Planning Commission
Meeting Agenda
July 7, 2026
Bentonville City Hall
Tech Review: 4:30 PM
Public Hearing: 5:00 PM

Registration Link: https://us02web.zoom.us/j/83061235937

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. **June 16, 2026 Meeting Minutes** — **Approval of Meeting Minutes**

III. Consent Agenda

1. **Lots 5 & 6 of Weins Acres** — **Property Line Adjustment**
   4201 SW 2nd Street (PLA26-0014)

IV. New Business

1. **Plaza Surgery Center** — **Large Scale Development**
   701 SE Plaza Avenue (LSD26-0010)

2. **Upcoming Public Hearing for a Right of Way Vacation & Establishing a Utility Easement** — **Vacation**
   Council will hold a public hearing on July 14, 2026 for Right of Way Vacation with a Utility Easement Dedication located at Lot 1 of Wal-Mart Campus Subdivision Ph 2 (VAC26-0026)

3. **Upcoming Public Hearing for a Right of Way Vacation & Establishing a Utility Easement** — **Vacation**
   Council will hold a public hearing on July 14, 2026 for a Right of Way Vacation with a Utility Easement dedication located at Lot 1 of Walmart Campus Subdivision Ph 2 (VAC26-0027)

4. **Upcoming Public Hearing for a General Easement Vacation** — **Vacation**
   Council will hold a public hearing on July 14, 2026 for a General Easement Vacation located at Block 3, Lot 19 of Hazel Park Subdivision (VAC26-0030)

5. **Upcoming Public Hearing for a General Easement Vacation** — **Vacation**

Council will hold a public hearing on July 14, 2026 for a General Easement Vacation located at Block 3, Lot 18 of Hazel Park Subdivision (VAC26-0031)

Advertised Public Hearings

1. **Michael Koenitz-Hudac** — **Rezoning***

1201 and 1203 SW I St (RZ26-0030)

Rezoning: T2.1, Rural to T5.2, Town Center High **(Standard Review)** within the Regional Center Place Type

2. **Gocio** — **Rezoning***

716 Jefferson St (RZ26-0031)

Rezoning: R-1 Suburban Single-Family to T4.2, Neighborhood Node **(Enhanced Review)** within the Walkable Neighborhood Place Type

3. **SNUG Properties, LLC** — **Rezoning***

1108 Royal Dr (RZ26-0032)

Rezoning: R-1 Suburban Single-Family to T4.1, Neighborhood General **(Standard Review)** within the Walkable Neighborhood Place Type

4. **J & M Capital Ventures, LLC** — **Rezoning***

4001-4104 SW Pawhuska St (RZ26-0033)

Rezoning: R-1 Suburban Single-Family to T3.2, Neighborhood Transition **(Enhanced Review)** within the Suburban Neighborhood Place Type

5. **Laurel Canyon PUD Amendment** — **Planned Unit Development Amendment***

902, 904, 906, 908, and 1002 SE 3rd St (PUD25-0002)

V. Other New Business

1. **Applejack II Townhomes LSD Extension Request** — **Large Scale Development Extension**

908 East Central (LSD25-0026)

VI. Old Business

VII. Other Business

VIII. Adjournment

Planning Commission
Meeting Agenda
June 16, 2026
Bentonville City Hall
Tech Review: 4:30 PM
Public Hearing: 5:00 PM

Meeting Recording: https://bentonvillear.portal.civicclerk.com/event/2069/media

Commissioners Present: Dana Davis (Chairman), Danny Bennett, Reginald Wright, Elaine Kerr, Ifeoma Ibekwe, Doug Bryant
Commissioners Absent: Eric Hipp
Staff Present: Tyler Overstreet, Tom Adler, Casey Hackler, Jacob Gonzales, Bonnie Bridges (via Zoom)

I. Call to Order

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

II. Approval of Minutes

1. **June 2, 2026 Meeting Minutes** — **Approval of Meeting Minutes**
   - Minutes are approved unanimously on a voice vote.

III. Consent Agenda

1. **Lot 58, Dickson's Addition** — **Property Line Adjustment**
   712 & 714 W Central Avenue (PLA26-0013)
2. **Lot 1, BHCC Subdivision** — **Property Line Adjustment**
   3203, 3301, & 3401 Blueberry Lane, 301 & 503 Crooked Road; and 2812 East Central Avenue (PLA26-0007)
3. **Lots 4A and 1A, Walnut Valley Subdivision** — **Property Line Adjustment**
   1101 SE 21st Street (PLA26-0012)

   - Mr. Adler provides an overview of the Consent Agenda.
   - Consent Agenda is approved 6-0.

IV. New Business

Advertised Public Hearings

1. **Fish** **Rezoning***

503 SW Third Street (RZ26-0026)

Rezoning: R-1, Suburban Single-Family to T4.1, Neighborhood General **(Standard Review)** within the Walkable Neighborhood Place Type

- Mr. Adler provides an overview of the staff report.
- Chairman Davis opens the public hearing.
- There is no one present to speak on the rezone request.
- Chairman Davis closes the public hearing and opens discussion among commissioners.
- Rezone is approved 6-0.

2. **Srunn** **Rezoning***

5036 SW Shell Road (RZ26-0027)

Rezoning: R-1, Suburban Single-Family to T3.2 Neighborhood Transition **(Enhanced Review)** within the Suburban Neighborhood Place Type

- Mr. Adler provides an overview of the staff report.
- Chairman Davis opens the public hearing.
- Resident Ian Gore, who lives in a subdivision adjacent to subject site, speaks in opposition to the rezoning. Mr. Gore cites concerns regarding population higher density, traffic, and zoning incompatibility.
- Resident Dillon Carver raises concerns about traffic, pedestrian/bike infrastructure, and water infrastructure.
- Resident David Miner, who lives adjacent to subject site, speaks in opposition to the rezoning. Mr. Miner cites concerns about future land use, traffic volume, traffic safety, and road design.
- Phil Swope, representing the applicant, cites the project as being in alignment with the zoning code and addresses some of the concerns from the public.
- Resident Stan Moore speaks in opposition to the rezoning. Mr. Moore cites concerns regarding infrastructure capability, traffic volumes, and safety at the nearby intersection of Shell Rd. and SW Regional Airport Blvd.
- Chairman Davis closes the public hearing and opens discussion amongst commissioners.
- Commissioner Wright and Mr. Overstreet discuss project alignment with long-term planning policy.
- Chairman Davis and Commissioner Wright address some of the concerns regarding the intersection of Shell Rd. and SW Regional Airport Blvd. Chairman Davis voices concerns about added density that would have to use that intersection due to traffic and safety concerns.
- Commissioner Wright indicates that development is going to occur in that area and is of the belief that one and two family homes can coexist.

- Chairman Davis, and commissioners Bryant and Kerr, discuss concerns with increased density among existing single-family developments in surrounding context area.
- Commissioners Ibekwe and Kerr address need for additional housing, cites the location as being a suitable fit for development.
- Chairman Davis addresses consideration for ARDOT's evaluation of the intersection at Shell Rd. and SW Regional Airport Blvd.
- Commissioner Wright addresses need for thoughtful planning decisions that have little impact on existing developments.
- Chairman Davis closes discussion amongst commissioners.
- Rezone is approved 5-1 with Davis voting no.

V. Other New Business

VI. Old Business

VII. Other Business

1. **Annual Future Land Use Map Amendment Update** **Informational**
   - During technical review Mr. Overstreet provided the commissioners with a update that City departments are currently reviewing FLUM amendment requests.

VIII. Adjournment

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

Consent Agenda Item PLA26-0014

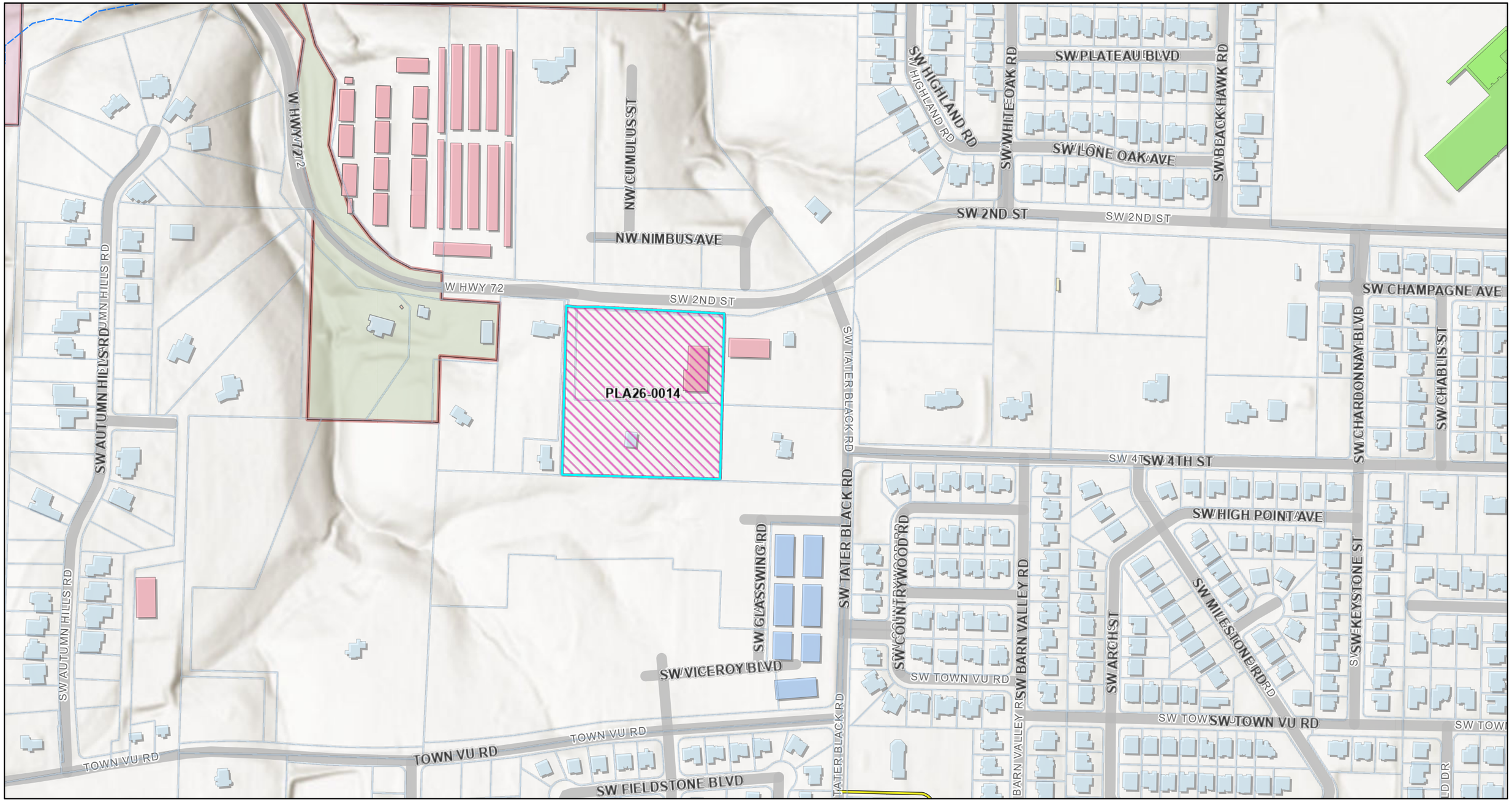
For the Planning Commission meeting on July 7, 2026

Details

Property Line Adjustment: Lots 3 And 4 Of Wiens Acres, Creating Lots 5 And 6 Of Wiens Acres. 4201 and 4301 SW 2nd Street, PLA26-0014.

A Property Line Adjustment of lots 3 and 4 of Wiens Acres creating lots 5 and 6 of Wiens Acres, shifting their common lot line further east.

PLA26-0014 Vicinity Map



7/2/2026, 8:58:53 AM

Planning Items (2022-Present)

Tax Parcels

1:4,514

0 0.04 0.09 0.18 mi

0 0.05 0.1 0.2 km

Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community, COBGIS

Generated by Print Service on GIS Site

PROPERTY LINE ADJUSTMENT OF LOTS 3 AND 4, WIENS ACRES
CREATING LOT 5 AND LOT 6, WIENS ACRES

EXISTING LEGAL DESCRIPTIONS:
(per Doc. Nos. L202169376 & Book/Page: 2014/27404)

Lot 3, Wiens Acres, as shown on Survey of Lot Split of Tract 1, Wiens Acres, City of Bentonville, Benton County, Arkansas, Filed in/as Plat Book 2014 at Page 250.

Lot 4 Wiens Acres, as shown on survey of Lot Split of Tract 1, Wiens Acres, City of Bentonville, Benton County, Arkansas, filed in/as Plat Book 2014 Page 250.

PROPOSED LEGAL DESCRIPTIONS:

Lot 5, Wiens Acres, a property line adjustment of Lot 3 and Lot 4, Wiens Acres, City of Bentonville, Benton County, Arkansas.

Lot 6, Wiens Acres, a property line adjustment of Lot 3 and Lot 4, Wiens Acres, City of Bentonville, Benton County, Arkansas.

AREA TABLE:

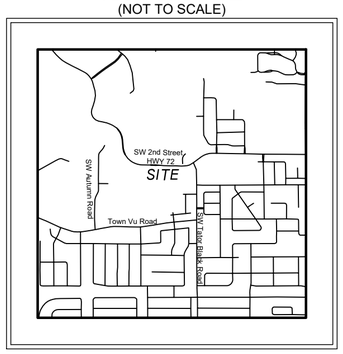
Existing	Proposed
Lot 3 = 3.00 acres	Lot 5 = 4.84 acres
Lot 4 = 3.09 acres	Lot 6 = 1.25 acres
Total = 6.09 acres	Total = 6.09 acres

FLOOD ZONE:
The surveyed premises shown on this survey map is in Flood Zone X (Area of Minimal Flood Hazard), according to Flood Insurance Rate Map Community Panel No. 05007C0235K, published by the Federal Emergency Management Agency, effective date June 5, 2012.

NOTES:

1. Client provided a Commitment for Title Insurance issued by Fidelity National Title Insurance Company, having an effective date of May 18, 2026, bearing File No. 26-3619, which covers Lot 4 Wiens Acres. No other title documentation was provided to aid in the preparation of this survey. Existing descriptions are from recorded documents obtained from the Benton County Circuit Clerk's Office.
2. This survey does not purport to show land ownership or all easements or encumbrances that affect the described property.
3. The orientation of this bearing system is based upon the Plat of Lot 3 & 4, Wiens Acres.
4. Coordinates shown heron are based upon Arkansas State Plane NAD83, North Zone
5. The fieldwork was completed on May 29, 2026.
6. Setbacks shall be per the current zoning district as stated in the most recent City of Bentonville Zoning Code. For more info visit http://www.bentonvilleplanning.com/ or call the Planning Department @ 479-271-3122.
7. 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.
8. We hereby grant to the City of Bentonville a blanket Avigation Easement over the entirety of this Property Line Adjustment pursuant to Community Code Sec 50-506 subsection b.
9. There are no waivers, variances and/or conditional uses at the time of preparing this plat or plan.
10. 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.
11. Owner/Developer shall coordinate with all local utilities to ensure that each lot has water, sewer and electric service.
12. Sidewalks shall be the responsibility of the builder/owner at time of building permit issuance.
13. All sidewalks shall be installed by the time frames set forth in 900.08 of the Street Specifications.
14. There may not be fences or any other structures built in any drainage easements.

VICINITY MAP
(NOT TO SCALE)

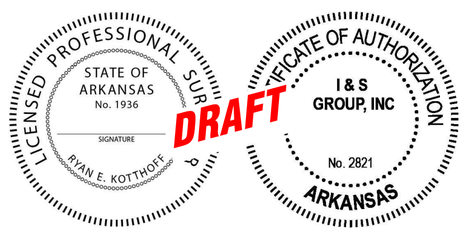


Latitude: 36°22'09.0"N
Longitude: 94°15'36.6"W

SURVEYOR:
ISG
3100 S. Market St. Suite 106
Rogers, AR 72758
(479)-974-1601
Surveyor: Ryan E. Kotthoff, AR. PLS #1936

OWNERS:
Cantrell Family Trust - Paul & Georgia M
4201 SW 2nd Street
Bentonville, AR
(925)-997-9450
Parcel # 01-07925-001

Adam Mills
4301 SW 2nd Street
Bentonville, AR
Parcel # 01-07925-000



CERTIFICATE OF OWNERSHIP

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

Date of Execution: _____ Signed: _____

Date of Execution: _____ Signed: _____

Name and Address: Cantrell Family Trust - Paul and Georgia Cantrell
4201 SW 2nd Street, Bentonville, Arkansas 72712

Print Name: _____

Print Name: _____

Subscribed and sworn before me, this _____ day of _____, 2026

_____ _____
Notary Public My Commission Expires

Date of Execution: _____ Signed: _____

Name and Address: Adam Mills
4301 SW 2nd Street, Bentonville, Arkansas 72712

Print Name: _____

Subscribed and sworn 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: _____

_____
Bentonville Planning Commission Chairman

_____
Mayor, City of Bentonville

_____
City Clerk, City of Bentonville

CERTIFICATE OF SURVEYING ACCURACY

I, Ryan E. Kotthoff, hereby certify that this plat correctly represents a boundary survey made by me and boundary markers and lot corners shown hereon actually exist and their location, type and material are correctly shown and all minimum requirements of the Arkansas Minimum Standards for Property Boundary Surveys and Plans have been met.

Date of Execution: _____

_____
Licensed Land Surveyor, No. 1936, State of Arkansas

City of Bentonville Project No.: PLA26-0014

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PROJECT

CANTRELL FAMILY TRUST

4201 SW 2ND ST.

BENTONVILLE ARKANSAS

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	26-34471
FILE NAME	34471 LOT LINE ADJ
DRAWN BY	IAM/REK
DESIGNED BY	---
REVIEWED BY	---
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

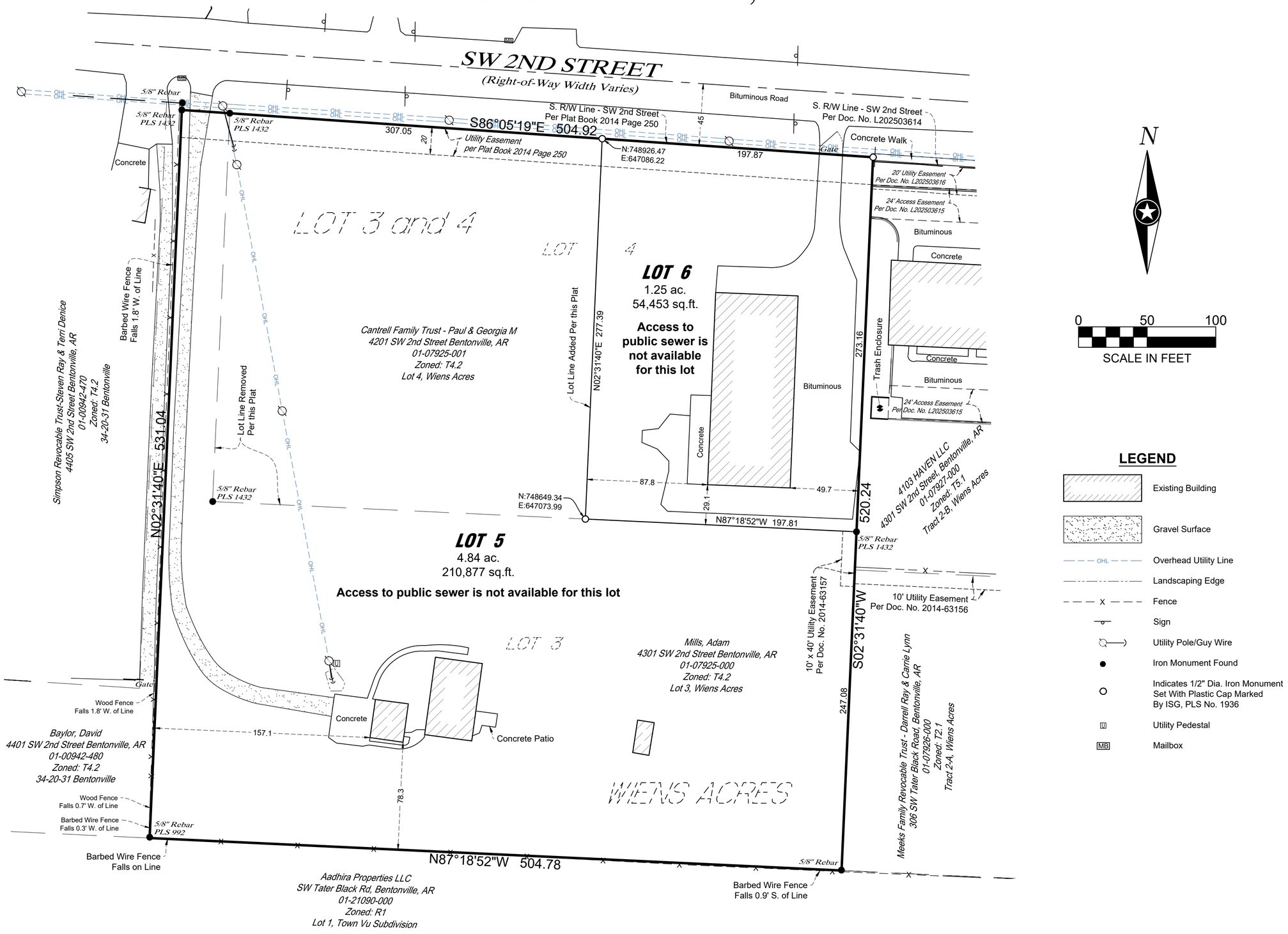
PROPERTY LINE ADJUSTMENT

SHEET

1

OF 2

PROPERTY LINE ADJUSTMENT OF LOTS 3 AND 4, WIENS ACRES
CREATING LOT 5 AND LOT 6, WIENS ACRES



N

0 50 100

SCALE IN FEET

LEGEND

- Existing Building
- Gravel Surface
- OHL — Overhead Utility Line
- Landscaping Edge
- X — Fence
- Sign
- Utility Pole/Guy Wire
- Iron Monument Found
- Indicates 1/2" Dia. Iron Monument Set With Plastic Cap Marked By ISG, PLS No. 1936
- Utility Pedestal
- MB — Mailbox

LICENSED PROFESSIONAL SURVEYOR
STATE OF ARKANSAS
No. 1936
SIGNATURE
RYAN E. KOTTHOFF

DRAFT

CERTIFICATE OF AUTHORIZATION
I & S GROUP, INC
No. 2821
ARKANSAS

City of Bentonville Project No.: PLA26-0014

ISG

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PROJECT

CANTRELL FAMILY TRUST

4201 SW 2ND ST.

BENTONVILLE ARKANSAS

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	26-34471
FILE NAME	34471 LOT LINE ADJ
DRAWN BY	IAM/REK
DESIGNED BY	---
REVIEWED BY	---
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

PROPERTY LINE ADJUSTMENT

SHEET

2 OF 2

	Plaza Surgery Center
	701 SE Plaza Avenue
	PC Date: 7/7/2026

Staff Report Details

Project Number	LSD26-0010
Applicant / Current Owner	Ozark Civil Engineering Inc. / Michael Waggoner
Site Area	1.55 Acres
Current Zoning	T5.1 Town Center Low (C-2, General Commercial)
Requested Zoning	
Current Future Land Use Map Designation	Urban Corridor
Requested Future Land Use Map Designation	
Development Type / Use	Medical Use
Related projects	

Property Description

Large Scale Development: Plaza Surgery Center, Michael Waggoner, 701 SE Plaza Ave, Large-scale Development, *LSD26-0010*

A large scale development for Plaza Surgery Center. This large scale development proposes the construction of a +/- 6,822 square foot optometry surgery center.

Twenty-seven (28) parking spaces are required, and fifty-seven (57) spaces are being provided, including three (3) ADA-accessible stalls. 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 a cross-access easement on the north-east corner of the property coming off of SE Fountain Blvd, and a second ingress/egress point via SE Plaza Ave with pedestrian access on the east and south.The required amount of interior green space is 2,672 square feet, and 3,308 square feet of green space is being provided. The site will initially be served by septic, but the site will be brought onto sanitary sewer once capacity becomes available. All plans will have ADH approval prior to pre-construction.

The applicant seeks to use Special Use Primary Materials for the project. The building materials consist of architectural cast stone, a stucco finish system, pre-finished metal materials, and wood-looking fiber

Property Description

cement siding.

The applicant states that the north and west facades of the building, both non-street-facing, are primarily utilizing a cementitious stucco system and a pre-finished wood-look fiber cement panel system, which bring the primary material calculations for these facades to be less than 75%. The applicant states the proposed material arrangement provides articulation and differentiation on these less visible facades while conscientiously keeping the client's financial goals in mind. The applicant further states that the stucco system consists of a cementitious base coat, mesh to control potential cracking, primary, and an acrylic finish coat that has a 12-year warranty. The stucco is proposed for 29% of the west elevation and 47% of the north elevation.

The applicant states the fiber cement panel is 5/8" thick with a wood texture and color that has a 15-year warranty. The east and south facades, both street-facing, will meet the 75% threshold by utilizing a 24-gauge thick flush metal paneling system that has a 40-year warranty. Please see architectural drawings, the applicant's waiver request, and product data sheets for more information.

Project Details

Relationship to the Community Plan

Public Comment

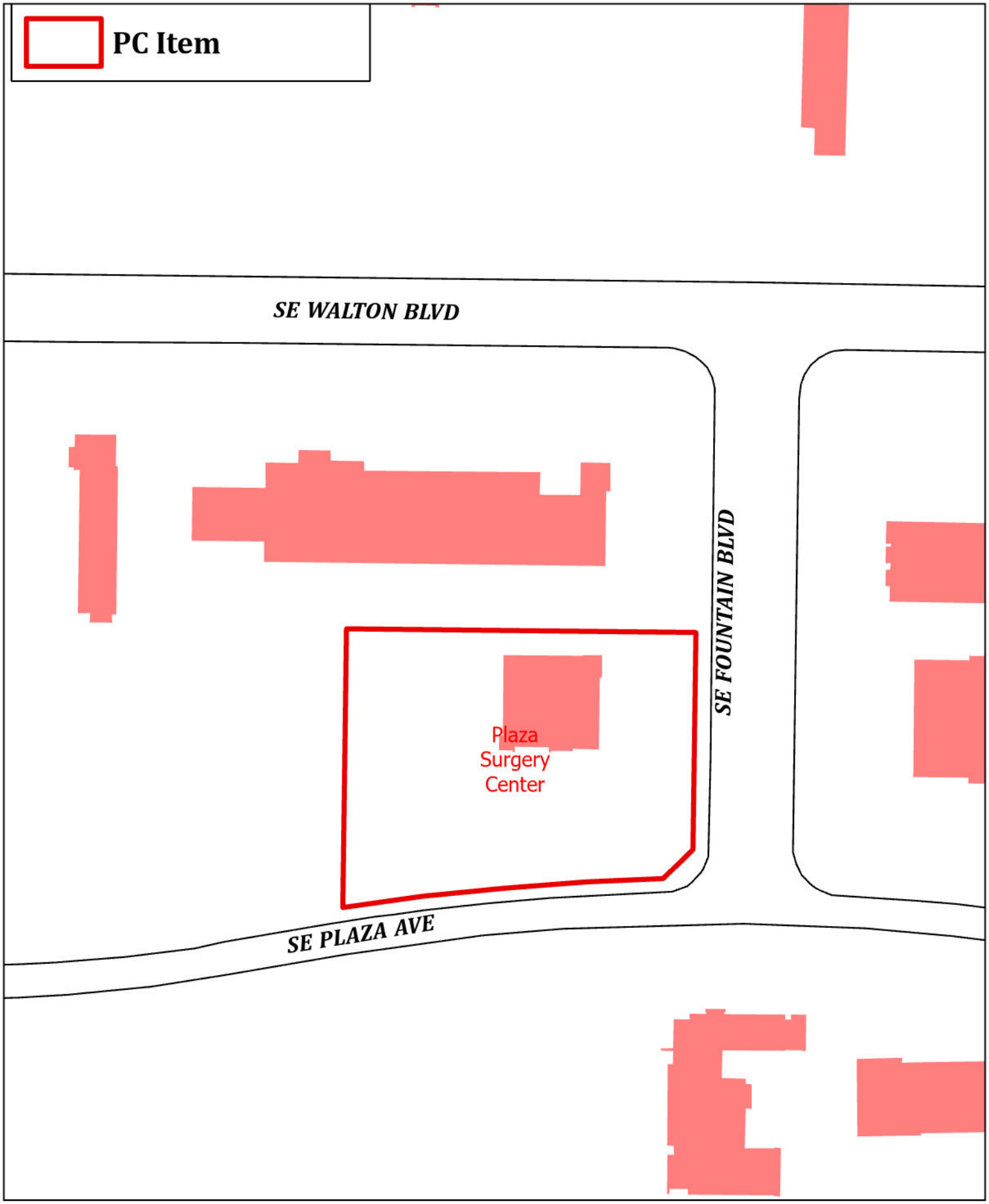
Has Staff received Public Comment at the time of this report? : **No**

Analysis / Waivers

Conclusion

The use of the Special Use Primary Materials does provide some relief in the elevations and are non-street-facing, therefore, staff recommends approval.

Additional Details



N
W E
S

LSD26-0010
Plaza Surgery Center
701 SE Plaza Ave

LARGE SCALE DEVELOPMENT PLANS
PLAZA SURGERY CENTER
701 SE PLAZA AVENUE
BENTONVILLE, ARKANSAS 72712

PROJECT TEAM

CITY OF BENTONVILLE

CITY OF BENTONVILLE PLANNING
3200 SW MUNICIPAL
BENTONVILLE, AR 72712

PLANNING AND COMMUNITY
DEVELOPMENT DIRECTOR
TYLER OVERSTREET, AICP
EMAIL: toverstreet@bentonvillear.com
PHONE: 479.271.3122

STREET DEPARTMENT
CITY OF BENTONVILLE
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712

DANIEL CLARDY
PHONE: 479.696.0279

WATER DEPARTMENT
CITY OF BENTONVILLE
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712

BEAU THOMPSON
PHONE: 479.271.3140

CITY OF BENTONVILLE FIRE DEPT.
800 SW A STREET
BENTONVILLE, AR 72712

JUSTIN SCANTLIN, FIRE CHIEF
PHONE: 479.271.5927 or 479.685.1096

ELECTRIC DEPARTMENT
CITY OF BENTONVILLE
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
PHONE: 479.271.3135, ext. 2

WASTEWATER DEPARTMENT
CITY OF BENTONVILLE
1901 NE A STREET
BENTONVILLE, AR 72712

CHRIS EARL
PHONE: 479.271.3161

CITY OF BENTONVILLE (CONTINUED)

BUILDING AND FIRE SAFETY
CITY OF BENTONVILLE
305 SW A STREET
BENTONVILLE, AR 72712

TODD PEARCE
PHONE: 479.271.3108

CITY ENGINEER
CITY OF BENTONVILLE
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712

JARROD BRIGHTWELL
PHONE: 479.271.8675

STORMWATER
CITY OF BENTONVILLE
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712

ALISON WEST
PHONE: 479.271.6719

CIVIL ENGINEER

OZARK CIVIL ENGINEERING, INC.
3214 NW AVIGNON WAY, STE 4
BENTONVILLE, AR 72712
TODD A. BUTLER, P.E.
EMAIL: tbutler@ozarkcivil.com
PHONE: 479.464.8850

SURVEYOR

CEI
2600 NE 11TH STREET
BENTONVILLE, AR 72712
DUSTIN RILEY, PLS
PHONE: 479.273.9472

ARCHITECT

MARASCO & ASSOCIATES, INC.
1301 SPEER BLVD | SUITE A
DENVER, CO 80204
TODD LARSEN, AIA, NCARB - PRINCIPAL
EMAIL: todd@mahca.com
PHONE: 303.832.2887

OWNER/DEVELOPER APPLICANT

OWNER
DR. MICHAEL WAGGONER
EMAIL: miwaggoner@gmail.com
PHONE: 573-777-2862

DEVELOPER/APPLICANT
CAMBER PROPERTY HOLDINGS
PO BOX 385
CAVE SPRINGS, AR 72718

GAS

BLACK HILLS ENERGY
JOSH KNIGHT
1301 FEDERAL WAY
PO BOX 2129
LOWELL, AR 72745
EMAIL: joshua.knight@blackhillscorp.com
PHONE: 479.721.4543

COMMUNICATIONS

AT&T
1133 E. HAROLD STREET
FAYETTEVILLE, AR 72701
BRENT BALDWIN
EMAIL: bb6585@att.com
PHONE: 479.200.9022 or 479.571.6609

COMMUNICATIONS

COX COMMUNICATIONS
4901 S. 48TH STREET
SPRINGDALE, AR 72762
TIMOTHY GLOSS
EMAIL: timothy.gloss@cox.com
PHONE: 479.651.5583

HEALTH DEPT.

4815 W. MARKHAM ST. SLOT
LITTLE ROCK, AR 72205

DISTRICT 1ENGINEER
ADAM PARKER, E.I.
PHONE: 501.661.2623
FAX: 501.611.2032
EMAIL: adam.parker@arkansas.gov

SEPTIC

EARTHTECH, INC.
PO BOX
VILONIA, AR 72173
ROBERT GOFF, PS, PSC
PHONE: 501.472.1624

BENCHMARKS

BASIS OF BEARINGS" NAD83, STATE PLANE COORDINATE SYSTEM, AR NORTH ZONE BASED ON CITY OF BENTONVILLE GPS MONUMENT #90
LOCATION: NORTH 736057.17
EAST 661647.78
ELEVATION 1289.05

BENCHMARK #1: A 5/8" REBAR WITH CAP CEI SET EAST OF THE SUBJECT AREA ALONG THE NORTH RIGHT-OF-WAY OF SE PLAZA AVE., APPROXIMATELY 63 FEET SOUTHEAST OF A DRAINAGE MANHOLE. AND APPROXIMATELY 66 FEET EAST OF A FIRE HYDRANT FOUND SOUTH OF SE PLAZA AVENUE.
NORTHING: 735453.57', EASTING: 663910.01', ELEVATION: 1285.26'

BENCHMARK #2: A 5/8" REBAR WITH CAP CEI SET SOUTHWEST OF THE SUBJECT AREA WITHIN THE RIGHT-OF-WAY OF SE PLAZA AVE., APPROXIMATELY 93 FEET SOUTHWEST OF A FIRE HYDRANT FOUND WEST OF THE DRIVEWAY WEST OF THE SUBJECT AREA. AND APPROXIMATELY 115 FEET SOUTHEAST OF A SEWER MANHOLE FOUND WEST OF THE SUBJECT AREA.
NORTHING: 735426.17', EASTING: 662888.29', ELEVATION: 1288.13'

FLOODZONE STATEMENT

BY SCALED MAP LOCATION AND GRAPHICAL PLOTTING ONLY. THIS PROPERTY IS LOCATED IN UNSHADED ZONE "X" WHICH ARE AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS.
MAP NUMBER: 05007C0255K
MAP REVISED: JUNE 5, 2012

WETLANDS STATEMENT

PER U.S. FISH AND WILDLIFE SERVICE "NATIONAL WETLANDS INVENTORY MAP":
NO WETLANDS ARE PRESENT ON-SITE

LEGAL DESCRIPTION

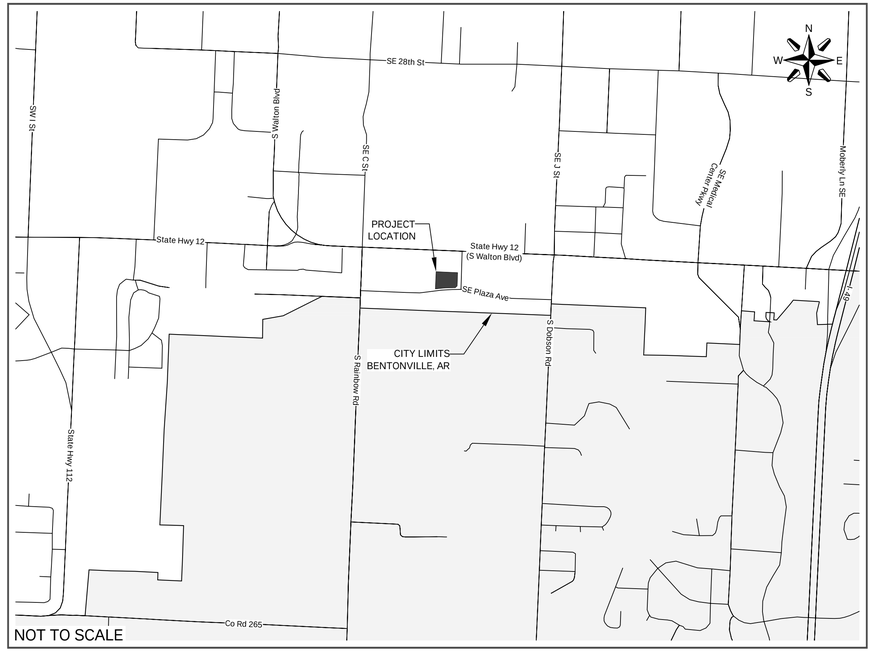
701 SE PLAZA AVENUE. BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PROPERTY LINE ADJUSTMENT FILED FOR RECORD IN BOOK 2005 AT PAGE 859 AND 860.

GENERAL NOTES

1. INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS AND EXISTING FIELD CONDITIONS WHEN POSSIBLE. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES BY HAND DIGGING TEST PITS AT ALL UTILITY CROSSINGS IN ADVANCE OF TRENCHING WITH ANY MECHANICAL DEVICE. CLEARANCES LESS THAN SPECIFIED ON THESE PLANS OR 18" (INCHES). WHICHEVER IS LESS, CONTRACTOR SHALL CONTACT OZARK CIVIL ENGINEERING, INC. @ 479.464.8850 PRIOR TO ANY FURTHER CONSTRUCTION.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR RELOCATION OR REMOVAL OF EXISTING UNDERGROUND UTILITIES SHOWN OR NOT SHOWN AT NO ADDITIONAL COST TO THE OWNER.
3. CONTRACTOR SHALL INCLUDE IN CONTRACT THE PRICE FOR THE REMOVAL AND DISPOSAL OF ANY EXCESS TOPSOIL THAT IS DETERMINED NOT NEEDED TO ESTABLISH THE FINAL GRADES AND LANDSCAPING.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND USE OF ANY AND ALL REQUIRED OR NECESSARY SHORING, SHEETING, BRACING AND SPECIAL EXCAVATION MEASURES REQUIRED ON THIS PROJECT THAT WILL MEET OR EXCEED OSHA, FEDERAL, STATE AND LOCAL REGULATIONS DURING CONSTRUCTION. OZARK CIVIL ENGINEERING, INC. AND THE DEVELOPER AND/OR OWNER ACCEPTS NO RESPONSIBILITY FOR THE CONTRACTORS FAILURE TO COMPLY WITH THESE REGULATIONS.
5. ALL UTILITIES, INCLUDING STORM SEWER, SHOWN WITHIN PUBLIC EASEMENTS OR RIGHT OF WAYS SHALL BE CONSTRUCTED TO THE GOVERNING AGENCY'S SPECIFICATIONS. ALL OTHER UTILITIES SHALL BE CONSTRUCTED TO THE CLIENT'S SPECIFICATIONS, THE REQUIREMENTS OF BWJ 2024 SPECIFICATIONS, OR FOLLOW THE "10 STATE STANDARDS RECOMMENDED STANDARDS FOR WASTEWATER FACILITIES, CURRENT EDITION" WHICHEVER IS MORE STRINGENT, IF THERE IS A QUESTION AS TO WHICH SPECIFICATIONS SHOULD APPLY THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD.
6. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FOLLOW ALL RECOMMENDATIONS. WHERE A CONFLICT EXISTS BETWEEN THE CITY'S, COUNTY'S AND/OR HIGHWAY DEPARTMENT'S STANDARDS, THE MOST STRINGENT SHALL APPLY.
7. FURTHERMORE, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN THE EROSION CONTROL MEASURES AS SHOWN AS PART OF THESE PLANS. CONTRACTOR SHALL KEEP THESE MAINTAINED THROUGHOUT ALL PHASES OF CONSTRUCTION. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR IMPLEMENTING THE SWPPP.
8. ALL PHASES OF CONSTRUCTION SHALL MEET OR EXCEED THE OWNER'S AND/OR DEVELOPER'S SITE WORK SPECIFICATIONS.
9. REFER TO ARCHITECTURAL AND MEP PLANS FOR THE EXACT DIMENSIONS AND LOCATIONS OF ANY RAMPS, VESTIBULES, PORCHES, SLOPED PAVING, BUILDING UTILITY ENTRANCE LOCATIONS, TRUCK DOCKS OR WELLS, AND PRECISE BUILDING DIMENSIONS.
10. CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION PROCEDURES. DISPOSAL SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
11. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY ALL EXISTING FEATURES AS SHOWN ON THE SURVEY AND NOTIFY THE SURVEYOR AND THE ENGINEER OF RECORD OF ANY INACCURACIES FOUND ON THE SURVEY PRIOR TO BEGINNING CONSTRUCTION.
12. THE GENERAL CONTRACTOR SHALL 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.
13. ALL WORK PERFORMED WITHIN A PUBLIC RIGHT OF WAY OR OTHERWISE NOTED ON THE THESE PLANS SHALL BE CONSTRUCTED TO THE GOVERNING AGENCY'S SPECIFICATIONS. IF ANY WORK PERFORMED IS NOT PROTOTYPICAL OR CONSTRUCTION CANNOT BE ACHIEVED, CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO OZARK CIVIL ENGINEERING, INC. FOR REVIEW AND APPROVAL.
14. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING ALL PHASES OF CONSTRUCTION OF THIS SITE. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND SHALL NOT BE LIMITED TO CONSTRUCTION WORKING HOURS.

WARRANTY / DISCLAIMER
THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR DESIGN FUNCTION AND USE INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER THE ENGINEER NOR HIS 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 AT THE SITE.

VICINITY MAP



NOT TO SCALE

CITY OF BENTONVILLE NOTES:

VARIANCE/WAIVER CONDITIONAL USE:

WAIVER FROM LAND DEVELOPMENT CODE SECTION 1100.21 (E), BUILDING MATERIAL

INDEMNIFICATION STATEMENT:

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 RESPONSIBLY BY THE CITY FOR ADDITIONAL QUANTITIES OF ITEMS SHOWN AND MAY BE REQUIRED DURING THE CONSTRUCTION PHASE

SHEET INDEX

REV/ADD	SHEET №	SHEET DESCRIPTION
	C1.0	COVER SHEET
	C2.0	SITE LAYOUT PLAN
	C2.1	PAVEMENT PLAN
	C2.2	STRIPING & SIGNAGE PLAN
	C2.3	SITE DETAIL SHEET PG.1
	C2.4	SITE DETAIL SHEET PG.2
	C2.5	SITE DETAIL SHEET PG.3
	C2.6	SITE DETAIL SHEET PG.4
	C3.0	SURVEY
	C4.0	DEMOLITION & INITIAL EROSION & SEDIMENT CONTROL PLAN
	C4.1	DEMOLITION & INITIAL EROSION & SEDIMENT CONTROL PLAN SEPTIC AREAS
	C4.2	FINAL EROSION & SEDIMENT CONTROL PLAN
	C4.3	MAINTENANCE OF TRAFFIC PLAN
	C4.4	EROSION AND SEDIMENT CONTROL DETAIL SHEET PG.1
	C4.5	EROSION AND SEDIMENT CONTROL DETAIL SHEET PG.2
	C4.6	EROSION AND SEDIMENT CONTROL DETAIL SHEET PG.3
	C5.0	GRADING PLAN
	C5.1	DRAINAGE PLAN
	C5.2	PUBLIC STORM SEWER PLAN AND PROFILE
	C5.3	GRADING AND DRAINAGE DETAILS PG.1
	C5.4	GRADING AND DRAINAGE DETAILS PG.2
	C5.5	GRADING AND DRAINAGE DETAILS PG.3
	C6.0	UTILITY PLAN
	C6.1	WATERLINE PLAN AND PROFILE
	C6.2	UTILITY DETAILS
	L1.0	LANDSCAPE PLAN
	L1.1	LANDSCAPE DETAILS
	L1.2	IRRIGATION PLAN
	L1.3	IRRIGATION DETAILS
WASTEWATER TREATMENT PLANS		
	1 OF 3	SITE PLAN
	2 OF 3	TANK DETAILS
	3 OF 3	DETAILS
BEUD LAYOUT		
	E1	ELECTRIC LAYOUT
	E2	ELECTRIC LAYOUT
	E3	ELECTRIC LAYOUT - DETAIL SHEET 1
	E4	ELECTRIC LAYOUT - DETAIL SHEET 2
	E5	ELECTRIC LAYOUT - DETAIL SHEET 3
GOVERNING AGENCIES DETAILS		
	CD1.0	CITY OF BENTONVILLE STANDARD DETAILS PG.1
		CITY OF BENTONVILLE UTILITY DETAILS PG.1
		CITY OF BENTONVILLE UTILITY DETAILS PG.2
		CITY OF BENTONVILLE UTILITY DETAILS PG.3
		CITY OF BENTONVILLE UTILITY DETAILS PG.4
		CITY OF BENTONVILLE UTILITY DETAILS PG.5
		CITY OF BENTONVILLE UTILITY DETAILS PG.6
		CITY OF BENTONVILLE UTILITY DETAILS PG.7

SHEETS NOT INCLUDED IN THIS SUBMITTAL

GENERAL NOTES

SITE INFORMATION
CURRENT ZONING ..... C-2 (GENERAL COMMERCIAL)

GROSS SITE AREA (LOT 20) ..... 1.55 AC / 67,348 SF

BUILDING AREAS
PROPOSED BUILDING ..... 6,822 SF
FUTURE BUILDING EXPANSION ..... 1,678 SF
TOTAL BUILDING AREAS ..... 8,500 SF

PARKING INFORMATION
REQUIRED AUTOMOBILE PARKING (PER COVENANTS) ..... 4 SPACES PER 1,000 SF
STANDARD PARKING STALLS | 9'x19' ..... 26 SPACES
ACCESSIBLE PARKING STALLS | 8'x19' ..... 2 SPACES
TOTAL PROVIDED PARKING STALLS ..... 28 SPACES

PROVIDED AUTOMOBILE PARKING
STANDARD PARKING STALLS | 9'x19' ..... 54 SPACES
ACCESSIBLE PARKING STALLS | 9'x19' ..... 3 SPACES
TOTAL PROVIDED PARKING STALLS ..... 57 SPACES

INTERIOR GREEN SPACE REQUIREMENTS
TOTAL AREA OF PARKING LOT (INCLUDING FUTURE PARKING)..... 33,400 SF
MINIMUM REQUIRED GREEN SPACE ..... 2,672 SF (8%)

TOTAL PROVIDED INTERIOR GREEN SPACE ..... 3,308 SF (9.90%)

Know what's below. Call before you dig.

REVISIONS:

№	DATE	DESCRIPTION

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
TODD A. BUTLER
06/25/2026

CERTIFICATE OF AUTHORIZATION - STATE OF ARKANSAS
OZARK CIVIL ENGINEERING, INC.
NO. 442

Ozark Civil Engineering Inc.
4200 S. 48TH STREET
SUITE 30, PMB#374
ROGERS, AR 72758

COVER SHEET

LARGE SCALE DEVELOPMENT PLANS
PLAZA SURGERY CENTER
701 SE PLAZA AVENUE
BENTONVILLE, ARKANSAS

DRAWN BY: JON
JOB № 25-1450
DRAWING ISSUE
PERMITTING 06/25/2026
SHEET №
C1.0

BENCHMARKS

BENCHMARK #1: A 5/8" REBAR WITH CAP CEI SET EAST OF THE SUBJECT AREA ALONG THE NORTH RIGHT-OF-WAY OF SE PLAZA AVE., APPROXIMATELY 63 FEET SOUTHEAST OF A DRAINAGE MANHOLE, AND APPROXIMATELY 66 FEET EAST OF A FIRE HYDRANT FOUND SOUTH OF SE PLAZA AVENUE.

NORTHING: 735453.57' EASTING: 663910.01' ELEVATION: 1285.26'

BENCHMARK #2: A 5/8" REBAR WITH CAP CEI SET SOUTHWEST OF THE SUBJECT AREA WITHIN THE RIGHT-OF-WAY OF SE PLAZA AVE., APPROXIMATELY 93 FEET SOUTHWEST OF A FIRE HYDRANT FOUND WEST OF THE DRIVEWAY WEST OF THE SUBJECT AREA, AND APPROXIMATELY 115 FEET SOUTHEAST OF A SEWER MANHOLE FOUND WEST OF THE SUBJECT AREA.

NORTHING: 735426.17' EASTING: 662888.29' ELEVATION: 1288.13'

UTILITY NOTES FOR CONTRACTOR

1. CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITH 5' OF EXISTING OR PROPOSED POWER POLES.
2. BEUD DESIGN LAYOUT DRAWING TAKE PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE PLAN OR UTILITY PLAN.
3. 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.

CITY OF BENTONVILLE SITE NOTES:

1. ALL PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
2. SITE IS IN THE OUTER SAFETY ZONE, ZONE 3, OF THE XNA AIRPORT OVERLAY DISTRICT. ALL REQUIREMENTS OF THIS ZONING ARE BEING MET.
3. FOR ALL RIGHTS-OF-WAY OPEN TO VEHICULAR TRAFFIC, CONTRACTOR SHALL PROVIDE PEDESTRIAN AND BICYCLE ACCESSIBLE ROUTE DURING ALL PHASES OF CONSTRUCTION.
4. BIKE RACK SHALL MEET THE TRAILBLAZERS MODEL BICYCLE PARKING REQUIREMENTS FOR THE NWA URBAN AREA SPECIFICATIONS AND INSTALL REQUIREMENTS.
5. BIKE RACK WILL BE A DERO SWERVE STYLE OR APPROVED EQUAL. REFERENCE APBP MANUAL FOR DESIGN REQUIREMENTS.
6. PROPOSED BENCH WILL BE A MINIMUM OF 6 FEET IN LENGTH AND BE VICTOR STANLEY "CLASSIC" (MODEL # C-10) OR APPROVED EQUAL
7. ALL PROPOSED FENCING NOT SHOWN ON THE SITE PLAN WILL REQUIRE A SEPARATE PERMIT.
8. ALL EXTERIOR LIGHTING MUST BE FULLY SHIELDED AND DOWN LIT OR B-U-G AND HAVE A U RATING OF 0.
9. ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) WILL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING.
10. NO STRUCTURES, TREES, OR SHRUBS BETWEEN 30" AND 60" WITHIN THE SHADED SIGHT TRIANGLES.

DETAIL LIST

DETAIL DESIGNATOR: D 000-X TYPICAL — DETAIL INFO

Items labeled by the following symbols are shown on this sheet and referenced on detail sheets, which are included as part of this set of plans.

D04-A	CONCRETE CURB & GUTTER DETAIL
D04-B	SIDEWALK TURNDOWN/CURB DETAIL
D04-C	FLUSH CURB DETAIL
D18-A	BOLLARD DETAIL
D51	BIKE RACK DETAIL (SEE CITY OF BENTONVILLE SITE NOTES FOR ADDITIONAL INFORMATION)
D52	CONCRETE WHEEL STOP DETAIL
D60	PARK BENCH DETAIL (SEE CITY OF BENTONVILLE SITE NOTES FOR ADDITIONAL INFORMATION)
D850	6' WOODEN PRIVACY FENCE DETAIL
D851	TRASH AND GENERATOR ENCLOSURE DETAIL

N NW NE W E SW SE S

20 10 0 10 20 40 60

GRAPHIC SCALE IN FEET | 1in = 20ft

PROPOSED FEATURES | REFER TO SURVEY FOR EXISTING FEATURES

GENERAL FEATURES

- PROPERTY LINE
- SUBDIVISION / OUTPARCEL PROPERTY LINE
- LEASED AREA LINE
- EDGE OF ASPHALT
- EDGE OF GRAVEL
- EDGE OF CONCRETE
- CONCRETE CURB AND GUTTER | REFER TO PLAN FOR TYPE &/OR SIZE
- FENCING | REFER TO PLAN FOR TYPE AND SIZE
- BUILDING CONTROL POINT
- DRAINAGE STRUCTURES | REFER TO DRAINAGE PLAN FOR TYPE
- UTILITY STRUCTURES | REFER TO UTILITY PLAN FOR TYPE
- SITE LIGHTING | REFER TO ELECTRICAL PLAN FOR TYPE, SIZE & DETAILS

GENERAL NOTES

1. COORDINATE LISTS (IF ANY) ON THIS PLAN ARE FOR INFORMATION AND CHECKING PURPOSES ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CALCULATE CONSTRUCTION STAKING COORDINATES ACCORDING TO THE DIMENSIONS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL VERIFY THE ACCURACY OF THE COORDINATES SHOWN ON THE PLANS BEFORE CONSTRUCTION STARTS.
2. UNLESS OTHERWISE NOTED ALL CURB AND GUTTER INDICATED SHALL BE 18" (INCHES).
3. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF THE VESTIBULE, SLOPED PAVING EXIT(S), PORCHE(S), RAMP(S), PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE POINTS.
4. ALL DIMENSIONS, UNLESS OTHERWISE NOTED, ARE MEASURED TO THE FACE OF CURB. THE EDGE OF PAVEMENT, THE EDGE OF SIDEWALK THE FACE/CORNER OF THE BUILDING(S) OR THE CENTER/END OF STRIPE.
5. GENERAL CONTRACTOR SHALL COORDINATE AND COMPLY WITH ALL UTILITY COMPANIES INVOLVED IN PROJECT AND PAY ALL REQUIRED FEES AND COSTS.
6. ALL PAVEMENT MARKINGS: TRAFFIC ARROWS, STOP BARS, ETC... AND ALL SIGNS, SHALL BE APPLIED AND/OR INSTALLED ACCORDING TO REQUIREMENTS AS OUTLINED IN SECTION 3B OF THE MOST CURRENT EDITION OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (M.U.T.C.D.).
7. REFER TO THE UTILITY PLAN FOR SITE UTILITIES.
8. ALL WORK DONE WITHIN A PUBLIC RIGHT OF WAY OR OTHERWISE NOTED ON THE THESE PLANS SHALL BE CONSTRUCTED TO THE GOVERNING AGENCY'S SPECIFICATIONS. IF ANY WORK DONE IS NOT PROTOTYPICAL OR CONSTRUCTION CANNOT BE ACHIEVED CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO OZARK CIVIL ENGINEERING, INC. FOR REVIEW AND APPROVAL
9. ALL WORK DONE ON-SITE SHALL BE CONSTRUCTED TO THE CLIENT'S SPECIFICATION OR REQUIREMENTS OF THE REGULATORY AUTHORITY HAVING JURISDICTION WHICHEVER IS MORE STRINGENT. IF THERE IS A QUESTION AS TO WHICH SPECIFICATIONS SHOULD APPLY THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD.

PROJECT INFORMATION

SITE INFORMATION

CURRENT ZONING	C-2 (GENERAL COMMERCIAL)
GROSS SITE AREA (LOT 20)	1.55 AC / 67,348 SF

BUILDING AREAS

PROPOSED BUILDING	6,841 SF
FUTURE BUILDING EXPANSION	1,493 SF
TOTAL BUILDING AREAS	8,334 SF

PARKING INFORMATION

REQUIRED AUTOMOBILE PARKING (PER COVENANTS)	4 SPACES PER 1,000 SF
STANDARD PARKING STALLS | 9'x19'	26 SPACES
ACCESSIBLE PARKING STALLS | 8'x19'	2 SPACES
TOTAL PROVIDED PARKING STALLS	28 SPACES

PROVIDED AUTOMOBILE PARKING

STANDARD PARKING STALLS | 9'x19'	53 SPACES
ACCESSIBLE PARKING STALLS | 9'x19'	3 SPACES
TOTAL PROVIDED PARKING STALLS	56 SPACES

INTERIOR GREEN SPACE REQUIREMENTS

TOTAL AREA OF PARKING LOT (INCLUDING FUTURE PARKING)	33,400 SF
MINIMUM REQUIRED GREEN SPACE	2,672 SF (8%)
TOTAL PROVIDED INTERIOR GREEN SPACE	3,308 SF (9.90%)

NOTE LIST

NOTE DESIGNATOR: X00

Items labeled by the following symbols are shown on this sheet.

S01	TAPER CURB TO MATCH EXISTING
S02	TAPER CURB TO 0" (INCHES) IN 2' (FEET), UNLESS OTHERWISE SPECIFIED ON PLAN
S03	TAPER CURB TO 0" (INCHES) IN 6' (FEET), UNLESS OTHERWISE SPECIFIED ON PLANEND CURB @ WALL / STRUCTURE
S05	END CURB @ WALL / STRUCTURE
S06	END CURB

Know what's below. Call before you dig.

REVISIONS:

Nº	DATE	DESCRIPTION

STATE OF ARKANSAS — REGISTERED PROFESSIONAL ENGINEER — JON A. BUTLER — 06/25/2026

OZARK CIVIL ENGINEERING, INC. — CERTIFICATE OF AUTHORIZATION — NO. 442 — ARKANSAS

Ozark Civil Engineering Inc.
4200 S. 48TH STREET
SUITE 30, PMB#374
ROGERS, AR 72758

SITE LAYOUT PLAN

LARGE SCALE DEVELOPMENT PLANS
PLAZA SURGERY CENTER
701 SE PLAZA AVENUE
BENTONVILLE, ARKANSAS

DRAWN BY: JON
JOB Nº 25-1450
DRAWING ISSUE
PERMITTING 06/25/2026
SHEET Nº
C2.0

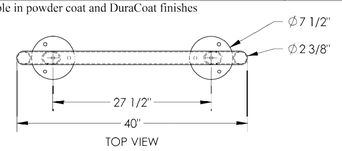
siteScapes
P.O. Box 22326
Lincoln, NE 68542
PF: 402/421-9464
FX: 402/421-9479
WEBSITE: www.sitescapesonline.com
E-MAIL: info@sitescapesonline.com

INCH TOLERANCES U.O.S.
FRACTION--± 1/16"
ANG---------- ± 1°

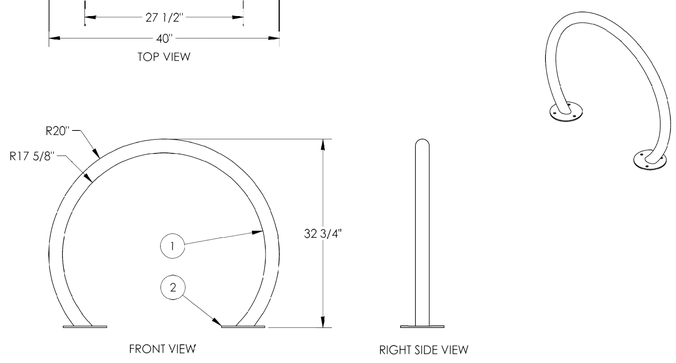
THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF SITESCAPES, INC. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF SITESCAPES, INC. IS PROHIBITED.

TITLE: *CIRCLE BIKE RACK*
PRODUCT NO.: *CR2-02-SM*

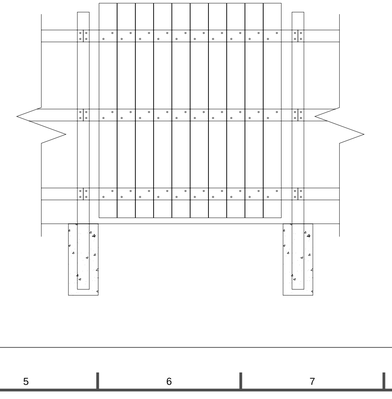
*Available in powder coat and DuraCoat finishes



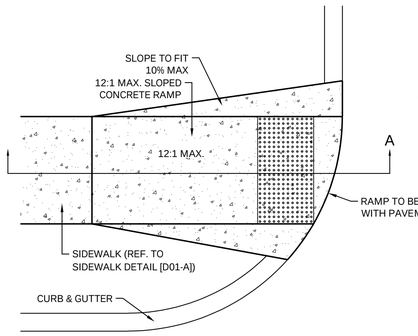
MATERIALS LIST:
(1) Tube - 2" Schedule 40 Steel Pipe
(2) Base Plate - 1/4" Stainless Steel Plate with 9/16" Mounting Holes
(3) Mounted with Six 4-5" Stainless Steel Anchor Bolts (Customer Supplied)



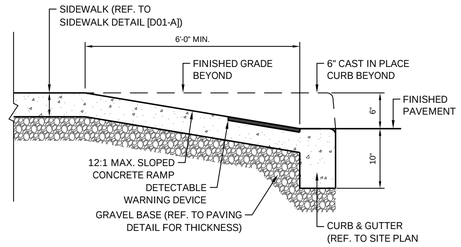
BIKE RACK DETAIL
SCALE: N.T.S. | REV. № | REV. DATE
D51



6' WOODEN PRIVACY FENCE DETAIL
SCALE: N.T.S. | REV. № | REV. DATE
D850



NOTES:
1. THE SURFACE OF RAMP AND SIDES SHALL HAVE A TRANSVERSE BROOMED SURFACE TEXTURE ROUGHER THAN THE SURROUNDING SIDEWALK.
2. RAMP SIDE SLOPE VARIES UNIFORMLY FROM A MAXIMUM OF UP TO 10% AT CURB TO CONFORM WITH LONGITUDINAL SIDEWALK SLOPE ADJACENT TO TOP OF THE RAMP.
3. ALL CONSTRUCTION SHALL BE PER A.D.A. STANDARDS.



STECTION A-A

TYPE A ADA ACCESSIBLE RAMP DETAIL
SCALE: N.T.S. | REV. № | REV. DATE
D02-A

W	R	WR
20'	30'	30' MIN.
30'	20'	30' MIN.
30'	10'	30' MIN.

W = WIDTH (FEET) OF FIRELANE
R = RADIUS NECESSARY TO ACCOMODATE FIRE VEHICLES
WR = TURNING RADIUS PAVEMENT WIDTH

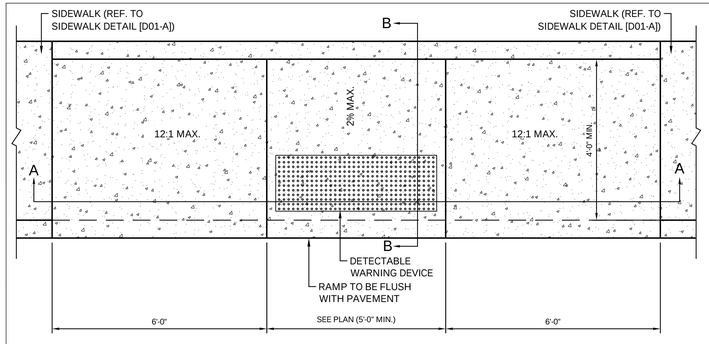


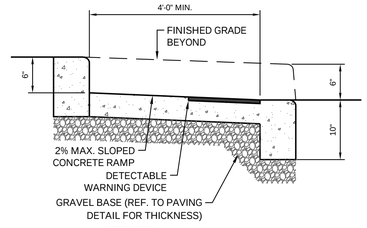
NO PARKING FIRE LANE — NO PARKING FIRE

FIRE LANE STRIPING SHALL BE 6" RED STRIPES WITH 4" INCH WHITE LETTERS READING "NO PARKING FIRE LANE" STRIPING SHALL BE PLACED ON FACE OF CURB WHENEVER POSSIBLE. OR AS SPECIFIED BY LOCAL CODES.

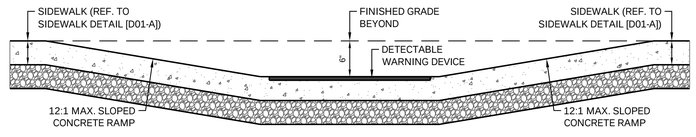
NO PARKING FIRE LANE — NO PARKING FIRE

FIRE LANE MARKING DETAIL
SCALE: N.T.S. | REV. № | REV. DATE
D32





STECTION A-A



STECTION B-B

NOTES:
1. THE SURFACE OF RAMP AND SIDES SHALL HAVE A TRANSVERSE BROOMED SURFACE TEXTURE ROUGHER THAN THE SURROUNDING SIDEWALK.
2. RAMP SIDE SLOPE VARIES UNIFORMLY FROM A MAXIMUM OF UP TO 10% AT CURB TO CONFORM WITH LONGITUDINAL SIDEWALK SLOPE ADJACENT TO TOP OF THE RAMP.
3. ALL CONSTRUCTION SHALL BE PER A.D.A. STANDARDS.

TYPE B ADA ACCESSIBLE RAMP DETAIL
SCALE: N.T.S. | REV. № | REV. DATE
D02-B

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

REVISIONS:

№	DATE	DESCRIPTION

STATE OF ARKANSAS — REGISTERED PROFESSIONAL ENGINEER — JON A. BUTLER — 06/25/2026

AUTHORIZATION OF CERTIFICATE OF AUTHORIZATION — OZARK CIVIL ENGINEERING, INC. — NO. 442 — ARKANSAS

Ozark Civil Engineering Inc.
3214 N.W. AVIGNON WAY, SUITE 4
BENTONVILLE, AR 72712
479.464.8850 | OFFICE

SITE DETAILS

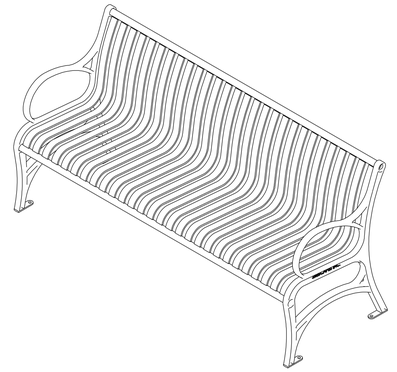
LARGE SCALE DEVELOPMENT PLANS
PLAZA SURGERY CENTER
701 SE PLAZA AVENUE
BENTONVILLE, ARKANSAS

DRAWN BY: JON
JOB №: 25-1450
DRAWING ISSUE
PERMITTING: 06/25/2026
SHEET №

C2.4

sitescapes	P.O. Box 22326 Lincoln, NE 68542	PF: 402/421-9464 FX: 402/421-9479	WEBSITE: www.sitescapesonline.com E-MAIL: info@sitescapesonline.com
		INCH TOLERANCES U.O.S.	THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF SITESCAPES, INC. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF SITESCAPES, INC. IS PROHIBITED.
TITLE *CITYVIEW BACKED BENCH*	PRODUCT NO. *CV1-1010*	FRACTION--±1/16" ANG----------±1°	

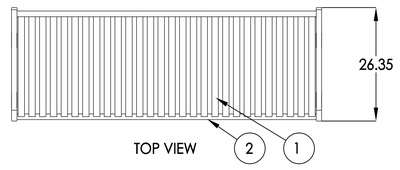
*Available in powder coat and DuraCoat finishes



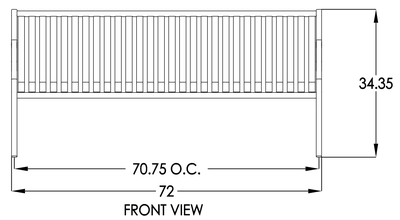
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TITLE *CITYVIEW BACKED BENCH*	PRODUCT NO. *CV1-1010*	FRACTION--±1/16" ANG----------±1°	

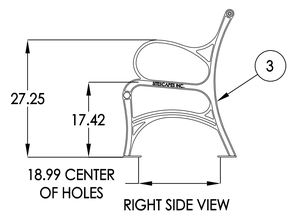
*Available in powder coat and DuraCoat finishes

Materials List
(1) Seat Straps - 5/16" x 1 1/2" Steel Flat Bar
(2) Support Pipes - Ø 1.315" x .133" Steel Pipe
(3) End Units - 11/4" Cast Iron with 9/16" Mounting Holes
(4) Mounted with Four Ø 1/2" x 4-5" Stainless Steel Anchor Bolts (Customer Supplied)









PARK BENCH DETAIL

SCALE	REV. Nº	REV. DATE
N.T.S.		

