



**Planning Commission
Meeting Agenda
April 21, 2026
Bentonville City Hall
Tech Review: 4:30 PM
Public Hearing: 5:00 PM**

Registration Link: <https://us02web.zoom.us/j/84790007758>

Notice: Fraudulent invoices are being sent to builders and developers who have active projects in the City of Bentonville. The invoices appear to come from the City of Bentonville but ask for a wire transfer of funds. **The City of Bentonville will never ask for a wire transfer of funds.**

I. Call to Order

II. Approval of Minutes

- 1. April 7, 2026 Meeting Minutes** **Approval of Meeting Minutes**

III. Consent Agenda

- 1. Lots 2 & 3 of Hanwa Addition** **Lot Split**
2500 SW Regional Airport Blvd (LS22-0051)
- 2. Brightbox Condos** **Large Scale Development**
802 SE G Street (LSD25-0041)
- 3. McKissic Springs Addition, Lots 2 and 3** **Lot Split**
South of Motley Rd, east of SW Hydrangea Rd (LS26-0006)

IV. New Business

- 1. 4th St Alley Waiver - HKBGT & AAIGT, LLC** **Waiver**
433 SW 4th St (WAV26-0007)

Advertised Public Hearings

- 1. Brad and Cindy Esslinger Trust** **Rezoning***
306 SE 2nd Street (RZ26-0021)
Rezoning: DN-3, Downtown High Density Residential (T4.2, Neighborhood Node) to DN-4, Downtown Mixed-Use Residential (T5.1, Town Center Low) **Standard Review (Standard Review under new code)** within the City Center Place Type
- 2. Rankin** **Rezoning***
101 Oakhurst Street (RZ26-0022)

Rezoning: A-1, Agriculture (T2.1 in new code) to R-1, Low Density Single-Family Residential (R-1 in new code), **Enhanced Review (Blank in the new code)**

V. Other New Business

VI. Old Business

VII. Other Business

1. **The Bentonville Planning Office has moved** **Informational**
3200 SW Municipal Dr, Bentonville, AR 72712 (Second Story)

VIII. Adjournment



**Planning Commission
Meeting Minutes
April 7, 2026
Bentonville City Hall
Tech Review: 4:30 PM
Public Hearing: 5:00 PM**

Meeting Recording: <https://bentonvillear.portal.civicclerk.com/event/2066/media>

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

Commissioners Absent:

Staff Present: Tyler Overstreet, Tom Adler, Dan Weese, Bonnie Bridges, Claire Wise, Nathan Izard

I. Call to Order

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

II. Approval of Minutes

1. **March 17th Meeting Minutes** **Approval of Meeting Minutes**
 - Motion to approve by Ibekwe, second by Hipp.
 - Minutes are approved unanimously on a voice vote 7-0.

III. Consent Agenda

1. **Lots 3-5 of Little Osage Farms Addition** **Lot Split**
2303 SW Birch Street ([LS26-0002](#))
2. **Walmart Campus Sub, Ph. 21** **Final Plat**
1601 SE 10th Street ([FP25-0010](#))
3. **Lot 33, Block 6 of Fairview Heights Addition** **Property Line Adjustment**
203 NW J Street ([PLA25-0016](#))
4. **Lot 42 of Clark's Addition** **Lot Split**
215 SW F Street ([LS26-0005](#))
5. **Lots 1& 2 of Plumley's Place** **Lot Split**
6979 Piercy Rd ([LS25-0038](#))

- Mr. Adler provides an overview of the items on the Consent Agenda.

- Consent Agenda is approved 7-0.

Other New Business

1. Mattingly Sidewalk Waiver

Waiver

2902 NW 3rd Street ([WAV26-0004](#))

Waiver: Section 1100.15 (b) (2) Sidewalk Requirements

- Mr. Adler provides an overview of the staff report. Mr. Weese speaks to the trail project along NW Elm Tree Rd.
- Chairman Davis invites the applicant to speak on this item.
- Mike McDaniel, the applicant on behalf of the property owner, states the reasoning for the waiver request. Mr. McDaniel sites lack of nearby sidewalks to connect to and difficulty of having to possibly relocate a gas meter.
- Chairman Davis initiates discussion amongst commissioners regarding the existing utilities and other conditions on the site.
- Mr. Overstreet states that the project to construct a possible connection along NW 3rd from NW Elm Tree to Coler Mountain Bike Preserve is not out to bid and does not have a definite timeline.
- Commissioner Ibekwe questions if a fee in lieu could be utilized in this case. Commissioner Bennett and Chairman Davis also ask Staff if a fee in lieu has been discussed with the applicant.
- Chairman Davis asks the applicant if they would be willing to table the item in order to discuss fee in lieu possibilities with staff.
- Motion by Wright, second by Bryant to table. Chairman Davis asks if there is any further discussion before he calls the vote. Discussion continues.
- Mr. Overstreet states that Staff would need to perform a cost analysis to determine what the fee in lieu price would be.
- Ms. Bridges states that the fee in lieu process will take longer than 2 weeks and explains the process to the Commission. Discussion on tabling indefinitely.
- Chairman Davis asks applicant again if they would be willing to accept a motion to table item indefinitely. Applicant states that their client would like to begin work on their residential addition as soon as possible, and no decision on the waiver will continue to stall their permitting process.
- Mr. Overstreet states that the Planning Department will work with the Building Fire and Safety Department to move forward with the permitting process but will withhold any final inspections or certificate of occupancy until the matter of the sidewalk is resolved.
- Amended motion by Wright, second by Bryant to table indefinitely with the condition that the applicant will be able to move forward with the permitting process, but final inspections and certificate of occupancy will be withheld until this waiver is resolved.
- Item is tabled indefinitely 7-0.

IV. New Business

Advertised Public Hearings

1. Downtown Neighborhood Overlay District Map

Ordinance*

- Mr. Overstreet mentioned that the boundary has been amended and some of the language has changed regarding minimum setbacks.
- Chairman Davis opens the public hearing.
- Mike Terlouw, resident at 207 SE 3rd St, expresses his and his wife's support for this overlay. He comments on Mr. Overstreet's efforts to bring this item forward. Mr. Terlouw states that despite one vocal neighbor on this street, the rest of their neighbors are in support of this item as it is currently written.
- Celia Swanson, resident at 209 SE 3rd St, echoes Mr. Terlouw's statements and commends Staff efforts to ensure this overlay district is pleasing to the residents.
- Chairman Davis closes the public hearing.
- Commissioners discuss the modified language regarding minimum setbacks following City Council's feedback at the March 31st Council Meeting.
- Ordinance is approved 7-0

2. Bike Fest 2026

Conditional Use Permit*

1807 SW Second Street ([CU26-0003](#))

Long-term Temporary Use in PUD, Planned Unit Development

- Mr. Adler provides an overview of the staff report.
- Chairman Davis opens the public hearing.
- The applicant, John Leech, is present to answer any questions. Mr. Leech explains why the event has changed from May to June as it was in past years.
- Chairman Davis closes the public hearing and opens discussion amongst commissioners.
- Chairman Davis inquires about the change in the parking arrangement compared to previous years. Mr. Leech narrates their parking arrangements which include bike valet, VIP paid parking, and a shuttle from 8th Street Market for attendees.
- Chairman Davis also inquires about the exact hours of the event. Mr. Leech states their full event timeline.
- Conditional use permit is approved 7-0 with the modification that the event can begin setup on June 3rd instead of June 4th.

3. Bentonville Film Festival

Conditional Use Permit*

507 SE E Street (The Momentary) ([CU26-0004](#))

- Mr. Adler provides an overview of the staff report.
- Chairman Davis opens the public hearing.
- Chairman Davis closes the public hearing and opens discussion amongst commissioners.
- Mr. Adler notes that there will be a closing ceremony with a firework show but states the applicant must first obtain a permit from the Building and Fire Safety Department.
- Conditional use permit is approved 7-0.

4. Inclusion Realty, LLC

Rezoning*

906, 908, & 1000 SE 10th Street ([RZ26-0008](#))

Rezoning: R-1, Low Density Single Family Residential (R-1 in the new code) to DN-4, Downtown Mixed-Use Residential (T5.1 in the new code) **Standard Review (Enhanced Review in the new code)** within the Urban Neighborhood Place Type

- Mr. Adler provides an overview of the staff report.
- Chairman Davis opens the public hearing.
- Katelyn Hopkins with EDG is present on behalf of the applicant to answer any questions. She states the intent of the rezone request is to bring more density to a property that is near the Walmart Home Campus.
- Chairman Davis closes the public hearing and opens discussion amongst commissioners.
- Chairman Davis asks what the highest allowed building height is in T5.1. Mr. Overstreet answers.
- Commissioner Wright and Commissioner Bennett discuss the status of the current neighborhood. Mr. Overstreet comments on the restrictions the overhead powerlines may impose on a lot in this area.
- Rezone is approved 7-0.

5. Pacific Avenue Real Holdings, LLC

Rezoning*

1813 SE Crouch Street ([RZ26-0009](#))

Rezoning: R-1, Low Density Single Family Residential to DN-3, Downtown High Density Residential (T4.2, Neighborhood Node) **Standard Review (Enhanced Review under the new code)** within the Walkable Neighborhood Place Type

- Mr. Adler provides an overview of the staff report.
- Chairman Davis opens the public hearing.
- Gwenda Duncan, resident at 1712 SE Flynt St, expresses her concern about apartments going up and parking. She also discusses the vast amount of on-street parking in the existing neighborhood that already impedes access to her property.
- Mr. Adler reads a letter out loud that was written by resident Sherry Percifield who was unable to attend the meeting, but Ms. Duncan was able to present it to Planning Commission on her behalf. Ms. Percifield's letter outlines her concerns of multi-family being built on the subject property and how it would, in her opinion, worsen the quality of the single-family residential neighborhood.
- Ms. Duncan's daughter and caregiver – who did not state her name – expresses concerns about the impact the ARDOT project to widen SE 14th will have on this property.
- Robert Wilison, an adjacent resident, expresses his concerns that include public safety, traffic, and possible impediment to accessing his own property.
- The applicant, Ken Ehret, addresses concerns raised by members of the public. Mr. Ehret states that he intends to build a single-family home and is seeking this rezone for the more favorable setbacks that would be necessary once ARDOT widens SE 14th St.
- Chairman Davis closes the public hearing and opens discussion amongst commissioners.

- Chairman Davis notes that multi-family residential would not be allowable on a lot of this size per the code. He asks Mr. Overstreet questions regarding the new code and what development could look like with the new code.
- Commissioners discuss with Mr. Overstreet how the Future Land Use Map and requested rezoning could impact the redevelopment opportunity on this property and the possible impacts, both positive and negative, on the neighborhood as a whole.
- Rezone is approved 7-0.

6. Phillips

Rezoning*

309 SE B Street ([RZ26-0010](#))

- **Rezoning:** R-1, Low Density Single Family Residential to DN-3, Downtown High Density Residential (T4.2, Neighborhood Node) **Standard Review (Standard Review in the new code)** within the Urban Neighborhood Place Type
- Mr. Adler provides an overview of the staff report.
- Chairman Davis opens the public hearing.
- Allan Reid, the applicant, is present to answer any questions. Mr. Reid expresses the constraints from the current setbacks due to the lot being an exterior lot. He states that the development intent is to add on to the existing building footprint.
- Celia Swanson, resident at 209 SE 3rd, raises questions regarding the recently approved Overlay District on SE 3rd and how the building height transitions might impact the character of the Historical Overlay District.
- Paul Beauchant, an adjacent property owner, raises concerns about the subject property being redeveloped into multi-family.
- Chairman Davis requests Mr. Reid, the applicant, to answer questions regarding the setbacks and the exact intent he has with adding onto the existing structure.
- Chairman Davis closes the public hearing and opens discussion amongst commissioners.
- Rezone is tabled 7-0.

7. Chen & Ehret Real Holdings, LLC

Rezoning*

1105 Convair St ([RZ26-0011](#))

- **Rezoning:** R-1, Low Density Single Family Residential to DN-3, Downtown High Density Residential (T4.2, Neighborhood Node) **Standard Review (Enhanced Review in the new code)** within the Walkable Neighborhood Place Type
- Mr. Adler provides an overview of the staff report.
- Chairman Davis opens the public hearing.
- Mr. Ehret is present to answer any questions. He states their redevelopment intent with the subject property is to split the lot and build two single-family homes.
- Chairman Davis closes the public hearing and opens discussion amongst commissioners.
- Chairman Davis expresses his appreciation for Mr. Ehret's redevelopment intentions as he believes that Bentonville residents or those looking to move here would be interested in purchasing single-family homes near the Walmart Home Office Campus.

- Rezone is approved 7-0.

8. Marvin Gardens Real Holdings, LLC **Rezoning***

2202/2204 Douglas Street ([RZ26-0012](#))

Rezoning: R-1, Low Density Single Family Residential to DN-3, Downtown High Density Residential (T4.2, Neighborhood Node) **Standard Review (Enhanced Review under the new code)** within the Walkable Neighborhood Place Type

- Mr. Adler provides an overview of the staff report.
- Chairman Davis opens the public hearing.
- Ken Ehret, the applicant, expresses his redevelopment intent for this property. He states that the intent of his request of building two single-family homes and splitting the lot.
- Chairman Davis closes the public hearing and opens discussion amongst commissioners.
- Rezone is approved 6-1 with Davis voting no.

9. LoxBlox, LLC **Rezoning***

1005 Lockheed Street ([RZ26-0013](#))

Rezoning: R-1, Low Density Single Family Residential to DN-3, Downtown High Density Residential (T4.2, Neighborhood Node) **Standard Review (Enhanced Review under the new code)** within the Walkable Neighborhood Place Type

- Mr. Adler provides an overview of the staff report.
- Chairman Davis opens the public hearing.
- The applicants, Jill and Ken Ehret, are present to answer any questions.
- Chairman Davis closes the public hearing and opens discussion amongst commissioners.
- Rezone is approved 7-0.

10. Pennsylvania Ave Real Holding, LLC **Rezoning***

1306 Lockheed Street ([RZ26-0014](#))

Rezoning: R-1, Low Density Single Family Residential to DN-3, Downtown High Density Residential (T4.2, Neighborhood Node) **Standard Review (Enhanced Review under the new code)** within the Walkable Neighborhood Place Type

- Mr. Adler provides an overview of the staff report.
- Chairman Davis opens the public hearing.
- Ken Ehret, the applicant, expresses his redevelopment intentions for this property and states that he is working with Code Enforcement on improving the conditions of nearby and adjacent properties.
- Chairman Davis closes the public hearing and opens discussion amongst commissioners.
- Rezone is approved 7-0.

11. Pennsylvania Ave Real Holding, LLC **Rezoning***

1202 Lockheed Street ([RZ26-0015](#))

Rezoning: R-1, Low Density Single Family Residential to DN-3, Downtown High Density Residential (T4.2, Neighborhood Node) **Standard Review (Enhanced Review under the new code)** within the Walkable Neighborhood Place Type

- Mr. Adler provides an overview of the staff report.
- Chairman Davis opens the public hearing.
- The applicant, Ken Ehret, is present to answer any questions.
- Chairman Davis closes the public hearing and opens discussion amongst commissioners.
- Rezone is approved 7-0.

12. Ultra Homes, LLC

Rezoning*

Parcel ID 01-00828-545 ([RZ26-0016](#))

Rezoning: R-1, Low Density Single Family Residential to R-2, Medium Density Two Family Townhome and Residential (T4.1, Neighborhood General) **Enhanced Review (Standard Review under the new code)** within the Walkable Neighborhood Place Type

- Mr. Adler provides an overview of the staff report.
- Chairman Davis opens the public hearing.
- Chairman Davis closes the public hearing and opens discussion amongst commissioners.
- Rezone is approved 7-0.

13. Kuhlman Properties, LLC

Rezoning*

804 SW 12th Street ([RZ26-0020](#))

Rezoning: A-1, Agriculture (A-1 in the new code) to C-3, Mixed-Use Commercial (T5.2 in the new code), **Standard Review (Standard Review in the new code)** within the Regional Center Place Type

- Mr. Adler provides an overview of the staff report.
- Chairman Davis opens the public hearing for both agenda items.
- The applicant, Jill Ehret, is present to answer any questions. Ms. Ehret states that the subject property is the only A-1 property and is surrounded by commercial zonings.
- Chairman Davis closes the public hearing and opens discussion amongst commissioners.
- Rezone is approved 7-0.

V. Other New Business

VI. Old Business

VII. Other Business

1. Update on the annual Future Land Use Map Amendment

Informational

- Mr. Overstreet provided an overview of this item during technical review. He explained that this project is in Phase 2 and is in alignment with the Bentonville FLUM. Phase 2 involves working with property owners to conceptualize trail-oriented development.

**2. Update on the Bentonville
Community Code**

Informational

- Mr. Overstreet provided an overview of this item during technical review. He explained that City Council had requested modifications at their meeting the previous week and that those changes were outlined in the staff report.

3. 2025 Development Report

Informational

- Mr. Overstreet provided a copy of the 2025 Development Report to all commissioners and was available for any questions.

VIII. Adjournment

- Motion to adjourn by Wright, second by Ibekwe. Meeting is adjourned.



Lots 2 & 3 of Hanwa Addition

2500 SW Regional Airport Blvd

PC Date: 4/21/2026

Staff Report Details

Project Number	(LS22-0051)
Applicant / Current Owner	Hindu Association of NWA INC / Halff Associates INC
Site Area	+/- [10.31] Acres
Current Zoning	A-1, Agriculture
Requested Zoning	
Current Future Land Use Map Designation	
Requested Future Land Use Map Designation	
Development Type / Use	
Related projects	LSD22-0033

Property Description

Lot Split, Lot 1, Hanwa Addition and Parcel 01-07933-020, Creating Lots 2 & 3 of Hanwa Addition. 2500 Southwest Regional Airport Boulevard, LS22-0051.

A Lot Split of Lot 1, Hanwa Addition and Parcel 01-07933-020, Creating Lots 2 & 3 of Hanwa Addition. The plat is dedicating 0.86 acres of right-of-way for Southwest 34th Street as part of the HANWA Parking Lot addition project (LSD22-0033). A portion of the subject property (0.04 acres) is being designated as unbuildable, north of the right-of-way dedication and Lot 2. Within Lot 2, the plat is also dedicating 345 square feet of an access and utility easement along SW Regional Airport Blvd, 0.46 acres of a variable-width utility easement, and 1,963 square feet of a variable-width drainage easement. Within Lot 3, the plat is dedicating a 20-foot-wide utility easement along the right-of-way on the south side of the lot. 1.49 acres is being dedicated as a drainage easement in the southeast corner of Lot 3.

Project Details

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Relationship to the Community Plan

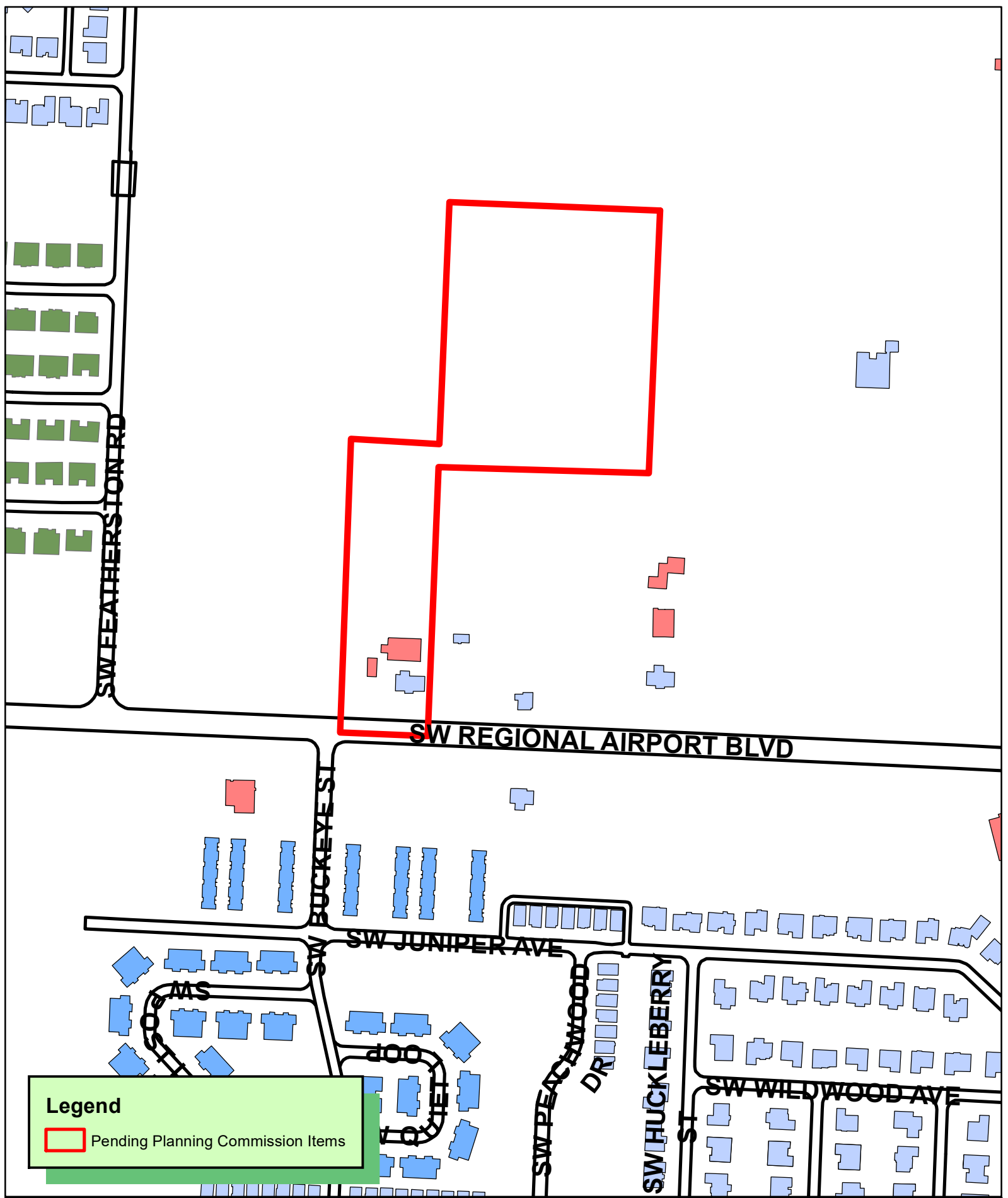
Public Comment


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

Analysis / Waivers

Conclusion

Additional Details



Legend
 Pending Planning Commission Items

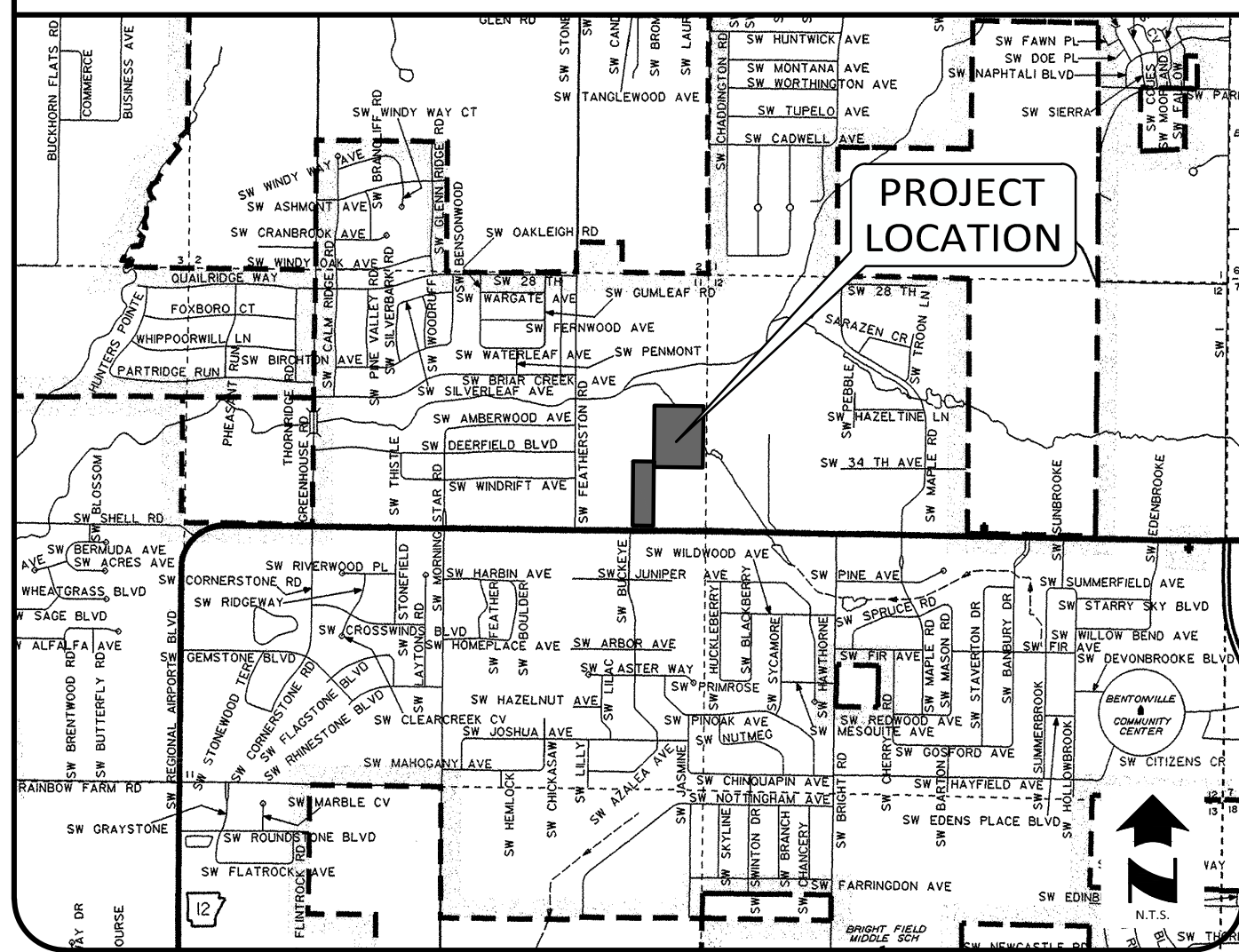


1 inch = 300 feet

LS22-0051 11/1/22
 LOT SPLIT
 HANWA ADDITION PHASE 2
 LOT 1 HANWA ADD CREATING LOTS 1-3



VICINITY MAP



PROJECT LOCATION

RIGHT-OF-WAY DESCRIPTION:

A part of the Southeast Quarter of the Northeast Quarter of Section 11, Township 19 North, Range 31 West of the Fifth Principal Meridian all in Benton County, Arkansas and more particularly described as follows:

Commencing at a fifteen inch (15") fence corner post accepted as the Northeast Corner of the Southeast Quarter of the Northeast Quarter of Section 11 as shown on the Property Line Adjustment, creating Lot 5, Coughlin Addition, Book 2017 Page 739: thence South 02°26'02" West a distance of 599.62 feet to a one-half inch rebar with PS 1834 cap at the Point of Beginning; thence South 02°26'02" West a distance of 50.12 feet to a three-quarter inch iron pipe; thence North 87°42'24" West a distance of 639.59 feet to a one-half inch rebar with PS 1834 cap; thence South 69°32'21" West a distance of 10.55 feet to a one-half inch rebar with PS 1834 cap; thence North 87°57'59" West a distance of 67.93 feet to a one-half inch rebar with PS 1834 cap; thence North 65°28'19" West a distance of 11.92 feet to a one-half inch rebar with PS 1834 cap on the west boundary of Lot 1, HANWA Addition as filed for record at Plat Book 2011 Page 85; thence North 02°16'51" East along said west boundary a distance of 50.00 feet to a one-half inch rebar with PS 1834 cap; thence South 87°42'24" East a distance of 740.10 feet to the Point of Beginning, containing 0.86 acres, more or less.

LOT 2 DESCRIPTION:

A part of Lot 1, HANWA Addition as filed for record at Plat Book 2011 Page 85 and also being a part of the Southeast Quarter of the Northeast Quarter of Section 11, Township 19 North, Range 31 West of the Fifth Principal Meridian all in Benton County, Arkansas and more particularly described as follows:

Commencing at a fifteen inch (15") fence corner post accepted as the Northeast Corner of the Southeast Quarter of the Northeast Quarter of Section 11 as shown on the Property Line Adjustment, creating Lot 5, Coughlin Addition, Book 2017 Page 739: thence South 02°26'02" West a distance of 649.74 feet to a three-quarter inch iron pipe; thence North 87°42'24" West a distance of 519.89 feet to the Point of Beginning; thence South 02°17'26" West a distance of 681.32 feet to a one-half inch rebar with PS 1301 cap on the north right of way of Arkansas Highway 12; thence North 87°42'15" West along said north right of way, a distance of 219.96 feet to a one-half inch rebar; thence North 02°16'51" East a distance of 622.41 feet to a one-half inch rebar with PS 1834 cap; thence South 87°42'24" East a distance of 11.68 feet to a one-half inch rebar with PS 1834 cap; thence South 65°28'19" East a distance of 11.92 feet to a one-half inch rebar with PS 1834 cap; thence South 87°57'59" East a distance of 67.93 feet to a one-half inch rebar with PS 1834 cap; thence North 69°32'21" East a distance of 10.55 feet to a one-half inch rebar with PS 1834 cap; thence South 87°42'24" East a distance of 119.70 feet to the Point of Beginning, containing 3.14 acres, more or less;

LOT 3 DESCRIPTION:

A part of the Southeast Quarter of the Northeast Quarter of Section 11, Township 19 North, Range 31 West of the Fifth Principal Meridian all in Benton County, Arkansas and more particularly described as follows:

Beginning at a fifteen inch (15") fence corner post accepted as the Northeast Corner of the Southeast Quarter of the Northeast Quarter of Section 11 as shown on the Property Line Adjustment, creating Lot 5, Coughlin Addition, Book 2017 Page 739: thence South 02°26'02" West a distance of 599.62 feet to a Set one-half inch rebar with PS 1834 cap; thence North 87°42'24" West a distance of 520.02 feet to a Set one-half inch rebar with PS 1834 cap; thence North 02°17'59" East a distance of 600.11 feet to an Existing three-quarter inch iron pipe; thence South 87°39'09" East a distance of 521.42 feet to the Point of Beginning, containing 7.17 acres more or less.

