Planning Commission
Meeting Agenda
August 18, 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/88548704126

I. Call to Order

II. Approval of Minutes

1. **August 4, 2026 Meeting Minutes** — **Approval of Meeting Minutes**

III. Consent Agenda

1. **Lot 4 of Goldmeier Estates** — **Lot Split**
   1703 Southeast J Street (LS26-0008)
2. **Lot 1 of Airport Road Shopping Center Subdivision** — **Property Line Adjustment**
   1261 SW Regional Airport Boulevard (PLA24-0025)
3. **Lots 9 & 10, Block 2, of B-W Heights Subdivision** — **Lot Split**
   904 SE 10th Street (LS24-0051)
4. **Upcoming Public Hearing for a Utility Easement Vacation** — **Vacation**
   Approving a Utility Easement Vacation located at Lots 12, 13, 14 & 15, Block 9 of Gilmore's Addition (STEM Campus) (VAC26-0037)
5. **Upcoming Public Hearing for a Utility Easement Vacation** — **Vacation**
   Approving a Utility Easement Vacation located at Lot 2, Block 4 of Dunn & Davis Addition (STEM Campus) (VAC26-0038)
6. **Upcoming Public Hearing for a Utility Easement Vacation** — **Vacation**

Approving a Utility Easement Vacation located at Lot 3, Block 4 of Dunn & Davis Addition (STEM Campus) (VAC26-0040).

IV. New Business

1. **STEM Campus** — **Campus Development Plan**
   The 14 acre STEM University. (CDP26-0001)

2. **J Street Mixed Use Waivers** — **Waiver**
   1703 SE J Street (WAV26-0009)
   Waiver 1: Section 50-503 (h) (2) (a) (6) Separations between driveways on J St
   Waiver 2: Section 50-503 (h) (4) Driveway width
   Waiver 3: Section 50-510 (d) (6) Zone transition landscape buffers

3. **Botanical Garden Waiver** — **Waiver**
   606 E Central Avenue (LSD26-0038)
   Waiver: Section 50-308 Off-site Infrastructure Improvements, 50-603(c) Required frontage improvements

Advertised Public Hearings

1. **Recchia** — **Rezoning***
   301 SE B Street (ITEM_ID])
   Rezoning: R-1, Suburban Single-Family to T3.2, Neighborhood Transition **(Standard Review)** within the Traditional Neighborhood Place Type

2. **CC Curated Collections, LLC** — **Rezoning***
   404 SW 2nd Street (RZ26-0040)
   Rezoning: R-1 Suburban Single-Family to T3.1, Neighborhood Edge **(Standard Review)** within the Traditional Neighborhood Place Type, also within the Downtown Neighborhood Overlay ("DNO")

3. **Juergens *(Improper mailed notice, Public Hearing but no action)*** — **Rezoning***
   405 NW 5th Street (RZ26-0041)
   Rezoning: R-1, Suburban Single-Family to T4.2, Neighborhood Node **(Standard Review)** within the Urban Neighborhood Place Type

4. **Community Code Amendments** — **Ordinance***
   Amending various section of the BCC.

5. **2026 Proposed FLUM Changes** — **Future Land Use Map Amendment**
   Proposed changes to the Future Land Use Map

V. Other New Business

VI. Old Business

1. **HWY 102 Townhomes Extension and Amendment Request** — **Large Scale Development Amendment**
   3331 SW 14th Street (LSD25-0020)

VII. Other Business

VIII. Adjournment

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Recording Link: https://bentonvillear.portal.civicclerk.com/event/2059/media

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

I. Call to Order

II. Approval of Minutes

1. **7-21-26 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 item 1 as modified and item 2 under New Business be moved to the consent agenda.
   - No objections heard.

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. **Upcoming 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).

4. **Upcoming 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).

- Planning Commission recommends as modified.

5. **JB Townhomes Phase 2** — **Large Scale Development**

841 Northwest 14th Street (LSD25-0031)

- Mr. Adler provides an overview of the consent agenda.
- The consent agenda is approved 6-0.

IV. New Business

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

- Mr. Adler provides an overview of the staff report.
- Chairman Davis opens the public hearing.
- Chairman Davis closes the public hearing.
- Chairman Davis explained that he could not support due to concerns about the product type that could potentially be placed on a property zoned T3.2.
- Commissioners asked Mr. Overstreet about T3.1 and T3.2 setbacks.
- Commissioner Wright explains that he does not want to set a precedent that new subdivisions can request zoning changes to make a product work.
- The rezone is denied 0-6.

2. **JP Missouri LLC** — **Rezoning***

2109 E. Central (RZ26-0035)

Rezoning: T5.1, Town-Center Low to T5.2, Town-Cetner High (**Enhanced Review**) within the Walkable Corridor Place Type.

- Mr. Adler provides an overview of the staff report.
- Chairman Davis opens the public hearing.
- Jason Ingalls, representing the applicant, explains that he is aware of sewer capacity issues and that he knows that a project cannot be approved until sewer capacity becomes available.
- Chairman Davis closes the public hearing.
- Mr. Overstreet explains that rezoning to T5.2 would open up more uses for the lot allowed by-right, and even though the applicant is

stating a proposed use of a parking structure, it is non-binding and the plans could change. He states that BWU is concerned about exceeding sewer capacity if something other than a parking structure was proposed.
- The commissioners discuss the allowed uses in T5.2 compared to the proposed use.
- Mr. Ingalls explains that any development would require a sewer study and would adhere to ADH requirements.
- The rezone is denied 0-6.

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

- Mr. Adler provides an overview of the staff report.
- Chairman Davis opens the public hearing.
- Judy Marquess expresses concerns about her neighborhood changing to rental properties and businesses rather than full-time residents.
- Dominic Massary, the applicant, explains that his goal is to renovate and move the garage and utilize the slightly smaller setbacks of T4.1 to add a workshop.
- Chairman Davis closes the public hearing.
- The rezone fails due to lack of majority, 3-3.
- The commissioners further discuss the feasibility of downzoning the request and revoting as well as the decision that was previously made to keep E Street as residential only.
- Mr. Overstreet advises the applicant that the Planning Department will reach out to have further discussions on their project.
- The commissioners recommend that the Future Land Use Map be modified.

4. **Atkins** **Rezoning***

403 NW 7th Street (RZ26-0037)

Rezoning: R-1, Suburban Single-Family to T3.1, Neighborhood General (Standard Review)

- Mr. Adler provides an overview of the staff report.
- Chairman Davis opens the public hearing.
- There are no comments from the applicant or the public.
- Chairman Davis closes the public hearing.
- The rezone is approved 6-0

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

- Mr. Adler provides an overview of the staff report.
- Chairman Davis opens the public hearing.

- Marnie Fusco, the applicant, is present online and expresses that her goal is to bring the property better into alignment with the zoning of the adjacent properties.
- Chairman Davis closes the public hearing.
- The rezone is approved 6-0

6. **Laurel Canyon PUD Amendment** **Planned Unit Development Amendment***

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

- Mr. Adler provides an overview of the staff report.
- Chairman Davis opens the public hearing.
- The applicant, Kier Gilmore with Modus Studio, is present for any questions.
- Chairman Davis closes the public hearing.
- The PUD amendment is approved 6-0

V. Other New Business

VI. Old Business

VII. Other Business

VIII. Adjournment

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

Lot 4 of Goldmeier Estates

1703 Southeast J Street

PC Date: 8/18/2026

Staff Report Details

Project Number	LS26-0008
Applicant / Current Owner	
Site Area	4.72 Acres
Current Zoning	T5.2, Town Center High
Requested Zoning	
Current Future Land Use Map Designation	Urban Corridor
Requested Future Land Use Map Designation	
Development Type / Use	Commercial Mixed-Use
Related projects	LSD26-0025, WAV26-0009

Property Description

Lot Split: Lot 4 of Goldmeier Estates Creating New Lots 6 and 7, 1703 SE J St, LS26-0008.

A lot split of Lot 4 of Goldmeier Estates creating lots 6 and 7. The plat dedicates a 22' utility easement along the north side of lot 7, a 27' mutual access easement along the northside of lots 6 and 7, a 20' utility easement along the south side of lot 7, a variable width drainage easement, and variable width right-of-way to meet Master Street Plan standards along SE J.

Project Details

Relationship to the Community Plan

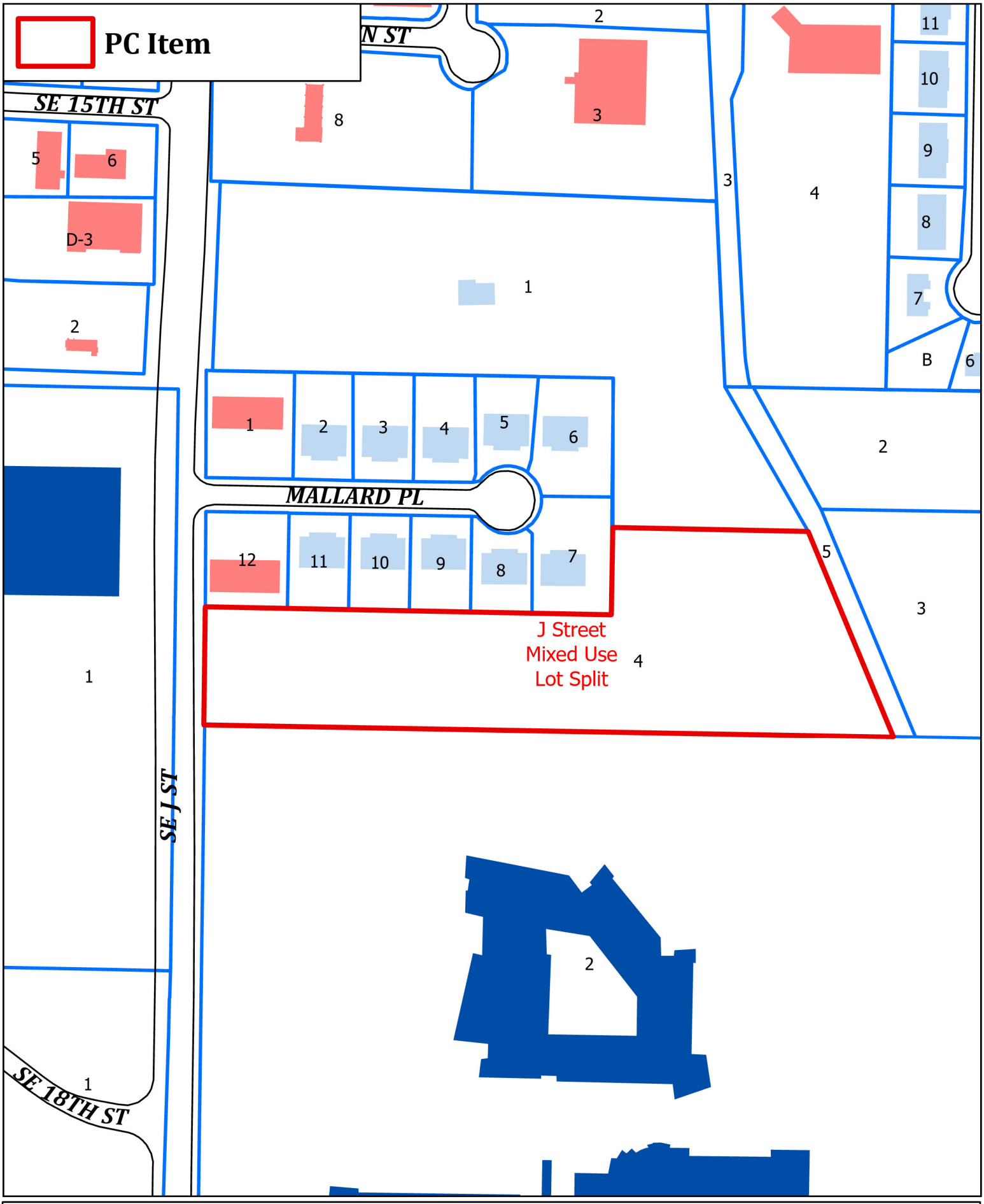
Public Comment

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

Analysis / Waivers

Conclusion

Additional Details



LS26-0008
J Street Mixed Use Lot Split
1703 SE J ST

ATLAS PAGE: 445

LOT SPLIT OF LOT 4, GOLDMEIER ESTATES, CREATING LOTS 6 AND 7 OF GOLDMEIER ESTATES FOR SCOPE TOWERS LLC

PARENT TRACT DESCRIPTION PER WARRANTY DEED L202528921:

LOT 4, GOLDMEIER ESTATES SUBDIVISION, BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD INSTRUMENT NO. L202206593.

SURVEY DESCRIPTION LOT 4:
A PART OF LOT 1, HARP'S SUBDIVISION TO THE CITY OF BENTONVILLE ACCORDING TO PLAT BOOK P2, PAGE 629 AND A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, SECTION 5, TOWNSHIP 9 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS AND BEING DESCRIBED BY METES AND BOUNDS FROM AN ON THE GROUND SURVEY PERFORMED ON FEBRUARY 23, 2021 BY CEI ENGINEERING ASSOCIATES, INC. AS FOLLOWS: BEGINNING AT A 2" ALUMINUM CAP FOUND ON THE EAST RIGHT OF WAY OF SE J STREET; THENCE ALONG THE SOUTH BOUNDARY OF MALLARD SUBDIVISION ACCORDING TO PLAT BOOK 18, PAGE 190, SOUTH 87°24'39" EAST, 602.53 FEET TO A 5/8" REBAR FOUND AT THE SOUTHEAST CORNER OF LOT 7 OF SAID MALLARD SUBDIVISION; THENCE ALONG THE EAST BOUNDARY OF SAID LOT 7,
NORTH 02°29'44" EAST, 137.06 FEET TO A 5/8" REBAR CAPPED LS #1618; THENCE LEAVING SAID EAST BOUNDARY,
SOUTH 87°18'17" EAST, 288.72 FEET TO A 5/8" REBAR CAPPED LS #1618; THENCE SOUTH 20°56'22" EAST, 328.85 FEET TO A 5/8" REBAR CAPPED LS #1618 SET ON THE SOUTH BOUNDARY OF AFOREMENTIONED LOT 1;
THENCE NORTH 87°24'33" WEST, 1,019.56 FEET TO THE EAST RIGHT OF WAY OF SE J STREET; THENCE NORTH 01°38'12" EAST ALONG SAID RIGHT OF WAY, 164.97 FEET TO THE POINT OF BEGINNING CONTAINING 206,030 SQUARE FEET OR 4.73 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RIGHT-OF-WAYS, AND PROTECTIVE COVENANTS OF RECORD, IF ANY.
SUBJECT TO ALL PRIOR MINERAL RESERVATIONS AND OIL AND GAS LEASES, IF ANY.

LOT 6 GOLDMEIER ESTATES PER THIS PLAT:

A PART OF LOT 4 OF THE INFORMAL PLAT OF GOLDMEIER ESTATES SUBDIVISION LOTS 1, 2, 3, 4, 5; RECORDED AS FILE L202206593; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING (POB LOT 6) AT THE SOUTHWEST CORNER OF SAID LOT 4;
THENCE ALONG THE WEST LINE OF SAID LOT 4, N01°37'48"E, 137.47 FEET;
THENCE LEAVING SAID WEST LINE, S87°25'03"E, 345.29 FEET;
THENCE S02°34'57"W, 137.46 FEET TO THE SOUTH LINE OF SAID LOT 4;
THENCE ALONG SAID SOUTH LINE, N87°24'57"W, 343.00 FEET TO THE POINT OF BEGINNING (POB LOT 6). CONTAINING 47,306 SQUARE FEET, 1.09 ACRES. SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, OR COVENANTS OF RECORD.

LOT 7 GOLDMEIER ESTATES PER THIS PLAT:

A PART OF LOT 4 OF THE INFORMAL PLAT OF GOLDMEIER ESTATES SUBDIVISION LOTS 1, 2, 3, 4, 5; RECORDED AS FILE L202206593; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

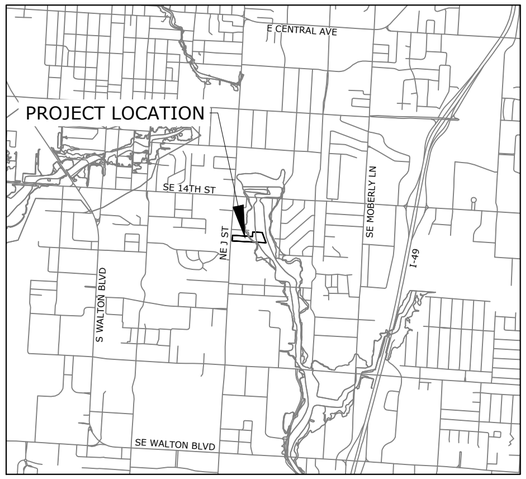
COMMENCING (POC) AT THE SOUTHWEST CORNER OF SAID LOT 4;
THENCE ALONG THE WEST LINE OF SAID LOT 4, N01°37'48"E, 137.47 FEET TO THE POINT OF BEGINNING (POB LOT 7);
THENCE ALONG SAID WEST LINE, N01°37'48"E, 27.50 FEET TO THE NORTHERLY LINE OF SAID LOT 4;
THENCE LEAVING SAID WEST LINE, ALONG SAID NORTHERLY LINE THE FOLLOWING THREE COURSES:
S87°25'03"E, 602.53 FEET;
THENCE N02°29'20"E, 137.06 FEET;
THENCE S87°18'41"E, 288.72 FEET TO THE EAST LINE OF SAID LOT 4;
THENCE LEAVING SAID NORTHERLY LINE, ALONG SAID EAST LINE, S20°56'46"E, 328.85 FEET TO THE SOUTH LINE OF SAID LOT 4;
THENCE LEAVING SAID EAST LINE, ALONG SAID SOUTH LINE, N87°24'57"W, 676.56 FEET;
THENCE LEAVING SAID SOUTH LINE, N02°34'57"E, 137.46 FEET;
THENCE N87°25'03"W, 345.29 FEET TO THE POINT OF BEGINNING (POB LOT 7). CONTAINING 158,729 SQUARE FEET, 3.64 ACRES. SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, OR COVENANTS OF RECORD.

CERTIFICATE OF SURVEY AND ACCURACY:

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

6/5/2026 _____ _____
DATE DAVID BUFF, PS #1894

OWNER / DEVELOPER:
SCOPE TOWERS LLC
MAILING ADDRESS: 600 SE EATON STREET
BENTONVILLE, AR 72712
MAHESH PRADHAN [PRIMARY CONTACT] (479) 616-4515
SANDESH RAMNATHKAR (479) 366-5348
TUSHAR AGRAWAL (201) 208-7507



VICINITY MAP (NOT TO SCALE)

CERTIFICATE OF APPROVAL:

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

DATE OF EXECUTION: _____

SIGNED: _____
BENTONVILLE PLANNING COMMISSION CHAIRMAN

SIGNED: _____
MAYOR CITY OF BENTONVILLE

SIGNED: _____
CITY CLERK, CITY OF BENTONVILLE

CERTIFICATE OF OWNERSHIP:

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

DATE OF EXECUTION: _____

SIGNED :_____
AUTHORIZED REPRESENTATIVE OF SCOPE TOWERS LLC

SOURCE OF TITLE: BENTON COUNTY DOCUMENT L202528921

ACKNOWLEDEGMENT:

STATE OF ARKANSAS COUNTY OF _____

BE IT REMEMBERED THAT ON THIS DAY COME BEFORE ME, A NOTARY PUBLIC, WITHIN AND FOR SAID COUNTY AND STATE, _____, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE HAD EXECUTED THE SAME AS HIS/HER FREE AND VOLUNTARY ACT AND DEED FOR THE PURPOSES AND CONSIDERATIONS THEREIN MENTIONED AND WAS DULY AUTHORIZED TO DO SO BY RESOLUTION OF THE BOARD OF DIRECTORS OF SAID CORPORATION.

WITNESS MY HAND AND SEAL AS SUCH NOTARY PUBLIC THIS _____ DAY OF _____ _____.

MY COMMISSION EXPIRES:

_____
NOTARY PUBLIC

SURVEY NOTES:

1. THIS PLAT REPRESENTS A LOT SPLIT OF LOT 4 GOLDMEIER ESTATES SUBDIVISION PER DOCUMENT #L202206593, CREATING LOTS 6 AND 7 GOLDMEIER ESTATES SUBDIVISION.

2. 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: EASEMENT, 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.

3. THE FOLLOWING DOCUMENTS HAVE BEEN REVIEWED AS PART OF THIS SURVEY: 00-34699, 02-40458, 02-40460, 02-040462, 02-040464, 05-22446, 93-36672, 93-46865, 98-109739, 99-127687, 270-481, 270-483, 318-05, 639-362, 639-380, 669-658, 671-121, L202178481, 06-832, L202206593, P2-629, L202528921, L202458245, 18-190, 23L-222, 0-288, 94-063827.

4. WARRANTY DEED REFERENCE: L202528921

5. BLUE PLASTIC CAPS STAMPED "BUFF 1894" HAVE BEEN PLACED ON ALL SET IRON PINS.

6. SETBACKS FOR THIS PROPERTY SHALL BE PER A SETBACK VARIANCE WAIVER REQUEST FOR LSD26-0025.

7. ACCESS TO THIS PROPERTY IS VIA: SE J STREET (VARIABLE WIDTH R/W PER ARDOT)

8. OWNERSHIP INFORMATION AS SHOWN ON THIS PLAT WAS OBTAINED FROM THE AVAILABLE ONLINE RECORDS OF THE BENTON COUNTY TAX ASSESSOR OFFICE.

9. ADJACENT PROPERTY LINE INFORMATION IS GIS LOCATION ONLY.

10. FLOOD HAZARD - BY SCALE MAP LOCATION AND GRAPHICAL PLOTTING ONLY. PROPOSED LOT 6 IS NOT WITHIN AN ESTABLISHED FLOOD ZONE. PART OF PROPOSED LOT 7 IS WITHIN SHADED FLOOD ZONES A AND AE AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP (FIRM) # 05007C0255K, DATED 6/5/2012.

11. FLOOD ZONE LOCATION WAS DERIVED FROM FEMA GIS.

12. BASIS OF BEARINGS: NAD83, ARKANSAS STATE PLANE NORTH ZONE US FOOT, AT THE SOUTHWEST CORNER OF LOT 4 GOLDMEIER ESTATES:
NORTHING: 742368.484
EASTING: 665390.100
CONVERGENCE ANGLE: -1° 16' 42.28" .

13. BASIS OF ELEVATION: NAVD88

14. PROJECT BENCHMARK - "X" IN NORTH RIM OF SOUTHEASTERNMOST EXISTING SANITARY MANHOLE ON PROPOSED LOT 7:
N: 742344.918
E: 666218.482
ELEV: 1288.77

15. DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THE SURVEY AND IS NOT TRANSFERABLE TO ANY ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

16. THIS PROPERTY IS WITHIN THE CITY LIMITS OF BENTONVILLE, ARKANSAS.

17. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED NOR CONSIDERED AS A PART OF THIS SURVEY.

18. THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON SUCH ABOVE GROUND STRUCTURES AS WERE VISIBLE AT THE TIME OF SURVEY, AND/OR FROM RECORD DRAWINGS PROVIDED TO THE SURVEYOR. THE LOCATION OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE UNDERGROUND UTILITIES/STRUCTURES.

19. NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY OR FACILITIES.

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

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

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

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

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

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

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

27. ACCORDING TO THE UNITED STATES FISH AND WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY, PROPOSED LOT 6 IS NOT WITHIN THE NATIONAL WETLANDS INVENTORY. A PART OF PROPOSED LOT 7 IS WITHIN THE NATIONAL WETLANDS INVENTORY AS PUBHX (FRESHWATER POND), R4SBC (RIVERINE), AND R5UBH (RIVERINE).

28. THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE SEAL AND SIGNATURE OF THE SURVEYOR.

CITY OF BENTONVILLE PROJECT NUMBER: LS26-0008

CERTIFICATE OF AUTHORIZATION McCLELLAND CONSULTING ENGINEERS, INC. No. 24 ARKANSAS ENGINEER

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

LOT SPLIT OF LOT 4
GOLDMEIER ESTATES
1703 SE J STREET
BENTONVILLE, ARKANSAS

©2026

REVISIONS	DESCRIPTION	DATE
REV		

LOT SPLIT SURVEY

PROJ. MANAGER:	DRAWN BY:
JD	CD
DATE:	REVISION:
6-5-2026	1
SCALE:	PROJ. NUMBER:
AS NOTED	242146

1/3

W:\2024\24-2146 - BENTONVILLE, AR - 1703 SE J STREET MIXED USE BLDG\SURVEY\BOUNDARY\DRAFTING\242146 LOT SPLIT REV2.DWG

LEGEND

- PROPERTY LINE
- PARCEL LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING RIGHT-OF-WAY LINE
- PROPOSED RIGHT-OF-WAY LINE
- ROAD CENTERLINE
- EXISTING SANITARY SEWER
- LIMITS OF FLOODWAY
- LIMITS OF 100 YEAR FLOODPLAIN
- LIMITS OF 500 YEAR FLOODPLAIN
- FLOOD ZONE AE (REGULATORY FLOODWAY)
- FLOOD ZONE AE
- UTILITY EASEMENT PER THIS PLAT
- MUTUAL ACCESS EASEMENT PER THIS PLAT
- RIGHT OF WAY DEDICATION PER THIS PLAT
- DRAINAGE EASEMENT PER THIS PLAT

- SET MONUMENT (AS NOTED)
- FOUND MONUMENT (AS NOTED)
- FOUND ALUMINUM MONUMENT
- EXISTING FIRE HYDRANT
- EXISTING GAS METER
- EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING WATER FAUCET
- EXISTING POWER POLE
- EXISTING LIGHT POLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING SANITARY MANHOLE

30 0 60 120

SCALE 1" = 60'

SE MALLARD PLACE
26' ASPHALT WITH CURB & GUTTER
50' R/W PER BOOK 18 PAGE 190
LOCAL - 50' R/W PER MASTER STREET PLAN

SE J STREET (AR HWY 112)
60' ASPHALT WITH CURB & GUTTER
VARIABLE WIDTH ROW PER ARDOT JOB #009834
ARTERIAL - 90' R/W PER MASTER STREET PLAN

BENTONVILLE SCHOOL DISTRICT
PARCEL #01-10791-000
ADDRESS: 500 TIGER BLVD
BENTONVILLE, AR 72712-4208
ZONING: A-1

SHARP INVESTMENT PROPERTIES, LLC
PARCEL #01-05930-000
ADDRESS: 820 S WALTON BLVD STE 1
BENTONVILLE, AR 72712-6269
ZONING: R-O

27' MUTUAL ACCESS EASEMENT PER THIS PLAT

22' UTILITY EASEMENT PER THIS PLAT

GREEN VALLEY, INC
PARCEL #01-05929-000
ADDRESS: 816A W POPLAR ST
ROGERS, AR 72756-4238
ZONING: R-1

GREEN VALLEY, INC
PARCEL #01-05928-000
ADDRESS: 816A W POPLAR ST
ROGERS, AR 72756-4238
ZONING: R-1

GREEN VALLEY, INC
PARCEL #01-05927-000
ADDRESS: 816A W POPLAR ST
ROGERS, AR 72756-4238
ZONING: R-1

GREEN VALLEY, INC
PARCEL #01-05926-000
ADDRESS: 816A W POPLAR ST
ROGERS, AR 72756-4238
ZONING: R-1

GREEN VALLEY, INC
PARCEL #01-05925-000
ADDRESS: 816A W POPLAR ST
ROGERS, AR 72756-4238
ZONING: R-1

LOT 12
MALLARD SUBDIVISION
BOOK 18 PAGE 190

LOT 11
MALLARD SUBDIVISION
BOOK 18 PAGE 190

LOT 10
MALLARD SUBDIVISION
BOOK 18 PAGE 190

LOT 9
MALLARD SUBDIVISION
BOOK 18 PAGE 190

LOT 8
MALLARD SUBDIVISION
BOOK 18 PAGE 190

LOT 7
MALLARD SUBDIVISION
BOOK 18 PAGE 190

45.28'

15' UTILITY EASEMENT PER 98-109739

POB LOT 7
N: 742505.900
E: 665394.010

N01° 37' 48"E-27.50'

27.5'

N87° 25' 03"W-345.29'

S87° 25' 03"E-345.29'

N01° 37' 48"E-164.98'

20' UTILITY EASEMENT PER L202178481

N01° 37' 48"E-137.47'

45'

43.82'

RIGHT OF WAY DEDICATION PER THIS PLAT

N87° 24' 57"W-343.00'

POC LOT 7
POB LOT 6
SW CORNER LOT 4
GOLDMEIER ESTATES
L202206593
PROJECT BENCHMARK
N: 742368.484
E: 665390.100
ELEV: 1309.65

NEW PROPERTY LINE PER THIS PLAT

N: 742490.34
E: 665738.95

S02° 34' 57"W-137.46'

N: 742353.02
E: 665732.75

LOT 6 GOLDMEIER ESTATES
PER THIS PLAT
47,306 SQ. FT.
1.09 ACRES

LOT 7 GOLDMEIER ESTATES
PER THIS PLAT
158,729 SQ. FT.
3.64 ACRES

VARIABLE WIDTH DRAINAGE EASEMENT PER THIS PLAT

PARENT TRACT
LOT 4 GOLDMEIER ESTATES
PLAT L202206593
PARCEL ID: 01-20429-000
SCOPE TOWERS LLC
600 SE EATON ST
BENTONVILLE AR 72712
DEED: L202528921
ZONE: C-3

PARENT TRACT
LOT 4
GOLDMEIER
ESTATES
L202206593

20' UTILITY EASEMENT PER THIS PLAT

20' SEWER EASEMENT PER 93-36673

10' COMMUNICATIONS SYSTEM EASEMENT IN FAVOR OF MALMART PER 94-063827

BENTONVILLE P&R FUND, LLC
PARCEL #01-20426-000
ADDRESS: PO BOX 1860
BENTONVILLE, AR 72712
ZONING: A-1

BASE FLOOD ELEV. 1295'

LOT 1
GOLDMEIER ESTATES
L202206593

LOT 4
GOLDMEIER ESTATES
L202206593

CITY OF BENTONVILLE
PARCEL #01-20430-000
ADDRESS: 305 SW A ST
BENTONVILLE, AR 72712
ZONING: A-1
LOT 5
GOLDMEIER ESTATES
L202206593

UTILITY EASEMENT PER THIS PLAT

10'

20' UTILITY EASEMENT PER 2002-40458 THROUGH 2002-40464

20' UTILITY EASEMENT PER 669-658

LOT 3
GOLDMEIER ESTATES
L202206593

UTILITY EASEMENT PER THIS PLAT

20' UTILITY EASEMENT PER 671-121

UTILITY EASEMENT PER THIS PLAT

UTILITY EASEMENT PER THIS PLAT

N87° 24' 57"W-676.56'

20' UTILITY EASEMENT PER 93-46865

PROJECT BENCHMARK
"X" IN NORTH RIM OF SANITARY MANHOLE
N: 742344.918
E: 666218.482
ELEV. 1288.77

BENTONVILLE SCHOOL DISTRICT
PARCEL #01-08399-000
ADDRESS: 500 TIGER BLVD
BENTONVILLE, AR 72712-4208
ZONING: A-1

LOT 2
SCHOOL SUBDIVISION
PER LOT SPLIT L202431125

CITY OF BENTONVILLE PROJECT NUMBER: LS26-0008

100-YR
500-YR
FW
SS
R/W

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

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LOT SPLIT OF LOT 4 GOLDMEIER ESTATES

1703 SE J STREET
BENTONVILLE, ARKANSAS

REVISIONS	DESCRIPTION	DATE	REV

LOT SPLIT SURVEY

PROJ. MANAGER:	DRAWN BY:
JD	CD
DATE:	REVISION:
7-31-2026	1
SCALE:	PROJ. NUMBER:
AS NOTED	242146

2/3

CERTIFICATE OF AUTHORIZATION
McCLELLAND CONSULTING ENGINEERS, INC.
No. 24
ARKANSAS-ENGINEER

W:\2024\24-2146 - BENTONVILLE, AR - 1703 SE J STREET MIXED USE BLDG\SURVEY\BOUNDARY\DRAFTING\242146 LOT SPLIT REV3.DWG

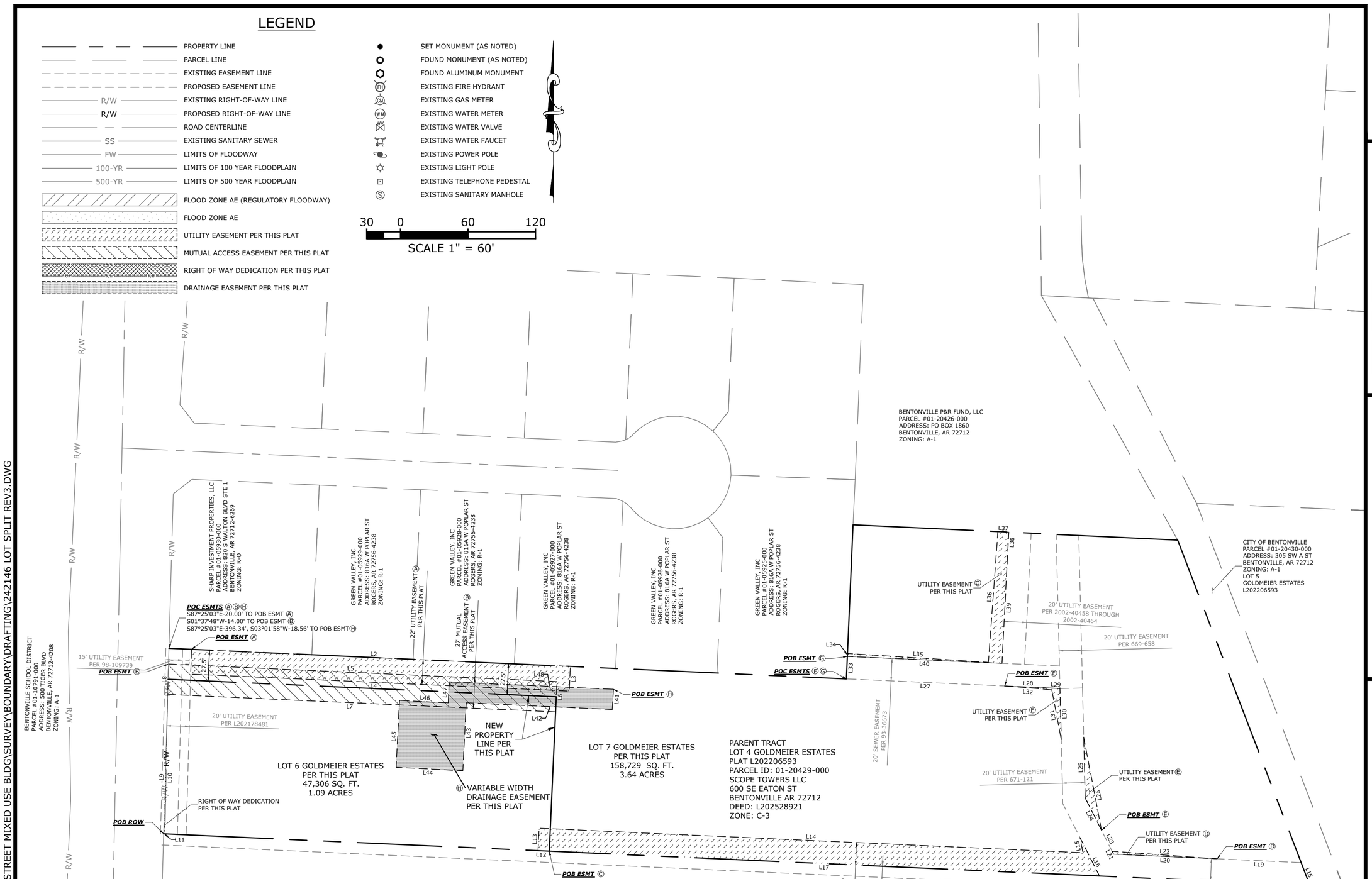
LEGEND

- PROPERTY LINE
- PARCEL LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING RIGHT-OF-WAY LINE
- PROPOSED RIGHT-OF-WAY LINE
- ROAD CENTERLINE
- EXISTING SANITARY SEWER
- LIMITS OF FLOODWAY
- LIMITS OF 100 YEAR FLOODPLAIN
- LIMITS OF 500 YEAR FLOODPLAIN
- FLOOD ZONE AE (REGULATORY FLOODWAY)
- FLOOD ZONE AE
- UTILITY EASEMENT PER THIS PLAT
- MUTUAL ACCESS EASEMENT PER THIS PLAT
- RIGHT OF WAY DEDICATION PER THIS PLAT
- DRAINAGE EASEMENT PER THIS PLAT

- SET MONUMENT (AS NOTED)
- FOUND MONUMENT (AS NOTED)
- FOUND ALUMINUM MONUMENT
- EXISTING FIRE HYDRANT
- EXISTING GAS METER
- EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING WATER FAUCET
- EXISTING POWER POLE
- EXISTING LIGHT POLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING SANITARY MANHOLE

30 0 60 120

SCALE 1" = 60'



Line Table			Line Table			Line Table			Line Table		
Line #	Bearing	Distance	Line #	Bearing	Distance	Line #	Bearing	Distance	Line #	Bearing	Distance
L1	N01° 37' 48"E	22.00	L14	S87° 24' 57"E	483.72	L27	S87° 25' 03"E	140.82	L40	N87° 25' 03"W	137.52
L2	S87° 25' 03"E	337.05	L15	N10° 48' 52"W	13.73	L28	S87° 25' 03"E	41.58	L41	S03° 01' 58"W	18.04
L3	S02° 34' 57"W	22.00	L16	S26° 47' 19"E	38.28	L29	S87° 25' 03"E	7.63	L42	N87° 21' 31"W	129.98
L4	N87° 25' 03"W	336.68	L17	N87° 24' 57"W	489.31	L30	S01° 24' 23"E	45.38	L43	S02° 50' 32"W	60.47
L5	S87° 25' 03"E	345.51	L18	N20° 56' 46"W	21.81	L31	N10° 48' 52"W	44.99	L44	N87° 05' 31"W	59.40
L6	S02° 34' 57"W	27.00	L19	N87° 24' 57"W	74.70	L32	N85° 22' 12"W	41.97	L45	N02° 54' 29"E	59.60
L7	N87° 25' 03"W	345.06	L20	N87° 24' 57"W	92.14	L33	N02° 34' 57"E	20.00	L46	S87° 05' 31"E	43.32
L8	N01° 37' 48"E	27.00	L21	N26° 47' 19"W	2.80	L34	N01° 46' 14"E	2.60	L47	N02° 38' 25"E	18.69
L9	N01° 37' 48"E	134.46	L22	S85° 55' 08"E	93.55	L35	S86° 24' 13"E	125.46	L48	S87° 25' 03"E	146.12
L10	S01° 07' 26"W	134.49	L23	N26° 47' 19"W	20.98	L36	N04° 09' 56"E	116.48			
L11	N87° 24' 57"W	1.19	L24	N26° 47' 19"W	32.15	L37	S87° 18' 41"E	9.62			
L12	N87° 25' 05"W	10.00	L25	N01° 24' 23"W	54.13	L38	S02° 56' 16"W	17.91			
L13	N02° 35' 03"E	20.00	L26	S10° 48' 52"E	84.31	L39	S02° 56' 16"W	98.90			

CITY OF BENTONVILLE PROJECT NUMBER: LS26-0008

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FAYETTEVILLE, AR 72703
(479) 443-2377
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LOT SPLIT OF LOT 4 GOLDMEIER ESTATES

1703 SE J STREET
BENTONVILLE, ARKANSAS

REVISIONS			
REV	DATE	DESCRIPTION	

LOT SPLIT SURVEY

PROJ. MANAGER:	DRAWN BY:
JD	CD
DATE:	REVISION:
7-31-2026	1
SCALE:	PROJ. NUMBER:
AS NOTED	242146

3/3

CERTIFICATE OF AUTHORIZATION
McCLELLAND CONSULTING ENGINEERS, INC.
No. 24
ARKANSAS ENGINEER

W:\2024\24-2146 - BENTONVILLE, AR - 1703 SE J STREET MIXED USE BLDG\SURVEY\BOUNDARY\DRAFTING\242146 LOT SPLIT REV3.DWG

	Lot 1 of Airport Road Shopping Center Subdivision
	1261 SW Regional Airport Boulevard
	PC Date: 8/18/2026

Staff Report Details

Project Number	PLA24-0025
Applicant / Current Owner	JP Specialty, LLC
Site Area	+/- 3.81 Acres
Current Zoning	T5.2, Town Center High and T4.2 Neighborhood Node
Requested Zoning	N/A
Current Future Land Use Map Designation	Regional Center and Suburban Neighborhood
Requested Future Land Use Map Designation	N/A
Development Type / Use	Commercial
Related projects	LSD24-0026

Property Description

Property Line Adjustment: Parcels 01-07949-000 and 01-07950-000 Creating New Lot 1 of Airport Road Shopping Center, 1261 SW Regional Airport Blvd, LS24-0025.

A property line adjustment of parcels 01-07949-000 and 01-07950-000 Creating New Lot 1 of Airport Road Shopping Center. This plat is dedicating ROW along SW Regional Airport Boulevard per the M.S.P as well as utility easements, a drainage easement, and a cross-access easement along the north property line. The plat was previously approved by the Planning Commission on January 7, 2025 but never recorded. Since that time the utility easements have been reconfigured for the proposed utility layouts. The parcel splits two zones due to the fact that the southerly portion would not have street frontage if a parcel line was placed on the zoning line. The Large Scale project (LSD24-0026) was approved for construction in April of this year.

Project Details

Relationship to the Community Plan

Public Comment

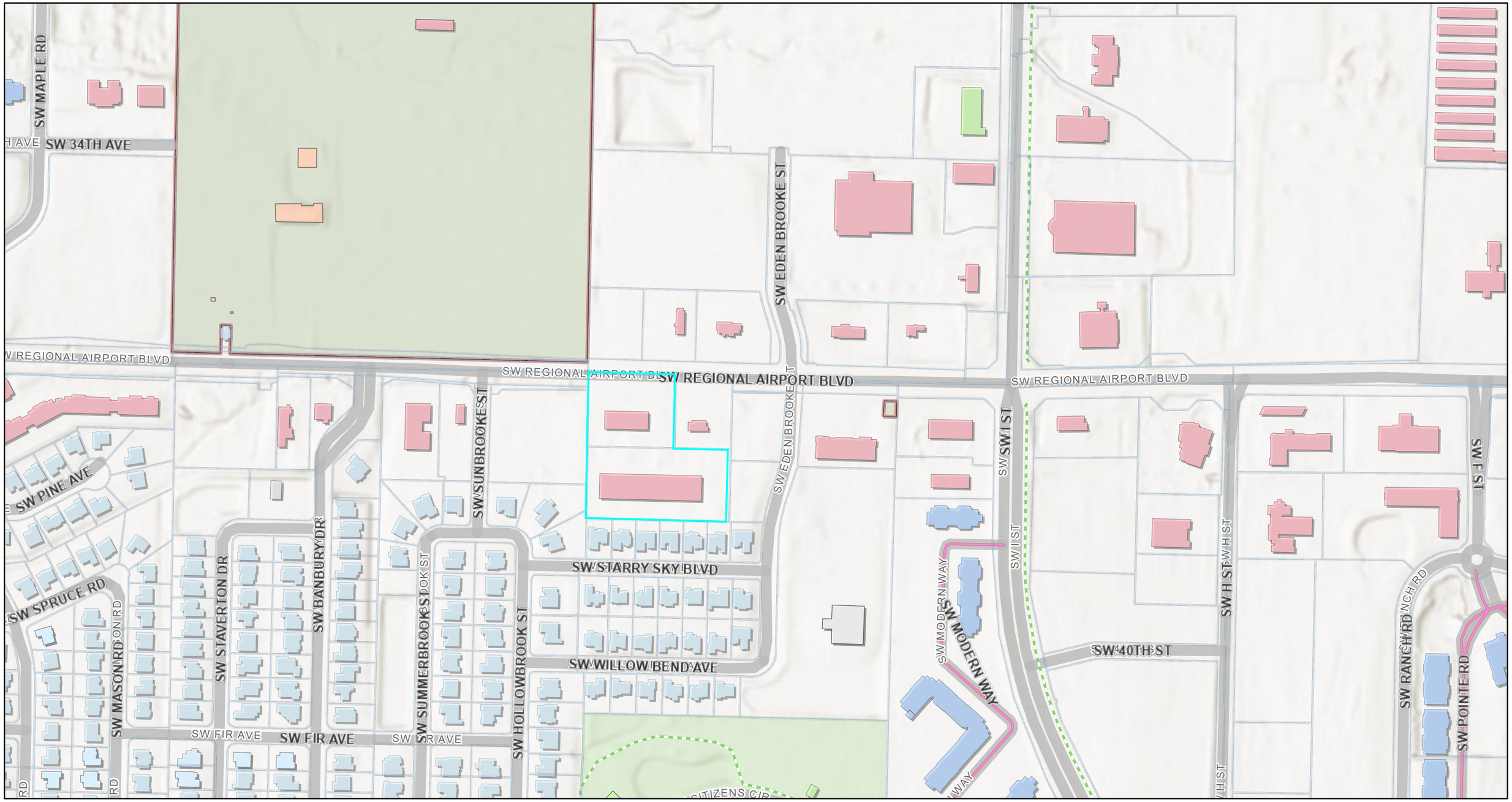
Has Staff received Public Comment at the time of this report? : **No**

Analysis / Waivers

Conclusion

Additional Details

PLA24-0025 Vicinity Map



8/7/2026, 12:38:42 PM

Tax Parcels

1:4,514

0 0.04 0.09 0.18 mi

0 0.05 0.1 0.2 km

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

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PROPERTY LINE ADJUSTMENT CREATING NEW LOT 1 OF AIRPORT ROAD SHOPPING CENTER SUBDIVISION

ADJACENT LAND OWNERS

1) HARMON, DENNIS D & BARBARA J
1662 SW REGIONAL AIRPORT BLVD
BENTONVILLE, AR 72713
PARCEL #18-08905-000
2) WAL-MART REAL ESTATE BUSINESS TRUST
SW REGIONAL AIRPORT BLVD
BENTONVILLE, AR
PARCEL #01-15860-002
LOT 22
ZONED: C-2
3) 909 FRANKLIN STREET LLC
1200 SW REGIONAL AIRPORT BLVD
BENTONVILLE, AR
PARCEL #01-15860-001
LOT 21
ZONED: C-2
4) ROSE PROPERTIES LLC
1253 SW REGIONAL AIRPORT BLVD
BENTONVILLE, AR
PARCEL #01-07948-000
ZONED: C-2
5) NWA WIRED LLC
1101 SW REGIONAL AIRPORT BLVD
BENTONVILLE, AR
PARCEL #01-12789-000
LOT 3
ZONED: C-2
6) BELLA TERRA LLC
PO BOX 10918
FAYETTEVILLE, AR 72703-0051
PARCEL #01-12790-000
LOT 4
ZONED: C-1
7) DIGIACOMO, ROBER FRANK & MARIA MARGARET
1202 SW STARRY SKY BLVD
BENTONVILLE, AR
PARCEL #01-12792-000
LOT 6
ZONED: R-1
8) SURE, SREEDEVI & VANTERU, SRINIVASULU REDDY
1204 SW STARRY SKY BLVD
BENTONVILLE, AR
PARCEL #01-12793-000
LOT 7
ZONED: R-1
9) SHELTON, HEATHER HIERS & MICHAEL WAYNE
1206 STARRY SKY BLVD
BENTONVILLE, AR
PARCEL #01-12794-000
LOT 8
ZONED: R-1
10) HENNESSEY, IAN EDWARD & KLOSS, ABIGAIL LYNN
1300 SW STARRY SKY BLVD
BENTONVILLE, AR
LOT 9
PARCEL #01-12795-000
ZONED: R-1
11) ZEIDAN, KHALED RIDA ABDUL
1302 STARRY SKY BLVD
BENTONVILLE, AR
PARCEL #01-12796-000
LOT 10
ZONED: R-1
12) JOHNSON REVOCABLE LIVING TRUST, JAMES & JAIN
1304 SW STARRY SKY BLVD
BENTONVILLE, AR
PARCEL #01-12797-000
LOT 11
ZONED: R-1
13) LIDDEKEE, MICHAEL
1400 SW SUMMERFIELD AVE
BENTONVILLE, AR
PARCEL #01-15086-000
LOT 4
ZONED: R-1
14) LAM, JACK M & CHERYL
1402 SW SUMMERFIELD AVE
BENTONVILLE, AR
PARCEL #01-15085-000
LOT 3
ZONED: R-1
15) BELLA T ERRA LLC
SW REGIONAL AIRPORT BLVD
BENTONVILLE, AR
PARCEL #01-15083-000
LOT 1
ZONED: C-1

PLAT NOTES:
1) RECORD (R) BEARINGS AND DISTANCES ARE SHOWN PER WARRANTY DEED L2024-3802 WHERE POSSIBLE. SOME BEARINGS & DISTANCES CANNOT BE SHOWN DUE TO RIGHT-OF-WAY ACQUISITION.