D60

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

REVISIONS:

Nº	DATE	DESCRIPTION

OF ARKANSAS AUTHORIZATION CERTIFICATE NO. 442 OZARK CIVIL ENGINEERING, INC.

Ozark Civil Engineering Inc.
3214 N.W. AVIGNON WAY, SUITE 4
BENTONVILLE, AR 72712
479.464.8850 | OFFICE

SITE DETAILS

LARGE SCALE DEVELOPMENT PLANS
PLAZA SURGERY CENTER
701 SE PLAZA AVENUE
BENTONVILLE, ARKANSAS

DRAWN BY: JON

JOB Nº 25-1450

DRAWING ISSUE

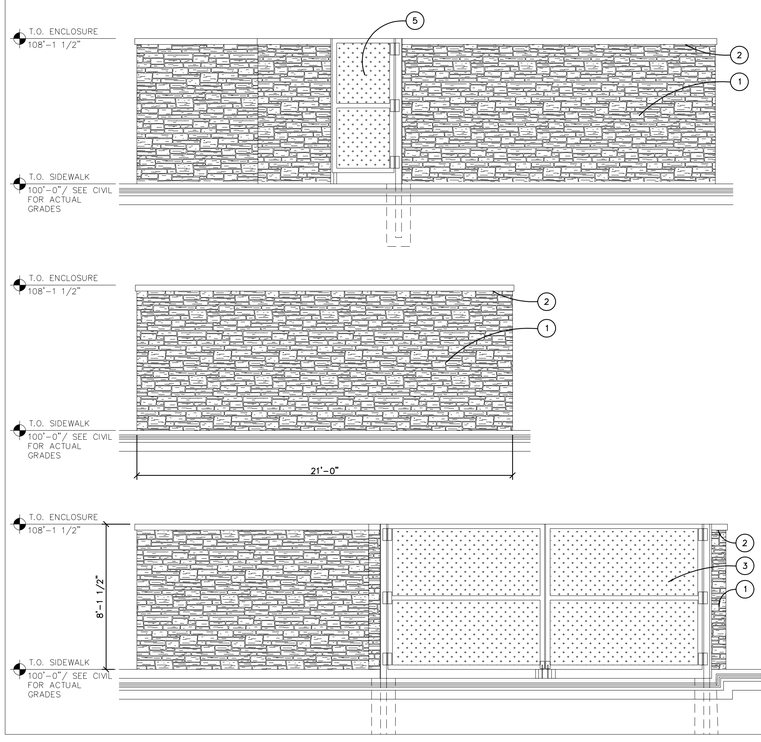
PERMITTING 06/25/2026

SHEET Nº

C2.5

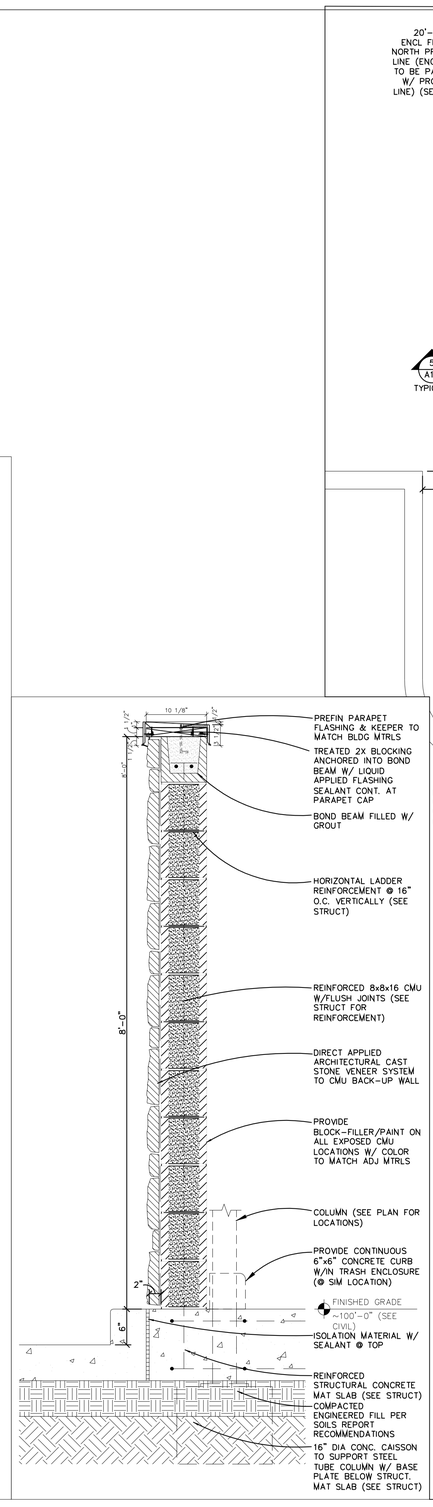
EXTERIOR MATERIAL SCHEDULE

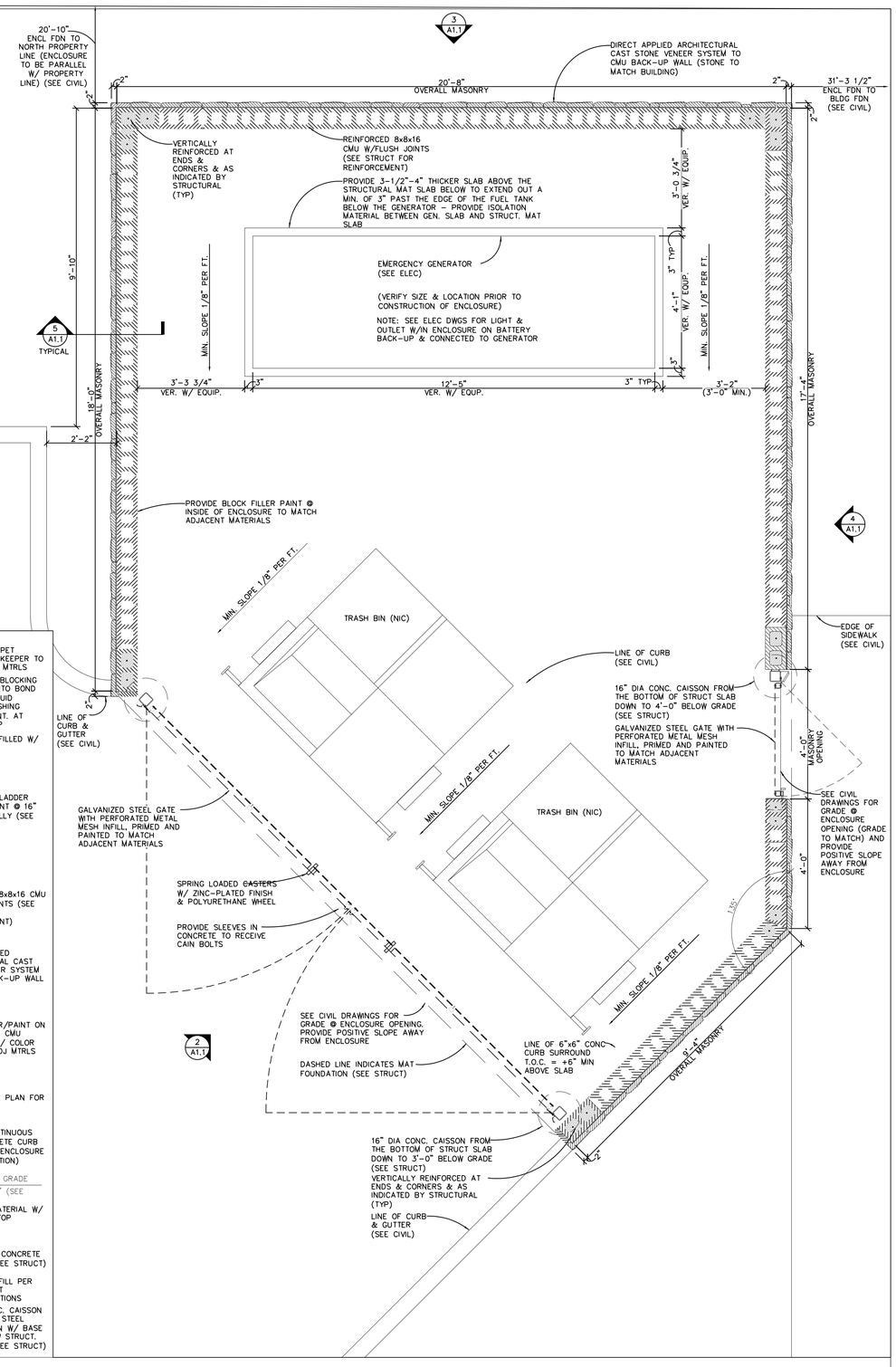
1	"STACKED STONE – ALDERWOOD" ARCHITECTURAL CAST STONE VENEER SYSTEM BY ELDORADO STONE OR EQUAL, OVER 1/2" CEMENTITIOUS SCRATCH COAT EMBEDDED W/ 2.5 LB. DIAMOND METAL MESH. PROVIDE CORNER UNITS AT ALL OUTSIDE CORNERS. STONE UNITS TO BE ROUGHCUT INSTALLED PER MFGR'S RECOMMENDED METHOD, COLOR TO BE MOONLIGHT, OR SELECTED BY ARCHITECT FROM RANGE OF AVAILABLE COLORS.
2	PREFINISHED ALUMINUM PARAPET COPING WITH KEEPER. PROVIDE SEALANT & BACKER ROD AT ALL JOINTS & DISSIMILAR MATERIAL LOCATIONS TO PROVIDE A WEATHER TIGHT SEAL PER MANUFACTURER'S INSTALLATION INSTRUCTIONS. (SEE BUILDING SECTIONS & DETAILS FOR DIMENSIONS) COLOR SELECTION BY ARCHITECT FROM RANGE OF PREMIUM COLORS.
3	GALVANIZED STEEL GATES (TRASH ENCLOSURE). GATE POST TO BE 4"x4"x3/8" STRUCTURAL STEEL TUBE AND CAP W/ BASE PLATE ON TOP OF 16" CONC CASSION. GATE FRAME TO BE GALV. 2"x2"x1/8" STRUCTURAL STEEL TUBE W/ 2"x2"x1/8" STRUCTURAL STEEL TUBE W/ SUPPORT STRUCTURE. PROVIDE GALVANIZED PERFORATED METAL MESH INFILL WITH 11 GA, 3/16" ø HOLES AT 5/16" STAGGERED CENTERS, PRIMED AND PAINTED TO MATCH ADJACENT MATERIALS. PROVIDE SPRING LOADED, STAINLESS STEEL CASTERS W/ ZINC-PLATED FINISH & POLYURETHANE WHEEL @ EACH LEAF – MIN 5" DIA & CAIN BOLT LATCH. PROVIDE FULL SURFACE EXTRA DUTY BARREL TYPE HINGE.
4	EXTERIOR SIGNAGE WITH INTEGRAL LIGHTING (NIC). GENERAL CONTRACTOR TO COORDINATE & PROVIDE ELECTRICAL/DATA ROUGH-INS AS REQUIRED BY SIGNAGE VENDOR W/ SIGN BASE STRUCTURE TO PROVIDE SEALED WEATHER-PROOF ELECTRICAL CONNECTIONS CONCEALED IN STRUCTURE OF THE SIGN BASE IN THE LOCATIONS PROVIDED BY THE SIGNAGE VENDOR BEFORE EXTERIOR MATERIALS ARE INSTALLED.
5	GALVANIZED STEEL GATE (GENERATOR ENCLOSURE). GATE POST TO BE 4"x4"x3/8" STRUCTURAL STEEL TUBE AND CAP W/ BASE PLATE ON TOP OF 16" CONC CASSION. GATE FRAME TO BE GALV. 2"x2"x1/8" STRUCTURAL STEEL TUBE. PROVIDE GALVANIZED PERFORATED METAL MESH INFILL WITH 11 GA, 3/16" ø HOLES AT 5/16" STAGGERED CENTERS, PRIMED AND PAINTED TO MATCH ADJACENT MATERIALS. PROVIDE GALV STEEL THRU-BOLT LATCH RECEIVED BY EMBED BENT PLATE – PROVIDE LOCKING TABS TO INSTALL PADLOCK. PROVIDE FULL SURFACE EXTRA HEAVY DUTY BARREL TYPE HINGE.



TRASH AND GENERATOR ENCLOSURE DETAIL

SCALE N.T.S.





D851

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

REVISIONS:

Nº	DATE	DESCRIPTION

AUTHORIZATION OF CERTIFICATE OF AUTHORIZATION NO. 442 OZARK CIVIL ENGINEERING, INC. STATE OF ARKANSAS

Ozark Civil Engineering Inc.
3214 N.W. AVIGNON WAY, SUITE 4
BENTONVILLE, AR 72712
479.464.8850 | OFFICE

SITE DETAILS

LARGE SCALE DEVELOPMENT PLANS
PLAZA SURGERY CENTER
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DRAWN BY: JON

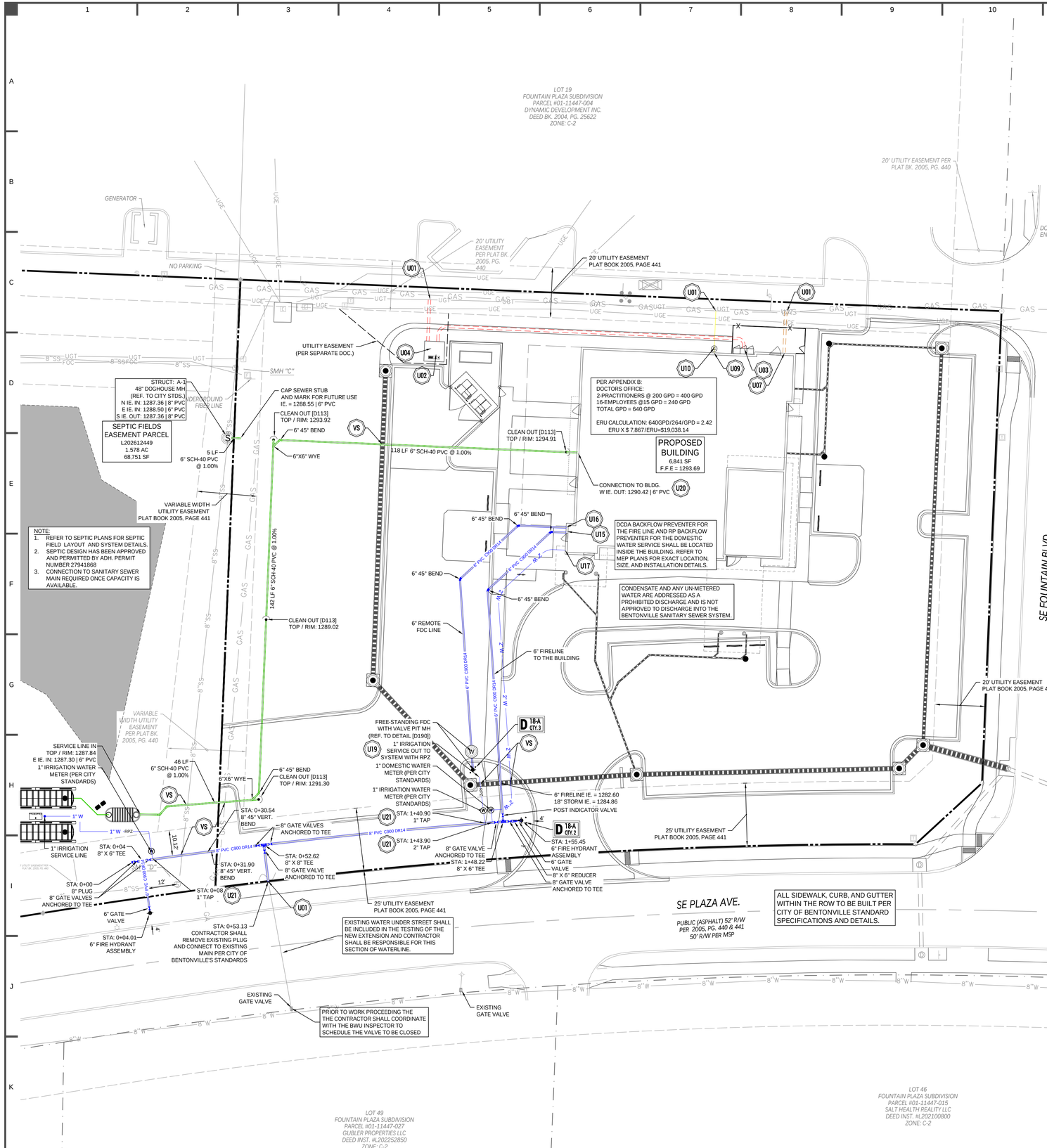
JOB Nº 25-1450

DRAWING ISSUE

PERMITTING 06/25/2026

SHEET Nº

C2.6



GENERAL NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE CITY CONSTRUCTION DIVISION TO SCHEDULE A PRE-CONSTRUCTION MEETING AT LEAST 48 HOURS PRIOR TO STARTING ANY WORK ON THIS PROJECT. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS.
2. ALL PROPOSED UTILITIES SHALL HAVE A BURY DEPTH OF COVER OVER TOP OF THE PIPE AT LEAST 6" (INCHES) BELOW LEVEL OF MAXIMUM FROST PENETRATION, OR AS REQUIRED BY REGULATORY AUTHORITY HAVING JURISDICTION, WHICHEVER IS DEEPER. IF PIPE IS INSTALLED IN AN EXCAVATED "CUT" SECTION PRIOR TO COMPLETION OF GRADING OPERATIONS, PIPE SHALL BE INSTALLED SO THAT MINIMUM REQUIRED COVER WILL EXIST UPON COMPLETION OF GRADING OPERATIONS.
3. FOR PROPOSED UTILITIES INSTALLATION SHALL BE COORDINATED AND APPROVED BY THE REGULATORY AUTHORITY HAVING JURISDICTION.
4. THE EXISTING UTILITIES OBSTRUCTIONS AND STRUCTURES SHOWN ON THE SE PLANS ARE FROM THE BEST AVAILABLE RECORDS. THE CONTRACTOR SHALL CALL THE STATE ONE-CALL SYSTEM OR DESIGNATED UTILITY COMPANY PRIOR TO CONSTRUCTION AND ALL EXISTING UTILITIES, OBSTRUCTIONS AND STRUCTURES SHALL BE LOCATED AND FIELD VERIFIED AT NO ADDITIONAL COST BY THE CONTRACTOR TO THEIR SATISFACTION PRIOR TO CONSTRUCTION OF THE PROPOSED UTILITIES AND STRUCTURES. NECESSARY PRECAUTIONS SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT EXISTING SERVICES AND MAINS, AND ANY DAMAGE TO THEM SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTORS EXPENSE.
5. CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.
6. IT SHALL BE DISTINCTLY UNDERSTOOD THAT FAILURE TO SPECIFICALLY MENTION WORK WHICH IS REQUIRED TO COMPLETE THE PROJECT SHALL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY TO PERFORM SUCH WORK.
7. ALL ELECTRIC, TELEPHONE AND GAS EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY'S SPECIFICATIONS AND ALL UTILITY DISCONNECTION'S SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.
8. CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED BY THE ENGINEER FROM THE APPROPRIATE REGULATORY AUTHORITY AND CONTRACTOR HAS BEEN NOTIFIED BY THE ENGINEER.
9. PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OF THE DRY UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM OZARK CIVIL ENGINEERING, INC. AND THE DEVELOPER AND/OR OWNER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION. OZARK CIVIL ENGINEERING, INC. AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION.
12. FIRE HYDRANT AND ASSEMBLY SHALL BE INSTALLED IN ACCORDANCE WITH THE REGULATORY AUTHORITY HAVING JURISDICTION OVER THE WATER SYSTEM. (REFER TO DETAIL SHEETS).
13. ALL FIRE HYDRANTS SHALL BE PROVIDED WITH AN APPROVED GATE VALVE A MAXIMUM OF 5'-0" FROM HYDRANT OR PER THE REQUIREMENTS OF THE REGULATORY AUTHORITY HAVING JURISDICTION.
14. ALL WATER MAINS SHALL BE HYDROSTATICALLY TESTED AND DISINFECTED BEFORE ACCEPTANCE PER THE REQUIREMENTS OF THE REGULATORY AUTHORITY HAVING JURISDICTION.
15. THE MINIMUM HORIZONTAL SEPARATION BETWEEN THE CLOSEST TWO POINTS OF THE WATER AND SEWER LINE IS 10' (FEET). THE MINIMUM VERTICAL SEPARATION BETWEEN THE CLOSEST TWO POINTS OF THE WATER AND SEWER LINE IS 18" (INCHES).
16. ALL WATER AND SANITARY LEADS TO BUILDING SHALL END 5' (FEET) OUTSIDE THE BUILDING LIMITS AS SHOWN ON PLAN AND SHALL BE PROVIDED WITH A TEMPORARY PLUG AT END. (UNLESS OTHERWISE SPECIFIED).
17. ALL WATER AND SEWER LINE PIPE BEDDING SHALL BE INSTALLED PER PER THE REQUIREMENTS OF THE REGULATORY AUTHORITY HAVING JURISDICTION. (REFER TO DETAIL SHEETS).
18. UNLESS OTHERWISE SPECIFIED OR REQUIRED BY THE REGULATORY AUTHORITY HAVING JURISDICTION, WHICHEVER IS MORE STRINGENT:
    a. ALL MATERIAL USED FOR SEWERS 8" AND LARGER SHALL BE AT A MINIMUM SDR 26 PVC
    b. ALL MATERIAL USED FOR SEWER SERVICE LINES SHALL BE SCHEDULE 40 PVC
20. FOR MANHOLES LOCATED WITHIN PAVED AREAS CONTRACTOR SHALL MATCH TOP OF PROPOSED SANITARY SEWER MANHOLE TO PROPOSED GRADES. IF A DISCREPANCY OCCURS BETWEEN PROPOSED GRADES AND PROPOSED STRUCTURE TOPS, THE GRADING SHALL GOVERN. IF THE DISCREPANCY IS MORE THAN 4 INCHES, THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD.
21. IF SANITARY SEWER MANHOLE IS LOCATED IN A GRASS AREA OR SLOPE, CONTRACTOR SHALL CONSTRUCT MANHOLE TOP TO AN ELEVATION 6 INCHES HIGHER THAN THE PROPOSED GRADES. IF THIS CANNOT BE ACHIEVED THEN CONTRACTOR SHALL USE A WATERTIGHT MANHOLE RIM AND COVER THAT MEETS OR EXCEEDS THE OWNER'S/DEVELOPER'S STANDARD SITE SPECIFICATIONS.
22. ALL UTILITIES, INCLUDING STORM SEWER, SHOWN WITHIN PUBLIC EASEMENTS OR RIGHT OF WAYS SHALL BE CONSTRUCTED TO THE GOVERNING AGENCY'S SPECIFICATIONS. ALL OTHER UTILITIES SHALL BE CONSTRUCTED TO THE CLIENT'S SPECIFICATIONS, THE REQUIREMENTS OF THE REGULATORY AUTHORITY HAVING JURISDICTION, OR FOLLOW THE "10 STATE STANDARDS RECOMMENDED STANDARDS FOR WASTEWATER FACILITIES, CURRENT EDITION" WHICHEVER IS MORE STRINGENT. IF THERE IS A QUESTION AS TO WHICH SPECIFICATIONS SHOULD APPLY THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD.
23. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES ON ADJUSTING EXISTING UTILITY LINE AS REQUIRED BY CUT AND FILL AT NO ADDITIONAL COST TO THE OWNER.
24. CONTRACTOR SHALL NOTIFY ENGINEER OF RECORD AND ARCHITECT SHOULD ANY LIGHT POLE OR SIGN FOUNDATIONS CONFLICT WITH ANY UTILITY AND / OR STORM SEWER SYSTEM.
25. GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR ALL TAP AND TIE ON FEES REQUIRED, AS WELL AS COST OF UNDERGROUND SERVICE CONNECTIONS TO THE BUILDING.
26. ELECTRICAL SERVICE TO PAD MOUNTED TRANSFORMER SHALL BE RUN UNDERGROUND, FROM ROAD RIGHT-OF-WAY TO TRANSFORMER LOCATION. ASSOCIATED COST SHALL BE COVERED BY GENERAL CONTRACTOR. (UNLESS OTHERWISE SPECIFIED).
27. UTILITY CONTRACTOR SHALL FURNISH TELEPHONE CONDUIT(S) AS SHOWN ON PLAN. VERIFY LOCATION OF TIE-IN AT TELEPHONE COMPANIES SERVICE LINE. PROVIDE NYLON PULL CORD INSIDE CONDUIT.
28. ALL DIMENSIONS, UNLESS OTHERWISE NOTED, ARE MEASURED TO THE CENTERLINE OF PIPE OR FITTING, FACE OF CURB, THE EDGE OF PAVEMENT, THE EDGE OF SIDEWALK THE FACE/CORNER OF THE BUILDING(S) .
29. REFER TO PLUMBING SHEETS FOR EXACT LOCATION OF SEWER, DOMESTIC AND IRRIGATION CONNECTIONS.
30. ALL TRENCHING, PIPE LAYING, AND BACK FILLING PROCEDURES SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATIONS.
31. GENERAL CONTRACTOR SHALL HAVE APPROVAL OF ALL REGULATORY AGENCIES HAVING JURISDICTION OVER THE SYSTEM PRIOR TO INSTALLATION.
32. ALL WORK DONE WITHIN A PUBLIC RIGHT OF WAY OR OTHERWISE NOTED ON THE THESE PLANS SHALL BE CONSTRUCTED TO THE GOVERNING AGENCY'S SPECIFICATIONS. IF ANY WORK DONE IS NOT PROTOTYPICAL OR CONSTRUCTION CANNOT BE ACHIEVED CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO OZARK CIVIL ENGINEERING, INC. FOR REVIEW AND APPROVAL.
33. ALL WORK DONE ON-SITE SHALL BE CONSTRUCTED TO THE CLIENT'S SPECIFICATION OR REQUIREMENTS OF THE REGULATORY AUTHORITY HAVING JURISDICTION, WHICHEVER IS MORE STRINGENT. IF THERE IS A QUESTION AS TO WHICH SPECIFICATIONS SHOULD APPLY THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD.
34. ALL WATER AND SEWER WORK SHALL CONFORM TO BWU 2024 SPECIFICATIONS

CITY OF BENTONVILLE SITE NOTES:

1. ALL PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT AND MUST BE LOCATED OUTSIDE OF UTILITY EASEMENTS.
2. SITE IS IN THE OUTER SAFETY ZONE, ZONE 3, OF THE XNA AIRPORT OVERLAY DISTRICT. ALL REQUIREMENTS OF THIS ZONING ARE BEING MET.
3. FOR ALL RIGHTS-OF-WAY OPEN TO VEHICULAR TRAFFIC, CONTRACTOR SHALL PROVIDE PEDESTRIAN AND BICYCLE ACCESSIBLE ROUTE DURING ALL PHASES OF CONSTRUCTION. LIMITED CLOSURES OF 24 HOURS OR LESS MAY BE APPROVED BY THE CITY ENGINEER.
4. BIKE RACK SHALL MEET THE TRAILBLAZERS MODEL BICYCLE PARKING REQUIREMENTS FOR THE NWA URBAN AREA SPECIFICATIONS AND INSTALL REQUIREMENTS.
5. BIKE RACK WILL BE A DERO SWERVE STYLE OR APPROVED EQUAL. REFERENCE APBP MANUAL FOR DESIGN REQUIREMENTS.
6. PROPOSED BENCH WILL BE A MINIMUM OF 6 FEET IN LENGTH AND BE VICTOR STANLEY "CLASSIC" (MODEL # C-10) OR APPROVED EQUAL
7. ALL PROPOSED FENCING NOT SHOWN ON THE SITE PLAN WILL REQUIRE A SEPARATE PERMIT.
8. ALL EXTERIOR LIGHTING MUST BE FULLY SHIELDED AND DOWN LIT OR B-U-G AND HAVE A U RATING OF 0.
9. ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) WILL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING.
10. NO STRUCTURES, TREES, OR SHRUBS BETWEEN 30" AND 60" WITHIN THE SHADED SIGHT TRIANGLES.



20 10 0 10 20 40 60

GRAPHIC SCALE IN FEET | 1in = 20ft

PROPOSED FEATURES | REFER TO SURVEY FOR EXISTING FEATURES

- PROPERTY LINE
- SUBDIVISION / OUTPARCEL PROPERTY LINE
- LEASED AREA LINE
- EDGE OF ASPHALT
- EDGE OF GRAVEL
- CONCRETE CURB AND GUTTER | REFER TO SITE PLAN FOR TYPE AND SIZE
- FENCING | REFER TO SITE PLAN FOR TYPE AND SIZE
- STORM SEWER | REFER TO DRAINAGE PLAN FOR TYPE AND SIZE
- XX LF TYPE @ XX% — SEWER LINES | REFER TO PLAN FOR TYPE AND SIZE
- XX" WTR — WATERLINES | REFER TO PLAN FOR TYPE AND SIZE
- UGE — UNDERGROUND ELECTRIC SERVICE
- OHE — OVERHEAD ELECTRIC SERVICE
- UGT — UNDERGROUND TELEPHONE SERVICE
- OHT — OVERHEAD TELEPHONE SERVICE
- FO — FIBER OPTIC CABLE SERVICE
- GAS — GAS SERVICE
- DRAINAGE STRUCTURES | REFER TO DRAINAGE PLAN FOR TYPE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEAN OUT
- UTILITY POLE
- FIRE HYDRANT | REFER TO PLAN FOR BOLLARD COUNT
- WATER LINE TEE, BEND, VALVE, AND PLUG
- SITE LIGHTING | REFER TO ELECTRICAL PLAN FOR TYPE, SIZE & DETAILS

NOTE LIST | Items labeled by the following symbols are shown on this sheet.

NOTE DESIGNATOR: X00

- VS — MAINTAIN A MINIMUM VERTICAL SEPARATION:
  WATER AND SEWER LINES 24" (INCHES)
  ALL OTHER UTILITIES 18" (INCHES)
- U01 — POINT OF CONNECTION. FIELD VERIFY DEPTH AND LOCATION AND CONNECT PER LOCAL CODES
- U02 — TRANSFORMER PAD. COORDINATE INSTALLATION AND EXACT LOCATION WITH LOCAL UTILITY PROVIDER. CONTRACTOR SHALL INSTALL PAD, TRANSFORMER TO BE INSTALLED BY BUED @ OWNERS EXPENSE
- U03 — ELECTRIC SERVICE ENTRY TO BUILDING:
  REFER TO MEP PLANS FOR EXACT LOCATION.
  COORDINATE INSTALLATION, ROUTING AND CONNECTION WITH THE LOCAL UTILITY PROVIDER.
- U04 — ELECTRIC METER, COORDINATE INSTALLATION AND EXACT LOCATION WITH LOCAL UTILITY PROVIDER.
- U07 — TELECOMMUNICATIONS SERVICE ENTRY TO BUILDING:
  REFER TO MEP PLANS FOR EXACT LOCATION.
  COORDINATE INSTALLATION, ROUTING AND CONNECTION WITH THE LOCAL UTILITY PROVIDER.
- U08 — PVC SCHEDULE 40 CONDUITS, SEE PLAN FOR QUANTITY & SIZE
- U09 — NATURAL GAS SERVICE ENTRY TO BUILDING:
  REFER TO MEP PLANS FOR EXACT LOCATION.
  COORDINATE INSTALLATION, ROUTING AND CONNECTION WITH THE LOCAL UTILITY PROVIDER.
- U10 — NATURAL GAS METER, COORDINATE INSTALLATION WITH THE LOCAL UTILITY PROVIDER. INSTALL BOLLARD PROTECTION AS NECESSARY NEAR TRAFFIC CIRCULATION OR PARKING AREAS.
- U15 — FIRE LINE SERVICE ENTRY TO BUILDING:
  SEE PLAN FOR SIZE AND TYPE
  REF. TO MEP PLANS FOR EXACT LOCATION
- U16 — FIRE DEPARTMENT CONNECTION ENTRY TO BUILDING:
  SEE PLAN FOR SIZE AND TYPE
  REF. TO MEP PLANS FOR EXACT LOCATION
- U17 — DOMESTIC WATER SERVICE ENTRY TO BUILDING, REFER TO MEP PLANS FOR EXACT LOCATION.
  INSTALL WITH A MINIMUM OF 4' COVER
- U19 — IRRIGATION LINE OUT, REF. TO IRRIGATION PLAN
- U20 — SEWER SERVICE CONNECTION TO THE BUILDING:
  REFER TO MEP PLANS FOR EXACT LOCATION & INVERT ELEV.
  SEE PLAN FOR SIZE, TYPE.
- U21 — CONTRACTOR SHALL INSTALL THE FULL EXTENTS OF THIS SET, SERVICE LINE, SETTER AS WELL AS THE TAP.

DETAIL LIST | Items labeled by the following symbols are shown on this sheet and referenced on detail sheets, which are included as part of this set of plans.

DETAIL DESIGNATOR: D 000-X TYPICAL — DETAIL INFO

- D18-A — BOLLARD DETAIL
- D113 — CLEAN OUT DETAIL
- D190 — FREE-STANDING FIRE DEPARTMENT CONNECTION

Know what's below. Call before you dig.

REVISIONS:

Nº	DATE	DESCRIPTION

STATE OF ARKANSAS — REGISTERED PROFESSIONAL ENGINEER — JON A. BUTLER — 06/25/2026

OZARK CIVIL ENGINEERING, INC. — CERTIFICATE OF AUTHORIZATION — NO. 442

Ozark Civil Engineering Inc.
4200 S. 48TH STREET
SUITE 30, PMB#374
ROGERS, AR 72758

UTILITY PLAN

LARGE SCALE DEVELOPMENT PLANS
PLAZA SURGERY CENTER
701 SE PLAZA AVENUE
BENTONVILLE, ARKANSAS

DRAWN BY: JON
JOB Nº 25-1450
DRAWING ISSUE
PERMITTING 06/25/2026
SHEET Nº

C6.0

UTILITY NOTES FOR CONTRACTOR

1. CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITH 5' OF EXISTING OR PROPOSED POWER POLES.
2. BEUD DESIGN LAYOUT DRAWING TAKE PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE PLAN OR UTILITY PLAN.
3. 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.

CITY OF BENTONVILLE REQUIREMENTS

EXISTING ZONING = C-2
TOTAL SITE AREA = 67,360 S.F. (±1.55 ACRES)
INTERIOR GREEN SPACE REQUIRED - 10% OF TOTAL SITE = 6,736 S.F.
TOTAL INTERIOR GREEN SPACE PROVIDED = 7,095 S.F. = 10.53% OF SITE

STREET TREE REQUIREMENTS
1 STREET TREE/20 L.F. OF STREET FRONTAGE
467 L.F. STREET FRONTAGE = 23 STREET TREES
STREET TREES PROVIDED = 23 STREET TREES

PERIMETER LANDSCAPE REQUIREMENTS
7' PERIMETER LANDSCAPE STRIP REQUIRED
1 TREE/50 L.F. OF PERIMETER (EXCLUDING STREET FRONTAGE)
329 L.F. PERIMETER (EXCLUDING STREET FRONTAGE)
=7 TREES
PERIMETER TREES PROVIDED = 7 TREES

PERIMETER TREES DENOTED ON PLAN WITH "T"
STREET TREES DENOTED ON PLAN WITH "S"
PARKING LOT TREES DENOTED ON PLAN WITH "P"

CITY OF BENTONVILLE SITE NOTES:

1. ALL PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
2. SITE IS IN THE OUTER SAFETY ZONE. ZONE 3, OF THE XNA AIRPORT OVERLAY DISTRICT. ALL REQUIREMENTS OF THIS ZONING ARE BEING MET.
3. FOR ALL RIGHTS-OF-WAY OPEN TO VEHICULAR TRAFFIC, CONTRACTOR SHALL PROVIDE PEDESTRIAN AND BICYCLE ACCESSIBLE ROUTE DURING ALL PHASES OF CONSTRUCTION. LIMITED CLOSURES OF 24 HOURS OR LESS MAY BE APPROVED BY THE CITY ENGINEER.
4. BIKE RACK SHALL MEET THE TRAILBLAZERS MODEL BICYCLE PARKING REQUIREMENTS FOR THE NWA URBAN AREA SPECIFICATIONS AND INSTALL REQUIREMENTS.
5. BIKE RACK WILL BE A DERO SWERVE STYLE OR APPROVED EQUAL. REFERENCE APBP MANUAL FOR DESIGN REQUIREMENTS.
6. PROPOSED BENCH WILL BE A MINIMUM OF 6 FEET IN LENGTH AND BE VICTOR STANLEY "CLASSIC" (MODEL # C-10) OR APPROVED EQUAL.
7. ALL PROPOSED FENCING NOT SHOWN ON THE SITE PLAN WILL REQUIRE A SEPARATE PERMIT.
8. ALL EXTERIOR LIGHTING MUST BE FULLY SHIELDED AND DOWN LIT OR B-U-G AND HAVE A U RATING OF 0.
9. ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) WILL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING.
10. NO STRUCTURES, TREES, OR SHRUBS BETWEEN 30" AND 60" WITHIN THE SHADED SIGHT TRIANGLES.

CITY OF BENTONVILLE LSCP NOTES

1. WHERE POTENTIAL UTILITY CONFLICTS WITH LANDSCAPING, UTILITY LOCATIONS SHALL BE FIELD VERIFIED.
2. ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL PUBLIC UTILITIES.
3. AREAS OF EXISTING MULCH DISTURBED BY PROPOSED PLANTINGS SHALL REPLACED WITH NEW MULCH PER CITY STANDARDS.
4. ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED.
5. TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR ALL TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
6. 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.
7. LIVING MATERIALS. SUCH AS LAWN, GRASS OR HERBACEOUS GROUNDCOVERS LIKE JUNIPER OR LIRIOPE, ETC., SHALL COVER A MINIMUM OF EIGHTY PERCENT (80%) OF THE PLANTING ISLANDS. ONE HUNDRED PERCENT (100%) OF LIVING MATERIALS IS STRONGLY ENCOURAGED.
8. WILL PROVIDE INTERIOR PARKING GREENSPACE REQUIREMENT 8% OF IMPERVIOUS MATERIAL, AND AT LEAST 80% WILL BE LIVING MATERIAL FOR PARKING ISLANDS.
9. ALL TREES PLANTED IN THE PUBLIC RIGHT-OF-WAY SHALL BE 4" CALIBER AND THE LOWEST LIMB SHALL BE 96" OR HIGHER FROM FINAL GRADE AT TIME OF PLANTING.
10. ANY EXISTING TREES REMOVED OR REPLACED MUST HAVE THE EXISTING STUMP REMOVED OR GROUND DOWN TO GRADE.

N NW NE W E SW SE S

20 10 0 10 20 40 60
GRAPHIC SCALE IN FEET | 1in = 20ft

PROPOSED FEATURES | REFER TO SURVEY FOR EXISTING FEATURES

GENERAL FEATURES
- PROPERTY LINE
- SUBDIVISION / OUTPARCEL PROPERTY LINE
- EDGE OF ASPHALT
- EDGE OF GRAVEL
- CONCRETE CURB AND GUTTER | REFER TO SITE PLAN FOR TYPE AND SIZE
- FENCING | REFER TO SITE PLAN FOR TYPE AND SIZE
- STORM SEWER | REFER TO DRAINAGE PLAN FOR TYPE AND SIZE
- SEWER LINES | REFER TO UTILITY PLAN FOR TYPE AND SIZE
- WATERLINES | REFER TO UTILITY PLAN FOR TYPE AND SIZE
- UNDERGROUND ELECTRIC SERVICE
- OVERHEAD ELECTRIC SERVICE
- UNDERGROUND TELEPHONE SERVICE
- OVERHEAD TELEPHONE SERVICE
- FIBER OPTIC CABLE SERVICE
- GAS SERVICE
- RIP RAP | REFER TO EROSION CONTROL PLANS FOR TYPE AND SIZE
- DRAINAGE STRUCTURES | REFER TO DRAINAGE PLAN FOR TYPE
- UTILITY STRUCTURES | REFER TO UTILITY PLAN FOR TYPE
- WATER LINE TEE, BEND, VALVE, AND PLUG
- SITE LIGHTING | REFER TO ELECTRICAL PLAN FOR TYPE, SIZE & DETAILS

LANDSCAPING FEATURES
- STEEL EDGING
- LANDSCAPE BUFFER AREA
- NATIVE, DROUGHT TOLERANT, SEEDED TURF AREA.
- NATIVE, DROUGHT TOLERANT, SODDED TURF AREA.
- AREAS TO BE MULCHED WITH 4" (INCH) TO 6" (INCH) ROUNDED RIVER BED GRAVEL MULCH AT 8" MIN. DEPTH. OVER A 10 MIL WEED MAT EQUAL TO "WEEDBLOCK" FABRIC BY "EASY GARDENER" OR DEWITT WEED BARRIER.
- STABILIZED SLOPES | REFER TO EROSION CONTROL PLANS FOR TYPE

GENERAL NOTES

1. THE CONTRACTOR SHALL FOLLOW ALL LOCAL CODES THAT PERTAIN TO LANDSCAPE INSTALLATION, AND SHALL NOTIFY THE LANDSCAPE ARCHITECT (LA) OR DESIGNATED REPRESENTATIVE (DR) REGARDING ANY DISCREPANCIES BETWEEN LOCAL CODES, PLANS, AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL NOTIFY (LA) OR (DR) OF ANY LAYOUT DISCREPANCIES PRIOR TO ANY PLANTING.
3. THE CONTRACTOR SHALL VERIFY DEPTHS AND LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES, UNDERGROUND UTILITIES AND SITE LIGHTING CONDUITS WITHIN THE PROJECT SITE BEFORE LANDSCAPE CONSTRUCTION BEGINS.
4. THE CONTRACTOR SHALL KEEP THE PREMISES FREE FROM RUBBISH AND ALL DEBRIS ASSOCIATED WITH THE WORK AT ALL TIMES. ALL UNUSED MATERIALS AND DEBRIS SHALL BE REMOVED FROM THE SITE.
5. THE CONTRACTOR SHALL BE REQUIRED TO PERFORM A WATER PERMEABILITY TEST TO DETERMINE SOIL QUALITY. TEST IS PERFORMED BY DIGGING A SHARP SHOOTER SPADE 18" (INCHES) INTO THE GROUND. FILL THE HOLE WITH WATER. RETURN TO THE TEST SITE AFTER 18 HOURS TO VISUALLY CONFIRM IF THE HOLE STILL RETAINS WATER. IF THE HOLE RETAINS WATER, THE SOIL IS DETERMINED TO BE TO POOR FOR PLANTING CONDITIONS. TO REMEDY POOR SOIL CONDITIONS, THE CONTRACTOR SHALL BE REQUIRED TO OVER EXCAVATE THE SOIL TO THE DEPTH OF THE ROOT BALL AND REPLACE THE SOIL WITH QUALITY PLANTING SOIL AS SPECIFIED ON THE PLANS PRIOR TO PLANTING TREES OR SHRUBS.
6. ALL LANDSCAPE MATERIALS TO BE WATERED BY CONTRACTOR UNTIL ESTABLISHED.
7. PLANT MATERIAL:
   a. SHALL BE INSTALLED BY THE CONTRACTOR PER DETAILS (REFER TO DETAIL SHEETS) AND CLIENTS SPECIFICATION OR REQUIREMENTS OF THE REGULATORY AUTHORITY HAVING JURISDICTION WHICHEVER IS MORE STRINGENT.
   b. THE CONTRACTOR ACCEPTS ALL LIABILITY FOR THE INSTALLATION LANDSCAPING DEPICTED ON THESE PLANS AND SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR AFTER SUBSTANTIAL COMPLETION LETTER IS ISSUED AND/OR ACCEPTANCE OF FINISHED JOB. ALL DEAD OR DAMAGED PLANT MATERIAL SHALL BE REPLACED ONE TIME WHEN DISCOVERED AT THE CONTRACTOR'S EXPENSE.
   c. QUALITY SHALL COMPLY TO THE HIGHEST STANDARDS IN THE NURSERY INDUSTRY. GRASS SOD AND PLANTS SHALL BE REASONABLY CLEAN AND FREE OF WEEDS, PESTS, DISEASES.
   d. SHALL NOT BE PLANTED IN FROZEN GROUND.
8. ANY EXISTING TREES DESIGNATED TO BE SAVED MUST BE PRESERVED DURING CONSTRUCTION.
9. ALL PLANTING BEDS AND TREE PLANTING PITS TO BE FILLED WITH A MIXTURE OF 30% COMPOST (COW, MUSHROOM OR COTTON BUR) 20% PEAT MOSS AND 50% TOPSOIL BY VOLUME. ALSO, MIX IN 1LB 10-20-10 SLOW RELEASE PLANT FERTILIZER PER 10 SQ FT. OR AS RECOMMENDED BY THE SOIL ANALYSIS.
10. STAKES FOR TREE SUPPORT SHALL BE STEEL "T" BAR FENCE POST, 6' LONG, PAINTED DARK GREEN WITH TOP 6" PAINTED WHITE. TREE TIE SYSTEMS SHALL BE EASILY ADJUSTABLE, STRONG IN ALL WEATHER, AND EASILY ATTACHED AND REMOVED. HOSE AND WIRE ARE NOT ACCEPTABLE FOR STAKED TREES. TREE TIE SYSTEMS SHALL BE 20" DEWITT (BLACK) TREE STRAP/SLING TSL-BX (60 PER CASE) OR APPROVED EQUAL NO PLASTIC TIES ALLOWED. WIRE: 14 GAUGE ELECT. FENCE WIRE.
11. WHERE SPECIFIED PLANTING BEDS AS DESIGNATED ON THESE PLANS SHALL BE BORDERED BY 4" x 4" PAINTED BROWN STEEL EDGING AND RYERSON OR APPROVED EQUAL WITH INTEGRATED STAKES THROUGH SLOTS IN THE EDGING. (REFER TO DETAIL SHEETS FOR ACCEPTED EDGING MATERIAL).
12. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION, EXCEPT THOSE OCCUPIED BY BUILDINGS, STRUCTURES, OR PAVING SHALL BE GRADED SMOOTH AND 4" (INCHES) OF TOPSOIL APPLIED. (REFER TO THE EROSION CONTROL DETAIL SHEET(S) FOR TOPSOIL AND SEEDING SPECIFICATIONS).
13. CONTRACTOR SHALL FERTILIZE ALL PLANTS AT THE TIME OF PLANTING WITH 10-10-10 TIME RELEASE FERTILIZER.
14. LANDSCAPE CONTRACTOR SHALL OBTAIN AN ORIGINAL PRINT OF THIS PLAN TO ENSURE THAT ALL LINE WEIGHTS, LINE TYPES AND SHADED COLORS ARE COMPLETELY LEGIBLE AS ORIGINALLY PRINTED.

PLANT SCHEDULE

SYM.	KEY	QTY	COMMON NAME / *Botanical Name*	ROOT BALL	SIZE	SPACING / NOTES
	PY	7	YOSHINO CHERRY *Prunus yedoensis*	B&B	2.5" CAL MIN 8' TALL	AS SHOWN
	GB	5	AUTUMN GOLD GINKO *Ginko biloba 'Autumn Gold'*	B&B	2.5" CAL MIN 8' TALL	AS SHOWN
	PT	7	LOBLOLLY PINE *Pinus taeda*	B&B	2.5" CAL MIN 8' TALL	AS SHOWN
	CC	7	OKLAHOMA REDBUD *Cercis canadensis*	B&B	2.5" CAL MIN 8' TALL	AS SHOWN
	NS	6	BLACK GUM *Nyssa sylvatica*	B&B	2.5" CAL MIN 8' TALL	AS SHOWN
	TD	12	BALD CYPRESS *Taxodium distichum*	B&B	2.5" CAL MIN 8' TALL	AS SHOWN
	QS	4	SHUMARD OAK *Quercus shumardii*	B&B	2.5" CAL MIN 8' TALL	AS SHOWN
	PO	27	FIRESIDE NINEBARK *Physocarpus opulifolius*	CONT	5 GA	AS SHOWN
	NT	139	MEXICAN FEATHER GRASS *Nassella tenuissima*	CONT	1 GA	AS SHOWN
	CA	138	KARL FOERSTER GRASS *Calamagrostis acutiflora*	CONT	3 GA	AS SHOWN

NOTES:
STREET TREES ARE DENOTED WITH AN 'S' ON THE PLAN
PERIMETER TREES DENOTED ON PLAN WITH A 'T' ON THE PLAN
PARKING LOT TREES DENOTED ON PLAN WITH 'P' ON THE PLAN

ABBREVIATIONS:
H: HEIGHT, CP: CALIPER
CONT: CONTAINER, MT: MULTI-TRUNK
B&B: BALLED BURLAPPED ROOT BALL
O.C.: INDICATES APPROXIMATE SPACING, SHALL BE CONSIDERED GENERAL GUIDELINE ONLY AND MAY BE MODIFIED TO SUIT ON-SITE CONDITIONS

LOT 49
FOUNTAIN PLAZA SUBDIVISION
PARCEL #01-11447-027
GUBLER PROPERTIES LLC
DEED INST. #L202252850
ZONE: C-2

LOT 46
FOUNTAIN PLAZA SUBDIVISION
PARCEL #01-11447-015
SALT HEALTH REALITY LLC
DEED INST. #L202100800
ZONE: C-2

Know what's below. Call before you dig.

REVISIONS:

Nº	DATE	DESCRIPTION

Registered Landscape Architect — OS-18-2026

Certificate of Authorization — Ozark Civil Engineering, Inc. — No. 442

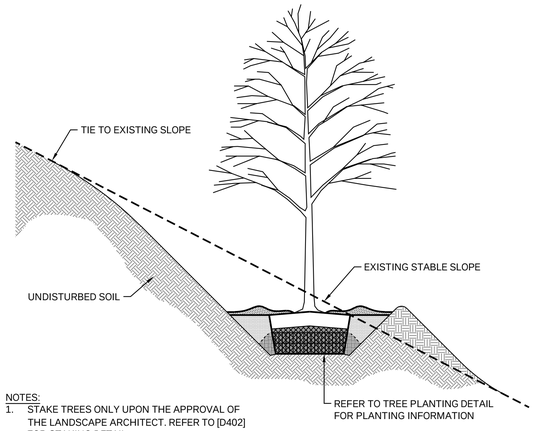
Ozark Civil Engineering Inc.
4200 S. 48TH STREET
SUITE 30, PMB#374
ROGERS, AR 72758

LANDSCAPE PLAN

LARGE SCALE DEVELOPMENT PLANS
CAMBER PROPERTY HOLDINGS
701 SE PLAZA AVENUE
BENTONVILLE, ARKANSAS

DRAWN BY: JON
JOB Nº 25-1450
DRAWING ISSUE
PERMITTING 05/17/2026
SHEET Nº

L1.0

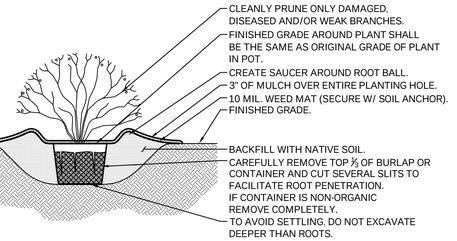


NOTES:
1. STAKE TREES ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT. REFER TO [D402] FOR STAKING DETAIL
2. EXCAVATED SLOPES SHALL NOT EXCEED MAXIMUM ALLOWABLE SLOPE PER SITE CONSTRUCTION PLANS.

TREE PLANTING ON SLOPE DETAIL

SCALE N.T.S.

D401

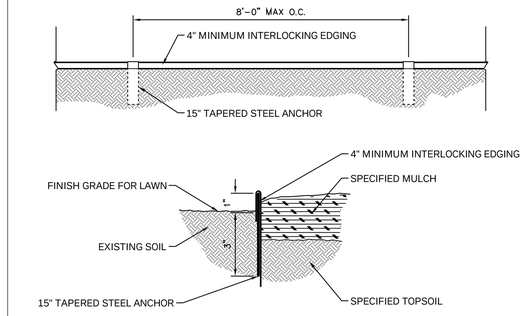


NOTES:
1. SETTLE PLANT BY FILLING PLANTING PIT WITH WATER USING HOSE OR BUCKET.
2. WATER THOROUGHLY AFTER INSTALLATION.
3. FOR PLANTING BED INSTALLATION, EXCAVATE ENTIRE SHRUB BED AS SHOWN ON PROJECT DRAWINGS.

SHRUB PLANTING DETAIL

SCALE N.T.S.

D404

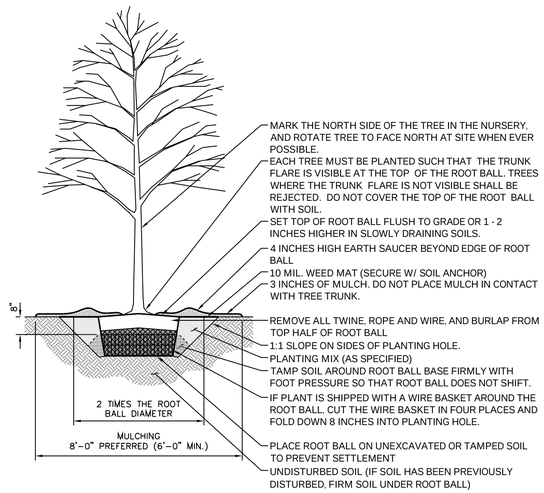


NOTES:
1. STEEL OR ALUMINUM SHALL BE THE ONLY ACCEPTABLE MATERIALS USED FOR LANDSCAPE EDGING UNLESS OTHERWISE NOTED.
2. EDGING SHALL BE 3/16" WIDE BY 4" DEEP FOR ALL TYPES
3. STAKES SHALL BE TAPERED STEEL, MINIMUM OF 15" FOR STEEL EDGING OR ALUMINUM, ASTM B 221 (ASTM B 221M), ALLOY 6061-T6 18" WIDE BY 12" LONG FOR ALUMINUM EDGING.
4. FINISH SHALL BE STANDARD MANUFACTURERS PAINT, POWDER COAT, NATURAL FINISH OR AS INDICATED ON DRAWING.

EDGING DETAIL

SCALE N.T.S.

D407

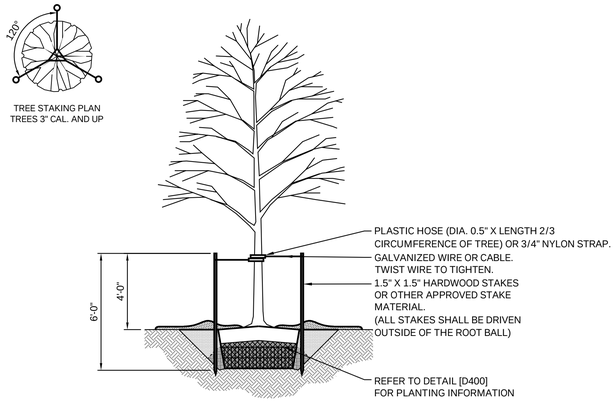


NOTES:
1. DO NOT HEAVILY PRUNE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
2. STAKE TREES ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT. REFER TO [D402] FOR STAKING DETAIL.
3. WRAP TREE TRUNKS ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT. SEE WRAPPING DETAIL.
4. BACKFILL WITH EXISTING SOIL IN SANDY LOAM SOILS. ADD 20% MAX. BY VOLUME COMPOSTED ORGANIC MATERIAL TO THE EXISTING SOIL.

TREE PLANTING DETAIL

SCALE N.T.S.

D400



NOTES
1. WIRE OR CABLE SIZES SHALL BE AS FOLLOWS: TREES UP TO 65 MM (2.5 IN.) CALIPER - 14 GAUGE TREES 65 MM (2.5 IN.) TO 75 MM (3 IN.) CALIPER - 12 GAUGE.
2. TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. PLASTIC HOSE SHALL BE LONG ENOUGH TO ACCOMMODATE 35MM (1.5 IN.) OF GROWTH AND BUFFER ALL BRANCHES FROM THE WIRE.
3. TUCK ANY LOOSE ENDS OF THE WIRE OR CABLE INTO THE WIRE WRAP SO THAT NO SHARP WIRE ENDS ARE EXPOSED.
4. ASSURE THAT THE BEARING SURFACE OF THE PROTECTIVE COVERING OF THE WIRE OR CABLE AGAINST THE TREE TRUNK IS A MINIMUM OF 0.5 INCHES.
5. REMOVE ALL STAKING AS SOON AS THE TREE HAS GROWN SUFFICIENT ROOTS TO OVERCOME THE PROBLEM THAT REQUIRED THE TREE TO BE STAKED. STAKES SHALL BE REMOVED NO LATER THE END OF THE FIRST GROWING SEASON AFTER PLANTING BY CONTRACTOR.
6. TREES NORMALLY DO NOT NEED TO BE STAKED AND STAKING CAN BE HARMFUL TO THE TREE. STAKING SHOULD BE DONE ONLY WITH THE APPROVAL OF THE LANDSCAPE ARCHITECT IF IT IS EXPECTED THAT THE TREE WILL NOT BE ABLE TO SUPPORT ITSELF. THE FOLLOWING ARE REASONS WHY TREES DO NOT REMAIN STRAIGHT.
   a. TREES WITH POOR - QUALITY ROOT BALLS OR ROOT BALLS THAT HAVE BEEN CRACKED OR DAMAGED. REJECT RATHER THAN STAKE.
   b. TREES THAT HAVE GROWN TOO CLOSE TOGETHER IN THE NURSERY, RESULTING IN WEAK TRUNKS. REJECT RATHER THAN STAKE.
   c. PLANTING PROCEDURES THAT DO NOT ADEQUATELY TAMP SOILS AROUND THE ROOT BALL. CORRECT THE PLANTING PROCEDURE.
   d. ROOT BALLS PLACED ON SOFT SOIL. TAMP SOILS UNDER ROOT BALL PRIOR TO PLANTING.
   e. ROOT BALLS WITH VERY SANDY SOIL OR VERY WET CLAY SOIL. STAKING ADVISABLE.
   f. TREES LOCATED IN A PLACE OF EXTREMELY WINDY CONDITIONS. STAKING ADVISABLE.

TREE STAKING DETAIL

SCALE N.T.S.

D402

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

REVISIONS:

Nº	DATE	DESCRIPTION

CERTIFICATE OF AUTHORIZATION - STATE OF ARKANSAS - OZARK CIVIL ENGINEERING, INC. - NO. 442

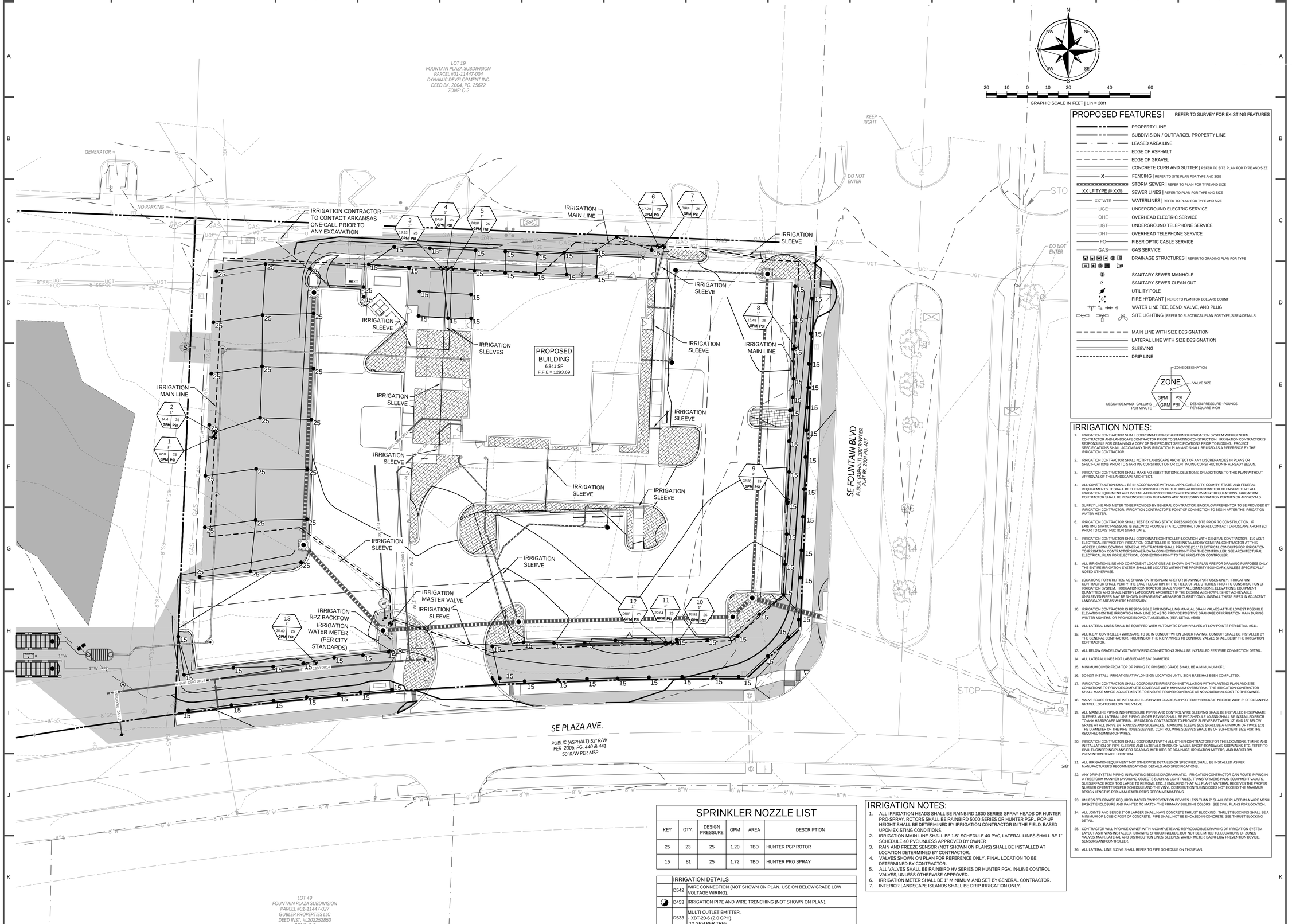
Ozark Civil Engineering Inc.
4200 S. 48TH STREET
SUITE 30, PMB#374
ROGERS, AR 72758

LANDSCAPE DETAILS

LARGE SCALE DEVELOPMENT PLANS
CAMBER PROPERTY HOLDINGS
701 SE PLAZA AVENUE
BENTONVILLE, ARKANSAS

DRAWN BY: JON
JOB Nº 25-1450
DRAWING ISSUE
PERMITTING 05/17/2026
SHEET Nº

L1.1



PROPOSED FEATURES

REFER TO SURVEY FOR EXISTING FEATURES

- PROPERTY LINE
- SUBDIVISION / OUTPARCEL PROPERTY LINE
- LEASED AREA LINE
- EDGE OF ASPHALT
- EDGE OF GRAVEL
- CONCRETE CURB AND GUTTER | REFER TO SITE PLAN FOR TYPE AND SIZE
- FENCING | REFER TO SITE PLAN FOR TYPE AND SIZE
- STORM SEWER | REFER TO PLAN FOR TYPE AND SIZE
- SEWER LINES | REFER TO PLAN FOR TYPE AND SIZE (XX LF TYPE @ XX%)
- WATERLINES | REFER TO PLAN FOR TYPE AND SIZE (XX" WTR)
- UNDERGROUND ELECTRIC SERVICE (UGE)
- OVERHEAD ELECTRIC SERVICE (OHE)
- UNDERGROUND TELEPHONE SERVICE (UGT)
- OVERHEAD TELEPHONE SERVICE (OHT)
- FIBER OPTIC CABLE SERVICE (FO)
- GAS SERVICE (GAS)
- DRAINAGE STRUCTURES | REFER TO GRADING PLAN FOR TYPE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEAN OUT
- UTILITY POLE
- FIRE HYDRANT | REFER TO PLAN FOR BOLLARD COUNT
- WATER LINE TEE, BEND, VALVE, AND PLUG
- SITE LIGHTING | REFER TO ELECTRICAL PLAN FOR TYPE, SIZE & DETAILS
- MAIN LINE WITH SIZE DESIGNATION
- LATERAL LINE WITH SIZE DESIGNATION
- SLEEVING
- DRIP LINE

ZONE DESIGNATION
ZONE
VALVE SIZE
GPM PSI
DESIGN DEMAND - GALLONS PER MINUTE
DESIGN PRESSURE - POUNDS PER SQUARE INCH

IRRIGATION NOTES:

1. IRRIGATION CONTRACTOR SHALL COORDINATE CONSTRUCTION OF IRRIGATION SYSTEM WITH GENERAL CONTRACTOR AND LANDSCAPE CONTRACTOR PRIOR TO STARTING CONSTRUCTION. IRRIGATION CONTRACTOR IS RESPONSIBLE FOR OBTAINING A COPY OF THE PROJECT SPECIFICATIONS PRIOR TO BIDDING. PROJECT SPECIFICATIONS SHALL ACCOMPANY THIS IRRIGATION PLAN AND SHALL BE USED AS A REFERENCE BY THE IRRIGATION CONTRACTOR.
2. IRRIGATION CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IN PLANS OR SPECIFICATIONS PRIOR TO STARTING CONSTRUCTION OR CONTINUING CONSTRUCTION IF ALREADY BEGUN.
3. IRRIGATION CONTRACTOR SHALL MAKE NO SUBSTITUTIONS, DELETIONS, OR ADDITIONS TO THIS PLAN WITHOUT APPROVAL OF THE LANDSCAPE ARCHITECT.
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CITY, COUNTY, STATE, AND FEDERAL REQUIREMENTS. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO ENSURE THAT ALL IRRIGATION EQUIPMENT AND INSTALLATION PROCEDURES MEETS GOVERNMENT REGULATIONS. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY NECESSARY IRRIGATION PERMITS OR APPROVALS.
5. SUPPLY LINE AND METER TO BE PROVIDED BY GENERAL CONTRACTOR. BACKFLOW PREVENTOR TO BE PROVIDED BY IRRIGATION CONTRACTOR. IRRIGATION CONTRACTOR'S POINT OF CONNECTION TO BEGIN AFTER THE IRRIGATION WATER METER.
6. IRRIGATION CONTRACTOR SHALL TEST EXISTING STATIC PRESSURE ON SITE PRIOR TO CONSTRUCTION. IF EXISTING STATIC PRESSURE IS BELOW 30 POUNDS STATIC, CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION START DATE.
7. IRRIGATION CONTRACTOR SHALL COORDINATE CONTROLLER LOCATION WITH GENERAL CONTRACTOR. 110 VOLT ELECTRICAL SERVICE FOR IRRIGATION CONTROLLER IS TO BE INSTALLED BY GENERAL CONTRACTOR AT THIS AGREED UPON LOCATION. GENERAL CONTRACTOR SHALL PROVIDE (2) 1" ELECTRICAL CONDUITS FOR IRRIGATION TO IRRIGATION CONTRACTOR'S POWER/DATA CONNECTION POINT FOR THE CONTROLLER. SEE ARCHITECTURAL ELECTRICAL PLAN FOR ELECTRICAL CONNECTION POINT TO THE IRRIGATION CONTROLLER.
8. ALL IRRIGATION LINE AND COMPONENT LOCATIONS AS SHOWN ON THIS PLAN ARE FOR DRAWING PURPOSES ONLY. THE ENTIRE IRRIGATION SYSTEM SHALL BE LOCATED WITHIN THE PROPERTY BOUNDARY, UNLESS SPECIFICALLY NOTED OTHERWISE.
9. LOCATIONS FOR UTILITIES, AS SHOWN ON THIS PLAN, ARE FOR DRAWING PURPOSES ONLY. IRRIGATION CONTRACTOR SHALL VERIFY THE EXACT LOCATION, IN THE FIELD, OF ALL UTILITIES PRIOR TO CONSTRUCTION OF IRRIGATION SYSTEM. IRRIGATION CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, EQUIPMENT QUANTITIES, AND SHALL NOTIFY LANDSCAPE ARCHITECT IF THE DESIGN, AS SHOWN, IS NOT ACHIEVABLE. UNSLEEVED PIPES MAY BE SHOWN IN PAVEMENT AREAS FOR CLARITY ONLY. INSTALL THESE PIPES IN ADJACENT LANDSCAPE AREAS WHERE NECESSARY.
10. IRRIGATION CONTRACTOR IS RESPONSIBLE FOR INSTALLING MANUAL DRAIN VALVES AT THE LOWEST POSSIBLE ELEVATION ON THE IRRIGATION MAIN LINE SO AS TO PROVIDE POSITIVE DRAINAGE OF IRRIGATION MAIN DURING WINTER MONTHS, OR PROVIDE BLOWOUT ASSEMBLY. (REF. DETAIL #506)
11. ALL LATERAL LINES SHALL BE EQUIPPED WITH AUTOMATIC DRAIN VALVES AT LOW POINTS PER DETAIL #541.
12. ALL R.C.V. CONTROLLER WIRES ARE TO BE IN CONDUIT WHEN UNDER PAVING. CONDUIT SHALL BE INSTALLED BY THE GENERAL CONTRACTOR. ROUTING OF THE R.C.V. WIRES TO CONTROL VALVES SHALL BE BY THE IRRIGATION CONTRACTOR.
13. ALL BELOW GRADE LOW VOLTAGE WIRING CONNECTIONS SHALL BE INSTALLED PER WIRE CONNECTION DETAIL.
14. ALL LATERAL LINES NOT LABELED ARE 3/4" DIAMETER.
15. MINIMUM COVER FROM TOP OF PIPING TO FINISHED GRADE SHALL BE A MIMUMUM OF 1'
16. DO NOT INSTALL IRRIGATION AT PYLON SIGN LOCATION UNTIL SIGN BASE HAS BEEN COMPLETED.
17. IRRIGATION CONTRACTOR SHALL COORDINATE IRRIGATION INSTALLATION WITH PLANTING PLAN AND SITE CONDITIONS TO PROVIDE COMPLETE COVERAGE WITH MINIMUM OVERSPRAY. THE IRRIGATION CONTRACTOR SHALL MAKE MINOR ADJUSTMENTS TO ENSURE PROPER COVERAGE AT NO ADDITIONAL COST TO THE OWNER.
18. VALVE BOXES SHALL BE INSTALLED FLUSH WITH GRADE, SUPPORTED BY BRICKS IF NEEDED, WITH 3' OF CLEAN PEA GRAVEL LOCATED BELOW THE VALVE.
19. ALL MAIN LINE PIPING, NON-PRESSURE PIPING AND CONTROL WIRE SLEEVING SHALL BE INSTALLED IN SEPARATE SLEEVES. ALL LATERAL LINE PIPING UNDER PAVING SHALL BE PVC SHEDULE 40 AND SHALL BE INSTALLED PRIOR TO ANY HARDSCAPE MATERIAL. IRRIGATION CONTRACTOR TO PROVIDE SLEEVES BETWEEN 12" AND 15" BELOW GRADE AT ALL DRIVE ENTRANCES AND SIDEWALKS. MAINLINE SLEEVE SIZE SHALL BE A MINIMUM OF TWICE (2X) THE DIAMETER OF THE PIPE TO BE SLEEVED. CONTROL WIRE SLEEVES SHALL BE OF SUFFICIENT SIZE FOR THE REQUIRED NUMBER OF WIRES.
20. IRRIGATION CONTRACTOR SHALL COORDINATE WITH ALL OTHER CONTRACTORS FOR THE LOCATIONS, TIMING AND INSTALLATION OF PIPE SLEEVES AND LATERALS THROUGH WALLS, UNDER ROADWAYS, SIDEWALKS, ETC. REFER TO CIVIL ENGINEERING PLANS FOR GRADING, METHODS OF DRAINAGE, IRRIGATION METERS, AND BACKFLOW PREVENTION DEVICE LOCATION.
21. ALL IRRIGATION EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED, SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS, DETAILS AND SPECIFICATIONS.
22. ANY DRIP SYSTEM PIPING IN PLANTING BEDS IS DIAGRAMMATIC. IRRIGATION CONTRACTOR CAN ROUTE PIPING IN A FREEFORM MANNER (AVOIDING OBJECTS SUCH AS LIGHT POLES, TRANSFORMERS PADS, EQUIPMENT VAULTS, SUBSURFACE ROCK TOO LARGE TO REMOVE, ETC...) ENSURING THAT ALL PLANT MATERIAL RECEIVES THE PROPER NUMBER OF EMITTERS PER SCHEDULE AND THE VINYL DISTRIBUTION TUBING DOES NOT EXCEED THE MAXIMUM DESIGN LENGTHS PER MANUFACTURER'S RECOMMENDATIONS.
23. UNLESS OTHERWISE REQUIRED, BACKFLOW PREVENTION DEVICES LESS THAN 2" SHALL BE PLACED IN A WIRE MESH BASKET ENCLOSURE AND PAINTED TO MATCH THE PRIMARY BUILDING COLORS. SEE CIVIL PLANS FOR LOCATION.
24. ALL JOINTS AND BENDS 2" OR LARGER SHALL HAVE CONCRETE THRUST BLOCKING. THRUST BLOCKING SHALL BE A MINIMUM OF 1 CUBIC FOOT OF CONCRETE. PIPE SHALL NOT BE ENCASED IN CONCRETE. SEE THRUST BLOCKING DETAIL.
25. CONTRACTOR WILL PROVIDE OWNER WITH A COMPLETE AND REPRODUCIBLE DRAWING OR IRRIGATION SYSTEM LAYOUT AS IT WAS INSTALLED. DRAWING SHOULD INCLUDE, BUT NOT BE LIMITED TO LOCATIONS OF ZONES VALVES, MAIN, LATERAL AND DISTRIBUTION LINES, SLEEVES, WATER METER, BACKFLOW PREVENTION DEVICE, SENSORS AND CONTROLLER.
26. ALL LATERAL LINE SIZING SHALL REFER TO PIPE SCHEDULE ON THIS PLAN.

