Interface accreditation	Inscription 8140-2358-0500
ASTM D5206-06A	Maximum sustained pressure	2872 Pa (60 psf) 16 in c/c 2872 Pa (60 psf) 24 in c/c 1995 Pa (41.7 psf) 36 in c/c 1436.4 Pa (30 psf) 48 in c/c
ASTM E330	Plank deflection under wind pressure (Tested for these variables, the results are available upon request)	16 in c/c | + 1920 Pa - 1949 Pa 24 in c/c | + 1783 Pa - 1933 Pa
ASTM E283	Air leakage of the wall assembly	Compliant
FBC	Florida Building Code accrediation	In progress
TDI	Texas Department of Insurance accreditation	Non-tested
Miami Dade, ASTM E1886, E1996, TAS 202 & TAS 203	ZHLA.63 Hurricane Resistance accreditation	Non-tested

RESTRICTIONS ON ROOFING SLOPES

- MINIMUM SLOPE 10° or 17.03% (~ 2/12 pitch) for pre-finished steel roof with TEXTURAL III paint system (colors based on polyurethanes)
- MINIMUM SLOPE 15° or 26.75% (~ 3/12 pitch) for pre-finished steel roof with TEXTURAL IV paint system (colors at the base of PVDF)
- MINIMUM 18° SLOPE or 32.49% (~ 4/12 pitch) for pre-finished steel roof with PERSPEC-TRA paint system PLUS (colors based on polyesters)
- For slopes less than 3/12-manual installation recommendation of MAC sealer inside staple (all along the groove of the female part of the staple)

  * Sealing against the risk of water infiltration due to the hydrostatic pressure of water during snowmelt.

CHARACTERISTICS OF THE PROFILES

- No perforations and no visible screws
- No joints along the length of the panels
- Non-combustible product
- Increased wind resistance
- MS 1 19.25" width
- MS 1.1 15.6" width
- MS 1.2 11.35" width
- 24- and 26- gauge (22-gauge on demand)

ENVIRONMENT

Placing the environment at the heart of our priorities, all of our products are made from 86% recycled material and are 100% recyclable at the end of their life, in addition to contributing to the following LEED points:

- Recycled steel content (LEED – Credit 4.1 & Credit 4.2)
  Valid for all coatings (roofs and walls)
- Reduction of Heat Islands (LEED – Credit 7.2)
  Valid for roof coverings with slopes > 2/12 depending on the solar reflectance index (ISR or SRI greater than 29) corresponding to the chosen color (roofs only)

ASSEMBLY

- Comply with the manufacturer's requirements, recommendations, and written specifications, including any available technical bulletins such as the installation guide, installation videos available on the manufacturer's web page, and instructions in the web page and instructions appearing in the product catalog.

INSTALLATION SURFACES

- ROOFING installation: on plywood (minimum thickness 5/8 in) covered with a high temperature membrane compliant for steel roofs.

- WALL installation: on plywood, install on wood furring (1 in x 3 in) (25,4 mm x 76.2 mm) or on metal furring (Z bar) 18 gauge or 20 gauge, if needed.

Note: All furring must be ground horizontally and vertically to allow installation according to accepted practice and to achieve a good final installation result.

FIXATION

- For each type of installation (wall or roof), drip flashing must be installed behind the furring and the weather barrier for the MS 1, MS 1.1 & MS 1.2 profiles. It must be carefully levelled, as this will determine the straightness of the work.
- Before starting the installation, refer to the videos and installation guides to make sure you have all the tools and accessories you need to begin.
- A methodical verification of the work must be done every 3 or 4 sheets in order to detect possible anomalies.
- Continuous installation of drip moldings, starter moldings, inset/outset corner pieces, corner pieces, borders, soffits, moldings adjacent to doors and windows according to the manufacturer's recommendations.
- Set a screw every 20, 22, or 24 inches depending on the degree of slope and exposure to the winds.
- For wall installations, screws should be set every 16 to 24 inches.
- Install a wide strip of manufacturer-recommended sealant on the back of the center of the panels at intervals of 24 inches or on the substructures designed to receive the panels.
- Allow an additional 3 inches to make the bends. The ends of the panels should be folded after the starting moldings and the wings of the grooves. The same applies to the panels at the ends, which must also be stapled along their length upon starting moldings. The ends of the panels that enter the pocket of the ridge cap or other moldings laid in advance must be folded (towards the open air) and sealed at the junction of the staples and the junction of the ridge cap or moldings.
- Never leave the cut edge of the panels exposed on the surface. Normally, the cut edges must be folded on themselves, stapled, or covered by adjacent moldings. Requires sealant application for shallow slopes, near grooves, or for increased safety against high winds and noise vibration.
- When there are several floors to be covered, it is important to put a horizontal expansion molding on all floors if the structure is made of wood, or at every 30 feet if the structure is made of steel.
- When necessary, cut the panels into lengths, using only a specialized MAC guillotine, sheet metal scissors, or a steel nibbler. Cold-cut metal rotary blades made by Diablo are the only brand tested and recommended by MAC. Please refer to the cutting recommendation leaflet for all details and models.
- Installation of MAC siding products on ZIP system Insulated R-Sheathing Panels, or on other dual composite panels made from softer materials than wood, is not recommended. This type of panel doesn't offer a good rigid mounting surface for the MAC products and will allow for movement and deformation under varying weather conditions and levels of sun exposure, and lead to oil canning.

FASTENING

MAC is proud to offer you a screw system adapted to its profiles. The screws used to screw our products must meet the STM B-117 2000h standard. The use of MAC screws designed for our profiles is strongly recommended.

Use the MAC High-End Century K-LATCH Screw or MAC Self-Drilling K-LATCH Screw depending on the type of furring or surface to be fastened.

The screws should be set with moderate contact (pressure) on the clip part of the panel to avoid impeding the metal expansion. The screws must not exert any upward or downward pressure to avoid deforming the siding or opening the joints. A systematic check of the work must be done every three or four panels heightwise to ensure any possible anomalies are detected. Remove the protective film from the siding prior to installation to facilitate a good visual inspection of the quality of the installation and in order to make appropriate corrections as installation progresses.

A058.250
K-LATCH High-End
Century Screw
1.25 in

A053.250
K-LATCH
Self-Drilling Screw
1.25 in

ACCESSORIES & MOLDINGS

With an eye for detail, MAC offers a series of accessories compatible with its profiles to ensure a perfect finish. Discover our moldings, arches, soffits, vents, screws, and snow gates offered in our unique color series.

All standard moldings such as transition trim, inside/outside corners, and drip moldings are available from the MAC manufacturer or distributors in 10 ft (3048 mm) lengths. Please refer to the website for the complete molding and flashing guide. Custom moldings are available in 10 ft (3048 mm) lengths upon request. They can be manufactured by MAC or by a forming company from flat rolls supplied by MAC.

RESOURCES

To help you in the realization of your project, we have made all of the CAD, REVIT, and DWG drawings, as well as the videos and technical guides of our profiles, available for you to use on website. Find these resources in the PRO Space of each.

40-YEAR WARRANTY

MAC METAL ARCHITECTURAL INC (''MAC'') PROVIDES A 40 (FORTY) YEAR WARRANTY ON ITS METAL ROOFING AND SIDING, NAMELY THE MS-1, MS-MODULAR, MS-2, MS-3, MS-4, MS-AUTHENTIC, HARRYWOOD, HARRYWOOD PLUS, HARRYWOOD PLUS BLOCK, NORWOOD, NORWOOD MINI, VERSA, METAL BLOCK, POLYMAC, BOARD AND BATTEN, REVERSE BOARD AND BATTEN, FLUTED PANELS, MS-750 (I), MS-380 IN PREPAINTED STEEL IN THE TEXTURAL III AND TEXTURAL IV COLOR SERIES, UNDER RESERVE OF THE FOLLOWING TERMS AND CONDITIONS.

THE WARRANTY COVERS ALL PAINT DEFECTS (CHIPPING AND/OR PEELING), DISCOLORATION AND CHALKING ON THE SAME PURSUANT TO NORMAL USAGE IN NORMAL CLIMATIC CONDITIONS.

DURING THE FIRST 30 (THIRTY) YEARS, THE DISCOLORATION SHALL NOT ATTAIN RESPECTIVELY 5 DELTA E HUNTER UNITS IN THE CASE OF A VERTICAL APPLICATION AND 8 DELTA E HUNTER UNITS IN THE CASE OF A HORIZONTAL APPLICATION FOR THE COLORS IN THE TEXTURAL III SERIES AS WELL AS 5 UNITS NBS HUNTER FOR THE COLORS IN THE TEXTURAL IV SERIES WITH PRINTS AND THE MEASURES DECREED BY THE ASTM D2244 STANDARD.

Measures shall be taken on clean surfaces after eliminating all deposits or any chalking in accordance with ASTM D3964 Standard. Any change to coloration (DELTA E) may be measured by a homologated colormeter producing a reactance reading from the trichromatic filter X,Y and Z system, based on the luminance values at 20 °C of the CIE in Hunter units L, a, and b.

With respect to products with metallic coatings in the TEXTURAL III series, the discoloration shall be uniform during the first twenty-five (25) years. The panels or panel sections which are subject to unequal sun exposure due to installation conditions shall be excluded from this warranty in such unequal zones of exposure.

As to panels with TEXTURAL IV series printed paint, it is impossible to measure the coloring on a printed surface with instruments because of the natural variations of the pattern. However, the appearance of the print shall remain intact and recognizable during the first twenty (20) years of exposure and the discoloration shall be uniform.

DURING THE FIRST 30 (THIRTY) YEARS OF EXPOSURE, FLOURING SHALL NOT EXCEED N° 8 IN THE CASE OF A VERTICAL APPLICATION AND N° 6 IN THE CASE OF A HORIZONTAL APPLICATION (Refer to ASTM D4214 Standard). IN THE CASE OF METALLIC PAINTS, THIS PERIOD IS LIMITED TO 20 (TWENTY) YEARS (Refer to ASTM D4214 Standard, Method A).

THIS WARRANTY APPLIES ONLY TO PRODUCTS USED IN CANADA AND IN THE UNITED STATES CONTINENTAL (i.e., except Alaska and Hawaii).

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info@macmetalarchitectural.com
MACmetalarchitectural.com

40-YEAR WARRANTY

MAC
METAL ARCHITECTURAL

This warranty constitutes the client's only recourse with respect to whatever product defect or default. MAC OFFERS NO OTHER WARRANTY, DOES NOT WARRANT OR MAKE ANY OTHER CONDITION, IMPLICIT OR EXPLICIT, WRITTEN OR VERBAL, IN REGARDS TO THE PRODUCT, WHETHER UNDER COMMON LAW, STATUTE OR OTHERWISE, INCLUDING WITHOUT LIMITATION, ANY MERCHANT QUALITY WARRANTY OR ANY INTERPRETATIONS OF GENERAL OR PARTICULAR USE TO WHICH MAC EXPRESSLY DECLINES ANY LIABILITY TO THE STATED TERMS, WITHIN THE LIMITS PROVIDED BY LAW.

This warranty is transferable to the subsequent purchasers of the property but only (i) if a written notice of the future transfer has been sent to MAC at least thirdy (30) days before said transfer and (ii) if MAC has had the opportunity to examine the product at least thirdy (30) days before the transfer and has found no evidence of damage to the product; should there be a lack of notice as stated above or in the case of notice of damage by MAC, the warranty will not apply.

APPLICATION

The client must inspect the MAC panels prior to their installation so that expenses are limited should the material be recognizably faulty or non-compliant. MAC's liability is limited to manufacturing and providing replacement panels in order to provide products compliant to performance pursuant to the original warranty. Labor costs and other costs related to replacement are the client's responsibility.
The replacement of faulty panels does not extend the warranty. Notwithstanding, the remaining warranty will continue to apply on replacement parts.

MAC's liability from the sale of or providing metal panels, their installation or their use, whether based on a warranty, a contract or a tort, is limited to the current purchase price of the material corresponding to the faulty part of the MAC panels which are to be replaced. MAC shall not be held liable in any way for direct or indirect, accessory, secondary or special damages sustained by the client or whomever in relation to the purchase, the installation or the use of MAC panels, or of any other damages related to labour or those caused by a loss of the use of the property or the contents of the property.

CLAIMS

1. To make a claim, the buyer must notify MAC in writing within thirdy (30) days of the discovery of the defect. Failing to notify MAC of the defect within statutory limits shall invalidate this warranty.

2. The notice must contain a complete description of the material and must include the original bill of sale, the date of the appearance of the defect and pictures supporting the claim. The notice must be forwarded to MAC by e-mail at info@macmetalarchitectural.com.

3. The buyer shall provide MAC with all available options to inspect the metal panels before any changes are made to them.

4. All of the claims shall be subject to a prior investigation in order to determine the cause and its admissibility

40-YEAR WARRANTY

MAC
METAL ARCHITECTURAL

EXCEPTIONS TO THE WARRANTY:

1. If the metal panels are not properly installed in accordance with MAC instructions, the Company is not liable for the material sold.

2. If the metal panels are constantly exposed to aggressive and/or corrosive atmospheric conditions, this warranty is not applicable because metal panels are not made for environmentally aggressive use, such as:

2.1 Conditions relating to exposure or constant water wash by salt water or salt water spray, other salts, or to salt water fumes.

2.2 Conditions relating to tlong-term exposure to corrosive chemical products, smoke, ashes, cement dust, organic residue, or animal excrement.

2.3 If products are in direct contact with or washed by water containing lead, copper, or any other materials which are reactive with steel (i.e., fascias, gutters, eaves, etc.)

2.4 Conditions or circumstances which promote the formation or the condensation of corrosive smoke inside the property.

3. The Discoloration Warranty does not cover metallic paints from the TEXTURAL III and TEXTURAL IV series because, for such products, this phenomenon cannot be precisely measured by a trichromatic spectro photometer. The panels or sections of panels are excluded from a uniform discoloration warranty when they are subject to highly unequal exposure to sun and for all unequal exposure zones. The discoloration warranty does not apply to the paint systems on polyurethanes with a clear finish.

4. If the metal panel incline is less than 5 degrees when they were manufactured in TEXTURAL III and TEXTURAL IV series.

5. If the metal panels have suffered mechanical, chemical, or any other type of damage during transport or storage on the construction site or during installation.

6. If water evacuation is prevented or the metal panels are subject to permanent condensation.

7. If damage or defects are linked to or result from panel manufacturing or embossing or their adjacent moldings.

8. If the damages which could be caused to the client resulted-in a difference from the pre-painted panels on lots installed at different stages of the project and/or associated with different orders and/or to the difference between existing lots of panels replaced under the warranty.

9. If the damage was caused directly or indirectly by hidden staples on the metallic panels.

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40-YEAR WARRANTY

MAC
METAL ARCHITECTURAL

10. If the panels were in permanent contact with wet or rotten wood, damp insulation, or other corrosive products.

11. If the damage is due to the weakness in the substrate steel or faulty basic steel, or the steel is not compatible with ASTM AZ 275 (G90) Standard.

12. If the damage is due to the use of installation accessories incompatible with MAC products.

13. If the damage is directly or indirectly caused by residual particles of the metal when the metal is hot cut or with the use of circular tools.

14. If the damage is caused by exposure to the cut banks or to stapling of the panels on different types of moldings.

15. If the damage is caused by the formation or falling of ice, frozen snow, or hale.

16. If the damage is caused by the installation, use of, or broken snow barriers, or by any other equipment used to retain snow on roofs.

17. The warranty does not apply to damages resulting from a landslide, structural defects, or any other cause not attributable to an inherent defect to the manufacturing of MAC materials.

18. The warranty does not apply in the case of force majeure or natural disasters (explosions, fire, riots, acts of war, tornadoes, earthquakes, or other external forces).

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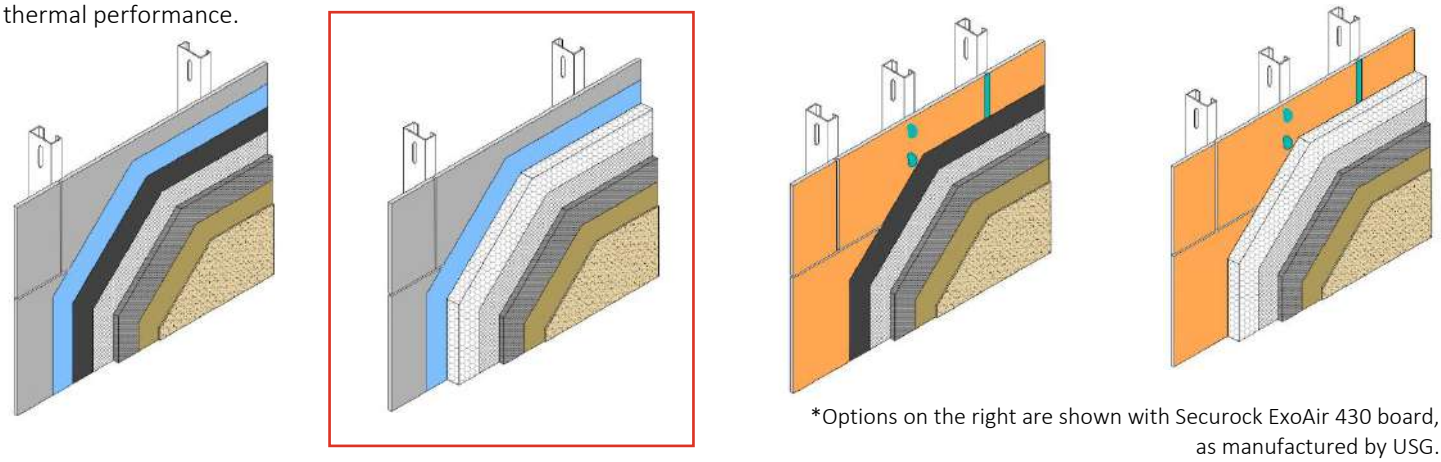
PRODUCT DESCRIPTION

The StucCoat Three-Coat System (Scratch and Brown) consists of an approved water resistive barrier and metal lath, StucCoat Base or Crack Isolation Base, acrylic primer and an acrylic coating or finish with the option of including Continuous Insulation for increased thermal performance.



*Options on the right are shown with Securock ExoAir 430 board, as manufactured by USG.

BASIC USES

StucCoat Three Coat System is a durable, exterior cladding intended for use over wood or steel framing and Dryvit approved sheathing.

FEATURES & BENEFITS

FEATURE

- Durable
- Water-Resistive
- Cost Effective
- Aesthetic Variety

PROPERTIES

Testing: Complies with ASTM C 1328 and IBC requirements for Portland cement plaster.

Job Conditions: Air and surface temperature for application of StucCoat Base must be 40 °F (4 °C) or higher and must remain so for a minimum of 24 hours.

Temporary Protection: Must be provided at all times to protect StucCoat Base, primer and finish applications from damaging effects of precipitation, dirt and job-site contamination.

COMPONENTS

Water-resistive barrier: Shall comply with all local building codes. Minimum 2 layers are required over wood-based substrates for liquid applied water resistive barriers, or Dryvit Securock ExoAir 430 Board as manufactured by USG.

Continuous Insulation (optional): Rigid insulation applied to the exterior of the sheathing, before StucCoat Scratch and Brown coat to increase overall system insulative value, refer to DS1032 for Installation Details. **Note:** continuous insulation, when installed as part of the system, replaces the 2 layers of felt paper backing [slip sheet].

Lath (by others): Approved paper backed, or other self-furring shall be galvanized, minimum 2.5 lbs/sq yd (1.4 kg/m²) or 3.4 lbs/yd² (1.9 kg/m²) and comply with ASTM C 841 and C 847; 16 gauge galvanized self-furring welded wire lath (ASTM C 933), minimum 1 1/2 x 17 galvanized woven wire lath (ASTM C 1032); or 3/8 in (9.5 mm) galvanized rib lath. Minimum 2.5 lbs/sq yd (1.4 kg/m²) lath is required for thicknesses of 3/4 in (19 mm) or greater. The specific type is designated by the designer based on project requirements. Lath installation shall conform to ASTM C 1063 and local code requirements.

Cement Plaster Base (Scratch and Brown Coat): Shall be StucCoat Base in either sanded or concentrate formula. Refer to DS997 (sanded) or DS1027 (concentrate) for complete mixing and application instructions.

Acrylic Primer: Shall be Color Prime™, DS410, Color Prime-W™, DS474 or Primer with Sand™, DS477. Refer to specific product data sheets for complete application instructions.

Acrylic Coating:

Demandit® Smooth – integrally colored, smooth exterior wall coating enhanced with proven mildew resistance. See DS400 for complete information.

Weatherlastic® Smooth – integrally colored, elastomeric, smooth exterior wall coating enhanced with proven mildew resistance. See DS433 for complete information.

APPLICATION

StucCoat System must be applied in accordance with local and national code requirements and ASTM C 926. Refer to StucCoat Three-Coat System Specifications, DS1028, DS1029, DS1044, and DS1045; StucCoat Three-Coat System Details, DS1031, DS1032, DS1033, DS1034.

FINISHES

For complete information, please refer to the product data sheets.

Acrylic Finish

- DPR – flexible textured exterior wall finish with integral color. Available in 5 primary textures: Quarzputz®, Sandblast®, Sandpebble®, Sandpebble Fine™ ~~and Freestyle®~~, DS416.
- PMR™ – flexible textured exterior wall finish with integral color and enhanced with additional mildew protection, DS490.
- HDP™ – flexible textured exterior wall finish with integral color and optimized for hydrophobic performance, DS811.
- E™ Finish – lightweight, highly flexible textured exterior wall finish with integral color. Available in 3 textures: Quarzputz E, Sandpebble E, and Sandpebble Fine E, DS468.
- Weatherlastic - elastomeric textured exterior wall finish with integral color. Available in 5 textures: Adobe, Quarzputz, Sandpebble, Sandpebble Fine and Mojave, DS418.

SPECIALTY FINISHES

- Ameristone™ - Multi-colored quartz aggregate with a flamed granite appearance, DS434.
- Stone Mist® - Ceramically colored quartz aggregate, DS420.
- Custom Brick™ - Acrylic polymer-based finish used in conjunction with a proprietary template system to create the look of brick, DS227.
- TerraNeo® - Acrylic-based finish with large mica chips and multi-colored quartz aggregates, DS481.
- Lymestone™ - A premixed, 100% acrylic-based finish designed to replicate the appearance of limestone blocks, DS472.
- Finesse™ - A Smooth 100% acrylic-based dirt pickup resistance finish, DS859.

StucCoat 3-Coat with Continuous Insulation Installation Details

Table of Contents

Detail

STUCCOAT 3-COAT SYSTEM CUTAWAY	SCTC-CI-01
FLANGED WINDOW HEAD	SCTC-CI-02
FLANGED WINDOW JAMB	SCTC-CI-03
FLANGED WINDOW SILL	SCTC-CI-04
STOREFRONT WINDOW HEAD	SCTC-CI-05
STOREFRONT WINDOW JAMB	SCTC-CI-06
STOREFRONT WINDOW SILL	SCTC-CI-07
SLOPED WINDOW SILL	SCTC-CI-08
OUTSIDE CORNER	SCTC-CI-09
INSIDE CORNER	SCTC-CI-10
INSIDE CORNER CONTROL JOINT	SCTC-CI-11
SOFFIT/FASCIA INTERSECTION	SCTC-CI-12
EXPANSION JOINT INTERSECTION	SCTC-CI-13
PIPE RAILING ATTACHMENT	SCTC-CI-14
PENETRATION	SCTC-CI-15
TERMINATION AT CONCRETE FOUNDATION	SCTC-CI-16
TERMINATION AT ROOF/WALL INTERSECTION	SCTC-CI-17
TERMINATION AT ROOF/WALL INTERSECTION -FLAT ROOF	SCTC-CI-18
TERMINATION AT ROOF/WALL INTERSECTION -SHINGLED ROOF	SCTC-CI-19
TERMINATION AT PARAPET/WALL INTERSECTION	SCTC-CI-20
PARAPET FLASHING	SCTC-CI-21
EPS CORNICE	SCTC-CI-22
HORIZONTAL FLASHING AND EXPANSION JOINT	SCTC-CI-23
HORIZONTAL EXPANSION JOINT	SCTC-CI-24
TWO PIECE HORIZONTAL EXPANSION JOINT	SCTC-CI-25
HORIZONTAL TERMINATION AT BRICK WALL	SCTC-CI-26
HORIZONTAL TERMINATION AT LAP SIDING	SCTC-CI-27

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TREMCO CPG MAKES NO WARRANTY, EXPRESSED OR IMPLIED, AS TO THE ARCHITECTURAL DESIGN, ENGINEERING, OR WORKMANSHIP OF PROJECTS UTILIZING TREMCO CPG SYSTEMS OR PRODUCTS.

THE LIABILITIES OF TREMCO CPG SHALL BE AS STATED IN THE STANDARD WARRANTY. CONTACT TREMCO CPG FOR A FULL AND COMPLETE COPY OF THE WARRANTY.

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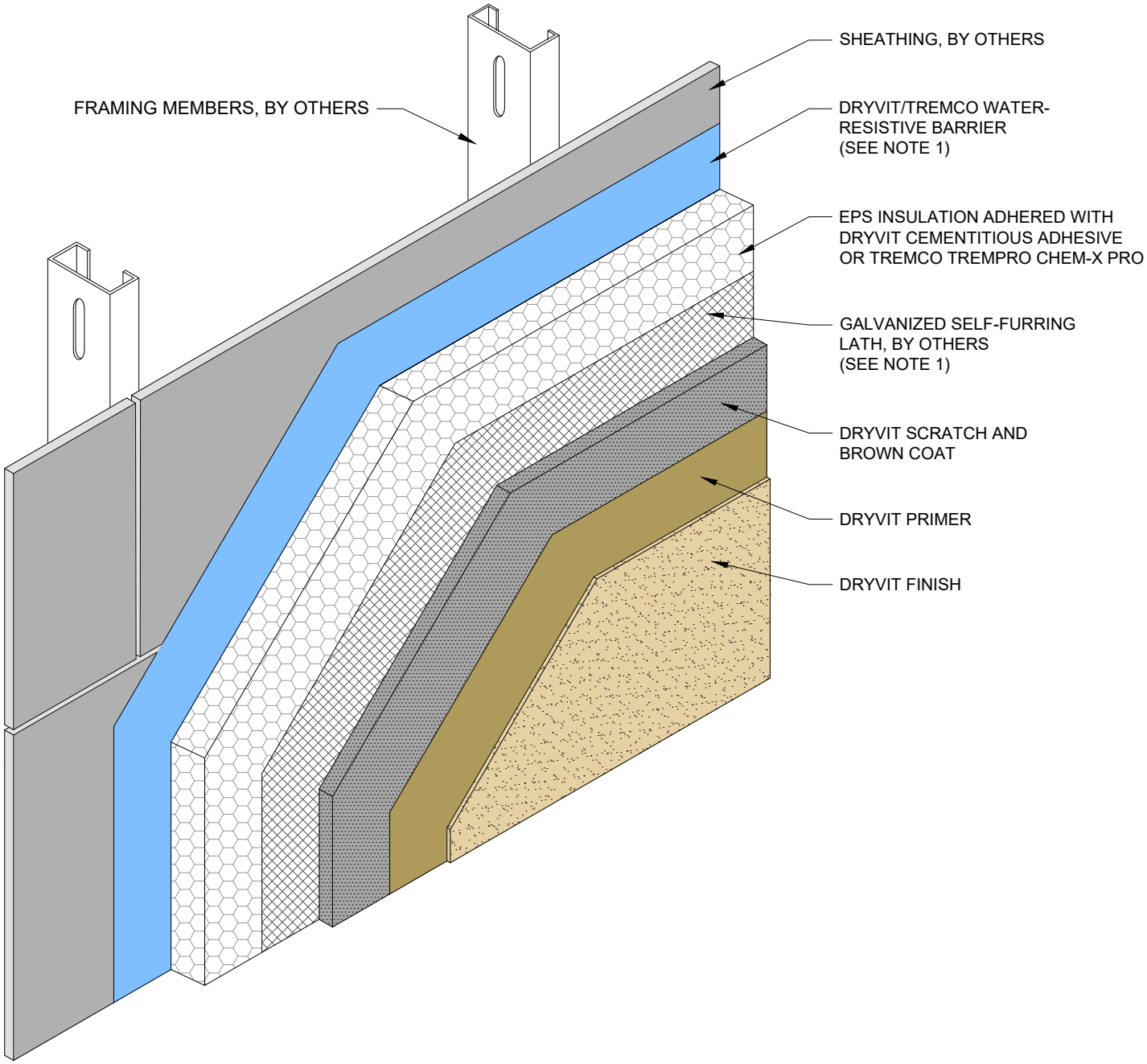

NOTES:
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StucCoat 3-Coat with Continuous Insulation

Dryvit Dryvit Technical Support: 800-556-7752	Detail: StucCoat 3-Coat with Continuous Insulation System Cutaway			File Name:
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	Revision #: 00	Revised by: -	Date: 1/17/2025	
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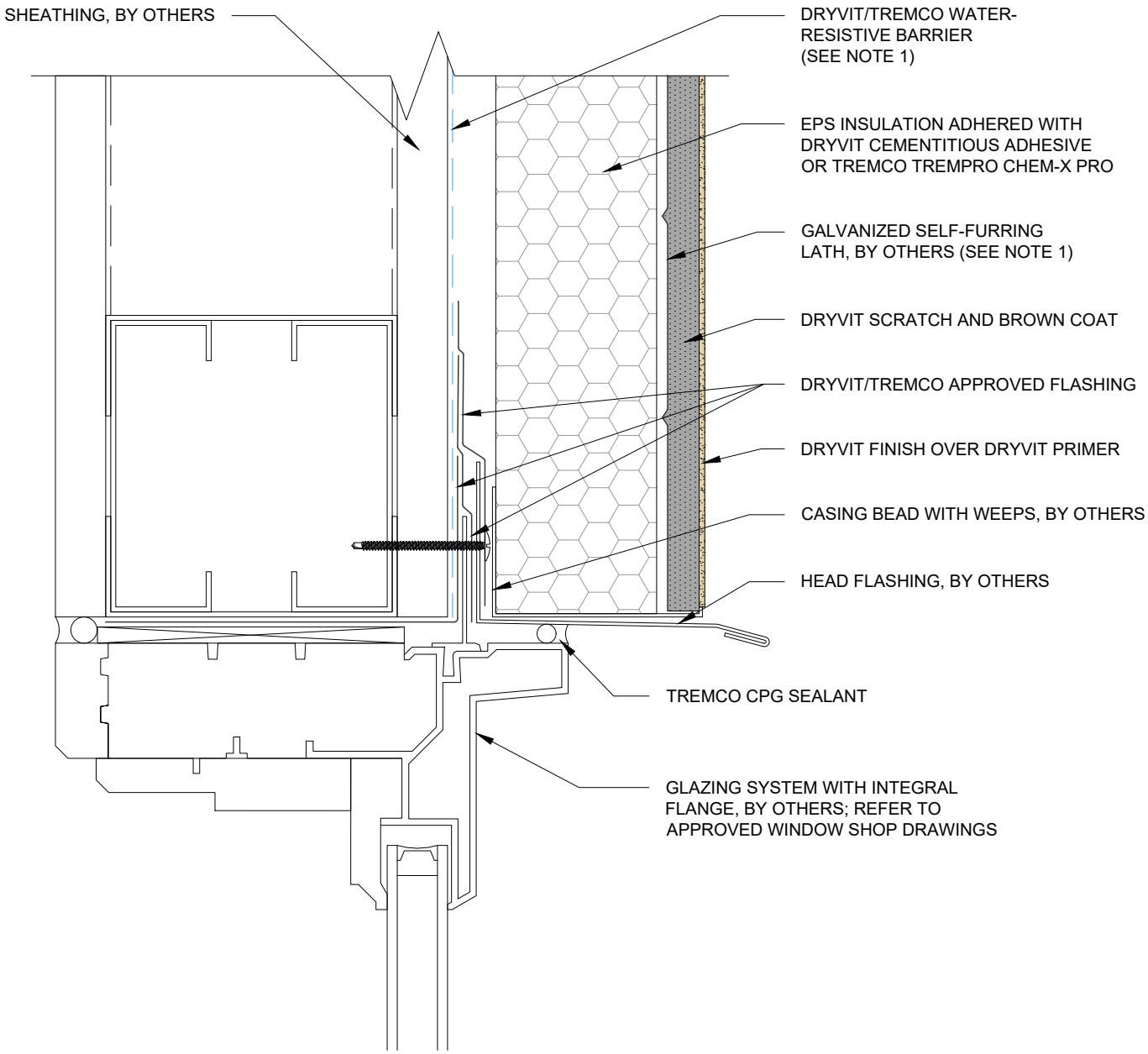