2) SOME FEATURES AND/OR SYMBOLS ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR VISUAL CLARITY.

3) THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES, GIS, AND/OR UTILITY MAPS PROVIDED BY LOCAL UTILITY COMPANIES. NOT ALL UTILITY COMPANIES MAY HAVE RESPONDED TO OUR REQUEST FOR MAPS AND/OR INFORMATION. ALL UTILITY LINES APPEARING ON THIS PLAT, AS WELL AS THOSE THAT MAY EXIST UNDERGROUND NEED TO BE VERIFIED PRIOR TO DOING ANY TYPE OF EXCAVATION OR DESIGN. SOME UTILITY LINES MAY ALSO EXIST THAT WERE NOT SHOWN ON THIS PLAT.

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

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

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

7) 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.

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

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

10) ALL SIDEWALKS SHALL BE INSTALLED BY THE TIME FRAMES SET FORTH IN 900.08 OF THE STREET SPECIFICATIONS.

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

SURVEY DESCRIPTIONS:

PARCEL #01-07949-000:
A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SOUTHEAST QUARTER AND RUNNING THENCE N02°19'34"E 2176.36' TO AN EXISTING REBAR, THENCE N02°18'25"E 109.29' TO AN EXISTING REBAR, THENCE N02°41'51"E 116.93' TO AN EXISTING REBAR MARKING THE TRUE POINT OF BEGINNING AND RUNNING THENCE N02°41'51"E 235.87', THENCE S87°08'24"E 273.89', THENCE S02°40'13"W 234.97' TO AN EXISTING REBAR, THENCE N87°19'47"W 274.00' TO THE POINT OF BEGINNING, CONTAINING 1.48 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION IN SOUTHWEST REGIONAL AIRPORT BOULEVARD MASTER STREET PLAN RIGHT-OF-WAY ON THE NORTH SIDE OF HEREIN DESCRIBED TRACT AND SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

PARCEL #01-07950-000:
A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING REBAR WHICH IS N02°19'34"E 2176.36' FROM THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SOUTHEAST QUARTER AND RUNNING THENCE N02°18'25"E 109.29' TO AN EXISTING REBAR, THENCE N02°41'51"E 116.93' TO AN EXISTING REBAR, THENCE S87°19'47"E 447.37' TO AN EXISTING REBAR, THENCE S02°45'35"W 227.22' TO AN EXISTING REBAR, THENCE N87°12'04"W 446.38' TO THE POINT OF BEGINNING, CONTAINING 2.33 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

NEW LOT 1:
A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING REBAR WHICH IS N02°19'34"E 2176.36' FROM THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SOUTHEAST QUARTER AND RUNNING THENCE N02°18'25"E 109.29' TO AN EXISTING REBAR, THENCE N02°41'51"E 303.57' TO THE SOUTH MASTER STREET PLAN RIGHT-OF-WAY OF SOUTHWEST REGIONAL AIRPORT BOULEVARD/ARKANSAS HIGHWAY #12, THENCE ALONG SAID RIGHT-OF-WAY S87°06'29"E 273.91', THENCE LEAVING SAID RIGHT-OF-WAY S02°40'13"W 185.58' TO AN EXISTING REBAR, THENCE S87°19'47"E 173.37' TO AN EXISTING REBAR, THENCE S02°45'35"W 227.22' TO AN EXISTING REBAR, THENCE N87°12'04"W 446.38' TO THE POINT OF BEGINNING, CONTAINING 3.50 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

MASTER STREET PLAN RIGHT-OF-WAY DEDICATION:
A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SOUTHEAST QUARTER AND RUNNING THENCE N02°19'34"E 2176.36' TO AN EXISTING REBAR, THENCE N02°18'25"E 109.29' TO AN EXISTING REBAR, THENCE N02°41'51"E 303.57' TO A POINT ON THE SOUTH MASTER STREET PLAN RIGHT-OF-WAY OF SOUTHWEST REGIONAL AIRPORT BOULEVARD MARKING THE TRUE POINT OF BEGINNING AND RUNNING THENCE N02°41'51"E 49.23', THENCE S87°08'24"E 273.89', THENCE S02°40'13"W 49.39' TO THE SOUTH MASTER STREET PLAN RIGHT-OF-WAY OF SOUTHWEST REGIONAL AIRPORT BOULEVARD, THENCE ALONG SAID RIGHT-OF-WAY N87°06'29"W 273.91' TO THE POINT OF BEGINNING, CONTAINING 0.31 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

VARIABLE WIDTH DRAINAGE EASEMENT PER THIS PLAT:
A VARIABLE WIDTH DRAINAGE EASEMENT LOCATED IN A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS N02°19'34"E 2176.36' AND N02°18'25"E 26.19' FROM THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SOUTHEAST QUARTER AND RUNNING THENCE N02°18'25"E 83.10', THENCE N02°41'51"E 34.89', THENCE N02°41'51"E 268.69', THENCE S87°06'29"E 39.65', THENCE S02°49'46"W 156.82', THENCE S87°18'04"E 83.69', THENCE S02°41'53"W 34.30', THENCE N87°18'07"W 64.49', THENCE S02°41'53"W 7.17', THENCE N87°40'32"W 37.35', THENCE S04°19'02"W 172.75', THENCE S65°54'04"E 54.16', THENCE S87°18'58"E 75.53', THENCE S87°18'08"E 112.00', THENCE S87°18'09"E 100.50', THENCE S02°41'26"W 20.00', THENCE N87°18'09"W 100.50', THENCE N87°18'08"W 112.00', THENCE N87°18'58"W 79.32', THENCE N65°54'04"W 66.97' TO THE POINT OF BEGINNING, CONTAINING 0.49 ACRES, MORE OR LESS.

VARIABLE WIDTH UTILITY EASEMENT PER THIS PLAT:
A VARIABLE WIDTH UTILITY EASEMENT LOCATED IN A PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING FROM THE SOUTHWEST CORNER OF SAID EIGHTY ACRE TRACT AND RUNNING THENCE N02°19'34"E 2176.36' TO AN EXISTING REBAR, THENCE S87°12'04"E 446.38' TO AN EXISTING REBAR, THENCE N02°45'35"E 11.39' TO THE TRUE POINT OF BEGINNING AND RUNNING THENCE N87°15'45"W 249.41', THENCE N02°41'53"E 28.00', THENCE S87°18'07"E 28.00', THENCE S02°41'53"W 5.85', THENCE S87°15'27"E 209.66', THENCE N02°47'17"E 161.30', THENCE N87°20'49"W 13.31', THENCE N02°39'11"E 13.46', THENCE N86°05'10"W 161.10', THENCE S47°42'14"W 18.68', THENCE N87°16'44"W 90.52', THENCE N02°47'45"E 30.00', THENCE S87°17'46"E 21.14', THENCE N02°41'53"E 11.80', THENCE S87°18'07"E 28.00', THENCE S02°41'53"W 21.82', THENCE S87°16'44"E 33.05', THENCE N47°42'14"E 20.33', THENCE N02°39'29"E 115.48', THENCE N87°17'46"W 28.83', THENCE N02°42'14"E 20.00', THENCE S87°17'46"E 28.83', THENCE N02°42'14"E 11.99', THENCE S87°29'19"E 19.86', THENCE S02°40'13"W 153.29' TO AN EXISTING REBAR, THENCE S87°19'47"E 173.37' TO AN EXISTING REBAR, THENCE S02°45'35"W 215.83' TO THE POINT OF BEGINNING, CONTAINING 0.41 ACRES, MORE OR LESS.

24' CROSS ACCESS EASEMENT DESCRIPTION:
A 24' WIDE CROSS ACCESS EASEMENT LOCATED IN A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SOUTHEAST QUARTER AND RUNNING THENCE N02°19'34"E 2176.36' TO AN EXISTING REBAR, THENCE N02°18'25"E 109.29' TO AN EXISTING REBAR, THENCE N02°41'51"E 258.10' TO THE TRUE POINT OF BEGINNING OF SAID EASEMENT AND RUNNING THENCE N02°41'51"E 24.00', THENCE S87°07'04"E 115.46', THENCE N02°52'56"E 21.46', THENCE S87°06'29"E 36.01', THENCE S02°52'56"W 21.45', THENCE S87°07'04"E 122.46', THENCE S02°40'13"W 24.00',THENCE N87°07'04"W 273.93' TO THE POINT OF BEGINNING, CONTAINING 0.17 ACRES, MORE OR LESS.

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

STERLING CREST LLC
PO BOX 2738
ROGERS AR 72757

SOURCE OF TITLE: WARRANTY DEED L202557723

DATE OF EXECUTION:_____

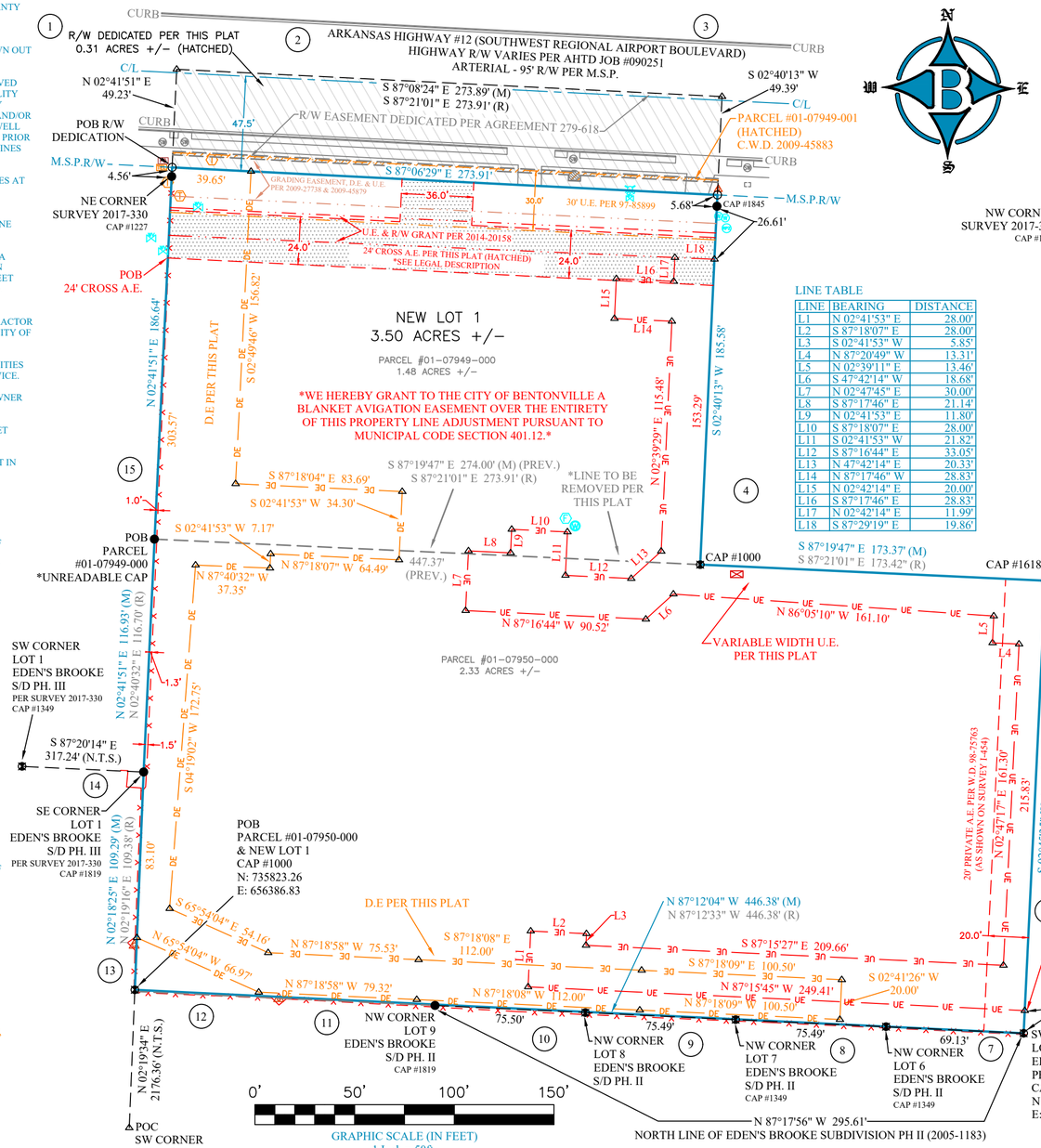
PRINTED:_____ SIGNED:_____

SUBSCRIBED AND SWORN BEFORE ME, THIS ___ DAY OF _____, 2026.

_____
NOTARY PUBLIC

PROPERTY OWNER/DEVELOPER:
STERLING CREST LLC
PO BOX 2738
ROGERS AR 72757

CONTACT INFO:
josan-gurmeet@yahoo.com



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 02°41'53" E	28.00'
L2	S 87°18'07" E	28.00'
L3	S 02°41'53" W	5.85'
L4	N 87°20'49" W	13.31'
L5	N 02°39'11" E	13.46'
L6	S 47°42'14" W	18.68'
L7	N 02°47'45" E	30.00'
L8	S 87°17'46" E	21.14'
L9	N 02°41'53" E	11.80'
L10	S 87°18'07" E	28.00'
L11	S 02°41'53" W	21.82'
L12	S 87°16'44" E	33.05'
L13	N 47°42'14" E	20.33'
L14	N 87°17'46" W	28.83'
L15	N 02°42'14" E	20.00'
L16	S 87°17'46" E	28.83'
L17	N 02°42'14" E	11.99'
L18	S 87°29'19" E	19.86'

LAST SITE VISIT: APRIL 30, 2026

ATLAS PAGE: 484

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

PROPERTY ZONED:
C-1

BUILDING SETBACK NOTE:
SETBACKS SHALL BE PER THE CURRENT ZONING DISTRICT AS STATED IN THE MOST RECENT CITY OF BENTONVILLE ZONING CODE. FOR MORE INFO VISIT www.bentonvilleplanning.com OR CALL THE PLANNING DEPARTMENT @ 479-271-3122

FLOOD CERTIFICATION:
NO PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "A" OR "AE" AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS. (FIRM PANEL #05007C0255K. DATED 6/5/2012)

REFERENCE DOCUMENTS:
1) RIGHT-OF-WAY AGREEMENT FILED IN BOOK 279 AT PAGE 618
2) PLAT OF SURVEY PREPARED BY BATES & ASSOCIATES FOR NWA WIRED, LLC, DATED 11/19/19; JOB #19-361
3) PLAT OF SURVEY FILED AS STATE DOCUMENT #202204190760
4) RIGHT-OF-WAY ACQUISITION MAP FOR HWY 71B - SHELL ROAD, JOB #090251
5) FINAL PLAT OF EDEN'S BROOKE SUBDIVISION PHASE II FILED IN BOOK 2005 AT PAGE 1183
6) PLAT OF SURVEY FILED IN BOOK 2017 AT PAGE 330
7) PLAT OF SURVEY FILED IN BOOK 30 AT PAGE 60
8) PLAT OF SURVEY FILED IN BOOK 1 AT PAGE 454
9) PLAT OF SURVEY FILED IN BOOK 2017 AT PAGE 300
10) FINAL PLAT OF EDEN'S SUBDIVISION PHASE III FILED IN BOOK 2006 AT PAGE 922
11) WARRANTY DEED FILED IN BOOK L2024 AT PAGE 3802
12) CORRECTION FOR A GRADING, DRAINAGE, UTILITY, & TEMPORARY CONSTRUCTION EASEMENT GRANT FILED IN BOOK 2009 AT PAGE 45879
13) WARRANTY DEED FILED IN BOOK L2021 AT PAGE 45106
14) WARRANTY DEED FILED IN BOOK 98 AT PAGE 75763
15) UTILITY EASEMENT AND RIGHT-OF-WAY GRANT FILED IN BOOK 2014 AT PAGE 20158
16) GRADING, DRAINAGE, UTILITY & TEMPORARY CONSTRUCTION EASEMENT GRANT FILED IN BOOK 2009 AT PAGE 27738
17) WATER & SEWER EASEMENT FILED IN BOOK 97 AT PAGE 85899
18) ASSIGNMENT OF WATER & SEWER EASEMENTS FILED IN BOOK 2001 AT PAGE 94606
19) CORRECTION WARRANTY DEED FILED IN BOOK 2009 AT PAGE 45883
20) WARRANTY DEED FILED IN BOOK 2009 AT PAGE 27735
21) WARRANTY DEED FILED IN BOOK L2025 AT PAGE 57723

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

STATE RECORDING NUMBER:
500-19N-31W-0-12-210-04-1642

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 30TH DAY OF APRIL, 2026.

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

DATE OF EXECUTION: _____

SIGNED _____
BENTONVILLE PLANNING COMMISSION CHAIRMAN

SIGNED _____
MAYOR, CITY OF BENTONVILLE

SIGNED _____
CITY CLERK, CITY OF BENTONVILLE

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

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 1642
DERRICK L. THOMAS
SIGNATURE
DRAFT
DATE: 3/17/26

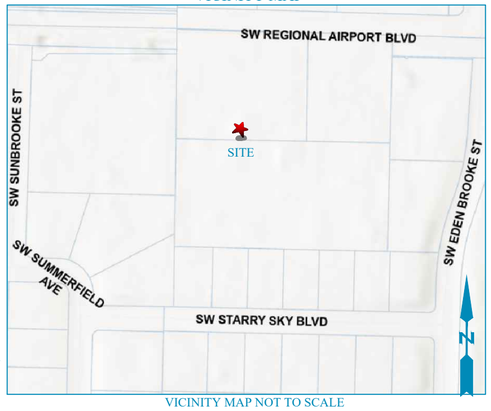
IF THE SIGNATURE ON THIS SEAL IS NOT AN ORIGINAL AND NOT BLUE IN COLOR THEN IT SHOULD BE ASSUMED THAT THIS PLAT MAY HAVE BEEN ALTERED. THE ABOVE CERTIFICATION SHALL NOT APPLY TO ANY COPY THAT DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE.

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

DATE OF EXECUTION: _____

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

VICINITY MAP



VICINITY MAP NOT TO SCALE

BENTONVILLE PROJECT #PLA24-0025

RECORDING NUMBER/DATE

REVISION #	DATE
REVISION #1	09/27/24
REVISION #2	10/09/24
REVISION #3	01/16/26
REVISION #4	07/28/26
REVISION #5	08/03/26

LEGEND:
THESE STANDARD SYMBOLS WILL BE FOUND IN THE DRAWING.
(R) RECORD BEARING & DISTANCE
(M/MEASURED BEARING & DISTANCE
FOUND 5/8" REBAR
SET 5/8" REBAR-CAP
FOUND 1/2" REBAR
COMPUTED POINT
(ADJ. LAND OWNER
AC CONDENSER UNIT
ELECTRICAL BOX
FIBER OPTIC VAULT
GAS METER
GRATED INLET
STORM SEWER MH
TELEPHONE PEDESTAL
TELEPHONE VAULT
YARD HYDRANT
WATER METER
FIRE HYDRANT
WATER VALVE
BACKFLOW PREVENTER
WELL HEAD
BOUNDARY LINE (MEASURED)
PARCEL LINE
FORTY LINE/ 1/16 LINE
CENTERLINE OF ROAD
RIGHT-OF-WAY
FENCE
INGRESS & EGRESS EASEMENT
UTILITY EASEMENT
DRAINAGE EASEMENT

Location Map:
R-31-W
T-19-N
12

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

BATES & ASSOCIATES, INC. - Copyright 2026
This survey was conducted for the person or persons whose name(s) appear on this plat. This plat is protected by copyright. No use including the person(s) named may reproduce this plat without the written permission of Bates & Associates, Inc. Bates & Associates, Inc. has performed a survey investigation for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts which a complete and accurate title search may disclose. Any flood zone information shown hereon is based on graphic scaling only. Bates & Associates, Inc. assumes no liability for the correctness of the herein cited maps, furthermore the above statement does not represent the opinion of Bates & Associates, Inc. of the probability of flooding.

