



**Planning Commission
Meeting Agenda
August 4, 2026
Bentonville City Hall
305 SW A St
Tech Review: 4:30 PM
Public Hearing: 5:00 PM**

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.**

Registration Link: <https://us02web.zoom.us/j/88547081482>

I. Call to Order

II. Approval of Minutes

- 1. 7-21-26 Meeting Minutes** **Approval of Meeting Minutes**

III. Consent Agenda

- 1. Lot 1 of North Main Mixed Use Subdivision** **Property Line Adjustment**
212 N. Main St. ([PLA26-0005](#))
- 2. Upcoming Public Hearing for a Right of Way Vacation** **Vacation**
Council approved a Resolution to set a Public Hearing for August 11, 2026 for a Right of Way Vacation located at Lot 13, Block 11 of Gilmore's Addition ([VAC26-0034](#)).
- 3. Upcomming Public Hearing for a Utility Easement Vacation** **Vacation**
Council approved a Resolution to set a Public Hearing for August 11, 2026 for a Utility Easement Vacation located at Lot 1 of Baker's Park Addition ([VAC26-0039](#)).

IV. New Business

- 1. Upcomming Public Hearing for an Access Easement Vacation** **Vacation**
Council approved a Resolution to set a Public Hearing for August 11, 2026 for an Access Easement Vacation located between Lot 50A and 5A of Hanover Subdivision Phase 1 ([VAC26-0036](#)).

2. **JB Townhomes Phase 2** **Large Scale Development**
841 Northwest 14th Street ([LSD25-0031](#))

Advertised Public Hearings

1. **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
2. **JP Missouri LLC** **Rezoning***
2109 E. Central ([RZ26-0035](#))
Rezoning: T5.1, Town-Center Low to T5.2, Town-Center High (**Enhanced Review**) within the Walkable Corridor Place Type.
3. **Massary** **Rezoning***
201 SW E Street ([RZ26-0036](#))
Rezoning: R-1, Suburban Single-Family to T4.1, Neighborhood General
(**Standard Review**) within the Walkable Neighborhood Place Type
4. **Atkins** **Rezoning***
403 NW 7th Street ([RZ26-0037](#))
Rezoning: R-1, Suburban Single-Family to T3.1, Neighborhood General
(**Standard Review**)
5. **Pinnacle Buttes Properties, LLC** **Rezoning***
204 Lake Street ([RZ26-0038](#))
Rezoning: R-1 Suburban Single-Family to T3.2, Neighborhood Transition
(**Standard Review**) within the Walkable Neighborhood Place Type
6. **Laurel Canyon PUD Amendment** **Planned Unit Development
Amendment***
902, 904, 906, 908, and 1002 SE 3rd St ([PUD25-0002](#))

- V. **Other New Business**
- VI. **Old Business**
- VII. **Other Business**
- VIII. **Adjournment**



**Planning Commission
Meeting Agenda
July 21, 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.**

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

Commissioners Absent: Eric Hipp

Staff Present: Tom Adler, Tyler Overstreet, Claire Wise, Andrew Guegan, Dan Weese

I. Call to Order

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

II. Approval of Minutes

1. July 7, 2026 Meeting Minutes

Approval of Meeting Minutes

- Motion to approve by Ibekwe, second by Wright.
- Meeting minutes are approved unanimously on a voice vote.
- Commissioner Kerr requests without objection that items 1-3 with their associated waivers and conditions under New Business be moved to the consent agenda.
- No objections heard.

III. Consent Agenda

**1. Lots 9 & 10, Block 2 of B-W Heights
Subdivision**

Lot Split

904 SE 10th Street ([LS24-0051](#))

**2. Lot 166 of Original Town of Bentonville
Subdivision**

Property Line Adjustment

404 SW 2nd Street ([PLA26-0018](#)).

3. **Upcoming Public Hearing for a Right of Way Vacation & Establishing a Utility Easement** Vacation

Council will hold a Public Hearing on July 28, 2026 for an Alley Right of Way Vacation located at Lot 13, Block 11 of the Gilmore's Addition ([VAC26-0035](#)).

4. **Downtown Bentonville Mixed Use (The Hart on Main)** Large Scale Development*

212 N. Main St. ([LSD26-0001](#))

- With waivers for the overhead door, the street trees, the access management, north side screen and the condition to obtain a separate permit for any proposed road closure.

5. **AWE Maintenance Facility** Large Scale Development*

- 1119 NE J St. ([LSD25-0051](#))

6. **Bentonville Ballroom** Large Scale Development*

607 SE E. St. ([LSD26-0017](#))

- With the condition to obtain a separate permit for any proposed road closure.

Mr. Adler provides an overview of the Consent Agenda.

The Consent Agenda is approved 6-0.

Advertised Public Hearing

1. **STEM Lands, LLC** Rezoning*

607 SW F St. ([RZ26-0018](#))

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

- Mr. Adler provides an overview of the staff report.
- Chairman Davis opens the public hearing.
- Chairman Davis closes the public hearing.
- The rezone is approved 6-0

V. Other New Business

VI. Old Business

1. **SNUG Properties** Rezoning*

1108 Royal Dr. ([RZ26-0032](#))

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

- Chairman Davis opens the public hearing.
- Courtney Pacheco, owner, explains that she would like to build a new single-family home with a setback garage with an apartment above.

Mrs. Pacheco states that they would be the first to do that on their street and neighborhood but are being mindful of it.

- Chairman Davis closes the public hearing.
- Commissioner Bennett asks why the rezone is necessary if current zoning allows for a single-family home and ADU.
- Courtney Pacheco cites setbacks and more flexibility with them as primary reason for rezone
- The rezone is approved 6-0

VII. Other Business

VIII. Adjournment

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



Consent Agenda Item [PLA26-0005](#)

For the Planning Commission meeting on August 4, 2026

Details

Property Line Adjustment: Lots 79, 169, 75, 64, 174, 74, and 209 of the Original Town of Bentonville Subdivision, creating Lot 1 PLA26-0018.

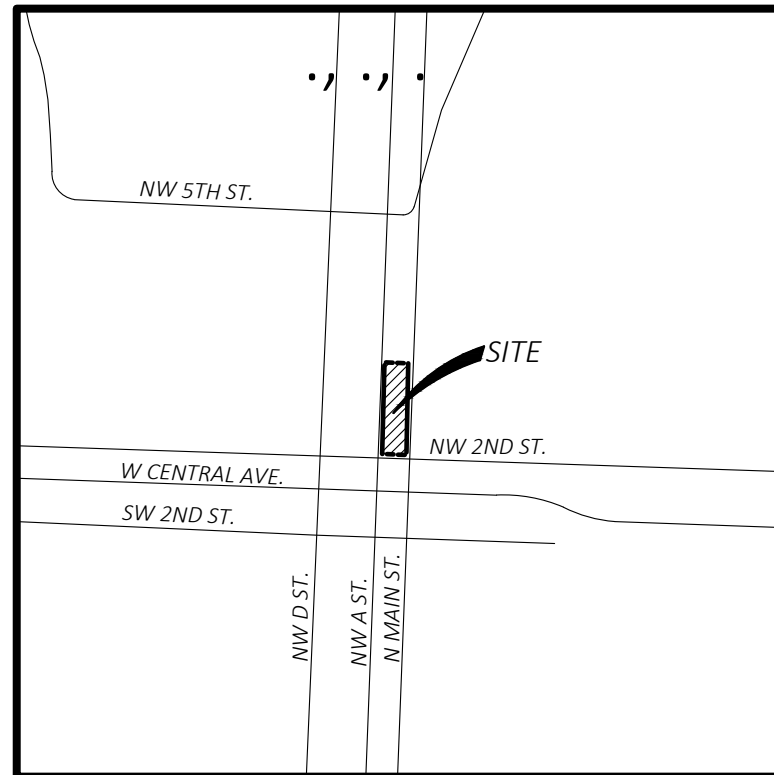
A Property Line Adjustment of lots 79, 169, 75, 64, 174, 74, and 209 of the Original Town of Bentonville Subdivision, creating lot 1 of the N. Main Mixed Use Subdivision, consolidating the lot lines into one new lot, Lot 1. A 422 square foot section, along with several other small sections, of right of way along the western property line is being dedicated.

Property Line Adjustment of Lots 79, 169, 174, and 209 Creating Lot 1, N Main Mixed Use Subdivision

NE A Street & NE Main Street
Bentonville, Benton County, Arkansas

GENERAL NOTES:

- Except as specifically stated or shown on this plat, the survey does not purport to reflect any of the following which may be applicable to the subject real estate: Easements, other than possible easements which were visible at the time of making of this survey; building setback lines, restrictive covenants; subdivision restrictions; zoning or other land-use regulations, or any other facts which an accurate and current title search may disclose.
- This plat represents a lot combination of the parcels recorded in Deed Records, INST. #L202462581, INST. #L202462573, INST. #L202102116, INST. #L201811040, INST. #L2017063135, INST. #L202358920, INST. #L202272626, INST. #94-078175, Deed BK. 331, PG. 407, Deed BK. 514 PG. 388, and Deed BK. 514, PG. 389 in the public records of Benton County, Arkansas.
- Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied to the surveyor.
- This survey is based on a title commitment/search provided by Chicago Title Insurance Company, File #: 2504189-143, countersigned by Waco Title Company, Commitment Date: April 21, 2025
- Basis of Bearings: All bearing and distances shown hereon are grid based on Arkansas State Plane Coordinate System, NAD83, North Zone, as established by a Static observation processed through Trimble RTX.
- This survey is valid only if the drawing includes the seal and signature of the surveyor.
- This survey meets the current Arkansas Standards of Practice for Property Boundary Surveys and Plats.
- By scaled map location and graphical plotting only. This property is located 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: 6/5/2012
- No attempt was made to show the zoned building setback lines graphically on the survey. The assignment, vacation, or orientation of setbacks that impact the usage rights of the property are determined by the local governing jurisdictional agency. Setback dimensions will be based on the orientation of the building(s) to be constructed as approved.
- 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.
- Sidewalks shall be the responsibility of the builder/owner at time of building permit issuance.
- There may not be fences or any other structures built in any drainage easement.
- Before any work in the right-of-way commences, contractor and or owner is to obtain right-of-way permit from the City of Bentonville Transportation Department.
- Owner is to contact New Service coordinator (479-271-3139) to discuss electric service prior to beginning any construction. Failure to contact BEUD prior to construction will result in delays to get electric service.
- All structures must maintain a minimum of 20' clearance from all electric lines.
- BEUD's standard practice is to place underground equipment (transformers, secondary pedestals, junction boxes, etc.) on the the lot line of a development. Any adjustments to the property line that result in our equipment not being on the lot line require the developer to pay for the cost of BEUD to relocate the equipment to the lot line.
- It is the responsibility of the developer to pay for any cost associated with moving of equipment. This includes but is not limited to any costs associated with loss of equipment (wire and elbows) and labor and material to move the equipment to a new lot line.
- Relocation of any existing electrical facilities shall be at the owners expense.
- Owner/Developer shall coordinate with all local utilities to insure that each lot has water, sewer, and electric service.
- We hereby grant to the City of Bentonville a blanket Avigation easement over the entirety of this Lot Combination pursuant to Municipal Code Section 401.12 and 401.13
- No residential lot shall be permitted direct access to a collector or arterial street. All residential subdivision development contiguous to a collector or arterial street shall orient frontage to a local street, said major streets.
- All sidewalks shall be installed by the timeframes set forth in 900.09 of the Street Specifications.
- There are no waivers, variances, and conditional uses at the time of preparing this plat or plan.



VICINITY MAP

NOT TO SCALE

Latitude: 36°22'27"N

Longitude: 94°12'38"W

Owner / Owners

Parcel Numbers: #01-01004-000, #01-01005-000, #01-01006-000, #01-01012-000, #01-01013-000, #01-01014-000, #01-01015-000, #01-01016-000, #01-01017-000, #01-01019-000, #01-01020-000
Owner: 216 and 220 North Main, LLC
Contact: Jared Faciszewski
Address: 100 NW 2nd St
Bentonville, AR 72712
Phone: (479) 422-2680

Developer

Riverside Resources
Contact: Barrett Lepore
Email: blepore@riversideresources.com
Phone: (512) 771-3173

Engineers/Surveyors:

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



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, and easements as shown on said plat.

Date of Execution: _____ Signed: _____

Name & Address: _____

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 said rules and regulations.

Date of Execution: _____

Signed: _____
Bentonville Planning Commission Chairman

Signed: _____
Mayor, City of Bentonville

Signed: _____
City Clerk, City of Bentonville

REVISION

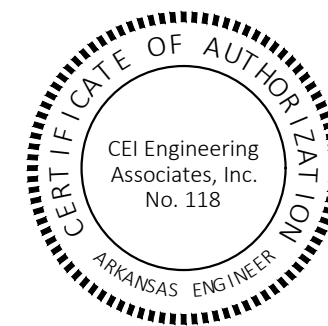
NO.	DESCRIPTION	DATE
1	Revised Title, labels	2/10/2026
2	Revised Title, Titleblock	3/17/2026
3	Property line revised	4/24/2026
4	Ordinance Numbers added to vacations	7/17/2026

CERTIFICATE OF SURVEYING ACCURACY:

I Dustin Riley, hereby certify that this plat correctly represents a boundary survey made by me and boundary markers and lot corners shown hereon actually exist and their location, type and material are correctly shown and all minimum requirements of the Arkansas Minimum Standards for Land Surveyors have been met. The field work was completed on 9/10/2024.

Date of Execution: _____

Signed: _____
Registered Land Surveyor
No. 1618
State of Arkansas



ATLAS PAGE:
City of Bentonville Project # **PLA26-0005**



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

Property Line Adjustment
216 and 220 North Main,
LLC
NE A Street & NE Main Street
Bentonville, Benton County, Arkansas

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

PROFESSIONAL OF RECORD	DGR
DESIGNER	CEH
FIELD WORK	CSS
CEI PROJECT NUMBER	33833
DATE	7/24/2026
REVISION	REV-4

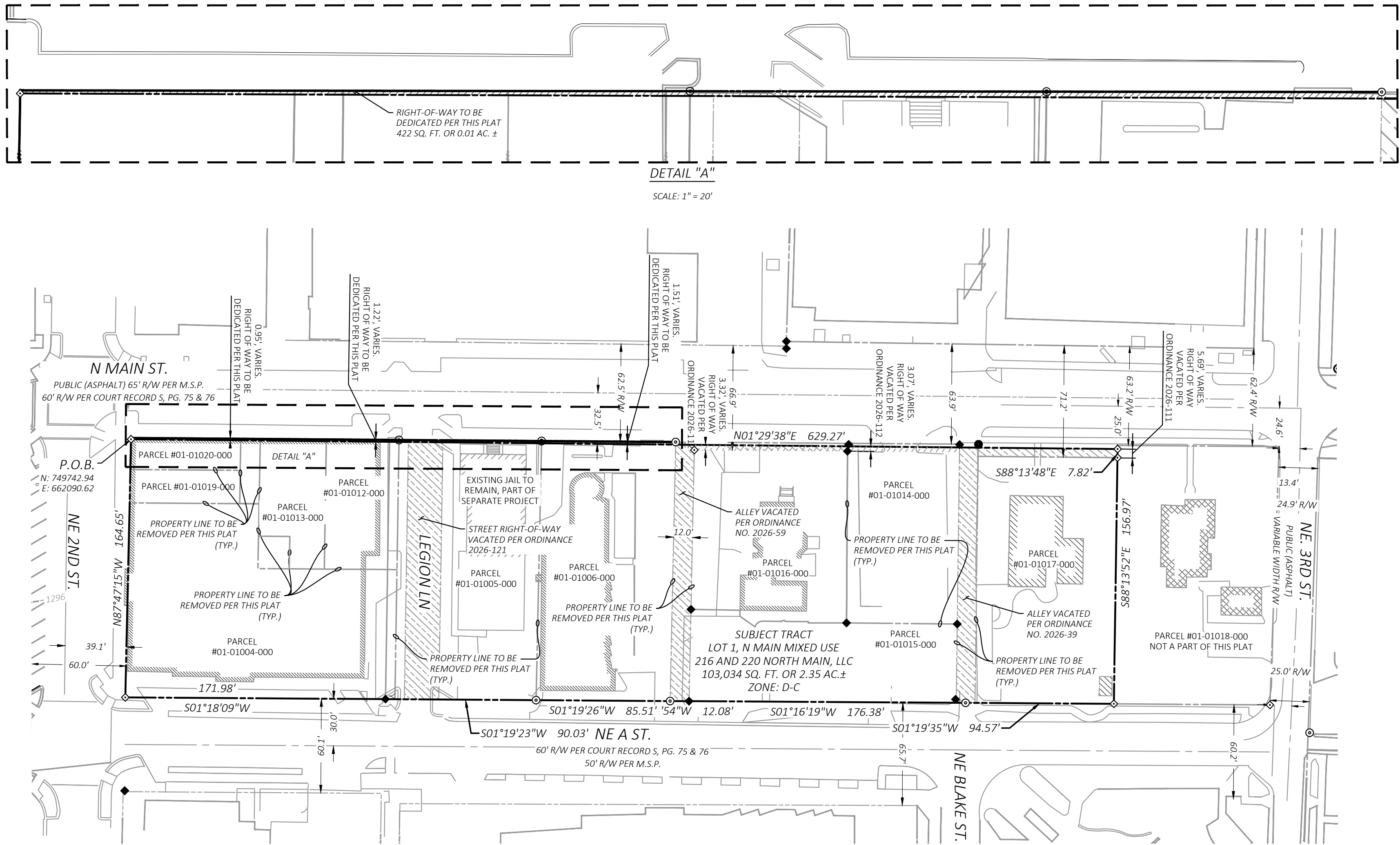
COVER

SHEET TITLE

SHEET NUMBER

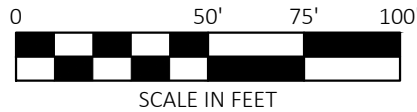
1 OF 2

DRAWING LOCATION - S:\33000\33833\DRAWINGS\SURVEY\WORKING\33833\PLAT.DWG -- SAVED BY - CHENDERSON



DETAIL "A"

SCALE: 1" = 20'



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

Property Line Adjustment 216 and 220 North Main, LLC NE A Street & NE Main Street Bentonville, Benton County, Arkansas

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

PROFESSIONAL OF RECORD	DGR
DESIGNER	CEH
FIELD WORK	CSS
CEI PROJECT NUMBER	33833
DATE	7/24/2026
REVISION	REV-4

PLAT

SHEET TITLE

SHEET NUMBER

2 OF 2

ATLAS PAGE:
City of Bentonville Project #PLA26-0005



City of Bentonville, Arkansas Agenda Item Form

Item Details

Council Meeting Date:	7/28/2026	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 (VAC26-0034)
Action Recommendation & Justification:	Resolution to set a Public Hearing for August 11, 2026 for a Right of Way Vacation located at Lot 13, Block 11 of Gilmore's Addition (VAC26-0034).
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)

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

Fund(s) Impacted

(check all that apply)

☐ General Fund ☐ Utility Fund ☐ Street Fund ☐ Other(s): _____

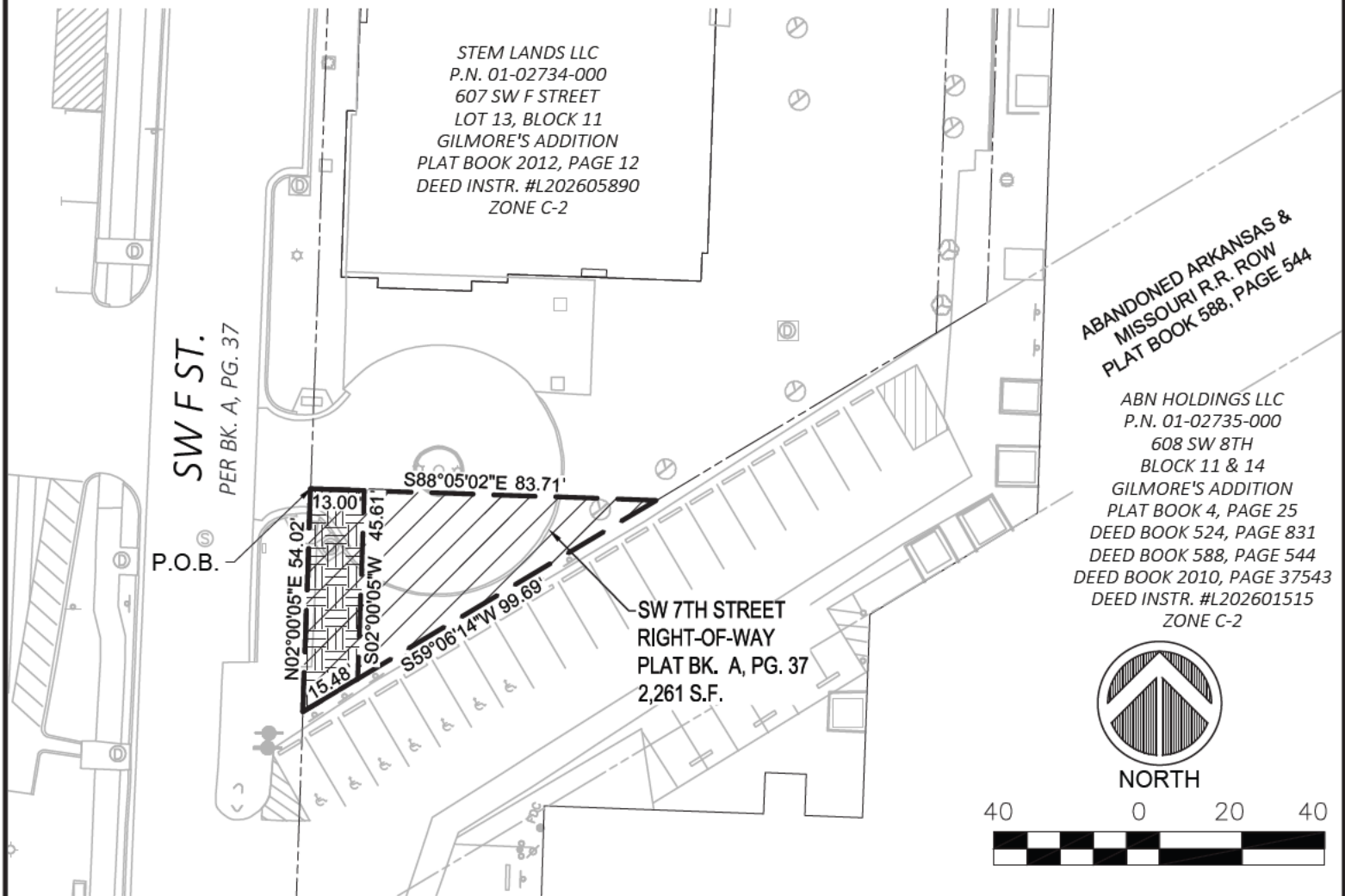
Budget Impact Notes for Consideration (Optional):

City of Bentonville, Arkansas

City Hall

305 SW A Street Bentonville, AR 72712

EXHIBIT



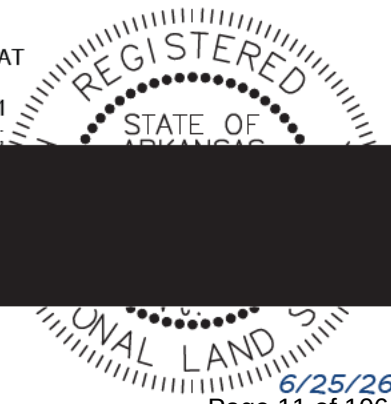
SOUTHWEST 7TH STREET RIGHT-OF-WAY:

A PORTION OF SOUTHWEST 7TH STREET, LYING BETWEEN BLOCK 11 AND BLOCK 14 OF GILMORE'S ADDITION, RECORDED IN PLAT RECORD "A", PAGE 37, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 13, BLOCK 11 OF GILMORE'S ADDITION, RECORDED IN PLAT BOOK 2012, AT PAGE 12, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS; THENCE S88°05'02"E ALONG THE SOUTH LINE OF SAID BLOCK 11, A DISTANCE OF 83.71 FEET TO THE NORTHWESTERLY LINE OF THE ABANDONED ARKANSAS MISSOURI RAILROAD RIGHT-OF-WAY; THENCE S59°06'14"W ALONG SAID ABANDONED RAILROAD RIGHT-OF-WAY LINE, A DISTANCE OF 99.69 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SOUTHWEST F STREET; THENCE N02°00'05"E ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID SOUTHWEST F STREET, A DISTANCE OF 54.02 FEET TO THE POINT OF BEGINNING, CONTAINING A TOTAL OF 2,261 SQUARE FEET MORE OR LESS.

13' DRAINAGE EASEMENT:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 13, BLOCK 11 OF GILMORE'S ADDITION, RECORDED IN PLAT BOOK 2012, AT PAGE 12, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS; THENCE S88°05'02"E ALONG THE SOUTH LINE OF SAID BLOCK 11, A DISTANCE OF 13.00 FEET; THENCE S02°00'05"W, A DISTANCE OF 45.61 FEET TO THE NORTHWESTERLY LINE OF THE ABANDONED ARKANSAS MISSOURI RAILROAD RIGHT-OF-WAY; THENCE S59°06'14"W ALONG SAID ABANDONED RAILROAD RIGHT-OF-WAY LINE, A DISTANCE OF 15.48 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SOUTHWEST F STREET; THENCE N02°00'05"E ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID SOUTHWEST F STREET, A DISTANCE OF 54.02 FEET TO THE POINT OF BEGINNING, CONTAINING A TOTAL OF 648 SQUARE FEET MORE OR LESS.



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 STEM Lands, LLC requesting street right of way vacation (VAC26-0034) within the City of Bentonville, Arkansas be vacated, which said right of way easement is described as follows:

SOUTHWEST 7TH STREET RIGHT-OF-WAY:

A PORTION OF SOUTHWEST 7TH STREET, LYING BETWEEN BLOCK 11 AND BLOCK 14 OF GILMORE'S ADDITION, RECORDED IN PLAT RECORD "A", PAGE 37, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 13, BLOCK 11 OF GILMORE'S ADDITION, RECORDED IN PLAT BOOK 2012, AT PAGE 12, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS; THENCE S88°05'02"E ALONG THE SOUTH LINE OF SAID BLOCK 11, A DISTANCE OF 83.71 FEET TO THE NORTHWESTERLY LINE OF THE ABANDONED ARKANSAS MISSOURI RAILROAD RIGHT-OF-WAY; THENCE S59°06'14"W ALONG SAID ABANDONED RAILROAD RIGHT-OF-WAY LINE, A DISTANCE OF 99.69 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SOUTHWEST F STREET; THENCE N02°00'05"E ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID SOUTHWEST F STREET, A DISTANCE OF 54.02 FEET TO THE POINT OF BEGINNING.

CONTAINING A TOTAL OF 2,261 SQUARE FEET 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 August 11, 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:	7/28/2026	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 Utility Easement Vacation (VAC26-0039)
Action Recommendation & Justification:	Resolution to set a Public Hearing for August 11, 2026 for a Utility Easement Vacation located at Lot 1 of Baker's Park Addition (VAC26-0039).
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)

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

Fund(s) Impacted

(check all that apply)

☐ General Fund ☐ Utility Fund ☐ Street Fund ☐ Other(s): _____

Budget Impact Notes for Consideration (Optional):

City of Bentonville, Arkansas

City Hall

305 SW A Street Bentonville, AR 72712

www.bentonvillear.com

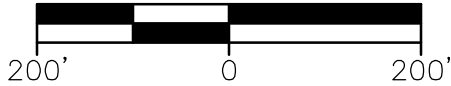
Please Recycle!

Page 13 of 106



EASEMENT EXHIBIT B

GRAPHIC SCALE IN FEET



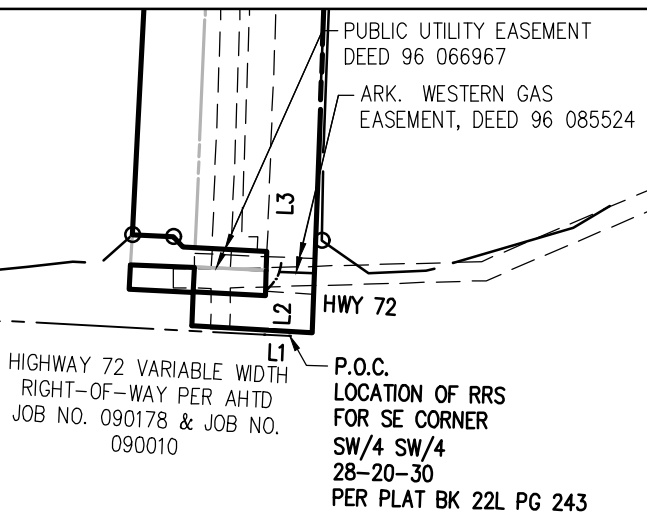
PARCEL LINE TABLE

LINE #	DIRECTION	LENGTH
L1	N87° 04' 36"W	26.88'
L2	N2° 06' 34"E	44.76'
L3	N2° 06' 34"E	1829.34'
L4	N87° 53' 26"W	156.56'
L5	S51° 27' 09"E	6.51'
L6	S6° 42' 02"E	349.35'
L7	S3° 23' 00"E	250.38'
L8	S5° 33' 55"W	131.52'
L9	N3° 03' 21"W	80.14'
L10	N3° 23' 00"W	299.58'
L11	N6° 42' 02"W	340.53'
L12	N51° 27' 09"W	25.37'
L13	S87° 53' 26"E	33.67'

AREA OF EXISTING 20' SEWER EASEMENT PER DEED BOOK 626 PAGE 351, TO BE VACATED 13,507± SQUARE FEET OR 0.31± ACRES

CITY OF BENTONVILLE
PARCEL NO. 01-05263-000
REMNANT OF
DEED 93 49245

MATCH LINE



NOTE:
THIS EASEMENT EXHIBIT IS A GRAPHICAL REPRESENTATION OF THE EASEMENT DESCRIPTION, AND DOES NOT CONSTITUTE A BOUNDARY SURVEY.

P.O.B.
VACATION OF
SEWER EASEMENT

NE MEMORIAL PARK SQ.

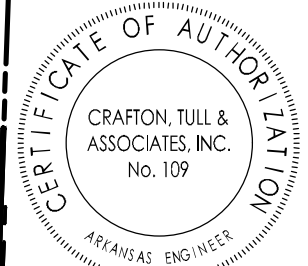
STREET RESERVATION
PER BAKER'S PARK
ADDITION, PLAT BOOK
A15 PAGE 235

ACCESS & UTILITY
EASEMENT DEED
93 49245

20' SEWER
EASEMENT, DEED
BK 626 PG 351

GENERAL UTILITY EASEMENT
DOC. NO. L202610994

ACCESS & UTILITY
EASEMENT DEED 93 49245



MATCH LINE

PROJECT NO.:

22113001

DRAWN BY:

M. MEADOR

DATE:

05/08/2026

SHEET:

1 OF 1

CHECKED:

M. MEADOR

901 N. 47th St, Suite 400
Rogers, Arkansas 72756



Crafton Tull

479.636.4838 t
www.craftontull.com

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 City of Bentonville requesting a utility easement vacation (VAC26-0039) within the City of Bentonville, Arkansas be vacated, which said utility easement is described as follows:

VACATING A PORTION OF AN EXISTING 20-FOOT WIDE SEWER EASEMENT ACCORDING TO DEED BOOK 626 PAGE 351 IN THE RECORDS OF BENTON COUNTY, ARKANSAS AND BEING A PART OF THE SOUTHWEST QUARTER (SW/4) OF THE SW/4 OF SECTION 28, TOWNSHIP 20 NORTH, RANGE 30 WEST, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SW/4 OF THE SW/4; THENCE NORTH 87°04'36" WEST ALONG THE SOUTH LINE OF SAID SW/4 OF THE SW/4, A DISTANCE OF 26.88 FEET; THENCE LEAVING SAID SOUTH LINE NORTH 02°06'34" EAST, A DISTANCE OF 44.76 FEET TO THE SOUTHWEST CORNER OF AN EXISTING ACCESS AND UTILITY EASEMENT PER FILE NO. 93 49245; THENCE CONTINUE NORTH 02°06'34" EAST, A DISTANCE OF 1829.34 FEET; THENCE LEAVING SAID WEST BOUNDARY NORTH 87°53'26" WEST, A DISTANCE OF 156.56 FEET TO THE POINT OF BEGINNING AT THE EAST BOUNDARY OF SAID 20-FOOT WIDE SEWER EASEMENT; THENCE ALONG SAID EAST BOUNDARY THE FOLLOWING THREE (3) CALLS:

- 1) SOUTH 51°27'09" EAST, A DISTANCE OF 6.51 FEET;
- 2) SOUTH 06°42'02" EAST, A DISTANCE OF 349.35 FEET;
- 3) SOUTH 03°23'00" EAST, A DISTANCE OF 250.38 FEET;

THENCE LEAVING SAID EAST BOUNDARY SOUTH 05°33'55" WEST CROSSING SAID EASEMENT, A DISTANCE OF 131.52 FEET TO THE WEST BOUNDARY OF SAID 20-FOOT WIDE SEWER EASEMENT; THENCE ALONG SAID WEST BOUNDARY THE FOLLOWING FOUR (4) CALLS:

- 1) NORTH 03°03'21" WEST, A DISTANCE OF 80.14 FEET;
- 2) NORTH 03°23'00" WEST, A DISTANCE OF 299.58 FEET;
- 3) NORTH 06°42'02" WEST, A DISTANCE OF 340.53 FEET;
- 4) NORTH 51°27'09" WEST, A DISTANCE OF 25.37 FEET;

THENCE LEAVING SAID WEST BOUNDARY SOUTH 87°53'26" EAST CROSSING SAID EASEMENT, A DISTANCE OF 33.67 FEET TO THE POINT OF BEGINNING AND CONTAINING 16,677 SQUARE FEET OR 0.38 ACRES MORE OR LESS. SUBJECT TO RIGHTS-OF-WAY, EASEMENTS, RIGHTS AND RESTRICTIONS OF RECORD OR FACT.

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 August 11, 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



Upcomming Public Hearing for an Access Easement Vacation

PC Date: 8/4/2026

Staff Report Details

Property Description

Project Details

Relationship to the Community Plan

Public Comment

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

Analysis / Waivers

The Harper Hill Subdivision ([link here](#)) uses a portion of this access easement for their entry into the subdivision (see Exhibit "A") therefore planning recommends vacation of the access easement for all but the portion described in Exhibit "B".

Conclusion

Staff recommends approval as modified.

Additional Details

Portion of access
easement needed for
Harper Hill

26' PRIVATE STREET

UTILITY EASEMENT
WIDTH VARIES

ACCESS EASEMENT
WIDTH VARIES

EX 20' UTILITY
EASEMENT PR
15-278

EX 20' ACCESS
EASEMENT PR
15-278

R-1 ZONING
R-2 ZONING

10
19568.51 SQ FT
0.45 ACRES

9
16849.13 SQ FT
0.39 ACRES

8
17341.89 SQ FT
0.40 ACRES

7
17834.66 SQ FT
0.41 ACRES

6
18327.43 SQ FT
0.42 ACRES

5
18820.19 SQ FT
0.43 ACRES

4
19312.96 SQ FT
0.44 ACRES

3
19933.77 SQ FT
0.46 ACRES

2
20869.13 SQ FT
0.48 ACRES

1
21842.47 SQ FT
0.50 ACRES

INSTALL NO PARKING
SIGN EVERY 100 FT
(TYP.) R8-3

INSTALL DEAD END
OR NO OUTLET SIGN
W14-1 OR W14-2
INSTALL "END CITY
MAINTENANCE" SIGN

EXHIBIT B

KAUPPERT, MICHAEL &
JENNIFER
01-05101-000
LOT 50A PER PLAT A15-254

20' UTILITY & ACCESS EASEMENT
PR A15-254

STOCKLEY, JEROME JR
01-04706-000

15' UTILITY EASEMENT
PR 6-28

AREA OF EASEMENT
NOT TO BE VACATED

1,200 SQ. FEET ±

NW J ST LAND COMPANY
LLC
01-05080-001

20' UTILITY EASEMENT
PR 15-278

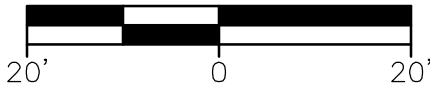
20' ACCESS EASEMENT
PR 15-278

P.O.B.
ACCESS EASEMENT
VACATION
SE CORNER LOT 50A

THOMPSON, JAMES
MALCOM III & SUZANNE
01-00841-000



GRAPHIC SCALE IN FEET



THIS EASEMENT SKETCH IS A REPRESENTATION OF THE SIZE,
SHAPE, AND LOCATION OF THE EASEMENT TO WHICH IT IS
ATTACHED. THIS DRAWING IS NOT A PLAT OF SURVEY

PROJECT NO.:

24303700

DRAWN BY:
J.B.S.

DATE:
07/29/2026

SHEET:
1 OF 1

CHECKED:
N. CAGLE



Crafton Tull

901 N. 47th St, Suite 400
Rogers, Arkansas 72756

479.636.4838 t
www.craftontull.com

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EXHIBIT A

PARCEL NO. 01-05101-000

A PART OF LOT 50A OF A REPLAT OF THE HANOVER SUBDIVISION, PHASE 1, TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT RECORD A15, PAGE 254, AND A PART OF A 20-FOOT-WIDE UTILITY AND ACCESS EASEMENT PER PLAT RECORD A15 PAGE 254, ALL LYING WITHIN THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 50A; THENCE ALONG THE SOUTH BOUNDARY OF LOT 50A, NORTH 88°07'33" WEST, A DISTANCE OF 20.55 FEET TO A POINT ON THE WEST BOUNDARY OF THE AFOREMENTIONED 20-FOOT-WIDE UTILITY AND ACCESS EASEMENT; THENCE ALONG THE WEST BOUNDARY OF SAID 20 FOOT WIDE EASEMENT, NORTH 15°10'28" EAST, A DISTANCE OF 62.35 FEET; THENCE LEAVING THE WEST BOUNDARY OF SAID EASEMENT, SOUTH 74°49'32" EAST, A DISTANCE OF 20.00 FEET TO A POINT ON THE EAST BOUNDARY OF LOT 50A; THENCE ALONG SAID EAST BOUNDARY, SOUTH 15°10'28" WEST, A DISTANCE OF 57.62 FEET TO THE POINT OF BEGINNING; CONTAINING 1,200 SQUARE FEET, MORE OR LESS, AND BEING SUBJECT TO ANY EASEMENTS OR ENCUMBRANCES.



City of Bentonville, Arkansas Agenda Item Form

Item Details

Council Meeting Date:	7/28/2026	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 an Access Easement Vacation (VAC26-0036)
Action Recommendation & Justification:	Resolution to set a Public Hearing for August 11, 2026 for an Access Easement Vacation located between Lot 50A and 5A of Hanover Subdivision Phase 1(VAC26-0036).
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)

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

Fund(s) Impacted

(check all that apply)

☐ General Fund ☐ Utility Fund ☐ Street Fund ☐ Other(s): _____

Budget Impact Notes for Consideration (Optional):

City of Bentonville, Arkansas

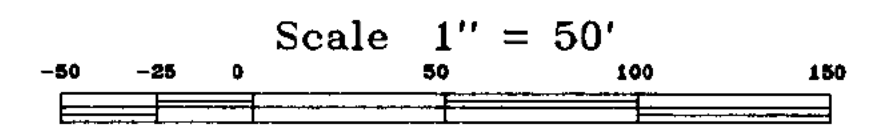
City Hall

305 SW A Street Bentonville, AR 72712

A-15-292

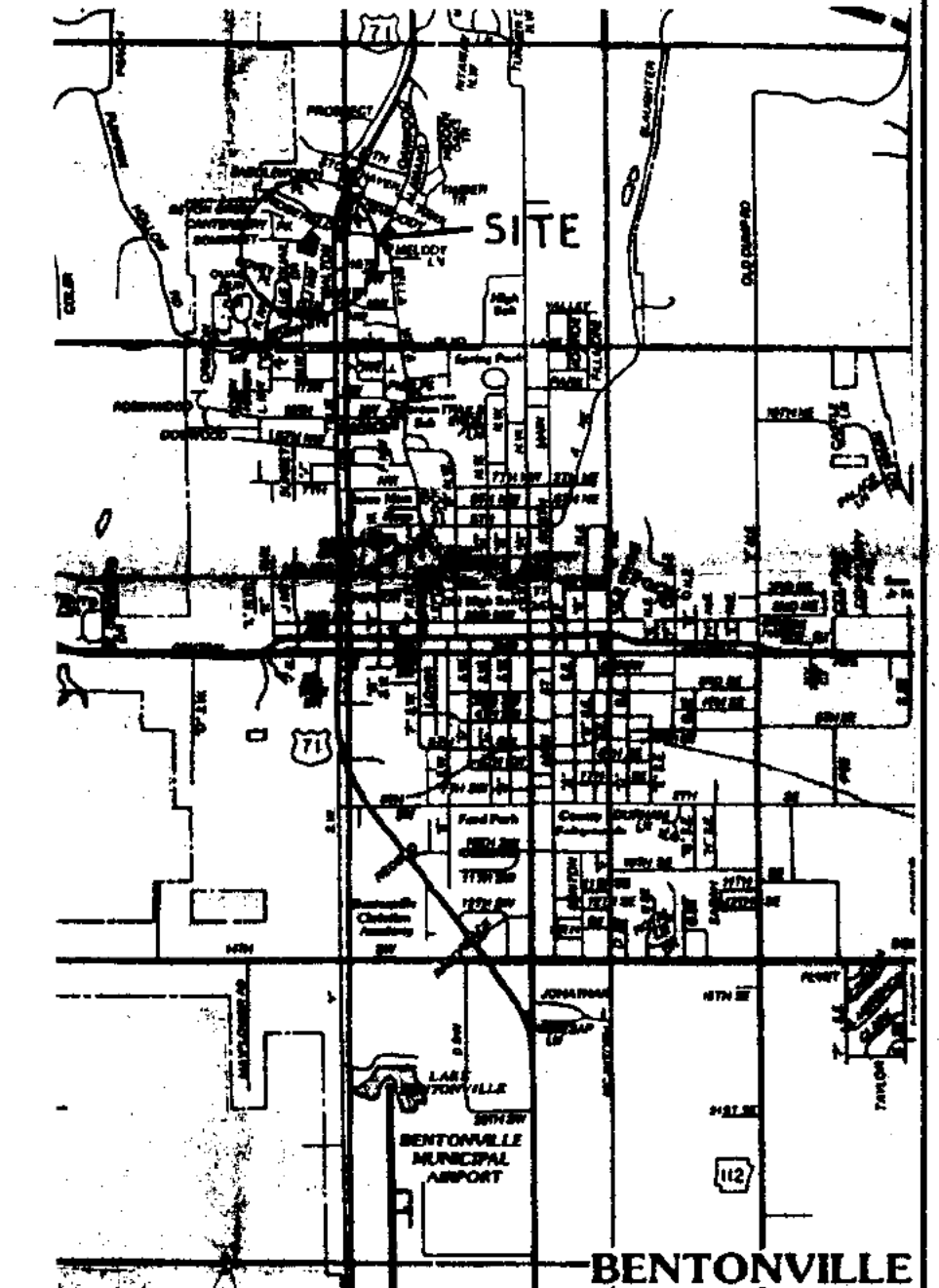
BEARINGS BASED ON RECORD SUBDIVISION
PLAT OF HANOVER SUBDIVISION

FILED FOR RECORD
At 2:15 O'clock A.M
NOV 28 1990
SUE HODGES
Clerk and Recorder
BENTON COUNTY, ARK.



LEGEND

Set Iron Pin
Found Iron Pin



BENTONVILLE
VICINITY MAP
n.t.s.

LEGAL DESCRIPTION

LOTS 50A AND 5A OF PHASE I HANOVER
SUBDIVISION TO THE CITY OF BENTONVILLE,
BENTON COUNTY, ARKANSAS.

Replat Of Lots 50 And 5, Phase I,
Hanover Subdivision To The City
Of Bentonville, Arkansas

CEI ENGINEERING ASSOCIATES, INC.
110 W. CENTRAL AVE. (501) 273-9472
BENTONVILLE, ARKANSAS 72712

DRAWN BY: LMG DATE: November 14, 1990
CHECKED BY: JWC/REH FILE NO: 3337

SCALE: 1" = 50'

Hanover Subdivision, Phase I
Bentonville, Arkansas

SHEET
NO.
1 of 1

OWNER'S CERTIFICATION AND DEDICATION:

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT WE ARE THE SOLE OWNERS
OF LOTS 50 AND 5, PHASE I, HANOVER SUBDIVISION TO THE CITY OF
BENTONVILLE, AS RECORDED IN PLAT BOOK 11, PAGE 236 AND DO HEREBY
DEDICATE ALL STREETS AND EASEMENTS FOR USE BY THE GENERAL PUBLIC
AND FOR THE INSTALLATION OF UTILITIES.

[Signature] 11/15/90
[Signature] DATE

SUBSCRIBED AND SWORN BEFORE ME, THIS 15th DAY OF Nov., 1990

[Signature] COMMISSION EXPIRES 9-1-93

DARLA SIMPSON, CORP. VICE PRESIDENT U.P. 11/15/90
[Signature] DATE

SUBSCRIBED AND SWORN BEFORE ME, THIS 15th DAY OF Nov., 1990

[Signature] COMMISSION EXPIRES 9-1-93

[Signature] 11/15/90
[Signature] DATE

SUBSCRIBED AND SWORN BEFORE ME, THIS 15th DAY OF Nov., 1990

[Signature] COMMISSION EXPIRES 9-1-93

PLANNING COMMISSION ACCEPTANCE
[Signature] Nov., 1990

[Signature] CHAIRMAN

CITY COUNCIL ACCEPTANCE:
THIS PLAT IS ACCEPTED THIS 27th DAY OF Nov., 1990

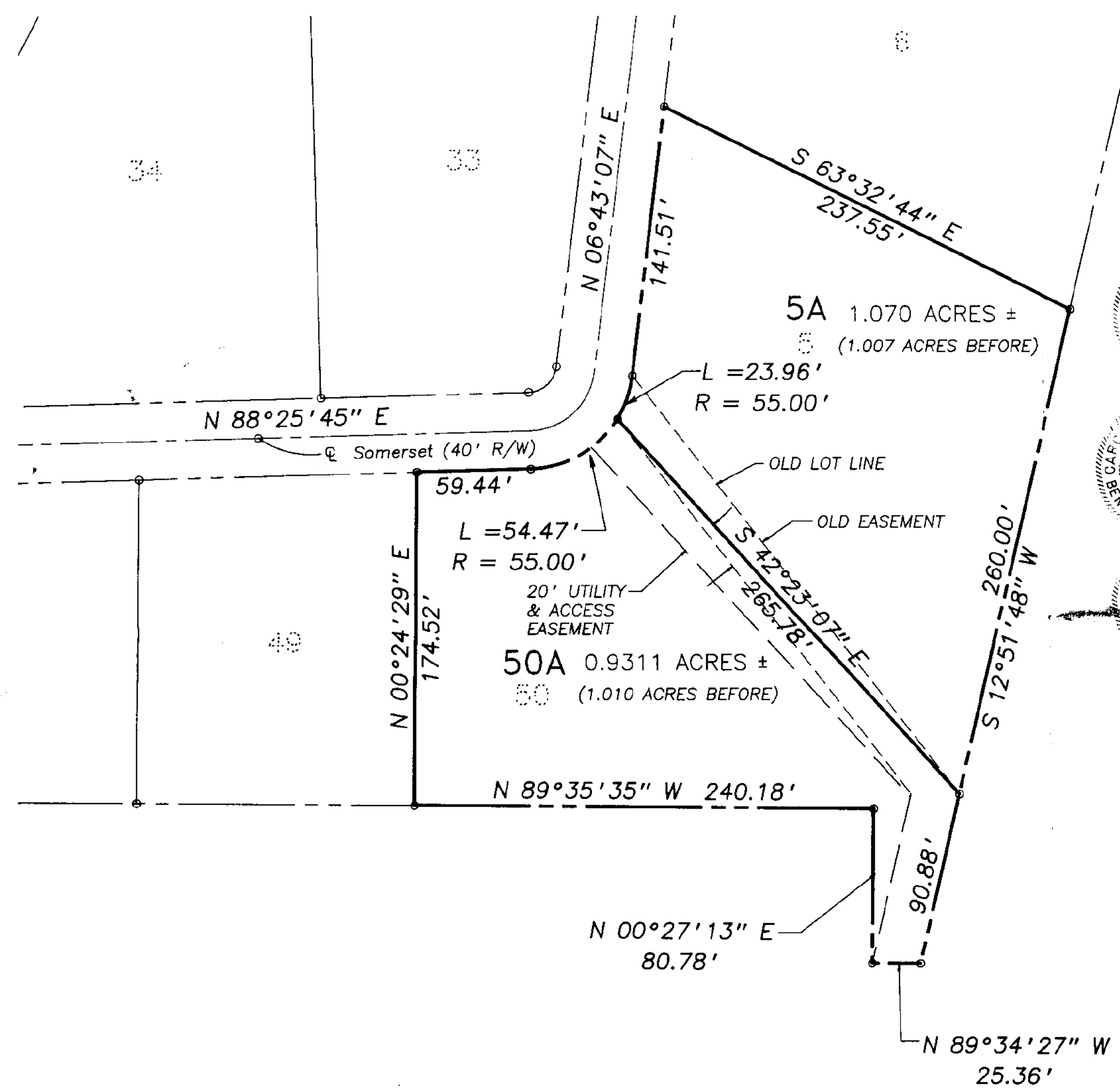
[Signature]

[Signature] CITY CLERK

SURVEYOR'S DECLARATION:

I HEREBY DECLARE THAT I HAVE THIS DAY COMPLETED A SURVEY OF
THE ABOVE DESCRIBED PROPERTY. THE PROPERTY LINES AND CORNER
MONUMENTS ARE, TO THE BEST OF MY KNOWLEDGE AND ABILITY,

[Signature] 11-14-90
[Signature] DATE



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 Michael Kauppert requesting an access easement vacation (VAC26-0036) within the City of Bentonville, Arkansas be vacated, which said access easement is described as follows:

A tract of land located between lots 50a and 5a of Phase 1 Hanover Subdivision of the City of Bentonville recorded Replat record November 29, 1990, at File No. 3337, and thereon labeled 20' Utility & Access Easement, to be hereby redesignated as **20' Utility Easement**.