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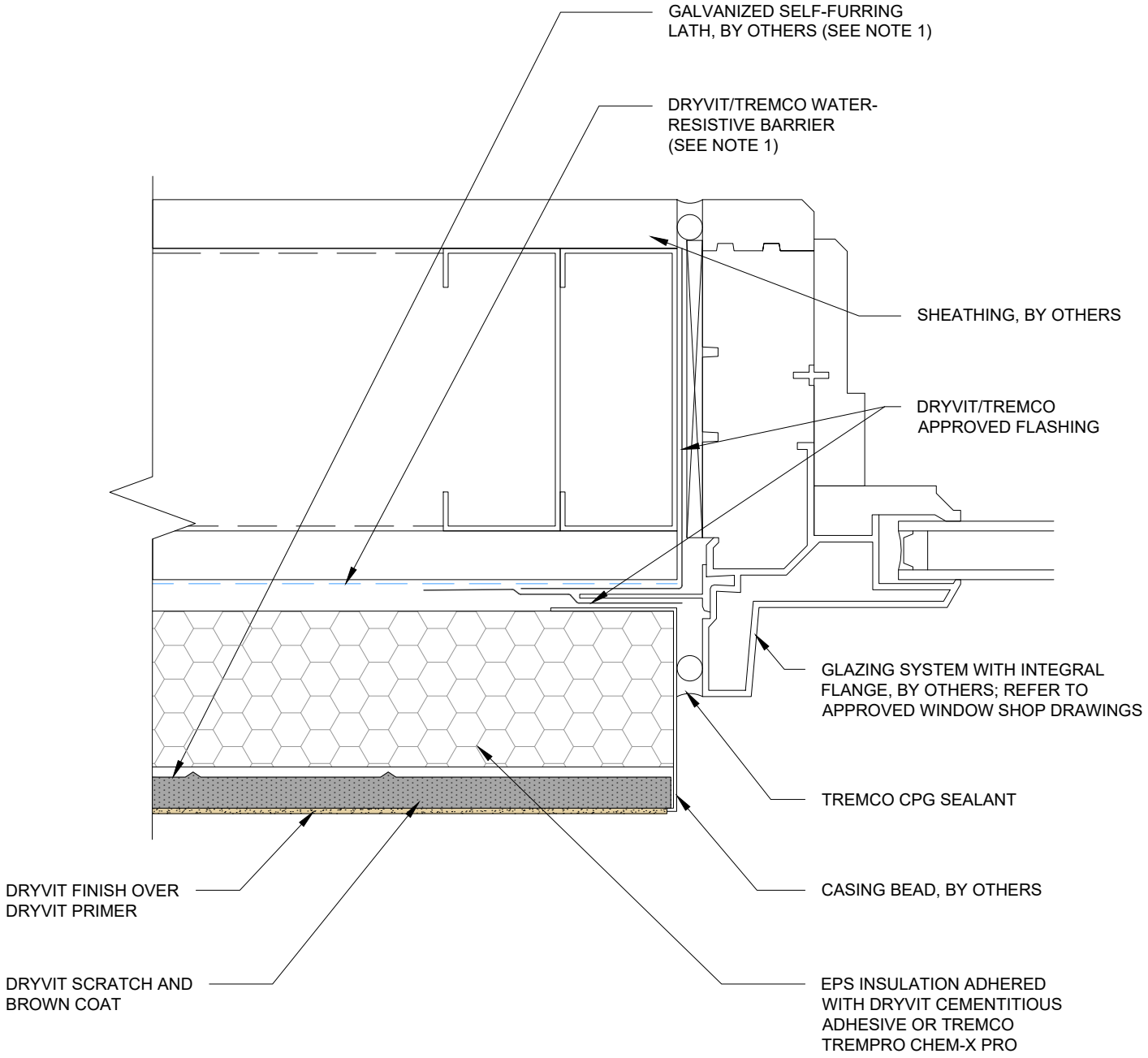
StucCoat 3-Coat with Continuous Insulation

Dryvit Dryvit Technical Support: 800-556-7752	Detail: Flanged Window Head			File Name:
	Drawn by: KAB	Checked by: AL	Scale: 6" = 1'-0"	SCTC-CI-02
	Revision #: 00	Revised by: -	Date: 1/17/2025	
	www.tremcocpg.com			TREMCO Construction Products Group



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StucCoat 3-Coat with Continuous Insulation

Dryvit Dryvit Technical Support: 800-556-7752	Detail: Flanged Window Jamb			File Name:
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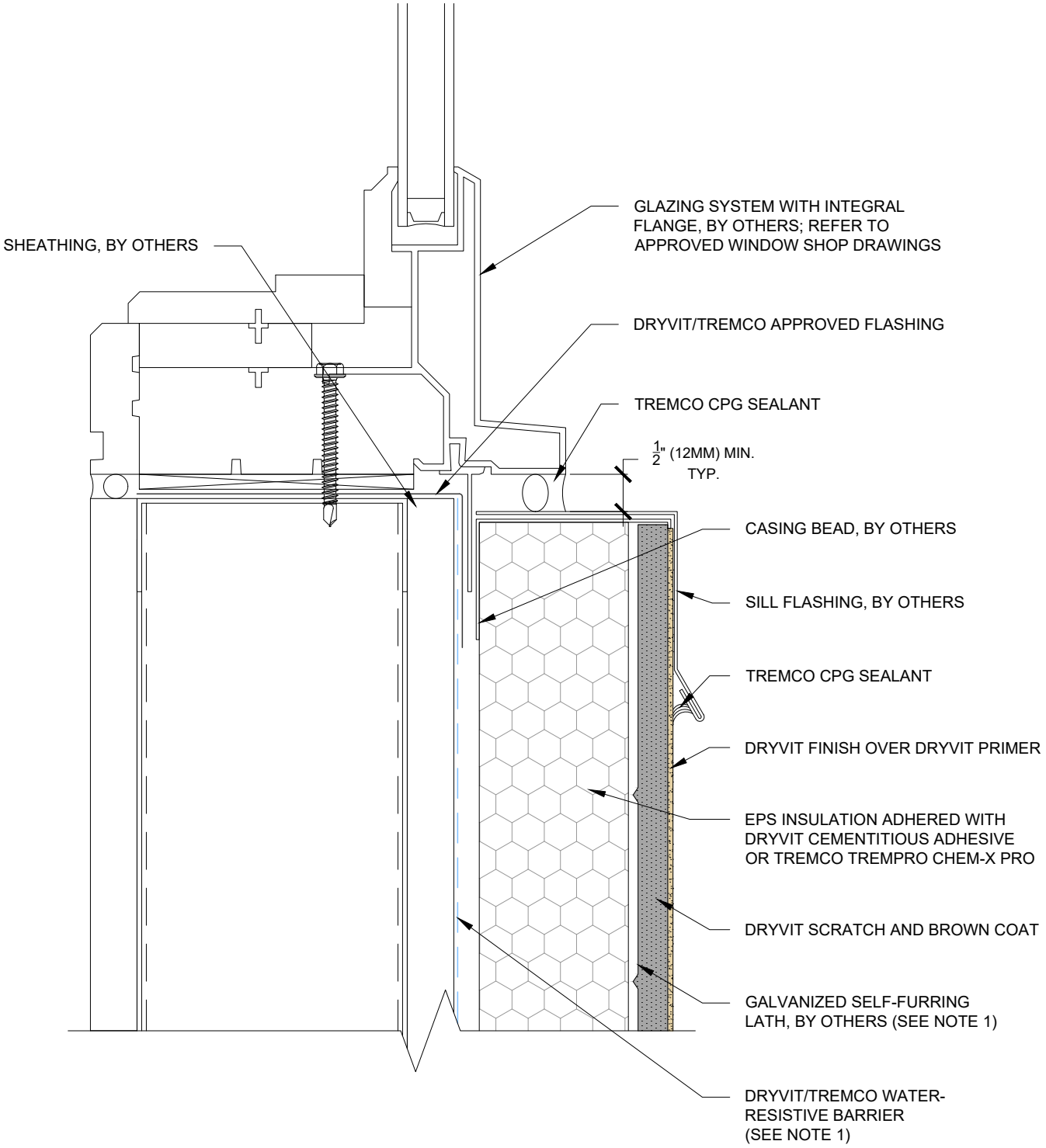

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StucCoat 3-Coat with Continuous Insulation

Dryvit Dryvit Technical Support: 800-556-7752	Detail: Flanged Window Sill			File Name:
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	Revision #: 00	Revised by: -	Date: 1/17/2025	
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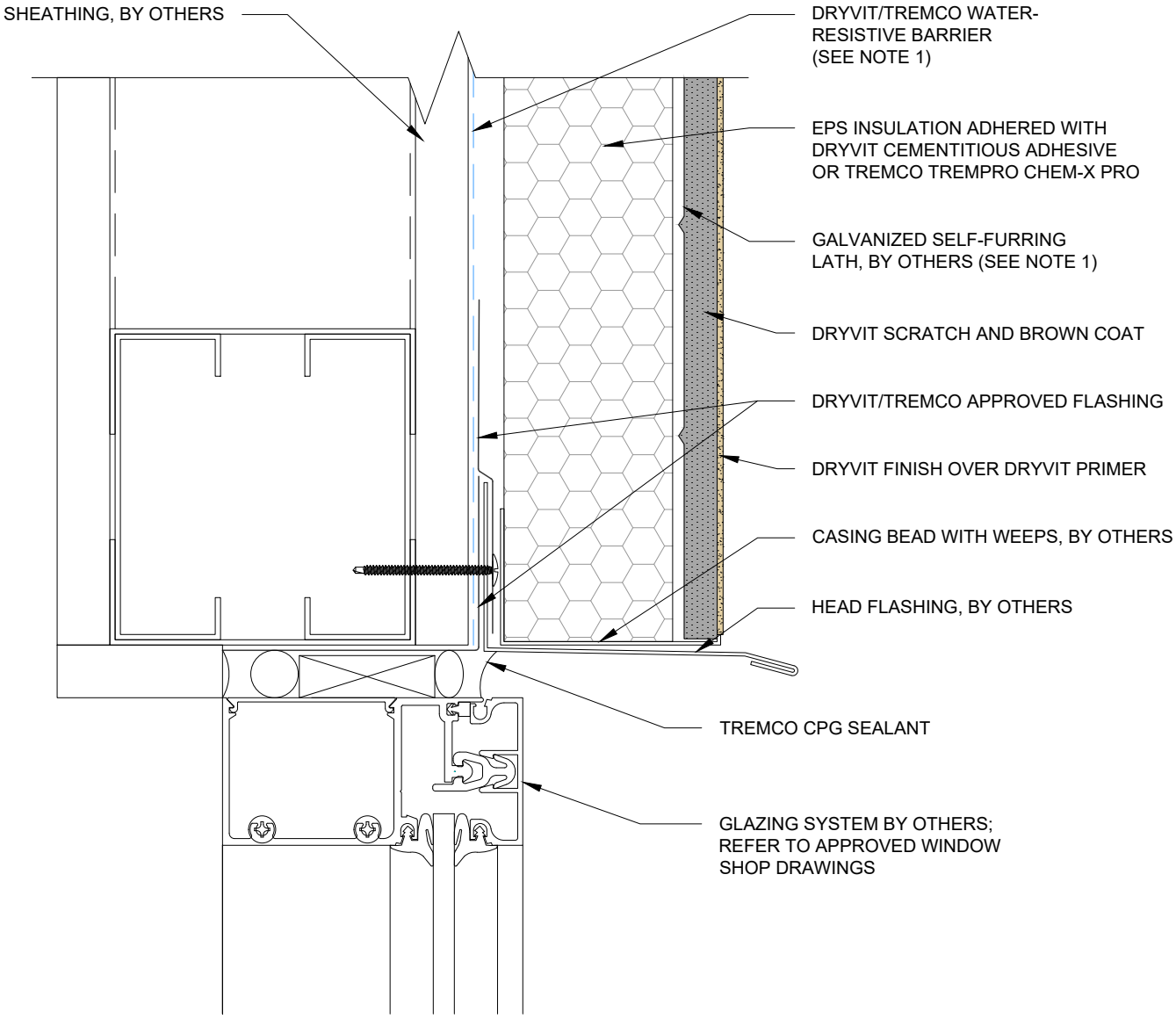

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StucCoat 3-Coat with Continuous Insulation

Dryvit Dryvit Technical Support: 800-556-7752	Detail: Storefront Window Sill			File Name:
	Drawn by: KAB	Checked by: AL	Scale: 6" = 1'-0"	SCTC-CI-05
	Revision #: 00	Revised by: -	Date: 1/17/2025	
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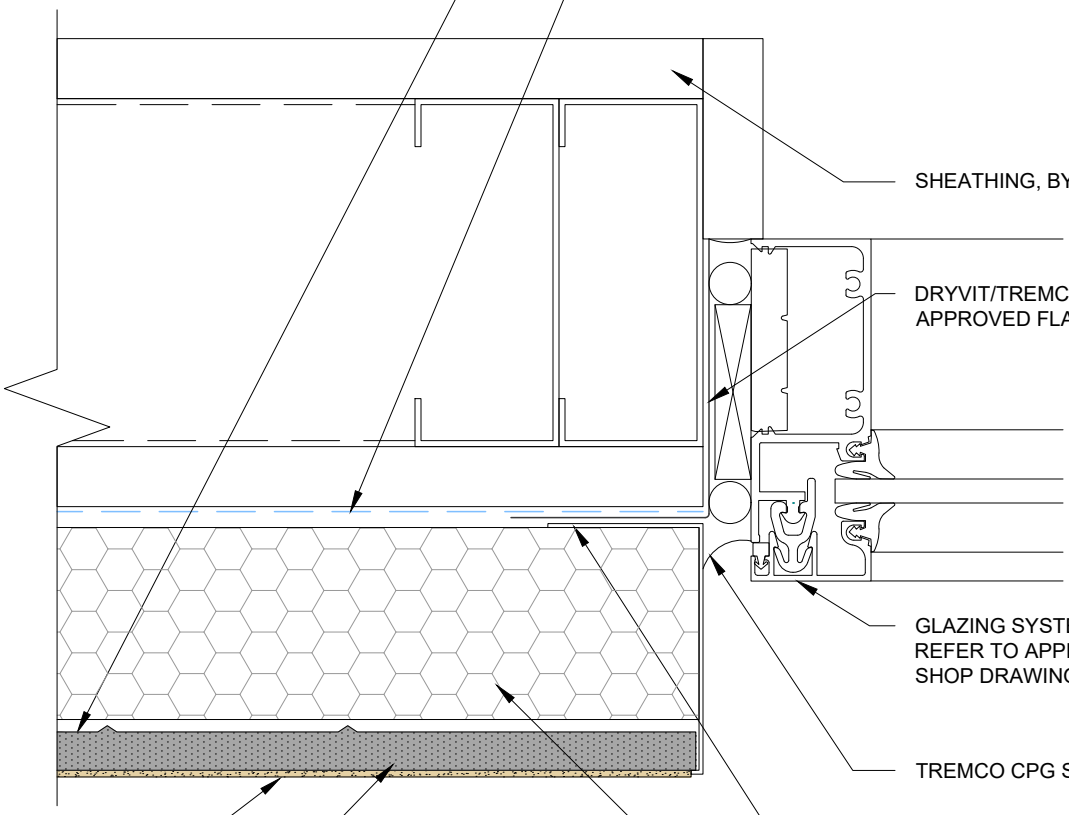

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StucCoat 3-Coat with Continuous Insulation

Dryvit Dryvit Technical Support: 800-556-7752	Detail: Storefront Window Jamb			File Name:
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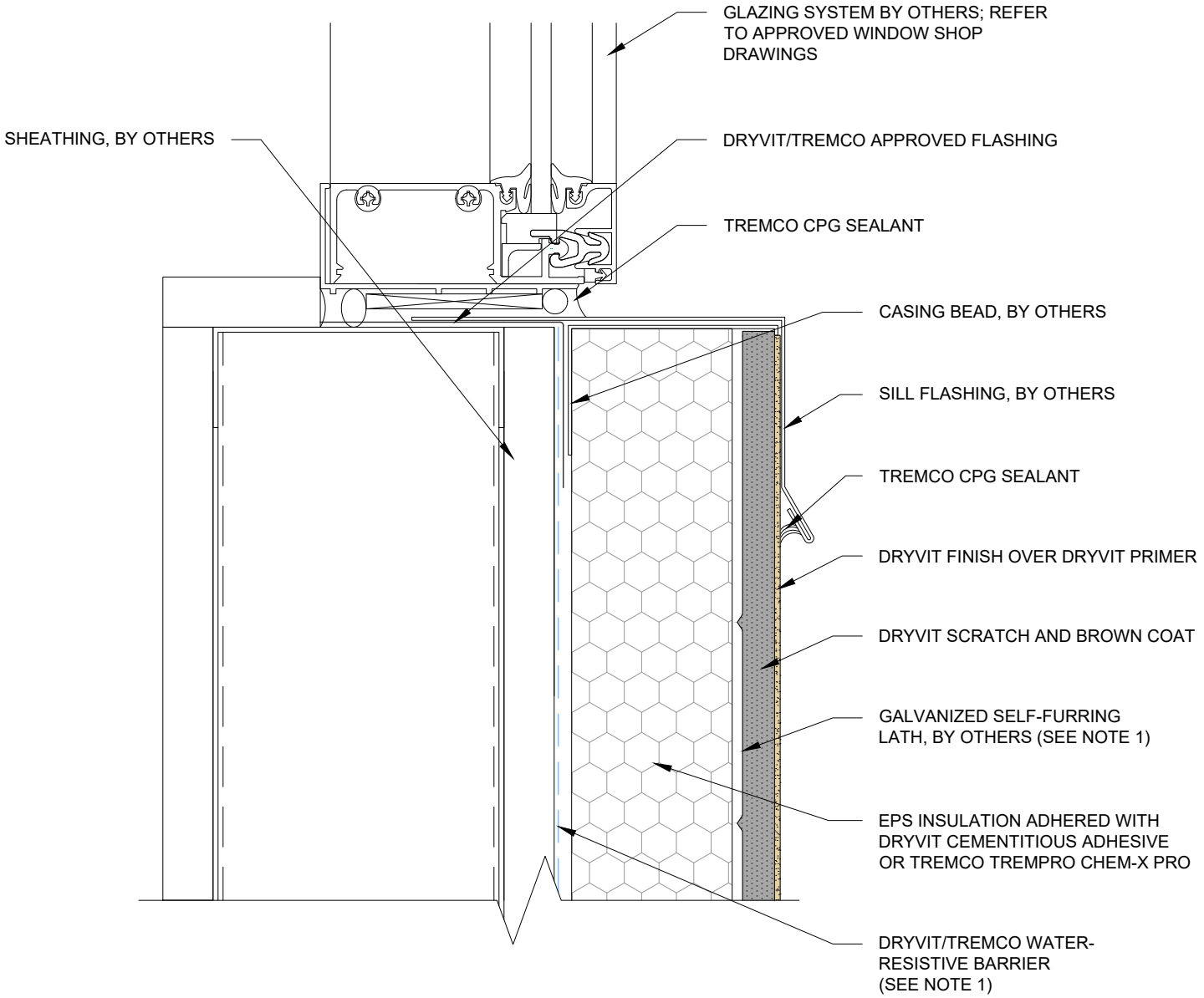

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StucCoat 3-Coat with Continuous Insulation

Dryvit Dryvit Technical Support: 800-556-7752	Detail: Storefront Window Sill			File Name:
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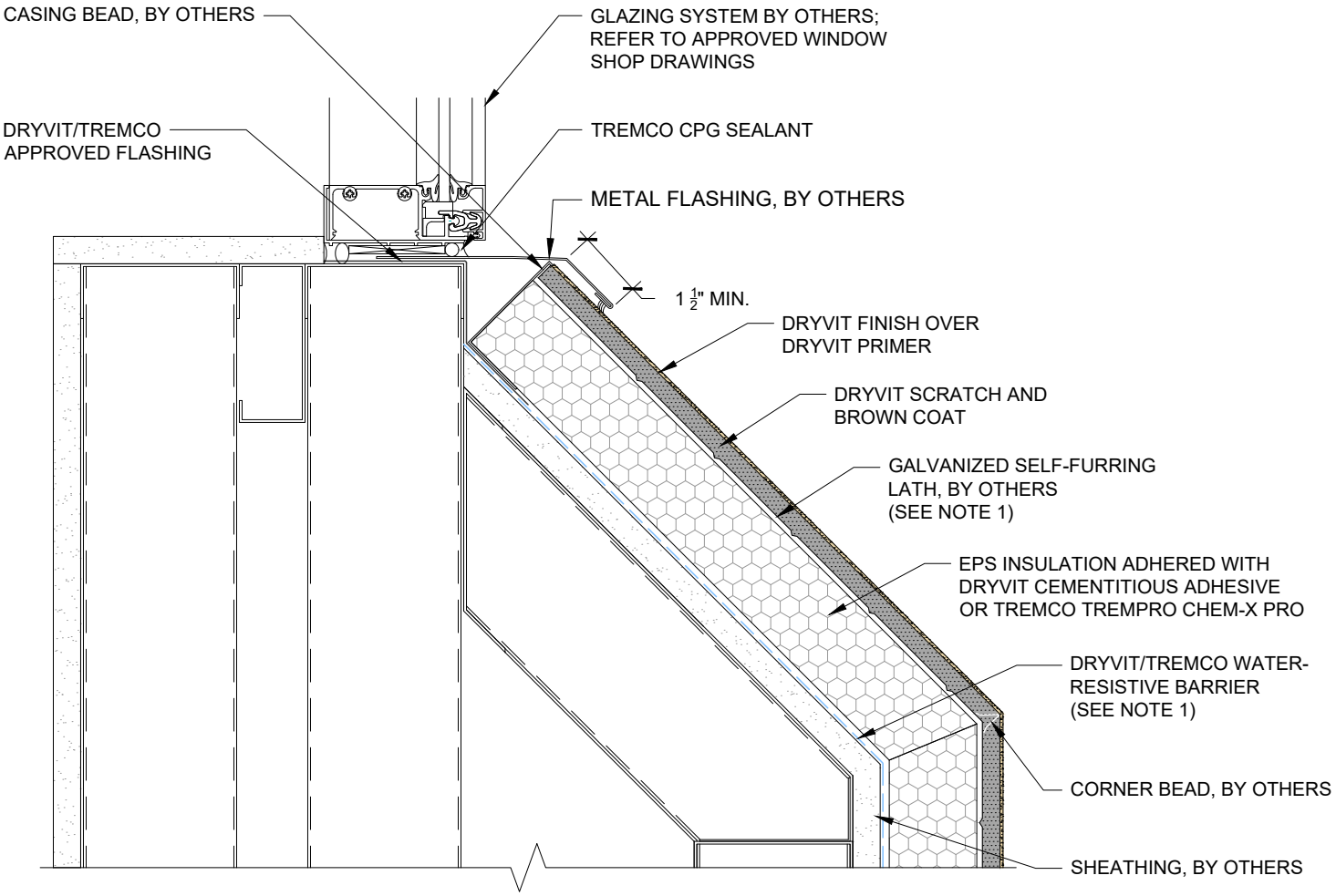

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StucCoat 3-Coat with Continuous Insulation

Dryvit Dryvit Technical Support: 800-556-7752	Detail: Sloped Sill			File Name:
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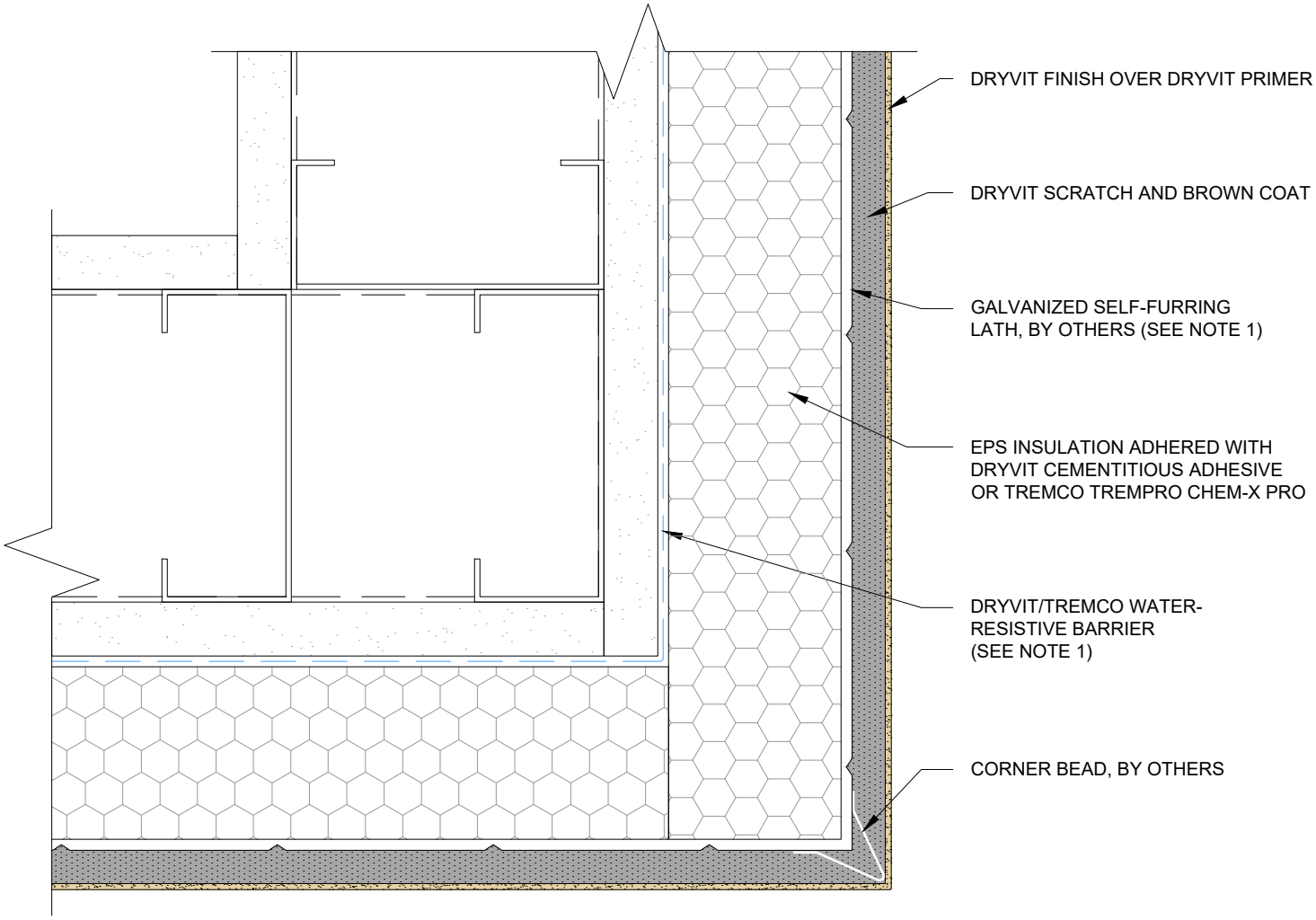

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StucCoat 3-Coat with Continuous Insulation

Dryvit Dryvit Technical Support: 800-556-7752	Detail: Outside Corner			File Name:
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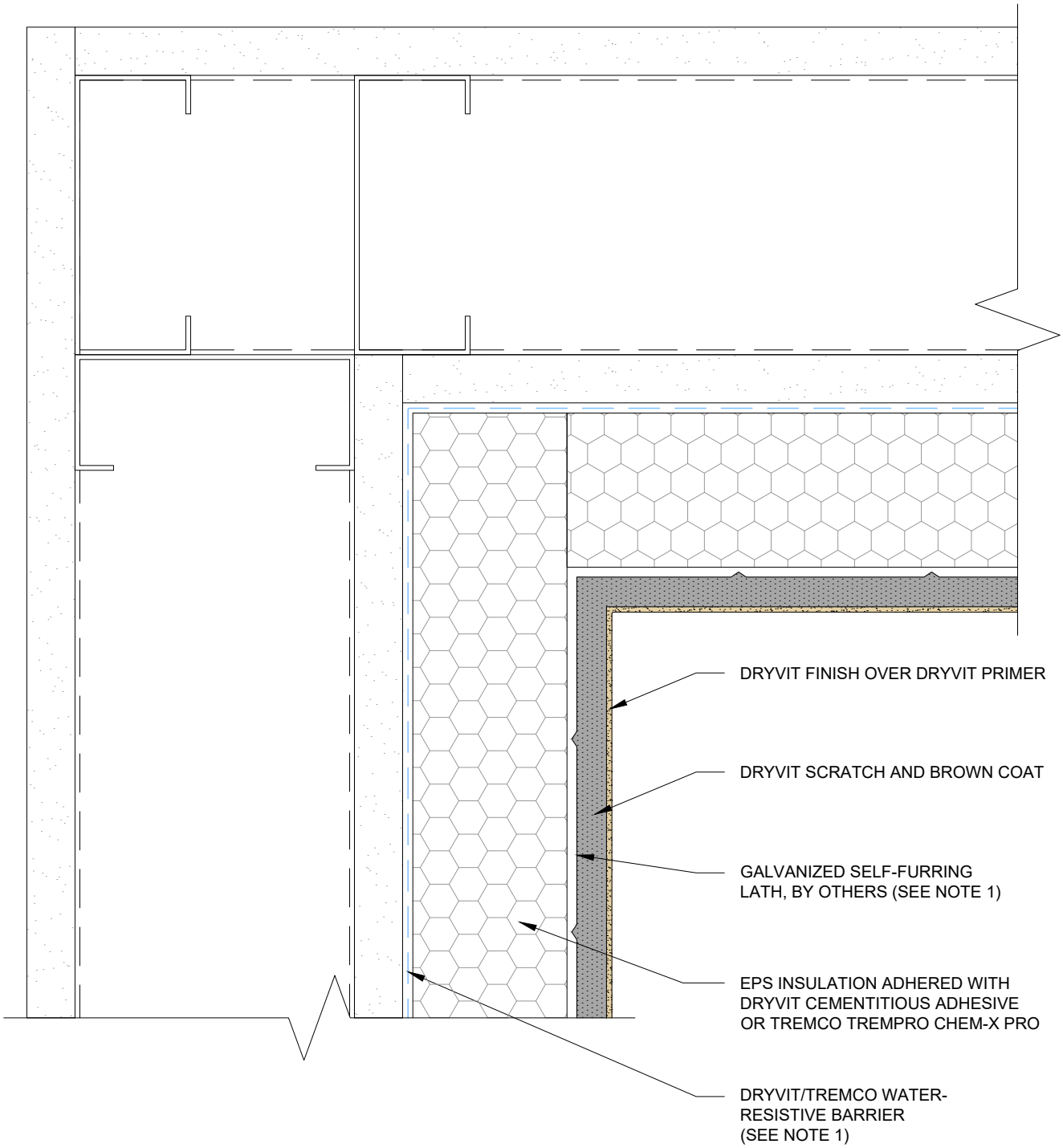