SPRINKLER NOZZLE LIST

KEY	QTY.	DESIGN PRESSURE	GPM	AREA	DESCRIPTION
25	23	25	1.20	TBD	HUNTER PGP ROTOR
15	81	25	1.72	TBD	HUNTER PRO SPRAY

		IRRIGATION DETAILS
	D542	WIRE CONNECTION (NOT SHOWN ON PLAN. USE ON BELOW GRADE LOW VOLTAGE WIRING).
✓	D453	IRRIGATION PIPE AND WIRE TRENCHING (NOT SHOWN ON PLAN).
	D533	MULTI OUTLET EMITTER. · XBT-20-6 (2.0 GPH). 12 GPH PER TREE

IRRIGATION NOTES:

1. ALL IRRIGATION HEADS SHALL BE RAINBIRD 1800 SERIES SPRAY HEADS OR HUNTER PRO-SPRAY. ROTORS SHALL BE RAINBIRD 5000 SERIES OR HUNTER PGP.. POP-UP HEIGHT SHALL BE DETERMINED BY IRRIGATION CONTRACTOR IN THE FIELD, BASED UPON EXISTING CONDITIONS.
2. IRRIGATION MAIN LINE SHALL BE 1.5" SCHEDULE 40 PVC. LATERAL LINES SHALL BE 1" SCHEDULE 40 PVC UNLESS APPROVED BY OWNER
3. RAIN AND FREEZE SENSOR (NOT SHOWN ON PLANS) SHALL BE INSTALLED AT LOCATION DETERMINED BY CONTRACTOR.
4. VALVES SHOWN ON PLAN FOR REFERENCE ONLY. FINAL LOCATION TO BE DETERMINED BY CONTRACTOR.
5. ALL VALVES SHALL BE RAINBIRD HV SERIES OR HUNTER PGV, IN-LINE CONTROL VALVES. UNLESS OTHERWISE APPROVED.
6. IRRIGATION METER SHALL BE 1" MINIMUM AND SET BY GENERAL CONTRACTOR.
7. INTERIOR LANDSCAPE ISLANDS SHALL BE DRIP IRRIGATION ONLY.

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

REVISIONS:

Nº	DATE	DESCRIPTION

Registered Landscape Architect — Authorization Expires 12-31-2026 — 05-18-2026

Certificate of Authorization — Ozark Civil Engineering, Inc. — No. 442 — Arkansas

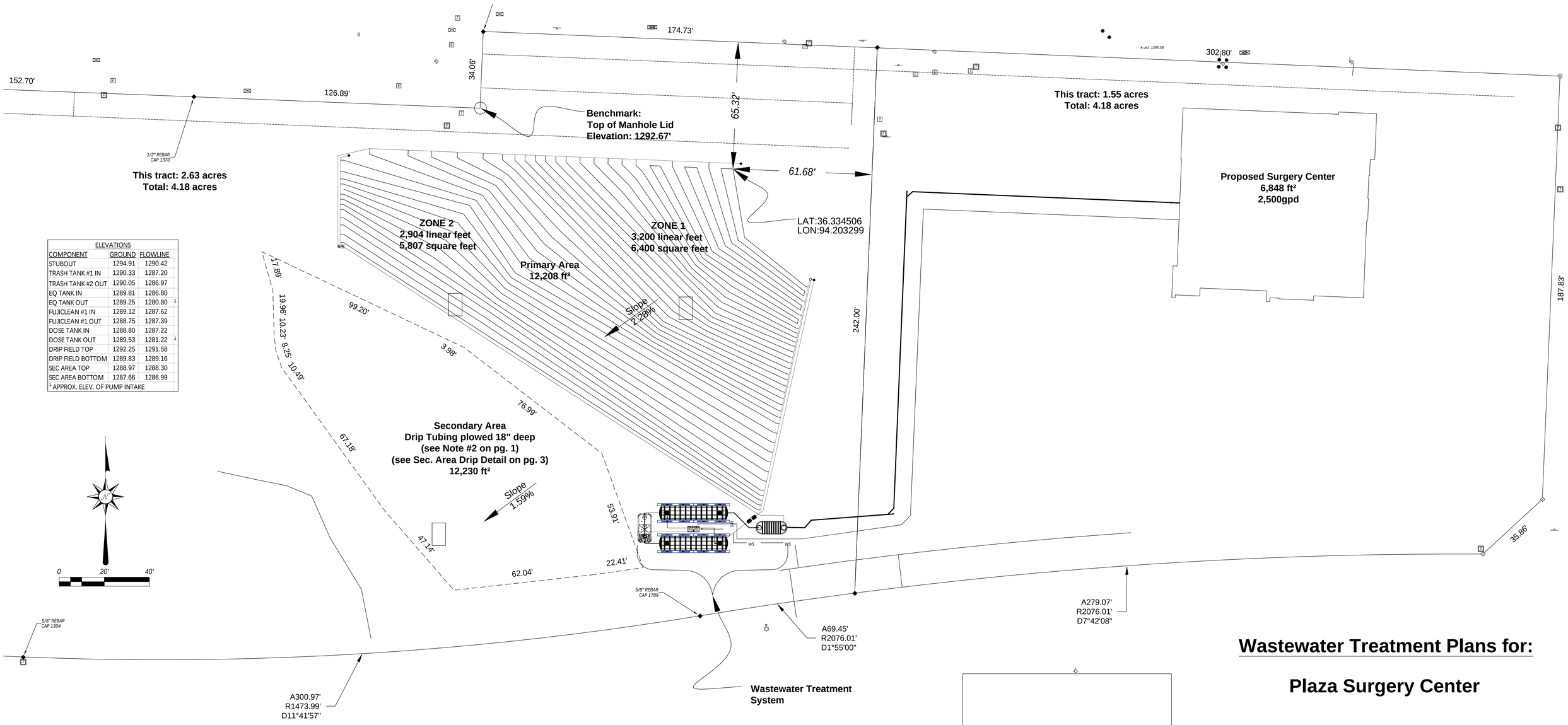
Ozark Civil Engineering Inc.
4200 S. 48TH STREET
SUITE 30, PMB#374
ROGERS, AR 72758

IRRIGATION PLAN

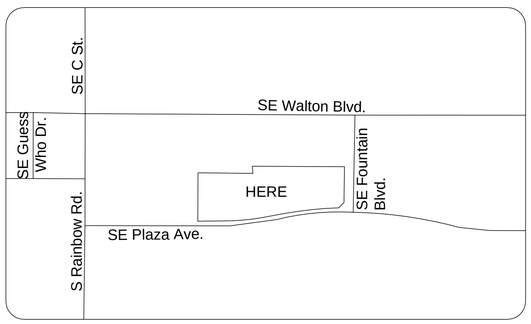
LARGE SCALE DEVELOPMENT PLANS
CAMBER PROPERTY HOLDINGS
701 SE PLAZA AVENUE
BENTONVILLE, ARKANSAS

DRAWN BY: JON
JOB Nº 25-1450
DRAWING ISSUE
PERMITTING 05/17/2026
SHEET Nº

L1.2

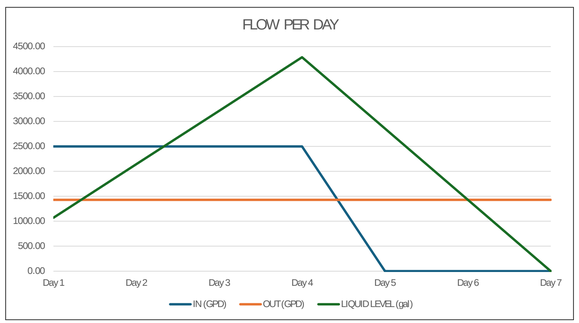


ELEVATIONS			
COMPONENT	GROUND	FLOWLINE	
STUBOUT	1294.91	1290.42	
TRASH TANK #1 IN	1290.33	1287.20	
TRASH TANK #2 OUT	1290.05	1286.97	
EQ TANK IN	1289.81	1286.80	
EQ TANK OUT	1289.25	1280.80	1
FUJICLEAN #1 IN	1289.12	1287.62	
FUJICLEAN #1 OUT	1288.75	1287.39	
DOSE TANK IN	1288.80	1287.22	
DOSE TANK OUT	1289.53	1281.22	1
DRIP FIELD TOP	1292.25	1291.58	
DRIP FIELD BOTTOM	1289.83	1289.16	
SEC AREA TOP	1288.97	1288.30	
SEC AREA BOTTOM	1287.66	1286.99	
[1] APPROX. ELEV. OF PUMP INTAKE			



VICINITY MAP

	Day 1	Day 2	Day 3	Day 4	Day 5	Day 6	Day 7		TOTAL
IN (GPD)	2500.00	2500.00	2500.00	2500.00	0.00	0.00	0.00		10000.00
OUT (GPD)	1428.57	1428.57	1428.57	1428.57	1428.57	1428.57	1428.57		10000.00
LIQUID LEVEL (gal)	1071.43	2142.86	3214.29	4285.71	2857.14	1428.57	0.00		



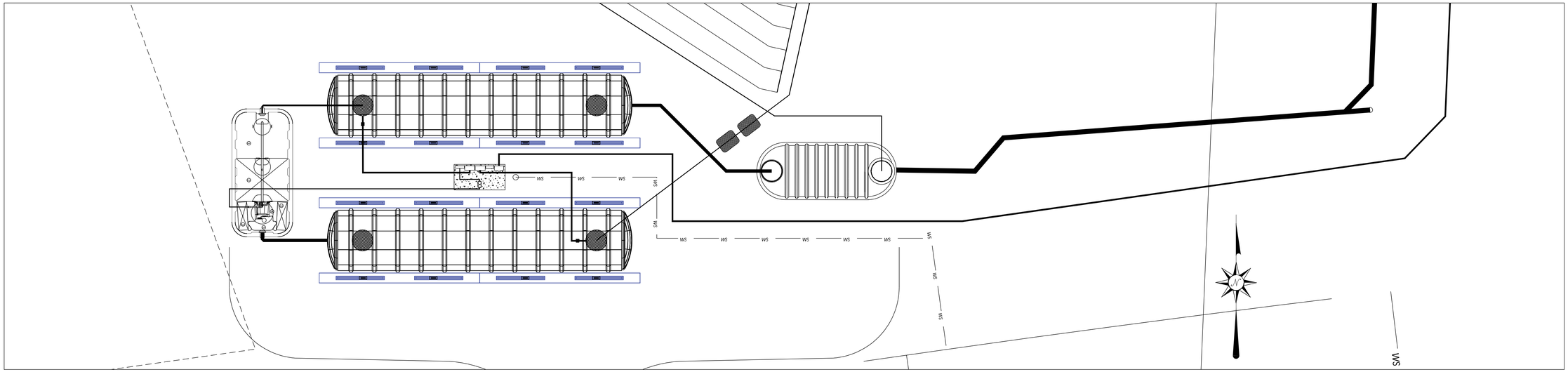
Wastewater Treatment Plans for:

Plaza Surgery Center

Owner:
Dr. Michael Waggoner
Camber Property Holdings
P.O. Box 385
Cave Springs, Arkansas 72718
MWaggoner@boozmanhof.com

Site Address:
(East of) 401 SE Plaza Avenue
Bentonville, Arkansas 72712

7/22/2025 rev. 12/1/2025 to adjust dose pump timer settings Pg. 1 of 3	LEGEND: Soil Pit; WS — Water Service	Drafting by: C.R.Bryan	EARTHTECH, INC. PO Box 73 Vilonia, AR 72173 (501) 472 - 1624 rg.earthtechinc@gmail.com@gmail.com Professional Soil Classification Wastewater Design Professional Surveying	Site Plan Plaza Surgery Center


WS
WS
WS

PROJECT DESCRIPTION

THE PROPOSED PROJECT IS A NEW ONE-STORY MEDICAL OFFICE BUILDING (CLASSIFIED AS A BUSINESS OCCUPANCY PER THE INTERNATIONAL BUILDING CODE) WITH A TOTAL GROSS SQUARE FOOTAGE OF ~6,822 GSF AND A PROPOSED FUTURE EXPANSION AREA OF ~1,678 GSF. THE BUILDING WILL BE UTILIZED AS AN AMBULATORY CARE FACILITY (ASC). THE PROPOSED CONSTRUCTION TYPE IS II-B (PER IBC) AND THE BUILDING IS TO BE FULLY SPRINKLED. THE ~1.59 ACRE DEVELOPMENT IS ZONED C-3 (GENERAL COMMERCIAL) AND IS UNDEVELOPED. THE PROPOSED SITE DEVELOPMENT INCLUDES 50 PARKING STALLS, A LOADING ZONE, CANOPIES AT THE PATIENT DROP-OFF AND PICK-UP LOACATIONS AND A COMBINED ENCLOSURE FOR AN EMERGENCY GENERATOR AND DUMPSTER. THE ASC WILL PROVIDE OUTPATIENT SURGICAL PROCEDURES TO THE COMMUNITY FOCUSING ON OPHTHALMIC PROCEDURES. THE ASC WILL INCLUDE TWO OPERATING ROOMS ALONG WITH THE REQUIRED SUPPORT SPACES, I.E., WAITING ROOM, PRE-OP AND RECOVERY AREAS, STORAGE AREAS, UTILITY ROOMS, STAFF AREAS, ETC.

CODE SUMMARY

DEVELOPMENT
- LAND DEVELOPMENT CODE OF BENTONVILLE

PUD REGULATIONS:
- FOUNTAIN PLAZA SEGOND AMENDED AND RESTATED DECLARATION OF PROTECTIVE AND RESTRICTIVE GOVENANTS

BUILDING/FIRE PREVENTION/LIFE SAFETY:
- 2021 ARKANSAS FIRE PREVENTION CODE (W/ BENTONVILLE AMENDMENTS) (BASED ON 2021 IBC, IFC AND IRC)

MECHANICAL
- 2021 ARKANSAS MECHANICAL CODE

PLUMBING
- 2018 ARKANSAS PLUMBING CODE (W/ BENTONVILLE AMENDMENTS)

ELECTRICAL
- 2020 NATIONAL ELECTRICAL CODE (W/ BENTONVILLE AMENDMENTS)

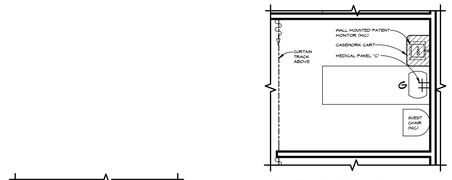
ENERGY
- 2014 ARKANSAS ENERGY CODE

FUEL GAS:
- 2018 ARKANSAS FUEL GAS CODE

ACCESSIBILITY:
- 2009 ANSI A117.1 ACCESSIBLE & USABLE BUILDINGS AND FACILITIES
- 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN

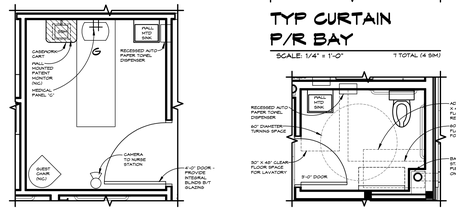
HEALTHCARE FACILITIES:
- ARKANSAS STATE BOARD OF HEALTH-RULES FOR HOSPITALS AND RELATED INSTITUTIONS IN ARKANSAS
- NFPA 101: LIFE SAFETY CODE - 2012 EDITION PER GMS
- NFPA 99: HEALTH CARE FACILITIES CODE, 2012 EDITION

OCCUPANCY CLASS & CONSTRUCTION TYPE PER IBC & NFPA	IBC - 2021 EDITION OCCUPANCY CLASS: BUSINESS - GROUP B (AMBULATORY CARE FACILITY) CONSTRUCTION TYPE: TYPE II-B	NFPA 101: LSC - 2012 EDITION OCCUPANCY CLASS: NEW AMBULATORY HEALTH CARE OCCUPANCY/NEW BUSINESS OCCUPANCY CONSTRUCTION TYPE: TYPE II (000)
FIRE SPRINKLER: YES BUILDING AREA: 6,822 GSF BUILDING HEIGHT: 24'-6", MECHANICAL SCREEN WALL 26'-0"		



TYP CURTAIN P/R BAY

SCALE: 1/4" = 1'-0" 1 TOTAL (4 SIM)

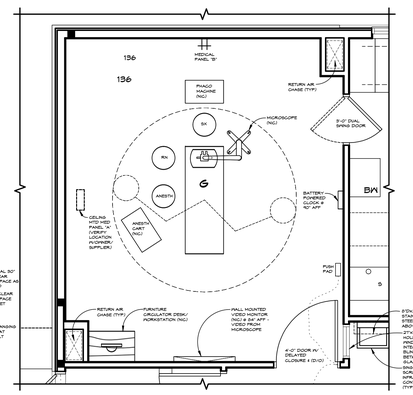


ENLARGE P/R & EXAM

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

TYPICAL H.C. TOILET

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



ENLARGED O.R.

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

NOTE: STRUCTURAL ENGINEER TO COORDINATE SUPPORT FOR CEILING MTD SURGICAL LIGHT (OSC)

NOTE: GENERAL CONTRACTOR TO COORDINATE FINAL LAYOUT OF EQUIPMENT, BASES, AND OUTLETS IN O.R.'S WITH OWNER

2 TOTAL (1 SIM)

GENERAL NOTES

1. THIS DRAWING IS INTENDED TO BE USED IN CONJUNCTION WITH ALL OTHER PROVIDED DRAWINGS AND DOCUMENTS FOR THIS PROJECT. IF THERE ARE ANY DISCREPANCIES, NOTIFY MARASCO AND ASSOCIATES IMMEDIATELY.
2. PROVIDE WATER LINE FOR: ICE MAKERS AT REFRIGERATORS, COFFEE MAKERS & ICE MACHINES.
3. PROVIDE 6" STAGGERED STUD SOUND WALLS AT ALL INTERIOR MECHANICAL ROOM WALLS.
4. ALUMINUM PASS-THRU SLIDING WINDOW UNIT. TRACK TO BE FLUSH WITH COUNTER (SEE DIM PLANS & INDIV ELEVATIONS FOR HEIGHTS).
5. COORDINATE POWER REQUIREMENTS FOR SERVER & TELEPHONE SYSTEM WITH OWNER/SUPPLIER. PROVIDE PLYWOOD SURFACE ON ALL WALLS TO 8'-0" AFF. EXTEND WALL FRAMING TO DECK ABOVE & PROVIDE GYPSUM WALL BOARD ON INTERIOR SIDE FOR SECURITY.
6. ABBREVIATIONS:

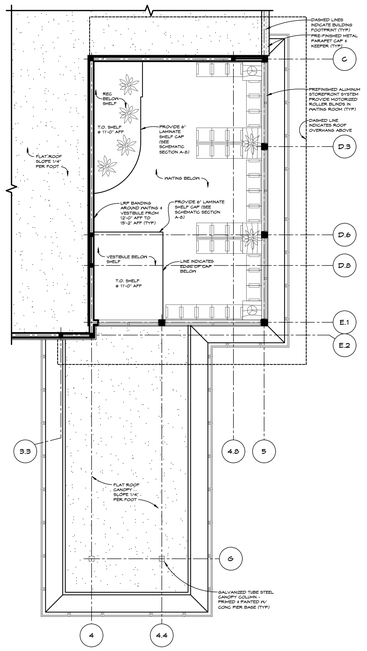
AFF	ABOVE FINISHED FLOOR
A/V	AUDIO VISUAL
BCS	WALL MTD BABY CHANGE STATION
DG	DECORATIVE GLAZING
DLO	DAYLIGHT OPENING
D/O	PROVIDE DOOR OPERATOR
EX	EXISTING
FC	FOOT CONTROL
FD	FLOOR DRAIN
HC	ACCESSIBLE
NIC	NOT IN CONTRACT
N/S	NURSE STATION
OSC	OWNER SUPPLIED, CONTRACTOR INSTALLED
OSVI	OWNER SUPPLIED, VENDOR INSTALLED (G.C. TO COORD INSTALLATION REQUIREMENTS W/ VENDOR/OWNER)
PP	PUSH PAD ACTUATOR
P/T	AUTO PAPER TOWEL DISPENSER - RECESSED (U.N.O.)
REV	REVERSE
SIM	SIMILAR
T/B	THERAPY BOOTH
UNO	UNLESS NOTED OTHERWISE
W/B	WASTE BIN BELOW COUNTER, ACCESSED THROUGH HOLE IN CABINET DOOR

ACCESS CONTROL ABBREVIATIONS:

BS	INTERCOM/BUZZER SYSTEM
NPRK	NETWORK PROXIMITY READER/KEYPAD
SPRK	STANDALONE PROXIMITY READER/KEYPAD

7. LEGEND (NOT ALL ITEMS USED)

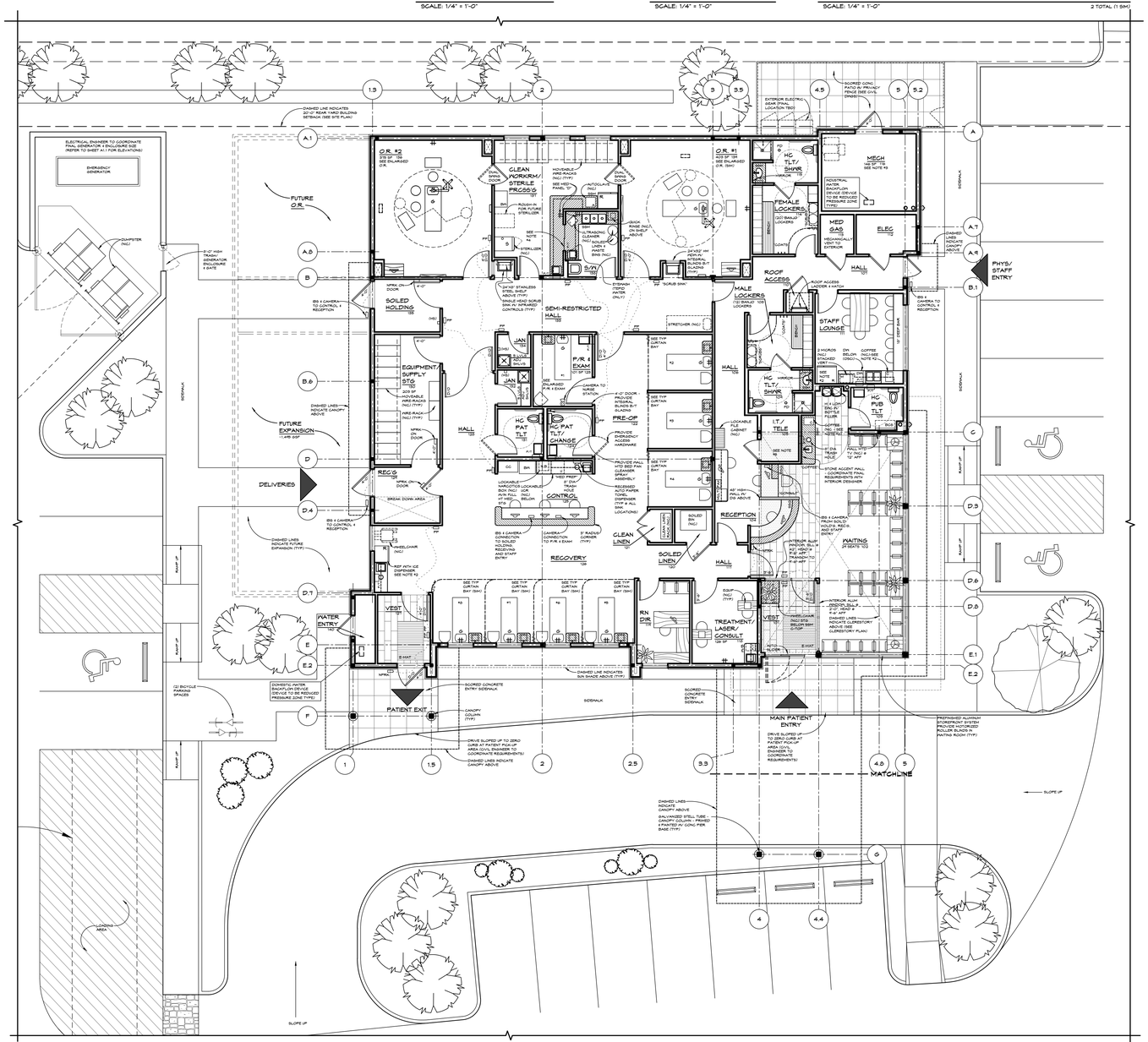
- PURCHASED FURNITURE (NIC)
- CHAIRS (NIC)
- STOOL (NIC)
- WHEELCHAIR (NIC) / FOLDED WHEELCHAIR (NIC)
- EXAM TABLE (NIC)
- PRIMARY CARE EXAM TABLE (NIC)
- GURNEY (NIC)
- TWO OR FOUR DRAWER VERTICAL FILE (NIC)
- LATERAL FILES (NIC)
- MEDICAL RECORDS FILE (NIC)
- FILM FILE (NIC)
- PLANT (NIC)
- LAMP (NIC)
- FLAT PANEL TV (NIC)
- FPM FLAT PANEL MONITOR (NIC)
- COPIER (NIC)
- FAX FAX (NIC)
- DTP DESKTOP PRINTER (NIC)
- MULTI MULTI-MACHINE (NIC)
- SCALE (NIC) / BARIATRIC SCALE (NIC)
- X-RAY TABLE AND BUCKEY W/ CEILING MTD TRACKS (NIC) (REQUIRES SUPPORT STRUCTURE)
- A COUNTERTOP AUTOCLAVE (NIC)
- U ULTRASONIC CLEANER (NIC)
- BM BLANKET WARMER (NIC)
- CC CRASH CART (NIC)
- S STERILIZER (NIC)
- W D WASHER AND DRYER (NIC)
- R REFRIGERATOR (NIC)
- M M MICROWAVE OVEN (NIC)
- U UNDERCOUNTER REFRIGERATOR (NIC)
- G AUTOMATIC COFFEE MAKER (NIC)
- I ICEMAKER (OSC)
- DW UNDERCOUNTER DISHWASHER (OSC)
- SPECIMEN PASS-THRU
- VIEW BOX (OSC) - MOUNT AT CENTERLINE AT HEIGHT INDICATED ON PLAN
- COAT ROD AND SHELF (SEE CSMK ELEVS)
- CURTAIN CUBICLE CURTAIN TRACK
- SPECIALIZED COUNTERTOP MATERIALS: NSH - NATURAL STONE MATERIAL SSM - SOLID SURFACING MATERIAL SSQ - SYNTHETIC STONE-QUARTZ SST - STAINLESS STEEL (SEE INTERIOR DESIGN DWGS FOR SPECS)
- MEDICAL PANEL (SEE DIM PLANS & MG DWGS)
- ELECTRIC WATER COOLER W/ BOTTLE FILLER (SEE PLUMBING DWGS FOR SPECS)
- PLUMBING FIXTURES (SEE PLUMBING DRAWINGS FOR SPECIFICATIONS)
- HC SHOWER FIXTURE (SEE PLUMBING DRAWINGS FOR SPECIFICATIONS)
- (HS) D WALL MOUNTED HAND SANITIZER (NIC)

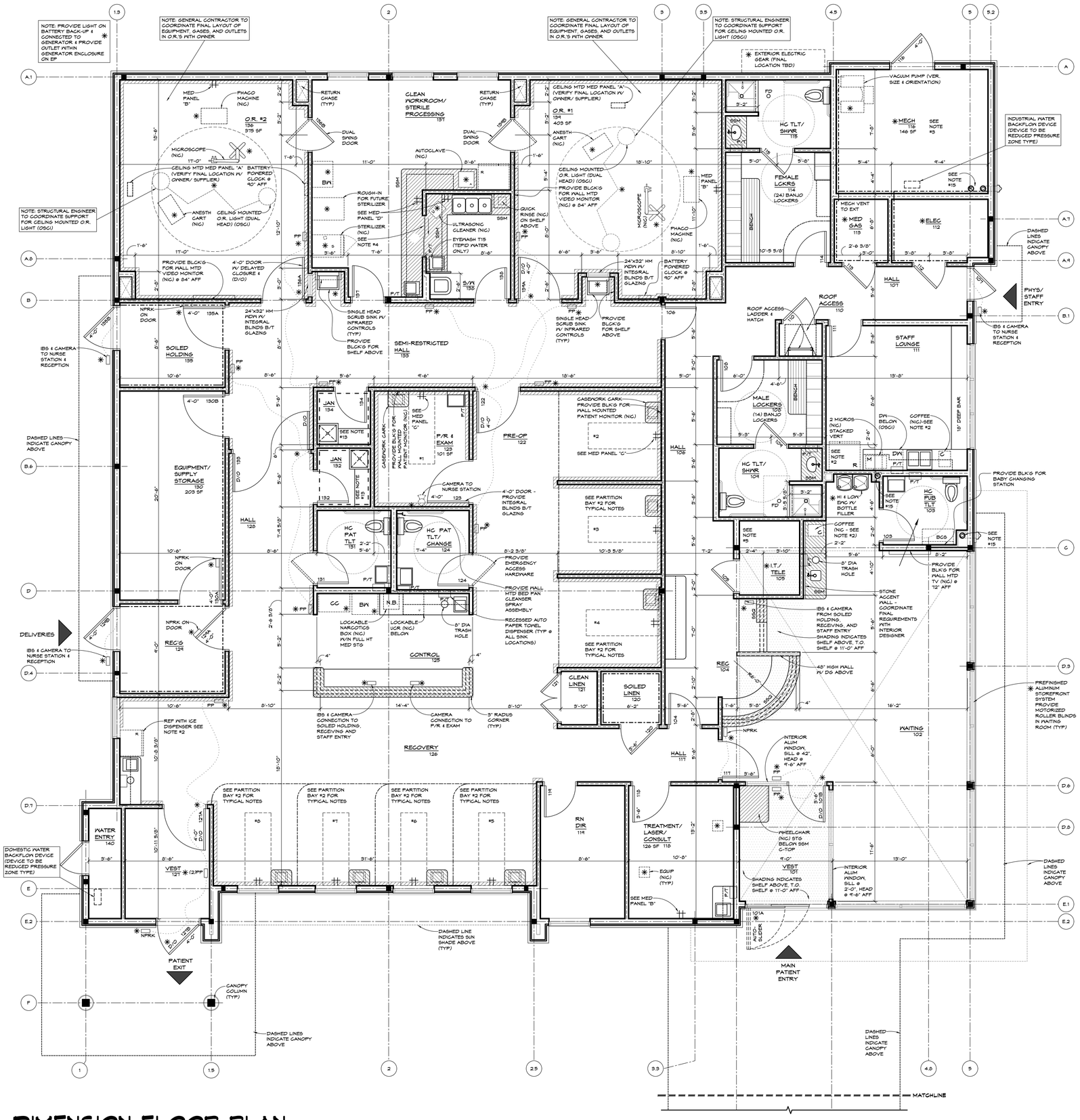


CLERESTORY PLAN

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

0 2 4 8 16


1.3
2
3
3.5
4.5
5
5.2
A.1
A
A.7
A.2
B
B.1
B.6
C
D
D.4
D.7
D.3
D.6
D.5
E
E.1
E.2
F
1
1.5
2
2.5
3.3
4.8
5
4
4.4
6
DASHED LINE INDICATES 20'-0" REAR YARD BUILDING SETBACK (SEE SITE PLAN)
ELECTRICAL ENGINEER TO COORDINATE FINAL GENERATOR + ENCLOSURE SIZE (REFER TO SHEET A1.1 FOR ELEVATIONS)
EMERGENCY GENERATOR
DUMPSTER (NIC)
6'-0" HIGH TRASH ENCLOSURE ENCLOSURE + GATE
FUTURE O.R.
FUTURE EXPANSION +/-1,678 GSF
DASHED LINES INDICATE CANOPY ABOVE
DELIVERIES
DASHED LINES INDICATE FUTURE EXPANSION (TYP.)
(2) BICYCLE PARKING SPACES
DOMESTIC WATER BACKFLOW DEVICE LOCATED IN ENCLOSED PRESSURE ZONE (TYP.)
LANDING AREA
SLOPE UP
SIDEWALK
SCORED CONC. PATIO W/ PRIVACY FENCE (SEE CIVIL DRAWINGS)
EXTERIOR ELECTRIC GEAR (FINAL LOCATION TBD)
O.R. #2 378 SF +/- SEE ENLARGED O.R.
O.R. #1 403 SF +/- SEE ENLARGED O.R. (SIM)
CLEAN WORKRM/ STERILE PROCESS 131
DUAL DOOR PASS-THRU
HOVERABLE WIRE-RACKS (NIC) (TYP.)
WIRE-RACKS (NIC) (TYP.)
AUTOCLAVE (NIC)
ROUGH-IN FOR FUTURE STERILIZER
SEE MEP/FP DWGS FOR ADDITIONAL INFO
ULTRASONIC CLEANER UNDER 3 WASTE BINS (NIC)
QUICK RINSE (NIC) ON SHELF ABOVE
24"x72" HM WORK SURFACE W/ BLADES S/T SLADING
S/R
SCRUB SINK
24"x72" STAINLESS STEEL SHELF ABOVE
SINGLE HEAD SCRUB SINK W/ KNEE CONTROLS (TYP.)
SOILED HOLDING 132
SEMI-RESTRICTED HALL 122
EXTERIOR STERILIZER WATER (ONLY)
STRETCHER (NIC)
EQUIPMENT/ SUPPLY STG 130
205 SF
JAN 132
MOP SINK
SHELVING
P/R & EXAM 121 SF
CAMERA TO NURSE STATION
4'-0" DOOR - PROVIDE INTEGRAL BLINDS IN GLAZING
PRE-OP 122
PROVIDE EMERGENCY ACCESS HARDWARE
PROVIDE WALL MTD BED PAN CLEANER SPRAY ASSEMBLY
RECESSED PAPER TOWEL DISPENSER (SIM. IN ALL LOCATIONS)
REC'G 129
BREAK DOWN AREA
HC PAT TLT 123
HC PAT TLT/ CHANGE 124
HALL 125
LOCKABLE MEDICATION BOX (NIC) - LOCK IN FLR. (NIC) - PLYWOOD BACKING W/ MED. BOARD BELOW
CONTROL 126
NURSE CALL STATION
RECESSED MED. GAS PANEL
RECESSED MED. GAS PANEL
RECESSED MED. GAS PANEL
RECESSED MED. GAS PANEL
LOCKABLE MEDICATION BOX (NIC) - LOCK IN FLR. (NIC) - PLYWOOD BACKING W/ MED. BOARD BELOW
RECESSED MED. GAS PANEL
RECESSED MED. GAS PANEL
RECESSED MED. GAS PANEL
RECESSED MED. GAS PANEL
RECOVERY 128
SEE TYP. CURTAIN BAY
SEE TYP. CURTAIN BAY (SIM.)
SEE TYP. CURTAIN BAY (SIM.)
SEE TYP. CURTAIN BAY (SIM.)
SEE TYP. CURTAIN BAY (SIM.)
#1
#2
#3
#4
#5
#6
#7
#8
#9
#10
#11
#12
#13
#14
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#36
#37
#38
#39
#40



DIMENSION FLOOR PLAN

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

0 1 2 4 8

PRELIMINARY
NOT FOR CONSTRUCTION

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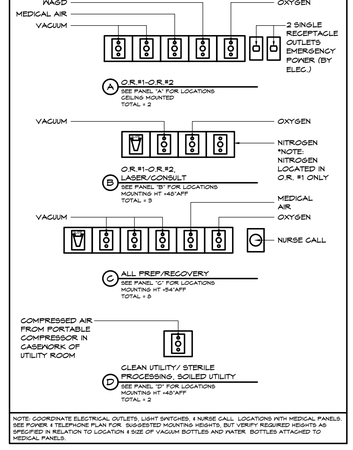
ROOM #3 #101-#140
CASEWORK #3 #1-#24

AREA CALCULATIONS:

USABLE AREA:	6,920 SF
GROSS AREA:	8,841 SF
FUTURE USABLE AREA:	-1,465 SF
FUTURE GROSS AREA:	-1,495 SF

MEDICAL PANELS

NOTE: THIS IS ONLY A SCHEMATIC REPRESENTATION.



NOTE: COORDINATE ELECTRICAL OUTLETS, LIGHT SWITCHES, & NURSE CALL LOCATIONS WITH MEDICAL PANELS. SEE POWER & TELEPHONE PLAN FOR, SUGGESTED MOUNTING HEIGHTS, BUT VERIFY REQUIRED HEIGHTS AS SPECIFIED IN RELATION TO LOCATION & SIZE OF VACUUM BOTTLES AND WATER BOTTLES ATTACHED TO MEDICAL PANELS.

GENERAL NOTES

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2. PROVIDE WATER LINE FOR: ICE MAKERS AT REFRIGERATORS, COFFEE MAKERS & ICE MACHINES.
3. PROVIDE 6" STAGGERED STUD SOUND WALLS AT ALL INTERIOR MECHANICAL ROOM WALLS.
4. ALUMINUM PASS-THRU SLIDING WINDOW UNIT. TRACK TO BE FLUSH WITH COUNTER, SILL @ 34" AFF, HEAD @ 80" AFF (UNO).
5. COORDINATE POWER REQUIREMENTS FOR SERVER & TELEPHONE SYSTEM WITH OWNER/SUPPLIER. PROVIDE PLYWOOD SURFACE ON ALL WALLS TO 8'-0" AFF. EXTEND WALL FRAMING TO DECK ABOVE & PROVIDE GYPSUM WALL BOARD ON INTERIOR SIDE FOR SECURITY.
6. SEE SHEET A9.1 (WINDOW SCHEDULE & ELEVATIONS) FOR INTERIOR & EXTERIOR WINDOW/GLAZING HEIGHTS.
7. GENERAL CONTRACTOR TO PROVIDE ALL ITEMS REQUIRED BY CODE IN HANDICAPPED TOILET ROOMS. SEE SHEET A6.3 FOR ENLARGED TOILET PLANS/ELEVATIONS & ACCESSORIES.
8. SEE SHEET A2.2 FOR TYPICAL PARTITION TYPES AND TYPICAL FRAMING DETAILS.
9. GENERAL CONTRACTOR TO PROVIDE FOR STRUCTURAL, ELECTRICAL, PLUMBING, AND HVAC REQUIREMENTS FOR ALL ITEMS (INCLUDING ALL NIC AND OSCI ITEMS).
10. EXCEPT AS NOTED ON DOOR SCHEDULE, THE AVOIDANCE OF DOOR CLOSERS AND FIRE RATED CORRIDORS IS ESSENTIAL TO THE FUNCTION OF MEDICAL SPACES. THIS PLAN ASSUMES THAT AN AUTOMATIC FIRE SPRINKLER SYSTEM IS USED THROUGHOUT THE ENTIRE BUILDING.
11. ALL ANGLED WALLS SHALL BE AT 45° UNLESS NOTED OTHERWISE.
12. CASEWORK IS BASED ON A.W.I. CUSTOM GRADE STANDARD AND FLUSH OVERLAY DESIGN.
13. GENERAL CONTRACTOR TO PROVIDE MANUAL ROLLER SHADES AT ALL EXTERIOR WINDOWS U.N.O. (SEE INTERIOR FINISH SCHEDULE & KEY AND WINDOW SCHEDULE ON SHEET A9.2).
14. PROVIDE BLOCKING FOR 5 LEVEL ADJUSTABLE SHELVING WHERE NOTED ON PLAN. SEE CASEWORK ELEVATIONS FOR SIZE & SPECIFICATIONS.
15. PRIMARY 4"ø OVERFLOW ROOF DRAINS - ROUTE PRIMARY DRAIN UNDERGROUND TO STORM PIPING. ROUTE OVERFLOW DRAIN TO LOCATION ON PLAN & PROVIDE GALVANIZED LAMBS TONGUE TO DISCHARGE OVERFLOW 12" ABOVE GRADE (SEE PLUMB DWGS).
16. ABBREVIATIONS:

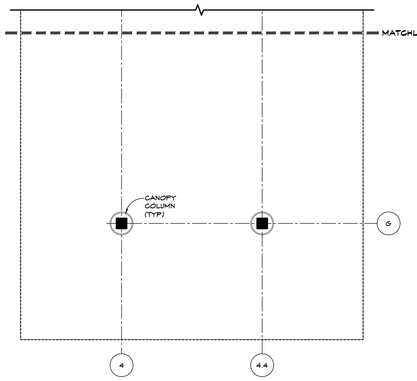
AFF	ABOVE FINISHED FLOOR
A/V	AUDIO VISUAL
BCS	WALL MTD BABY CHANGE STATION
DG	DECORATIVE GLAZING
DLG	DAYLIGHT OPENING
D/O	PROVIDE DOOR OPERATOR
EX	EXISTING
FC	FOOT CONTROL
FD	FLOOR DRAIN
HC	ACCESSIBLE
NG	NOT IN CONTRACT
N/S	NURSE STATION
OSCI	OWNER SUPPLIED, CONTRACTOR INSTALLED
OSVI	OWNER SUPPLIED, VENDOR INSTALLED (S.C. TO COORD INSTALLATION REQUIREMENTS W/ VENDOR/OWNER)
P/T	PUSH PAD ACTUATOR
RDV	AUTO PAPER TOWEL DISPENSER - RECESSED (U.N.O.)
SHV	SHOWER
TH	TELEPHONE
TPB	THERAPY BOOTH
UNO	UNLESS NOTED OTHERWISE
W/B	WASTE BIN BELOW COUNTER, ACCESSED THROUGH HOLE IN CABINET DOOR

ACCESS CONTROL ABBREVIATIONS:

IBS	INTERCOM/BUZZER SYSTEM
NPRK	NETWORK PROXIMITY READER/KEYPAD
SPRK	STANDALONE PROXIMITY READER/KEYPAD

16. LEGEND (NOT ALL ITEMS USED)

- * SPECIFIED EQUIPMENT ITEM. SEE NOTE #9 REFER TO FURNITURE FLOOR PLAN FOR EQUIPMENT DESCRIPTION
- TYPICAL WALL
- SOUND WALL
- FIRE BARRIER WALL UTILIZED AS A SMOKE BARRIER WALL - 1 HOUR RATED
- FIRE BARRIER WALL - 1 HOUR RATED
- FIRE PARTITION WALL - 1 HOUR RATED
- SMOKE BARRIER WALL - 1 HOUR RATED
- SMOKE PARTITION WALL - NON-RATED
- PLUMBING FIXTURES (SEE PLUMBING DRAWINGS FOR SPECIFICATIONS)
- HC SHOWER FIXTURE (SEE PLUMBING DRAWINGS FOR SPECIFICATIONS)
- CABINET ELEVATION BUBBLE (SEE CASEWORK ELEVATION SHEETS A6.1-A6.2)
- SPECIALIZED COUNTERTOP MATERIALS: NSM - NATURAL STONE MATERIAL SSM - SOLID SURFACING MATERIAL SSQ - SYNTHETIC STONE-QUARTZ SST - STAINLESS STEEL (SEE INTERIOR FINISH SCHEDULE 4 FINISH KEY)
- BUILDING SECTION
- WINDOW SYMBOL- SEE WINDOW SCHEDULE ON SHEET A9.2
- SEE DOOR SCHEDULE ON SHEET A9.0
- WAITING 101 ROOM NAME AND NUMBER. REFER TO INTERIOR FINISH SCHEDULE 4 FINISH KEY
- MEDICAL PANEL (NOT USED)
- WALL PROTECTION (SEE INTERIOR DESIGN DRAWINGS, INTERIOR FINISH SCHEDULE 4 KEY)
- DIMENSIONS INDICATE THE LENGTH FROM RIGHT SIDE OF FRAMING TO RIGHT SIDE OF FRAMING OR TOP SIDE OF FRAMING TO TOP SIDE OF FRAMING (TYPICAL) EXAMPLE: A 12'-6" DIMENSION EQUALS AN INSIDE ROOM DIMENSION OF 12'-0"(+). NOTE: EXTERIOR DIMENSIONS INDICATE FRAMING DIMENSIONS TO OUTSIDE OF FRAMING, NOM ROUGH OPENINGS, & CENTER OF H.M. DOOR OPENINGS, FRAMING DIMENSIONS ARE CONNECTED BACK TO THE GRID AT THE CORNERS.



CANOPY - PARTIAL PLAN

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

MARASCO & ASSOCIATES, INC
HEALTHCARE ARCHITECTS AND CONSULTANTS
1301 SPEER BLVD, SUITE A
DENVER, COLORADO 80204
PH. (303) 832-2887
FAX (303) 861-0760
WWW.MAHCA.COM

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JOB TITLE

CAMBER PROPERTY HOLDINGS (PLAZA SURGERY CENTER)

LARGE SCALE DEVELOPMENT 2ND SUBMITTAL

BENTONVILLE, ARKANSAS

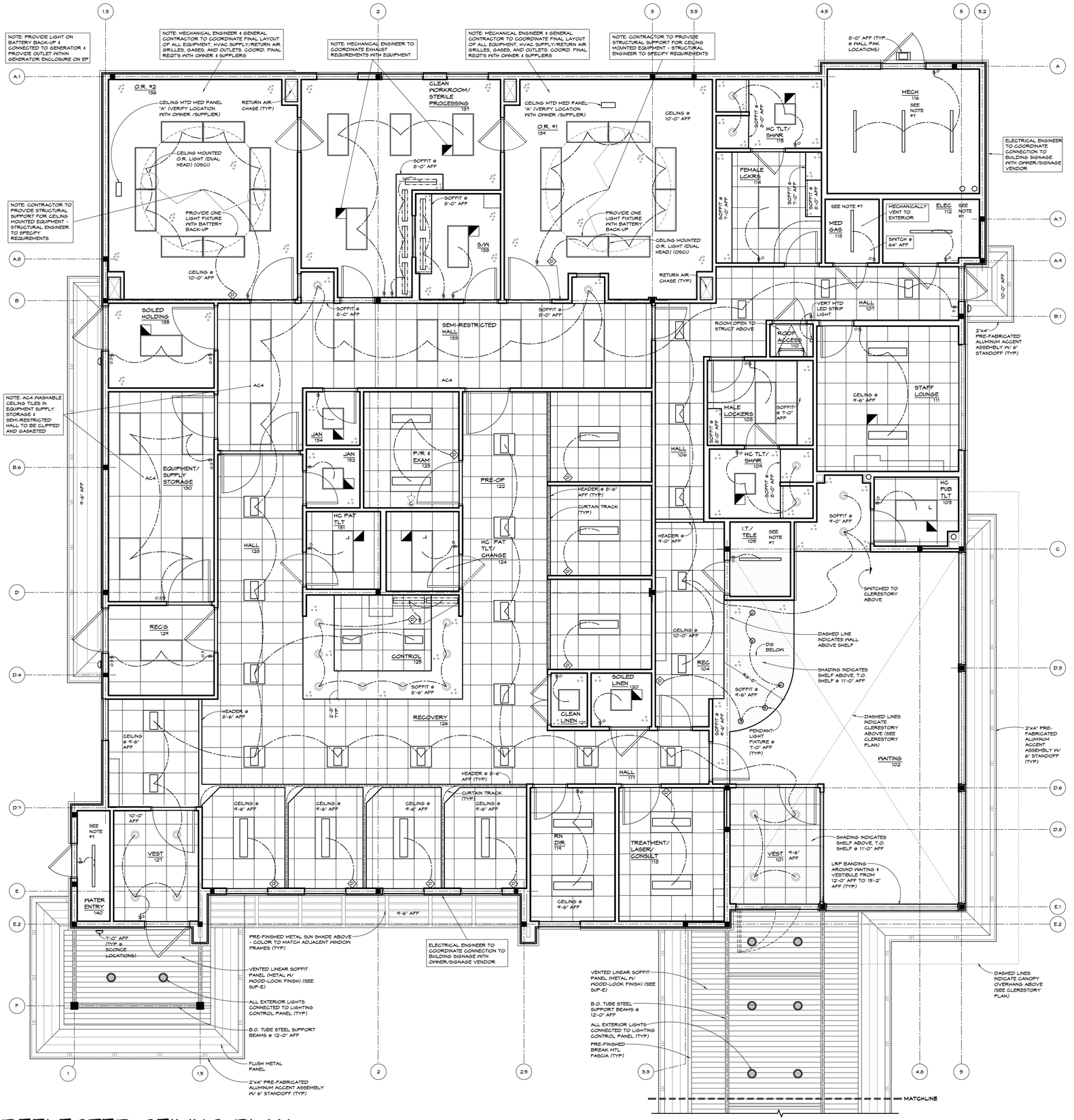
job no.	24-D10
date	08/20/26
revision	
drawn by	JDB

SHEET TITLE

DIMENSION FLOOR PLAN

SHEET NUMBER

A-2 / 6



REFLECTED CEILING PLAN

SCALE: 0 1 2 4 8 — 1/4" = 1'-0"

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ROOM #5 #101-#140

NORTH

GENERAL NOTES

1. THIS DRAWING IS INTENDED TO BE USED IN CONJUNCTION WITH ALL OTHER PROVIDED DRAWINGS AND DOCUMENTS FOR THIS PROJECT. IF THERE ARE ANY DISCREPANCIES, NOTIFY MARASCO AND ASSOCIATES IMMEDIATELY.
2. ALL CEILING HEIGHTS ARE 9'-0" AFF UNLESS NOTED OTHERWISE.
3. AIR SUPPLY AND RETURN AIR GRILLES AND MECHANICAL ITEMS ARE NOT SHOWN (SEE MECH DWGS FOR LOCATIONS). AIR SUPPLY GRILLES SHALL BE LOCATED AND SPECIFIED SO THAT AIR FLOW IS NOT DIRECTED AT PATIENTS IN EXAM OR TREATMENT ROOMS.
4. SEE ELECTRICAL DRAWINGS FOR LIGHTING SWITCHING & CIRCUITRY.
5. ALL EXTERIOR LIGHTS TO BE ON CONNECTED TO LIGHTING CONTROL PANEL (SEE ELECTRICAL DRAWINGS)
6. ELECTRICAL ENGINEER / SUB-CONTRACTOR TO COORDINATE POWER & CONNECTION REQUIREMENTS FOR WALL MOUNTED EXTERIOR SIGNAGE.
7. NO CEILING. ROOM OPEN TO STRUCTURE ABOVE WITH SUSPENDED LIGHT FIXTURES AT 9'-0" AFF UNO.
8. ABBREVIATIONS:

AFF	ABOVE FINISHED FLOOR
A/V	AUDIO VISUAL
BCS	WALL MTD BABY CHANGE STATION
DG	DECORATIVE GLAZING
DLO	DAYLIGHT OPENING
DO	AUTOMATIC DOOR OPERATOR
EX	EXISTING
FC	FOOT CONTROL
FD	FLOOR DRAIN
HC	ACCESSIBLE
NIC	NOT IN CONTRACT
N/S	NURSE STATION
OSCI	OWNER SUPPLIED, CONTRACTOR INSTALLED
OSVI	OWNER SUPPLIED, VENDOR INSTALLED (G.C. TO COORD INSTALLATION REQUIREMENTS W/ VENDOR/OWNER)
PP	PUSH PAD ACTUATOR
P/T	AUTO PAPER TOWEL DISPENSER - RECESSED (U.N.O.)
REV	REVERSE
SIM	SIMILAR
T/B	THERAPY BOOTH
UNO	UNLESS NOTED OTHERWISE
W/B	WASTE BIN BELOW COUNTER, ACCESSED THROUGH HOLE IN CABINET DOOR

9. LEGEND (NOT ALL ITEMS USED - REFER TO ELECTRICAL LIGHTING SCHEDULE FOR FINAL DESIGNATIONS)

- 2'0" X 4'0" TEGULAR OR STANDARD PANEL ACOUSTICAL TILE CEILING (SEE INTERIOR FINISH SCHEDULE)
- 2'0" X 2'0" RABBETED OR STANDARD PANEL ACOUSTICAL TILE CEILING (INTERIOR FINISH SCHEDULE)
- GYPSUM BOARD CEILING
- SUSPENDED LINEAR WOOD CEILING SYSTEM (SEE INTERIOR FINISH SCHEDULE)
- 2'-0" x 4'-0" LOW LUMEN OUTPUT RECESSED LED FIXTURE
- 2'-0" x 4'-0" STANDARD LUMEN OUTPUT RECESSED LED FIXTURE
- 2'-0" x 2'-0" RECESSED LED FIXTURE
- 2'-0" x 4'-0" DIRECT/INDIRECT RECESSED LED FIXTURE
- 2'-0" x 2'-0" DIRECT/INDIRECT RECESSED LED FIXTURE
- 1'-0" x 4'-0" RECESSED LED FIXTURE
- LED STRIP LIGHTING FIXTURE, SURFACE MOUNTED OR SUSPENDED @ 9'-0" AFF UNO
- UNDER-CABINET LED FIXTURE
- CONCEALED LED TAPE LIGHT IN COVE SOFFIT REFER TO REFLECTED CEILING PLAN FOR MATERIAL, CEILING HEIGHTS DETAIL
- DASHED LINE INDICATES WALL FRAMING ABOVE CEILING
- CONCEALED LED TAPE LIGHT WITH 1/2"x1/2" EGG CRATE LENS (SEE VALANCE LIGHTING DETAIL)
- RECESSED LED CAN FIXTURE
- DIRECTIONAL LED CAN FIXTURE
- WALL MOUNTED SPOTLIGHT LED FIXTURE
- LARGE DEGORATIVE LED PENDANT
- SMALL DEGORATIVE LED PENDANT
- INTERIOR LED WALL SCONCE
- WALL MOUNTED UP/DOWN LIGHT LED FIXTURE
- LINEAR WALL MOUNTED UP LIGHT LED FIXTURE
- LINEAR SUSPENDED DIRECT/INDIRECT FIXTURE
- EXTERIOR RECESSED LED CAN FIXTURE
- EXTERIOR LED WALL PACK FIXTURE
- EXTERIOR LED WALL SCONCE FIXTURE
- EXTERIOR LED UPLIGHT FIXTURE
- PROVIDE EXHAUST IN THIS LOCATION. (SEE MECHANICAL DWGS FOR FINAL SIZE & LOCATION)
- CUBICLE CURTAIN TRACK (SEE CURTAIN TRACK DETAIL)

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HEALTHCARE ARCHITECTS AND CONSULTANTS
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DENVER, COLORADO 80204
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JOB TITLE

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LARGE SCALE DEVELOPMENT 2ND SUBMITTAL

BENTONVILLE, ARKANSAS

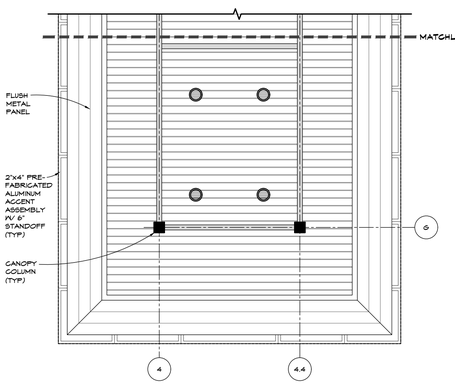
job no.	24-D10
date	08/30/26
revision	
drawn by	JDB

SHEET TITLE

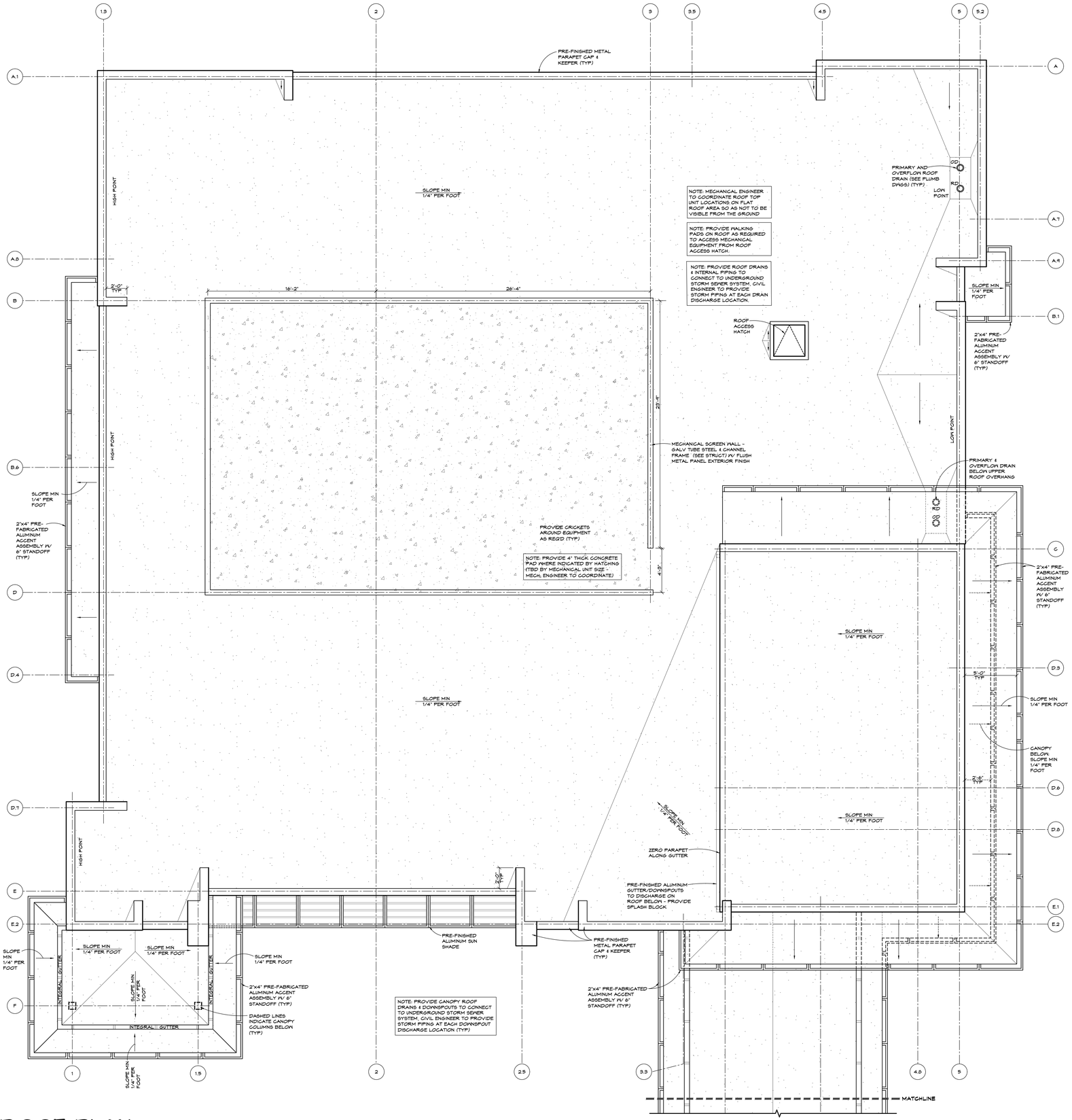
REFLECTED CEILING PLAN

SHEET NUMBER

A-3 / 6



CANOPY - PARTIAL PLAN
SCALE: 1/4" = 1'-0"



ROOF PLAN

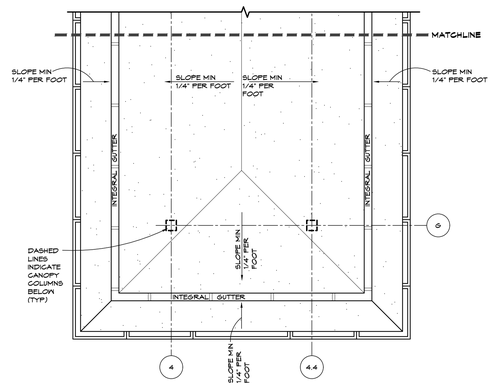
SCALE: 1/4" = 1'-0"

0 1 2 4 8

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NORTH



CANOPY - PARTIAL PLAN

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

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HEALTHCARE ARCHITECTS AND CONSULTANTS
1301 SPEER BLVD., SUITE A
DENVER, COLORADO 80204
PH. (303) 832-2887
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JOB TITLE

CAMBER PROPERTY HOLDINGS (PLAZA SURGERY CENTER)

LARGE SCALE DEVELOPMENT 2ND SUBMITTAL

BENTONVILLE, ARKANSAS

job no.	24-D10
date	08/30/26
revision	
drawn by	JDB

SHEET TITLE

ROOF PLAN

SHEET NUMBER

A-4 / 6

EXTERIOR MATERIAL CALCULATIONS:
TOTAL BUILDING (W/O MECHANICAL SCREEN)

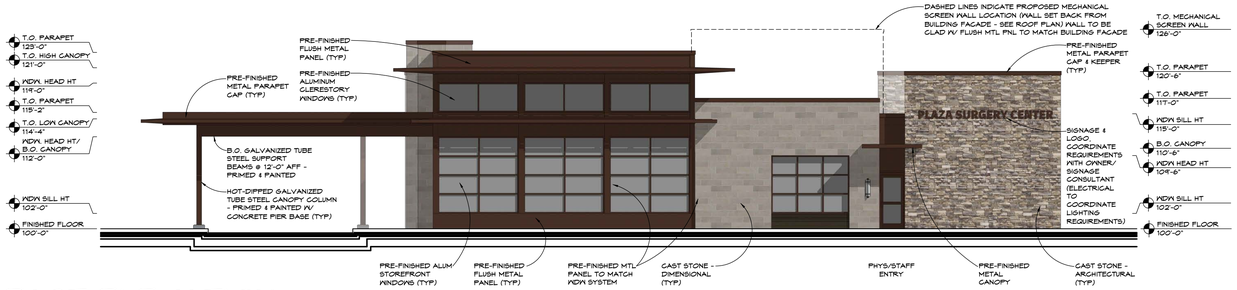
CAST STONE	= 45%
ARCHITECTURAL (57%)	
DIMENSIONAL (43%)	
FENESTRATION	= 15%
FLUSH METAL WALL PANEL	= 11%
SUB-TOTAL	= 69%
STUCCO FINISH SYSTEM	= 25%
WOOD-LOOK FIBER CEMENT SIDING	= 6%
TOTAL	= 100%