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 access easement is set for a hearing August 11, 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

	JB Townhomes Phase 2
	841 Northwest 14th Street
	PC Date: 8/4/2026

Staff Report Details	
Project Number	(LSD25-0031)
Applicant / Current Owner	Sand Creek Engineering / Dream Structures Residential LLC
Site Area	0.66 Acres
Current Zoning	T4.1, Neighborhood General
Requested Zoning	N/A
Current Future Land Use Map Designation	Walkable Corridor / Walkable Neighborhood
Requested Future Land Use Map Designation	N/A
Development Type / Use	Single-Family Attached Residential
Related projects	LSD23-0001, PLA24-0027

Property Description
Large Scale Development: JB Townhomes Phase 2, Sand Creek Engineering, 841 NW 14th Street, Large-Scale Development, LSD25-0031 This is a large-scale single-family attached development that is Phase 2 of the JB Townhomes development, approved on March 7, 2023 as LSD23-0001 (page 181 of this link). This phase includes 5 attached single-family homes, 4 with carports, 1 with a garage, that all have direct connection to NW 14th Street, a local road per the Master Street Plan. A 5-foot sidewalk will be installed with this development, connecting both phases to N Walton Blvd. This project was submitted on July 10, 2025 under the old code as R-2.

Project Details

Relationship to the Community Plan

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 of this project.

Additional Details



PC Item

N WALTON BLVD

NW 14TH ST

JB Townhomes
Phase 2

NW 13TH ST

APPLE
GLEN ST



LSD25-0031
JB TOWNHOMES PH2
861 NW 14TH ST



LARGE SCALE DEVELOPMENT

JB TOWNHOMES 2

841 NW 14th STREET

BENTONVILLE, ARKANSAS

CONTACT LIST

OWNER/DEVELOPER
DREAM STRUCTURES
RESIDENTIAL, LLC
PO BOX 39
LOWELL, AR 72745
NICK FISHER
(479) 530-3474

LAND SURVEYOR
SAND CREEK ENGINEERING
1610 N.W. 12TH STREET
BENTONVILLE, AR 72712
GRANT NEVILL
(479) 464-9282

CIVIL ENGINEER
SAND CREEK ENGINEERING
1610 N.W. 12TH STREET
BENTONVILLE, AR 72712
(479) 464-9282

STORMWATER
CITY OF BENTONVILLE
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
ALISON WEST
(479) 271-6719

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

CITY ENGINEER
CITY OF BENTONVILLE
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
JARROD BRIGHTWELL
(479) 271-8675

STREET DEPARTMENT
CITY OF BENTONVILLE
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
DANIEL CLARDY
(479) 271-3130

WATER DEPARTMENT
CITY OF BENTONVILLE
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
BEAU TOMPSON
(479) 271-3140

ELECTRIC DEPARTMENT
CITY OF BENTONVILLE
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
(479) 271-3135 EXT. 2

WASTEWATER DEPARTMENT
CITY OF BENTONVILLE
1901 N.E. "A" STREET
BENTONVILLE, AR 72712
CHRIS EARL
(479) 271-3161

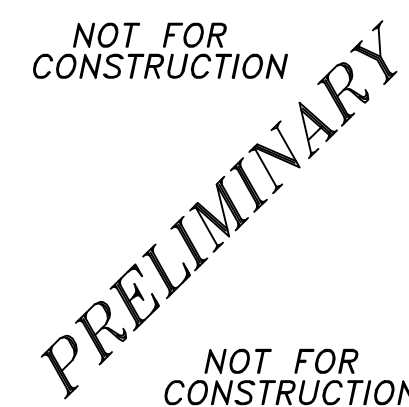
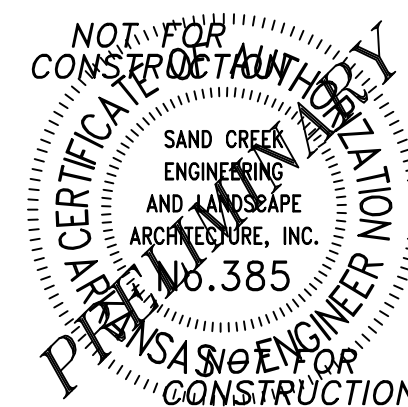
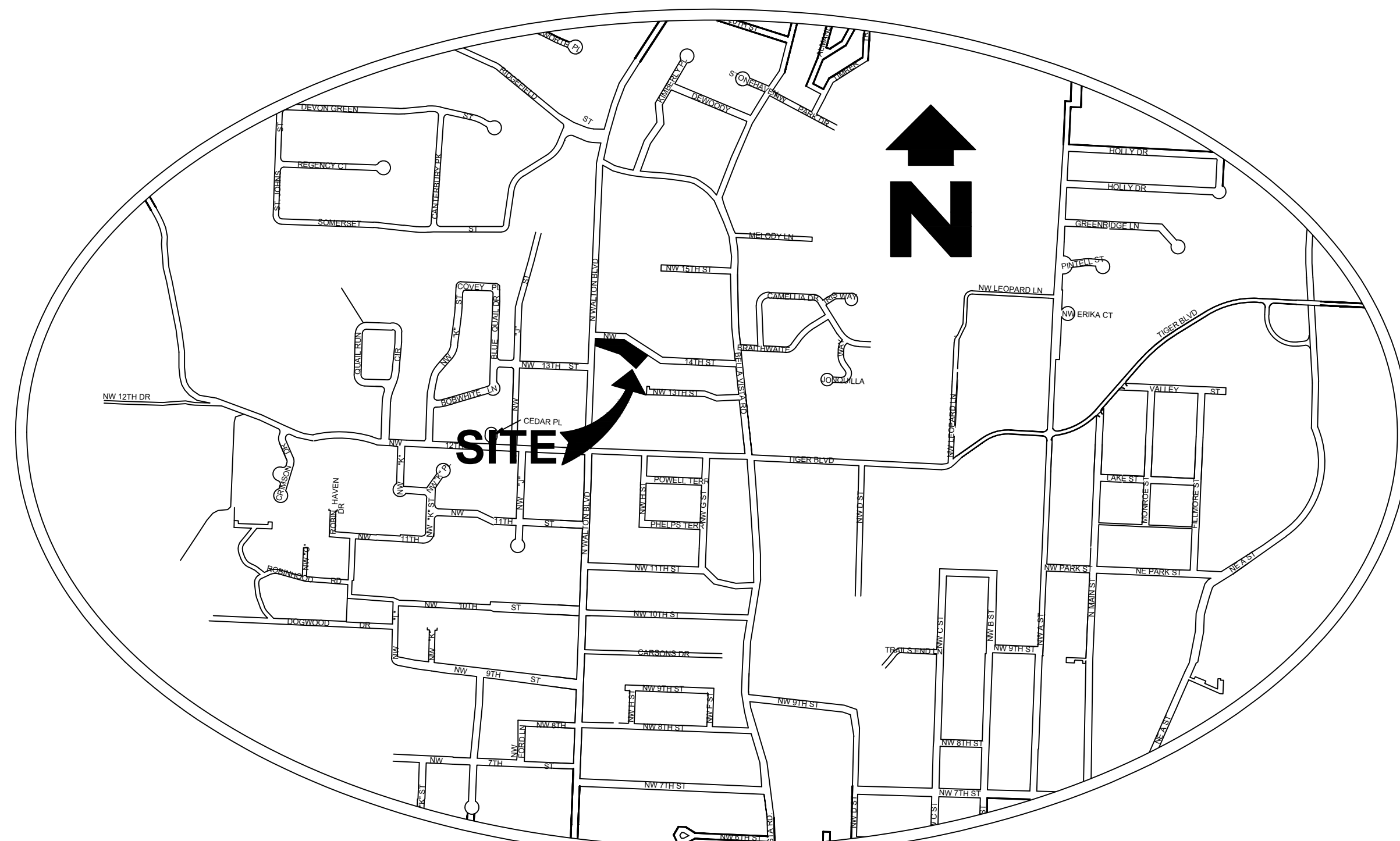
FIRE DEPARTMENT
CITY OF BENTONVILLE
800 S.W. "A" STREET
BENTONVILLE, ARKANSAS 72712
JUSTIN SCANTLIN
(479) 271-5927 OR (479) 685-1096

BUILDING AND FIRE SAFETY
CITY OF BENTONVILLE
305 SW A ST
BENTONVILLE, AR 72712
TODD PEARCE
(479) 271-3108

GAS COMPANY
BLACK HILLS ENERGY
1301 FEDERAL WAY
PO BOX 2129
LOWELL, ARKANSAS 72745
JOSH KNIGHT
(479) 721-4543-1759
Joshua.knight@blackhillscorp.com

CABLE COMPANY
COX COMMUNICATIONS
4901 S. 48TH ST.
SPRINGDALE, AR 72762
TIMOTHY GOSS
(479) 651-5583
timothy.goss@cox.com

TELEPHONE COMPANY
AT&T
1133 E. HAROLD ST.
FAYETTEVILLE, AR. 72701
BRENT BALDWIN
(479) 200-9022 or (479) 571-6609
bb6585@att.com



SHEET LIST

- 1 COVER SHEET
- 2 SURVEY
- 3 SITE PLAN
- 4 EROSION CONTROL PLAN
- 5 GRADING PLAN
- 6 UTILITY PLAN
- 7 LANDSCAPE PLAN
- 8 CROSS SECTION & PROFILE
- 9-12 DETAILS
- 13-15 BEUD DETAILS
- 16-22 BWU DETAILS

DESCRIPTION

Lot 6, Rockwell Addition as shown on Plat L202510662 being more particularly described as follows:

A Part of Lots 1 and 2 of Northwoods Addition, to the City of Bentonville, Arkansas, as shown in Plat Book W at Page 165, Benton County, Arkansas, being a Part of the S½ of the SW¼ of Section 19, Township 20 North, Range 30 West, described as Commencing at a Set ¾" Rebar w/Cap AR1636 at the NE Corner of Part of Lot 2, Block 1, Braithwaite Park Addition on the South Right of Way of NW 14th St.; Thence along said South Right of Way N53°01'07"W 94.40 feet to a Set ¾" Rebar w/Cap AR1636 for the Point of Beginning; Thence leaving said South Right of Way S35°34'01"W 137.75 feet to a Set ¾" Rebar w/Cap AR1636; Thence N53°09'23"W 63.49 feet to a Set ¾" Rebar w/Cap AR1636; Thence N48°17'48"W 186.75 feet to a Set ¾" Rebar w/Cap AR1636; Thence N20°02'26"E 44.42 feet to a Set ¾" Rebar w/Cap AR1636 on the before mentioned South Right of Way; Thence along said South Right of Way S88°11'36"E 101.87 feet to a Set ¾" Rebar w/Cap; Thence 41.83 feet along a curve to the right with a radius of 75.00 feet, Delta Angle of 31°57'10", a Chord Bearing of S72°13'36"E and a Chord Length of 41.29 feet to a Set ¾" Rebar w/Cap AR1636; Thence S56°15'02"E 137.11 feet to the Point of Beginning, Containing 28,817 SQ FT or 0.66 Acres, more or less.

Subject to any and all easements or rights of way of record or of fact. Subject to any covenants or prior mineral reservations of oil and gas leases, if any.

REVISION CHART

#	TITLE	DATE	NOTES:
△	REV-1	07/10/2025	1st Submittal
△	REV-2	04/16/2026	2nd Submittal
△	REV-3	04/27/2026	3rd Submittal
△	REV-4	06/24/2026	4th Submittal

CITY NOTES

CITY OF BENTONVILLE STREET STANDARDS, DRAINAGE CRITERIA MANUAL, SUBDIVISION ORDINANCE, WATER, SEWER, ELECTRIC, UTILITY SPECIFICATIONS, AND STATE CODE SHALL GOVERN THESE PLANS. IF THERE ARE ANY DISCREPANCIES IN THE PLANS OR INFORMATION CONTAINED WITHIN, CITY OF BENTONVILLE ORDINANCES, STANDARDS, AND SPECIFICATIONS SHALL RULE, UNLESS, APPROVED IN WRITING BY THE CITY ENGINEER.

TO SCHEDULE AN INSPECTION OR TEST WITH THE CITY OF BENTONVILLE ENGINEERING DEPARTMENT, INSPECTIONS MUST BE CALLED IN (479-271-3168) BY THE ENGINEER OF RECORD 24 HOURS IN ADVANCE BEFORE 10AM FOR AN INSPECTION THE FOLLOWING DAY.

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

PRE-PAVE PRECON WILL BE REQUIRED BEFORE ANY PAVING OF STREETS. ALL TEST RESULTS AND INSPECTIONS TO BE VERIFIED AND IN FILE BEFORE REQUESTING PRE-PAVE PRRECON. TRACER WIRE TO BE INSPECTED BEFORE PAVING.

WE HEREBY GRANT TO THE CITY OF BENTONVILLE A BLANKET AVIGATION EASEMENT OVER THE ENTIRETY OF LOTS 1-6 OF ROCKWELL ADDITION PURSUANT TO MUNICIPAL CODE SECTION 401.12

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

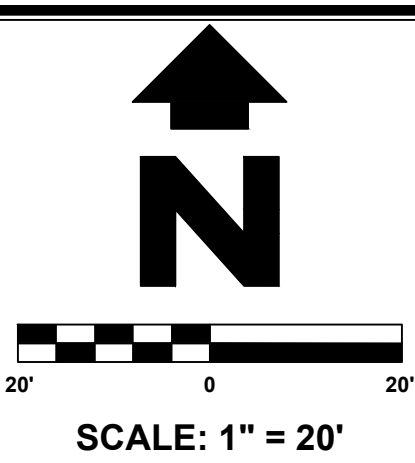
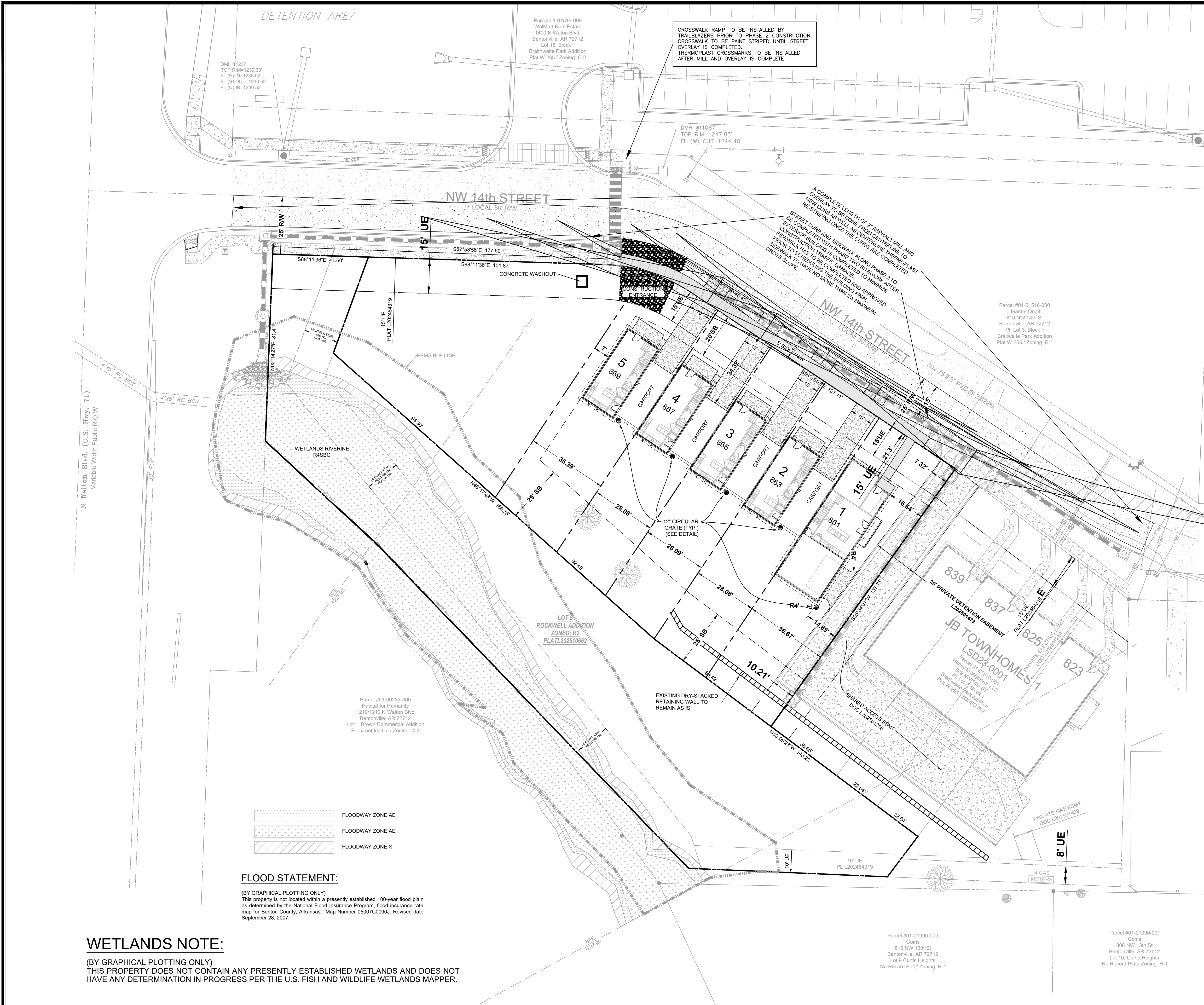
THESE PLANS HAVE BEEN REVIEWED BY THE CITY FOR CONCEPT ONLY. THE REVIEW DOES NOT IMPLY RESPONSIBILITY BY THE REVIEWING DEPARTMENT, THE CITY ENGINEER, OR THE CITY FOR ACCURACY AND CORRECTNESS OF THE CALCULATIONS. FURTHERMORE, THE REVIEW DOES NOT IMPLY THAT QUANTITIES OF ITEMS ON THE PLANS ARE THE FINAL QUANTITIES REQUIRED. THE REVIEW SHALL NOT BE CONSTRUED FOR ANY REASON AS ACCEPTANCE OF FINANCIAL RESPONSIBILITY BY THE CITY FOR ADDITIONAL QUANTITIES OF ITEMS SHOWN THAT MAY BE REQUIRED DURING THE CONSTRUCTION PHASE.



Know what's below.
Call before you dig.

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

X:\24 Proj\24001\Drawings\Project24001-Master Rev. 4.dwg - Plotted on 6/24/2026 12:48 PM @ a scale of 1:1 to DWG TO PDF.PC3 by MHUEY



ZONING - R-2 RESIDENTIAL	BUILDING AREA - 5390 SF (EXTERIOR) PARKING 2 CARPORT SPACES FOR EACH UNIT 10 SPACES PROPOSED
SETBACKS (NOT SHOWN) - FRONT 20' REAR - 25' SIDE INTERIOR - 7' SIDE EXTERIOR - 20'	
USE: TOWNHOME RESIDENTIAL	

EXISTING LEGEND	
	MONUMENT SET (AS NOTED)
	MONUMENT FOUND (AS NOTED)
	WATER METER
	WATER VALVE
	FIRE HYDRANT
	DRAINAGE MANHOLE
	TV RISER
	TELEPHONE RISER
	LIGHT POLE
	SIGN
	UTILITY POLE
	GAS LINE SIGN
	FIBER OPTIC SIGN
	PROPERTY LINES
	ADJOINING PROPERTY LINE
	BUILDING SETBACK LINE
	EXISTING EASEMENT LINE
	EASEMENT TO BE DEDICATED BY PLAT
	WATER LINE
	STREET CENTERLINE
	EXISTING CONCRETE
	EXISTING ASPHALT
PROPOSED LEGEND	
	CONCRETE CURB & GUTTER
	CONCRETE PAVING
	CONCRETE SIDEWALK
	SITE TRIANGLE (SEE DETAILS PAGE 9)
	CONSTRUCTION ENTRANCE

- SITE NOTES:**
- ALL DIMENSIONS ARE TO THE EDGE OF PAVEMENT OR BACK OF CURB UNLESS NOTED OTHERWISE.
 - CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSIONS OF SLOPED PAVING, PORCHES, RAMPS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
 - CURB ENDS, TRANSITION FROM 6" TO 0" IN TWO FEET.
 - RADI, NOTED ON THE PLAN IS TO BACK OF CURB OR EDGE OF PAVEMENT UNLESS NOTED OTHERWISE.
 - BUILDING CORNERS ARE DIMENSIONED PERPENDICULAR TO ADJACENT PROPERTY LINES.
 - CONTRACTOR SHALL COORDINATE WITH OWNER OR ARCHITECT FOR ANY LIGHTING FIXTURES, LOCATIONS, AND CONDUITS. CONDUITS MUST BE PLACED PRIOR TO PAVING AND CURB WORK ALL EXTERIOR LIGHTING MUST BE CUT-OFF OR B-U-G FIXTURES.
 - ALL NECESSARY INSPECTION APPROVALS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR AUTHORITIES SHALL BE COMPLETED PRIOR TO BUILDING POSSESSION AND THE FINAL CERTIFICATION OF SERVICES.
 - ALL CURBS SHALL BE CONCRETE CURB & GUTTER UNLESS NOTED OTHERWISE. SEE DETAIL SHEET.
 - TIE PROPOSED CURB TO EXISTING CURB. TRANSITION TO MATCH IN GRADE AND ALIGNMENT IN TEN FEET.
 - ANY PROPOSED SIGNS REQUIRE A SEPARATE PERMIT.
 - ALL MECHANICAL EQUIPMENT, (ROOF OR GROUND MOUNTED) MUST BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING.
 - NO FENCING IS PROPOSED. ANY FENCE WILL REQUIRE A SEPARATE PERMIT.
 - REFER TO ARCHITECTURAL PLANS FOR FOOTING DESIGN AND STRUCTURE DIMENSIONS.
 - FOR ALL RIGHTS-OF-WAY OPEN TO VEHICULAR TRAFFIC, CONTRACTOR SHALL PROVIDE A PEDESTRIAN AND BICYCLE ACCESSIBLE ROUTE DURING ALL PHASES OF CONSTRUCTION. LIMITED CLOSURES OF 24 HOURS OR LESS MAY BE APPROVED BY THE CITY ENGINEER.
 - THERE CANNOT BE ANYTHING BETWEEN 3' AND 8' IN HEIGHT WITHIN THE SHADED AREA(S) OF THE SITE TRIANGLES.

EXTERIOR LIGHTING
ALL LIGHTING, WHETHER GROUND OR BUILDING MOUNTED, MUST BE CUT-OFF OR B-U-G, HAVE A U-RATING OF 0 AND BE APPROVED BY THE PLANNING DEPARTMENT. PROVIDE PROPOSED LIGHTING SPECIFICATION TO PLANNING PRIOR TO INSTALLATION.

AMENITIES
(2) BIKE RACKS - DERO SWERVE (BLACK) OR APPROVED EQUAL

NOTE
THE CITY OF BENTONVILLE STREET STANDARDS, DRAINAGE CRITERIA MANUAL, SUBDIVISION ORDINANCE, WATER, SEWER, ELECTRIC UTILITY SPECIFICATIONS, AND STATE CODES SHALL GOVERN THESE PLANS. IF THERE ARE DISCREPANCIES IN THE PLANS OR INFORMATION CONTAINED WITHIN, THE CITY OF BENTONVILLE ORDINANCES, STANDARDS AND SPECIFICATIONS SHALL RULE, UNLESS APPROVED IN WRITING BY THE CITY ENGINEER.

CAUTION - NOTICE TO CONTRACTOR:

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN BY THESE PLANS.

DEVELOPER:
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479-273-1608
johnnyhaney@gmail.com

Engineer and Land Surveyor:
Sand Creek Engineering
1610 NW 12th Street
Bentonville, AR 72712
(479) 464-9282

SITE PLAN

JB TOWNHOMES 2

841 N.W. 14th STREET

BENTONVILLE, AR

NOT FOR CONSTRUCTION

PRELIMINARY

NOT FOR CONSTRUCTION

SAND CREEK
Engineering and Land Surveying
Bentonville, Arkansas (479) 464-9282

MANAGER: MIKE HUEY

DESIGNED BY: KB

DRAWN BY: MJH

CHECKED BY: TRS

SCE PROJECT #: 24001

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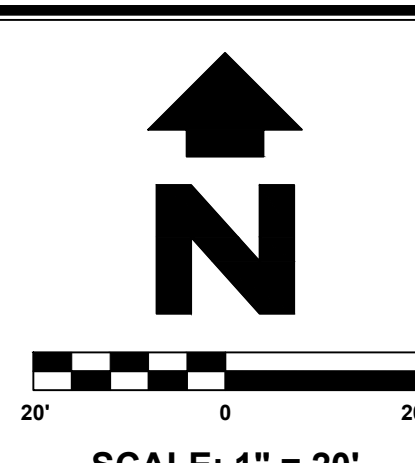
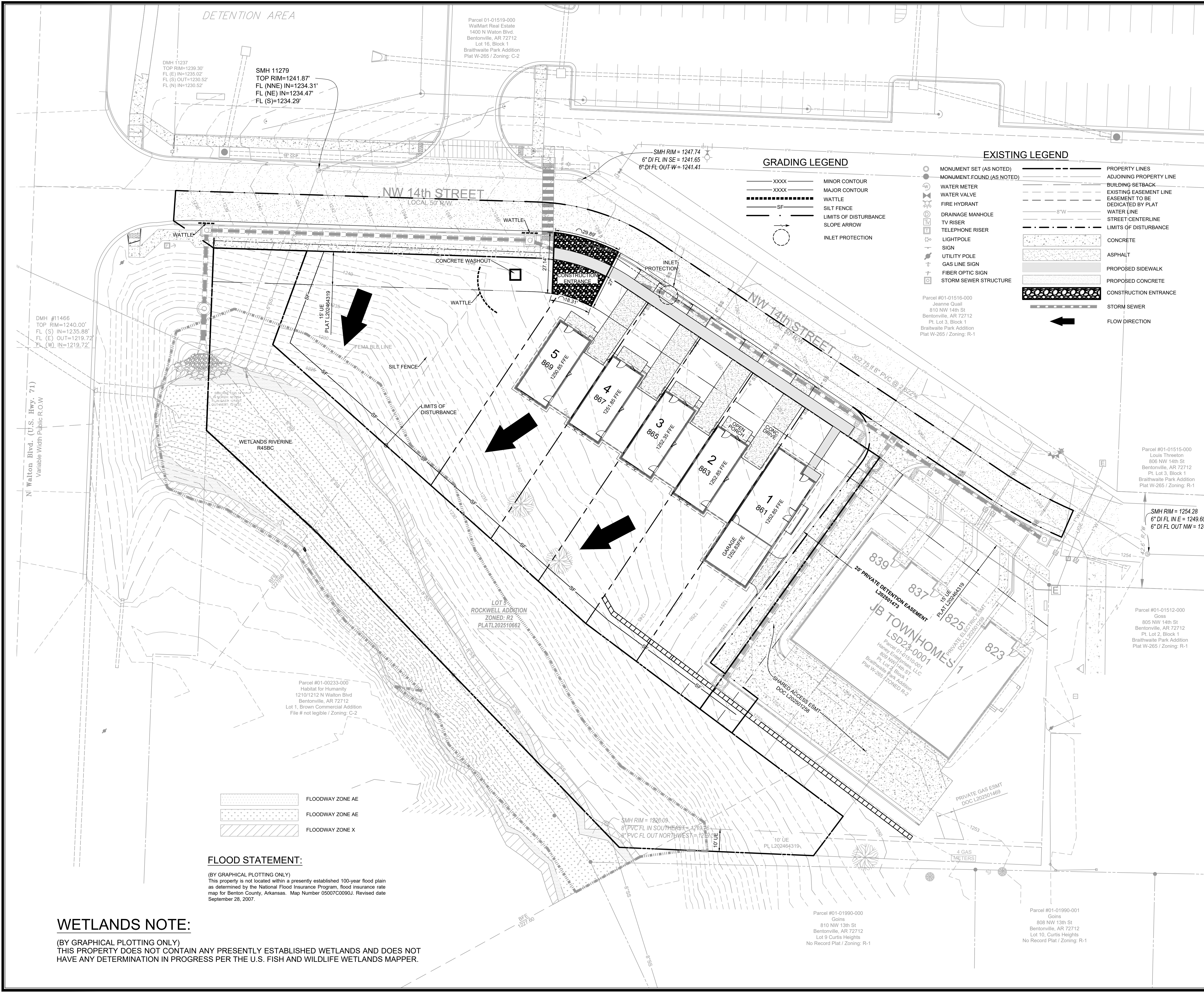
SHEET: 3 of 22

24001_JB TOWNHOMES WEST

CITY OF BENTONVILLE PROJECT # LSD25-0031

Page 29 of 106

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SCALE: 1" = 20'

BENCHMARK:

FIRE HYDRANT ACROSS 14th STREET
Northing: 755339.08'
Easting: 659033.36'
Elev: 1255.07'

AREA OF DISTURBANCE 37,955 SQUARE FEET 0.87 ACRES

GRADING LEGEND

- XXXX MINOR CONTOUR
- XXXX MAJOR CONTOUR
- WATTLE
- SILT FENCE
- LIMITS OF DISTURBANCE
- SLOPE ARROW
- INLET PROTECTION

EXISTING LEGEND

- MONUMENT SET (AS NOTED)
- MONUMENT FOUND (AS NOTED)
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- DRAINAGE MANHOLE
- TV RISER
- TELEPHONE RISER
- LIGHTPOLE
- SIGN
- UTILITY POLE
- GAS LINE SIGN
- FIBER OPTIC SIGN
- STORM SEWER STRUCTURE
- PROPERTY LINES
- ADJOINING PROPERTY LINE
- BUILDING SETBACK
- EXISTING EASEMENT LINE
- EASEMENT TO BE DEDICATED BY PLAT
- WATER LINE
- STREET CENTERLINE
- LIMITS OF DISTURBANCE
- CONCRETE
- ASPHALT
- PROPOSED SIDEWALK
- PROPOSED CONCRETE
- CONSTRUCTION ENTRANCE
- STORM SEWER
- FLOW DIRECTION

EROSION CONTROL NOTES:

- THE EROSION CONTROL PLAN SHALL BE USED AS A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR THIS PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REQUIRED PERMITS, POSTINGS AND REPORTS PER CITY AND ADEQ REGULATIONS FOR ENVIRONMENTAL PROTECTION AND EROSION CONTROL.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING AND/OR OTHER METHODS OF CONTROL.
- THE CONTRACTOR SHALL USE AN APPROVED MEANS OF CONTROLLING EROSION ALONG THE EDGE OF THE PROPERTY, BOTTOM OF SLOPES, ALONG DITCHES, AND AROUND INLET BOXES. MUD AND DEBRIS SHALL NOT BE ALLOWED TO FLOW ONTO ADJACENT PROPERTY, INTO STREETS, OR DRAINAGE WAYS.
- THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH, AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS IN AN ACCEPTED MANNER.
- EROSION CONTROL MEASURES INDICATED ON THESE PLANS SHALL NOT RELIEVE THE CONTRACTOR FROM HIS RESPONSIBILITY TO CONTROL EROSION THAT MAY OCCUR IN OTHER AREAS DURING CONSTRUCTION.
- CONTRACTOR SHALL PROVIDE SILT BARRIER AS NEEDED ALONG THE PERIMETER OF THE SITE WHERE SILT COULD LEAVE THE SITE.
- INLET PROTECTION FILTERS ARE TO BE INSTALLED AT ALL EXISTING AND PROPOSED INLETS TO PREVENT THE SEDIMENTATION OF STORM DRAINAGE LINES. BASED ON CONSTRUCTION ACTIVITY.
- ALL AREAS INTENDED FOR GRASS SHALL BE SOLID SODDED AS SOON AS POSSIBLE BASED ON CONSTRUCTION ACTIVITY.
- CONCRETE WASHOUT, TRASH RECEPTACLE, AND PORTA-POTTY SHALL BE LOCATED ON THE SITE AT ALL TIMES AND RELOCATED AS NECESSARY TO BEST SERVE THE CONSTRUCTION ACTIVITY.
- THE SWPPP LIMITS ARE THE SITE BOUNDARY AND R.O.W.

TEMPORARY SEEDING REQUIREMENTS:

GENERAL - ALL SEEDDED AREAS SHALL BE WATERED AND MAINTAINED TO ESTABLISH QUICK AND ADEQUATE GROUND COVER TO STABILIZE SLOPES.
SEEDING - SEEDING SHALL BE ACCOMPLISHED USING PERENNIAL RYE GRASS AT A RATE OF 4 LB. PER 1000 S.F.
APPLICATIONS - ALL AREAS THAT HAVE BEEN SEEDDED SHALL ALSO RECEIVE A COMPLETE COVERING OF STRAW MULCH. THE CONTRACTOR SHALL PROVIDE TEMPORARY WATER AS NEEDED TO OBTAIN A HEALTHY STAND OF GROUND COVER.

EROSION CONTROL SEQUENCING:

- STAGE I - PLACE ASTM #1 STONE MAT FOR CONSTRUCTION TRACKING PAD. INSTALL WATTLES OR SILT FENCE AS SHOWN OR AS NEEDED TO PROTECT THE SITE. INSTALL CONCRETE WASHOUT, PORTA-POTTY AND TRASH RECEPTACLE. REQUEST BMP INSPECTION. DO NOT BEGIN STAGE II UNTIL STAGE I MEASURES ARE IN PLACE.
- STAGE II - CONSTRUCT UNDERGROUND DETENTION SYSTEM. USE REAR AREA FOR SEDIMENT TRAP WITH INLET PROTECTION ON EACH INLET. RETAINED WATER MUST BE PUMPED THROUGH A SEDIMENT FILTER BAG TO THE 'E' STREET RIGHT OF WAY WHEN PUMPING IS NECESSARY.
- STAGE III - STRIP TOPSOIL. SEED AREAS THAT WILL NOT BE DISTURBED IN 14 DAYS OR MORE PER ADEQ REGULATIONS.
- STAGE IV - BEGIN GRADING. WHEN POSSIBLE SEQUENCE GRADING OPERATIONS TO MINIMIZE EXPOSED AREAS.
- STAGE V - AS SOON AS DIRT WORK IS COMPLETE, SPREAD TOPSOIL ON COMPLETED AREAS WHERE GRASS IS PROPOSED AND APPLY SOD, FERTILIZE, AND WATER TO QUICKLY ESTABLISH GRASS COVER.

BMP MAINTENANCE NOTE:
EROSION CONTROL MEASURES SHALL BE INSTALLED AS NECESSARY AND ADDED TO A COPY OF THIS PLAN TO ADHERE TO STORM WATER REGULATIONS. IT IS THE CONTRACTOR(S) RESPONSIBILITY TO INSTALL AND MAINTAIN THESE MEASURES AND TO TAKE STEPS TO PROTECT ANY AREAS THAT THESE MEASURES DO NOT ADEQUATELY PROTECT. ALL MEASURES SHOULD BE INSPECTED AND MAINTAINED DAILY AND REQUIRED INSPECTIONS AND REPORTS ARE TO BE COMPLETED BY THE CONTRACTOR ONCE EVERY 7 DAYS, OR ONCE EVERY 14 DAYS AND AFTER A RAINFALL OF 1/2" OR MORE.

BUILDING ROOF DRAINS/DOWNSPOUTS
ROOF DRAINS TO DISCHARGE INTO A PVC DRAIN PIPE TIED TO THE DETENTION SYSTEM AS SHOWN.

VEGETATION NOTE:
WHEN GRADING ACTIVITY IS COMPLETE IN ANY AREA, TEMPORARY SEEDING SHALL OCCUR TO PROTECT THE SOIL FROM EROSION.
IF GRADING ACTIVITY CEASES PRIOR TO BEING AT FINAL GRADE, AND IS NOT GOING TO BE DISTURBED FOR 14 DAYS OR MORE, TEMPORARY SEEDING SHALL ALSO BE APPLIED.

CAUTION - NOTICE TO CONTRACTOR:

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FLOOD STATEMENT:

(BY GRAPHICAL PLOTTING ONLY)
THIS PROPERTY IS NOT LOCATED WITHIN A PRESENTLY ESTABLISHED 100-YEAR FLOOD PLAIN AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE MAP FOR BENTON COUNTY, ARKANSAS. MAP NUMBER 05007C0090J, REVISED DATE SEPTEMBER 28, 2007.

WETLANDS NOTE:

(BY GRAPHICAL PLOTTING ONLY)
THIS PROPERTY DOES NOT CONTAIN ANY PRESENTLY ESTABLISHED WETLANDS AND DOES NOT HAVE ANY DETERMINATION IN PROGRESS PER THE U.S. FISH AND WILDLIFE WETLANDS MAPPER.

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Bentonville, AR 72712
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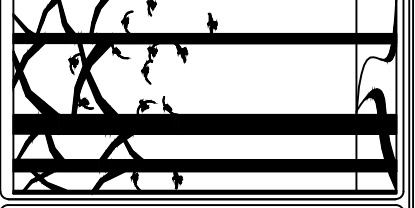
EROSION CONTROL PLAN
JB TOWNHOMES 2
841 N.W. 14th STREET
BENTONVILLE, AR

SHEET:
PROJECT:

NOT FOR CONSTRUCTION

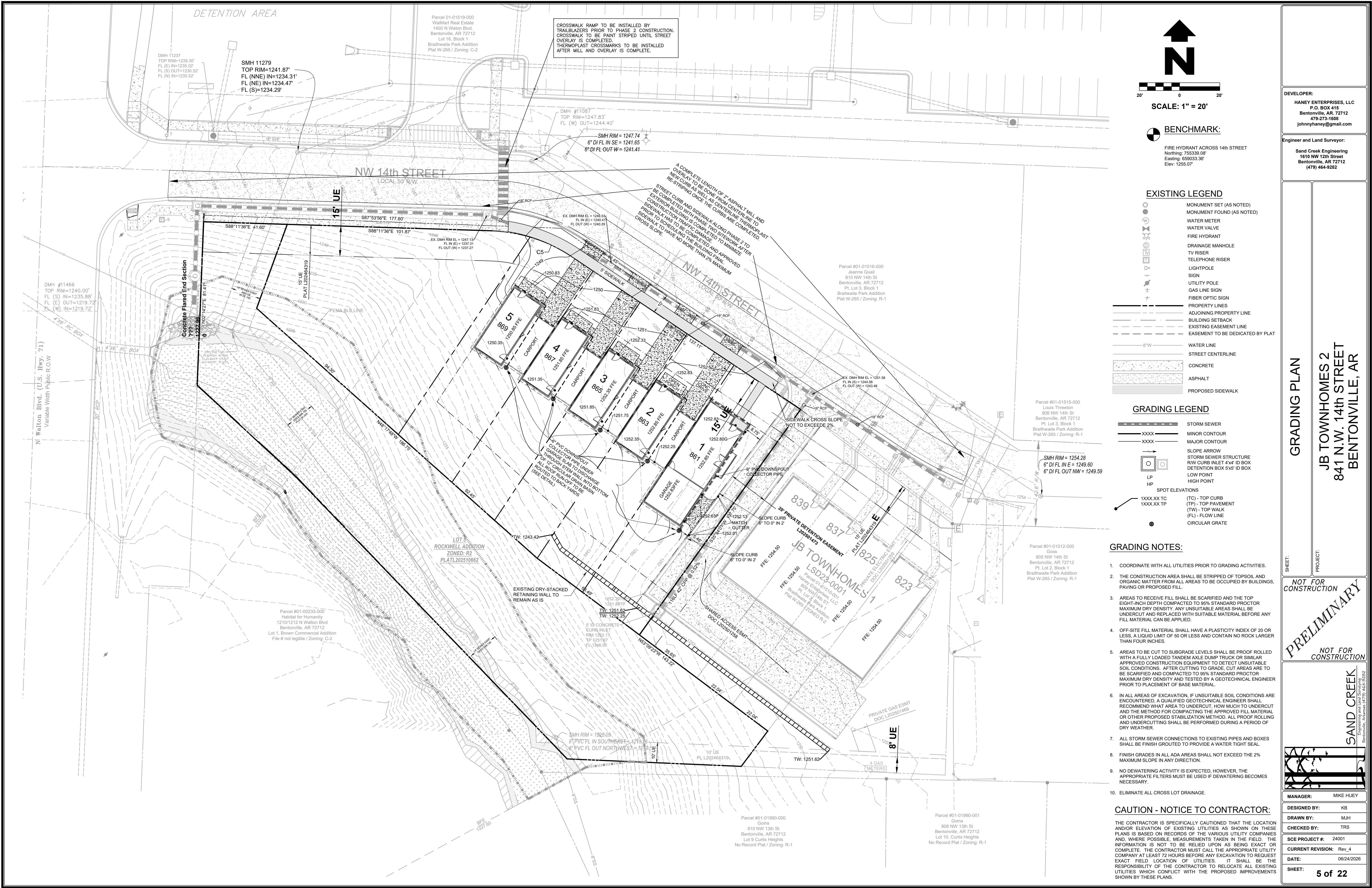
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NOT FOR CONSTRUCTION

SAND CREEK
ENGINEERS AND LAND SURVEYORS
Bentonville, Arkansas (479) 464-9282

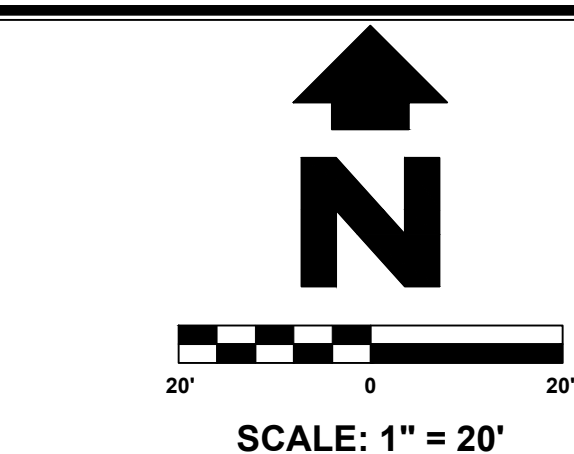
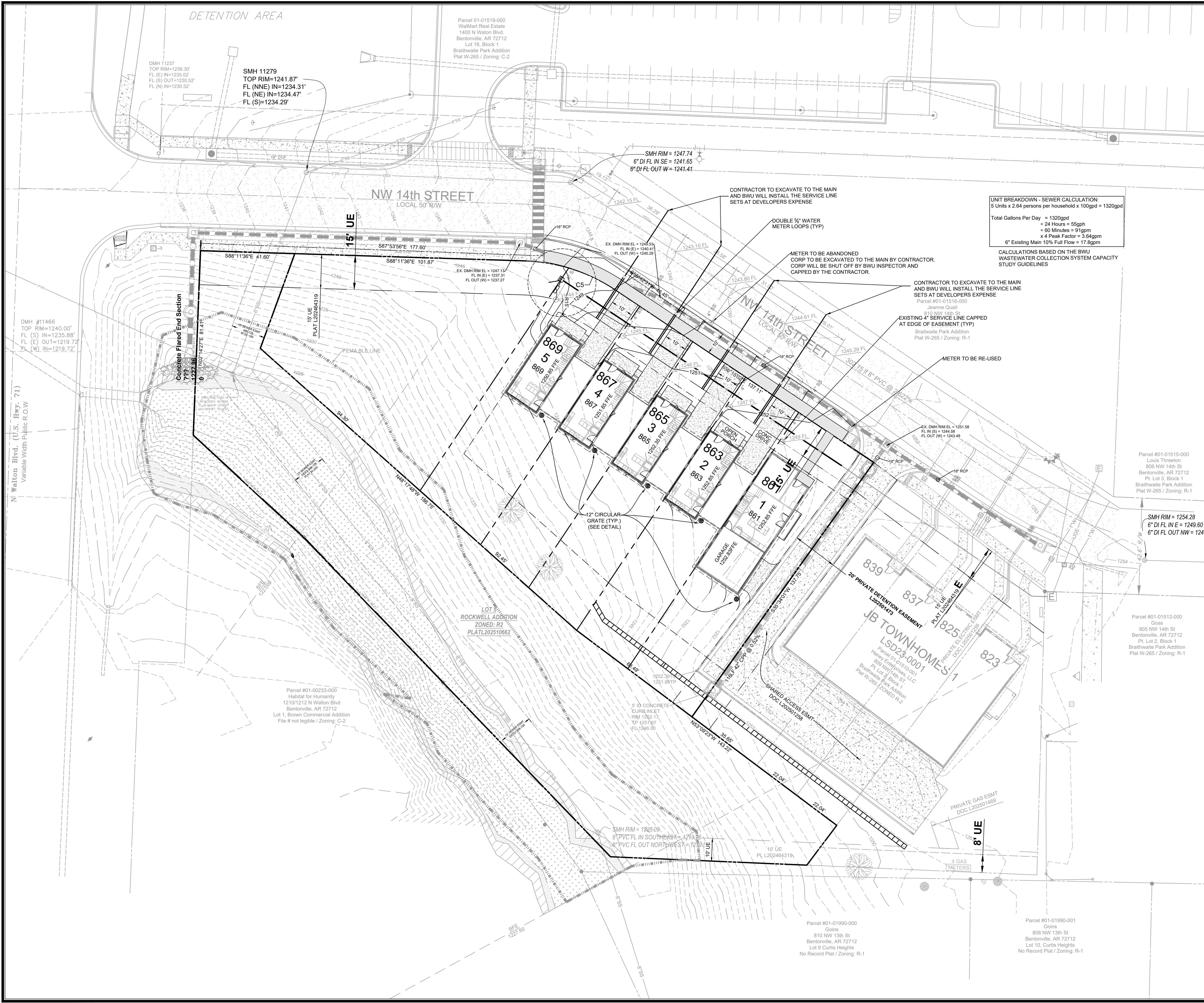


MANAGER: MIKE HUEY
DESIGNED BY: KB
DRAWN BY: MJH
CHECKED BY: TRS
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BENCHMARK: TOP BOLT BETWEEN THE LETTERS "E" AND "L" IN THE WORD MUELLER ON TOP FLANGE OF FIRE HYDRANT AT DRIVE ENTRY FROM TATER BLACK ROAD

EXISTING LEGEND

- MONUMENT SET (AS NOTED)
- MONUMENT FOUND (AS NOTED)
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- DRAINAGE MANHOLE
- TV RISER
- TELEPHONE RISER
- LIGHTPOLE
- SIGN
- UTILITY POLE
- GAS LINE SIGN
- FIBER OPTIC SIGN
- PROPERTY LINES
- ADJOINING PROPERTY LINE
- BUILDING SETBACK LINE
- EXISTING EASEMENT LINE
- EASEMENT TO BE DEDICATED BY PLAT
- 6" W WATER LINE
- 6" SS SEWER LINE
- EXISTING CONCRETE
- EXISTING ASPHALT
- PROPOSED WATER METERS
- 2" CONDUIT FOR WATER
- 4" SS WATER SERVICE LINE
- SEWER SERVICE LINE

UTILITY NOTES:

- COORDINATE WITH ALL UTILITY COMPANIES PRIOR TO CONNECTION.
- ALL NECESSARY INSPECTIONS, APPROVALS, AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR AUTHORITIES SHALL BE COORDINATED BY THE CONTRACTOR PRIOR TO ANY TESTING ACTIVITY.
- CONTRACTOR SHALL VERIFY EXISTING UTILITY SERVICES AND ADVISE ENGINEER OF ANY DISCREPANCIES.
- CONTRACTOR SHALL NOT OPEN, TURN OFF, OR INTERFERE WITH ANY WATER MAIN BELONGING TO THE CITY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING CONDUIT FOR UNDERGROUND UTILITIES AS PER SERVICE COMPANY REQUIREMENTS.
- ALL UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE GOVERNING UTILITY SPECIFICATIONS AND REQUIREMENTS.
- TRENCHES FOR ALL PRIVATE AND PUBLIC UTILITY LINES AND DRAINAGE PIPES UNDER PRIVATE OR PUBLIC PAVED AREAS ARE TO RECEIVE FULL DEPTH CRUSHED STONE BACK FILL AND COMPACTED IN PLACE.
- REFER TO ARCHITECTURAL PLANS FOR INTERIOR PLUMBING DETAIL. ADJUST SERVICE CONNECTIONS AS NECESSARY COORDINATING WITH THE ARCHITECT AND THE RESPECTIVE UTILITY COMPANY.
- REFER TO BUILDING PLANS FOR EXTERIOR BUILDING LIGHTS AND EXTERIOR LIGHT TYPES. PROPOSED POLE/ OVERHEAD LIGHT LOCATIONS ARE SHOWN.
- MAINTAIN 5' MIN. HORIZONTAL SEPARATION BETWEEN TREE PLANTINGS AND WATER OR SANITARY SEWER LINES.
- PEAK WATER DEMAND IS 24 GPM
- COORDINATE WITH BLACK HILLS ENERGY FOR ULTIMATE LOCATION OF THREE GAS METERS, VALVES AND ALL RELATED PIPING. REFER TO ARCHITECTS PLUMBING DESIGN FOR ADDITIONAL INFORMATION.
- ALL BUILDING SURFACES WITHIN 15' OF THE TRANSFORMER AND 25' ABOVE TRANSFORMER FINISHED GRADE, MUST BE FIRE RATED.
- CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.
- BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN.
- ELECTRIC FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION OF THE ELECTRIC SPECIFICATIONS FOUND ON THE WEBSITE. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THIS DOCUMENT.
- CONDENSATE AND ANY UN-METERED WATER ARE ADDRESSED AS A PROHIBITED DISCHARGE AND IS NOT APPROVED TO DISCHARGE INTO THE BENTONVILLE SANITARY SEWER SYSTEM.

WATER-SEWER SERVICE

NEW WATER OR SEWER TAPS TO BE MADE BY BWU AT DEVELOPERS EXPENSE.
WATER AND SEWER INSTALLATION TO BE PER THE 2024 WATER AND SEWER SPECIFICATIONS.

EXTERIOR LIGHTING

ALL LIGHTING, WHETHER GROUND OR BUILDING MOUNTED, MUST BE CUT-OFF OR B-J-G, HAVE A U RATING OF 0 AND BE APPROVED BY THE PLANNING DEPARTMENT. PROVIDE PROPOSED LIGHTING SPECIFICATION TO PLANNING PRIOR TO INSTALLATION.

ELECTRIC DESIGN LAYOUT

BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN. CONTRACTOR SHALL FOLLOW DESIGN ON BEUD'S DRAWING WHEN INSTALLING FACILITIES. REFER TO BEUD ELECTRIC LAYOUT AND DETAILS IN THIS PLAN SET.

ELECTRIC NOTE

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.

ELECTRIC NOTE - POWER POLES

CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING POWER POLES.