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StucCoat 3-Coat with Continuous Insulation

Dryvit Dryvit Technical Support: 800-556-7752	Detail: Inside Corner			File Name:
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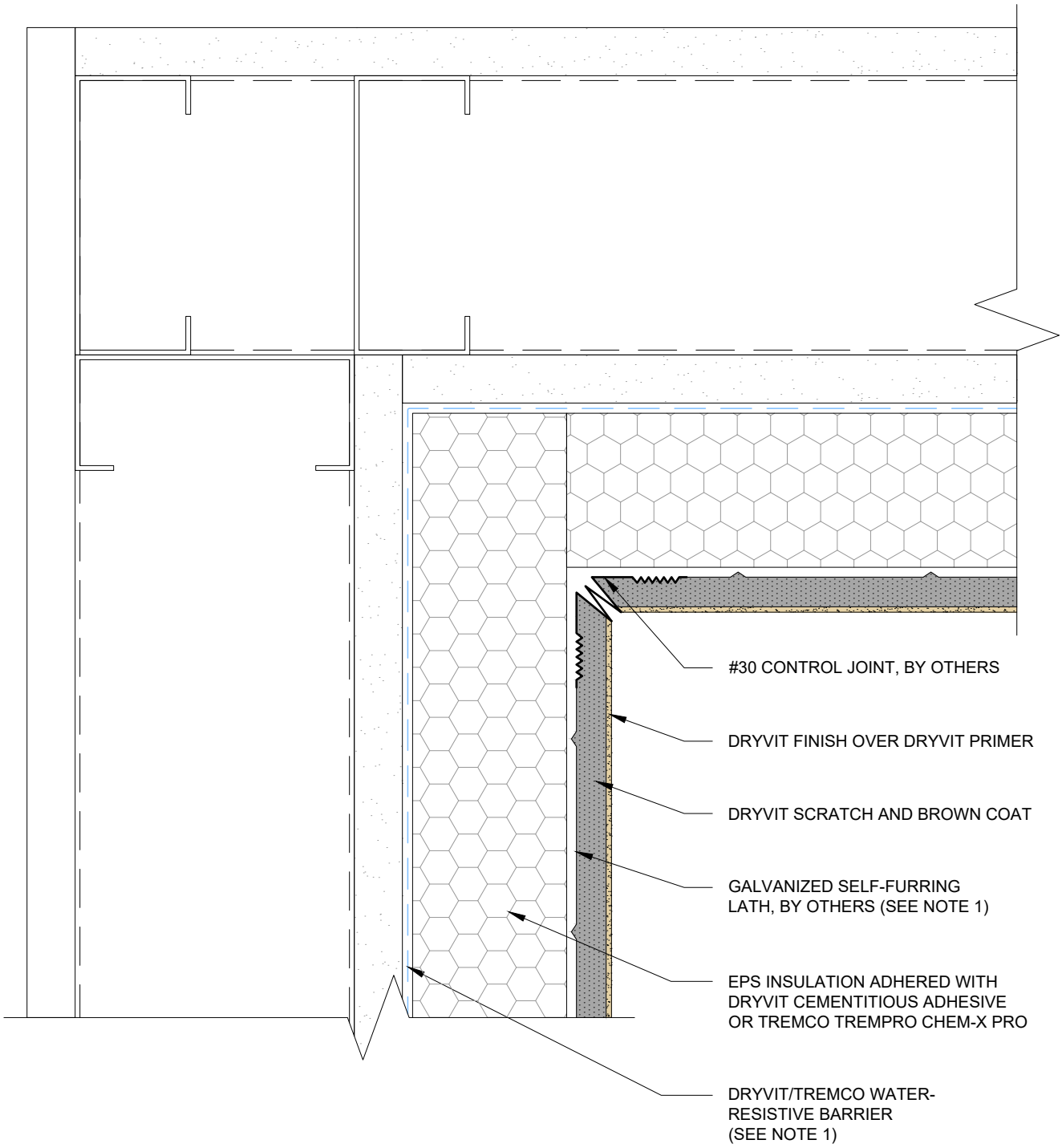

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StucCoat 3-Coat with Continuous Insulation

Dryvit Dryvit Technical Support: 800-556-7752	Detail: Inside Corner Control Joint			File Name:
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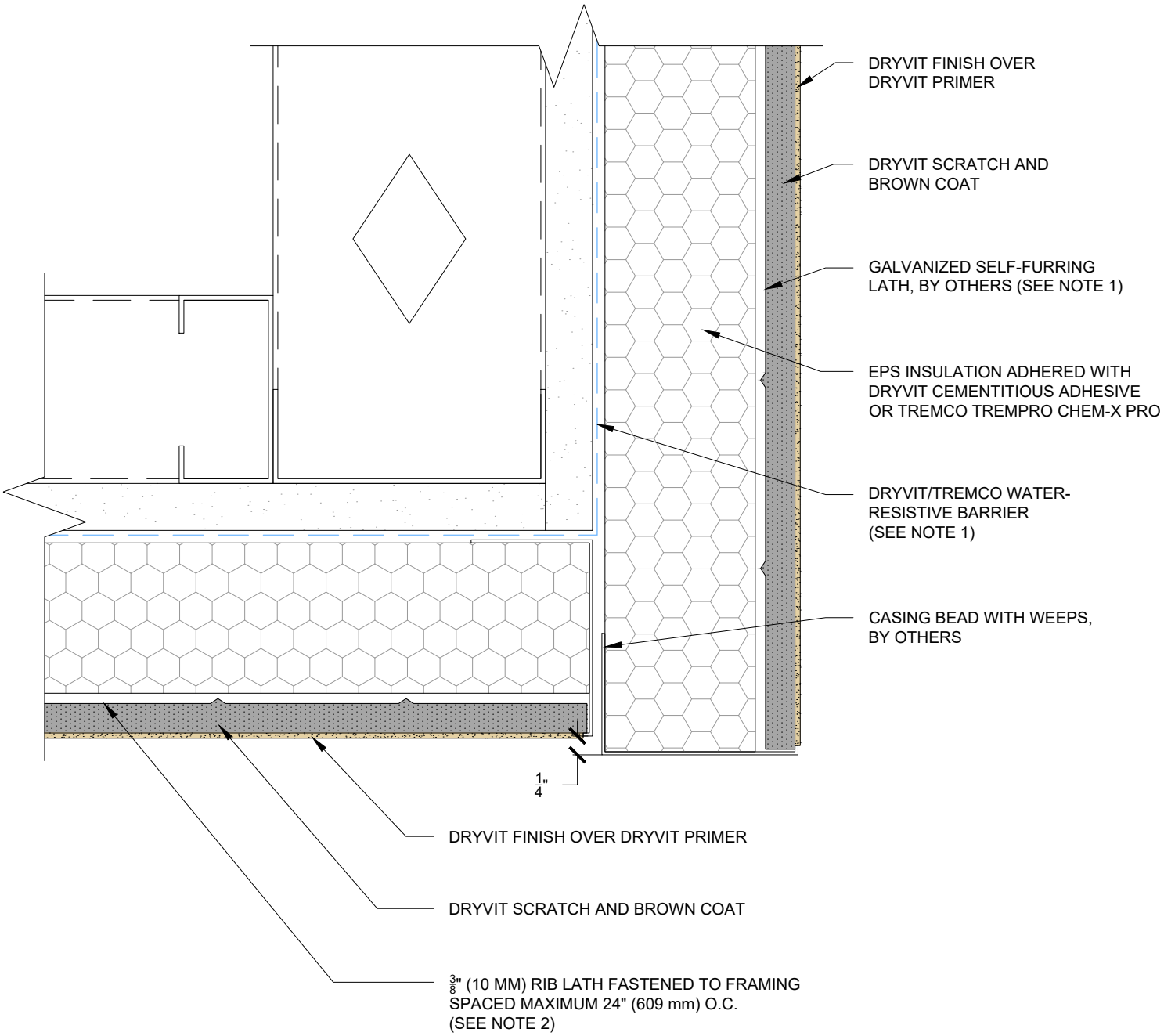
	Revision #: 00	Revised by: -	Date: 1/17/2025	
	www.tremcocpg.com			TREMCO Construction Products Group



NOTES:

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2. FRAMING JOIST SPACED AT 24" (609 MM) REQUIRES 3/8" (10 MM) RIB LATH PERPENDICULAR TO JOISTS.

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StucCoat 3-Coat with Continuous Insulation

Dryvit Dryvit Technical Support: 800-556-7752	Detail: Soffit/Fascia Intersection			File Name:
	Drawn by: KAB	Checked by: AL	Scale: 6" = 1'-0"	SCTC-CI-12
	Revision #: 00	Revised by: -	Date: 1/17/2025	
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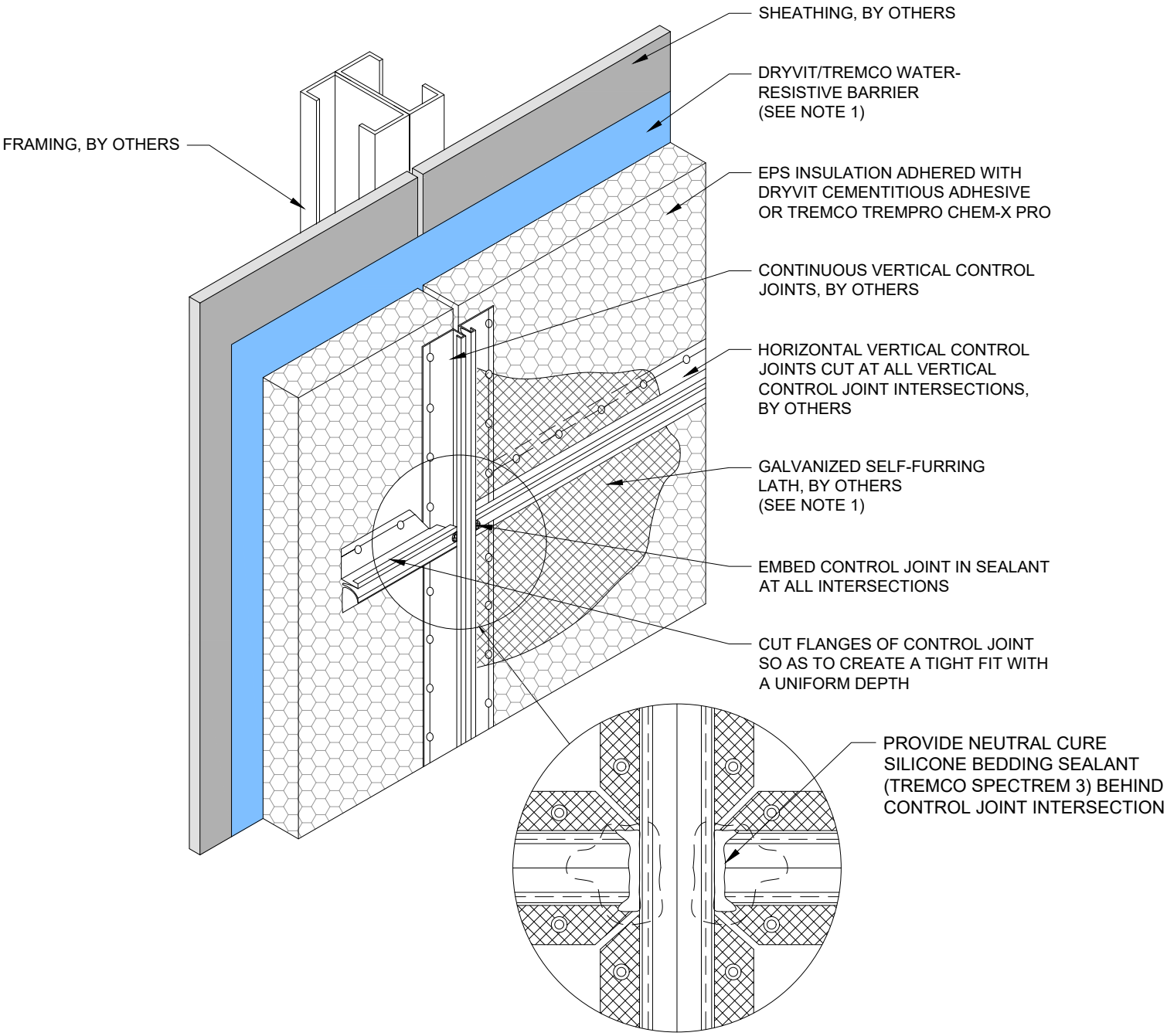

NOTES:
1. BUILDING CODES REQUIRE 2 LAYERS OVER WOOD BASED SUBSTRATES. COMPLY WITH ALL LOCAL CODE REQUIREMENTS.
2. LATH TO LAP OVER CONTROL JOINT FLANGES.
3. FRAMING BACKING IS REQUIRED AT ALL CONTROL JOINTS.

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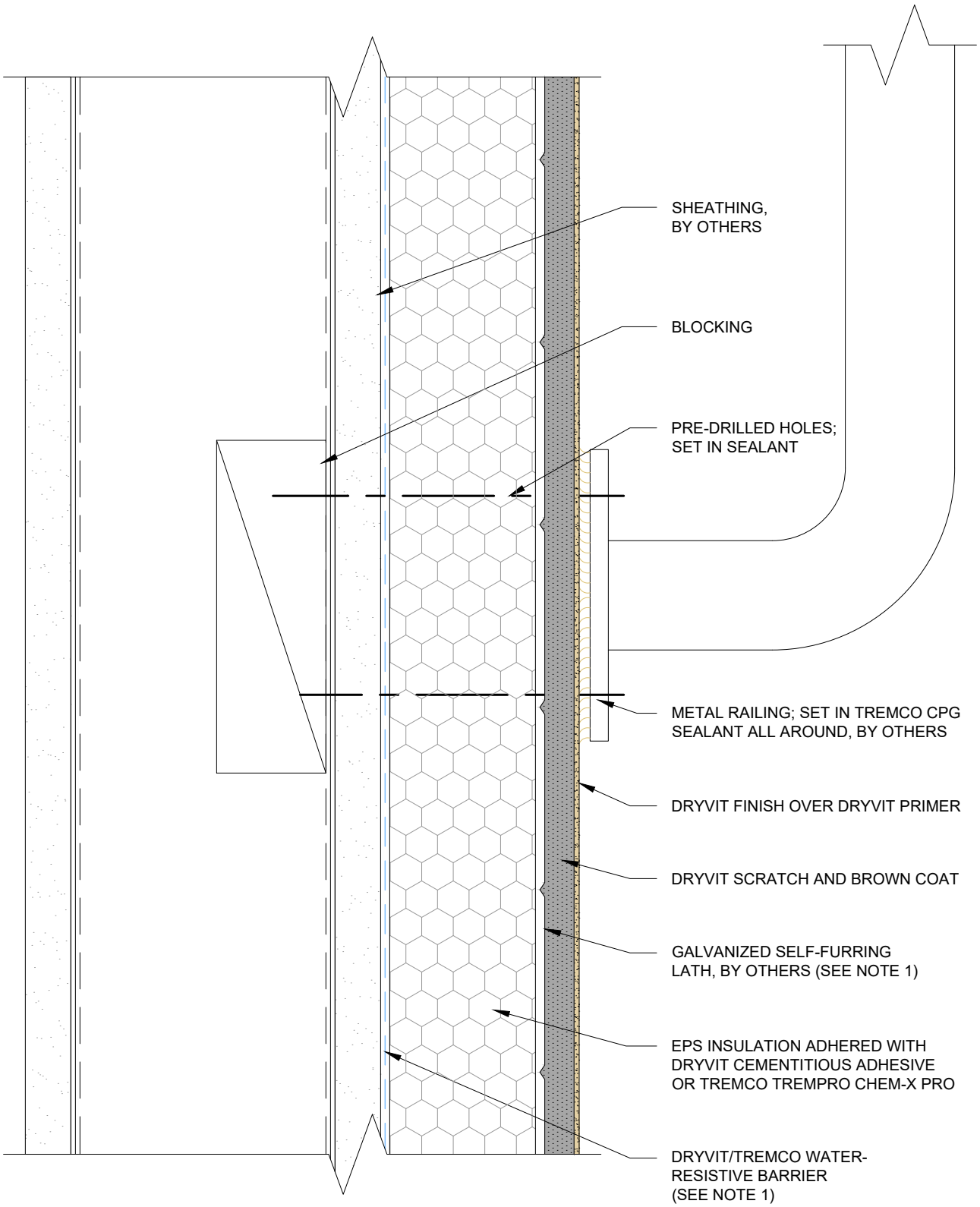
StucCoat 3-Coat with Continuous Insulation

Dryvit Technical Support: 800-556-7752	Detail: Expansion Joint Intersection			File Name: SCTC-CI-13
	Drawn by: KAB	Checked by: AL	Scale: NTS	
	Revision #: 00	Revised by: -	Date: 1/17/2025	
	www.tremcocpg.com			Construction Products Group



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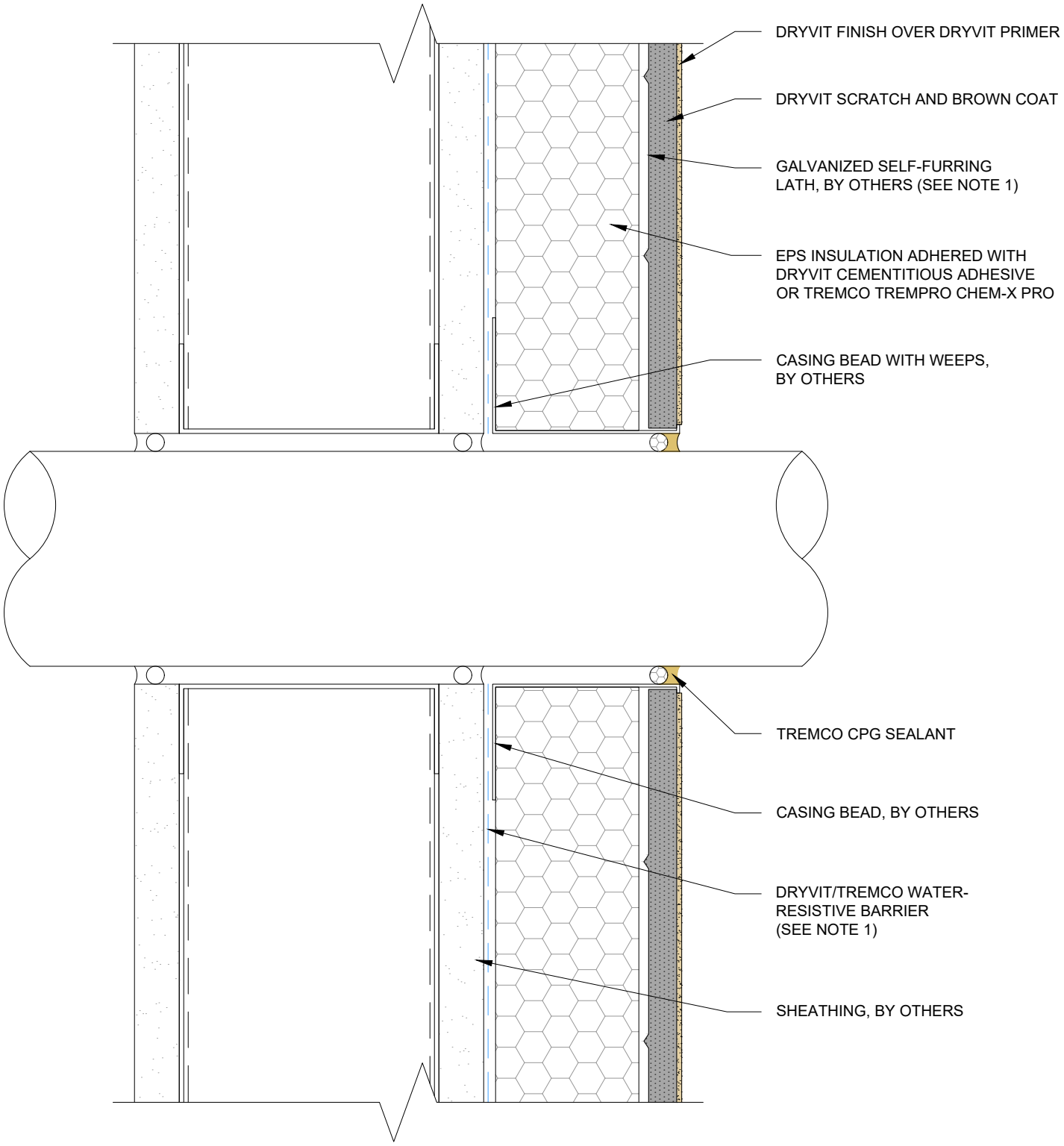
StucCoat 3-Coat with Continuous Insulation

Dryvit Dryvit Technical Support: 800-556-7752	Detail: Pipe Railing Attachment			File Name:
	Drawn by: KAB	Checked by: AL	Scale: 6" = 1'-0"	SCTC-CI-14
	Revision #: 00	Revised by: -	Date: 1/17/2025	
	www.tremcocpg.com			TREMCO Construction Products Group



NOTES:
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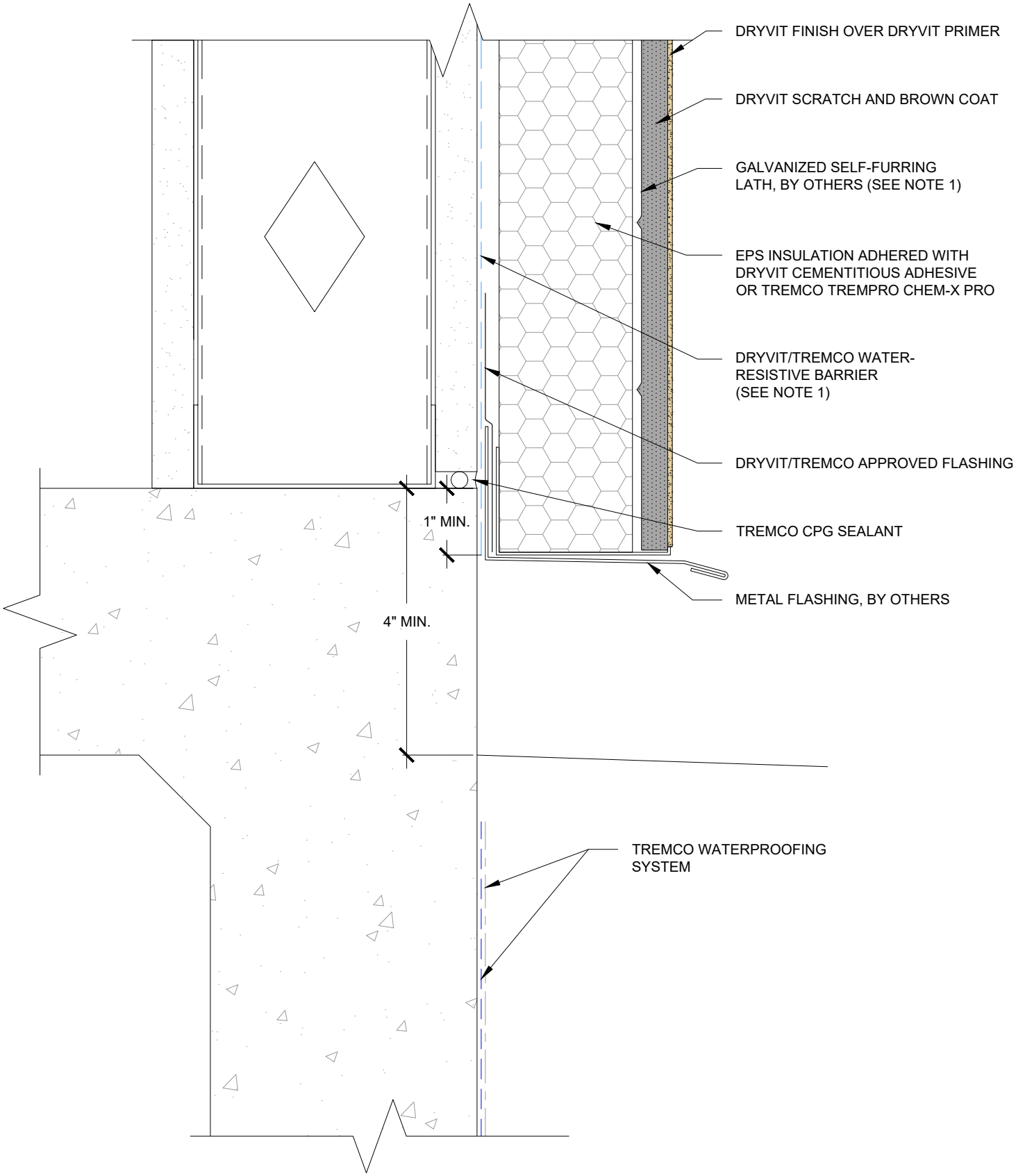
StucCoat 3-Coat with Continuous Insulation

Dryvit Dryvit Technical Support: 800-556-7752	Detail: Penetration			File Name:
	Drawn by: KAB	Checked by: AL	Scale: 6" = 1'-0"	SCTC-CI-15
	Revision #: 00	Revised by: -	Date: 1/17/2025	
	www.tremcocpg.com			TREMCO Construction Products Group



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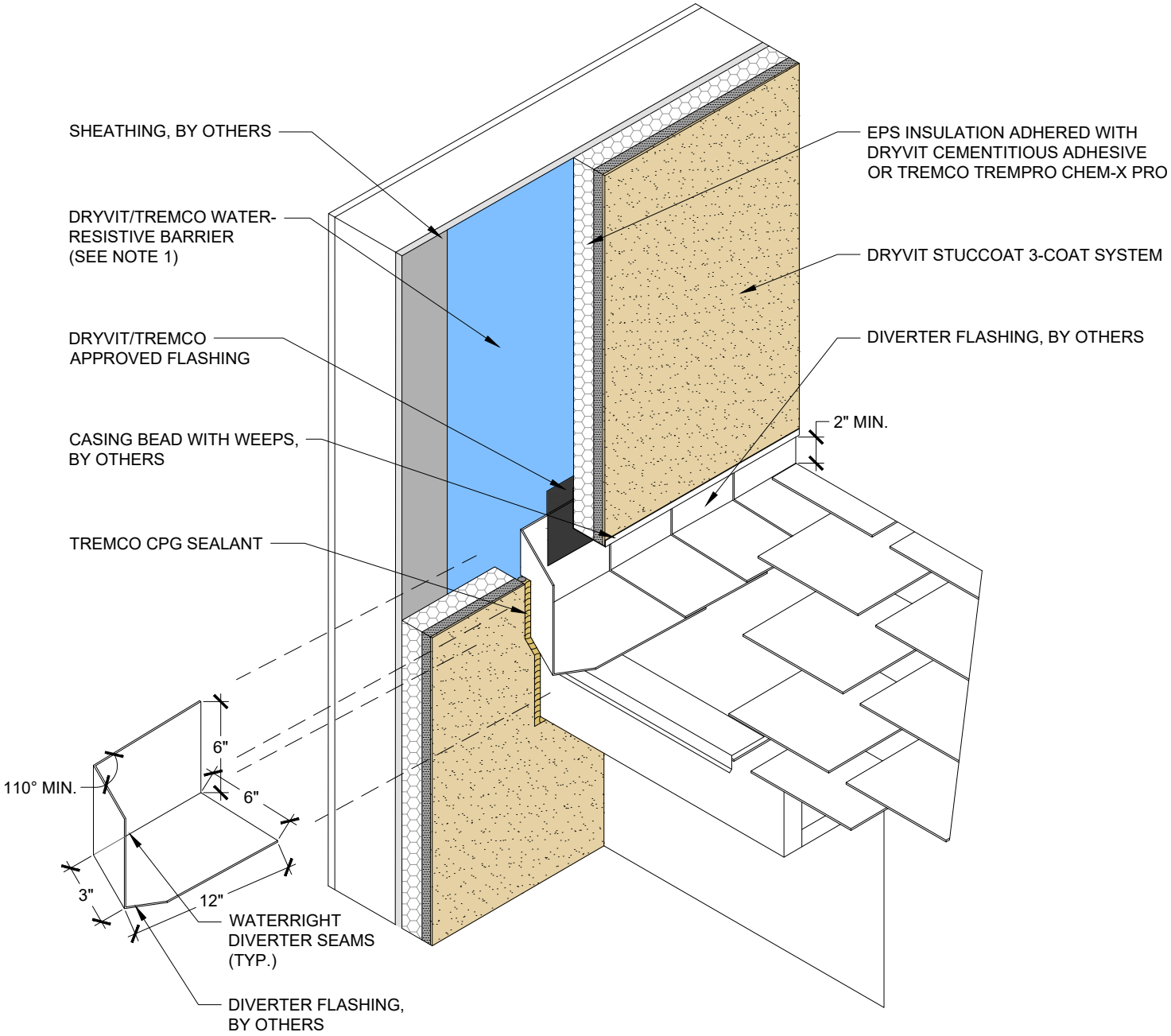
StucCoat 3-Coat with Continuous Insulation

Dryvit Dryvit Technical Support: 800-556-7752	Detail: Termination at Concrete Foundation			File Name:
	Drawn by: KAB	Checked by: AL	Scale: 6" = 1'-0"	SCTC-CI-16
	Revision #: 00	Revised by: -	Date: 1/17/2025	
	www.tremcocpg.com			TREMCO Construction Products Group



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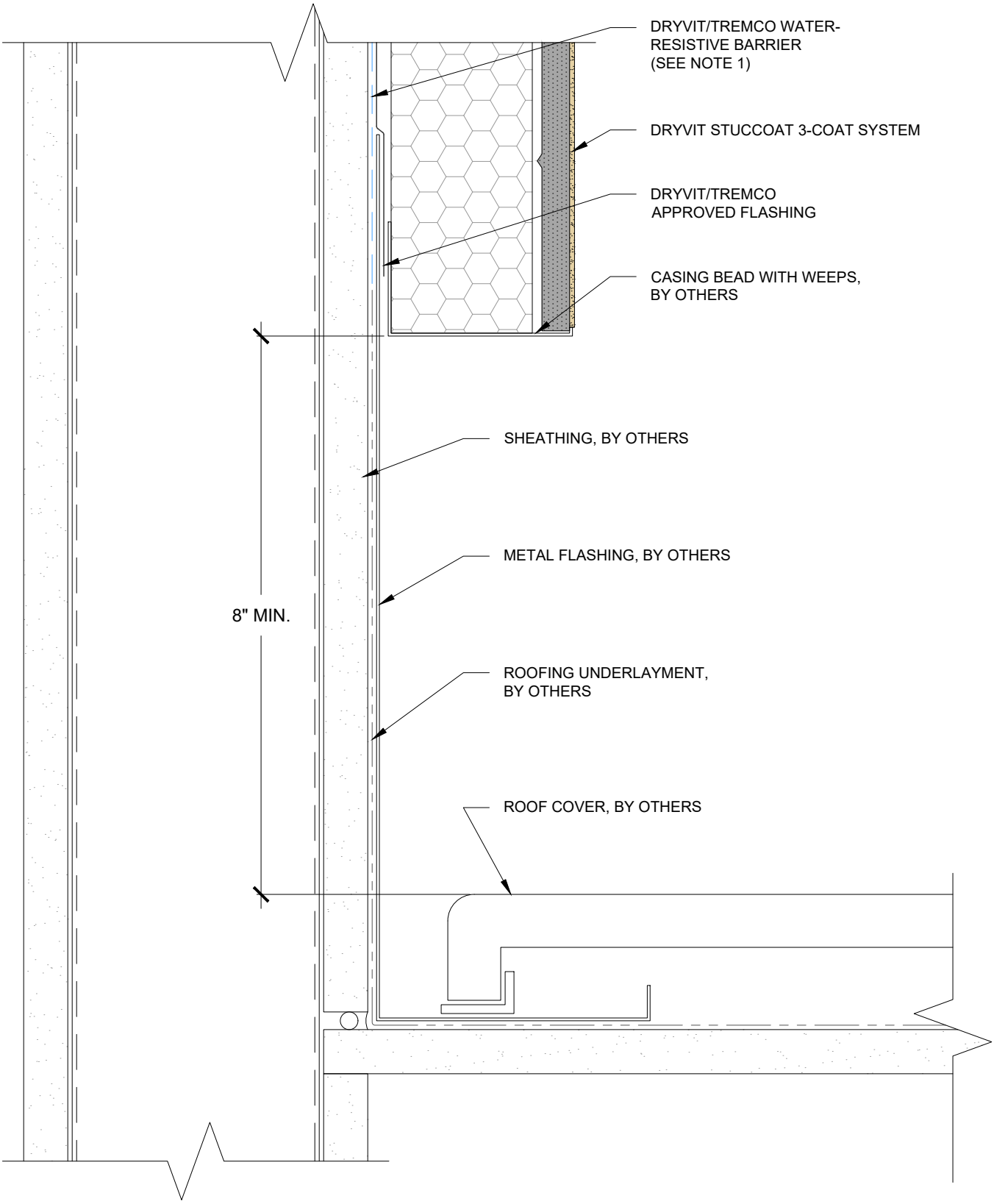
StucCoat 3-Coat with Continuous Insulation