FOR USE AND BENEFIT OF:
STERLING CREST LLC

ADDRESS:
EDEN'S BROOKE SUBDIVISION
SW REGIONAL AIRPORT BOULEVARD
BENTONVILLE, ARKANSAS

DATE: 8/10/26
SCALE: 1"=50'
SURVEYED: CW, RS
DRAFTED: BA, JCR
DRAFT DATE: 12/03/24
REVIEWED: DT
COA #1335
LOCATION: SECTION: 12 TOWNSHIP: 19 NORTH RANGE: 31 WEST

DRAWING #22-005 INC. SUB 2024

	Lots 9 & 10, Block 2, of B-W Heights Subdivision
	904 SE 10th Street
	PC Date: 8/18/2026

Staff Report Details

Project Number	LS24-0051
Applicant / Current Owner	Seventh Living, LLC
Site Area	+/- 0.24 Acres
Current Zoning	T4.1, Neighborhood General
Requested Zoning	N/A
Current Future Land Use Map Designation	Urban Neighborhood
Requested Future Land Use Map Designation	N/A
Development Type / Use	N/A
Related projects	RZ23-0012

Property Description

Lot Split: Lot 7, Block 2 of B-W Heights Subdivision Creating New Lots 9 and 10, Block 2 of B-W Heights Subdivision, 904 SE 10th Street, LS24-0051.

A lot split of Lot 7, Block 2 of B-W Heights Subdivision creating new lots 9 and 10. This plat was approved by PC on 7/21/26, but the owner has since requested to remove the 14 ft access easement along the shared lot line of the new lots. The plat dedicates ROW along SE 10th Street per the M.S.P as well as a 15 ft utility easement along the north property line. The reason for the removal of the access easement is that the project was originally designed for rear loading garages. The applicant now wants to orient the garages to the front. Front-loading garages need to be setback 25' in T4.1 (non-parking portions of the building can be setback between 12-20 feet).

Project Details

Relationship to the Community Plan

Public Comment

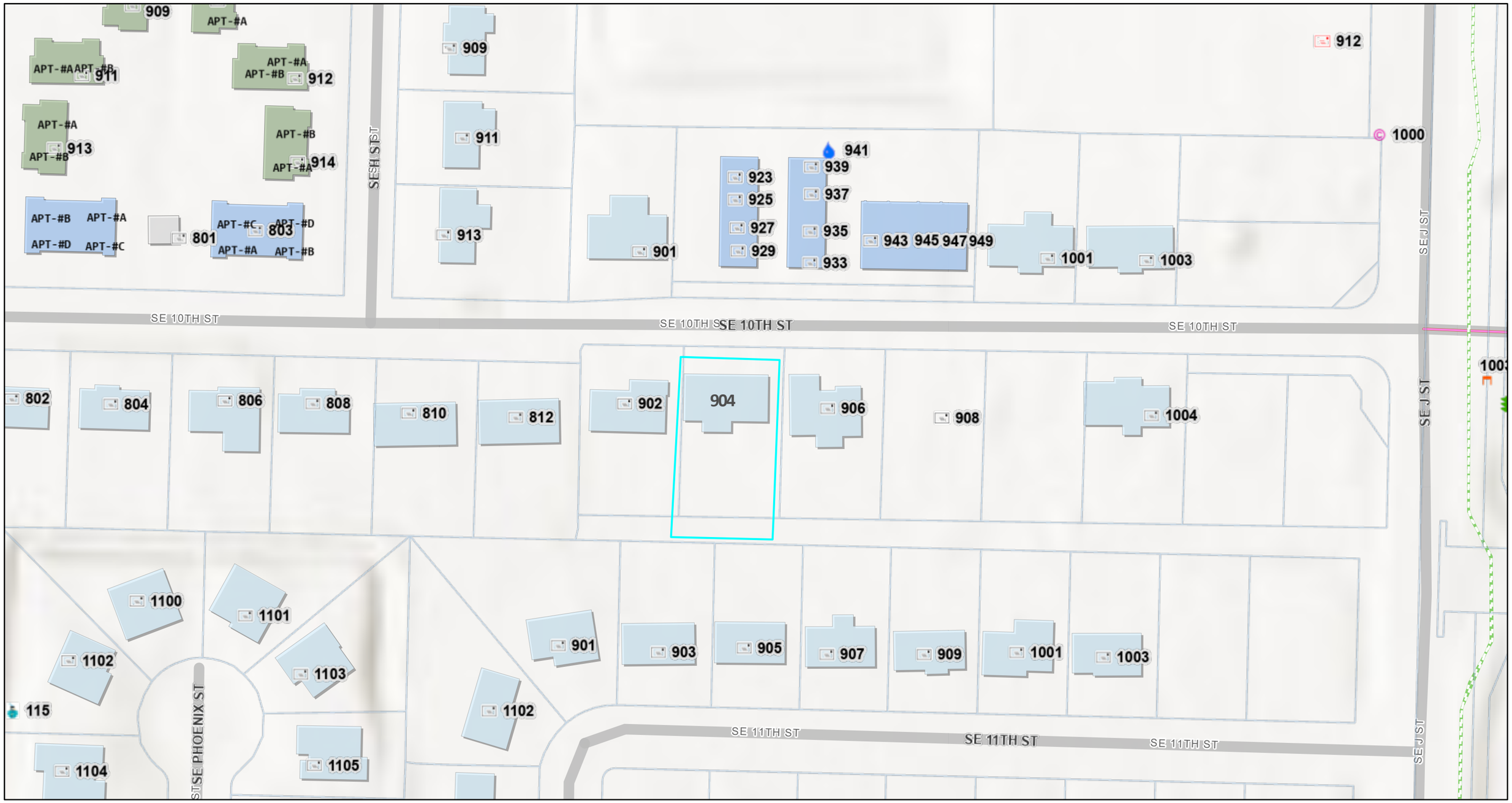
Has Staff received Public Comment at the time of this report? : **No**

Analysis / Waivers

Conclusion

Additional Details

LS24-0051 Vicinity Map



8/7/2026, 9:50:44 AM

Address

1:1,128

0 0.01 0.02 0.04 mi

0 0.02 0.04 0.07 km

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

Generated by Print Service on GIS Site

RECORD INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PROPERTY AS DESCRIBED IN WARRANTY DEED, INSTRUMENT NO. L202180972, RECORDED OCTOBER 28, 2021, AT 2:10 P.M.

LOT 7, BLOCK 2
RECORD DESCRIPTION

LOT 7, BLOCK 2, B-W HEIGHTS SUBDIVISION, BENTONVILLE, BENTON COUNTY, ARKANSAS AS SHOWN ON PLAT RECORD "K" AT PAGE 156.

SUBJECT TO RECORDED INSTRUMENTS, COVENANTS, RIGHTS OF WAY, AND EASEMENTS.
SUBJECT TO ALL PRIOR MINERAL RESERVATIONS AND OIL AND GAS LEASES, IF ANY.

NEW LOT 9, BLOCK 2
SURVEY DESCRIPTION

A PART OF THE SE 1/4 OF THE SW 1/4 OF SECTION 32, TOWNSHIP-20-NORTH, RANGE-30-WEST IN BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING FURTHER DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF THE ORIGINAL LOT 7, BLOCK 2 OF THE B-W HEIGHTS SUBDIVISION, RECORDED AS PLAT K, PAGE 156, FILED DECEMBER 16, 1971; THENCE N 87°45'14" W A DISTANCE OF 40.01' TO A SET 5/8" REBAR WITH A CAP STAMPED "SWOPE 1889", ALSO BEING THE POINT OF BEGINNING; THENCE S 02°40'04" W A DISTANCE OF 135.19' TO A SET 5/8" REBAR WITH A CAP STAMPED "SWOPE 1889"; THENCE N 87°27'13" W A DISTANCE OF 39.89' TO A 5/8" REBAR FOUND AT THE SOUTHWEST CORNER OF ORIGINAL LOT 7; THENCE N 02°37'11" E A DISTANCE OF 134.99' TO A SET 5/8" REBAR WITH A CAP STAMPED "SWOPE 1889" AT THE NORTHWEST CORNER OF ORIGINAL LOT 7; THENCE S 87°45'14" E A DISTANCE OF 40.01' BACK TO THE POINT OF BEGINNING, HAVING AN AREA OF 5,397 SQUARE FEET, 0.124 ACRES MORE OR LESS.

SUBJECT TO RECORDED INSTRUMENTS, COVENANTS, RIGHTS OF WAY, AND EASEMENTS. SUBJECT TO ALL PRIOR MINERAL RESERVATIONS AND OIL AND GAS LEASES, IF ANY.

NEW LOT 10, BLOCK 2
SURVEY DESCRIPTION

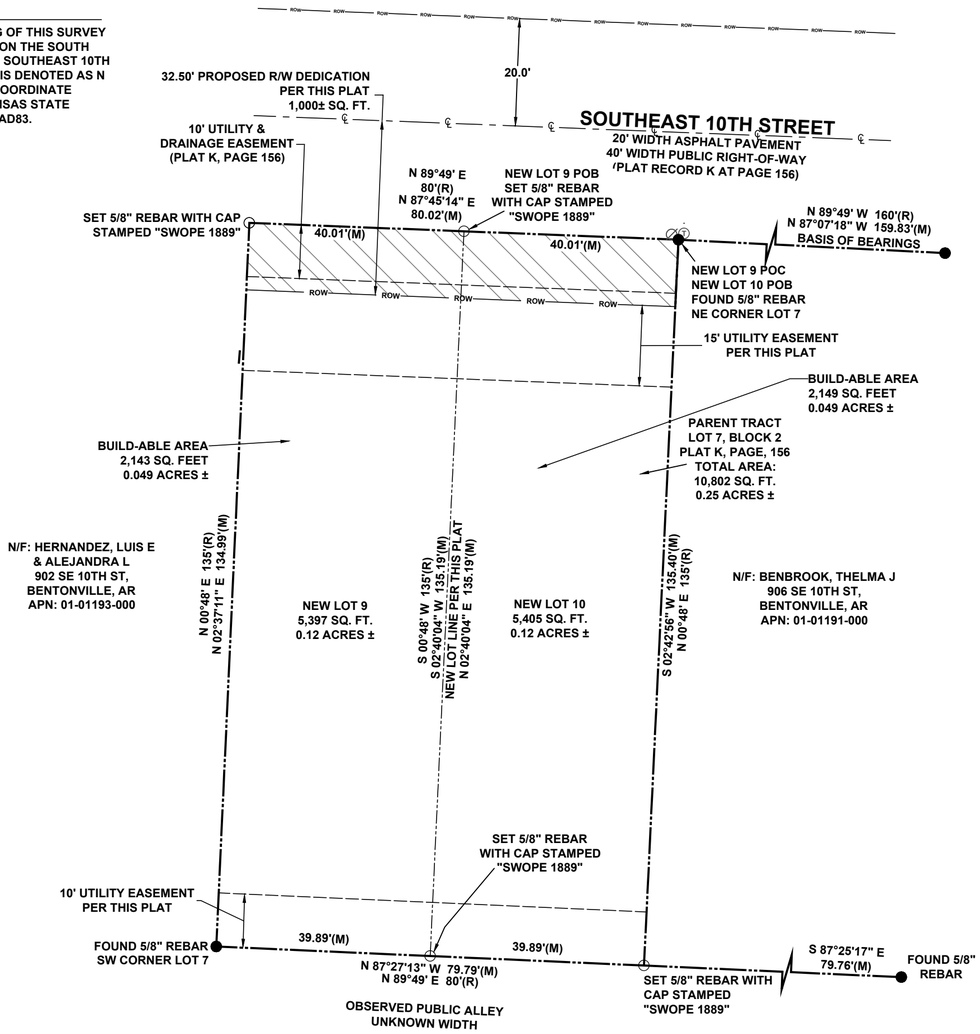
A PART OF THE SE 1/4 OF THE SW 1/4 OF SECTION 32, TOWNSHIP-20-NORTH, RANGE-30-WEST IN BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

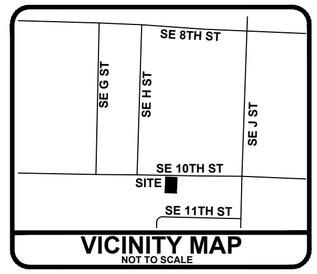
BEGINNING AT A FOUND 5/8" REBAR AT THE NORTHEAST CORNER OF THE ORIGINAL LOT 7, BLOCK 2 OF THE B-W HEIGHTS SUBDIVISION, RECORDED AS PLAT K, PAGE 156, FILED DECEMBER 16, 1971; THENCE S 02°42'56" W A DISTANCE OF 135.40' TO A SET 5/8" REBAR WITH A CAP STAMPED "SWOPE 1889" AT THE SOUTHEAST CORNER OF ORIGINAL LOT 7; THENCE N 87°27'13" W A DISTANCE OF 39.89' TO A SET 5/8" REBAR WITH A CAP STAMPED "SWOPE 1889"; THENCE N 02°40'04" E A DISTANCE OF 135.19' TO A SET 5/8" REBAR WITH A CAP STAMPED "SWOPE 1889"; THENCE S 87°45'14" E A DISTANCE OF 40.01' BACK TO THE POINT OF BEGINNING, HAVING AN AREA OF 5,405 SQUARE FEET, 0.124 ACRES MORE OR LESS.

SUBJECT TO RECORDED INSTRUMENTS, COVENANTS, RIGHTS OF WAY, AND EASEMENTS. SUBJECT TO ALL PRIOR MINERAL RESERVATIONS AND OIL AND GAS LEASES, IF ANY.

BASIS OF BEARING

THE BASIS OF BEARING OF THIS SURVEY IS GRID NORTH BASED ON THE SOUTH RIGHT-OF-WAY LINE OF SOUTHEAST 10TH STREET. THE BEARING IS DENOTED AS N 87°07'18" W PER GPS COORDINATE OBSERVATIONS ARKANSAS STATE PLANE, NORTH ZONE NAD83.





Recording Block

NOTES:

- ALL MAN-MADE STRUCTURES EXISTING ON THE EFFECTIVE DATE OF THIS ORDINANCE IN THE PROHIBITED SETBACK AREAS AS DEFINED HEREIN SHALL BE ALLOWED TO BE CONTINUED UNTIL THE STRUCTURE SHALL BE DESTROYED OR ABANDONED, EXCEPT ANY SUCH MAN-MAE STRUCTURE WHICH IS LISTED ON A STATE OR NATIONAL REGISTER OF HISTORICAL PLACES MAY BE REBUILT OR RESTORED ON THE SAME SITE FOLLOWING DESTRUCTION OR ABANDONMENT.
- ACCEPTANCE OF THIS PLAT DOES NOT GUARANTEE SEPTIC COMPLIANCE.
- APPROVAL OF THIS PLAT DOES NOT IN ANY WAY INDICATE THAT ANY OF THE LOTS ON THIS PLAT ARE BUILDABLE ACCORDING TO THE PLANNING AND DEVELOPMENT REGULATIONS OF BENTON COUNTY, ARKANSAS, NOR AN ENDORSEMENT BY THE PLANNING BOARD OF SAID BUILDABILITY OF SAID LOTS
- PARENT TRACT DEED REFERENCE RECORDED IN BOOK K AT PAGE 156 AS WELL AS DEED RECORDED AT L202180972
- ALL STRUCTURES MUST MAINTAIN MINIMUM OF 20' CLEARANCES FROM ALL ELECTRIC LINES.
- OWNER CONTACT INFORMATION
  NAME: MUNI SHEKARRAJA
  EMAIL: munishekarraja@gmail.com
  PHONE: 816-383-0764
- THERE ARE NO WAIVERS, VARIANCES AND/OR CONDITIONAL USES AT THE TIME OF PREPARING THIS PLAT OR PLAN.
- WE HEREBY GRANT TO THE CITY OF BENTONVILLE A BLANKET AVIGATION EASEMENT OVER THE ENTIRETY OF THIS LOT SPLIT PURSUANT TO MUNICIPAL CODE SECTION 401.12 AND 401.13.
- NO RESIDENTIAL LOT SHALL BE PERMITTED DIRECT ACCESS TO A COLLECTOR OR ARTERIAL STREET. ALL RESIDENTIAL SUBDIVISION DEVELOPMENT CONTIGUOUS TO A COLLECTOR OR ARTERIAL STREET SHALL ORIENT FRONTAGE TO A LOCAL STREET, AND BACK OF THE PROJECT, WITHOUT ACCESS TO THE SAID MAJOR STREETS. THERE SHALL BE A COMMON DRIVE TO SERVE THE TWO NEW LOTS.
- BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, CONTRACTOR AND OR OWNER IS TO OBTAIN RIGHT-OF-WAY PERMIT FROM THE CITY OF BENTONVILLE TRANSPORTATION DEPARTMENT.
- OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO ENSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.
- SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE.
- ALL SIDEWALKS SHALL BE INSTALLED BY THE TIMEFRAMES SET FORTH IN 900.08 OF THE STREET SPECIFICATIONS.
- THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.

CERTIFICATE OF APPROVAL

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

Date of Execution: _____

Signed: _____
Bentonville Planning Commission Chairman

Signed: _____
Mayor City of Bentonville

Signed: _____
City Clerk

NOTARY

State of: _____

County of: _____

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

_____
Notary Public

_____
My commission expires

CERTIFICATION INFORMATION

1. IN PROVIDING THIS SURVEY, NO ATTEMPT HAS BEEN MADE TO SHOW DATA CONCERNING SIZE, DEPTH, CONDITION, OR CAPACITY OF UNDERGROUND UTILITIES EXISTING ON SITE. ONLY VISIBLE UTILITIES AND LINES MARKED BY THE APPROPRIATE UTILITY PROVIDER HAVE BEEN LOCATED ON THIS SURVEY.
2. NO ABSTRACT OF TITLE NOR TITLE COMMITMENT, OR RESULTS OF A TITLE SEARCH WERE FURNISHED TO THE SURVEYOR. ALL DOCUMENTS OF RECORD REVIEWED WERE PROVIDED BY BENTON COUNTY RECORDS. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT MAY AFFECT THIS SURVEYED PARCEL.
3. NO ADDITIONAL INVESTIGATION OR INDEPENDENT SEARCH BY SWOPE ENGINEERING HAS BEEN MADE FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
4. THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE SEAL AND SIGNATURE OF THE SURVEYOR.
5. DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

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, easements, etc. as shown on said plat.

Date: _____

Signed by: _____

LEGEND

●	FOUND MONUMENT (AS-NOTED)
○	SET MONUMENT (AS-NOTED)
⌀	POWER POLE
Ⓣ	TELEPHONE PEDESTAL
(M)	FIELD MEASUREMENT
(R)	RECORDED MEASUREMENT
	BOUNDARY LINE
	CENTERLINE OF ROAD
ROW ROW	RIGHT-OF-WAY
	BUILDING SET BACK
	UTILITY EASEMENT

FLOOD INFORMATION

THIS PROPERTY LIES IN ZONE 'X' AS DETERMINED FROM THE F.I.R.M. MAPS OF BENTON COUNTY, ARKANSAS, AND INCORPORATED AREAS, MAP NUMBER 05007C0255K, EFFECTIVE 06/05/2012.

ZONING NOTE

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.

SWOPE ENGINEERING
Civil Engineering and Land Surveying
www.swopeengineering.com
Certificate of Authorization № 2831

A LOT SPLIT OF LOT 7, BLOCK 2 OF B-W HEIGHTS SUBDIVISION CREATING NEW LOTS 9 AND 10

Muni Shekar Raja Jampana

904 SE 10th Street
Bentonville, AR 72713

APN: 01-01192-000

CERTIFICATE OF SURVEYING ACCURACY

I, PHILLIP R. SWOPE, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION AND BOUNDARY MARKERS AND LOT CORNERS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, TYPE AND MATERIAL ARE CORRECTLY SHOWN AND ALL MINIMUM REQUIREMENTS OF THE ARKANSAS MINIMUM STANDARDS FOR LAND SURVEYORS HAVE BEEN MET.
DATE OF EXECUTION: 07/17/2026

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

LICENSED PROFESSIONAL SURVEYOR
STATE OF ARKANSAS
No. 1889
SIGNATURE
07/17/2026
Phillip R. Swope

CERTIFICATE OF AUTHORIZATION
SWOPE CONSULTING
No. 2831
ARKANSAS

DRAWN BY: S.F.	JOB NUMBER: 24-266
SUBMITTAL DATE: 07/17/2026	City Number: LS24-0051
DRAWING NAME: 24-266(SE 10TH)(SU).dwg	
SHEET NUMBER: 1 OF 1	

r:\~survey\24-266 munilexternal references\24-266(se 10th)(su).dwg - Plotted on 7/28/2026 12:17:13 PM @ a scale of 1:1 to dwg to pdf.pc3 by Taylor Rodriguez

City of Bentonville, Arkansas Agenda Item Form

Item Details

Council Meeting Date:	8/11/2026	**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 (VAC26-0037)
Action Recommendation & Justification:	Approve Resolution to set Public Hearing for August 25, 2026 for a Utility Easement Vacation located at Lots 12, 13, 14 & 15, Block 9 of Gilmore's Addition (VAC26-0037).
Additional Comments for Consideration (Optional):	
Amount for Approval:	$ 0