EXTERIOR MATERIAL CALCULATIONS:
TOTAL BUILDING (W/ MECHANICAL SCREEN)
YARA ADDED TO FLUSH MTL WALL PNL

CAST STONE	= 36%
ARCHITECTURAL (57%)	
DIMENSIONAL (43%)	
FENESTRATION	= 12%
FLUSH METAL WALL PANEL	= 24%
SUB-TOTAL	= 73%
STUCCO FINISH SYSTEM	= 20%
WOOD-LOOK FIBER CEMENT SIDING	= 7%
TOTAL	= 100%

EXTERIOR MATERIAL CALCULATIONS:
EAST FACADE (STREET FACING)

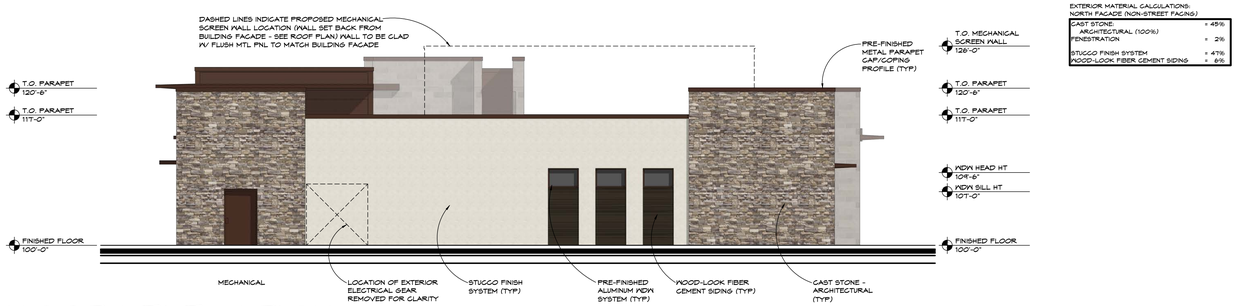
CAST STONE	= 44%
ARCHITECTURAL (47%)	
DIMENSIONAL (53%)	
FENESTRATION	= 32%
FLUSH METAL WALL PANEL	= 23%
WOOD-LOOK FIBER CEMENT SIDING	= 1%



EAST ELEVATION STREET FACING

EXTERIOR MATERIAL CALCULATIONS:
NORTH FACADE (NON-STREET FACING)

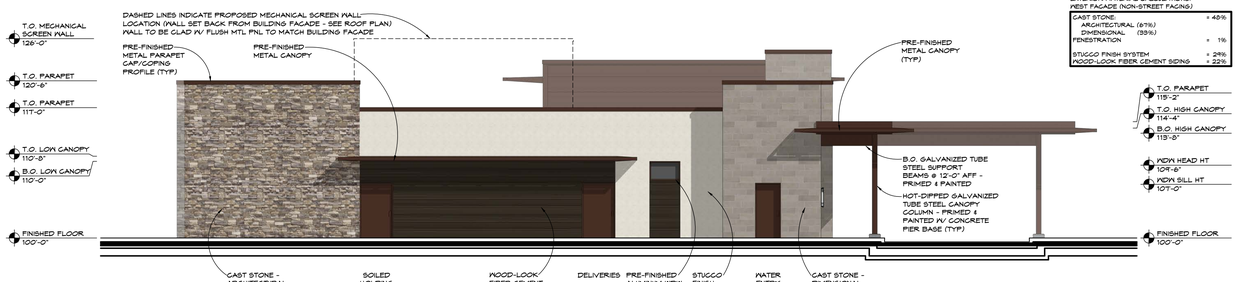
CAST STONE	= 45%
ARCHITECTURAL (100%)	
FENESTRATION	= 2%
STUCCO FINISH SYSTEM	= 47%
WOOD-LOOK FIBER CEMENT SIDING	= 6%



NORTH ELEVATION NON-STREET FACING

EXTERIOR MATERIAL CALCULATIONS:
WEST FACADE (NON-STREET FACING)

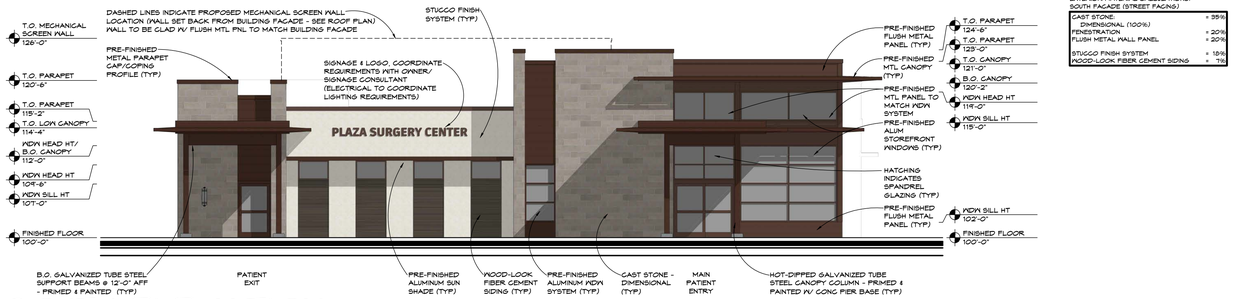
CAST STONE	= 48%
ARCHITECTURAL (67%)	
DIMENSIONAL (33%)	
FENESTRATION	= 1%
STUCCO FINISH SYSTEM	= 28%
WOOD-LOOK FIBER CEMENT SIDING	= 22%



WEST ELEVATION NON-STREET FACING

EXTERIOR MATERIAL CALCULATIONS:
SOUTH FACADE (STREET FACING)

CAST STONE	= 35%
DIMENSIONAL (100%)	
FENESTRATION	= 20%
FLUSH METAL WALL PANEL	= 30%
STUCCO FINISH SYSTEM	= 15%
WOOD-LOOK FIBER CEMENT SIDING	= 7%



SOUTH ELEVATION STREET FACING

EXTERIOR BUILDING ELEVATIONS

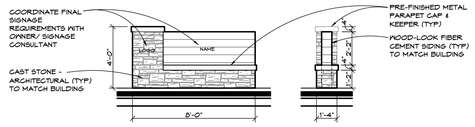
SCALE: 0 2 4 8 16 1/8" = 1'-0"

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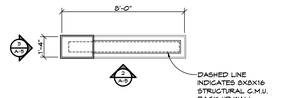
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NOTE: LANDSCAPE ARCH TO COORD. REQUIRED LANDSCAPING AROUND MONUMENT SIGN

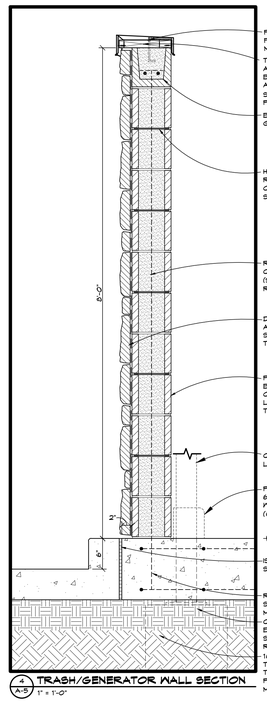
NOTE: ELECTRICAL ENGINEER TO COORD. LIGHTING REQUIREMENTS



2/A-5 3/A-5 MONUMENT SIGN ELEVATIONS



1/A-5 MONUMENT SIGN PLAN 1/4" = 1'-0"



4/A-5 TRASH/GENERATOR WALL SECTION 1" = 1'-0"

PRE-FINISHED METAL PARAPET CAP & KEEPER (TYP)
T.O. ENCLOSURE 108'-0"
CAST STONE - ARCHITECTURAL (TYP)
T.O. GRADE 100'-0"

NORTH ELEVATION

GALVANIZED STEEL GATE WITH PERFORATED METAL MESH INFILL, PRIMED AND PAINTED TO MATCH ADJACENT MATERIALS
T.O. ENCLOSURE 108'-0"
T.O. GRADE 100'-0"
PRE-FINISHED METAL PARAPET CAP & KEEPER (TYP)
CAST STONE - ARCHITECTURAL (TYP)

EAST ELEVATION

PRE-FINISHED METAL PARAPET CAP & KEEPER (TYP)
T.O. ENCLOSURE 108'-0"
CAST STONE - ARCHITECTURAL (TYP)
T.O. GRADE 100'-0"
T.O. PAVING RR'-6"
GALVANIZED STEEL GATES WITH PERFORATED METAL MESH INFILL, PRIMED AND PAINTED TO MATCH ADJACENT MATERIALS
GALVANIZED STEEL LOCKABLE THRU-BOLT LATCH RECEIVED BY EMBED BENT PLATE
SPRING LOADED CASTER W/ ZINC-PLATED FINISH & POLYOLEFIN WHEEL

SOUTHWEST ELEVATION

TRASH/GENERATOR ENCLOSURE ELEVATIONS

SCALE: 0 2 4 8 16 1/8" = 1'-0"

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DENVER, COLORADO 80204
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JOB TITLE

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LARGE SCALE DEVELOPMENT 2ND SUBMITTAL

BENTONVILLE, ARKANSAS

job no.	24-D10
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revision	
drawn by	JDB, JAA

SHEET TITLE

EXTERIOR BUILDING ELEVATIONS, TRASH/GENERATOR ENCLOSURE ELEVATIONS & MONUMENT SIGN ELEVATION

SHEET NUMBER

A-5 / 6

SWATCHES FROM ELEVATIONS

EXAMPLE APPLICATION PHOTOS





CAST STONE - DIMENSIONAL

12"X24" SMOOTH, THIN VENEER LIMESTONE BY INDIANA CUT STONE OR EQUAL, OVER 1/2" CEMENTITIOUS SCRATCH COAT EMBEDDED W/ 2.5 LB. DIAMOND METAL MESH, OVER (1) LAYER "TYVEK DRAINWRAP" BY DUPONT OR EQ. PROVIDE CORNER UNITS AT ALL OUTSIDE CORNERS. SYSTEM TO BE INSTALLED PER MANUFACTURER'S RECOMMENDED METHOD. COLOR SELECTION BY ARCHITECT FROM ALL PREMIUM COLORS.





CAST STONE - ARCHITECTURAL

"STACKED STONE - ALDERWOOD" ARCHITECTURAL CAST STONE VENEER SYSTEM BY ELDORADO STONE OR EQUAL, OVER 1/2" CEMENTITIOUS SCRATCH COAT EMBEDDED W/ 2.5 LB. DIAMOND METAL MESH, OVER (1) LAYER "TYVEK DRAINWRAP" BY DUPONT OR EQ. PROVIDE CORNER UNITS AT ALL OUTSIDE CORNERS. STONE UNITS TO BE ROUGHCUT INSTALLED PER MFGR'S RECOMMENDED METHOD. COLOR TO BE MOONLIGHT, OR SELECTED BY ARCHITECT FROM RANGE OF AVAILABLE COLORS.





STUCCO FINISH SYSTEM

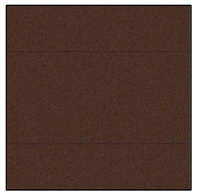
1/2" CEMENTITIOUS HARD COAT STUCCO SYSTEM W/ SENERGY ACRYLIC BASED FINISH COAT EMBEDDED WITH FIBER MESH FOR CRACK CONTROL BY BASF OR EQUAL, OVER 2.5 LB. DIAMOND METAL MESH, OVER (1) LAYER "TYVEK DRAINWRAP" BY DUPONT OR EQ. PROVIDE ALL CONTROL JOINTS, EXPANSION JOINTS, FLASHING, TRIMS AND FINISH MATERIALS AS SHOWN IN THE ELEVATIONS OR REQUIRED BY THE MANUFACTURER. COLOR SELECTION BY ARCHITECT FROM ALL PREMIUM COLORS. ALL EXPOSED TRIMS TO BE PRIMED AND PAINTED TO MATCH ADJACENT MATERIALS.





WOOD-LOOK FIBER CEMENT SIDING

'VINTAGE WOOD' PRE-FINISHED FIBER CEMENT PANEL SYSTEM BY 'NICHIHA' OR EQUAL, WITH COLOR TO BE CEDAR OR SELECTED BY ARCHITECT FROM RANGE OF PREMIUM COLORS. PROVIDE ALL SYSTEM TRACKS, CLIPS, FLASHINGS, ETC. TO CONSTRUCT THIS SYSTEM PER MFGR'S BEST INSTALLATION INSTRUCTIONS. UTILIZE PREFABRICATED FIBER CEMENT CORNERS AT ALL OUTSIDE CORNER LOCATIONS.





PRE-FINISHED FLUSH METAL WALL PANEL

PRE-FINISHED 1" THICK X 12" TALL T-GROOVE - 10" METAL WALL/SOFFIT PANELS WITH A ONE INCH REVEAL BY WESTERN STATES METAL ROOFING OR EQUAL. ATTACH TO EXTERIOR WALL FRAMING OR TO A GALVANIZED STRUCTURAL STEEL BACK-UP SUPPORT SYSTEM TO BE PRIMED & PAINTED. PROVIDE ALL TRIMS, CLOSURES AND STARTER STRIPS AS REQD BY MANUFACTURERS BEST INSTALLATION INSTRUCTIONS. COLOR: PRE-PAINTED METAL - WEATHERED RUSTIC.

PROPOSED EXTERIOR MATERIALS



EXTERIOR RENDERING

PRELIMINARY
NOT FOR CONSTRUCTION

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MARASCO & ASSOCIATES, INC
HEALTHCARE ARCHITECTS AND CONSULTANTS
1301 SPEER BLVD., SUITE A
DENVER, COLORADO 80204
PH. (303) 832-2887
FAX (303) 861-0760
WWW.MAHCA.COM

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JOB TITLE

CAMBER PROPERTY HOLDINGS (PLAZA SURGERY CENTER)

LARGE SCALE DEVELOPMENT 2ND SUBMITTAL

BENTONVILLE, ARKANSAS

job no.	24-D10
date	03/30/26
revision	
drawn by	JAA

SHEET TITLE

PROPOSED EXTERIOR MATERIALS AND EXTERIOR RENDERING

SHEET NUMBER

A-6 / 6

March 3, 2026

Bentonville City Hall
305 SW A Street
Bentonville, AR 72712

Dear Planning Commission Members,

This letter is to request a waiver on the Land Development Code item listed below for the Proposed Camber Property Holdings (Plaza Surgery Center) project, which will be located on the northwest corner of SE Plaza Avenue and SE Fountain Boulevard. Please refer to the code item listed below in black text with response in blue text.

Overall, our architectural team desires to provide an aesthetically pleasing design that is not only durable but also cost conscious for our client. This facility will be owner occupied so durable, low maintenance, and long-lasting materials are a high priority for our client.

Land Development Code Section 1100.21 (e):
Building material. A minimum of seventy-five percent of the wall surface area of each façade of a building, not including doors or trim, shall be composed of a maximum of three primary materials. Anything less than seventy-five percent must be approved by Planning Commission. The remaining twenty-five percent of the wall surface area shall be composed of primary, special use primary, or other high quality building materials as approved by the planning commission.

For the East and South facades of the building (both street facing), we are proposing the use of a Flush Metal Wall panel as a primary material to meet the 75% threshold; please refer to the material calculations on the exterior building elevations provided (reference sheets A-5/6 and A-6/6). The panel is 24 ga. (min) thick metal with a factory applied paint finish that has a 40-year warranty. Please see attached product data sheet for more information.

Additionally, and per the example in code section 1100.21(e)(2)d, “limiting use [of special use primary materials] to non-street facing facades,” for the North and West facades of the building (both non-street facing) , we are proposing the use of a cementitious Stucco System and a pre-finished wood-look Fiber Cement Panel System. This material arrangement provides articulation/differentiation on these less visible facades while conscientiously minding the client’s financial goals. The stucco system consists of a cementitious base coat, mesh (to control cracking), primer, and acrylic finish coat that has a 12-year warranty. The fiber cement panel is 5/8” thick siding panel with wood texture and color that has a 15-year warranty. Please see attached product data sheets for more information.

Thank you in advance for your consideration of these waivers.

Sincerely,



Justin Barent, AIA
Project Architect
Marasco & Associates

CPH PSC - PROPOSED FLUSH METAL WALL PANEL

Finishes You've Never Seen Before®



THE ULTIMATE METAL ROOFING COLOR CATALOG FOR EVERY PROJECT, EVERY TIME

When design and performance are at the top of the list for your next building project, look no further. Find all the painted metal roofing and wall panels you need to make your job stand out.

A Design Guide For Architects, Contractors, & Homeowners

Finishes You've Never Seen Before®

T-GROOVE®
FLUSH WALL PANEL - 12" FACE SIZE

For Metal Wall Panels, Fascia, Soffit, and Ceiling Panels
Available Materials: Aluminum, Copper, Corten/A606-4, Steel
Available Finishes: Bare Steel, Galvalume®/Zincalume®, Galvanized, PVDF, SMP Painted

SPECIFICATIONS:

Profile Type:	T-Groove®
Face Size:	12"
Available Reveals:	• NR - No Reveal • 1.0 - 1" Reveal • 2.0 - 2" Reveal • 3.0 - 3" Reveal
Overall Coverage:	• NR - 12" Coverage • 1.0 - 13" Coverage • 2.0 - 14" Coverage • 3.0 - 15" Coverage
Available Gauges:	24, 22
Fastening Type:	Concealed
Rib Height:	1"
Panel Length:	1' to 45' max
Substrate:	AZ 50 Minimum (Galvalume®/Zincalume®)
Finish:	Cool Tech® 500 – PVDF
Warranty:	40 year limited*
Stiffening Ribs or Pencil Ribs:	Available Upon Request
Single or Double Vent Strips:	Available Upon Request
Installation:	Installed Over A Solid Substrate (Vertical or Horizontal)

**Limited warranty. Please review prior to purchase.*

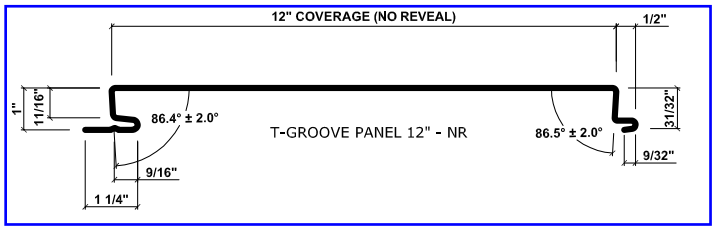
TESTING AND APPROVALS:

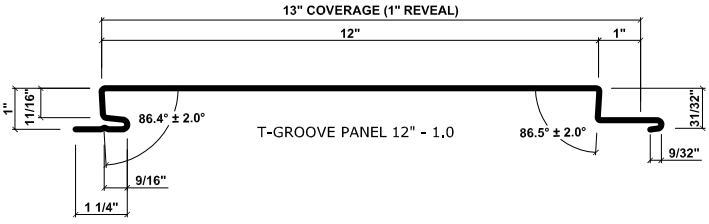
APPLIES TO THE FOLLOWING COLORS/FINISHES:

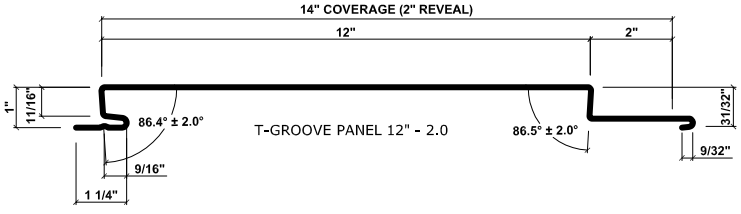
- Almond
- Ash Gray
- Bone White
- Burnished Slate
- Champagne†
- Charcoal Gray
- Classic Green
- Colonial Red
- Copper Penny†
- Dark Bronze
- Desert Tan
- Dolphin Gray
- Dove Gray
- Gun Metal Gray
- Mansard Brown
- Matte Black
- Medium Bronze
- Regal Blue
- Regal Red
- Regal White
- Royal Blue
- Sandstone
- Silver Metallic†
- Slate Blue
- Slate Gray
- Terra Cotta
- Zinc Metallic†

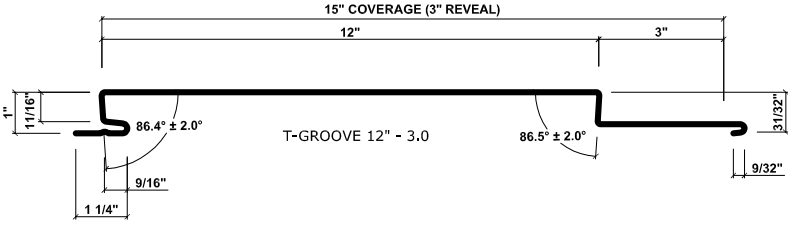
† This material is batch sensitive and directional. Do not mix batches or coil lots.

PROFILE:









Colors represented on this profile sheet may not match actual material. All colors should be verified using an actual metal color sample.

4128-22

Phoenix: 901 W Watkins St., Phoenix, AZ 85007
☎ (602) 495-0048
✉ sales@westernstatesmetalroofing.com

Tucson: 4975 E. Drexel Rd., Tucson, AZ 85706
☎ (520) 574-4247
✉ tucsonsales@westernstatesmetalroofing.com

Texas: 15023 County Rd 545, Nevada, TX 75173
☎ (972) 843-4343
✉ texas-sales@westernstatesmetalroofing.com

Concealed Fastener Panels



— Western Lock® Standing Seam - 1.75" Deep



— MS1®, MS1.5® and MS2® Mechanically Seamed - 1", 1.5" and 2" Deep



— Western Seam® Nail Strip - 1" Deep/1.5" Deep



— T-Groove® - 1" Deep



— Western Reveal® - 1.5" Deep



— Western Wave® - 7/8" Deep



— Board and Batten Metal Siding



— T-8 PlankWall® Metal Panels That Look Like Wood - 1" Deep

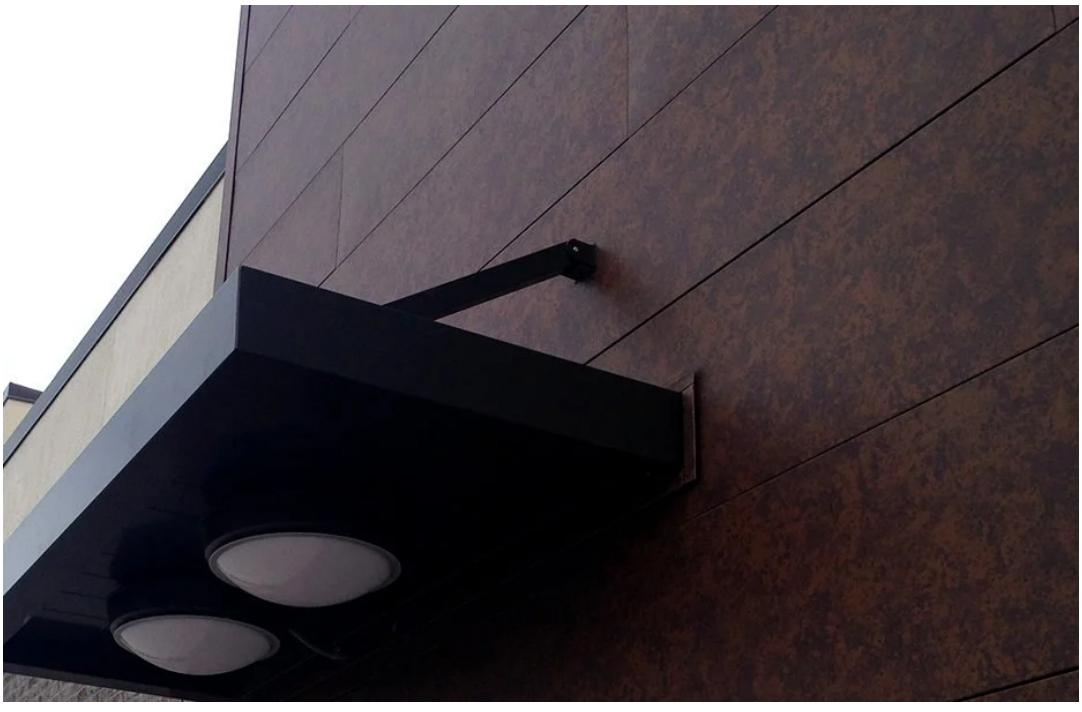


— Western Rib® (7.2 Panel) - 1.5" Deep



— AG Panel





CPH PSC - PROPOSED STUCCO SYSTEM

Senergy®

BUILDING TRUST

Senergy Platinum CI Stucco Plus

A continuously insulated stucco system featuring Senershield-R/-RS/-VB air/water-resistive barrier

SYSTEM DESCRIPTION

Senergy Platinum CI Stucco Plus is a continuously insulated stucco system providing a variety of rigid insulation board options to optimize thermal performance. The system uses Senergy liquid applied air/water-resistive barriers provide a premium level of protection of the sheathing and cavity against moisture and air intrusion. Optional Senergy Base Coat and SikaWall SRT reinforcing mesh are available for superior crack suppression.

USES

For exterior walls in new and retrofit commercial, institutional and residential construction when a continuous high effective R-value is needed to meet energy or eco-efficiency standards, and/or when a rainscreen is desired or required to satisfy code issues related to drainage.

ACCEPTABLE SUBSTRATES

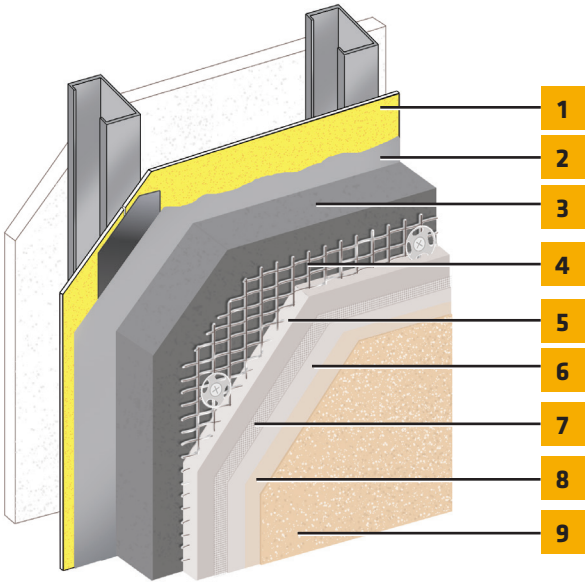
ASTM C1177 type sheathings, including DensGlass™ exterior sheathing, eXP™ sheathing, GlasRoc® sheathing, Securock™ glass-mat sheathing, Weather Defense™ Platinum sheathing, and GreenGlass® sheathing. PermaBase™ cement-board by National Gypsum and other cement-boards (ASTM C1325 Type A Exterior). Untreated Exposure I or exterior plywood sheathing (grade C-D or better). Untreated Exposure I OSB. Huber Zip Sheathing (sheathing only). Gypsum sheathing (ASTM C79/ASTM C1396). Poured concrete/unit masonry.

ADVANTAGES

- Highly energy efficient, easy to specify design that meets ASHRAE design standards and IGCC/IECC code requirements for the use of continuous insulation.
- Provides a drainage plane for directing incidental moisture out of the wall assembly.
- Fluid applied air/water-resistive barrier provides a durable, seamless secondary moisture protection.
- Seamless wall surface provides high resistance to potential water intrusion from rain and other environmental sources.
- Available SikaWall Permalath 1000 self-furred glass fiber reinforcing lath that will not rust.
- Resistant to impact and punctures; good for high traffic areas.
- Provides design flexibility with numerous design options.

MATERIAL SUBSTITUTION

Material substitution will adversely affect system performance and will void all warranty coverage unless approved in writing by Sika Facades.



1. Acceptable Sheathing*
2. Senershield-R/-RS/-VB
3. Approved Rigid Insulation Board*
4. SikaWall Permalath 1000 or Metal Plaster Base*
5. SikaWall Stucco Base
6. Senergy Base Coat (Optional)
7. SikaWall SRT Mesh (Optional)
8. SikaWall Stucco Prime (Optional)
9. Senergy Finish

*By Others

ENHANCED CRACK RESISTANCE OPTIONS

Good: Sikalall® Maxlastic Finish

Better: SikalWall® SRT Mesh with Senergy base coat or SikaWall Stucco Surface Leveler

Best: SikaWall® SAT Mesh with Senergy base coat or SikaWal Stucco Surface Leveler and SikalWall Maxlastic Finish

Senergy Platinum CI Stucco Plus Test Results Complies with AC 11		
TEST	**METHOD**	**RESULT**
Accelerated weathering	**ASTM G153**	No deleterious effects after 2000 hours viewed under 5x magnification.
Water Resistance	**ASTM D2247**	No deleterious effects at 14 day exposure.
Intermediate Scale Multi-story Fire Test	**UBC Standard 26-9/NFPA 285**	Met test criteria
Radiant heat exposure	**NFPA 268**	Met test criteria
Surface burning	**ASTM E 84**	System Components. Flame spread <25; Smoke developed <450
Methods for fire tests of building construction and materials	**ASTM E119**	1 hour rating with maximum R10 NEOPOR insulation
Behavior of materials in a vertical tube furnace at 750° C	**ASTM E136**	SikaWall Stucco Base with SikaWall Permalath 1000 specimens met the weight loss criteria for passing the test.
Drainage efficiency	**ASTM E2273**	Exceeds 90% minimum
Salt spray resistance	**ASTM B117**	No deleterious effects at 300 hours exposure period.
Freeze-thaw resistance	**AC11**	No deleterious effects after 10 cycles viewed under 5x magnification.

DESIGN CONSIDERATIONS

- Maximum allowable deflection L/360, based on structural properties only.
- The design wind load shall not exceed the system's allowable wind load as stated in applicable code reports.
- Details shall conform with Sika Facades recommendations and shall be consistent with the project requirements.
- Control joints and trim accessories required. Control joint placement is required in the Senergy Platinum CI Stucco Plus wall system every 144 ft^2 per ASTM C1063.
- Consult the framing and sheathing manufacturer for design and application considerations.
- Expansion joints are required in the system where they exist in the substrate, where the system adjoins dissimilar construction, at changes in substrates and at floor lines in multilevel wood frame construction.
- System shall terminate at expansion joints.
- Sealant joints shall be detailed and installed per sealant manufacturer's recommendations.
- A minimum 6:12 slope is required on all horizontal surfaces greater than 1".
- Backer rod, sealant and flashing are required at door and window openings.

WARRANTY

Prior to each use of any product of Sika Corporation, its subsidiaries or affiliates ("SIKA"), the user must always read and follow the warnings and instructions on the product's most current product label, Product Data Sheet and Safety Data Sheet which are available at usa.sika.com/senergy or by calling SIKA Facades' Technical Service Department at 1-800-589-1336. Nothing contained in any SIKA literature or materials relieves the user of the obligation to read and follow the warnings and instructions for each SIKA product as set forth in the current product label, Product Data Sheet and Safety Data Sheet prior to use of the SIKA product.

SIKA warrants this product for one year from date of installation to be free from manufacturing defects and to meet the technical properties on the current Product Data Sheet if used as directed within the product's shelf life. User determines suitability of product for intended use and assumes all risks. User's and/or buyer's sole remedy shall be limited to the purchase price or replacement of this product exclusive of any labor costs. NO OTHER WARRANTIES EXPRESS OR IMPLIED SHALL APPLY INCLUDING ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. SIKA SHALL NOT BE LIABLE UNDER ANY LEGAL THEORY FOR SPECIAL OR CONSEQUENTIAL DAMAGES. SIKA SHALL NOT BE RESPONSIBLE FOR THE USE OF THIS PRODUCT IN A MANNER TO INFRINGE ON ANY PATENT OR ANY OTHER INTELLECTUAL PROPERTY RIGHTS HELD BY OTHERS. Sale of SIKA products are subject to the Terms and Conditions of Sale which are available at usa.sika.com.

Sika Corporation
201 Polito Avenue
Lyndhurst, NJ 07071 USA
Customer Service +1 (800) 433-9517
Technical Service +1 (800) 589-1336
usa.sika.com/senergy

Rev April 2024

BUILDING TRUST

TECHNICAL BULLETIN

Senergy Warranty Schedule

Senergy offers a package of progressive warranty options for its systems commensurate with product and system upgrades. The information provided here summarizes the warranties we offer. For additional assistance in evaluating the systems, call the Sika Facades Technical Support at 1-800-589-1336 or contact your local Senergy distributor.

Drainage CI Wall Systems

SYSTEM	MATERIALS	MATERIAL WARRANTY	LIMITED LABOR, MATERIAL AND DRAINAGE WARRANTY
Channeled Adhesive CI Design Senergy Air/Water-Resistive Barrier, Approved Rigid Insulation, Senergy Base Coat, Senergy/SikaWall® Reinforcing Mesh with:	Senerflex Tersus Finish		15 Years
	Senerflex Finish		12 Years
Platinum CI Senergy Air/Water-Resistive Barrier, Neopor GPS Plus Rigid Insulation, Senergy Base Coat, Senergy/SikaWall® Reinforcing Mesh with:	Senerflex Tersus Finish		15 Years
	Senerflex Finish		12 Years
Adhered Mat Design Approved Air/Water-Resistive Barrier, PermaLath 1000 or Metal Lath, Approved Rigid Insulation, Senergy Base Coat, Senergy/SikaWall® Reinforcing Mesh and Senergy Finish	Senergy Air/Water-Resistive Barrier		10 Years
	Code Compliant Air/Water-Resistive Barrier (by other)	10 Years	
Senturion Systems Approved Air/Water-Resistive Barrier, Approved Insulation, Senergy Base Coat, Senergy/SikaWall® Reinforcing Mesh and Senergy Finish	Option 1 - Tyvek StuccoWrap, DrainWrap, CommericalWrap D	10 Years	
	Option 2 - Code Compliant Air/Water-Resistive Barrier with Grooved Insulation Board	10 Years	
	Option 3 - Code Compliant Air/Water-Resistive Barrier with SikaWall® Drainage Mat	10 Years	
Vulcan NC (US) Senergy Air/Water-Resistive Barrier, Approved Mineral Wool Rigid Insulation, Senergy Base Coat, Senergy/SikaWall Reinforcing Mesh with:	Senergy Finish		12 Years

Cement Board Wall Systems

SYSTEM	MATERIALS	MATERIAL WARRANTY	LIMITED LABOR, MATERIAL AND DRAINAGE WARRANTY
CBS 1000 or CBS 1000 CI Approved Air/Water-Resistive Barrier, Senergy Base Coat, Senergy/SikaWall® Reinforcing Mesh with:	Senergy Air/Water-Resistive Barrier, SikaWall® Drainage Mat and any Senergy Finish	10 Years	
	Code Compliant Air/Water-Resistive Barrier and Senergy Finish	7 Years	

Insulated Stucco (CI) Wall Systems

SYSTEM	MATERIALS	MATERIAL WARRANTY	LIMITED LABOR, MATERIAL AND DRAINAGE WARRANTY
Platinum CI Stucco Ultra Senergy Air/Water-Resistive Barrier, SikaWall® Drainage Mat, Approved Rigid Insulation, SikaWall® Stucco Base with:	Senergy Base Coat, Flexguard 4 or SikaWall SRT with any Senergy Finish		12 Years
	Senergy Finish		10 Years
Platinum CI Stucco Plus Senergy Air/Water-Resistive Barrier, Approved Rigid Insulation, SikaWall® Stucco Base with:	Senergy Base Coat, Flexguard 4 or SikaWall SRT with any Senergy Finish	12 Years	
	Senergy Finish	10 Years	
Platinum CI Stucco Code Compliant Air/Water-Resistive Barrier, Approved Rigid Insulation, SikaWall® Stucco Base with:	Senergy Base Coat, Flexguard 4 or SikaWall SRT with any Senergy Finish	10 Years	
	Senergy Finish	7 Years	

Non-Insulated Stucco Wall Systems

SYSTEM	MATERIALS	MATERIAL WARRANTY	LIMITED LABOR, MATERIAL AND DRAINAGE WARRANTY
Sentry Stucco Ultra Senergy Air/Water-Resistive Barrier, SikaWall® Drainage Mat DF, SikaWall® Stucco Base with:	Senergy Base Coat, Flexguard 4 or SikaWall SRT with any Senergy Finish		12 Years
	Senergy Finish		10 Years
Sentry Stucco Plus Senergy Air/Water-Resistive Barrier, SikaWall® Stucco Base with:	Senergy Base Coat, Flexguard 4 or SikaWall SRT with any Senergy Finish	12 Years	
	Senergy Finish	10 Years	
Sentry Stucco Code Compliant Air/Water-Resistive Barrier, SikaWall® Stucco Base with:	Senergy Base Coat, Flexguard 4 or SikaWall SRT with any Senergy Finish	10 Years	
	Senergy Finish	7 Years	
Sentry Stucco Direct Sika Thoroseal-581 waterproofing with, SikaWall® Stucco Base with:	Senergy Base Coat, Flexguard 4 or SikaWall SRT with any Senergy Finish	10 Years	
	Senergy Finish	7 Years	

MaxGrip Veneer Adhesive (MVA) / Systems

SYSTEM	MATERIALS	MATERIAL WARRANTY	LIMITED LABOR, MATERIAL AND DRAINAGE WARRANTY
Veneer Mortar Adhesive Used over an acceptable substrate	SikaWall® MaxGrip Veneer Adhesive	5 Years	
Channeled Adhesive CI Design with MVA Senergy Air/Water-Resistive Barrier, Approved Rigid Insulation, Senergy Base Coat, SikaWall® Intermediate 12 Reinforcing Mesh with:	SikaWall® MaxGrip Veneer Adhesive		12 Years**
CBS 1000 with MVA Senergy Air/Water-Resistive Barrier, SikaWall® Drainage Mat, Senergy Base Coat, SikaWall® Self-Adhering Mesh Tape with:	SikaWall® MaxGrip Veneer Adhesive	10 Years	
Sentry Stucco Plus with MVA Senergy Air/Water-Resistive Barrier, SikaWall® Stucco Base with:	SikaWall® MaxGrip Veneer Adhesive	10 Years*	
Sentry Stucco Ultra with MVA Senergy Air/Water-Resistive Barrier, SikaWall® Drainage Mat DF, SikaWall® Stucco Base with:	SikaWall® MaxGrip Veneer Adhesive		10 Years*

**MVA with Senerflex Tersus on rest of structure 15 Years

*MVA with Senergy Base Coat/SikaWall® Reinforcing Mesh/Senergy Finish on rest of structure 12 Years

Finishes and Coatings

SYSTEM	MATERIALS	MATERIAL WARRANTY	LIMITED LABOR, MATERIAL AND DRAINAGE WARRANTY
Senergy Textured Finishes Used over an acceptable substrate	SikaWall Tinted Primer and Senergy Senerflex Tersus or SikaWall® Maxlastic Finish	10 Years	
	SikaWall Tinted Primer and a Specialty Finish	10 Years	
	Senergy Senerflex, Senerflex Tersus or SikaWall Maxlastic Finish.	7 Years	
Coatings (non-textured) Used over an acceptable substrate	SikaWall® Chroma Finish	5 Years (Anti-Fade)	
	SikaWall Color Advance, SikaWall Duralastic or SikaWall® Duralastic Plus Coating, SikaWall Premium Hydrophobic Coating	7 Years	

EIFS

SYSTEM	MATERIALS	MATERIAL WARRANTY	LIMITED LABOR, MATERIAL AND DRAINAGE WARRANTY
Senerflex Secondary Weather Barrier Design Senergy Air/Water-Resistive Barrier, Approved Rigid Insulation, Senergy Base Coat, Senergy/SikaWall® Reinforcing Mesh with:	Senergy Finish	10 Years	
Senerflex Classic PB Approved Rigid Insulation, Senergy Base Coat, Senergy/SikaWall® Reinforcing Mesh with:	Senergy Finish	10 Years	

Surfacing and Restoration

SYSTEM	MATERIALS	MATERIAL WARRANTY	LIMITED LABOR, MATERIAL AND DRAINAGE WARRANTY
Direct Applied for Soffit/Ceilings System Senergy Base Coat, Senergy Flexguard 4 with:	Senergy Finish	7 Years	
Surfacing for Concrete and Masonry Units Senergy Base Coat with:	Senergy Finish	7 Years	
SMaRT EIFS Resurfacing System Senergy Base Coat, Senergy Flexguard 4 with:	Senergy Finish	10 Years	
SMaRT Stucco Resurfacing System Senergy Base Coat, SikaWall® SRT Mesh or Flexguard 4 with:	Senergy Finish	10 Years	

Air/Water-Resistive Barriers and Flashing

SYSTEM	MATERIALS	MATERIAL WARRANTY	LIMITED LABOR, MATERIAL AND DRAINAGE WARRANTY
Air/Water-Resistive Barriers Used behind non-Senergy Wall Systems	Senershield-R, Senershield-RS, or Senershield-VB	5 Years	
Flexible Flashing Membrane Used behind non-Senergy Wall Systems	SikaWall® MaxFlash	5 Years	

Sika Corporation
201 Polito Avenue
Lyndhurst, NJ 07071 USA
Customer Service +1 (800) 433-9517
Technical Service +1 (800) 589-1336
usa.sika.com/senergy


Bella Vita
Rocky
Mountain
Fertility





Architectural Wall Panel SYSTEM



All the natural beauty of real wood. Without all of the maintenance.

With 15 styles and colors, the Wood Series is our largest and most popular product line. Built to last, our Wood Series panels offer the rich textures of wood, color stability, and extreme weather resistance.

VintageWood exudes modern refinement, works well in both modern and traditional designs, and pairs perfectly with glass and block panels, adding a touch of warmth to the coolness of these materials. Plus, VintageWood can be installed vertically or horizontally, offering even more design options.

VINTAGEWOOD


BARK


ASH


CEDAR


SPRUCE


REDWOOD


POPLAR


BLACKWOOD

VINTAGEWOOD SPECS	AWP 1818	AWP 3030
DIMENSIONS (ACTUAL MM)	17-7/8" H x 71-9/16" L (455MM H x 1818MM L)	17-7/8" H x 119-5/16" L (455MM H x 3030MM L)
THICKNESS (ACTUAL MM)	5/8" (16MM)	5/8" (16MM)
WEIGHT (LBS. PER PANEL)	38.76	64.60
WEIGHT (LBS. PER SQ. FT.)	4.36	4.36
EXPOSED COVERAGE (SQ. FT. PER PANEL)	8.88 SQ. FT.	14.81 SQ. FT.
PACKAGING (PIECES PER PACK)	2 [17.76 SQ. FT.]	2 [29.62 SQ. FT.]

AWP 1818 CAN ONLY BE INSTALLED HORIZONTALLY.

AWP 3030 CAN BE INSTALLED HORIZONTALLY OR VERTICALLY.


VINTAGEWOOD *Ash*


VINTAGEWOOD *Cedar + Bark*

ESSENTIAL FLASHING

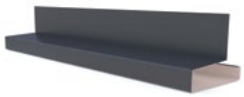
Create a clean, polished look for your building with the highest level of precision.



COMPRESSION JOINT FLASHING (10')

Used in conjunction with Ultimate Horizontal/Vertical Starter Tracks at floor joists in buildings that require compression joints. Can be painted or powder coated to match panels.

THICKNESS	10MM
PACKAGING (LN. FT. PER TUBE)	50



OVERHANG FLASHING (10') - JOH7288

Used at the base of overhangs, bump-outs or porte-cochères.

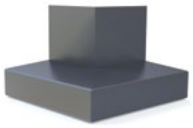
THICKNESS	10MM
PACKAGING (LN. FT. PER BOX)	40



OVERHANG FLASHING INSIDE CORNER - JOH7288D

Used in conjunction with Overhang Flashing at inside corners.

THICKNESS	10MM
PACKAGING (PCS PER PACK)	2



OVERHANG FLASHING OUTSIDE CORNER - JOH7288B

Used in conjunction with Overhang Flashing at outside corners.

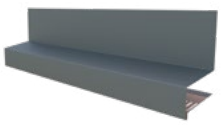
THICKNESS	10MM
PACKAGING (PCS PER PACK)	2



OVERHANG FLASHING CLIP - JOH7288S

Placed at seams where Overhang Flashing and corners meet.

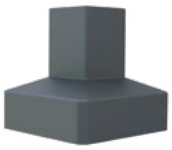
THICKNESS	10MM
PACKAGING (PCS PER PACK)	1



STARTER FLASHING (10') - FTD4788

Used in conjunction with the Ultimate Horizontal/Vertical Starter Tracks at the bottom of a building.

THICKNESS	10MM
PACKAGING (LN. FT. PER BOX)	50



STARTER FLASHING OUTSIDE CORNER - FTD4788B

Used in conjunction with Starter Flashing at outside corners.

THICKNESS	10MM
PACKAGING (PCS PER PACK)	4



STARTER FLASHING INSIDE CORNER - FTD4788D

Used in conjunction with Starter Flashing at inside corners.

THICKNESS	10MM
PACKAGING (PCS PER PACK)	4

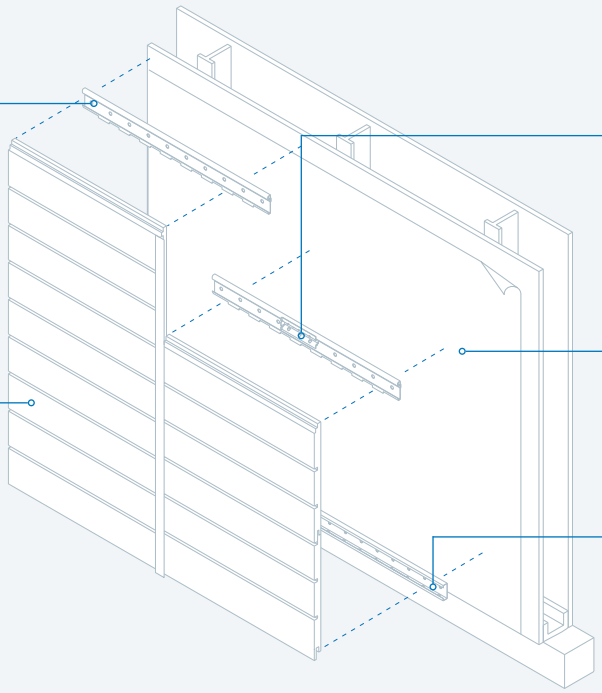
NOTES: EACH COMPONENT OF ESSENTIAL FLASHING IS SOLD SEPARATELY; STARTER AND OVERHANG FLASHING IS AVAILABLE IN BLACK ONLY.

**This accessory is designed for use in the prescribed manner with designated Nichiha products only. Use with other products or in other manners is not warranted.*

Efficient installation. Rainscreen performance.

THE ULTIMATE CLIP
creates a hidden fastening system that all but eliminates face fastening. Installation is quick and easy and never requires specialty subcontractors.

NICHIHA ARCHITECTURAL WALL PANELS
are lightweight, easy to handle, and available in a virtually endless color palette and a diverse offering of textural finishes.



NICHIHA'S JOINT TAB ATTACHMENT
is designed to support panel lateral stability, helping vertical joints stay tightly closed. The tab fits in place easily and is fastened to the Ultimate Clip with provided screw.

DRAINED AND BACK-VENTILATED RAINSCREEN
design allows water to escape and air to circulate, reducing the risk of mold and water damage inside the building.

THE ULTIMATE STARTER TRACK
pulls double duty. It ensures a fast, level installation, and its patented drainage channel directs water out and away from the base of the wall.

EASY INSTALLATION
Time-saving clip installation system that reduces construction time and minimizes mistakes.

NO MORTAR, NO MESS
Prefinished panels eliminate the need for messy mortar or costly masonry-skilled labor.

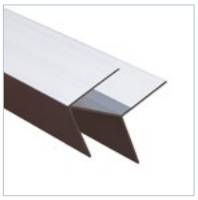
ANY-WEATHER PRODUCT
Products can be installed year round in any climate across the country. No geographical restrictions mean more possibilities.

LOW MAINTENANCE
No-fuss products. Little ongoing cleaning or regular maintenance needed. Bring your vision to life and ensure it looks great for years to come.

ENGINEERED FOR PERFORMANCE
Go beyond our durable panels and discover a meticulously engineered moisture management system that provides a vertical drainage point for air and moisture to exit.

METAL ONE-PIECE TRIM

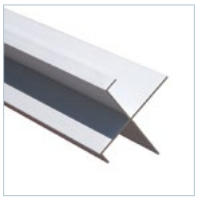
With our customized metal trim, your project practically finishes itself.



CORNER KEY

Extrusion used at outside corners instead of a preformed corner. A vertical expansion joint is required 2' to 12' from the corner when using this corner.

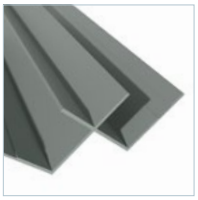
DIMENSIONS (NOM. FT. ~ ACTUAL MM)	3" x 10' (76.2MM x 3030MM)
PACKAGING (LN. FT. PER TUBE)	50



OPEN OUTSIDE CORNER

Extrusion used at outside corners instead of a preformed corner. A vertical expansion joint is required 2' to 12' from the corner when using this corner.

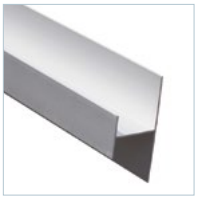
DIMENSIONS (NOM. FT. ~ ACTUAL MM)	2.96" x 10' (75MM x 3030MM)
PACKAGING (LN. FT. PER TUBE)	50



INSIDE CORNER

Used where two Nichiha panels meets in an inside corner; alternative to Single Flange Sealant backer with sealant.

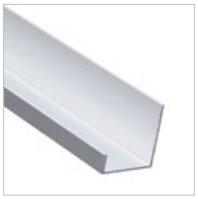
DIMENSIONS (NOM. FT. ~ ACTUAL MM)	3.4" x 10' (86.4MM x 3030MM)
PACKAGING (LN. FT. PER TUBE)	50



H-MOLD

Can be used at the end of 3030 panels instead of the Double Flange Sealant Backer, but not at the preformed outside corners.

DIMENSIONS (NOM. FT. ~ ACTUAL MM)	2" x 10' (50.8MM x 3030MM)
PACKAGING (LN. FT. PER TUBE)	50



J-MOLD

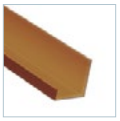
Can be used instead of Single Flange Sealant Backer at vertical jambs for doors and windows, but not at the inside corners of the building.

DIMENSIONS (NOM. FT. ~ ACTUAL MM)	0.375" x 10' (9.5MM x 3030MM)
PACKAGING (LN. FT. PER TUBE)	50

Our trim gives you options

All of our metal trim is available in four finishes: primed, clear anodized, powder coated, or custom color. For pricing and lead times, view our price catalog at nichiha.com/price-catalog.





For popular panels like VintageWood, we've made ordering easier by color matching all of our trim profiles for faster delivery.



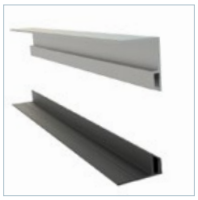


Nichiha can customize trim to match any color you use on custom color panels.

**This accessory is designed for use in the prescribed manner with designated Nichiha products only. Use with other products or in other manners is not warranted.*

NEW METAL TWO-PIECE TRIM

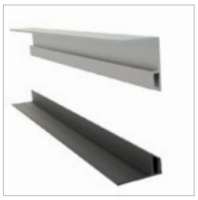
Introducing our new Two-Piece Trim—engineered for easier installation, done in a snap.



J-MOLD

For use around window and door jambs, ideal for tight-fit situations.

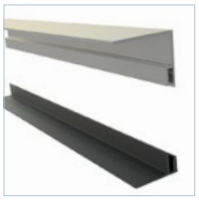
DIMENSIONS (NOM. FT. ~ ACTUAL MM)	1.25" x 10' (86.4MM x 3030MM)
PACKAGING (LN. FT. PER TUBE)	50



DEEP-J

For use with a 7/8" furring system behind our panels.

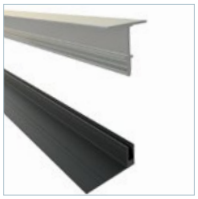
DIMENSIONS (NOM. FT. ~ ACTUAL MM)	2.1" x 10' (53.34MM x 3030MM)
PACKAGING (LN. FT. PER TUBE)	50



T-CAP MOLD

Conceals face fasteners along the bottom of openings such as windows and where panel meets soffit.

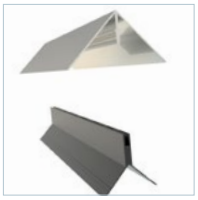
DIMENSIONS (NOM. FT. ~ ACTUAL MM)	1.5" x 10' (38.1MM x 3030MM)
PACKAGING (LN. FT. PER TUBE)	50



H-MOLD

Provides a smooth seam for vertical joints. Can be used as an expansion joint for both 1818 and 3030 panels for a no-sealant install.

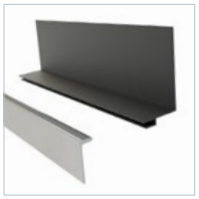
DIMENSIONS (NOM. FT. ~ ACTUAL MM)	1.35" x 10' (34.3MM x 3030MM)
PACKAGING (LN. FT. PER TUBE)	50



CORNER KEY

Easy corners with a 2 1/4" reveal to cover face fasteners for vertical installations.

DIMENSIONS (NOM. FT. ~ ACTUAL MM)	2.25" x 10' (57.2MM x 3030MM)
PACKAGING (LN. FT. PER TUBE)	50



COMPRESSION Z-FLASHING

Allows the base to be installed first and the cover cap to be installed at a later time. Ideal for modular and factory applications, but can be used in other applications.

DIMENSIONS (NOM. FT. ~ ACTUAL MM)	4" x 10' (101.6MM x 3030MM)
PACKAGING (LN. FT. PER TUBE)	50



Nichiha's two-piece metal trim system provides a solution for corners, penetrations, transitions, and vertical joints, while maintaining a clean, consistent finish.

**This accessory is designed for use in the prescribed manner with designated Nichiha products only. Use with other products or in other manners is not warranted.*



VINTAGEWOOD *Cedar*

Pro resources at your fingertips.

Whether you are an architect, contractor, installer, or builder, Nichiha ensures that you have all the information you need to make your project go as smoothly as possible. Our website offers a comprehensive collection of technical information, installation videos, architectural details, in-depth specifications, and everything you need to know about installing Nichiha products.

Scan here to visit our resource center.

Warranties and certifications.

- ARCHITECTURAL WALL PANELS
  – 15-year limited warranty* on panels
  – 15-year limited warranty* on finish
- METAL TRIM
  TAMLYN warrants defective-free products for a period of 10 years for the original purchaser. Please visit tamlyn.com for detailed information on terms, conditions, and limitations.

CCRR-0299

Canada CCMC

WUI

NOA

Build America, Buy America Compliant

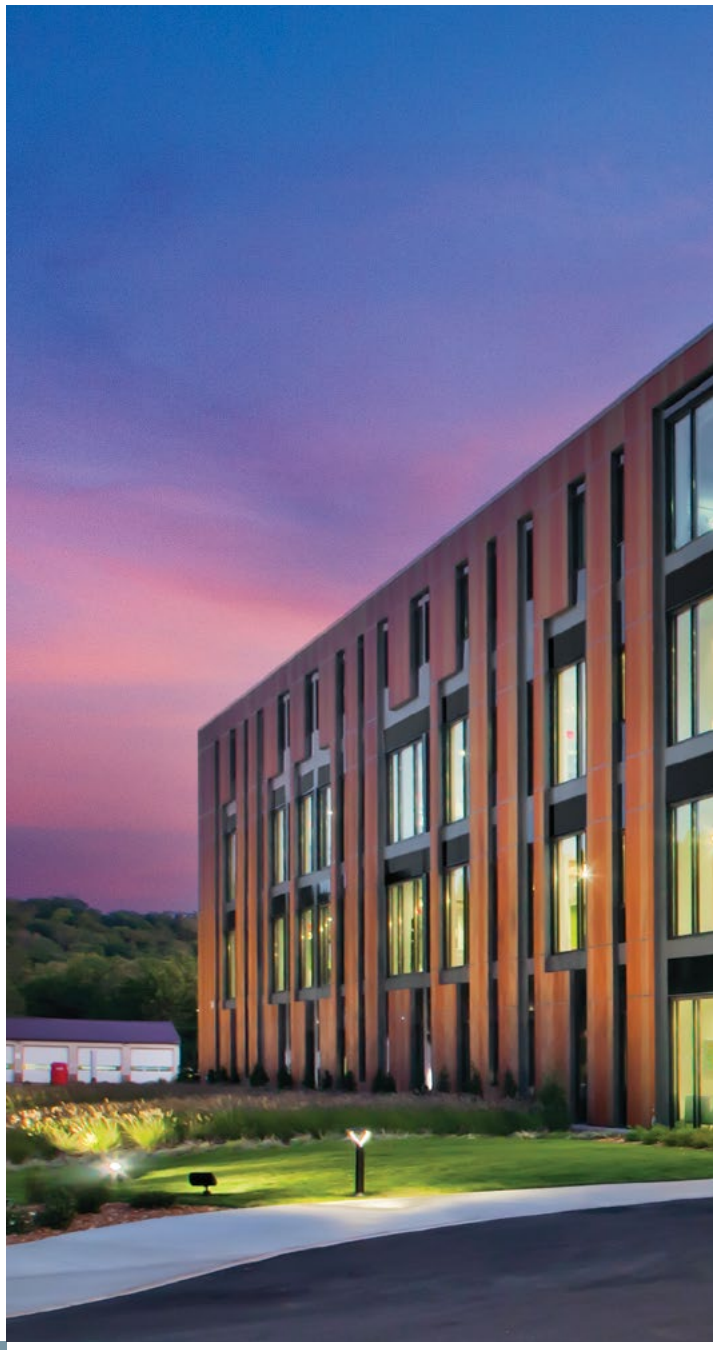
*See Nichiha warranties for detailed information on terms, conditions, and limitations. Visit nichiha.com for easily downloadable warranties, or call toll-free 1.866.424.4421 for a copy. Nichiha MSDS is available at nichiha.com, at your local Nichiha dealer, or call Nichiha direct toll-free 1.866.424.4421.

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NOTE: Printed material may not accurately depict actual product color. Printed in the USA.

FIND YOUR
A-HA MOMENT



NICHIHA.COM

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City of Bentonville, Arkansas Agenda Item Form

Item Details

Council Meeting Date:	6/23/2026	**Submitted By:**	Tracy Billings
Phone:	479-696-0229	**For Department(s):**	Planning
Email:	tracy.billings@bentonville.ar.gov		

Item Type (Check all that apply)

☐ Informational ☐ Bid Award ☐ Enter into an Agreement ☐ Change Order
☐ Recognizing Funds ☐ Budget Adjustment ☐ Waiver of Bid ☐ Emergency Clause
☐ Ordinance ☑ Resolution ☐ Informational

Title, Recommendation & Justification

Title:	Resolution Setting a Public Hearing for a Right of Way Vacation & Establishing a Utility Easement
Action Recommendation & Justification:	Approve Resolution to set a Public Hearing for July 14, 2026 for Right of Way Vacation with a Utility Easement Dedication located at Lot 1 of Wal-Mart Campus Subdivision Phase 2 (VAC26-0026).
Additional Comments for Consideration (Optional):	
Amount for Approval:	$ 0

Budget Impact

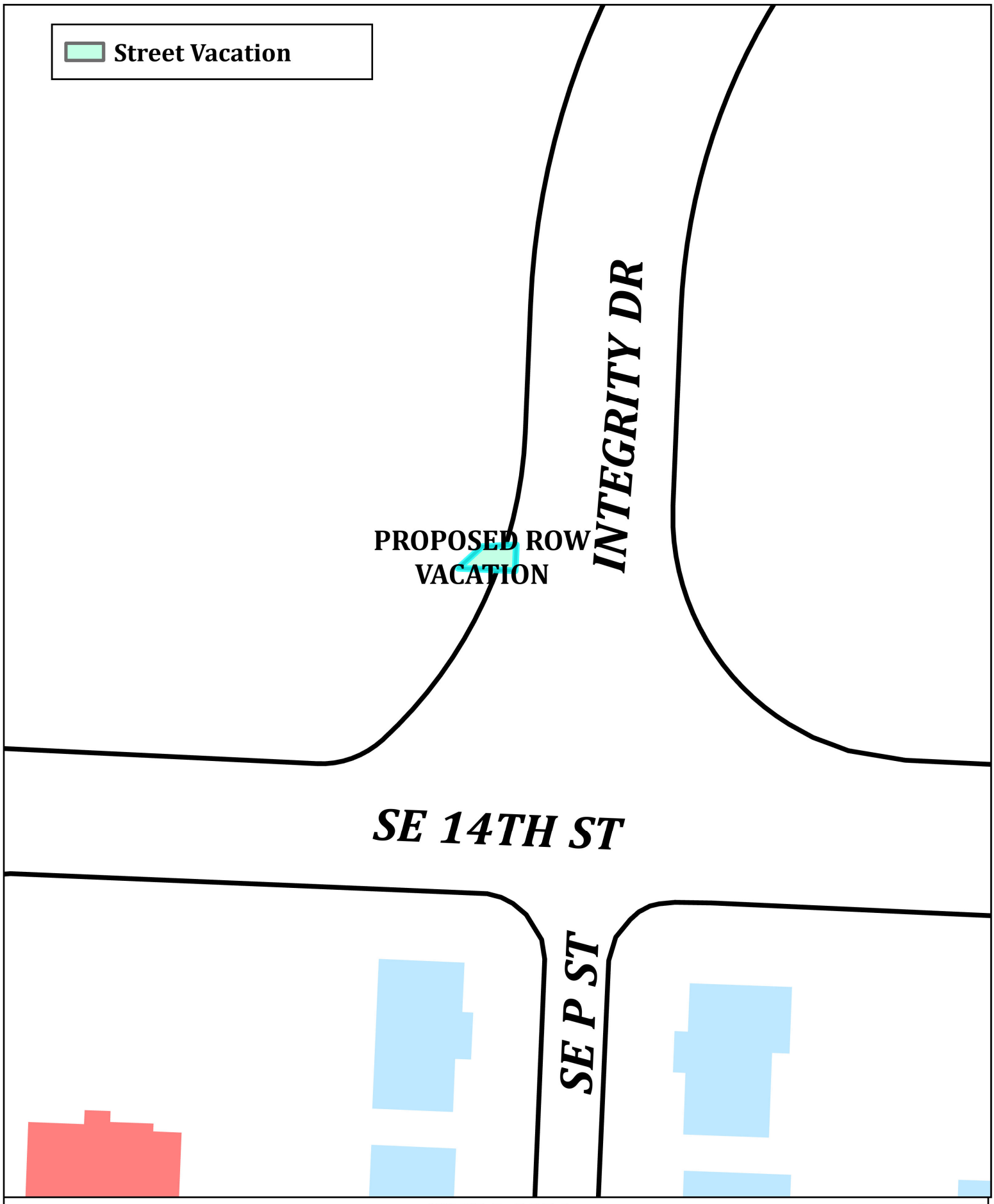
Is this Item Budgeted? ☐ YES ☐ NO ☐ ITEM HAS NO COST ☐ OTHER:_____

Budget Adjustment *(to be completed by Finance when applicable)*

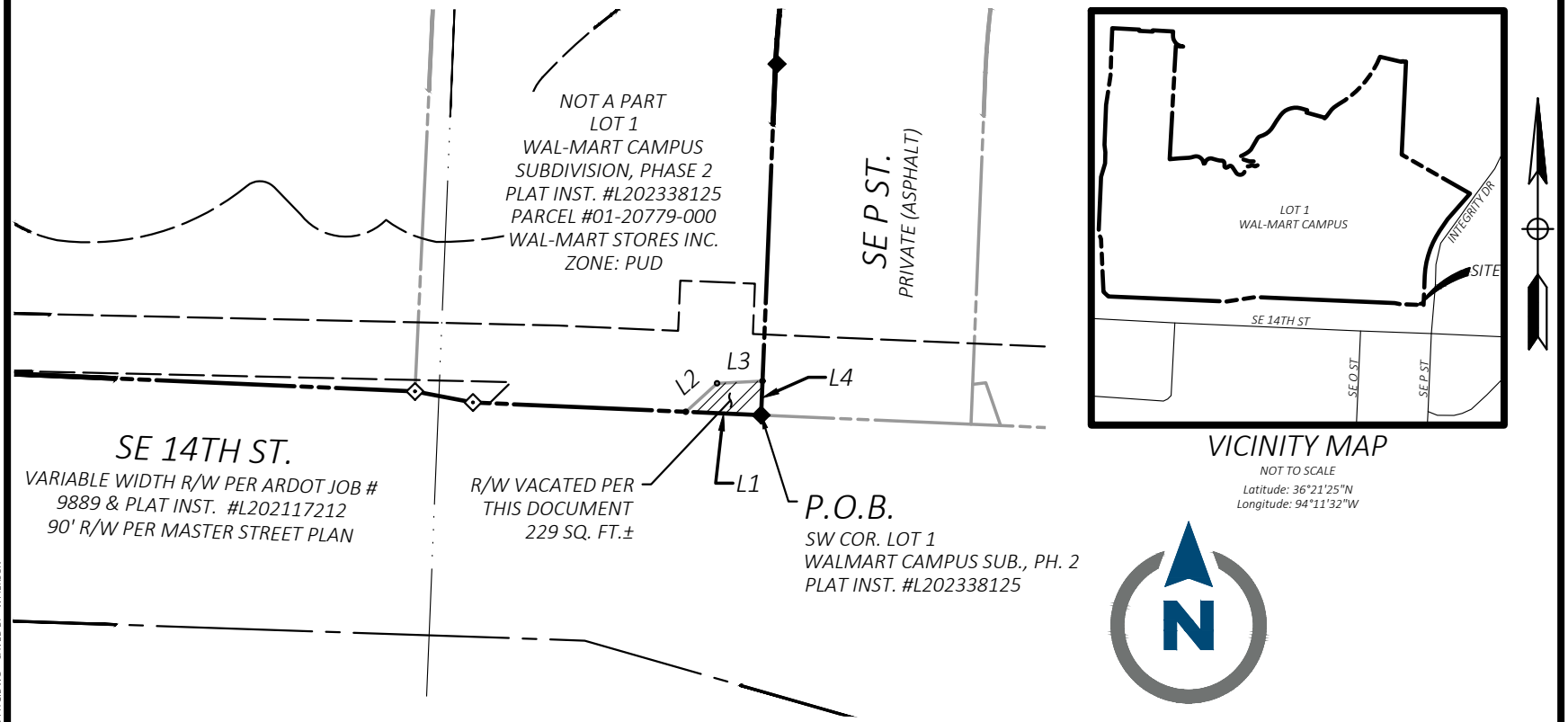
		$ Expense	$ Revenue
Account Number (ORG-OBJECT)	Account Description		
		$ Expense	$ Revenue
Account Number (ORG-OBJECT)	Account Description		
		$ Expense	$ Revenue
Account Number (ORG-OBJECT)	Account Description		
		$ Expense	$ Revenue
Account Number (ORG-OBJECT)	Account Description		

Fund(s) Impacted (check all that apply) ☐ General Fund ☐ Utility Fund ☐ Street Fund ☐ Other(s):_____

Budget Impact Notes for Consideration (Optional):



VAC26-0026
ROW Vacation
SE 14TH & SE P ST



VICINITY MAP

NOT TO SCALE

Latitude: 36°21'25"N
Longitude: 94°11'32"W

N

0 60' 90' 120'

SCALE IN FEET

Property Line Table		
Line #	Direction	Length
L1	N87°29'45"W	26.16'
L2	N47°38'26"E	14.68'
L3	N87°02'20"E	15.79'
L4	S02°21'07"W	11.86'

NOTE:

It is to be understood that this sketch is descriptive only of the size, shape and location of the easement and does not constitute a plat or survey of the Grantors' property.