DRAINAGE EASEMENT DESCRIPTION:

A part of the Southeast Quarter of the Northeast Quarter of Section 11, Township 19 North, Range 31 West of the Fifth Principal Meridian all in Benton County, Arkansas and more particularly described as follows:

Commencing at a fifteen inch (15") fence corner post accepted as the Northeast Corner of the Southeast Quarter of the Northeast Quarter of Section 11, as shown on the Property Line Adjustment, creating Lot 5, Coughlin Addition, Book 2017 Page 739: thence South 02°26'02" West along the East boundary line of Lot 3 a distance of 276.01 feet to the Point of Beginning of said Drainage Easement; thence continuing, South 02°26'02" West a distance of 323.61 feet to a Proposed North Right-of-Way line; thence along said Right-of-Way line North 87°42'24" West a distance of 200.52 feet; thence North 02°17'57" East a distance of 323.63 feet; thence South 87°42'03" East a distance of 201.28 feet to the Point of Beginning, containing 1.49 acres, more or less.

LEGAL DESCRIPTION - WARRANTY DEED BOOK 2009 PAGE 49177:

Part of the SE¼ of the NE¼ of Section 11, Township 19 North, Range 31 West, Benton County, Arkansas, being more particularly described as follows:
Beginning at a point North 89 degrees 52 minutes 51 seconds West 520.00 feet and South 00 degrees 03 minutes 47 seconds East 591.38 feet from the NE corner of said SE¼ of the NE¼ of Section 11; thence South 00 degrees 03 minutes 47 seconds East 726.00 feet; thence North 00 degrees 03 minutes 47 seconds West 726.00 feet; thence North 89 degrees 55 minutes 59 seconds East 220.00 feet to the Point of Beginning. Property is subject to the right of way of U.S. Highway 12 on the South side as shown on Plat Record 7 at Page 139.

LEGAL DESCRIPTION - WARRANTY DEED BOOK 2016 PAGE 16042:

Part of the SE 1/4 of the NE 1/4 of Section 11, T-19-N, R-31-W, Benton County, Arkansas, described as beginning at the NE corner of said SE 1/4 of the NE 1/4 of the NE 1/4 of Section 11; thence South 00 degrees 03 minutes 47 seconds East 726.00 feet; thence North 00 degrees 03'47" W 650.08 feet; thence S 89° 52'51" E 520.00 feet to the point of beginning and containing 7.745 acres.
Being the same lands as depicted on Survey by David B. Platz, Registered Professional Land Surveyor, RLS #1553, State of Arkansas, and described as follows:
Part of the SE1/4 of the NE1/4 of Section 11, T-19-N, R-31-W, Benton County, Arkansas, being more particularly described as follows: Beginning at a 15' Fence Post known as the NE Corner of the SE1/4 of the NE1/4 of Section 11; thence along the East line of the SE1/4 of the NE1/4 of Section 11, S02° 17'50"W 647.58 feet to a found 1" pipe; thence N87°36'38"W 519.28 feet to a found 1" pipe; thence N02° 14'05"E 649.47 feet to a found 1" pipe on the North line of the SE1/4 of the NE1/4 of Section 11; thence along said North Line, S87°24'07"E 520.00 feet to the Point of Beginning, containing 7.74 acres and being subject to any and existing easements, covenants or rights of way, whether of record or prescription.

CERTIFICATE OF OWNERSHIP

We The Undersigned, Owners Of The Real Estate Shown And Described Herein, Do Hereby Certify That We Have Laid 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.

OWNER 1

Date of Execution: _____

Signed: _____

Name & Address: _____

Print Name: _____

Source Of Title: D.R. Warranty Deed Book 2016, Page 16402 and Book 2009, Page 49177

State Of Arkansas }
County Of _____ }

Sworn And Subscribed Before Me This Day _____ of _____, 2026.

Notary Public: _____

My Commission Expires: _____



CERTIFICATE OF APPROVAL:

Pursuant To The Bentonville Land Development Code And All Other Conditions And Approval Having Been Completed, This Document Is Hereby Accepted. This Certificate Is Hereby Executed Under The Authority Of The Said Rules And Regulations.

Date Of Execution: _____

Signed _____
Bentonville Planning Commission Chairperson

Signed _____
City Clerk, City of Bentonville

Signed _____
Mayor, City of Bentonville

SURVEYOR

Halff
2407 SE Cottonwood St.
Bentonville, AR 72712
Contact: Clayton D. Crotts
Telephone: (479) 273-2209

OWNER

Hindu Association of NWA Inc.
PO Box 262
Bentonville, AR 72712
Contact: Raghunath Seeram
Telephone: (479) 464-8600

CERTIFICATE OF SURVEYING ACCURACY:

I, Clayton D. Crotts, hereby certify that this plat correctly represents a boundary survey made by me or under my direct supervision and boundary markers and lot corners shown hereon actually exist and their location, type and material are correctly shown and all requirements of the Arkansas Standards of Practice for Property Boundary Surveys and Plats have been met.

Date of Execution: March 18, 2026

Signed: _____
Registered Land Surveyor
No. 1834 State of Arkansas



- GENERAL NOTES:**
- Basis of Bearings - Grid North, Arkansas State Plane Coordinate System, North Zone (0301) based on Post Processed OPUS Solution having the following values: North 36°20'09.4375" Latitude, West 94°14'33.9103" Longitude, ellipsoid height of 1,182.55, and a combined scale factor of 0.99996533 (ground to grid).
 - Flood Zone Data - Based on graphical review only, a portion of the subject property lies with in Zone AE, base flood elevations depicted hereon from available FEMA data.
 - Vertical Datum - NAVD88 (Geoid 18) utilizing conventional leveling and trigonometric elevations from a base point having an orthometric height of 388.60 m or 1274.92 usft.
 - Every Recorded document reviewed and considered as a part of this survey is noted hereon. Surveyor has not made a thorough investigation or independent research for any easements or other encumbrances or facts that a true and accurate title search and / or title commitment would disclose. Other documents, facts, or rights may exist that affect the subject property.
 - This plat is subject to the terms and conditions set forth in that document titled "Covenant and Deed Restriction" as filed for record as Document L202335423 in the records of the Circuit Clerk of Benton County, Arkansas.
 - There are no waivers, variances and/or conditional uses at the time of preparing this plat.
 - All utility locations have been field verified.
 - Original field work date: January 11, 2022.
 - Last date of field work: February 09, 2026 Confirmed previously set corners for lots.

CITY OF BENTONVILLE DEVELOPMENT NOTES:

- Before any work in the street right-of-way commences, contractor and/or owner is to contact the City of Bentonville Engineering and Transportation Departments and notify said departments of the intent and type of work that will take place within the right-of-way.
- Sidewalks shall be the responsibility of the builder/owner at the 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 www.bentonvilleplanning.com or call the Planning Department @ 479-271-3122.
- Current Zoning: A-1, Agricultural District.
- Owner/Developer shall coordinate with all local utilities to ensure that each lot has water, sewer and electric service.
- 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.
- 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.
- All sidewalks shall be installed by the timeframes set forth in 900.08 of the Street Specifications.

Arkansas Plat Code: 500-19N-31W-0-11-120-04-1834

FLOOD CERTIFICATION:

Based Upon Review Of FEMA Firm: Benton County, Arkansas And Incorporated Areas, And By Graphic Plotting Only, A Portion of Subject Property Is Determined To Be In Zone AE, Special Flood Area is subject to flooding by the 1% annual chance flood, also Zone X, or Areas Determined To Be Outside The 0.2% Annual Chance Floodplain.
Map Number: 05007C0255K
Effective Date: June 5, 2012



HALFF ASSOCIATES, INC.
2407 SE COTTONWOOD ST. STE 1
BENTONVILLE, AR 72712
479.273.2209 - HALFF.COM

HANWA Addition

Bentonville, Arkansas

City Project #LS22-0051

LOT SPLIT OF LOT 1 OF HANWA ADDITION AND PARCEL 01-07933-020 CREATING LOTS 2 AND 3 OF HANWA ADDITION

Revisions	
1	03.18.26 Revised Plans per City Comments (2/25/2026)

Drawn By: JDS	Vert. Scale: N/A
Approved By: JSA	Horiz. Scale: N/A
Date: 03.20.2026	Plot Scale: 1
Project No.: HAA-01	DWG Name: PLAT

SHEET

1

of 4

Drawing Name: A:\51000s\51873\002\BTV\HAA-01 Hindu Assoc\Drafting\HAA-01 Property Line Adjustment\PLAT.dwg Last Modified: Mar 19, 2026 - 1:07pm Plotted on: Mar 20, 2026 - 11:24am by ah5165

PLAZA WEST ADDITION
L202026600

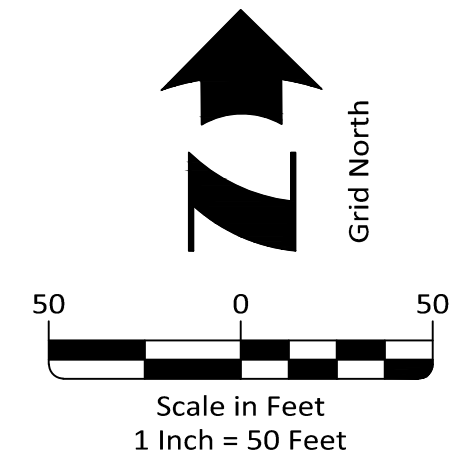
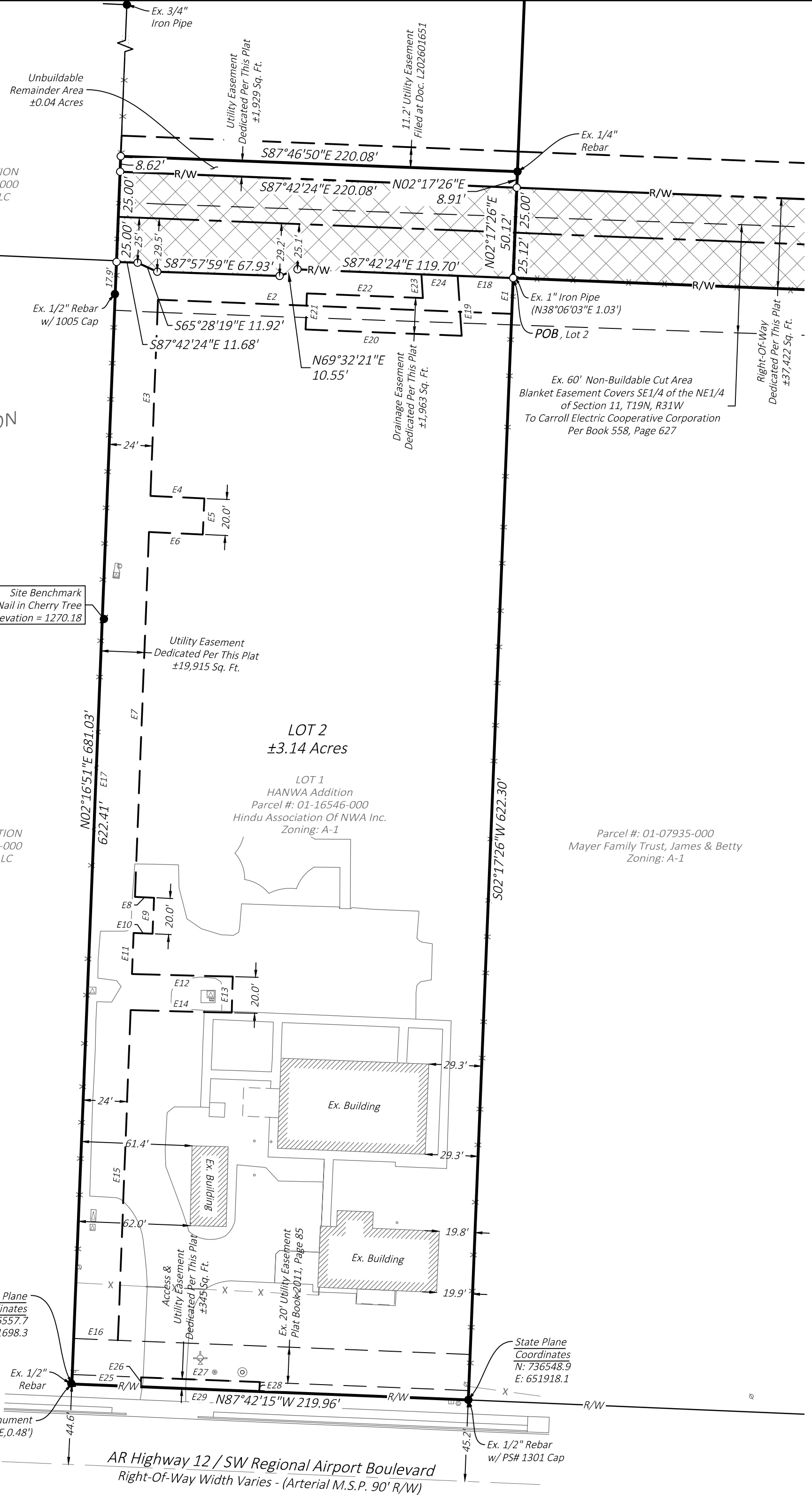
LOT 1
PLAZA WEST ADDITION
Parcel #: 01-18930-000
Coughlin Family LLC
Zoning: C-1

LOT 2
PLAZA WEST ADDITION
Parcel #: 01-18931-000
Featherston RD LLC
Zoning: C-1

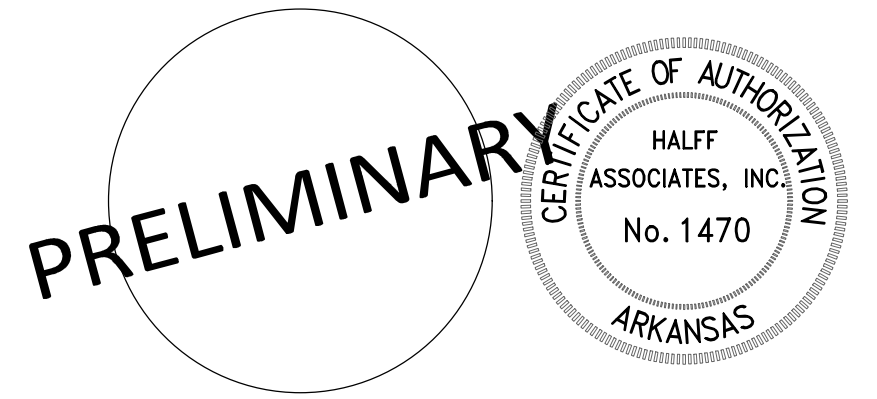
LOT 2
±3.14 Acres

LOT 1
HANWA Addition
Parcel #: 01-16546-000
Hindu Association Of NWA Inc.
Zoning: A-1

Parcel #: 01-07935-000
Mayer Family Trust, James & Betty
Zoning: A-1



Line #	Bearing	Length
E1	S 02°33'51" W	19.88'
E2	N 87°42'24" W	196.19'
E3	S 02°12'19" W	108.88'
E4	S 87°23'50" E	29.93'
E5	S 02°28'22" W	20.00'
E6	N 87°23'50" W	29.84'
E7	S 02°12'19" W	202.33'
E8	S 87°23'50" E	10.62'
E9	S 02°28'22" W	20.00'
E10	N 87°23'50" W	10.52'
E11	S 02°12'19" W	22.80'
E12	S 88°30'54" E	55.87'
E13	S 01°29'06" W	20.00'
E14	N 88°30'54" W	56.13'
E15	S 02°12'19" W	183.13'
E16	N 87°41'05" W	24.53'
E17	N 02°16'47" E	597.14'
E18	N 87°42'24" W	30.80'
E19	N 03°54'39" W	33.32'
E20	S 87°40'32" E	86.62'
E21	S 02°09'17" W	20.00'
E22	N 87°40'32" W	64.37'
E23	S 03°54'39" E	13.19'
E24	S 87°42'24" E	20.12'
E25	S 87°42'15" E	38.22'
E26	N 02°17'45" E	5.26'
E27	S 87°41'05" E	65.88'
E28	S 03°07'44" W	5.24'
E29	N 87°42'15" W	65.80'



LEGEND

- Ex. Section Line
- Ex. Boundary Line
- Ex. Adjacent Boundary Line
- Ex. Right of Way Line
- Dedicated Right of Way Line
- Ex. Road Centerline
- Proposed Road Centerline
- Ex. Easement Line
- Dedicated Easement Line
- Dedicated Right of Way
- Ex. FEMA Floodway
- Ex. FEMA Floodzone "AE"
- Ex. FEMA Floodzone "X"
- Ex. Fence Line
- Set 1/2" Rebar w/ PS# 1834 Cap
- Set Mag Nail w/ PS# 1834 Washer
- Ex. Rebar
- Ex. Nail
- Ex. Monument
- Ex. Water Meter
- Ex. Fire Hydrant
- Ex. Water Valve
- Ex. Sewer Manhole
- Ex. Power Pole
- Ex. Electric Meter
- Ex. Electric Transformer
- Ex. Sign
- Ex. Gas Meter
- Ex. Telephone Pedestal
- Ex. Power Pole w/ Guy Wire
- Ex. Light Pole



HALFF ASSOCIATES, INC.
2407 SE COTTONWOOD ST. STE 1
BENTONVILLE, AR 72712
479.273.2209 - HALFF.COM

HANWA Addition

Bentonville, Arkansas

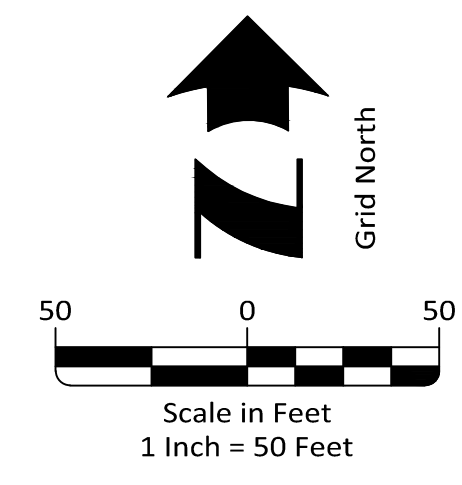
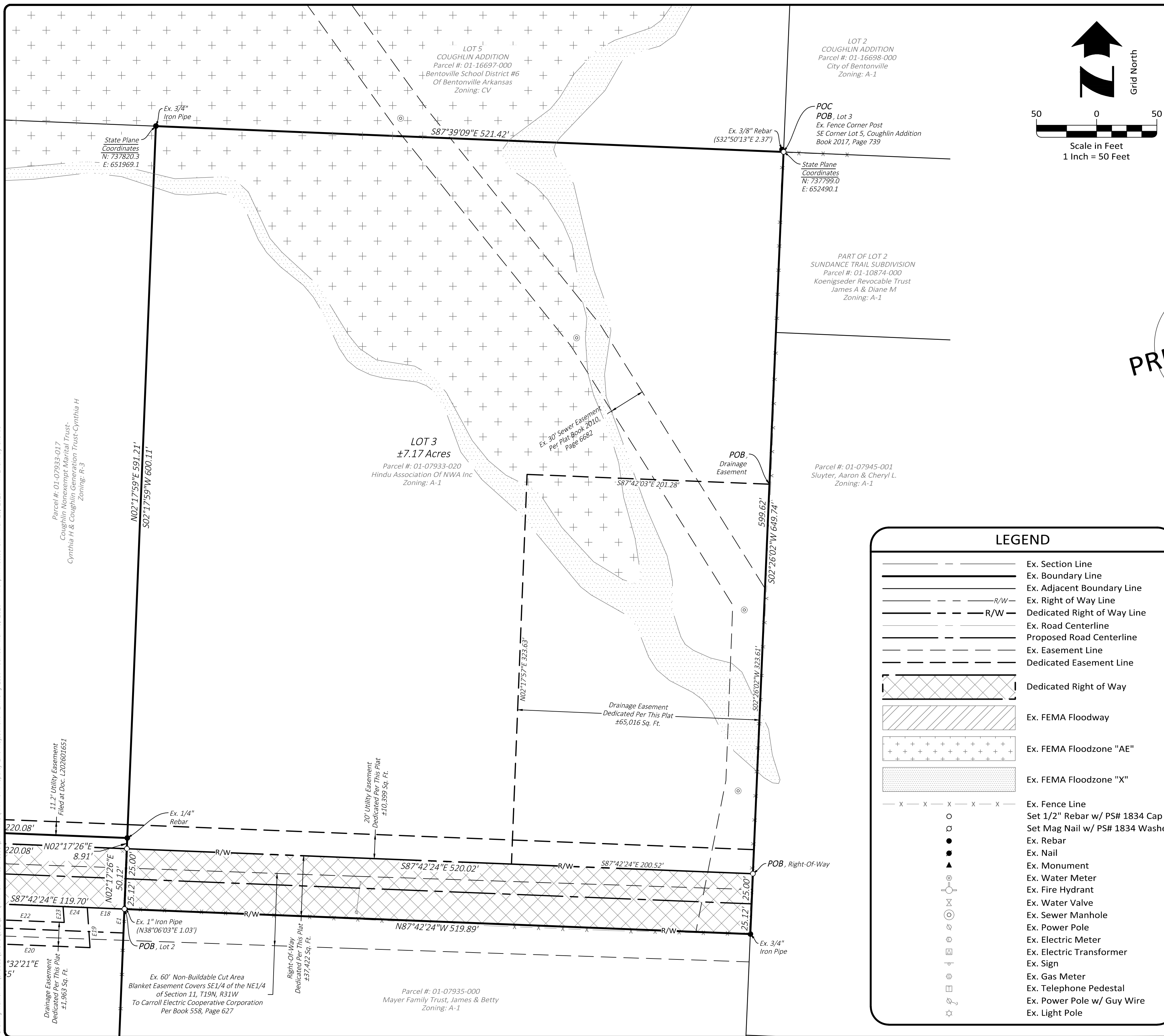
City Project #LS22-0051

LOT SPLIT OF LOT 1 OF HANWA ADDITION AND PARCEL 01-07933-020 CREATING LOTS 2 AND 3 OF HANWA ADDITION

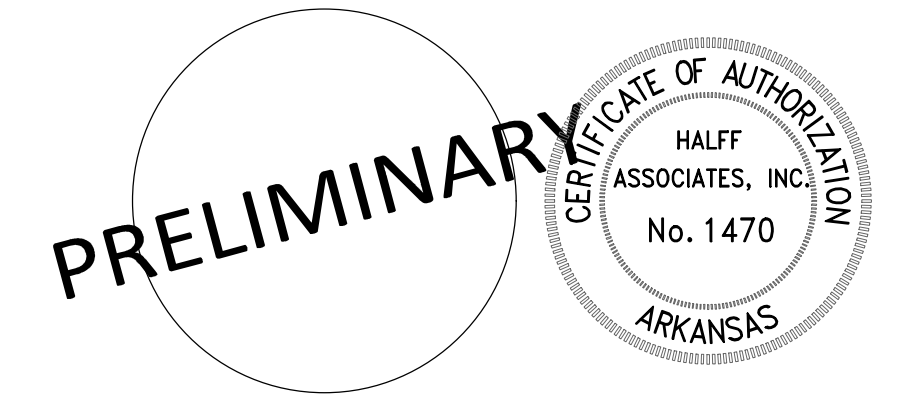
Revisions
1 03.18.26 Revised Plans per City Comments (2/25/2026)

Drawn By: **JDS** Vert. Scale: **N/A**
Approved By: **JSA** Horiz. Scale: **1" = 50'**
Date: **03.20.2026** Plot Scale: **1**
Project No.: **HAA-01** DWG Name: **PLAT**

Drawing Name: A:\51000s\51873\002\BTV\HAA-01 Hindu Assoc\DRAWING\HAA-01 Property Line Adjustment\PLAT.dwg Last Modified: Mar 19, 2026 - 1:07pm Plotted on: Mar 20, 2026 - 11:24am by ah5165



Filing Block



HALFF ASSOCIATES, INC.
2407 SE COTTONWOOD ST. STE 1
BENTONVILLE, AR 72712
479.273.2209 - HALFF.COM

HANWA Addition

Bentonville, Arkansas

City Project #LS22-0051

LOT SPLIT OF LOT 1 OF HANWA ADDITION AND PARCEL 01-07933-020 CREATING LOTS 2 AND 3 OF HANWA ADDITION

Revisions	
1	03.18.26 Revised Plans per City Comments (2/25/2026)

Drawn By: JDS	Vert. Scale: N/A
Approved By: JSA	Horiz. Scale: 1" = 50'
Date: 03.20.2026	Plot Scale: 1
Project No.: HAA-01	DWG Name: PLAT

LEGEND	
	Ex. Section Line
	Ex. Boundary Line
	Ex. Adjacent Boundary Line
	Ex. Right of Way Line
	Dedicated Right of Way Line
	Ex. Road Centerline
	Proposed Road Centerline
	Ex. Easement Line
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	Ex. FEMA Floodway
	Ex. FEMA Floodzone "AE"
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	Ex. Rebar
	Ex. Nail
	Ex. Monument
	Ex. Water Meter
	Ex. Fire Hydrant
	Ex. Water Valve
	Ex. Sewer Manhole
	Ex. Power Pole
	Ex. Electric Meter
	Ex. Electric Transformer
	Ex. Sign
	Ex. Gas Meter
	Ex. Telephone Pedestal
	Ex. Power Pole w/ Guy Wire
	Ex. Light Pole



Brightbox Condos

802 SE G Street

PC Date: 4/21/2026

Staff Report Details

Project Number	(LSD25-0041)
Applicant / Current Owner	CEI / Brightbox, LLC
Site Area	+/- [0.7] Acres
Current Zoning	DE, Downtown Edge
Requested Zoning	
Current Future Land Use Map Designation	Urban Corridor and Urban Neighborhood
Requested Future Land Use Map Designation	
Development Type / Use	Condominiums
Related projects	PLA25-0027, RZ25-0021

Property Description

Large Scale Development: Brightbox Condos, Brightbox LLC, 802 SE G Street, Large-scale Development, LSD25-0041

A large scale development for Brightbox Condos. This large scale development is in association with the previously approved rezone to Downtown Edge and property line adjustment (PLA25-0027). The large scale development proposes the construction of a +/- 58,604 square feet structure of 25 residential units over one level of parking for a total of 4 stories (50'). One architectural feature extends above the 50' pursuant to Section 401.03(c)(2) of the zoning code: "*Exceptions. Chimneys, elevators, poles, spires, tanks, towers, and other projections not used for human occupancy may extend above the height limit.*"

Twenty-five (25) parking spaces are required, and forty-three (43) spaces are provided. Sidewalks, landscaping, grading/drainage, and site amenities all follow the requirements of the Land Development Code. Vehicle access to the project will be achieved through one ingress/egress points onto Southeast G Street with pedestrian access on the north and east. Only primary materials are being used on this projects including: masonry, masonry breezeblock, and glazing. The dumpster on the southeast corner is fully screened and appears as a contiguous part of the structure.

Project Details

Relationship to the Community Plan

Public Comment

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

Analysis / Waivers

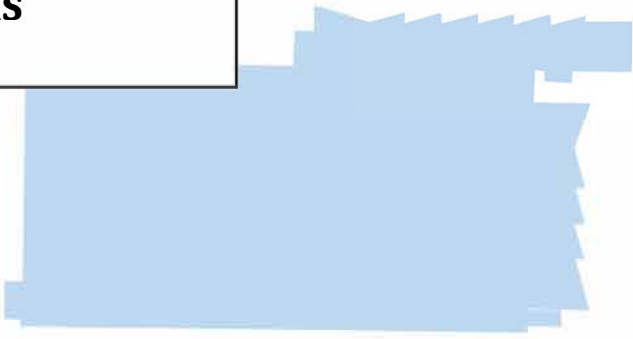
Conclusion

Staff Recommends Approval with the following condition: Developer shall obtain ADH approval prior to scheduling a pre-construction meeting for the project.

Additional Details



PC Items



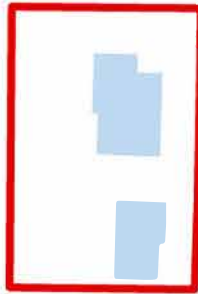
SE 8TH ST

SE G ST

SE H ST

DURHAM LN

DURHAM PL



LSD25-0041
1204 NE MONROE ST



LARGE SCALE DEVELOPMENT

BRIGHTBOX CONDOS

800 SE G STREET

BENTONVILLE, ARKANSAS



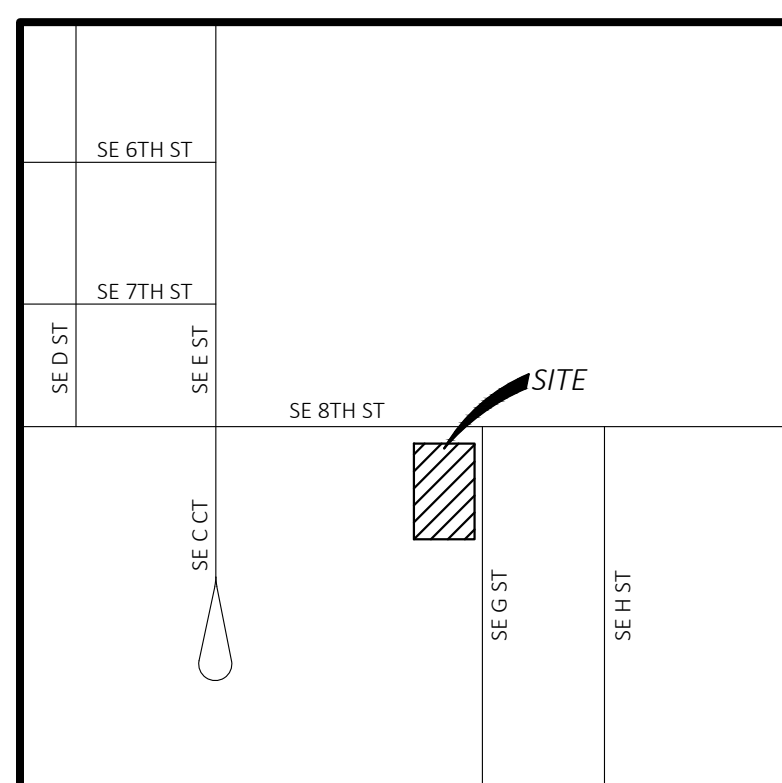
CEI ENGINEERING ASSOCIATES, INC.
2600 NE 11TH ST, SUITE 300
BENTONVILLE, AR 72712
PHONE: (479) 273-9472
FAX: (479) 273-0844

GENERAL NOTES:

- TOPOGRAPHIC BOUNDARY SURVEY, INCLUDING PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED BY THE FOLLOWING COMPANY, AS A CONTRACTOR TO THE SELLER/OWNER:
TOPOGRAPHY: CASTER & ASSOCIATES LAND SURVEYING, INC.
2715 SE 1 ST, SUITE 5
BENTONVILLE, AR 727
(479) 268-4464
TOPOGRAPHY: CEI ENGINEERING ASSOCIATES, INC
2600 NE 11TH ST, SUITE 300
BENTONVILLE, AR 72712
(479) 273-9472
CEI ENGINEERING AND ITS ASSOCIATES WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE SURVEY OR FOR DESIGN ERRORS OR OMISSIONS RESULTING FROM SURVEY INACCURACIES.
- ALL PHASES OF SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE OWNER / DEVELOPER SITE WORK SPECIFICATIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF EXISTING STRUCTURES, RELATED UTILITIES, PAVING, UNDERGROUND STORAGE TANKS AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED. SEE SITE WORK SPECIFICATIONS.
- CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
- THE GENERAL CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
- WARRANTY/DISCLAIMER:** THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER THE ENGINEER NOR ITS PERSONNEL CAN OR DO WARRANT THESE DESIGNS OR PLANS AS CONSTRUCTED EXCEPT IN THE SPECIFIC CASES WHERE THE ENGINEER INSPECTS AND CONTROLS THE PHYSICAL CONSTRUCTION ON A CONTEMPORANEOUS BASIS AT THE SITE.
- SAFETY NOTICE TO CONTRACTOR:** IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. ANY CONSTRUCTION OBSERVATION BY THE ENGINEER OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE.
- ALL CONSTRUCTION IN STATE HIGHWAY DEPARTMENT RIGHT-OF-WAY SHALL BE COORDINATED WITH THE HIGHWAY DEPARTMENT RESIDENT ENGINEER.
- WETLANDS NOTE:** THE SUBJECT SITE DOES NOT HAVE A U.S. CORPS OF ENGINEERS DESIGNATED WETLAND.
- RESIDENT ENGINEERING SERVICES:** WHEN REQUESTED BY THE OWNER, RESIDENT ENGINEERING SERVICES SHALL BE PROVIDED BY THE ENGINEERS ON A TIME AND FREQUENCY BASIS) ACCEPTABLE TO THE CITY ENGINEER FOR IMPROVEMENTS TO PUBLIC WATER MAINS, PUBLIC SEWER, AND CITY STREETS, AT THE COMPLETION OF CONSTRUCTION, THE ENGINEER SHALL CERTIFY THE CONSTRUCTION TO BE IN COMPLIANCE WITH THE PLANS AND SPECIFICATIONS. THIS WORK WILL BE AT THE OWNER/DEVELOPER'S DIRECT EXPENSE AND SHALL BE COORDINATED WITH CEI ENGINEERING ASSOCIATES, INC. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE RESIDENT ENGINEER OF ANY PRECONSTRUCTION / CONSTRUCTION CONFERENCES AND ANY PUBLIC CONSTRUCTION 24 HOURS PRIOR TO SAID ACTION.