CAUTION - NOTICE TO CONTRACTOR:

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OWNER/DEVELOPER:
HANEY ENTERPRISES, LLC
P.O. BOX 415
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Sand Creek Engineering
1810 NW 12th Street
Bentonville, AR 72712
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UTILITY PLAN

JB TOWNHOMES 2
841 N.W. 14th STREET
BENTONVILLE, AR

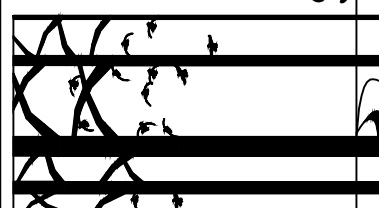
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SAND CREEK
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MANAGER: MIKE HUEY
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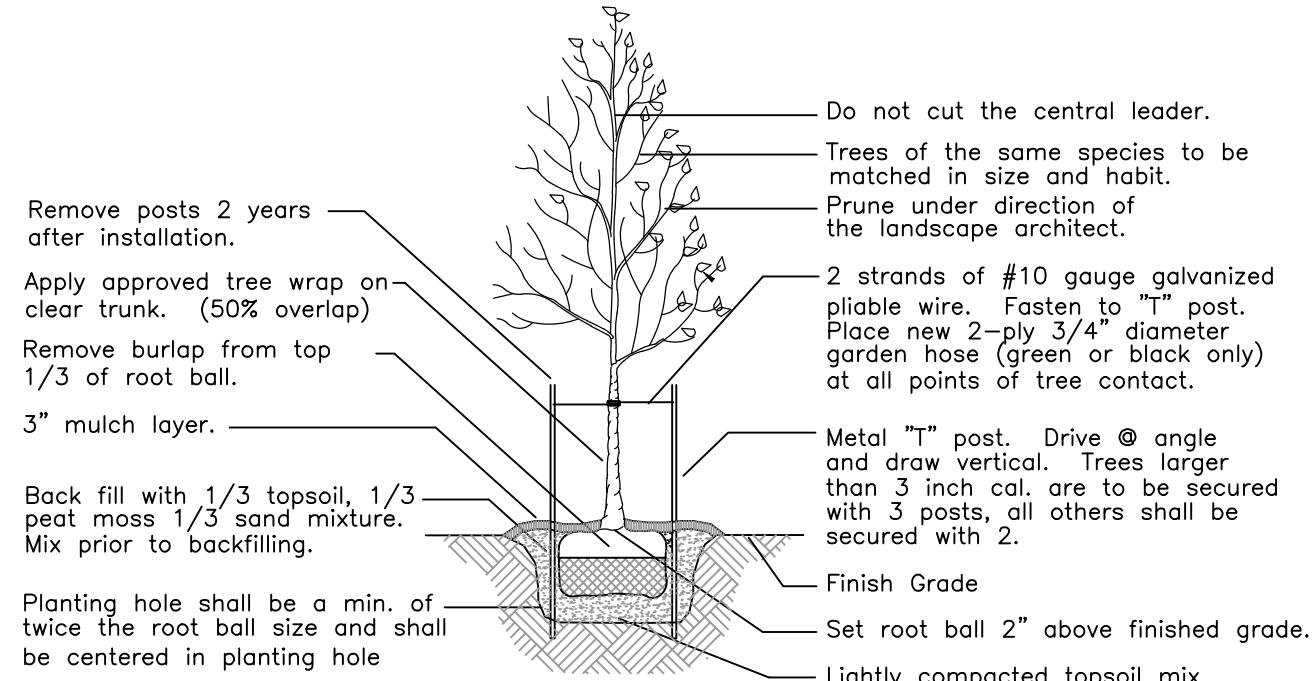
TREE REQUIREMENTS
Street Frontage requirements - 1 per 20 lf
Street Frontage 137 lf + 20 = 6 Trees Required
Exterior requirements - One tree per 50'
West Side - 118 lf + 50 = 3 Trees Required
East Side - 138 lf + 50 = 3 Trees Required
Rear - 156 lf + 50 = 3 Trees Required
TOTAL TREES REQUIRED = 15
TREES PROPOSED = 15

SITE AREA CALCULATIONS
TOTAL SITE AREA - 6.47 ACRES (20,402 SF)
DEVELOPMENT AREA BREAKDOWN
- DRIVEWAYS/WALKS/PORCHS - 1,809 SF
- SHARED DRIVE (DETAINED PHASE 1) - 1,047 SF
BUILDING - 5,559 SF (At exes)
LOT IMPERVIOUS AREA - 8,405 - 40.80%

PLANT MATERIAL SCHEDULE

Quantity	Symbol	Abv	Common Name	Scientific Name	Planting Size (min)	Mature Height
8		RP	Regal Prince Oak	Quercus x warei 'Long'	2.5" Caliper B&B	50ft (Shade)
4		CP	Chinese Pistache	Pistacia chinensis	2.0" Caliper B&B	30 ft (Ornamental)
9		GG	Green Giant Arborvitae	Thuja x plicata 'Green Giant'	1.5" Caliper B&B (10' tall)	30 ft (Evergreen)

ALL PLANT MATERIALS SHALL MEET THE REQUIREMENTS OF THE AMERICAN STANDARD FOR NURSERY STOCK. CONTRACTOR SHALL GUARANTEE PLANT MATERIALS TO THE DEVELOPER FOR 18 MONTHS FROM THE DATE OF PROVISIONAL ACCEPTANCE BY OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR THE WATERING AND MAINTENANCE OF ALL INSTALLED PLANT MATERIAL UNTIL FINAL ACCEPTANCE. OWNER TO MAINTAIN AND PROTECT PLANT MATERIAL AFTER ACCEPTANCE TO MEET CITY REQUIREMENTS.

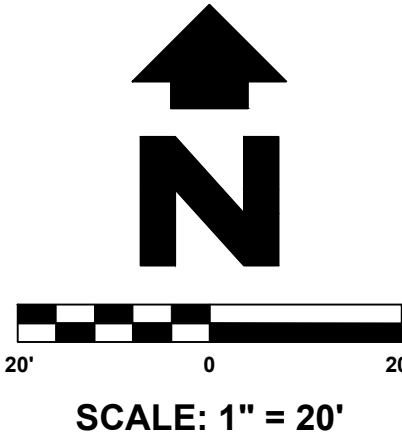


TREE PLANTING
NTS

NOTICE:

- SEVERAL TREES EXIST ON THIS SITE. THE SLOPE IS WOODED
- NO TREES SHALL BE PLANTED NEARER THAN 5' TO A PUBLIC WATER, SEWER OR ELECTRIC LINE
- NO PLANTINGS BETWEEN 2' AND 9' IN HEIGHT TO BE PLANTED EITHER SIDE OF THE DRIVEWAY.
- ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED. (SEC 1400.5.C-10)
- TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES. (SEC 1400.5.C-11)
- HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF THE ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES. (SEC 1400.5.C-12)
- WHERE POTENTIAL UTILITY CONFLICTS WITH LANDSCAPING, UTILITY LOCATIONS SHALL BE FIELD VERIFIED.
- LANDSCAPE IRRIGATION WILL BE DESIGNED AND INSTALLED BY OTHERS IN CONJUNCTION WITH THE LANDSCAPE INSTALLATION.

ALL PLANT MATERIALS SHALL MEET THE REQUIREMENTS OF THE AMERICAN STANDARD FOR NURSERY STOCK. CONTRACTOR SHALL GUARANTEE PLANT MATERIALS TO THE DEVELOPER FOR 18 MONTHS FROM THE DATE OF PROVISIONAL ACCEPTANCE BY OWNER. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE WATERING AND MAINTENANCE OF ALL INSTALLED PLANT MATERIAL UNTIL ACCEPTANCE. OWNER TO MAINTAIN AND PROTECT PLANT MATERIAL AFTER ACCEPTANCE TO MEET CITY OF BENTONVILLE REQUIREMENTS.



LANDSCAPE NOTES:

- GENERAL
1. LANDSCAPE CONTRACTOR TO CONTACT "ONE CALL" PRIOR TO BEGINNING WORK PRIOR TO THE EXCAVATION OF PLANT PITS AND DRIVING OR PLACING OF STAKES OR DEADEN. THE LANDSCAPE CONTRACTOR SHALL ASCERTAIN THE LOCATION OF ALL UNDERGROUND UTILITIES AND TAKE THE PROPER PRECAUTIONS TO PREVENT DAMAGE TO SUCH SUBSURFACE IMPROVEMENTS. IN THE EVENT UTILITIES ARE UNCOVERED, THE LANDSCAPE CONTRACTOR SHALL PROMPTLY NOTIFY THE PROJECT MANAGER.
- ALL PLANT MATERIALS SHALL MEET REQUIREMENTS ESTABLISHED BY THE AMERICAN STANDARD OF NURSERY STOCK.
- ALL PLANT MATERIAL TO ARRIVE AT THE SITE WITH MOIST SOIL.
- DIMENSIONS FOR HEIGHT, SPREAD AND TRUNK, AS SPECIFIED ON THE MATERIAL SCHEDULE ARE A GENERAL GUIDE FOR THE MINIMUM DESIRED SIZE OF EACH PLANT.
- ANY SERIES OF TREES OR SHRUBS TO BE PLACED IN A PARTICULAR ARRANGEMENT WILL BE FIELD CHECKED FOR ACCURACY. ANY PLANTS INCORRECTLY ARRANGED SHALL BE RELOCATED WITH THE LANDSCAPE ARCHITECTS APPROVAL.
- PLANT QUANTITIES SHOWN IN PLANT SCHEDULE ARE THE MINIMUM TO BE INSTALLED AND SHALL BE VERIFIED WITH THE PLAN BY THE LANDSCAPE CONTRACTOR. THE QUANTITIES INDICATED ON THE DRAWINGS ARE PROVIDED FOR THE BENEFIT OF THE LANDSCAPE CONTRACTOR BUT SHOULD NOT BE ASSUMED TO BE CORRECT. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN QUANTITY CALCULATIONS AND SHALL ASSUME ALL LIABILITY ASSOCIATED WITH THOSE QUANTITIES OR ANY RELATED CONTRACT DOCUMENTS AND/OR PRICE QUOTATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ROTOTILLING ALL PLANTING BEDS TO A MINIMUM DEPTH OF 12". TOPSOIL AND PEAT MOSS ARE TO BE ADDED AT THE FOLLOWING RATES: PEAT MOSS, ONE SIX CUBIC FOOT BALE PER 75 SQ. FT. OF BED AREA; TOPSOIL, ONE CUBIC YARD PER 150 SQ. FT. OF BED AREA.
- PRE-EMERGENT HERBICIDE (TRIFLORAL OR APPROVED EQUAL) SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS TO ALL PLANT BEDS PRIOR TO PLANTING.
- WIRE BASKETS AND BURLAP TO BE REMOVED DURING TREE PLANTING.
- BALLED AND BURLAPPED MATERIAL SHALL NOT BE ACCEPTED IF THE BALL IS CRACKED OR BROKEN EITHER BEFORE OR DURING THE PROCESS OF PLANTING, OR WHEN BURLAP STAVES, ROPES, OR PLATFORM HAVE BEEN REMOVED.
- PLANTS DESIGNATED "B&B" SHALL BE BALLED AND BURLAPPED. THEY SHALL BE DUG WITH FIRM NATURAL BALLS OF EARTH OF SUFFICIENT DIAMETER AND DEPTH TO ENCOMPASS THE FIBROUS AND FEEDING ROOT SYSTEM NECESSARY FOR FULL RECOVERY OF THE PLANT.
- ONLY "HEMP" BURLAP AND TWINE SHALL BE USED. NO TREATED OR PRESERVED BURLAP OR TWINE IS ALLOWED. ALL HEMP TWINE ATTACHED TO THE TREE TRUNK IS TO BE REMOVED AFTER PLANTING.
- ALL PLANTS SHALL BE HANDLED SO THAT ROOTS ARE ADEQUATELY PROTECTED AT ALL TIMES DURING SHIPMENT. THE ENTIRE PLANT SHALL BE PROTECTED BY TARPULINS OR OTHER SUITABLE COVERING. PLANT MATERIAL SUFFERING FROM WIND BURN OR OTHER DAMAGE IS NOT ACCEPTABLE.
- PLANTS WHICH CANNOT BE PLANTED IMMEDIATELY UPON DELIVERY, SHALL BE COVERED WITH MOIST SOIL, MULCH OR OTHER PROTECTION FROM DRYING WINDS AND SUN. ALL PLANTS SHALL BE WATERED BY THE LANDSCAPE CONTRACTOR AS NECESSARY UNTIL PLANTING.
- NO PLANT SHALL BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR DISFIGURE THE BRANCHES.
- ALL PROPOSED TREES SHALL BE A MINIMUM OF 5 FEET AWAY FROM ALL PUBLIC UTILITIES. WHERE POTENTIAL CONFLICTS ARISE CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY UTILITY LOCATIONS.
- ALL DISTURBED AREAS NOT RECEIVING PLANTINGS OR SOD, SHALL RECEIVE SEEDING OF BERMUDA GRASS SEED AT A RATE OF 8 LBS PER 1000 SF. THESE AREAS SHOULD RECEIVE WATER UNTIL GRASS HAS BEEN ESTABLISHED.
- EROSION AND SEDIMENTATION CONTROL BARRIERS SHALL BE INSTALLED OR MAINTAINED IN A MANNER WHICH DOES NOT RESULT IN SOIL BUILD-UP WITHIN TREE DRIPLINES.
- WHERE ANY OF THE ABOVE EXCEPTIONS RESULT IN A FENCE BEING CLOSER THAN 4 FEET TO A TREE TRUNK, PROTECT THE TRUNK WITH STRAPPED ON PLANKING TO A HEIGHT OF 6 FEET (OR LIMITS OF LOWER BRANCHING) IN ADDITION TO THE REDUCED FENCING PROVIDED.
- ANY ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED FLUSH WITH THE SOIL. BACKFILL ROOT AREAS WITH GOOD QUALITY TOP SOIL AS SOON AS POSSIBLE. IF EXPOSED ROOT AREAS ARE NOT BACKFILLED WITHIN 2 DAYS, COVER THEM WITH ORGANIC MATERIAL IN A MANNER WHICH REGULATES SOIL TEMPERATURE AND MINIMIZES WATER LOSS DUE TO EVAPORATION.
- NO LANDSCAPE TOPSOIL DRESSING GREATER THAN 4 INCHES SHALL BE PERMITTED WITHIN THE DRIPLINE OF TREES. NO SOIL IS PERMITTED ON THE ROOT FLARE OF ANY TREE.
- PRUNING TO PROVIDE CLEARANCE FOR STRUCTURES, VEHICULAR TRAFFIC, AND EQUIPMENT SHALL TAKE PLACE BEFORE CONSTRUCTION BEGINS.
- ALL FINISHED PRUNING MUST BE DONE ACCORDING TO RECOGNIZED, APPROVED STANDARDS OF THE INDUSTRY (REFERENCE THE AMERICAN NATIONAL STANDARD, ANSI-A300 PRUNING, 2006 OR LATER).
- ANY SUPPLEMENTAL IRRIGATION REQUIRED TO SUSTAIN PLANTING MATERIALS SHALL BE PROVIDED BY THE OWNER/OPERATOR FORM PROPOSED HOSE BIBS LOCATED ON THE BUILDING.
- ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION. ALL PLANT MATERIAL THAT DIES WITHIN ONE YEAR SHALL BE REPLACED BY CONTRACTOR.
- TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARD FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
- HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARD FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSE.
- LIVING MATERIALS, SUCH AS LAWN, GRASS, OR HERBACEOUS GROUNDCOVERS LIKE JUNIPER OR LIRIOPE, ETS., SHALL COVER A MINIMUM OF EIGHTY PERCENT (80%) OF THE PLANTING ISLANDS. ONE HUNDRED PERCENT (100%) OF LIVING MATERIALS IS STRONGLY ENCOURAGED.
- THERE CANNOT BE ANYTHING BETWEEN 3' AND 8' IN HEIGHT WITHIN THE SHADED AREA(S) OF THE SITE TRIANGLES.

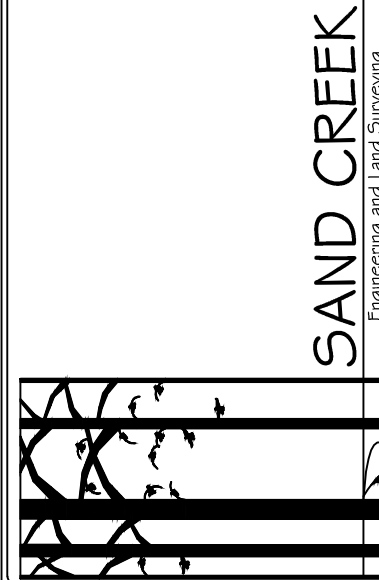
DEVELOPER:
HANEY ENTERPRISES, LLC
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Engineer and Land Surveyor:
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LANDSCAPE PLAN
JB TOWNHOMES 2
841 N.W. 14th STREET
BENTONVILLE, AR

NOT FOR CONSTRUCTION

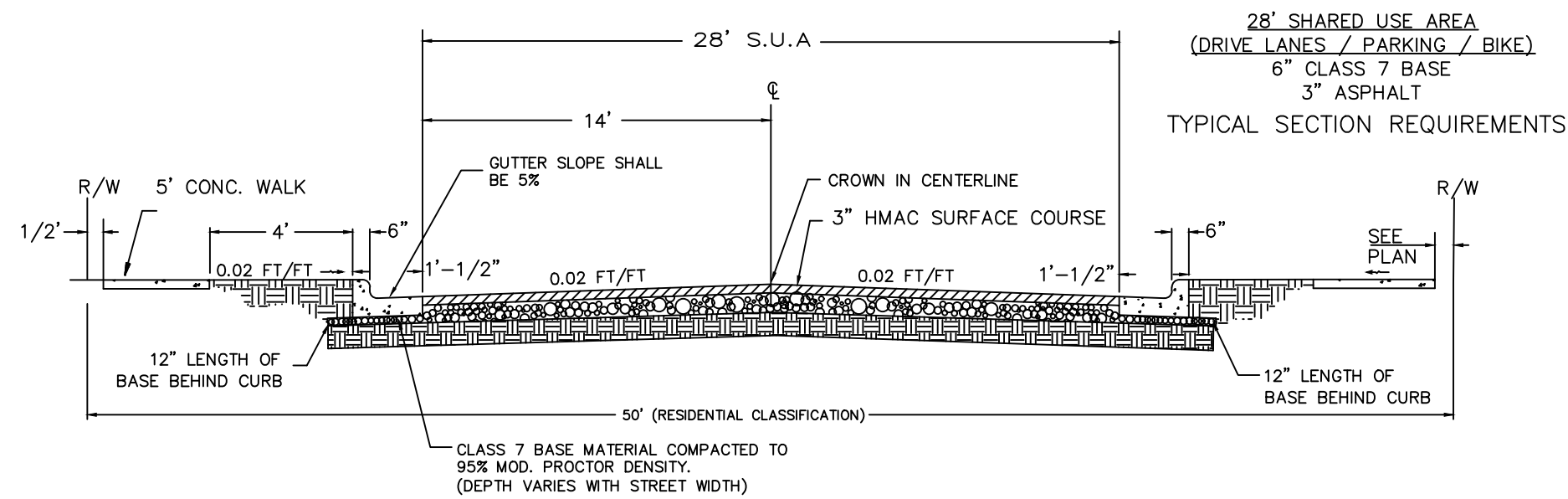
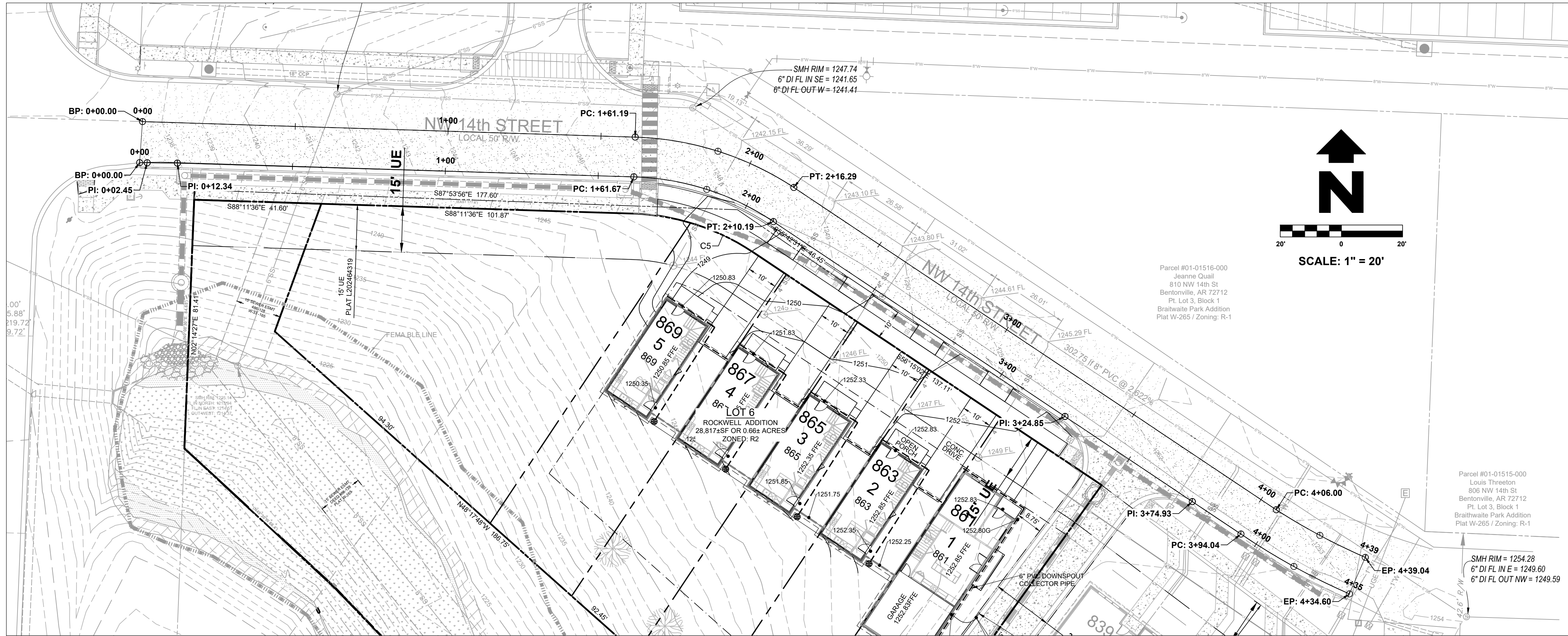
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MANAGER: MIKE HUEY
DESIGNED BY: KB
DRAWN BY: MJH
CHECKED BY: TRS
SCE PROJECT #: 24001
CURRENT REVISION: Rev. 4
DATE: 06/24/2026
SHEET: 7 of 22

CITY OF BENTONVILLE PROJECT # LSD25-0031

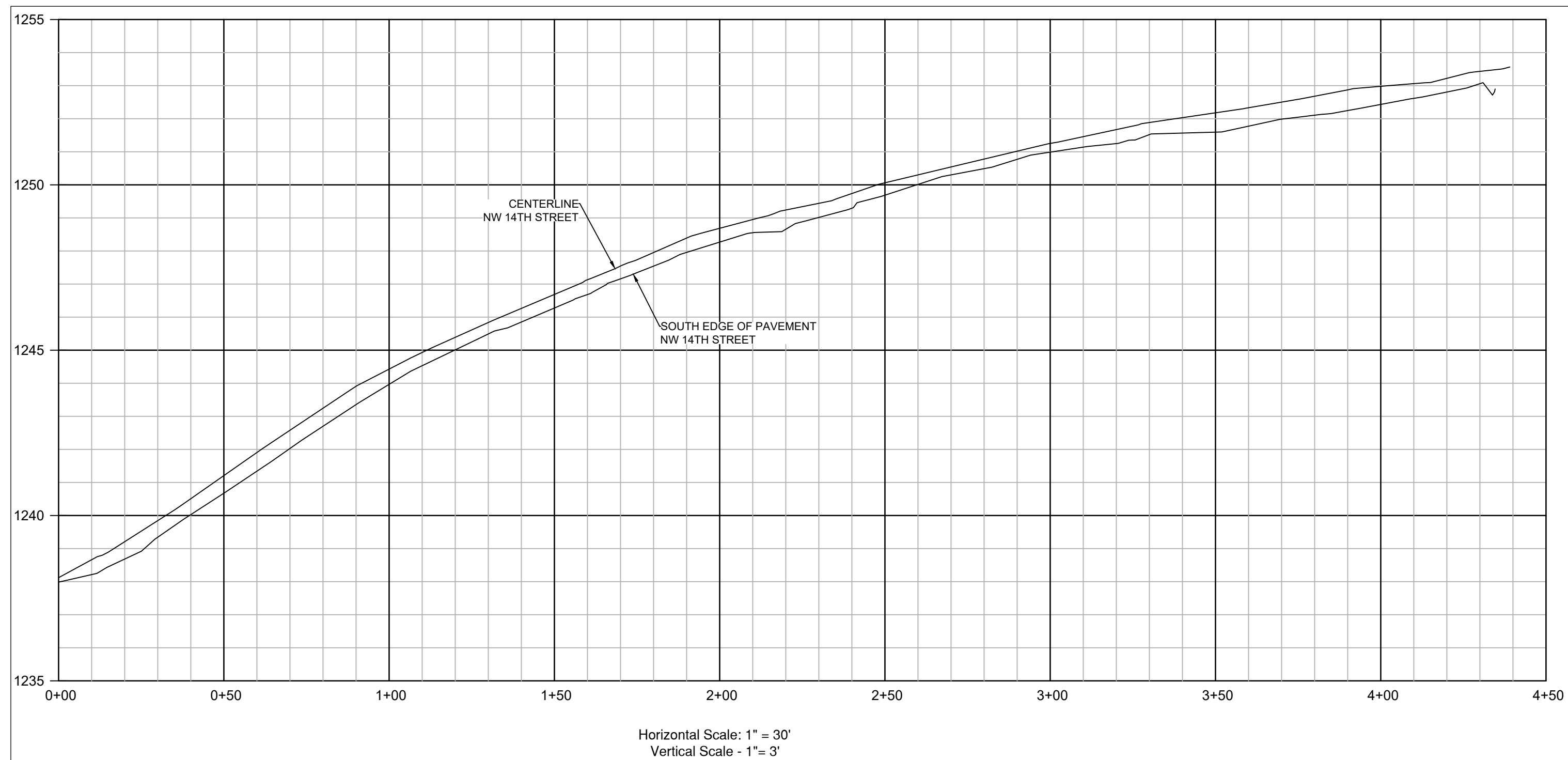
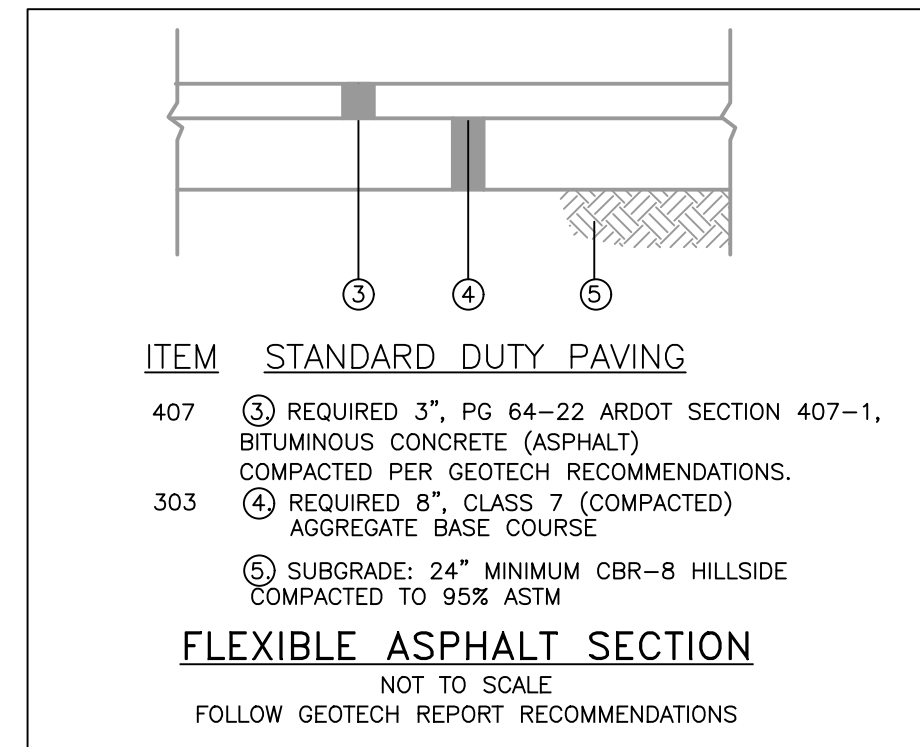
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NW 14TH STREET (LOCAL ROAD) TYPICAL SECTION
NTS

PAVING NOTE

A COMPLETE LENGTH OF 2" ASPHALT MILL AND OVERLAY TO BE DONE FROM CENTERLINE TO EXISTING CURB AS WELL AS CENTERLINE THERMOPLAST RE-STRIPING ONCE THE CURBS ARE COMPLETED. CITY OF BENTONVILLE ROAD SPECIFICATIONS ARE TO BE FOLLOWED FOR CURB CONSTRUCTION AS WELL AS UNPAVED SECTION WITHIN RIGHT OF WAY.



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CROSS SECTION & PROFILE
JB TOWNHOMES 2
841 N.W. 14th STREET
BENTONVILLE, AR

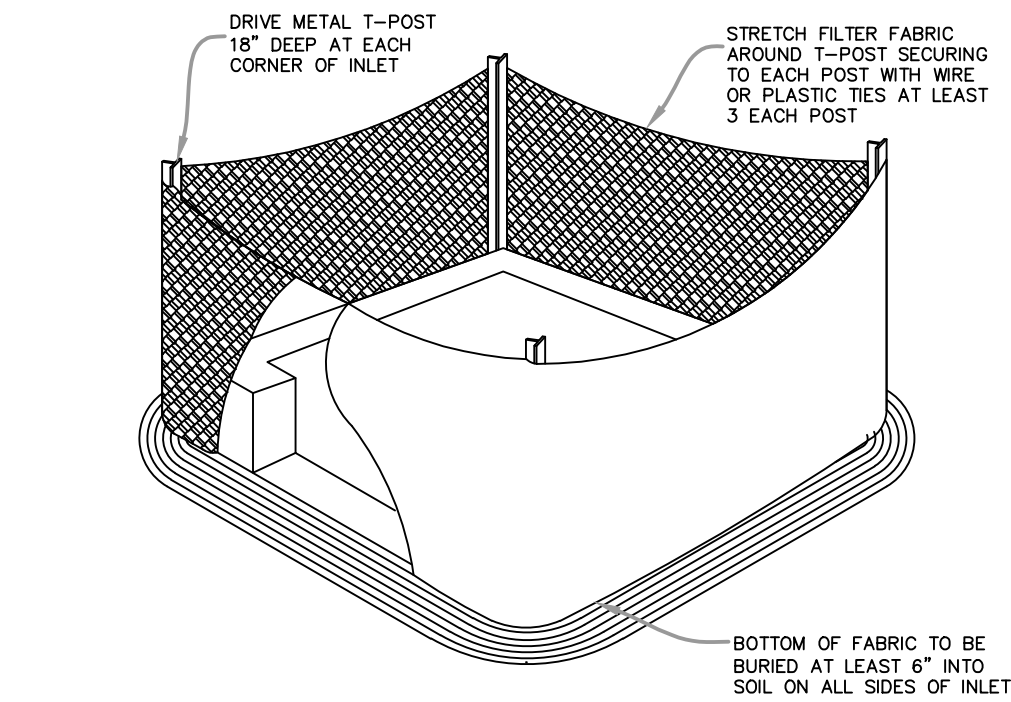
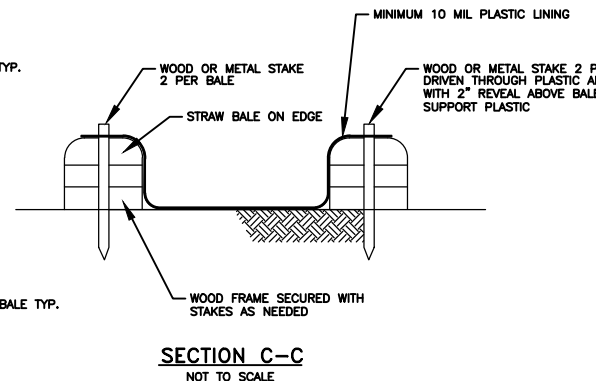
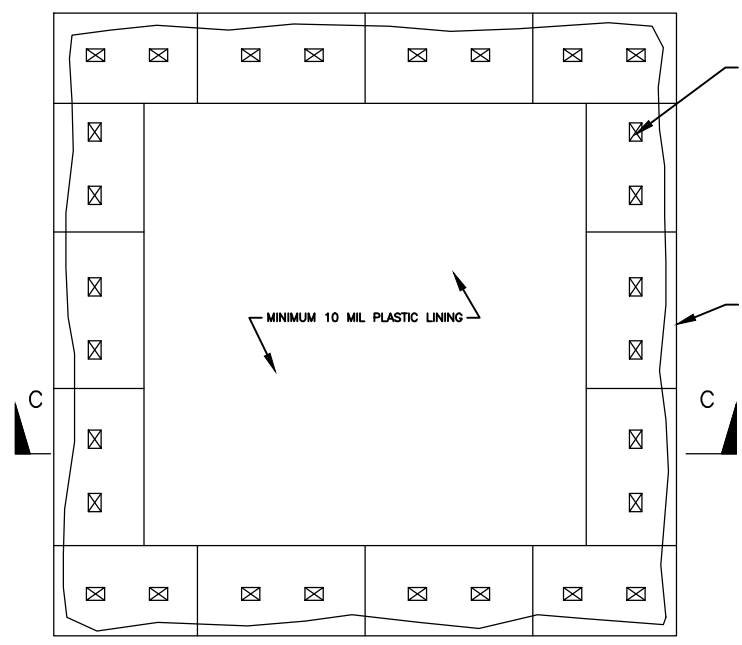
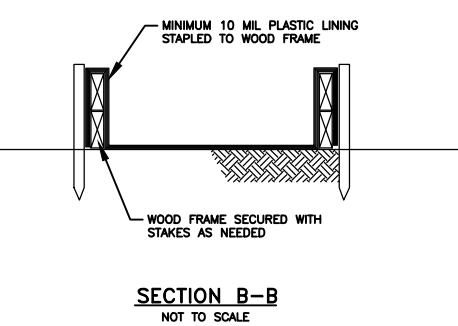
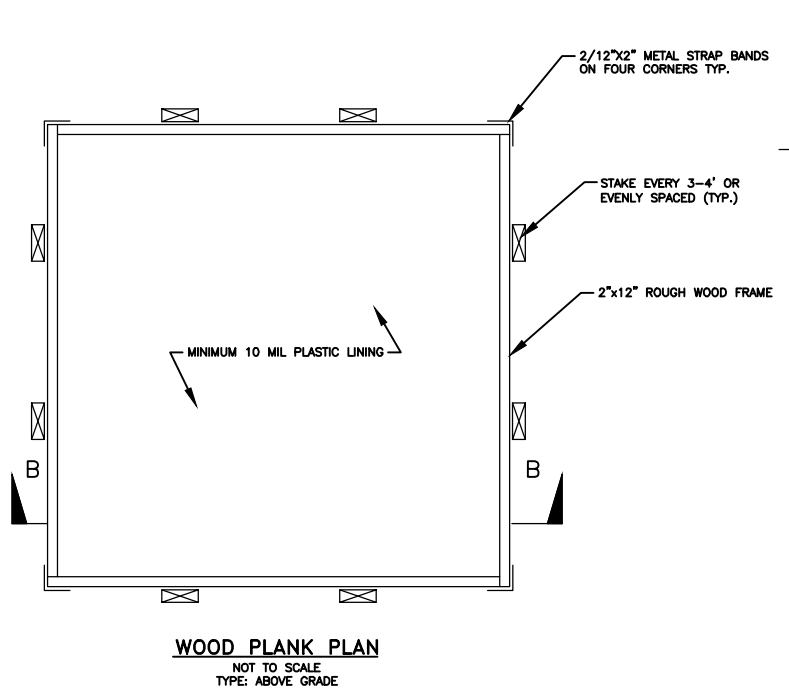
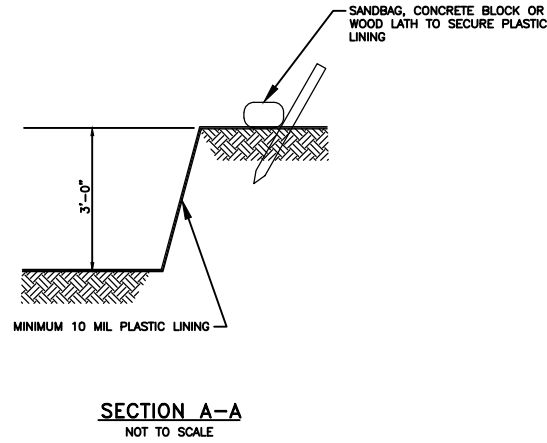
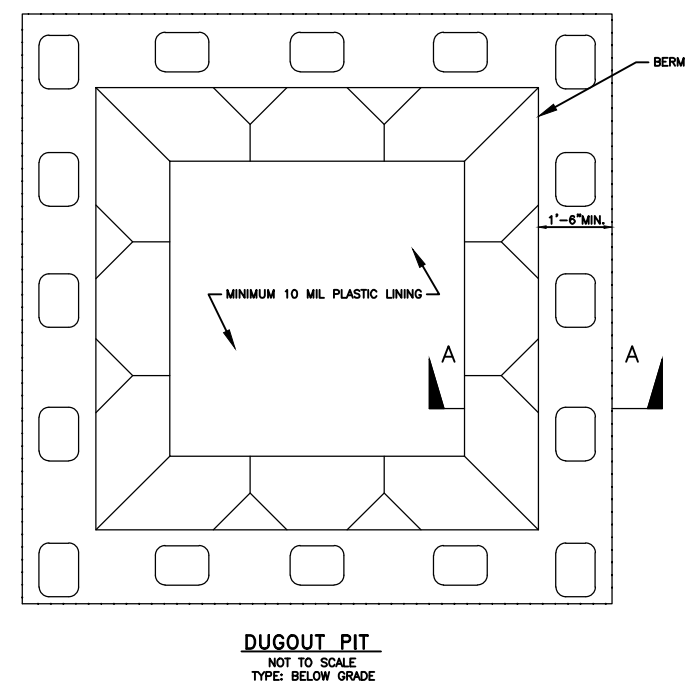
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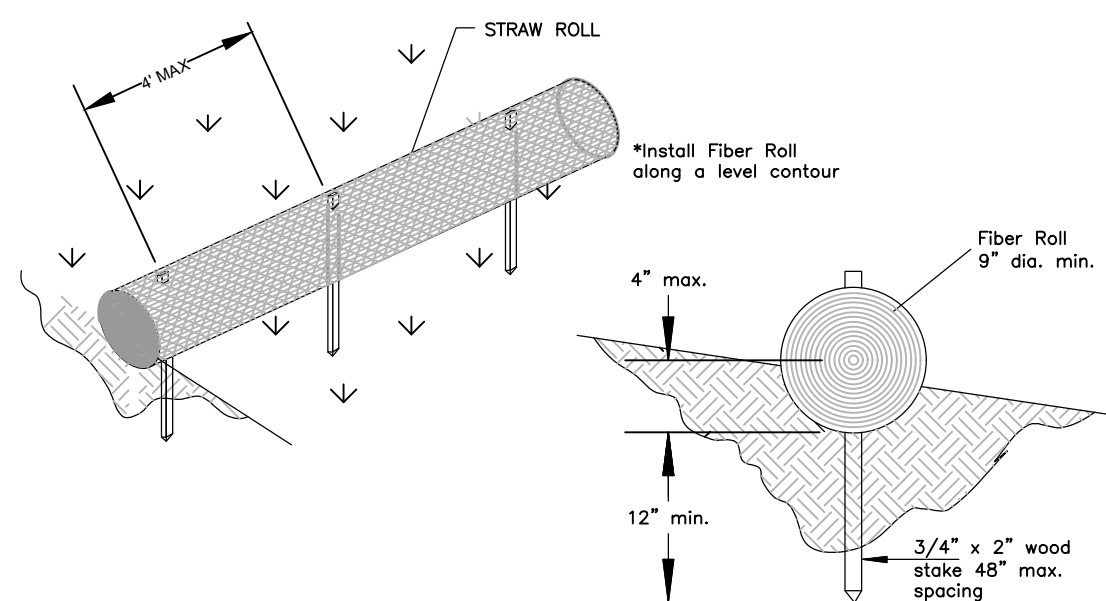


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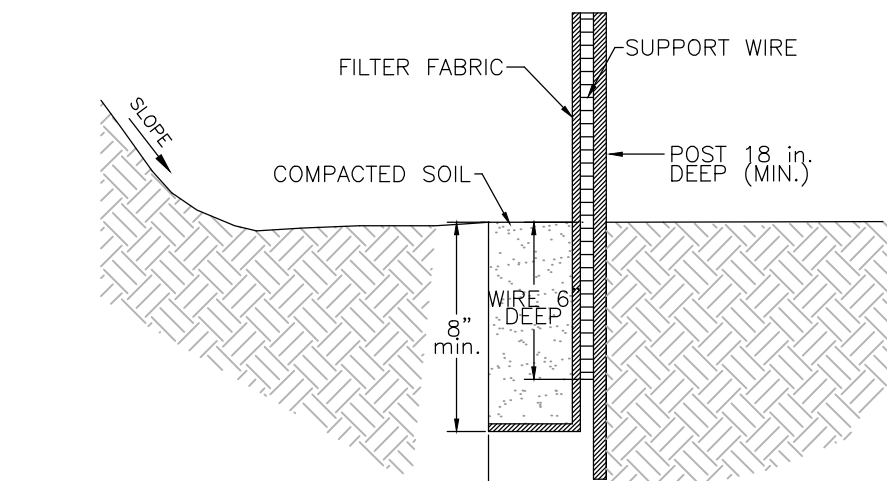
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INLET PROTECTION
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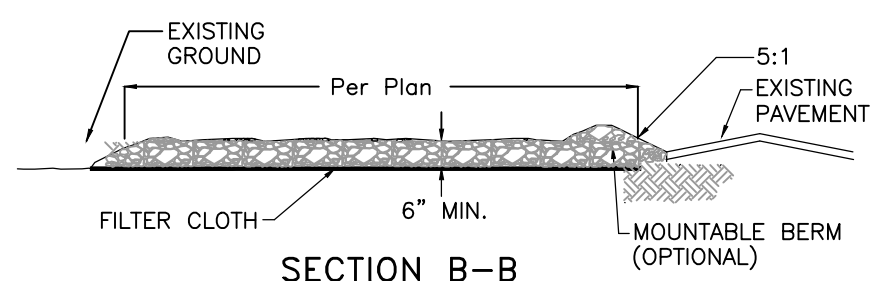


GENERAL FIBER ROLL INSTALLATION
NOT TO SCALE

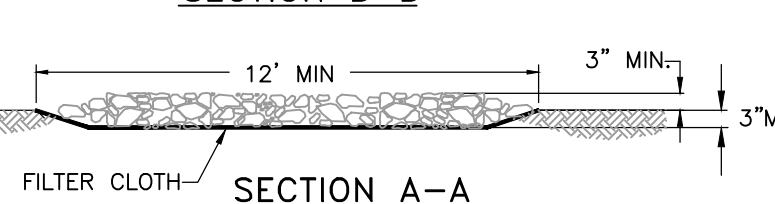


INSTALLATION NOTES:
1. ALONG THE ENTIRE INTENDED FENCE LINE, DIG AN 8-in. DEEP FLAT-BOTTOMED TRENCH, ON THE DOWNSLOPE SIDE OF THE TRENCH, DRIVE THE WOOD OR STEEL SUPPORT POSTS AT LEAST 1 FT. INTO THE GROUND (THE DEEPER THE BETTER), SPACING THEM NO MORE THAN 8 FT. APART IF THE FENCE IS SUPPORTED BY WIRE OR 6 FT. IF EXTRA-STRENGTH FABRIC IS USED WITHOUT SUPPORT WIRE. ADJUST SPACING, IF NECESSARY, TO ENSURE THAT POSTS ARE SET AT THE LOW POINTS ALONG THE FENCE LINE. (NOTE: IF THE FENCE HAS PRE-ATTACHED POSTS OR STAKES, DRIVE THEM DEEP ENOUGH SO THE FABRIC IS SATISFACTORILY IN THE TRENCH AS DESCRIBED IN STEP 6.)
2. FASTEN SUPPORT WIRE (SLOPES MORE THAN 10%) TO THE UPSLOPE SIDE OF THE POSTS, EXTENDING IT 8 in. INTO THE TRENCH.
3. RUN A CONTINUOUS LENGTH OF GEOTEXTILE FABRIC IN FRONT (UPSLOPE) OF THE SUPPORT WIRE AND POSTS, AVOIDING JOINTS, PARTICULARLY AT LOW POINTS IN THE FENCE LINE.
4. IF A JOINT IS NECESSARY, NAIL THE OVERLAP TO THE NEAREST POST WITH LATH. PLACE THE BOTTOM 1 ft. OF FABRIC IN THE 8-in. DEEP TRENCH, EXTENDING THE REMAINING 4 in. TOWARD THE UPSLOPE SIDE.
5. BACKFILL THE TRENCH WITH COMPACTED EARTH OR GRAVEL. NOTE: IF USING A PRE-PACKED COMMERCIAL SILT FENCE RATHER THAN CONSTRUCTING ONE, FOLLOW MANUFACTURER'S INSTALLATION INSTRUCTIONS.

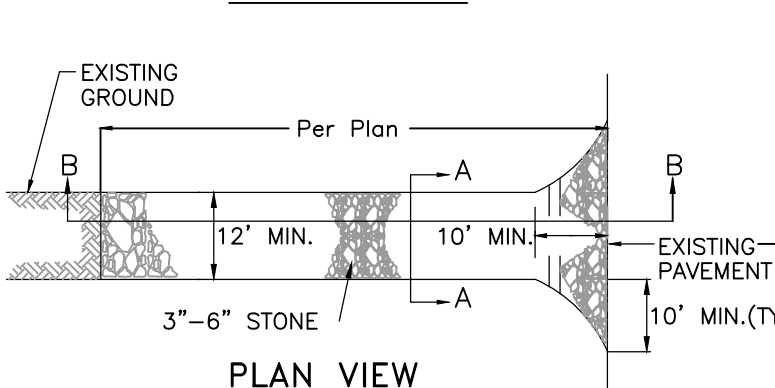
SILT FENCE
NOT TO SCALE



SECTION B-B

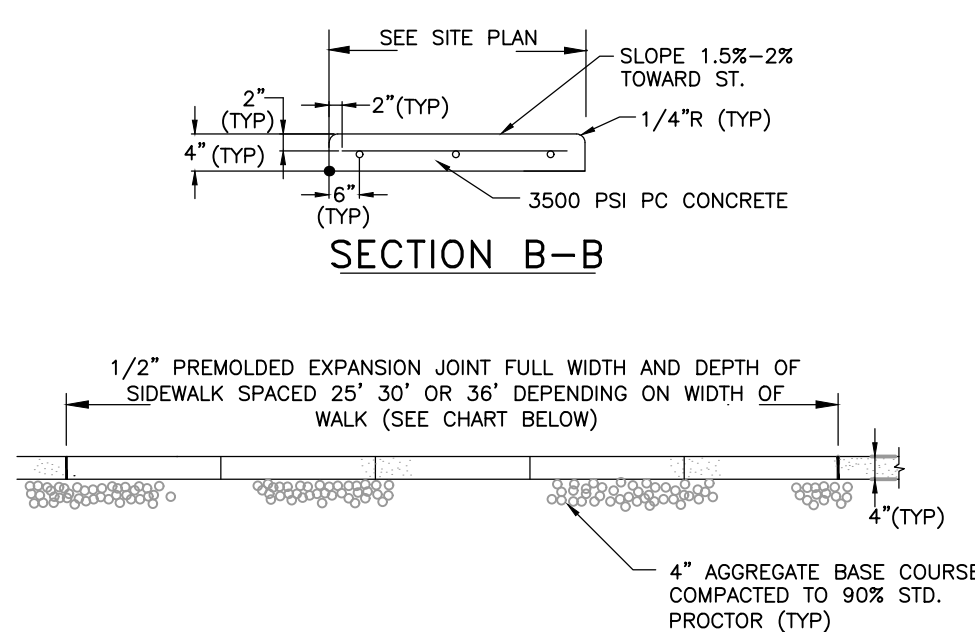


SECTION A-A



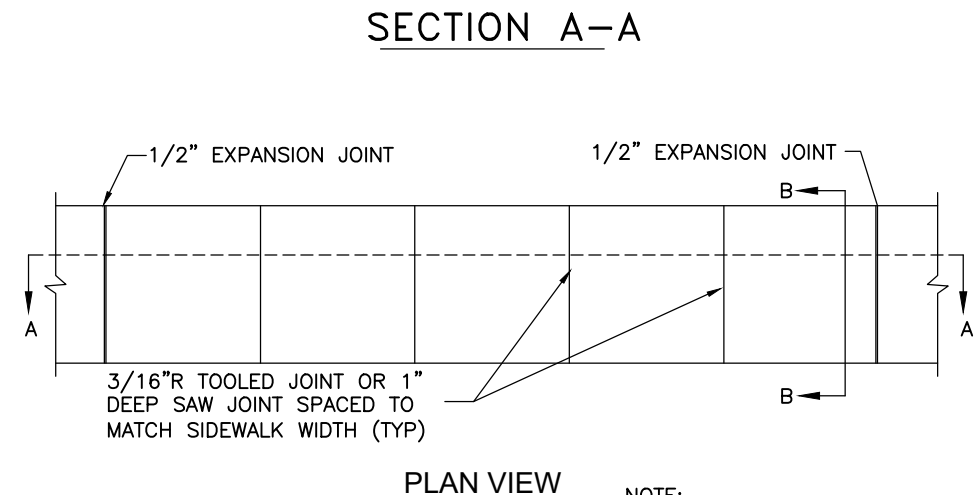
PLAN VIEW

STONE CONSTRUCTION ENTRANCE
NOT TO SCALE



SECTION B-B

EXPANSION JOINTS CHART
SIDEWALK WIDTHS
3', 4', 5' WIDTHS - EXPANSION EVERY 25'
6', 8', 10' WIDTHS - EXPANSION EVERY 30'
12' WIDTH - EXPANSION EVERY 36'

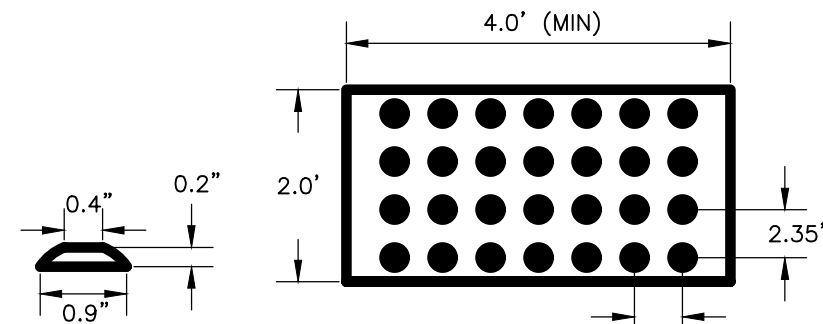


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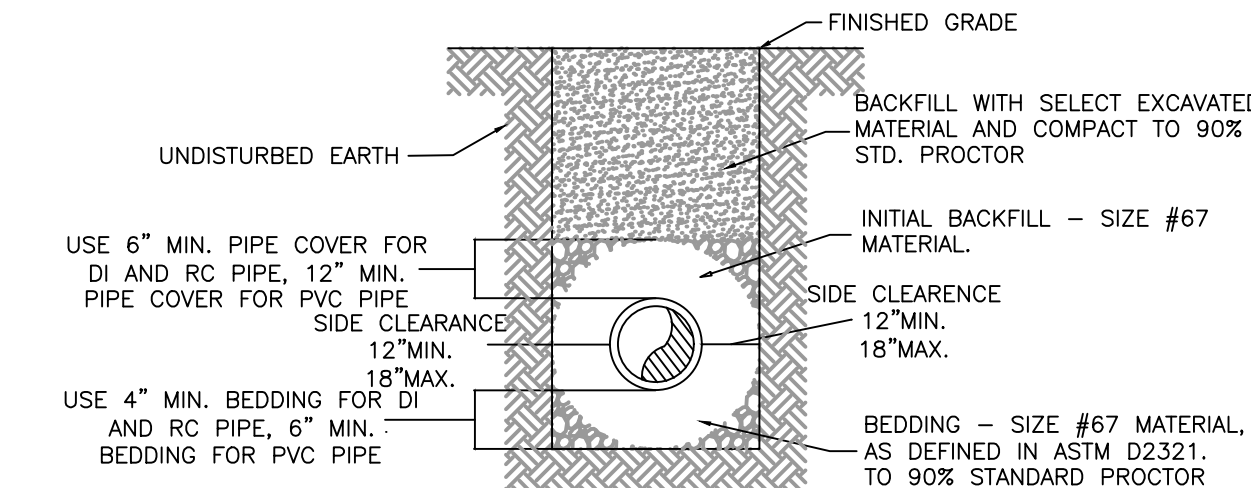
NOTE:
WHERE REQUIRED REINFORCEMENT WILL BE NO. 3 BARS 24" O.C. EACH WAY MAX. SPACING, OR 6x6 W1.4 x W1.4 WWF - ALL SIDEWALKS AND HANDICAP RAMPS TO MEET ADA REQUIREMENTS - ALL SAW JOINTS TO THE CAULKED

CONCRETE SIDEWALK
NOT TO SCALE

1. THE DETECTABLE WARNING DEVICE SHALL BE LOCATED SO THAT THE NEAREST EDGE OF THE DEVICE IS LOCATED AT THE BACK OF CURB.
2. DOMES SHALL BE ALIGNED ON A SQUARE GRID IN THE PREDOMINANT DIRECTION OF TRAVEL TO PERMIT WHEELS TO ROLL BETWEEN DOMES.
3. DETECTABLE WARNING DEVICES SHALL BE A VITRIFIED POLYMER COMPOSITE (VCP) OR CAST IRON AND SHALL BE CAST IN PLASTIC CONCRETE UNLESS OTHERWISE DIRECTED BY PLANNING DEPARTMENT STAFF.