Legend

- Boundary Line
- Adjoining Boundary Line
- Easement Line
- Section Line
- Found 5/8" Rebar "LS#1618" (unless otherwise noted)
- Set 5/8" Rebar "LS#1618"
- Bearing & Distance Change
- R/W — Right-of-Way
- Right-of-Way Vacated per this document

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

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

REVISION

NO.	DESCRIPTION	DATE
1	Revised Exhibit	05/04/2026

RW Vacation Exhibit
Walmart Campus
SE 14th Street
Bentonville, Benton County, Arkansas

PROFESSIONAL OF RECORD	DGR
DESIGNER	BLF
FIELD WORK	CSS
CEI PROJECT NUMBER	31470
DATE	5/4/2026
REVISION	REV-1

RW VACATION

SHEET TITLE

SHEET NUMBER

1 OF 1

DRAWING LOCATION - \\PANZURA.CEILB.COM\SURVEY\31000\31470\DRAWINGS\SURVEY\31470FP ZONE 5 PH1\31470RW ZONE 5 PH 1.DWG – SAVED BY - WPIERSON

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RESOLUTION NO._____

IN THE CITY COUNCIL FOR THE CITY OF BENTONVILLE, ARKANSAS:

WHEREAS, a petition was filed with the City Council of Bentonville, Arkansas by Walmart, Inc. requesting a right of way vacation with a dedication of a utility easement (VAC26-0026) within the City of Bentonville, Arkansas be vacated, which said right of way is described as follows:

A part of the Right-of-Way for Southeast 14th Street per ARDOT Job #9889 & Plat Instrument #L202117212:

BEGINNING at a 5/8-inch rebar with cap LS1618 found at the Southwest Corner of Lot 1 of the Wal-Mart Campus Subdivision, Phase 2 per Plat Instrument #L202338125;
THENCE along the North Right-of-Way Line of Southeast 14th Street per ARDOT Job #9889 & Plat Instrument #L202117212 North 87°29'45" West, 26.16 feet;
THENCE leaving said North Right-of-Way North 47°38'26" East, 14.68 feet;
THENCE North 87°02'20" East, 15.79 feet to a point on the East line of the aforementioned Plat;
THENCE along said East Line South 02°21'07" West, 11.86 feet to the POINT OF BEGINNING containing 229 square feet or 0.01 acres, more or less.

WHEREAS, Ark. Code Ann. Section 14-301-302(c) provides that the City Council shall by resolution fix a day for the hearing of the petition and shall direct the City Clerk and Recorder to give notice of the meeting, by publication, once per week for two (2) consecutive weeks in some newspaper published in and having general circulation in Bentonville, Benton County, Arkansas.

NOW, THEREFORE, BE IT RESOLVED, by the City of Bentonville, Arkansas, that the petition to close the above described right of way easement is set for a hearing July 14, 2026 at 6:00 p.m. in the City Council Chambers of the City of Bentonville, Arkansas, and the Bentonville City Clerk and Recorder is directed to give notice of this meeting by publication as set forth by Ark. Code Ann. Section 14-301-302(c).

The above and foregoing resolution was passed, approved, and adopted the _____ day of _____ 2026 at a regular meeting of the City Council of the City of Bentonville, Arkansas.

_____
Malorie Marrs, City Clerk
Bentonville, Arkansas

_____
Stephanie Orman, Mayor
City of Bentonville, Arkansas

City of Bentonville, Arkansas Agenda Item Form

Item Details

Council Meeting Date:	5/26/2026	**Submitted By:**	Tracy Billings
Phone:	479-696-0229	**For Department(s):**	Planning
Email:	tbillings@bentonvillear.com		

Item Type (Check all that apply)

☐ Informational ☐ Bid Award ☐ Enter into an Agreement ☐ Change Order
☐ Recognizing Funds ☐ Budget Adjustment ☐ Waiver of Bid ☐ Emergency Clause
☐ Ordinance ☑ Resolution ☐ Informational

Title, Recommendation & Justification

Title:	Resolution Setting a Public Hearing for a Right of Way Vacation & Establishing a Utility Easement
Action Recommendation & Justification:	Approve Resolution to set a Public Hearing for July 14, 2026 for a Right of Way Vacation with a Utility Easement dedication located at Lot 1 of Walmart Campus Subdivision Phase 2 (VAC26-0027).
Additional Comments for Consideration (Optional):	
Amount for Approval:	$ 0

Budget Impact

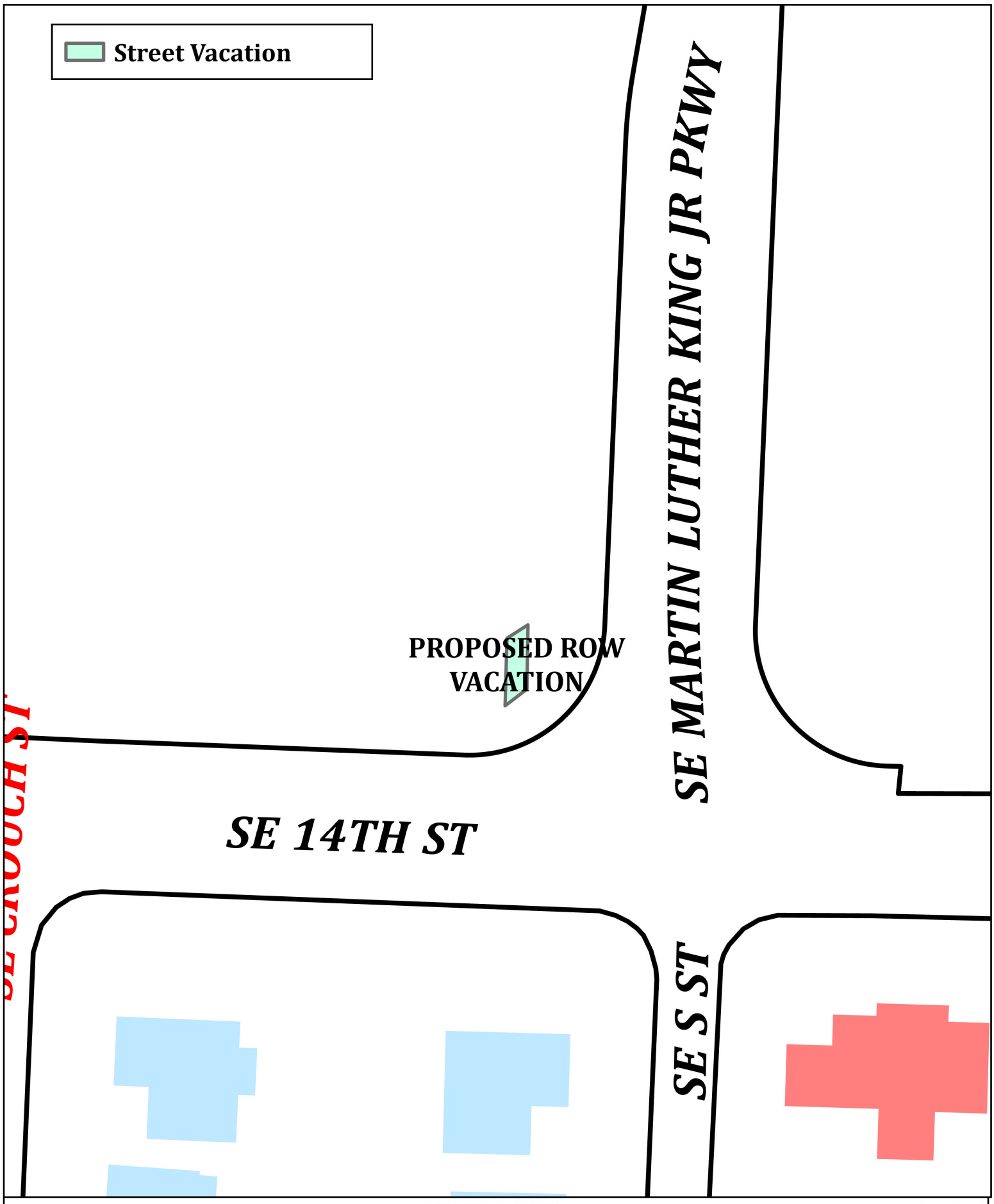
Is this Item Budgeted? ☐ YES ☐ NO ☐ ITEM HAS NO COST ☐ OTHER:_____

Budget Adjustment *(to be completed by Finance when applicable)*

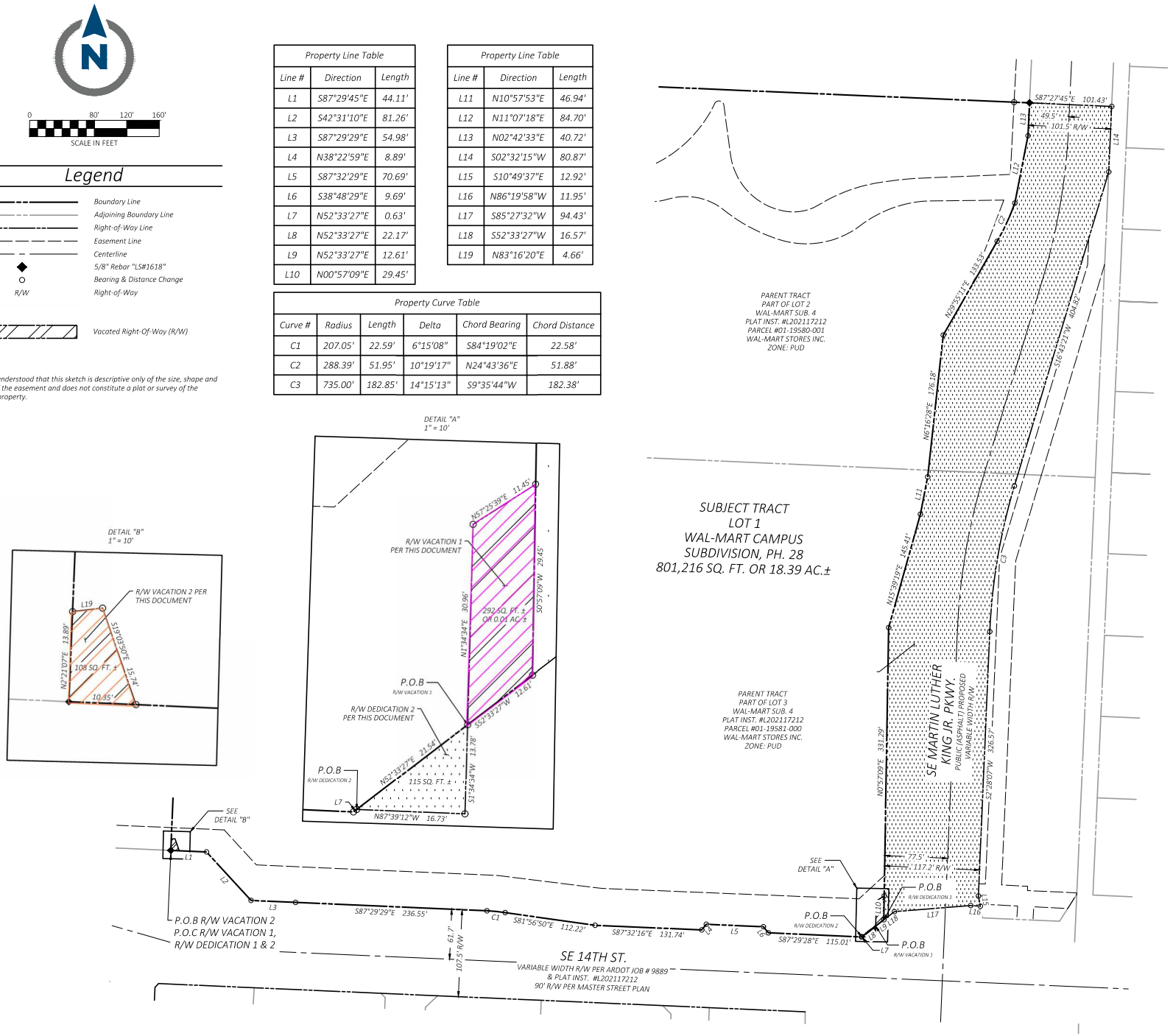
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Account Number (ORG-OBJECT)	Account Description		
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Account Number (ORG-OBJECT)	Account Description		
		$ Expense	$ Revenue
Account Number (ORG-OBJECT)	Account Description		

Fund(s) Impacted (check all that apply) ☐ General Fund ☐ Utility Fund ☐ Street Fund ☐ Other(s):_____

Budget Impact Notes for Consideration (Optional):



VAC26-0027
ROW Vacation RW1
SE 14TH & SE MLK JR PKWY



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

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

RW Dedication Exhibit
Walmart Campus
SE Martin Luther King Jr. Pkwy.
Bentonville, Benton County, Arkansas

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

PROFESSIONAL OF RECORD	DGR
DESIGNER	BLF
FIELD WORK	CSS
CEI PROJECT NUMBER	31470
DATE	3/9/2026
REVISION	REV-0

ZONE 5 PH 2 RW DEDICATION
SHEET TITLE
SHEET NUMBER
1 OF 1

DRAWING LOCATION - S:\31000\31470\DRAWINGS\SURVEY\SURVEY31470PP ZONE 5 PH 2\31470RW ZONE 5 PH 2.DWG - SAVED BY - BFLEEMAN

© 2026 CEI ENGINEERING ASSOCIATES, INC.

RESOLUTION NO._____

IN THE CITY COUNCIL FOR THE CITY OF BENTONVILLE, ARKANSAS:

WHEREAS, a petition was filed with the City Council of Bentonville, Arkansas by Walmart, Inc. requesting a right of way vacation with a dedication of a utility easement (VAC26-0027) within the City of Bentonville, Arkansas be vacated, which said right of way is described as follows:

A tract of land situated in the Southeast Quarter (SE1/4) of Section 32, Township 20 North, Range 30 West, Benton County, Arkansas and being described by metes and bounds as follows:

RW 1:
COMMENCING at a 5/8-inch rebar with cap LS1618, found at the Southeast Corner of Lot 1, Wal-Mart Campus Subdivision, Phase 2 per Plat Instrument #L202338125
THENCE along said North Right-of-Way Line of SE 14th St. per ARDOT Job #9889 the following twelve (12) courses:

1. South 87°29'45" East, 44.11 feet;
2. South 42°31'10" East, 81.26 feet;
3. South 87°29'29" East, 54.98 feet;
4. South 87°29'29" East, 236.55 feet;
5. Easterly along the arc of a curve to the right 22.59 feet, having a radius of 207.05 feet, through a central angle of 06°15'08", having a chord bearing and distance of South 84°19'02" East, 22.58 feet;
6. South 81°56'50" East, 112.22 feet;
7. South 87°32'16" East, 131.74 feet;
8. North 38°22'59" East, 8.89 feet;
9. South 87°32'29" East, 70.69 feet;
10. South 38°48'29" East, 9.69 feet;
11. South 87°29'28" East, 115.01 feet;
12. North 52°33'27" East, 22.17 feet for the POINT OF BEGINNING;

THENCE leaving said North Right-of-Way Line North 01°34'34" East, 30.96 feet;
THENCE North 57°25'39" East, 11.45 feet;
THENCE South 00°57'09" West, 29.45 feet to said North Right-of-Way Line;
THENCE along said North Right-of-Way Line South 52°33'27" West, 12.61 feet to the POINT OF BEGINNING containing 292 square feet or 0.01 acres, more or less.

RW 2:
BEGINNING at a 5/8-inch rebar with cap LS1618, found at the Southeast Corner of Lot 1, Wal-Mart Campus Subdivision, Phase 2 per Plat Instrument #L202338125
THENCE along the east line of said Lot 1, Phase 2, North 02°21'07" East, 13.89 feet;
THENCE leaving said east line, North 83°16'20" East, 4.66 feet;
THENCE South 19°03'50" East, 15.74 feet to the North Right-of-Way Line of SE 14th St. per ARDOT Job #9889;
THENCE along said North Right-of-Way Line North 87°29'45" West, 10.35 feet to the POINT OF BEGINNING containing 108 square feet.

WHEREAS, Ark. Code Ann. Section 14-301-302(c) provides that the City Council shall by resolution fix a day for the hearing of the petition and shall direct the City Clerk and Recorder to give notice of the meeting, by publication, once per week for two (2) consecutive weeks in some newspaper published in and having general circulation in Bentonville, Benton County, Arkansas.

NOW, THEREFORE, BE IT RESOLVED, by the City of Bentonville, Arkansas, that the petition to close the above described right of way easement is set for a hearing July 14, 2026 at 6:00 p.m. in the City Council Chambers of the City of Bentonville, Arkansas, and the Bentonville City Clerk and Recorder is directed to give notice of this meeting by publication as set forth by Ark. Code Ann. Section 14-301-302(c).

The above and foregoing resolution was passed, approved, and adopted the _____ day of _____ 2026 at a regular meeting of the City Council of the City of Bentonville, Arkansas.

_____
Malorie Marrs, City Clerk
Bentonville, Arkansas

_____
Stephanie Orman, Mayor
City of Bentonville, Arkansas

City of Bentonville, Arkansas Agenda Item Form

Item Details

Council Meeting Date:	6/23/2026	**Submitted By:**	Tracy Billings
Phone:	479-696-0229	**For Department(s):**	Planning
Email:	tracy.billings@bentonville.ar.gov		

Item Type (Check all that apply)

☐ Informational ☐ Bid Award ☐ Enter into an Agreement ☐ Change Order
☐ Recognizing Funds ☐ Budget Adjustment ☐ Waiver of Bid ☐ Emergency Clause
☐ Ordinance ☑ Resolution ☐ Informational

Title, Recommendation & Justification

Title:	Resolution Setting a Public Hearing for a General Easement Vacation (VAC26-0030)
Action Recommendation & Justification:	Approve Resolution to set Public Hearing for July 14, 2026 for a General Easement Vacation located at Block 3, Lot 19 of Hazel Park Subdivision (VAC26-0030).
Additional Comments for Consideration (Optional):	
Amount for Approval:	$ 0

Budget Impact

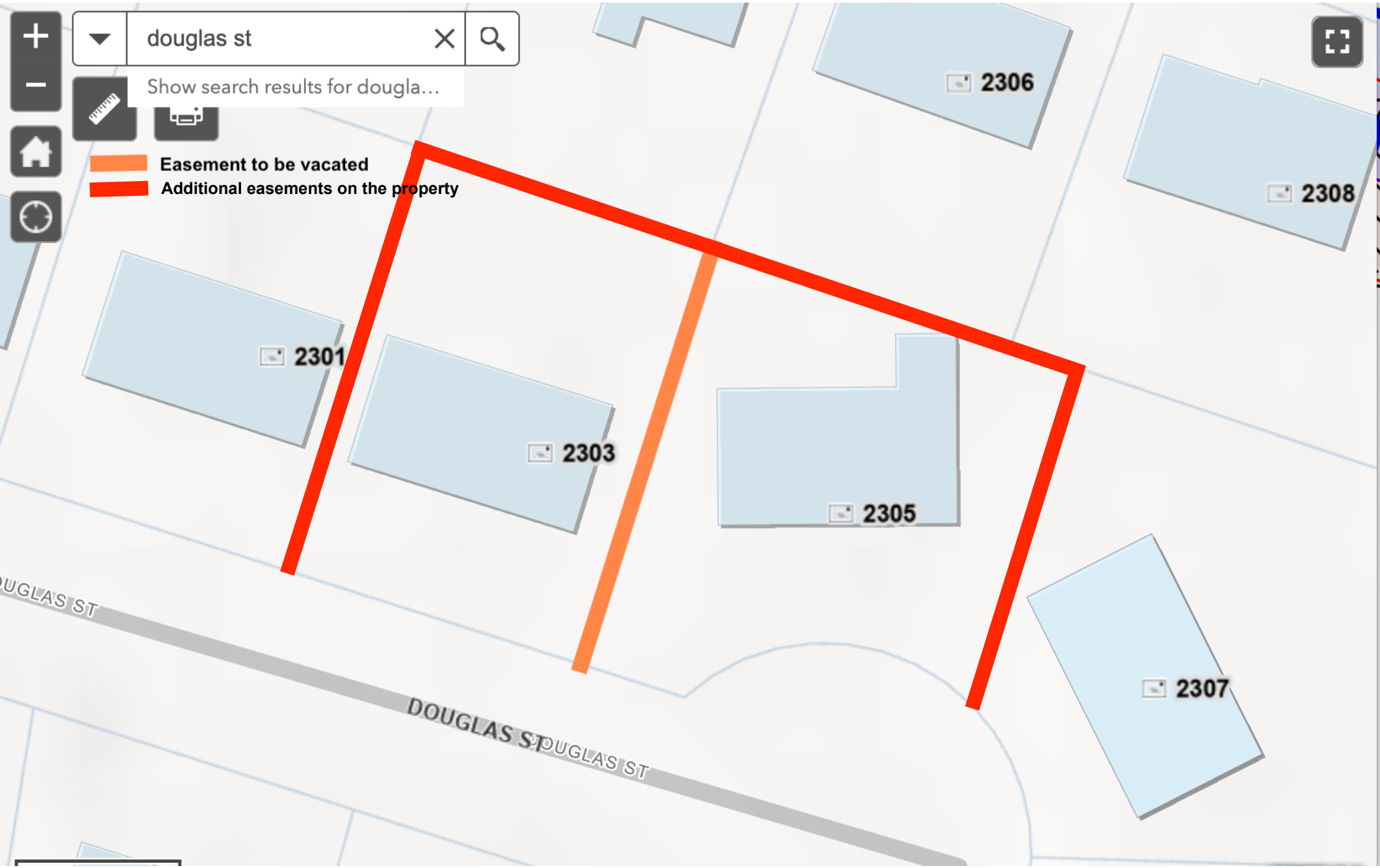
Is this Item Budgeted? ☐ YES ☐ NO ☐ ITEM HAS NO COST ☐ OTHER:_____

Budget Adjustment *(to be completed by Finance when applicable)*

		$ Expense	$ Revenue
Account Number (ORG-OBJECT)	Account Description		
		$ Expense	$ Revenue
Account Number (ORG-OBJECT)	Account Description		
		$ Expense	$ Revenue
Account Number (ORG-OBJECT)	Account Description		
		$ Expense	$ Revenue
Account Number (ORG-OBJECT)	Account Description		

Fund(s) Impacted (check all that apply) ☐ General Fund ☐ Utility Fund ☐ Street Fund ☐ Other(s):_____

Budget Impact Notes for Consideration (Optional):


douglas st
Show search results for dougla...
Easement to be vacated
Additional easements on the property
2306
2308
2301
2303
2305
2307
DOUGLAS ST
DOUGLAS ST
DOUGLAS ST

RESOLUTION NO._____

IN THE CITY COUNCIL FOR THE CITY OF BENTONVILLE, ARKANSAS:

WHEREAS, a petition was duly filed with the City Council of Bentonville, Arkansas by Indiana Ave Real Holdings requesting a general easement vacation (VAC26-0030) within the City of Bentonville, Arkansas be vacated, which said easement is described as follows:

LOT 19, BLOCK 3, HAZEL PARK SUBDIVISION, TO THE CITY OF BENTONVILLE, AS DESIGNATED IN PLAT RECORD "W" AT PAGE 53, BENTON COUNTY, ARKANSAS

WHEREAS, Ark. Code Ann. Section 14-301-302(c) provides that the City Council shall by resolution fix a day for the hearing of the petition and shall direct the City Clerk and Recorder to give notice of the meeting, by publication, once per week for two (2) consecutive weeks in some newspaper published in and having general circulation in Bentonville, Benton County, Arkansas.

NOW, THEREFORE, BE IT RESOLVED, by the City of Bentonville, Arkansas, that the petition to close the above described utility easement is set for a hearing July 14, 2026 at 6:00 p.m. in the City Council Chambers of the City of Bentonville, Arkansas, and the Bentonville City Clerk and Recorder is directed to give notice of this meeting by publication as set forth by Ark. Code Ann. Section 14-301-302(c).

The above and foregoing resolution was passed, approved, and adopted the _____ day of _____ 2026 at a regular meeting of the City Council of the City of Bentonville, Arkansas.

_____
Malorie Marrs, City Clerk
Bentonville, Arkansas

_____
Stephanie Orman, Mayor
City of Bentonville, Arkansas

City of Bentonville, Arkansas Agenda Item Form

Item Details

Council Meeting Date:	6/23/2026	**Submitted By:**	Tracy Billings
Phone:	479-696-0229	**For Department(s):**	Planning
Email:	tracy.billings@bentonville.ar.gov		

Item Type (Check all that apply)

☐ Informational ☐ Bid Award ☐ Enter into an Agreement ☐ Change Order
☐ Recognizing Funds ☐ Budget Adjustment ☐ Waiver of Bid ☐ Emergency Clause
☐ Ordinance ☑ Resolution ☐ Informational

Title, Recommendation & Justification

Title:	Resolution Setting a Public Hearing for a General Easement Vacation (VAC26-0031)
Action Recommendation & Justification:	Approve Resolution to set a Public Hearing for July 14, 2026 for a General Easement Vacation located at Block 3, Lot 18 of Hazel Park Subdivision (VAC26-0031).
Additional Comments for Consideration (Optional):	
Amount for Approval:	$ 0

Budget Impact

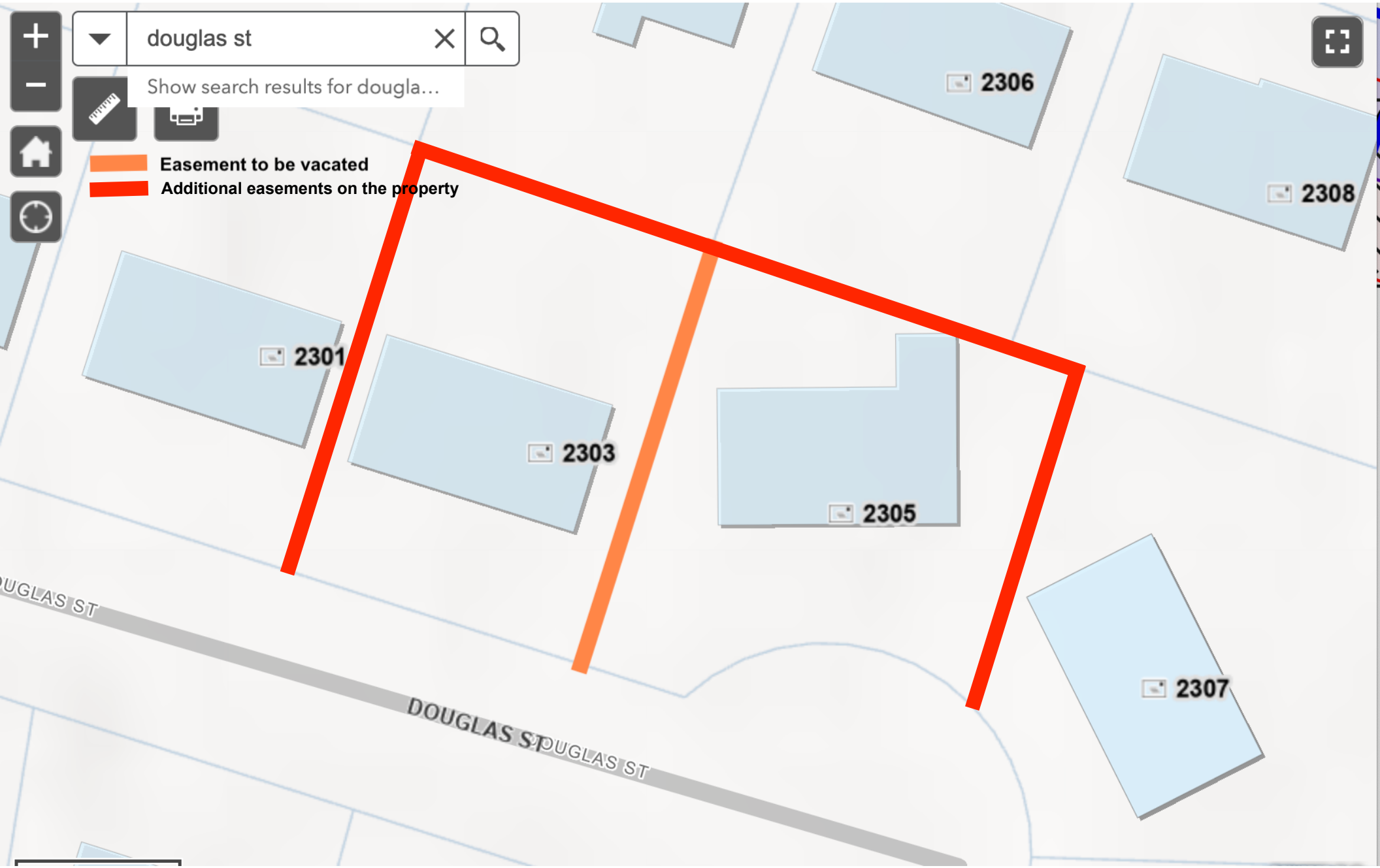
Is this Item Budgeted? ☐ YES ☐ NO ☐ ITEM HAS NO COST ☐ OTHER:_____

Budget Adjustment *(to be completed by Finance when applicable)*

		$ Expense	$ Revenue
Account Number (ORG-OBJECT)	Account Description		
		$ Expense	$ Revenue
Account Number (ORG-OBJECT)	Account Description		
		$ Expense	$ Revenue
Account Number (ORG-OBJECT)	Account Description		
		$ Expense	$ Revenue
Account Number (ORG-OBJECT)	Account Description		

Fund(s) Impacted (check all that apply) ☐ General Fund ☐ Utility Fund ☐ Street Fund ☐ Other(s):_____

Budget Impact Notes for Consideration (Optional):


douglas st
Show search results for dougla...
Easement to be vacated
Additional easements on the property
2306
2308
2301
2303
2305
2307
DOUGLAS ST
DOUGLAS ST

RESOLUTION NO._____

IN THE CITY COUNCIL FOR THE CITY OF BENTONVILLE, ARKANSAS:

WHEREAS, a petition was duly filed with the City Council of Bentonville, Arkansas by Indiana Ave Real Holdings requesting a general easement vacation (VAC26-0031) within the City of Bentonville, Arkansas be vacated, which said easement is described as follows:

LOT 18, BLOCK 3, HAZEL PARK SUBDIVISION, TO THE CITY OF BENTONVILLE, AS DESIGNATED IN PLAT RECORD "W" AT PAGE 53, BENTON COUNTY, ARKANSAS

WHEREAS, Ark. Code Ann. Section 14-301-302(c) provides that the City Council shall by resolution fix a day for the hearing of the petition and shall direct the City Clerk and Recorder to give notice of the meeting, by publication, once per week for two (2) consecutive weeks in some newspaper published in and having general circulation in Bentonville, Benton County, Arkansas.

NOW, THEREFORE, BE IT RESOLVED, by the City of Bentonville, Arkansas, that the petition to close the above described utility easement is set for a hearing July 14, 2026 at 6:00 p.m. in the City Council Chambers of the City of Bentonville, Arkansas, and the Bentonville City Clerk and Recorder is directed to give notice of this meeting by publication as set forth by Ark. Code Ann. Section 14-301-302(c).

The above and foregoing resolution was passed, approved, and adopted the _____ day of _____ 2026 at a regular meeting of the City Council of the City of Bentonville, Arkansas.

_____
Malorie Marrs, City Clerk
Bentonville, Arkansas

_____
Stephanie Orman, Mayor
City of Bentonville, Arkansas

	Michael Koenitz-Hudac
	1201 and 1203 SW I St
	PC Date: 7/7/2026

Staff Report Details

Project Number	(RZ26-0030)
Applicant / Current Owner	Will Kellstrom / Michael Koenitz-Hudach
Site Area	0.55 Acres
Current Zoning	T2.1, Rural
Requested Zoning	T5.2, Town Center High
Current Future Land Use Map Designation	Regional Center
Requested Future Land Use Map Designation	
Development Type / Use	
Related projects	

Property Description

The subject property is located on Southwest I Street, an Arterial Road. The subject property is in close proximity to Gateway Park and the abuts the Razorback Greenway, 1.75 miles from the Walmart Home Campus, and a half-mile from the future STEM University Campus. The current zoning of the property is T2.1, Rural, with a Future Land Use Map designation of Regional Center. Surrounding properties are mostly zoned T5.2, Town Center High, except for the R-1 property directly to the south, owned by the adjacent Word of Life Church. All surrounding and nearby properties have a Future Land Use Map designation of Regional Center which ranges from T4.2 to 5.2 under standard review. Surrounding uses are commercial and institutional.

Project Details

The applicant is requesting this rezone to confort to Future Land Use Map and to enable one of the structures on the property to remain a small office, while the other remains as a rental property. The applicant has no plans to redevelop the property at this time.

Relationship to the Community Plan

The applicant is requesting a standard review rezone for the subject property. The Bentonville Community Plan states that the Regional Center place type are typically hubs of concentrated white collar employment, together with the smaller businesses that support them. A rezone to T5.2 would bring this property into conformity with the zoning alignment policy given that T2.1 is not an appropriate zoning for the Regional Center place type.

Public Comment

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

Analysis / Waivers

The following criteria are evaluated under a standard review:

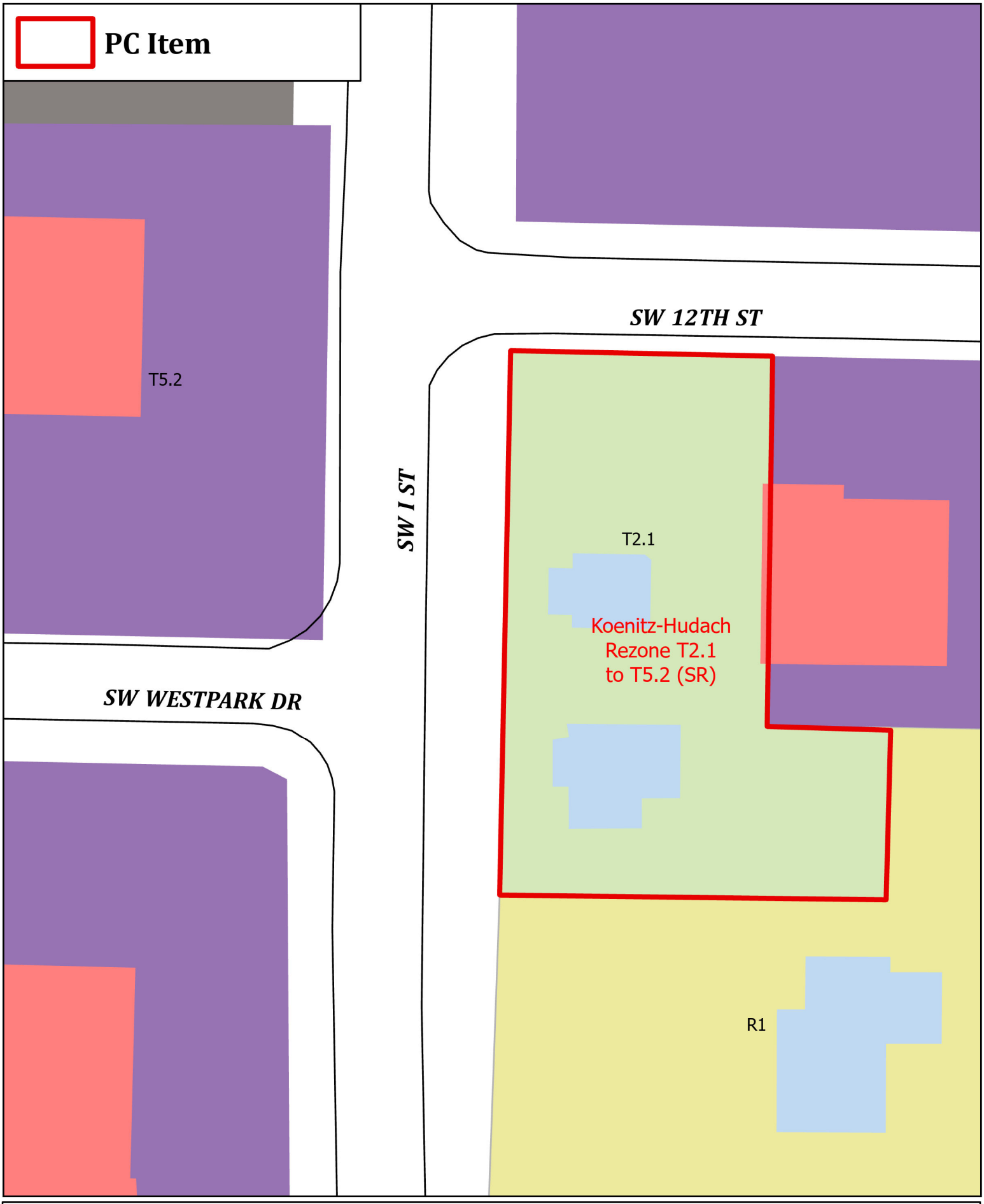
Orderly Transition
The subject property is surrounded by T5.2 excepting one property to the direct south being R-1. All surrounding and nearby properties are within the Regional Center place type.

Be within one transect degree of the zoning of the adjacent properties
The proposed rezone is the same zoning as the adjacent properties for all but the R-1 property directly to the south. Given that there are protections for height transitions in Table 5.12 of the new code that limit T5.2 to the height of the adjacent R-1 (36') for the southerly 50' of the proposed rezoned property and further limitations to two additional stories for the next 50 feet, the most intense area of the property will be limited to the north until such time as the R-1 comes into conformance with the place type.

Conclusion

Staff recommends approval given the that the height transition requirements outlined in Table 5.12 of the new code will limit intensity adjacent to the existing R-1 parcel to the south.

Additional Details



N
W E
S

RZ26-0030
Koenitz-Hudach Rezone T2.1 to T5.2 (SR)
1201 SW I ST

WATKINS, BOYER, GRAY & CURRY, PLLC

ATTORNEYS AT LAW

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

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

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

May 14, 2026

City of Bentonville
Development Services
3200 SW Municipal Dr.
Bentonville, AR 72712

Re: Request to Rezone 1201 and 1203 SW I St. from T2.1 to T5.2

Dear Development Services:

This firm has been retained to assist the applicant, Michael Koenitz-Hudach ("Applicant") with obtaining a rezoning of 1201 and 1203 SW I St., Benton County Parcel Nos. 01-01277-000 and 01-03203-000 ("the Property"). The requested information in the latest submittal guidelines has been provided below:

A. Reason.

The reasons for the requested rezone are (1) to bring the Property into compliance with the Future Land Use Map ("FLUM"), and (2) to enable one of the structures on the property as a small office, while the other remains as a long or short term rental. The Applicant has no plans to redevelop the Property as this time.

The FLUM designates this property as "Regional Commercial." Regional Commercial allows for T5.2 zoning under Standard Review. The Property is currently zoned T2.1 which is not permitted as under that FLUM category, and is inappropriate for the Property notwithstanding, granted its location and the surrounding uses and zones. Additionally, the Applicant would like to use one of the structures on the Property as an office, which is not permitted under T2.1, but would be under T5.2

B. Impact.

Rezoning the Property to T5.2 would have little to no impact on the community or city infrastructure, for the following reasons: (1) the Property is very small compared to nearby

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

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

parcels, and would consume a very small amount of city services as a result, even if redeveloped; (2) almost all adjacent parcels, as well as most of the parcels in this area of SW I St. are already zoned T5.2; and (3) SW I St. is a Major Arterial Roadway and could handle additional traffic load if the Property were redeveloped.

C. Review Criteria.

T5.2 is permitted under Standard Review ("SR") in the Regional Commercial FLUM category. For Transect Districts, SR involves the following considerations, addressed accordingly (*UDC, Sec. 50-709(e)(1)*):

i. *Establish an orderly transition of intensity from the center to the edge of the place type*; and

This consideration is satisfied, as the Property lies in the center of the Regional Center Place Type, and is surrounded by T5.2–zoned properties with one exception (addressed below).

ii. *Be within one (1) transect degree of the zoning of adjacent properties, except where: (a) Significant natural barriers separate properties; (b) A street classified as an arterial separates the sites; or (c) The subject property is less than six hundred (600) feet deep, abuts an arterial, and is proposed for T5.1 or T5.2.*

The proposed T5.2 zoning is the same zoning designation as all surrounding properties with the exception of the property to the Southeast, owned by Word of Life Fellowship, which is zoned R-1. Notwithstanding, the proposed zoning satisfies exception (c) above, as it is less than 600 feet deep, abuts a Major Arterial (SW I St.), and is proposed for T5.2.

Thank for you considering this request for rezoning. Please feel free to contact me at 479-512-0014, or at wkellstrom@watkinslawoffice.com if anything else is needed for this rezoning application.

Sincerely,

/s/ Will A. Kellstrom

Will A. Kellstrom

NOTICE OF INTENT TO REZONE

Project Number: Claire RZ26-0030

Michael Koenitz-Hudach has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from: T2.1, Rural to T5.2, Town Center High

The legal description of the property is:

See attached.

The common description of the property is: 1201 and 1203 SW I St.

The Public Hearing will be held on July 7th, 20 26, at 5:00 pm, at:

Bentonville Municipal Complex
3200 SW Municipal Dr.
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 the Bentonville Municipal Complex.
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 Municipal Complex.

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

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:

Sydney Ferl 1104 SW I St Bentonville, AR 72712
Signature & Physical Address

Signature & Physical Address

	Gocio
	716 Jefferson St
	PC Date: 7/7/2026

Staff Report Details

Project Number	(RZ26-0031)
Applicant / Current Owner	Watkins, Boyer, Gray & Curry, PLLC / Mary Jane Gocio
Site Area	+/- **[1]** Acres
Current Zoning	R1, Suburban Single-Family
Requested Zoning	T4.2, Neighborhood Node
Current Future Land Use Map Designation	Walkable Neighborhood
Requested Future Land Use Map Designation	N/A
Development Type / Use	
Related projects	

Property Description

The subject property is near the intersection of North Walton Blvd and NW 3rd St., and is just over half a mile from Downtown Bentonville. The property has direct access to NW 3rd St, Jefferson St, and NW G St. which are all Downtown Locals per the M.S.P. The current zoning of the property R-1, Suburban Single-Family, with a Future Land Use Map designation of Walkable Neighborhood. Properties to the west are zoned T4.2, Neighborhood Node, while all other surrounding properties are zoned R-1. All of the surrounding properties have a Future Land Use Map designation of Walkable Neighborhood.

Project Details

The applicant had originally requested (and publicly noticed) a rezoning application from R-1, Suburban Single-Family to T4.2, Neighborhood Node, which is an enhanced review request. *On June 30, 2026 planning staff received word that applicant will be amending the request at the Public Meeting on July 7 to that of T4.1, Neighborhood General, if so, this would become a Standard Review.*

Relationship to the Community Plan

Relationship to the Community Plan

The applicant is requesting T4.2, Neighborhood Node within Walkable Neighborhood, an enhanced review district within the place type. The Bentonville Community Plan states that the Walkable Neighborhood place type primarily combines compatibly-scaled single-family homes, townhomes, and apartment buildings in a neighborhood setting. In some cases, Walkable Neighborhoods can support some small neighborhood shops, typically where there is proximity to neighborhood centers and parks.

Public Comment

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

Analysis / Waivers

The following criteria is evaluated under enhanced review:

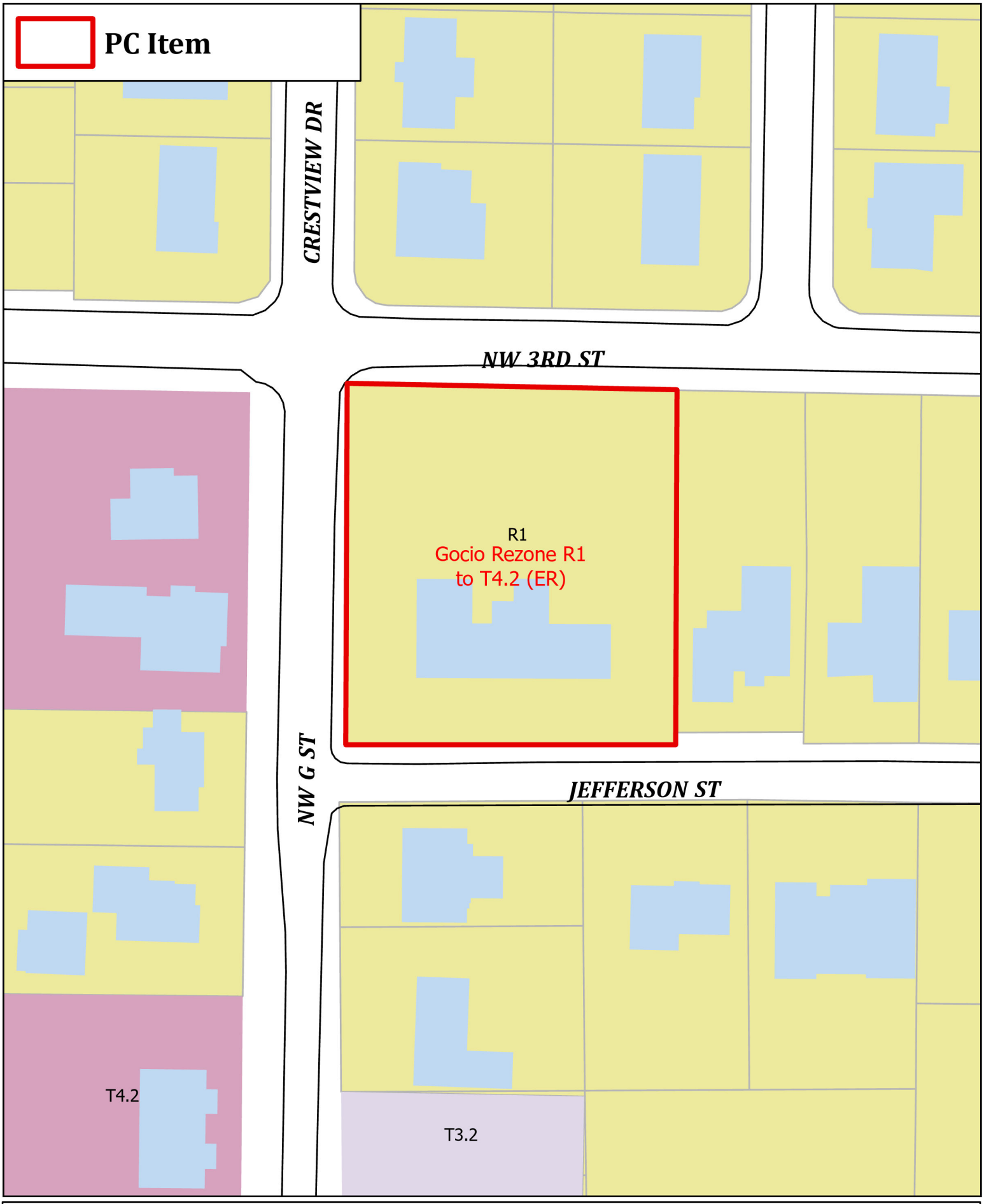
Orderly transition: The subject property is adjacent to R-1, Single-Family Residential directly to the east, and is bordered on all other sides by Downtown Local streets. The properties across NW 3rd St. to the north are R-1, across Jefferson St to the south are R-1, and across NW G St are T4.2.
Within 1 transect of adjacent zones: Properties to the north, south, and east are zoned R-1, roughly equivalent to the T3.1 district, which is within 1 transect degree of T4.
Utility capacity: BWU noted that a sewer study may be required.
Place type boundary: The subject property is surrounded on all sides by the Walkable Neighborhood place type, therefore is not adjacent to a place type boundary.
Proximity to transit and jobs: The property is .13 mi from N Walton Blvd., .71 mi from the downtown core, and 1.65 miles from the Walmart Campus with a sufficient concentration of sidewalks and trails in the area that support walkability and bikeability.
Pattern for future development: The proposed zone of T4.2 allows for single family residential, duplex, townhome, and apartment development types. It also allows for small commercial development and activity. The existing fabric within this neighborhood is almost exclusively single family in nature. As the city grows and this neighborhood redevelops within the Walkable Neighborhood place type, it is likely to see more diverse housing options, as the place type narrative describes.
Surrounding development: The primary development type is single-family within this neighborhood, with a few duplexes along NW G St and NW 3rd St, with much higher development and commercial activity within one block.

Conclusion

Staff does not recommend approval of T4.2 given the zoning district's ability to include small-scale commercial and a maximum height of 4 stories (50'), which, if these zoning allowances were capitalized on, would be out of character with the generally single-family residential neighborhood. Staff recommends approval of T4.1 Neighborhood General, which still allows for townhomes and increased housing options, but provides an overall height restriction of 3 stories not to exceed 40 feet, and limited non-residential options.

Additional Details

BWU Comments: A sewer capacity study could be required at the time of future LSD submittal based on the proposed use and density of the project.



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RZ26-0031
Gocio Rezone R1 to T4.2 (ER)
716 JEFFERSON ST

WATKINS, BOYER, GRAY & CURRY, PLLC

ATTORNEYS AT LAW

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

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

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

May 15, 2026

City of Bentonville
Development Services
3200 SW Municipal Dr.
Bentonville, AR 72712

Re: Request to Rezone 716 Jefferson St. from R-1 to T4.2

Dear Development Services:

This firm has been retained to assist the applicant, Mary Jane Gocio, Trustee of the Bettye J. Gocio Trust u/a/d December 15, 1989 ("Applicant") with obtaining a rezoning of 716 Jefferson St., Benton County Parcel No. 01-02768-000 ("the Property"). The requested information in the latest submittal guidelines has been provided below:

A. Reason.

The reasons for the requested rezone are to bring the Property into compliance with the Future Land Use Map ("FLUM"), and to enable more development potential than the current zone.

The FLUM designates this property as "Walkable Neighborhood." Walkable Neighborhood allows for T4.2 zoning under Enhanced Review. The Property is currently zoned R-1 which is not permitted as under that FLUM category. A rezoning to T4.2 would bring the Property in line with the FLUM category, and would be more reflective of its location in the core of the City.

B. Impact.

Rezoning the Property to T4.2 would have little to no impact on the community or city infrastructure, for the following reasons: (1) the Property is small and would only allow for a relatively small amount increase in total housing units; (2) several adjacent parcels were zoned to T4.2 or T4.1 with the recent city-wide rezone; (3) the Property is in close proximity to

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

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

Highway 71B, which is a Major Arterial Roadway which can handle additional traffic load; and (4) the property is within walking distance of many restaurants, shops and businesses, which reduces overall vehicle trips compared to a similar development further towards the outskirts of town.

C. Review Criteria.

T5.2 is permitted under Enhanced Review ("SR") in the Walkable Neighborhood FLUM category. For Transect Districts, ER involves the following considerations, addressed accordingly (*UDC, Sec. 50-709(e)(1)-(2)*):

Meet the review criteria in subsection (e)(1) Standard Review Criteria, as follows:

i. *Establish an orderly transition of intensity from the center to the edge of the place type*; and

This consideration is satisfied, as the properties directly to the West are zoned T4.2, which transitions to T5.1 and T5.2 zoned parcels, as NW 3rd St. approaches Highway 71B.

ii. *Be within one (1) transect degree of the zoning of adjacent properties, except where: (a) Significant natural barriers separate properties; (b) A street classified as an arterial separates the sites; or (c) The subject property is less than six hundred (600) feet deep, abuts an arterial, and is proposed for T5.1 or T5.2.*

The proposed zone is identical to the zoning properties across the street which are zoned T4.2.

Review must consider the following, in total, to determine the appropriateness of the requested zoning district:

i. *The proposed zone will not result in exceeding existing or planned utility capacity for the place type.*

ii. *The property lies on a place type boundary and the requested district matches a district applied on either side of that boundary.*

iii *The property is within one quarter (1/4) mile of transit, a four (4)-lane road, or a shared use trail, and additional travel demand can be served by existing infrastructure.*

iv. *The property is within one (1) mile of a job center that supports alternatives to driving.*

v. *The property is adjacent to vacant land and the requested district sets a clear pattern for compatible future development.*

vi. *The request is consistent with the surrounding development pattern.*

vii. *The request advances the goals of the Comprehensive Plan.*

This request satisfies conditions i, iii, iv, vi, and vii. As discussed above, the Property is a small infill lot, and creates practical and reasonable cap on the number of units that could be built. The Property is less one-quarter (1/4) mile from Highway 71B, a major arterial, and it is within one (1) mile of both the square and the old Walmart Home Office, which is soon to be redeveloped. The Property is nearby to commercial, the recently completed Coler Crossing apartments. Additionally, this lot is larger than nearly all lots around it, and this rezoning would permit the splitting of the Property into smaller lots. Lastly, the proposed rezoning supports the goals of the Comprehensive Plan by creating opportunities for a variety of housing types, attainable housing, and walkability.

Thank for you considering this request for rezoning. Please feel free to contact me at 479-512-0014, or at wkellstrom@watkinslawoffice.com if anything else is needed for this rezoning application.

Sincerely,

/s/ Will A. Kellstrom

Will A. Kellstrom

1106 West Poplar Street
Rogers, AR 72756
PH: 479-636-2168
FX: 479-636-6098
www.watkinslawoffice.com

From: Betsy Soos <betsy.soos@gmail.com>
Sent: Monday, June 22, 2026 3:56 PM
To: planning <planning@bentonville.ar.gov>
Subject: Objection to Rezoning at 716 Jefferson St.

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

To the Planning Commission,
I write as a resident at 601 Jefferson St. in the Bogle Park neighborhood. I deeply oppose the rezoning effort at 716 Jefferson Street from R-1 Suburban Single Family to T4.2 Neighborhood Node. There is not one other property along or behind Jefferson Street that is zoned outside of R-1. From Jefferson St., to NW G St, NW 3rd, and NW F St, the entire block is R-1. This would deeply disrupt the single family neighborhood and does not adhere to the Plan Bentonville zoning maps.

I am unable to attend the public hearing on July 7th and would like this to serve as my opposition.

Sincerely,
Betsy Soos
601 Jefferson St.
Bentonville, AR 72712
(479) 530-6465

RZ26-0031 Objection





Dear Esteemed Members of the Bentonville Planning Commission,

I am writing regarding the request to rezone 716 Jefferson Street from R-1 Single-Family Residential to T4.2 Neighborhood Node. While I support thoughtful growth and recognize the need for additional housing options within Bentonville, I respectfully oppose this rezoning request because the surrounding infrastructure has not kept pace with recent increases in density, and additional development intensity at this location may exacerbate existing challenges already affecting nearby residents.

Purpose

My opposition is not rooted in resistance to growth or redevelopment. Bentonville's success has brought new residents, investment, and opportunities that benefit our community. Rather, my concern is whether the infrastructure necessary to support higher-density development has been adequately planned, funded, and constructed before additional density is approved.

As the City evaluates future development, I believe equal consideration should be given to drainage capacity, transportation infrastructure, parking, pedestrian safety, accessibility, tree preservation, and overall neighborhood functionality—not solely the number of housing units that can be accommodated on a site.

Neighborhood Context

The area surrounding Jefferson Street and the Bogle Park neighborhood has experienced significant change in recent years. New development has increased building coverage and residential density throughout the area. While growth is expected and welcomed, many residents have observed unintended consequences that suggest infrastructure improvements have not kept pace with development activity.

These concerns are visible in everyday conditions throughout the neighborhood, including increased stormwater runoff, flooding concerns, parking conflicts, reduced tree canopy, increased traffic, and limited pedestrian infrastructure.

While the City's Future Land Use Plan may identify this area as a Walkable Neighborhood, true walkability requires more than additional housing units. It requires safe pedestrian infrastructure, connected sidewalks, appropriate street design, adequate drainage, and public investments that support increased population density.

Stormwater and Drainage Concerns

One of my most significant concerns is stormwater management.

As older homes are replaced with larger structures occupying a greater percentage of their lots, impervious surface coverage continues to increase. Roofs, driveways, and paved areas reduce natural infiltration and increase stormwater runoff. Residents have already experienced more frequent drainage and localized flooding issues during heavy rain events. Recent rain events have caused dramatic flooding in our area downtown because storm drains are not operable/frequently blocked/insufficient for the increased density. (Photos attached)

Before additional density is approved, the City should carefully evaluate whether existing stormwater infrastructure is capable of accommodating further increases in runoff. Without corresponding drainage improvements, continued intensification may place additional burdens on surrounding properties, public infrastructure, and taxpayers.

Transportation, Parking, and Pedestrian Safety

The neighborhood has also experienced increasing parking and pedestrian safety challenges associated with recent development patterns.

Several newer residential projects appear to provide insufficient off-street parking relative to the number of residents they accommodate. As a result, vehicles frequently spill onto surrounding streets and sidewalks. Residents regularly observe vehicles parked across sidewalks, blocking pedestrian access, narrowing travel lanes, and creating visibility concerns for both drivers and pedestrians.

These conditions have real consequences for residents. One of our neighbors in this community is legally blind and relies on walking as her primary mode of transportation for both herself and her child. When sidewalks are blocked by parked vehicles—or absent altogether—she is often forced to navigate around obstacles and into the street. For residents with disabilities, accessible pedestrian infrastructure is not a convenience; it is a necessity. The city has not yet prioritized these basic necessities for increased density, and this needs to be put in place before we further expand our infill.

My own children walk to school because we live within a downtown no-bus zone. Like many families in the neighborhood, we rely on safe pedestrian access every day. I repeatedly call the police about cars parked overnight blocking sidewalks and roadways because there is no other place to park for these new dense condos on the route to school. Unfortunately, the combination of increased traffic, limited sidewalks, obstructed pedestrian routes, and on-street parking has created situations where pedestrians regularly feel unsafe. The frequency with which children and families experience close calls with vehicles should concern all of us. Increased density without corresponding investments in pedestrian safety only magnifies these risks.

As Bentonville continues to encourage walkable neighborhoods and increased residential density, pedestrian infrastructure must be treated as a priority rather than an afterthought. Additional development should be accompanied by investments in sidewalks, safe crossings, parking management, and enforcement measures that ensure public rights-of-way remain accessible to all residents.

Tree Canopy and Environmental Impacts

Another concern is the continued loss of mature trees associated with redevelopment.

Mature trees provide significant public benefits, including shade, stormwater absorption, reduced urban heat, improved air quality, and enhanced neighborhood livability. As redevelopment occurs, substantial portions of the existing tree canopy are often removed and replaced with larger building footprints and paved surfaces.

The cumulative effect of this trend extends beyond aesthetics. Reduced tree cover contributes to increased runoff, higher temperatures, and diminished environmental resilience throughout the neighborhood.

Long-Term Planning Considerations

Approval of this rezoning should be evaluated not only on the merits of a single parcel but also in the context of cumulative neighborhood impacts.

Each additional increase in density places greater demands on drainage systems, streets, sidewalks, parking capacity, and public services. Without corresponding infrastructure investments, these impacts can compound over time and affect the quality of life of both existing and future residents.

As Bentonville continues to grow, I encourage the Commission to ensure that infrastructure improvements keep pace with development intensity so that growth remains sustainable, safe, and beneficial for the entire community.

Conclusion

For these reasons, I respectfully request that the Planning Commission deny the rezoning request for 716 Jefferson Street.

My concerns are not about preventing growth, but about ensuring that growth occurs responsibly and in a manner supported by adequate infrastructure. Until issues related to stormwater management, pedestrian connectivity, parking, accessibility, tree preservation, and neighborhood capacity are more comprehensively addressed, additional development intensity at this location may place further strain on an area already experiencing the effects of rapid change.

Thank you for your consideration of these concerns and for your continued service to the citizens of Bentonville.

Respectfully,

Lizzie Fischer

706 NW 6th St, Bentonville, AR 72712

RZ26-0031 Objection

June 24, 2026

Bentonville Planning Commission
Bentonville City Hall
305 SW A Street, Bentonville, AR 72712

RE: Opposition to Rezoning Request from R-1 Suburban Single Family Residential to T4.2 Neighborhood Node for 716 Jefferson Street, Bentonville, AR 72712 RZ26-0031

Dear Members of the Bentonville Planning Commission,

I respectfully oppose the request to rezone 716 Jefferson Street from R-1 Single-Family Residential to T4.2 Neighborhood Node.

This opposition is not to development itself. Bentonville's growth requires thoughtful planning, but this rezoning is inconsistent with the established character of Jefferson Street and the expectations of surrounding property owners who invested in a low-density residential neighborhood. The Bogle family, longtime members of the Jefferson Street neighborhood created a lot of thoughtful single family structures in this area. While they are no longer with us, the feel of the neighborhood remains strong.

Jefferson Street has long been a stable single-family area, and previous Future Land Use Plans identified it as appropriate for low-density residential development. While the updated plan designates the area as a "Walkable Neighborhood," that designation should not be interpreted as support for development intensity that is incompatible with the existing neighborhood. Walkability can be achieved while maintaining a predominantly residential character.

The T4.2 district allows a broad range of uses, including townhomes, higher-density housing, and certain commercial uses that do not reflect the prevailing development pattern of the surrounding neighborhood. More importantly, rezoning creates permanent development rights that extend beyond any current proposal and future property owners may pursue uses far different from those envisioned today.

A significant concern is scale. T4.2 standards permit reduced setbacks and buildings up to four stories, or approximately 50 feet in height. These standards differ substantially from the existing one- and two-story homes that define Jefferson Street. Such development could impact privacy, light, aesthetics, and the overall residential character of the area.

Approval may also set a precedent for similar rezoning requests nearby, leading to incremental changes that gradually erode the neighborhood's long-established residential character.

For these reasons, I respectfully request that the Planning Commission deny the rezoning request for 716 Jefferson Street. Preserving the neighborhood's existing character while directing higher-density development to more appropriate locations is consistent with sound planning principles and the expectations of current residents.

Thank you for your consideration and service to the Bentonville community.

Respectfully,

Mary Line
708 Jefferson Street
Bentonville, AR 72712

RZ26-0031 Objection

Dear Members of the Bentonville Planning Commission,

I oppose the rezoning of 716 Jefferson Street (Gocio Property) to T4.2 Neighborhood Node. Zoning that allows multifamily housing with structures up to four stories and 50 feet in height, with reduced setbacks, and potential commercial use is inconsistent with the single family makeup of Jefferson Street and the neighborhood at large. I understand the desire to create higher density and mixed use development within the downtown area, and I am not opposed to development. However, 716 Jefferson is not an appropriate location for T4.2 zoning. T4.2 zoning would permit structures that tower over the existing homes, eliminating privacy and natural light and disrupting the existing cohesion and continuity of homes that share uniform setbacks.

Zoning that allows 90% impervious area will exacerbate water runoff issues already plaguing the surrounding properties and streets in our neighborhood. I have personally spent thousands of dollars regrading and installing drains in an attempt to divert the mass amount of water that runs through my property from the construction of the large home bordering my property to the south. I am not alone on this street and in this neighborhood in dealing with water issues. Higher density development of the Guccio Property will exacerbate water runoff and drainage issues.

T4.2 is a primarily residential zone for medium to high-intensity neighborhoods. Our neighborhood surrounding Bogle Park does not fit this characterization as it is low density, single family residential. The few existing multi-family units are not out of scale with the single family properties, they have ample parking and their tenants and visitors do not park on the street.

The proposed zoning permitting small-scale businesses is out of line with the neighborhood and would create traffic, parking and safety issues on Jefferson, NW G St and NW 3rd St bordering the Gocio Property. These streets are heavily traveled by pedestrians commuting to Old High, RE Baker and downtown, as well as by packs of cyclists traveling the designated route between Slaughter Pen/Downtown and Coler Mountain Bike Preserves. Reducing setbacks while increasing density and street parking would create visibility issues, resulting in substantial risks for residents and visitors alike.

There are certainly areas surrounding downtown where T4.2 zoning is appropriate, but in this well-established single family neighborhood, it is not. I respectfully request that the Planning Commission deny the rezoning request for 716 Jefferson Street.

Sincerely,

Amy Lang

711 Jefferson Street

RZ26-0031 Objection
Dear Members of the Bentonville Planning Commission,

I oppose the rezoning of 716.Jefferson Street (Gocio Property) to T4.2 Neighborhood Node. Zoning that allows multifamily housing with structures up to four stories and 50 feet in height, with reduced setbacks, and potential commercial use is inconsistent with the single family makeup of Jefferson Street and the neighborhood at large. I understand the desire to create higher density and mixed use development within the downtown area, and I am not opposed to development. However, 716 Jefferson is not an appropriate location for T4.2 zoning. T4.2 zoning would permit structures that tower over the existing homes, eliminating privacy and natural light and disrupting the existing cohesion and continuity of homes that share uniform setbacks.

Zoning that allows 90% impervious area will exacerbate water runoff issues already plaguing the surrounding properties and streets in our neighborhood. I have personally spent thousands of dollars regrading and installing drains in an attempt to divert the mass amount of water that runs through my property from the construction of the large home bordering my property to the south. I am not alone on this street and in this neighborhood in dealing with water issues. Higher density development of the Guccio Property will exacerbate water runoff and drainage issues.

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Our neighborhood surrounding Bogle Park does not fit this characterization as it is low density, single family residential. The few existing multi-family units are not out of scale with the single family properties, they have ample parking and their tenants and visitors do not park on the street.

The proposed zoning permitting small-scale businesses is out of line with the neighborhood and would create traffic, parking and safety issues on Jefferson, NW G St and NW 3rd St bordering the Gocio Property. These streets are heavily traveled by pedestrians commuting to Old High, RE Baker and downtown, as well as by packs of cyclists traveling the designated route between Slaughter Pen/Downtown and Coler Mountain Bike Preserves. Reducing setbacks while increasing density and street parking would create visibility issues, resulting in substantial risks for residents and visitors alike.

There are certainly areas surrounding downtown where T4.2 zoning is appropriate, but in this well-established single family neighborhood, it is not. I respectfully request that the

Planning Commission deny the rezoning request for 716 Jefferson Street.

Sincerely,
Amy Lang
711 Jefferson Street

RZ26-0031 Objection
To: Bentonville Planning Commission
Re: Opposition to Rezone Request-716 Jefferson Street (R-1 to T4.2 Neighborhood Node)

Dear Esteemed Members of the Bentonville Planning Commission,

I am writing regarding the request to rezone 716 Jefferson Street from R-1 Single Family Residential to T4.2 Neighborhood Node. While we appreciate and support thoughtful growth and development within Bentonville, we respectfully oppose this rezoning request because it is inconsistent with the established character of the neighborhood, the long-standing planning vision for the area, and the expectations of the surrounding property owners.

Purpose
Our opposition is not rooted in resistance to development. Bentonville has experienced tremendous growth, and responsible development is necessary to accommodate that growth. Rather, our concern is preserving the established residential fabric of Jefferson Street and the surrounding neighborhood.

Neighborhood Context
Jefferson Street and the surrounding neighborhood have historically functioned as a stable single- family neighborhood primarily zoned R-1. For many years, the City's Future Land Use Plan has identified this area as appropriate for low-density residential development.

Concerns Regarding T4.2 Zoning
The T4.2 Neighborhood Node district permits a broad range of uses beyond traditional single-family homes, including townhomes, higher-density residential structures, and certain commercial or small business uses. These permitted uses are not consistent with the prevailing development pattern of the surrounding neighborhood.

Conclusion
For these reasons, we respectfully request that the Planning Commission deny the rezoning request for 716 Jefferson Street. Thank you for your consideration of our concerns and for your continued service to the citizens of Bentonville.

Respectfully,

Joe and Susan Delacruz
712 Jefferson Street, Bentonville, AR 72712

RZ26-0031 Objection

June 23, 2026
To: Bentonville Planning Commission
Re: Opposition to Rezone Request- 716 Jefferson Street (R-1 to T4.2 Neighborhood Node)

Dear Esteemed Members of the Bentonville Planning Commission,

I am writing regarding the request to rezone 716 Jefferson Street from R-1 Single Family Residential to T4.2 Neighborhood Node. While we appreciate and support thoughtful growth and development within Bentonville, we respectfully oppose this rezoning request because it is inconsistent with the established character of the neighborhood, the long-standing planning vision for the area, and the expectations of the surrounding property owners.