Dryvit Dryvit Technical Support: 800-556-7752	Detail: Termination at Roof/Wall Intersection			File Name: SCTC-CI-17
	Drawn by: KAB	Checked by: AL	Scale: NTS	
	Revision #: 00	Revised by: -	Date: 1/17/2025	
	www.tremcocpg.com			TREMCO Construction Products Group



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StucCoat 3-Coat with Continuous Insulation

Dryvit Dryvit Technical Support: 800-556-7752	Detail: Termination at Roof/Wall Intersection - Flat Roof			File Name:
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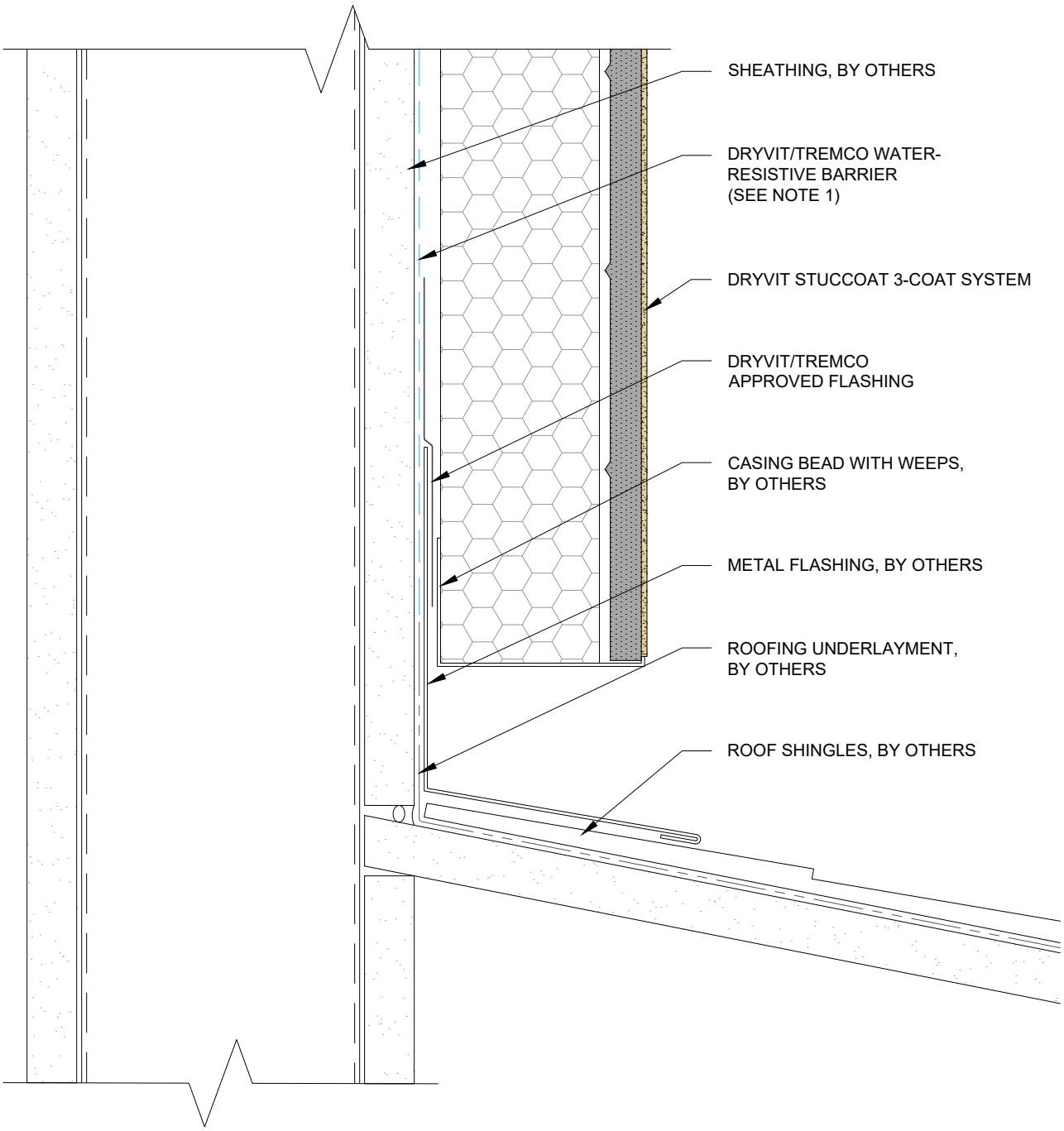
	www.tremcocpg.com			TREMCO Construction Products Group



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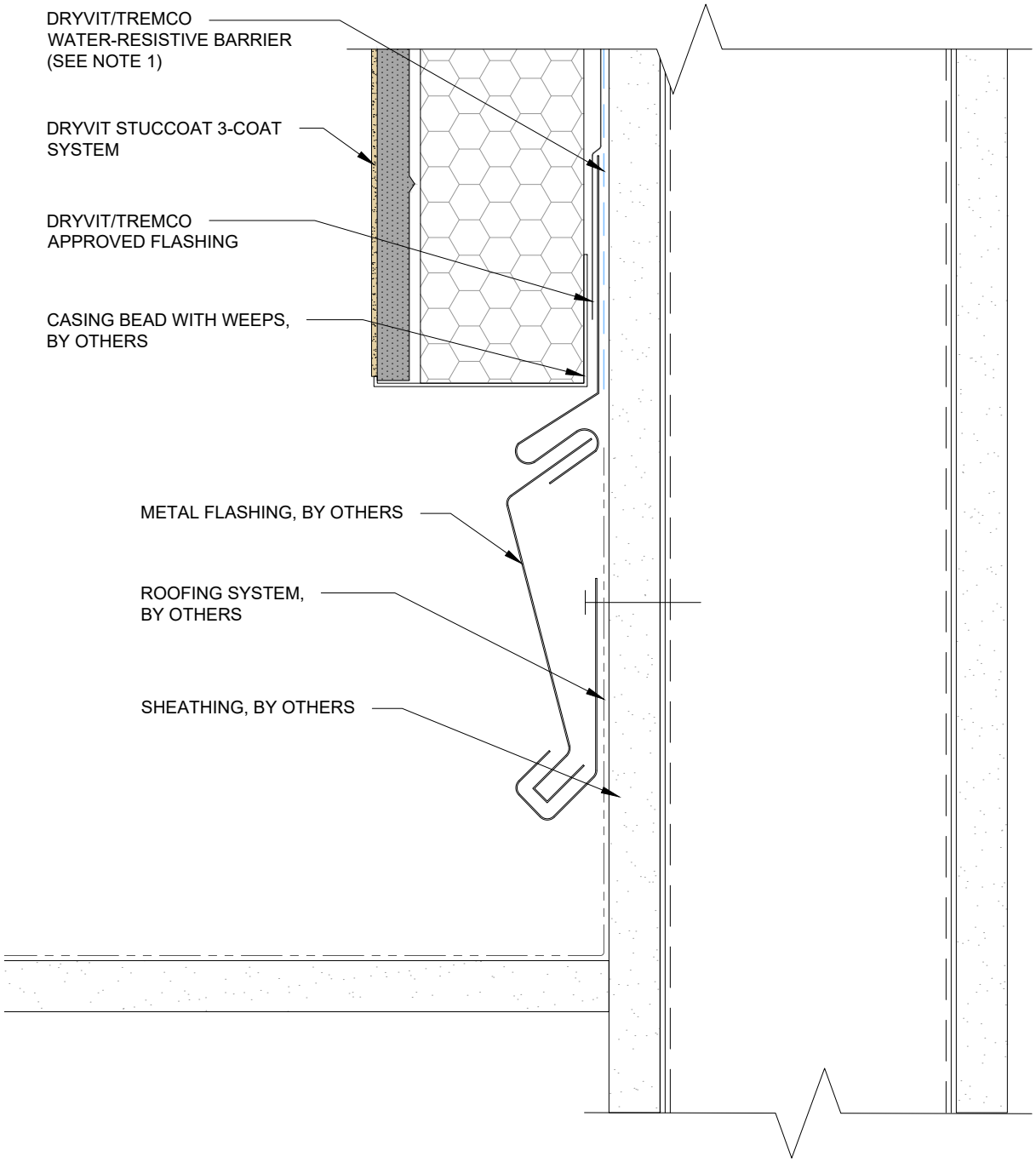
StucCoat 3-Coat with Continuous Insulation

Dryvit Dryvit Technical Support: 800-556-7752	Detail: Termination at Roof/Wall Intersection - Shingled Roof			File Name:
	Drawn by: KAB	Checked by: AL	Scale: 6" = 1'-0"	SCTC-CI-19
	Revision #: 00	Revised by: -	Date: 1/17/2025	
	www.tremcocpg.com			TREMCO Construction Products Group



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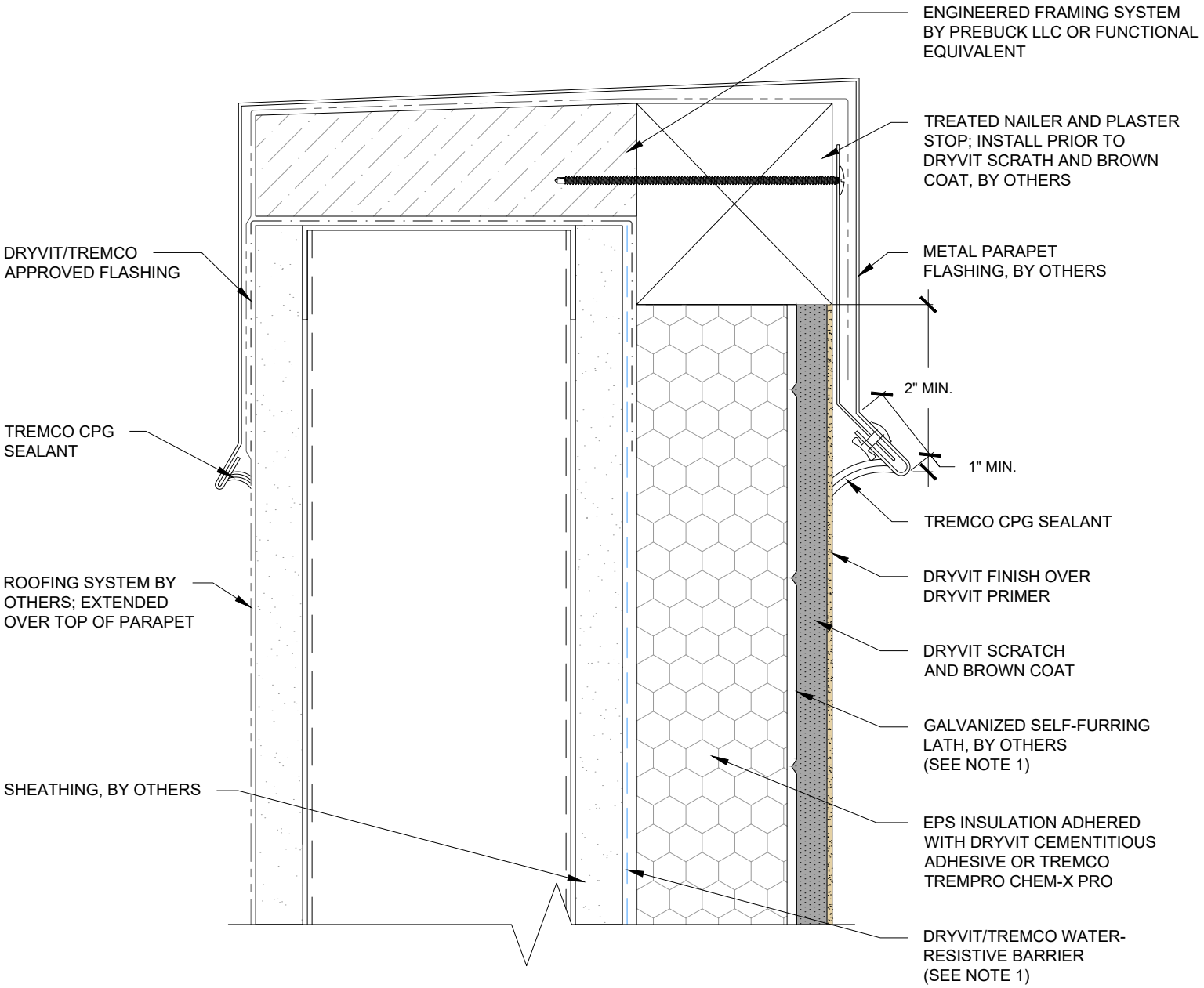
StucCoat 3-Coat with Continuous Insulation

Dryvit Dryvit Technical Support: 800-556-7752	Detail: Termination at Parapet/Wall Intersection			File Name:
	Drawn by: KAB	Checked by: AL	Scale: 6" = 1'-0"	SCTC-CI-20
	Revision #: 00	Revised by: -	Date: 1/17/2025	
	www.tremcocpg.com			TREMCO Construction Products Group



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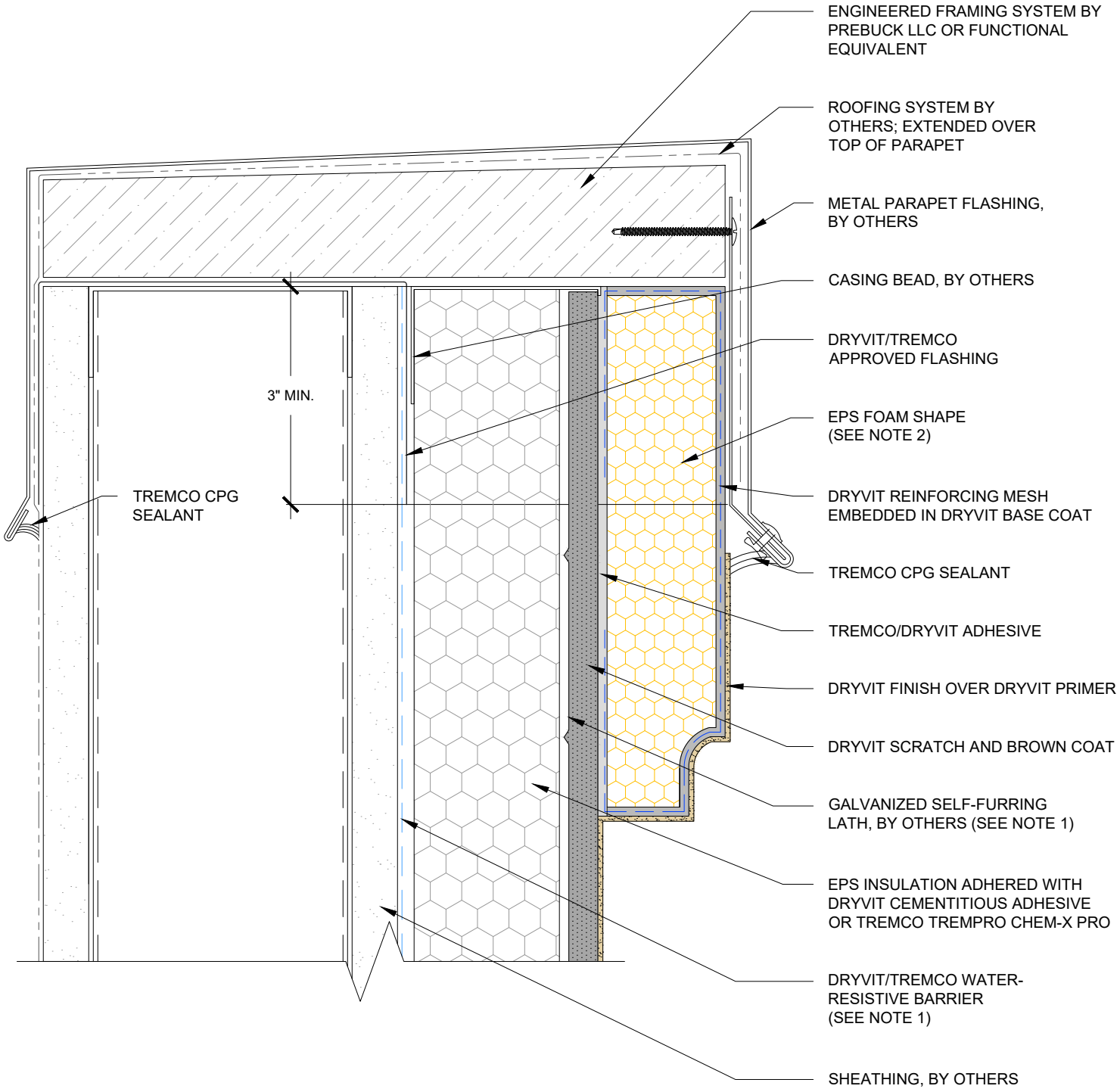
StucCoat 3-Coat with Continuous Insulation

Dryvit Dryvit Technical Support: 800-556-7752	Detail: Parapet Flashing			File Name:
	Drawn by: KAB	Checked by: 6" = 1'-0"	Scale: NTS	SCTC-CI-21
	Revision #: 00	Revised by: -	Date: 1/17/2025	
	www.tremcocpg.com			TREMCO Construction Products Group



NOTES:
1. BUILDING CODES REQUIRE 2 LAYERS OVER WOOD BASED SUBSTRATES. COMPLY WITH ALL LOCAL CODE REQUIREMENTS.
2. REFERENCE DS854 FOR APPLICATION OF FOAM SHAPES.

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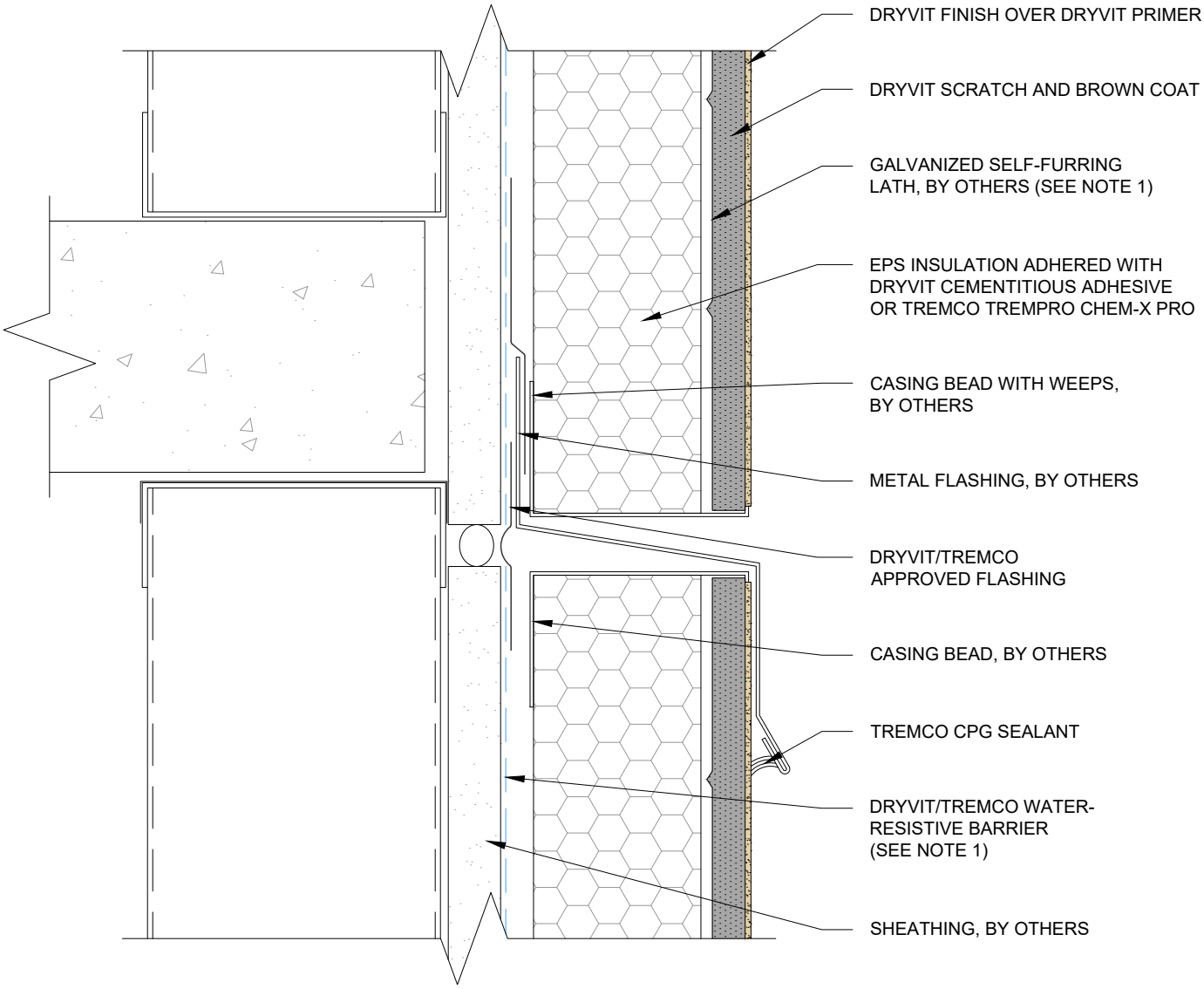
StucCoat 3-Coat with Continuous Insulation

Dryvit Dryvit Technical Support: 800-556-7752	Detail: EPS Cornice			File Name:
	Drawn by: KAB	Checked by: 6" = 1'-0"	Scale: NTS	SCTC-CI-22
	Revision #: 00	Revised by: -	Date: 1/17/2025	
	www.tremcocpg.com			TREMCO Construction Products Group



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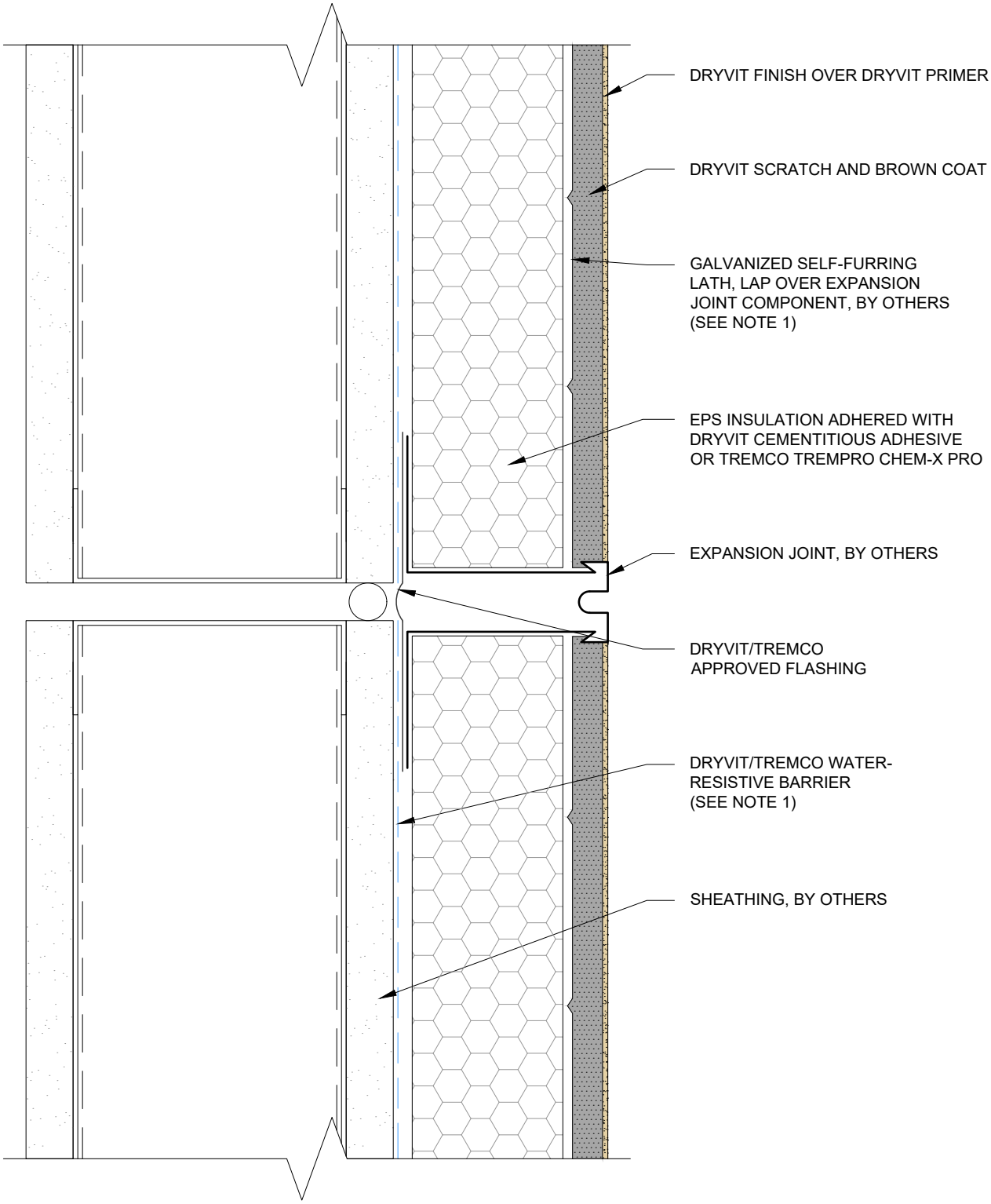
StucCoat 3-Coat with Continuous Insulation

Dryvit Dryvit Technical Support: 800-556-7752	Detail: Horizontal Flashing and Expansion Joint			File Name:
	Drawn by: KAB	Checked by: 6" = 1'-0"	Scale: NTS	SCTC-CI-23
	Revision #: 00	Revised by: -	Date: 1/17/2025	
	www.tremcocpg.com			TREMCO Construction Products Group



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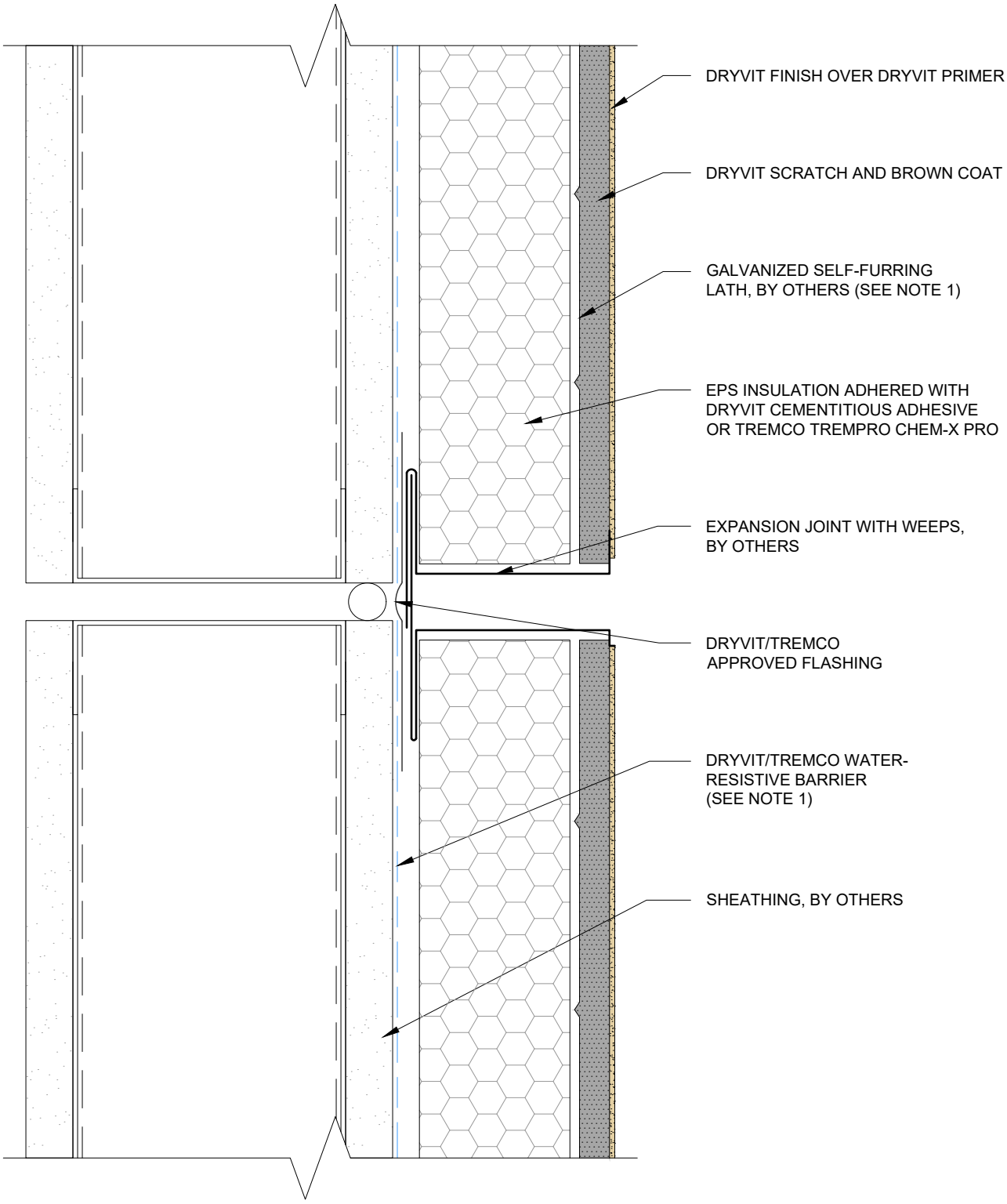
StucCoat 3-Coat with Continuous Insulation

Dryvit Dryvit Technical Support: 800-556-7752	Detail: Horizontal Expansion Joint			File Name:
	Drawn by: KAB	Checked by: 6" = 1'-0"	Scale: NTS	SCTC-CI-24
	Revision #: 00	Revised by: -	Date: 1/17/2025	
	www.tremcocpg.com			TREMCO Construction Products Group