Budget Impact

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

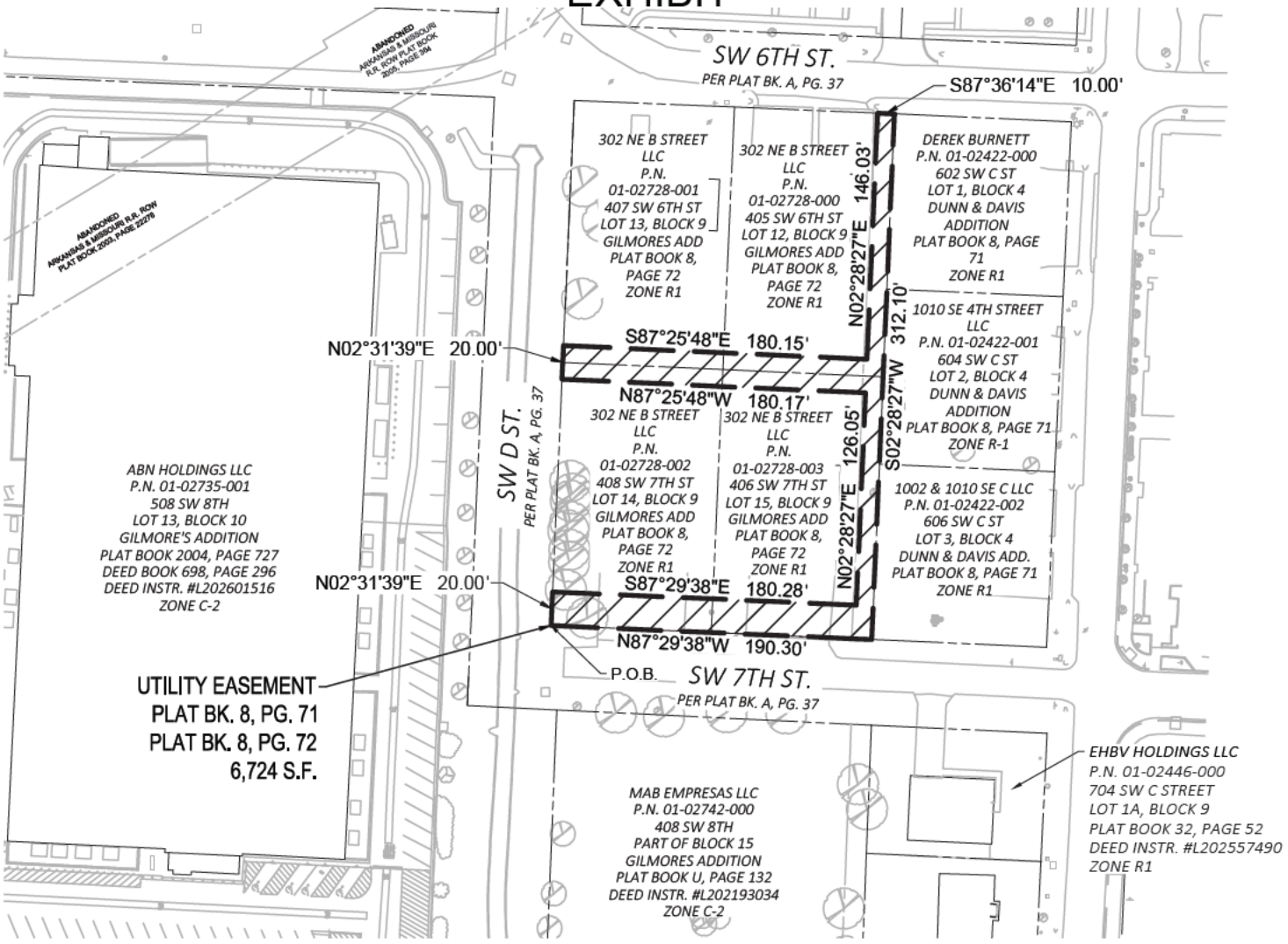
Budget Adjustment *(to be completed by Finance when applicable)*

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

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

Budget Impact Notes for Consideration (Optional):

EXHIBIT



A UTILITY EASEMENT RECORDED IN PLAT BOOK 8, PAGE 72, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, LYING WITHIN LOTS 12, 13, 14, & 15, BLOCK 9 OF GILMORE'S ADDITION, RECORDED IN PLAT BOOK 8, PAGE 72, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT 14, BLOCK 9 AND THE EASTERLY RIGHT-OF-WAY LINE OF SOUTHWEST D STREET; THENCE N02°31'39"E ALONG THE WESTERLY LINE OF SAID LOT 14, A DISTANCE OF 20.00 FEET; THENCE S87°29'38"E, A DISTANCE OF 180.28 FEET; THENCE N02°28'27"E, A DISTANCE OF 126.05 FEET; THENCE N87°25'48"W, A DISTANCE OF 180.17 FEET TO THE WESTERLY LINE OF SAID LOT 14; THENCE N02°31'39"E ALONG THE WESTERLY LINE OF LOT S 14 & 13 OF SAID BLOCK 9, A DISTANCE OF 20.00 FEET; THENCE S87°25'48"W, A DISTANCE OF 180.15 FEET; THENCE N02°28'27"E, A DISTANCE OF 146.03 FEET TO THE NORTHERLY LINE OF SAID LOT 12, BLOCK 9; THENCE S87°36'14"E ALONG THE NORTHERLY LINE OF SAID LOT 12, A DISTANCE OF 10.00 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 12; THENCE S02°28'27"W ALONG THE EASTERLY LINE OF SAID LOT 12 & 15 OF SAID BLOCK 9, A DISTANCE OF 312.10 FEET TO THE POINT OF BEGINNING.

CONTAINING A TOTAL OF 6,724 SQUARE FEET MORE OR LESS

REGISTERED
STATE OF
ARKANSAS
[redacted]
LEN J. YOU
SIONAL LAND SU

3/4/26

RESOLUTION NO._____

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

WHEREAS, a petition was duly filed 302 NE B Street, LLC with the City of Bentonville, Arkansas requesting a utility easement vacation (VAC26-0037) within the City of Bentonville, Arkansas be vacated, which said utility easement is described as follows:

A UTILITY EASEMENT RECORDED IN PLAT BOOK 8, PAGE 72, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, LYING WITHIN LOTS 12, 13, 14, & 15, BLOCK 9 OF GILMORE'S ADDITION, RECORDED IN PLAT BOOK 8, PAGE 72, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT 14, BLOCK 9 AND THE EASTERLY RIGHT-OF-WAY LINE OF SOUTHWEST D STREET; THENCE N02°31'39"E ALONG THE WESTERLY LINE OF SAID LOT 14, A DISTANCE OF 20.00 FEET; THENCE S87°29'38"E, A DISTANCE OF 180.28 FEET; THENCE N02°28'27"E, A DISTANCE OF 126.05 FEET; THENCE N87°25'48"W, A DISTANCE OF 180.17 FEET TO THE WESTERLY LINE OF SAID LOT 14; THENCE N02°31'39"E ALONG THE WESTERLY LINE OF LOT S 14 & 13 OF SAID BLOCK 9, A DISTANCE OF 20.00 FEET; THENCE S87°25'48"W, A DISTANCE OF 180.15 FEET; THENCE N02°28'27"E, A DISTANCE OF 146.03 FEET TO THE NORTHERLY LINE OF SAID LOT 12, BLOCK 9; THENCE S87°36'14"E ALONG THE NORTHERLY LINE OF SAID LOT 12, A DISTANCE OF 10.00 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 12; THENCE S02°28'27"W ALONG THE EASTERLY LINE OF SAID LOT 12 & 15 OF SAID BLOCK 9, A DISTANCE OF 312.10 FEET TO THE POINT OF BEGINNING.
CONTAINING A TOTAL OF 6,724 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 utility easement is set for a hearing August 25, 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
Bentonville, Arkansas

City of Bentonville, Arkansas Agenda Item Form

Item Details

Council Meeting Date:	8/11/2026	**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 (VAC26-0038)
Action Recommendation & Justification:	Approve Resolution to set Public Hearing for August 25, 2026 for a Utility Easement Vacation located at Lot 2, Block 4 of Dunn & Davis Addition (VAC26-0038).
Additional Comments for Consideration (Optional):	
Amount for Approval:	$ 0

Budget Impact

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

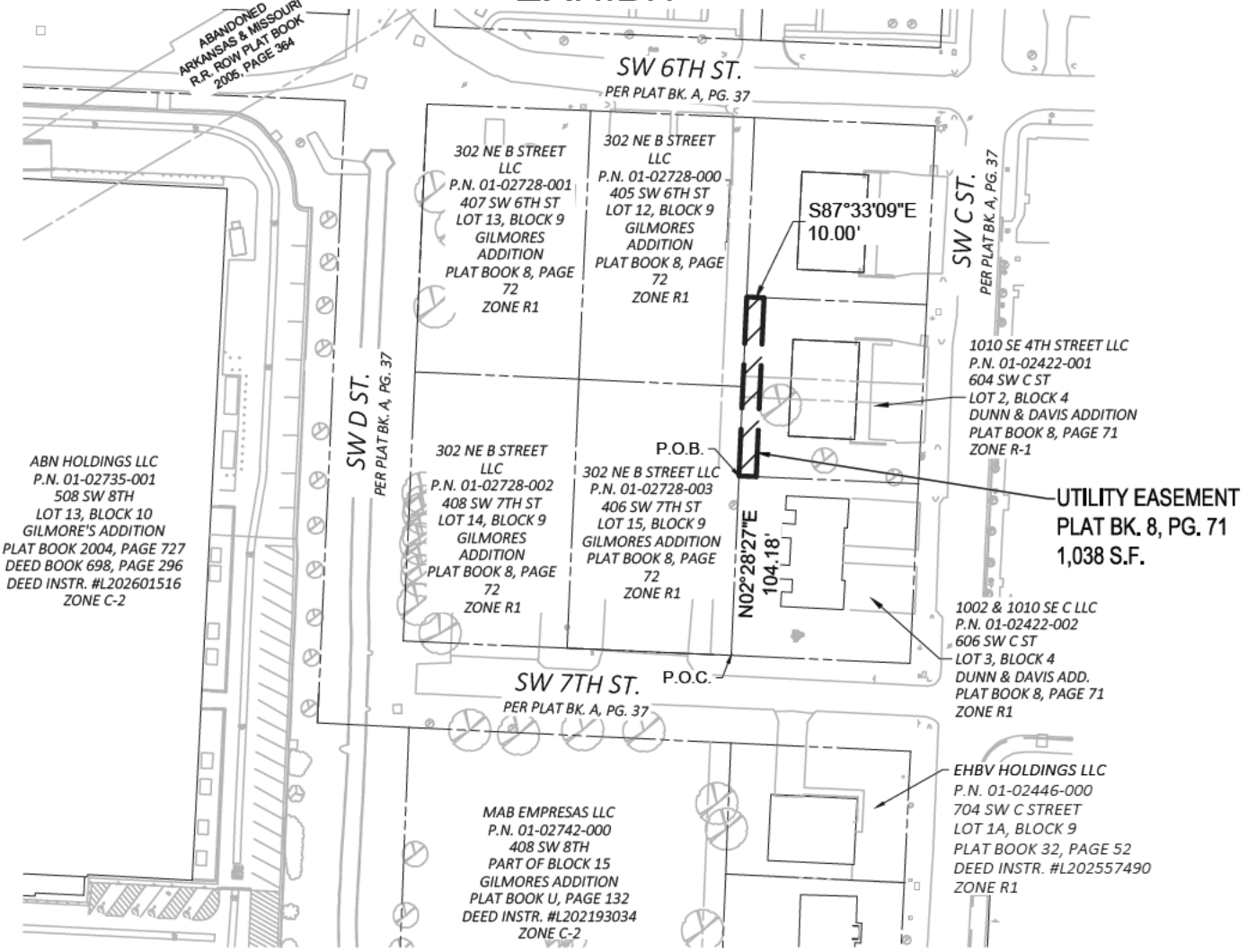
Budget Adjustment *(to be completed by Finance when applicable)*

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

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

Budget Impact Notes for Consideration (Optional):

EXHIBIT



A UTILITY EASEMENT RECORDED IN PLAT BOOK 8, PAGE 71, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, LYING WITHIN LOT 2, BLOCK 4, DUNN & DAVIS ADDITION, RECORDED IN PLAT BOOK 8, PAGE 71, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWESTERLY CORNER OF LOT 3, BLOCK 4, DUNN & DAVIS ADDITION, RECORDED IN PLAT BOOK 8, PAGE 71, AND THE NORTHERLY RIGHT-OF-WAY LINE OF SOUTHWEST 7TH STREET; THENCE N02°28'27"E ALONG THE WESTERLY LINE OF SAID LOT 3, A DISTANCE OF 104.18 FEET TO THE POINT OF BEGINNING; THENCE N02°28'27"E ALONG THE WESTERLY LINE OF LOT 2, BLOCK 4, A DISTANCE OF 103.84 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 2; THENCE S87°33'09"E ALONG THE NORTHERLY LINE OF SAID LOT 2, A DISTANCE OF 10.00 FEET; THENCE S02°28'27"W, A DISTANCE OF 103.85 FEET TO THE SOUTHERLY LINE OF SAID LOT 2; THENCE N87°30'15"W ALONG THE SOUTHERLY LINE OF SAID LOT 2, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

CONTAINING A TOTAL OF 1,038 SQUARE FEET MORE OR LESS

REGISTERED
STATE OF
ARKANSAS
[redacted]
EN J. YOU
IONAL LAND SU

3/4/26

RESOLUTION NO._____

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

WHEREAS, a petition was duly filed 1010 SE 4th Street, LLC with the City of Bentonville, Arkansas requesting a utility easement vacation (VAC26-0038) within the City of Bentonville, Arkansas be vacated, which said utility easement is described as follows:

A UTILITY EASEMENT RECORDED IN PLAT BOOK 8, PAGE 71, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, LYING WITHIN LOT 2, BLOCK 4, DUNN & DAVIS ADDITION, RECORDED IN PLAT BOOK 8, PAGE 71, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWESTERLY CORNER OF LOT 3, BLOCK 4, DUNN & DAVIS ADDITION, RECORDED IN PLAT BOOK 8, PAGE 71, AND THE NORTHERLY RIGHT-OF-WAY LINE OF SOUTHWEST 7TH STREET; THENCE N02°28'27"E ALONG THE WESTERLY LINE OF SAID LOT 3, A DISTANCE OF 104.18 FEET TO THE POINT OF BEGINNING; THENCE N02°28'27"E ALONG THE WESTERLY LINE OF LOT 2, BLOCK 4, A DISTANCE OF 103.84 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 2; THENCE S87°33'09"E ALONG THE NORTHERLY LINE OF SAID LOT 2, A DISTANCE OF 10.00 FEET; THENCE S02°28'27"W, A DISTANCE OF 103.85 FEET TO THE SOUTHERLY LINE OF SAID LOT 2; THENCE N87°30'15"W ALONG THE SOUTHERLY LINE OF SAID LOT 2, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.
CONTAINING A TOTAL OF 1,038 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 utility easement is set for a hearing August 25, 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:	8/11/2026	**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 (VAC26-0040)
Action Recommendation & Justification:	Approve Resolution to set a Public Hearing for August 25, 2026 for a Utility Easement Vacation located at Lot 3, Block 4 of Dunn & Davis Addition (VAC26-0040).
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
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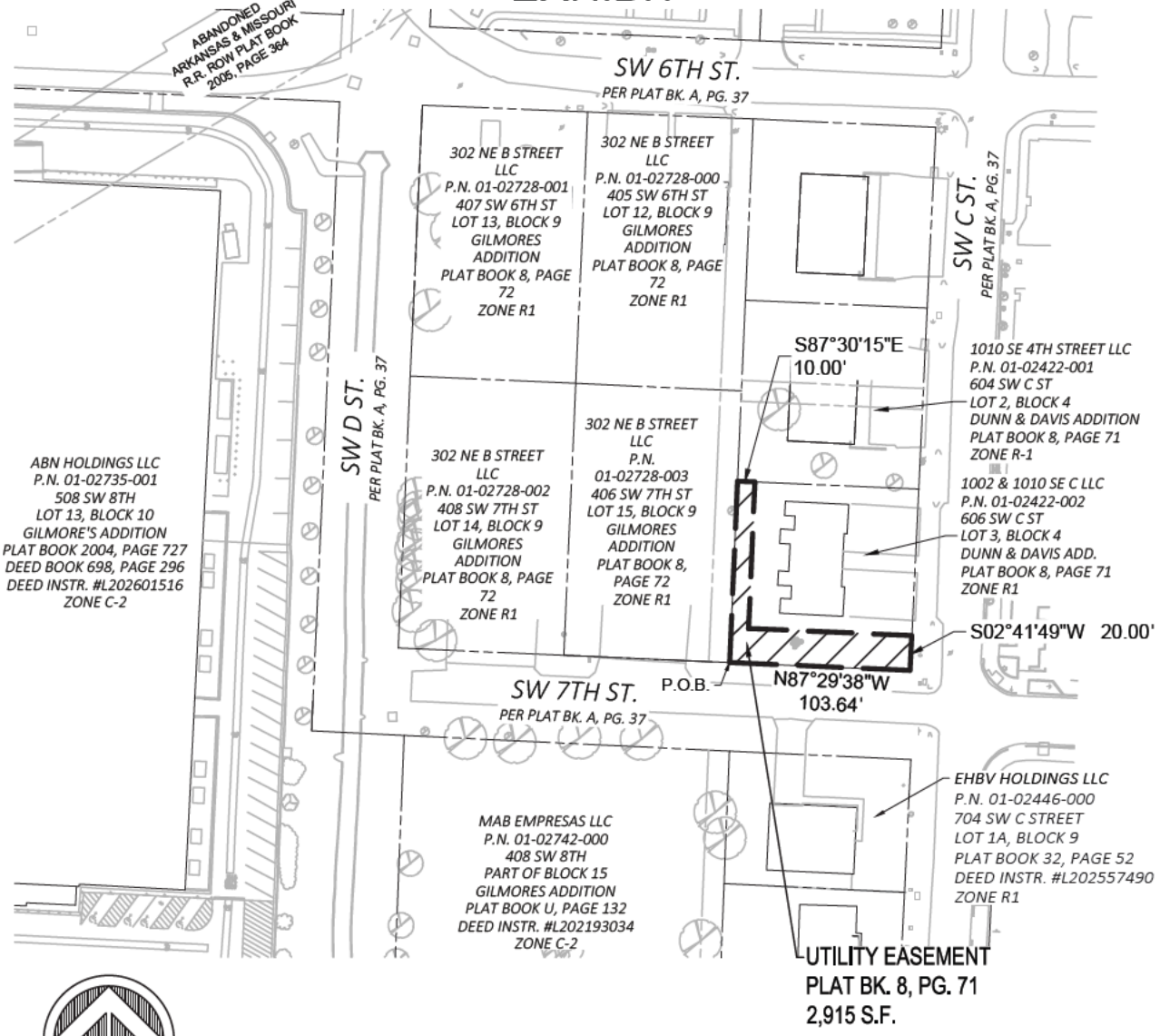
Fund(s) Impacted (check all that apply) ☐ General Fund ☐ Utility Fund ☐ Street Fund ☐ Other(s):_____

Budget Impact Notes for Consideration (Optional):

EXHIBIT



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CONTAINING A TOTAL OF 2,915 SQUARE FEET MORE OR LESS

REGISTERED
STATE OF
[redacted]
ALLEN J. YOUN
SIONAL LAND SUR

3/4/26

RESOLUTION NO._____

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

WHEREAS, a petition was duly filed ABN Holdings LLC with the City of Bentonville, Arkansas requesting a utility easement vacation (VAC26-0040) within the City of Bentonville, Arkansas be vacated, which said utility easement is described as follows:

A UTILITY EASEMENT RECORDED IN PLAT BOOK 8, PAGE 71, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, LYING WITHIN LOT 3, BLOCK 4, DUNN & DAVIS ADDITION, RECORDED IN PLAT BOOK 8, PAGE 71, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT 3, BLOCK 4, AND THE NORTHERLY RIGHT-OF-WAY LINE OF SOUTHWEST 7TH STREET; THENCE N02°28'27"E ALONG THE WESTERLY LINE OF SAID LOT 3, A DISTANCE OF 104.18 FEET TO THE NORTHERLY LINE OF SAID LOT 3; THENCE S87°30'15"E ALONG THE NORTHERLY LINE OF SAID LOT 3, A DISTANCE OF 10.00 FEET; THENCE S02°28'27"W, A DISTANCE OF 84.18 FEET; THENCE S87°29'38"W, A DISTANCE OF 93.72 FEET TO THE EASTERLY LINE OF SAID LOT 3 AND THE WESTERLY RIGHT-OF-WAY LINE OF SOUTHWEST C STREET; THENCE S02°41'49"W ALONG THE EASTERLY LINE OF SAID LOT 3, A DISTANCE OF 20.00 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 3 AND THE NORTHERLY RIGHT-OF-WAY LINE OF SOUTHWEST 7TH STREET; THENCE N87°29'38"W ALONG THE SOUTHERLY LINE OF SAID LOT 3, A DISTANCE OF 103.64 FEET TO THE POINT OF BEGINNING.
CONTAINING A TOTAL OF 2,915 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 utility easement is set for a hearing August 25, 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

	STEM Campus
	PC Date: 8/18/2026

Staff Report Details

Project Number	CDP26-0001
Applicant / Current Owner	
Site Area	+/- 14 Acres
Current Zoning	T5.2
Requested Zoning	
Current Future Land Use Map Designation	Regional Center
Requested Future Land Use Map Designation	
Development Type / Use	University, residential and labs
Related projects	

Property Description

This Campus Development Plan ("CDP") is for the STEM university, between SW F and SW C Street, north of SW 8th and south of SW 6th, (east of the old Home Office). The CDP is the overall planning document that future Large Scale projects will fit within and allows for modifications in accordance with the Bentonville Community Code Section 50-507 C.

The higher education campus is planned with three (3) buildings for a total of 348,535 net square feet - the Academic Building (A2), the Crucible Building (A3) and the Residence Hall (A.1.b).
The campus is designed as a multi-use environment consisting of academic, residential, and laboratory uses. The campus plan organizes the three buildings around a flexible central lawn, that provides space for everyday use, informal gathering, outdoor study, and larger programmed events, while a hardscape plaza adjacent to the auditorium creates a spill-out space for lectures, performances, receptions, and university functions. The cohesive landscape framework supports daily student life, academic collaboration, and community-facing events.

Project Details

Project Details

Purpose and Intent

The purpose of the Campus Development Plan is to develop the STEM University as a cohesive whole, setting forth the design for the entire campus within which each of the Large Scale Developments will be framed.

- Delivering a mission-driven campus with flexibility to evolve over time
- Implementing phased development tied to infrastructure, parking, and open-space delivery
- Coordinating utilities, grading, and stormwater systems at a campus scale

Applicability

The site is 14 acres, meeting the 8 acre minimum and is under unified ownership.

CDP Modifications:

Connectivity

The plan shows the internal circulation system and site layout to facilitate movement between the academic building, student housing, and laboratory uses. The STEM University Campus has been designed to prioritize pedestrian and bicycle circulation as the primary modes of movement throughout the site, creating a safe, accessible, and connected environment for students, faculty, staff, and visitors. A network of walkways and bicycle routes links campus destinations while connecting to existing pedestrian and bicycle infrastructure in the surrounding area and preserving opportunities for future regional connections as the campus and adjacent developments evolve. The circulation framework encourages active transportation, enhances campus connectivity, and supports a vibrant pedestrian-oriented experience. At the same time, the design accommodates emergency access requirements through strategically integrated service and emergency vehicle routes that meet applicable life-safety standards while minimizing conflicts with pedestrian and bicycle movement. This balanced approach ensures the campus remains highly walkable and connected while providing the access necessary to support safe and efficient campus operations.

Street Design

- SE F St has a rectangular rapid flashing beacon for a mid-block crossing.
- SW F St east right-of-way section has a non-standard typical section along A1.b due to the zero building setback.
- SW E St and D St will be private roads normally open to the public.
- Removing SE E St signal and adding 2 new signals at SW C St and F St for the primary traffic circulation from SW 8th St.
- Street trees that correlate with the street design and the street tree requirements shall be scheduled for installation during Phase 2. Deferring installation until after the completion of major building construction operations, and ensure the long term success of the landscape. In the interim, Phase 1 shall include temporary site stabilization measures, including erosion and sediment control practices as required, to maintain site integrity, protect adjacent infrastructure, and ensure environmental compliance until permanent landscaping and street tree improvements are implemented.