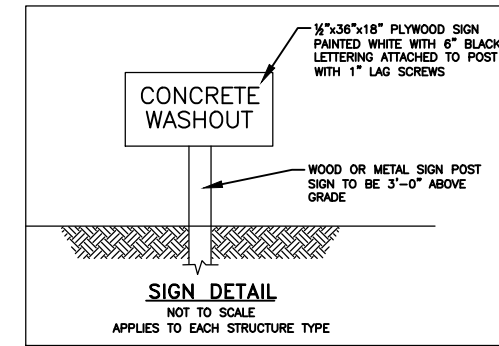


DETECTABLE WARNING DEVICE
NOT TO SCALE



* WHERE PIPE CROSSES UNDER PAVEMENT AREAS OR PUBLIC STREETS, BACKFILL WITH FULL-DEPTH CLASS 7 GRAVEL, IN 8" LIFTS (MIN) AND COMPACTED TO 95% STD. PROCTOR, OR AS REQUIRED BY GOVERNING MUNICIPALITY.

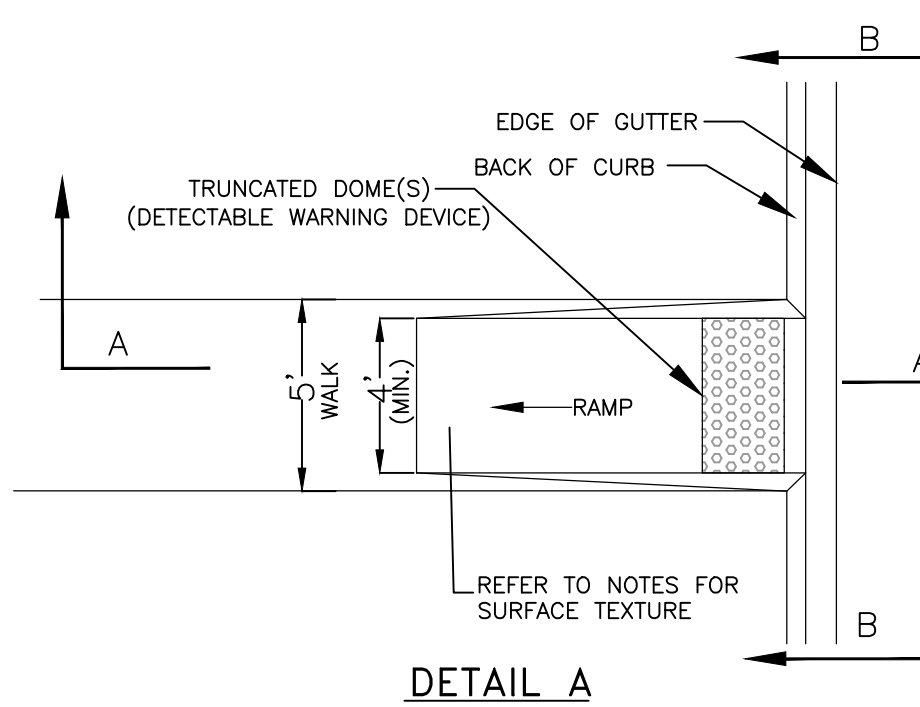
UTILITY BEDDING DETAIL
NOT TO SCALE



- NOTES:
1. APPLIES TO EACH STRUCTURE TYPE
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED AT ONE CORNER AND FACING THE MOST VISIBLE DIRECTION
3. THERE SHALL BE NO SEAMS IN THE PLASTIC LINING
4. CONTRACTOR SHALL CLEAN THE DRY MATERIAL FROM THE PIT AS NECESSARY AND REPLACE THE PLASTIC LINER TO ASSURE NO LEAKAGE OCCURS

CONCRETE WASHOUT OPTIONS
NOT TO SCALE

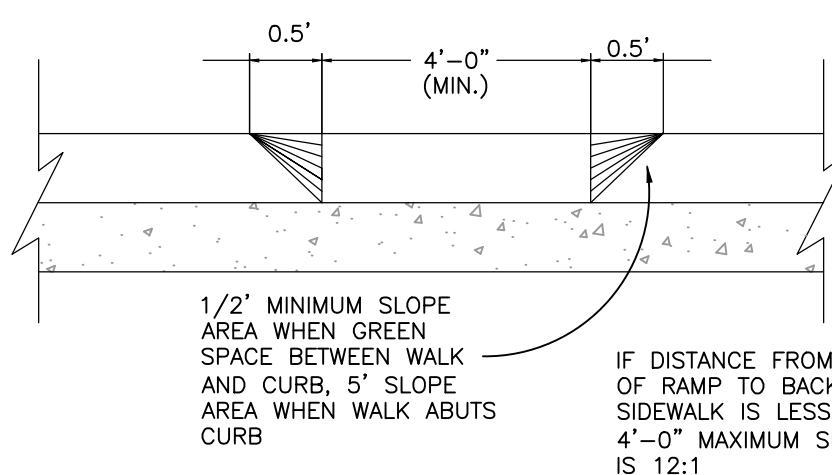
SIGN AND NOTES APPLY TO EACH OPTION



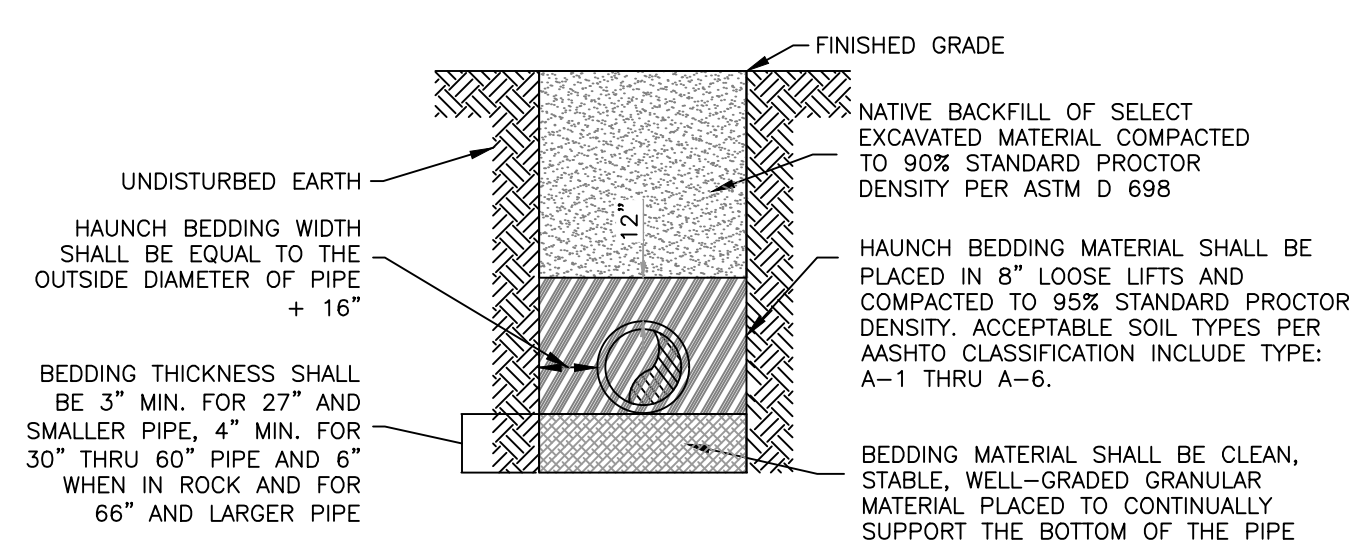
GENERAL NOTES FOR DETECTABLE WARNING DEVICES:
THE DETECTABLE DEVICE SHALL BE LOCATED SO THAT THE NEAREST EDGE OF THE DEVICE IS 6 TO 8 INCHES FROM THE FACE OF THE CURB. TRUNCATED DOMES IN THE DETECTABLE WARNING SURFACE SHALL MEET THE REQUIREMENTS OF THE GEOMETRIC CONFIGURATION SHOWN. DOMES SHALL BE ALIGNED ON A SQUARE GRID IN THE PREDOMINANT DIRECTION OF TRAVEL TO PERMIT WHEELS TO ROLL BETWEEN DOMES. DETECTABLE WARNING DEVICE SHALL BE 24 INCHES IN THE DIRECTION OF TRAVEL AND EXTEND THE FULL WIDTH OF THE CURB RAMP OR FLUSH SURFACE.

1. DETAILS SHOWN ON THIS PLAN APPLY TO ALL CONSTRUCTION OR RECONSTRUCTION OF STREETS, CURBS, OR SIDEWALKS.
2. CURB CUT RAMPS ARE TO BE LOCATED AS SHOWN ON THE PLANS.
3. SURFACE TEXTURE OF THE RAMP SHALL BE THAT OBTAINED BY A COARSE BROOMING, TRANSVERSE TO THE SLOPE OF THE RAMP.
4. CARE SHALL BE TAKEN TO ASSURE A UNIFORM GRADE ON THE RAMP, FREE OF SAGS AND SHORT GRADE CHANGES.
5. DRAINAGE STRUCTURES SHALL NOT BE PLACED IN LINE WITH RAMPS.
6. THE NORMAL GUTTER LINE PROFILE SHALL BE MAINTAINED THROUGH THE AREA OF THE RAMP.
7. CROSSWALKS AND STOP LINE MARKINGS, IF USED, SHALL BE LOCATED AS TO STOP TRAFFIC SHORT OF RAMP CROSSINGS AND SHALL CONFORM TO THE GUIDELINES OF "THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".

HANDICAP RAMP
NOT TO SCALE

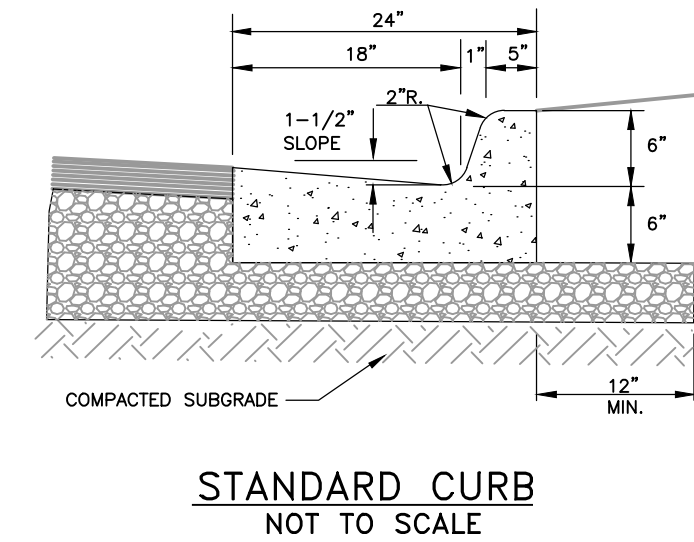


SECTION B-B

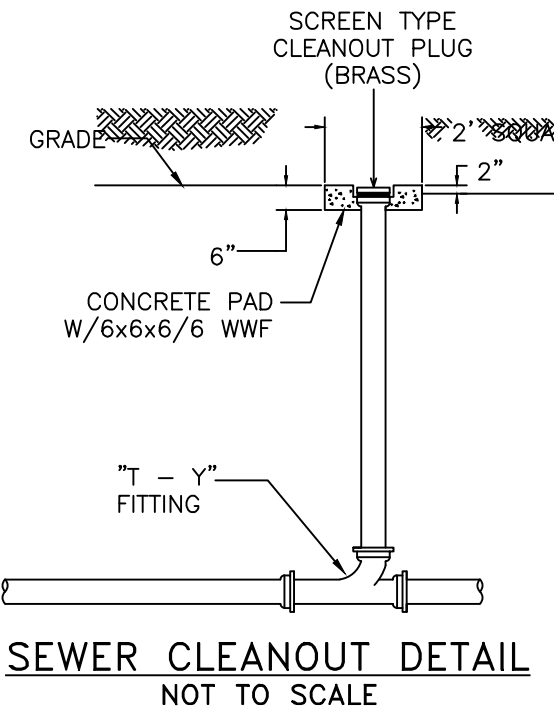


* WHERE PIPE CROSSES UNDER PAVEMENT AREAS OR PUBLIC STREETS, BACKFILL WITH FULL-DEPTH CLASS 7 GRAVEL, IN 8" LIFTS (MIN) AND COMPACTED TO 95% STD. PROCTOR, OR AS REQUIRED BY GOVERNING MUNICIPALITY.

FLEXIBLE PIPE STORM SEWER BEDDING
NOT TO SCALE



STANDARD CURB
NOT TO SCALE



SEWER CLEANOUT DETAIL
NOT TO SCALE

DETAIL SHEET 1

JB TOWNHOMES 2
841 N.W. 14th STREET
BENTONVILLE, AR

SHEET:

PROJECT:

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PRELIMINARY

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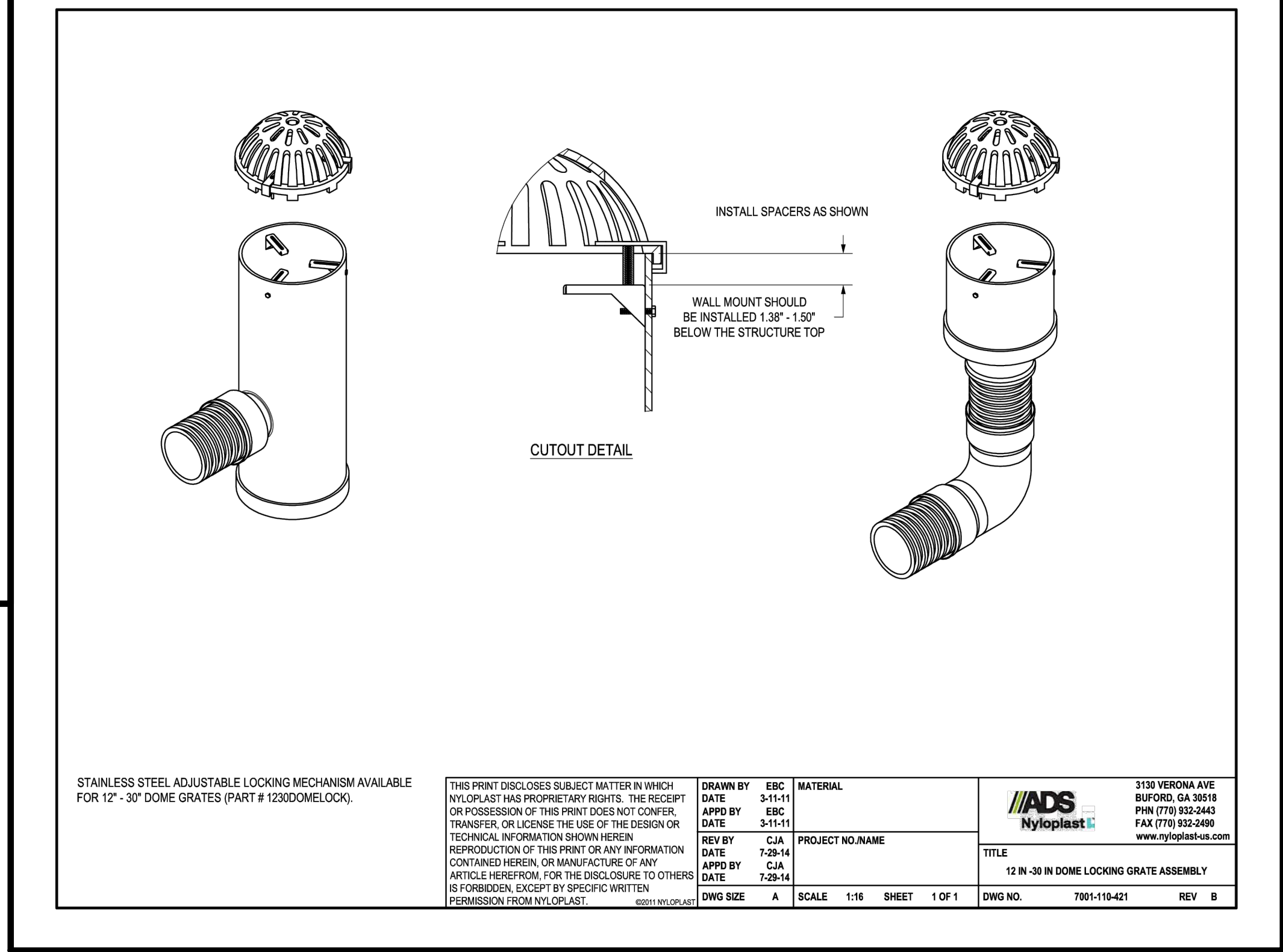
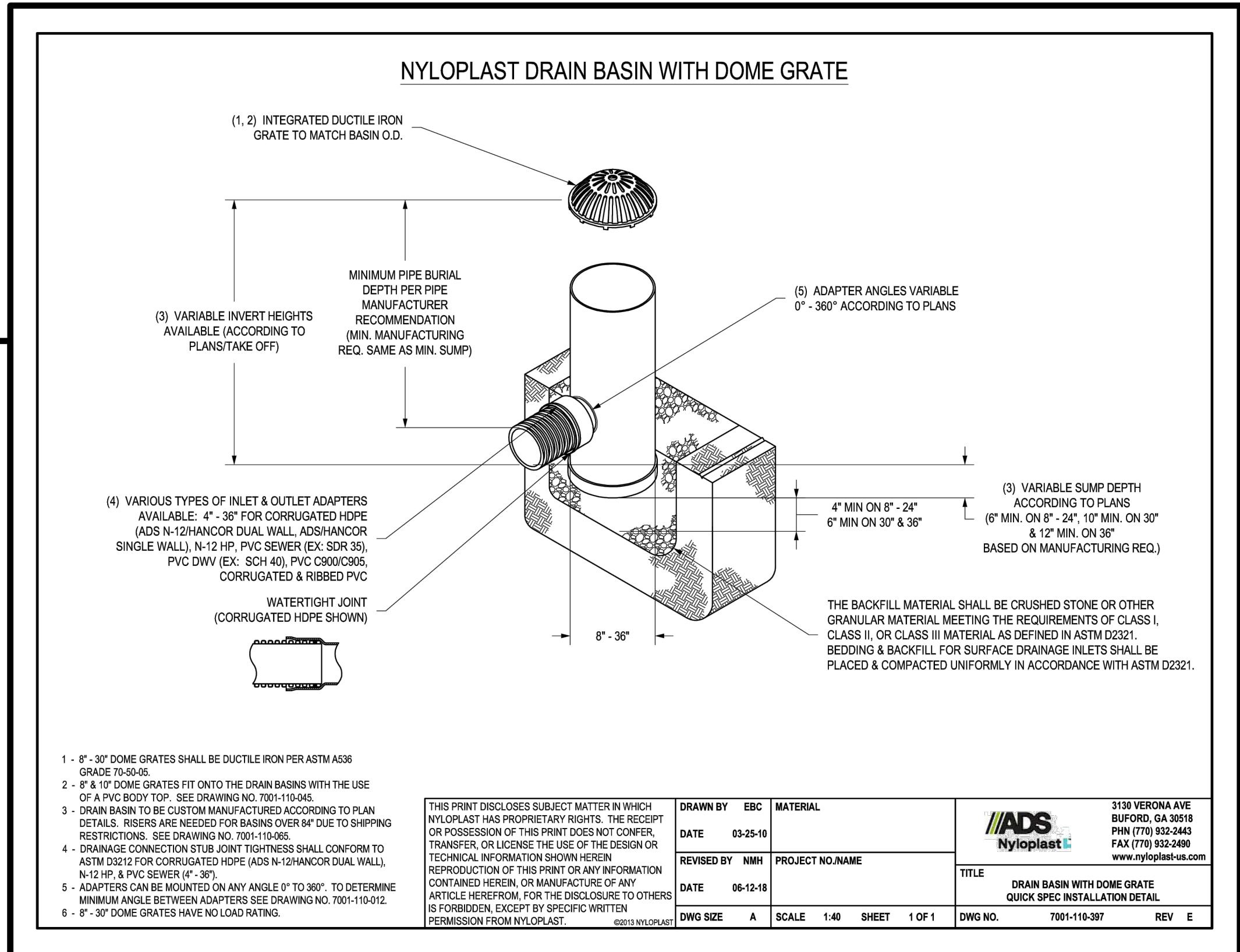
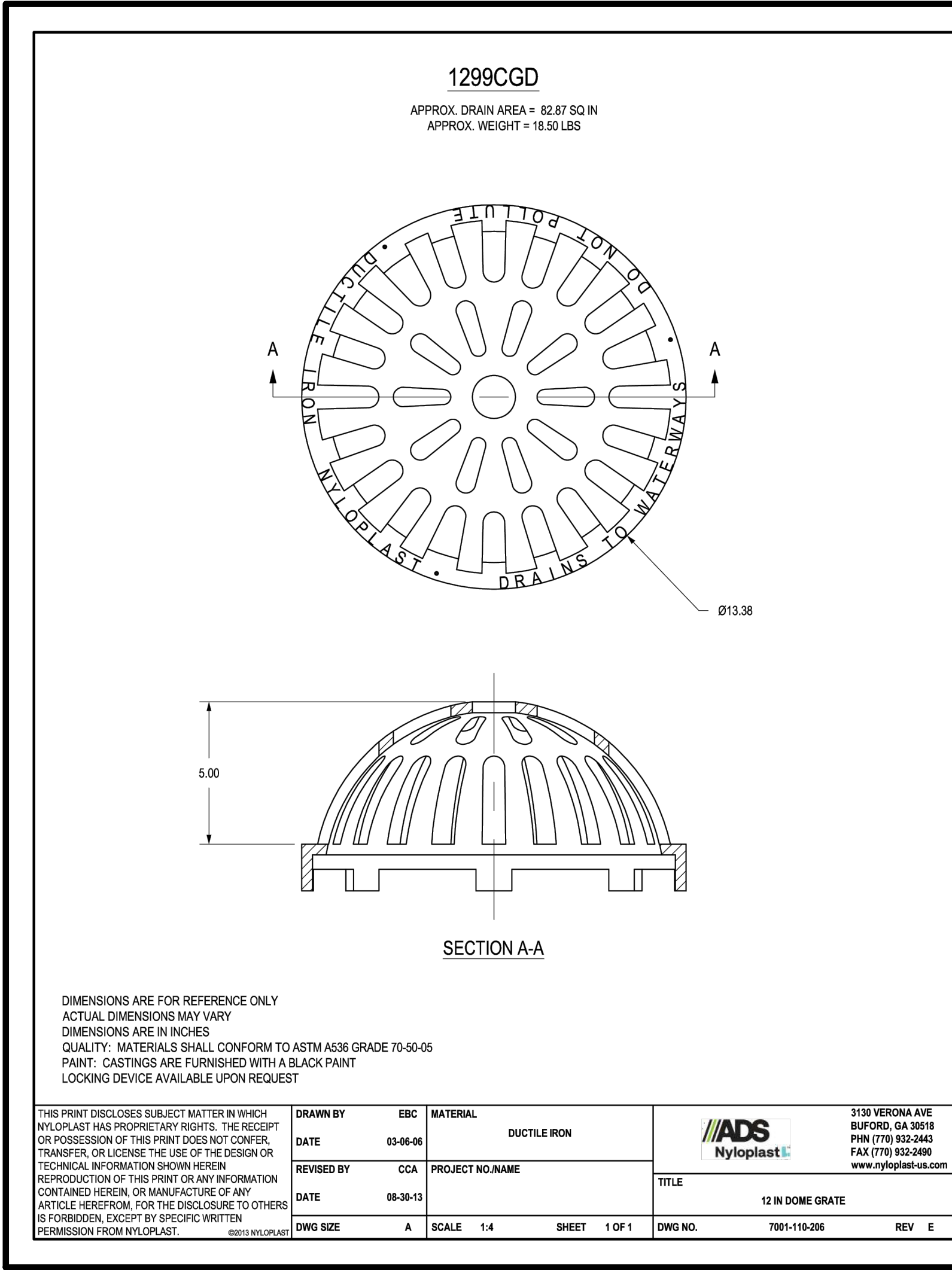
SAND CREEK
Engineering and Land Surveyors
Bentonville, Arkansas 479-464-9926



MANAGER: MIKE HUEY
DESIGNED BY: KB
DRAWN BY: MJH
CHECKED BY: TRS

SCE PROJECT #: 24001
CURRENT REVISION: Rev. 4
DATE: 06/24/2026
SHEET: 9 of 22

CITY OF BENTONVILLE PROJECT # LSD25-0031



DETAIL SHEET 2

JB TOWNHOMES 2
841 N.W. 14th STREET
BENTONVILLE, AR

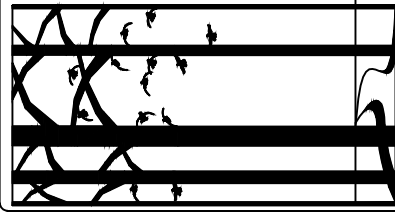
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SAND CREEK
Bentonville, Arkansas 72712-4624-9282



MANAGER: MIKE HUEY

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CHECKED BY: TRS

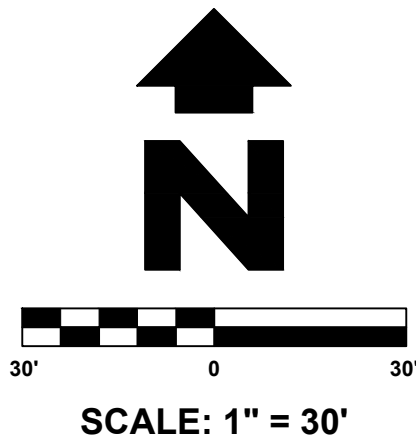
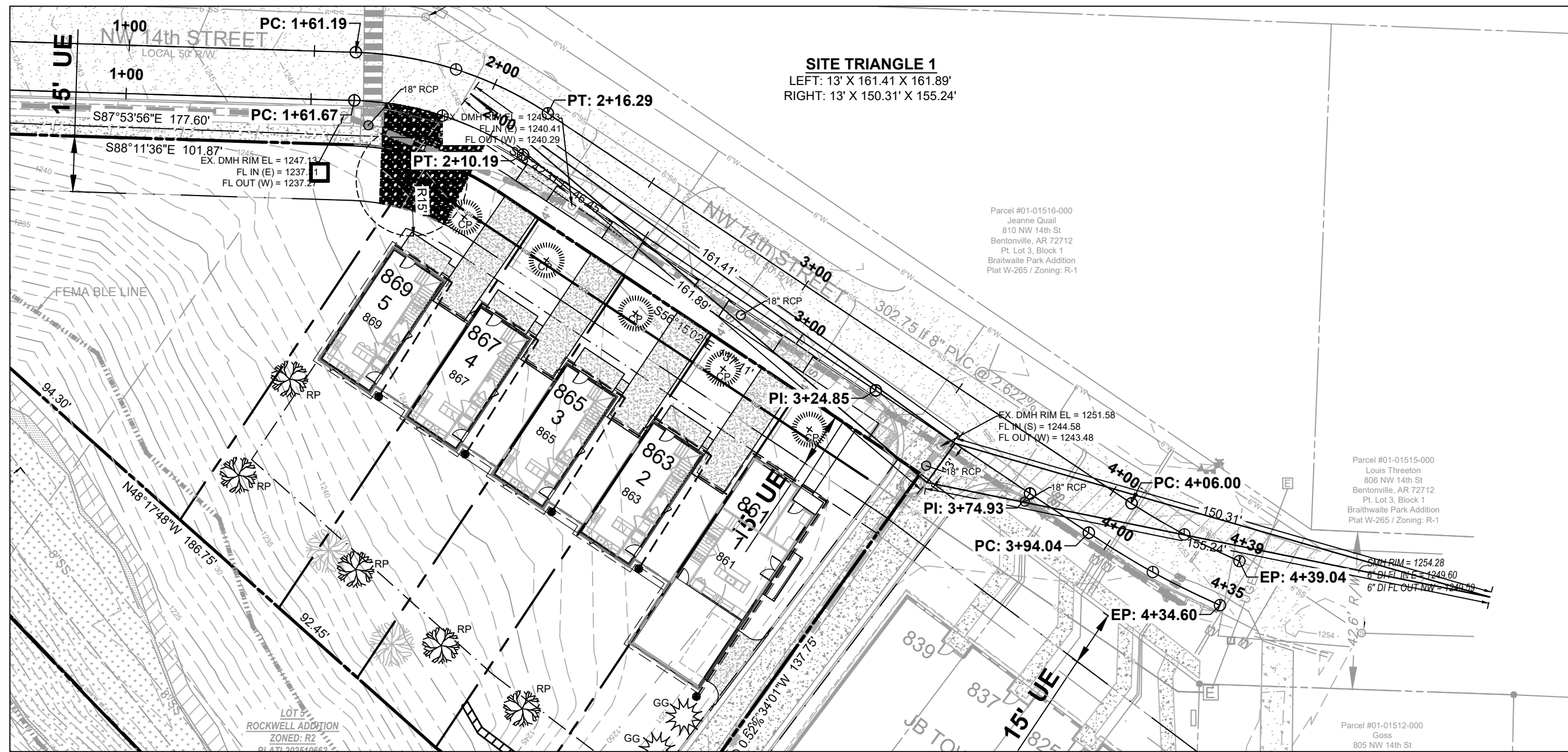
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CURRENT REVISION: Rev. 4

DATE: 06/24/2026

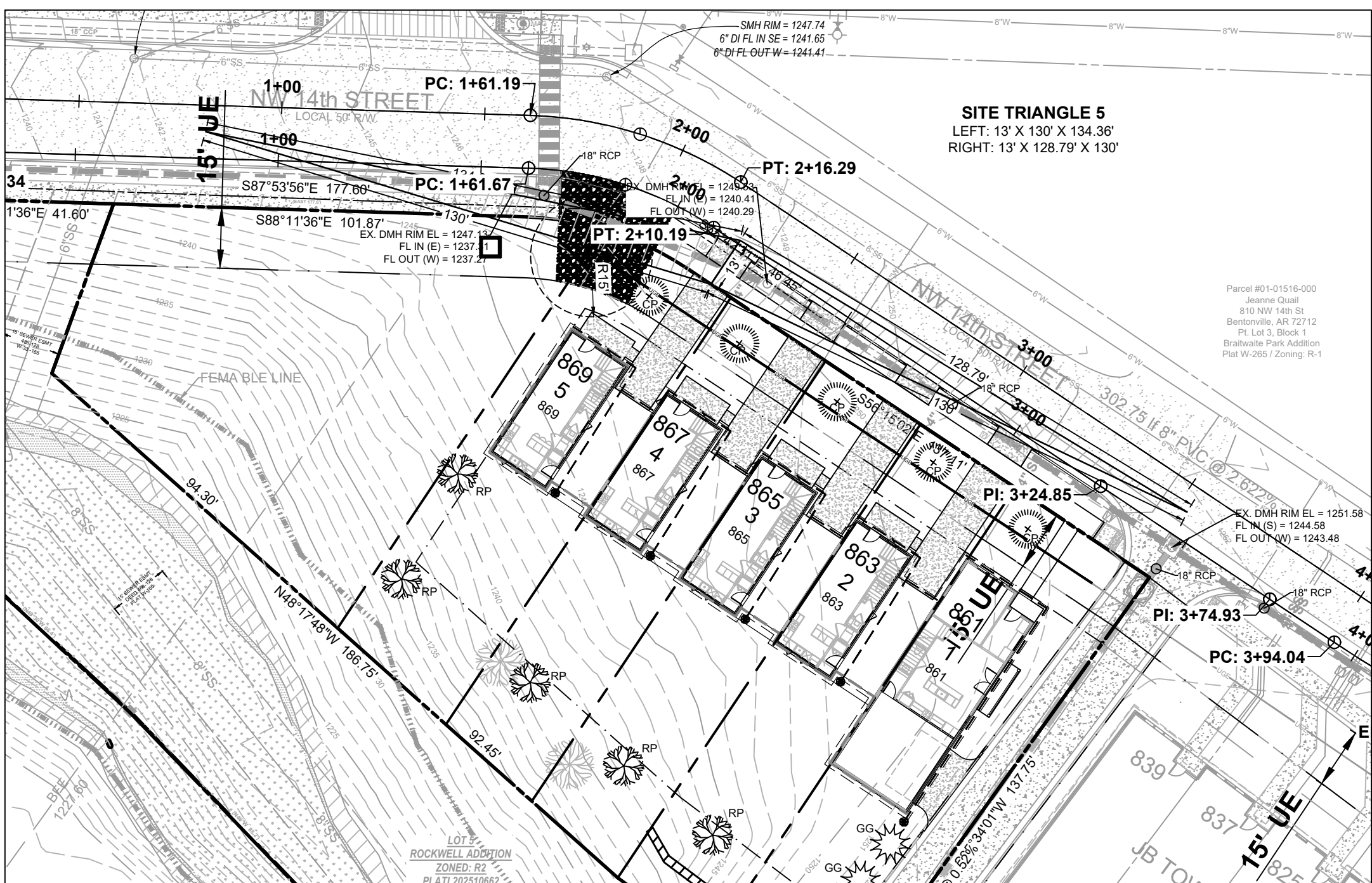
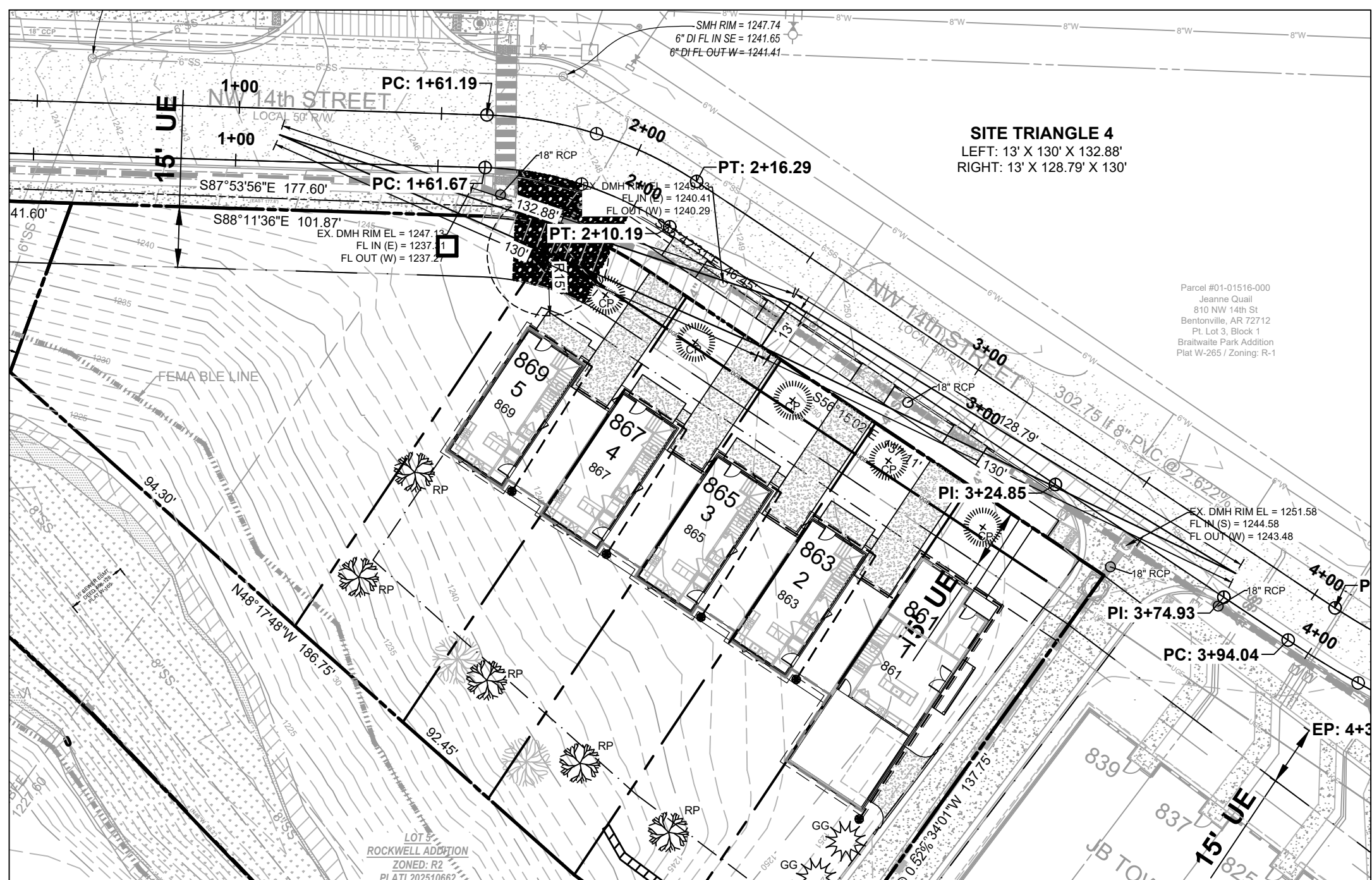
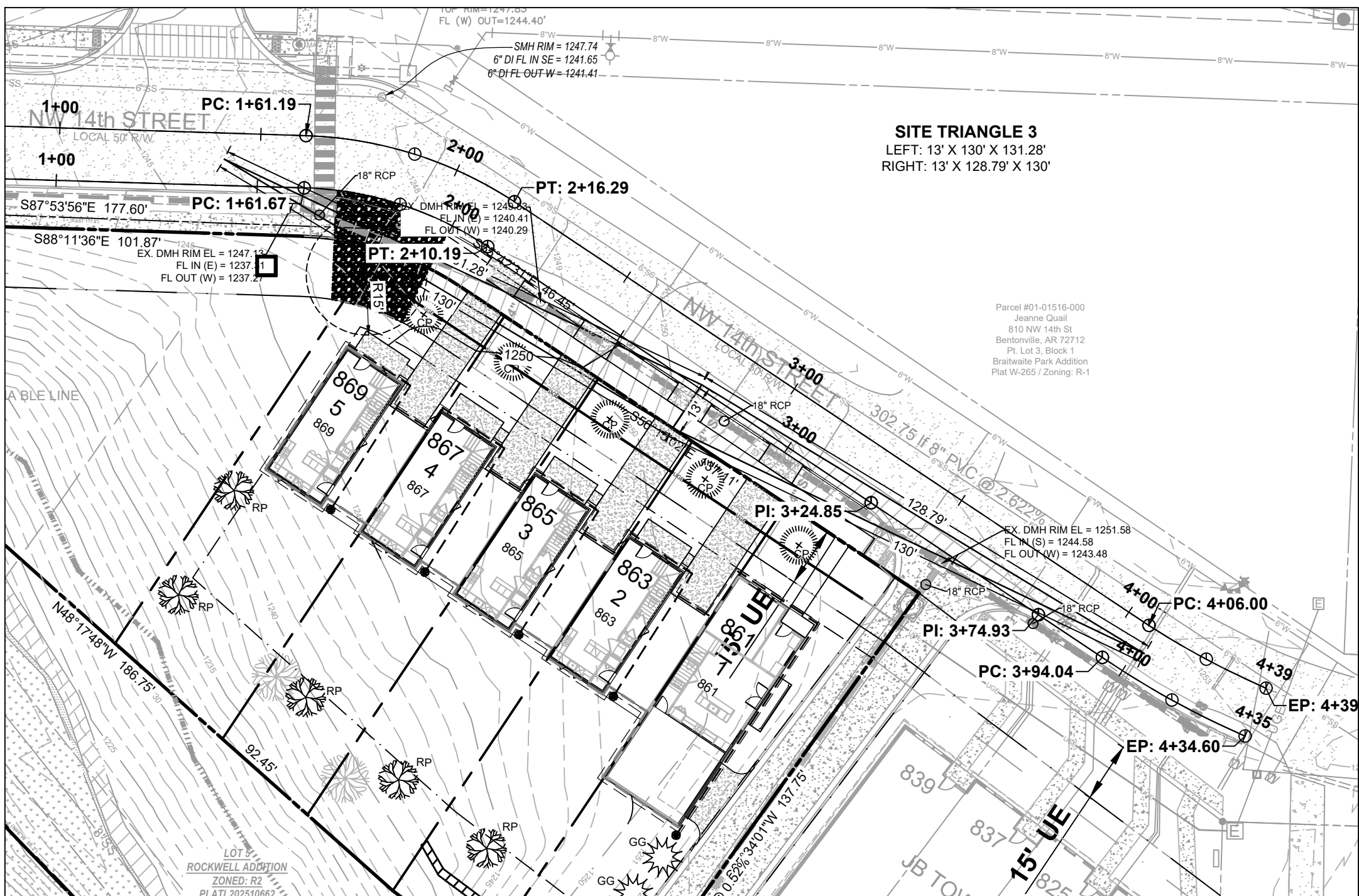
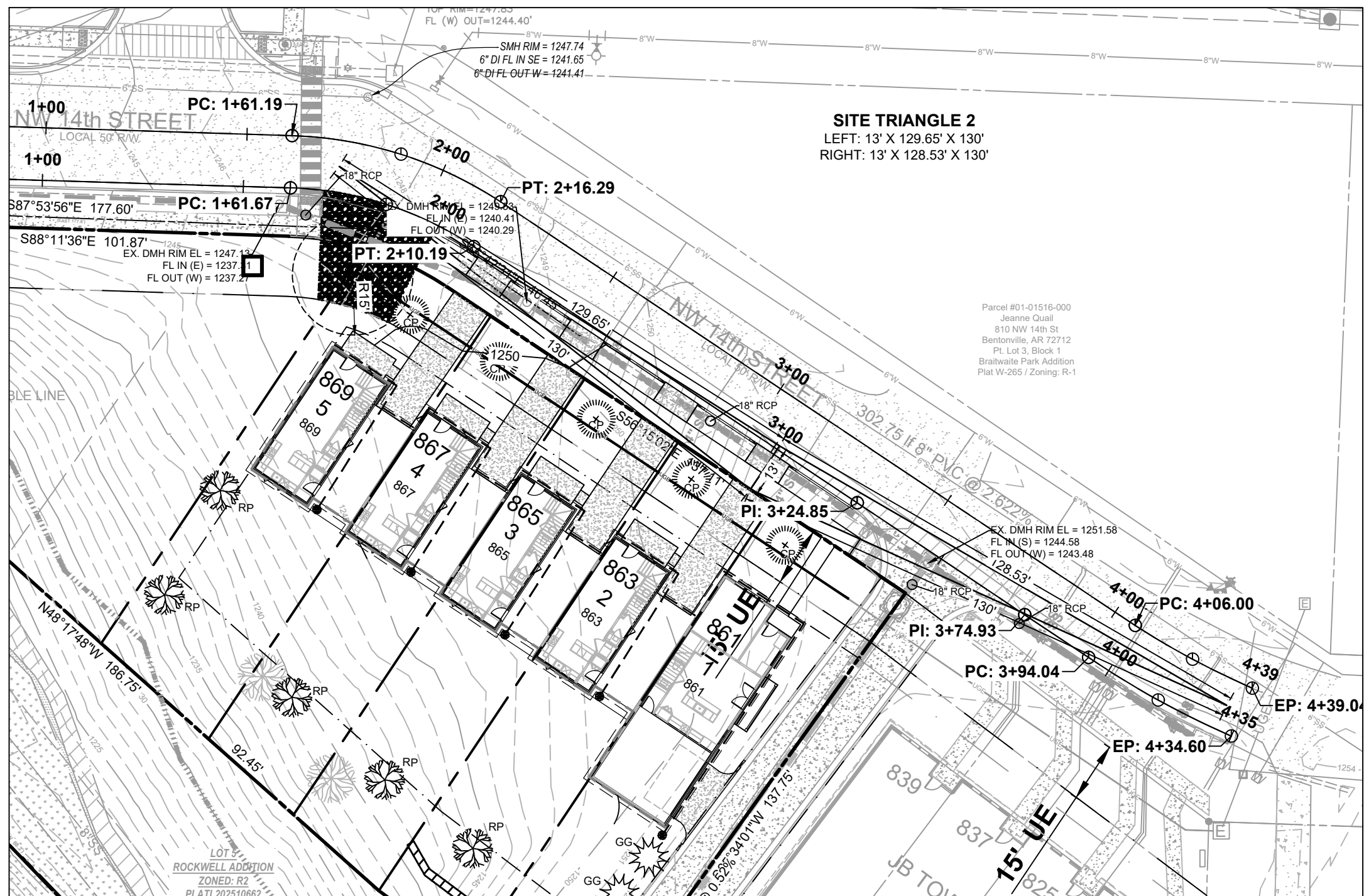
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SITE NOTES:

1. THERE CANNOT BE ANYTHING BETWEEN 3' AND 8' IN HEIGHT WITHIN THE SHADED AREA(S) OF THE SITE TRIANGLES.



DETAIL SHEET 3

JB TOWNHOMES 2
841 N.W. 14th STREET
BENTONVILLE, AR

SHEET:

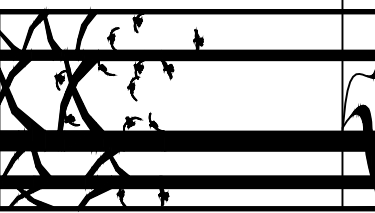
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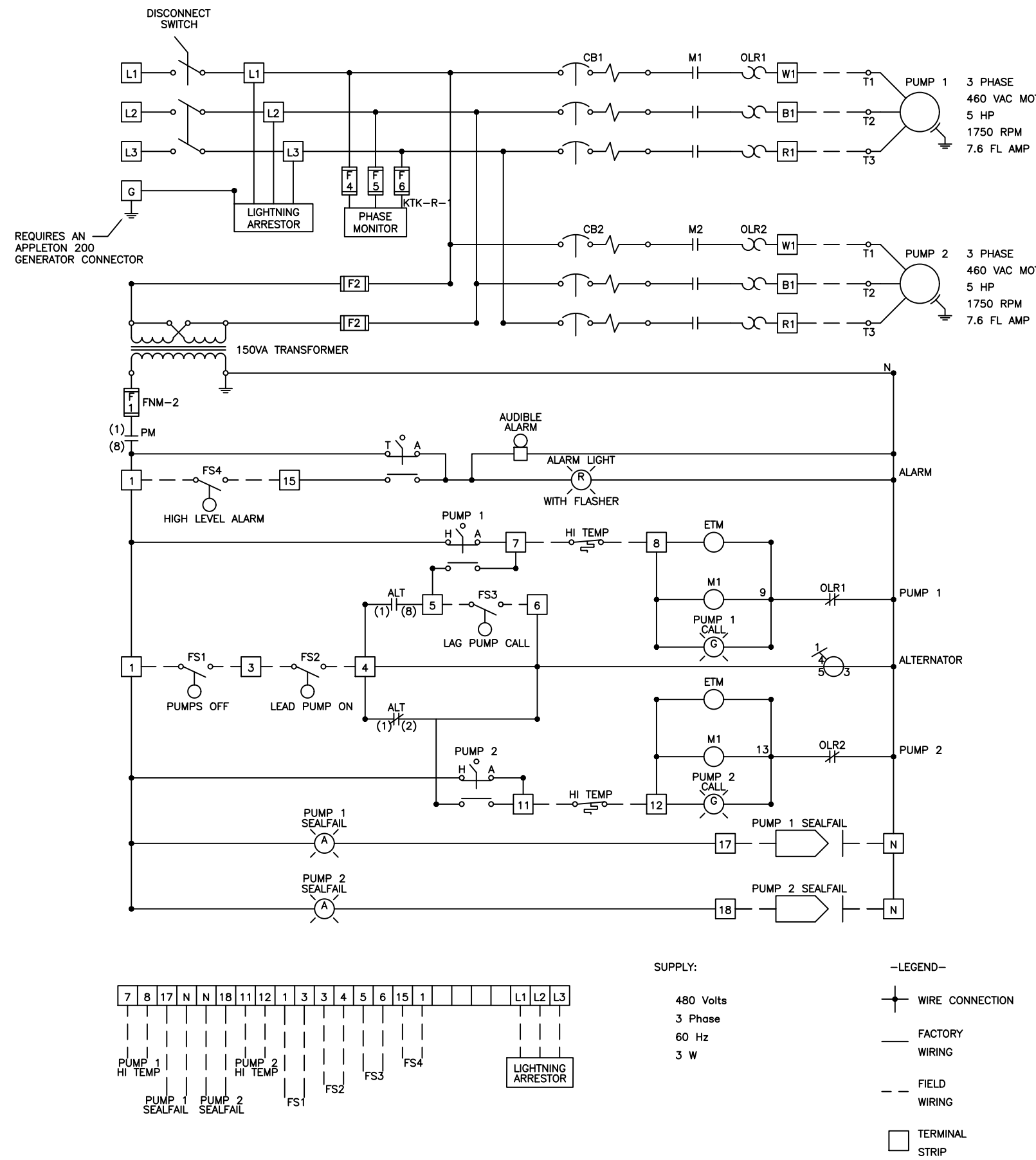
SAND CREEK
Engineering and Land Surveying
Bentonville, Arkansas 72715-4524-5922



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DRAWN BY: MJH
CHECKED BY: TRS
SCE PROJECT #: 24001
CURRENT REVISION: Rev. 4
DATE: 06/24/2026
SHEET: 11 of 22

DUPLEX PUMP CONTROL PANEL

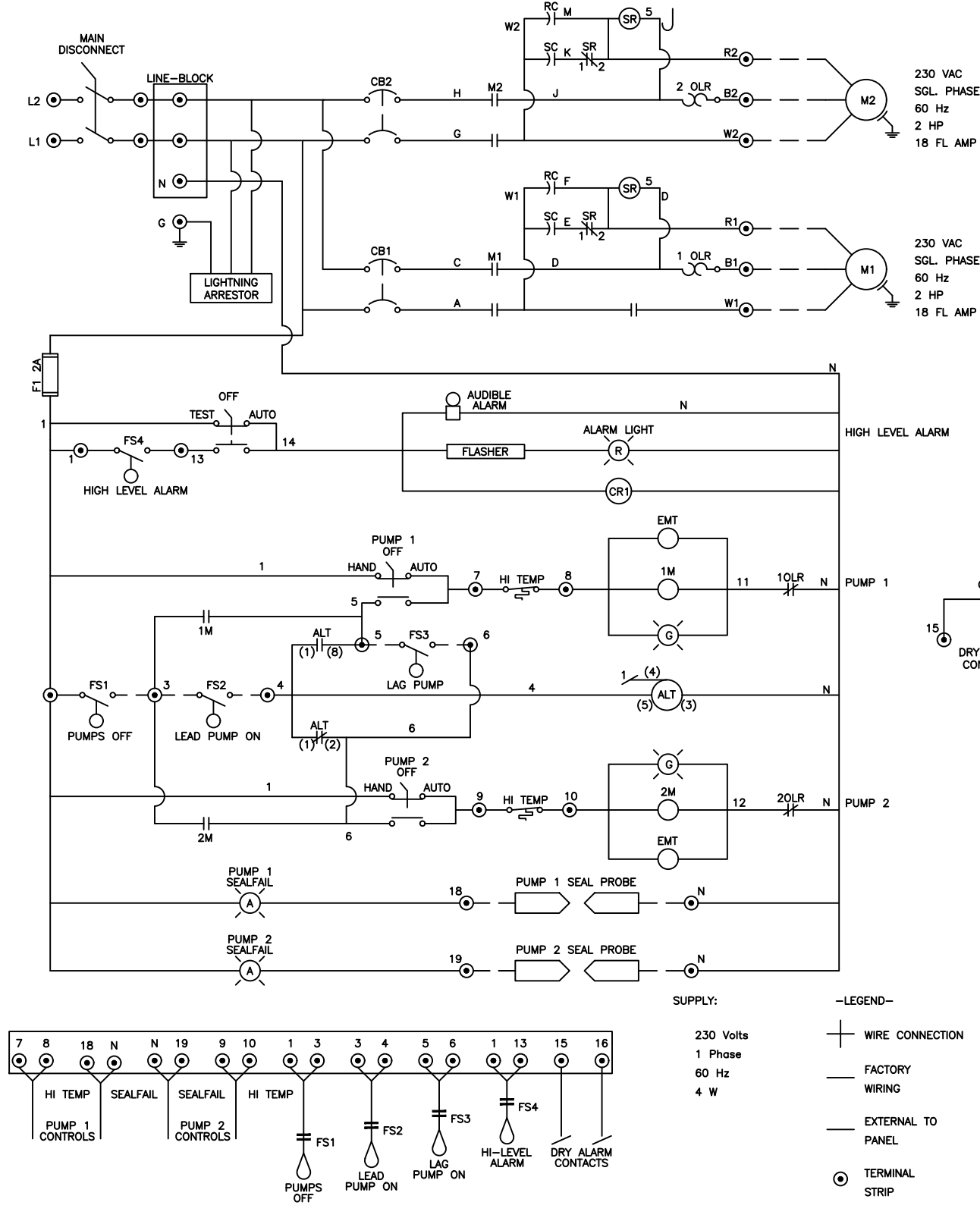
480 V / 3 PHASE



LIFT STATION DETAILS: LS01

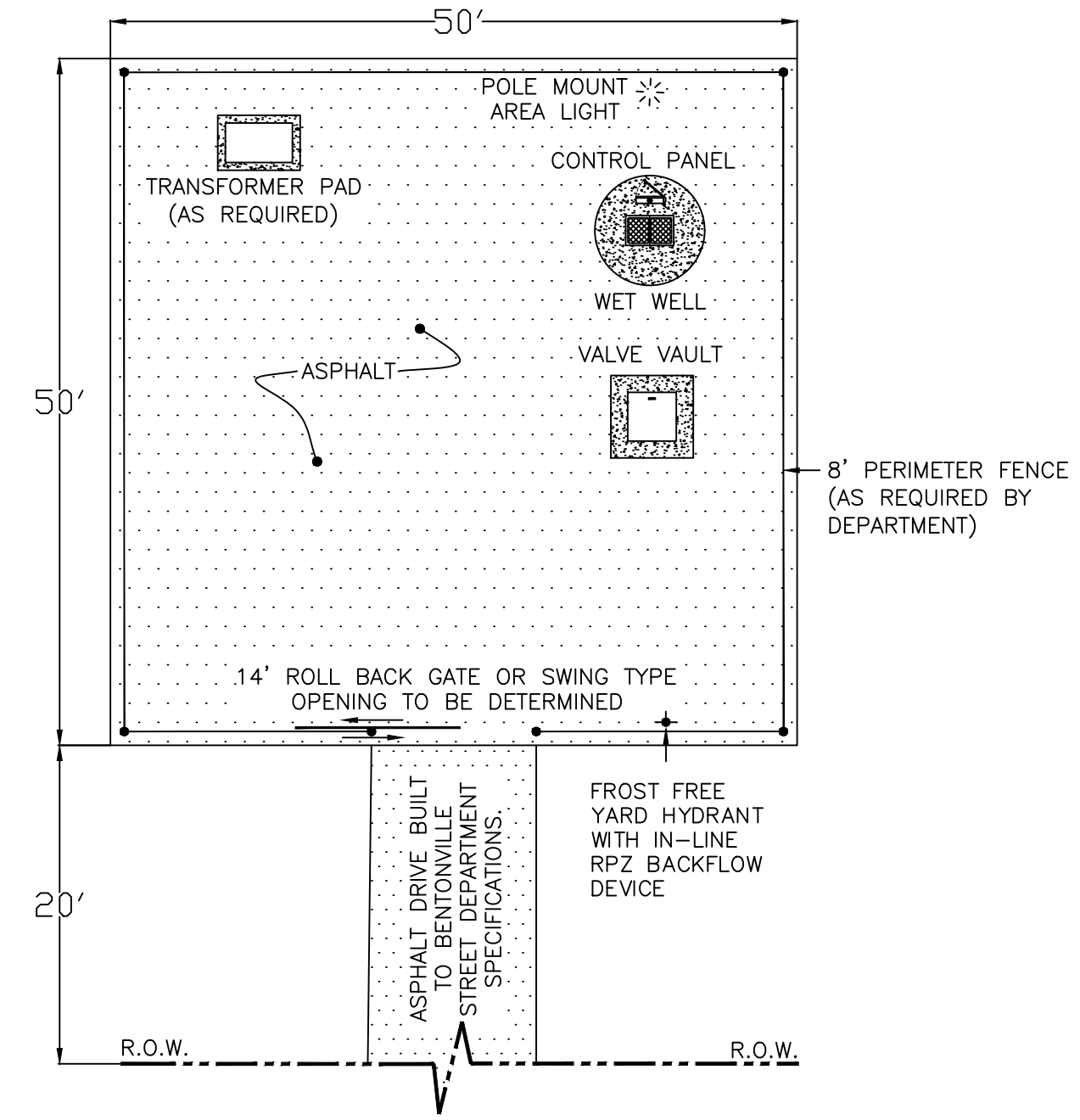
DUPLEX PUMP CONTROL PANEL

230 V / SINGLE PHASE



LIFT STATION DETAILS: LS02

LIFT STATION SITE DETAIL



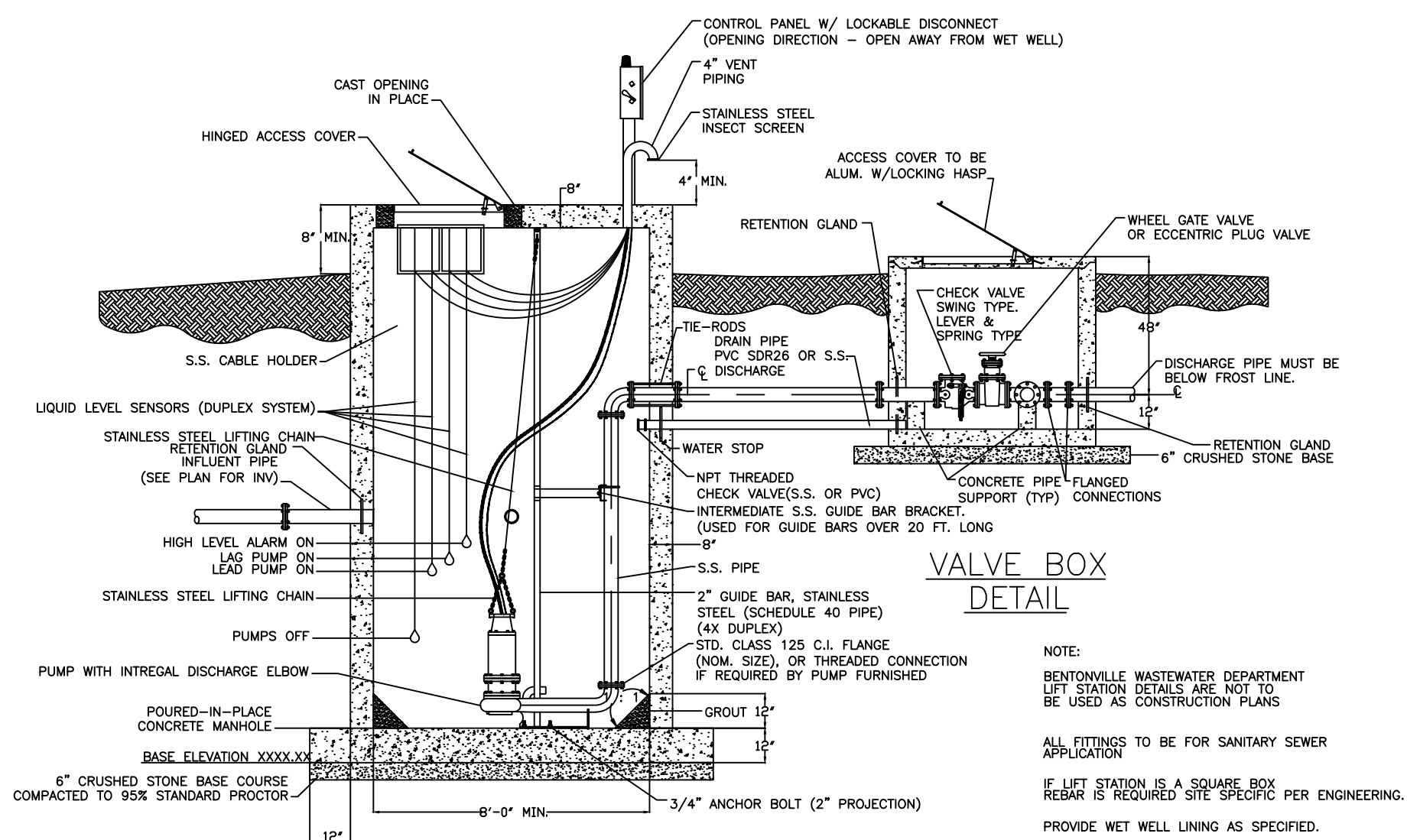
*ACTUAL SITE LAYOUT MAY VARY

BENTONVILLE WASTEWATER DEPARTMENT
LIFT STATION DETAILS ARE NOT TO
BE USED AS CONSTRUCTION PLANS

LIFT STATION DETAILS: LS03

LIFT STATION DETAIL

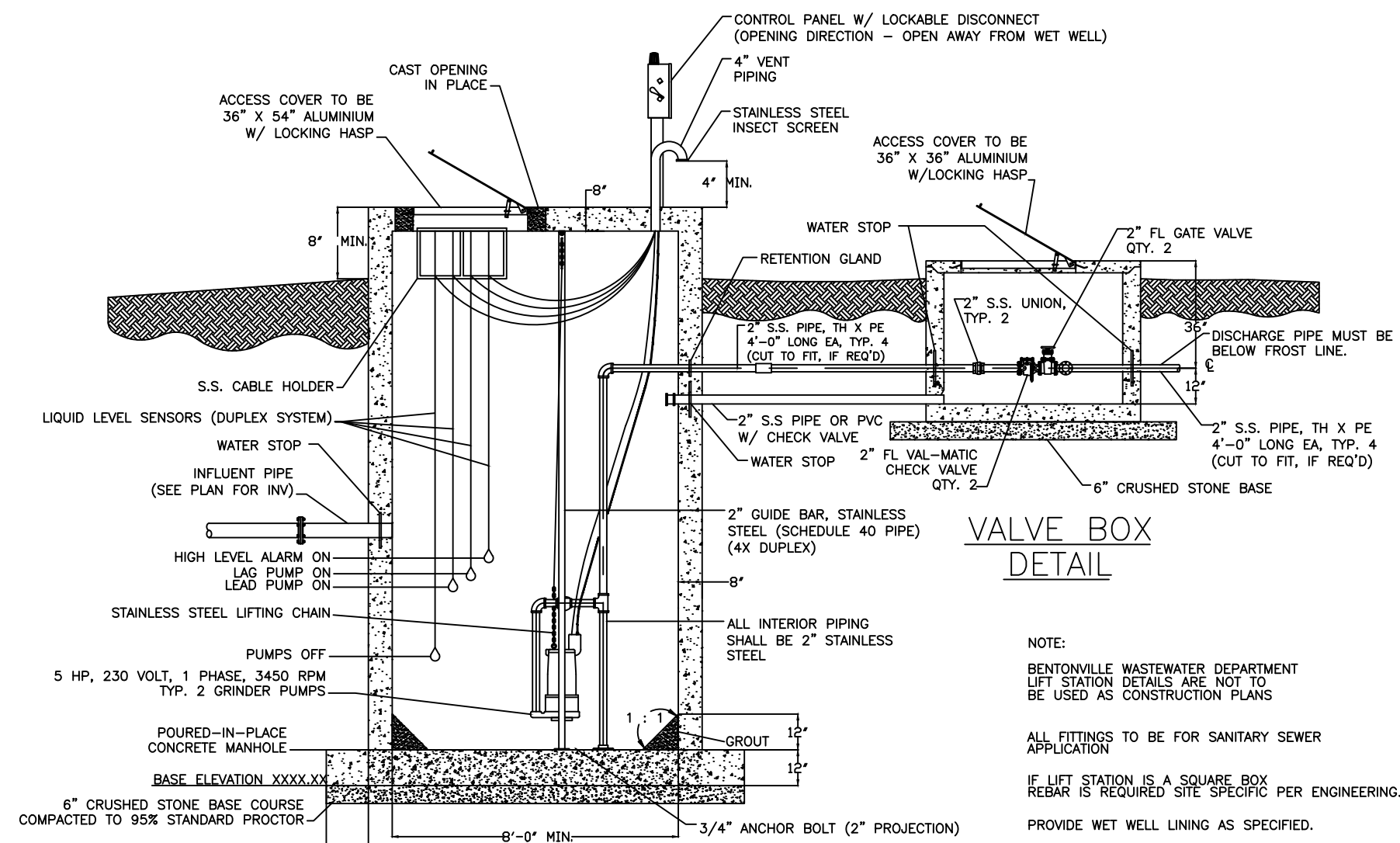
NON-CLOG PUMPS 5 HP AND UP



LIFT STATION DETAILS: LS04

LIFT STATION DETAIL

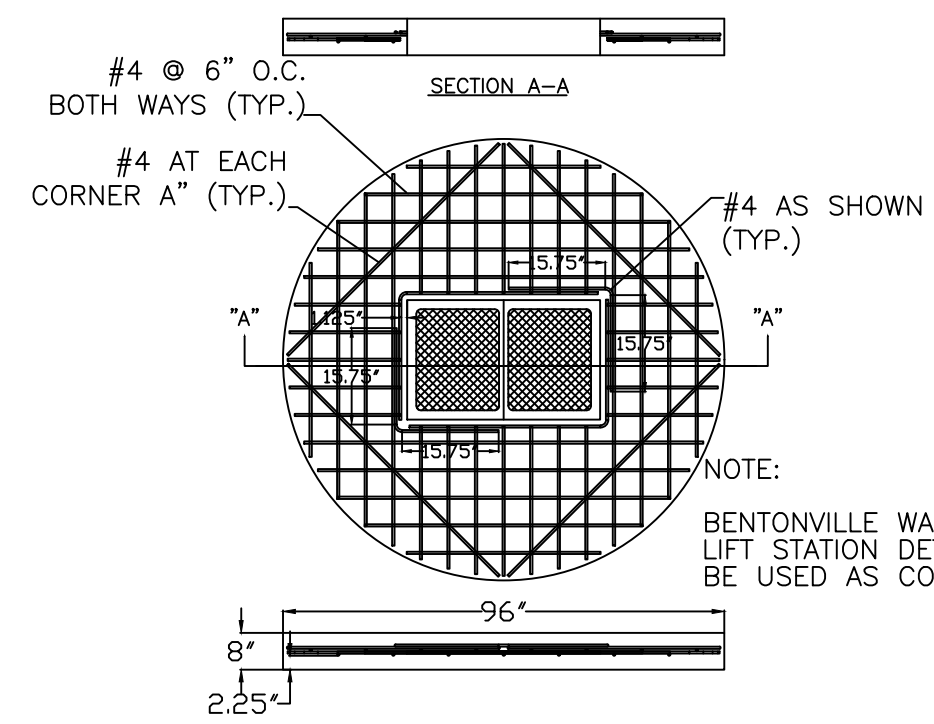
GRINDER PUMPS 5 HP AND LESS



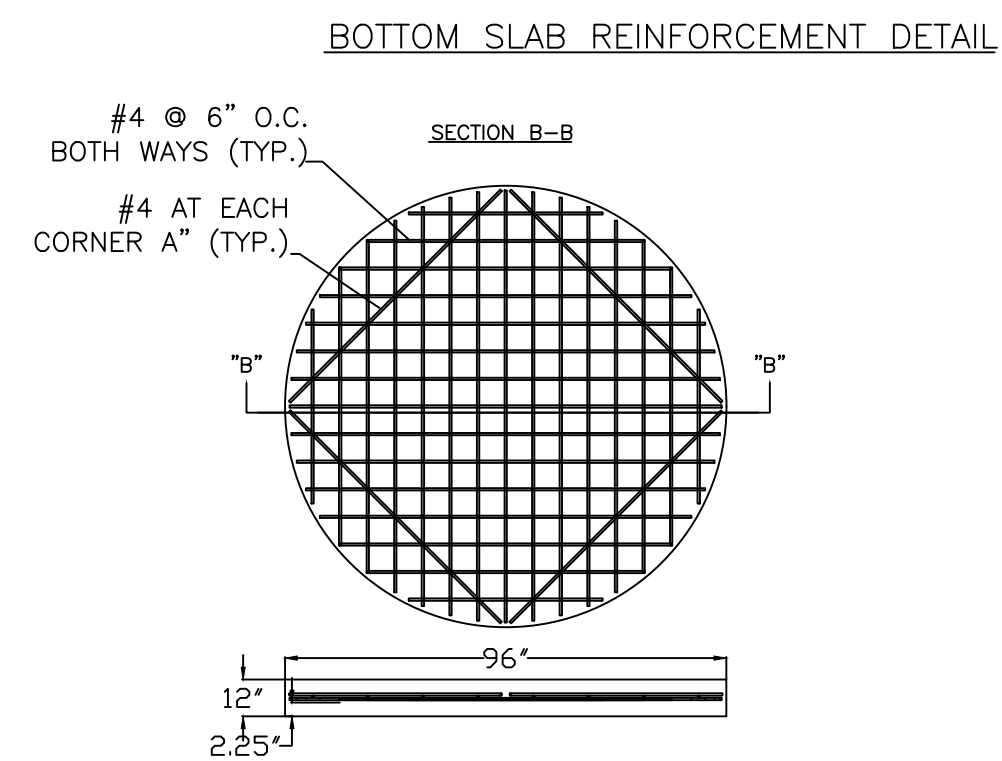
LIFT STATION DETAILS: LS05

WET WELL AND VALVE VAULT

TOP SLAB REINFORCEMENT DETAIL



NOTE:
BENTONVILLE WASTEWATER DEPARTMENT
LIFT STATION DETAILS ARE NOT TO
BE USED AS CONSTRUCTION PLANS

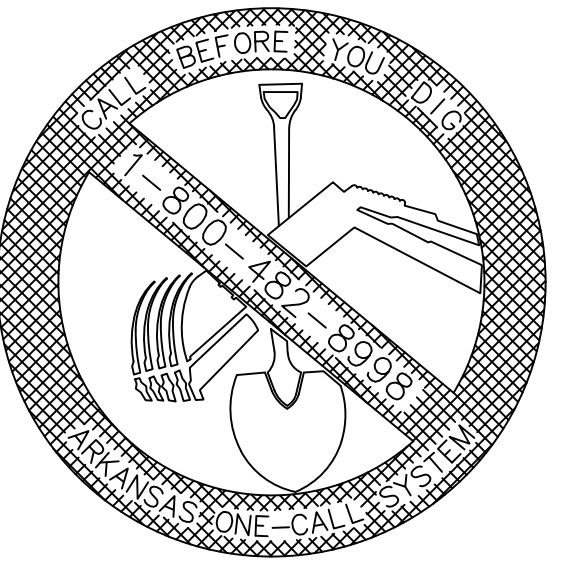


LIFT STATION DETAILS: LS06



3200 SW MUNICIPAL DR.
Bentonville, AR 72712
Ph: (479) 271-3140
www.bentonvillear.com

LIFT STATION DETAILS



REVISION:
2024

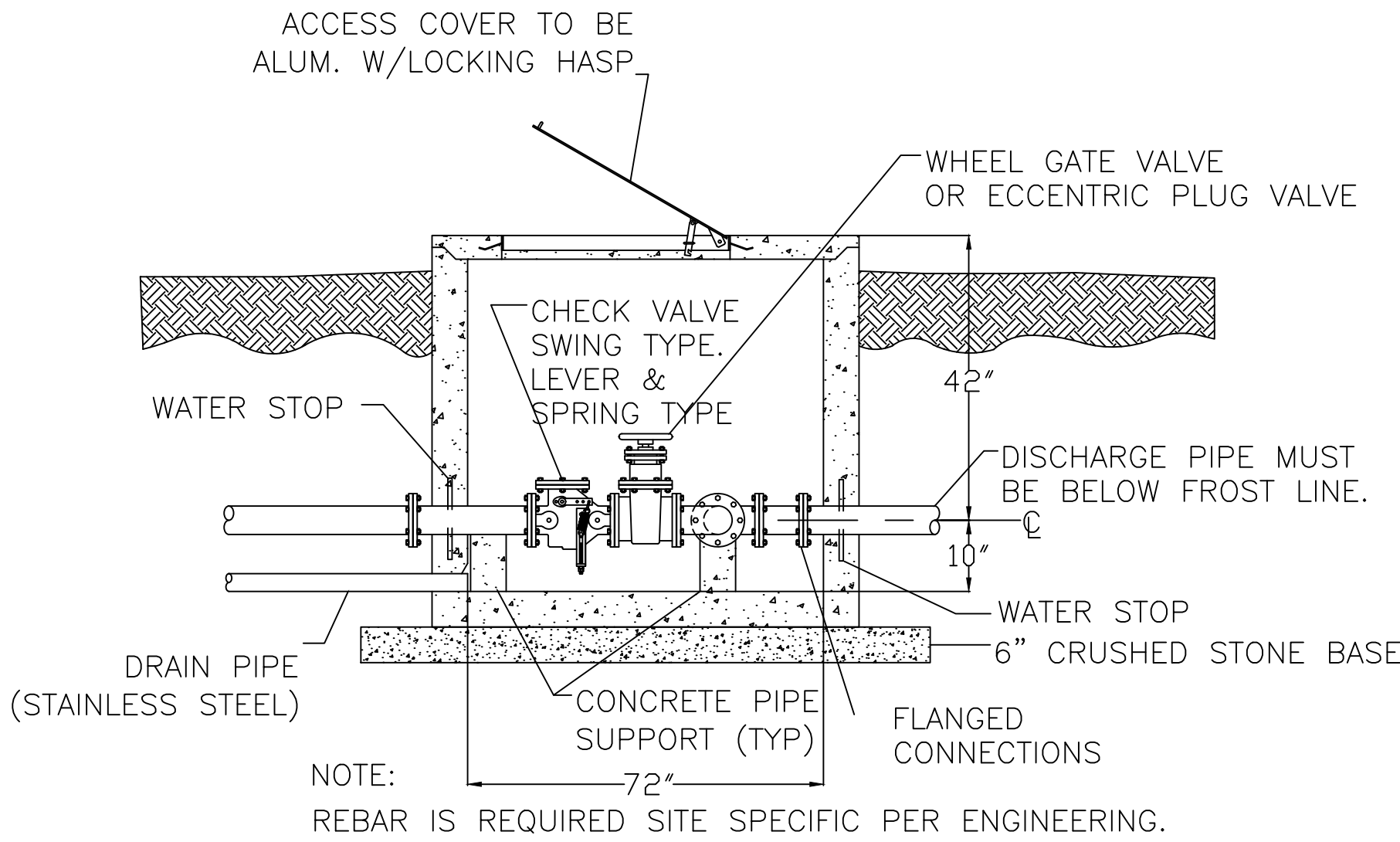
NOTES:

DRAWN BY:	JS	DATE:	08/27/2024
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APPROVED BY: AW	DATE: 08/27/2024
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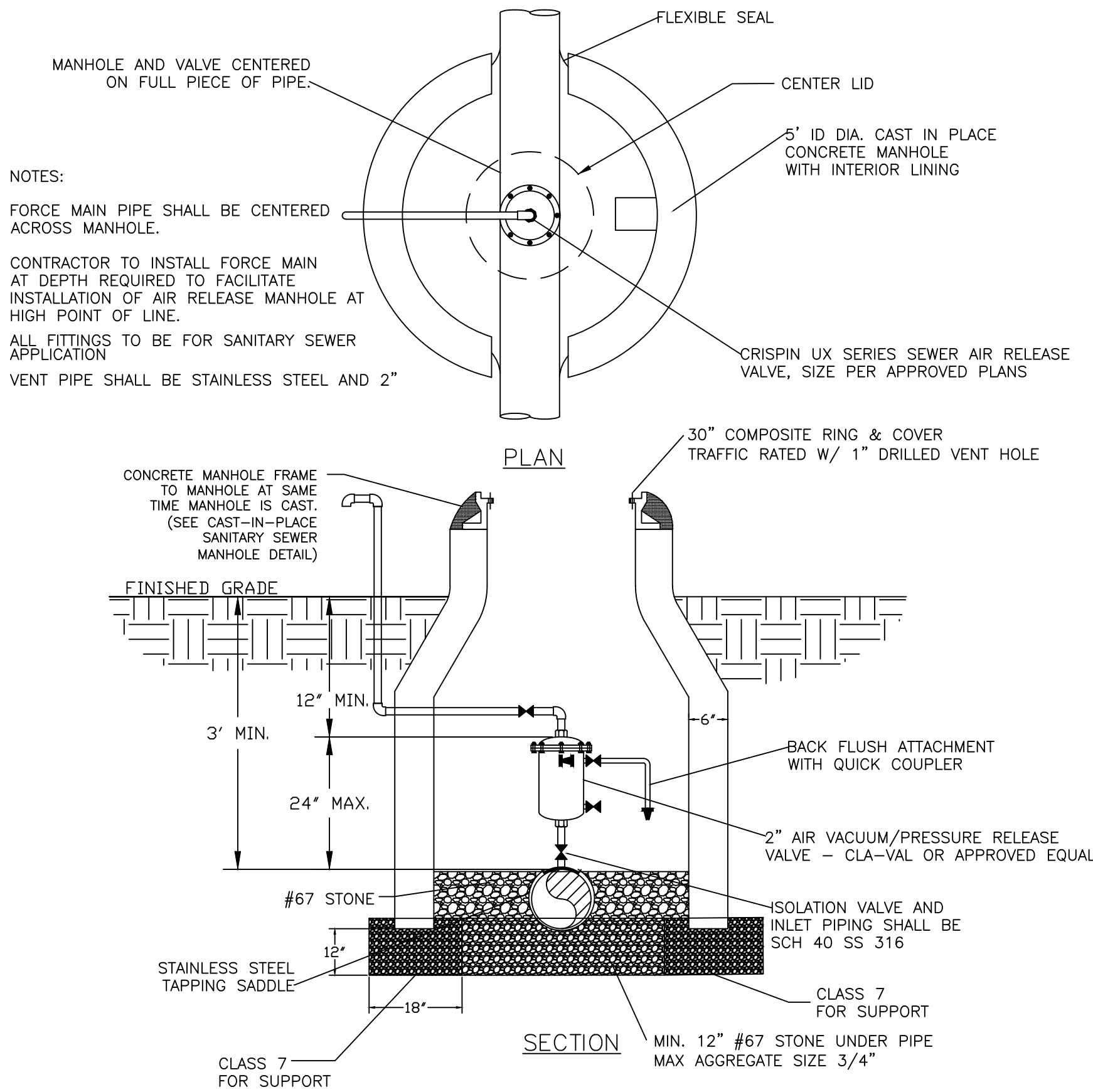
SHEET NUMBER: 1	OF 2
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LIFT STATION VALVE VAULT DETAIL



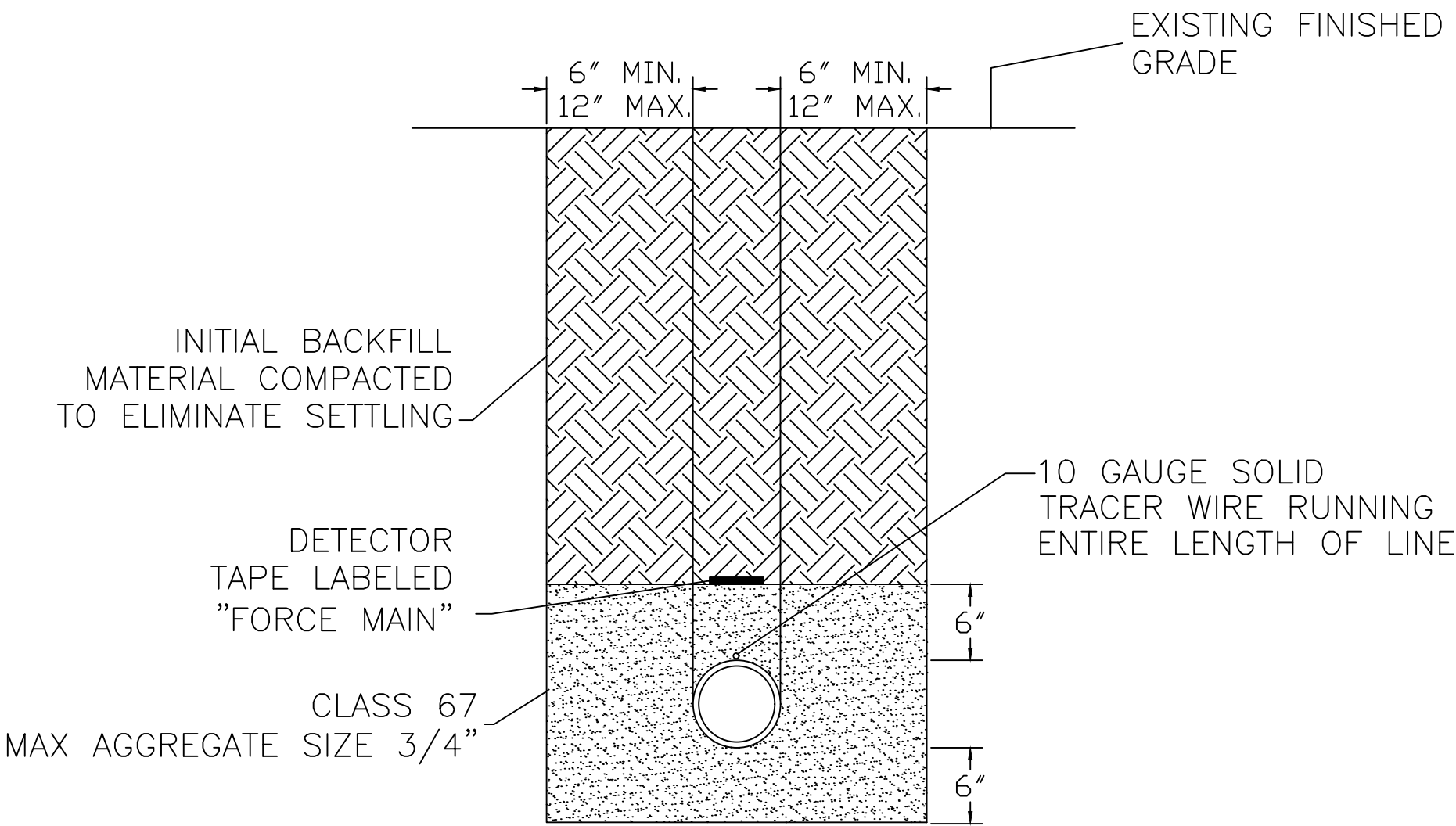
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AIR VACUUM/RELEASE
MANHOLE FOR FORCE MAIN



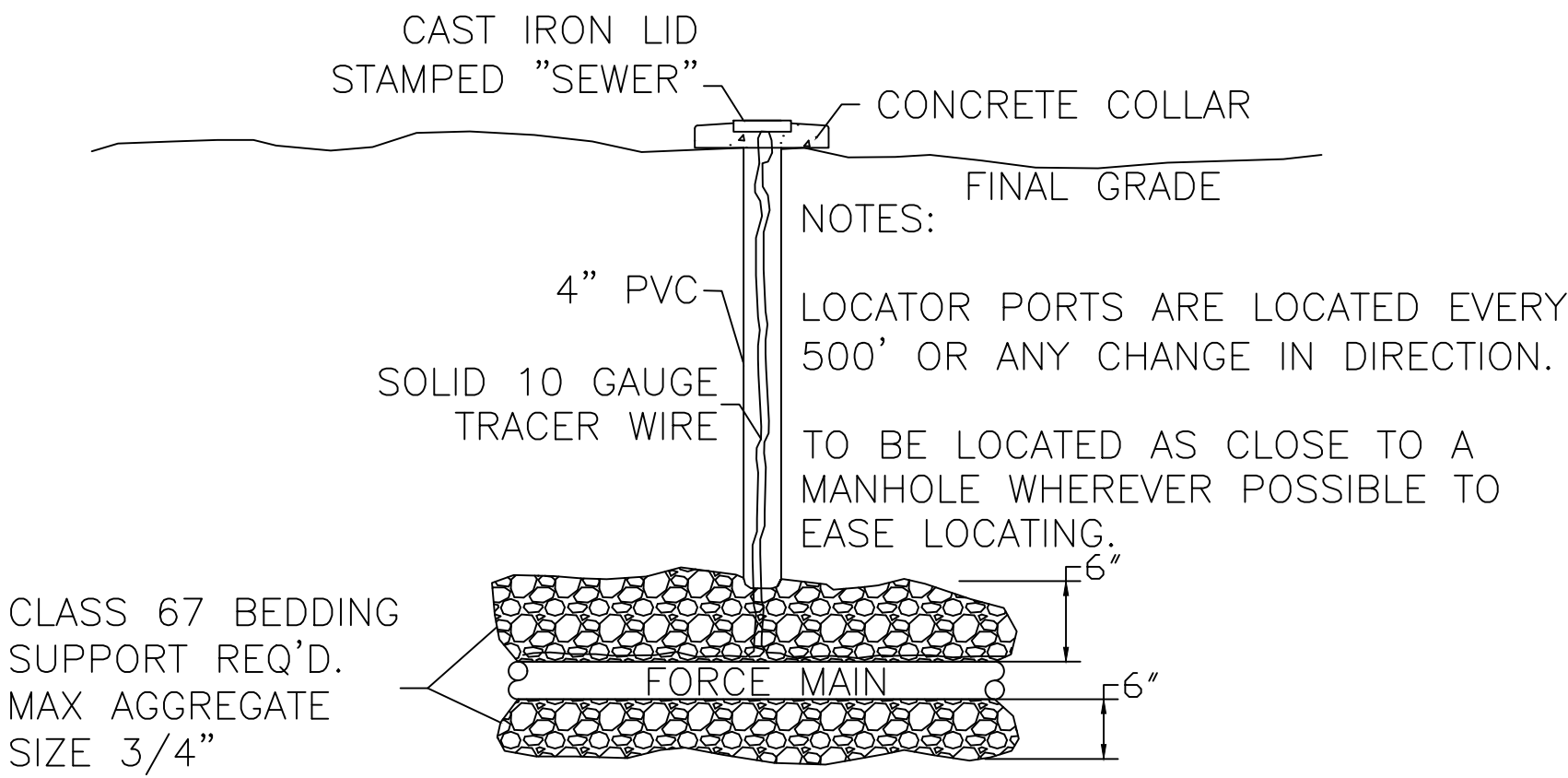
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TYPICAL BEDDING DETAIL
FOR FORCE MAIN



LIFT STATION DETAILS: LS09

TRACER WIRE PORT

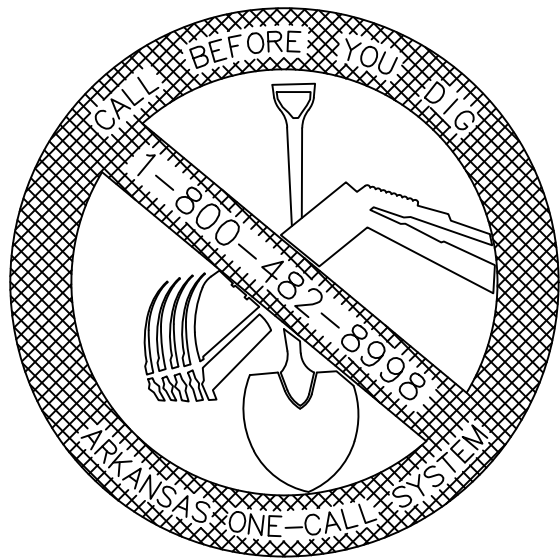


LIFT STATION DETAILS: LS10



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Bentonville, AR 72712
Ph: (479) 271-3140
www.bentonvillear.com

LIFT STATION
DETAILS



REVISION:
2024

NOTES:

DRAWN BY:	JS	DATE:	08/27/2024
APPROVED BY:	AW	DATE:	08/27/2024
SHEET NUMBER:	2	OF	2

GENERAL CONDITIONS NOTES

- Work performed shall comply with the following:
 - These General Notes, and Construction Documents and Specifications.
 - All applicable local, state, and federal codes, ordinances and regulations. All codes listed in Specifications and Drawings shall be inclusive of all codes, regulations and requirements adopted by the State of Arkansas, including all Amendments.
- Contractor shall ensure all work is in conformance with all applicable building codes. Work shall be completed in strict accordance with the latest editions of Uniform Fire Prevention and Building Code, Plumbing Code, National Electric Code, and all other federal, state and local agency regulations having jurisdiction over this project. In the event of any discrepancies between agency requirements, the contractor shall observe the more stringent of requirements.
- Verify locations of pertinent site improvements installed under other contracts. If any part of this plan cannot be followed due to site conditions, contact Architect for instructions prior to commencing work.
- Contact local underground utility services for utility location and identification, prior to commencing work.
- Perform excavation in the vicinity of underground utilities with care and by hand, if necessary. The contractor bears full responsibility for this work and disruption of damage to utilities shall be repaired immediately and at no expense to the owner.
- Contractor is responsible for fire sprinkler system shop drawings, framing plans, foundation design, power/lighting, mechanical design, and structural engineering if required by authority having jurisdiction.
- Contractor shall file all applications, pay for all necessary permits and secure certificates of occupancy for the project.
- Contractor (and his subcontractors) shall be licensed by the state in which the project is located and approved in advance by the owner.
- All work is to be coordinated with the owner. The contractor is to meet with the owner prior to starting construction. The contractor will present the building permit and insurance certificates to the owner prior to starting construction.
- Visit the site to verify existing conditions. Contractor shall make required adjustments to system components as necessitated by actual field conditions at no additional cost to owner or architect. Report any discrepancies between the drawings and actual field conditions to the architect before construction begins.
- Contractor shall provide any necessary measures to protect the workers and other persons during construction.
- Check with the owner for coordination of the work under this contract with work of other trades. Owner's regulations govern all aspects of outside contractors working on the property.
- Contractor to obtain and provide owner with color samples for proper color selection and final approval of all finishes prior to installation.
- Verify all rough-in dimensions for equipment noted in drawings, both contractor and owner provided.
- Contractor shall keep the job free of debris and make final cleanup to the satisfaction of the owner. Contractor shall be responsible for removal of all construction debris from project site and shall provide dumpsters etc. as required. Remove all debris on a daily basis.
- Contractor shall be responsible for the protection of all existing buildings and other installations that are to remain intact while performing the specified work. Provide and maintain fire extinguishers on project site during construction.
- Unless indicated otherwise, all material furnished and incorporated into the work shall be new, unused and of quality standard to the industry for first class work of similar nature and character. Install all materials to the manufacturer's recommendations and best standard of the trades involved.
- All gypsum board work shall be done in accordance with the Drywall Construction Handbook, latest edition, prepared by United States Gypsum Association. All joints and seams shall be taped and finished in accordance with manufacturer's installation recommendations.
- Final punch to be scheduled by GC after final cleaning.
- Gas fired water heaters/appliances must be 18" A.F.F. (minimum) when located in garage or non-habitable rooms communication directly with garage per 2021IMC304.3
- Floor truss manufacturer specifications shall be kept on site for inspector's use
- General Contractor to ensure 6'-8" minimum clear head height at stairs
- Fire separation required between dwelling and garage, per 2021 IRC R302.5 & R302.6
- General Contractor responsible to keep most up to date stamped and permitted set on premises at all times

GENERAL ELEVATION NOTES

- Use joint sealant at inside corners and cladding changes; typical.
- Coordinate locations of any and all wall penetrations with Architect.
- Provide shop drawings for architects' approval for all window, door, and glazing packages and interior millwork.
- Dimensions are typically referenced from rough framing elevation heights. coordinate finish materials and dimensions. re: plans, sections, elevations, details.
- Provide self-adhering flashing tape or pre-finished metal flashing at head, jamb, and sill locations, typ.
- Perform walk-through with owner prior to ordering windows and doors to verify sizes and locations.
- Windows and doors to be installed per manufacturers recommendations. It is the contractor's responsibility to coordinate manufacturer's recommendations with architectural details and flashing requirements prior to ordering windows and doors.
- Provide blocking as required for all interior glass installations, including mirrors and shower glass.
- Per the international code council (ibc + irc): glazing in all fixed and operable panels of swinging, sliding, and bifold doors shall be considered hazardous location and tempered glass is required.
- Per the international code council (ibc + irc): glazing in an individual fixed or operable panel adjacent to a door where the nearest vertical edge of the glazing is within a 24 inch arc of either vertical edge of the door in a closed position and where the bottom exposed edge of the glazing is less than 60 inches above the walking surface shall be considered a hazardous location and tempered glass is required, except where there is an intervening wall or other permanent barrier between the door and the glazing or if the glazing adjacent to the door is on the latch side of and perpendicular to the plane of the door in a closed position in one and two family dwellings or within dwelling units in group r-2.
- Per the international code council (ibc + irc): glazing in an individual fixed or operable panel that meets all of the following conditions shall be considered a hazardous location and tempered glass is required:
 - the exposed area of an individual pane is greater than 9 square feet.
 - the bottom edge of the glazing is less than 18 inches above the floor.
 - the top edge of the glazing is greater than 36 inches above the floor.
 - one or more walking surfaces are within 36 inches, measured horizontally and in a straight line of the plane of the glazing.
 - exception: safety glazing is not required if a protective bar 1-1/2 inches or more in height, capable of withstanding a horizontal load of 50 pounds plf without contacting the glass is installed on the accessible sides of the glazing between 34 and 38 inches above the floor.
- Due to the possibility of field modifications of window openings and heights within the construction process, the general contractor, subcontractor, and window/glazing supplier are responsible for verifying and providing all windows that meet the above criteria and must provide shop drawings and order sheets to the architect prior to ordering the windows and prior to installation for consultation and confirmation of these requirements.
- General Contractor to verify egress windows meet requirements for emergency openings
AR RESIDENTIAL CODE 2021 SECTION R310



NW 14TH ST
BENTONVILLE, AR 72712
PHASE 2

PROJECT INFORMATION

FIVE SINGLE FAMILY ATTACHED HOMES, 2 STORIES IN HEIGHT. LOCATED AT NW 14TH ST, BENTONVILLE AR

BUILDING CODES
CODES ENFORCED

CITY OF BENTONVILLE AMENDMENTS TO THE 2021 ARKANSAS FIRE PREVENTION CODE VOL 1 (FIRE)
2021 ARKANSAS FIRE PREVENTION CODE VOL 1 (FIRE)
2021 ARKANSAS FIRE PREVENTION CODE VOL 2 (BUILDING)
2021 ARKANSAS FIRE PREVENTION CODE VOL 3 (RESIDENTIAL)
2021 ARKANSAS MECHANICAL CODE
2020 NATIONAL ELECTRIC CODE
2018 ARKANSAS PLUMBING CODE
2018 ARKANSAS FUEL GAS CODE
2014 ARKANSAS ENERGY CODE

CODE ANALYSIS REPORT

GENERAL CLASSIFICATIONS

ATTACHED SINGLE FAMILY HOUSE PER 2021 ARKANSAS FIRE PREVENTION CODE VOL III (RESIDENTIAL) - IRC 2021

OCCUPANCY:

ATTACHED SINGLE FAMILY HOMES (TOWNHOUSES)

ZONING:

R-2 ZONING
ATTACHED SINGLE FAMILY HOMES
MAXIMUM BUILDING HEIGHT ALLOWED: 36'
BUILDING HEIGHT PROVIDED: +/- 32'-6"
LOT AREA MINIMUM: 2,000 SF
LOT AREA PROVIDED: VARIES, SEE CIVIL
LOT WIDTH MINIMUM: 20' PER TOWNHOUSE STRUCTURE
LOT WIDTH PROVIDED: 28' MIN, VARIES, SEE CIVIL

BUILDING AREA-

+/-4,925 TOTAL FOOTPRINT SF (INCLUDES EXTERIOR WALLS)

PLANS WERE PREPARED IN ACCORDANCE WITH AMERICANS WITH DISABILITIES ACT

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

ARCHITECT OF RECORD

ALLISON QUINLAN, AIA
528 N COLLEGE AVE, STE 3
FAYETTEVILLE, AR 72701
479.305.4807
ATQ@FLINTLOCKLAB.COM

R-2 ZONING COMPLIANCE

THE R-2 DISTRICT ENCOURAGES THE BASIC LAND USE RESTRICTIONS AS THE R-1 DISTRICT. IT ALLOWS SLIGHTLY HIGHER POPULATION DENSITY THAN THE R-1 DISTRICT, WITH RESIDENTIAL AND RELATED USES SEPARATED FROM COMMERCIAL AND INDUSTRIAL ACTIVITY. SUCH A DISTRICT SHALL ENCOURAGE AND MAINTAIN DUPLEX AND PATIO HOME DEVELOPMENT AT APPROPRIATE LOCATIONS.

THE R-2 DISTRICT HAS A DUAL PURPOSE.

- FIRST, THE DISTRICT SHOULD PROVIDE AREAS FOR THE DEVELOPMENT OF TWO-FAMILY RESIDENTIAL STRUCTURES.
- SECOND, THE DISTRICT SHOULD FACILITATE CONVERSION OF ONE FAMILY RESIDENCES TO TWO-FAMILY USE IN ESTABLISHED DEVELOPED AREAS. THE DISTRICT MAY BE LOCATED IN DEVELOPED AREAS OR UNDEVELOPED AREAS OF THE CITY WHERE AN ENVIRONMENT COMPATIBLE WITH MODERATE DENSITY RESIDENTIAL DEVELOPMENT CAN BE ESTABLISHED. SUCH A DISTRICT CAN ALSO BE LOCATED IN MEDIUM DENSITY AREAS WHERE CONVERSION MAY FACILITATE THEIR CONTINUATION AS A DESIRABLE AREA.