CITY OF BENTONVILLE GENERAL NOTES:

- THE CITY OF BENTONVILLE STREET STANDARDS, DRAINAGE CRITERIA MANUAL, SUBDIVISION ORDINANCE, WATER, SEWER, ELECTRIC UTILITY SPECIFICATIONS, AND STATE CODE SHALL GOVERN THESE PLANS. IF THERE ARE ANY DISCREPANCIES IN THE PLANS OR INFORMATION CONTAINED WITHIN, THE CITY OF BENTONVILLE ORDINANCES, STANDARDS, AND SPECIFICATIONS SHALL RULE, UNLESS APPROVED IN WRITING BY THE CITY ENGINEER.
- 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.
TO SCHEDULE AN INSPECTION OR TEST WITH THE CITY OF BENTONVILLE WATER UTILITIES DEPARTMENT, INSPECTIONS MUST BE CALLED IN (479-271-3140) BY THE ENGINEER OF RECORD 24 HOURS IN ADVANCE BEFORE 10AM FOR AN INSPECTION THE FOLLOWING DAY.
- THE ENGINEER OF RECORD MUST CERTIFY THE SITE AND THE PROJECT MUST PASS A DEVELOPMENT FINAL INSPECTION BEFORE REQUESTING A FINAL INSPECTION.
- BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY INFORMATION SHOWN ON THE SITE UTILITY PLAN. CONTRACTOR SHALL FOLLOW DESIGN ON BEUD'S DRAWING WHEN INSTALLING FACILITIES.
- ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) SHALL BE SCREENED ON ALL EXPOSED TO VIEW SIDES BY SIMILAR MATERIALS AS THE BUILDING.
- ANY NEW LIGHTING WILL REQUIRE THAT IT CUTOFF OR B-U-G (WITH A 'U' RATING OF 0 AND APPROVED BY THE PLANNING DEPARTMENT).
- THESE PLANS HAVE BEEN REVIEWED BY THE CITY FOR CONCEPT ONLY. THE REVIEW DOES NOT IMPLY RESPONSIBILITY BY THE REVIEWING DEPARTMENT, THE CITY ENGINEER, OR THE CITY FOR ACCURACY AND CORRECTNESS OF THE CALCULATIONS. FURTHERMORE, THE REVIEW DOES NOT IMPLY THAT QUANTITIES OF ITEMS ON THE PLANS ARE THE FINAL QUANTITIES REQUIRED. THE REVIEW SHALL NOT BE CONSTRUED FOR ANY REASON AS ACCEPTANCE OF FINANCIAL RESPONSIBILITY BY THE CITY FOR ADDITIONAL QUANTITIES OF ITEMS SHOWN THAT MAY BE REQUIRED DURING THE CONSTRUCTION PHASE.



ZONING DATA	
SITE AREA	0.69 ACRES (29,842 ± SF)
ZONING	DE / DOWNTOWN EDGE
MAXIMUM HEIGHT	50 FEET
MINIMUM LOT WIDTH	NONE
MINIMUM LOT AREA	NONE
MAXIMUM COVERAGE	80%
FRONT SETBACK	0' MINIMUM, 20' MAXIMUM
SIDE YARD SETBACK	7' MINIMUM
REAR SETBACK	12' MINIMUM ADJACENT TO RESIDENTIAL
ENCROACHMENT: MINIMUM HEIGHT CLEARANCE (CANOPIES, AWNINGS, BALCONIES)	8 FEET
MINIMUM SETBACK ADJACENT TO ARTERIAL OR COLLECTOR STREET	4 FEET
MINIMUM SETBACK ADJACENT TO A DOWNTOWN RESIDENTIAL STREET	6 FEET

LEGAL DESCRIPTION:

DESCRIPTION PER DEEDS L202264395, L202531128:
Lot 12, Block 3, Fairfield Addition, Bentonville, Benton County, Arkansas, as shown in Plat Record O at page 35.

Subject to easements, right-of-ways, and protective covenants of record, if any. Subject to all prior mineral reservations and oil and gas leases, if any.

Lot 11, Block 3, Fairfield Addition to the City of Bentonville, Benton County, Arkansas, as shown in/as Plat Record O, at Page 351 in office of the Circuit Clerk and Ex-Officio Recorder of Benton County, Arkansas.

Subject to easements, right-of-ways, and protective covenants of record, if any. Subject to all prior mineral reservations and oil and gas leases, if any.

PLAN INDEX:

- C0.0 COVER SHEET
- C1.0 DEMOLITION PLAN
- C2.0 SITE PLAN
- C2.1 AERIAL ACCESS PLAN
- C3.0 GRADING PLAN
- C4.0 DRAINAGE PLAN
- C4.1 STORM PLAN & PROFILE
- C5.0 EROSION CONTROL PLAN
- C5.1 EROSION CONTROL NOTES
- C6.0 UTILITY PLAN
- C7.0 LANDSCAPE PLAN
- C7.1 LANDSCAPE NOTES AND DETAILS
- C8.0 DETAIL SHEET 1
- C8.1 DETAIL SHEET 2
- BUW WATER/SEWER DETAILS
- BUW WATER DETAILS SHEET 1 OF 2
- BUW WATER DETAILS SHEET 2 OF 2
- BUW SAN. SEWER DETAILS SHEET 1 OF 2
- BUW SAN. SEWER DETAILS SHEET 2 OF 2
- BUW LIFT STATION DETAILS SHEET 1 OF 2
- BUW LIFT STATION DETAILS SHEET 2 OF 2
- BEUD ELECTRIC LAYOUT REV 5 SHEET 1
- BEUD ELECTRIC LAYOUT REV 5 SHEET 2
- BEUD ELECTRIC LAYOUT REV 5 SHEET 3

RESOURCE LIST:

CITY OF BENTONVILLE	ELECTRIC DEPARTMENT	BUILDING AND FIRE SAFETY
TODD PEARCE 305 SW A ST BENTONVILLE, AR 72712 PHONE: (479) 271-3108	TRAVIS MATLOCK 3200 SW MUNICIPAL DR BENTONVILLE, AR 72712 PHONE: (479) 271-3159	TODD PEARCE 305 SW A ST BENTONVILLE, AR 72712 PHONE: (479) 271-3108
PLANNING DEPARTMENT TYLER OVERSTREET DIRECTOR 305 S.W. A STREET BENTONVILLE, AR 72712 PHONE: (479) 271-3122	WATER DEPARTMENT BEAT THOMPSON 3200 SW MUNICIPAL DR BENTONVILLE, AR 72712 PHONE: (479) 271-3140	NATURAL GAS BLACK HILLS ENERGY JOSHUA KNIGHT 1301 FEDERAL WAY LOWELL, AR 72745 PHONE: (479) 721-4543 EMAIL: JOSHUA.KNIGHT@BLACKHILLSCORP.COM
CITY ENGINEER ELLEN NORVILL 3200 SW MUNICIPAL DR BENTONVILLE, AR 72712 PHONE: (479) 271-5993	WASTEWATER DEPARTMENT CHRIS EARL 1901 N.E. A STREET BENTONVILLE, AR 72712 PHONE: (479) 271-3161	TELEPHONE AT&T BRENT BALDWIN 1133 EAST HAROLD ST FAYETTEVILLE, AR 72701 PHONE: (479) 200-9022
STORMWATER ALISON WEST 3200 SW MUNICIPAL DR BENTONVILLE, AR PHONE: (479) 271-6719 JWEST@BENTONVILLEAR.COM	FIRE DEPARTMENT JUSTIN SCANTLIN FIRE CHIEF 800 S.W. A STREET BENTONVILLE, AR 72712 PHONE: (479) 271-5927	PHONE: (479) 685-1096 CABLE COX COMMUNICATIONS TIMOTHY GOSS 4901 S. 48TH STREET SPRINGDALE, AR 72762 PHONE: (479) 651-5583 TIMOTHY.GOSS@COX.COM
STREET DEPARTMENT DANIEL CLARDY 3200 SW MUNICIPAL DR BENTONVILLE, AR 72712 PHONE: (479) 696-0279	OR PHONE: (479) 685-1096	

CEI CONTACT:

NAME: ALAN YOUNG
PROJECT MANAGER
PHONE: (479) 339-9979
EMAIL: AYOUNG@CEIENG.COM
NAME: JACOB RENNICK
ENGINEER OF RECORD
PHONE: (479) 273-9472
EMAIL: JRENNICK@CEIENG.COM

CLIENT CONTACT:

NAME: HART & ASHLEY GROUP
MICHAEL PEDLER
PHONE: (603) 703-3750
EMAIL: MICHAEL@HARTASHLEY.COM

ARCHITECT:

NAME: MODUS STUDIO
CHRIS BARIBEAU
15 N. CHURCH AVE #102
FAYETTEVILLE, AR 72712
PHONE: (479) 455-5577
EMAIL: CHRIS@MODUSTUDIO.COM

FLOOD CERTIFICATION:

BY SCALED MAP LOCATION AND GRAPHICAL PLOTTING ONLY. THIS PROPERTY IS DETERMINED TO BE LOCATED WITHIN ZONE "X", OR AREAS OUTSIDE THE 0.2% ANNUAL CHANCE 100-YR FLOODPLAIN AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM. FLOOD INSURANCE MAP FOR BENTON COUNTY, ARKANSAS.
MAP NUMBER: 05007C0255K
MAP REVISED: 06/05/2012



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LSD25-0041

BRIGHTBOX
CONDOS
800 SE G STREET
BENTONVILLE, ARKANSAS

PRELIMINARY
NOT FOR
CONSTRUCTION

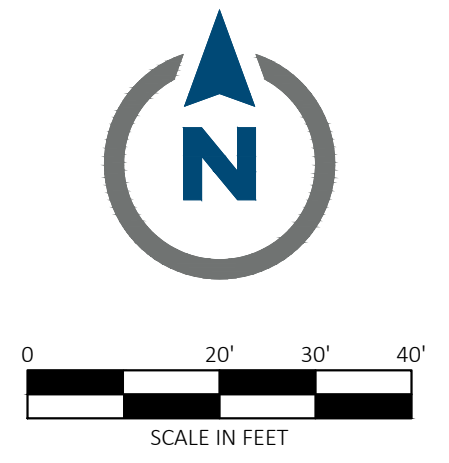
PROFESSIONAL OF RECORD	JCR
PROJECT MANAGER	AEY
DESIGNER	AMB
CEI PROJECT NUMBER	32843
DATE	4/7/2026
REVISION	REV-1

COVER SHEET
SHEET TITLE
SHEET NUMBER

C0.0

ZONING DATA	
SITE AREA	0.69 ACRES (29,842 ± SF)
ZONING	DE / DOWNTOWN EDGE
MAXIMUM HEIGHT	50 FEET
MINIMUM LOT WIDTH	NONE
MINIMUM LOT AREA	NONE
MAXIMUM COVERAGE	80%
FRONT SETBACK	0' MINIMUM, 20' MAXIMUM
SIDE YARD SETBACK	7' MINIMUM
REAR SETBACK	12' MINIMUM ADJACENT TO RESIDENTIAL
ENCROACHMENT: MINIMUM HEIGHT CLEARANCE (CANOPIES, AWNINGS, BALCONIES)	8 FEET
MINIMUM SETBACK ADJACENT TO ARTERIAL OR COLLECTOR STREET	4 FEET
MINIMUM SETBACK ADJACENT TO A DOWNTOWN RESIDENTIAL STREET	6 FEET

SITE BENCHMARK	
BENCHMARK #1:	NORTHING = 746,383.25' EASTING = 664,463.69' ELEVATION = 1292.20' NAVD88
BENCHMARK #2:	NORTHING = 746,397.04' EASTING = 664,506.35' ELEVATION = 1293.15' NAVD88



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

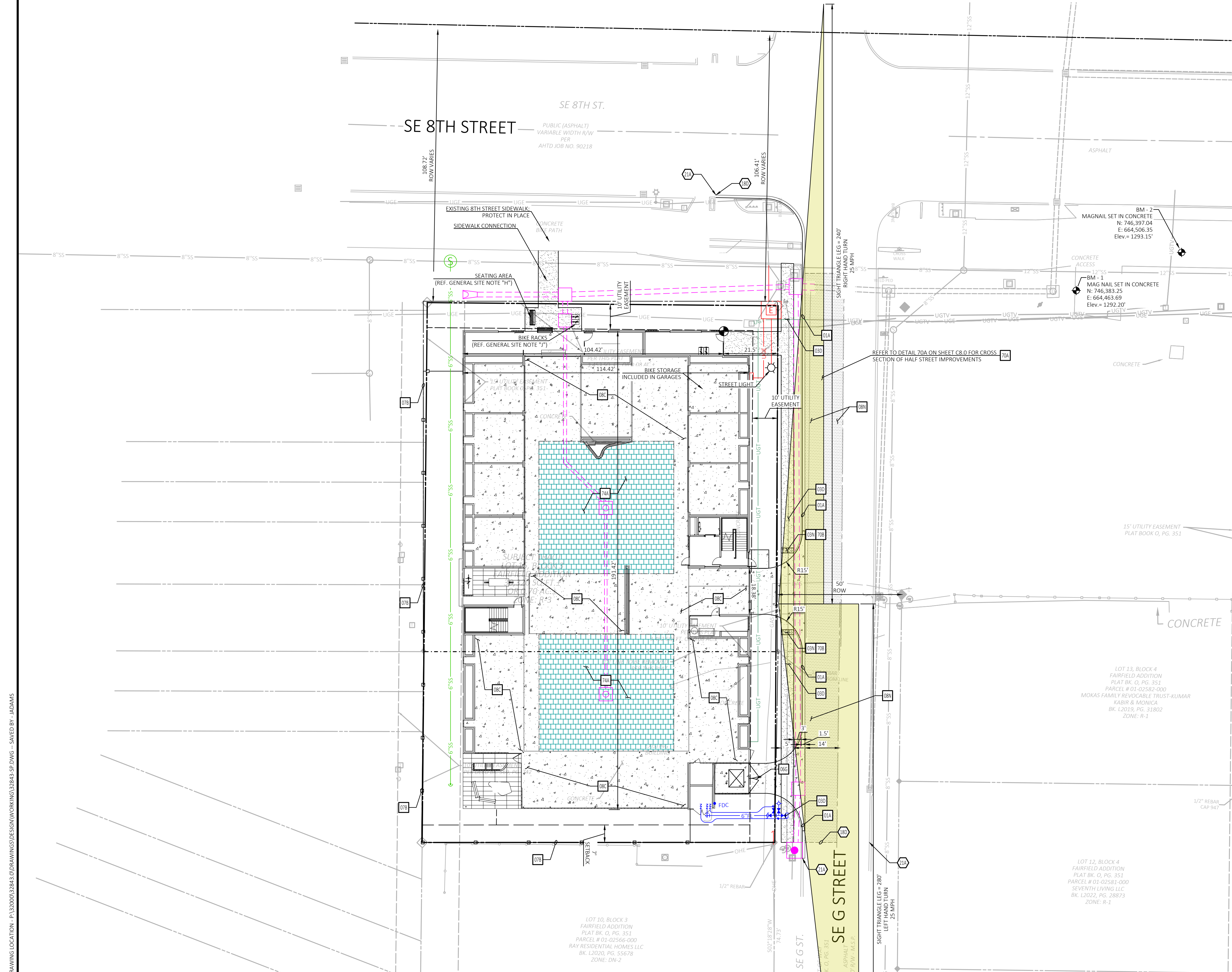
EXISTING LEGEND			
--- (dashed line)	Boundary Line	○ (circle with cross)	Unknown Manhole
--- (dashed line)	Adjoining Boundary Line	○ (circle with dot)	Cable TV Riser
--- (dashed line)	Right-of-Way Line	○ (circle with cross-hatch)	Water Meter
--- (dashed line)	Easement Line	○ (circle with horizontal lines)	Drainage Manhole (DMH)
--- (dashed line)	Setback Line	○ (circle with vertical lines)	Grate Inlet (GI)
--- (dashed line)	Centerline	○ (circle with diagonal lines)	Fire Hydrant
--- (dashed line)	Break Line	○ (circle with concentric circles)	Sewer Manhole (SMH)
--- (dashed line)	Flow Line	○ (circle with 'S')	Sewer Clean Out
--- (dashed line)	Overhead Electric Line	○ (circle with 'E')	Unknown Riser
--- (dashed line)	Underground Electric Line	○ (circle with 'T')	Telephone Riser
--- (dashed line)	Sanitary Sewer Line	○ (circle with 'V')	Traffic Signal Vault
--- (dashed line)	Storm Drainage Pipe	○ (circle with 'L')	Traffic Light (2 Lamps)
--- (dashed line)	Water Line	○ (circle with 'W')	Traffic Sign (Type of Sign)
--- (dashed line)	Chainlink Fence Line	○ (circle with 'I')	Irrigation Control Box
--- (dashed line)	Wood Fence Line	○ (circle with 'M')	Mail Box
--- (dashed line)	Benchmark (BM)	○ (circle with 'A')	Light Pole Overhanging
--- (dashed line)	Found Monument (As Noted)	○ (circle with 'B')	Back to Back of Curb
--- (dashed line)	Set 5/8" Rebar "LSR1618"	○ (circle with 'PVC')	Polyvinyl Chloride Pipe
--- (dashed line)	Found Pipe (As Noted)	○ (circle with 'RCP')	Reinforced Concrete Pipe
--- (dashed line)	Gas Meter	○ (circle with 'R/W')	Right-of-Way
--- (dashed line)	Electric Meter	○ (circle with 'XXXX')	Record Bearing & Distance per Plat Bk. O, Pg. 351
--- (dashed line)	Guy Wire / Anchor	○ (circle with 'XXXX')	Record Bearing & Distance per ALTA Survey by ROBERT J. CASTER, P.L.S. NO. 1370 dated 10/29/2024
--- (dashed line)	Utility Pole	○ (circle with 'M.S.P.')	Master Street Plan
--- (dashed line)	Electric Vault		
--- (dashed line)	Air Conditioner Unit		

PROPOSED LEGEND			
--- (solid line)	PROPERTY LINE/RIGHT OF WAY LINE	○ (circle with dot)	CURB INLET
--- (solid line)	CONCRETE CURB AND GUTTER. SEE DETAIL 01A/01B.		
○ (circle with cross)	BUILDING CONTROL POINT		
○ (circle with #)	PROPOSED PARKING SPACES		
--- (dotted pattern)	CONCRETE PAVEMENT (SEE ARCH. DRAWINGS FOR INTERIOR GARAGE AND PATIO PAVING).		
--- (dotted pattern)	SIDEWALK (SEE CITY OF BENTONVILLE STREET SPECS).		
--- (dotted pattern)	ASPHALT PAVING (SEE CITY OF BENTONVILLE STREET SPECS).		
--- (dotted pattern)	PERMEABLE PAVEMENT (SEE ARCH. DRAWINGS FOR LIMITS OF PAVEMENT).		
--- (dotted pattern)	LIMITS OF SIGHT TRIANGLE AREA (REF. GENERAL SITE NOTE "C").		

- GENERAL SITE NOTES**
- ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
 - UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN THE SPECIFICATIONS: ALL CURBS AND GUTTER ADJACENT TO ASPHALT PAVING SHALL BE INSTALLED PER DETAIL 01A. ALL CURBING ADJACENT TO CONCRETE PAVING SHALL BE INSTALLED PER DETAIL 01B. PAVEMENT SHALL BE INSTALLED IN ACCORDANCE WITH DETAIL 01A OVER THE ENTIRE PARKING LOT AREA AND ALL APPROACH DRIVES.
 - THERE CANNOT BE ANYTHING BETWEEN 3' AND 8' IN HEIGHT WITHIN THE SHADED SIGHT TRIANGLE AREA.
 - 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.
 - PROPOSED BENCH WILL BE A MINIMUM OF 6 FEET IN LENGTH AND BE VICTOR STANLEY "CLASSIC" (MODEL #C-10) OR APPROVED EQUAL.
 - SITE IS LOCATED WITHIN AIRPORT ZONE C, HORIZONTAL ZONE (OUTER SAFETY ZONE - OS2) OF BENTONVILLE MUNICIPAL AIRPORT. PROJECT DOES NOT EXCEED ESTABLISHED HEIGHT ELIMINATION FOR ZONE C.
 - SITE IS LOCATED OUTSIDE OF THE NORTHWEST ARKANSAS NATIONAL AIRPORT OVERLAY ZONE.
 - NO FREESTANDING SIGNAGE IS PROPOSED AT THIS TIME. ALL PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
 - BIKE RACKS WILL BE A DERO SWERVE STYLE OR APPROVED EQUAL.
 - THE DUMPSTER ENCLOSURE SHALL BE CONSTRUCTED WITH SIMILAR MATERIALS AS THE BUILDING.
 - CONTACT BEUD AT (479) 271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.
 - BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN.
 - ELECTRIC FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION OF THE ELECTRIC SPECIFICATIONS FOUND ON THE WEBSITE. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THIS DOCUMENT.
 - PUBLIC RIGHT-OF-WAY TO BE CONSTRUCTED IN COMPLIANCE TO THE BENTONVILLE MUNICIPAL CODE, APPENDIX C STREET SPECIFICATIONS, 300 CONSTRUCTION PLAN SUBMITTAL REQUIREMENTS.

- SITE NOTES**
- 18D MATCH EXISTING PAVEMENT ELEVATIONS.
 - 21A TAPER CURB TO MATCH EXISTING CURB.

- SITE DETAILS**
- 01A TYPE A CONCRETE CURB AND GUTTER
 - 03D CONCRETE SIDEWALK
 - 03N WHEELCHAIR RAMP IN SIDEWALK (TYPICAL AT EACH DRIVEWAY CURB RETURN)
 - 06G DUMPSTER ENCLOSURE
 - 07B SIX FOOT BOARD FENCE
 - 08C HEAVY DUTY CONCRETE PAVING
 - 08N ASPHALT OVERLAY
 - 70A HALF STREET IMPROVEMENTS
 - 70B DETECTABLE WARNING DEVICES
 - 74A GRAVEL DETENTION



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BRIGHTBOX
CONDOS
800 SE G STREET
BENTONVILLE, ARKANSAS

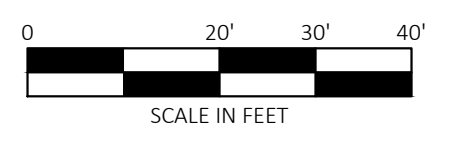
PRELIMINARY
NOT FOR
CONSTRUCTION

PROFESSIONAL OF RECORD	JCR
PROJECT MANAGER	AEY
DESIGNER	AMB
CEI PROJECT NUMBER	32843
DATE	4/7/2026
REVISION	REV-1

SITE PLAN
SHEET TITLE
SHEET NUMBER

LSD25-0041
C2.0

SITE BENCHMARK	
BENCHMARK #1:	NORTHING = 746,383.25' EASTING = 664,463.69' ELEVATION = 1292.20' NAVD88
BENCHMARK #2:	NORTHING = 746,397.04' EASTING = 664,506.35' ELEVATION = 1293.15' NAVD88



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NOTE:
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EXISTING LEGEND

Boundary Line	○	Unknown Manhole
Adjoining Boundary Line	□	Cable TV Riser
Right-of-Way Line	⊕	Water Meter
Easement Line	⊖	Drainage Manhole (DMH)
Setback Line	⊙	Grate Inlet (GI)
Centerline	⊕	Fire Hydrant
Break Line	⊙	Sewer Manhole (SMH)
Flow Line	⊕	Sewer Clean Out
Overhead Electric Line	⊕	Unknown Riser
Underground Electric Line	⊕	Telephone Riser
Sanitary Sewer Line	⊕	Traffic Signal Vault
Storm Drainage Pipe	⊕	Traffic Light (2 Lamps)
Water Line	⊕	Traffic Sign (Type of Sign)
Chainlink Fence Line	⊕	Irrigation Control Box
Wood Fence Line	⊕	Mail Box
Benchmark (BM)	⊕	Light Pole Overhanging
Found Monument (As Noted)	B/B	Back to Back of Curb
Set 5/8" Rebar "LSR1618"	PVC	Polyvinyl Chloride Pipe
Found Pipe (As noted)	RCP	Reinforced Concrete Pipe
Gas Meter	R/W	Right-of-Way
Electric Meter	(XXXX)	Record Bearing & Distance per Plat Bk. O, Pg. 351
Guy Wire / Anchor	(XXXX)	Record Bearing & Distance per ALTA Survey by ROBERT J. CASTER, P.L.S. NO. 1370 dated 10/29/2024
Utility Pole	(XXXX)	Master Street Plan
Electric Vault	M.S.P.	
Air Conditioner Unit		

PROPOSED LEGEND

---XXX---	PROPERTY LINE/RIGHT OF WAY LINE	x XX.XX	SPOT ELEVATIONS:
---	CONTOUR ELEVATIONS		TC = TOP OF CURB
- - -	GRADE BREAK		G = GUTTER
---	FLOWLINE		FF = FINISH FLOOR ELEVATION
---	STORM DRAIN		FG = FINISH GRADE
□	JUNCTION BOX		
□	GRATE INLET		

GENERAL GRADING NOTES

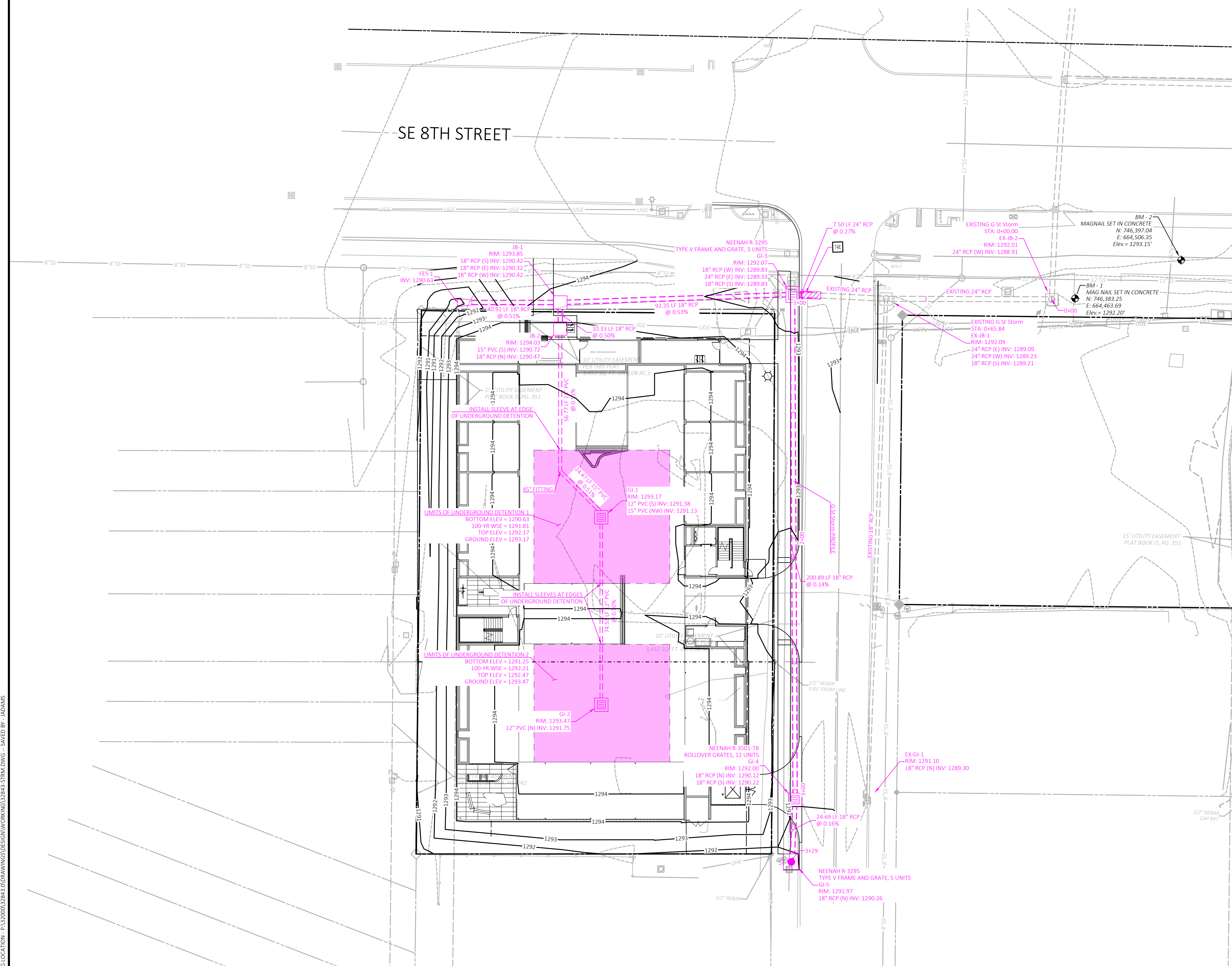
- PRIOR TO INSTALLATION OF STORM OR SANITARY SEWER, THE CONTRACTOR SHALL EXCAVATE, VERIFY, AND CALCULATE ALL CROSSINGS AND INFORM THE OWNER AND THE ENGINEER OF ANY CONFLICTS PRIOR TO CONSTRUCTION. THE ENGINEER WILL BE HELD HARMLESS IN THE EVENT THE ENGINEER IS NOT NOTIFIED OF DESIGN CONFLICTS.
- ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND 4" OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL, APPROVED BY THE OWNER, AS NEEDED. THE AREA SHALL THEN BE SEED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS (SEE LANDSCAPE PLAN FOR SEED MIX AND PROPER APPLICATION RATE). ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
- UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN THE SPECIFICATIONS, ALL STORM DRAIN PIPE BEDDINGS SHALL BE INSTALLED PER DETAIL 28A. ALL STORM DRAIN PIPES ARE MEASURED FROM CENTER OF STRUCTURES AND ENDS OF FLARED END SECTIONS.
- ELIMINATE ALL CROSS LOT DRAINAGE.