Parking and Transportation

The CDP proposes to utilize existing +/- 1,162 existing spaces south of SW 8th St. Thirty-two (32) of these spaces will be accessible parking spaces and six (6) will be van accessible spaces. There are three (3) ingress/egress points along SW 8th St. into this existing parking lot with additional access available off of SW A St. The existing parking will utilize a shared use parking agreement between property owners. The

Project Details

campus is designed as a multi-use environment, consisting of academic, residential, and laboratory uses, which supports internal circulation and reduces off-site trip demand.
The CDP also proposes to provide both interior and exterior bike parking to support the higher education campus and residential uses. A total of 140 interior bike parking spaces will be provided within the residential building (A1.b). In addition, 68 exterior bike racks, accommodating 136 bikes will be distributed throughout the campus. Of these exterior racks, 43 racks (86 spaces) will serve the residential building (A1.b), 14 racks (28 spaces) will serve the Academic Building (A2), and 11 racks (22 spaces) will serve the Crucible Building (A3). This provides a combined total of 276 interior and exterior bike parking spaces across the campus.
Finally, the campus will be served by the ORT "Bentonville-Rogers Connector (BRC)" route with inbound and outbound stops to the East of the 8th St/F St intersection.

Access Management
SW D and E St are private roads proposed to be normally open to the public. These two roads will have a public access and utility easement for various maintenance on any public infrastructure as detailed within a Master Development Agreement.
The development provides three full-access driveways to the surface parking lot on the south side of SW 8th Street. Existing access points on SW 8th Street, east of SW E Street and across from SW C Street will be utilized to access the parking lot.
Intersection analysis identified three locations requiring improvements to maintain acceptable operations:

- SW 8th Street at S Walton Boulevard
- SW 8th Street at SW A Street
- SW 8th Street at Driveway 1

Lighting
The applicant and BEUD have not finalized the details on public street lighting so staff recommends that no lighting modifications be approved at this time.

Phasing
Theis CDP will be brought back for an amendment once the "Future Development" areas shown on the plan are programed. This CDP is proposed to be divided into separate Large Scale Developments ("LSD") for:

- The public improvement LSD phase,
- An overall private site common ground LSD phase
- 3 separate LSD phases for each of the 3 buildings.

Phase 1 will focus on the construction of public realm improvements for the STEM University Campus, including adjacent streetscape, pedestrian, bicycle, utility, and infrastructure enhancements that support the overall campus vision. Street trees associated with the street design and required to meet applicable street tree standards have been incorporated into the long-term landscape plan but are scheduled for installation during Phase 2. Deferring tree installation until after the completion of major building construction activities will minimize the potential for damage, reduce conflicts with ongoing construction operations, and help ensure the long-term health and success of the landscape investment. In the interim, Phase 1 will include temporary site stabilization measures, including erosion and sediment control practices as required, to maintain site integrity, protect adjacent infrastructure, and ensure environmental compliance until permanent landscaping and street tree improvements are installed.

Relationship to the Community Plan

This CPD implements the Community Plan with a framework for delivering the STEM campus, all within the broader regulation of the Bentonville Community Code.

Public Comment

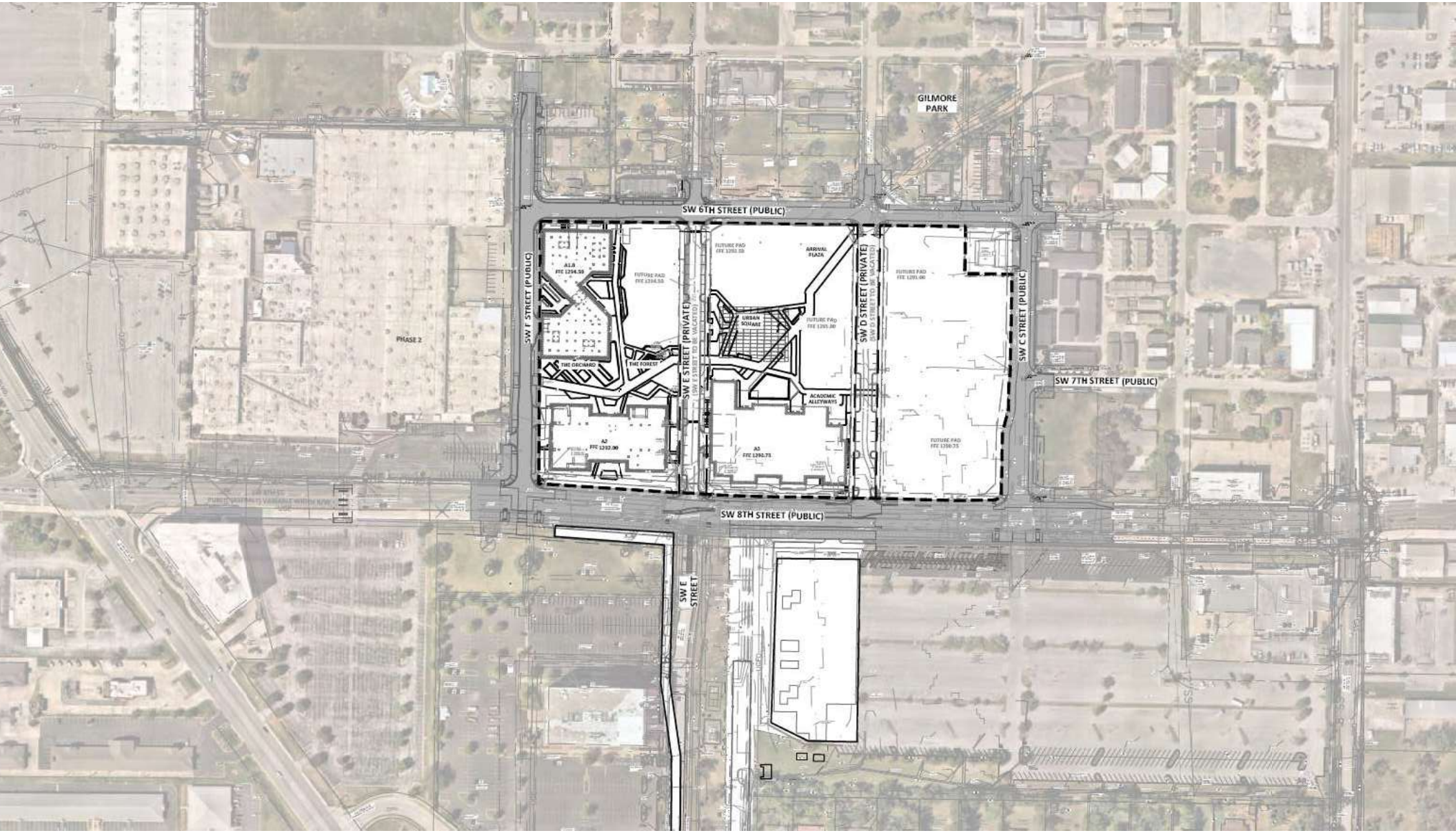
Has Staff received Public Comment at the time of this report? : **No**

Analysis / Waivers

Conclusion

Staff recommends approval with the condition that Public Street Lighting design as detailed herein are not approved (an amended CDP will be brought back to the Planning Commission once the details have been finalized with BEUD)

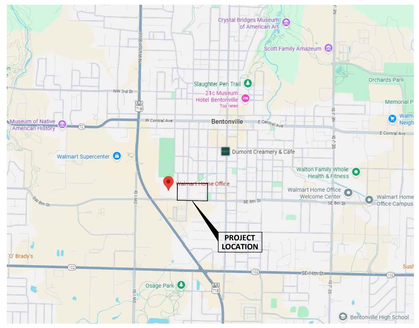
Additional Details



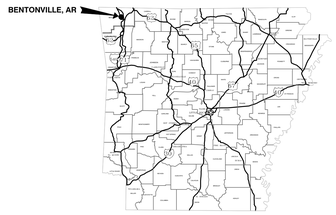
Vicinity Map CDP26-0001
STEM Campus

STEM UNIVERSITY - CAMPUS DEVELOPMENT STANDARDS

508 SW 8TH ST, BENTONVILLE, ARKANSAS



VICINITY MAP
N.T.S.



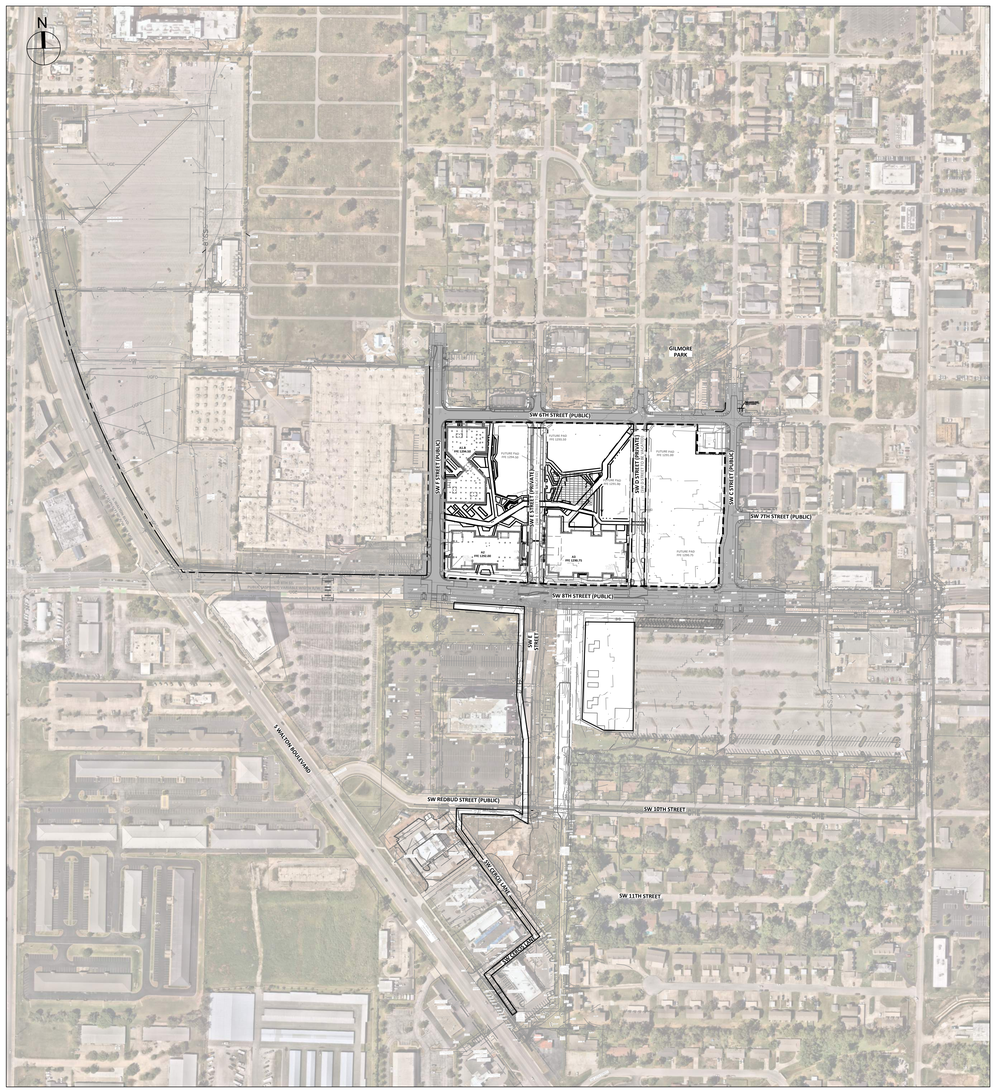
ZIP CODE: 72712

FLOOD INSURANCE RATE MAP

PANEL NO.:	255 OF 560
MAP NO.:	05007C0255K
REVISED:	JUNE 5, 2012
ZONE:	X

VARIANCES

THERE ARE NO WAIVERS OR VARIANCES AT THE TIME OF PREPARING THIS PLAN



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POLK | STANLEY | WILCOX

INTERIM REVIEW ONLY
Document Incomplete: Not intended for permit or construction.
Engineer: TED T. VUONG, P.E.
P.E. Serial No.: 18208
Date: 08/13/2026
ASBL COA NO. 719

NOTES;

1. LANDSCAPING AND ARCHITECTURE WILL BE APPROVED WITH THE LSD
2. THERE IS NO FREE STANDING SIGNAGE KNOWN AT THIS TIME. ALL PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT
3. THERE IS NO PROPOSED FENCING KNOWN AT THIS TIME. ALL PROPOSED FENCING WILL REQUIRE A SEPARATE PERMIT
4. THIS PROJECT IS WITHIN ZONE A (1) RUNWAY PROTECTION ZONE (RPZ) AND MEETS THE REQUIREMENTS
5. FOR ALL RIGHTS-OF-WAY OPEN TO VEHICULAR TRAFFIC, CONTRACTOR SHALL PROVIDE A PEDESTRIAN AND BICYCLE ACCESSIBLE ROUTE DURING ALL PHASES OF CONSTRUCTION

REVISIONS

NO.	DATE	ISSUE
1.	06/17/2026	100% CD
2.	07/17/2026	100% CD 2ND SUBMISSION
3.	08/13/2026	100% CD 3RD SUBMISSION

SAFETY IS IN YOUR HANDS.
EVERY DIG. EVERY TIME.

AUGUST 13, 2026

CITY OF BENTONVILLE PROJECT NO.: CDP26-0001

COVER

C0.010

13-Aug-2026 - 6:23 PM - X:\Wlf\26\25\25007-00 stem university - retail village\Civil\3-production\03-sheets\D26STEM_C03_VPNL_C-CVR_M08250700.dwg

WRITTEN DESCRIPTION OF CAMPUS DEVELOPMENT STANDARDS

STEM UNIVERSITY
Campus Development Standards

This submittal is provided in coordination with the Large Scale Development (LSD) application for the STEM University and includes the Campus Development Plan (CDP) submitted under the adopted Unified Development Code (UDC) and Campus Development Standards (CDS).

The STEM University is envisioned as a large-scale, mission-driven university and wellness campus anchored by institutional medical uses and supported by complementary, campus-serving functions. The project is intentionally planned as a cohesive, integrated campus, leveraging the CDS framework to coordinate land use, circulation, utilities, stormwater management, open space, parking, and phasing at a campus-wide scale rather than on a parcel-by-parcel basis.

The STEM University is under single, unified ownership. As such, this submittal demonstrates full compliance with the CDS unified ownership and control requirements. The Owner retains sole authority and responsibility for implementing and enforcing the approved Campus Development Plan, coordinating all City submittals and approvals, delivering and maintaining campus-wide infrastructure and parking systems, administering development phasing and delivery triggers, and ensuring long-term compliance with all CDS conditions.

50-507. Campus Development Standards

50-507(a) Purpose and intent

The project intends to utilize the CDS framework to:

- Deliver a mission-driven university campus with flexibility to evolve over time
- Implement phased development tied to infrastructure, parking, and open-space delivery
- Enable shared and structured parking strategies appropriate for university uses
- Coordinate utilities, grading, and stormwater systems at a campus scale
- Provide a predictable, efficient, and primarily administrative approval pathway aligned with City objectives

50-507(b) Applicability

- Site size: 14 acres
- The institutional or corporate anchor of the site is Art + Wellness Enterprises.
- The site is under dual, unified ownership.
- The development is guided by a coordinated plan for internal circulation and open space.

50-507(c) Modifications

(1) Connectivity

Public shared use path is routed per the city masterplan through the private site development from 6th and D St to a mid-block crossing at F St between 6th and 8th St and F St, with a new signal and connected back to the existing 8th St south shared use path. The public shared use path will have a proposed access easement within the private site development.

The STEM University campus is designed to provide a connected transportation network that integrates the site with the surrounding Bentonville street grid and supports efficient circulation between campus uses. The site is bounded by S Walton Boulevard, SW 6th Street, and SW 8th Street, with access provided along SW 8th Street and connectivity to the existing north-south street network (A-F Streets).

The internal circulation system and site layout facilitate movement between the academic building, student housing, and laboratory uses, supporting internal trip capture and reducing reliance on external roadways. A 5% internal capture rate has been assumed in the traffic analysis, reflecting the integrated nature of campus land uses.

The STEM University Campus has been designed to prioritize pedestrian and bicycle circulation as the primary modes of movement throughout the site, creating a safe, accessible, and connected environment for students, faculty, staff, and visitors. A network of walkways and bicycle routes links campus destinations while connecting to existing pedestrian and bicycle infrastructure in the surrounding area and preserving opportunities for future regional connections as the campus and adjacent development evolve. The circulation framework encourages active transportation, enhances campus connectivity, and supports a vibrant pedestrian-oriented experience. At the same time, the design carefully accommodates emergency access requirements through strategically integrated service and emergency vehicle routes that meet applicable life-safety standards while minimizing conflicts with pedestrian and bicycle movement. This balanced approach ensures the campus remains highly walkable and connected while providing the access necessary to support safe and efficient campus operations.

(2) Street design

SE F St has a rectangular rapid flashing beacon for a mid-block crossing that is analyzed within the TIA to be acceptable for the city master plan shared use path.

SW F St east right-of-way section has a non-standard typical section along A1.b due to the zero building setback.

SW E St and D St will be private roads and normally opened with removable bollards and Knox box for fire access.

Removing SE E St signal and adding 2 new signals at SW C St and F St for the primary traffic circulation from SW 8th St.

Streets trees that correlate with the street design and the street tree requirements shall be scheduled for installation during Phase 2. Deferring installation until after the completion of major building construction operations, and ensure the long term success of the landscape. In the interim, Phase 1 shall include temporary site stabilization measures, including erosion and sediment control practices as required, to maintain site integrity, protect adjacent infrastructure, and ensure environmental compliance until permanent landscaping and street tree improvements are implemented.

(3) Lot and frontage standards

Proposed buildings will be at a zero setback to property line or not within the existing zoning setback requirements.

(4) Building orientation and entry

No modifications requested

(5) Parking and transportation

STEM University proposes to utilize existing parking spaces south of SW 8th St. The higher education campus is planned with three (3) buildings with a total net square footage of 348,535. Utilizing a ratio of 1 space per 300 NSP, the campus will utilize +/- 1,162 existing spaces. Forty-two (42) of these spaces will be accessible parking spaces and five (5) of the forty-two (42) will be van accessible spaces. There are three (3) ingress/egress points along SW 8th St. into this existing parking lot with additional access available off of SW A St. Existing parking will be a shared use parking agreement with two property owners. We will restripe existing parking for ADA accessible parking spaces with signage and a new accessibility route to the existing SW 8th St sidewalk.

The proposed STEM University campus is anticipated to generate approximately 706 net peak-hour trips (AM and PM), based on ITE Trip Generation methodologies, including reductions for internal capture and transit usage.

The campus is designed as a multi-use environment consisting of academic, residential, and laboratory uses, which supports internal circulation and reduces off-site trip demand. A 2.5% reduction in vehicle trips has been applied to account for use of the existing ORT stop on SW 8th St near SW F St on the "BRC" Route.

Traffic operations were evaluated under existing (2025), background (2029), proposed (2029), and mitigated conditions. Analysis results indicate that the majority of study intersections operate at levels of service consistent with background conditions following development.

With implementation of recommended improvements, all intersections are expected to operate at or above the City's acceptable level of service (LOS C).

STEM University proposes to provide both interior and exterior bike parking to support the higher education campus and residential uses. A total of 140 interior bike parking spaces will be provided within the residential building (A1.b). In addition, 68 exterior bike racks, accommodating 136 total bike parking spaces will be distributed throughout the campus. Of these exterior racks, 43 racks (86 spaces) will serve the residential building (A1.b), 14 racks (28 spaces) will serve the Academic Building (A2), and 11 racks (22 spaces) will serve the Crucible Building (A3). This provides a combined total of 276 interior and exterior bike parking spaces across the campus.

(6) Access management

SW D and E St are private and to be normally opened. Traffic impact analysis confirms that SE E St can be closed and still provide adequate access of SE C and F St.

These two roads will have a public access and utility easement for various maintenance on any public infrastructure that is noted within the Master Development Agreement (MDA) between the city and the property owners.

The triple box culvert under SW D St will be a new public infrastructure maintained by the city within a private roadway and access/utility easement for the public improvements encroaching within the private site.

The development provides three full-access driveways to the surface parking lot on the south side of SW 8th Street. Existing access points on SW 8th Street, east of SW E Street and across from SW C Street will be utilized to access the parking lot.

Traffic distribution assumptions indicate that inbound traffic is split between the three access points, with primary movements consisting of eastbound right-turn and westbound left-turn movements during peak periods.

Intersection analysis identified three locations requiring improvements to maintain acceptable operations:

SW 8th Street at S Walton Boulevard

SW 8th Street at SW A Street

SW 8th Street at Driveway 1

Recommended improvements include signal timing optimization, modifications to signal phasing, and addition of turn lanes and storage where warranted:

Signal timing optimization and phasing modifications at SW 8th Street and SW A Street

Additional network modifications include signalization and lane configuration changes at SW 8th Street and SW F Street, and channelization with restricted movements at SW 8th Street and SW E Street, improving corridor operations and access control.

With these improvements, all access points and study intersections are expected to operate at acceptable levels consistent with City standards.

(7) Traffic Mode Split:

The traffic analysis assumes a primary reliance on vehicular travel for access to the campus, consistent with ITE Trip Generation land use assumptions for university and residential uses.

Adjustments to trip generation include:

5% internal trip capture, reflecting trips occurring between on-site land uses without using the external street network. This reduction accounts for students living in on-campus housing that will make limited peak hour trips.

2.5% transit reduction, accounting for anticipated use of public transportation. As mentioned earlier, the campus will be served by the ORT "Bentonville-Rogers Connector (BRC)" route with inbound and outbound stops to the East of the 8th St/F St intersection

These adjustments result in a reduced external vehicle trip demand and reflect the integrated campus design, which supports internal circulation between academic, residential, and laboratory uses.

While vehicular travel comprises the majority of site access, the internal campus layout supports non-vehicular travel modes within the site, reducing overall impact on the surrounding roadway network.

(8) Lighting

Street lights on public streets: F Street, 6th Street, C Street and private streets: E Street and D Street will be considered per the type, installation, maintenance and power source as described in the MDA and per current Code.

The STEM University Campus lighting strategy has been developed to create a safe, comfortable, and cohesive environment for pedestrians while establishing a consistent visual identity across the campus. Street and pedestrian lighting are thoughtfully integrated throughout the site to enhance visibility, support evening use, and reinforce key circulation corridors, gathering spaces, and campus gateways. As the initial phase of a larger campus vision, this project plays a critical role in setting the standard for future development by establishing a coordinated lighting palette, fixture family, and design approach that can be extended throughout subsequent phases. The result is a unified and recognizable campus character that promotes safety, improves wayfinding, and ensures a seamless experience as the campus continues to grow and evolve. Included within this CDS package are cut sheets for the proposed lighting fixtures to be utilized at both the vehicular and pedestrian scales. The lighting layout and associated photometric design are being carefully coordinated to ensure appropriate fixture spacing, illumination levels, uniformity, and scale throughout the campus. This coordinated approach will enhance visibility, safety, and wayfinding while establishing a cohesive lighting character that supports both the functional and aesthetic goals of the STEM University Campus.

(9) Phasing

Overall phasing plan is provided within the LSD plans. The site will be divided into various phases. Public improvement phase, an overall private site common ground phase, and separate phases for each of the 3 buildings.