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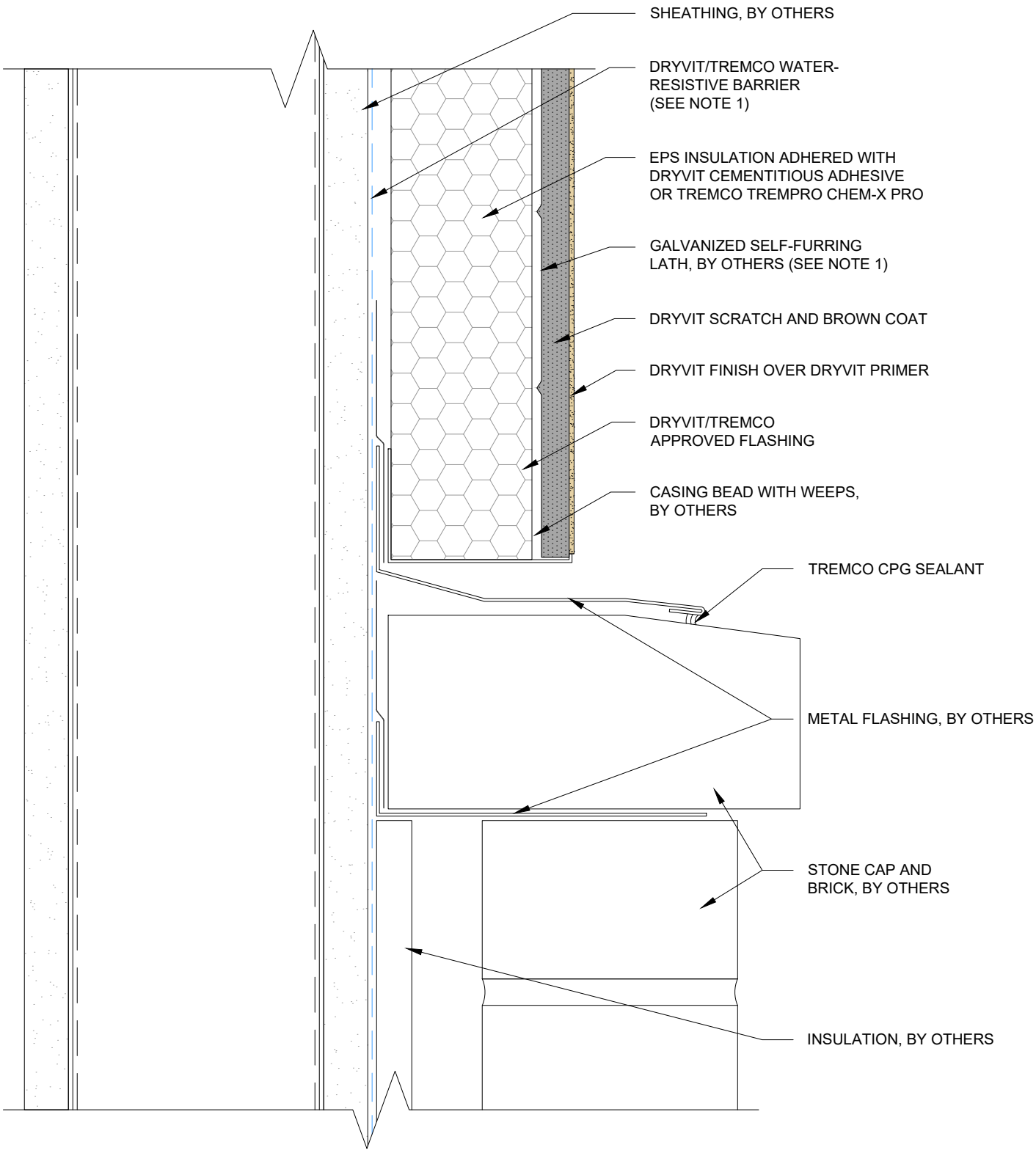
StucCoat 3-Coat with Continuous Insulation

Dryvit Dryvit Technical Support: 800-556-7752	Detail: Two Piece Horizontal Expansion Joint			File Name:
	Drawn by: KAB	Checked by: 6" = 1'-0"	Scale: NTS	SCTC-CI-25
	Revision #: 00	Revised by: -	Date: 1/17/2025	
	www.tremcocpg.com			TREMCO Construction Products Group



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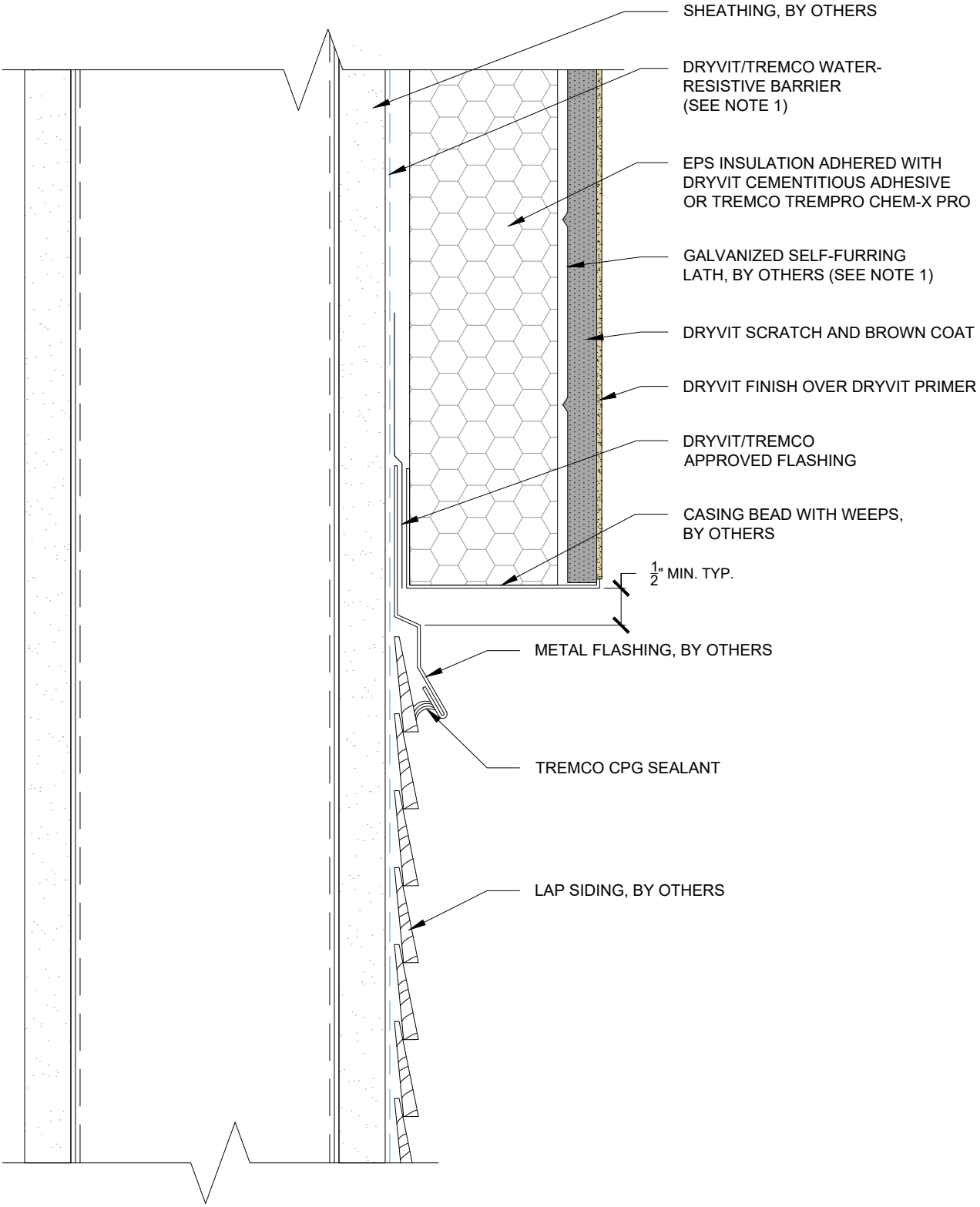
StucCoat 3-Coat with Continuous Insulation

Dryvit Dryvit Technical Support: 800-556-7752	Detail: Horizontal Termination at Brick Wall			File Name:
	Drawn by: KAB	Checked by: 6" = 1'-0"	Scale: NTS	SCTC-CI-26
	Revision #: 00	Revised by: -	Date: 1/17/2025	
	www.tremcocpg.com			TREMCO Construction Products Group



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StucCoat 3-Coat with Continuous Insulation

Dryvit Dryvit Technical Support: 800-556-7752	Detail: Horizontal Termination at Lap Siding			File Name:
	Drawn by: KAB	Checked by: 6" = 1'-0"	Scale: NTS	SCTC-CI-27
	Revision #: 00	Revised by: -	Date: 1/17/2025	
	www.tremcocpg.com			TREMCO Construction Products Group

STUCCOAT™ THREE-COAT SYSTEM

Three-Coat Portland Cement Plaster Applied to Metal Framed Walls

StucCoat™ Three-Coat System Specifications

DRYVIT MANUFACTURER'S SPECIFICATION CSI MASTERFORMAT SECTION 09 24 23 STUCCOAT™ THREE-COAT SYSTEM

PART I - GENERAL

1.01 SUMMARY:

This document is intended to be used in preparing specifications for projects utilizing StucCoat Three-Coat System by Dryvit applied to properly framed and sheathed exterior wall assemblies. For complete product de- scription and usage refer to:

A. StucCoat Three-Coat System Data Sheet DS1030
B. StucCoat Three-Coat System Installation Details DS1031, DS1032
C. StucCoat™ Base – Sanded DS997
D. StucCoat™ Base – Concentrate DS1027

1.02 RELATED SECTIONS

A. Project Meetings - Section 01 31 19
B. Concrete - Section 03 30 00
C. Unit Masonry - Section 04 20 00
D. Cold-Formed Metal Framing - Section 05 40 00
E. Wood Framing - Section 06 11 00
F. Flashing - Section 07 60 00
G. Joint Protection - Section 07 90 00
H. Gypsum Sheathing - Section 06 16 43
I. High Performance Coatings – Section 09 96 00

1.03 REFERENCES

A. International Building Codes (IBC and IRC)
B. American Concrete Institute ACI 524R: Guide to Portland Cement Plastering
C. Portland Cement Association: Portland Cement Plaster (Stucco) Manual
D. ASTM A 526: Steel Sheet, Hot-Dip Galvanized, Commercial Quality
E. ASTM C 150: Standard Specification for Portland Cement
F. ASTM C 754: Standard Specification for Installation of Steel Framing Members to Receive Screw-Attached Gypsum Panel Products
G. ASTM C 847: Standard Specification for Metal Lath
H ASTM C 897: Standard Specification for Aggregate for Job Mixed Portland Cement Based Plasters
I. ASTM C 920 Standard Specification for Elastomeric Joint Sealants
J. ASTM C 926: Standard Specification for Application of Portland Cement-Based Plaster
K. ASTM C 933: Standard Specification for Welded Wire Lath
L. ASTM C 1007: Standard Specification for Installation of Load Bearing (Transverse and axial) Steel Studs and Related Accessories.
M. ASTM C 1032: Standard Specification for Woven Wire Plaster Base
N. ASTM C 1063: Standard Specification for Installation of Lathing and Furring to Receive Interior and Exterior Portland Cement-Based Plaster
O. ASTM C 1328: Standard Specification for Plastic (Stucco) Cement
P. ASTM D 226: Standard Specification for Asphalt Saturated Organic Felt Used in Roofing and Waterproofing
Q. ASTM D 4258: Standard Practice for Surface Cleaning Concrete for Coating
R. ASTM D 4259: Standard Practice for Preparation of Concrete by Abrasion Prior to Coating Application
S. ASTM D 4260: Standard Practice for Liquid and Gelled Acid Etching of Concrete
T. ASTM D 4261: Standard Practice for Surface Cleaning Concrete Masonry Units for Coating
U. ASTM D 1784: Standard Classification System and Basis for Specification for Rigid Poly(Vinyl Chloride) (PVC) Compounds and Chlorinated Poly(Vinyl Chloride) (CPVC) Compounds
V. ICC-ES AC11: Cementitious Exterior Wall Coatings

1.04 SUBMITTALS

A. Submittal requirements by the contractor are to be indicated in the construction documents as required, including:
   1. Product literature, samples or mockup.
   2. Finish sample indicating color and texture for approval by architect/owner.

1.05 DESCRIPTION

A. StucCoat Three-Coat consists of StucCoat Base - Sanded or Concentrate*, Dryvit acrylic primer and Dryvit acrylic coating or finish. StucCoat Base is applied directly to the properly installed metal lath (as specified).

1. Design Requirements:
   a. Substrates shall comply with local code requirements and practices for use under cement plaster and shall be wood or metal framed wall assemblies sheathed with approved substrates as follows:
      1) Exterior grade gypsum sheathing meeting ASTM C 1396 requirements for water resistant core or Type X core at the time of application of the StucCoat 3 Coat System.
      2) Exterior sheathing having a water-resistant core with fiberglass mat facers meeting ASTM C 1177.
      3) Exterior fiber reinforced cement or calcium silicate boards.
      4) APA Exterior or Exposure 1 Rated Plywood, Grade C-D or better, nominal 1/2 in (12.7 mm), minimum, installed with the C face out.
      5). APA Exterior or Exposure 1 Fire Retardant Treated (FRT) Plywood, Grade C-D or better, nominal 1/2 in (12.7 mm), minimum, installed with the C face out.
      6) APA Exposure 1 Rated Oriented Strand Board (OSB) nominal 1/2 in (12.7 mm), minimum. **Note: Applications over OSB sheathing requires a minimum of 2 coats of Backstop NTX – Smooth. Backstop NTX – Texture is not recommended for the field of wall application over OSB.**
   b. The roofing materials shall be loaded onto the roof and interior wallboard stocked in the building prior to the installation of the StucCoat 3 Coat System.
   c. Deflection of substrate systems shall not exceed L/360.
   d. The slope of inclined surfaces shall not be less than 6:12 (27°) and the length shall not exceed 12 in (305 mm).
   e. Slopes on windowsills projecting 4 in (102 mm) or less, shall not be less than 3:12.
   f. Expansion joints:
      1) Design and location of expansion joints shall be determined by the project design professional and indicated on the contract documents. As a minimum, expansion joints in StucCoat 3 Coat System are required at the following locations:
         a) Where expansion joints occur in the substrate system.
         b) Where building expansion joints occur.
         c) At floor lines in wood frame construction.
         d) Where StucCoat 3 Coat System abuts dissimilar materials.
         e) Where the substrate changes.
         f) Where significant structural movement occurs such as changes in roofline, building shape or structural system.
   g. Control joints:
      1) Design and location of control joints shall be determined by the project design professional in accordance with ASTM C 1063 and indicated on the contract drawings. As a minimum, control joints shall be located at the following locations:
         a) Corners of openings
         b) Such that monolithic wall areas do not exceed 144 ft^2 (13.4 m^2)
         c) Length to width ratios of wall areas shall not exceed 2.5:1
         d) Maximum spacing of control joints shall not exceed 18 ft (5.5 m)
   h. Sealants
      1) Refer to Section 07 92 00
      2) Shall meet ASTM C 920
      3) Use, type and location of sealants is the responsibility of the project designer and shall be indicated on the contract documents.
      4) Refer to Tremco Sealant Selection Guide for a list of sealants that have been tested for compatibility with Dryvit products.
   i. Vapor Retarders
      1) Use and location of vapor retarders within a wall assembly is the responsibility of the project designer and shall comply with local building code requirements. Type and location shall be noted on the contract documents. Vapor retarders may be inappropriate in certain areas and can result in condensation within the wall assembly when incorrectly used. Refer to Dryvit publication DS159 for additional information.
   j. Flashing shall be provided at all roof-wall intersections, windows, doors, chimneys, decks, balconies, and other areas as necessary to prevent water penetration behind the StucCoat Three-Coat System.

k. Site Coated EPS Shapes: Shall be coated on site utilizing the same materials (EPS, base material mixture, reinforcing mesh, and finish) as specified for the project.
l. Machine-Coated EPS Shapes: Shall be supplied by a manufacturer that subscribes to the Dryvit third party certification and quality assurance program.

2. Performance Requirements: As a minimum, StucCoat Three-Coat System products shall meet:
a. ASTM C 1328: Standard Specification for Plastic (Stucco) Cement

1.06 QUALITY ASSURANCE

A. Qualifications:
1. Manufacturer: Shall be Dryvit or approved suppliers. All materials shall be obtained from Dryvit or its authorized distributors.
2. Plastering Contractor:
a. Shall be knowledgeable in the proper installation of exterior lathing and cement plaster products.
b. Shall have qualified and properly trained people to perform work.
c. Shall be licensed, bonded and insured.
d. Shall have experience in application of cement plaster products on projects of comparable scope.
3. Machine Coated EPS Shapes and Starter Boards: Shall be supplied by a manufacturer that subscribes to the Dryvit third party certification and quality assurance program.

B. Mock-Up
1. The contractor shall, before the project commences, provide the owner/architect with a mock-up for approval.
2. The mock-up shall be of suitable size as required to accurately represent each color and texture to be utilized on the project.
3. The mock-up shall be prepared with the same products, tools, equipment and techniques required for the actual applications. The finish used shall be from the same batch as that being used for the project.
4. The approved mock-up shall be available and maintained at the job site.

1.07 DELIVERY, STORAGE AND HANDLING

A. All StucCoat Three-Coat System materials shall be delivered to the job site in the original, unopened packages with labels intact. Questionable materials shall not be used.
B. Materials shall be stored at the job site, and at all times, in a cool, dry location, out of direct sunlight, protected from weather and other sources of damage. Minimum storage temperature shall be as follows:
1. DPR, PMR™, HDP™, Weatherlastic® and E™ Finishes, Color Prime™, StucCoat™ Base, Crack Isolation Base and NCB™: 40 °F (4 °C).
C. For other products, refer to specific product data sheets.
D. Protect all products from weather and direct sunlight. Bagged and pail products must be kept in the shade or covered with a tarp/ tenting until it is applied. Avoid applying products in direct sunlight as this can cause accelerated curing/drying of liquid-applied products which can lead to minor color variation.
E. Maximum storage temperature shall not exceed 100 °F (38 °C). **NOTE: Minimize exposure of materials to temperatures over 90 °F (32 °C). Finishes exposed to temperatures over 110 °F (43 °C) for even short periods may exhibit skinning, increased viscosity and should be inspected prior to use.**

1.08 PROJECT CONDITIONS

A. Application of wet materials shall not take place during inclement weather unless appropriate protection is provided. Protect materials from inclement weather until they are dry.
B. StucCoat Base shall not be applied when wall or ambient temperatures are below 40 °F (4 °C).
C. At the time of Dryvit product application, the air and wall surface temperatures shall be from 40 °F (4 °C) minimum to 100 °F (38 °C) maximum for the following products:
D. DPR, PMR, HDP, Weatherlastic and E Finishes™, Color Prime, StucCoat™ Base, Crack Isolation Base and NCB.
E. For other products, refer to specific product data sheets.
F. These temperatures shall be maintained with adequate air ventilation and circulation for a minimum of 24 hours (48 hours for Weatherlastic Finishes, Ameristone, and TerraNeo) thereafter, or until the products are completely dry. Refer to published product data sheets for more specific information.
G. StucCoat Plaster Materials shall be completely dry and properly cured for a minimum of 7 days prior to primer application.
H. If necessary, tenting, heating and ventilation may be utilized to maintain required conditions. Heaters shall be vented to the outside. Avoid use of Kerosene heaters as they are known to leave oily residues on nearby walls.

I. Protect the StucCoat 3 Coat System materials from uneven and excessive evaporation in dry, warm, or windy weather. Always work on the shady side of the wall. Refer to section 3.03.B and 3.03.C for Base curing requirements.

1.09 SEQUENCING AND SCHEDULING

A. Installation of the StucCoat Three-Coat System shall be coordinated with other construction trades.

1.10 WARRANTY

A. Dryvit shall provide a limited warranty against defective material upon written request. Dryvit shall make no other warranties, expressed or implied. Dryvit does not warrant workmanship. Full details are available from Dryvit.

1.11 DESIGN RESPONSIBILITY

A. It is the responsibility of both the specifier and the purchaser to determine if a product is suitable for their intended use. The designer selected by the purchaser shall be responsible for all decisions pertaining to design, detail, structural capability, attachment details, shop drawings and the like. Dryvit has prepared guidelines in the form of specifications, installation details, and product data sheets to facilitate the design process only. Dryvit is not liable for any errors or omissions in design, detail, structural capability, attachment details, shop drawings, or the like, whether based upon the information prepared by Dryvit or otherwise, or for any changes which purchasers, specifiers, designers, or their appointed representatives may make to Dryvit's published comments.

1.12 MAINTENANCE

A. All Dryvit products are designed to require minimal maintenance. However, as with all building products, depending on location, some cleaning and minimal maintenance may be required. See Dryvit publication DS152 on Cleaning and Recoating.

B. Sealants and flashings shall be inspected by the owner or their agent on a regular basis and repairs made as necessary to maintain a watertight building enclosure.

PART II - PRODUCTS

2.01 MANUFACTURER:

A. All components of StucCoat Three-Coat System shall be obtained from Dryvit or its authorized distributors.

2.02 MATERIALS

A. Water-Resistive Barrier:

1. Shall comply with all local building code requirements. Minimum 2 layers are required over wood-based substrates.
2. Primary Water Resistive Barrier shall be one of the following:
   a. Tremco ExoAir 230
   b. Tremco ExoAir 130
   c. Tremco ExoAir 110 AT
   d. Tremco ExoAir 210 AT
   e. Tremco Securock ExoAir 430
   f. Dryvit Backstop NTX
   g. Dryvit Backstop NT-VB
   h. Tremco EnviroDri
   i. Other code approved water-resistive barrier for use in Stucco systems
3. In dry climates, the secondary layer shall be one layer of 10-minute grade D paper.
4. In moist or marine climates, in addition to complying with 2.02.3 in the Dryvit specification, a space or drainage material not less than 3/16 of an inch (4.8 mm) in depth shall be applied to the exterior side of the water-resistive barrier. Drainage on the exterior side of the water-resistive barrier shall have a minimum drainage efficiency of 90% as measured in accordance with ASTM E2273 or Annex A2 of ASTM E2925.

B. Lath (by others): Shall be one of the following. Specific type to be selected by designer based on specific project requirements.

1. Self-Furring Diamond Mesh metal lath shall be galvanized, minimum 2.5 lbs/sq yd (1.4 kg/m^2) or 3.4 lbs/yd^2 (1.9 kg/m^2) and comply with ASTM C 847.
2. Self-furring welded wire lath, minimum 16 gauge, shall be galvanized with openings not exceeding 2 in x 2 in (51 mm x 51 mm), and comply with ASTM C 933.
3. 3/8 in (9.5 mm) galvanized rib lath shall comply with ASTM C 847.
4. Self-furring woven wire lath, minimum 17 gauge, shall be galvanized with openings not exceeding

1 1/2 in x 1 1/2 in (38 mm x 38 mm) meeting ASTM C 1032.

C. Accessories (by others).
1. Type, style and manufacturer shall be indicated on construction documents.
2. Depth of accessories (grounds) shall be sized for the plaster thickness.
3. In corrosive environments, accessories manufactured of PVC or zinc are recommended.
4. Steel accessories shall meet ASTM C 841.
5. PVC accessories shall meet ASTM D 1784 and ASTM C 1063.

D. Cement Plaster:
1. StucCoat Base - Sanded: A factory pre-mixed, fiber reinforced, cementitious coating for one-coat and conventional Stucco Systems and is packaged in 80 lb (36.3 kg) bags.
2. ~~StucCoat Base - Concentrate: A factory pre-mixed, fiber reinforced, cementitious coating for one-coat and conventional Stucco systems and is packaged in 80 lb (36.3 kg) bags.~~

E. Machine Coated EPS Shapes: Shall be supplied by a manufacturer that subscribes to the Dryvit third party certification and quality assurance program.

F. Primer:
1. Dryvit Color Prime™, Color Prime-W™ or Primer with Sand™: A water-based, pigmented acrylic primer applied over the cured StucCoat base coat to improve adhesion and provide a more uniform appearance of the finish.

G. Dryvit Coating:
1. Demandit® Smooth - integrally colored smooth exterior wall coating enhanced with proven mildew resistance. A minimum of 2 coats are required.
2. Weatherlastic® Smooth - integrally colored, elastomeric, smooth exterior wall coating enhanced with proven mildew resistance. A minimum of 2 coats are required.

H. Dryvit Finish(es): 100% acrylic finishes with integral color and texture. Shall be the type, color and texture as selected by the architect/owner and shall be of the following types:
1. Standard DPR (Dirt Pickup Resistance): Water-based, acrylic coating with integral color and texture and formulated with DPR chemistry:
   a. Quarzputz® DPR: Open-texture
   b. Sandblast® DPR: Medium texture
   c. ~~Freestyle® DPR: Fine texture~~
   d. Sandpebble® DPR: Pebble texture
   e. Sandpebble® Fine DPR: Fine pebble texture
2. Hydrophobic (HDP™) Finishes: 100% acrylic coating with integral color and texture and formulated with hydrophobic properties:
   a. Quarzputz® HDP
   b. Sandblast® HDP
   c. Sandpebble® HDP
   d. Sandpebble® Fine HDP
3. **E™**: Water-based, lightweight acrylic coating with integral color and texture and formulated with DPR chemistry:
   a. Quarzputz® **E**
   b. Sandpebble® **E**
   c. Sandpebble® Fine **E**
4. Specialty Finishes and Veneers:
   a. Ameristone: Multi-colored quartz aggregate with a flamed granite appearance.
   b. Stone Mist®: Ceramically colored quartz aggregate.
   c. Custom Brick: Acrylic polymer-based finish used in conjunction with a proprietary template system to create the look of brick.
   d. TerraNeo®: 100% acrylic-based finish with large mica chips and multi-colored quartz aggregates.
   e. NewBrick®: A lightweight insulated brick veneer for use on exterior walls.
5. Elastomeric DPR (Dirt Pickup Resistance): Water- based, elastomeric acrylic coating with integral color and texture and formulated with DPR chemistry:
   a. Weatherlastic® Quarzputz
   b. Weatherlastic® Sandpebble
   c. Weatherlastic® Sandpebble Fine
   d. Weatherlastic® Adobe
6. Medallion Series PMR™ (Proven Mildew Resistance): Water-based, acrylic coating with integral color and texture and formulated with PMR chemistry:
   a. Quarzputz® PMR

b. Sandblast® PMR
c. Freestyle® PMR
d. Sandpebble® PMR
e. Sandpebble® Fine PMR

7. Coatings, Primers and Sealers:
   a. Demandit® Smooth
   b. Demandit® Sanded
   c. Demandit® Advantage™
   d. HDP Water-Repellent Coating
   e. Weatherlastic Smooth
   f. Weatherlastic HB
   g. Tuscan Glaze™
   h. Color Prime
   i. Prymit®
   j. SealClear™

PART III - EXECUTION

3.01 EXAMINATION

A. Prior to installation of StucCoat Three-Coat System, it is the contractor's responsibility to ensure that:

1. The surfaces to receive plaster are free of dust, loose particles, oil and other conditions that would affect the adhesion, installation or performance of StucCoat Three-Coat System materials.
2. The lath is of the proper type, installed tight, properly fastened, and meets the requirements of ASTM C 1063, ASTM C 847 (expanded metal), ASTM C 933 (Welded Wire), or ASTM C 1032 (Woven Wire), and local building code requirements.
3. All accessories including corner aids, control and expansion joints, casing beads, etc. are properly fastened and positioned according to contract drawings and local building code requirements.
4. Doors, windows, decks, and other openings and penetrations have been properly flashed in accordance with building code and contract documents and StucCoat Three-Coat System Installation Details DS1030.
5. Metal roof flashing has been installed in accordance with the manufacturer's requirements, Asphalt Roofing Manufacturers Association (ARMA) Standards and StucCoat Three-Coat System Installation Details DS1030, or as otherwise necessary to maintain a watertight envelope.
6. The substrate is flat within 1/4 in (6.4 mm) in 10 ft (3.0 m).
7. The contractor shall notify the general contractor and/or owner and/or architect of all discrepancies. Do not proceed until unsatisfactory conditions are resolved.

3.02 PREPARATION

A. Protection

1. The StucCoat Three-Coat System materials shall be protected by permanent or temporary means from weather and other damage prior to, during, and following application, until dry.
2. Protect adjoining work and property.

B. Solid surfaces such as precast or cast-in-place concrete or masonry, shall have adequate suction and surface roughness to provide bond. Smooth or non-absorptive surfaces shall be prepared by the following methods:

1. Sandblasting, wire brushing, acid etching, chipping or any combination thereof. Refer to ASTM D 4258, ASTM D 4259 ASTM D 4260, or ASTM D 4261 as applicable.
2. Application of an approved bonding agent.
3. Where effective bond cannot be achieved, the entire surface shall be covered with furred metal lath in accordance with ASTM C 1063 and building code requirements.

3.03 INSTALLATION

A. Mixing and Application Instructions – refer to the product literature for specific mixing and application instructions of each product – located on the Dryvit website Products Page.

B. StucCoat Base shall be moist cured for a minimum of 48 hours following application.

C. StucCoat Base shall be completely dry and cured for a minimum of 7 days prior to application of primer and finish.

D. The installation of Pre-Coated EPS Shapes and Starter Boards shall be in accordance with Dryvit Publication DS1038.

3.04 FIELD QUALITY CONTROL

A. The lath and water-resistive barrier installation shall be inspected as required by the local building department prior to plaster materials being applied.
B. The contractor shall be responsible for the proper application of the StucCoat Three-Coat System materials.
C. Dryvit assumes no responsibility for on-site inspections or application of its products.

3.05 CLEANING

A. All excess StucCoat Three-Coat System materials shall be removed from the job site by the contractor in accordance with contract provisions.
B. All surrounding areas, where the StucCoat Three-Coat System has been applied, shall be left free of debris and foreign substances resulting from the contractor's work.

3.06 PROTECTION

A. The StucCoat Three-Coat System materials shall be protected from weather and other damage until permanent protection in the form of flashings, sealants, etc. are installed PER THE Designer/ Contractor Schedule.

DISCLAIMER

Information contained in this specification conforms to standard detail and product recommendations for the installation of the StucCoat Three-Coat System products as of the date of publication of this document and is presented in good faith. Dryvit assumes no liability, expressed or implied, as to the architecture, engineering or workmanship of any project. To ensure that you are using the latest, most complete information, contact Dryvit at:

3735 Green Road
Beachwood, OH 44122
(401) 822-4100
www.dryvit.com

Dryvit
3735 Green Road
Beachwood, OH 44122
(800) 556-7752
www.dryvit.com

For more information on Dryvit Systems or Continuous Insulation, visit these links.

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WARRANTY NUMBER: [Project Number]-[Warranty Number]

PROJECT NAME & ADDRESS:		CONSTRUCTION MANAGER:	
OWNER:		GENERAL CONTRACTOR:	
ARCHITECT/ ENGINEER:		AGGREGATE MATERIAL PURCHASE VALUE:	
ISSUER (THE "COMPANY"):	[List all manufacturers/ sellers of Products listed in the Exhibit. For example, Tremco Incorporated, Dryvit Systems, Inc., The Euclid Chemical Company, etc.]	DATE OF PROJECT SUBSTANTIAL COMPLETION:	

WHAT IS WARRANTED AND WHAT WILL THE COMPANY DO?

Subject to the terms, conditions, and limitations stated in this warranty, the products (the "Products") will be free from manufacturing defect at the time of purchase, will remain in a watertight condition and will perform as warranted in the manner specified for the stated term(s) measured from the Date of Project Substantial Completion, all as outlined on the attached Exhibit. The Exhibit is an integral part of this warranty.

THE COMPANY WILL SUPPLY LABOR AND MATERIALS TO REPAIR OR REPLACE ANY PRODUCTS THAT DO NOT PERFORM AS WARRANTED HEREUNDER.

The Company will determine in its sole discretion the appropriate scope and method of repair or replacement to remedy any condition covered by this warranty.