GRADING NOTES

- 18D MATCH EXISTING PAVEMENT ELEVATIONS.

STORMWATER DETAILS

- 20A JUNCTION BOX
- 23E COMBINATION INLET
- 74A PERMEABLE PAVERS/GRAVEL DETENTION
- 74B DETENTION BASIN OUTFALL STRUCTURE 1
- 74C DETENTION BASIN OUTFALL STRUCTURE 2
- 74D DOME GRATE INLET
- 74E REINFORCED FLEXIBLE COUPLING



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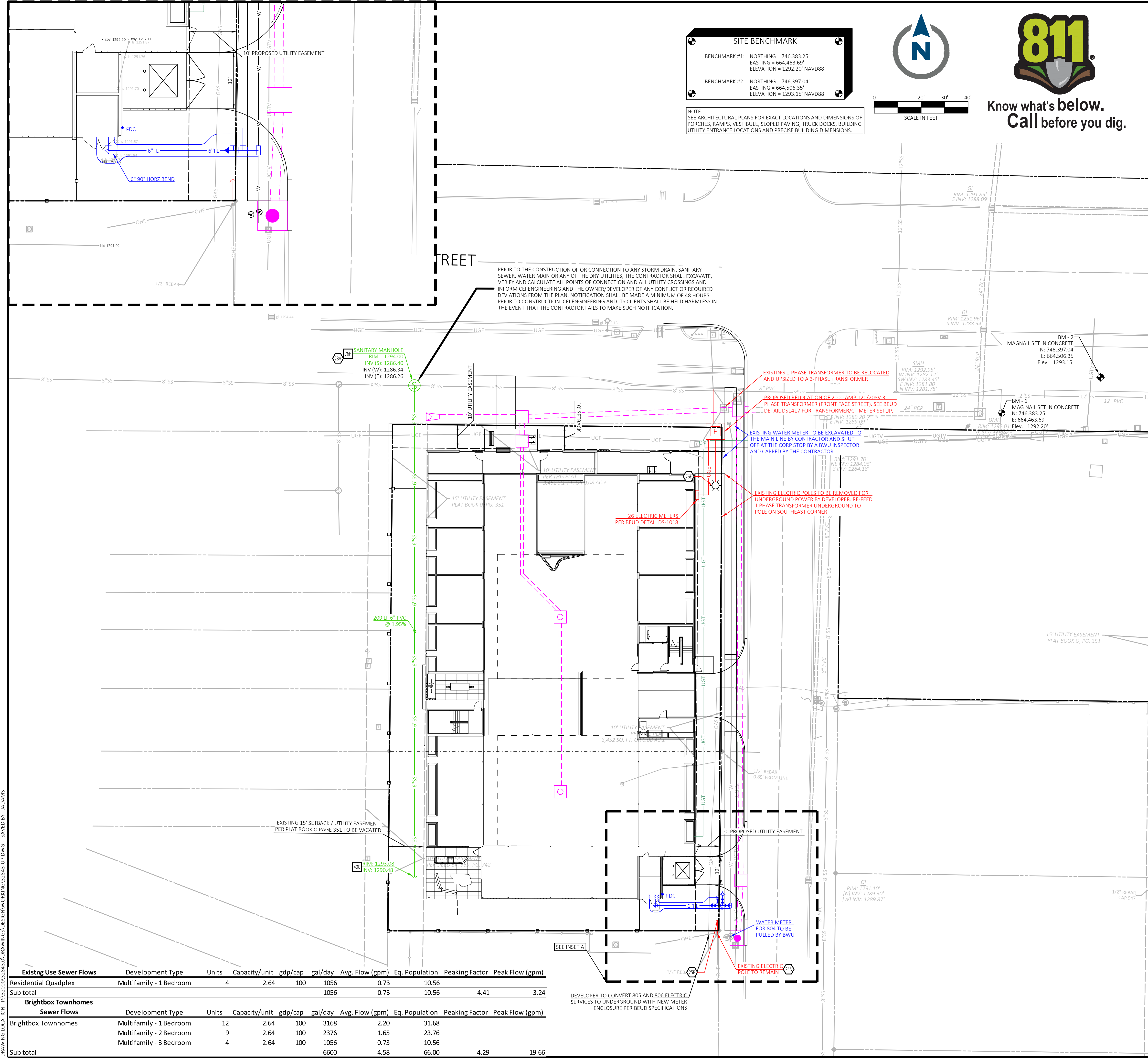
PROFESSIONAL OF RECORD	JCR
PROJECT MANAGER	AEY
DESIGNER	AMB
CEI PROJECT NUMBER	32843
DATE	4/7/2026
REVISION	REV-1

DRAINAGE PLAN
SHEET TITLE
SHEET NUMBER

LSD25-0041

C4.0

DRAWING LOCATION: P:\2026\32843\DRAWINGS\DESIGN\WORKING\32843-STRM.DWG - SAVED BY: JADAMS

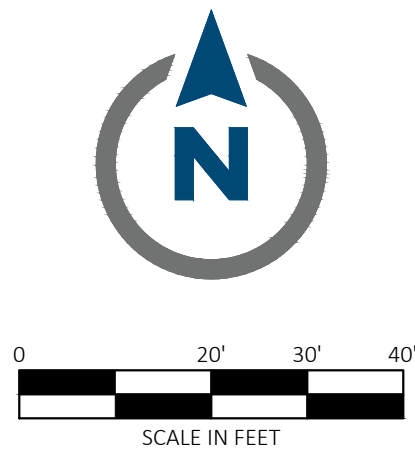


SITE BENCHMARK

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



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EXISTING LEGEND	
---	Boundary Line
---	Adjoining Boundary Line
---	Right-of-Way Line
---	Easement Line
---	Setback Line
---	Centerline
---	Break Line
---	Flow Line
---	Overhead Electric Line
---	Underground Electric Line
---	Sanitary Sewer Line
---	Storm Drainage Pipe
---	Water Line
---	Chainlink Fence Line
---	Wood Fence Line
---	Benchmark (BM)
---	Found Monument (As Noted)
---	Set 5/8" Rebar "LSR1618"
---	Found Pipe (As noted)
---	Gas Meter
---	Electric Meter
---	Guy Wire / Anchor
---	Utility Pole
---	Electric Vault
---	Air Conditioner Unit
---	Unknown Manhole
---	Cable TV Riser
---	Water Meter
---	Drainage Manhole (DMH)
---	Grate Inlet (GI)
---	Fire Hydrant
---	Sewer Manhole (SMH)
---	Sewer Clean Out
---	Unknown Riser
---	Telephone Riser
---	Traffic Signal Vault
---	Traffic Light (2 Lamps)
---	Traffic Sign (Type of Sign)
---	Irrigation Control Box
---	Mail Box
---	Light Pole Overhanging
---	Back to Back of Curb
---	PVC
---	Polyvinyl Chloride Pipe
---	Reinforced Concrete Pipe
---	Right-of-Way
---	Record Bearing & Distance per Plat Bk. O, Pg. 351
---	Record Bearing & Distance per ALTA Survey by ROBERT J. CASTER, P.L.S. NO. 1370 dated 10/29/2024
---	Master Street Plan

PROPOSED LEGEND	
---	PROPERTY LINE/RIGHT OF WAY LINE
---	STORM DRAIN
---	UGT UNDERGROUND TELEPHONE SERVICE
---	UGE UNDERGROUND ELECTRIC SERVICE
---	X"SS SANITARY SEWER SERVICE
---	WATER SERVICE
---	FIRE HYDRANT
---	WATER METER
---	POST INDICATOR VALVE
---	GATE VALVE
---	REDUCER
---	BACKFLOW PREVENTER

GENERAL UTILITY NOTES

- ALL WATER SERVICE SHALL BE C900 DR-14 PVC WITH 2' MIN. COVER.
- ALL SANITARY SEWER SERVICE SHALL BE SDR-26 WITH 3' MIN. COVER.
- ALL WATER AND SEWER WORK SHOWN ON THESE PLANS SHALL CONFORM TO THE CITY OF BENTONVILLE STANDARD WATER AND SEWER SPECIFICATIONS APPROVED BY ARKANSAS DEPARTMENT OF HEALTH ON NOVEMBER 15, 2024.
- CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.
- ALL ELECTRIC, TELEPHONE AND GAS EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.
- CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED BY THE ENGINEER FROM THE APPROPRIATE GOVERNING AUTHORITY AND CONTRACTOR HAS BEEN NOTIFIED BY THE ENGINEER.
- PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OF THE DRY UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION. CEI ENGINEERING AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION.
- RELOCATION OF ANY EXISTING ELECTRICAL FACILITIES SHALL BE AT THE OWNER'S EXPENSE.
- CONTACT BEUD AT (479) 271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.
- BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN.
- ELECTRIC FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION OF THE ELECTRIC SPECIFICATIONS FOUND ON THE WEBSITE. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THIS DOCUMENT.
- GENERAL CONTRACTOR SHALL INSTALL A PARALLEL CONDUIT NEXT TO THE FIRE LINE SO PIV TAMPER CAN BE TIED INTO THE BUILDING FIRE ALARM.
- CONDENSATE AND ANY UN-METERED WATER ARE ADDRESSED AS A PROHIBITED DISCHARGE INTO THE BENTONVILLE SANITARY SEWER SYSTEM.
- CONSTRUCT WATER SERVICE IN ACCORDANCE WITH THE CITY OF BENTONVILLE WATER DETAILS, WATER DETAIL: W38 (WATER SERVICE DETAIL 2).

UTILITY NOTES

- M.J.TEE WITH THRUST BLOCKING (SEE SIZES THIS SHEET).
- M.J.GATE VALVE WITH ADJUSTABLE VALVE BOX (SEE SIZE THIS SHEET).
- M.J.REDUCER (SEE SIZE THIS SHEET).
- PROPOSED WATER METER (PER BWU SPECS/DETAILS). SERVICE LINE TO BE INSTALLED BY CONTRACTOR AT THE MAIN.
- INTERIOR RRP BACKFLOW PREVENTER (PER BWU SPECS/DETAILS).
- INTERIOR DCDA TYPE BACKFLOW PREVENTER (PER BWU SPECS/DETAILS).
- POINT OF CONNECTION - SANITARY SEWER SERVICE (PER BWU SPECS/DETAILS).
- POINT OF CONNECTION FOR ELECTRICAL SERVICE (PER BEUD REQUIREMENTS).
- PROPOSED GUY WIRE/ANCHOR.
- VERIFY LOCATION AND DEPTH OF EXISTING UTILITY BEFORE CONSTRUCTING PROPOSED UTILITY.
- FIRE HYDRANT AND VALVE (PER BWU SPECS & DETAILS).
- DEMARICATION VALVE BOLTED TO TEE (PER BWU SPECS & DETAILS).
- TAP BY COR AT OWNER'S EXPENSE. EXCAVATION, MATERIALS, AND TESTING BY CONTRACTOR.
- POWER POLE WITH LIGHT MOUNTED AT 12' (PER BEUD PLANS & DETAILS).
- WALL MOUNTED FDC.
- M.J.TEE WITH M.J.GATE VALVE AND THRUST BLOCKING WITH ADJUSTABLE VALVE BOX AND TAPPED PLUG. (SEE SIZES THIS SHEET).
- THRUST BLOCKING PER BWU GENERAL WATER/SEWER DETAIL GWS02.

UTILITY DETAILS

- SANITARY SEWER CLEAN-OUT.
- SANITARY SEWER MANHOLE (PER BWU SPECS & DETAILS).

Existing Use Sewer Flows	Development Type	Units	Capacity/unit	gdp/cap	gal/day	Avg. Flow (gpm)	Eq. Population	Peaking Factor	Peak Flow (gpm)
Residential Quadplex	Multifamily - 1 Bedroom	4	2.64	100	1056	0.73	10.56		
Sub total					1056	0.73	10.56	4.41	3.24
Brightbox Townhomes	Development Type	Units	Capacity/unit	gdp/cap	gal/day	Avg. Flow (gpm)	Eq. Population	Peaking Factor	Peak Flow (gpm)
Brightbox Townhomes	Multifamily - 1 Bedroom	12	2.64	100	3168	2.20	31.68		
	Multifamily - 2 Bedroom	9	2.64	100	2376	1.65	23.76		
	Multifamily - 3 Bedroom	4	2.64	100	1056	0.73	10.56		
Sub total					6600	4.58	66.00	4.29	19.66

DEVELOPER TO CONVERT 805 AND 806 ELECTRIC SERVICES TO UNDERGROUND WITH NEW METER ENCLOSURE PER BEUD SPECIFICATIONS



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PRELIMINARY
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PROFESSIONAL OF RECORD	JCR
PROJECT MANAGER	AEY
DESIGNER	AMB
CEI PROJECT NUMBER	32843
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REVISION	REV-1

UTILITY PLAN
SHEET TITLE
SHEET NUMBER

LSD25-0041

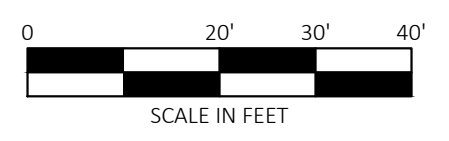
C6.0

DRAWING LOCATION: P:\2026\03\28\26\DRAWINGS\DESIGN\WORKING\26043-UP.DWG - SAVED BY: JADAMS

SITE BENCHMARK	
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Utility Pole	(XXXX)	Master Street Plan
Electric Vault	M.S.P.	
Air Conditioner Unit		

PROPOSED LEGEND

BOUNDARY LINE	
RIGHT OF WAY LINE	
STORM DRAIN	
TYPICAL PLANTING WITH QUANTITY AND KEY (SEE PLANT LIST)	
LIMITS OF SIGHT TRIANGLE AREA	

GENERAL SITE NOTES

- REFER TO LANDSCAPE NOTES SHEET FOR NOTES AND DETAILS.
- ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED. (SEC. 1400.05.B)
- 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. 1400.05.B)
- HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF THE ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES. (SEC. 1400.05.B)
- WHERE A POTENTIAL UTILITY CONFLICTS WITH LANDSCAPING, UTILITY LOCATIONS SHALL BE FIELD VERIFIED.
- ALL TREE PLANTINGS SHALL MAINTAIN A MINIMUM OF 5' OF SEPARATION FROM ANY PUBLIC UTILITY.
- THERE CANNOT BE ANYTHING BETWEEN 3' AND 8' IN HEIGHT WITHIN THE SHADED SIGHT TRIANGLE AREA

LANDSCAPE NOTES

77A ALL DISTURBED AREAS BOTH ON AND OFF SITE SHALL BE FULLY SODDED

LANDSCAPE DETAILS

50A TREE PLANTING DETAIL

LANDSCAPE REQUIREMENTS

AREA	REQUIREMENT	REQUIRED	PROVIDED
STREET FRONTAGE	ONE SHADE TREE SHALL BE PLANTED PER 30 LF FO FRONTAGE ON COLLECTOR OR ARTERIAL STREETS AND/OR ONE TREE PER 25 LF FRONTAGE ON LOCAL STREETS	SE 8TH STREET: 141 LF / 30 = 5 TREES REQUIRED SE G STREET: 216 LF / 25 = 9 TREES REQUIRED	5 TREES PROVIDED 9 TREES PROVIDED

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	DETAIL	CAL.
TREES					
	7	CERCIS CANADENSIS 'IN2' / THE RISING SUN™ EASTERN REDBUD	B&B	50A	2.00" CAL.
	2	NYSSA SYLVATICA 'WILDFIRE' / WILDFIRE TUPELO	B&B	50A	2.50" CAL.
	16	QUERCUS X 'CRIMSCHMIDT' / CRIMSON SPIRE™ OAK	B&B	50A	2.50" CAL.
GROUND COVERS					
	10,681 SF	CYNODON DACTYLON / BERMUDAGRASS		SOD	

LSD25-0041



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

BRIGHTBOX
CONDOS
800 SE G STREET
BENTONVILLE, ARKANSAS

PRELIMINARY
NOT FOR
CONSTRUCTION

PROFESSIONAL OF RECORD	JCR
PROJECT MANAGER	AEY
DESIGNER	AMB
CEI PROJECT NUMBER	32843
DATE	4/7/2026
REVISION	REV-1

LANDSCAPE PLAN
SHEET TITLE
SHEET NUMBER

C7.0

DRAWING LOCATION: P:\2025\23843\DRAWINGS\DESIGN\WORKING\23843_P.DWG - SAVED BY: JADAMS

LSD SUBMISSION #3

JANUARY 9, 2026

LSD25-0041

Architect:

modus studio

Chris Baribeau, AIA

Philip Rusk

chris@modusstudio.com

rusk@modusstudio.com

Civil Engineer:

CEI

Alan Young

Derek Hileman

ayoung@ceieng.com

dhileman@ceieng.com

MEP Engineer:

Insight Engineering

Fallon Lee

falee@insightpllc.com



CODE SUMMARY

II. CODE SPECIFIC INFORMATION

Occupancy + Construction Type :

Type VA - Nonseparated / NFPA Type 13 Fire Suppression System
 Level 01 - Group R-2 (residential)
 Level 01 - Group S-2 (parking garage)
 Level 02/03/04 - Group R-2 (residential)

Allowable Height + Area :

Type VA
 60'
 4
 36,000

Height limitation above grade plane:
 Height limitation (stories):
 Area limitation per floor:

Actual Height + Area :

54 ft 8in Top of Structure
 33ft 8in Highest Occupied Floor

4 Stories

16,655 sf (level 01)
 13,763 sf (level 02)
 14,157 sf (level 03)
 14,029 sf (level 04)

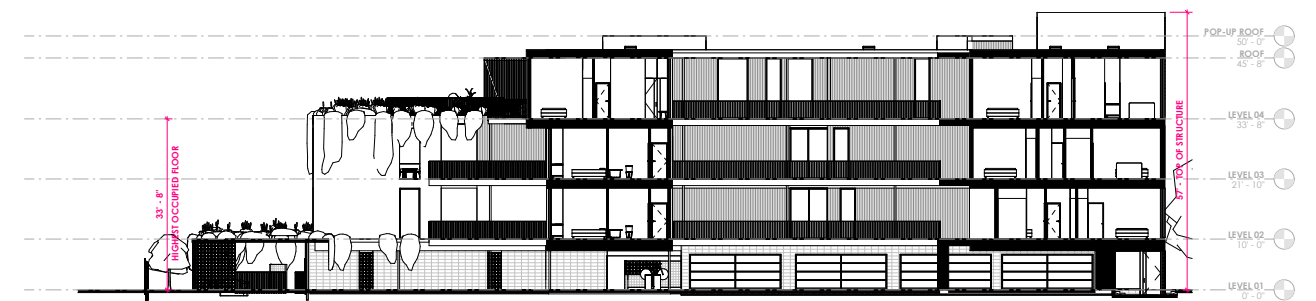
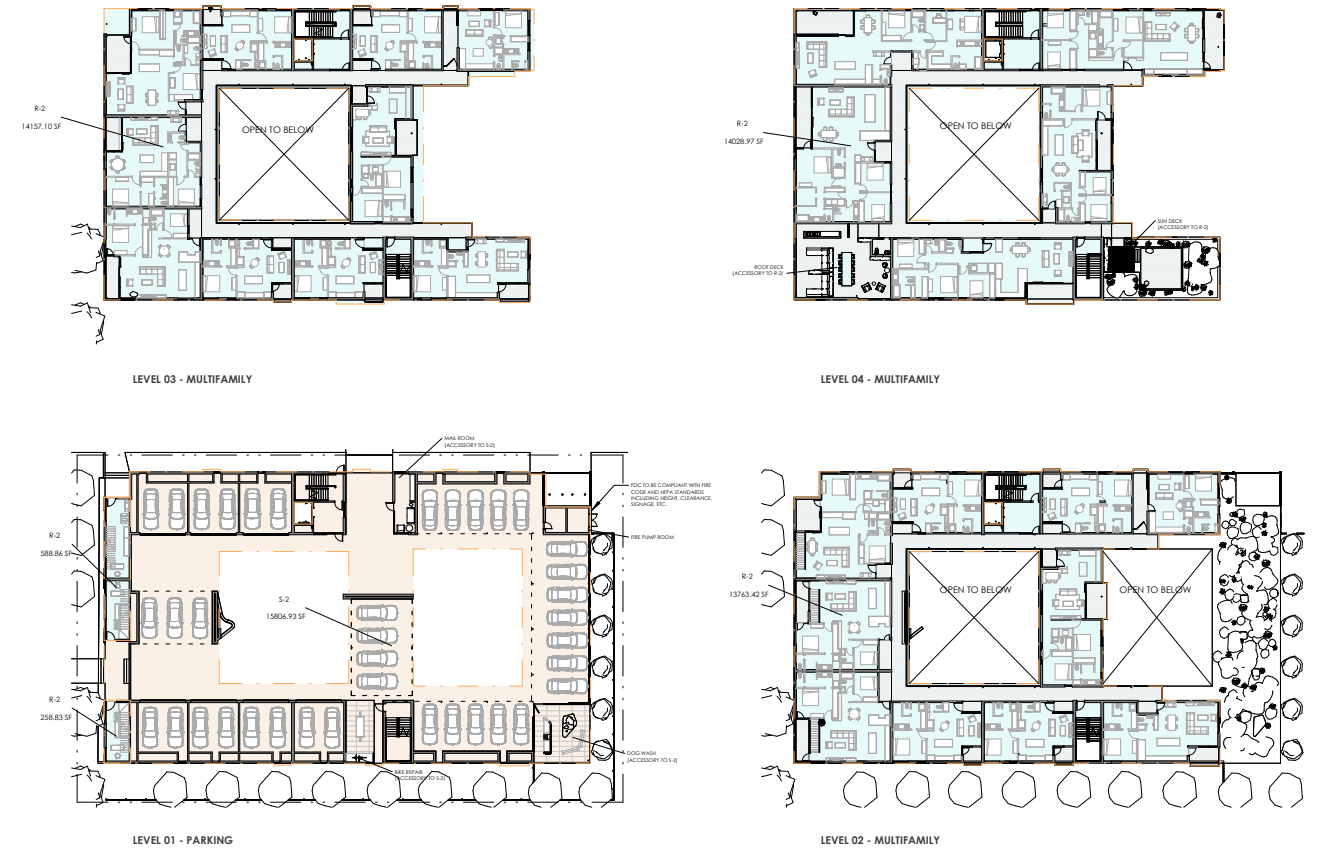
Fire Resistance Rating Requirements for Building Elements :

Type VA
 Primary Structural Frame 1HR
 Exterior Bearing Walls 1HR
 Exterior Non-Bearing Walls Refer to Fire Separation Distance
 Interior Bearing Walls 1 HR
 Interior Non-Bearing Walls 0 HR
 Roof Construction 1 HR
 Floor / Ceiling Construction 1 HR
 R2 Specific Separations 1 HR

ZONING SUMMARY

District: DE
 Height: 50'
 Lot Coverage: 80%
 Setbacks
 Front: 0-20'
 Side: 7'
 Rear: 12' adjacent to residential
 Parking: 1 per unit

AREA PLANS

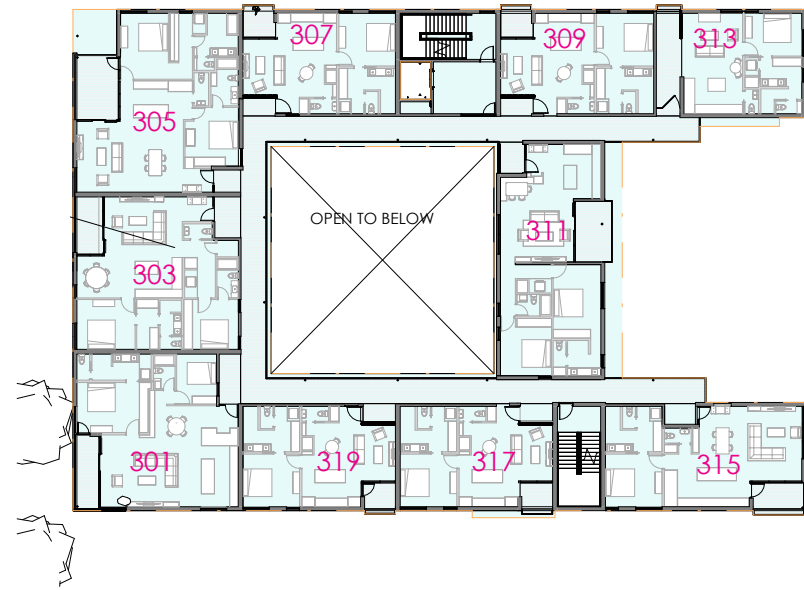


BUILDING HEIGHT DIAGRAM

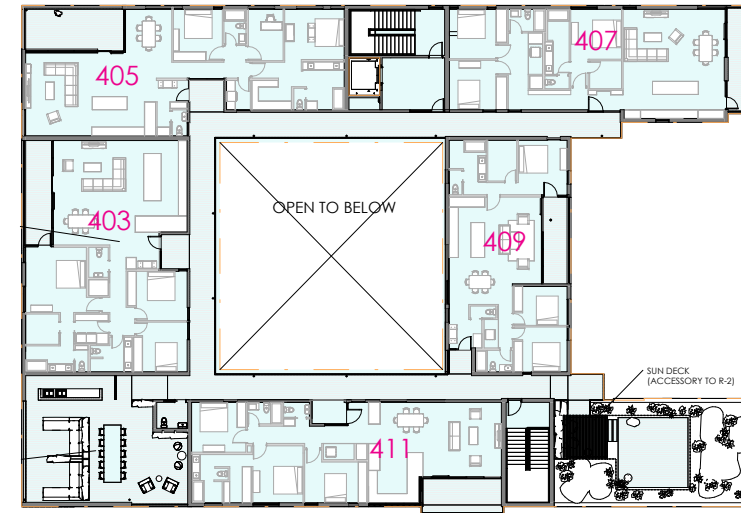
PROJECT STATS.