SEC 1100.21 LARGE-SCALE DEVELOPMENT DESIGN STANDARDS

- 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 VARIANCE MAY BE REQUIRED. DUE TO STEEP TOPOGRAPHY, FRONT LOAD DRIVEWAYS ELIMINATE SOME BRICK AND SKEW PERCENTAGES, ALTHOUGH ELEVATIONS MATCH COMPLIANT FIRST PHASE ELEVATIONS

- 1.b.a. LOCATION.* EXTERIOR MATERIALS SHOULD BE CONSISTENT WITH THE CHARACTER OF THE SURROUNDING NEIGHBORHOOD CONTEXT AND BE APPROPRIATE FOR THE BUILDING USE TYPE.

DESIGN IS CONSISTENT WITH SURROUNDING NEIGHBORHOOD

- 1.b.b. DESIGN AND INNOVATION.* THE MATERIALS LISTED ABOVE ARE NOT MEANT TO BE EXHAUSTIVE; HOWEVER, APPLICANTS SHOULD BE PREPARED TO PRESENT COMPELLING REASONS TO THE PLANNING COMMISSION TO ACCEPT ALTERNATIVES

DESIGN OF BUILDING REQUIRES ALTERNATIVE PERCENTAGE OF MATERIALS

- 1.b.c. QUALITY.* SELECTED MATERIALS SHALL BE HIGH-QUALITY AND DURABLE.
DESIGN INCLUDES HIGH QUALITY, DURABLE MATERIALS

- 1.b.d. BUILDING FORM AND PEDESTRIAN SCALE.* SPECIAL USE PRIMARY MATERIALS SHOULD BE INTEGRATED TO COMPLIMENT THE BUILDING FORM, ARTICULATION, AND MAY BE USED ALONGSIDE OTHER PRIMARY MATERIALS.
FIBER CEMENT SIDING USED ONLY ON UPPER STORY, CENTRAL TO AESTHETIC DESIGN OF BUILDING

- 1.c. PROHIBITED PRIMARY MATERIALS.*
DESIGN DOES NOT INCLUDE ANY PROHIBITED MATERIALS

- f. BUILDING COLOR.* THE BUILDING'S EXTERIOR COLOR SCHEME SHALL UTILIZE PRIMARILY MUTED, NEUTRAL, OR EARTH TONE TYPE COLORS.
DESIGN PROVIDES COMPLIANT EXTERIOR COLORS

- g. BUILDING COMPATIBILITY.* THE EXTERIOR BUILDING DESIGN, INCLUDING ROOF STYLE, COLOR, MATERIALS, ARCHITECTURAL FORM AND DETAILING, SHALL USE COMMON DESIGN CHARACTERISTICS
DESIGN ADHERES TO COMMON CHARACTERISTICS

- h. SCALE AND BULK.* THE HEIGHT AND SCALE OF NEW BUILDINGS SHALL BE CONSISTENT OR COMPATIBLE WITH THE HEIGHT AND SCALE OF ADJACENT BUILDINGS

DESIGN ADHERES TO COMPATIBLE SCALE OF ADJACENT BUILDINGS

- i. FAÇADE ARTICULATION.* BUILDINGS SHALL AVOID LONG UNINTERRUPTED FAÇADE PLANES AND/OR BLANK WALLS AND SHALL MEET THE FOLLOWING REQUIREMENTS.

DESIGN PROVIDES SUFFICIENT ARTICULATION

- i.d. ENTRANCES.* ALL PRIMARY BUILDING ENTRANCES SHALL BE VISIBLE AND ACCESSIBLE FROM THE PUBLIC STREET AND SIDEWALK.

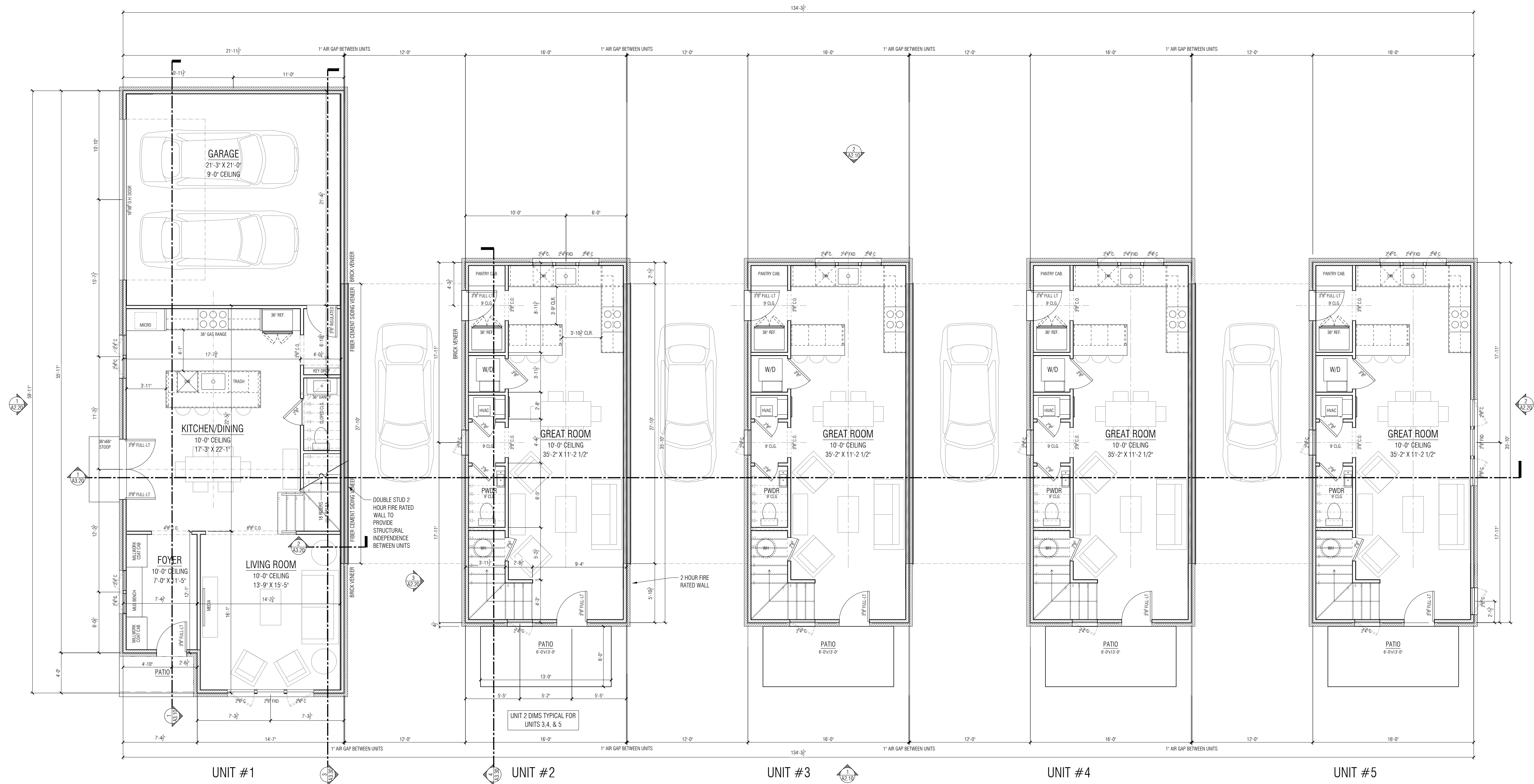
PRIMARY ENTRANCES ARE VISIBLE AND ACCESSIBLE FROM STREET AND SIDEWALK

SHEET INDEX

A0.00	COVER
A1.10	1ST FLOOR PLAN
A1.20	2ND FLOOR PLAN
A1.30	ROOF PLAN
A1.40	POWER/LIGHTING
A1.50	POWER/LIGHTING
A2.10	EXTERIOR ELEVATIONS
A2.20	EXTERIOR ELEVATIONS
A3.10	SECTION VIEWS
A3.20	SECTION VIEWS
A3.20	SECTION VIEWS
A4.10	INTERIOR ELEVATIONS
A4.20	INTERIOR ELEVATIONS
A5.10	DETAILS

VICINITY MAP





AREA PER UNIT (OUT OF STUD)	
1ST FLOOR HEATED	816
2ND FLOOR HEATED	1286
TOTAL HEATED	2102
UNHEATED (GARAGE)	469
TOTAL	2571

AREA PER UNIT (OUT OF STUD)	
1ST FLOOR HEATED	573
2ND FLOOR HEATED	907
TOTAL HEATED	1480
UNHEATED (CARPORT)	276
TOTAL	1756

1 1ST FLOOR PLAN
A1.10 SCALE: 3/16" = 1'-0"

NO. Date Issues/Revisions

STAMP

NOT FOR
CONSTRUCTION

PROJECT NAME

NW 14TH ST
PHASE 2
Bentonville,
Arkansas

100% CDS

DRAWN BY:
CHECKED BY:

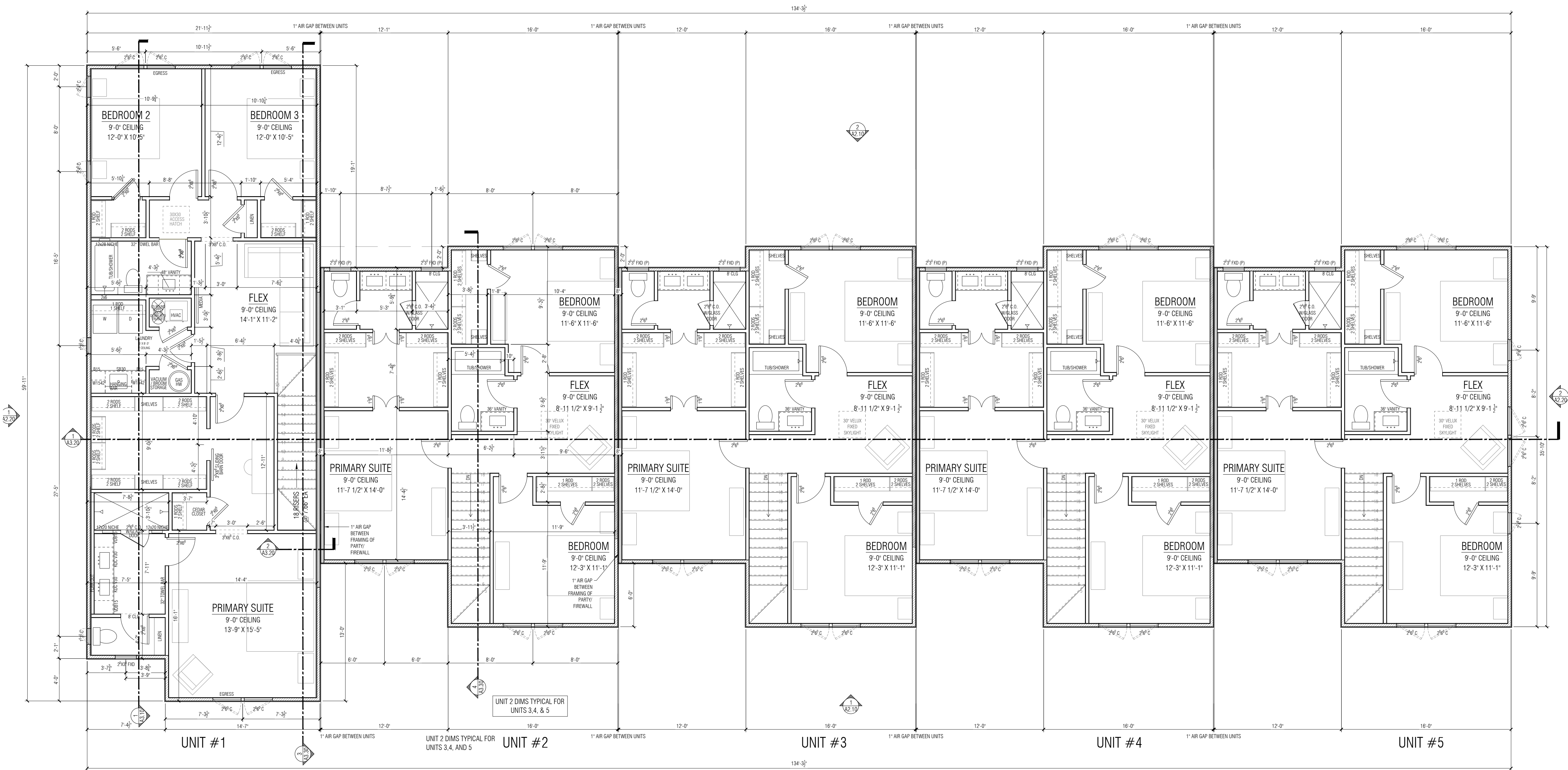
DRAWING TITLE

FLOOR PLANS

DATE: July 24, 2024
SCALE:

DRAWING NUMBER

A1.10



AREA PER UNIT (OUT OF STUD)	
1ST FLOOR HEATED	816
2ND FLOOR HEATED	1286
TOTAL HEATED	2102
UNHEATED (GARAGE)	469
TOTAL	2571

AREA PER UNIT (OUT OF STUD)	
1ST FLOOR HEATED	573
2ND FLOOR HEATED	907
TOTAL HEATED	1480
UNHEATED (CARPORT)	276
TOTAL	1756

1
A1.20 2ND FLOOR PLAN
SCALE: 3/16" = 1'-0"

NO. Date Issues/Revisions

STAMP

NOT FOR
CONSTRUCTION

PROJECT NAME

NW 14TH ST
PHASE 2
Bentonville,
Arkansas

100% CD'S

DRAWN BY:
CHECKED BY:

DRAWING TITLE

FLOOR PLANS

DATE: July 24, 2024
SCALE:

DRAWING NUMBER

A1.20



O.	Date	Issues/Revisions
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UWP

OBJECT NAME

NW 14TH ST
PHASE 2
Bentonville,
Arkansas

0% CD'S

DRAWN BY:
CHECKED BY:

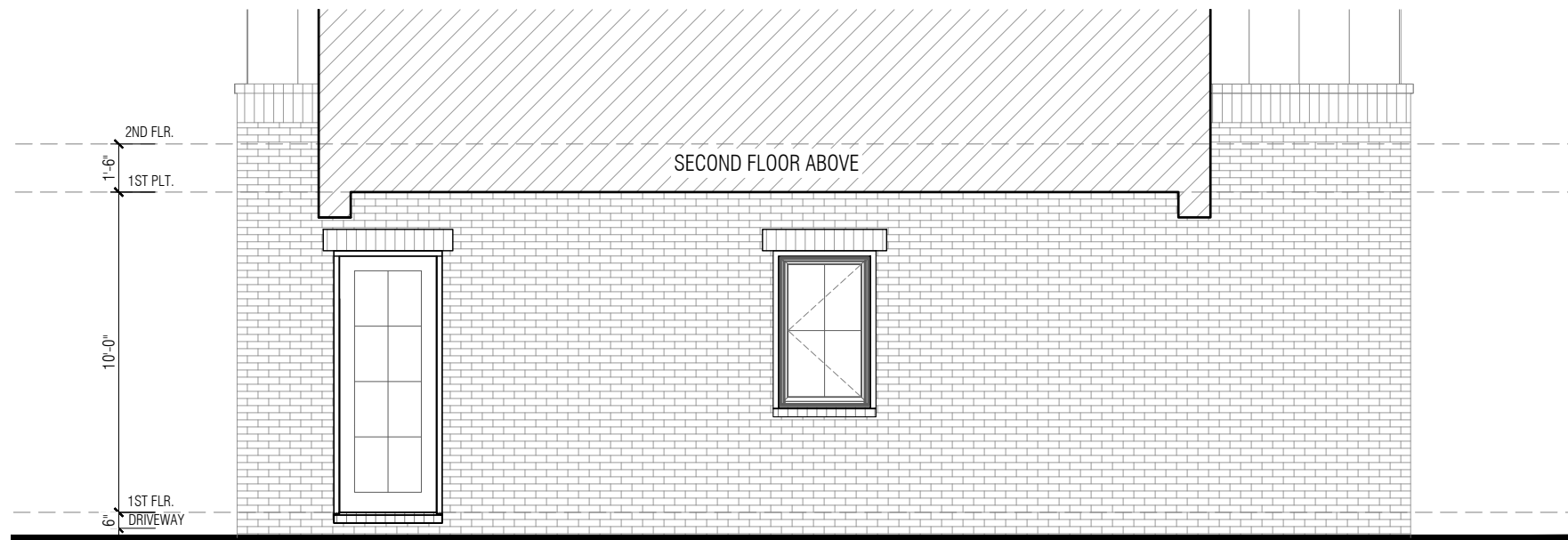
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ELEVATIONS

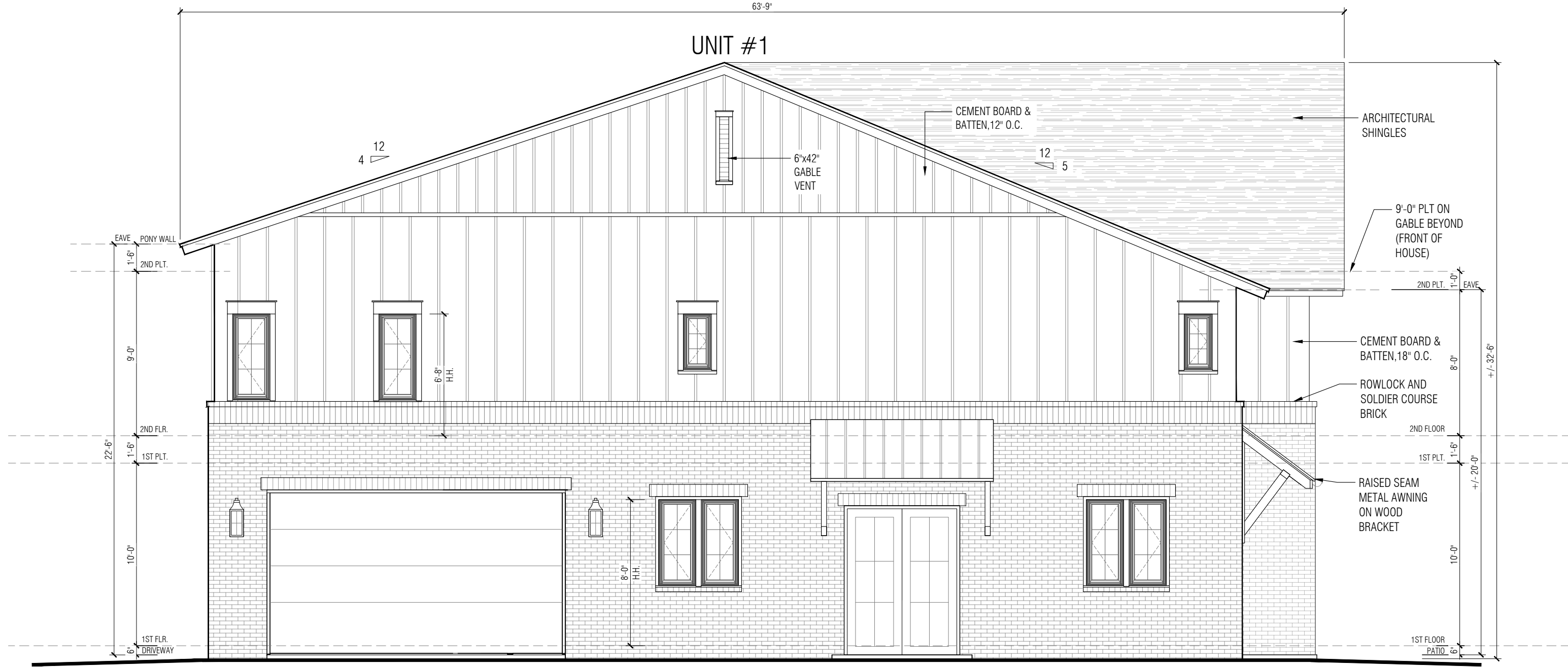
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CALE:

DRAWING NUMBER

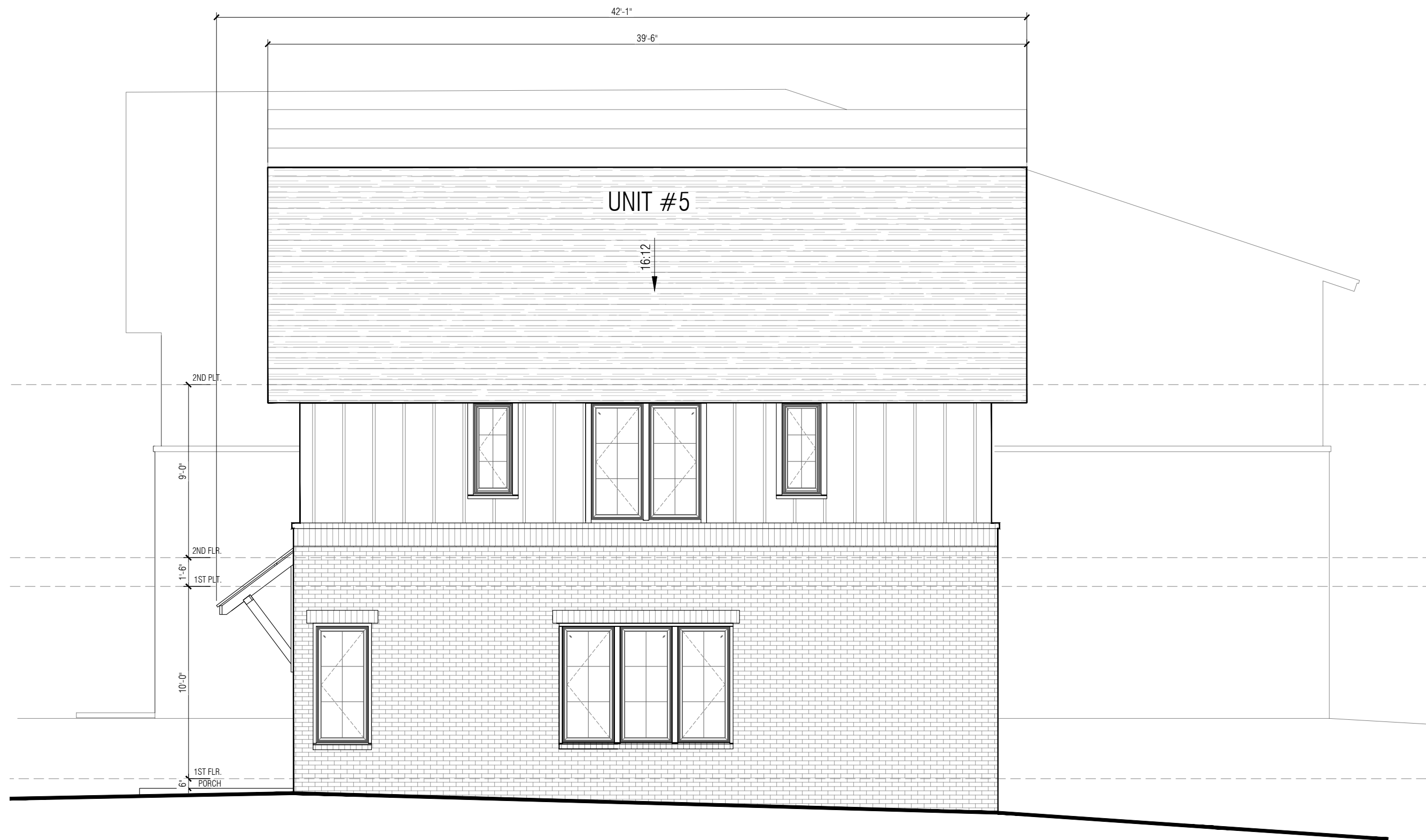
A2.10



3 CARPORT WALL ELEVATION
A2.20 SCALE: 3/16" = 1'-0"

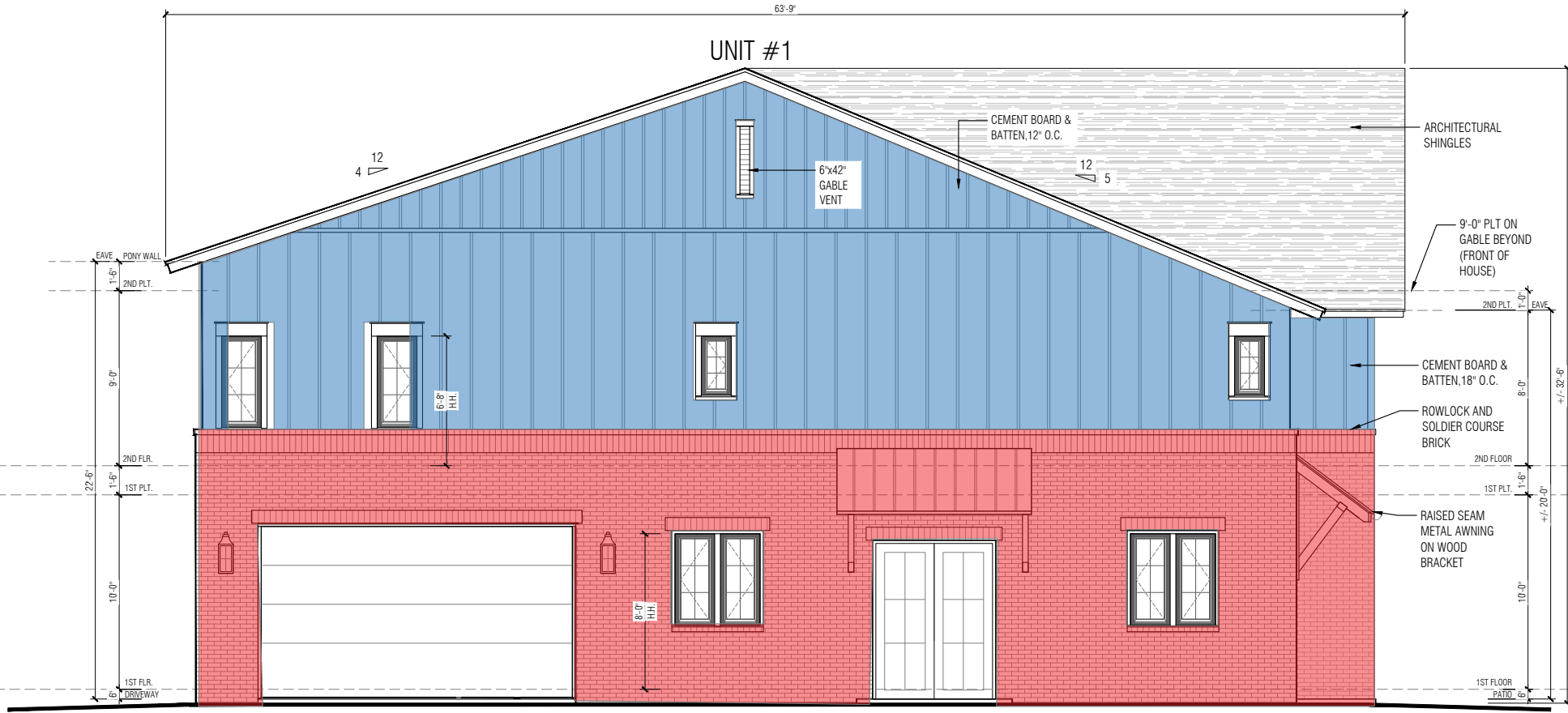


1 LEFT ELEVATION
A2.20 SCALE: 3/16" = 1'-0"



2 RIGHT ELEVATION
A2.20 SCALE: 3/16" = 1'-0"

MATERIAL	VENEER AREAS	
SIDING	685	53%
BRICK	605	47%
TOTAL	1290	100%



MATERIAL	VENEER AREAS	
SIDING	1115	54%
BRICK	966	46%
TOTAL	2081	100%



MATERIAL	VENEER AREAS	
SIDING	199	30%
BRICK	454	70%
TOTAL	653	100%



MATERIAL	VENEER AREAS	
SIDING	1151	50%
BRICK	1167	50%
TOTAL	2318	100%



NO.	Date	Issues/Revisions
1	05-04-23	Rev #1
2	04-15-25	REV #2
3	04-17-26	REV #3

STAMP



PROJECT NAME

809 NW 14TH ST

Bentonville,
Arkansas

100% CD'S

DRAWN BY:
CHECKED BY:

DRAWING TITLE

VENEER
CALCULATION

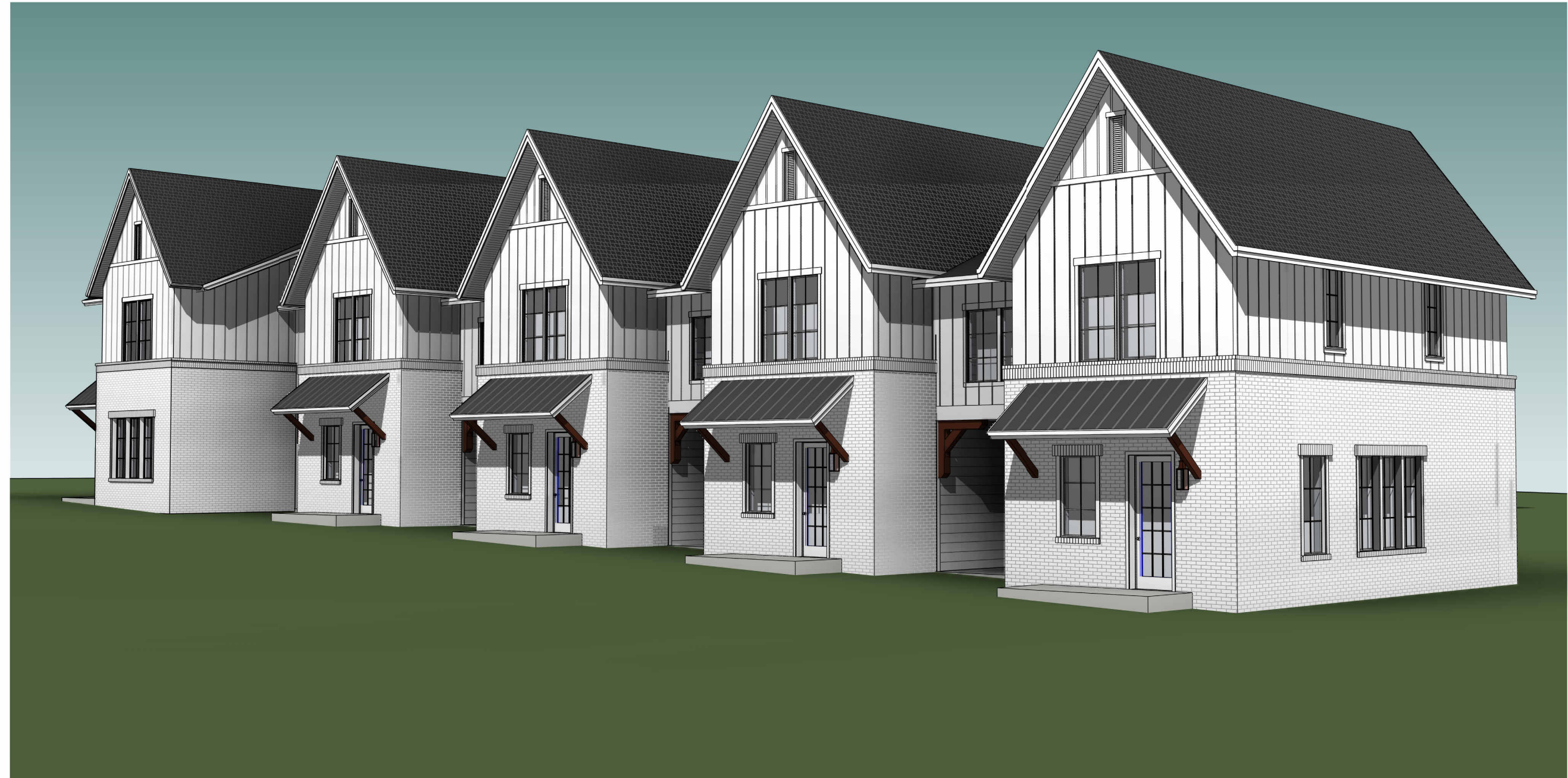
DATE: MAY 04, 2023
SCALE:

DRAWING NUMBER

A2.30



1 3D View Front Left
A6.10



2 3D View Front Right
A6.10



3 3D View Rear Left
A6.10



4 3D View Rear Right
A6.10

528 N. College Ave
Fayetteville
AR 72701
T 479.305.4807
www.firmitclab.com

NO. Date Issues/Revisions

DESIGN

PROJECT NAME
NW 14TH ST
PHASE 2
Benforville,
Arkansas

100% CDS

DRAWN BY:
CHECKED BY:

DRAWING TITLE
3D RENDERS

DATE: SEPTEMBER 27, 2024

DRAWING NUMBER

A6.10

	J & M Capital Ventures, LLC
	4001-4104 SW Pawhuska St
	PC Date: 8/4/2026

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. This rezone was considered by the Planning Commission on July 7, 2026. At that public hearing there was a statement that the public notice contained the wrong address for the public hearing location, and the item was tabled. Staff verified that the proper address was included in the public hearing notice for the 7/7/26 public hearing but, in an abundance of caution, the rezone was renoticed for today.

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? : **Yes**

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

Staff recommends approval. Per the attached Final Plat, the rest of the subdivision has minimum 120' lot depths and this street has 100'+/- lot depths.

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 ADAMS RD

SW
TEPPEE
AVE

SW PAWHUSKA ST



RZ26-0033

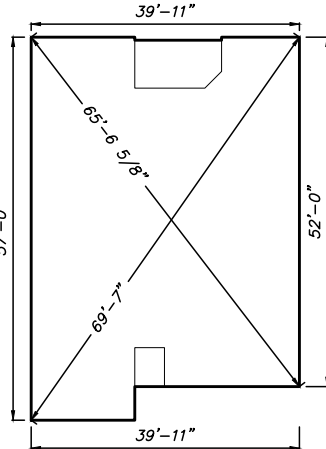
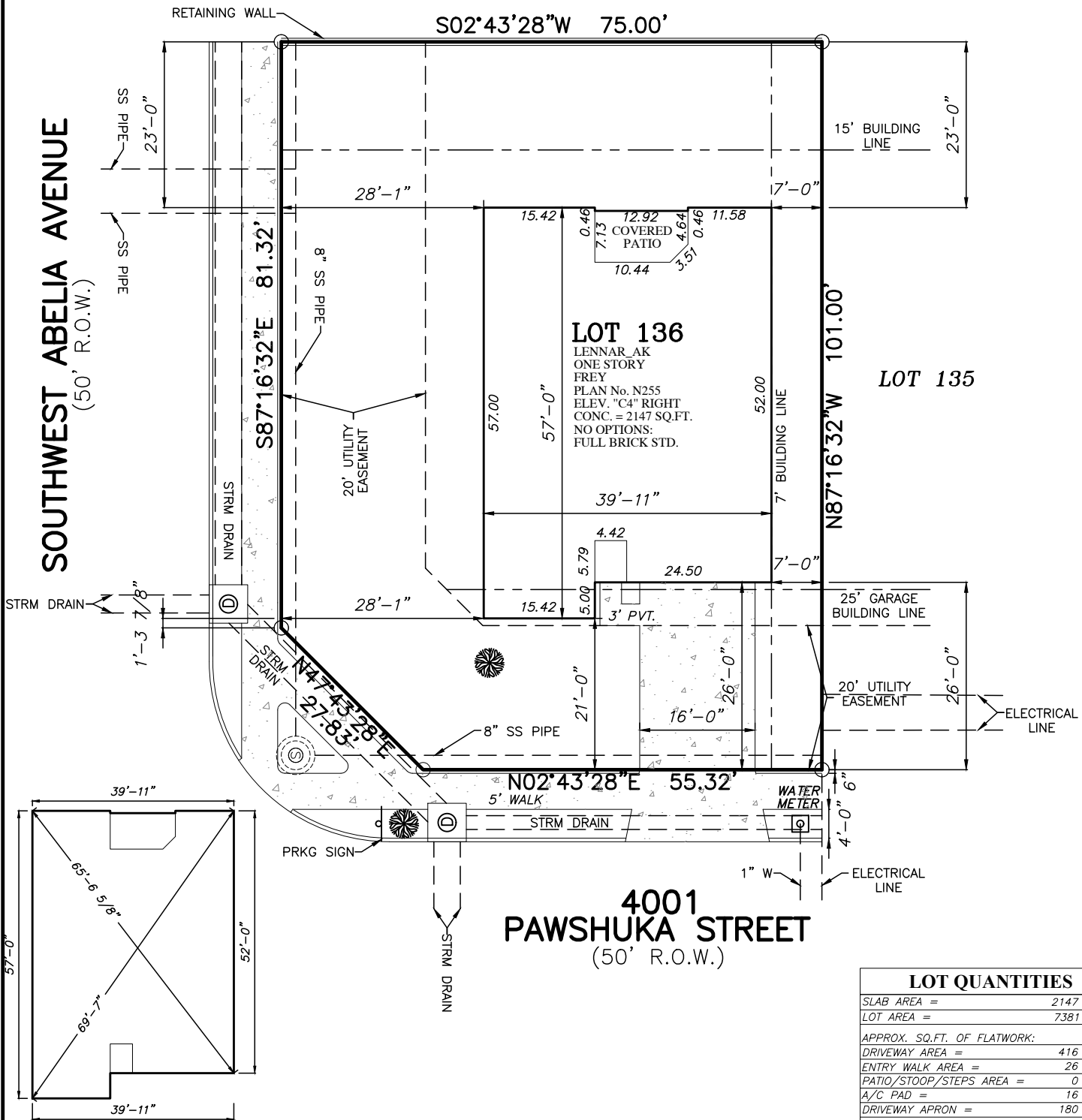


Narrative for Requesting Rezone:

- 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



- TREE

LEGEND

- CONCRETE

4/29/26-UPDATED BUILDING LINES & PLAN CHANGE-LS

PLOT PLAN

SCALE: 1" = 20'

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

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

JOB #
1068299

SHEET
1 of 1

4001 PAWSHUKA STREET
LOT 136,
AZALEA, PHASE 1,
UNRECORDED,
BENTON COUNTY, TEXAS

ARCXIS
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SURVEYING SERVICES
SOUTH TEXAS ENGINEERING, INC.
TEXAS REG. #16584
TEXAS LICENSED SURVEY FIRM: 101398-00
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TEL.(210)736-2646
FAX (210)736-2359

FLOOD INFORMATION

FLOOD ZONE: X/A/AE
PANEL NO.: 05007C0235K
DATE: 06/05/2012

LENNAR HOMES



LEGEND



— CONCRETE

LOT 15 OSAGE HILLS PER LOT SPLIT L202275906

PARCEL ID: 01-18729-005

J & M CAPITAL VENTURES LLC

4034N OLD WIRE RD

FAYETTEVILLE, AR 72703

DEED RECORD: L202277522, L202310658

ZONE: R-1

S02°43'28"W 88.92'

PARCEL ID: 01-19979-000
TUINSTRA, PHILLIP ANDREW &
LINA ANN

4200 SW ADAMS RD

BENTONVILLE, AR 72713

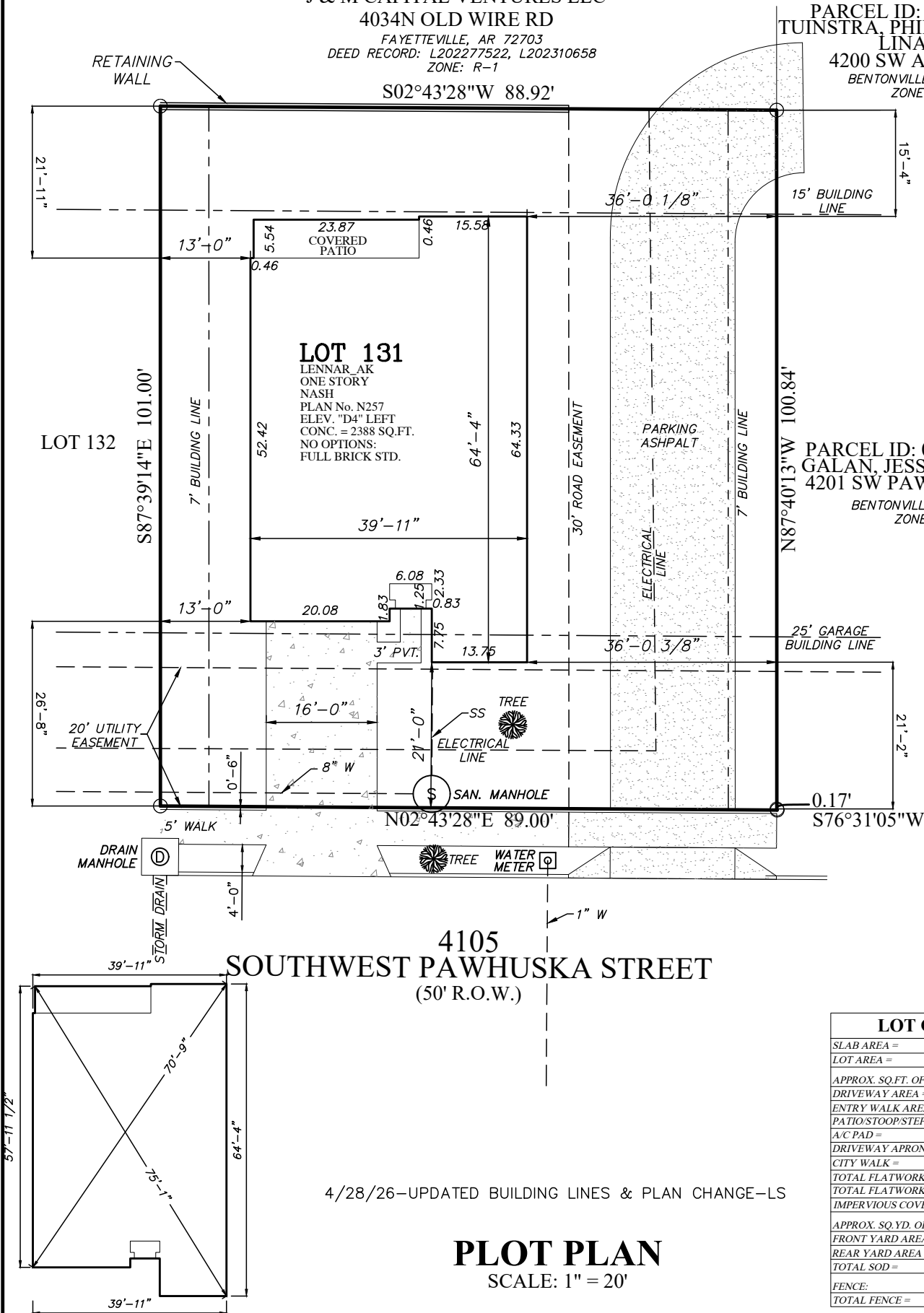
ZONE: R-1

PARCEL ID: 01-19951-000
GALAN, JESSICA JANETH

4201 SW PAWHUSKA ST

BENTONVILLE, AR 72713

ZONE: R-1



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

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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



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TEXAS LICENSED SURVEY FIRM: 101398-00
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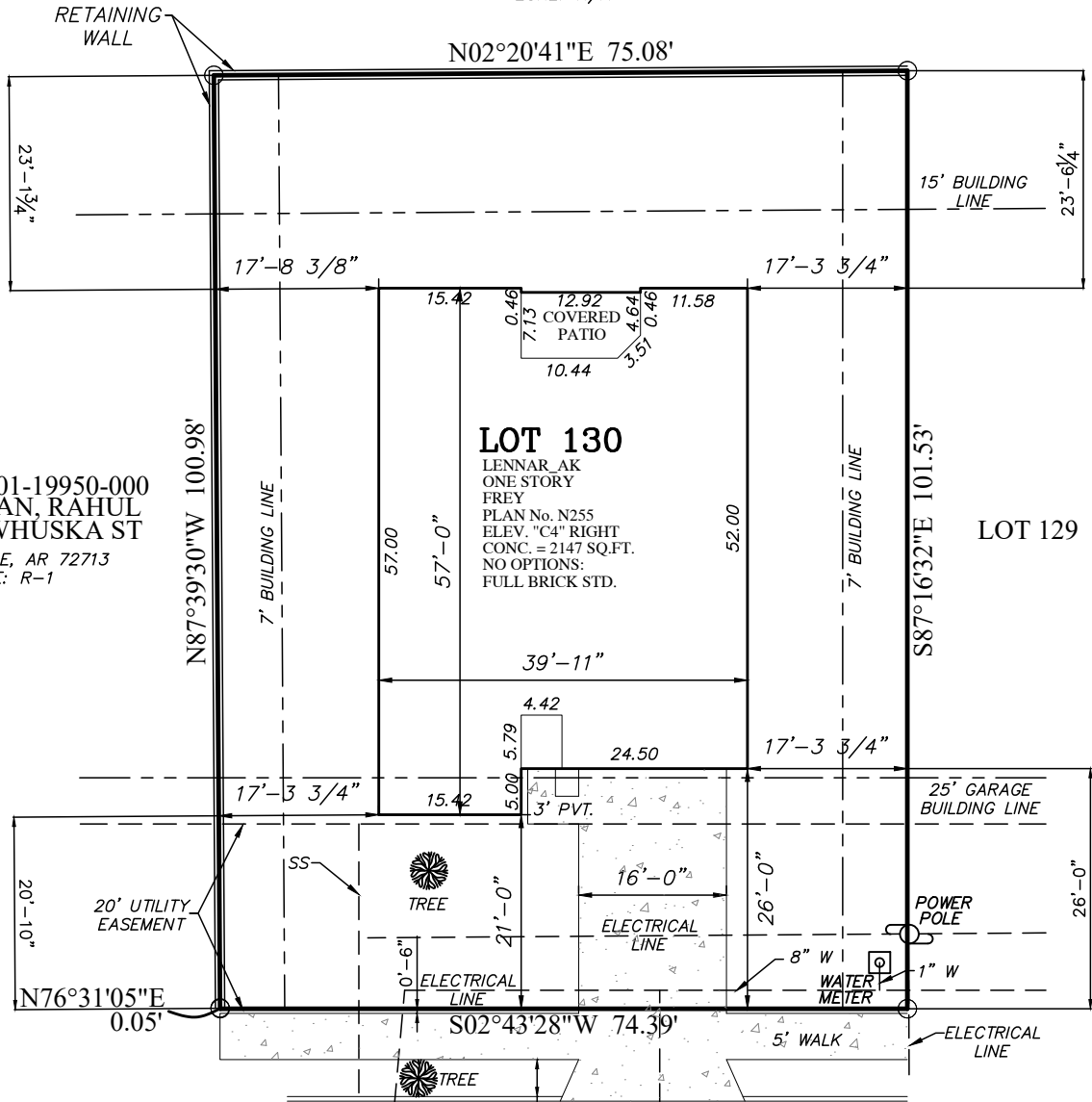
FLOOD INFORMATION

FLOOD ZONE:	X/A/AE
PANEL NO.:	05007C0235K
DATE:	06/05/2012

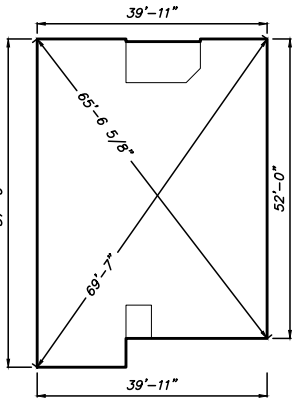
LENNAR HOMES



PARCEL ID: 15-193 46-000
KHAIR PROPERTIES INC
2306 SW D ST
BENTONVILLE, AR 72712
ZONE: N/A



PARCEL ID: 01-19950-000
RANGARAJAN, RAHUL
4200 SW PAWHUSKA ST
BENTONVILLE, AR 72713
ZONE: R-1



4104
SOUTHWEST PAWHUSKA STREET
(50' R.O.W.)

4/28/26-UPDATED BUILDING LINE & PLAN CHANGE-LS

LEGEND

 - CONCRETE

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

PLOT PLAN
SCALE: 1" = 20'

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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



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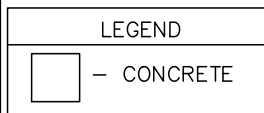
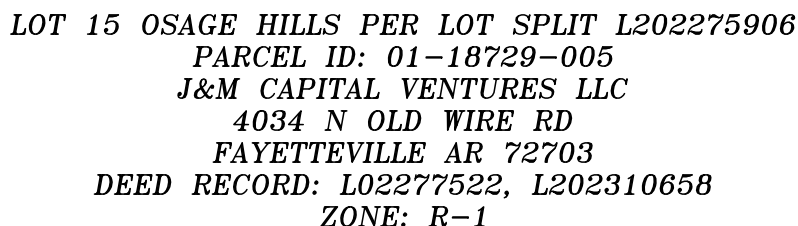
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FAX (210)736-2359