Purpose

Our opposition is not rooted in resistance to development. Bentonville has experienced tremendous growth, and responsible development is necessary to accommodate that growth. Rather, our concern is preserving the established residential fabric of Jefferson Street and the surrounding neighborhood.

Neighborhood Context

Jefferson Street and the surrounding neighborhood have historically functioned as a stable single-family neighborhood primarily zoned R-1. For many years, the City's Future Land Use Plan has identified this area as appropriate for low-density residential development.

Concerns Regarding T4.2 Zoning

The T4.2 Neighborhood Node district permits a broad range of uses beyond traditional single-family homes, including townhomes, higher-density residential structures, and certain commercial or small business uses. These permitted uses are not consistent with the prevailing development pattern of the surrounding neighborhood.

Conclusion

For these reasons, we respectfully request that the Planning Commission deny the rezoning request for 716 Jefferson Street. Thank you for your consideration of our concerns and for your continued service to the citizens of Bentonville.

Respectfully,

Krista Malone
211 NW 6 St.
Bentonville, AR
72712
ph# 479-250-2949

RZ26-0031 Objection
Members of the Planning Commission,

I am writing as both a resident of this neighborhood and the leader of our neighborhood association (Bogle Park Neighborhood Association) to express my strong opposition to the request to rezone 716 Jefferson Street from R-1 Single-Family Residential to T4.2 Neighborhood Node.

Let me be clear: I am not opposed to Bentonville's growth. Growth is inevitable, and in many ways it is something to celebrate. What I am opposed to is making significant changes to the very places that have made Bentonville feel special in the first place.

This neighborhood is one of those places.

Many of us chose to live here because of its character, walkability, mature trees, affordable homes, and sense of community. It is one of the few areas in Bentonville that still feels connected to the city's history while remaining accessible to a variety of families and income levels. Once those qualities are lost, they cannot be recreated.

The Bogle family poured tremendous vision, care, and resources into creating this neighborhood. Their legacy throughout Bentonville demonstrates a commitment to preserving the character of downtown, protecting neighborhoods, and maintaining affordable rental opportunities whenever possible. Based on that history, I feel certain they would have been deeply opposed to a rezoning that could fundamentally alter the character of this community. In fact, I believe they would have worked to preserve it, just as they did in so many other parts of Bentonville.

While the current proposal may seem limited in scope, the rezoning itself creates long-term development rights that extend far beyond the current owner or project. T4.2 zoning allows for development intensity, building heights, setbacks, and uses that are dramatically different from the surrounding neighborhood. The question before the Commission is not simply what may be built today, but what could be built on this property for decades to come.

As someone who regularly hears from neighbors and works to represent the interests of our community, I feel strongly that residents want this area to remain what it was intended to be. The feedback I consistently receive is not that we need larger homes, taller buildings, or more intensive development. Quite the opposite. People value this neighborhood because it offers something increasingly rare in Bentonville: a residential community that feels connected, established, and authentic.

We do not need more gigantic homes. There are already numerous large homes for sale and rent throughout Bentonville, many of which sit vacant. Increasing development

intensity in this neighborhood does not solve a housing shortage. Instead, it risks eroding the character and affordability that have made this area desirable and accessible.

I am also concerned about the precedent this rezoning could set. Once higher-intensity zoning is introduced into an established single-family neighborhood, it becomes increasingly difficult to deny similar requests in the future. Small changes, one parcel at a time, can eventually transform an entire neighborhood into something residents never envisioned when they chose to invest their lives here.

Growth and preservation are not mutually exclusive. Bentonville can continue to evolve while still protecting the neighborhoods, history, and sense of place that make people want to live here. I believe this is one of those moments where preservation matters.

For these reasons, I respectfully urge the Planning Commission to deny the rezoning request for 716 Jefferson Street and preserve the character of this neighborhood for current and future residents.

Thank you for your consideration and for your service to our community.

Respectfully,
Anna Bryan

RZ26-0031 Objection
Dear Members of the Bentonville Planning Commission,

I am writing to oppose the proposed rezoning of 716 Jefferson Street from its current designation to a high-density, mixed-use district.

This property sits within an established low-density residential neighborhood, and the proposed change is inconsistent with that character. Mixed-use zoning would allow building heights, setbacks, and uses far beyond what surrounding homeowners reasonably expected when they purchased here, and would set a precedent that makes it harder to deny similar requests on nearby parcels in the future.

We support thoughtful growth in Bentonville, but it should be directed to locations better suited for higher-density development — not introduced piecemeal into a stable, single-family area.

For these reasons, I respectfully ask the Commission to deny this rezoning request.

Thank you for your time and continued service to the community.

Sean Fuller

310 Huffman Street

RZ26-0031 Objection
Dear Members of the Bentonville Planning Commission,

I am writing to oppose the proposed rezoning of 716 Jefferson Street from its current designation to a high-density, mixed-use district.

This property sits within an established low-density residential neighborhood, and the proposed change is inconsistent with that character. Mixed-use zoning would allow building heights, setbacks, and uses far beyond what surrounding homeowners reasonably expected when they purchased here, and would set a precedent that makes it harder to deny similar requests on nearby parcels in the future.

We support thoughtful growth in Bentonville, but it should be directed to locations better suited for higher-density development — not introduced piecemeal into a stable, single-family area.

For these reasons, I respectfully ask the Commission to deny this rezoning request.

Thank you for your time and continued service to the community.

Respectfully,

John P. Murtha

710 NW 5th St

RZ26-0031 Objection
Dear Esteemed Members of the Bentonville Planning Commission,

I am writing regarding the request to rezone 716 Jefferson Street from R-1 Single-Family Residential to T4.2 Neighborhood Node. While we appreciate and support thoughtful growth and development within Bentonville, we respectfully oppose this rezoning request because it is inconsistent with the established character of the neighborhood, the long-standing planning vision for the area, and the expectations of surrounding property owners.

Purpose

Our opposition is not rooted in resistance to development. Bentonville has experienced tremendous growth, and responsible development is necessary to accommodate that growth. Rather, our concern is preserving the established residential fabric of Jefferson Street and the surrounding neighborhood. Residents have invested significant time, resources, and effort into building a cohesive single-family community based upon the reasonable expectation that the area would remain low-density residential in character.

Neighborhood Context

Jefferson Street and the surrounding area have historically functioned as a stable single-family neighborhood primarily zoned R-1. For many years, the City's Future Land Use Plan has identified this area as appropriate for low-density residential development. While the updated Future Land Use Plan now identifies the area as a "Walkable Neighborhood," we do not believe this designation should be interpreted as support for development intensity that is incompatible with the existing neighborhood context.

A walkable neighborhood can and should remain predominantly residential while incorporating pedestrian connectivity, neighborhood gathering spaces, and context-sensitive development. Walkability alone should not justify introducing zoning allowances that fundamentally alter the scale, intensity, and character of an established single-family area.

We also understand that requests involving T4.2 zoning require an Enhanced Review process due to their potential impacts.

Concerns Regarding T4.2 Zoning

The T4.2 Neighborhood Node district permits a broad range of uses beyond traditional single-family homes, including townhomes, higher-density residential products, and certain commercial or small business uses. These permitted uses are not consistent with the prevailing development pattern of the surrounding neighborhood.

The proposed rezoning would create the potential for uses and building forms that differ substantially from the existing character of Jefferson Street. While a particular development proposal may appear reasonable today, rezoning establishes long-term development rights that remain with the property regardless of future ownership. Therefore, the Commission must evaluate not only the current proposal but also the full range of uses and building intensities that the zoning district would permit in the future.

Scale and Compatibility

Perhaps the greatest concern is the significant change in building scale that could result from the requested zoning designation.

Under T4.2 standards, development may be permitted with setbacks ranging from 0 to 16 feet, building heights up to four stories, and structures reaching approximately 50 feet in height. These standards are dramatically different from the existing development pattern of the surrounding R-1 neighborhood, primarily 1 and 2 story homes.

Introducing buildings of this scale adjacent to established single-family homes would create a noticeable and potentially permanent incompatibility. Increased building height and reduced setbacks can affect privacy, access to natural light, neighborhood aesthetics, and the overall residential character that residents have come to expect.

The existing neighborhood is defined by detached homes, consistent setbacks, mature landscaping, and a comfortable residential scale. Allowing significantly taller and denser development on this site would erode those characteristics and diminish the sense of place that homeowners have collectively invested in creating and maintaining.

Precedent for Future Development

Approval of this rezoning may also establish a precedent for similar requests throughout the neighborhood. Once higher-intensity zoning is introduced into a predominantly single-family area, it becomes increasingly difficult to deny subsequent requests on nearby properties.

Over time, incremental rezonings can result in substantial changes that were never contemplated when residents purchased homes in the area. The cumulative effect may ultimately undermine the long-standing planning objectives that have guided development in this neighborhood for decades.

Conclusion

For these reasons, we respectfully request that the Planning Commission deny the rezoning request for 716 Jefferson Street.

This request is inconsistent with the historic low-density residential character of the area, introduces uses and development intensities that are incompatible with surrounding properties, and has the potential to create long-term impacts that extend beyond a single parcel. Preserving the established neighborhood fabric while directing higher-density development to more appropriate locations is consistent with sound planning principles and the expectations of existing residents.

Thank you for your consideration of our concerns and for your continued service to the citizens of Bentonville.

Respectfully,

Burris Family

603 Jefferson St

RZ26-0031 Objection
June 23, 2026

Bentonville Planning Commission

RE: Opposition to Rezone Request – 716 Jefferson Street (R-1 to T4.2 Neighborhood Node)

Dear Bentonville Planning Commission,

I am writing to oppose the request to rezone 716 Jefferson Street from R-1 Single-Family Residential to T4.2 Neighborhood Node.

Our neighborhood is family friendly with character and community. It makes absolutely no sense to encroach into this quiet neighborhood with the potential to build a 5-story commercial mixed-use property.

I don't mind change and development, just please keep it within the overall character of this R-1 single family neighborhood .

Please deny the rezoning request for 716 Jefferson Street.

Thank you,

Virginia Germann

301 Lefors Street

Bentonville, AR 72712

RZ26-0031 Objection
Good afternoon,

My name is Lisa Crossett and I live in the neighborhood impacted by the potential rezone of 716 Jefferson Street to a T4.2 neighborhood node (my address: 208 NW F Street, Bentonville). I oppose this rezoning for our neighborhood that me and my family have lived in for +14 years and intend to live long term. While I appreciate and support thoughtful growth and development within Bentonville, I'm respectfully opposing because it is inconsistent with the established character of the neighborhood, the long-standing planning vision for the area, and the expectations of surrounding property owners.

Thanks,

Lisa

Lisa R. Crossett
Ferrara
She/Her/Hers

Vice President of Sales
lisa.crossett@ferrara.com
Call/Text 479.372.3967

BRG member
(Business Resource Group)

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Ferrara WOMEN Who Lead

RZ26-0031 Objection
Dear Members of the Bentonville Planning Commission,

I am writing to oppose the rezoning of 716 Jefferson Street from R-1 Single-Family Residential to T4.2 Neighborhood Node.

Jefferson Street has long functioned as a stable, low-density residential neighborhood. Residents have invested in this community based on a reasonable expectation that its character would be preserved. While the updated Future Land Use Plan designates the area as a "Walkable Neighborhood," that designation should not be used to justify development intensity incompatible with the surrounding context.

T4.2 zoning permits townhomes, higher-density residential uses, and certain commercial uses — none of which reflect the prevailing character of this neighborhood. More concerning, T4.2 standards allow setbacks as low as 0 feet and building heights up to four stories (~50 feet). This is dramatically out of scale with the existing 1- and 2-story homes on Jefferson Street, and would negatively impact privacy, light, and neighborhood aesthetics.

Rezoning also establishes permanent development rights that follow the land regardless of future ownership, and approval here may set a precedent for similar requests nearby — gradually eroding the residential fabric that residents have worked to build and maintain.

For these reasons, I respectfully request that the Commission deny this rezoning request and direct higher-density development to more appropriate locations.

Thank you for your consideration.

Respectfully,

Elizabeth Fuller
310 Huffman St

RZ26-0031 Objection
To Members of Rezoning Commission:

I live at 600 NW Jefferson St, Bentonville, AR 72712 and I would like to express my strong disapproval to the rezoning of property at 716 Jefferson Street to T4.2 which would negatively affect our little single family housing neighborhood.

Thank you.
Lucy Holler

RZ26-0031 Objection
Dear Members of the Bentonville Planning Commission,

My name is Katie Reed and I live at 316 Crestview Drive.

I respectfully oppose the request to rezone 716 Jefferson Street from R-1 Single-Family Residential to T4.2 Neighborhood Node.

While I support thoughtful growth in Bentonville, this rezoning is inconsistent with the established character of Jefferson Street and the surrounding neighborhood, which has long been planned and developed as a low-density residential area. Residents have invested in this community with the expectation that its predominantly single-family character would be preserved.

The T4.2 district allows a wider range of uses, greater density, reduced setbacks, and buildings up to four stories in height. These standards are not compatible with the existing neighborhood and could negatively impact privacy, aesthetics, and the overall residential character of the area.

Additionally, approving this request may set a precedent for similar rezonings nearby, leading to gradual changes that undermine the long-term planning vision for the neighborhood.

For these reasons, I respectfully request that the Planning Commission deny the rezoning request for 716 Jefferson Street.

Thank you for your consideration and service to the Bentonville community.

Respectfully,
Katie Reed

RZ26-0031 Objection

Nancy Nolan's (500 NW Jefferson ST, Bentonville, AR), Objection to the rezoning of 716 Jefferson Street, Bentonville, AR.

Keeping this downtown neighborhood to single family Residence will keep a vibrant downtown living area for families. It is one of the many Reasons people are attracted to Bentonville down home appeal.
So I "OPPOSE" this Rezoning to stop greedy destruction of this lovely + currently safe ole surrounded by park, schools + a community gathering where neighbors know neighbors

Signature & Physical Address — Nancy Nolan 500 NW JEFFERSON ST BENTONVILLE, AR 72712 — Printed Name & Physical Address

RZ26-0031 Objection
Brad Karren's (512 Jefferson Street, Bentonville, AR 72712), Objection to Rezoning of 716 Jefferson Street, Bentonville, AR.

June 24, 2026
Bentonville Planning Commission
planning@bentonville.ar.gov

RE: Objection to Rezone Request - 716 Jefferson Street (R-1 to T4.2 Neighborhood

Node) Dear Bentonville Planning Commission,

The purpose of this letter is to object to the rezoning of 716 Jefferson Street from R-1 Single- Family Residential to T4.2 Neighborhood Node. We respectfully oppose this rezoning rezone because it is inconsistent with the established character of this established neighborhood, the long-standing planning vision for the area, and the expectations of surrounding property owners.

Purpose
Our opposition is not rooted in resistance to growth and development. Our concerns are with the negative consequences of a small-scale business use resulting in increased water abatement issues, limited parking, and late business hours in a residential community.

Jefferson Street Residents have invested significant time, resources, and effort into building a cohesive single- family community based upon the reasonable expectation that the area would remain low- density residential in character.

Concerns Regarding T4.2 Zoning
The T4.2 Neighborhood Node district permits a broad range of uses beyond traditional single- family homes, including townhomes, higher-density residential products, and certain commercial or small-scale business uses. These permitted uses are not consistent with the prevailing development pattern of the surrounding neighborhood.

Precedent for Future Development
Approval of this rezoning may also establish a precedent for similar requests throughout the neighborhood. Once higher-intensity zoning is introduced into a predominantly single- family area, it becomes increasingly difficult to deny subsequent requests on nearby properties.

Over time, incremental rezonings can result in substantial changes that were never contemplated when residents purchased homes in the area. The cumulative effect may ultimately undermine the long-standing planning objectives that have guided development in this neighborhood for decades.

Conclusion
For these reasons, we respectfully request that the Planning Commission deny the rezoning request for 716 Jefferson Street.

We raised our children who attended both RE Baker and Old High Middle School and could walk safely to school, in this neighborhood. High Density zoning with Retail Use would negatively impact the quiet, safe environment the neighborhood has worked to create as well as the possibility of added flooding, parking issues, and the loss of a quiet single dwelling neighborhood.

Thank you for your consideration of our concerns and for your continued service to the citizens of Bentonville.

Brad Karren
512 Jefferson Street
Bentonville, AR 72712

RZ26-0031 Objection
Anita Karren's (512 Jefferson Street, Bentonville, AR 72712), Objection to Rezoning of 716 Jefferson Street, Bentonville, AR.

June 24, 2026
Bentonville Planning Commission
planning@bentonville.ar.gov

RE: Objection to Rezone Request - 716 Jefferson Street (R-1 to T4.2 Neighborhood Node)

Dear Bentonville Planning Commission,

The purpose of this letter is to object to the rezoning of 716 Jefferson Street from R-1 Single- Family Residential to T4.2 Neighborhood Node. We respectfully oppose this rezoning rezone because it is inconsistent with the established character of this established neighborhood, the long-standing planning vision for the area, and the expectations of surrounding property owners.

Purpose
Our opposition is not rooted in resistance to growth and development. Our concerns are with the negative consequences of a small-scale business use resulting in increased water abatement issues, limited parking, and late business hours in a residential community. Jefferson Street Residents have invested significant time, resources, and effort into building a cohesive single- family community based upon the reasonable expectation that the area would remain low- density residential in character.

Concerns Regarding T4.2 Zoning
The T4.2 Neighborhood Node district permits a broad range of uses beyond traditional single- family homes, including townhomes, higher-density residential products, and certain commercial or small-scale business uses. These permitted uses are not consistent with the prevailing development pattern of the surrounding neighborhood.

Precedent for Future Development
Approval of this rezoning may also establish a precedent for similar requests throughout the neighborhood. Once higher-intensity zoning is introduced into a predominantly single-family area, it becomes increasingly difficult to deny subsequent requests on nearby properties.

Over time, incremental rezonings can result in substantial changes that were never contemplated when residents purchased homes in the area. The cumulative effect may ultimately undermine the long-standing planning objectives that have guided development in this neighborhood for decades.

Conclusion
For these reasons, we respectfully request that the Planning Commission deny the rezoning request for 716 Jefferson Street.
We raised our children who attended both RE Baker and Old High Middle School and could walk safely to school, in this neighborhood. High Density zoning with Retail Use would negatively impact the quiet, safe environment the neighborhood has worked to create as well as the possibility of added flooding, parking issues, and the loss of a quiet single dwelling neighborhood.

Thank you for your consideration of our concerns and for your continued service to the citizens of Bentonville.

Anita Karren
512 Jefferson Street
Bentonville, AR 72712

RZ26-0031 Objection
RE: rezoning request for 716 Jefferson St.

I oppose the request to rezone this lot.

The rezoning request is inconsistent with the historic low density residential character of the area and neighborhood. The neighborhood has for many years been designated R--1. and the request introduces uses and development intensities that are incompatible with the surrounding properties and has the potential to create long term negative impacts that extend beyond a single parcel. Preserving the long-established fabric, while directing higher density and commercial development to more appropriate locations, is consistent with sound planning principals and the expectations of the existing residents. Residents who have consistently invested significant time, resources and effort into building a cohesive single- family community based upon the reasonable expectation that the area would remain low density residential in character.

Thank you, Henry A. Green, 301 Lefors. St.

RZ26-0031 Objection
Dear Esteemed Members of the Bentonville Planning Commission,

I am writing regarding the request to rezone 716 Jefferson Street from R-1 Single-Family Residential to T4.2 Neighborhood Node. While we appreciate and support thoughtful growth and development in Bentonville, we respectfully oppose this rezoning request because it is inconsistent with the neighborhood's established character, the area's long-standing planning vision, and the expectations of surrounding property owners.

Purpose

Our opposition is not rooted in resistance to development. Bentonville has experienced tremendous growth, and responsible development is necessary to accommodate that growth. Rather, our concern is preserving the established residential fabric of Jefferson Street and the surrounding neighborhood. Residents have invested significant time, resources, and effort into building a cohesive single-family community based upon the reasonable expectation that the area would remain low-density residential in character.

Neighborhood Context

Jefferson Street and the surrounding area have historically been a stable single-family neighborhood, primarily zoned R-1. For many years, the City's Future Land Use Plan has identified this area as appropriate for low-density residential development. While the updated Future Land Use Plan now identifies the area as a "Walkable Neighborhood," we do not believe this designation should be interpreted as support for development intensity that is incompatible with the existing neighborhood context.

A walkable neighborhood can and should remain predominantly residential while incorporating pedestrian connectivity, neighborhood gathering spaces, and context-sensitive development. Walkability alone should not justify introducing zoning allowances that fundamentally alter the scale, intensity, and character of an established single-family area.

We also understand that requests involving T4.2 zoning require an Enhanced Review process due to their potential impacts.

Concerns Regarding T4.2 Zoning

The T4.2 Neighborhood Node district permits a broad range of uses beyond traditional single-family homes, including townhomes, higher-density residential products, and certain commercial or small business uses. These permitted uses are not consistent with the prevailing development pattern of the surrounding neighborhood.

The proposed rezoning would create the potential for uses and building forms that differ substantially from the existing character of Jefferson Street. While a particular development proposal may appear reasonable today, rezoning establishes long-term development rights that remain with the property regardless of future ownership. Therefore, the Commission must evaluate not only the current proposal but also the full range of uses and building intensities that the zoning district would permit in the future.

Scale and Compatibility

Perhaps the greatest concern is the significant change in building scale that could result from the requested zoning designation.

Under T4.2 standards, development may be permitted with setbacks ranging from 0 to 16 feet, building heights up to four stories, and structures reaching approximately 50 feet in height. These standards are dramatically different from the existing development pattern of the surrounding R-1 neighborhood, primarily 1 and 2 story homes.

Introducing buildings of this scale adjacent to established single-family homes would create a noticeable and potentially permanent incompatibility. Increased building height and reduced setbacks can affect privacy, access to natural light, neighborhood aesthetics, and the overall residential character that residents have come to expect.

The existing neighborhood is defined by detached homes, consistent setbacks, mature landscaping, and a comfortable residential scale. Allowing significantly taller and denser development on this site would erode those characteristics and diminish the sense of place that homeowners have collectively invested in creating and maintaining.

Precedent for Future Development

Approval of this rezoning may also establish a precedent for similar requests throughout the neighborhood. Once higher-intensity zoning is introduced into a predominantly single-family area, it becomes increasingly difficult to deny subsequent requests on nearby properties.

Over time, incremental rezonings can result in substantial changes that were never contemplated when residents purchased homes in the area. The cumulative effect may ultimately undermine the long-standing planning objectives that have guided development in this neighborhood for decades.

Conclusion

For these reasons, we respectfully request that the Planning Commission deny the rezoning request for 716 Jefferson Street.

This request is inconsistent with the historic low-density residential character of the area, introduces uses and development intensities that are incompatible with surrounding properties, and has the potential to create long-term impacts that extend beyond a single parcel. Preserving the established neighborhood fabric while directing higher-density development to more appropriate locations is consistent with sound planning principles and the expectations of existing residents.

Thank you for your consideration of our concerns and for your continued service to the citizens of Bentonville.

Respectfully,

Milo Aschoff
209 NW G Street Bentonville AR 72712

RZ26-0031 Objection
Opposition to Rezone Request – 716 Jefferson Street (R-1 to T4.2 Neighborhood Node)

Dear Esteemed Members of the Bentonville Planning Commission,

I am writing regarding the request to rezone 716 Jefferson Street from R-1 Single-Family Residential to T4.2 Neighborhood Node. While we appreciate and support thoughtful growth and development within Bentonville, we respectfully oppose this rezoning request because it is inconsistent with the established character of the neighborhood, the long-standing planning vision for the area, and the expectations of surrounding property owners.

Residential areas with established single-family homes add character and beauty to our community, and there are fewer and fewer of them in and around downtown Bentonville. There will most likely not be many or any more built. Why not preserve what we have? The houses in the neighborhood of the proposed rezoning display nothing that would indicate the nature of the neighborhood is on the verge of changing. On the contrary, the neighborhood feels cohesive and appealing, a stable place for people to invest in their homes.

I can see that the property at 716 Jefferson is large and could be divided into several lots, and I am not opposed to that. I always hope that new houses will be thoughtfully designed and constructed, however, and the appropriate scale for the lot. I am opposed particularly to the height of the buildings allowed in the T4.2 neighborhood and the allowance for commercial space.

Respectfully,

Rebecca White
Homeowner, 710 Jefferson St.

RZ26-0031 Objection
Dear Members of the Bentonville Planning Commission,

Our names are Zack and Danielle Shultz, and we live at 308 Crestview Drive.

We respectfully oppose the request to rezone 716 Jefferson Street from R-1 Single-Family Residential to T4.2 Neighborhood Node.

While we support thoughtful growth in Bentonville, this rezoning is inconsistent with the established character of Jefferson Street and the surrounding neighborhood, which has long been planned and developed as a low-density residential area.

Residents have invested in this community with the expectation that its predominantly single-family character would be preserved.

We moved to Crestview two years ago in part because of that same expectation, and we've come to love raising our two young children in a neighborhood that feels safe and close-knit.

The T4.2 district allows a wider range of uses, greater density, reduced setbacks, and buildings up to four stories in height. These standards are not compatible with the existing neighborhood and could negatively impact privacy, aesthetics, and the overall residential character of the area.
Additionally, approving this request may set a precedent for similar rezonings nearby, leading to gradual changes that undermine the long-term planning vision for the neighborhood.

For these reasons, we respectfully request that the Planning Commission deny the rezoning request for 716 Jefferson Street.

Thank you for your consideration and service to the Bentonville community.

Respectfully,
Zack and Danielle Shultz

RZ26-0031 Objection
Dear Esteemed Members of the Bentonville Planning Commission,

I am writing regarding the request to rezone 716 Jefferson Street from R-1 Single-Family Residential to T4.2 Neighborhood Node. While we appreciate and support thoughtful growth and development within Bentonville, we respectfully oppose this rezoning request because it is inconsistent with the established character of the neighborhood, the long-standing planning vision for the area, and the expectations of surrounding property owners.

Purpose

Our opposition is not rooted in resistance to development. Bentonville has experienced tremendous growth, and responsible development is necessary to accommodate that growth. Rather, our concern is preserving the established residential fabric of Jefferson Street and the surrounding neighborhood. Residents have invested significant time, resources, and effort into building a cohesive single-family community based upon the reasonable expectation that the area would remain low-density residential in character.

Neighborhood Context

Jefferson Street and the surrounding area have historically functioned as a stable single-family neighborhood primarily zoned R-1. For many years, the City's Future Land Use Plan has identified this area as appropriate for low-density residential development. While the updated Future Land Use Plan now identifies the area as a "Walkable Neighborhood," we do not believe this designation should be interpreted as support for development intensity that is incompatible with the existing neighborhood context.

A walkable neighborhood can and should remain predominantly residential while incorporating pedestrian connectivity, neighborhood gathering spaces, and context-sensitive development. Walkability alone should not justify introducing zoning allowances that fundamentally alter the scale, intensity, and character of an established single-family area.

We also understand that requests involving T4.2 zoning require an Enhanced Review process due to their potential impacts.

Concerns Regarding T4.2 Zoning

The T4.2 Neighborhood Node district permits a broad range of uses beyond traditional single-family homes, including townhomes, higher-density residential products, and certain commercial or small business uses. These permitted uses are not consistent with the prevailing development pattern of the surrounding neighborhood.

The proposed rezoning would create the potential for uses and building forms that differ substantially from the existing character of Jefferson Street. While a particular development proposal may appear reasonable today, rezoning establishes long-term development rights that remain with the property regardless of future ownership. Therefore, the Commission must evaluate not only the current proposal but also the full range of uses and building intensities that the zoning district would permit in the future.

Scale and Compatibility

Perhaps the greatest concern is the significant change in building scale that could result from the requested zoning designation.

Under T4.2 standards, development may be permitted with setbacks ranging from 0 to 16 feet, building heights up to four stories, and structures reaching approximately 50 feet in height. These standards are dramatically different from the existing development pattern of the surrounding R-1 neighborhood, primarily 1 and 2 story homes.

Introducing buildings of this scale adjacent to established single-family homes would create a noticeable and potentially permanent incompatibility. Increased building height and reduced setbacks can affect privacy, access to natural light, neighborhood aesthetics, and the overall residential character that residents have come to expect.

The existing neighborhood is defined by detached homes, consistent setbacks, mature landscaping, and a comfortable residential scale. Allowing significantly taller and denser development on this site would erode those characteristics and diminish the sense of place that homeowners have collectively invested in creating and maintaining.

Precedent for Future Development

Approval of this rezoning may also establish a precedent for similar requests throughout the neighborhood. Once higher-intensity zoning is introduced into a predominantly single-family area, it becomes increasingly difficult to deny subsequent requests on nearby properties.

Over time, incremental rezonings can result in substantial changes that were never contemplated when residents purchased homes in the area. The cumulative effect may ultimately undermine the long-standing planning objectives that have guided development in this neighborhood for decades.

Conclusion

For these reasons, we respectfully request that the Planning Commission deny the rezoning request for 716 Jefferson Street.

This request is inconsistent with the historic low-density residential character of the area, introduces uses and development intensities that are incompatible with surrounding properties, and has the potential to create long-term impacts that extend beyond a single parcel. Preserving the established neighborhood fabric while directing higher-density development to more appropriate locations is consistent with sound planning principles and the expectations of existing residents.

Thank you for your consideration of our concerns and for your continued service to the citizens of Bentonville.

Respectfully,

Kristin Aschoff
209 NW G st
Bentonville, AR

RZ26-0031 Objection

To: Bentonville Planning Commission

Re: Opposition to Rezone Request- 716 Jefferson Street (R-1 to T4.2)

Dear Members of the Bentonville Planning Commission,

I am writing regarding the request to rezone 716 Jefferson Street from R-1 (Single Family Residential) to T4.2(ER)-(Neighborhood Node). I respectfully submit my strong objection to the proposed rezoning request because it is inconsistent with the neighborhood's established character, the area's long-standing planning vision, and the expectations of surrounding property owners.

Jefferson Street is an established single-family neighborhood.

R-1 was intended to preserve lower-density residential development.

Changing this parcel to T4.2 would insert an entirely different development pattern into the middle of an existing neighborhood.

1.) T4.2 is Not Compatible with the Existing Neighborhood Character.

Jefferson, G, Crestview, and the surrounding streets consist of single-family homes. Construction of anything but a single-family residence would significantly alter the established character of the street. We, the neighborhood residents, purchased our homes with the expectation of a lower-density residential environment.

2) The Increased Traffic generates Safety Concerns.

Any type of business, apartment building, or multi-home establishment would generate substantially more vehicle traffic than one residence. Additional traffic creates safety concerns for pedestrians, children playing outside, cyclists, and residents backing out of driveways. One side of the property in question is on NW 3rd Street, and has the Kohler Bike Trail along that side of the street. If parking is

limited on the property, any overflow to the street would cause a major disruption for traffic of all kinds.

3) Loss of Privacy and Enjoyment of Property.

T4.2 allows structures much closer to property lines and substantially taller than neighboring homes. The increased density will diminish neighboring homeowners' privacy and quality of life. Taller buildings mean altered sightlines. More residences mean more noise, lighting, activity, and reduced enjoyment of existing homes. Even if I put up a privacy fence, a taller building would eliminate any privacy we have and the enjoyment of our backyard.

4) The City of Bentonville is already under restrictions for new construction due to Inadequate Infrastructure, and increased density places additional demand and Strain on existing utilities. My home, across the street from the property in question, already has drainage issues. I am not able to use my washer at the same time as my dishwasher, or the "drainage system" backs up into my home. You add 2,4, 20+ sinks, toilets & bathtubs, and the drainage will be substantially worse. The existing infrastructure was not designed to accommodate this level of development.

5) We are not simply being asked whether we support the Gocio's sub-dividing the lot into multiple lots (4 homes vs 1). We are being asked whether we support rezoning this property to a medium to high-intensity Neighborhood Node district that allows substantially greater development rights than the current proposal. The City's Future Land Use Plan identified this area as appropriate for low-density residential development, and the requested T4.2 zoning is incompatible with the established single-family character of Jefferson Street and would permanently alter the nature of our neighborhood.

The City's own Future Land Use framework requires Enhanced Review because T4.2 is not automatically appropriate for this location. We believe the applicant has not demonstrated that a medium- to high-intensity Neighborhood Node district is compatible with the established single-family character of Jefferson Street. If the City determines that some additional density is appropriate, we will ask for consideration of a less intensive alternative that better respects the character of this neighborhood and preserves the safety

and livability of our established community. However, **we strongly oppose the requested rezoning to T4.2 and respectfully request that the Planning Commission and City Council deny this application**.

Thank you for your consideration.

Sincerely,

Robyn Edwards
302 Crestview Dr
Bentonville, AR 72712

RZ26-0031 Objection
Bentonville Planning
3200 SW Municipal Drive
Bentonville, AR

Regarding the request to rezone 716 Jefferson Street from R-1 Single- Family Residence to T4.2 Neighborhood Mode; I strongly oppose this rezoning. The proposed rezoning would change the very nature of a stabile neighborhood. Please leave us as an R-1 Single-Family Residence area.

Thank you.

Teena Franklin
701 NW Jackson Street
Bentonville, AR 72712
402 957 5798B

RZ26-0031 Objection
Members of the Bentonville Planning Commission,

As neighbors in close proximity to this corner lot, we object to the rezoning of 716 Jefferson St property's proposed zoning change. This change would permit a scope of variation that is inconsistent with both the functionality and character of the existing layout.

As folks in favor of thoughtful mixed land use to create vibrant, diverse towns, we are not opposed to density adjustments to mitigate housing affordability and small business concerns, however, we expect that this project is within the ongoing trend of highest bidder mechanisms whereby in the process of expanding, locals are being priced out and the defining characteristics that are the original draw of the town are diminished.

Furthermore, with such rapid growth in the downtown vicinity in recent years, we share concerns about the stress on current infrastructure for utilities, traffic patterns, and community environment. We are already seeing the impacts from accelerated development without proper foresight - in our issues with water/sewer demands, roadway/parking strain, drastic reduction in owner occupancy, and a boom in construction leading to increased limited permeable surfaces in a town with repeated flooding concerns, and so on.

Those of us who own property, live, and work in this town have consistently watched our community of individual residences all but disappear in favor of outsider and high cost investments resulting in both a saturation of short term rentals, single lots subdivided into bizarre configurations, and deviation from the character of the city into massive homes that barely fit their lot.

We respectfully urge your denial of the rezoning request citing incompatibility with current infrastructure, and a need to demonstrate a long-term vision for this Bogle Park neighborhood which addresses practical needs alongside community impact and preservation.

Thank you for your service to the citizens of Bentonville,

Respectfully,

Jessica and Wil Stuckey
307 Crestview Drive

RZ26-0031 Objection
Bentonville Planning Commission

RE: Opposition to Rezoning Request – 716 Jefferson Street (R-1 to T4.2 Neighborhood Node)

Dear Members of the Planning Commission,

My name is **Rebecca Leonard**, and my wife, **Lenny Ramsey**, and I live at **300 NW H St., Bentonville, Arkansas**. I am writing to respectfully urge you to deny the request to rezone 716 Jefferson Street from R-1 Single-Family Residential to T4.2 Neighborhood Node.

We are not opposed to Bentonville's growth. In fact, we chose to build our lives here because we believe this city has done an exceptional job of balancing growth with the preservation of the neighborhoods that make Bentonville such a special place to live.

When we purchased our home in Bogle Park, we did so intentionally. We were looking for a neighborhood where our young son, Knox, could safely ride his bike, walk to visit neighbors, and grow up surrounded by families who had also invested in building a close-knit community. We have poured significant time, energy, and resources into our home because we believed in the long-term vision for this neighborhood as a stable, predominantly single-family residential area.

This request concerns me because rezoning is permanent. While the current proposal may appear modest, the zoning itself remains long after the current owner is gone. Approving T4.2 would grant future owners development rights that are substantially different from what exists throughout the surrounding neighborhood. The Commission is not simply evaluating one project—it is making a long-term decision about what this property, and potentially others nearby, could become over the coming decades.

I am also concerned about the precedent this decision could create. Once higher-intensity zoning is introduced into the middle of an established residential neighborhood, it becomes increasingly difficult to deny similar requests nearby. Incremental changes may seem small in isolation, but together they can fundamentally alter the character of a neighborhood that hundreds of families relied upon when deciding to make it their home.

One of the reasons Bogle Park is so successful is that it already provides many of the qualities Bentonville seeks to encourage: neighbors know one another, families walk to parks and trails, children play outside, and residents invest in their homes because they believe in the future of the neighborhood. Those qualities should be protected, not unintentionally weakened through zoning decisions that are inconsistent with the area's established character.

Growth is essential, and I support adding housing throughout Bentonville. However, I believe that growth should occur in locations where higher-density development complements the existing urban fabric rather than introducing an abrupt change into the heart of a stable single-family neighborhood.

As someone who plans to raise my family here for many years, I respectfully ask that you consider not only the immediate proposal before you, but the neighborhood that future generations will inherit as a result of today's decision.

For these reasons, I respectfully request that the Planning Commission deny the rezoning request for 716 Jefferson Street.

Thank you for your thoughtful consideration and for your service to the City of Bentonville.

Respectfully,

Rebecca Leonard
300 NW H St.
Bentonville, AR

RZ26-0031 Objection
Re: Opposition to Rezone Request- 716 Jefferson Street (R-1 to T4.2)

Dear Members of the Bentonville Planning Commission,

I am writing regarding the request to rezone 716 Jefferson Street from R-1 (Single Family Residential) to T4.2(ER)-(Neighborhood Node). I respectfully submit my strong objection to the proposed rezoning request because it is inconsistent with the neighborhood's established character, the area's long-standing planning vision, and the expectations of surrounding property owners.

Jefferson Street is an established single-family neighborhood.

R-1 was intended to preserve lower-density residential development.

Changing this parcel to T4.2 would insert an entirely different development pattern into the middle of an existing neighborhood.

1. T4.2 is Not Compatible with the Existing Neighborhood Character.

   Jefferson, G, Crestview, and the surrounding streets consist of single-family homes. Construction of anything but a single-family residence would significantly alter the established character of the street. We, the neighborhood residents, purchased our homes with the expectation of a lower-density residential environment.

2. The Increased Traffic generates Safety Concerns.

   Any type of business, apartment building, or multi-home establishment would generate substantially more vehicle traffic than one residence. Additional traffic creates safety concerns for pedestrians, children playing outside, cyclists, and residents backing out of driveways. One side of the property in question is on NW 3rd Street, and has the Kohler Bike Trail along that side of the street. If parking is limited on the property, any overflow to the street would cause a major disruption for traffic of all kinds.

3. Loss of Privacy and Enjoyment of Property.

   T4.2 allows structures much closer to property lines and substantially taller than neighboring homes. The increased density will diminish neighboring homeowners' privacy and quality of life. Taller buildings mean altered sightlines. More residences mean more noise, lighting, activity, and reduced enjoyment of existing homes. Even if I put up a privacy fence, a taller building would eliminate any privacy we have and the enjoyment of our backyard.

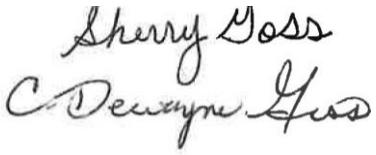
4. The City of Bentonville is already under restrictions for new construction due to Inadequate Infrastructure, and increased density places additional demand and Strain on existing utilities. My home, across the street from the property in question, already has drainage issues. I am not able to use my washer at the same time as my dishwasher, or the "drainage system" backs up into my home. You add 2,4, 20+ sinks, toilets & bathtubs, and the drainage will be substantially worse. The existing infrastructure was not designed to accommodate this level of development.

5. We are not simply being asked whether we support the Gocio's sub-dividing the lot into multiple lots (4 homes vs 1). We are being asked whether we support rezoning this property to a medium to high-intensity Neighborhood Node district that allows substantially greater development rights than the current proposal. The City's Future Land Use Plan identified this area as appropriate for low-density residential development, and the requested T4.2 zoning is incompatible with the established single-family character of Jefferson Street and would permanently alter the nature of our neighborhood.

The City's own Future Land Use framework requires Enhanced Review because T4.2 is not automatically appropriate for this location. We believe the applicant has not demonstrated that a medium- to high-intensity Neighborhood Node district is compatible with the established single-family character of Jefferson Street. If the City determines that some additional density is appropriate, we will ask for consideration of a less intensive alternative that better respects the character of this neighborhood and preserves the safety and livability of our established community. However, we strongly oppose the requested rezoning to T4.2 and respectfully request that the Planning Commission and City Council deny this application.

Thank you for your consideration.

Sherry and Dewayne Goss
311 Crestview Dr



RZ26-0031 Objection
Re: Opposition to Rezone Request- 716 Jefferson Street (R-1 to T4.2)

Dear Members of the Bentonville Planning Commission,

I am writing regarding the request to rezone 716 Jefferson Street from R-1 (Single Family Residential) to T4.2(ER)-(Neighborhood Node). I respectfully submit my strong objection to the proposed rezoning request because it is inconsistent with the neighborhood's established character, the area's long-standing planning vision, and the expectations of surrounding property owners.

Jefferson Street is an established single-family neighborhood.
R-1 was intended to preserve lower-density residential development.
Changing this parcel to T4.2 would insert an entirely different development pattern into the middle of an existing neighborhood.

1) T4.2 is Not Compatible with the Existing Neighborhood Character.
Jefferson, G, Crestview, and the surrounding streets consist of single-family homes. Construction of anything but a single-family residence would significantly alter the established character of the street. We, the neighborhood residents, purchased our homes with the expectation of a lower-density residential environment.

2) The Increased Traffic generates Safety Concerns.
Any type of business, apartment building, or multi-home establishment would generate substantially more vehicle traffic than one residence. Additional traffic creates safety concerns for pedestrians, children playing outside, cyclists, and residents backing out of driveways. One side of the property in question is on NW 3rd Street, and has the Kohler Bike Trail along that side of the street. If parking is limited on the property, any overflow to the street would cause a major disruption for traffic of all kinds.

3) Loss of Privacy and Enjoyment of Property.
T4.2 allows structures much closer to property lines and substantially taller than neighboring homes. The increased density will diminish neighboring homeowners' privacy and quality of life. Taller buildings mean altered sightlines. More residences mean more noise, lighting, activity, and reduced enjoyment of existing homes. Even if I put up a privacy fence, a taller building would eliminate any privacy we have and the enjoyment of our backyard.

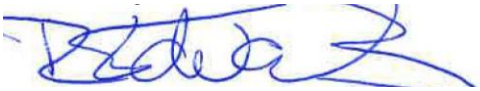
4) The City of Bentonville is already under restrictions for new construction due to Inadequate Infrastructure, and increased density places additional demand and Strain on existing utilities. My home, across the street from the property in question, already has drainage issues. I am not able to use my washer at the same time as my dishwasher, or the

"drainage system" backs up into my home. You add 2,4, 20+ sinks, toilets & bathtubs, and the drainage will be substantially worse. The existing infrastructure was not designed to accommodate this level of development.

5) We are not simply being asked whether we support the Gocio's sub-dividing the lot into multiple lots (4 homes vs 1). We are being asked whether we support rezoning this property to a medium to high-intensity Neighborhood Node district that allows substantially greater development rights than the current proposal. The City's Future Land Use Plan identified this area as appropriate for low-density residential development, and the requested T4.2 zoning is incompatible with the established single-family character of Jefferson Street and would permanently alter the nature of our neighborhood.

The City's own Future Land Use framework requires Enhanced Review because T4.2 is not automatically appropriate for this location. We believe the applicant has not demonstrated that a medium- to high-intensity Neighborhood Node district is compatible with the established single-family character of Jefferson Street. If the City determines that some additional density is appropriate, we will ask for consideration of a less intensive alternative that better respects the character of this neighborhood and preserves the safety and livability of our established community. However, we strongly oppose the requested rezoning to T4.2 and respectfully request that the Planning Commission and City Council deny this application.

Thank you for your consideration.



Luke & Robyn Edwards
302 Crestview Dr
Bentonville, AR 72712
479-283-9691

RZ26-0031 Objection

My name is Jared Millar and I live at 401 Magnolia Drive, Bentonville 72712 and I am disagree with, and I am opposed to, the Rezone Request – 716 Jefferson Street (R-1 to T4.2 Neighborhood Node) and any surrounding streets/nodes including but not limited Magnolia Park area

Thank you
Jared Millar
214-215-2293

From: Kevin Hall <hallfamily5@cox.net>
Date: June 27, 2026 at 9:29:45 AM CDT
To: Dana Davis <dana.davis@bentonville.ar.gov>, Elaine Kerr <elaine.kerr@bentonville.ar.gov>, Danny Bennett <danny.bennett@bentonville.ar.gov>, Ifeoma Ibekwe <ifeoma.ibekwe@bentonville.ar.gov>, Eric Hipp <eric.hipp@bentonville.ar.gov>, Reginald Wright <reginald.wright@bentonville.ar.gov>, doug.bryant@bentonville.ar.gov, Tyler Overstreet <tyler.overstreet@bentonville.ar.gov>
Subject: Formal Opposition to the Proposed Rezoning of 716 Jefferson Street

You don't often get email from hallfamily5@cox.net. Learn why this is important

Dear Commissioners and Planning Staff,

I am writing to formally register my strong opposition to the proposed rezoning of the 1-acre property located at 716 Jefferson Street from its current R-1 (Low Density Single Family Residential) designation to a high-density urban transect zone, such as T4.2 or DN-3.

As a resident living in the immediate neighborhood, I believe this drastic shift in density and structural scale will cause significant, irreversible impacts on our community. My primary concerns include:

- **Incompatible Scale and Character:** The current neighborhood consists of traditional single-family homes with open, deep setbacks. Allowing a development up to 4 stories (50 feet) tall with setbacks as minimal as 1 foot completely destroys the existing streetscape. It introduces an overbearing "urban canyon" effect that is entirely out of character with the surrounding properties. This is a residential neighborhood and possibility of any commercial lodging development would not be cohesive to the current neighborhood.
- **Loss of Privacy:** A multi-story complex on this prominent corner lot will directly overlook adjacent single-family backyards and patios, reducing privacy of neighboring residents.
- **Traffic Congestion and Pedestrian Safety:** Moving from a single-family lot to a multi-unit development or lodging facility will exponentially increase vehicle trips on Jefferson Street. This neighborhood features narrow streets where additional traffic poses a direct safety risk to local families, children, and pedestrians. Traffic is already restricted by vehicles that park on the street.
- **On-Street Parking Strains:** Urban zones drastically reduce or eliminate minimum on-site parking requirements. This will inevitably result in overflow vehicle parking lining our neighborhood curbs, hindering visibility at the corner intersection and restricting emergency vehicle access.
- **Infrastructure and Utility Demands:** Adding heavy density to a single acre risks overwhelming our localized stormwater drainage, aging sewer lines, and water infrastructure, which were originally engineered for low-density residential use.

While I understand and support the city's broader *Plan Bentonville* vision, development must not come at the direct expense of existing, stable neighborhoods. Transitioning this specific parcel so abruptly to a T4.2/DN-3 intensity creates an aggressive, incompatible barrier right against established R-1 homes.

I respectfully urge the Planning Commission to deny the rezoning request for 716 Jefferson Street that exceeds low-density single-family parameters, and to protect the integrity of our neighborhood.

Thank you for your time, consideration, and service to our community.

Sincerely,

Kevin Hall

330 Crestview Drive

Bentonville. AR

RZ26-0031 Objection

X I object to the rezoning because:
it disrupts the culture of the interior of the neighborhood and visually would be out of place.

Signature & Physical Address: Eric Osterloh 201 NW G Street Bentonville, AR

Signature & Physical Address: Tamie Osterloh 201 NW G Street Bentonville, AR

Bentonville Planning Department | 3200 SW Municipal Dr | 479.271.3122 | www.bentonvillear.com

RZ26-0031 Objection
To: Bentonville Planning Commission
Re: Opposition to Rezone Request- 716 Jefferson Street (R-1 to T4.2)

Dear Members of the Bentonville Planning Commission,

I am writing regarding the request to rezone 716 Jefferson Street from R-1 (Single Family Residential) to T4.2(ER)-(Neighborhood Node). I respectfully submit my strong objection to the proposed rezoning request because it is inconsistent with the neighborhood's established character, the area's long-standing planning vision, and the expectations of surrounding property owners.

Jefferson Street is an established single-family neighborhood.
R-1 was intended to preserve lower-density residential development.
Changing this parcel to T4.2 would insert an entirely different development pattern into the middle of an existing neighborhood.

1) T4.2 is Not Compatible with the Existing Neighborhood Character.

   Jefferson, G, Crestview, and the surrounding streets consist of single-family homes. Construction of anything but a single-family residence would significantly alter the established character of the street. We, the neighborhood residents, purchased our homes with the expectation of a lower-density residential environment.

2) The Increased Traffic generates Safety Concerns.

   Any type of business, apartment building, or multi-home establishment would generate substantially more vehicle traffic than one residence. Additional traffic creates safety concerns for pedestrians, children playing outside, cyclists, and residents backing out of driveways. One side of the property in question is on NW 3rd Street, and has the Kohler Bike Trail along that side of the street. If parking is limited on the property, any overflow to the street would cause a major disruption for traffic of all kinds.

3) Loss of Privacy and Enjoyment of Property.

   T4.2 allows structures much closer to property lines and substantially taller than neighboring homes. The increased density will diminish neighboring homeowners' privacy and quality of life. Taller buildings mean altered sightlines. More residences mean more noise, lighting, activity, and reduced enjoyment of existing homes. Even if I put up a privacy fence, a taller building would eliminate any privacy we have and the enjoyment of our backyard.

4) The City of Bentonville is already under restrictions for new construction due to Inadequate Infrastructure, and increased density places additional demand and Strain on existing utilities. My home, across the street from the property in question, already has drainage issues. I am not able to use my washer at the same time as my dishwasher, or the "drainage system" backs up into my home. You add 2,4, 20+ sinks, toilets & bathtubs, and the drainage will be substantially worse. The existing infrastructure was not designed to accommodate this level of development.

5) We are not simply being asked whether we support the Gocio's sub-dividing the lot into multiple lots (4 homes vs 1). We are being asked whether we support rezoning this property to a medium to high-intensity Neighborhood Node district that allows substantially greater development rights than the current proposal. The City's Future Land Use Plan identified this area as appropriate for low-density residential development, and the requested T4.2 zoning is incompatible with the established single-family character of Jefferson Street and would permanently alter the nature of our neighborhood.

The City's own Future Land Use framework requires Enhanced Review because T4.2 is not automatically appropriate for this location. We believe the applicant has not demonstrated that a medium- to high-intensity Neighborhood Node district is compatible with the established single-family character of Jefferson Street. If the City determines that some additional density is appropriate, we will ask for consideration of a less intensive alternative that better respects the character of this neighborhood and preserves the safety and livability of our established community. However, we strongly oppose the requested rezoning to T4.2 and respectfully request that the Planning Commission and City Council deny this application.

Thank you for your consideration.

Sincerely,

Rebecca Medlock

303 Crestview Dr

NOTICE OF INTENT TO REZONE

Project Number:

Mary Jane Gocio, Trustee of the Bettye J. Gocio Trust u/a/d December 15, 1989 has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from: R-1, Suburban Single Family to T4.2, Neighborhood Node

The legal description of the property is:

See attached

The common description of the property is: 716 Jefferson St.

The Public Hearing will be held on July 7th, 20 26, at 5:00 pm, at:

Bentonville Municipal Complex
3200 SW Municipal Dr.
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 the Bentonville Municipal Complex.
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 Municipal Complex.

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

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:

current rezoning is sufficient

Signature & Physical Address
Lahmi F. Bolain-Shaffer
327 Crestview Dr., Bentonville AR 72712

Signature & Physical Address

SNUG Properties, LLC

1108 Royal Dr

PC Date: 7/7/2026

Staff Report Details

Project Number	(RZ26-0032)
Applicant / Current Owner	Courtney Pacheco, SNUG Properties, LLC
Site Area	+/- **[.25]** Acres
Current Zoning	R-1, Suburban Single-Family
Requested Zoning	T4.1, Neighborhood General
Current Future Land Use Map Designation	Walkable Neighborhood
Requested Future Land Use Map Designation	N/A
Development Type / Use	Single-family dwelling
Related projects	N/A

Property Description

The subject property is located on Royal Drive between 10th and 14th Street. It is in close proximity to Thaden School and the Walmart Campus and is near the end of a dead-end street. The current zoning of the property is R-1, Suburban Single-Family, with a Future Land Use Map designation of Walkable Neighborhood. All adjacent properties are zoned R-1 and are within the Walkable Neighborhood place type. The neighborhood is primarily single story. The standard review zoning districts within the Walkable Neighborhood place type range from T3.1 - T4.1, T4.2 being an enhanced review.

Project Details

The applicant states that the purpose of this rezone is to build a high-quality single-family home and ADU on the lot.

Relationship to the Community Plan

The Bentonville Community Plan states at the beginning of chapter 4: *"A balance between growth and preservation is necessary to achieve the Plan's key objectives."*

Relationship to the Community Plan

This rezone application is the first on Royal Drive, an established neighborhood of mostly single-story residential with a mature tree canopy. Even though the applicant is requesting a standard review rezone for the subject property, this request, on the interior of the subdivision with no sidewalks and only one way in and out, may not be the best fit for the location. Once the grid system is repaired with a possible trail connection at the end of the Royal Drive cul-de-sac and the neighborhood begins the redevelopment process, (with more density on the perimeter), it would then make sense to intensify the interior.

Public Comment

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

Analysis / Waivers

The following criteria is evaluated under standard review:

Orderly transition: The subject property is surrounded by R-1 and Walkable Neighborhood place type. A T4.1 zoning district would not be an orderly transition.

Due to the location of this property within the neighborhood, T3.1 (single family) or T3.2 (duplexes) may be a better fit. T3.2 has only a 3-foot difference from T4.1 in the front setback (15ft vs. 12ft) and it allows for two-family dwellings.

The applicant states that single residential with and ADU is the goal, but a T4.1 allows for up to 4 dwellings per building with a height of 40ft. The height limit for T3.1 and T3.2 is the same as the adjacent R-1 property: 36ft.

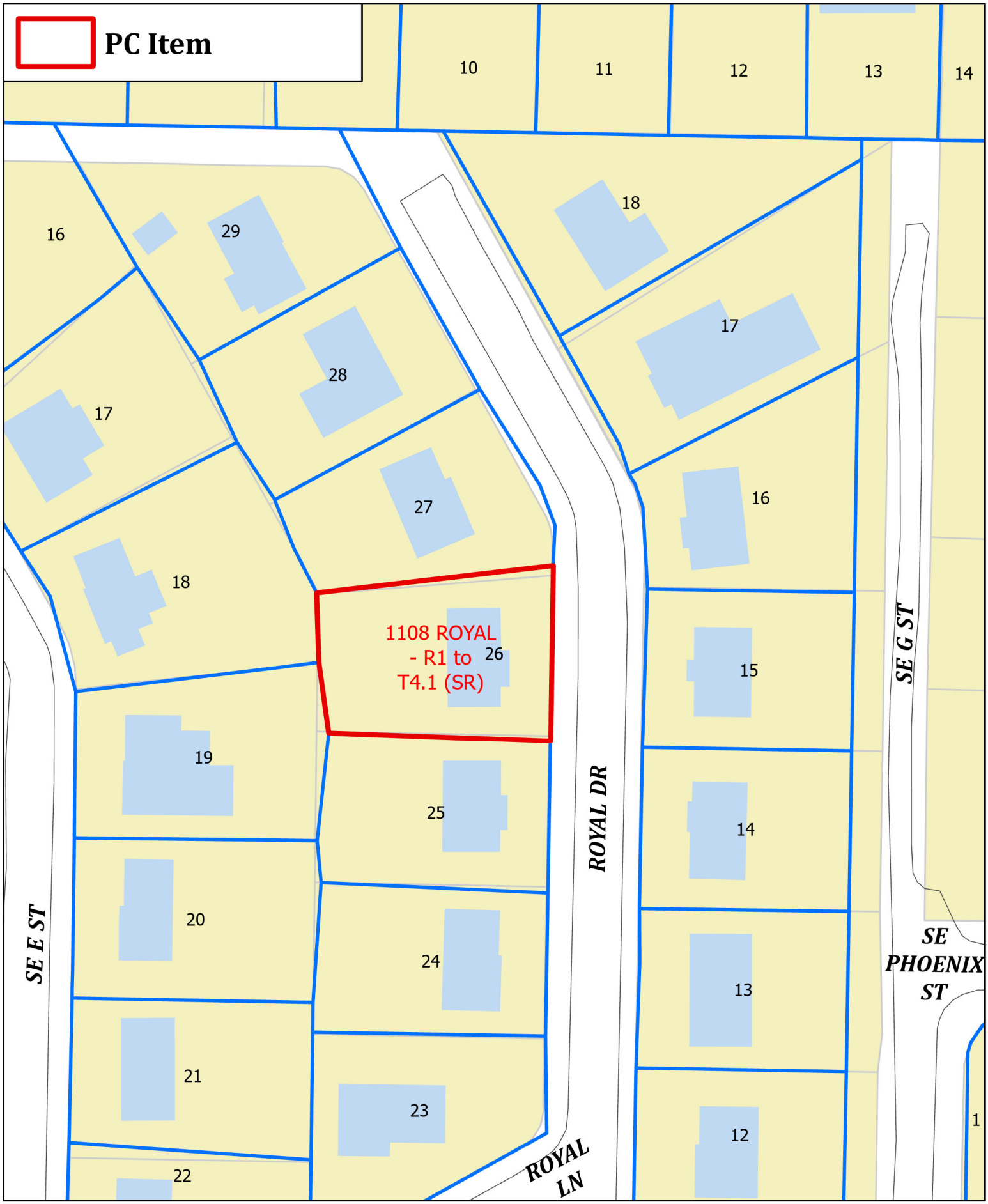
Within 1 transect of adjacent zones: Since T4.1 is not within 1 transect degree of R-1, T3.1 or T3.2 would be a better fit for this property.

Conclusion

Staff recommends denial of the T4.1 request as a T3.1 or T3.2 zoning district is more appropriate.

Additional Details

No additional comments from BWU.


PC Item
1108 ROYAL
- R1 to
T4.1 (SR)
ROYAL DR
SE G ST
SE E ST
ROYAL LN
SE PHOENIX ST
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RZ26-0032

Rezoning Narrative for 1108 Royal Dr, Bentonville, Arkansas

Owner/Applicant: SNUG Properties, LLC **Authorized Representatives:** Courtney and Eduardo Pacheco, Owners/Members

Property Address: 1108 Royal Dr, Bentonville, AR 72712

Legal Description: Lot 26, Block 1, Royal Heights Addition, Bentonville, Benton County, Arkansas

Parcel Number: 01-04058-000

Lot Size: 0.26 acres (approximately 90 feet of frontage on Royal Dr by 134 feet of depth)

Current Zoning: R-1 (Suburban Single-Family)

Proposed Zoning: T4.1 Neighborhood General

1. Reason for the Rezoning Request

The intent of this rezoning request is to align the property's zoning designation with the form, character, and design standards that better fit the construction of a high-quality, single-family infill home on this established residential lot. The request to rezone from R-1 to T4.1 is not driven by a desire for higher density, the proposed use will remain a single-family home with an accessory dwelling unit (ADU), but rather by a need for the more flexible form standards that the T4.1 district provides for traditional, walkable neighborhoods.

The existing R-1 (Suburban Single-Family) standards were drafted with suburban subdivision patterns in mind: deeper front setbacks, larger side setbacks, and form rules that produce homes set well back from the street with garage-forward facades. T4.1 (Neighborhood General), by contrast, was written to support the kind of street-facing, porch-fronted, pedestrian-scaled single-family homes that characterize Bentonville's most beloved older neighborhoods. T4.1's 12-foot minimum / 20-foot maximum front setback, 7-foot side setbacks, and form standards encouraging front porches and rear- or side-loaded garages will allow the proposed home to engage the street, respect neighborhood scale, and contribute positively to the public realm in a way that R-1 standards inadvertently discourage.

2. Consistency with the Future Land Use Map (FLUM)

The property's Future Land Use Map (FLUM) designation is Neighborhood General. Under Table 2.1 Place Type Correlation with Zoning Districts in Article 50-2 of the Bentonville Community Code, T4.1 is a Standard Review zoning district within this Place Type.

The T4.1 form standards directly implement the Place Type's design intent: a fine-grained, walkable residential pattern with houses close to the street, porches, modest setbacks, side- or rear-loaded garages, and accessory units accommodated within the block. Reclassifying this parcel to T4.1 will bring its regulatory framework into closer alignment with the neighborhood pattern and the City's long-range vision.

3. Impact on the Community and Infrastructure

The proposed development is a single-family home with an attached or detached two-car garage and a small accessory dwelling unit (ADU) above the garage, replacing the existing residence and shed on the site. The intended use is the same use that exists today: single-family residential. Accordingly, the impact on community and infrastructure is minimal:

- **Traffic.** A single-family home with an ADU generates a trip count consistent with existing R-1 use; no measurable increase in traffic on Royal Dr or surrounding streets is anticipated.
- **Utilities.** The property is already served by existing City water, sewer, and power. Connections will be reused or upsized as needed; no extension of mains is required. Any redevelopment will obtain proper approval from the Bentonville Water Department to ensure capacity.
- **Stormwater.** The site is well within the T4.1 impervious area cap, with ample room for grading and on-site stormwater management as required by the City Engineering Department.
- **Schools and services.** Because the use remains single-family residential, no incremental demand is placed on schools, emergency services, or solid-waste collection beyond what R-1 use already produces.
- **Construction-period impacts.** Demolition of the existing structures and construction of the new home will follow standard City permitting, dust- and erosion-control, and right-of-way protection requirements.

4. Compatibility with Surrounding Context

Royal Heights is an established residential block of one- and two-story homes generally in the 1,000–2,000 square foot range. The proposed project respects that scale: the new home is planned at approximately 2,500–2,800 square feet on the main structure with a detached garage and an ADU of no more than 720 square feet (and no more than 50% of the main floor area).

5. Intensity of Requested Zoning

T4.1 is the lowest-intensity of the "T4" Neighborhood districts and represents a modest, context-appropriate adjustment from R-1. The district is explicitly designed for established single-family neighborhoods, not for downtown-density redevelopment. The proposed use under T4.1: one single-family home plus one ADU on a 0.26-acre lot, is fully consistent with the existing development pattern on the block and well below the maximum intensity the district allows. The change in zoning is one of form, not of land-use intensity.

6. Orderly Transition of Land Use

This rezoning supports an orderly transition of land use by applying form standards that match how the neighborhood is already being lived in and how the City's long-range plans envision it evolving. T4.1 is a sympathetic step from R-1, as more pedestrian-oriented form.

7. Circulation of People and Goods

The property is located approximately 1.2 miles from downtown Bentonville and is well connected to the City's street grid, sidewalks, and trail network. The T4.1 form standards (front porches, garages off the street, modest front setbacks) produce streetscapes that are more comfortable for walking and biking than typical suburban setbacks. Reclassification to T4.1 thus supports the City's multimodal transportation goals at the block scale, without altering vehicle trip counts.

8. Appropriate and Best Use of Land

Single-family residential is the appropriate and best use of this parcel. The requested rezoning does not change that use; it changes the regulatory framework so that the single-family use can be built in a form better suited to the neighborhood. Given the lot's established residential context, its proximity to downtown amenities and trails, and the existing utility infrastructure, T4.1 enables a use pattern that is economically efficient, environmentally responsible, and contextually appropriate.

9. Efficiency and Economy in the Development Process

Rezoning to T4.1 uses existing utilities, existing street access, and an existing developed lot with no new public investment is required to support the proposed development. Replacing the existing residence and shed with a new single-family home and ADU is an example of the kind of infill the City's plans actively encourage: reinvestment in already-served land that minimizes outward expansion of City services.

10. Adequate Public Utilities and Facilities

The property is fully served by existing City utilities, including water, sewer, electricity, gas, and telecommunications. Roadway access from Royal Dr is established.
No additional public improvements are required to accommodate the proposed development under T4.1 standards. Any service upsizing (for example, a larger water service line for an ADU) will be coordinated with and approved by the appropriate City departments at the building-permit stage.

11. Standard Review Criteria

The parcel's FLUM Place Type designation is Neighborhood General, and T4.1 is classified as a Standard Review (SR) zoning district within this Place Type under Table 2.1 Place Type Correlation with Zoning Districts. Because T4.1 is a Transect District, Sec. 50-709(e)(1)(a)(1) of the Bentonville Community Code establishes two review criteria, addressed in turn below.

Criterion 1: Orderly transition of intensity from the center to the edge of the place type [Sec. 50-709(e)(1)(a)(1)(i)]. The Neighborhood General Place Type is designed to accommodate a range of low- to moderate-intensity residential forms, transitioning gradually from higher-intensity Place Types toward the lower-intensity edges of the neighborhood. T4.1 is the lowest intensity Transect District available within Neighborhood General and is specifically intended for the edge condition this parcel represents: an established single-family block roughly 1.2 miles from downtown, bordered by similar single-family lots on all sides. Rezoning the parcel to T4.1 places it appropriately at the lower end of the Place Type's intensity spectrum, supporting an orderly gradient from more intensive Transect Districts closer to the center toward the established single-family fabric at the edge. The proposed development is one single-family home with one small accessory dwelling unit and reflects this edge-of-place-type intensity in practice.

Criterion 2 : Within one (1) transect degree of the zoning of adjacent properties [Sec. 50-709(e)(1)(a)(1)(ii)]. The properties adjacent to 1108 Royal Dr are currently zoned R-1 (Suburban Single-Family). R-1 is a legacy conventional district rather than a Transect District, so a literal degree-by-degree comparison is not directly available. The applicant respectfully submits that T4.1 nonetheless satisfies the intent of this criterion for the following reasons:

1. T4.1 is the lowest-intensity Transect District in the Code and is functionally equivalent in use and scale to the surrounding R-1 fabric. The permitted use under T4.1 in this application is a single-family home with one ADU. This the same use already established on the adjacent R-1 properties.

2. The form differences between T4.1 and R-1 (front setback range, porch encouragement, side- or rear-loaded garages) are intentionally context-sensitive and produce a building envelope that is smaller and more street-engaged than R-1 would otherwise permit. The rezoning does not introduce intensity differences between the subject parcel and its neighbors; it produces a building form that better matches the established neighborhood than R-1 would.
3. The Future Land Use Map designates the parcel and the surrounding block as Neighborhood General, signaling the City's long-range intent for this area to evolve toward the form standards that Transect Districts in this Place Type provide. The applicant has confirmed with Planning staff that T4.1 is classified as Standard Review (not Nonconforming) for the Neighborhood General Place Type.

The application does not invoke any of the listed exceptions to the one-transect-degree rule (significant natural barriers, arterial separation, or a site under 600 feet deep abutting an arterial proposed for T5.1 or T5.2). Approval is sought on the basis that T4.1 is the closest Transect-District analog to surrounding R-1 zoning and that the rezoning supports rather than disrupts the neighborhood's established pattern.

Additional applicability note [Sec. 50-709(e)(1)(b)]. The subject parcel is 0.26 acres, well below the forty (40)-acre threshold that would trigger Table 3.1 Zoning Mix for Subdivisions over 40 Acres. That criterion is therefore not applicable to this application.

12. Conclusion

Rezoning 1108 Royal Dr from R-1 to T4.1 is consistent with Bentonville's Future Land Use Map, the Place Type Correlation table in Article 50-2, and the City's broader goals for context-sensitive infill, walkable neighborhoods, and a diverse housing stock. The request does not change the use of the property. It remains single-family residential, but it brings the form standards governing that use into alignment with how Bentonville actually wants its established neighborhood streets to look and function. This rezoning will allow a thoughtful, neighborhood-scaled custom home and small accessory dwelling unit to be built in a way that respects the character of Royal Heights and contributes positively to the surrounding community.