25 Units
 Off-street parking: 38 spaces
 On-street parking: 5 spaces
 Parking Total: 43 spaces

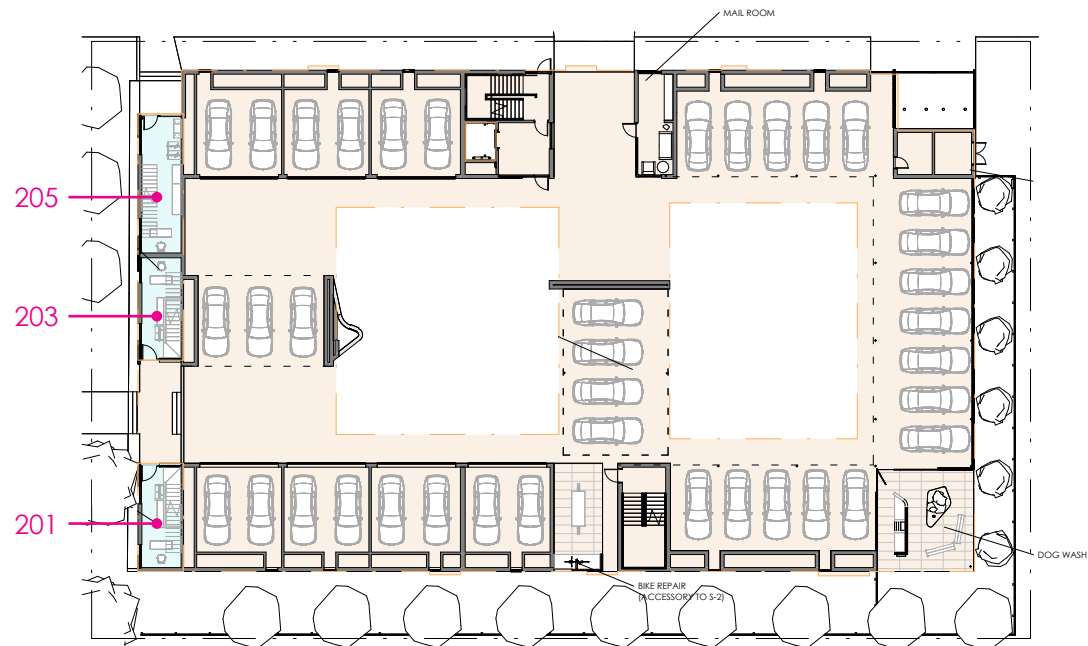
ADDRESS PLAN



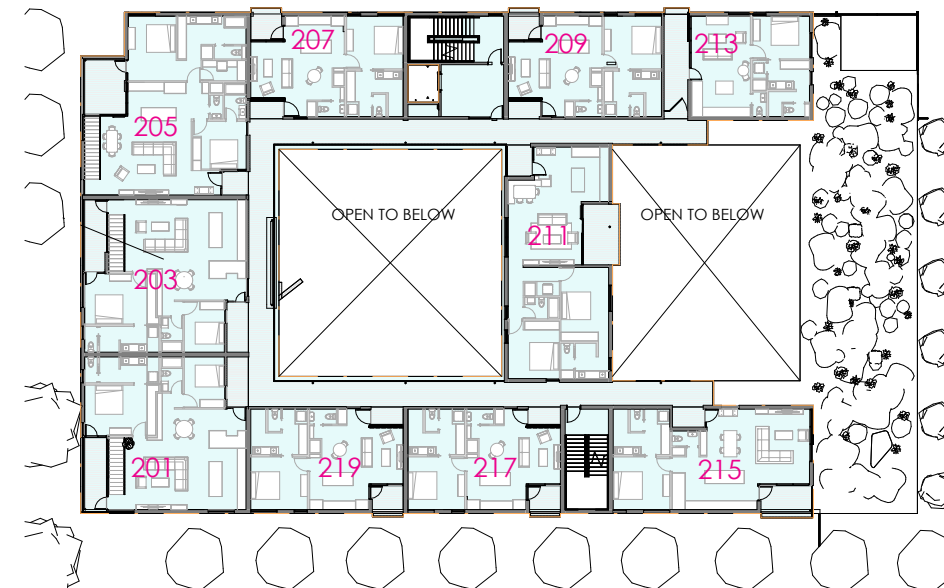
LEVEL 03 - MULTIFAMILY



LEVEL 04 - MULTIFAMILY



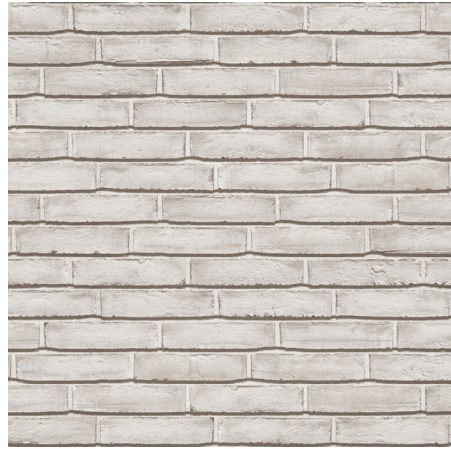
LEVEL 01 - PARKING



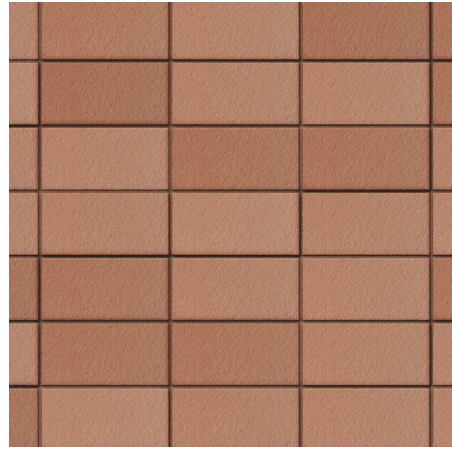
LEVEL 02 - MULTIFAMILY

MATERIALS

primary materials



M-01
masonry



M-02
masonry



M-03
masonry breezeblock



GL-01
glazing

STREET ELEVATIONS



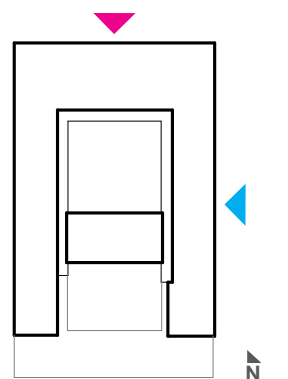
► north elevation

north elevation total:	5,209 sf
primary materials:	5,143 sf (98%)
M-01:	2,193 sf
M-02:	662 sf
M-03:	178 sf
GL-01:	2,110 sf (40%)
special use materials:	66 sf (2%)
MT-01:	66 sf



► east elevation

east elevation total:	7,980 sf
primary materials:	7,890 sf (99%)
M-01:	4,149 sf
M-02:	1,328 sf
M-03:	144 sf
GL-01:	2,269 sf (28%)
special use materials:	90 sf (1%)
MS-01:	90 sf



STREET ELEVATIONS



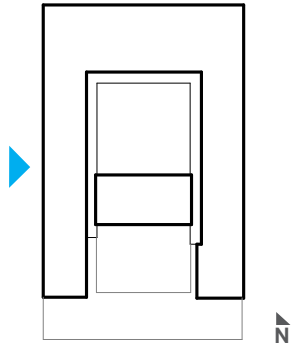
► south elevation

south elevation total:	2,471 sf
primary materials:	2,363 sf (96%)
M-01:	808 sf
M-02:	8 sf
M-03:	846 sf
GL-01:	701 sf (28%)
special use materials:	108 sf (4%)
MT-01:	108 sf



► west elevation

west elevation total:	7,340 sf
primary materials:	7,215 sf (98%)
M-01:	3,342 sf
M-02:	1,429 sf
M-03:	762 SF
GL-01:	1,682 sf (23%)
special use materials:	125 sf (2%)
MT-01:	125 sf



vignette looking southeast from se 8th street



vignette looking southwest from se 8th street



vignette looking north from se G street



vignette looking north





McKissic Springs Addition, Lots 2 and 3

South of Motley Rd, east of SW Hydrangea Rd

PC Date: 4/21/2026

Staff Report Details

Project Number	LS26-0006
Applicant / Current Owner	Crafton Tull / Buffington BW, LLC
Site Area	+/- 70.62 Acres
Current Zoning	R-3, R-2
Requested Zoning	
Current Future Land Use Map Designation	
Requested Future Land Use Map Designation	
Development Type / Use	
Related projects	

Property Description

Lot Split of Lot 1, McKissic Springs Addition, Creating Lots 2 & 3 of McKissic Springs Addition. 01-08199-075, LS26-0006.

A Lot Split of Lot 1, McKissic Springs Addition, Creating Lots 2 & 3 of McKissic Springs Addition.

Project Details

Relationship to the Community Plan

Public Comment

Public Comment

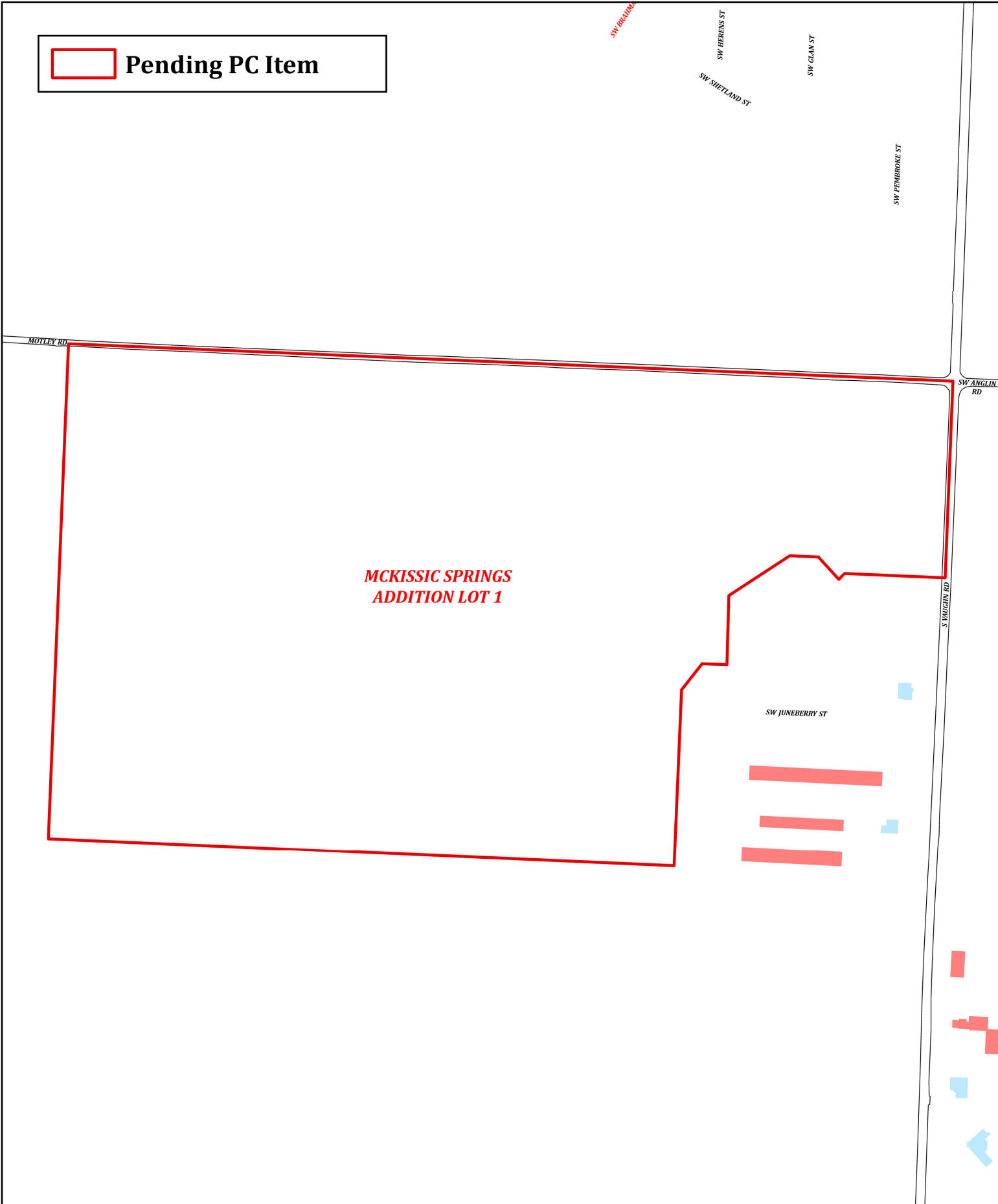
Has Staff received Public Comment at the time of this report? : **No**

Analysis / Waivers

Conclusion

Additional Details

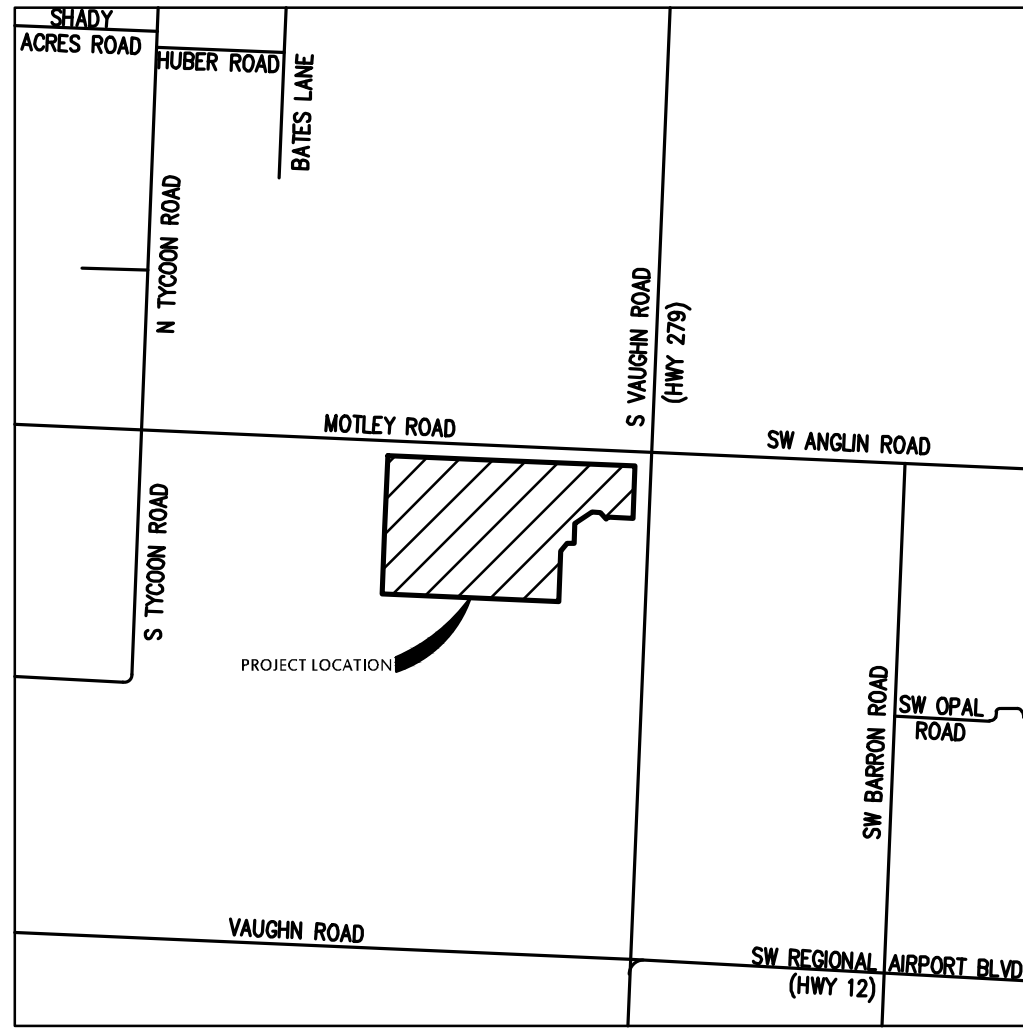
 Pending PC Item



LS26-0006
Lot Split
MCKISSIC ADDITION



LOT SPLIT PLAT CREATING LOT 2 AND LOT 3 MCKISSIC SPRINGS ADDITION



VICINITY MAP NTS

OWNER: 01-08199-075
 BUFFINGTON BW, LLC
 4800 S VAUGHN RD
 BENTONVILLE, AR 72712
 MARY MCGETRICK
 MARY.MCGETRICK@BUFFINGTONHOMESAR.COM
 843-437-6937

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

DESCRIPTION PARENT:

LOT 1 OF MCKISSIC SPRINGS ADDITION, AS PER PLAT RECORD L202328956 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS.

DESCRIPTION LOT 2:

PART OF LOT 1 OF MCKISSIC SPRINGS ADDITION, AS PER PLAT RECORD L202328956 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1, SAID POINT BEING A 5/8" IRON PIN WITH PS 1460 CAP;
 Thence ALONG THE NORTH LINE THEREOF S87°33'24"E 923.93 feet TO A 5/8" IRON PIN WITH PS 1460 CAP;
 Thence LEAVING SAID NORTH LINE S02°29'52"W 416.41 feet TO A 5/8" IRON PIN WITH PS 1460 CAP;
 Thence N87°30'08"W 289.85 feet TO A 5/8" IRON PIN WITH PS 1460 CAP;
 Thence S57°07'27"W 53.57 feet TO A 5/8" IRON PIN WITH PS 1460 CAP;
 Thence S02°29'52"W 36.79 feet TO A 5/8" IRON PIN WITH PS 1460 CAP;
 Thence S57°07'27"W 98.80 feet TO A 5/8" IRON PIN WITH PS 1460 CAP;
 Thence N87°30'08"W 200.02 feet TO A 5/8" IRON PIN WITH PS 1460 CAP;
 Thence S47°34'02"W 150.94 feet TO A 5/8" IRON PIN WITH PS 1460 CAP;
 Thence S21°50'29"W 95.20 feet TO A 5/8" IRON PIN WITH PS 1460 CAP;
 Thence N87°30'08"W 169.00 feet TO THE WEST LINE OF SAID LOT 1, SAID POINT BEING A 5/8" IRON PIN WITH PS 1460 CAP;
 thence ALONG SAID WEST LINE N02°18'34"E 736.97 feet to the POINT OF BEGINNING, CONTAINING 11.47 ACRES, MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

DESCRIPTION LOT 3:

PART OF LOT 1 OF MCKISSIC SPRINGS ADDITION, AS PER PLAT RECORD L202328956 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1;
 Thence ALONG THE NORTH LINE THEREOF S87°33'24"E 923.93 feet TO THE POINT OF BEGINNING, SAID BEING A 5/8" IRON PIN WITH PS 1460 CAP;
 Thence CONTINUING ALONG SAID NORTH LINE S87°33'24"E 1645.89 feet TO THE NORTHEAST CORNER OF SAID LOT 1, SAID POINT BEING A 5/8" IRON PIN WITH PS 1460 CAP;
 THENCE ALONG THE EAST LINE THEREOF THE FOLLOWING TEN COURSES:
 Thence S02°33'43"W 543.39 feet TO A 5/8" IRON PIN WITH PS 1460 CAP;
 Thence N87°35'04"W 258.85 feet TO A 5/8" IRON PIN WITH PS 1460 CAP;
 Thence S44°20'29"W 24.06 feet TO A 5/8" IRON PIN WITH PS 1460 CAP;
 Thence N42°35'04"W 90.02 feet TO A 5/8" IRON PIN WITH PS 1460 CAP;
 Thence N87°35'04"W 85.38 feet TO A 5/8" IRON PIN WITH PS 1460 CAP;
 Thence S56°57'15"W 216.96 feet TO A 5/8" IRON PIN WITH PS 1460 CAP;
 Thence S01°37'36"W 206.69 feet TO A 5/8" IRON PIN WITH PS 1460 CAP;
 Thence N87°35'04"W 74.27 feet TO A 5/8" IRON PIN WITH PS 1460 CAP;
 Thence S38°17'10"W 99.38 feet TO A 5/8" IRON PIN WITH PS 1460 CAP;
 Thence S02°24'56"W 526.72 feet TO THE SOUTHEAST CORNER OF SAID LOT 1, SAID POINT BEING A 5/8" IRON PIN WITH PS 1460 CAP;
 THENCE ALONG THE SOUTH LINE THEREOF N87°30'08"W 1835.46 feet TO THE SOUTHWEST CORNER OF SAID LOT 1, SAID POINT BEING A 5/8" IRON PIN WITH PS 1460 CAP;
 THENCE ALONG THE WEST LINE THEREOF N02°18'34"E 699.07 feet TO A 5/8" IRON PIN WITH PS 1460 CAP;
 Thence LEAVING SAID WEST LINE S87°30'08"E 169.00 feet TO A 5/8" IRON PIN WITH PS 1460 CAP;
 Thence N21°50'29"E 95.20 feet TO A 5/8" IRON PIN WITH PS 1460 CAP;
 Thence N47°34'02"E 150.94 feet TO A 5/8" IRON PIN WITH PS 1460 CAP;
 Thence S87°30'08"E 200.02 feet TO A 5/8" IRON PIN WITH PS 1460 CAP;
 Thence N57°07'27"E 98.80 feet TO A 5/8" IRON PIN WITH PS 1460 CAP;
 Thence N02°29'52"E 36.79 feet TO A 5/8" IRON PIN WITH PS 1460 CAP;
 Thence N57°07'27"E 53.57 feet TO A 5/8" IRON PIN WITH PS 1460 CAP;
 Thence S87°30'08"E 289.85 feet TO A 5/8" IRON PIN WITH PS 1460 CAP;
 thence N02°29'52"E 416.41 feet to the POINT OF BEGINNING, CONTAINING 59.12 ACRES, MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

NOTES:

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

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

THE BOUNDARY DETERMINATION SHOWN HEREON WAS BASED UPON THE FOLLOWING DOCUMENTS AND NO OTHERS: DEED RECORD L202085006, PLAT RECORD L202328956, AND PLAT RECORD L202445478.

ACCORDING TO THE CITY OF BENTONVILLE GIS WEB SITE THE PROPERTY SURVEYED IS ZONED THE FOLLOWING: ZONE R-2 AND ZONE R-3

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

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

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

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

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

PART OF THIS PROPERTY IS IN FLOOD ZONE "A" OR "AE", AND IS INSIDE THE 100-YEAR FLOOD PLAIN AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FIRM PANEL NUMBER 05007C02350K, REVISED DATE JUNE 5, 2012. THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP. IN ADDITION, NO INDEPENDENT STUDY OF THE LIKELIHOOD OF FLOODING OF THE SURVEYED PROPERTY HAS BEEN DONE BY THE SURVEYOR AND NO OPINION OF FLOOD HAZARDS IS INCLUDED IN THIS SURVEY.

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

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

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

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.

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

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

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.

CENTERTON WATER & SEWER APPROVAL:
 APPROVED BY THE CITY OF CENTERTON WATER & SEWER THIS ____ DAY OF _____, 2026.

WATER & SEWER DEPARTMENT: _____

CERTIFICATE OF OWNERSHIP:

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

DATE OF EXECUTION: _____

BY: _____
 BUFFINGTON BW, LLC

(PRINT)

SOURCE OF TITLE: DEED L202085006

STATE OF ARKANSAS)
) SS
 COUNTY OF BENTON)
 SUBSCRIBED AND SWORN BEFORE ME THIS ____ DAY OF _____, 2026
 MY COMMISSION EXPIRES:

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

CERTIFICATE OF SURVEYING ACCURACY

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

DATE OF EXECUTION: _____

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

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



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

RECORD INFORMATION

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

SEAL

LOT SPLIT PLAT
 LOT 1
 MCKISSIC SPRINGS ADDITION
 PLAT RECORD L202328956
 PREPARED FOR:
 BUFFINGTON HOMES, LLC

ARKANSAS
 BENTONVILLE

DATE: 04/10/2026
 PROJECT NO.: 23302500
 CONTACT: K.MONTGOMERY

901 N. 47th St., Suite 400
 Rogers, Arkansas 72756
 479.636.4838 | www.craftontull.com

Crafton Tull

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

DELTA	DESCRIPTION	DATE
1	REVISED PER COMMENTS	04/07/2026
2	REVISED PER COMMENTS	04/10/2026

DRAWING: G:\3380200\MCKISSIC\INFRASTRUCTURE\SURVEY\DWG\338020001.LOT 1.PLT (LOT 1) LDWG
 LAYOUT: LAYOUT1.LAST SAVED: KM76. 4/7/2026 10:52:28 AM
 LAST PLOTTED BY: KEVIN.MONTGOMERY, 4/10/2026 8:55:09 AM (PLOTTED BY: VALID ON HARD COPY ONLY)

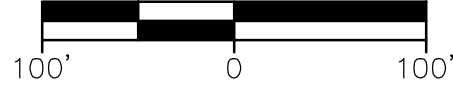
LINE #	DIRECTION	LENGTH
L1	S57° 07' 27"W	53.57'
L2	S2° 29' 52"W	36.79'
L3	S57° 07' 27"W	98.80'
L4	S21° 50' 29"W	95.20'

PARCEL 06-00047-985
BENTONVILLE AR REAL ESTATE INVESTMENTS LLC
ZONED R3-SF

PARCEL 06-00085-160
BENTONVILLE AR REAL ESTATE INVESTMENTS LLC
ZONED R3-SF



GRAPHIC SCALE IN FEET



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

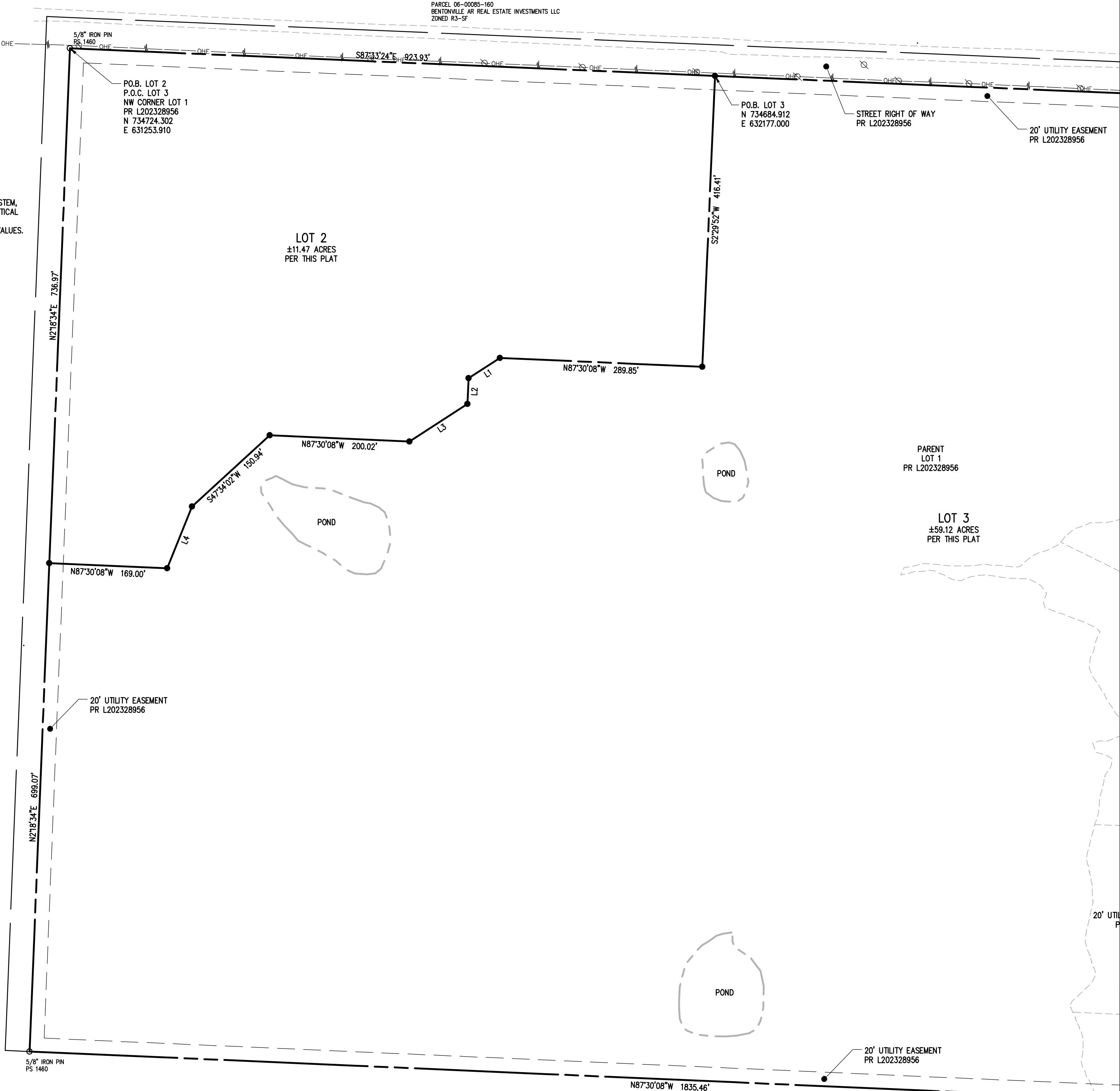
LEGEND

- FOUND IRON PIN
- SET IRON PIN
- MANHOLE
- POWER POLE
- PROPERTY LINE
- RIGHT OF WAY
- EASEMENT
- SEWER
- OVERHEAD ELECTRIC

PARCEL 01-08203-005
MOTLEY HOMES LLC
ZONED R-1

PARCEL 01-08203-015
HIGHLAND LLC
ZONED A-1

PARCEL 01-20865-000
ELITE EQUITY GROUP OF ARKANSAS LLC
ZONED R-2



RECORD INFORMATION

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

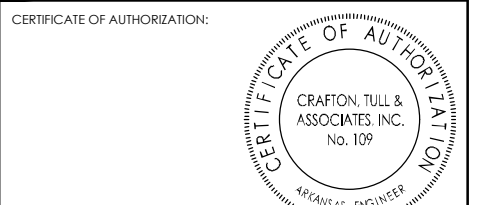
SEAL



LOT SPLIT PLAT
LOT 1
MCKISSIC SPRINGS ADDITION
PLAT RECORD L202328956
PREPARED FOR:
BUFFINGTON HOMES, LLC
BENTONVILLE ARKANSAS

DATE: 04/10/2026
PROJECT NO.: 23302500
CONTACT: K MONTGOMERY

901 N. 47th St., Suite 400
Rogers, Arkansas 72756
Crafton Tull
479.636.4838
www.craftontull.com



DELTA	DESCRIPTION	DATE

SHEET NO.:
2 OF 3

CITY OF BENTONVILLE
PROJECT NUMBER: **LS26-0006**

DRAWING: G:\23302500\MCKISSIC\INFRASTRUCTURE\SURVEY\DWG\23302500_LOT SPLIT LOT 1.DWG
LAYOUT: LAYOUT2.LAST SAVED: KM/6/6 4/7/2026 10:05:28 AM
LAST PLOTTED BY: KEVIN MONTGOMERY, 4/10/2026 8:05:28 AM (PLOTTED BY: VALID ON HARD COPY ONLY)



4th St Alley Waiver - HKBGT & AAIGT, LLC

433 SW 4th St

PC Date: 4/21/2026

Staff Report Details

Project Number	WAV26-0007
Applicant / Current Owner	
Site Area	+/- 0.16 Ac
Current Zoning	DE
Requested Zoning	
Current Future Land Use Map Designation	City Center
Requested Future Land Use Map Designation	
Development Type / Use	
Related projects	LS24-0013

Property Description

Project Details

Relationship to the Community Plan

Public Comment

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

Analysis / Waivers

The platted lots are adjacent to a historical 12' alley. The Lot Split was approved on June 4, 2024, after the new street specification was approved on May 14, 2024. The applicant is now seeking to improve the alley within the existing 12' to serve the rear loaded single family detached homes.

The Street Specification (Appendix C) states that alleys are to be 16' paved within 20' of dedicated alley - see applicant's narrative, attached.

City Engineer's comments:

This platted alleyway does not meet the current MSP and is currently a primary drainage way for the area with 6'x3.5' RC box culverts underground. The applicant is proposing modifications to the existing drainage infrastructure as part of an associated right of way permit. The applicant acknowledges the alleyway does not meet current MSP widths and indicates that bringing the alleyway to current MSP widths is "not feasible and would place undue burden on the project." however, this is like any other development in which dedication of MSP right of way widths and improvements to meet MSP by the developer is required and is feasible. Staff has made comments within the right of way permit to make improvements to meet MSP requirements.

Conclusion

Additional Details

VICINITY MAP



April 10, 2026

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

RE: **Waiver Request – Municipal Code Appendix C “Street Specifications” Section 500.04**
Properties: **01-04094-000 and 01-03133-001**
ROW Permit: **ROW26-0182**

Dear Members of the Planning Commission,

On behalf of our client, HKBGT LLC & AAIGT LLC, we respectfully request a waiver from the **City of Bentonville Municipal Code Appendix C – Street Specifications, Section 500.04 (General Design Elements)**, which requires a **minimum alley right-of-way width of 20 feet and a minimum pavement width of 16 feet**.

This request applies to the improvement of an **existing public alley** adjacent to parcels **01-04094-000 and 01-03133-001**. Our client proposes to construct **two single-family detached homes** on these parcels utilizing **rear-loaded access from the existing alley**.

The subject parcels are each approximately **38 feet in width**, which does not provide sufficient street frontage to allow for practical **front-loaded garage access** while maintaining compliant setbacks and typical residential design standards. As a result, **rear alley access is the most feasible and appropriate access configuration for these lots**.

The existing alley currently has a width of approximately **12 feet**. As part of the proposed improvements, our client intends to **reconstruct and improve the alley with a 12-foot paved section**, consistent with the **existing alley condition**, as shown in the **construction documents submitted under ROW permit application ROW26-0182**.

Requiring the full **20-foot alley right-of-way and 16-foot pavement width** would necessitate the acquisition of additional right-of-way which is not feasible and would place an undue burden on the project. The requested waiver would allow the applicant to **improve an existing public alley, provide safe vehicular access, and facilitate the development of two single-family homes that are compatible with the surrounding neighborhood pattern**.