FLOOD INFORMATION

FLOOD ZONE:	X/A/AE
PANEL NO.:	05007C0235K
DATE:	06/05/2012

LENNAR HOMES



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

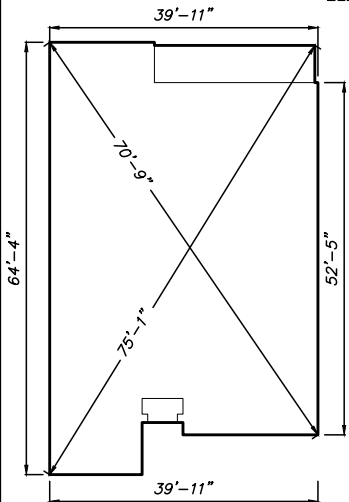
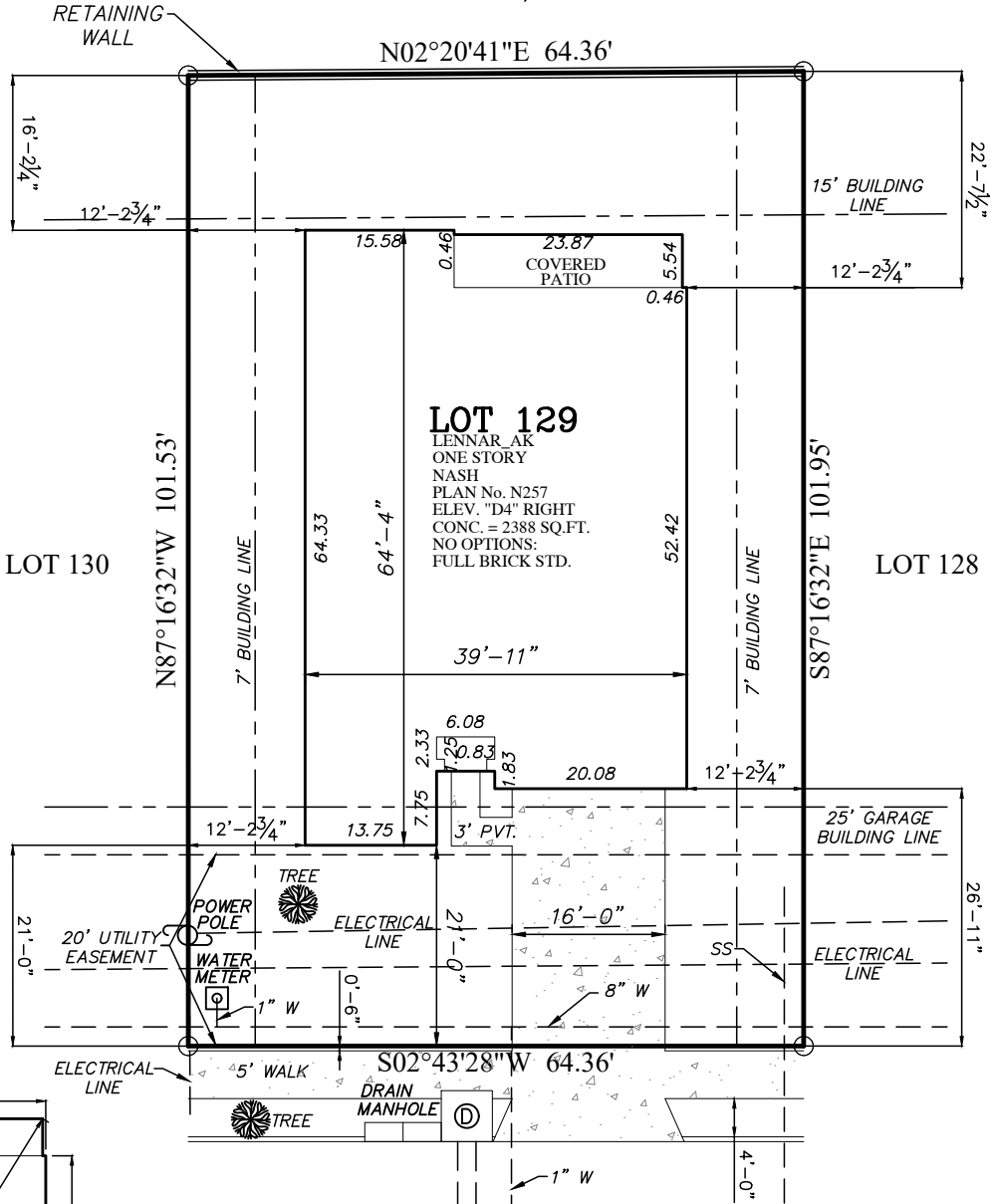
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PLAN: N255_C4-L LOT AREA: 5954.8 SQ.FT.		4103 PAWSHUKA STREET LOT 132, AZALEA, PHASE 1, UNRECORDED, BENTON COUNTY, TEXAS		<table><tr><td colspan="2">FLOOD INFORMATION</td></tr><tr><td>FLOOD_ZONE:</td><td>X/A/AE</td></tr><tr><td>PANEL_NO.:</td><td>05007C0235K</td></tr><tr><td>DATE:</td><td>06/05/2012</td></tr></table>		FLOOD INFORMATION		FLOOD_ZONE:	X/A/AE	PANEL_NO.:	05007C0235K	DATE:	06/05/2012
FLOOD INFORMATION													
FLOOD_ZONE:	X/A/AE												
PANEL_NO.:	05007C0235K												
DATE:	06/05/2012												
DRAWN BY: IM DATE: 4/24/2026													
JOB # 1068303		 ARCXIS ENGINEERING & LAND SURVEYING SERVICES SOUTH TEXAS ENGINEERING, INC. TEXAS REG. #16584 TEXAS LICENSED SURVEY FIRM: 101398-00											
SHEET 1 of 1		613 NORTHWEST LOOP 410, SUITE 200 SAN ANTONIO, TEXAS 78216-5507 2026, ARCXIS, INC. All Rights Reserved.		TEL.(210)736-2646 FAX (210)736-2359									
				LENNAR HOMES									



PARCEL ID: 15-193 46-000
KHAIR PROPERTIES INC
2306 SW D ST
BENTONVILLE, AR 72712
ZONE: N/A



LEGEND

 - CONCRETE

4102
SOUTHWEST PAWHUSKA STREET
(50' R.O.W.)

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

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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



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TEXAS LICENSED SURVEY FIRM: 101398-00
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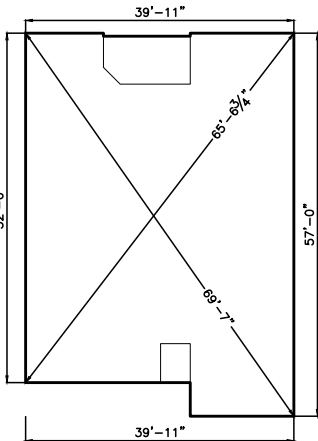
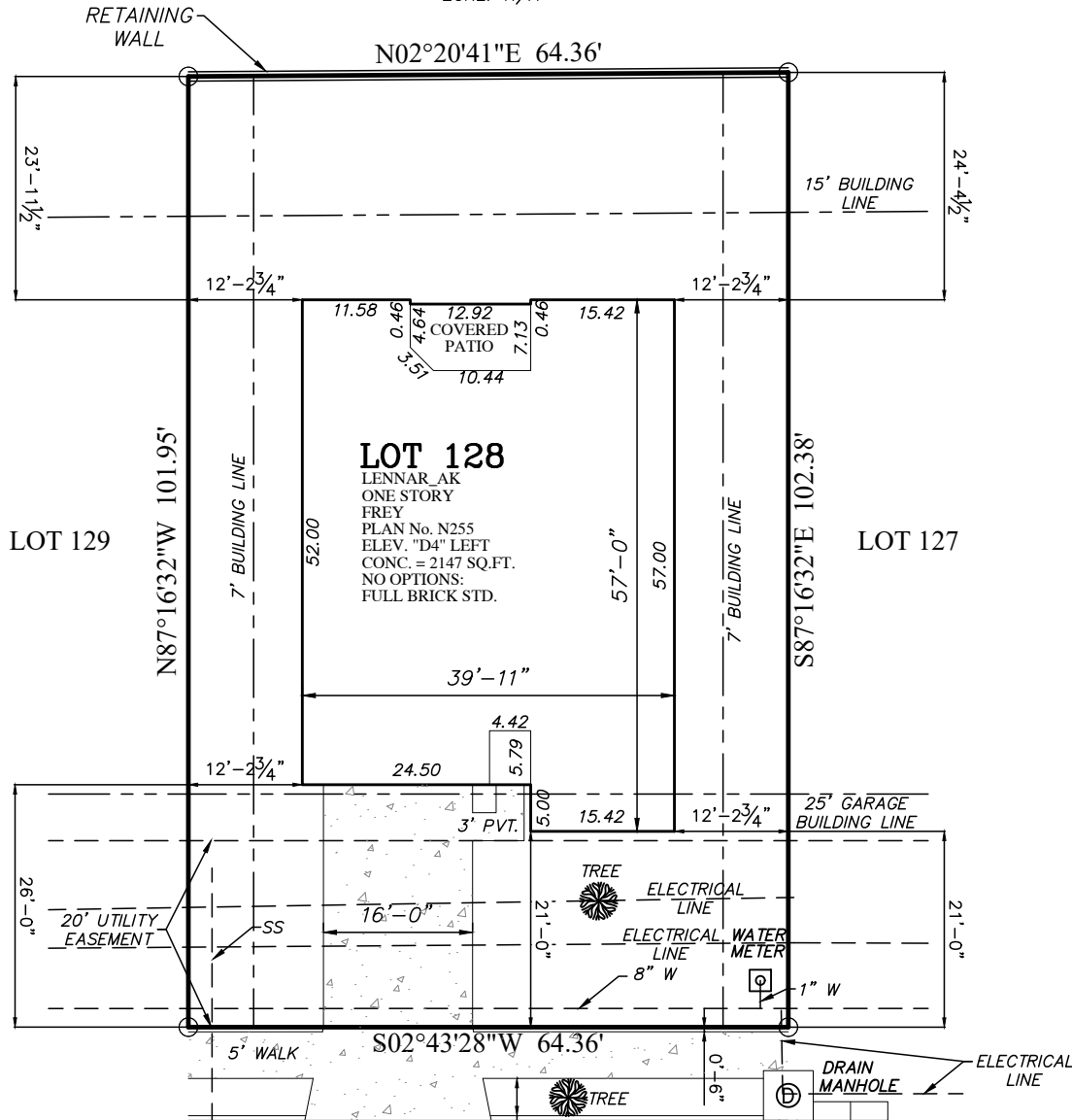
FLOOD INFORMATION

FLOOD ZONE: X/A/AE
PANEL NO.: 05007C0235K
DATE: 06/05/2012

LENNAR HOMES



PARCEL ID: 15-193 46-000
KHAIR PROPERTIES INC
2306 SW D ST
BENTONVILLE, AR 72712
ZONE: N/A



LEGEND	
	CONCRETE

4100
SOUTHWEST PAWHUSKA STREET
(50' R.O.W.)

4/29/26-PLAN CHANGE-LS
4/28/26-UPDATED BUILDING LINE & PLAN CHANGE-LS

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

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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



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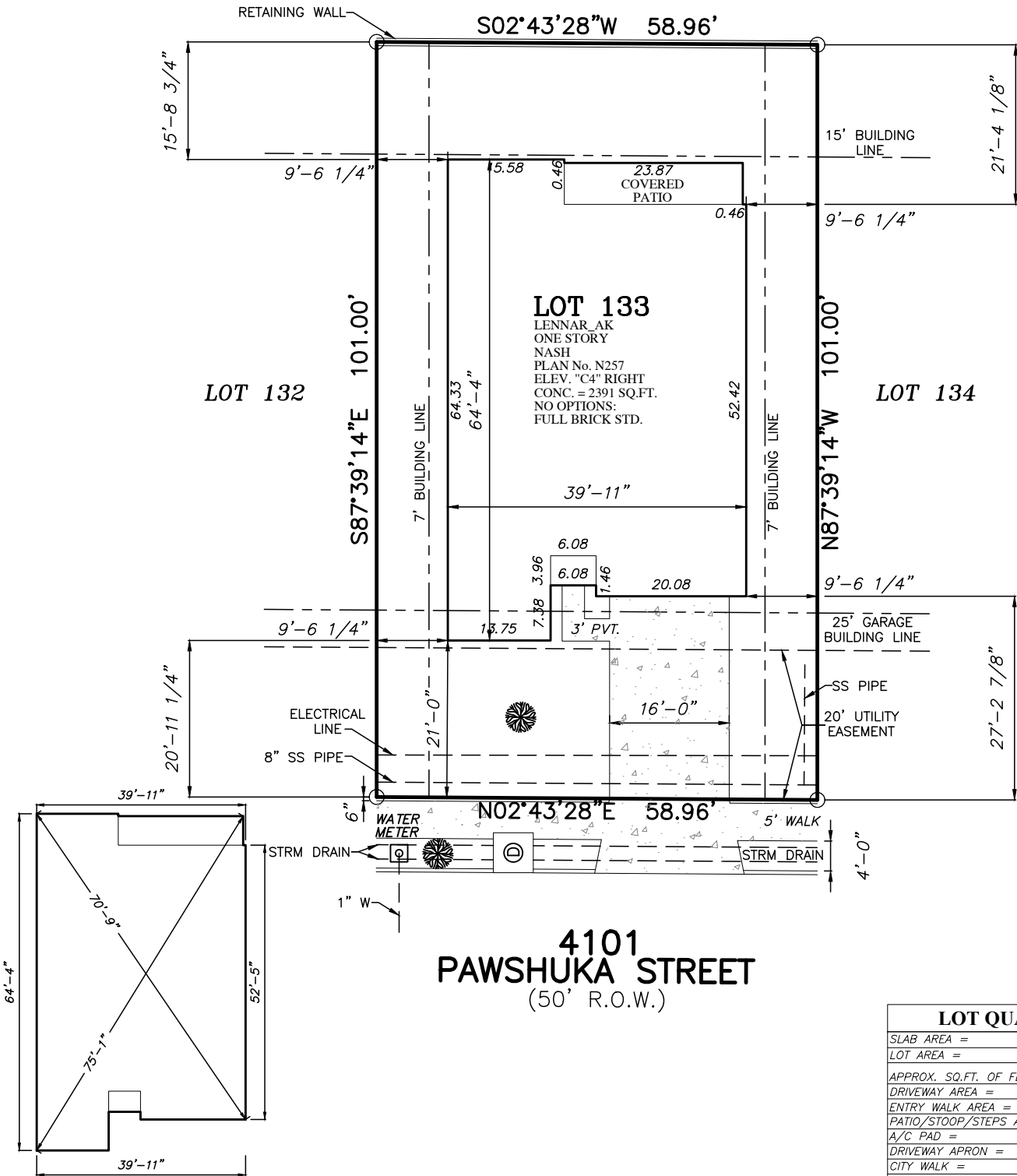
FLOOD INFORMATION

FLOOD ZONE:	X/A/AE
PANEL NO.:	05007C0235K
DATE:	06/05/2012

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.)

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

- TREE

4/29/26-UPDATED BUILDING LINES & PLAN CHANGE-LS

LEGEND	
	- CONCRETE

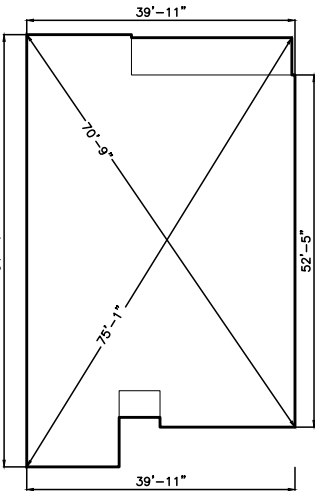
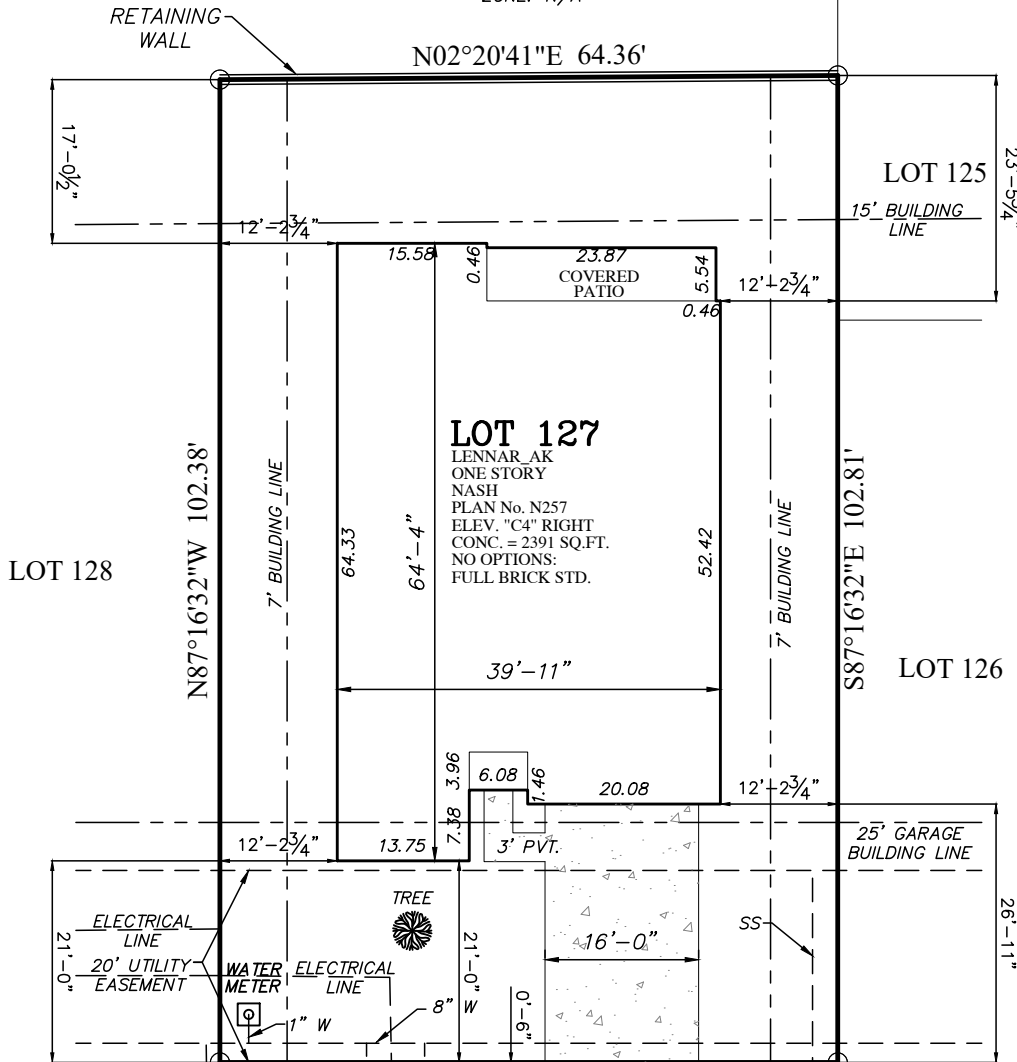
PLOT PLAN
SCALE: 1" = 20'

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.	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
DRAWN BY: IM DATE: 4/24/2026	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 2026, ARCXIS, INC. All Rights Reserved.	LENNAR HOMES
JOB # 1068302		
SHEET 1 OF 1		



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



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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TEL.(210)736-2646
FAX (210)736-2359

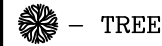
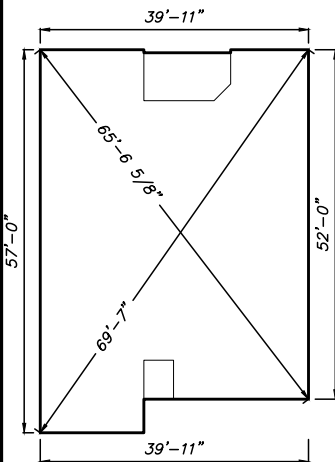
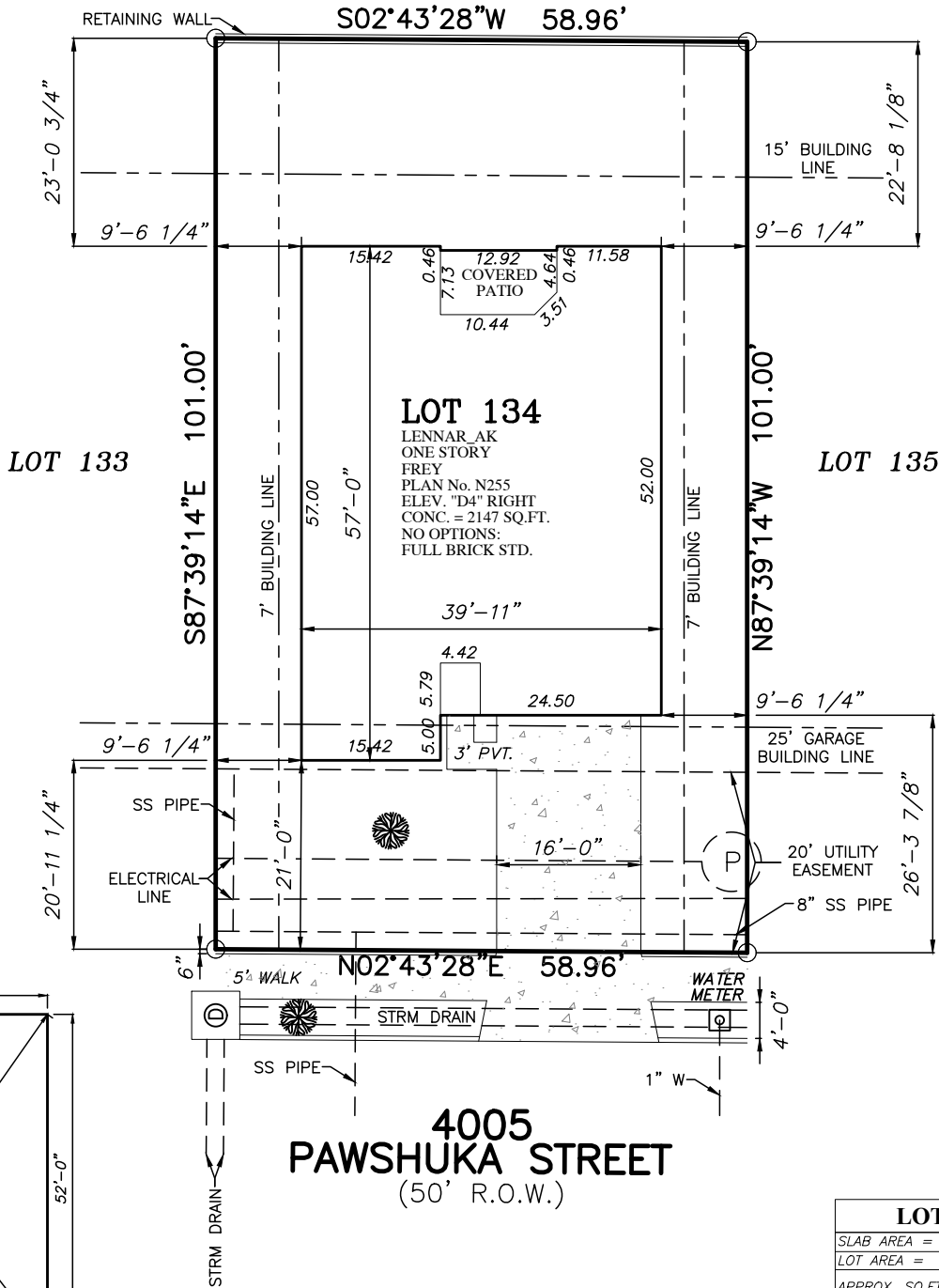
FLOOD INFORMATION

FLOOD ZONE: X/A/AE
PANEL NO.: 05007C0235K
DATE: 06/05/2012

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



LEGEND	
	CONCRETE

4/29/26-UPDATED BUILDING LINE & PLAN CHANGE-LS

PLOT PLAN

SCALE: 1" = 20'

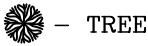
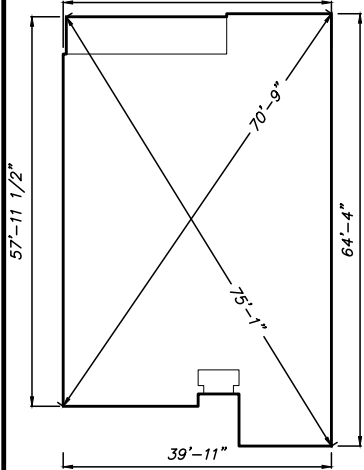
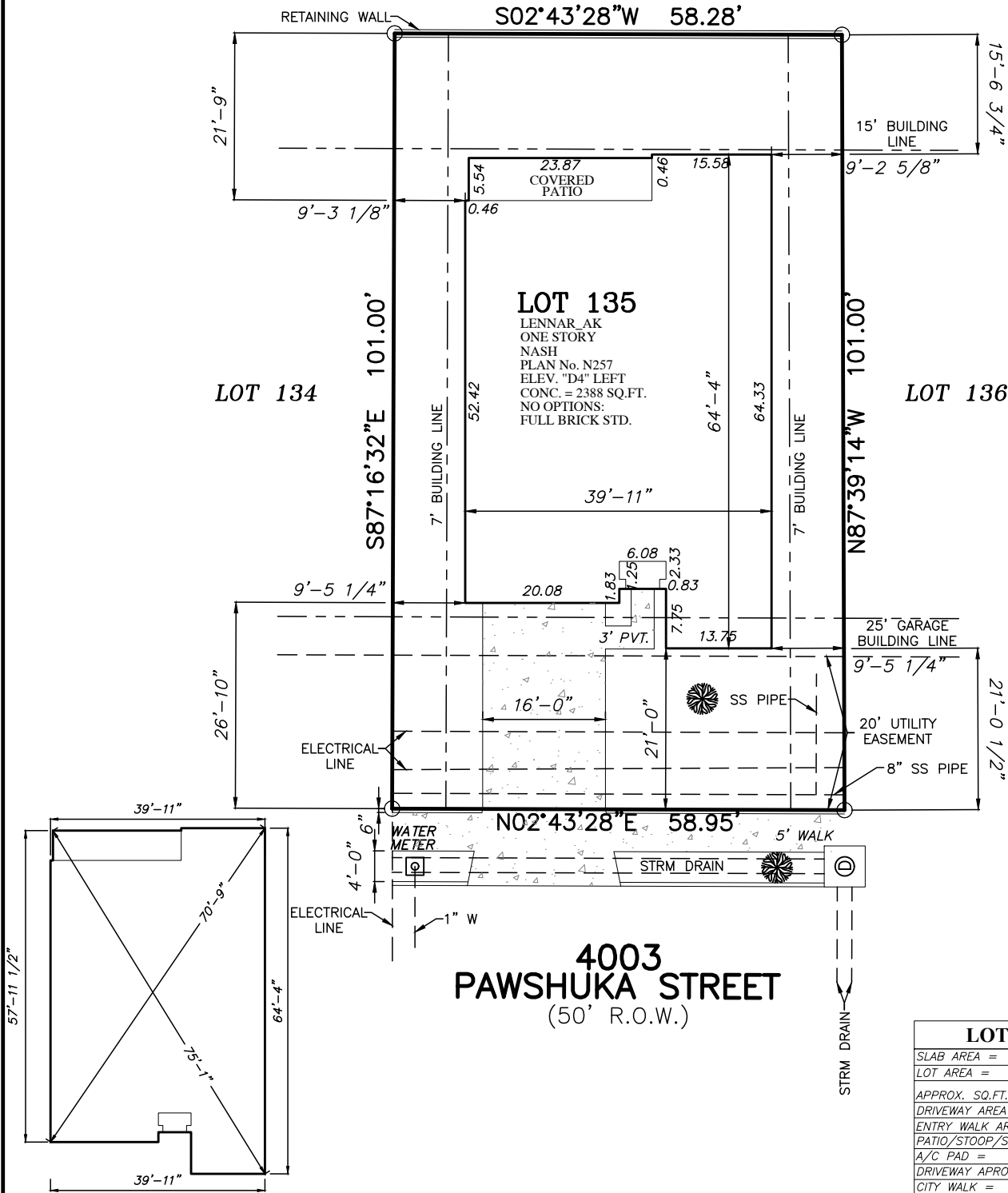
LOT QUANTITIES	
SLAB AREA =	2147 SQ FT
LOT AREA =	5955 SQ FT
APPROX. SQ.FT. OF FLATWORK:	
DRIVEWAY AREA =	419 SQ FT
ENTRY WALK AREA =	26 SQ FT
PATIO/STOOP/STEPS AREA =	0 SQ FT
A/C PAD =	16 SQ FT
DRIVEWAY APRON =	180 SQ FT
CITY WALK =	207 SQ FT
TOTAL FLATWORK ON LOT =	461 SQ FT
TOTAL FLATWORK =	848 SQ 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.	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
DRAWN BY: IM DATE: 4/24/2026	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 2026, ARCXIS, INC. All Rights Reserved.	LENNAR HOMES
JOB # 1068301		
SHEET 1 OF 1		



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



LEGEND

CONCRETE

4/29/26-UPDATED BUILDING LINE & PLAN CHANGE-LS

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/SLOOP/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

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PLAN: N257_D4-L
LOT AREA: 5919.8 SQ.FT.

DRAWN BY: IM
DATE: 4/24/2026

JOB #
1068300

SHEET
1 OF 1

4003 PAWSHUKA STREET
LOT 135,
AZALEA, PHASE 1,
UNRECORDED,
BENTON COUNTY, TEXAS



ARCXIS
ENGINEERING & LAND
SURVEYING SERVICES
SOUTH TEXAS ENGINEERING, INC.
TEXAS REG. #16584

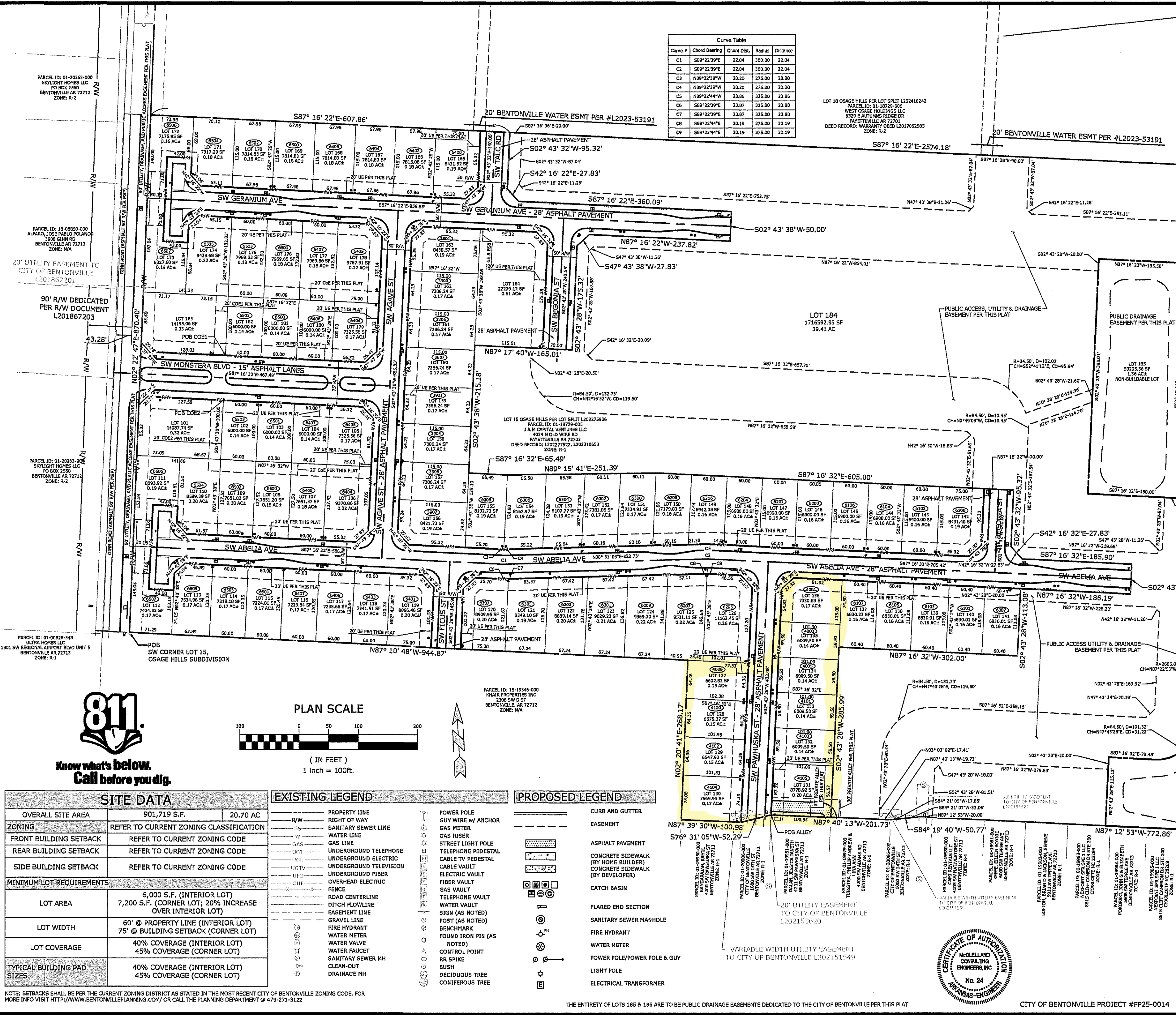
TEXAS LICENSED SURVEY FIRM: 101398-00
613 NORTHWEST LOOP 410, SUITE 200 TEL.(210)736-2646
SAN ANTONIO, TEXAS 78216-5507 FAX (210)736-2359
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FLOOD INFORMATION

FLOOD ZONE:	X/A/AE
PANEL NO.:	05007C0235K
DATE:	06/05/2012

LENNAR HOMES

W: 2022-22-2178-BENTONVILLE, AR GINN ROAD SUBDIVISION\SURVEY\BOUNDARY\DRAWING\ABO-222178 FINAL PLAT UPDATED 1.12.26.DWG



MCCLELLAND CONSULTING ENGINEERS, INC.
DESIGNED TO SERVE
1580 E. STEARNS ST.
FAYETTEVILLE, AR 72703
(479) 443-2377
HTTP://WWW.MCE.US.COM

FINAL PLAT
AZALEA PLACE - PHASE 1
GINN ROAD
BENTONVILLE, AR

REV	DATE	DESCRIPTION
1	1/20/2026	ADDRESSED CITY COMMENTS
2	2/9/2026	ADDRESSED FINAL COMMENTS

FINAL PLAT

PROJ. MANAGER:	DRAWN BY:
ABO	JMT
DATE:	REVISION:
02/09/2026	2
SCALE:	PROJ. NUMBER:
AS NOTED	22-2178

FP-2

THE ENTIRETY OF LOTS 185 & 186 ARE TO BE PUBLIC DRAINAGE EASEMENTS DEDICATED TO THE CITY OF BENTONVILLE PER THIS PLAT

CITY OF BENTONVILLE PROJECT #FP25-0014

From: Travis Williams <traviswilliamsnwa@gmail.com>

Sent: Monday, July 27, 2026 2:45 PM

Subject: Support for Rezone Request RZ26-0033

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

Dear Members of the Planning Commission,

I'm a homeowner at 4401 SW Pawhuska St, about 600 feet from this property, and I am also a recently licensed real estate agent Northwest Arkansas. Although I am a new real estate agent, I have personally purchased multiple homes in the area and have stayed informed of the market for over two decades. I'm writing to support the rezoning request from R-1 to T3.2 (Project Number RZ26-0033).

I've looked over the staff report. My understanding is that the builder is asking for T3.2 so they can use a 15-foot rear setback instead of the 25-foot setback under T3.1. This will let them build the single-family homes they've already planned for Azalea Place Phase 1 without having to redesign everything. They've made it clear they won't be building duplexes on these lots. It will stay single-family.

As someone who lives nearby and works in real estate, I think this makes sense. The property is already in the Suburban Neighborhood place type, and T3.2 is allowed under enhanced review. The surrounding area is mostly single-family homes with some agricultural land. This rezone doesn't add density or change the use. It just gives a little more flexibility on the setbacks so the homes fit the lots properly and stay consistent with the rest of the subdivision.

Bentonville Water Utilities has already confirmed that utility capacity isn't an issue since no extra lots are being added and the homes remain single-family. From a real estate standpoint, letting the builder deliver the product they intended helps keep the neighborhood cohesive and marketable. That benefits the whole area, including properties like mine.

I believe this is a reasonable request that supports good development without harming the surrounding homes. I hope the Planning Commission will approve RZ26-0033.

Thank you for your time and consideration.

Sincerely,

Travis Williams 4401 SW Pawhuska St Bentonville, AR 72713

RZ26-0033

Hello,

My name is Jake Wiedower, and I own my home at 6002 SW Gentle Winds Avenue, here in Bentonville. I am writing on behalf of more than fifty households in the Osage Hills subdivision who bought into a single-family neighborhood and are now being asked to accept something very different. The proposal to rezone some lots in Azalea Place into rental-only properties is detrimental to my neighborhood, Osage Hills, because those lots will connect directly to Osage Hills and will be used as comparable sales for years to come.

Every one of us purchased under the same promise: **single-family homes, owned by the families who live in them**. Brittenum recently sold this development to Lennar, and Lennar is now asking you to rewrite that promise into rental-only duplexes - We didn't buy into that. Our own market shows why they want the change. Home values here have stalled; my neighbor at 5912 SW Gentle Winds cannot sell for meaningfully more than they paid. When homes stop selling, a large builder has another option: stop selling to families, and rent the homes out in bulk instead.

This is not speculation about Lennar. In 2021, Lennar founded a single-family rental venture called Upward America, created to acquire over four billion dollars in homes to rent. In 2024, its subsidiary partnered with Invitation Homes, one of the largest corporate landlords in America, to manage roughly forty-four hundred of those rental homes. This builder asking to rezone our neighborhood is, itself, in the business of **turning neighborhoods into rental portfolios**.

On January 20th of this year, the federal government acted on exactly this problem. The President signed an order titled "**Stopping Wall Street from Competing with Main Street Homebuyers**," declaring, "homes are built for people, not for corporations." But that order leaves one door open: purpose-built, rezoned rental communities. The single path Washington left open is the exact path Lennar is trying to walk through. The only protection our families have left is our city council's decision.

Make no mistake about who this hurts; when a corporation takes lots and makes them rental-only, those homes leave the for-sale market for good - no Bentonville family will ever buy and own one of them. Federal researchers have documented that when corporate ownership concentrates like this, it pulls homes away from the families trying to buy them. <https://www.gao.gov/assets/gao-24-106643.pdf>

Additionally, Osage Hills Phase 3 is eligible to form its homeowners association. A rental-only, corporately owned block is nearly impossible for a neighborhood HOA to hold

accountable. You'd be handing away our ability to govern ourselves before we ever get the chance.

Personally, I am disappointed that the City of Bentonville only sent the public hearing notification to homeowners adjacent to these potential rezoned properties. Let me be clear: **every homeowner in this neighborhood will be affected by this change.**

Bentonville knows the difference between investment and extraction. Walmart builds here, hires here, and gives back here. A distant landlord siphons rent here and sends the profit elsewhere. We are not against duplexes, and we are not against renters - build them, on land zoned for them. But do not rewrite the rules on fifty plus families who already bought their piece of Bentonville. Keep Osage Hills what we were promised, and what this city is built on: homes, owned by the people who live in them.

Thank you,

Jake Wiedower

501-589-7875

jakewiedower@gmail.com

NOTICE OF INTENT TO REZONE

Project Number: RZ26-0033

Lennar Homes 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 T3.2, Neighborhood Transition

The legal description of the property is:

See Separate Sheet

The common description of the property is: See Separate Sheet

The Public Hearing will be held on July 7th, 2026, at 5:00 pm, at:

Bentonville City Hall
305 SW A Street
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:

They could ask for a zoning variance instead of rezoning. I don't believe they will keep their word and put 10 single family homes if rezoning is allowed.

Leia Tunistra 4200 SW Adams Rd.
Signature & Physical Address Bentonville, AR 72713

Phil Hunter 4200 SW Adams Rd.
Signature & Physical Address Bentonville AR 72713

RZ26-0033

July 6th, 2026

Bentonville Planning Department

3200 SW Municipal Dr.

Bentonville, AR 72712

RE: Objection to Rezoning Request for Project Number: RZ26-0033

To the Bentonville Planning Commission:

I am the owner of property adjacent to the lots proposed for rezoning from R-1 to T3.2 on SW Pawhuska Street in Azalea Place. I respectfully request denial of this rezoning application.

The applicant's narrative states that the sole purpose of the rezoning is to allow a preferred house plan to fit on the lots by reducing setback requirements. While I understand the developer's desire to maintain consistency with certain floor plans, zoning decisions should be based on sound planning principles and the long-term interests of the community, not on accommodating a specific product design. The applicant acknowledges that the lots can still be developed with single-family homes under the existing R-1 zoning. The inability to fit a specific floor plan is not sufficient justification for changing the zoning designation. The T3.2 designation allows a more intensive development pattern than R-1. Even if only single-family homes are proposed today, future owners may benefit from standards that permit larger building footprints and reduced open space. As an adjoining property owner, I am concerned about the long-term impact on neighborhood character, visual appearance, and compatibility with surrounding homes.

Granting a rezoning because a builder wants to use a particular plan set establishes a precedent that zoning regulations may be modified whenever development plans do not fit the lots as originally designed. This undermines the purpose of zoning regulations and makes it more difficult for homeowners to rely on the standards in place when purchasing property. The application states there will be no utility, infrastructure, or capacity benefit associated with the rezoning. The request appears to provide a private benefit to the developer while offering little or no public benefit to existing residents or the community.

For these reasons, I respectfully request that the Planning Commission deny the rezoning request and maintain the current R-1 zoning designation for these lots.

Thank you for your consideration.



Jessica Galan

4201 SW Pawhuska St,

Bentonville, AR 72713

RZ26-0033 Objection

Kienan S. Williams
5808 SW Gentle Winds Ave
Bentonville, AR 72712
479-418-9408
Kienan.Seth@gmail.com

7/25/2026

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

RE: Notice of Opposition to Rezoning Request

Project Number: RZ26-0033

Applicant: J & M Capital Ventures, LLC

Dear Members of the Bentonville Planning Commission,

I am writing as a resident and property owner in Bentonville to formally register my opposition to the proposed rezoning application under Project Number RZ26-0033, submitted by J & M Capital Ventures, LLC.

As a stakeholder in this community, I have serious concerns regarding the negative impacts this rezoning will introduce to our neighborhood. Specifically, I object to the project for the following reason:

- The scale and intent of this rezoning are inconsistent with the established single-family character of the surrounding residential area. This will devalue the surrounding properties, including mine.
- As a city, do you want to continue packing as many homes as close together as possible, eradicating the natural single home neighborhood structure that has been Bentonville for the last 30 years? You have a choice to make.

I respectfully request that the Planning Commission deny application RZ26-0033. Thank you for your time, consideration, and dedication to protecting our community's infrastructure and quality of life.

Sincerely,

Kienan S. Williams



JP Missouri LLC

2109 E. Central

PC Date: 8/4/2026

Staff Report Details

Project Number	(RZ26-0035)
Applicant / Current Owner	JP Missouri, LLC
Site Area	+/- [0.80] Acres
Current Zoning	T5.1, Town Center Low
Requested Zoning	T5.2, Town Center High
Current Future Land Use Map Designation	Walkable Corridor
Requested Future Land Use Map Designation	N/A
Development Type / Use	Proposed parking garage
Related projects	

Property Description

The subject property is between the intersections of NE Martin Luther King Jr. Pkwy and E. Central Ave., and NE Moberly Ln and E. Central Ave. It is in close proximity to the Walmart Campus along SE Martin Luther King Jr. Pkwy. The property has direct access to E. Central Ave., which is an Arterial per the M.S.P. The current zoning of the property T5.1, Town-Center Low, with a Future Land Use Map designation of Walkable Corridor. The adjacent properties to the north and east are zoned T5.1, while the adjacent property to the west is zoned T5.2. The surrounding properties have a Future Land Use Map designation of Walkable Corridor.

Project Details

The applicant is proposing a new parking garage, a permitted use in both T5.1 and T5.2. This rezone request from T5.1, Town-Center Low to T5.2, Town-Center High is an enhanced review.

Relationship to the Community Plan

The applicant is requesting an enhanced review rezone for the subject property. The Bentonville Community Plan states that the Walkable Corridor place type primarily consists of mixed-use developments in close proximity to, and sometimes aligned along, large arterial roadways. The Walkable Corridor can also have infrastructure designed to accommodate retail traffic, such as parking structures, which are permitted in a T5.2.

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 commercial, T5.1 and T5.2 zoning to the east and west, respectively, while Memorial Park lies directly to the north. The surrounding place types are Walkable Corridor with the exception of Memorial Park, which is classified as a Recreation and Public Space place type.

Within 1 transect of adjacent zones: T5.2 is less than one transect degree away from T5.1.

Utility capacity: BWU noted that the density allowed for in a T5.2 is not allocated for in sewer interceptor designs for the Shewmaker Sewer Basin.

Place type boundary: The subject property is surrounded by Walkable Corridor and is located on East Central, an arterial, so a T5.2 is appropriate if there were no infrastructure constraints, as outline below.

Proximity to transit and jobs: The property is .10 mi from NE Martin Luther King Jr. Pkwy., .15 mi from NE Moberly Ln., and 0.40 miles from the nearest job center with sidewalks along E. Central Ave., NE Martin Luther King Jr. Pkwy, and NE Moberly Ln. that support walkability and bikeability.

Pattern for future development: The proposed zone of T5.2 is compatible with the T5.2 zoning district to the west and is less than 1,000 feet from the proposed 7 story Central and Battlefield project to the east.

Surrounding development: The primary development type is commercial within the Walkable Corridor place type. T5.2 would be an appropriate zone if there were no infrastructure constraints as outlined below.

Conclusion

Staff recommends denial of the T5.2 request due to the infrastructure constraints outlined below.

Additional Details

BWU comments: This is an enhanced review. This property falls within the Shewmaker sewer basin. BWU cannot support this request to T5.2. T5.2 allows an additional 36' of vertical building height and density by right over a T5.1. This density was not allocated for in the sewer interceptor designs for the Shewmaker

Additional Details
<i>sewer basin.</i>



PC Item

T2.1

T5.1

T5.2

RZ26-0035

E CENTRAL AVE

LFI



***RZ26-0035
T5.1 to T5.2***





July 13, 2026

City of Bentonville
3200 SW Municipal Dr
Bentonville, AR 72712

**RE: CENTRAL AVENUE MIXED USE TAX PARCEL #01-08240-000
REZONE
ECE PROJECT NO. 25-1017
CITY OF BENTONVILLE PROJECT NO. RZ26-0035**

Dear Sirs:

The property located approximately 500' east of the intersection of Central Avenue and NE Martin Luther King Jr. Parkway at 2109 E Central Avenue. It is currently zoned as T5.1, Town Center Low. The proposed zoning is T5.2, Town Center High. The request is being made to allow a parking garage of up to 50' in height. Due to the development, there will most likely be a significant increase in traffic. There is an existing 8" water main located on the south side of E Central Avenue. In addition, there is an existing 6" sewer main located along the south property line. The sanitary sewer connects to the Shewmaker Basin which is above capacity currently. We understand the City is working on upgrades to the system and are currently in design for those improvements. A 4-story parking garage is proposed on the parcel to support a mixed use building on the adjacent lot to the west that was recently rezoned to T5.2.

The following criteria must be met:

1. The proposed rezoning is intended for a parking garage. Parking garage typically do not have bathrooms or other utilities except for typically electrical
2. The future land use map depicts the property as Corridor Walkable.
3. The property is directly adjacent to a 4-lane road, East Central Avenue.
4. The property is located directly north of the Wal-Mart home office campus and encourages non vehicle transportation.
5. The lot located directly west of the site is currently vacate and is zoned T5.2.
6. The request to consistent with the vacant lot to the west and the Wal-Mart home office campus located directly south of East Central Avenue.
7. This request will advance the goals of the Comprehensive Plan.

Mr. Jacob Gonzales
July 13, 2026
Page 2

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

Best Regards,
EXPEDIENT CIVIL ENGINEERING, PLLC



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

Cc: JP Missouri, LLC

	Massary
	201 SW E Street
	PC Date: 8/4/2026

Staff Report Details	
Project Number	RZ26-0036
Applicant / Current Owner	Dominic Massary
Site Area	+/- [Site_Area] 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 Southwest E Street and Southwest 2nd Street, both local downtown roads. The subject property is in close proximity to R. E. Baker Elementary School. The current zoning of the property is R-1, Suburban Single-family, with a Future Land Use Map designation of Walkable Neighborhood. Surrounding properties are mostly zoned R-1 with T4.1, Neighborhood General, present in the immediate East owned by Joseph Jr. and Melissa Schrauder and across the street to the West of the property owned by Lauren Boozman Northey. All surrounding and nearby properties have a Future Land Use Map designation of Walkable Neighborhood which ranges from T3.1 to T4.1 under standard review. Surrounding uses are single-family residential.

Project Details
The applicant is requesting this rezone to accommodate improvements to the footprint of the property and to take advantage of the more appropriate setback lines.

Relationship to the Community Plan

The applicant is requesting a standard review rezone for the subject property. The Bentonville Community Plan states that the Walkable Neighborhood place type combines compatibly-scaled single-family homes, town homes, and apartment buildings in a neighborhood setting. They provide a high degree of housing diversity, allowing for more people of different circumstances to share the same neighborhood. They also support some small neighborhood shops and are often near Neighborhood Centers and parks, making it easy to walk and bike for frequent trips. A rezone to T4.1 would be in compliance with this neighborhood place type.

Public Comment

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

Analysis / Waivers

The following criteria are evaluated under a standard review:

Orderly Transition The subject property is bordered by local downtown streets to the north and west. The property to the direct east is zoned T4.1 along with the property across the street to the west. The property to the direct south is zoned R-1 and so is the property across the street to the north. The northern properties are within the Traditional Neighborhood place type while the others are within the Walkable Neighborhood 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 to the east and west and is within 1 transect degree of the R-1 properties to the north and south.

Utility capacity No negative effects on the community regarding infrastructure or utilities have been flagged by the departments.

Pattern for future development The proposed zone allows for single-family residential, duplexes, triplexes, quadruplex development types as well as town homes with restrictions. It also allows for some institutional uses as well. The existing fabric within this neighborhood is almost exclusively single-family homes 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.

Conclusion

Staff recommends approval.

Additional Details



PC Item

SW 2ND ST

SW E ST

**R-1 to T4.1 (SR)
201 SW E St.**

T4.1

R1



***RZ26-0036
Massary***



Narrative for the rezoning request of 201 SW E St. Bentonville

Dominic and Mary Massary
201 SW E St
Bentonville, AR 72712
Massary.2@gmail.com

Members of the Planning Commission

I am the owner of the residential property located at 201 SW E street and am writing to request a rezoning of this property from its current R1 classification to T4.1. This request is being made to accommodate improvements to the footprint of the property, taking advantage of the more appropriate setback lines. The rezoning also conforms to the zoning of immediately adjacent neighboring properties to the east and west. There are no anticipated negative impacts to the community or infrastructure regarding utilities, roads, traffic, neighborhood compatibility, or public services as the property will remain a single-family residence. Per the Future Land Use Map and Table 2.1 Place Type Correlation with Zoning Districts 201 SW E St falls within Walkable Neighborhoods districts and rezoning to T4.1 General Neighborhood would fall under the standard review criteria.

Thank you for your time

Dominic and Mary Massary

NOTICE OF INTENT TO REZONE

Project Number: RZ26-0036

Dominic Massary 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 T4.1, Neighborhood General ☒

The legal description of the property is:

Part of O.L. 25, Block 4, Clark's Second Addition to the City of Bentonville, Benton County, Arkansas, further described as follows: Beginning at the Northwest corner of said O.L. 25; thence East 165 feet; thence South 81.72 feet; thence West 165 feet; thence North 81.72 feet to the point of beginning.