The total liability of the Company over the life of this warranty shall not in any event exceed the aggregate dollar value of the original cost of the Products specified in the attached Exhibit.

The term of this warranty may be extended for an additional 2 years with involvement on the project of a Company-approved, third-party consultant ("Consultant") engaged by the Owner or its authorized representative, at the Owner's sole expense. Inspection reports generated by the Consultant shall be made available to the Company and the Owner. All deficiencies identified by the Consultant in the inspection reports must be addressed and corrected in accordance with the project specifications, good waterproofing practices generally accepted in the industry, and the Company's published application instructions. Written confirmation that all deficiencies have been addressed and corrected must be provided by the Consultant and Applicator to the Company and the Owner. Actions taken to resolve all deficiencies identified shall be specifically noted in the written confirmation.

SAMPLE

HOW DO I GET SERVICE?

The Owner must notify the Company within 30 calendar days from the date that the Owner discovered, or should have discovered, the existence of a claim under this warranty, and before beginning any permanent repair, by submitting a service request form at https://warranties.tremcocpg.com or by emailing the Warranty Administrator at warrantyadmin@tremcoinc.com. Emailed notice must include the warranty number and a written description of the location, scope, and nature of the alleged failure of the Products to perform as warranted. Photographs or videos of the damaged area are often useful and should also be submitted if available.

The Owner must provide the Company with a reasonable opportunity to investigate the claim and the alleged failure of the Products to perform as warranted herein. The Owner shall have the sole responsibility, at the Owner's cost and expense, to provide the Company with free and full access to the installed Products during regular business hours for purposes of the investigation, including obtaining necessary approval and/or releases from building occupants who may be affected by the investigation and/or by any remedy the Company may provide under this warranty. The Company shall not be responsible for removal of any materials which may cover the Products, or any costs associated with removing or replacing any such materials.

GENERAL REQUIREMENTS:

There will not be any coverage under this warranty unless all the following apply:

- The Products were installed in strict compliance with the project specifications, good waterproofing practices generally accepted in the industry, the Company's published application instructions and technical literature, and any additional written requirements provided by the Company.
- The installation was performed by an Applicator who has received appropriate training prior to installing the Products.
- A pre-construction meeting was conducted with representatives of the Company, the Applicator, the Owner, and the Consultant (if applicable) prior to installation of the Products.
- The Products are used with compatible materials and substrates (in compliance with the Company's published application instructions/technical literature or as otherwise approved in writing by the Company).
- The Products are applied within their stated shelf life.
- The Products are used in applications approved by the Company as suitable.
- The Products are applied to a sound, properly prepared substrate in accordance with published application instructions.
- Request for Issuance of the warranty must be made within 12 months following the "Installation Completion Date " of the Tremco Product (s)
    - The Installation Date of Material(s) by Exhibit will serve as the Project Substantial Completion Date for Warranties filed over 24-months after the date of the installation of the materials.

SAMPLE

LIMITATIONS AND EXCLUSIONS:

The Company shall not be responsible for, and this limited warranty does not cover, any loss resulting from any of the following:

- The use of other manufacturers' products unless such products are specifically recommended or approved by the Company in writing in advance of their installation, in connection with the use of the Products.
- Any repairs, replacements, penetrations, or alterations of the Products by any person or entity other than authorized representatives of the Company without prior written consent of the Company.
- Water passing through any portion of a structure or building component other than directly through the Products due to a failure in the Products and/or connections between the Products (so long as the connections are Company Products), or any interior moisture, vapor, or condensation.
- Construction, design, specification, storage, application, exposure, installation practices, use of the Products, or use of material, that is not in compliance with the Company's published literature.
- Unauthorized changes in the Products' details or specifications for the project that were not reviewed and approved in advance by the Company in writing.
- Failure to maintain the building and the Products with reasonable care.
- Mold, mildew, insects, pests, fungi, algae, bacteria, air quality, and similar conditions.
- Improper design, engineering, application installation or workmanship of any portion or component of the Products or the structure; or failure, distortion or structural movement of the walls, foundation, or any other portion or component of the structure, including, but not limited to, movement, cracking, deflection, settling of the building or movement of the framing members.
- Impact with objects, hurricanes, tropical storms, tornadoes, high winds, hailstorms, earthquakes, sandstorms, floods, natural disasters, fires, vandalism, war, terrorism, animals, other similar acts of God or nature, force majeure events, or significant or unintended immersion or pooling of water.
- Abuse, misuse, neglect, damage, or negligence by the Owner, the Applicator, the general contractor, or other trades performing work on the project, or any third party.
- Change in principal usage or amount of usage of structure without prior written approval of the Company.
- Intermixing of the Products with other chemicals or materials not specifically required by the Company's specifications or application instructions.

If, at the Owner's request, the Company performs any services or supplies any materials as a mitigation or remediation measure in connection with any unwarranted loss described above, the Company shall be entitled to compensation for such services or materials.

The Company makes no warranty with respect to appearance or color. No representative of the Company has the authority to make any representations, warranties, or promises except as stated herein.

No waiver by the Company of any limitation, term or condition of this warranty shall operate as a waiver of any other limitation, term or condition applicable to any claim, whether of like or different nature. No delay or failure on the Company's part to enforce any right or claim, which it may have hereunder, shall constitute a waiver of such right or claim.

If any part of this warranty shall be determined to be invalid, then such portion shall be deemed severed from the warranty and the remaining terms, exclusions and limitations shall apply.

The Company's obligations under this warranty are expressly conditioned upon receipt of full payment for the Products. Any delay in full payment to the Company shall not extend the warranty term.

This warranty is issued to the above-named Owner and is not assignable or transferable, except upon the express written consent of the Company.

SAMPLE

THE COMPANY UNDERTAKES NO RESPONSIBILITY FOR THE QUALITY OF THE PRODUCTS EXCEPT AS PROVIDED IN THIS LIMITED WARRANTY. IN OTHER WORDS, THE COMPANY EXPRESSLY DISCLAIMS ALL EXPRESS OR IMPLIED WARRANTIES OF MERCHANTABILITY.

THE COMPANY ASSUMES NO RESPONSIBILITY THAT THE PRODUCTS WILL BE FIT FOR ANY PARTICULAR PURPOSE FOR WHICH THE PRODUCTS MAY BE PURCHASED, EXCEPT AS PROVIDED IN THIS LIMITED WARRANTY. IN OTHER WORDS, THE COMPANY EXPRESSLY DISCLAIMS ALL EXPRESS OR IMPLIED WARRANTIES OF FITNESS FOR A PARTICULAR PURPOSE.

THE COMPANY MAKES NO OTHER OR FURTHER WARRANTIES IN CONNECTION WITH THE PRODUCTS EXCEPT AS EXPRESSLY STATED IN THIS WARRANTY DOCUMENT.

THE COMPANY WILL NOT BE RESPONSIBLE UNDER THIS LIMITED WARRANTY FOR ANY INCIDENTAL, SPECIAL, INDIRECT OR CONSEQUENTIAL DAMAGES, WHETHER ARISING IN CONTRACT OR TORT (INCLUDING INTENTIONAL,

NEGLIGENCE OR OTHERWISE), FOR BREACH OF WARRANTY OR UNDER ANY OTHER THEORY OF LIABILITY, WHETHER OR NOT ARISING FROM OR RELATING TO, DIRECTLY OR INDIRECTLY, THIS WARRANTY, OR THE PERFORMANCE OF, DEFECTS IN, OR IN ANY WAY CONNECTED WITH, THE PRODUCTS COVERED BY THIS WARRANTY. THE COMPANY WILL HAVE NO LIABILITY FOR, AND EXPRESSLY DISCLAIMS LIABILITY FOR, ANY OTHER DAMAGE TO THE BUILDING OR THE CONTENTS OF THE BUILDING AND FOR ANY OTHER CLAIMED DAMAGES, LOSSES, COSTS AND EXPENSES OTHER THAN AS EXPRESSLY SET FORTH IN THIS WARRANTY.

THIS REMEDY EXPRESSLY SET OUT IN THIS WARRANTY WILL BE THE EXCLUSIVE REMEDY FOR ALL PERSONS ENTITLED TO WARRANTY COVERAGE AS DESCRIBED ABOVE. NO OTHER REMEDY SHALL BE APPLICABLE.

SOME JURISDICTIONS LIMIT OR DO NOT ALLOW THE DISCLAIMER OF CERTAIN REMEDIES OR THE EXCLUSION OF INCIDENTAL OR CONSEQUENTIAL DAMAGES. THE EXCLUSIONS AND LIMITATIONS OF REMEDIES AND DAMAGES IN THIS SECTION FULLY APPLY TO THE EXTENT NOT PROHIBITED BY APPLICABLE LAW.

The terms of this warranty may not be altered, modified, or supplemented except in a writing signed by an officer of the Company that expressly refers to this warranty document and number.

In the event the Owner: (i) fails to provide the Company with timely notice as described above, (ii) fails to provide required access to the installed Products, (iii) undertakes or permits any actions that cause or contribute to failures, such as unauthorized repairs or perforations of the Products, or (iv) otherwise fails to fulfill its responsibilities as described herein, the Company reserves the right to void this warranty upon written notice to the Owner.

To expedite processing, this document may be completed and delivered in electronic form only. This limited warranty applies only to Products installed in the United States and Canada. Under the Quebec Consumer Protection Act, the Company must provide a warranty to consumers, as defined in the Act, that the Company's products shall be fit for the purpose for which such products of that kind are ordinarily used and that the Products must be durable in normal use for a reasonable length of time, having regard to their price and other factors. For more information about your rights if you are a consumer as defined in the Act, you should consult the Quebec Consumer Protection Act at https://www.educaloi.qc.ca/en/capsules/legal-warranty-automatic-protection-consumers.

Since the Products are building materials and are not intended to be sold to a "consumer" except as part of real estate or as a major addition thereto, this warranty shall not apply to any party constituting a "consumer" as such term is defined by the Magnuson-Moss Warranty Act.

SAMPLE

EXHIBIT

Subject to the terms, conditions, and limitations stated in this warranty, the Company warrants to the Owner:

Warranty No.: [Project Number]- [Warranty Number]

StucCoat™ One-Coat System

That when the Product(s) are installed under normal weather conditions and excluding unusual air pollution, and those Products 1) will not lose their bond, peel, flake or chip as a result of a defect in the manufacture of the materials and the finish will be water resistant so long as surface integrity is maintained for the period stated in the table below from the Date of Project Substantial Completion, 2) will have a finish which will be UV fade resistant for a period of 10 years from the Date of Project Substantial Completion for standard colors and for a period of 5 years from the Date of Project Substantial Completion for specially produced colors formulated with StratoTone™ colorants.

- Notwithstanding anything to the contrary in this warranty document:
- No warranty whatsoever is made with respect to cracking
- If machine coated starter boards and/or corners are used as components of the Product (s), they must be produced with materials approved by the Company and supplied by a fabricator approved by the Company in order to be eligible for any warranty on the Product (s)
- A watertight condition is not warranted unless the Product is used in conjunction with approved Company Joinery and Sealants.

Warranty Issued

Applicator:		Installation Completion Date:	
Consultant (if applicable):		Warranty Term:	
Product(s):		Linear/Square Footage:	
Product(s):		Linear/Square Footage:	

SAMPLE

BENTONVILLE PLANNING	**E. Central Garage Job Trailer**
	314 NE 2nd St.
	PC Date: 6/3/2025

Staff Report Details

Project Number	(CU25-0016)
Applicant / Current Owner	CDI Contractors LLC
Site Area	+/- **[.78]** Acres
Current Zoning	R-1
Requested Zoning	
Current Future Land Use Map Designation	
Requested Future Land Use Map Designation	
Development Type / Use	Temporary Job Trailer
Related projects	LSD22-0039

Property Description

The subject property is located at 314 NE 2nd Street and is at the northeast corner of the E Central Parking Garage project (LSD22-0039). The property has direct access to NE 2nd Street and is zoned R-1, Low-Density Single-Family Residential. A temporary job trailer would fall into the category of "temporary uses" allowed with a conditional use permit for R-1.

Project Details

This lot is to be used as a temporary job trailer location strictly for job site management for the East Central Parking Garage located at 300 E Central Ave, Bentonville, AR. The proposed duration of this trailer setup is from the current date until the completion of the ECPG project, which is projected around Feb 1, 2026. This site will only be allowed to be used for the trailer and administration parking. Subcontractors and the public will not be allowed to park in this area. No onsite storage will be allowed in this area.

Site Prep/Cleanup:
This site will be scratched and roughly graded before gravel is installed for the trailer and parking area. An apron will be installed around the trailer to minimize any negative visual impacts on the area. Two decks will be installed on the trailer for ingress and egress. A generator will be used for power until permanent

Project Details

power can be established through coordination with BEUD and our Subcontractor. When the trailer is removed after the project, the site will be returned to its previous state. All gravel will be removed, and vegetation will be reestablished through seed and straw.

Relationship to the Community Plan

The proposed use will likely not impact traffic flow on NE 2nd St. and the use will be temporary, only for the duration of the construction of the E Central parking garage.

Public Comment

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

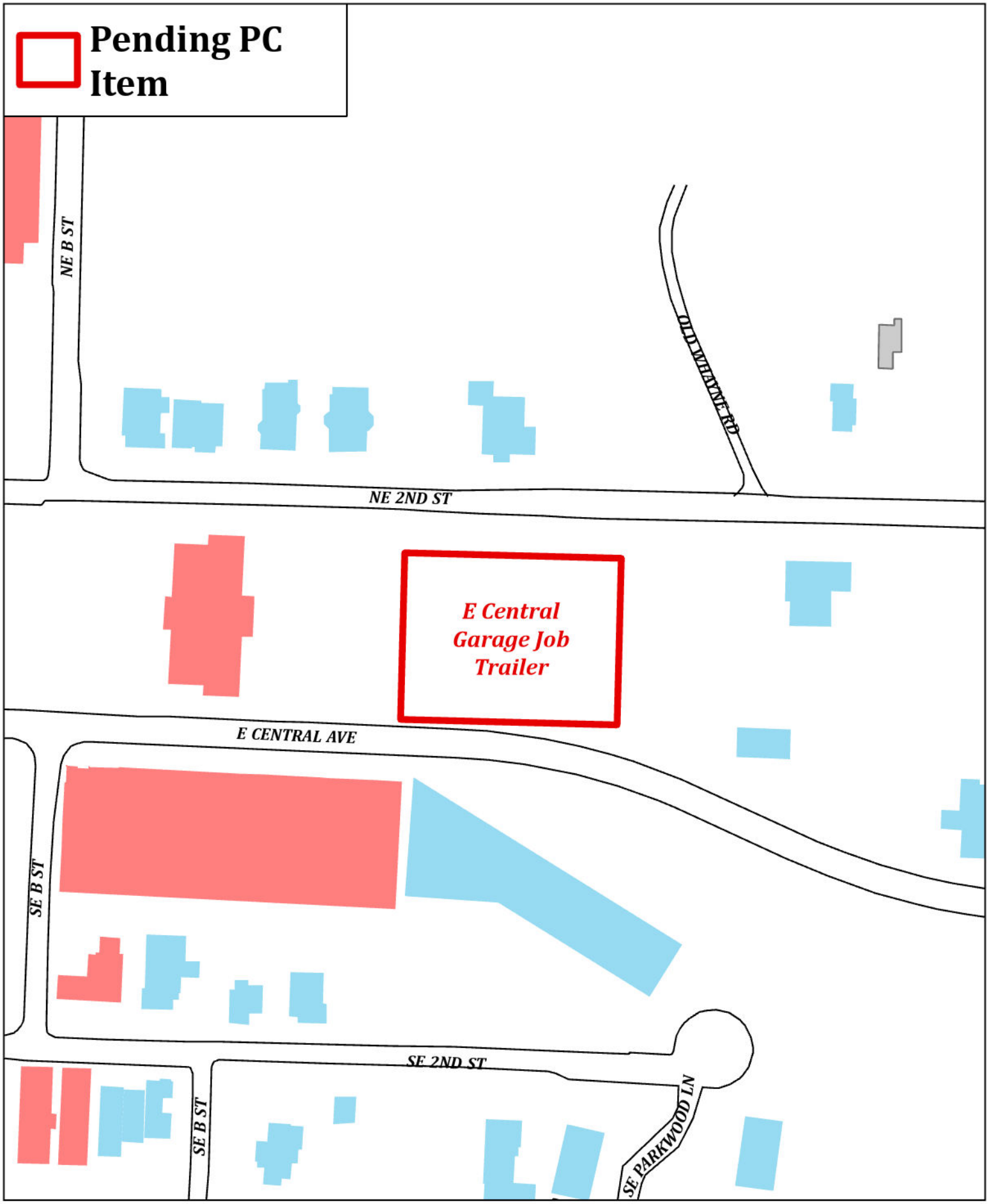
Analysis / Waivers

Conclusion

Proposed conditions of approval:
1. This Conditional Use Permit shall be valid until completion of LSD22-0039 (E Central Parking Garage).
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

Water/Sewer Comment: No mention of water or sewer service was made in the provided narrative. If a temporary water service is requested, all backflow requirements must be met prior to the meter being set. BWU's priority will be to reuse any existing service line tap at this location if available.
Fire Comment: If GIS assigns an address number make sure it meets Fire Code requirements.



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CU25-0016
E Central Garage Job Trailer
314 NE 2ND ST

Property Line

Trailer to be offset from property line 7ft

Hours of Operation: Typically: 7-5 PM, M-Sat
As needed: 12:00 AM-6 AM to coincide with overnight concrete placements at 300 East Central.
Patrons: Owners and Jobsite Management only.
Number of Employees: 6-7
Lighting: No Outdoor lighting changes or needs

CDI Only Parking, area to be smoothed, base material added, and compacted

Trailer Location, area to have 2" of base added

Usage Narrative

This lot is to be used as a temporary job trailer location strictly for job site management for the East Central Parking Garage located at 300 E Central Ave, Bentonville, AR. The proposed duration of this trailer setup is from the current date until the completion of the ECPG project, which is projected around Feb 1, 2026. This site will only be allowed to be used for the trailer and administration parking. Subcontractors and the public will not be allowed to park in this area. No onsite storage will be allowed in this area.

Site Prep/Cleanup:

This site will be scratched and roughly graded before gravel is installed for the trailer and parking area. An apron will be installed around the trailer to minimize any negative visual impacts on the area. Two decks will be installed on the trailer for ingress and egress. A generator will be used for power until permanent power can be established through coordination with BEUD and our Subcontractor. When the trailer is removed after the project, the site will be returned to its previous state. All gravel will be removed, and vegetation will be reestablished through seed and straw.

	Brightbox LLC
	802 and 804 SE G Street
	PC Date: 6/3/2025

Staff Report Details

Project Number	(RZ25-0021)
Applicant / Current Owner	Brightbox LLC
Site Area	+/- **[.70]** Acres
Current Zoning	DN-3, Downtown High Density Residential and R-3, Medium-High Density Multifamily Residential
Requested Zoning	DE, Downtown Edge
Current Future Land Use Map Designation	Urban Corridor and Urban Neighborhood
Requested Future Land Use Map Designation	
Development Type / Use	Multi-family residential and/or condominiums
Related projects	

Property Description

The subject properties are located at 802 and 804 SE G Street. 802 is currently zoned DN-3, Downtown High Density Residential with a future land use of Urban Corridor and 804 is currently zoned R-3, Medium-High Density Multifamily Residential with a future land use of Urban Neighborhood. Surrounding zoning districts include DE, Downtown Edge, R-1, Low-Density Single-Family Residential, and DN-3, Downtown High Density Residential to the east, DN-2, Downtown Medium Density Residential to the south, R-3, Medium-High Density Multifamily Residential to the west, and Planned Unit Development (PUD) and C-2, General Commercial to the north.

Project Details

The applicant has requested a rezoning of the properties from DN-3, Downtown High Density Residential and R-3, Medium-High Density Multifamily Residential to DE, Downtown Edge. The applicant states in their narrative that the intended use is multi-family residential or condominiums which will be compatible with the surrounding updated zoning districts as shown in Bentonville Land Use Map under standard review for 802 and enhanced review for 804.

Project Details

Consistency
The proposed rezone is consistent with the newly adopted Future Land Use Map under Standard Review for 802 and Enhanced Review for 804.

Impact
The impact of this rezone on the community will be to set the zoning regulations for the development of this project. Pursuant to the alignment policy, DE is in alignment with the Urban Corridor and Urban Neighborhood place types and will implement the City-wide vision of where growth is appropriate, per the Future Land Use Map.

Compatibility
The design guidelines for the residential downtown districts (Development Code 1100.22), by which DE is regulated, require rear loading, exterior materials and details to be *"consistent with the character of the surrounding context"*. The maximum height allowed for DE is 50ft while the maximum height allowed for the adjacent R-3 zoning is 40ft. Since much of the land to the south of 8th Street has a future land use of Urban Neighborhood, there is a high likelihood of many of those properties rezoning to DN-3 and DN-4 which have a maximum allowed height of 40ft and 50ft respectively. This helps to create a terraced effect down to lower-density place types. With the neighborhoods south of 8th Street quickly evolving due to nearby development, a proposed use of multifamily housing or condos would be a much-needed addition to the area.

Intensity
The parcel is on the boundary between Place Types. The Regional Center Play Type to the north is more intense and the Urban Neighborhood Place Type to the south is less intense. The Urban Corridor provides a transition between the intensities of the adjacent place types. The Alignment Policy calls for the *"most intense zone to be at the edge of Place Type"* which, in this case, would be DE.

Orderly Transition
The project is an infill project. Infill development seeks to reduce sprawl and conserve natural areas by placing mild increases in density within the existing urban fabric, keeping housing near job centers and promoting walking with shorter distances between residents and destinations.

Relationship to the Community Plan

These properties are presently designated as Urban Corridor (802) and Urban Neighborhood (804) and are surrounded by Urban Neighborhood to the south, Urban Corridor to the east and west, and Regional Center to the north.

Rezoning the properties to DE would bring 802 into alignment with the FLUP and would extend DE zoning only one parcel to the south (804) from where the current extent is of Urban Corridor. Rezoning and re-developing these properties would provide greater housing density to a transitional location between Downtown Core and lower-density residential neighborhoods. Though DN-4 allows for multi-family and condos, DE has smaller setbacks allowing for larger development while still maintaining space between buildings.

The zoning request for 802 aligns with the FLUM under standard review. The zoning request for 804 aligns with the FLUM under enhanced review.

Public Comment

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

Analysis / Waivers

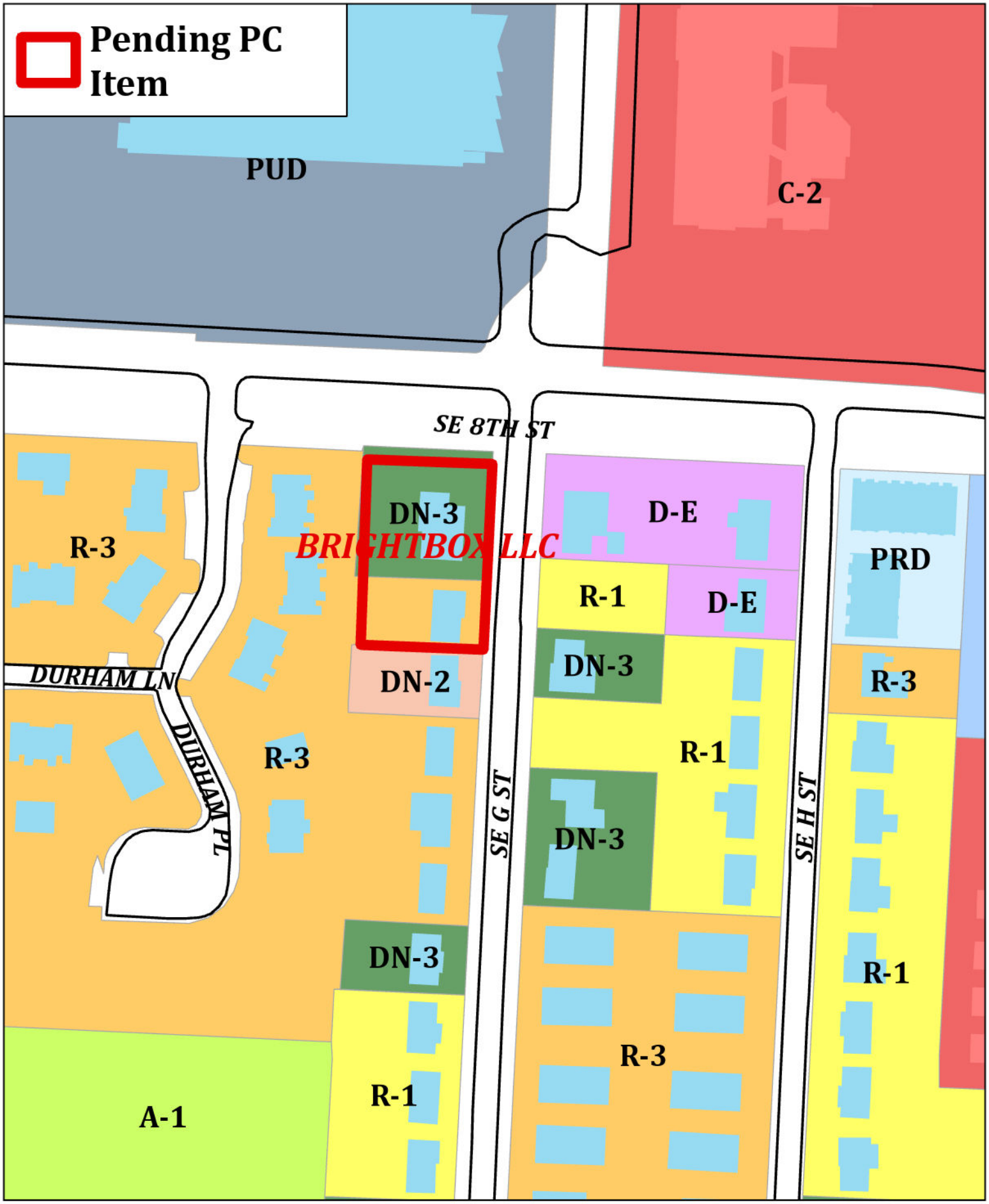
The subject properties are surrounded by Urban Neighborhood to the south, Urban Corridor to the east and west, and Regional Center to the north. The land use and zoning requests support the goals of the Bentonville Community Plan in supporting higher density and more housing units.

From a built environment lens, this area consists of a mix of single-family homes and townhouses. All public utilities exist but increasing density has the potential for further sanitary sewer impacts to the system based on the proposed development. A downstream sewer study could be required based on the proposed density of the development plan. That requirement will be evaluated when the development plans are submitted.

Conclusion

Given this property's location within Urban Corridor and Urban Neighborhood land use and a mix of residential and commercial zoning districts, as well as aligning with the Bentonville Community Plan, staff recommends approval of this request.

Additional Details



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RZ25-0021
BRIGHTBOX LLC
802 SE G St

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

2600 NE 11th Street, 3rd Floor
Bentonville, AR 72712
Office: 479.273.9472
ceieng.com

05-02-2025

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

RE: Brightbox LLC Rezoning Application

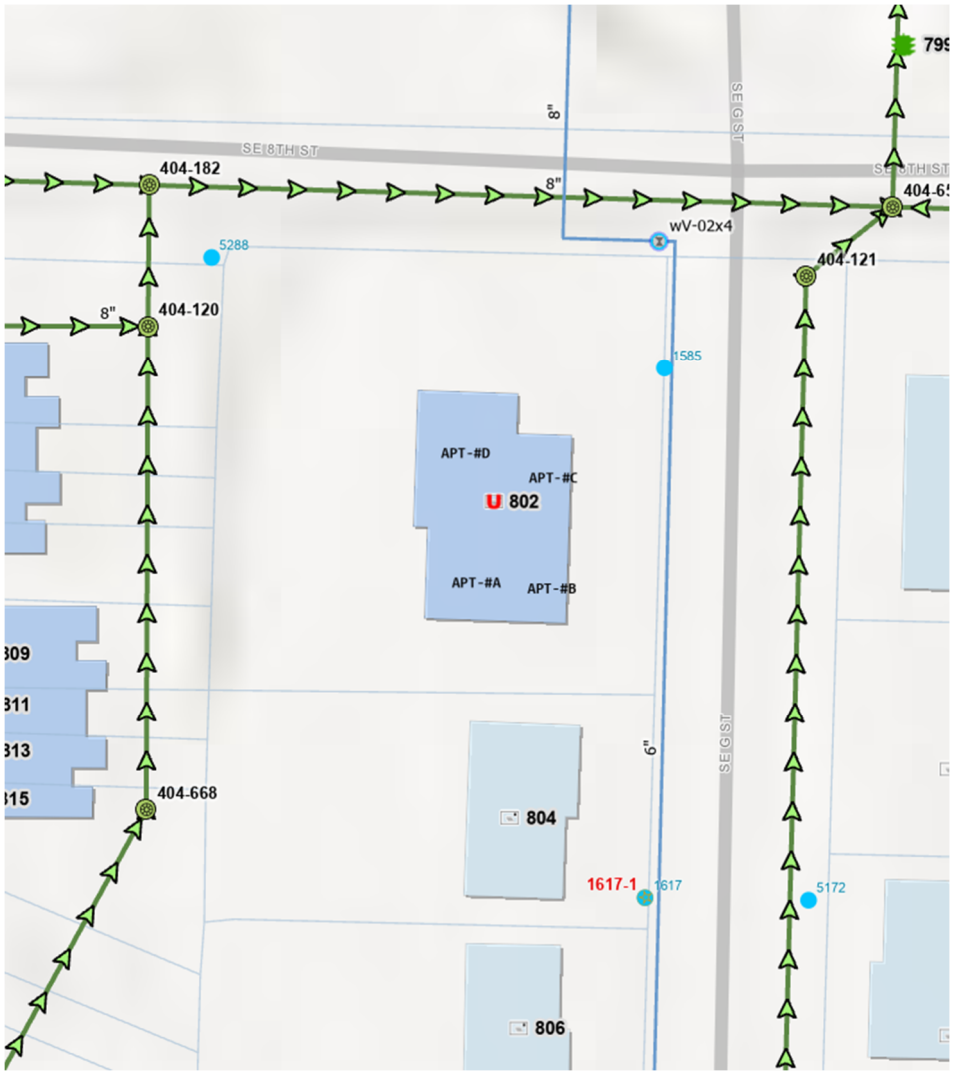
Dear Planning Commission,

Please accept this narrative letter to accompany a request by Brightbox LLC, owner of real property located in the City of Bentonville, for consideration of a rezoning for Benton County parcel 01-02569-000 & 01-02567-000 from DN-3, *Downtown High-Density Residential* to entirely DE, *(Downtown Edge).* The property area is approximately 0.70 acres located at 802 and 804 SE G Street. Parcel 01-02569-000 is owned by Brightbox LLC and is planned for development as multi-family residential and/or condominiums. Parcel ID 01-02567-000 is currently under contract and is planned for development as multi-family residential and/or condominiums.

Pending approval of this rezoning request, a proposed development plan will be submitted to address details of construction. It will be consistent with the allowable uses under the current city of Bentonville zoning code for the proposed district. Zoning of the subject tract as DE use will be compatible with the surrounding updated zoning districts as shown in Bentonville Land Use Map.

The future development is consistent with other adjacent developments the owner has been constructing. These developments provide a variety of housing options that help provide a sense of community and welcoming. The development is also adjacent to several shopping areas and employment. It is also located directly off of the 8th Steet cycling/walking path which provides great access to surrounding trails and parks.

Access to this development will be provided by SE H Street. An increase of traffic can be expected from the development of muti-family residential and/or condominiums but can be accommodated by the recent 8th Street improvements.