Granting this waiver will result in a **net improvement to the existing alley condition**, while enabling reasonable use of the property consistent with residential development in the area.

We respectfully request the Planning Commission's approval of this waiver to allow the **construction of a 12-foot-wide paved alley section** in lieu of the minimum standards specified in **Appendix C, Section 500.04**.

If you have any questions or require additional information, please feel free to contact our office.

Sincerely,



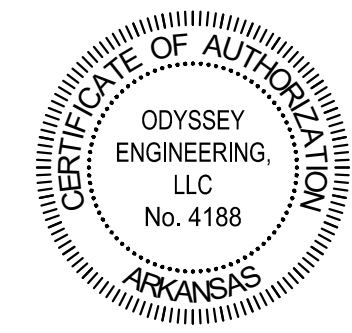
Jake Chavis

jchavis@odysseywa.com

4TH ST ALLEY PUBLIC IMPROVEMENT PLAN SET

4TH ST

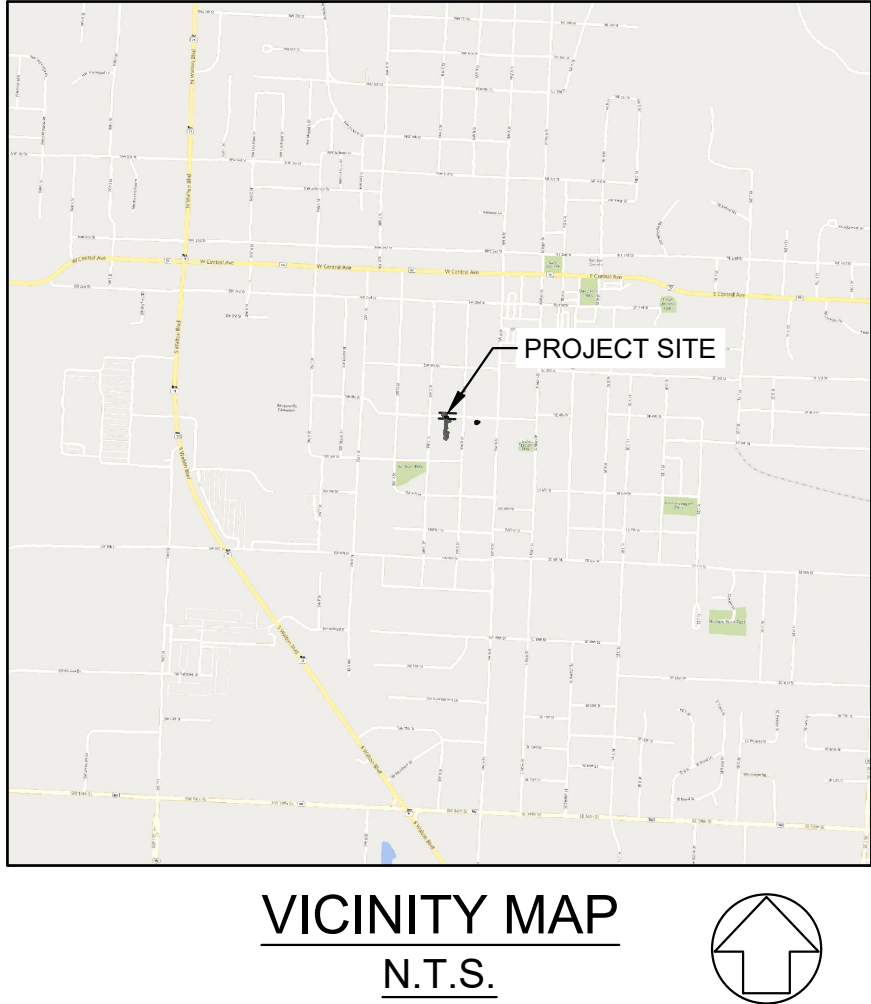
BENTONVILLE, AR 72713



PROFESSIONAL SEAL:
NOT FOR CONSTRUCTION

REVISIONS		
NO.	DATE	REVISION

SHEET INDEX	
SHEET NUMBER	SHEET TITLE
C0.0	COVER SHEET
C0.1	GENERAL NOTES
SI	SURVEY
C1.0	PUBLIC IMPROVEMENT PLAN
C1.1	ROAD AND E&C DETAILS
C1.2	DETAILS



PROJECT INFO:

PARCEL NUMBERS: N/A
 PROPOSED USE: ALLEY
 TOTAL SITE AREA: 0.05 ACRES ±
 ZONING: N/A (ROW)
OWNER/DEVELOPER:
 ENGINEER: ODYSSEY ENGINEERING, LLC
 124 GRANT PL, ST E
 LOWELL, AR 72745
 PHONE: 479-480-3330
 SURVEYOR: ODYSSEY SURVEYING, LLC
 124 GRANT PL, ST E
 LOWELL, AR 72745
 PHONE: 479-480-3330

**PRELIMINARY PLAT FOR INSPECTION PURPOSES ONLY.
NOT APPROVED FOR RECORD PURPOSES.**

LEGAL DESCRIPTION
 NO PARCEL FOR ALLEYWAY
 12' ROW ALLEY BETWEEN PARCEL # 01-04093-000 AND PARCEL # 01-03133-000.

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.

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

CITY OF BENTONVILLE SPECIFICATIONS:
 1. CITY OF BENTONVILLE "WATER UTILITIES DEPARTMENT SPECIFICATIONS" DATED OCTOBER 23, 2024.
 2. CITY OF BENTONVILLE "MINIMUM STANDARD SPECIFICATIONS FOR STREETS" DATED MAY 14, 2024.
 3. BENTONVILLE ELECTRIC UTILITIES "DEPARTMENT ELECTRIC SPECIFICATIONS" REV. SEP 2024

ODYSSEY ENGINEERING OR ITS DESIGNATED REPRESENTATIVE SHALL PROVIDE INSPECTION SERVICES DURING CONSTRUCTION OF PUBLIC UTILITIES.

PROJECT WAIVERS, VARIANCES, & CONDITIONAL USES:
 1. THERE ARE NO WAIVERS, VARIANCES, OR CONDITIONAL USES AT THE TIME OF PREPARING THIS PLAT.

CONTACT LIST:

GAS COMPANY
 BLACK HILLS ENERGY
 1301 FEDERAL WAY
 P.O. BOX 2129
 LOWELL, AR 72745
 CONTACT: JOSH KNIGHT
 PHONE: 479-879-0577
 JOSHUA.KNIGHT@BLACKHILLSCORP.COM

TELEPHONE COMPANY
 AT&T (SOUTHWESTERN BELL)
 CONTACT: BRENT BALDWIN
 1133 E. HAROLD ST.
 FAYETTEVILLE, AR 72701,
 PHONE: (479) 200-9022
 BB6585@ATT.COM

COX COMMUNICATIONS
 4901 S. 48TH STREET
 SPRINGDALE, AR 72762
 CONTACT: TIMOTHY GOSS
 PHONE: (479) 651-5583
 TIMOTHY.GOSS@COX.COM

ELECTRIC DEPARTMENT
 CITY OF BENTONVILLE
 3200 SW MUNICIPAL DRIVE
 BENTONVILLE, AR 72712
 PHONE: 479-271-3135

STORMWATER DEPARTMENT
 CITY OF BENTONVILLE
 3200 SW MUNICIPAL DRIVE
 BENTONVILLE, AR 72712
 CONTACT: ALISON WEST
 PHONE: 479-271-6719

CITY OF BENTONVILLE
 PLANNING DEPARTMENT
 200 MUNICIPAL DRIVE
 BENTONVILLE, AR 72719
 CONTACT: TYLER OVERSTREET
 PLANNING DIRECTOR
 PHONE: 479-271-3160
 PLANNING@BENTONVILLEAR.US

CITY ENGINEER
 200 MUNICIPAL DRIVE
 BENTONVILLE, AR 72719
 CONTACT: ELLEN NORVELL
 PHONE: 479-271-5993
 ENORVELL@BENTONVILLEAR.US

BENTONVILLE STREET DEPARTMENT
 3200 SW MUNICIPAL DRIVE
 BENTONVILLE, AT 72712
 CONTACT: TONY DAVIS
 PHONE: 479-271-3130

BENTONVILLE WATER UTILITIES
 3200 SW MUNICIPAL DRIVE
 BENTONVILLE, AT 72712
 CONTACT: BEAU THOMPSON
 PHONE: 479-271-3140

BENTONVILLE WASTEWATER DEPARTMENT
 3200 SW MUNICIPAL DRIVE
 BENTONVILLE, AT 72712
 CONTACT: CHRIS EARL
 PHONE: 479-271-3161

BENTONVILLE FIRE DEPARTMENT
 800 SW A STREET.
 BENTONVILLE, AR 72719
 CONTACT: JUSTIN SCANTLIN
 PHONE: 479-271-5927

BENTONVILLE BUILDING SAFETY
 305 SW A STREET
 BENTONVILLE, AR 72719
 CONTACT: BRAD ARNOLD
 PHONE: 479-795-2750
 RCOFFELT@BENTONVILLEAR.US

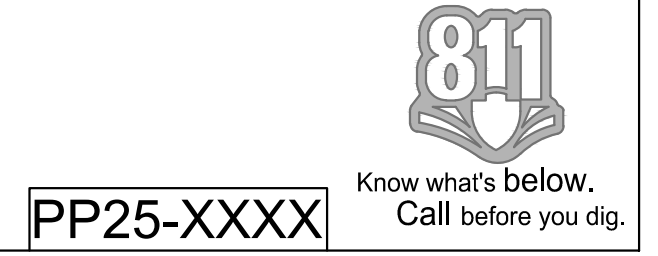
ODYSSEY ENGINEERING
 124 GRANT PLACE, SUITE E
 LOWELL, AR 72745
 (479) 480-3330
 AR COA # 4188

4TH ST ALLEY
 PUBLIC IMPROVEMENT PLAN SET
 4TH ST
 BENTONVILLE, AR 72713

PROJECT NO:	DESIGNED BY:	REVIEWED BY:
ODY0149	DK	JC
PLAN DATE:	03.03.2026	

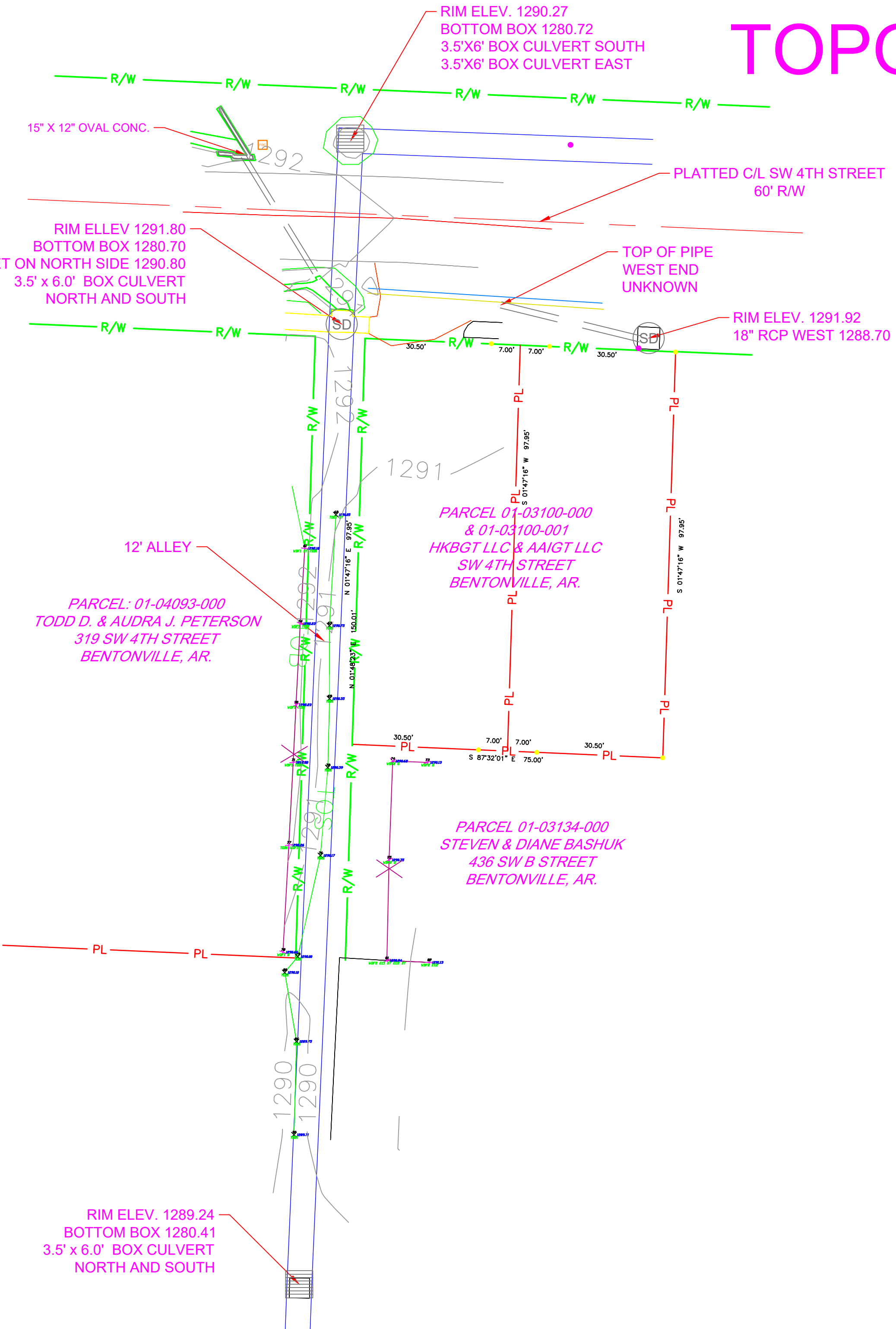
SHEET NAME:
COVER SHEET

SHEET NO.:
C0.0



TOPOGRAPHIC SURVEY

VICINITY MAP



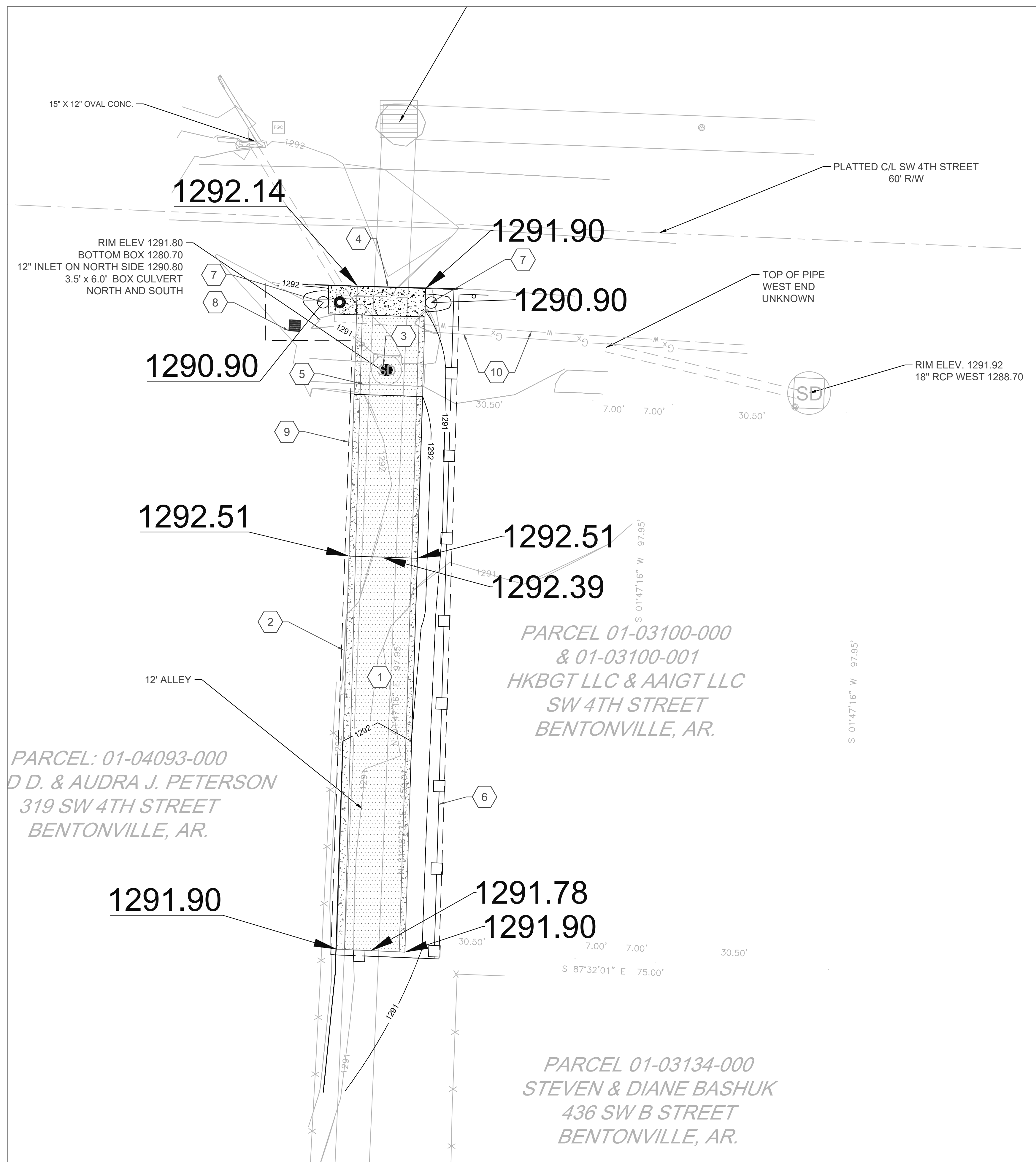
LEGEND	
○	- SET 1/2" REBAR CAPPED #1785
●	- FOUND REBAR AS NOTED
+	- COMPUTED POINT
△	- SET MAG NAIL WITH DISK
×	- FOUND CHISLED "X" IN CONC.
⊙	- EXISTING PIPE
⊠	- EXISTING ALUM. CAPPED MON.
⊞	- CONC. MONUMENT
▼	- ARDOT MONUMENT
⊗	- COTTON PICKER SPINDLE
⊗	- FENCE CORNER POST
⊞	- COMMUNICATION BOX
---	- CENTER LINE
— R/W —	- RIGHT OF WAY LINE
— PL —	- PROPERTY LINE
— FO —	- FIBER OPTIC LINE
— SS —	- SANITARY SEWER LINE
— W —	- WATER LINE
— G _x —	- GAS LINE
— OE —	- OVERHEAD ELECTRIC
— E _x —	- UNDERGROUND ELECTRIC
— X — X	- FENCE LINE
— CCTV —	- OVERHEAD TV LINE
---	- EASEMENT LINE
---	- SETBACK LINE

ODYSSEY ENGINEERING

124 GRANT PLACE, STE. E
 LOWELL ARKANSAS, 72745
 PHONE: (479) 480-3330
 EMAIL: wwhite@odysseynwa.com
 WEB: ODYSSEYNWA.COM

ODYSSEY ENGINEERING

TOPOGRAPHIC SURVEY
 SECTION 31, T-20-N, R-30-W
 BENTONVILLE, BENTON COUNTY, AR.



- KEY NOTES:**
- 1 PROPOSED ASPHALT 10FT WIDE ALLEY. SEE DETAILS.
 - 2 PROPOSED CONCRETE RIBBON. SEE DETAILS.
 - 3 REMOVE EXISTING STANDARD MANHOLE COVER AND REPLACE WITH GRATED MANHOLE COVER. INLET STRUCTURE TO REMAIN IN PLACE AS IS. EXTENDED OPENING MAY BE DEMOLISHED OR ABANDONED AS REQUIRED. EX/PROP RIM ELEV: 1291.8'
 - 4 INSTALL APPROXIMATELY 5' X 17' JUNCTION BOX ON EXISTING 3.5' X 6' BOX CULVERT WITH SIDE OPENINGS TO THE EAST AND WEST AND 18" PVC OUTLET WITH CAST IRON GRATE CONNECTING TO TOP OF EXISTING BOX CULVERT. SEE DETAILS C1.2.
 - 5 DEMOLISH EXISTING SIDEWALK AS NECESSARY FOR PROPOSED ALLEY. MAINTAIN SIDEWALK ACCESS AND CONTINUITY. SEE SIDEWALK NOTES FOR REQUIREMENTS.
 - 6 INSTALL SILT FENCE/SOCK
 - 7 INSTALL INLET PROTECTION
 - 8 INSTALL CONCRETE WASHOUT
 - 9 LIMITS OF DISTURBANCE. PERMITTED DISTURBED AREA = 0.05 ACRES.
 - 10 CONTRACTOR TO FIELD VERIFY DEPTHS OF EXISTING GAS AND WATER MAIN PRIOR TO ANY EXCAVATION AND MAINTAIN MINIMUM COVERAGE.

- SIDEWALK NOTE:**
ALL SIDEWALKS SHALL BE IN COMPLIANCE WITH ALL ADA REGULATIONS AND GUIDELINES.
- SIDEWALK NOTE:**
5' WIDE SIDEWALK SHALL BE CONSTRUCTED 4' BEHIND BACK OF CURB. REFER TO DETAIL & BENTONVILLE STANDARDS.
- AIRPORT ZONE NOTE:**
PROJECT IS IN ZONE C AIRPORT ZONE FOR THE BENTONVILLE MUNICIPAL AIRPORT. THIS PROJECT MEETS ALL REQUIREMENTS FOR ZONE C.
- ALL WORK, MATERIALS, AND DETAILS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE CITY OF BENTONVILLE STANDARD SPECIFICATIONS. A COPY OF THE SPECIFICATIONS SHALL BE ON SITE AT ALL TIMES DURING CONSTRUCTION FOR REFERENCE.

LEGEND (EXISTING)	
PL	PROPERTY LINE
-1217-	CONTOURS
---	RIGHT-OF-WAY
---	LOT LINE
---	EASEMENT
---	ROAD CENTERLINE
---	ASPHALT
=====	CURB & GUTTER
---	SIDEWALK
x	FENCE
G	GAS LINE
G	GAS METER
S	SEWER LINE
S	SANITARY SEWER MANHOLE
W	WATER LINE
⊗	FIRE HYDRANT
⊕	WATER VALVE
=====	STORM SEWER LINE
○/H	OVERHEAD ELECTRIC LINE
○	ELECTRIC POLE

LEGEND (PROPOSED)	
R/W	RIGHT-OF-WAY
---	LOT LINE
-1217-	PROP CONTOURS
+	SIGN
=====	UNDERGROUND STORM DRAINAGE SYSTEM
⊕	STORM STRUCTURE
■	RIP-RAP PAD
-----	PROPOSED CONCRETE
-----	PROPOSED ASPHALT
□	SILT FENCE/SOCK
■	CONCRETE WASHOUT
○	INLET PROTECTION
+	SWPPP MAILBOX
---	LIMITS OF DISTURBANCE

PROFESSIONAL SEAL:
NOT FOR CONSTRUCTION

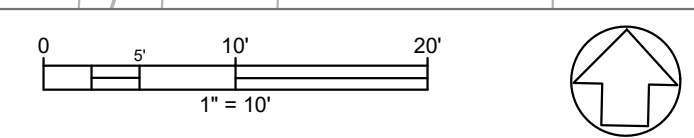
REVISIONS

NO.	DATE	REVISION

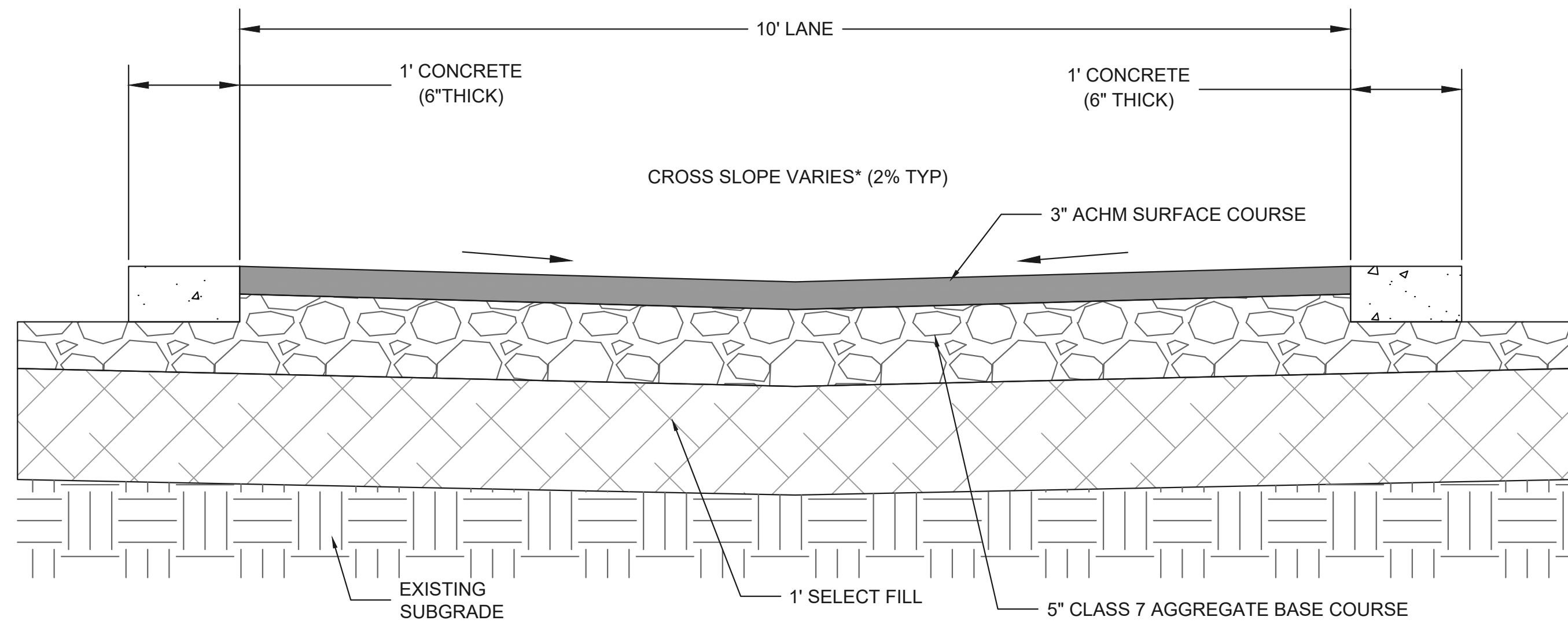
ODYSSEY ENGINEERING
124 GRANT PLACE, SUITE E
LOWELL, AR 72745
(479) 480-3330
AR COA # 4188

**4TH ST ALLEY
PUBLIC IMPROVEMENT PLAN SET
4TH ST
BENTONVILLE, AR 72713**

PROJECT NO.	DESIGNED BY	REVIEWED BY
ODY0149	DK	JC
PLAN DATE:	03.03.2026	
SHEET NAME: PUBLIC IMPROVEMENT PLAN		
SHEET NO.: C1.0		



811 Know what's below. Call before you dig.
PP25-XXXX



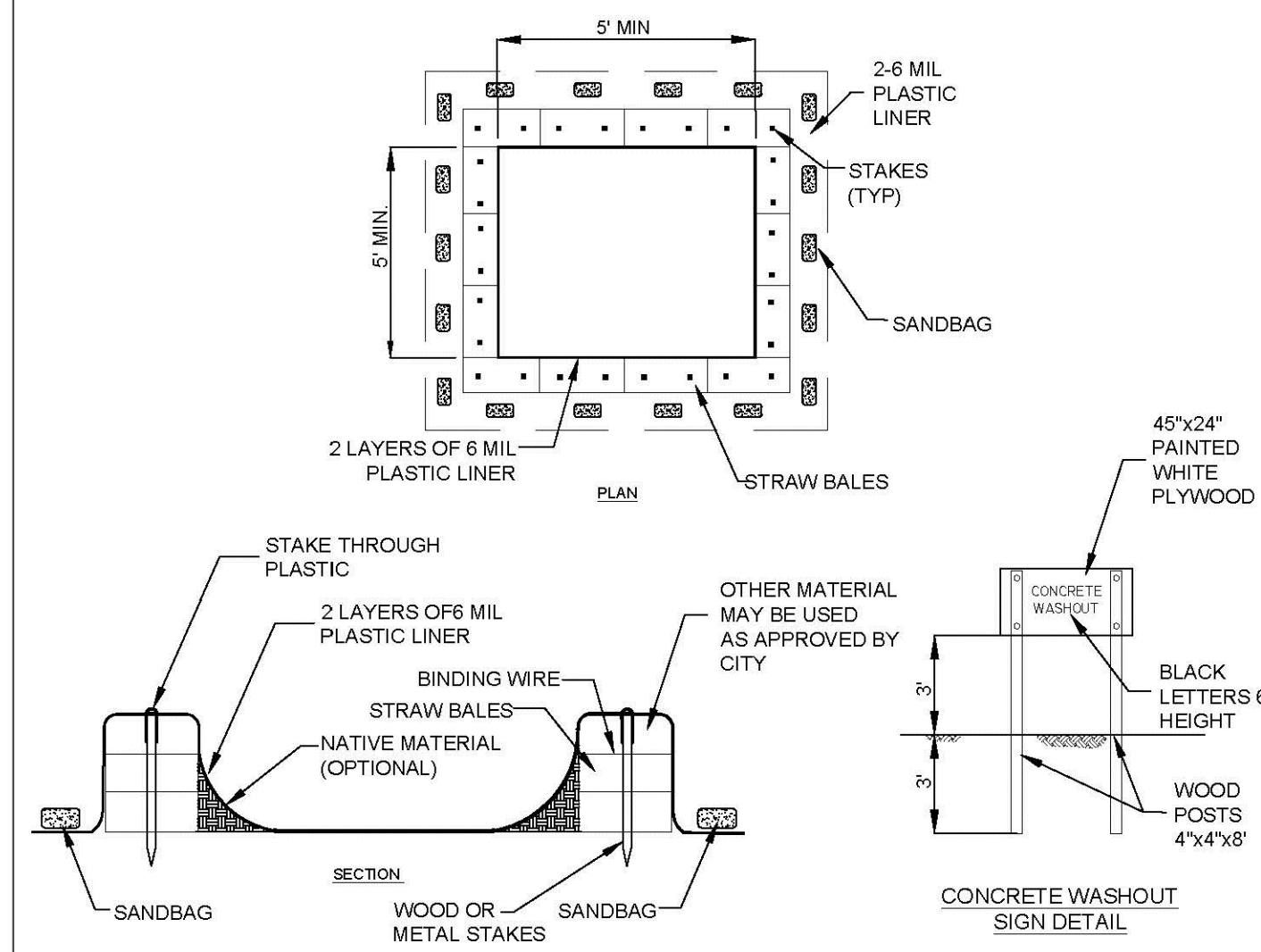
TYPICAL SECTION
PUBLIC ASPHALT ALLEY

NOTES:

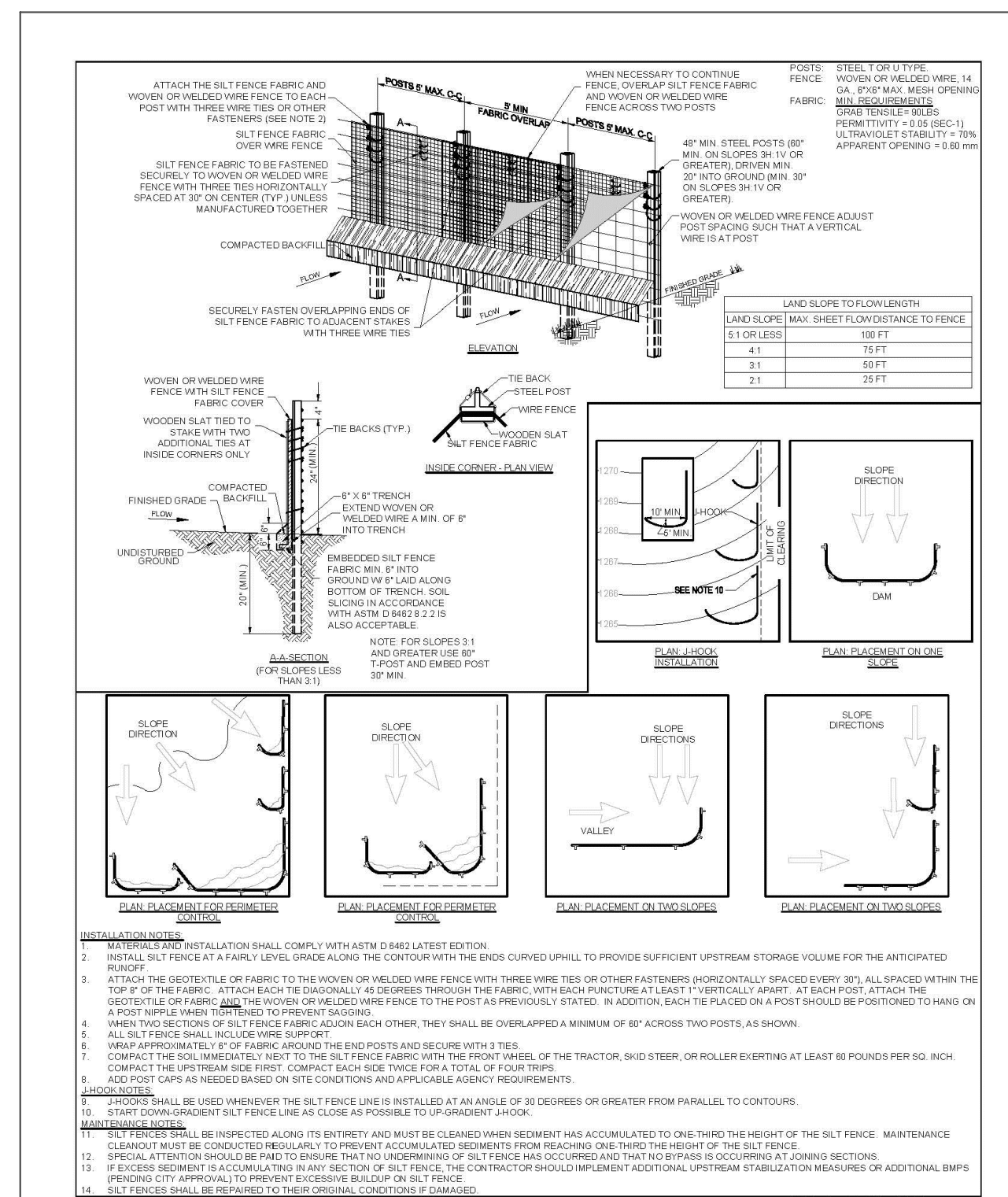
- CROSS SLOPE CAN VARY TO INCLUDE CROWN, INVERSE CROWN, OR NO CROWN TO ACCOMMODATE DRAINAGE
- COMPLY WITH CITY OF BENTONVILLE STREET SPECIFICATIONS.