The applicant respectfully requests approval of this rezoning request.

Respectfully submitted,

Courtney and Eduardo Pacheco

Owners of Snug Properties LLC

1108 Royal Drive

Bentonville, AR 72712

479-790-4727

Courtpach@gmail.com & eddiepach@gmail.com

	J & M Capital Ventures, LLC
	4001-4104 SW Pawhuska St
	PC Date: 7/7/2026

Staff Report Details

Project Number	(RZ26-0033)
Applicant / Current Owner	Rausch Coleman Homes Lennar / J&M Capital Ventures LLC
Site Area	+/- **[2.12]** Acres
Current Zoning	R-1, Suburban Single-Family
Requested Zoning	T3.2, Neighborhood Transition
Current Future Land Use Map Designation	Suburban Neighborhood
Requested Future Land Use Map Designation	N/A
Development Type / Use	Single-family dwelling
Related projects	FP25-0014 Azalea Place Ph 1

Property Description

The subject properties are a part of Azalea Place Subdivision Phase 1 on Ginn Road. The home builder is requesting T3.2 for more favorable setbacks that better suit the existing single-family home plot plans. The current building plans do not fit within the R-1 setbacks. The Future Land Use Map designation is Suburban Neighborhood. The lots are adjacent to Suburban Neighborhood place type on all sides with R-1 zoning to the south and county property to the west. The builder will not be building duplexes on these lots.

Project Details

Planning Commission approved a final plat for Phase 1 of Azalea Place on Feb 3, 2026 (link here). The builder is requesting T3.2 for a 15 foot rear setback rather than T3.1 which has a 25 foot rear setback. The 15 foot rear setback will better accommodate the building plan to keep the consistency of the neighborhood.

Relationship to the Community Plan

Relationship to the Community Plan

The applicant is requesting an enhanced review rezone for the subject property. The Bentonville Community Plan states that the Suburban Neighborhood place type primarily consists of larger lots and single-family homes that are relatively removed from the convenience of nearby commercial amenities. T3.2 is the highest zone allowed within the Suburban Neighborhood place type and it is only allowed under enhanced review.

Public Comment

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

Analysis / Waivers

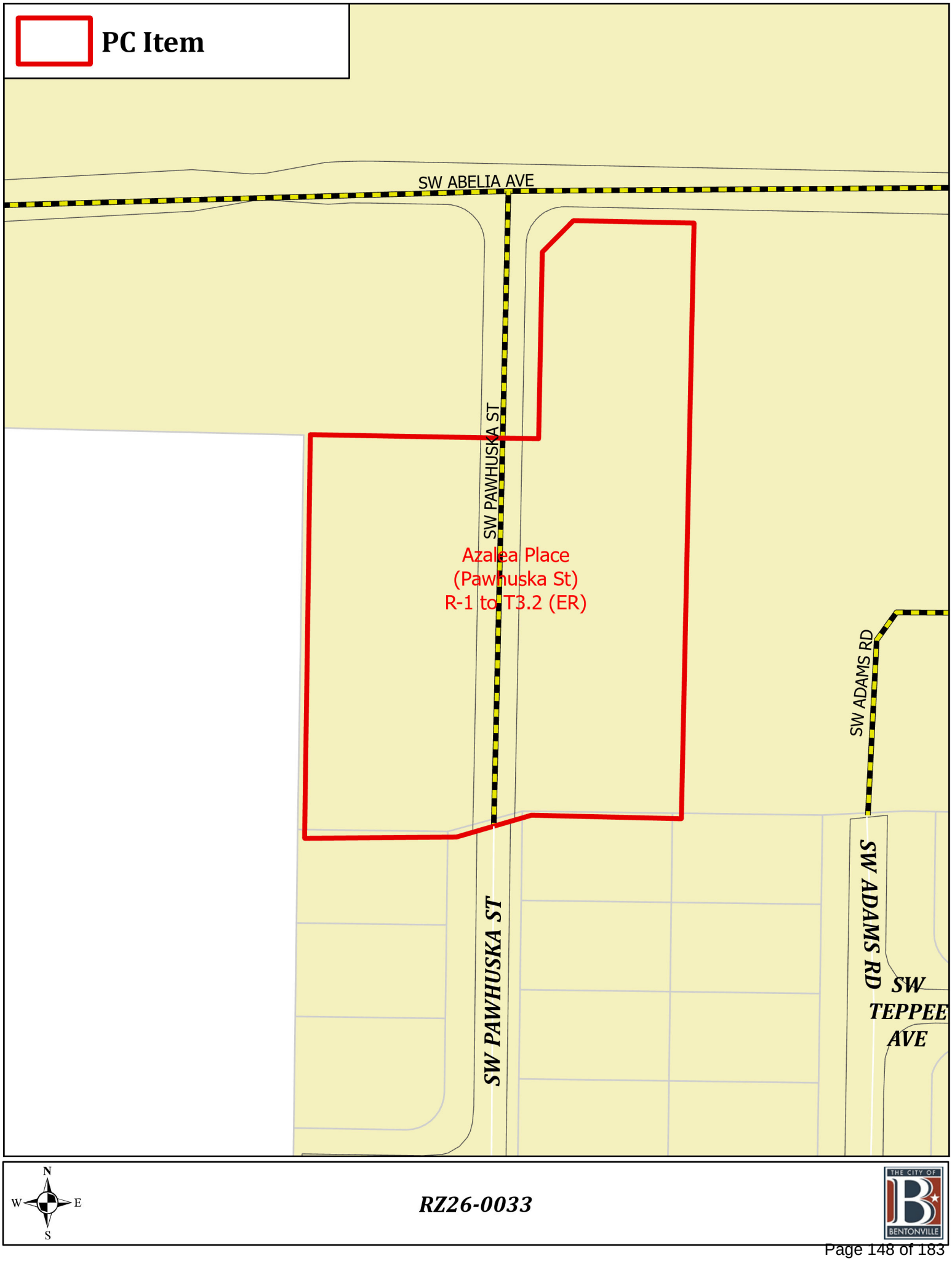
The following criteria is evaluated under enhanced review:

Orderly transition: The subject property is adjacent to agricultural county property to the west and R-1 zoning to the north, south, and east. The surrounding place type is Suburban Neighborhood.
Within 1 transect of adjacent zones: T3.2 can be considered one transect degree away from R-1.
Utility capacity: BWU noted that the use is remaining single-family and no additional lots are being created.
Place type boundary: The subject property is Suburban Neighborhood and is fully surrounded by Suburban Neighborhood.
Proximity to transit and jobs: The property is not located near transit or jobs.
Pattern for future development: The proposed zone of T3.2 and use of single-family is compatible with the surrounding R-1 single-family subdivisions and agricultural land directly to the west.
Surrounding development: The primary development type for surrounding properties is single-family. This rezone will provide the builder with slightly smaller setbacks to accommodate the intended single-family plot plan.

Conclusion

Additional Details

BWU Comments: Use remains the same as single family residences and no additional lots would be created to impact the utility capacity.

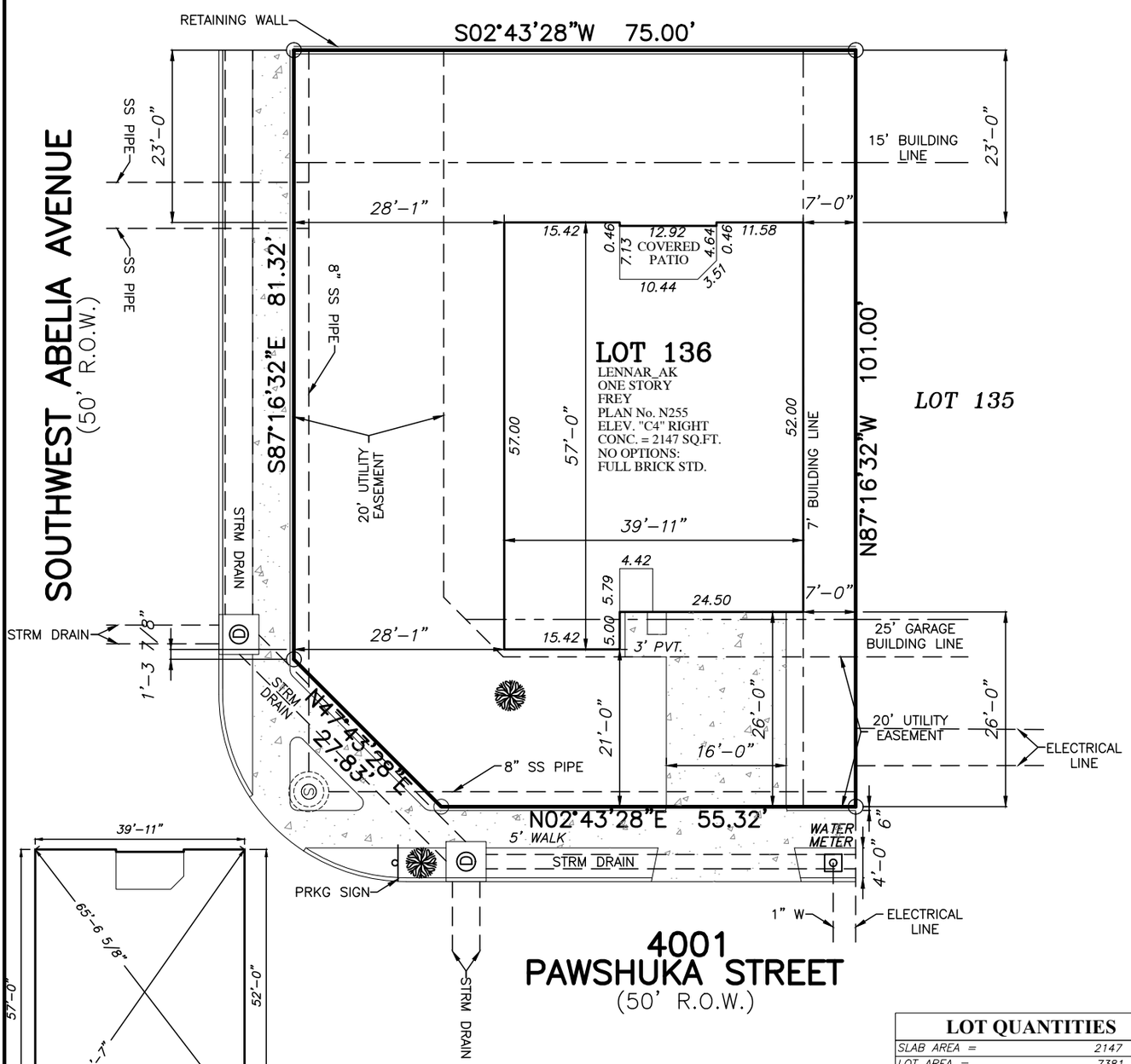

PC Item
SW ABELIA AVE
SW PAWHUSKA ST
Azalea Place
(Pawhuska St)
R-1 to T3.2 (ER)
SW ADAMS RD
SW PAWHUSKA ST
SW ADAMS RD
SW TEPPEE AVE
N
W
E
S

RZ26-0033

Narrative for Requesting Rezone:

- Reason: We have 10 homesites on Pawhuska that is part of the Azalea Place community. These homesites are currently Zoned as R-1 and with those setbacks it none of our plans in that community will fit. We are requesting to rezone these 10 homesites as T3.2. This allows the rear setback to be adjusted to 15ft which allows our Plans in the rest of the community to fit. This will help maintain the look and design as the rest of the community.
    - Homes requesting Rezone:
        - 4001 SW Pawhuska St
        - 4003 SW Pawhuska St
        - 4005 SW Pawhuska St
        - 4101 SW Pawhuska St
        - 4103 SW Pawhuska St
        - 4105 SW Pawhuska St
        - 4006 SW Pawhuska St
        - 4100 SW Pawhuska St
        - 4102 SW Pawhuska St
        - 4104 SW Pawhuska St
- Impact: No impact on the utilities or infrastructure. The only impact for the community is to allow us to have the same plan line up and look as the rest of the community.
- Enhanced Review
    - No impact to existing or planned utility capacity.
    - No impact to other enhanced review.
    - Only requesting to rezone so we can get our plan homes to fit. Original Plan was 10 single family homes and new plan is still 10 single family homes. Only looking at this rezone to push the rear setback and give us space to build our homes to match the plans in the rest of the community.
    - Attached Plot Plans to show what we plan to build if approved. No Duplex or multifamily to be built. Only single family homes.

LOT 15 OSAGE HILLS PER LOT SPLIT L202275906
PARCEL ID: 01-18729-005
J&M CAPITAL VENTURES LLC
4034 N OLD WIRE RD
FAYETTEVILLE AR 72703
DEED RECORD: L02277522, L202310658
ZONE: R-1



LOT QUANTITIES	
SLAB AREA =	2147 SQ FT
LOT AREA =	7381 SQ FT
APPROX. SQ.FT. OF FLATWORK:	
DRIVEWAY AREA =	416 SQ FT
ENTRY WALK AREA =	26 SQ FT
PATIO/STOOP/STEPS AREA =	0 SQ FT
A/C PAD =	16 SQ FT
DRIVEWAY APRON =	180 SQ FT
CITY WALK =	905 SQ FT
TOTAL FLATWORK ON LOT =	458 SQ FT
TOTAL FLATWORK =	1543 SQ FT
IMPERVIOUS COVERAGE =	35.29 %
APPROX. SQ.YD. OF SOD:	
FRONT YARD AREA =	412 SQ YD
REAR YARD AREA =	192 SQ YD
TOTAL SOD =	604 SQ YD
FENCE:	
TOTAL FENCE =	0 LIN FT

LEGEND
– CONCRETE

4/29/26-UPDATED BUILDING LINES & PLAN CHANGE-LS

PLOT PLAN
SCALE: 1" = 20'

NOTES:
1. ALL BEARINGS SHOWN HEREON ARE BASED ON THE RECORDED PLAT.
2. SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY. ABSTRACTING BY TITLE COMPANY ONLY. ALL EASEMENTS, RESTRICTIONS AND OTHER MATTERS OF RECORD KNOWN TO SURVEYOR ARE SHOWN AND ARE BASED ON THE RECORDED PLAT AND/OR TITLE REPORT. ARCXIS, INC. IS NOT LIABLE FOR ANY DAMAGES DUE TO INFORMATION NOT PROVIDED TO SURVEYOR OR BUILDER PLACING ANY IMPROVEMENTS WITHIN A BUILDING LINE OR EASEMENT.
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4. MINIMUM FINISHED FLOOR REQUIREMENTS ESTABLISHED BY FEMA, LOCAL GOVERNMENT AUTHORITIES AND/OR DEVELOPMENT PLANS (INCLUDING APPLICABLE BENCHMARKS/DATUMS AND ADJUSTMENTS) ARE SUBJECT TO CHANGE DURING CONSTRUCTION PROCESS AND SHOULD BE VERIFIED BY BUILDER BEFORE PROCEEDING WITH EACH PHASE OF CONSTRUCTION. PROPOSED FINISHED FLOOR HEIGHTS ABOVE TOP OF CURB ARE CALCULATIONS FOR DRAINAGE PURPOSES TO BE ADJUSTED BASED UPON ACTUAL LOT CONDITIONS AND DO NOT ESTABLISH A MINIMUM FINISHED FLOOR.

PLAN: N255_C4-R
LOT AREA: 7381.3 SQ.FT.

DRAWN BY: IM
DATE: 4/24/2026

4001 PAWSHUKA STREET
LOT 136,
AZALEA, PHASE 1,
UNRECORDED,
BENTON COUNTY, TEXAS

FLOOD INFORMATION	
FLOOD ZONE:	X/A/AE
PANEL NO.:	05007C0235K
DATE:	06/05/2012

JOB # 1068299

SHEET 1 OF 1

ARCXIS
ENGINEERING & LAND SURVEYING SERVICES
SOUTH TEXAS ENGINEERING, INC.
TEXAS REG. #16584
TEXAS LICENSED SURVEY FIRM: 101398-00
613 NORTHWEST LOOP 410, SUITE 200
SAN ANTONIO, TEXAS 78216-5507
TEL.(210)736-2646
FAX (210)736-2359

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LENNAR HOMES

4/28/26–UPDATED BUILDING LINES & PLAN CHANGE–LS

PLOT PLAN

SCALE: 1" = 20'

LOT QUANTITIES

SLAB AREA =	2388	SQ FT
LOT AREA =	8982	SQ FT
APPROX. SQ.FT. OF FLATWORK:		
DRIVEWAY AREA =	429	SQ FT
ENTRY WALK AREA =	34	SQ FT
PATIO/STOOP/STEPS AREA =	0	SQ FT
A/C PAD =	16	SQ FT
DRIVEWAY APRON =	169	SQ FT
CITY WALK =	215	SQ FT
TOTAL FLATWORK ON LOT =	479	SQ FT
TOTAL FLATWORK =	863	SQ FT
IMPERVIOUS COVERAGE =	31.92	%
APPROX. SQ.YD. OF SOD:		
FRONT YARD AREA =	371	SQ YD
REAR YARD AREA =	130	SQ YD
TOTAL SOD =	501	SQ YD
FENCE:		
TOTAL FENCE =	0	LIN FT

NOTES:
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3. FLATWORK AND FENCING ARE FOR ILLUSTRATION PURPOSES ONLY. REFER TO MUNICIPALITY, HOA, POA, BUILDER GUIDELINES, DEED RESTRICTIONS, DEVELOPMENT PLANS (WSD'S) OR LOCAL CODE FOR REQUIREMENTS. SPECIFIC INSTALLATION REQUIREMENTS TO BE VERIFIED BY BUILDER.
4. MINIMUM FINISHED FLOOR REQUIREMENTS ESTABLISHED BY FEMA, LOCAL GOVERNMENT AUTHORITIES AND/OR DEVELOPMENT PLANS (INCLUDING APPLICABLE BENCHMARKS/DATUMS AND ADJUSTMENTS) ARE SUBJECT TO CHANGE DURING CONSTRUCTION PROCESS AND SHOULD BE VERIFIED BY BUILDER BEFORE PROCEEDING WITH EACH PHASE OF CONSTRUCTION. PROPOSED FINISHED FLOOR HEIGHTS ABOVE TOP OF CURB ARE CALCULATIONS FOR DRAINAGE PURPOSES TO BE ADJUSTED BASED UPON ACTUAL LOT CONDITIONS AND DO NOT ESTABLISH A MINIMUM FINISHED FLOOR.

PLAN: N257_D4-L
LOT AREA: 8982.5 SQ.FT.

DRAWN BY: LS
DATE: 4/24/2026

WO # 1068304

CONF # 7412461

SHEET 1 OF 1

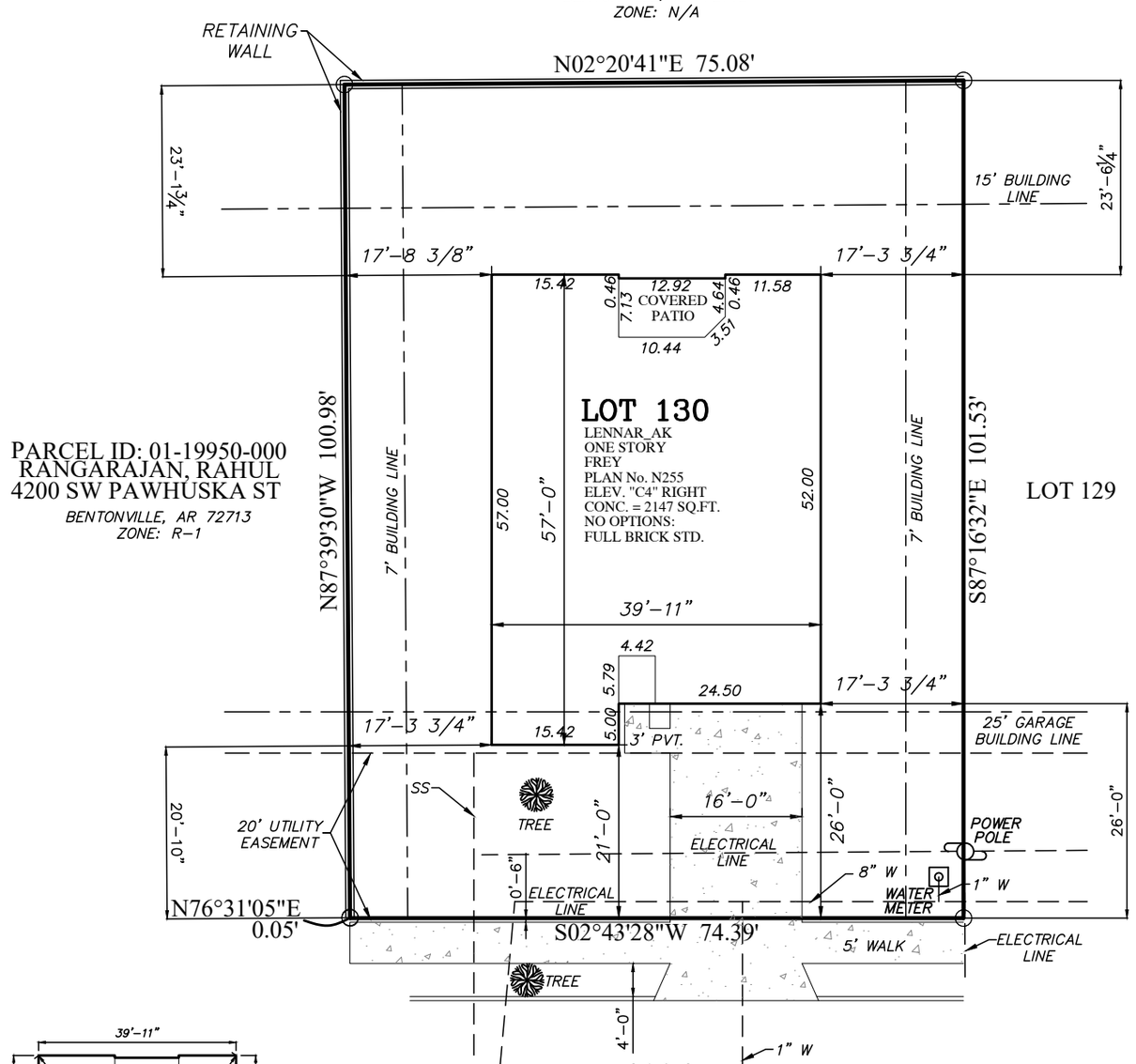
4105 SOUTHWEST PAWHUSKA STREET
LOT 131,
AZALEA, PHASE 1,
UNRECORDED,
BENTON COUNTY, ARKANSAS

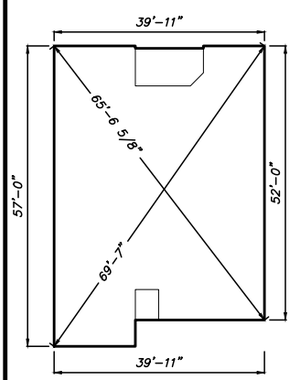
FLOOD INFORMATION	
FLOOD ZONE:	X/A/AE
PANEL NO.:	05007C0235K
DATE:	06/05/2012

ARCXIS
DBA SOUTH TEXAS ENGINEERING, INC.
TEXAS REG. #16584
TEXAS LICENSED SURVEY FIRM: 101398-00
ENGINEERING & LAND SURVEYING SERVICES
613 NORTHWEST LOOP 410, SUITE 200
SAN ANTONIO, TEXAS 78216-5507
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FAX (210)736-2359
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LENNAR HOMES

PARCEL ID: 15-193 46-000
KHAIR PROPERTIES INC
2306 SW D ST
BENTONVILLE, AR 72712
ZONE: N/A





4104
SOUTHWEST PAWHUSKA STREET
(50' R.O.W.)

SS
ELECTRICAL LINE

LEGEND
– CONCRETE

4/28/26–UPDATED BUILDING LINE & PLAN CHANGE–LS

PLOT PLAN
SCALE: 1" = 20'

LOT QUANTITIES		
SLAB AREA =	2147	SQ FT
LOT AREA =	7570	SQ FT
APPROX. SQ.FT. OF FLATWORK:		
DRIVEWAY AREA =	416	SQ FT
ENTRY WALK AREA =	26	SQ FT
PATIO/STOOP/STEPS AREA =	0	SQ FT
A/C PAD =	16	SQ FT
DRIVEWAY APRON =	169	SQ FT
CITY WALK =	292	SQ FT
TOTAL FLATWORK ON LOT =	458	SQ FT
TOTAL FLATWORK =	919	SQ FT
IMPERVIOUS COVERAGE =	34.41	%
APPROX. SQ.YD. OF SOD:		
FRONT YARD AREA =	387	SQ YD
REAR YARD AREA =	195	SQ YD
TOTAL SOD =	582	SQ YD
FENCE:		
TOTAL FENCE =	0	LIN FT

NOTES:
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2. SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY. ABSTRACTING BY TITLE COMPANY ONLY. ALL EASEMENTS, RESTRICTIONS AND OTHER MATTERS OF RECORD KNOWN TO SURVEYOR ARE SHOWN AND ARE BASED ON THE RECORDED PLAT AND/OR TITLE REPORT. ARCXIS, INC. IS NOT LIABLE FOR ANY DAMAGES DUE TO INFORMATION NOT PROVIDED TO SURVEYOR OR BUILDER PLACING ANY IMPROVEMENTS WITHIN A BUILDING LINE OR EASEMENT.
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4. MINIMUM FINISHED FLOOR REQUIREMENTS ESTABLISHED BY FEMA, LOCAL GOVERNMENT AUTHORITIES AND/OR DEVELOPMENT PLANS (INCLUDING APPLICABLE BENCHMARKS/DATUMS AND ADJUSTMENTS) ARE SUBJECT TO CHANGE DURING CONSTRUCTION PROCESS AND SHOULD BE VERIFIED BY BUILDER BEFORE PROCEEDING WITH EACH PHASE OF CONSTRUCTION. PROPOSED FINISHED FLOOR HEIGHTS ABOVE TOP OF CURB ARE CALCULATIONS FOR DRAINAGE PURPOSES TO BE ADJUSTED BASED UPON ACTUAL LOT CONDITIONS AND DO NOT ESTABLISH A MINIMUM FINISHED FLOOR.

PLAN: N255_C4-R
LOT AREA: 7569.9 SQ.FT.

DRAWN BY: LS
DATE: 4/24/2026

WO # 1068305

CONF # 7412460

SHEET
1 OF 1

4104 SOUTHWEST PAWHUSKA STREET
LOT 130,
AZALEA, PHASE 1,
UNRECORDED,
BENTON COUNTY, ARKANSAS

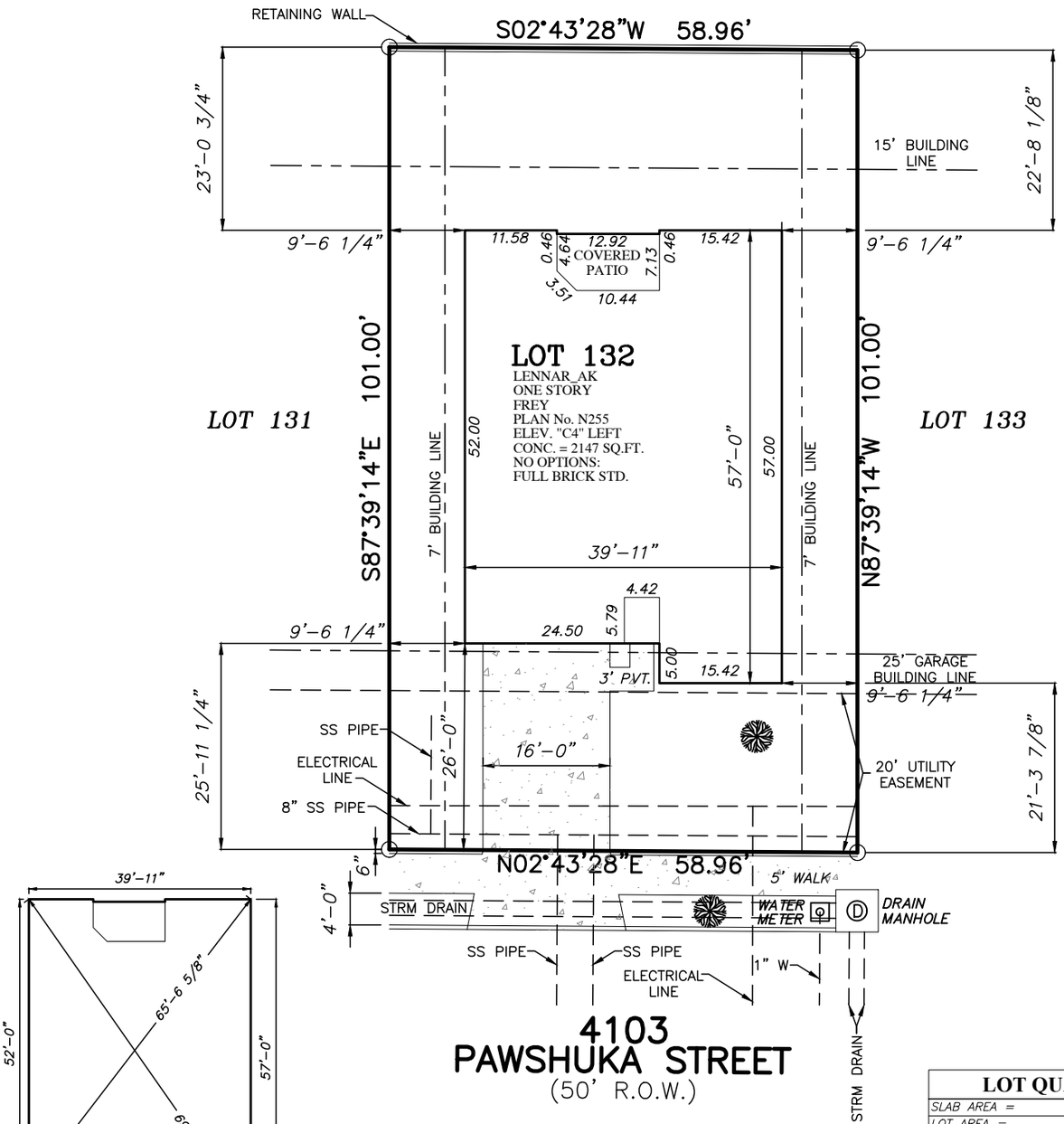
FLOOD INFORMATION	
FLOOD ZONE:	X/A/AE
PANEL NO.:	05007C0235K
DATE:	06/05/2012

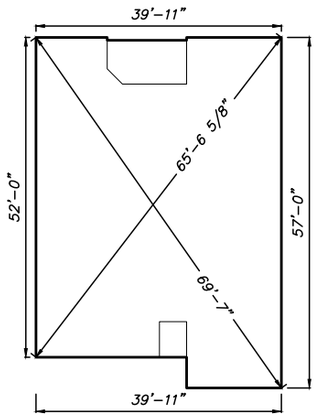
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SAN ANTONIO, TEXAS 78216-5507
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FAX (210)736-2359

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LENNAR HOMES

LOT 15 OSAGE HILLS PER LOT SPLIT L202275906
PARCEL ID: 01-18729-005
J&M CAPITAL VENTURES LLC
4034 N OLD WIRE RD
FAYETTEVILLE AR 72703
DEED RECORD: L02277522, L202310658
ZONE: R-1





– TREE

4/29/26–UPDATED BUILDING LINE & PLAN CHANGE–LS

LEGEND
– CONCRETE

PLOT PLAN
SCALE: 1" = 20'

LOT QUANTITIES	
SLAB AREA =	2147 SQ FT
LOT AREA =	5955 SQ FT
APPROX. SQ.FT. OF FLATWORK:	
DRIVEWAY AREA =	415 SQ FT
ENTRY WALK AREA =	26 SQ FT
PATIO/STOOP/STEPS AREA =	0 SQ FT
A/C PAD =	16 SQ FT
DRIVEWAY APRON =	180 SQ FT
CITY WALK =	207 SQ FT
TOTAL FLATWORK ON LOT =	457 SQ FT
TOTAL FLATWORK =	844 SQ FT
IMPERVIOUS COVERAGE =	43.73 %
APPROX. SQ.YD. OF SOD:	
FRONT YARD AREA =	242 SQ YD
REAR YARD AREA =	152 SQ YD
TOTAL SOD =	394 SQ YD
FENCE:	
TOTAL FENCE =	0 LIN FT

NOTES:
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PLAN: N255_C4-L
LOT AREA: 5954.8 SQ.FT.

DRAWN BY: IM
DATE: 4/24/2026

4103 PAWSHUKA STREET
LOT 132,
AZALEA, PHASE 1,
UNRECORDED,
BENTON COUNTY, TEXAS

FLOOD INFORMATION	
FLOOD ZONE:	X/A/AE
PANEL NO.:	05007C0235K
DATE:	06/05/2012

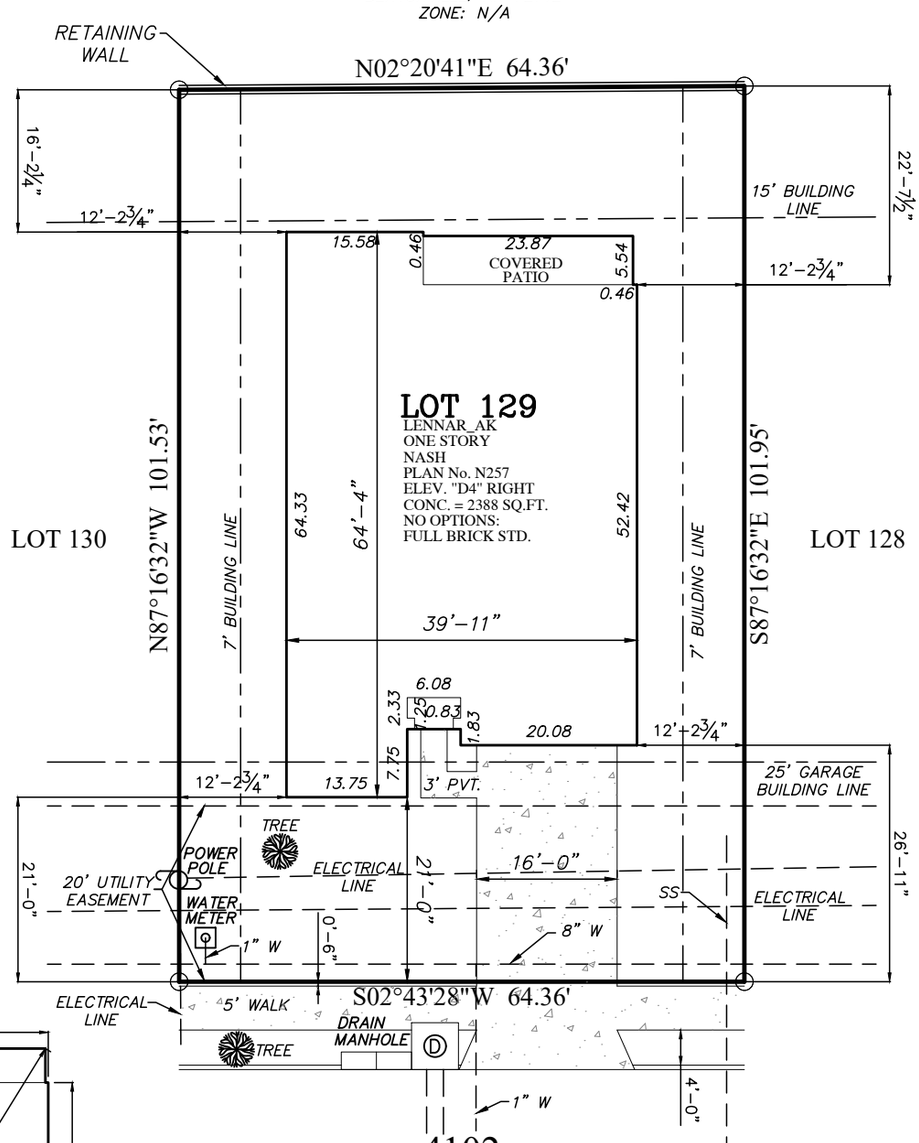
JOB # 1068303

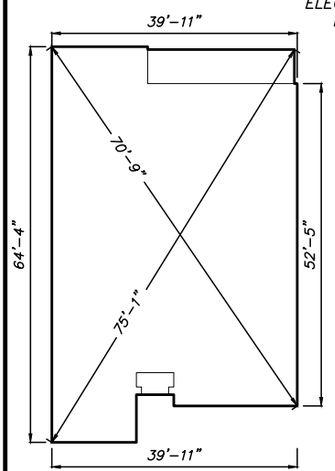
SHEET 1 OF 1

ARCXIS
ENGINEERING & LAND SURVEYING SERVICES
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TEXAS REG. #16584
TEXAS LICENSED SURVEY FIRM: 101398-00
613 NORTHWEST LOOP 410, SUITE 200
SAN ANTONIO, TEXAS 78216-5507
TEL.(210)736-2646
FAX (210)736-2359
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LENNAR HOMES

PARCEL ID: 15-193 46-000
KHAIR PROPERTIES INC
2306 SW D ST
BENTONVILLE, AR 72712
ZONE: N/A





4102
SOUTHWEST PAWHUSKA STREET
(50' R.O.W.)

STORM DRAIN

4/28/26–UPDATED BUILDING LINE & PLAN CHANGE–LS

LEGEND
– CONCRETE

PLOT PLAN
SCALE: 1" = 20'

LOT QUANTITIES

SLAB AREA =	2388	SQ FT
LOT AREA =	6548	SQ FT
APPROX. SQ.FT. OF FLATWORK:		
DRIVEWAY AREA =	431	SQ FT
ENTRY WALK AREA =	34	SQ FT
PATIO/STOOP/STEPS AREA =	0	SQ FT
A/C PAD =	16	SQ FT
DRIVEWAY APRON =	169	SQ FT
CITY WALK =	237	SQ FT
TOTAL FLATWORK ON LOT =	481	SQ FT
TOTAL FLATWORK =	887	SQ FT
IMPERVIOUS COVERAGE =	43.81	%
APPROX. SQ.YD. OF SOD:		
FRONT YARD AREA =	303	SQ YD
REAR YARD AREA =	127	SQ YD
TOTAL SOD =	430	SQ YD
FENCE:		
TOTAL FENCE =	0	LIN FT

NOTES:
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PLAN: N257_D4-R
LOT AREA: 6547.6 SQ.FT.

DRAWN BY: LS
DATE: 4/24/2026

WO # 1068306
CONF # 7412455

SHEET
1 OF 1

4102 SOUTHWEST PAWHUSKA STREET
LOT 129,
AZALEA, PHASE 1,
UNRECORDED,
BENTON COUNTY, ARKANSAS

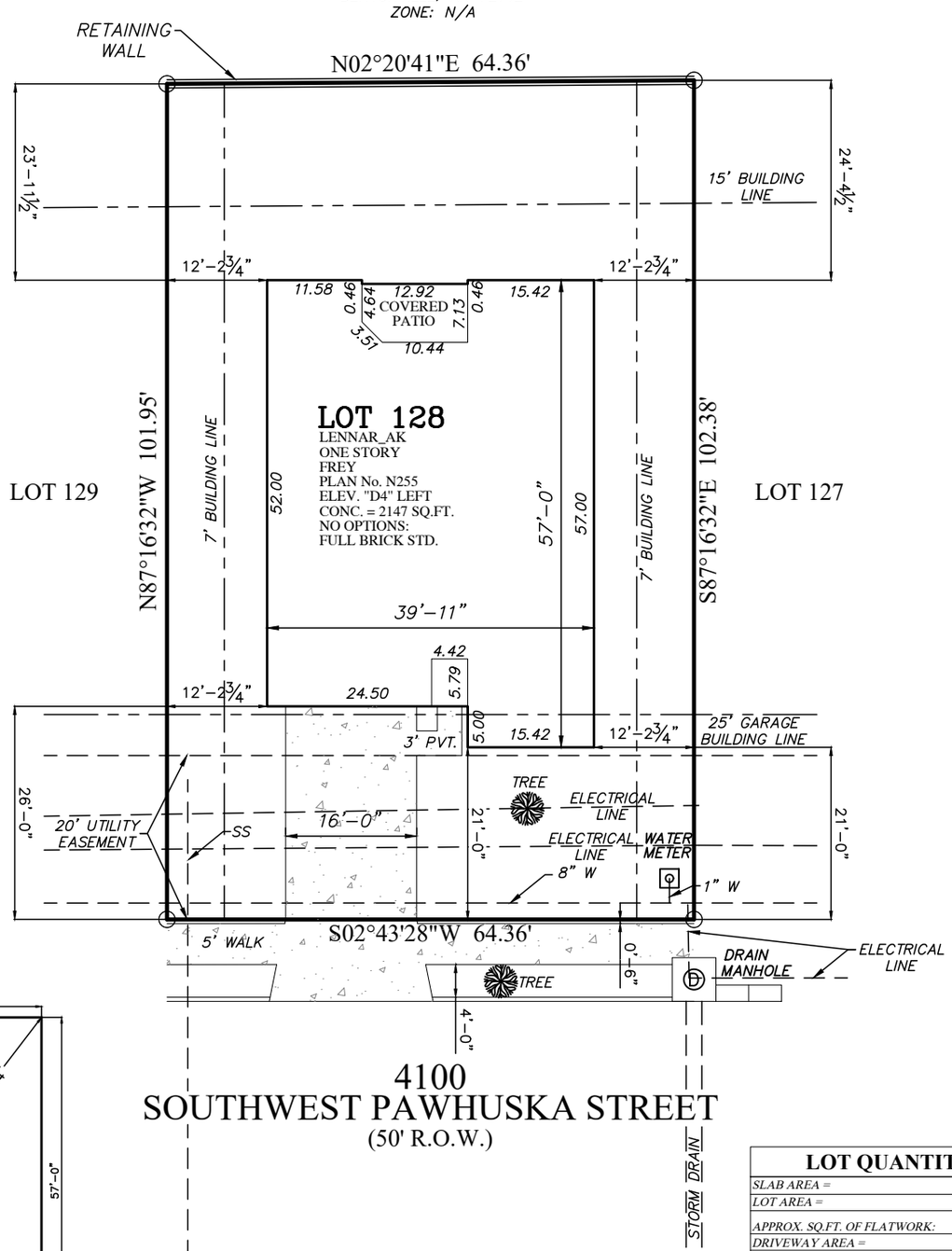
FLOOD INFORMATION	
FLOOD ZONE:	X/A/AE
PANEL NO.:	05007C0235K
DATE:	06/05/2012

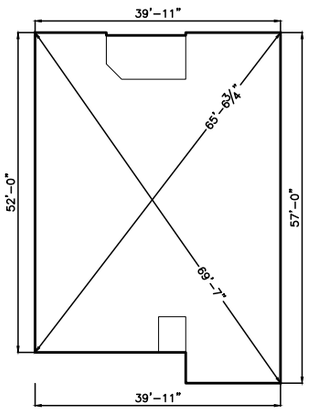
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FAX (210)736-2359

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LENNAR HOMES

PARCEL ID: 15-193 46-000
KHAIR PROPERTIES INC
2306 SW D ST
BENTONVILLE, AR 72712
ZONE: N/A





4/29/26–PLAN CHANGE–LS
4/28/26–UPDATED BUILDING LINE & PLAN CHANGE–LS

LEGEND
– CONCRETE

PLOT PLAN
SCALE: 1" = 20'

LOT QUANTITIES		
SLAB AREA =	2147	SQ FT
LOT AREA =	6575	SQ FT
APPROX. SQ.FT. OF FLATWORK:		
DRIVEWAY AREA =	416	SQ FT
ENTRY WALK AREA =	26	SQ FT
PATIO/STOOP/STEPS AREA =	0	SQ FT
A/C PAD =	16	SQ FT
DRIVEWAY APRON =	180	SQ FT
CITY WALK =	234	SQ FT
TOTAL FLATWORK ON LOT =	458	SQ FT
TOTAL FLATWORK =	872	SQ FT
IMPERVIOUS COVERAGE =	39.62	%
APPROX. SQ.YD. OF SOD:		
FRONT YARD AREA =	291	SQ YD
REAR YARD AREA =	173	SQ YD
TOTAL SOD =	464	SQ YD
FENCE:		
TOTAL FENCE =	0	LIN FT

NOTES:
1. ALL BEARINGS SHOWN HEREON ARE BASED ON THE RECORDED PLAT.
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PLAN: N255_D4-L
LOT AREA: 6575.3 SQ.FT.

DRAWN BY: LS
DATE: 4/24/2026

WO # 1068307
CONF # 7412449

SHEET
1 OF 1

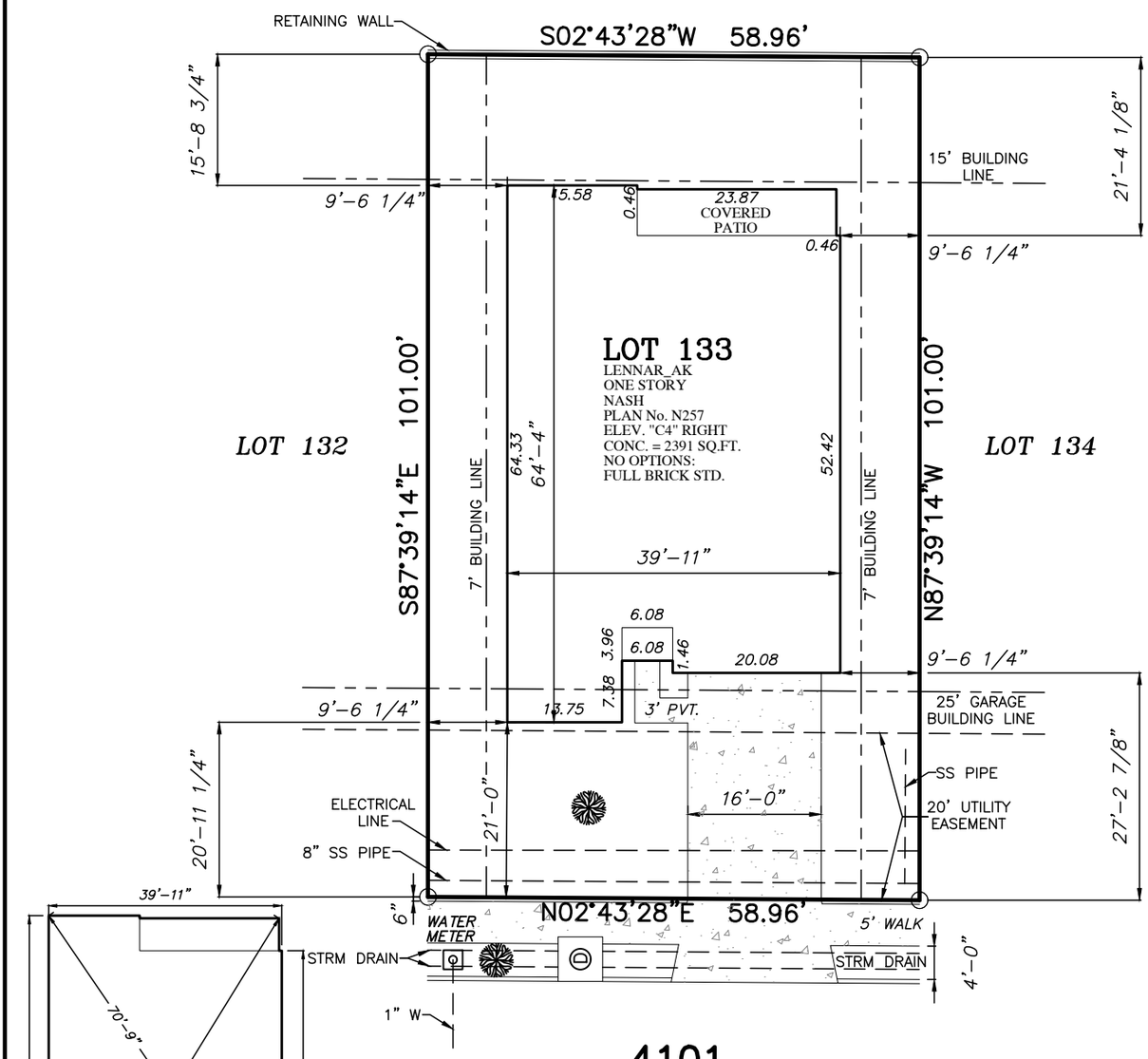
4100 SOUTHWEST PAWHUSKA STREET
LOT 128,
AZALEA, PHASE 1,
UNRECORDED,
BENTON COUNTY, ARKANSAS

FLOOD INFORMATION	
FLOOD ZONE:	X/A/AE
PANEL NO.:	05007C0235K
DATE:	06/05/2012

ARCXIS
DBA SOUTH TEXAS ENGINEERING, INC.
TEXAS REG. #16584
TEXAS LICENSED SURVEY FIRM: 101398-00
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LENNAR HOMES

LOT 15 OSAGE HILLS PER LOT SPLIT L202275906
PARCEL ID: 01-18729-005
J&M CAPITAL VENTURES LLC
4034 N OLD WIRE RD
FAYETTEVILLE AR 72703
DEED RECORD: L02277522, L202310658
ZONE: R-1



4101 PAWSHUKA STREET
(50' R.O.W.)

– TREE

4/29/26–UPDATED BUILDING LINES & PLAN CHANGE–LS

LOT QUANTITIES	
SLAB AREA =	2391 SQ FT
LOT AREA =	5955 SQ FT
APPROX. SQ.FT. OF FLATWORK:	
DRIVEWAY AREA =	434 SQ FT
ENTRY WALK AREA =	32 SQ FT
PATIO/STOOP/STEPS AREA =	0 SQ FT
A/C PAD =	16 SQ FT
DRIVEWAY APRON =	180 SQ FT
CITY WALK =	204 SQ FT
TOTAL FLATWORK ON LOT =	482 SQ FT
TOTAL FLATWORK =	866 SQ FT
IMPERVIOUS COVERAGE =	48.25 %
APPROX. SQ.YD. OF SOD:	
FRONT YARD AREA =	252 SQ YD
REAR YARD AREA =	110 SQ YD
TOTAL SOD =	362 SQ YD
FENCE:	
TOTAL FENCE =	0 LIN FT

LEGEND
– CONCRETE

PLOT PLAN
SCALE: 1" = 20'

NOTES:
1. ALL BEARINGS SHOWN HEREON ARE BASED ON THE RECORDED PLAT.
2. SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY. ABSTRACTING BY TITLE COMPANY ONLY. ALL EASEMENTS, RESTRICTIONS AND OTHER MATTERS OF RECORD KNOWN TO SURVEYOR ARE SHOWN AND ARE BASED ON THE RECORDED PLAT AND/OR TITLE REPORT. ARCXIS, INC. IS NOT LIABLE FOR ANY DAMAGES DUE TO INFORMATION NOT PROVIDED TO SURVEYOR OR BUILDER PLACING ANY IMPROVEMENTS WITHIN A BUILDING LINE OR EASEMENT.
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4. MINIMUM FINISHED FLOOR REQUIREMENTS ESTABLISHED BY FEMA, LOCAL GOVERNMENT AUTHORITIES AND/OR DEVELOPMENT PLANS (INCLUDING APPLICABLE BENCHMARKS/DATUMS AND ADJUSTMENTS) ARE SUBJECT TO CHANGE DURING CONSTRUCTION PROCESS AND SHOULD BE VERIFIED BY BUILDER BEFORE PROCEEDING WITH EACH PHASE OF CONSTRUCTION. PROPOSED FINISHED FLOOR HEIGHTS ABOVE TOP OF CURB ARE CALCULATIONS FOR DRAINAGE PURPOSES TO BE ADJUSTED BASED UPON ACTUAL LOT CONDITIONS AND DO NOT ESTABLISH A MINIMUM FINISHED FLOOR.

PLAN: N257_C4-R
LOT AREA: 5954.8 SQ.FT.

DRAWN BY: IM
DATE: 4/24/2026

4101 PAWSHUKA STREET
LOT 133,
AZALEA, PHASE 1,
UNRECORDED,
BENTON COUNTY, TEXAS

FLOOD INFORMATION	
FLOOD ZONE:	X/A/AE
PANEL NO.:	05007C0235K
DATE:	06/05/2012

JOB # 1068302

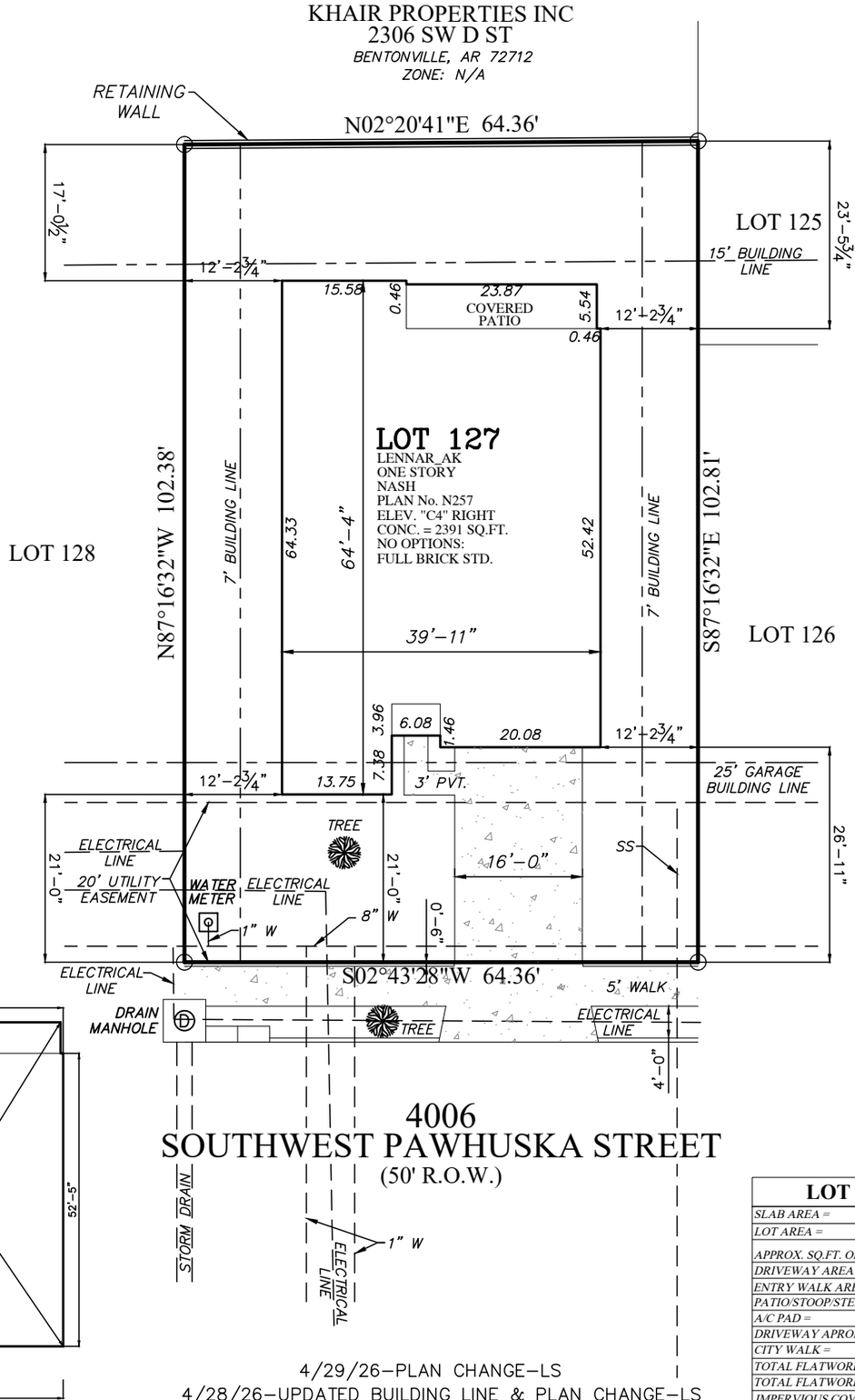
SHEET 1 OF 1

ARCXIS
ENGINEERING & LAND SURVEYING SERVICES
SOUTH TEXAS ENGINEERING, INC.
TEXAS REG. #16584
TEXAS LICENSED SURVEY FIRM: 101398-00
613 NORTHWEST LOOP 410, SUITE 200
SAN ANTONIO, TEXAS 78216-5507
TEL.(210)736-2646
FAX (210)736-2359

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LENNAR HOMES

PARCEL ID: 15-193 46-000
KHAIR PROPERTIES INC
2306 SW D ST
BENTONVILLE, AR 72712
ZONE: N/A



4006
SOUTHWEST PAWHUSKA STREET
(50' R.O.W.)

4/29/26–PLAN CHANGE–LS
4/28/26–UPDATED BUILDING LINE & PLAN CHANGE–LS

LEGEND
– CONCRETE

PLOT PLAN
SCALE: 1" = 20'

LOT QUANTITIES		
SLAB AREA =	2391	SQ FT
LOT AREA =	6603	SQ FT
APPROX. SQ.FT. OF FLATWORK:		
DRIVEWAY AREA =	431	SQ FT
ENTRY WALK AREA =	32	SQ FT
PATIO/STOOP/STEPS AREA =	0	SQ FT
A/C PAD =	16	SQ FT
DRIVEWAY APRON =	180	SQ FT
CITY WALK =	234	SQ FT
TOTAL FLATWORK ON LOT =	479	SQ FT
TOTAL FLATWORK =	893	SQ FT
IMPERVIOUS COVERAGE =	43.47	%
APPROX. SQ.YD. OF SOD:		
FRONT YARD AREA =	304	SQ YD
REAR YARD AREA =	133	SQ YD
TOTAL SOD =	437	SQ YD
FENCE:		
TOTAL FENCE =	0	LIN FT

NOTES:
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PLAN: N257_C4-R
LOT AREA: 6603.0 SQ.FT.

DRAWN BY: LS
DATE: 4/24/2026

WO # 1068308
CONF # 7420246

SHEET
1 OF 1

4006 SOUTHWEST PAWHUSKA STREET
LOT 127,
AZALEA, PHASE 1,
UNRECORDED,
BENTON COUNTY, ARKANSAS

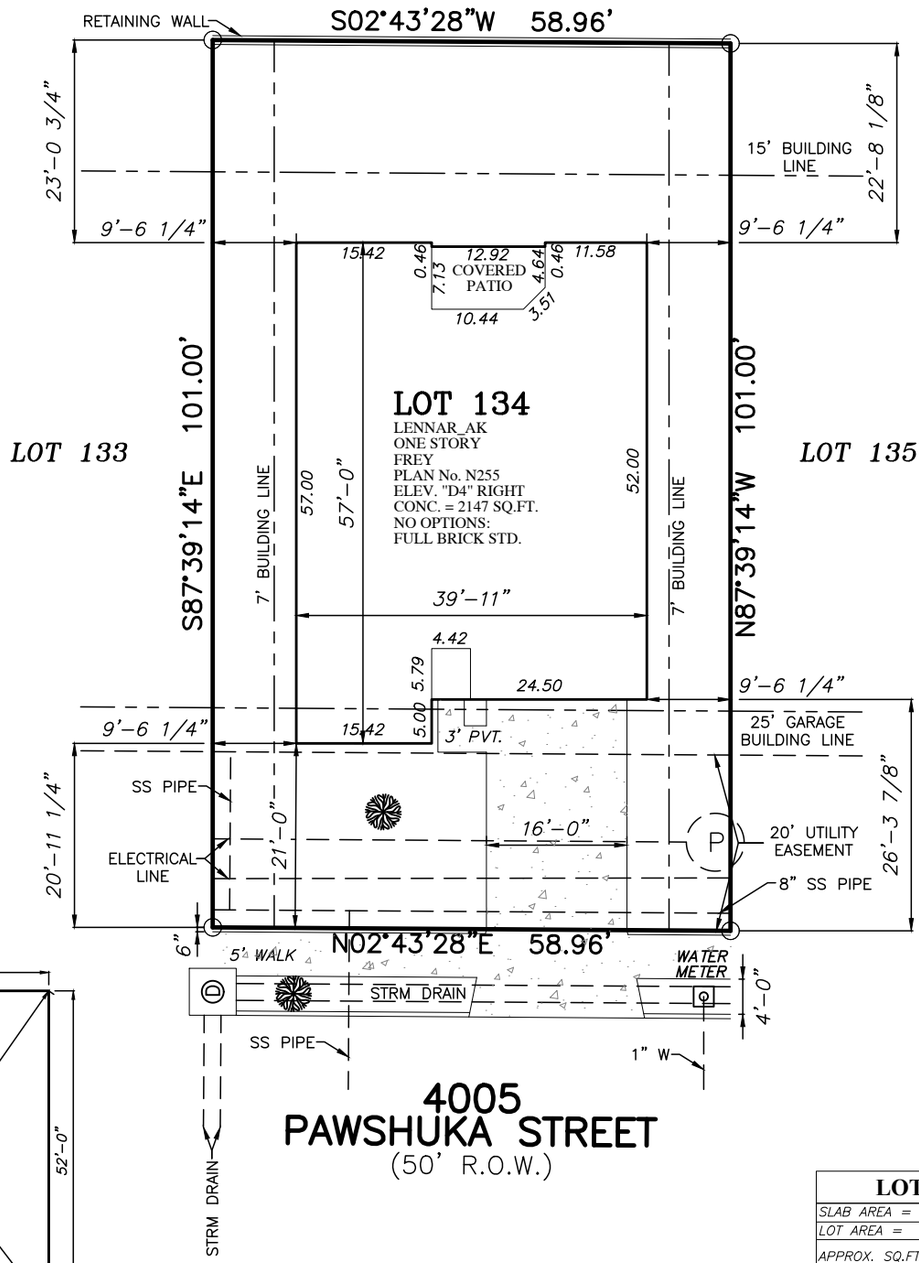
FLOOD INFORMATION	
FLOOD ZONE:	X/A/AE
PANEL NO.:	05007C0235K
DATE:	06/05/2012

ARCXIS
DBA SOUTH TEXAS ENGINEERING, INC.
TEXAS REG. #16584
TEXAS LICENSED SURVEY FIRM: 101398-00
ENGINEERING & LAND SURVEYING SERVICES
613 NORTHWEST LOOP 410, SUITE 200
SAN ANTONIO, TEXAS 78216-5507
TEL.(210)736-2646
FAX (210)736-2359

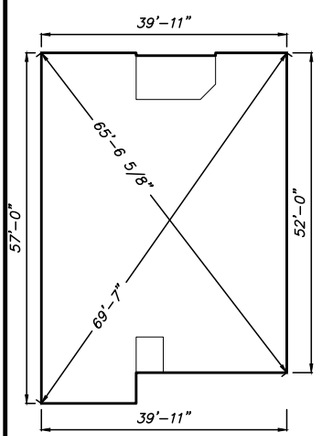
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LENNAR HOMES

LOT 15 OSAGE HILLS PER LOT SPLIT L202275906
PARCEL ID: 01-18729-005
J&M CAPITAL VENTURES LLC
4034 N OLD WIRE RD
FAYETTEVILLE AR 72703
DEED RECORD: L02277522, L202310658
ZONE: R-1



4005
PAWSHUKA STREET
(50' R.O.W.)



– TREE

4/29/26–UPDATED BUILDING LINE & PLAN CHANGE–LS

LEGEND
– CONCRETE

PLOT PLAN
SCALE: 1" = 20'

LOT QUANTITIES	
SLAB AREA =	2147 SQ FT
LOT AREA =	5955 SQ FT
APPROX. SQ.FT. OF FLATWORK:	
DRIVEWAY AREA =	419 SQ FT
ENTRY WALK AREA =	26 SQ FT
PATIO/STOOP/STEPS AREA =	0 SQ FT
A/C PAD =	16 SQ FT
DRIVEWAY APRON =	180 SQ FT
CITY WALK =	207 SQ FT
TOTAL FLATWORK ON LOT =	461 SQ FT
TOTAL FLATWORK =	848 SQ FT
IMPERVIOUS COVERAGE =	43.80 %
APPROX. SQ.YD. OF SOD:	
FRONT YARD AREA =	242 SQ YD
REAR YARD AREA =	150 SQ YD
TOTAL SOD =	392 SQ YD
FENCE:	
TOTAL FENCE =	0 LIN FT

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PLAN: N255_D4-R
LOT AREA: 5954.8 SQ.FT.

DRAWN BY: IM
DATE: 4/24/2026

4005 PAWSHUKA STREET
LOT 134,
AZALEA, PHASE 1,
UNRECORDED,
BENTON COUNTY, TEXAS

FLOOD INFORMATION	
FLOOD ZONE:	X/A/AE
PANEL NO.:	05007C0235K
DATE:	06/05/2012

JOB # 1068301

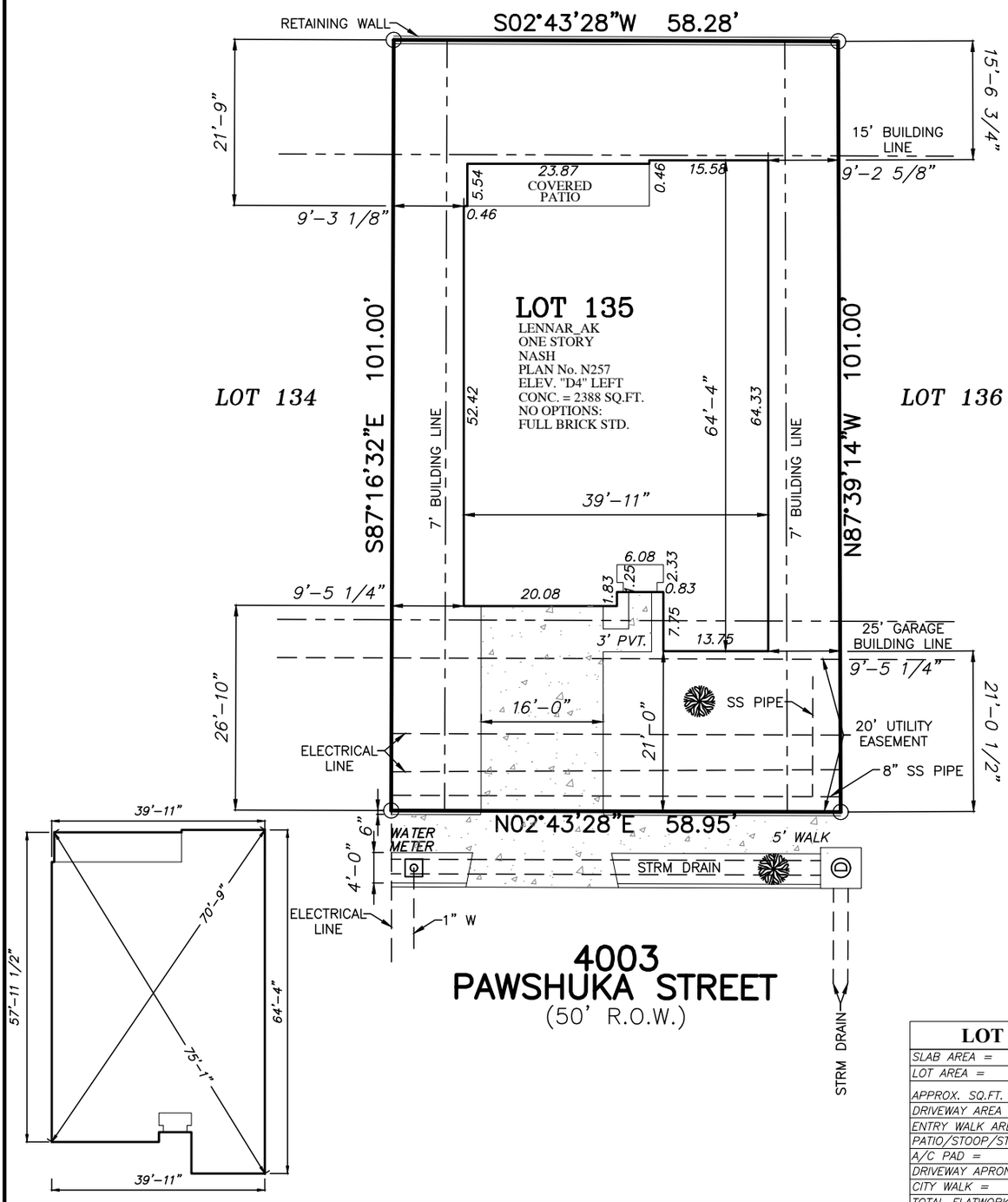
SHEET 1 OF 1

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SAN ANTONIO, TEXAS 78216-5507
TEL.(210)736-2646
FAX (210)736-2359

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LENNAR HOMES

LOT 15 OSAGE HILLS PER LOT SPLIT L202275906
PARCEL ID: 01-18729-005
J&M CAPITAL VENTURES LLC
4034 N OLD WIRE RD
FAYETTEVILLE AR 72703
DEED RECORD: L02277522, L202310658
ZONE: R-1



4003 PAWSHUKA STREET
(50' R.O.W.)

– TREE

4/29/26–UPDATED BUILDING LINE & PLAN CHANGE–LS

LEGEND
– CONCRETE

PLOT PLAN
SCALE: 1" = 20'

LOT QUANTITIES	
SLAB AREA =	2388 SQ FT
LOT AREA =	5920 SQ FT
APPROX. SQ.FT. OF FLATWORK:	
DRIVEWAY AREA =	430 SQ FT
ENTRY WALK AREA =	34 SQ FT
PATIO/STOOP/STEPS AREA =	0 SQ FT
A/C PAD =	16 SQ FT
DRIVEWAY APRON =	180 SQ FT
CITY WALK =	209 SQ FT
TOTAL FLATWORK ON LOT =	480 SQ FT
TOTAL FLATWORK =	869 SQ FT
IMPERVIOUS COVERAGE =	48.45 %
APPROX. SQ.YD. OF SOD:	
FRONT YARD AREA =	252 SQ YD
REAR YARD AREA =	109 SQ YD
TOTAL SOD =	361 SQ YD
FENCE:	
TOTAL FENCE =	0 LIN FT

NOTES:
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PLAN: N257_D4-L
LOT AREA: 5919.8 SQ.FT.