All necessary water and sewer utilities for the proposed development are available on or by adjacent easements to the subject tract as shown on the Bentonville GIS below:

Anticipated signage for the multi-family residences and/or condominiums will likely be limited to ground level or building mounted signs denoting the entry and exit of property; details of signage will be provided with the development plans.

Thank you for your review and consideration.
CEI Engineering Associates, Inc.

✅ City of Bentonville Rezone Application Review Checklist

Please check all applicable boxes:

🗺️ Consistency with Planning Documents

Designate the Future Land Use Map Alignment Policy Review Category

[Res-No-02-11-25M_Future-Land-Use-Map-and-Zoning-Alignment-Policy]

- ☒ Standard Review (SR)
- ☒ Enhance Review (ER)
- ☐ PUD/ PRD
- ☐ Neither SR nor ER (Staff Recommends denial)

- **Consistency with the vision of the Community Plan**
  (Is the request supported by the vision and guiding principles of the Community Plan?)
  bentonvillear.com/DocumentCenter/View/18161/Bentonville-Community-Plan-As-Amended-2025?bidId=

☒ Thoughtful Growth (p.38)

- Infill Development
- Existing Infrastructure

☒ Robust Economy (p.39)

- Providing a variety of housing options
- Access to high quality parks, recreation, schools, and multi-modal transportation opportunities.

☒ Welcoming and Diverse (p.39)

- Welcoming to all
- Provides a sense of community

☒ The Bentonville Experience (p.40)

- Redevelopment near downtown
- Providing a variety of housing options
- New neighborhoods throughout the community
- Transportation system that supports motorists, cyclists and pedestrians

☒ A Great Place to plant Roots (p.40)

- Housing Options for market entry level
- The ability to age in place
- Shopping, employment, and education options
- New neighborhoods throughout the community

📈 Development Impact, Intensity and location

☒ **Impact foreseen in the Future Land Use Map**
(Does the proposed rezoning fit within the place type, i.e. SR?)

☒ **Intensity and Significant Economic Development criteria (for ER)**

Yes☐ Is the adjacent zone similar to the requested rezone?

Yes☐ Is the proposed rezone near the center of a "Center" or "Corridor" place type?

Yes☐ Is the proposed rezone near the edge of a "Neighborhood" place type?

Yes☐ Is the proposed rezone necessary to allow economic development of regional significance or a use unique in the region and its impact can be mitigated to preserve the public's health, safety, and welfare.

🏘 Compatibility

Yes☐ **Compatibility with Neighboring Development**
(Is the rezone compatible with recent development activity in the surrounding area?)

Name: Brittany Gillen Date: 05-02-2025

Signature: Brittany Gillen

	Indiana Ave Real Holdings, LLC
	2303 Douglas ST
	PC Date: 6/3/2025

Staff Report Details

Project Number	(RZ25-0023)
Applicant / Current Owner	Indiana Ave Real Holdings, LLC
Site Area	+/- **.18** Acres
Current Zoning	R-1, Low-Density Single-Family Residential
Requested Zoning	DN-3, Downtown Medium-High Density Residential (Standard Review)
Current Future Land Use Map Designation	Walkable Neighborhood
Requested Future Land Use Map Designation	
Development Type / Use	Single-Family Attached Homes
Related projects	

Property Description

The subject property is located at 2303 Douglas ST. The property is presently zoned R-1, Low Density Single Family Residential, with a current Future Land Use designation of Walkable Neighborhood. The property has direct access to Douglas ST. Surrounding zoning districts include R-1, Low Density Single Family Residential to the North, South, East, and West; and R-2, Medium Density Two-Family and Townhome Residential further to the Southwest along Lockheed ST.

Project Details

The applicant has requested a rezoning of the property from R-1, Low Density Single Family Residential to DN-3, Downtown High Density Residential. The applicant states in their narrative they would like to rezone in preparation for the development of single family attached homes. The applicant is requesting a zoning type that is considered Standard Review according to the Future Land Use Map and Zoning Districts Alignment Policy.

Relationship to the Community Plan

Relationship to the Community Plan

The property is presently designated as Walkable Neighborhood and is adjacent to Regional Center to the East and South, Recreation Outdoor and Entertainment to the West, and Urban Neighborhood to the North.

Walkable neighborhoods combine compatibly-scaled single family homes, townhomes, and apartment buildings in a neighborhood setting. They provide a high degree of housing diversity, allowing for more people of different circumstances to share the same neighborhood. They also support some small neighborhood shops and are often near neighborhood centers and parks, making it easy to walk and bike for frequent trips.

This zoning request aligns with the Future Land Use Map, recommending DN-3, Downtown High Density as an appropriate place type with a Standard Review.

Public Comment

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

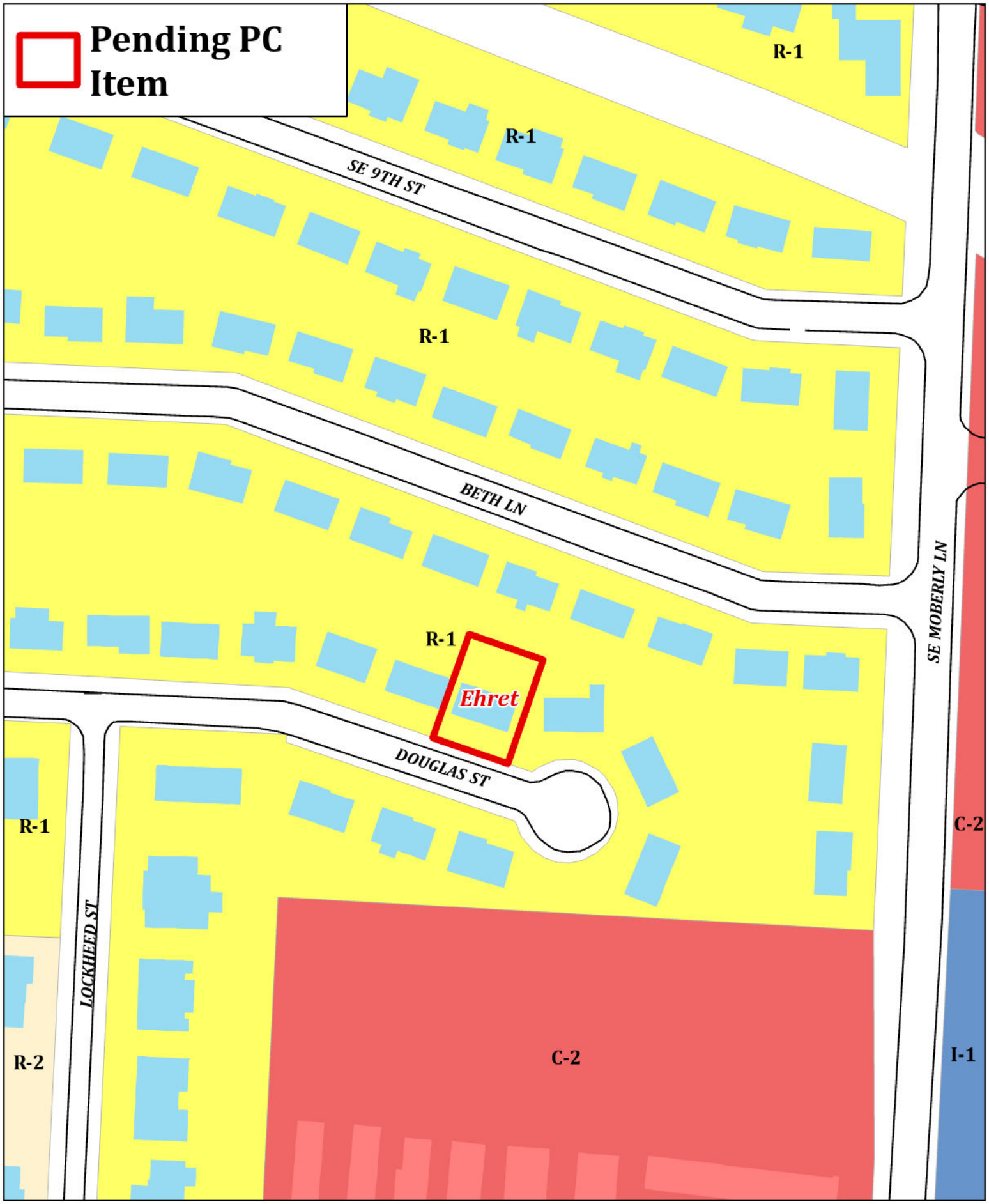
Analysis / Waivers

The property is presently designated as Walkable Neighborhood and is adjacent to Regional Center to the East and South, Recreation Outdoor and Entertainment to the West, and Urban Neighborhood to the North.
Moreover, the land use and zoning requests support the goals of the Bentonville Community Plan in supporting higher density and more housing units.

Conclusion

Given this property's location within Walkable Neighborhood land use, as well as aligning with the Bentonville Community Plan, staff recommends approval of this request.

Additional Details



RZ25-0023
Ehret
2303 Douglas St

The properties located at 2303 and 2305 E Douglas St are currently zoned as R1 Low Density Residential. We are formally requesting a rezoning to DN-3 Downtown Medium-High Density Residential to better align with the needs and growth of the area. The current property owner is Indiana Real Holdings, LLC, and there are no planned or proposed sales of the properties at this time. The purpose of this rezoning request is to facilitate the development of single-family attached homes, providing a more diverse housing option within the community.

The planned development at 2303 E Douglas St is fully consistent with both the existing zoning framework and the future land use plans for the surrounding area. As per the city's future land use plan, the neighborhood is designated as a "walkable community," making it an ideal location for higher-density residential development. This designation supports the city's vision of creating connected, pedestrian-friendly neighborhoods that are within close proximity to amenities, transportation options, and employment centers.

Our intention is to demolish the existing structures, which are currently in poor condition and no longer viable for long-term use. In their place, we will construct single-family attached homes that will introduce a unique and desirable housing diversity to the area. This type of housing offers a balance between the traditional single-family home and more urbanized, high-density living, catering to a wide range of potential residents.

The development aims to contribute positively to the neighborhood by offering high-quality, modern homes in an area that is experiencing ongoing revitalization. These homes will provide much-needed options for residents seeking to live in a central, vibrant location while also supporting the city's broader goal of increased density in appropriate areas.

It is important to note that there will be no signage placed on the property, maintaining the aesthetic of the area and minimizing any visual disruption to the surrounding environment.

Additionally, the property has convenient access to necessary infrastructure, including a 6" water line and an 8" sewer line, both of which are available for connection on the south side of the property along E. Douglas St. This makes the site well-equipped for the proposed development, ensuring that essential services can be easily provided without requiring extensive upgrades.

In conclusion, this rezoning request for 2303 and 2305 E Douglas St to DN-3 Downtown Medium- High Density Residential is an opportunity to bring much-needed housing diversity to an evolving neighborhood. By offering single-family attached homes, we will provide a modern, walkable living environment that supports the city's broader goals of sustainable growth and urban development. We are committed to ensuring that the development complements the surrounding area and meets the needs of future residents while respecting the character of the community.

Project # **RZ** _____

✅ City of Bentonville Rezone Application Review Checklist

Please check all applicable boxes:

🗺️ Consistency with Planning Documents

Designate the Future Land Use Map Alignment Policy Review Category

[Res-No-02-11-25M_Future-Land-Use-Map-and-Zoning-Alignment-Policy]

- ☑ Standard Review (SR)
- ☐ Enhance Review (ER)
- ☐ PUD/ PRD
- ☐ Neither SR nor ER (Staff Recommends denial)

- **Consistency with the vision of the Community Plan**
  (Is the request supported by the vision and guiding principles of the Community Plan? **Applicants: please check which elements are consistent with the Community plan and demonstrate in your narrative how your project meets the vision of the Community Plan.**

bentonvillear.com/DocumentCenter/View/18161/Bentonville-Community-Plan-As-Amended-2025?bidId=

☑ Thoughtful Growth (p.38)

- Infill Development
- Existing Infrastructure

☑ Robust Economy (p.39)

- Providing a variety of housing options
- Access to high quality parks, recreation, schools, and multi-modal transportation opportunities.

☑ Welcoming and Diverse (p.39)

- Welcoming to all
- Provides a sense of community

☑ The Bentonville Experience (p.40)

- Redevelopment near downtown
- Providing a variety of housing options
- New neighborhoods throughout the community
- Transportation system that supports motorists, cyclists and pedestrians

☑ A Great Place to plant Roots (p.40)

- Housing Options for market entry level
- The ability to age in place
- Shopping, employment, and education options
- New neighborhoods throughout the community

📈 Development Impact, Intensity and location

- ☑ **Impact foreseen in the Future Land Use Map**
  (Does the proposed rezoning fit within the place type, i.e. SR?)
- ☑ **Intensity and Significant Economic Development criteria (for ER)**
  - ☐ Is the adjacent zone similar to the requested rezone?
  - ☐ Is the proposed rezone near the center of a "Center" or "Corridor" place type?
  - ☐ Is the proposed rezone near the edge of a "Neighborhood" place type?
  - ☐ Is the proposed rezone necessary to allow economic development of regional significance or a use unique in the region and its impact can be mitigated to preserve the public's health, safety, and welfare.

🏘 Compatibility

- ☑ **Compatibility with Neighboring Development**
  (Is the rezone compatible with recent development activity in the surrounding area?)

Name: Jill Ehret _____ Date: 5/23/25 _____

Signature: _____

	Indiana Ave Real Holdings, LLC
	2305 Douglas ST
	PC Date: 6/3/2025

Staff Report Details

Project Number	(RZ25-0024)
Applicant / Current Owner	Indiana Ave Real Holdings, LLC
Site Area	+/- **.19** Acres
Current Zoning	R-1, Low-Density Single-Family Residential
Requested Zoning	DN-3, Downtown Medium-High Density Residential (Standard Review)
Current Future Land Use Map Designation	Walkable Neighborhood
Requested Future Land Use Map Designation	
Development Type / Use	Single-Family Attached Homes
Related projects	

Property Description

The subject property is located at 2305 Douglas ST. The property is presently zoned R-1, Low Density Single Family Residential, with a current Future Land Use designation of Walkable Neighborhood. The property has direct access to Douglas ST. Surrounding zoning districts include R-1, Low Density Single Family Residential to the north, south, east, and west; and R-2, Medium Density Two-Family and Townhome Residential further to the southwest along Lockheed ST.

Project Details

The applicant has requested a rezoning of the property from R-1, Low Density Single Family Residential to DN-3, Downtown High Density Residential. The applicant states in their narrative they would like to rezone in preparation for the development of single family attached homes. The applicant is requesting a zoning type that is considered Standard Review according to the Future Land Use Map and Zoning Districts Alignment Policy.

Relationship to the Community Plan

Relationship to the Community Plan

The property is presently designated as Walkable Neighborhood and is adjacent to Regional Center to the East and South, Recreation Outdoor and Entertainment to the West, and Urban Neighborhood to the North.

Walkable neighborhoods combine compatibly-scaled single family homes, townhomes, and apartment buildings in a neighborhood setting. They provide a high degree of housing diversity, allowing for more people of different circumstances to share the same neighborhood. They also support some small neighborhood shops and are often near neighborhood centers and parks, making it easy to walk and bike for frequent trips.

This zoning request aligns with the Future Land Use Map, recommending DN-3, Downtown High Density as an appropriate place type with a Standard Review.

Public Comment

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

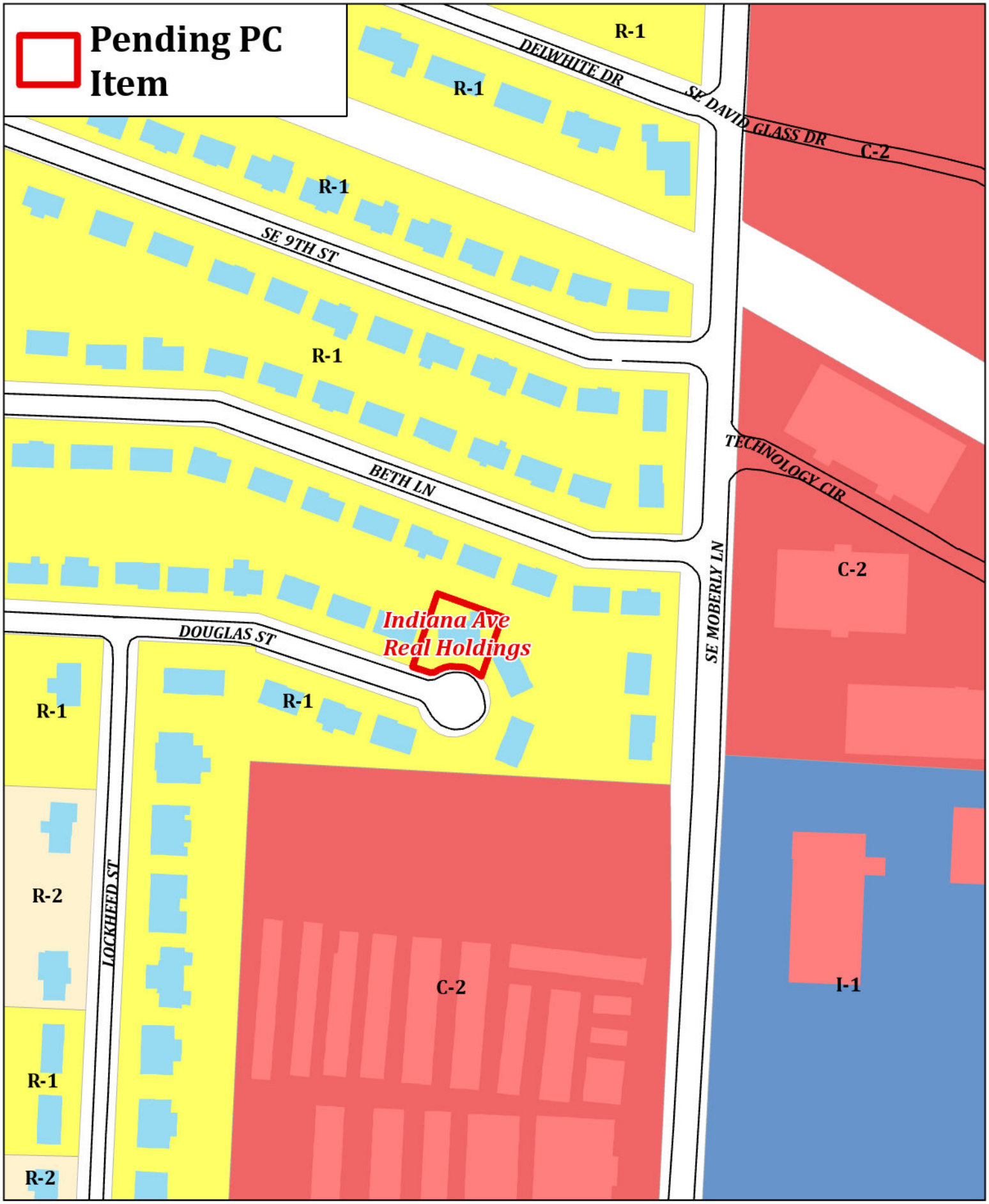
Analysis / Waivers

The property is presently designated as Walkable Neighborhood and is adjacent to Regional Center to the East and South, Recreation Outdoor and Entertainment to the West, and Urban Neighborhood to the North.
Moreover, the land use and zoning requests support the goals of the Bentonville Community Plan in supporting higher density and more housing units.

Conclusion

Given this property's location within Walkable Neighborhood land use, as well as aligning with the Bentonville Community Plan, staff recommends approval of this request.

Additional Details



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RZ25-0024
Indiana Ave Real Holdings
2305 DOUGLAS ST

THE CITY OF BENTONVILLE

The properties located at 2303 and 2305 E Douglas St are currently zoned as R1 Low Density Residential. We are formally requesting a rezoning to DN-3 Downtown Medium-High Density Residential to better align with the needs and growth of the area. The current property owner is Indiana Real Holdings, LLC, and there are no planned or proposed sales of the properties at this time. The purpose of this rezoning request is to facilitate the development of single-family attached homes, providing a more diverse housing option within the community.

The planned development at 2303 E Douglas St is fully consistent with both the existing zoning framework and the future land use plans for the surrounding area. As per the city's future land use plan, the neighborhood is designated as a "walkable community," making it an ideal location for higher-density residential development. This designation supports the city's vision of creating connected, pedestrian-friendly neighborhoods that are within close proximity to amenities, transportation options, and employment centers.

Our intention is to demolish the existing structures, which are currently in poor condition and no longer viable for long-term use. In their place, we will construct single-family attached homes that will introduce a unique and desirable housing diversity to the area. This type of housing offers a balance between the traditional single-family home and more urbanized, high-density living, catering to a wide range of potential residents.

The development aims to contribute positively to the neighborhood by offering high-quality, modern homes in an area that is experiencing ongoing revitalization. These homes will provide much-needed options for residents seeking to live in a central, vibrant location while also supporting the city's broader goal of increased density in appropriate areas.

It is important to note that there will be no signage placed on the property, maintaining the aesthetic of the area and minimizing any visual disruption to the surrounding environment.

Additionally, the property has convenient access to necessary infrastructure, including a 6" water line and an 8" sewer line, both of which are available for connection on the south side of the property along E. Douglas St. This makes the site well-equipped for the proposed development, ensuring that essential services can be easily provided without requiring extensive upgrades.

In conclusion, this rezoning request for 2303 and 2305 E Douglas St to DN-3 Downtown Medium- High Density Residential is an opportunity to bring much-needed housing diversity to an evolving neighborhood. By offering single-family attached homes, we will provide a modern, walkable living environment that supports the city's broader goals of sustainable growth and urban development. We are committed to ensuring that the development complements the surrounding area and meets the needs of future residents while respecting the character of the community.

Project # **RZ** _____

✅ City of Bentonville Rezone Application Review Checklist

Please check all applicable boxes:

🗺️ Consistency with Planning Documents

Designate the Future Land Use Map Alignment Policy Review Category

Res-No-02-11-25M_Future-Land-Use-Map-and-Zoning-Alignment-Policy

- ☑ Standard Review (SR)
- ☐ Enhance Review (ER)
- ☐ PUD/ PRD
- ☐ Neither SR nor ER (Staff Recommends denial)

- **Consistency with the vision of the Community Plan**
  (Is the request supported by the vision and guiding principles of the Community Plan? **Applicants: please check which elements are consistent with the Community plan and demonstrate in your narrative how your project meets the vision of the Community Plan.**

bentonvillear.com/DocumentCenter/View/18161/Bentonville-Community-Plan-As-Amended-2025?bidId=

☑ Thoughtful Growth (p.38)

- Infill Development
- Existing Infrastructure

☑ Robust Economy (p.39)

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- Transportation system that supports motorists, cyclists and pedestrians

☑ A Great Place to plant Roots (p.40)

- Housing Options for market entry level
- The ability to age in place
- Shopping, employment, and education options
- New neighborhoods throughout the community

📈 Development Impact, Intensity and location

- ☑ **Impact foreseen in the Future Land Use Map**
  (Does the proposed rezoning fit within the place type, i.e. SR?)
- ☑ **Intensity and Significant Economic Development criteria (for ER)**
  - ☐ Is the adjacent zone similar to the requested rezone?
  - ☐ Is the proposed rezone near the center of a "Center" or "Corridor" place type?
  - ☐ Is the proposed rezone near the edge of a "Neighborhood" place type?
  - ☐ Is the proposed rezone necessary to allow economic development of regional significance or a use unique in the region and its impact can be mitigated to preserve the public's health, safety, and welfare.

🏘 Compatibility

- ☑ **Compatibility with Neighboring Development**
  (Is the rezone compatible with recent development activity in the surrounding area?)

Name: Jill Ehret _____ Date: 5/23/25 _____

Signature: _____

BENTONVILLE PLANNING	**Paruchuris Estate LLC**
	SW Regional Airport Blvd, Parcel Number: 01-11476-000
	PC Date: 6/3/2025

Staff Report Details

Project Number	(RZ25-0025)
Applicant / Current Owner	Paruchuris Estate LLC
Site Area	+/- **5.39** Acres
Current Zoning	R-O, Residential Office
Requested Zoning	DN-4, Downtown Mixed Use Residential (Standard Review)
Current Future Land Use Map Designation	Walkable Corridor
Requested Future Land Use Map Designation	
Development Type / Use	Mixed Use
Related projects	

Property Description

The subject property is located on SW Regional Airport Blvd (parcel number is 01-11476-000). The property is presently zoned R-O, Residential Office, with a current Future Land Use designation of Walkable Corridor. The property has direct access to SW Regional Airport Blvd. Surrounding zoning districts include C-1, Neighborhood Commercial to the East and West, R-1, Single Family Residential to the South, and A-1, Agriculture, and R-O, Residential Office to the North.

Project Details

The applicant has requested a rezoning of the property from R-O, Residential Office to DN-4, Downtown Mixed Use Residential. The applicant states in their narrative they would like to rezone in preparation to develop a mixed use development with commercial on the first floor, and residential on the upper floors. The applicant is requesting a zoning type that is considered Standard Review according to the Future Land Use Map and Zoning Districts Alignment Policy.

Relationship to the Community Plan

Relationship to the Community Plan

The property is presently designated as Walkable Corridor and is adjacent to Walkable Corridor to the North, East, and West, and Suburban Neighborhood to the South.

Walkable Corridor refers to areas that were once large arterial roadways lined by strip-commerical uses but maintain the potential to become a sort of Neighborhood Center in linear form; a more human-scaled, connected destination where adjacent neighbors can safely walk or bike to retail and services. They consist of mixed-use developments, apartments, and townhomes on inbuilt properties and new uses added to properties only partially built on. Together they support more businesses and residents in close proximity.

This zoning request aligns with the Future Land Use Map, recommending DN-4, Downtown Mixed-Use Residential as an appropriate place type with a Standard Review.

Public Comment

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

Analysis / Waivers

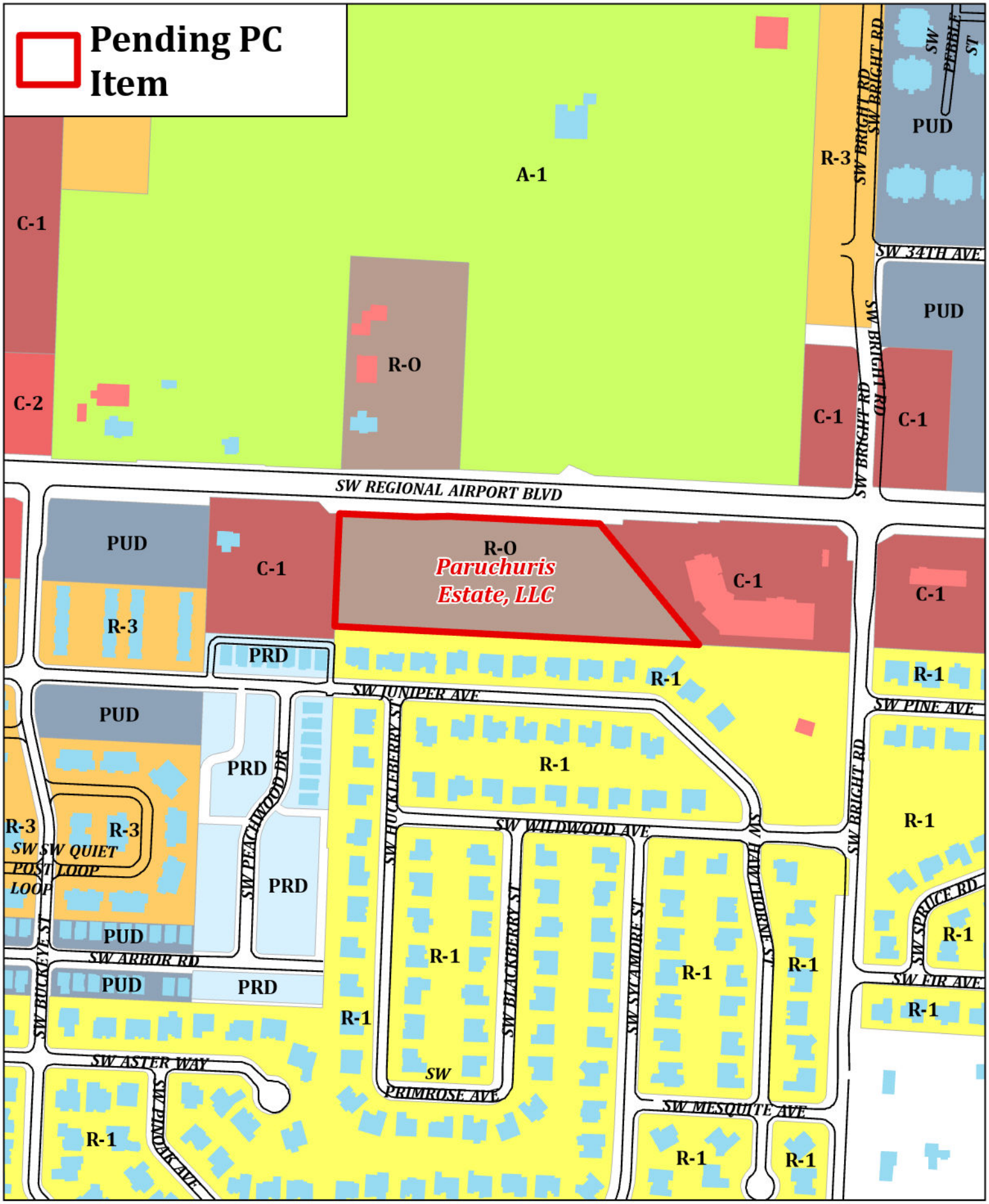
The property is presently designated as Walkable Corridor and is adjacent to Walkable Corridor to the North, East, and West, and Suburban Neighborhood to the South.

Moreover, the land use and zoning requests support the goals of the Bentonville Community Plan in supporting higher density and more housing units.

Conclusion

Given this property's location within Walkable Corridor land use, as well as aligning with the Bentonville Community Plan, staff recommends approval of this request.

Additional Details



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RZ25-0025
Paruchuris Estate, LLC
SW Regional Airport Blvd

WATKINS, BOYER, GRAY & CURRY, PLLC

ATTORNEYS AT LAW

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

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

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

April 22, 2025

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

RE: Rezoning Parcel No. 01-11476-000 from R-O, Residential Office, to DN-4, Downtown Mixed-use Residential

Dear Planning Staff:

My name is Will Kellstrom and I have been retained to assist the applicant, Nirvana Estates, LLC, with respect to this rezoning request. The applicant is requesting that the property, Parcel No. 01-11476-000 (hereinafter "the Property"), be rezoned from R-O, Residential Office, to DN-4, Downtown Mixed-use Residential.

On the recently adopted Future Land Use Map of the City of Bentonville ("FLUM"), this property has been designated as a "Walkable Corridor" place type. The recently adopted alignment policy provides that DN-4 is permitted under Walkable Corridor under Standard Review. Accordingly, this request is in accordance with the FLUM and the alignment policy, and has been pre-evaluated as being compatible within this place type. The applicant is requesting this zoning in order to develop the Property as a mixed-use development, with commercial on the first floor, and residential on the upper floors.

The Property is located on SW Regional Airport Blvd., which is designated as a major arterial roadway on Bentonvilles Master Street Plan, and which can bear any additional traffic load generated by the development. The appearance of the development, including the architectural design and any signage, would be in compliance with the Bentonville Code of Ordinances. Lastly, a twelve inch (12") sewer line, and a six inch (6") water line, are located at the street along SW Regional Airport Blvd.