NOTES:

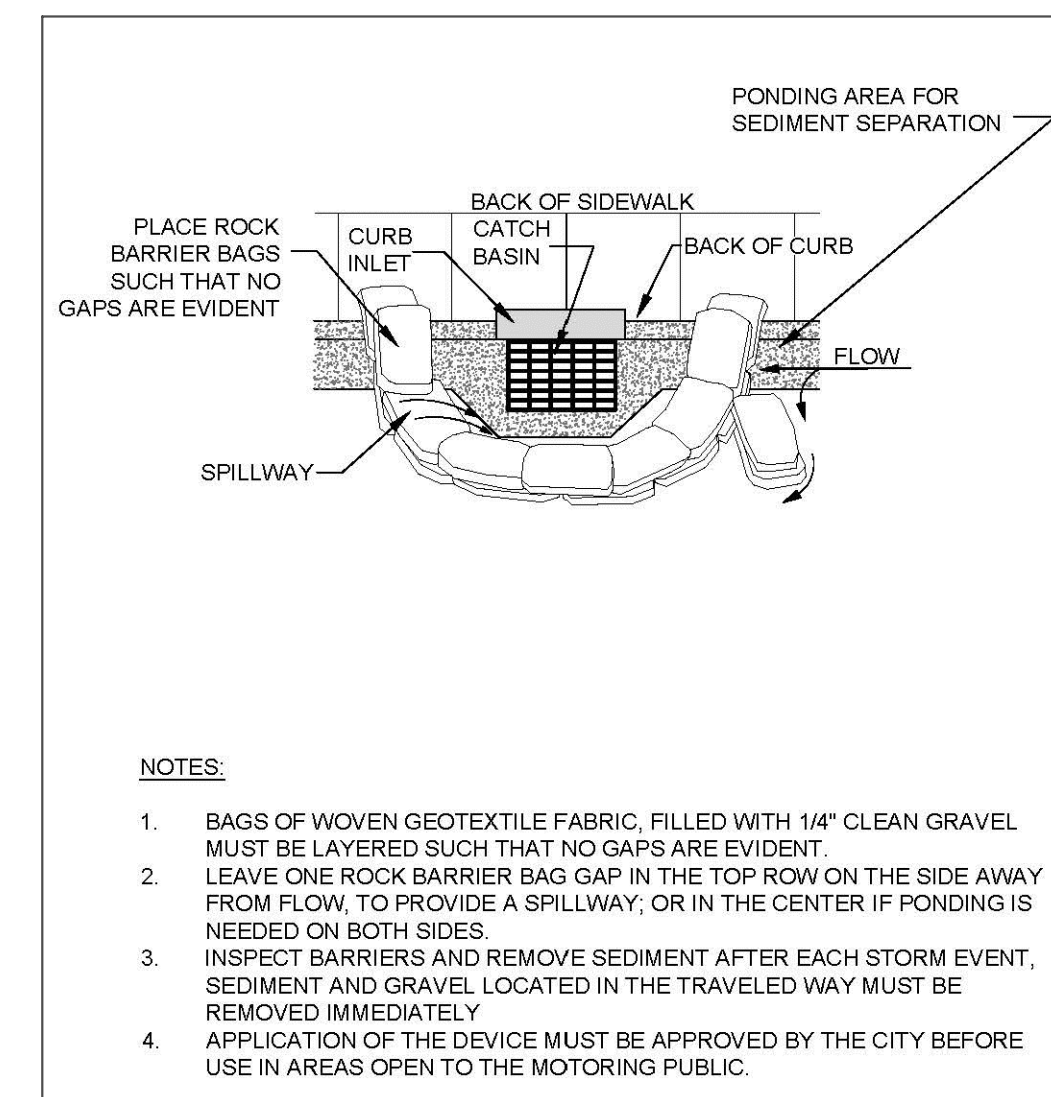
- NO WASHING OUT OF CONCRETE TRUCKS OR WASHING OF SWEEPINGS FROM EXPOSED AGGREGATE CONCRETE INTO STORM DRAINS, OPEN DITCHES, STREETS, OR STREAMS IS ALLOWED. EXCESS CONCRETE IS NOT ALLOWED TO BE DUMPED ON-SITE, EXCEPT IN DESIGNATED TEMPORARY CONCRETE WASHOUT PIT AREAS.
- ON-SITE TEMPORARY CONCRETE WASHOUT AREAS SHALL BE LOCATED AT LEAST 50 FEET FROM STORM DRAINS, OPEN DITCHES, OR WATER BODIES.
- TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE CONSTRUCTED AND MAINTAINED IN SUFFICIENT QUANTITY AND SIZE TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS.
- WASHOUT FACILITIES SHALL BE CLEANED OUT OR REPLACED ONCE THE WASHOUT IS 75% FULL.
- PLASTIC LINING MATERIAL SHALL BE MINIMUM OF 10 MIL POLYETHYLENE SHEETING AND SHALL BE FREE OF HOLES, TEARS, OR OTHER DEFECTS.
- WHEN WASHOUT FACILITIES ARE NO LONGER REQUIRED FOR WORK, THE HARDENED CONCRETE SHALL BE REMOVED AND DISPOSED OF OFF-SITE. MATERIALS USED TO CONSTRUCT TEMPORARY CONCRETE WASHOUT FACILITIES WILL BE REMOVED FROM THE SITE AND DISPOSED OF PROPERLY (i.e. PERMITTED FACILITY OR RECYCLED).



CONCRETE WASHOUT



SILT FENCE



NOTES:

- BAGS OF WOVEN GEOTEXTILE FABRIC, FILLED WITH 1/4" CLEAN GRAVEL MUST BE LAYERED SUCH THAT NO GAPS ARE EVIDENT.
- LEAVE ONE ROCK BARRIER BAG GAP IN THE TOP ROW ON THE SIDE AWAY FROM FLOW, TO PROVIDE A SPILLWAY, OR IN THE CENTER IF PONDING IS NEEDED ON BOTH SIDES.
- INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT. SEDIMENT AND GRAVEL LOCATED IN THE TRAVELED WAY MUST BE REMOVED IMMEDIATELY.
- APPLICATION OF THE DEVICE MUST BE APPROVED BY THE CITY BEFORE USE IN AREAS OPEN TO THE MOTORING PUBLIC.

INLET PROTECTION (SUMP)

PROFESSIONAL SEAL:

NOT FOR CONSTRUCTION

REVISIONS NO.	DATE	REVISION

ODYSSEY ENGINEERING
 124 GRANT PLACE, SUITE E
 LOWELL, AR 72745
 (479) 480-3330
 AR COA # 4188

4TH ST ALLEY
 PUBLIC IMPROVEMENT PLAN SET
 4TH ST
 BENTONVILLE, AR 72713

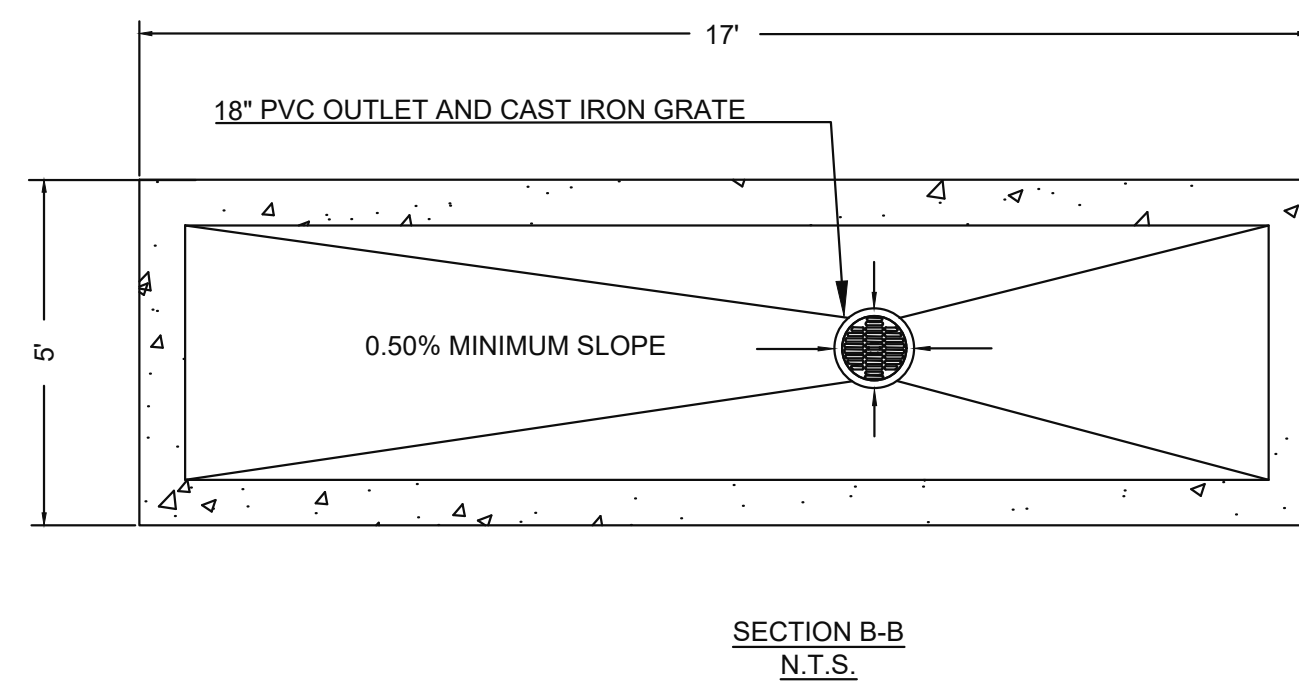
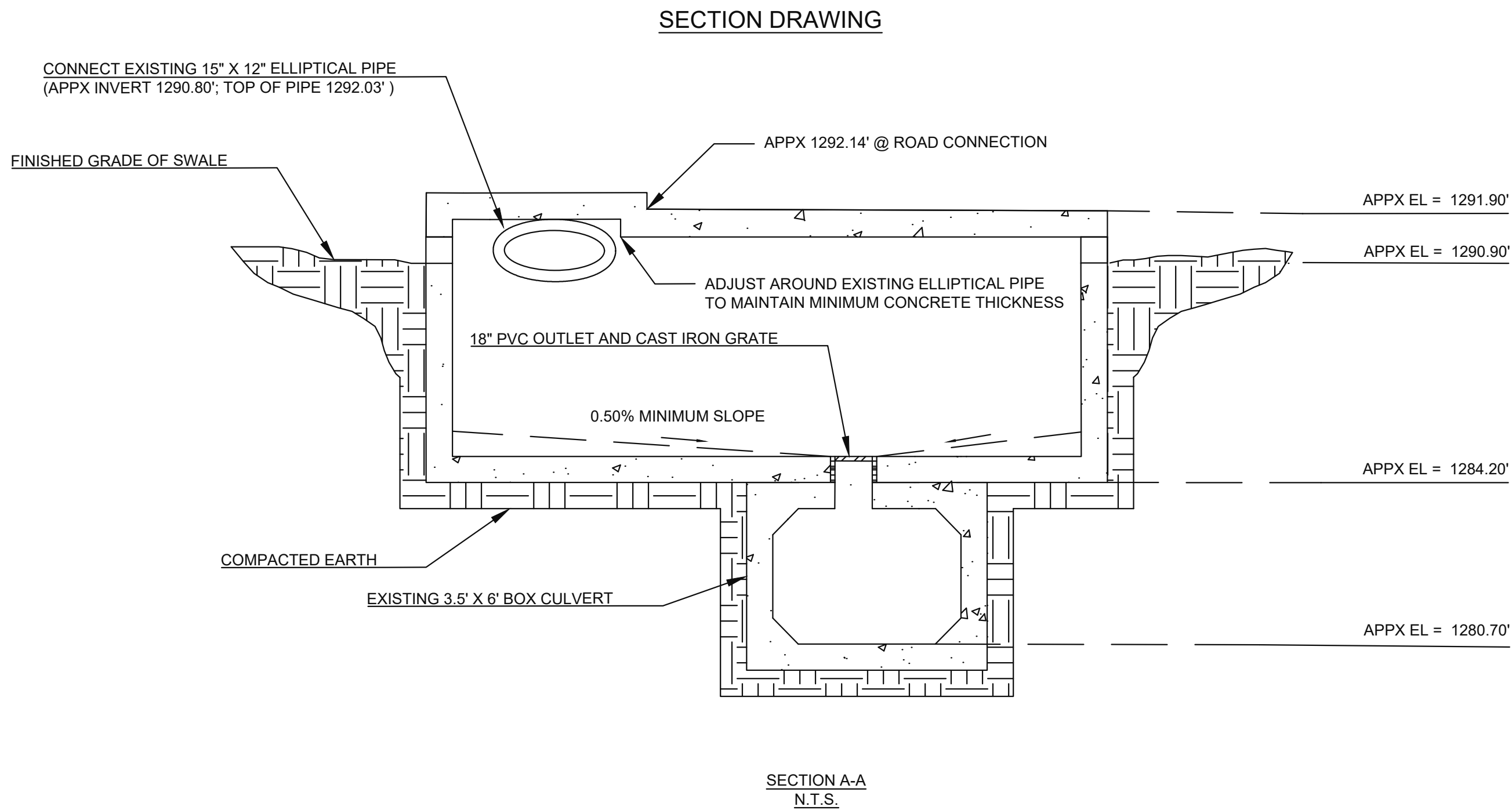
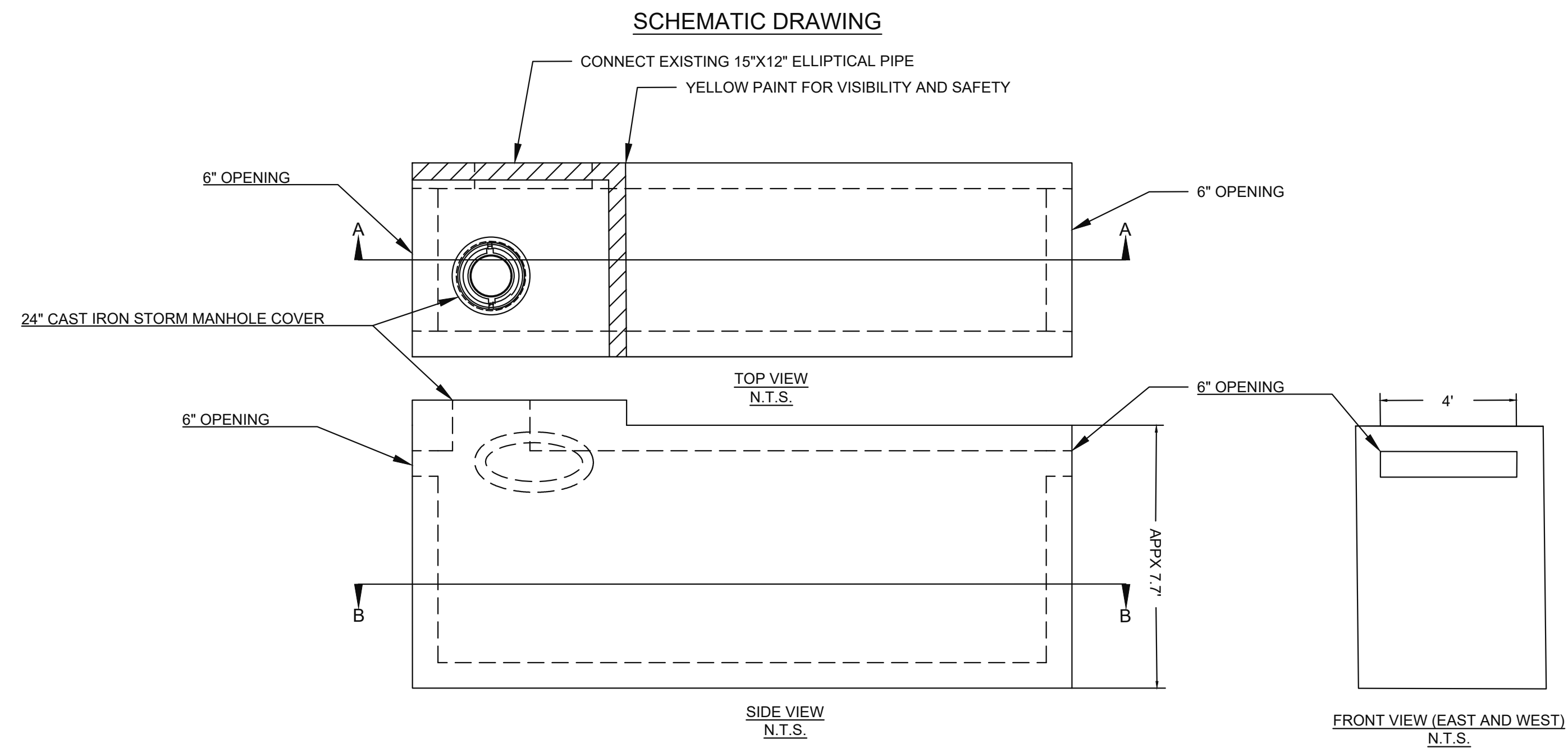
PROJECT NO. ODY0149	DESIGNED BY DK	REVIEWED BY JC
PLAN DATE:	03.03.2026	

SHEET NAME:
ROAD AND E&C DETAILS

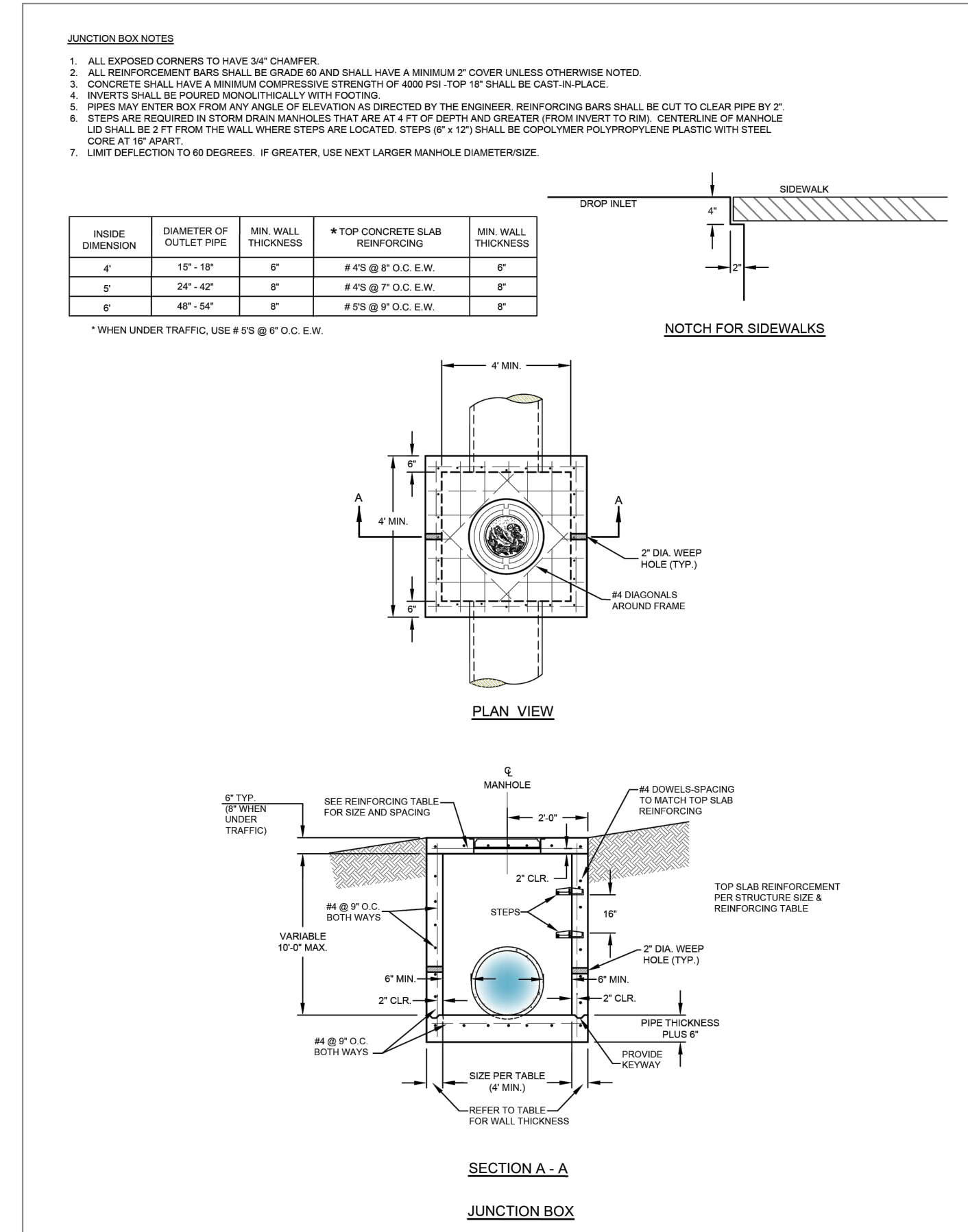
SHEET NO.:
C1.1

PP25-XXXX





- NOTE:**
1. SELECT REINFORCEMENT LAYOUT AND SCHEDULE FROM CITY OF FAYETTEVILLE JUNCTION BOX DETAIL.
 2. JUNCTION BOX NOTES; #6 SHALL BE COMPLIED AS DEPTH EXCEEDS 4FT. PROVIDE GRATED CAST IRON COVER TO COMPLY WITH OSHA 1910.28 WALKING-WORKING SURFACES.
 3. PROTRUDED SECTION OF BOX THAT IS TO BE CONSTRUCTED TO WORK AROUND THE CONNECTION OF EXISTING ELLIPTICAL PIPE SHALL HAVE 4" WIDTH YELLOW PAINT AT THE EDGES ADJACENT TO PUBLIC ROAD AND PRIVATE DRIVE.
 4. PROTRUDED SECTION AT THE CORNER OF INTERSECTION MAY BE TROWEL FINISHED TO EXISTING GRADE AT SURFACE LEVEL IF MINIMUM THICKNESS OF CONCRETE, CONCRETE COVER, AND REINFORCEMENT LAYOUT CAN BE MAINTAINED. FIELD VERIFY EXACT LOCATION OF EXISTING ELLIPTICAL PIPE AND DETERMINE COURSE OF ACTION.



PROFESSIONAL SEAL:

NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	REVISION

ODYSSEY ENGINEERING

124 GRANT PLACE, SUITE E
LOWELL, AR 72745
(479) 480-3330
AR COA # 4188

4TH ST ALLEY
PUBLIC IMPROVEMENT PLAN SET
4TH ST
BENTONVILLE, AR 72713

PROJECT NO.	DESIGNED BY	REVIEWED BY
ODY0149	DK	JC
PLAN DATE:	03.03.2026	

SHEET NAME:
DETAILS

SHEET NO.:
C1.2

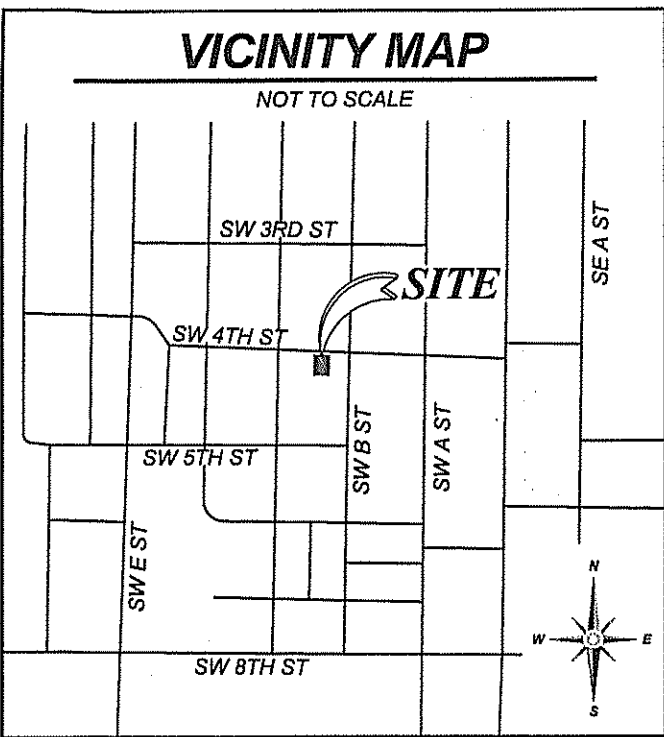
PP25-XXXX

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

PROPERTY LINE ADJUSTMENT

OF A PORTION OF LOTS 1 & 2 IN BLOCK 2, HOLLAND'S ADDITION
LOCATED IN: SECTION 31, TOWNSHIP 20 NORTH, RANGE 30 WEST
303 SOUTHWEST 4TH STREET, BENTON COUNTY, BENTONVILLE, AR 72712

L202464398
BENTON CO. AR FEE \$20.00
PRESENTED & E-RECORDED
12/03/2024 11:09:34 AM
BRENDA DESHIELDS
Circuit Clerk & Recorder



MISCELLANEOUS NOTES

STATE RECORDING NUMBER:
500-20N-30W-0-31-130-04-1826

COMPLETED FIELD WORK:
MARCH 05, 2024

REFERENCE DOCUMENTS:

- 1. WARRANTY DEED FILED IN DOCUMENT NO. L202174625.
- 2. SURVEY PLAT FILED IN PLAT BOOK 2 AT PAGE 139.
- 3. PLAT OF HOLLAND'S ADDITION, TO THE CITY OF BENTONVILLE.

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."

TO THE SURVEYOR'S KNOWLEDGE, THERE ARE NO KNOWN WAIVERS, VARIANCES AND/OR CONDITIONAL USES AT THE TIME OF THE SURVEY.

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

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

SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER / OWNER AT TIME OF BUILDING PERMIT ISSUANCE. THERE MAY NOT BE ANY FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.

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

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 THE SAID MAJOR STREETS.

CERTIFICATE OF OWNER:

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

DATE OF EXECUTION: 11/19/2024 1402 SW SUSANA ST.
SIGNED: *[Signature]* STE. G
NAME & ADDRESS BENTONVILLE, AR 72713
SOURCE OF TITLE: D.R. _____ PAGE _____

CERTIFICATE OF SURVEYING ACCURACY:

I, DENVER WINCHESTER, 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
[Signature]

DENVER WINCHESTER
PROFESSIONAL SURVEYOR NO. 1808
STATE OF ARKANSAS
ARKANSAS C.O.A. 1534

FLOOD ZONE INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 05007C0255K, WHICH BEARS AN EFFECTIVE DATE OF 6/5/2012 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

ZONING INFORMATION

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

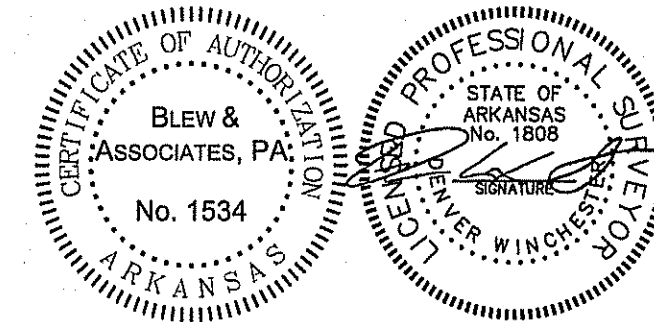
OWNER/DEVELOPER

HKBGT LLC & AAIQT LLC
303 SW 4TH ST.
BENTONVILLE, AR 72712
BENTON COUNTY
HUNTER BANWARTH
HBANWARTH@STOUTSTUFF.US

LAND AREA

7,345± SQUARE FEET
0.169± ACRES

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 10TH DAY OF JUNE, 2024.