DRAWN BY: IM
DATE: 4/24/2026

4003 PAWSHUKA STREET
LOT 135,
AZALEA, PHASE 1,
UNRECORDED,
BENTON COUNTY, TEXAS

FLOOD INFORMATION	
FLOOD ZONE:	X/A/AE
PANEL NO.:	05007C0235K
DATE:	06/05/2012

JOB # 1068300

SHEET 1 OF 1

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TEXAS LICENSED SURVEY FIRM: 101398-00
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SAN ANTONIO, TEXAS 78216-5507
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FAX (210)736-2359

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LENNAR HOMES

W:\2022\22-2178-BENTONVILLE, AR GINN ROAD SUBDIVISION\SURVEY\BOUNDARY\DRAFTING\ABO-222178 FINAL PLAT UPDATED 1.12.26.DWG

Curve Table				
Curve #	Chord Bearing	Chord Dist.	Radius	Distance
C1	S89°22'39"E	22.04	300.00	22.04
C2	S89°22'39"E	22.04	300.00	22.04
C3	N89°22'39"W	20.20	275.00	20.20
C4	N89°22'39"W	20.20	275.00	20.20
C5	N89°22'44"W	23.86	325.00	23.86
C6	S89°22'39"E	23.87	325.00	23.88
C7	S89°22'39"E	23.87	325.00	23.88
C8	S89°22'44"E	20.19	275.00	20.19
C9	S89°22'44"E	20.19	275.00	20.19

PARCEL ID: 01-20263-000
SKYLIGHT HOMES LLC
PO BOX 2550
BENTONVILLE AR 72712
ZONE: R-2

PARCEL ID: 18-08850-000
ALFARO, JOSE PABLO POLANCO
3909 GINN RD
BENTONVILLE AR 72713
ZONE: N/A

20' UTILITY EASEMENT TO CITY OF BENTONVILLE L201867201

90' R/W DEDICATED PER R/W DOCUMENT L201867203

PARCEL ID: 01-00828-548
ULTRA HOMES LLC
1801 SW REGIONAL AIRPORT BLVD UNIT 5
BENTONVILLE AR 72713
ZONE: R-1

POB
SW CORNER LOT 15,
OSAGE HILLS SUBDIVISION

PARCEL ID: 15-19346-000
KHAIR PROPERTIES INC
2306 SW D ST
BENTONVILLE, AR 72712
ZONE: N/A

LOT 18 OSAGE HILLS PER LOT SPLIT L202416242
PARCEL ID: 01-16726-006
WEST OSAGE HOLDINGS LLC
6529 E AUTUMNS RIDGE DR
FAYETTEVILLE AR 72701
DEED RECORD: WARRANTY DEED L2017062585
ZONE: R-2

LOT 15 OSAGE HILLS PER LOT SPLIT L202275906
PARCEL ID: 01-18729-005
J & M CAPITAL VENTURES LLC
4034 N OLD WIRE RD
FAYETTEVILLE AR 72703
DEED RECORD: L202275522, L202310658
ZONE: R-1

S87° 16' 22"E-607.86'
S87° 16' 22"E-2574.18'
S87° 16' 22"E-360.09'
S87° 16' 22"E-956.65'
S87° 16' 22"E-586.19'
S87° 16' 22"E-752.75'
S87° 16' 22"E-253.11'
S87° 16' 36"E-20.00'
S87° 16' 28"E-90.00'
S87° 16' 32"E-657.70'
S87° 16' 32"E-467.49'
S87° 16' 32"E-65.49'
S87° 16' 32"E-605.00'
S87° 16' 32"E-27.83'
S87° 16' 32"E-185.90'
S87° 16' 32"E-359.15'
S87° 16' 32"E-150.00'
S87° 16' 32"E-79.48'
S87° 16' 32"E-657.70

	Laurel Canyon PUD Amendment
	902, 904, 906, 908, and 1002 SE 3rd St
	PC Date: 7/7/2026

Staff Report Details

Project Number	(PUD25-0002)
Applicant / Current Owner	Modus Studio/Laurel Canyon LLC
Site Area	+/- **[1.66]** Acres
Current Zoning	PUD, Planned Unit Development
Requested Zoning	PUD, Planned Unit Development (Amended)
Current Future Land Use Map Designation	Urban Neighborhood
Requested Future Land Use Map Designation	
Development Type / Use	Mixed-Use Mutlifamily Residential
Related projects	

Property Description

This PUD was originally approved by the Planning Commission on February 17th, 2026. (https://bentonvillear.portal.civicclerk.com/event/2065/files/report/2173)
The project, "Laurel Canyon", is located on Southeast 3rd Street, between Southeast J Street and Southeast F Street. The applicant is seeking to amend the ground-floor layout, increase the neighborhood commercial square footage, and reduce the parking ratio. The property is fronted by SE 3rd Street to the north. Surrounding properties include zoning districts T5.1, T4.2, and PUD. The property has direct access to Southeast 3rd Street and an alley to the south as part of the Lanterns on 4th PUD.

Project Details

This amendment does not propose any changes to the list of approved uses, but the total square footage of the neighborhood commercial spaces is increasing from 1,700 square feet to 3,700 square feet. The ground-floor restaurant is increasing in size and there is a newly proposed bar on the second floor. The amendment also proposes to remove the commercial space located in the ground-floor parking garage and add ground-level residential units where the parking areas had been located.

Parking:
The overall parking ratio is proposed to drop from the approved 1.03 to 0.83 as shown on the table below.

Project Details

The justification for the proposed parking ratio is based on parking reductions found in section 50-503(h)(7) in the new Bentonville Community Code:

Car parking reductions.

The required number of car parking spaces may be reduced in several ways. These reductions can be combined when more than one applies.

State-licensed assisted living and senior independent living facilities parking requirements are reduced by fifty percent (50%).

***Sites near the Northwest Arkansas Razorback Greenway** or the loop trail described in the Connecting Bentonville Master Plan may reduce parking based on distance:*

1/8 of a mile: Parking requirements are reduced by twenty percent (20%); and

1/4 of a mile: Parking requirements are reduced by ten percent (10%).

***Sites near a premium transit stop** may reduce parking based on distance:*

1/8 of a mile: No parking is required;

1/4 of a mile: Parking requirements are reduced by fifty percent (50%); and

1/2 of a mile: Parking requirements are reduced by twenty-five (25%).

Parking may be reduced by up to ten percent (10%) for providing bike parking above minimum requirements at a rate of one (1) car parking space for every four (4) short term bike parking spaces or 1 car parking space for every 2 long term bike parking spaces.

Parking may be reduced by up to ten percent (10%) for the purposes of tree preservation, subject to the requirements of Sec. 50-509. Tree Preservation.

Parking requirements may be reduced when two (2) or more uses share the same parking area when:

The shared parking must serve uses on the same site or in the same shared facility;

Shared parking must follow the Urban Land Institute's Shared Parking Handbook which accounts for different peak hours of use; and

***A shared use contract** between the two (2) properties must be in a form acceptable to the Director and Staff Attorney.*

The amended PUD provides a graphic showing the 1/4 of a mile proximity to the Razorback Greenway. Additionally, the project continues to provide one secured bicycle parking spot per unit.

Parking	Approved	Proposed
Garage Compact	71	80
Garage Standard	59	21
Angled	21	21
Parallel	5	2
ADA	4	6
Total	*160*	*130*

On page 6 of the revised PUD, the developer proposes the following parking calculation: *Total Units: 156 at 1 parking space per unit - Less 20% reduction for the Greenway adjacency (31) =125 spaces.*
The applicant is proposing 130 parking spaces with this amendment.

Housing Mix

The original PUD was proposed to be 4 stories of housing units on top of one level of concrete podium containing parking, the entry lobby, and the neighborhood commercial space. This amendment proposes to shift some units to the concrete podium level (where the parking was) without increasing the overall

Project Details

unit count. The mix of units would change as studio units drop to 10% from 20%; 1-bedroom units would increase to 60% from 50%), and 2-bedroom units would remain at 30%.

Relationship to the Community Plan

This type of development promotes alternative transportation choices and locates residential as close as possible to jobs, supporting a goal of compact development, with less demand on the roadway network.

Public Comment

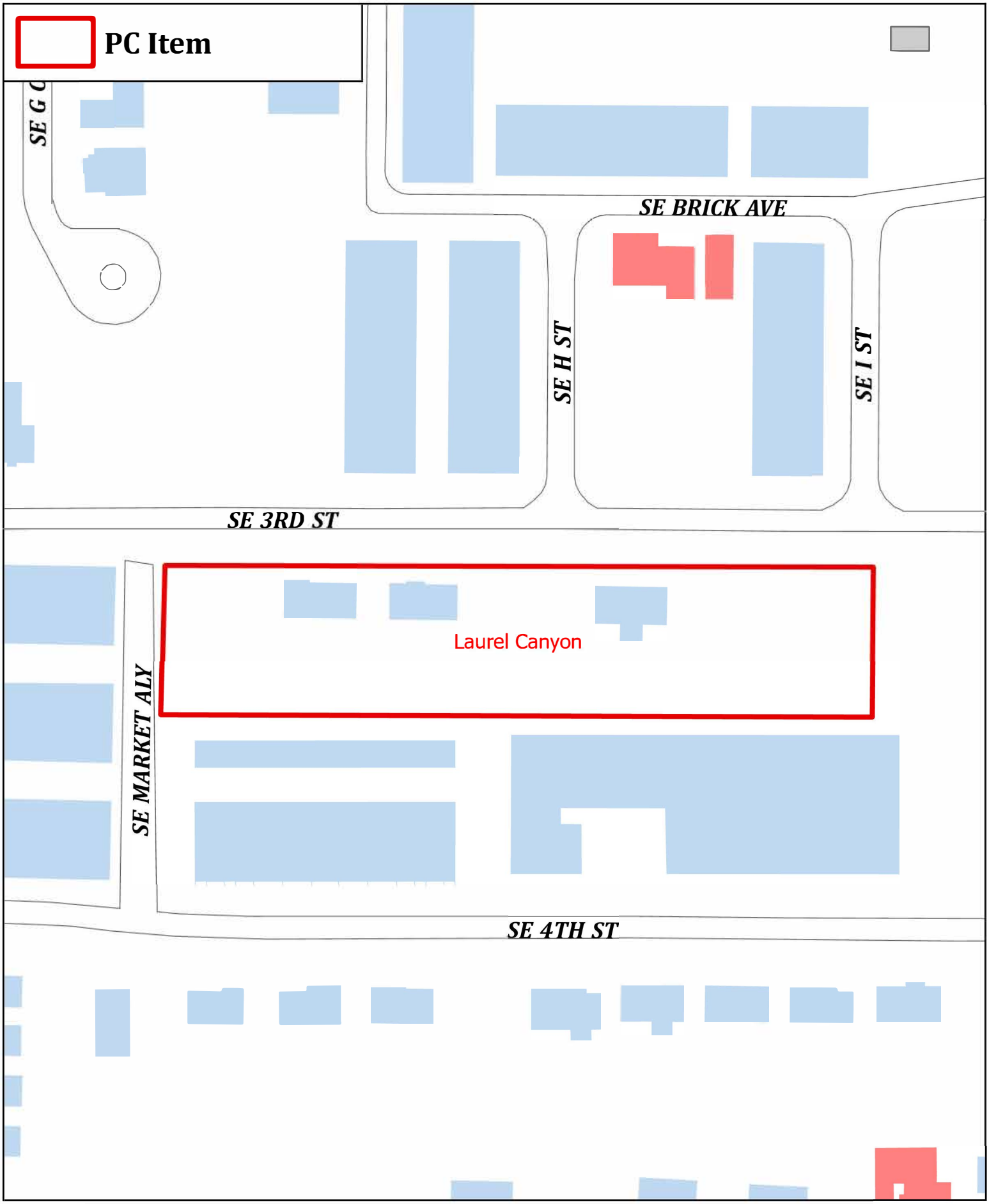
Has Staff received Public Comment at the time of this report? : **No**

Analysis / Waivers

Conclusion

Planning Staff recommends approval of the amended PUD with the condition that a shared parking agreement in a form acceptable to the Director and Staff Attorney be provided to the Planning Commission at the time of large scale approval.

Additional Details



N
W E
S

PUD25-0002

RANDALL HINTON
REAL ESTATE WITH PURPOSE NWA · CO · CA
+ modus studio
architecture + interiors

PUD REVISION #2

JUNE 24, 2026
PUD25-0002

Developer:
Randall Hinton Development
Bill Butler bill@randallhintondev.com

Architect:
modus studio
Chris Baribeau, AIA chris@modusstudio.com
Kiara Gilmore, AIA kiara@modusstudio.com
Taylor Deason, AIA taylor@modusstudio.com

Civil Engineer + Landscape Architect:
Ecological Design Group
Brahm Driver, PE bdriver@ecologicaldg.com
Katelynn Hopkins khopkins@ecologicaldg.com



SUMMARY OF CHANGES.

- ***Ground level units replaced PUD approved parking spaces + neighborhood commercial space along the northern street facing facade, providing a better street experience.***
- ***Original neighborhood commercial space increase with the addition of commercial space on the podium level.***
- ***Original open space percentage changed from 25% to 24%***
- ***Original unit mix was updated to include more one-bedroom units in lieu of studio units. Total unit count remains the same.***
- ***Original parking ratio of 1.03 has been revised to 0.83 due to the addition of the ground floor street facing units. Parking reductions are based on the new Community Code. See diagram on page 6.***

NARRATIVE

1
Planned Unit Development Intent.

This project seeks to address the ongoing housing crisis in Northwest Arkansas by occupying a formerly suburban, but increasingly urban infill site in a swiftly transitioning neighborhood near the new Walmart Headquarters. The Planned Unit Development approach allows stakeholders to understand the intent, qualities, and merits of the proposed project.

The PUD encompasses a 1.66 acre site that is bound by SE 3th Street along the northern edge. There has been ample transition along this corridor into appropriate housing typologies for increased density in a very walkable and bikable area of Bentonville. This will be the fourth development within this city block by Randall Hinton Development with G at Market, Downtown Haven, and Lanterns on 4th beginning constuction next year.

The amenities are burgeoning and people need quality housing to call home. This project will provide new options within the context of Bentonville and the greater Northwest Arkansas community.

2
Description of Land Uses.

This PUD includes the following mixed-use allocations:

Neighborhood Commercial.
Approximately 2,000 square feet located along SE 3rd Street and approximately 1,700 square feet located on the second floor podium level will be allocated for office, retail, food + beverage or other general commercial uses including the packaged sale of beer, light wine and/or spirits.

Housing.
Approximately 156 units of new multifamily housing, with the following proposed mix*:

studio units: 10%
1 bedroom units: 60%
2 bedroom units: 30%

Original unit mix was updated to include more one-bedroom units in lieu of studio units. Total unit count remains the same.

Parking.
The project will be properly parked with a combination of street parking and structured parking within a one-level podium. Angled street parking will be provided for shared commercial and residential uses. Ample covered parking and secured storage for bicycles will also be provided for both customers and tenants within this highly walkable and bikable area. One covered and secured bike storage space will be provided per unit.

Elevated Courtyards.
Elevated courtyards will be provided to meet or exceed minimum open space requirements. Secure 24 hour keycard access will be provided for customers and tenants. Elevated courtyards will be ADA accessible and will meet all applicable code requirements.

3
Structural Design.

This project will consist of 4 stories of wood framed structure for the housing units built on top one level of concrete podium that will contain parking, ground floor units, entry lobby, and neighborhood commercial space.

Ground level units replaced PUD approved parking spaces + neighborhood commercial space along the northern street facing facade, providing a better street experience.

All structure below the concrete podium will meet Type IA construction requirements.

*This mix of unit types may alter over the natural course of design development and changing market conditions, including some percentage of units may transition to for-sale condominiums. Other criteria will follow suit.

4
Development Criteria.

The proposed project seeks to adhere to all materiality and articulation requirements of the city design and approval process and will be confirmed through the LSD process.

The entire project will be constructed in one phase.

A preliminary Traffic Scoping Memo determines that no further traffic study is required. See attached traffic memo.

An initial sewer capacity study was conducted in February 2025 for 200 units (which is more than current proposed units). This has been reviewed by BWU.

The underlying use in the newly adopted Future Land Use map is ***Urban Neighborhood***. Refer to the Place Type diagram on the following page.

Urban Planning considerations understand that not all acreage is developed to the same intensity as indicated on the Place Type diagram. The gross acreage is inclusive of all open space, roadways, developable land, etc. Please refer to the capacity diagram.

The infrastructural *small pipes* for sewer capacity are the burden of the development project.

Within the larger macro area of the city's sewer infrastructure, the new sewer fees that will be paid by the development are self-mitigating.

Please refer to the RHD memo attached addressing the overall development and capacity.

NARRATIVE

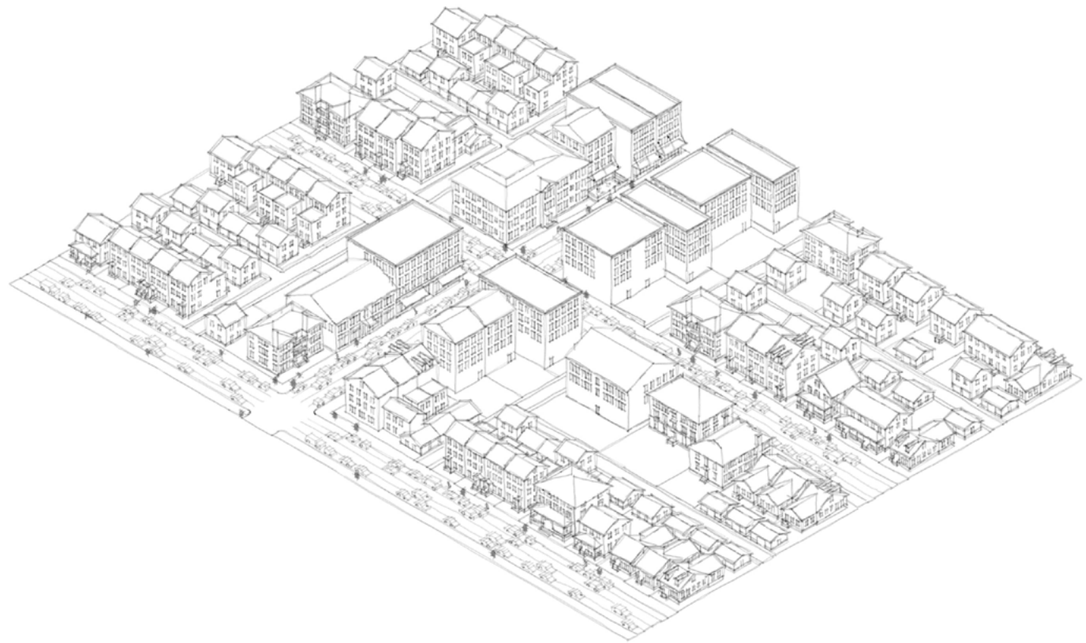
place type diagram

URBAN NEIGHBORHOOD



Anticipated building height: 3-5 stories

Urban Neighborhoods are the city's highest intensity neighborhoods, defined primarily by multi-family buildings and townhomes but with some single family and smaller commercial uses mixed in. Catering to those seeking more flexible, lower maintenance lifestyles, they provide considerable housing in a relatively small footprint and support walking and biking as viable transportation alternatives. Financially, Urban Neighborhoods are net positive and significantly reduce the amount of land needed for growth.



RANDALL HINTON
REAL ESTATE WITH PURPOSE NWA · CO · CA
+ modus studio
architecture + interiors

PLAN SET

concept plan

PUD Summary.

SITE.
Site Area: 1.66 acres

Open Space Required: .33 acres | 20%
Open Space Provided: .40 acres | 24%

Change in open space percentage from PUD approved 25% to 24%.

Setbacks:
Front: 0'
Side: 10'
Rear: 10'

No change to setbacks.

BUILDING.
Building Height: 5 stories
No change in Building Height.

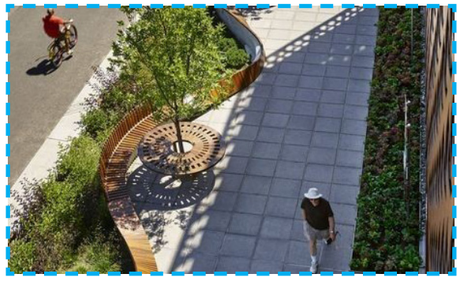
Neighborhood Commercial: 3,700 SF +/-

Amenities + Housing: 169,000 SF +/-
Units: **156**
Density: 94
Change in overall SF from PUD approved SF to include new ground floor units + additional commercial space on the podium level.

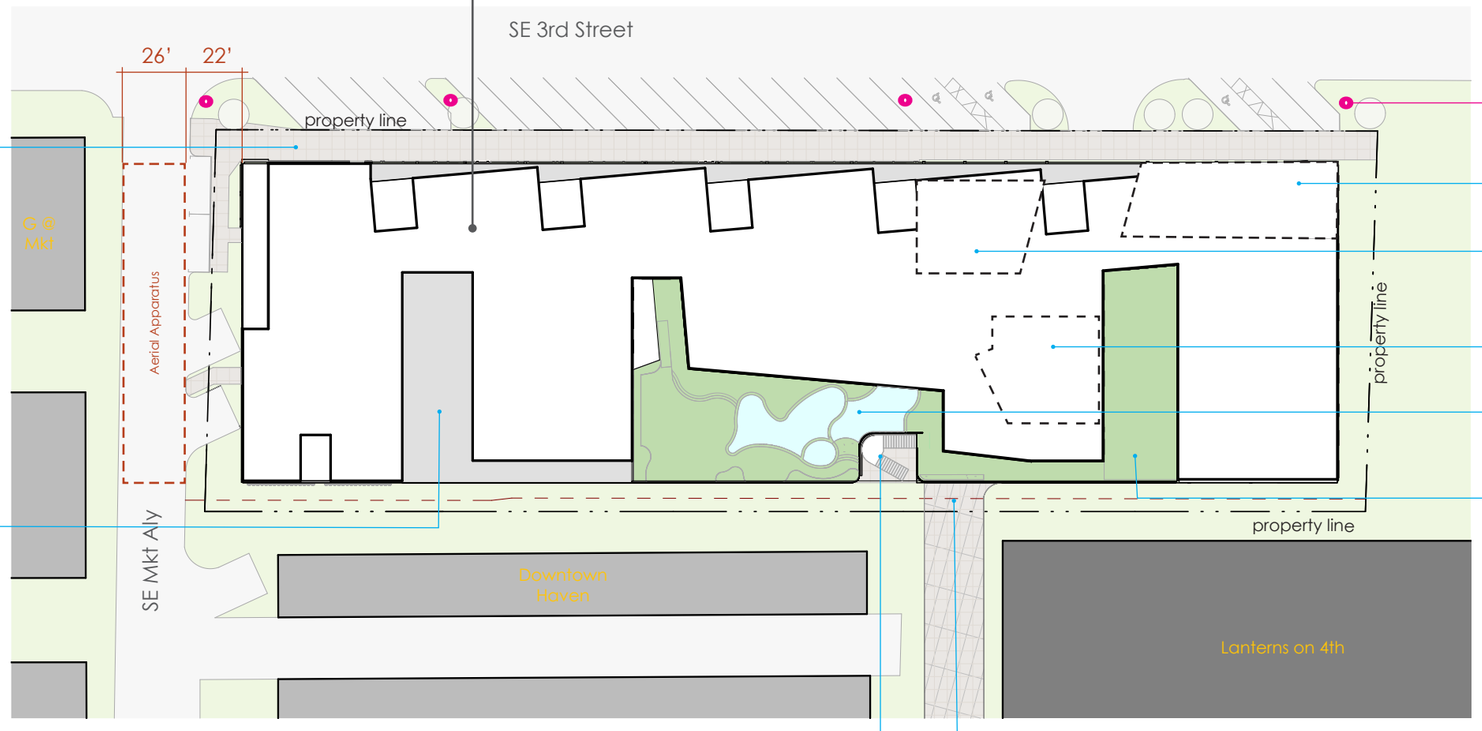
Parking: 33,465 SF +/-
Total Spaces: **130**
Parking Ratio: 0.83
Change in PUD approved parking ratio from 1.03 to 0.83. See diagram on page 6.

PROPOSED 5-STORY MIXED-USE BUILDING
(4 LEVELS OVER 1 LEVELS OF PODIUM)

12' PEDESTRIAN EASEMENT WITH SIDEWALK, PLANTINGS + BENCHES ALONG SE 3RD ST



ELEVATED COURTYARD (PRIVATE BALCONIES)



EXISTING OVERHEAD POWER LINES

COMMERCIAL SPACE (**GROUND LEVEL**)

TENANT LEASING (**GROUND LEVEL**)

COMMERCIAL SPACE (**PODIUM LEVEL**)

POOL (**PODIUM LEVEL**)

ELEVATED COURTYARD (CONTRIBUTES TO OPEN SPACE REQUIREMENT)

CONNECTION TO LANTERNS ON 4TH

PUBLIC STAIR TO AMENITY DECK

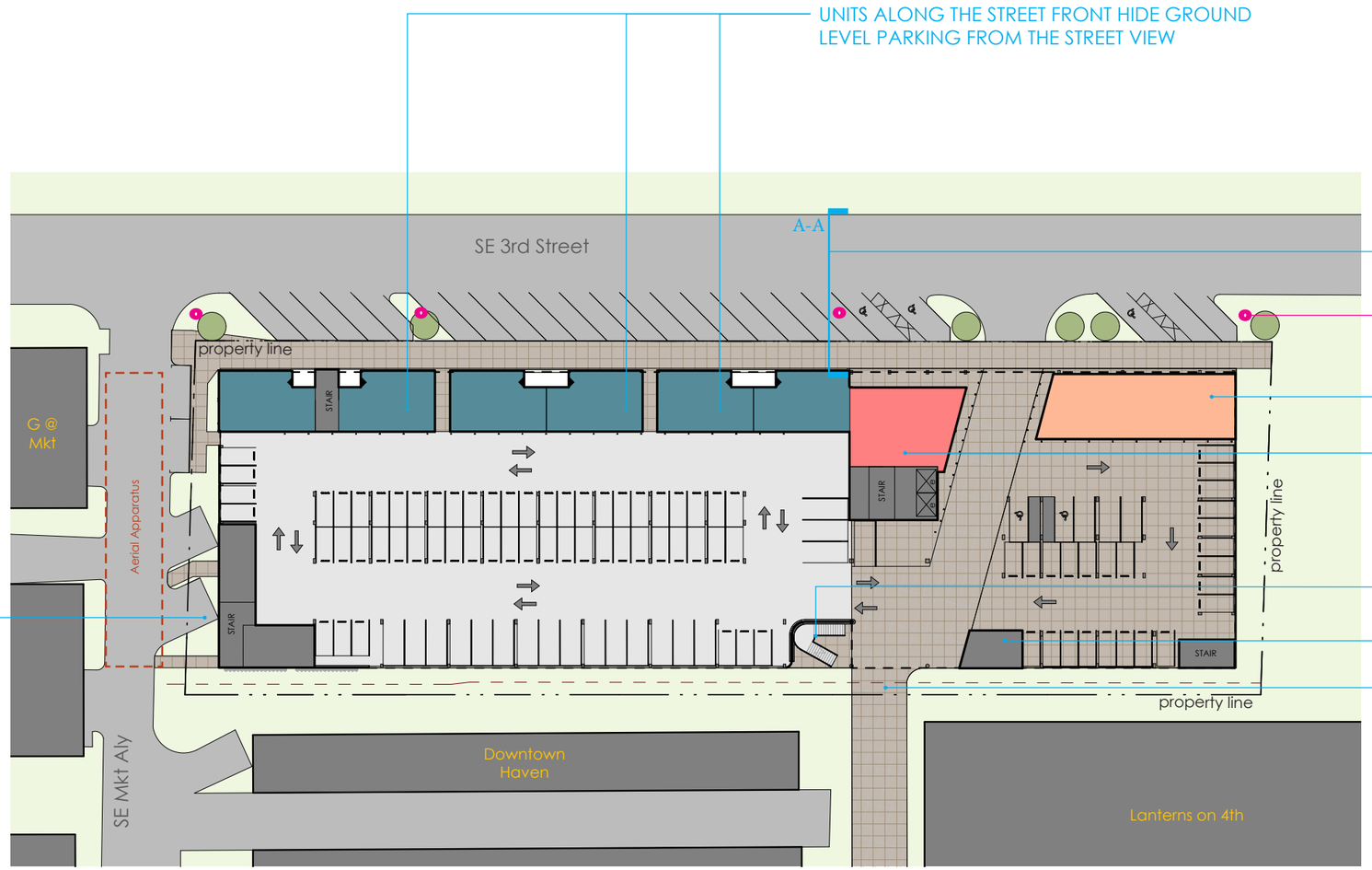
N

PLAN SET

concept plan : ground level parking/podium

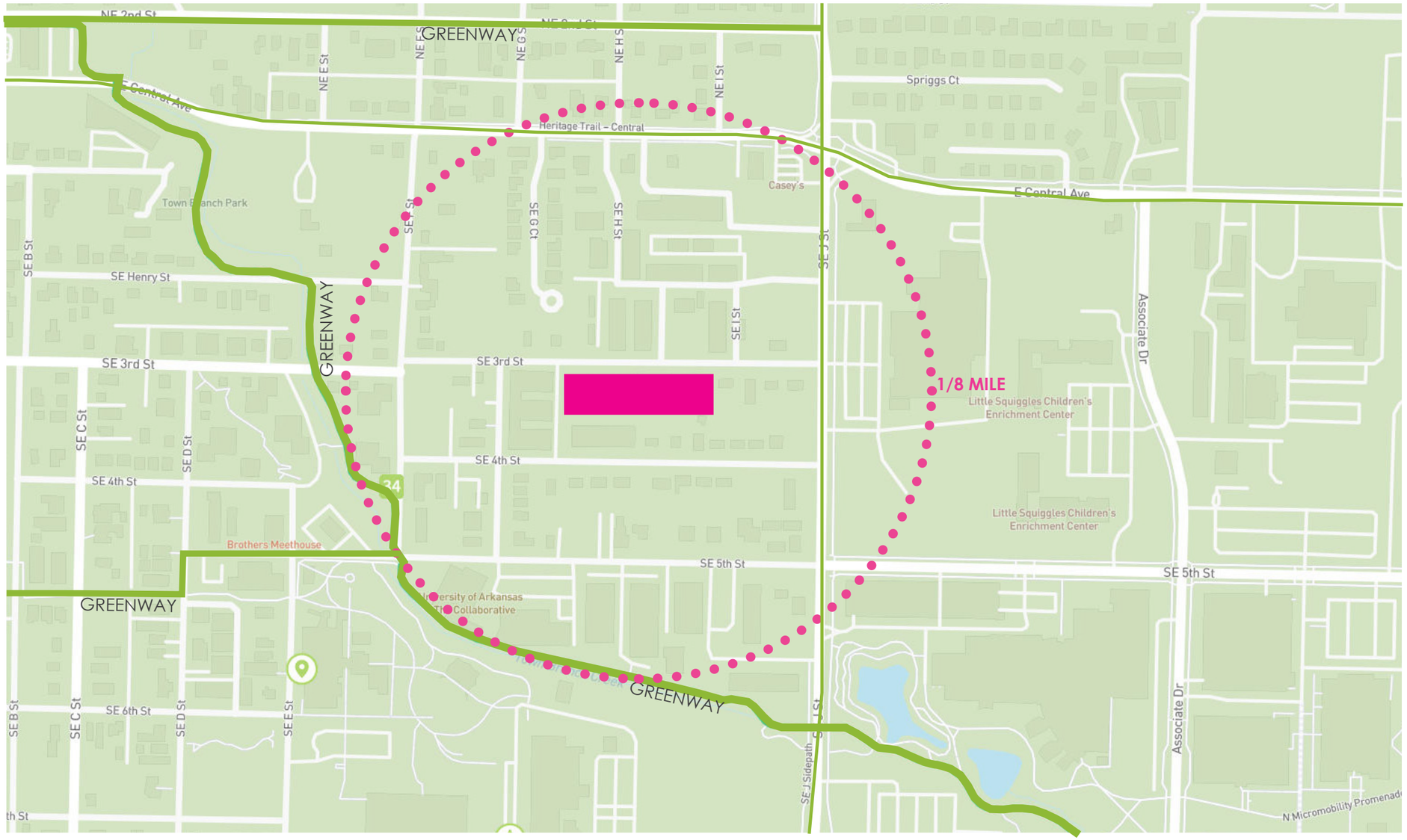
covered podium parking:	**104 spaces**
standard:	22 spaces
compact:	80 spaces
ADA	2 spaces
street parking:	**26 spaces**
angled	21 spaces
paralle	2 spaces
ADA	3 spaces
total parking:	**130 spaces**
parking ratio:	**0.83**

Original parking ratio of 1.03 has been revised to 0.83 due to the addition of the ground floor street facing units. See diagram on page 6.



PLAN SET

parking reductions - context diagram



Parking Requirements (per T5):
1 parking space per dwelling unit

total dwelling units:	**156**
total required parking:	**156 spaces**

Requested Parking Reductions:
(SEC . 50-503-7.c.1)

Sites near the Northwest Arkansas Razorback Greenway or the loop trail described in the Connecting Bentonville Master Plan may reduce parking based on distance:
1/8 of a mile: Parking requirements are reduced by twenty percent (20%)

total required parking:	**156 spaces**
20% reduction:	**31 spaces**
resulting required parking:	**125 spaces**
proposed parking:	**130 spaces**

PLAN SET

concept plan : open space diagram

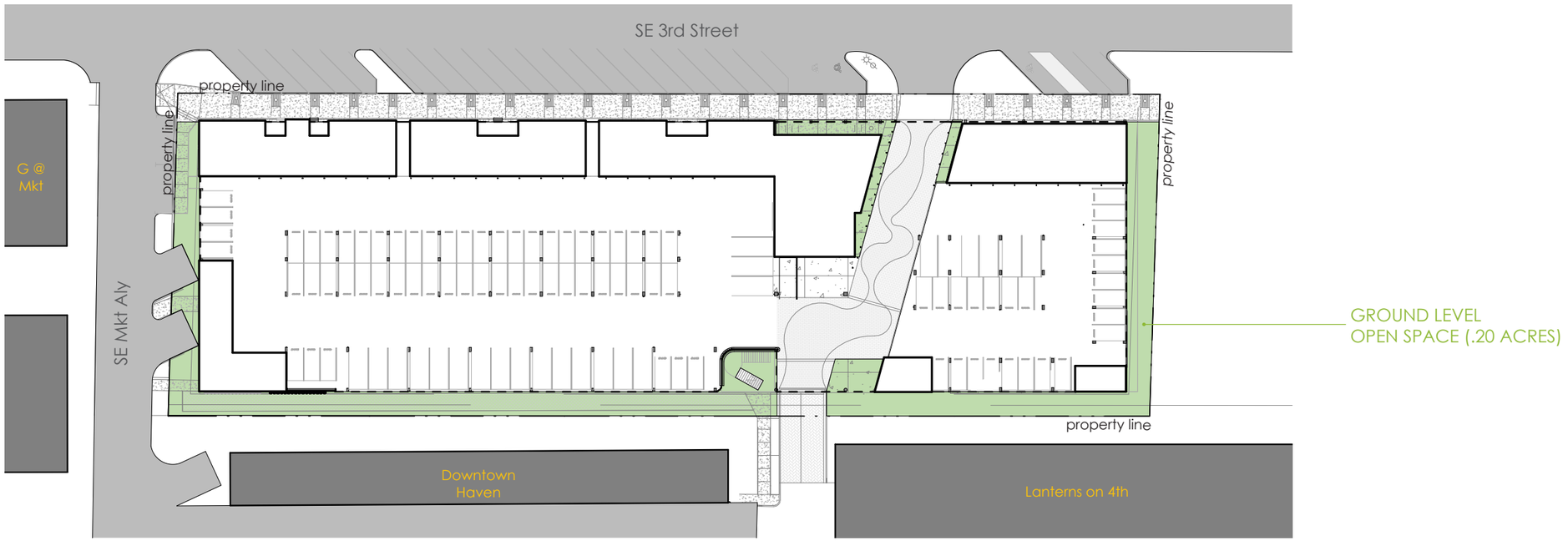
Site Area:	1.66 acres
Open Space Required:	.33 acres | 20%
Open Space Provided:	**.40 acres | 24%**

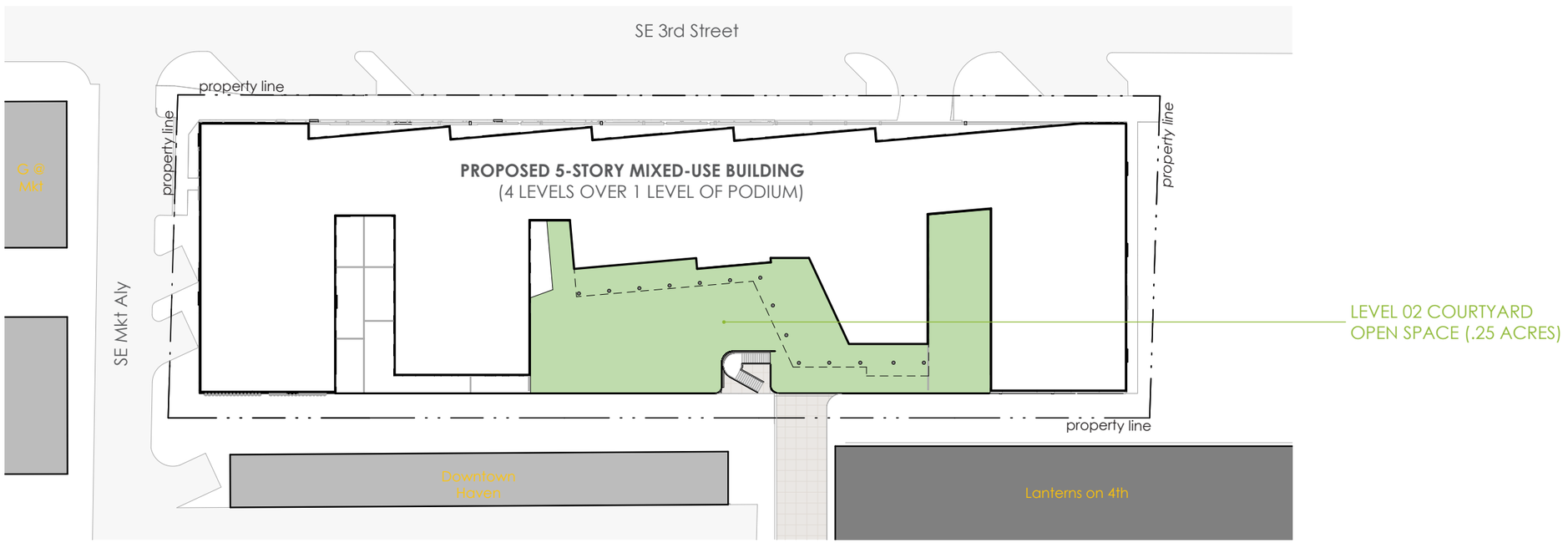
Open space percentage changed from PUD approved 25% to 24%.

Public pathways, covered sidewalks and piazzas are included as open space on the ground level.

Outdoor recreational facilities are included as open space on the second level podium.

All of which are open to the residents and users of the PUD.

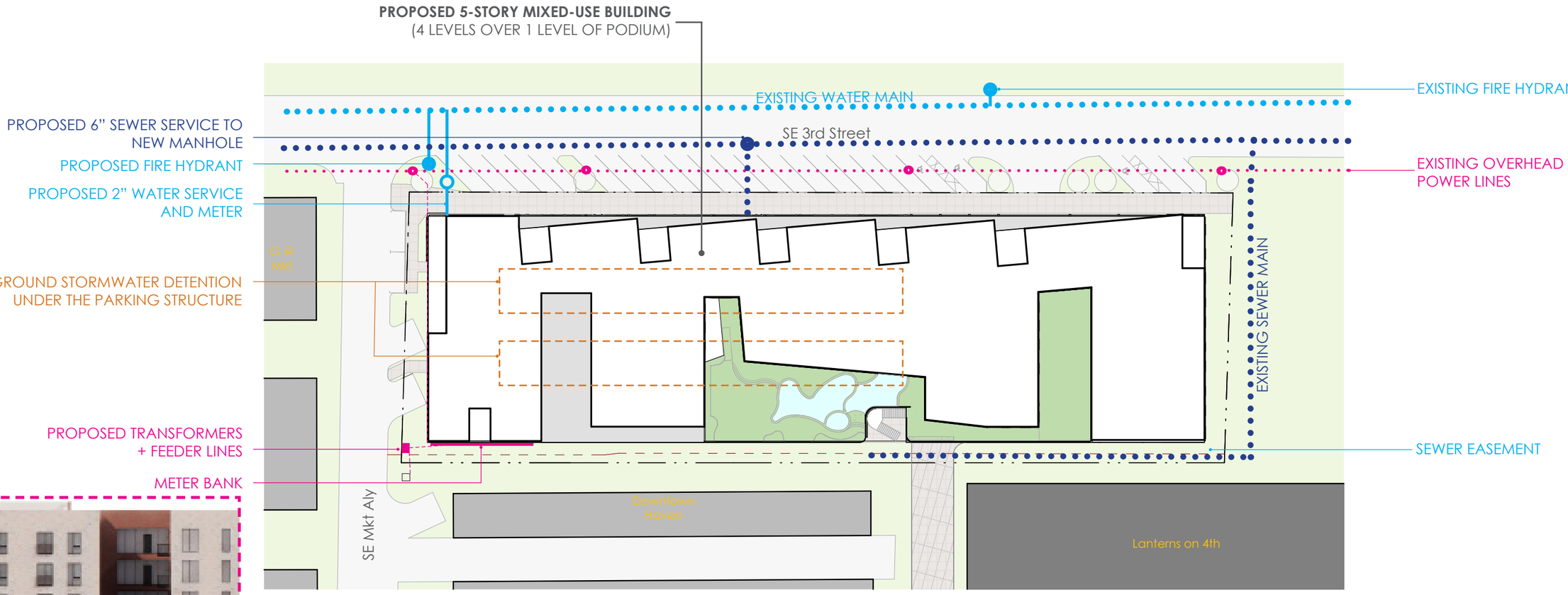




N

PLAN SET

concept plan : utility diagram





CONCEPT RENDERING OF SW UTILITY CORNER. BUILDING CONSTRUCTION WILL CONFORM WITH ALL UTILITY CODE REQUIREMENTS.

N

PLAN SET

block plan : capacity diagram

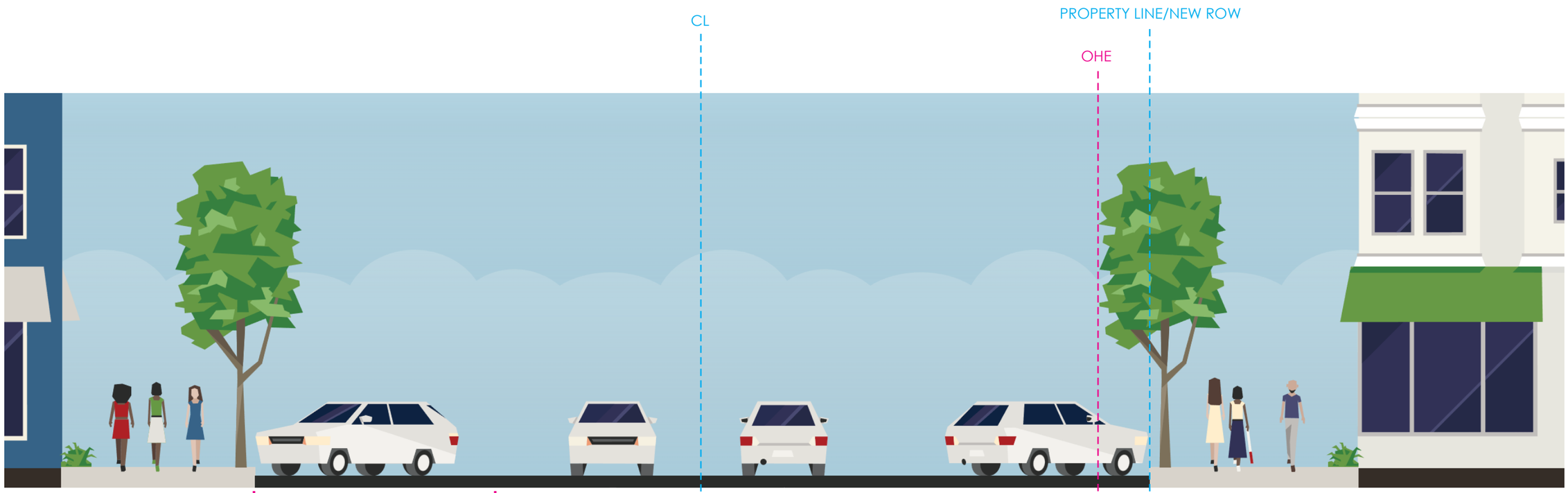


This block is currently planned for ***Urban Neighborhood***.

Prior to the capacity study performed by BWU and DPZ, the block already had 273 units constructed and/or approved for construction. This is a density of 74 units per acre on the parcels indicated above. This suggests that the capacity planning missed the density proportionality by a factor of 600% or it is understood that projects can be proposed and approved to garner the capacity and highest and best use of the land as they are concieved.

PLAN SET

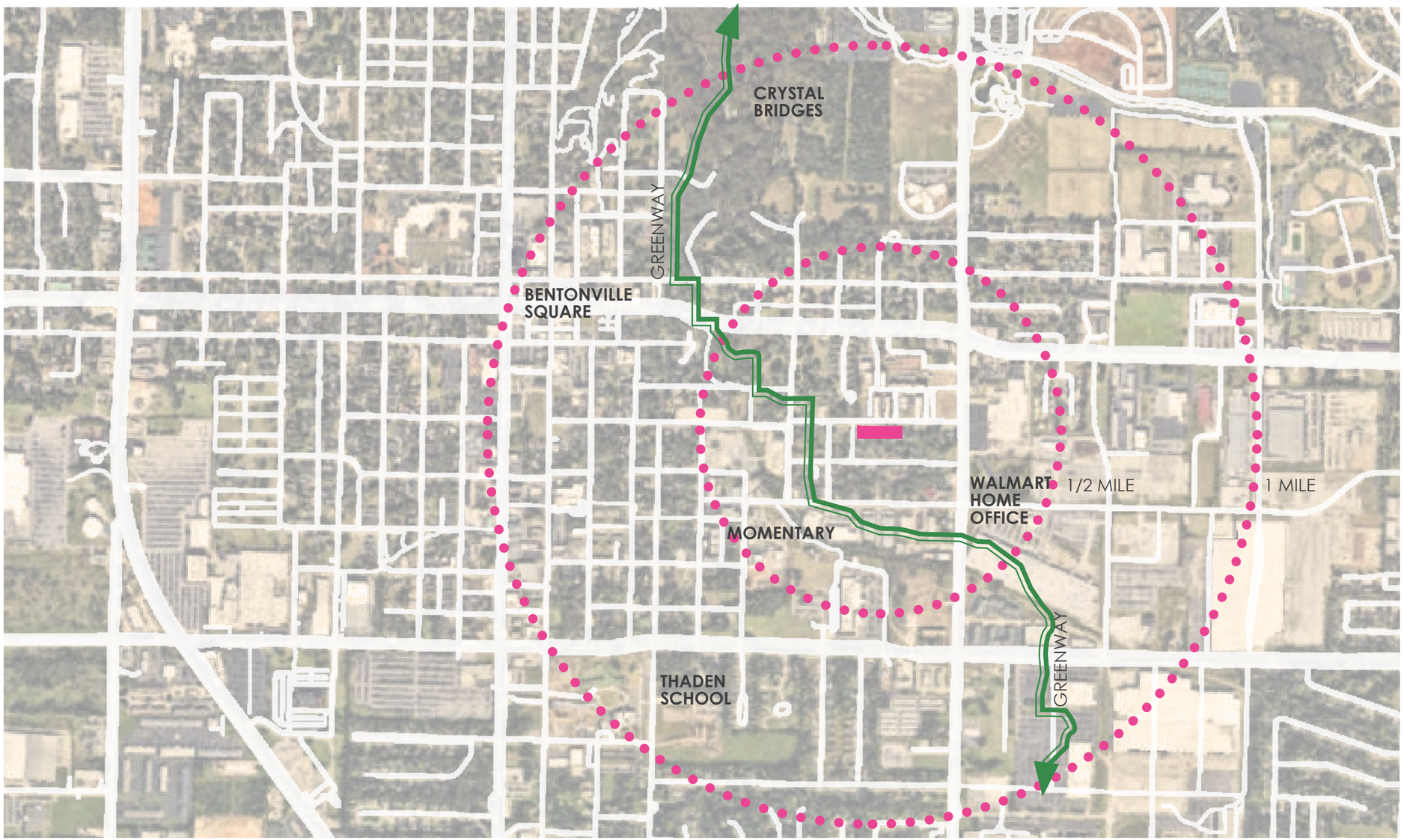
proposed street section A-A





PLAN SET

context diagram

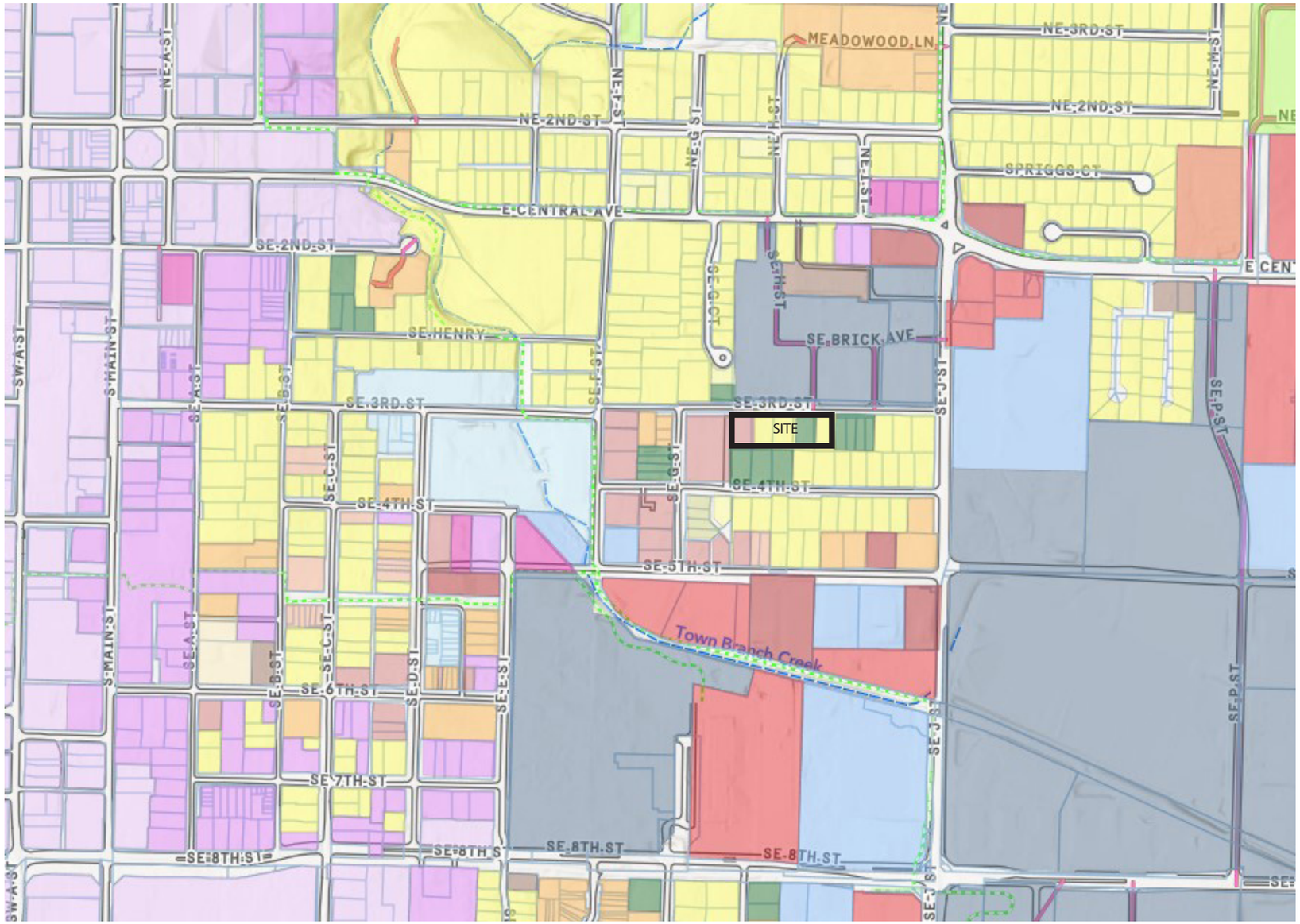


Context.

The proposed mixed-use project is located on SE 3rd street in a swiftly transitioning neighborhood near the new Walmart Headquarters. The site is located within walking distance of The Momentary, 8th St. Market and the Downtown Square.

PLAN SET

current zoning



Zoning Intent.

The PUD encompasses a +/-1.66 acre site that is bound by SE 3th Street along the northern edge. There has been ample transition along this corridor into appropriate housing typologies for increased density in a very walkable and bikable area of Bentonville. This will be the fourth development along this block by Randall Hinton Development with G at Market and Downtown Haven completed within the past 2 years and Lanterns on 4th about to begin construction.

- A-1 Agricultural District
- C-1 Neighborhood Commercial
- C-2 General Commercial
- C-3 Central Commercial
- D-C Downtown Core
- D-E Downtown Edge
- DN-1 Downtown Neighborhood 1
- DN-2 Downtown Neighborhood 2
- DN-3
- DN-4 Downtown Neighborhood 4
- I-1 Light Industrial
- I-2 Heavy Industrial
- PRD
- PUD
- R-1 Single Family Residential
- R-2 Duplex & Patio Home
- R-3 Medium Density Residential
- R-4 High Density Residential
- R-E Residential Estate
- R-MHP Manufactured Home Residential
- R-O Residential Office
- R-ZL Zero Lot Line Residential
- RC-2 Central Residential - Moderate
- RC-3 Central Residential - High Density

PLAN SET

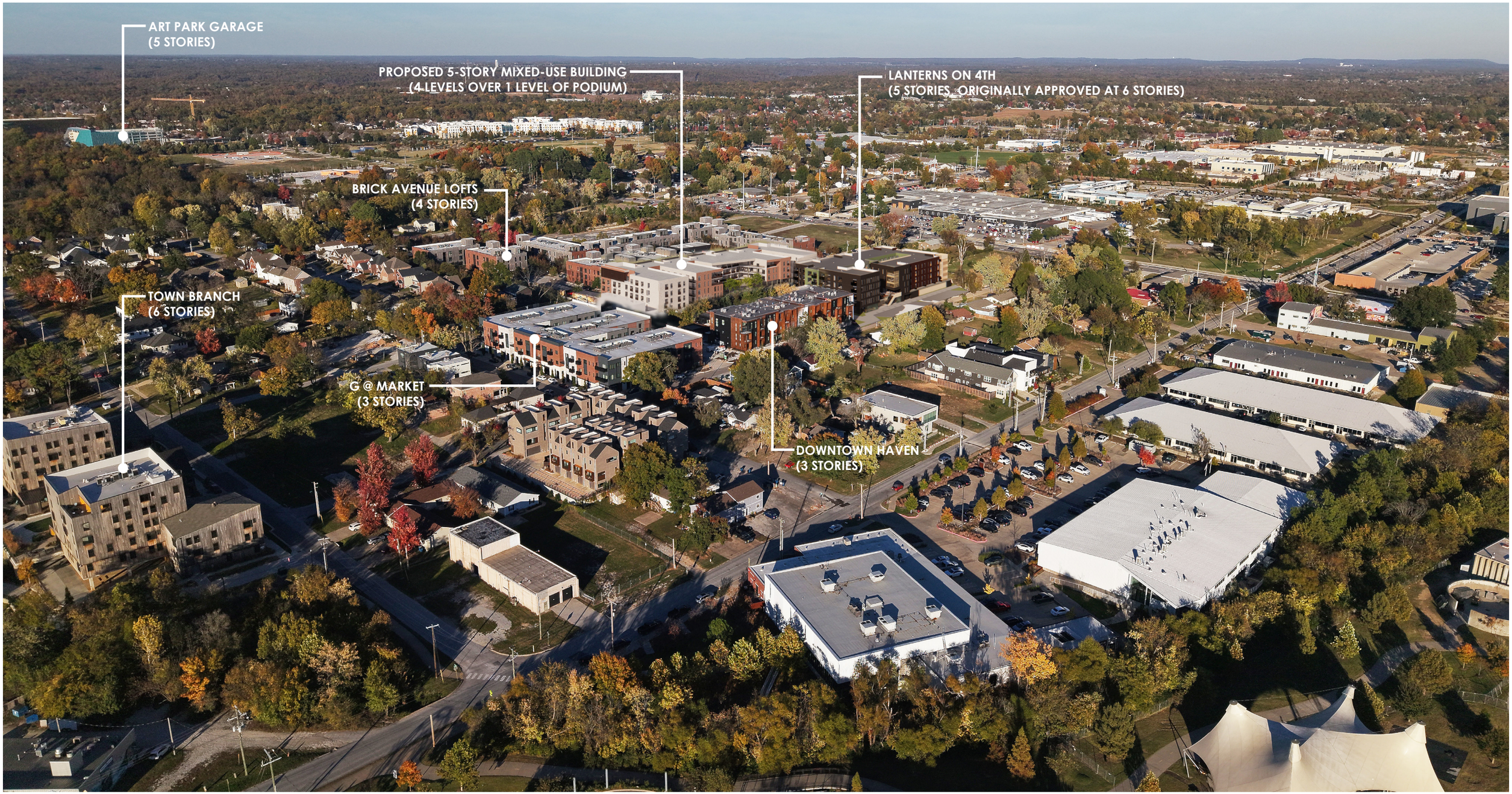
context aerial - view looking northeast



*final materials to be selected as a part of the large scale development process.

PLAN SET

context aerial - view looking northeast



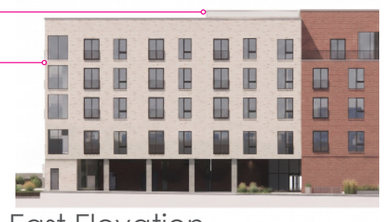
*final materials to be selected as a part of the large scale development process.

PLAN SET

street elevations



North Elevation



East Elevation



South Elevation



West Elevation

PERCENTAGES OF PRIMARY MATERIALS + SPECIAL USE MATERIALS WILL BE DESIGNED TO MEET ALL STANDARDS SET FORTH BY THE CITY OF BENTONVILLE AND REVIEWED AT LARGE SCALE DEVELOPMENT.

Primary Materials



masonry (brick / brick screen)
glass
other code permitted materials

Special Use Materials



wood rainscreen (vertical / horizontal)



architectural metal panel



architectural concrete

Applejack II Townhomes LSD Extension Request

908 East Central

PC Date: 7/7/2026

Staff Report Details

Project Number	LSD25-0026
Applicant / Current Owner	Specialized Real Estate Group / Applejack II LLC
Site Area	2.43 Acres
Current Zoning	PRD, Planned Residential Development
Requested Zoning	
Current Future Land Use Map Designation	Urban Neighborhood
Requested Future Land Use Map Designation	
Development Type / Use	Single-Family Townhome Development
Related projects	PP25-0005

Property Description

The applicant is requesting an extension of the Applejack II Townhomes project. The large scale which detailed the architecture was approved by the Commission on July 1, 2025. The preliminary plat which details the utilities, streets and other infrastructure was approved by the Commission on October 21, 2025. The applicant is requesting that both the preliminary plat (PP25-0005) and the large-scale (LSD25-0026) be extended to the same expiration date, that of the preliminary plat, which they are requesting to be extended to October 21, 2027.

The applicant states that the start of construction has been delayed while they navigate coordinating site logistics and investigate the possibility of geothermal heat transfer instead of traditional HVAC condensers for each of the units, similar to Thaden School. The developer has provided some reference projects below:
NORTON COMMONS (Prospect, KY) - reference project
AIR PRODUCTS SUPPLY (Norman, OK) - distributor for ClimateMaster products
WHEELER DISTRICT (Oklahoma City, OK) - reference project incl solar

Project Details

Project Details

Relationship to the Community Plan

Public Comment

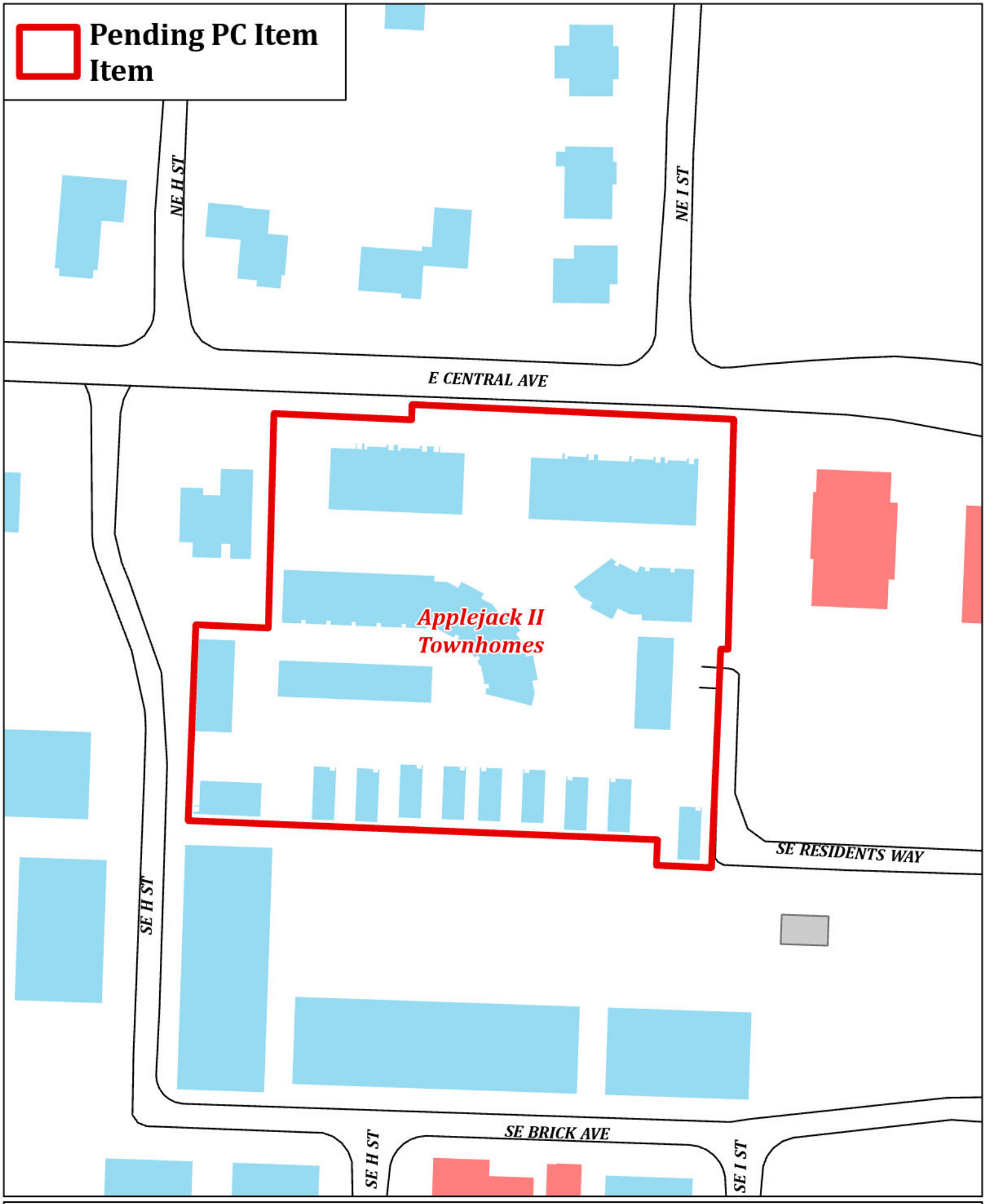
Has Staff received Public Comment at the time of this report? : **No**

Analysis / Waivers

Conclusion

Staff Recommends approval.

Additional Details



N
W E
S

LSD25-0026
Applejack II Townhomes
908 E CENTRAL AVE

SPECIALIZED REAL ESTATE GROUP

26 June 2026

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

RE: Applejack II Townhomes
LSD25-0026
PP25-0005
PRD25-0001

Dear Members of the Planning Commission,

I am writing on behalf of Applejack II LLC to formally request a one (1) year extension of the approved entitlements for the Applejack II Townhome project. Ongoing coordination associated with site logistics and geothermal feasibility efforts have delayed the start of construction.

Atypically, this project has two concurrent entitlement tracks: Large Scale Development (LSD25-0026) for architectural design and the Preliminary Plat (PP25-0005) for site- and utility-related improvements. We would like to request extending and harmonizing both at this time, as we do not expect site work to commence prior to the Preliminary Plat expiration.

LSD25-0026 is set to expire on June 30, 2026 and PP25-0005 is set to expire on Oct 21, 2026. Since the PP is the overriding entitlement vehicle for the project and must be sequenced before the vertical work validated by the LSD, we propose to align both packages to a new expiration date of **Oct 21, 2027**.

Please reach out to me if you have any questions or require additional information.
Thank you for your consideration,

Nicholas Holbus
Development Manager
Specialized Real Estate Group
479-439-8650

417 W. Martin Luther King Jr. Boulevard – suite 230
Fayetteville, AR 72701
specializedreg.com