The common description of the property is: 201 SW E st

The Public Hearing will be held on August 4th, 2026, at 5:00 pm, at:

Bentonville City Hall
305 SW A St
Bentonville, AR 72712

This notification is in response to the requirement that all property owners within 200 feet of said property must be notified. If you wish to express any comments about the requested rezoning, you may respond by the following methods:

1. Attend the public hearing and express your views. You can attend online by going to bentonvillear.com/592/Agendas-Minutes
2. Express your opinion in writing to the Planning Commission. You may mail this or deliver it to the City of Bentonville Planning Department located at 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:


Signature & Physical Address
202 SW D St.
Bentonville, AR
72712


Signature & Physical Address
202 SW D St.
Bentonville, AR
72712



Atkins

403 NW 7th Street

PC Date: 8/4/2026

Staff Report Details

Project Number	(RZ26-0037)
Applicant / Current Owner	Kelley Atkins
Site Area	0.25 Acres
Current Zoning	R-1, Suburban Single-Family
Requested Zoning	T3.1, Neighborhood General
Current Future Land Use Map Designation	Traditional Neighborhood
Requested Future Land Use Map Designation	N/A
Development Type / Use	Single-family residential
Related projects	

Property Description

The subject property is located on NW 7th Street, a Downtown Local road. It is within a half-mile of Downtown Bentonville and several schools. The current zoning of the property is R-1, Suburban Single-Family, with a Future Land Use Map designation of Traditional Neighborhood. Adjacent properties are zoned T3.2, T3.1 and R-1, all within the same place type. The standard review zoning districts within the Traditional Neighborhood place type are R-1 and T3.1.

Project Details

The applicant states that the purpose of this rezone is to build a single-family home.

Relationship to the Community Plan

The Traditional Neighborhood place type bridges the Suburban and Walkable Neighborhoods, allowing more intensity than the Suburban Neighborhood without the more intense zoning districts of the Walkable Neighborhood. This rezone request of T3.1 is the midpoint of possible zoning districts for the Traditional Neighborhood place type pursuant to Table 2.1 of the BCC, allowing the single-family residential character

Relationship to the Community Plan

to remain, but enhancing the walkability of the area as new home construction requires the installation of sidewalk.

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, T3.1, and T3.2 within the Traditional Neighborhood place type. A T3.1 zoning district is an orderly transition.

Within 1 transect of adjacent zones: T3.1 is within 1 transect degree of adjacent properties.

Conclusion

Staff recommends approval of the T3.1 zoning request.

Additional Details



PC Item

NW 7TH ST

T3.1

R1
RZ26-0037

T3.2



RZ26-0037



Rezone Narrative

Owner: Kelley Atkins
Address: 403 NW 7th ST.
Bentonville, AR 72712

Current Zoning: R-1, Single Family Residential

Proposed Zoning: T3.1, Neighborhood Edge

Owner: Kelley Atkins

Reason for rezoning: Setback change with T3.1

How will property relate to surrounding properties: The current surrounding properties are a mixture of R-1, (Single Family Residential), T3.1, (Neighborhood Edge), and T3.2, (Neighborhood Transition)

Proposed Use: Single-Family Home on Medium Lot.

Traffic: The current city infrastructure is adequate to accommodate the use. No significant impact is expected to traffic.

Signage: Any signage to comply with city ordinances and regulations. None planned.

Appearance: Single Family Residential.

Community Impact: Rezoning from R-1, to T3.1, will have no Impact on Community water, sewer or any other infrastructures in the area.

Standard Review: (SR)



Pinnacle Buttes Properties, LLC

204 Lake Street

PC Date: 8/4/2026

Staff Report Details

Project Number	(RZ26-0038)
Applicant / Current Owner	Pinnacle Buttes Properties, LLC
Site Area	+/- [.17] Acres
Current Zoning	R-1, Suburban Single-Family
Requested Zoning	T3.2, Neighborhood Transition
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 Lake Street and is adjacent to an apartment complex to the east zoned T5.1, single-family homes to the west zoned T4.1 and a vacant lot to the south zoned T4.1. 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 within the Walkable Neighborhood place type. The standard review zoning districts within the Walkable Neighborhood place type range from T3.1 - T4.1 under standard review.

Project Details

The applicant states that the purpose of this rezone is to better align with Bentonville's zoning and development goals and to take advantage of the smaller setbacks.

Relationship to the Community Plan

The allowed zones within Walkable Neighborhood under standard review range from T3.1-T4.1. T3.2 is a modest rezone request that allows the property to be redeveloped in a way that better fits the surrounding

Relationship to the Community Plan

context of T4.1 and T5.1 by allowing smaller setbacks, more buildable area, and potential to build a duplex. It also brings the lot into conformity with the Future Land Use Plan. This part of town is rapidly redeveloping and increasing in density with nearby single-family attached units on NE Monroe St and apartments on Fillmore and Lake St., but the applicant desires to build a single-family home.

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 T4.1 and T5.1 zones and Walkable Neighborhood place type. A T3.2 zoning district would be an orderly transition.

Due to the location of this property within the neighborhood T3.2 and the allowed uses of single family or two-family are an appropriate fit.

The applicant states that the proposed use will remain single-family residential which will not add any additional strain on existing infrastructure. The height limit for T3.2 is 36ft.

Within 1 transect of adjacent zones: T3.2 is within 1 transect of T4.1 and is a better fit for the adjacent T5.1 than the current R-1 zone.

Conclusion

Staff recommends approval of the T3.2 rezone.

Additional Details

No additional comments from BWU.



PC Item

T4.2

LAKE ST

NE MONROE ST

R1 to T3.2

204 Lake Street

T4.1

T5.1



RZ26-0038

Pinnacle Buttes Properties, LLC



TO: City of Bentonville Planning Department
305 SW A St
Bentonville AR 72712

JUNE 1, 2026

FROM: Pinnacle Buttes Properties LLC
793 S 9th St
Lander WY 82520

SUBJECT: Rezoning Narrative for 204 Lake St. (Parcel No. 01-04587-001)

Dear Planning Staff,

This application is submitted on behalf of Pinnacle Buttes Properties LLC, requesting a rezoning of the property located at 204 Lake St. from **R-1 to T3.2** (neighborhood transition).

The primary reason for this request is to align the property's zoning with Bentonville's updated downtown development goals and to utilize the updated setback regulations. The requested T3.2 zoning is a direct implementation of the Walkable Neighborhood designation identified in the Future Land Use Plan (FLUP), and follows an established pattern of development in the immediate vicinity, where several neighboring parcels have already transitioned to T3.2 (DN2).

The proposed rezoning allows for development that is compatible with the character and scale of the existing neighborhood, and will have limited impact on the existing infrastructure.

- Traffic: The change to T3.2 is not expected to increase traffic.
- Aesthetics: Any future redevelopment will be professionally designed to ensure visual harmony with the surrounding architecture. No commercial signage is contemplated.
- Utilities: The property is well-supported by existing infrastructure, including an eight-inch (8") sewer line along NE Monroe St. and an eight-inch (8") water line along Lake St.
- Schools: The proposed rezoning will not impact school district capacity, as the property will remain a single-family residence with no increase in dwelling units.

This rezone request falls under the **standard review** category as the proposed T3.2 zoning is appropriate for the area's designated place type of Walkable Neighborhood.

Thank you for considering this rezoning request. If you have any questions please feel free to contact me at fusco.properties@gmail.com

Respectfully,



Marnie L. Fusco Sole Member, Pinnacle Buttes Properties LLC



Laurel Canyon PUD Amendment

902, 904, 906, 908, and 1002 SE 3rd St

PC Date: 8/4/2026

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 Multifamily Residential
Related projects	

Property Description

On July 7, 2026 The Planning Commission approved the amended PUD with the condition that a shared use parking agreement be provided at the time of the large scale approval. The applicant seeks approval of the amended PUD without the condition of approval for the shared use parking agreement, given that the parking provided exceeds the parking requirement pursuant to the new code. Additionally, the applicant states that the neighboring property to Laurel, G @ Market, has ample parking. All spaces are permitted and allocated by property management on site. Of the total number of tenants at the building, only 64% of the tenants are utilizing permitted/allocated parking spaces.

The rest of this staff report is identical to the staff report provided at the July 7, 2026 Planning Commission meeting.

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. 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 1/8 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

Project Details

Total	160	130
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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 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

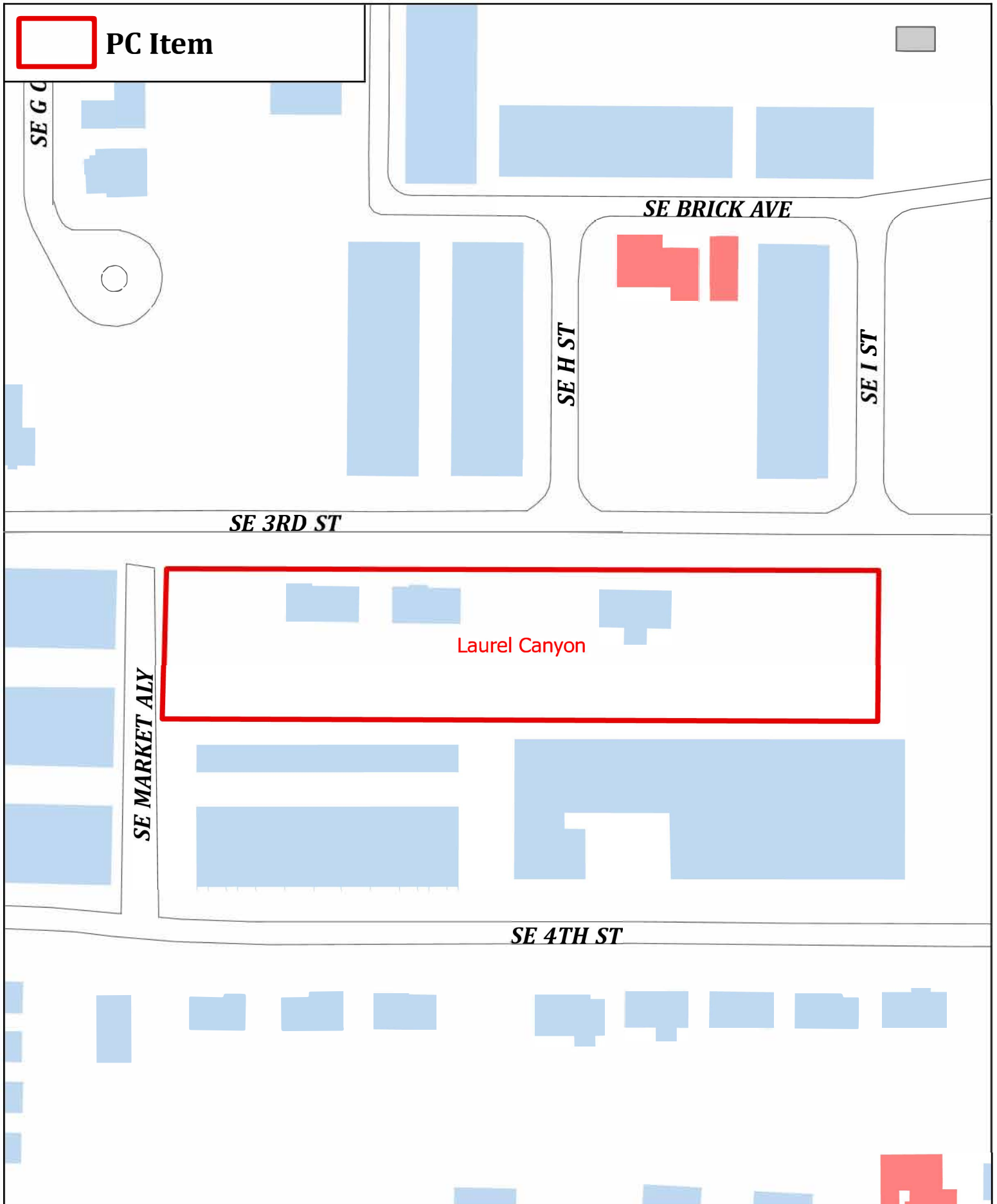
Conclusion

Planning Staff recommends approval of the amended PUD.

Additional Details



PC Item



PUD25-0002



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.

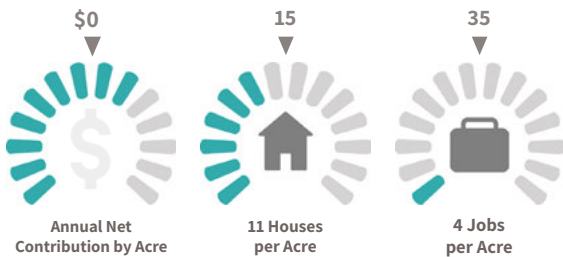
Within the larger macro area of the city's sewer infrastructure, the new sewer fees that will be paid by the development are self-mitigating.

Please refer to the RHD memo attached addressing the overall development and capacity.

NARRATIVE

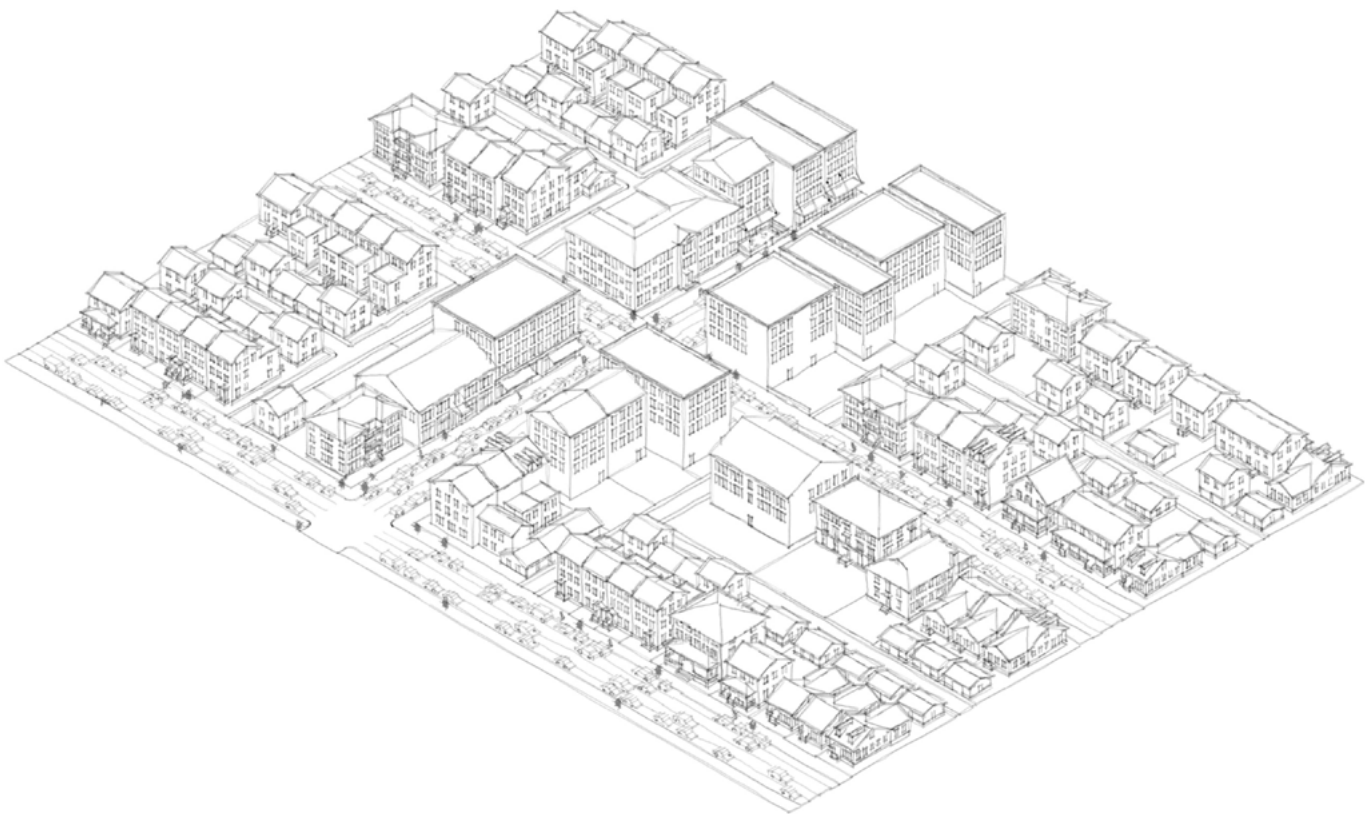
place type diagram

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.



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.

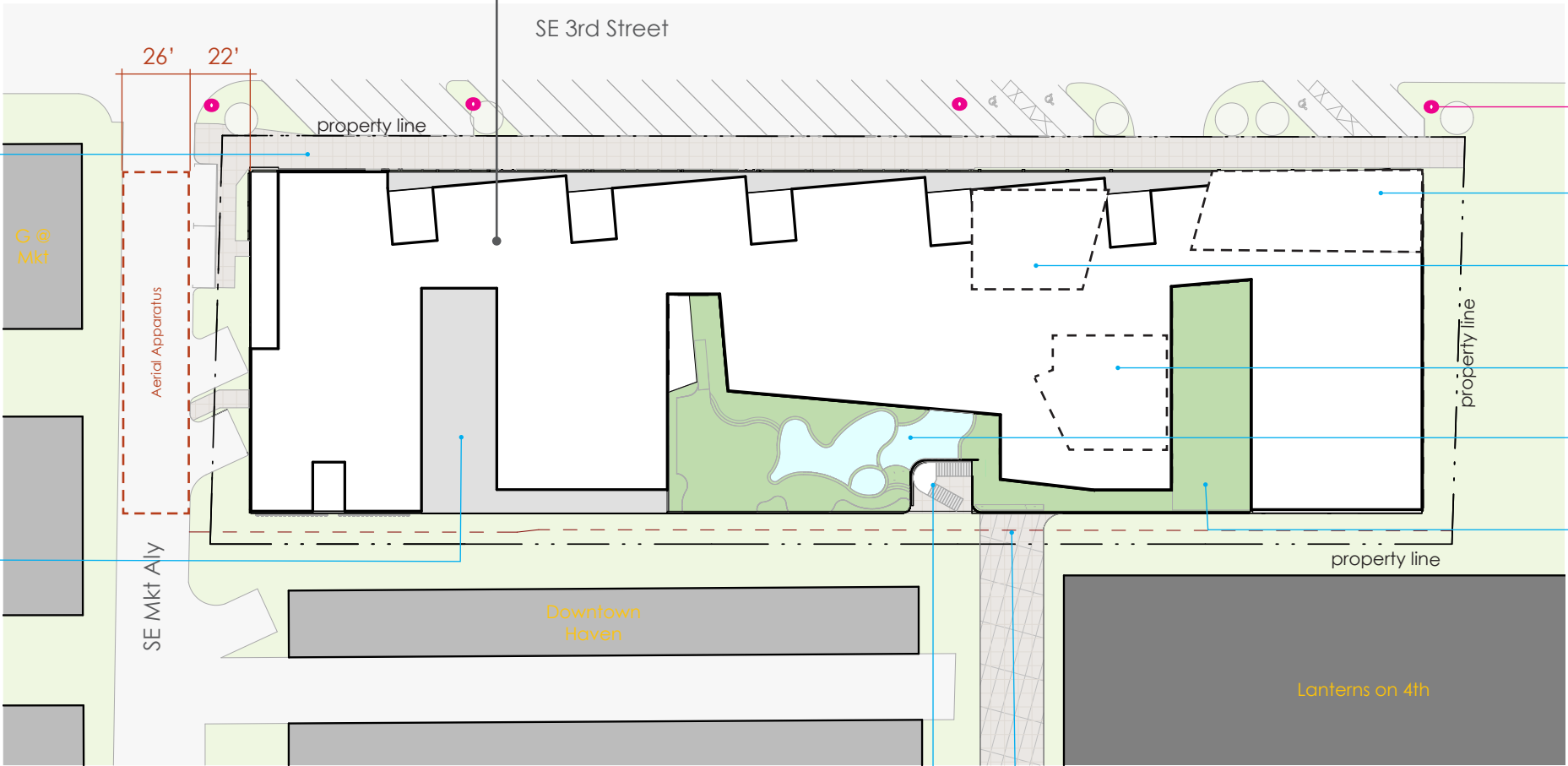
BUILDING.	
Building Height:	5 stories
No change in Building Height.	
Neighborhood Commercial:	3,700 SF +/-
Amenities + Housing:	169,000 SF +/-
Units:	156
Density:	94
Change in overall SF from PUD approved SF to include new ground floor units + additional commercial space on the podium level.	
Parking:	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

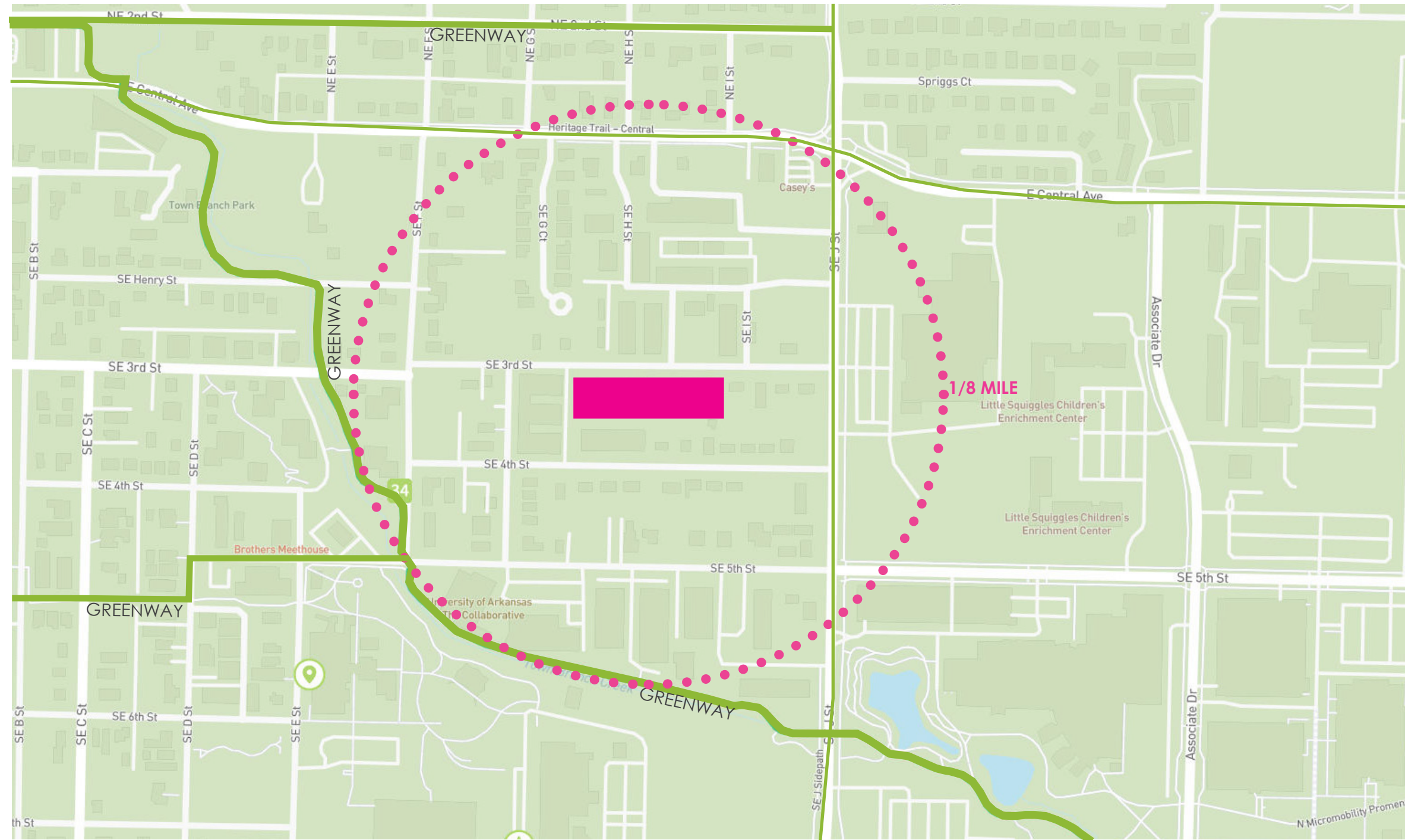
concept plan : ground level parking/podium

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%

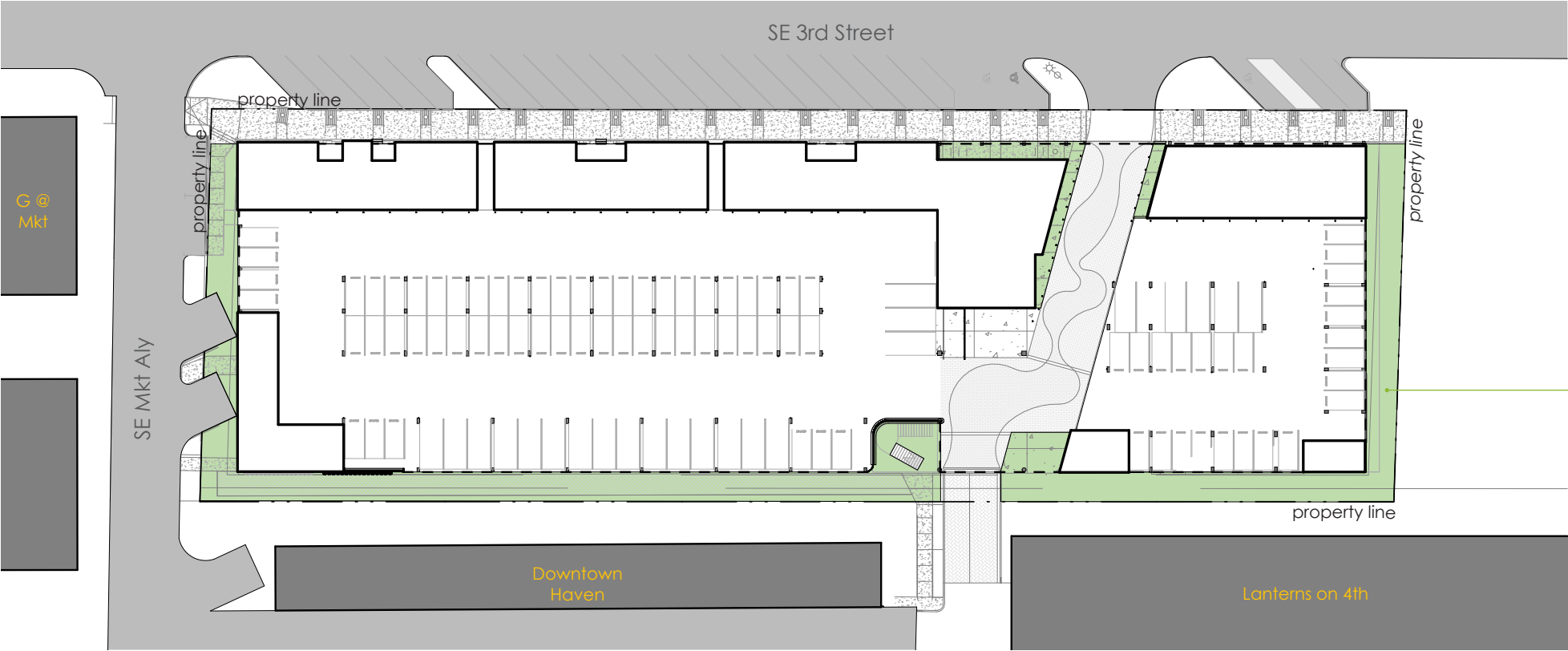
Open Space Provided: .40 acres | 24%

Open space percentage changed from PUD approved 25% to 24%.

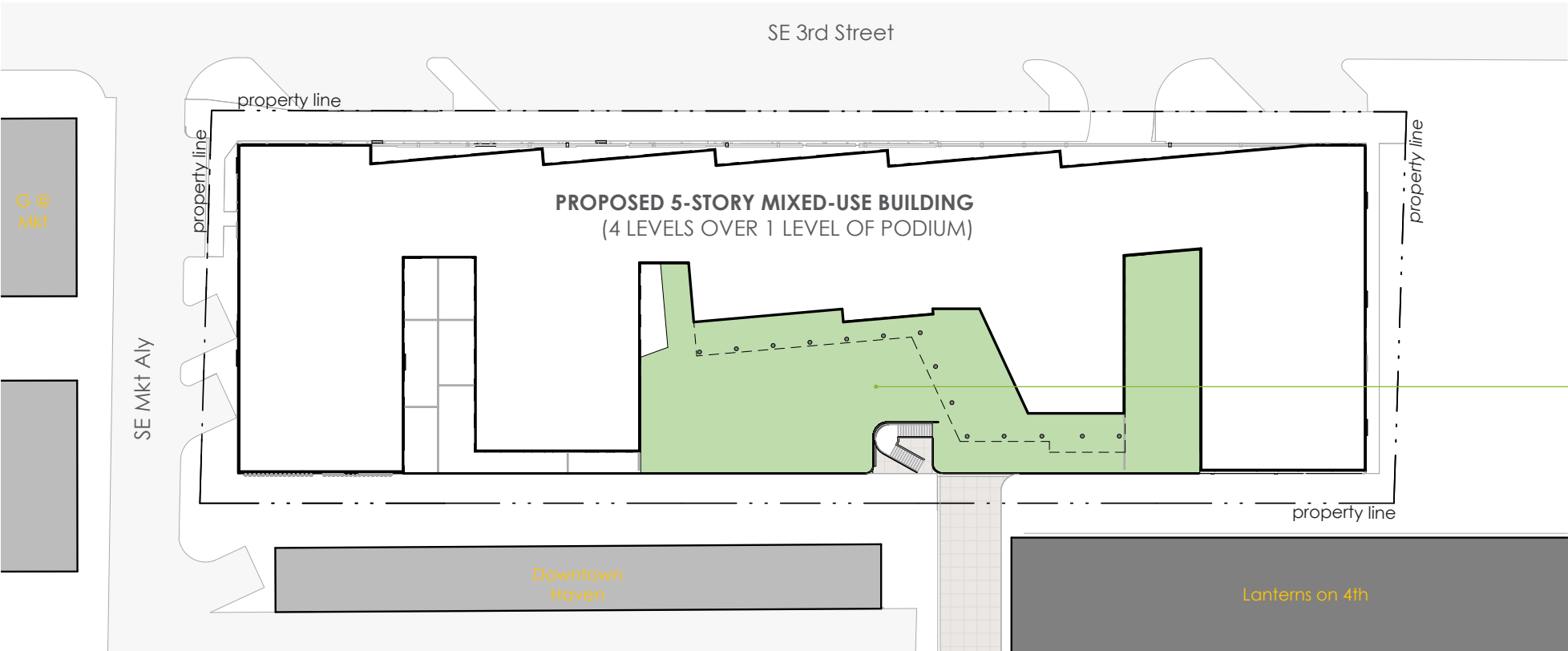
Public pathways, covered sidewalks and piazzas are included as open space on the ground level.

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.



GROUND LEVEL
OPEN SPACE (.20 ACRES)

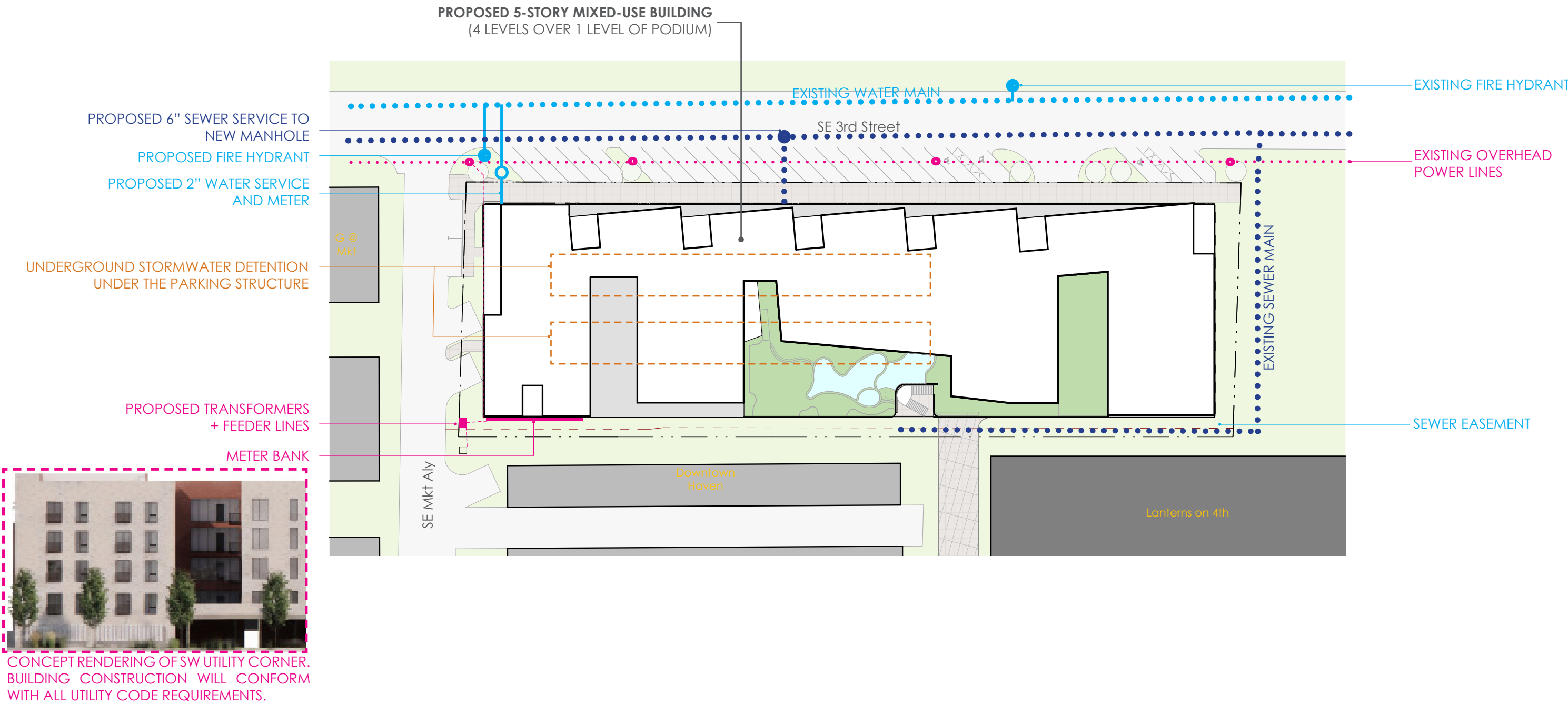


LEVEL 02 COURTYARD
OPEN SPACE (.25 ACRES)



PLAN SET

concept plan : utility diagram



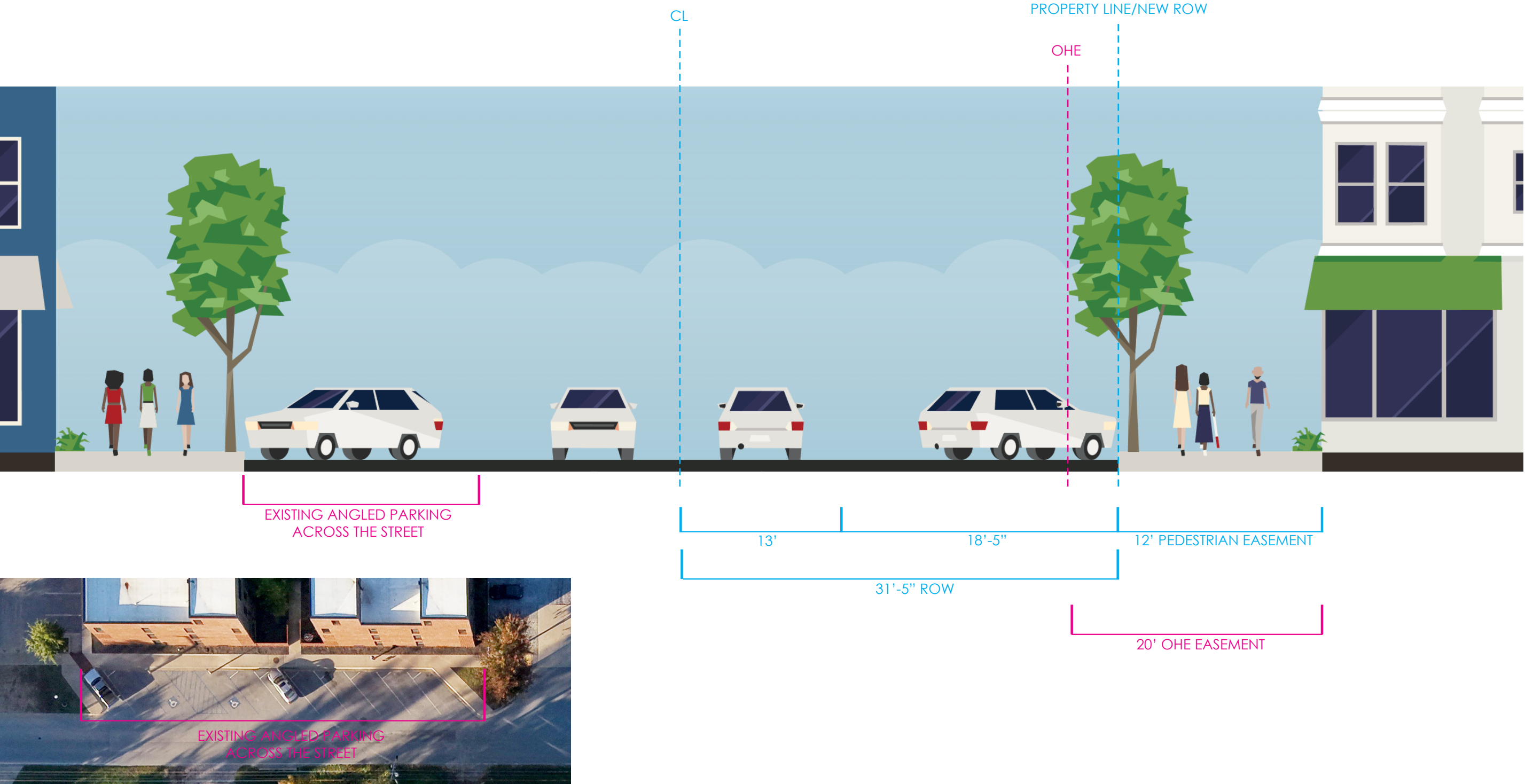
block plan : capacity diagram



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 conceived.

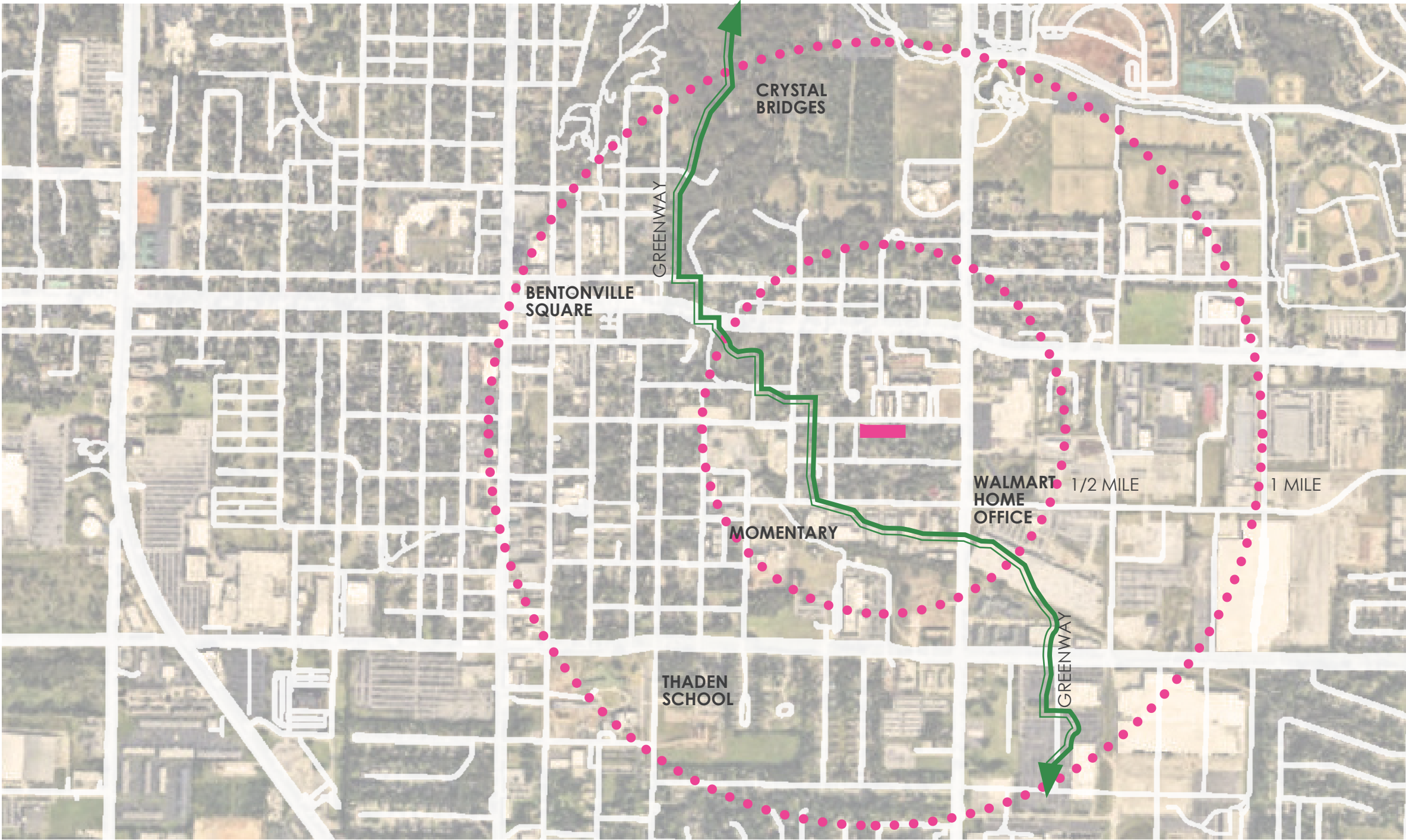
PLAN SET

proposed street section A-A



PLAN SET

context diagram

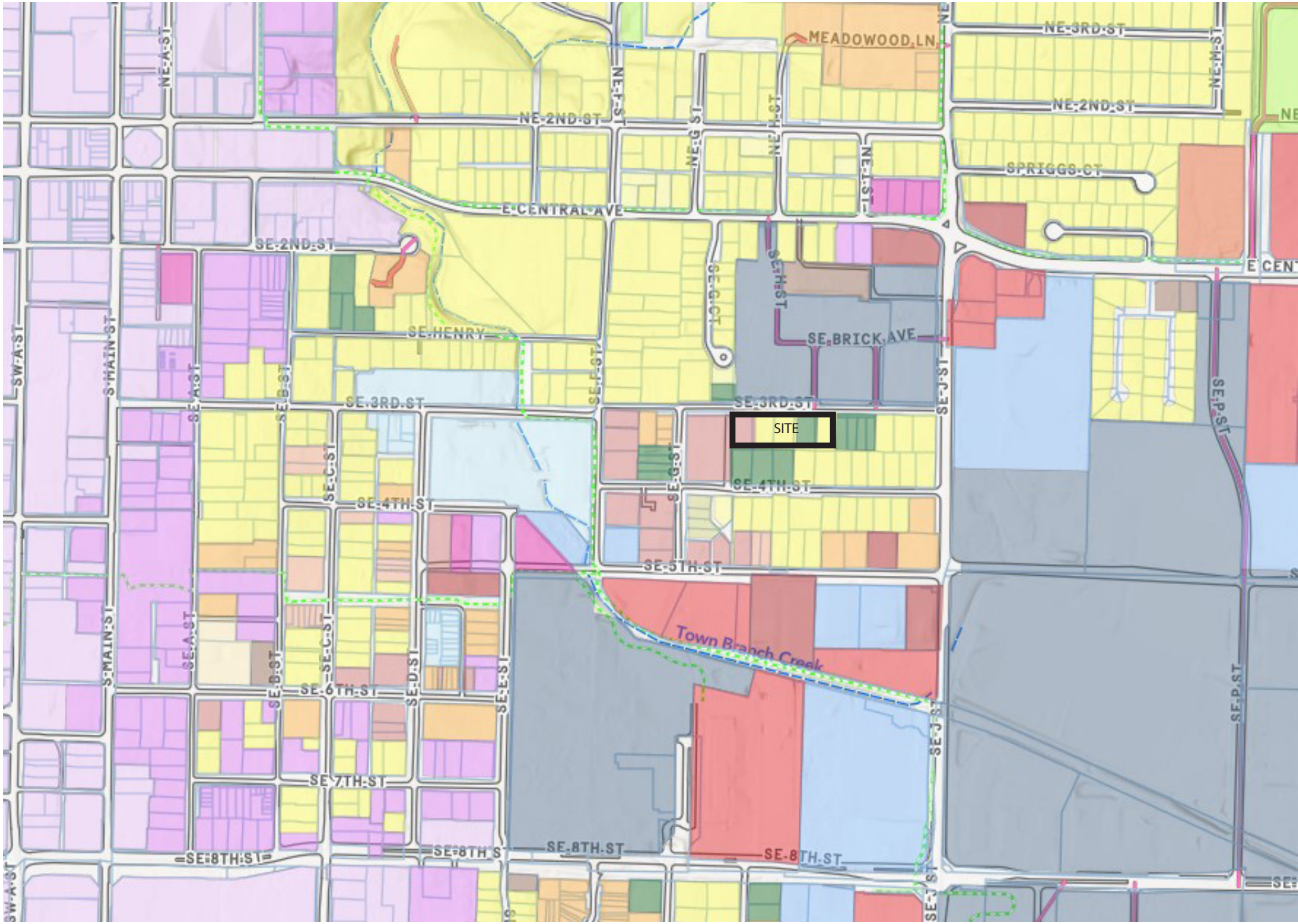


Context.

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 | PRD |
| C-1 Neighborhood Commercial | PUD |
| C-2 General Commercial | R-1 Single Family Residential |
| C-3 Central Commercial | R-2 Duplex & Patio Home |
| D-C Downtown Core | R-3 Medium Density Residential |
| D-E Downtown Edge | R-4 High Density Residential |
| DN-1 Downtown Neighborhood 1 | R-E Residential Estate |
| DN-2 Downtown Neighborhood 2 | R-MHP Manufactured Home Residential |
| DN-3 | R-O Residential Office |
| DN-4 Downtown Neighborhood 4 | R-ZL Zero Lot Line Residential |
| I-1 Light Industrial | RC-2 Central Residential - Moderate |
| I-2 Heavy Industrial | RC-3 Central Residential - High Density |

PLAN SET

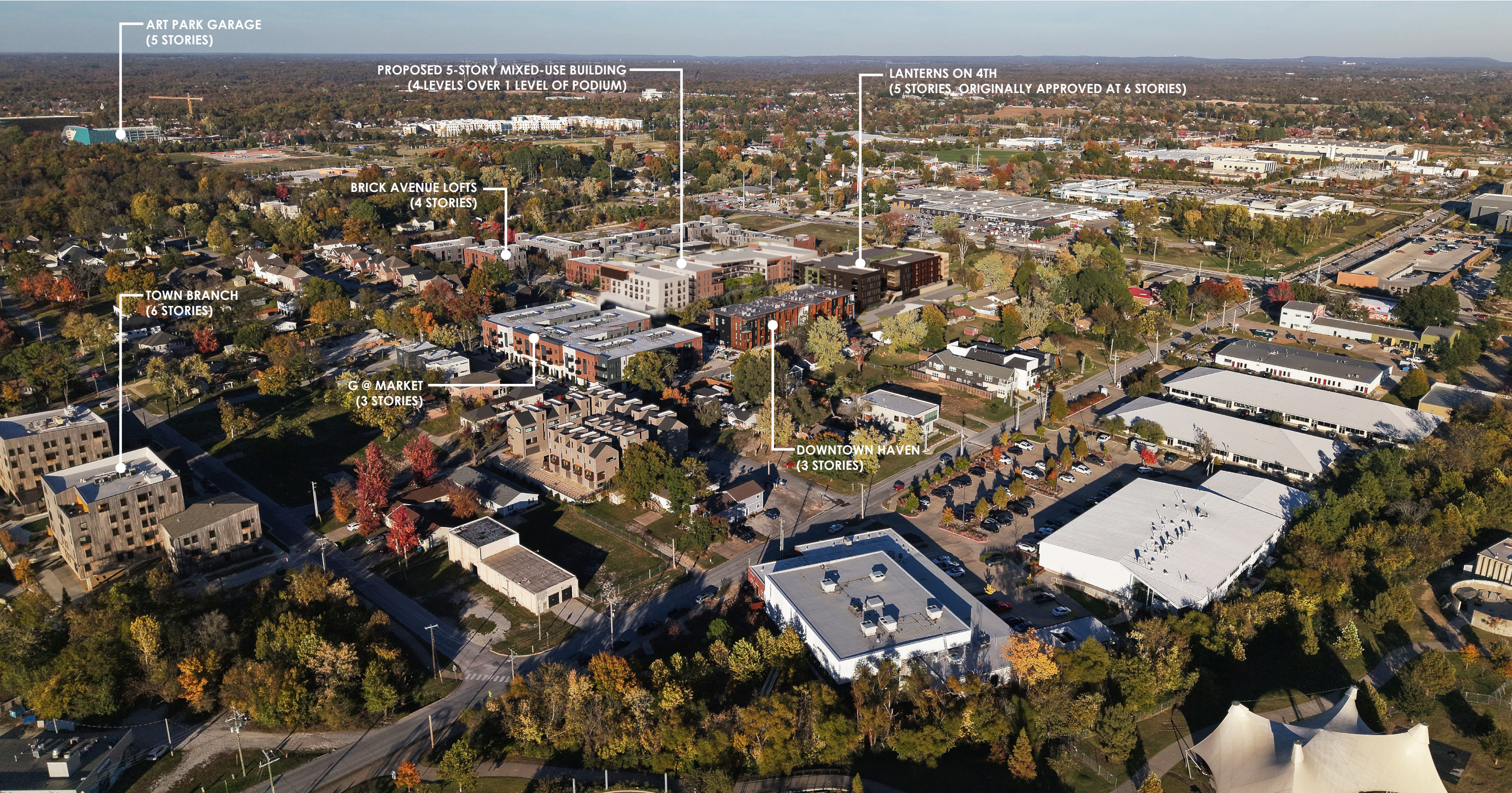
context aerial - view looking northeast



*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

67' - TOP OF PARAPET

49' - HIGHEST OCCUPIABLE FLOOR

67' - TOP OF PARAPET

49' - HIGHEST OCCUPIABLE FLOOR

METER BANK

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