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

Sincerely,

WATKINS, BOYER,
GRAY & CURRY, PLLC

/s/ *Will A. Kellstrom*

Will A. Kellstrom

WK:
pc:

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

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

City of Bentonville Rezone Application Review Checklist

Please check all applicable boxes:

Consistency with Planning Documents

Designate the Future Land Use Map Alignment Policy Review Category

Res-No-02-11-25M_Future-Land-Use-Map-and-Zoning-Alignment-Policy

- ☑ Standard Review (SR)
- ☐ Enhance Review (ER)
- ☐ PUD/ PRD
- ☐ Neither SR nor ER (Staff Recommends denial)

- **Consistency with the vision of the Community Plan**
  (Is the request supported by the vision and guiding principles of the Community Plan?)
  bentonvillear.com/DocumentCenter/View/18161/Bentonville-Community-Plan-As-Amended-2025?bidId=

☑ Thoughtful Growth (p.38)

- Infill Development
- Existing Infrastructure

☑ Robust Economy (p.39)

- Providing a variety of housing options
- Access to high quality parks, recreation, schools, and multi-modal transportation opportunities.

☑ Welcoming and Diverse (p.39)

- Welcoming to all
- Provides a sense of community

☑ The Bentonville Experience (p.40)

- Redevelopment near downtown
- Providing a variety of housing options
- New neighborhoods throughout the community
- Transportation system that supports motorists, cyclists and pedestrians

☑ A Great Place to plant Roots (p.40)

- Housing Options for market entry level
- The ability to age in place
- Shopping, employment, and education options
- New neighborhoods throughout the community

Development Impact, Intensity and location

- ☑ **Impact foreseen in the Future Land Use Map**
  (Does the proposed rezoning fit within the place type, i.e. SR?)
- ☐ **Intensity and Significant Economic Development criteria (for ER)**
  - ☐ Is the adjacent zone similar to the requested rezone?
  - ☐ Is the proposed rezone near the center of a "Center" or "Corridor" place type?
  - ☐ Is the proposed rezone near the edge of a "Neighborhood" place type?
  - ☐ Is the proposed rezone necessary to allow economic development of regional significance or a use unique in the region and its impact can be mitigated to preserve the public's health, safety, and welfare.

Compatibility

- ☑ **Compatibility with Neighboring Development**
  (Is the rezone compatible with recent development activity in the surrounding area?)

Name: WILL KELLSTROM Date: 4-23-25

Signature: W. Kellstrom

NOTICE OF INTENT TO REZONE

Paruchuris Estates, LLC has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from R-O, Residential Office to DN-4, Downtown Mixed-use Residential

The legal description of the property is as follows:

See Exhibit A, attached hereto

The common description of the property is: SW Regional Airport Blvd, Parcel No. 01-11476-000

The public hearing will be held June 3rd, 20 25 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:

I oppose a development. Our privacy will be violated. We have a pool and do not want people able to look over the fence. Hwy 12 can not handle more traffic of housing. We also purchased knowing it was zoned commercial. Multifamily housing will impact our value

Signature and Physical Address

2212 SW Juniper AVE

Signature and Physical Address

2212 SW Juniper Ave

Also Hwy 12 is backed up in the mornings. Adding housing will add traffic but also make it near impossible to pull off of Bright road. Today we have to sit through 2-3 light cycles to get onto Hwy 12.

NOTICE OF INTENT TO REZONE

Paruchuris Estates, LLC has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from R-O, Residential Office to DN-4, Downtown Mixed-use Residential

The legal description of the property is as follows:

See Exhibit A, attached hereto

The common description of the property is: SW Regional Airport Blvd, Parcel No. 01-11476-000

The public hearing will be held June 3rd, 20 25 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.
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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:

1) Loss of traditional barrier.
2) Privacy Concerns
3) Negative impact to property values
4) Increased Noise & Activity
5) Community Trust

See Attached

Signature and Physical Address
2206 SW Juniper Ave
Bentonville, AR 72713

Signature and Physical Address
2206 SW Juniper Ave
Bentonville, AR 72713

Rezoning SW Regional Blvd

In response to Paruchuris Estates, LLC request to rezone SW Regional Airport Blvd, Parcel No. 01-11476-000 from 'R-O, Residential Office' to 'DN-4, Downtown Mixed-use Residential'.

Personal objections:

1. **Loss of traditional buffer**: Rezoning removes the intended buffer (office use) between commercial and residential zones, directly impacting single-family homes.
2. **Increased noise and activity**: Multi-family developments bring 24/7 activity, unlike office buildings that typically operate during business hours.
3. **Privacy concerns**: Taller apartment buildings may overlook adjacent homes and backyards, intruding on homeowner's privacy.
4. **Negative impact on property values**: Proximity to high density housing can reduce the appeal and value of surrounding single-family homes.
5. **Community trust**: Residents made investments based on current zoning; changing it now violates trust and disrupts neighborhood stability.

Data backed objections:

1. **Incompatibility with Bentonville's Future Land Use Plan**: Current zoning is Office Use serves as a buffer between commercial areas and single-family neighborhoods. Rezoning Multi-Family Residential would disrupt this balance, conflicting with the city's comprehensive planning objectives. The Future Land Use Plan emphasizes maintaining neighborhood character and orderly growth, which this rezoning will undermine. – *Plan Bentonville*
2. **Impact on Property Values**: A multi-family structure will negatively affect the property values of surrounding single-family homes. Increased noise, traffic, and changes in neighborhood character are less attractive to homebuyers. Preserving the existing zoning helps maintain the stability and desirability of single-family neighborhoods. – *Arkansas Online – Axios*

Actions you can take:

a. Complete and mail your response by 5/27/25 to the City Planning Department
b. And/Or: Attend the public hearing June 3rd 5:00pm.

City of Bentonville
305 W A Street
Bentonville, AR 72712

	Bentonville 424 SW C LLC
	424 SW C ST
	PC Date: 6/3/2025

Staff Report Details

Project Number	(RZ25-0026)
Applicant / Current Owner	Bentonville 424 SW C, LLC
Site Area	+/- **.18** Acres
Current Zoning	R-1, Low-Density Single-Family Residential
Requested Zoning	DN-3, Downtown Medium-High Density Residential (Standard Review)
Current Future Land Use Map Designation	Walkable Neighborhood
Requested Future Land Use Map Designation	
Development Type / Use	
Related projects	

Property Description

The subject property is located at 424 SW C ST. The property is presently zoned R-1, Low Density Single Family Residential, with a current Future Land Use designation of Walkable Neighborhood. The property has direct access to SW C ST. Surrounding zoning districts include R-1, Low Density Single Family Residential to the South; and RC-2, Central Residential Mod Density to the North, and DN-2, Downtown Medium Density Residential to the East, West, and Southwest.

Project Details

The applicant has requested a rezoning of the property from R-1, Low Density Single Family Residential to DN-3, Downtown High Density Residential. The applicant states in their narrative they are seeking the DN-3 rezone to allow for maximum flexibility in building structure side and front setback lines along with aligning with the goals of the Walkable Neighborhood place type under the FLUM Alignment Policy. The applicant is requesting a zoning type that is considered Standard Review according to the Future Land Use Map and Zoning Districts Alignment Policy.

Relationship to the Community Plan

The property is presently designated as Walkable Neighborhood and is surrounded by Walkable Neighborhood on the North, South, East, and West, and City Center to the East.

Walkable neighborhoods combine compatibly-scaled single family homes, townhomes, and apartment buildings in a neighborhood setting. They provide a high degree of housing diversity, allowing for more people of different circumstances to share the same neighborhood. They also support some small neighborhood shops and are often near neighborhood centers and parks, making it easy to walk and bike for frequent trips.

This zoning request aligns with the Future Land Use Map, recommending DN-3, Downtown High Density as an appropriate place type with a Standard Review.

Public Comment

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

Analysis / Waivers

The property is presently designated as Walkable Neighborhood and is surrounded by Walkable Neighborhood on the North, South, East, and West, and City Center to the East.
Moreover, the land use and zoning requests support the goals of the Bentonville Community Plan in supporting higher density and more housing units.

Conclusion

Given this property's location within Walkable Neighborhood land use, as well as aligning with the Bentonville Community Plan, staff recommends approval of this request.

Additional Details

RZ25-0026
BENTONVILLE 424 SW C LLC
424 SW C ST

Narrative addressing rezoning of 424 SWC Standard Review to DN-3

- The current zoning designation is R-1 with the proposed zoning to be updated via standard review to DN-3
- The current owner information is: Bentonville 424 SW C ST LLC which is owned fully by John Peirano and Janette Gaw (married couple).
- We are seeking to maximize the use of our parcel in accordance with the Future Land Use Map and City of Bentonville's Zoning Alignment Policy. New zoning to be consistent and conforming with the characteristics of Place Type for the FLUM.
- The new zoning of DN-3 will complement the immediately adjacent 6 unit townhome building (402 to 422 SW C ST). Subject parcel DN-3 zoning would also be of minimal impact and within a reasonable level of intensity when comparing with 403 SW C ST and 327 SW 4th ST which are both zoned DN-2 and directly across the street from subject property, as well as directly diagonal across street from subject parcel.
- The zoning of DN-3 will cause minimal change in 2 lane bi-directional traffic to the SW C ST block (between 4th Street and SW 5th Street). Depending upon a 10' alley easement that has already been recorded behind the 6 unit townhomes adjacent to 424 SW C ST parcel, and which continues behind 424 SW C ST, there may be potential for access to 424 SW C ST via an easement entry from SW 4th St.
- Direct Water and Sewer lines have already been established to 424 SW C ST – these access lines were capped (but left in place) upon a city of Bentonville permitted demolition that occurred in August 2022.
- Rezoning to DN-3 will allow maximum flexibility in building structure side and front setback lines along with matching to the goals of PLACE TYPE (of Walkable Neighborhood) within the city plan. Standard Review to rezone to DN-3 will also be complimentary to the new construction which has occurred over the last 10 years among SW C ST.
- There is no current signage other than PRIVATE PROPERTY – NO TRESPASSING (for liability mitigation) which is erected upon 424 SW C ST parcel.

" 424 SW C ST "

☑ **City of Bentonville Rezone Application Review Checklist** ✓

Please check all applicable boxes:

☒ **Consistency with Planning Documents**

Designate the Future Land Use Map Alignment Policy Review Category

Res-No-02-11-25M Future-Land-Use-Map-and-Zoning-Alignment-Policy

- ☑ Standard Review (SR) ✓
- ☐ Enhance Review (ER)
- ☐ PUD/ PRD
- ☐ Neither SR nor ER (Staff Recommends denial)

- **Consistency with the vision of the Community Plan**
  (Is the request supported by the vision and guiding principles of the Community Plan?)
  bentonvillear.com/DocumentCenter/View/18161/Bentonville-Community-Plan-As-Amended-2025?bidId=

  - ☑ Thoughtful Growth (p.38) ✓
    - Infill Development
    - Existing Infrastructure
  - ☑ Robust Economy (p.39) ✓
    - Providing a variety of housing options
    - Access to high quality parks, recreation, schools, and multi-modal transportation opportunities.
  - ☑ Welcoming and Diverse (p.39) ✓
    - Welcoming to all
    - Provides a sense of community
  - ☑ The Bentonville Experience (p.40) ✓
    - Redevelopment near downtown
    - Providing a variety of housing options
    - New neighborhoods throughout the community
    - Transportation system that supports motorists, cyclists and pedestrians
  - ☑ A Great Place to plant Roots (p.40) ✓
    - Housing Options for market entry level
    - The ability to age in place
    - Shopping, employment, and education options
    - New neighborhoods throughout the community

Development Impact, Intensity and location

- ☑ **Impact foreseen in the Future Land Use Map**
  (Does the proposed rezoning fit within the place type, i.e. SR?)
- ☐ **Intensity and Significant Economic Development criteria (for ER)**
  - ☐ Is the adjacent zone similar to the requested rezone?
  - ☐ Is the proposed rezone near the center of a "Center" or "Corridor" place type?
  - ☐ Is the proposed rezone near the edge of a "Neighborhood" place type?
  - ☐ Is the proposed rezone necessary to allow economic development of regional significance or a use unique in the region and its impact can be mitigated to preserve the public's health, safety, and welfare.

Compatibility

- ☑ **Compatibility with Neighboring Development**
  (Is the rezone compatible with recent development activity in the surrounding area?)

Name: JOHN K. PEIRANO Date: 04/23/25

Signature: John K. Peirano

NOTICE OF INTENT TO REZONE

Bentonville 424 SW C ST LLC **has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from** R-1 Low Single Family Residential **to** DN-3, Downtown High Density Residential

The legal description of the property is as follows:

Lot 2 and the North 18.5 feet of Lot 3 in Block 2 of Scoggan Subdivision to the City of Bentonville, Arkansas

The common description of the property is: 424 SW C ST. Bentonville, AR 72712

The public hearing will be held June 3rd, 20 25 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
452 SW B St
Bentonville, AR
72712

Signature and Physical Address
452 SW B St.
Bentonville, AR
72712

NOTICE OF INTENT TO REZONE

Bentonville 424 SW C ST LLC **has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from** R-1 Low Single Family Residential **to** DN-3, Downtown High Density Residential

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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:

concerns of another large apartment complex going in behind us

Anne Whalen
Signature and Physical Address
403 SW D St

Signature and Physical Address
403 SW D St

NOTICE OF INTENT TO REZONE

Bentonville 424 SW C ST LLC **has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from** R-1 Low Single Family Residential **to** DN-3, Downtown High Density Residential

The legal description of the property is as follows:

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The public hearing will be held June 3rd, 20 25 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:

_____

_____

_____

424 S.W. C Street

Signature and Physical Address

422. SW. C Street

Signature and Physical Address

Consent Agenda Item FLUM

For the Planning Commission meeting on June 3, 2025

Details

The revised draft for the "Enhanced Review Criteria" eliminates the language that spoke to the inability to develop under any other zoning district or the necessity for economic development and adds criteria for the evaluation of the rezoning application from a number of facets that the commission may use when considering zoning districts tabled as "ER" under the alignment policy.

Future Land Use Map and Zoning Districts Alignment Policy
January 2025

A. Purpose.

This document establishes the policy for reviewing future rezoning requests in the City of Bentonville in the interim between adoption of the FLUM and the new zoning and land development code. All rezoning requests should be reviewed according to the policies and criteria herein.

B. Future Land Use and Zoning.

Future Land Use and zoning are interconnected yet distinct components of city planning. The Future Land Use Map (Map) is an element of the Bentonville Community Plan (Plan), a policy adopted by Resolution, that establishes Place Types (previously called Land Uses) and assigns them to locations where most appropriate to best manage growth, development and infrastructure and service planning. Place Types are a set of intended characteristics and uses, including land uses like residential, commercial, or mixed-use, typical activities, and building scale. Future Land Use provides a structured framework that guides zoning decisions. Through community engagement and careful deliberation, Planning Commission and City Council adopted the Future Land Use Map and replacement of Ch. 2 and Ch. 4 of the Community Plan with Resolution No 2-11-25M~~#~~ on ~~DATE~~February 11, 2025.

Zoning Districts are laws adopted by Ordinance. They establish the specific regulations for how land can be used and developed. Each Place Type can incorporate several zoning districts.

The City is in the process of drafting new zoning and development regulations that align with the recently adopted Map. Until those codes are adopted, this alignment policy will guide decision making for rezoning requests. When the new codes are adopted, a new FLUM and Zoning Alignment Policy will be adopted.

C. Alignment Table.

In the alignment table, the Place Types are shown on the left and the currently adopted Zoning Districts are shown at the top. In the box where the Place Type for the property intersects with the Zoning District requested, there will be an “SR”, “ER” or empty box. This determines the level of review based on the appropriateness of the Zoning District for the Place Type.

1. **Appropriate.** The Zoning District is consistent with the characteristics of the Place Type and therefore conforms to the Future Land Use Map. This is indicated with an “SR” and subject to *Sec. D (2) Standard Review Criteria*.
2. **May be Appropriate.** The Zoning District is not clearly consistent with the characteristics of the Place Type but may be appropriate upon further review. This is indicated with an “ER” subject to *Sec. D (3) Enhanced Review Criteria*.
3. **Inappropriate.** The Zoning District does not have any characteristics of the Place Type and therefore does not conform to the Future Land Use Map. This is indicated by a blank box subject to *Sec. D (4) No Action*.

Alignment Table

Place Types listed in order presented in Ch. 4 of Community Plan

SR = Standard Review applies (Sec. D.2); Zoning District is appropriate for the Place Type.

ER = Enhanced Review applies, (Sec. D.3); Zoning District may be appropriate for the Place Type with additional review.

Blank = No action, Sec. D.4; Zoning District is not appropriate for the Place Type.

Zoning District		A1	RE	R1	R2	R3	R4	DN1	DN2	DN3	DN4	DE	DC	C1	C2	C3	I1	I2
Place Type																		
Centers	Regional Center										SR	SR	SR			SR		
	City Center										SR	SR	ER			SR		
	Neighborhood Center										SR	SR		SR		ER		
Neighborhoods	Urban Neighborhood								SR	SR	SR	ER				ER		
	Walkable Neighborhood				ER	ER	ER	SR	SR	SR	ER							
	Traditional Neighborhood			SR				SR	ER									
	Suburban Neighborhood			SR	ER			ER										
Corridors	Urban Corridor											SR	ER			SR		
	Walkable Corridor										SR	ER		SR		ER		
	Suburban Corridor													SR	ER			
Recreation	Outdoor Entertainment	ER	ER	ER	ER	ER	ER	ER	ER	ER	ER	ER	ER	ER	ER	ER	ER	ER
	Parks and Public Spaces	ER	ER	ER	ER	ER	ER	ER	ER	ER	ER	ER	ER	ER	ER	ER	ER	ER
Specialized	Rural and Estates	SR	SR	ER														
	Industry and Technology														SR		SR	ER
	Civic and Institutional	ER	ER	ER	ER	ER	ER	ER	ER	ER	ER	ER	ER	ER	ER	ER	ER	ER
Remaining Districts:		**PUD/PRD** should follow the review criteria as established in the Zoning Code for PRD/PUD.																
		R-C2, R-C3, RZL and RO districts are not consistent with the Place Types of the Future Land Use Map and rezoning requests to these districts are not supported.																

D. Review Criteria.

The following review criteria are to be used depending on the level of review (SR, ER, Blank) established in the table in *Sec. C Alignment Table*.

1. **Criteria for All Rezoning Requests.** The following review criteria applies to all rezoning requests.

   (a) *Consistency***.** Consistency with the Future Land Use Plan and with the vision and policies of the Community Plan.

   (b) *Impact.* Relationship and effect on the land use and zoning of the surrounding area.

   (c) *Compatibility.* Compatibility with recent development activity in the surrounding area.

   (d) *Intensity*. The proposed district(s) are within a reasonable level of intensity of the most intense zone allowed with a Standard Review on adjacent properties. The intensity levels are shown in the graphic below, with least intense on the left and most intense on the right.

← **Less Intense** **More Intense** →

Rural		Residential								Downtown Commercial		Commercial			Industrial	
A1	RE	R1	DN1	R2	DN2	R3	DN3	R4	DN4	DE	DC	C1	C2	C3	I1	I2

   (1) *Exceptions.* The intensity criteria does not apply in the following instances*:*

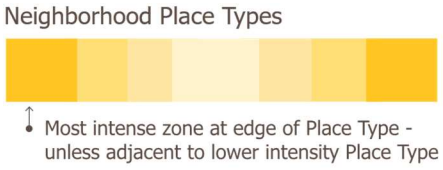
      a. Significant natural barriers separate the two properties, or

      b. Roadways of three or more lanes separate the two properties.

   (e) *Orderly Transition.* The proposed district(s) establishes an orderly transition of intensity within and between the place type as follows.

   (1) *Center or Corridor Place Type.* Where the subject property is within a Center or Corridor place type, higher intensity zones should be interior to the place type to provide an orderly transition between the interior and edge of the place type and adjacent neighborhood place types.

   (2) *Neighborhood Place Type.* Where the subject property is within a Neighborhood place type, higher intensity zones should be located at the edges of the place type when the property lies adjacent to a Center or Corridor place type to provide an orderly transition between the edge of the property and the adjacent place type. Lower intensity zones should be located at the edges of the place type when the property lies adjacent to a Neighborhood place type of a lower intensity.



2. **Standard Review Criteria (SR).** When an "SR" is shown in the box where the property's Place Type intersects with requested Zoning District, the following review criteria applies.

   (a) Review criteria established in *Sec. D.1 Criteria for All Zoning Requests*.

   (b) The proposed district(s) are likely to implement the place type envisioned by the Future Land Use Map; and

   (c) The proposed district(s) will result in development compatible with the place type of nearby properties; and

(d) Adequate infrastructure exists or is planned to serve the development allowed in the proposed district(s).

3. **Enhanced Review Criteria (ER).** When an "ER" is shown in the box where the property's Place Type intersects with the requested Zoning District, the following review criteria applies.

   (a) Review criteria established in *Sec. D.1 Criteria for All Zoning Requests*.

   (b) Review criteria established in *Sec. D.2 Standard Review Criteria*; and

   (c) ~~The property is unlikely to develop, or poorly suited for development allowed under districts subject to standard review; and~~ Review the applicability of the following criteria, in its totality, to determine the appropriateness of the proposed Zoning District:

      a. If the property is on the boundary of a place type, does the requested Zoning District match a Zoning District on either side of the property;

      b. If the property is within ¼ mile of transit, a four-lane road, or is trail proximate, would additional mobility needs be absorbed by existing infrastructure;

      c. Is the property within 1 mile of a job center so that alternative transportation is possible;

      d. If the property is adjacent to vacant land, setting the stage for future development of a similar character;

      e. If the rezone request is consistent with the development pattern in the area; and

      ~~(e)~~f. Does the proposed rezone further advance the goals stated in the Comprehensive Plan.

   ~~(d) The proposed district is necessary to allow economic development of regional significance or a use unique in the region and its impact can be mitigated to preserve the public's health, safety, and welfare.~~

4. **No Action.** When the box is blank where the property's Place Type intersects with the requested Zoning District, staff should recommend to the applicant not to proceed with the request unless and until the Future Land Use Map or alignment policy are amended accordingly. Should an applicant proceed with the request, the standard recommendation should be denial.

E. Applicant Responsibility.

1. **Mix Districts.** Applicants are encouraged to use a mix of zoning districts in order to better align with these review criteria.
2. **Address Review Criteria.** In the narrative portion of the application, applicant must describe how the propose rezoning meets the criteria.

Future Land Use Map and Zoning Districts Alignment Policy
January 2025

A. Purpose.

This document establishes the policy for reviewing future rezoning requests in the City of Bentonville in the interim between adoption of the FLUM and the new zoning and land development code. All rezoning requests should be reviewed according to the policies and criteria herein.

B. Future Land Use and Zoning.

Future Land Use and zoning are interconnected yet distinct components of city planning. The Future Land Use Map (Map) is an element of the Bentonville Community Plan (Plan), a policy adopted by Resolution, that establishes Place Types (previously called Land Uses) and assigns them to locations where most appropriate to best manage growth, development and infrastructure and service planning. Place Types are a set of intended characteristics and uses, including land uses like residential, commercial, or mixed-use, typical activities, and building scale. Future Land Use provides a structured framework that guides zoning decisions. Through community engagement and careful deliberation, Planning Commission and City Council adopted the Future Land Use Map and replacement of Ch. 2 and Ch. 4 of the Community Plan with Resolution No 2-11-25M on February 11, 2025.

Zoning Districts are laws adopted by Ordinance. They establish the specific regulations for how land can be used and developed. Each Place Type can incorporate several zoning districts.

The City is in the process of drafting new zoning and development regulations that align with the recently adopted Map. Until those codes are adopted, this alignment policy will guide decision making for rezoning requests. When the new codes are adopted, a new FLUM and Zoning Alignment Policy will be adopted.

C. Alignment Table.

In the alignment table, the Place Types are shown on the left and the currently adopted Zoning Districts are shown at the top. In the box where the Place Type for the property intersects with the Zoning District requested, there will be an “SR”, “ER” or empty box. This determines the level of review based on the appropriateness of the Zoning District for the Place Type.

1. **Appropriate.** The Zoning District is consistent with the characteristics of the Place Type and therefore conforms to the Future Land Use Map. This is indicated with an “SR” and subject to *Sec. D (2) Standard Review Criteria*.
2. **May be Appropriate.** The Zoning District is not clearly consistent with the characteristics of the Place Type but may be appropriate upon further review. This is indicated with an “ER” subject to *Sec. D (3) Enhanced Review Criteria*.
3. **Inappropriate.** The Zoning District does not have any characteristics of the Place Type and therefore does not conform to the Future Land Use Map. This is indicated by a blank box subject to *Sec. D (4) No Action*.

Alignment Table

Place Types listed in order presented in Ch. 4 of Community Plan

SR = Standard Review applies (Sec. D.2); Zoning District is appropriate for the Place Type.

ER = Enhanced Review applies, (Sec. D.3); Zoning District may be appropriate for the Place Type with additional review.

Blank = No action, Sec. D.4; Zoning District is not appropriate for the Place Type.

Zoning District		A1	RE	R1	R2	R3	R4	DN1	DN2	DN3	DN4	DE	DC	C1	C2	C3	I1	I2
Place Type																		
Centers	Regional Center										SR	SR	SR			SR		
	City Center										SR	SR	ER			SR		
	Neighborhood Center										SR	SR		SR		ER		
Neighborhoods	Urban Neighborhood								SR	SR	SR	ER				ER		
	Walkable Neighborhood				ER	ER	ER	SR	SR	SR	ER							
	Traditional Neighborhood			SR				SR	ER									
	Suburban Neighborhood			SR	ER			ER										
Corridors	Urban Corridor											SR	ER			SR		
	Walkable Corridor										SR	ER		SR		ER		
	Suburban Corridor													SR	ER			
Recreation	Outdoor Entertainment	ER	ER	ER	ER	ER	ER	ER	ER	ER	ER	ER	ER	ER	ER	ER	ER	ER
	Parks and Public Spaces	ER	ER	ER	ER	ER	ER	ER	ER	ER	ER	ER	ER	ER	ER	ER	ER	ER
Specialized	Rural and Estates	SR	SR	ER														
	Industry and Technology														SR		SR	ER
	Civic and Institutional	ER	ER	ER	ER	ER	ER	ER	ER	ER	ER	ER	ER	ER	ER	ER	ER	ER
Remaining Districts:		**PUD/PRD** should follow the review criteria as established in the Zoning Code for PRD/PUD.																
		R-C2, R-C3, RZL and RO districts are not consistent with the Place Types of the Future Land Use Map and rezoning requests to these districts are not supported.																

D. Review Criteria.

The following review criteria are to be used depending on the level of review (SR, ER, Blank) established in the table in *Sec. C Alignment Table*.

1. **Criteria for All Rezoning Requests.** The following review criteria applies to all rezoning requests.

   (a) *Consistency***.** Consistency with the Future Land Use Plan and with the vision and policies of the Community Plan.

   (b) *Impact.* Relationship and effect on the land use and zoning of the surrounding area.

   (c) *Compatibility.* Compatibility with recent development activity in the surrounding area.

   (d) *Intensity*. The proposed district(s) are within a reasonable level of intensity of the most intense zone allowed with a Standard Review on adjacent properties. The intensity levels are shown in the graphic below, with least intense on the left and most intense on the right.

← Less Intense															More Intense →	
Rural		Residential								Downtown Commercial		Commercial			Industrial	
A1	RE	R1	DN1	R2	DN2	R3	DN3	R4	DN4	DE	DC	C1	C2	C3	I1	I2

   (1) *Exceptions.* The intensity criteria does not apply in the following instances*:*

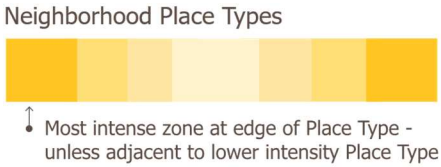
      a. Significant natural barriers separate the two properties, or

      b. Roadways of three or more lanes separate the two properties.

   (e) *Orderly Transition.* The proposed district(s) establishes an orderly transition of intensity within and between the place type as follows.

   (1) *Center or Corridor Place Type.* Where the subject property is within a Center or Corridor place type, higher intensity zones should be interior to the place type to provide an orderly transition between the interior and edge of the place type and adjacent neighborhood place types.

   (2) *Neighborhood Place Type.* Where the subject property is within a Neighborhood place type, higher intensity zones should be located at the edges of the place type when the property lies adjacent to a Center or Corridor place type to provide an orderly transition between the edge of the property and the adjacent place type. Lower intensity zones should be located at the edges of the place type when the property lies adjacent to a Neighborhood place type of a lower intensity.



2. **Standard Review Criteria (SR).** When an "SR" is shown in the box where the property's Place Type intersects with requested Zoning District, the following review criteria applies.
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   (c) The proposed district(s) will result in development compatible with the place type of nearby properties; and

(d) Adequate infrastructure exists or is planned to serve the development allowed in the proposed district(s).

3. **Enhanced Review Criteria (ER).** When an "ER" is shown in the box where the property's Place Type intersects with the requested Zoning District, the following review criteria applies.
   (a) Review criteria established in *Sec. D.1 Criteria for All Zoning Requests*.
   (b) Review criteria established in *Sec. D.2 Standard Review Criteria*; and
   (c) Review the applicability of the following criteria, in its totality, to determine the appropriateness of the proposed Zoning District:
      a. If the property is on the boundary of a place type, does the requested Zoning District match a Zoning District on either side of the property;
      b. If the property is within ¼ mile of transit, a four-lane road, or is trail proximate, would additional mobility needs be absorbed by existing infrastructure;
      c. Is the property within 1 mile of a job center so that alternative transportation is possible;
      d. If the property is adjacent to vacant land, setting the stage for future development of a similar character;
      e. If the rezone request is consistent with the development pattern in the area; and
      f. Does the proposed rezone further advance the goals stated in the Comprehensive Plan.
4. **No Action.** When the box is blank where the property's Place Type intersects with the requested Zoning District, staff should recommend to the applicant not to proceed with the request unless and until the Future Land Use Map or alignment policy are amended accordingly. Should an applicant proceed with the request, the standard recommendation should be denial.

E. Applicant Responsibility.

1. **Mix Districts.** Applicants are encouraged to use a mix of zoning districts in order to better align with these review criteria.
2. **Address Review Criteria.** In the narrative portion of the application, applicant must describe how the propose rezoning meets the criteria.

RESOLUTION NO. _____

A RESOLUTION AMMENDING THE FUTURE LAND USE MAP ALIGNMENT POLICY; AND FOR OTHER PURPOSES.

WHEREAS, the Future Land Use Map is the foundation for future community development, showing the desired location for each land use as the city continues to grow and develop while serving as a guide for land use and development decisions;

WHEREAS, the Bentonville Community Plan and Future Land Use Map were adopted on October 23, 2018;

WHEREAS, in 2023, city officials determined a need to update the Future Land Use Map due to continuing growth;

WHEREAS, the city hired DPZ CoDesign to lead a year-long process, guided by robust public engagement, which provided the direction for the Future Land Use Map Update;

WHEREAS, a Future Land Use Map and Zoning Alignment Policy is needed in the interim until new zoning districts are adopted;

WHEREAS, additional areas of study have been identified on the Future Land Use Map that will be analyzed in greater detail upon adoption of the Future Land Use Map and Place Types; and

WHEREAS, the previous alignment policy adopted per Resolution No. 2-11-25M on February 11, 2025 contained Enhanced Review criteria that has been further refined.

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

Section 1: That the Future Land Use Map Alignment Policy as shown in Exhibit A is herein established by the Planning Commission and City Council, three copies of which are on file with the City Clerk and which are hereby adopted by reference as though it were copied herein fully;

Section 2: That a copy of this Resolution and all exhibits will be filed with the City Clerk and the County Recorder;

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

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

Section 5: That this Resolution shall be in full force and effect from and after the date of its passage.

PASSED and APPROVED this _____day of _____, 2025.

APPROVED:

_____

Stephanie Orman, Mayor

ATTEST:

_____

Malorie Marrs, City Clerk