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

CERTIFICATE OF FINAL 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.

December 2, 2024 | 3:23 PM CST
DATE OF EXECUTION: _____

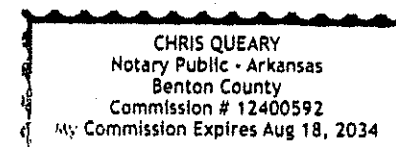
SIGNED: *[Signature]*
BENTONVILLE PLANNING
COMMISSION CHAIRMAN

SIGNED: *[Signature]*
MAYOR CITY OF BENTONVILLE

SIGNED: *[Signature]*
CITY CLERK, CITY OF BENTONVILLE

STATE OF ARKANSAS
COUNTY OF Benton
SUBSCRIBED AND SWORN BEFORE ME THIS 19th DAY OF
Nov 2024.

[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES 8-18-2034



RECORD DESCRIPTION

75 FEET SQUARELY OFF THE WEST SIDE OF LOTS 1 AND 2 IN BLOCK 2, HOLLANDS ADDITION, TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN BY THE RECORDED PLAT THEREOF.

SURVEY DESCRIPTION

"LOT 24, BLOCK 2" DESCRIPTION

BEING A PORTION OF THE 75' SQUARELY OFF THE WEST SIDE OF LOTS 1 AND 2 IN BLOCK 2, HOLLANDS ADDITION, TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED BY THE FOLLOWING METES AND BOUNDS DESCRIPTION:

BEGINNING AT A FOUND 1/2" REBAR SITUATED ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SOUTHWEST 4TH STREET (A 60' PUBLIC RIGHT-OF-WAY) AND BEING THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 2, THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE S87°32'01"E A DISTANCE OF 30.50' TO A SET 5/8" REBAR WITH CAP INSCRIBED "WINCHESTER AR 1808" AND CONTINUING FOR A TOTAL DISTANCE OF 37.50' TO THE EASTERLY LINE OF THE LOT HEREIN DESCRIBED;

THENCE ALONG THE EASTERLY LINE THEREOF S01°47'16"W A DISTANCE OF 97.95';

THENCE N87°32'01"W A DISTANCE OF 7.00' TO A SET 5/8" REBAR WITH CAP INSCRIBED "WINCHESTER AR 1808" AND CONTINUING FOR A TOTAL DISTANCE OF 37.50' TO A FOUND 1/2" IRON PIPE BEING THE SOUTHWEST CORNER OF SAID LOT 2, BLOCK 2 SITUATED ON THE EASTERLY LINE OF A 12' PUBLIC PLATTED ALLEY;

THENCE ALONG THE EASTERLY LINE THEREOF N01°47'16"E A DISTANCE OF 97.95' TO THE POINT OF BEGINNING, CONTAINING 3,678 SQUARE FEET OR 0.084 ACRES, MORE OR LESS.

"LOT 25, BLOCK 2" DESCRIPTION

BEING A PORTION OF THE 75' SQUARELY OFF THE WEST SIDE OF LOTS 1 AND 2 IN BLOCK 2, HOLLANDS ADDITION, TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED BY THE FOLLOWING METES AND BOUNDS DESCRIPTION:

COMMENCING AT A FOUND 1/2" REBAR SITUATED ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SOUTHWEST 4TH STREET (A 60' PUBLIC RIGHT-OF-WAY) AND BEING THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 2, THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE S87°32'01"E A DISTANCE OF 30.50' TO A SET 5/8" REBAR WITH CAP INSCRIBED "WINCHESTER AR 1808" AND CONTINUING FOR A TOTAL DISTANCE OF 37.50' TO THE WESTERLY LINE OF THE LOT HEREIN DESCRIBED AND BEING THE TRUE POINT OF BEGINNING;

THENCE CONTINUING S87°32'01" E A DISTANCE OF 7.00' TO A SET 5/8" REBAR WITH CAP INSCRIBED "WINCHESTER AR 1808" AND CONTINUING FOR A TOTAL DISTANCE OF 37.50' TO A FOUND 5/8" REBAR WITH CAP INSCRIBED "AR 1659 AR 1826";

THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE S01°47'16"W A DISTANCE OF 97.95' TO A FOUND 5/8" REBAR WITH CAP INSCRIBED "AR 1659 AR 1826";

THENCE N87°32'01"W A DISTANCE OF 30.50' TO A SET 5/8" REBAR WITH CAP INSCRIBED "WINCHESTER AR 1808" AND CONTINUING FOR A TOTAL DISTANCE OF 37.50' TO THE WESTERLY LINE OF THE LOT HEREIN DESCRIBED;

THENCE ALONG THE WESTERLY LINE THEREOF N01°47'16"E A DISTANCE OF 97.95' TO THE POINT OF BEGINNING, CONTAINING 3,678 SQUARE FEET OR 0.084 ACRES, MORE OR LESS.

UTILITY INFORMATION

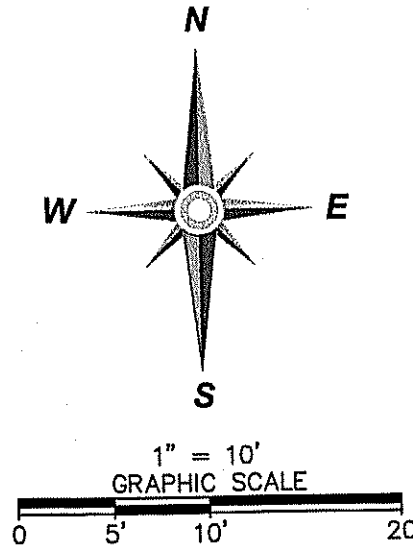
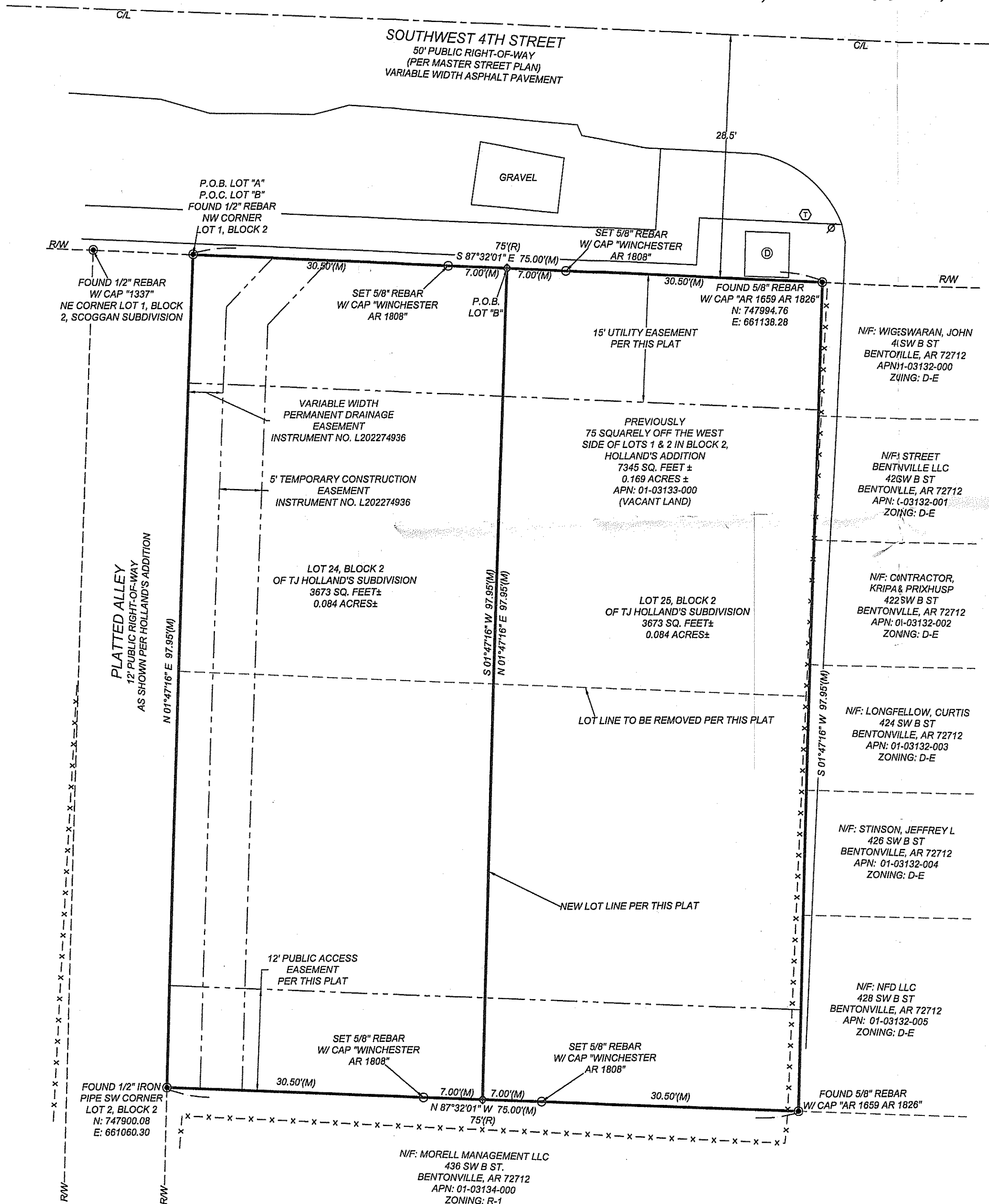
THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.

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

SURVEYOR JOB NUMBER: 24-1307	SURVEY DRAWN BY: CKLS - 03/14/2024
SURVEY REVIEWED BY: JDW	SCALE: 1" = 10'
FOR THE USE AND BENEFIT OF: BOWSER SHATTUCK GROUP LLC	CITY OF BENTONVILLE PROJECT NO.: LS24-0013

PROPERTY LINE ADJUSTMENT

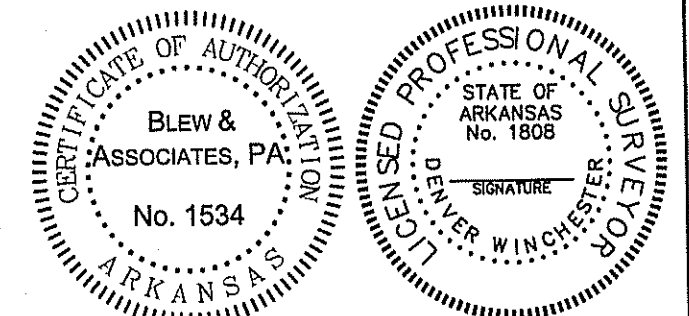
OF A PORTION OF LOTS 1 & 2 IN BLOCK 2, HOLLAND'S ADDITION
LOCATED IN: SECTION 31, TOWNSHIP 2 NORTH, RANGE 30 WEST
303 SOUTHWEST 4TH STREET, BENTON CONTY, BENTONVILLE, AR 72712



LEGEND & SYMBOLS

- ⊙ FOUND MONUMENT (AS NOTED)
- SET MONUMENT (AS NOTED)
- ⊕ COMPUTED POINT
- ⊕ STORM MANHOLE
- ⊕ POWER POLE
- ⊕ TELEPHONE PEDESTAL
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- BOUNDARY LINE
- - - EASEMENT LINE
- - - RIGHT-OF-WAY LINE (RW)
- - - CENTERLINE (C/L)
- x - x - x - FENCE LINE

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE _____ DAY OF _____, 2023.



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

Blew & Associates, P.A.
Surveying
Engineering
Mapping

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

SURVEYOR JOB NUMBER: 24-1307	SURVEY DRAWN BY: CKLS - 03/14/2024
SURVEY REVIEWED BY: JDW	SCALE: 1" = 10'
FOR THE USE AND BENEFIT OF: BOWSER SHATTUCK GROUP LLC	CITY OF BENTONVILLE PROJECT NO.: LS24-0013



CERTIFICATE OF RECORD
STATE OF ARKANSAS, COUNTY OF BENTON
I hereby certify that this instrument was
Filed and Recorded in the Official Records
in **Doc Num L202464398**
12/03/2024 11:09:34 AM
Brenda DeShields
BENTON COUNTY Circuit Clerk & Recorder



Brad and Cindy Esslinger Trust

306 SE 2nd Street

PC Date: 4/21/2026

Staff Report Details

Project Number	(RZ26-0021)
Applicant / Current Owner	Brad and Cindy Esslinger
Site Area	+/- [.43] Acres
Current Zoning	DN-3, Downtown High Density Residential
Requested Zoning	DN-4, Downtown Mixed-Use Residential
Current Future Land Use Map Designation	City Center
Requested Future Land Use Map Designation	N/A
Development Type / Use	Vacant lot
Related projects	RZ20-0011, R-1 to DN-3

Property Description

The subject property is located at 306 SE 2nd Street. The property is presently zoned DN-3, Downtown High Density Residential, with a future land use map designation of City Center. The applicant is requesting DN-4, Downtown Mixed-Use Residential to bring a nonconforming lot into conformity with Future Land Use Plan and for more possibilities for future development plans. **The existing zone, DN-3 will translate to T4.2 and the proposed zone, DN-4 will translate to T5.1.**

Project Details

The applicant has requested a rezoning of the property from DN-3 to DN-4, which is consistent with the Zoning Alignment Policy under standard review under both the new and the old code. The property is currently zoned DN-3 and is adjacent to D-C to the north, DN-3 to the south, and R-1 to the east and west. The surrounding uses include single family, multifamily apartments to the north (The Howard), Parkwood Senior Apartments (R-3) nearby to the east, and townhomes and commercial nearby to the west.

Relationship to the Community Plan

Relationship to the Community Plan

The property is designated as City Center on the Future Land Use Map and is surrounded by City Center with Urban Neighborhood to the south. It is toward the eastern extent of the City Center place type. This property is currently not in alignment with the FLUM, and the rezoning request for DN-4 is consistent with the future land use map alignment policy under a standard review. The Community Plan defines City Center as being made up of a combination of uses such as jobs, retail, services, and a variety of housing-types, constituting the city's most active, compact, and walkable space. A rezone to DN-4 would support the goals of the City Center place type for future development of this lot.

Public Comment

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

Analysis / Waivers

The applicant requested a zoning change from DN-3 to DN-4. The reason for requesting a zoning change is to bring the lot into conformity with the FLUM and to increase development potential in the future. The alignment policy calls for the Standard Review to consider the following elements:

Consistency

This rezone is consistent with the Community plan for the City Center place type under Standard Review.

Impact

If approved, the impact of the DN-4 (translated to T5.1) zone on the surrounding area will be for the allowance of a variety of commercial uses and a range of housing types from single family attached to more than 13 dwellings per building. This is a highly walkable area of the city with close proximity to both downtown and regional trails, allowing for future residents to access existing destinations or could even provide new non-residential opportunities for the community.

Compatibility

This lot sits between two R-1 lots. Table 5.12 of the new code specifies the necessary height transitions for properties adjacent to R-1. A T5.1 property will be limited to the height of the R-1 property (36') for the 50' adjacent to the R-1 property which will encompass the majority of the property as it is approximately 110' wide. If the rezone is not approved, the maximum height of the translated DN-3 (T4.2) will be 50'. The maximum height of T5.1 zone without the R-1 restrictions would be 4 stories or 60'. All this is to say that there are built-in provisions in the transect zoning methodology to ensure compatibility for standard reviews.

Intensity

The southerly boundary of the property is on the southerly boundary of the City Center Place Type. Under the existing code, the proposed zone, DN-4, is the lowest zone consistent with the alignment policy. Under the new code, DN-4 translates to T5.1 which is consistent with place type under a standard review.

Orderly Transition

The proposed district is an orderly transition from D-C to the north to DN-3 to the south.

Conclusion

Staff recommends approval as the application is consistent with the goals of the community plan and alignment policy under standard review.

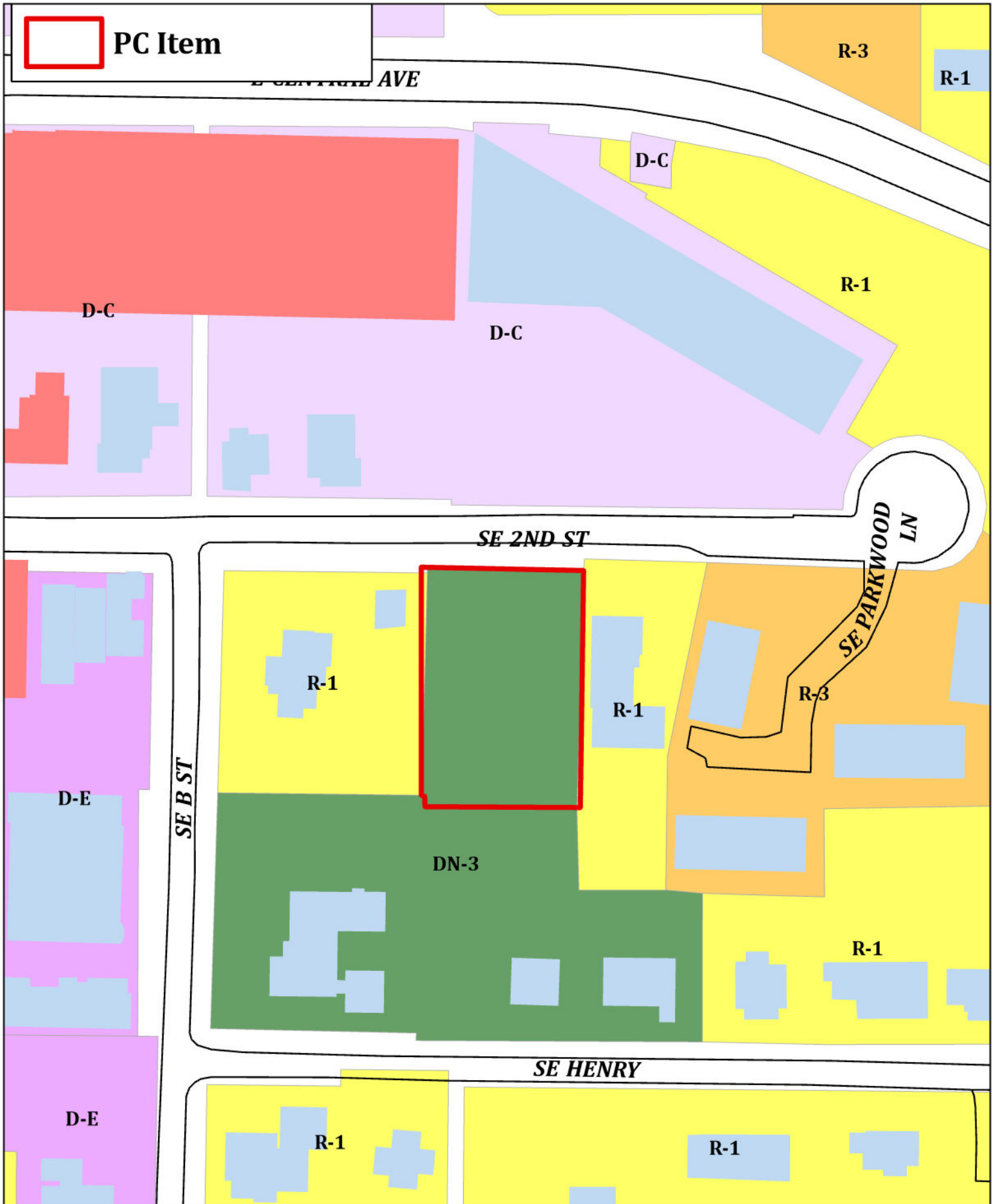
Additional Details

Additional Details

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PC Item



RZ26-0021
Esslinger Trust
306 SE 2ND ST



REZONING APPLICATION NARRATIVE

306 SE 2nd Street, Bentonville, AR 72712

Please accept this narrative for a rezoning request for 306 SE 2nd St., 0.43 acres, currently zoned DN-3 with a proposed new zoning of DN-4.

Property Legal Description: Parcel number: 01-03852-000, Lot 8, Block 16, of Railroad Addition a subdivision in Bentonville, Arkansas, Benton County, Arkansas as shown on Plat Record "A" Page 38 and filed for record at the Benton County Clerk's Office.

Current Owners: As owners, Brad and Cindy Esslinger Trust, we request a rezone for future development, with no sales pending/proposed at this time.

State Of Current Zoning: Currently zoned DN-3 with a proposed new zoning of DN-4.

Reason: To bring the property (current zoning of DN-3) into conformity with the City's current Future Land Use Map and minimum Zoning District for the current Place Type designation City Center and for potential future development.

Statement: Rezoning from DN-3 to DN-4 would then comply with the minimum Zoning District allowable for the City Center Place Type. Rezoning to DN-4 would:

- Bring the property into conformity with the Future Land Use Map.
- Not adversely impact the community.
- Stay compatible with the surrounding properties, and
- Continue an orderly transition of land use within the growth of the city.

How it Relates: There is existing DC multi-family housing across the street to the North and multi-family one lot removed to the West which is zoned R-3. All other surrounding properties within 200' of the property are currently zoned R-1 and DN-3, or DE.

Circulation of people and Goods: Should not be affected.

Appropriate and Best Use of Land: DN-4 conforms to the Future Land Use Map and Placement Type.

Efficiency and Economy in the Development Process: Should have no effect.

Adequate Public Utilities and Facilities: Currently electricity, water and sewer available on or adjacent to the property.

NOTICE OF INTENT TO REZONE

Brad and Cindy Esslinger Trust dated 4-23-12 has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from

DN-3, Downtown High Density Residential to DN-4, Downtown Mixed-use Residential

The legal description of the property is as follows:

Property Parcel number: 01-03852-000, Lot 8, Block 16, of Railroad Addition a subdivision in Bentonville, Arkansas, Benton County, Arkansas as shown on Plat Record "A" Page 38 and filed for record at the Benton County Clerk's Office.

The common description of the property is: 306 SE 2nd St., Bentonville, AR 72712

The public hearing will be held April 21, 20 26 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.

[X] I / we object to the rezoning because:

OBJECT TO PLACING COMMERCIAL PROPERTY RIGHT IN MIDDLE OF RESIDENTIAL PROPERTY. THIS WILL BACK UP TO MY HOUSE. I DON'T WANT COMMERCIAL NEXT TO MY HOME. TRAFFIC + PARKING ON 2ND ST GOING TOWARD HENRY IS ALREADY TERRIBLE. IT IS A DEAD-END STREET. SHOULD NOT ALLOW COMMERCIAL AT THAT LOCATION.

[Handwritten signature of Robert V. Sanders]

Signature and Physical Address
ROBERT V SANDERS
307 SE HENRY ST
BENTONVILLE 72712

[Handwritten signature of Michelle Sanders]

Signature and Physical Address
307 SE Henry St
Bentonville, AR
72712



Rankin

101 Oakhurst Street

PC Date: 4/21/2026

Staff Report Details

Project Number	(RZ26-0022)
Applicant / Current Owner	Jason Ingalls & Ben Fernando / William E. Rankin
Site Area	+/- [3.9] Acres
Current Zoning	A-1 Agriculture (T2.1 in the new code)
Requested Zoning	R-1, Low Density Single-Family Residential (R-1 in the new code)
Current Future Land Use Map Designation	Rural & Estates
Requested Future Land Use Map Designation	
Development Type / Use	
Related projects	

Property Description

The subject property is located north of ARDOT Highway 72, or SW 2nd Street (classified as an arterial on the Master Street Plan). The property has direct access to Oakhurst Street, which is currently private, but designated as a local road on the Master Street Plan. The current zoning of the property is A-1, Agriculture (T2.1) with a Future Land Use Map designation of Rural & Estates. The adjacent properties to the north, east, and southwest are also zoned A-1 (T2.1) with a Rural & Estates place type. The property to the northwest is zoned R-1 (R-1) with a Suburban Neighborhood Place Type.

Project Details

The applicant has requested a rezoning of the property from A-1 Agriculture (T2.1 in approved BCC) to R-1 Low Density Single Family Residential (R-1 in approved BCC). Because the property is 3.9 acres, this is an existing nonconforming A-1 lot (A-1 has a minimum area of 5 acres). The rezone request of R-1 (minimum area of 6,000 square ft) is an enhanced review in the Rural & Estates Place Type (R-1 is blank in Rural & Estates in the approved BCC). In the current code, A-1 and R-E are standard review rezones and R-1 is an enhanced rezone. In the proposed BCC, T2.1 is standard review and T2.2 and T3.1 are enhanced review rezones.

Relationship to the Community Plan

The applicant is requesting an enhanced review rezone for the subject property. The Bentonville Community Plan states that Rural & Estates place types should have low population densities and wide open spaces. In both the current code and the new code, the R-1 zoning district allows for single-family homes with a 20-foot front and side street setback, a 7-foot side setback, and a 25-foot rear setback. R-1 lots also require a 60-foot minimum lot width and a minimum area of 6000 square feet.

Public Comment

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

Analysis / Waivers

The applicants are requesting that the property located at 101 Oakhurst Street be rezoned from A-1/T2.1 to R-1. The subject property has a place type of Rural and Estates, which makes this an enhanced review rezone request under the current zoning alignment policy. In the approved BCC, R-1 is blank while T3.1 is an enhanced review request in the Rural and Estates Place Type. R-1 some larger setbacks and a larger minimum lot width when there's alley access than T3.1, placing R-1 lower than T3.1 on the intensity scale.

Consistency

Under the current zoning alignment policy, R-1 is an enhanced review rezone request for the subject property (Rural & Estates place type). If the new code is adopted, an R-1 zone would stay R-1, which is not an appropriate zone in Rural & Estates. Under the current and future zoning policy, a rezone from A-1 to R-1 for the subject property would help to bring the property into conformity with the zoning minimum area requirement (A-1/T2.1 lots must be at least 5 acres in area).

Impact

The impact of this rezone on the community, if developed under the proposed R-1 zone, would be a low increase in density.

Compatibility

Orchards Subdivision (northwest of the subject property) was developed as single-family homes. The three properties to the north on Oakhurst Street were also developed as single-family homes, while the lots to the west are undeveloped. Given the directly adjacent single family homes, R-1 is compatible with recent surrounding development.

Intensity

The most intense zone allowed with a Standard Review on the properties directly to the west, southwest, east, and north with the Rural & Estates place type is R-E (in the new code, the most intense zone will be T2.1). Additionally, the most intense zone allowed with a Standard Review on the properties to the northwest with the Suburban Neighborhood place type is R-1 (in the new code, the most intense zone will be T3.1). Therefore, a proposed R-1 rezone is within a reasonable level of intensity among the adjacent properties.

Orderly Transition

The subject property is located on the edge of the Rural and Estates place type, with Suburban Neighborhood being directly northwest of the subject property. Suburban Neighborhood allows slightly more intense zones than the Rural and Estates place type, meaning rezoning to R-1 (the highest allowed zone in the Rural & Estates Place Type) could provide an orderly transition between place types.

Analysis / Waivers

Enhanced Review Criteria

R-1 is likely to implement the Rural and Estates place type, which calls for low population densities and wide open spaces. Additionally, R-1 is likely to result in development compatible with nearby properties, including the single-family subdivision to the northwest and the single-family homes up Oakhurst Street to the north. The property is within a quarter mile of the Applegate Trail, though no pedestrian connection to that trail exists. The property is about a mile from several job sites on Walton Boulevard. The property is adjacent to vacant land and runs along an arterial road.

Conclusion

Staff recommends approval of the rezone application. There are topographical challenges that will need to be addressed in order to subdivide the property and the limited pedestrian connections to the property will necessitate a car-based lifestyle, however, once the 500' segment of missing sidewalk to the east is constructed, there are ample trail connections from Coler.

Additional Details

BWU Comments:

This site falls under the enhanced review criteria. Future development may require downstream upgrades.



PC Item

LORING ST

R-1

RED HAVEN ST

OAKHURST ST

A-1

Rankin

SW 2ND ST

TUNBRIDGE DR

R-1

R-1

PUD

R-1



RZ26-0022
Rankin
101 Oakhurst





March 19, 2026

City of Bentonville
305 SW 'A' Street
Bentonville, AR 72712

**RE: WILLIAM E. RANKIN TAX PARCEL # 01-05155-000
REZONE
ECE PROJECT NO. 26-1023**

Dear Sirs:

The property is located at 101 Oakhurst Street along the north side of Highway 72 approximately 200 feet west of Tunbridge Drive. It is currently zoned as A-1. The proposed zoning is R-1, Low Density Single Family Residential. The request is being made to split the property into a few buildable residential lots. In addition, the future land use map depicts the property as other and rural estates. We would also be requesting an amendment to the Land Use Plan to Neighborhood Suburban. There is an existing 8" water main located north and west of the site. There is an existing 8" sanitary sewer located along the east side of Oakhurst Street. We understand the site is part of the Mckissic Sewer Basin which currently has does not have capacity issues in the area of the development.

We look forward to working with you and to your approval of this rezone.

Best Regards,
EXPEDIENT CIVIL ENGINEERING, PLLC

Jason E. Ingalls, P.E.
Owner/Senior Project Manager

Cc: Beauty 4 Ashes Investments, LLC

NOTICE OF INTENT TO REZONE

ID: RZ26-0022

William E. Rankin has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from:

A-1, Agriculture to R-1, Low Density Single Family Residential

The legal description of the property is:

See attached deed description of parcel 01-05155-000.

The common description of the property is: 101 Oakhurst Street

The Public Hearing will be held on April 21, 2026, at 5:00 pm, at:

Bentonville City Hall
305 SW A St.
Bentonville, AR 72712


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. You can attend online by going to bentonvillear.com/592/Agendas-Minutes
2. Express your opinion in writing to the Planning Commission. You may mail this or deliver it to the City of Bentonville Planning Department located at City Hall.
3. Use the bottom of this form to express our opinion by checking the appropriate box. This may also be mailed or delivered to the Bentonville City Hall.

For more information, call the Bentonville Planning Department at (479) 271-3122 or email at planning@bentonvillear.com.

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

- I have no objections to the rezoning
 I object to the rezoning because:

 201 TUNBIZIDGE DR.
Signature & Physical Address 72712

Signature & Physical Address