Phase 1 will focus on the construction of public realm improvements for the STEM University Campus, including adjacent streetscape, pedestrian, bicycle, utility, and infrastructure enhancements that support the overall campus vision. Street trees associated with the street design and required to meet applicable street tree standards have been incorporated into the long-term landscape plan but are scheduled for installation during Phase 2. Deferring tree installation until after the completion of major building construction activities will minimize the potential for damage, reduce conflicts with ongoing construction operations, and help ensure the long-term health and success of the landscape investment. In the interim, Phase 1 will include temporary site stabilization measures, including erosion and sediment control practices as required, to maintain site integrity, protect adjacent infrastructure, and ensure environmental compliance until permanent landscaping and street tree improvements are installed.

(10) Design

The STEM University campus is envisioned as an integrated academic environment at the heart of downtown Bentonville, where learning, innovation, public life, and open space come together within a connected urban setting. The campus plan organizes three new buildings around a cohesive landscape framework that supports daily student life, academic collaboration, and community-facing events. A flexible central lawn provides space for everyday use, informal gathering, outdoor study, and larger programmed events, while a hardscape plaza adjacent to the auditorium creates a clear spill-out space for lectures, performances, receptions, and university functions.

The open space network is designed to transition from more public, civic spaces to quieter, more private student areas. Cafe extensions and auditorium-adjacent plazas activate the public edges of the campus, while shaded breakout spaces, small garden rooms, terraces, and natural landscape features provide places for students and faculty to pause, study, collaborate, and relax. The residence hall includes outdoor terraces that function as communal living spaces, offering shaded seating, study areas, and places to gather. The academic buildings also include smaller terraces and outdoor spill-out zones that extend learning beyond the classroom and support a more flexible campus experience.

Connectivity is central to the campus vision. The plan strengthens pedestrian and bicycle circulation through a connected internal network that links the campus to the broader downtown system, including the Downtown Trail extension from Gilmore Park, connections west toward Gateway Park, east toward the Walmart Campus, and northeast toward the Bentonville Square. Service, emergency, and vehicular access are coordinated to support campus operations while prioritizing a comfortable pedestrian experience. Landscape, grading, utility, and stormwater strategies are integrated at the site level to create a shaded, resilient, and cohesive campus environment that fits within the downtown context and reinforces Bentonville's growing identity as a center for innovation, education, and community life.

(11) Flood Study Narrative

The purpose of this study was to perform a hydrologic and hydraulic study to analyze drainage impacts and design mitigation measures for the proposed 14.95-acre STEM University. The project site is located within the city limits of Bentonville in Benton County, Arkansas. The project site is bounded by SW 8th Street to the south; SW F Street and the Walmart Home Office to the west; and residential developments to the north and east. The project will include mass grading and construction of new buildings, surface parking, roadways, utilities, pedestrian walks, and landscape features. The project site is situated within an area that has been mapped by the Federal Emergency Management Administration (FEMA) using Base Level Engineering (BLE) floodplain data. This report supports the construction plans for STEM University Phase 1 and evaluates the impacts of the proposed improvements on existing drainage patterns and the watershed and provides strategies to mitigate these impacts.

The project area generally drains south toward SW 8th Street. Under existing conditions, offsite areas drain through the project site. A significant portion of this offsite stormwater is conveyed through an existing channel located along the alignment of the proposed SW D Street across the site between SW 6th Street and SW 8th Street. The existing channel drains across SW 8th Street through two 6'x3' RCBs. An additional 6'x3' RCB connects to this system on the south side of SW 8th Street as storm systems from the east and west along SW 8th Street tie in. This system subsequently discharges downstream of 8th Street at the south into an earthen channel with a concrete lined bottom and then to a closed storm system that drains to Little Osage Creek Tributary 2.

The project proposes to replace the existing onsite channel with three 6'x6' RCBs extending approximately 372 feet from the northern boundary of the project site, transitioning to three 6'x3' RCBs that will continue downstream to SW 8th Street to allow for construction of a street along this alignment. A diversion structure was designed to route a portion of the offsite flows draining to the site into an underground detention pond and about 6 ac of the site proposed to drains to the underground detention pond to mitigate the additional onsite runoff resulting from the increase in impervious area.

Due to the inadequate capacity of the existing system, which is comprised of two 6'x3' RCBs at SW 8th Street and three 6'x3' RCBs downstream of 8th Street, two additional 6'x3' RCBs are proposed to be installed under 8th Street. Also, approximately one-third of the flow at the project site outfall will divert using three 6'x3' RCBs, of which two discharge downstream of the concrete channel located south of 8th Street, and one conveys flow to the offsite pond (Pond OFF6). In addition, the downstream concrete and earthen channel are proposed to be improved, and existing downstream pond is proposed to be enlarged to mitigate potential impacts to downstream conditions. The existing downstream pond (Pond OFF6) will be enlarged by incorporating approximately 5 ac-ft of underground detention storage and connecting it to the existing pond with four equalizer pipes, allowing the two facilities to function as a combined detention system. These offsite improvements mitigate the increase in downstream flow resulting from the shift in the time to peak. For the purpose of this study, it was assumed that the project site would be completely improved. This assumption was reflected in the analysis to determine the total volume that would be needed to mitigate the proposed runoff.

SHEET LIST

SHEET #	SHEET NAME	CONSULTANT
C0.010	COVER	WPM
C0.020	CDS NARRATIVE & SHEET LIST	WPM
C0.021	PARKING PLAN	WPM
C0.030	CIRCULATION AND CONNECTIVITY PLAN	WPM
C0.031	OVERALL FIRE PROTECTION PLAN	WPM
C0.040	OVERALL CIVIL SITE GRADING PLAN	WPM
C0.050	OVERALL CIVIL SITE UTILITY PLAN	WPM
C0.060	OVERALL CIVIL SITE SANITARY SEWER & WATER LINE PLAN	WPM
C0.070	OVERALL CIVIL SITE STORM PLAN	WPM
C0.080	OVERALL CIVIL SITE PHASING PLAN	WPM
C0.081	OVERALL CIVIL SITE PHASING PLAN	WPM
C0.090	OVERALL CIVIL SITE PLAN	WPM
C0.100	CIVIL BUFFER LANDSCAPE & UTILITY EASEMENT PLAN	WPM
C1.200	OVERALL SITE PLAN	EDSA
C1.201	OPENSPACE & TRAIL NETWORK	EDSA
C1.202	BUFFER LANDSCAPE & UTILITY EASEMENT COORDINATION	EDSA
C1.203	LIGHTING CUT SHEETS	EDSA
C1.204	LIGHTING PLAN	EDSA
C1.300	BUILDING ORIENTATION & PLACEMENT	PSW/BIG
C1.301	BUILDING ORIENTATION & PLACEMENT	PSW/BIG
C1.302	BUILDING ORIENTATION & PLACEMENT	PSW/BIG
	BUILDING RENDERINGS	

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CITY OF BENTONVILLE PROJECT NO.: CDP26-0001

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STEM UNIVERSITY - CAMPUS DEVELOPMENT STANDARDS

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PROJECT NO.	DESIGNED BY	REVIEWED BY	DRAWN BY
M08-25007-00			
ORIGINAL ISSUE			DATE

CDS NARRATIVE & SHEET LIST

C0.020

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N

60 30 0 60

SCALE: 1" = 60'

PARKING REQUIREMENT			
BUILDING A1.b, DORM, A2 ACADEMICS AND A3 CRUCIBLE			
NET SF			
348,535	1 SPACE PER 300 NET SF	1,162 PARKING SPACES	
		42 ADA PARKING SPACES (INCLUDES 5 VAN ACCESSIBLE)	

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LERA
POLK | STANLEY | WILCOX

HENDERSON ENGINEERS

STEM UNIVERSITY - CAMPUS DEVELOPMENT STANDARDS

INTERIM REVIEW ONLY
Document Incomplete: Not intended for permit or construction.
Engineer: TED T. VUONG, P.E.
P.E. Serial No.: 18208
Date: 08/12/2026
ASBL COA NO. 719

NO.	DATE	REVISION
1	06/17/2026	100% CD
2	07/17/2026	100% CD 2ND SUBMISSION
3	08/12/2026	100% CD 3RD SUBMISSION

PROJECT NO.	DESIGNED BY	REVIEWED BY	DRAWN BY
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ORIGINAL ISSUE			DATE

PARKING PLAN

C0.021

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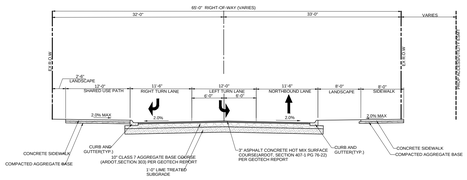

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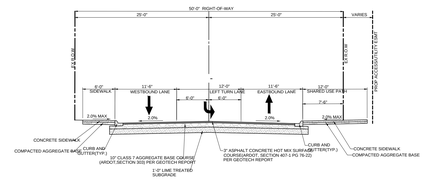

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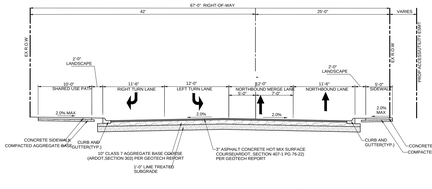

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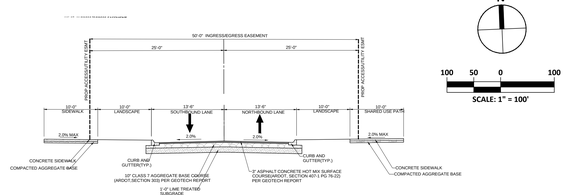

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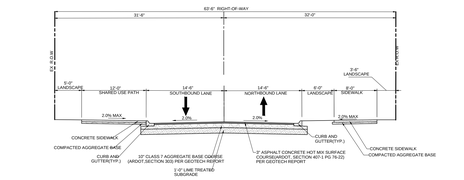

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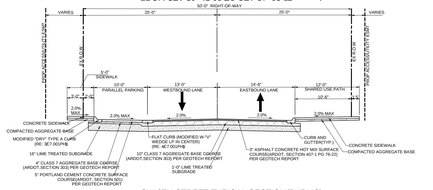

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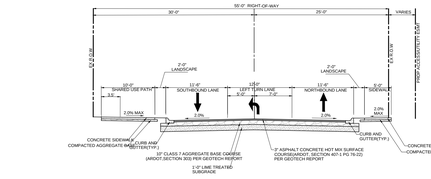

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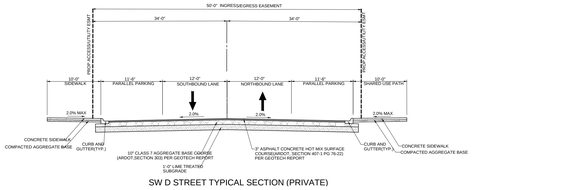

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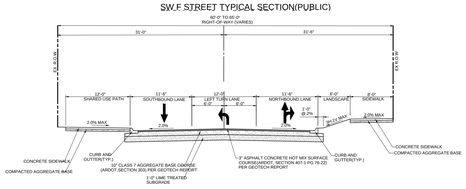

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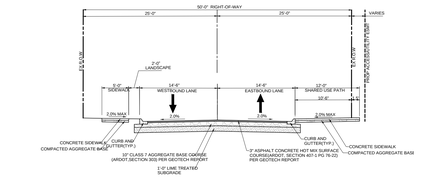

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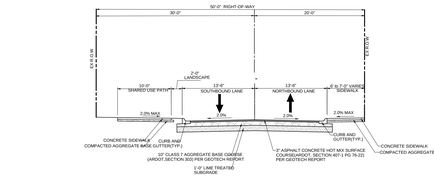

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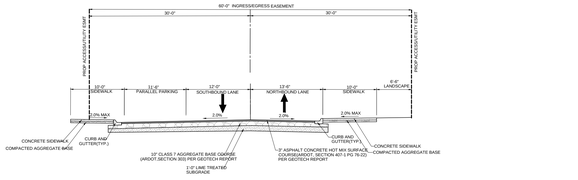
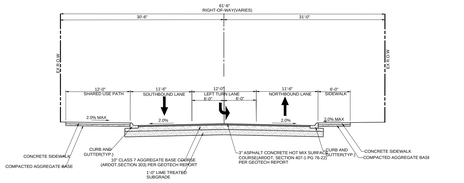
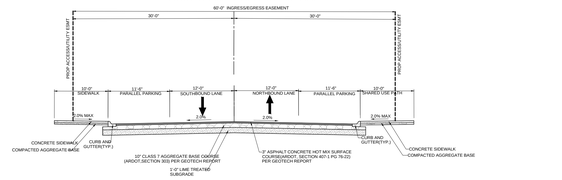


SW E STREET TYPICAL SECTION (PRIVATE)



SW F STREET TYPICAL SECTION (PUBLIC)

SW 6TH STREET TYPICAL SECTION(PUBLIC)



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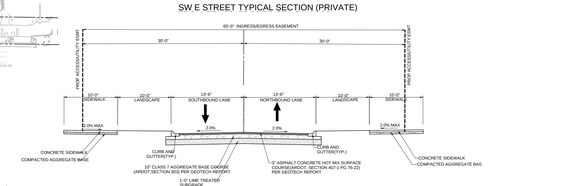

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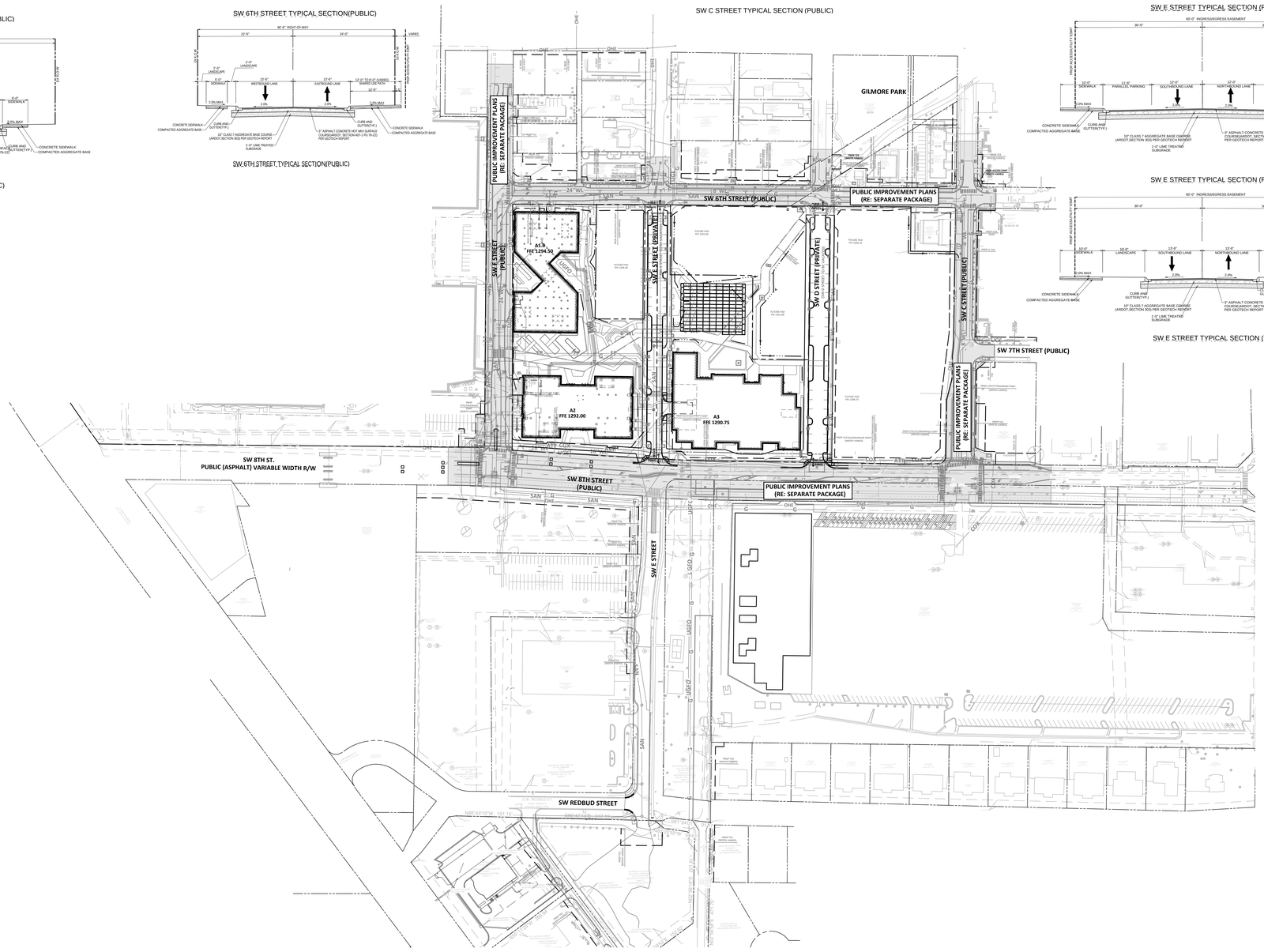

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609 SW 8th St., Suite 600
Bentonville, Arkansas 72712

479.367.3250

STEM UNIVERSITY - CAMPUS DEVELOPMENT STANDARDS

INTERIM REVIEW ONLY
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Engineer: TED T. VUONG, P.E.
P.E. Serial No.: 18208
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ASBL COA NO. 719

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3	08/12/2026	100% CD 3RD SUBMISSION

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M08-25007-00			
ORIGINAL ISSUE			DATE

CIRCULATION AND CONNECTIVITY PLAN

C0.030

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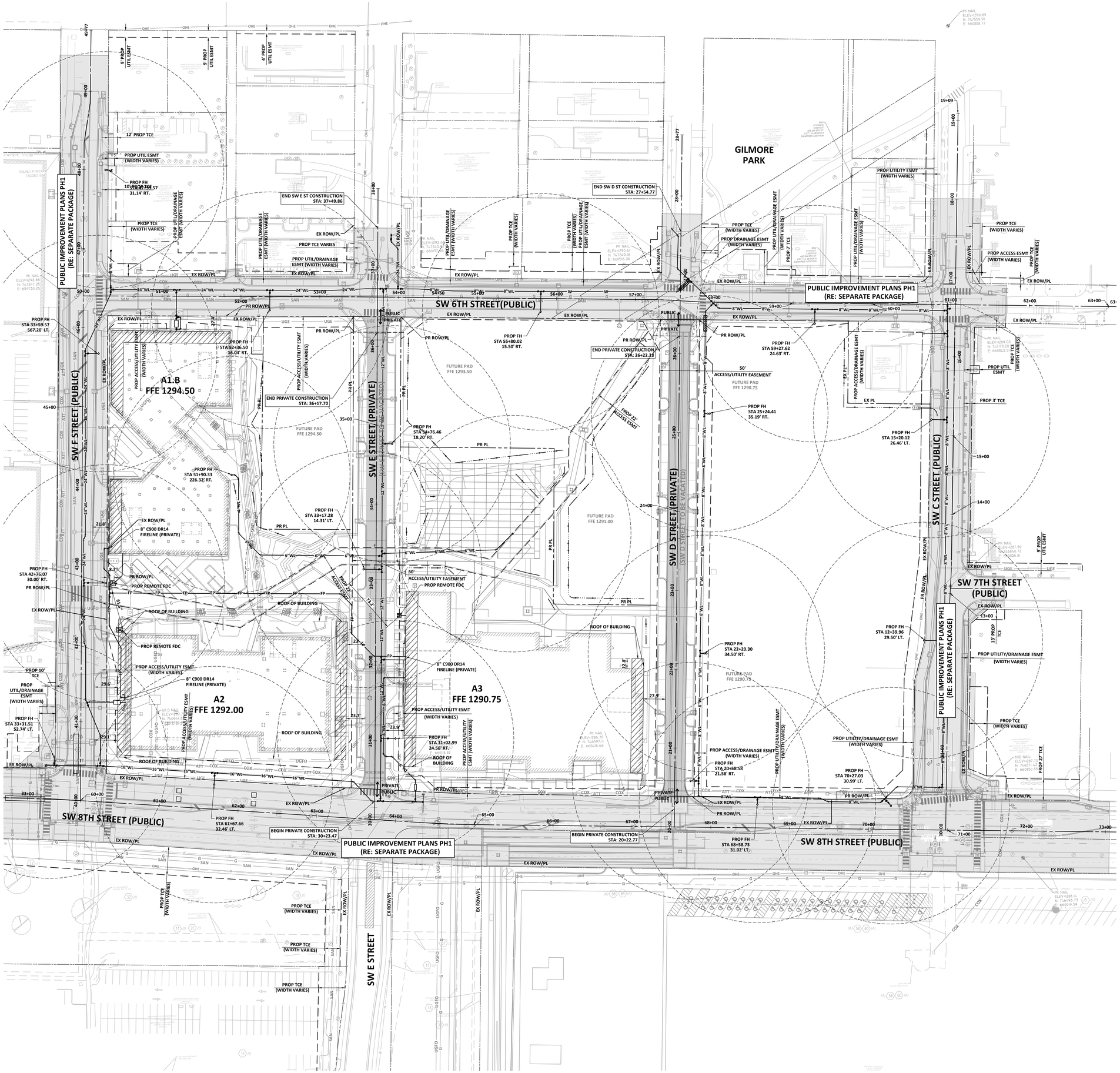

LEGEND:

- EXISTING FIRE HYDRANT COVERAGE
- PROPOSED FIRE HYDRANT COVERAGE
- PROPOSED AERIAL FIRE APPARATUS ACCESS
- PROPOSED FIRE HYDRANT
- PROPOSED FDC LOCATION
- PROPOSED FIRE LANE

HATCH LEGENDS:

- SEPARATE PACKAGE

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STEM UNIVERSITY - CAMPUS DEVELOPMENT STANDARDS

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ORIGINAL ISSUE			DATE

OVERALL FIRE PROTECTION PLAN

C0.031

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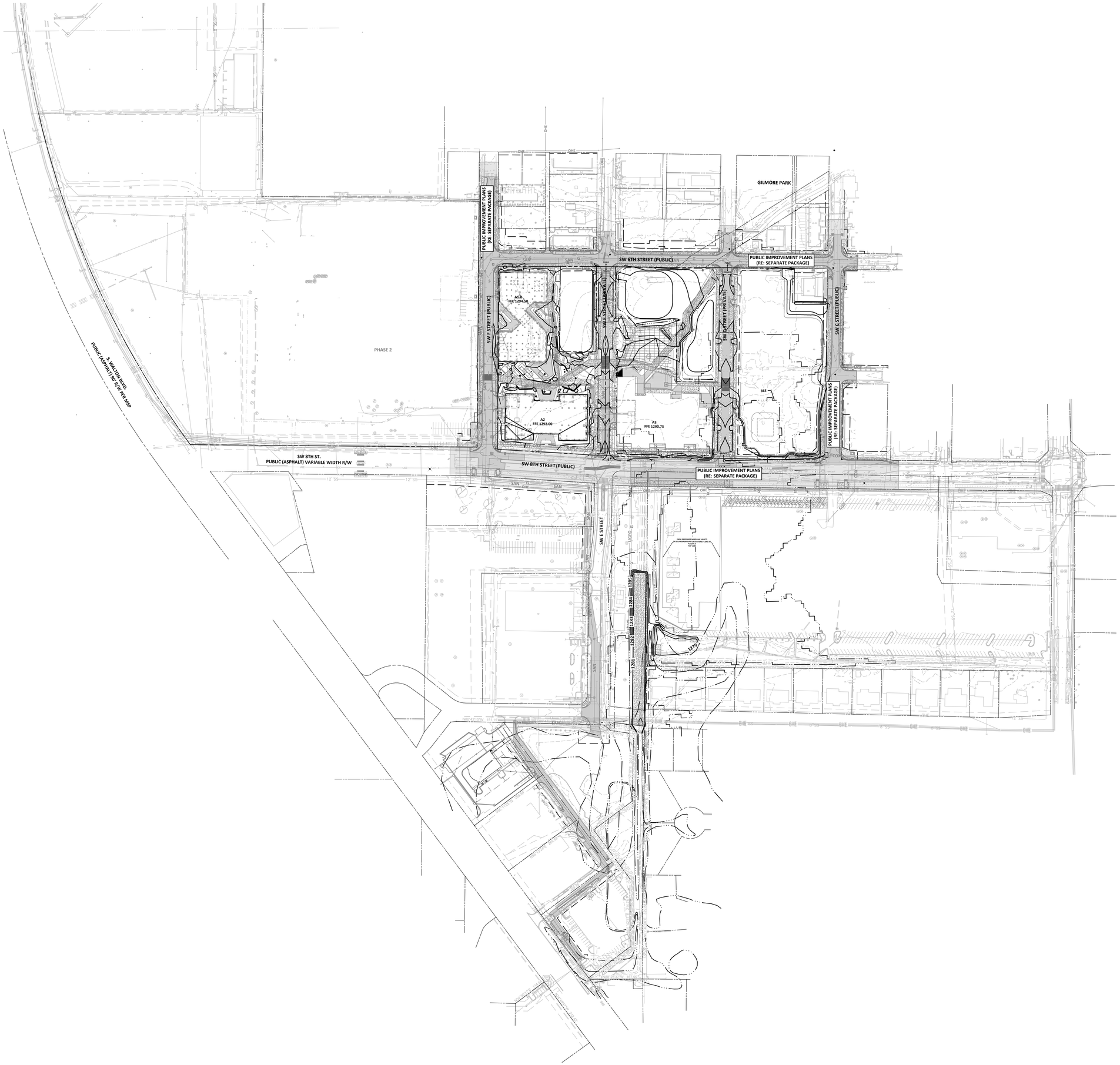

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OVERALL CIVIL SITE GRADING PLAN

C0.040

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N

100 50 0 100

SCALE: 1" = 100'

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GILMORE PARK

PHASE 2

S. WALTON BLVD.
PUBLIC (ASPHALT) 80' R/W PER RSP

SW 8TH ST.
PUBLIC (ASPHALT) VARIABLE WIDTH R/W

SW 6TH STREET (PUBLIC)

SW E STREET (PRIVATE)

SW D STREET (PRIVATE)

SW C STREET (PUBLIC)

SW E STREET (PUBLIC)

SW E STREET

SW 8TH STREET (PUBLIC)

PROP 6" GAS

PROP 4" ELEC

PROP 4" GAS

PROP FIBER

PROP ATT

PROP OHP

PROP COX

AER
FFE 1294.50

A3
FFE 1292.00

A3
FFE 1290.75

STEM UNIVERSITY - CAMPUS DEVELOPMENT STANDARDS

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OVERALL CIVIL SITE UTILITY PLAN

C0.050

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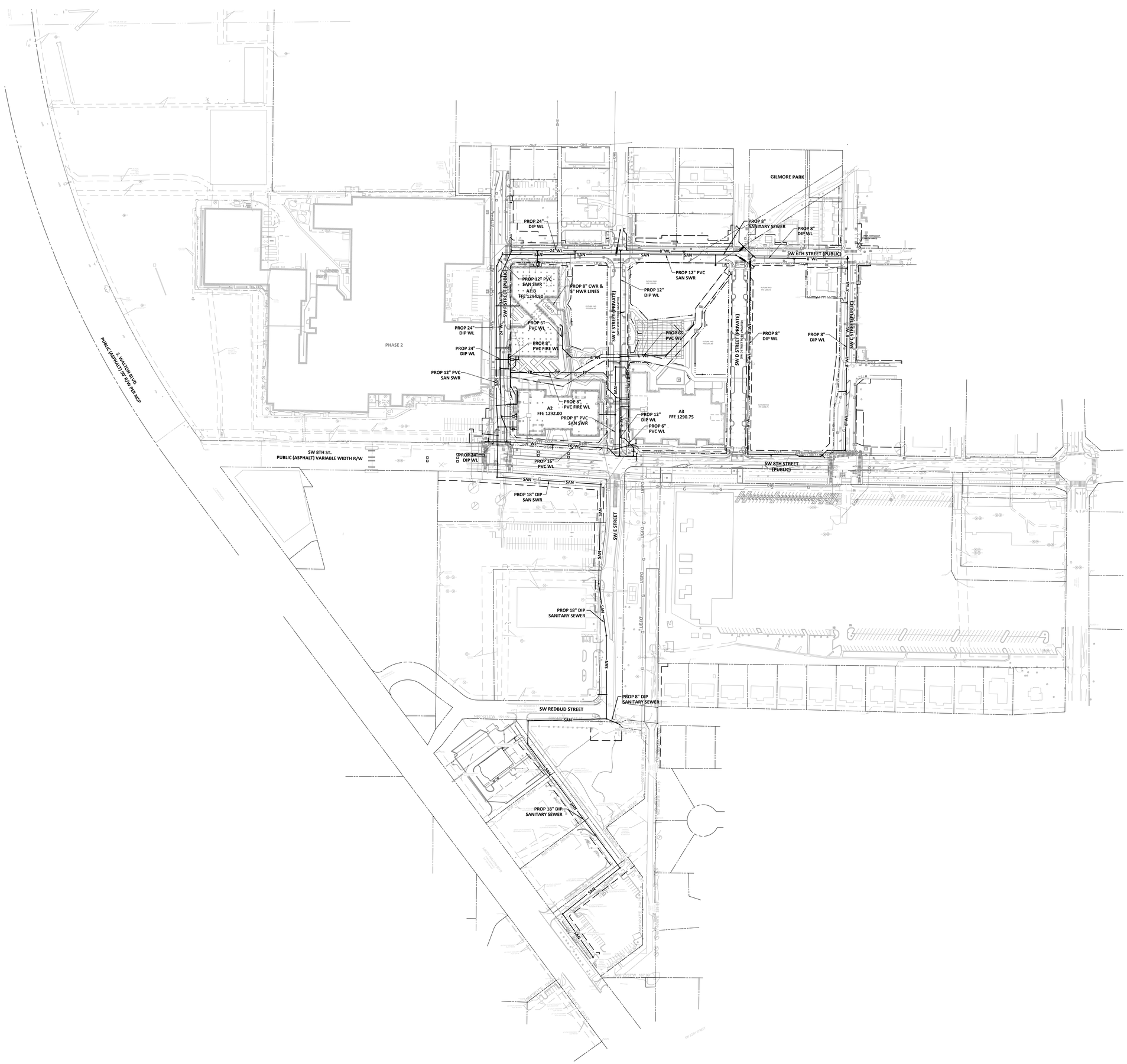

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OVERALL CIVIL SITE SANITARY SEWER & WATER LINE PLAN

C0.060

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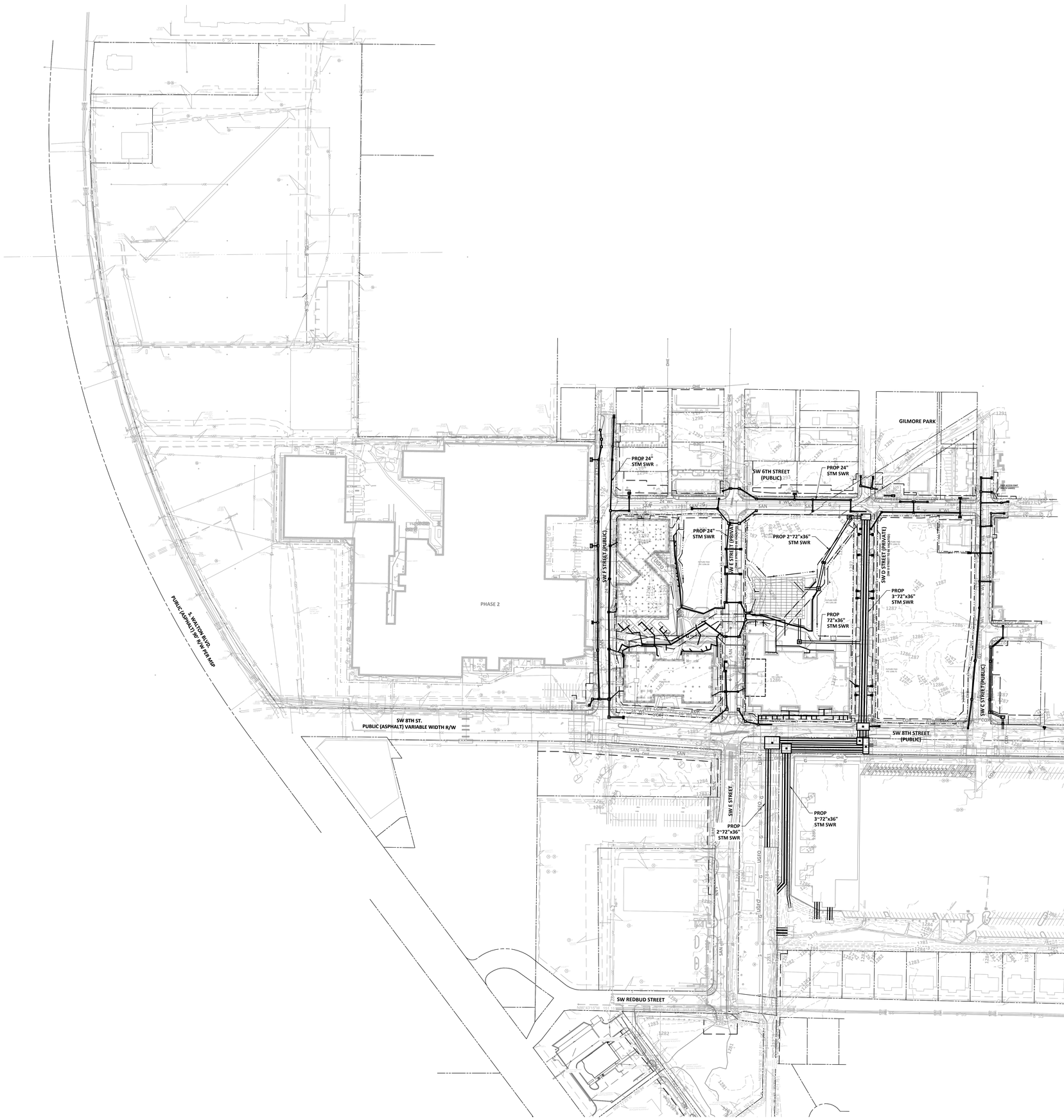

N

100 50 0 100

SCALE: 1" = 100'

SHEET NOTES:

A. CONTRACTOR TO INSTALL CLAY PLUG FOR ALL UTILITIES PENETRATING PROPOSED BUILDING WALL OR FOUNDATION

B. CONTRACTOR TO FIELD VERIFY UTILITIES AND NOTIFY ENGINEER IF CONFLICT EXISTS

C. ALL WATER LINE BENDS SHALL BE STANDARD BENDS - 90°, 45°, 22.5°, OR 11.25° - UNLESS OTHERWISE SPECIFIED

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OVERALL CIVIL SITE STORM PLAN

C0.070

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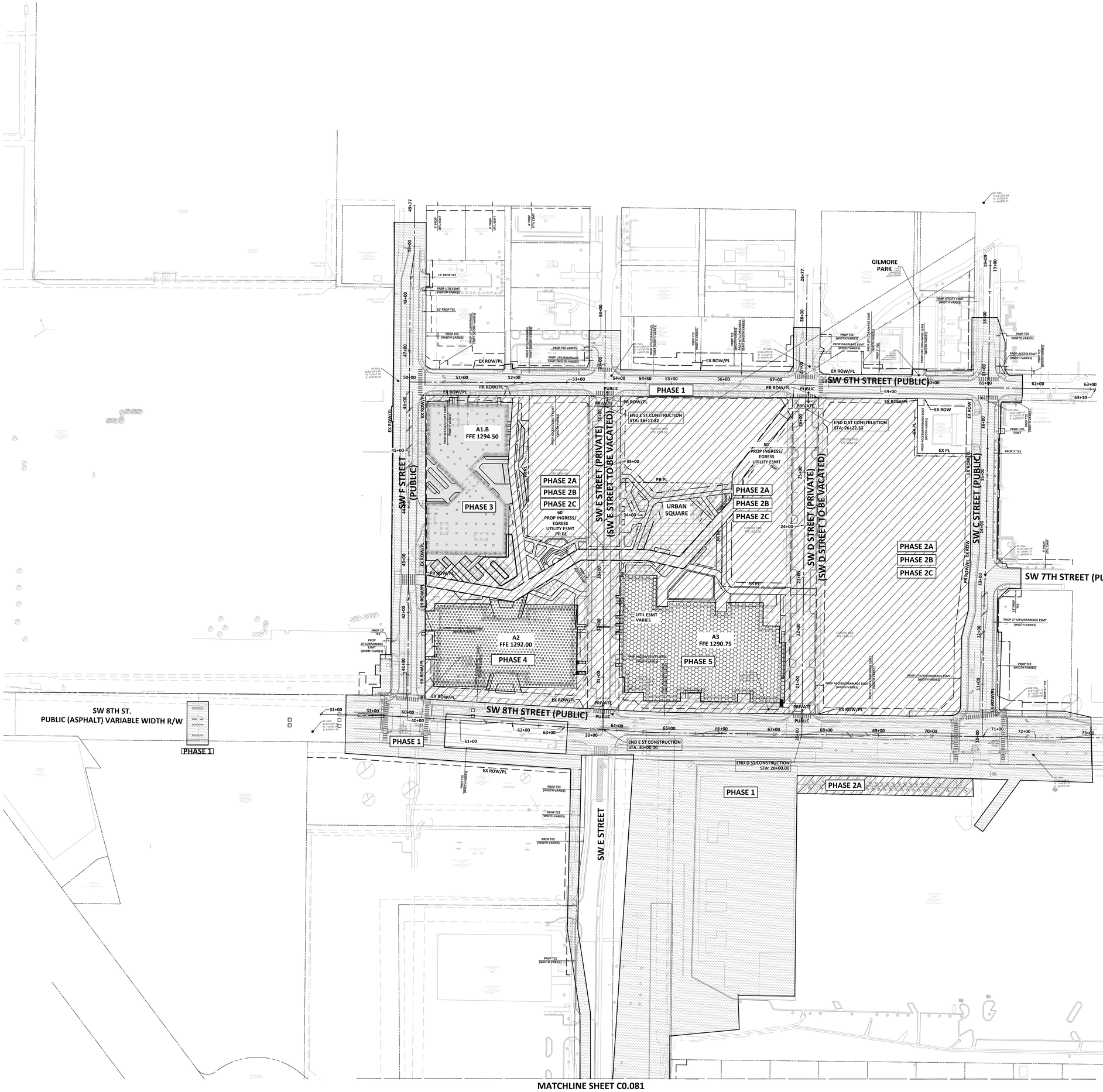
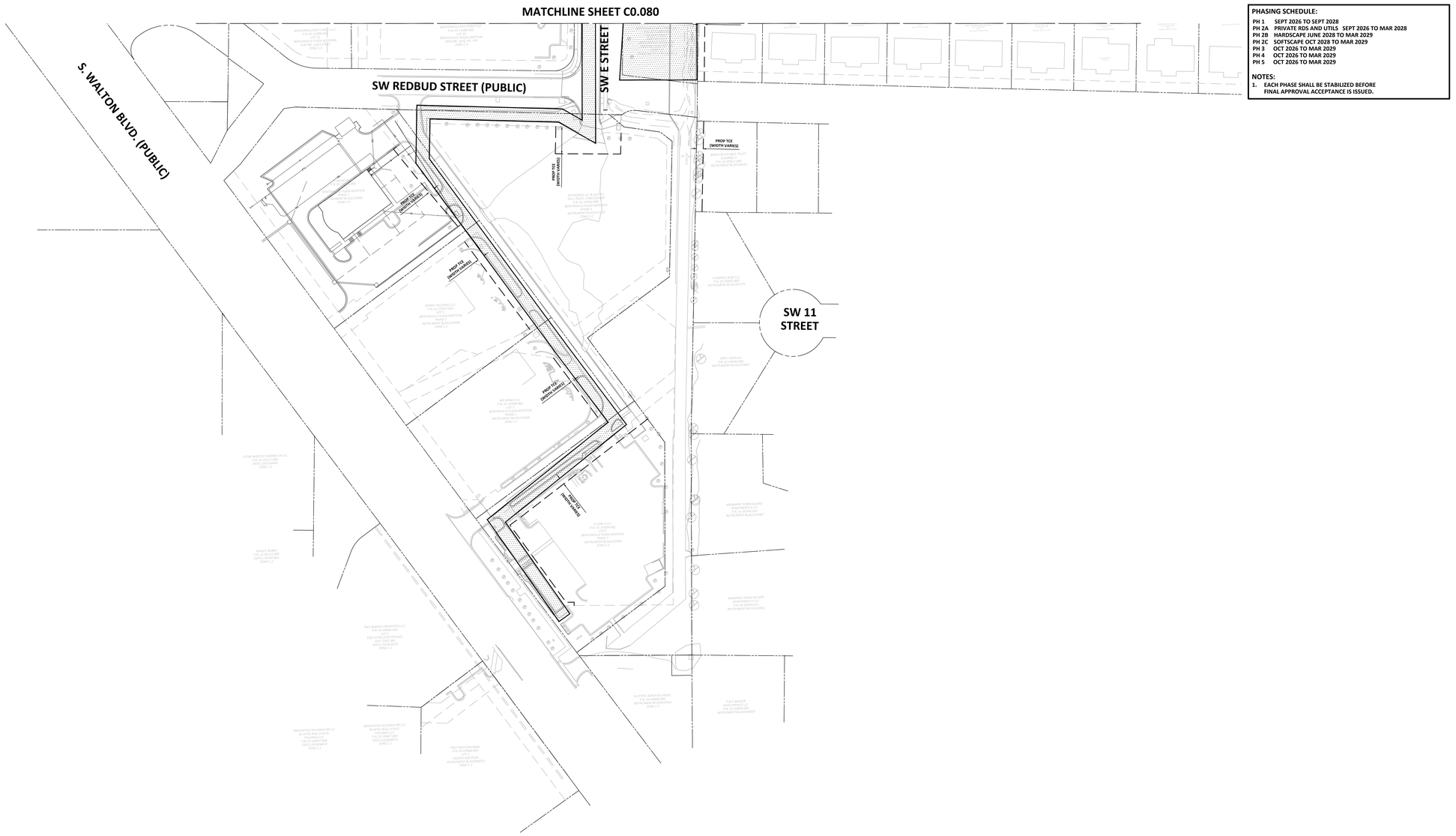

SW F STREET (PUBLIC)
SW E STREET (PRIVATE)
(SW E STREET TO BE VACATED)
SW D STREET (PRIVATE)
(SW D STREET TO BE VACATED)
SW C STREET (PUBLIC)
SW 6TH STREET (PUBLIC)
SW 7TH STREET (PUBLIC)
SW 8TH STREET (PUBLIC)
SW 8TH ST.
PUBLIC (ASPHALT) VARIABLE WIDTH R/W
SW E STREET
GILMORE PARK
URBAN SQUARE
A1.B
FFE 1294.50
A2
FFE 1292.00
A3
FFE 1290.75
PHASE 1
PHASE 2A
PHASE 2B
PHASE 2C
PHASE 3
PHASE 4
PHASE 5
END E ST CONSTRUCTION STA: 36+17.62
END D ST CONSTRUCTION STA: 26+22.33
END E ST CONSTRUCTION STA: 30+00.00
END D ST CONSTRUCTION STA: 20+00.00
60' PROP INGRESS/ EGRESS UTILITY ESMT PR PL
50' PROP INGRESS/ EGRESS UTILITY ESMT
UTIL ESMT VARIES
EX ROW/PL
PR ROW/PL
PROP UTILITY/DRAINAGE ESMT (WIDTH VARIES)
PROP TCE (WIDTH VARIES)
PROP ACCESS ESMT (WIDTH VARIES)
PROP UTILITY ESMT (WIDTH VARIES)
PROP 10' TCE
PROP 3' TCE
PROP 13' TCE
PROP 12' TCE
PROP 10' TCE
PROP 8' UTIL ESMT
PROP 4' UTIL ESMT
PROP UTIL ESMT (WIDTH VARIES)
PROP TCE VARIES
PROP ACCESS/UTILITY ESMT (WIDTH VARIES)
PROP ACCESS/DRAINAGE ESMT (WIDTH VARIES)
PUBLIC
PRIVATE
EX ROW
EX PL
PR PL
FUTURE BIKE PATH
PR NAIL ELEV=1292.89 N: 7417067.91 E: 660858.77
PR NAIL ELEV=1292.18 N: 7417067.89 E: 660857.77
PR NAIL ELEV=1292.18 N: 7417067.89 E: 660858



N

60 30 0 60

SCALE: 1" = 60'

HATCH LEGENDS:

- PHASE 1 - PUBLIC IMPROVEMENTS
- PHASE 2 - PRIVATE IMPROVEMENTS
- PHASE 3 - A1B DORMS
- PHASE 4 - A2 ACADEMIC
- PHASE 5 - A3 CRUCIBLE

PHASING SCHEDULE:

PH 1	SEPT 2026 TO SEPT 2028
PH 2A	PRIVATE RDS AND UTILS SEPT 2026 TO MAR 2028
PH 2B	HARDSCAPE JUNE 2028 TO MAR 2029
PH 2C	SOFTSCAPE OCT 2028 TO MAR 2029
PH 3	OCT 2026 TO MAR 2029
PH 4	OCT 2026 TO MAR 2029
PH 5	OCT 2026 TO MAR 2029

NOTES:

1. EACH PHASE SHALL BE STABILIZED BEFORE FINAL APPROVAL ACCEPTANCE IS ISSUED.

walter p moore

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STEM UNIVERSITY - CAMPUS DEVELOPMENT STANDARDS

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Engineer: TED T. VUONG, P.E.
P.E. Serial No.: 18208
Date: 08/12/2026

ASBL COA NO. 719

NO.	DATE	REVISION
1	06/17/2026	100% CD
2	07/17/2026	100% CD 2ND SUBMISSION
3	08/12/2026	100% CD 3RD SUBMISSION

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OVERALL CIVIL SITE PHASING PLAN

C0.081

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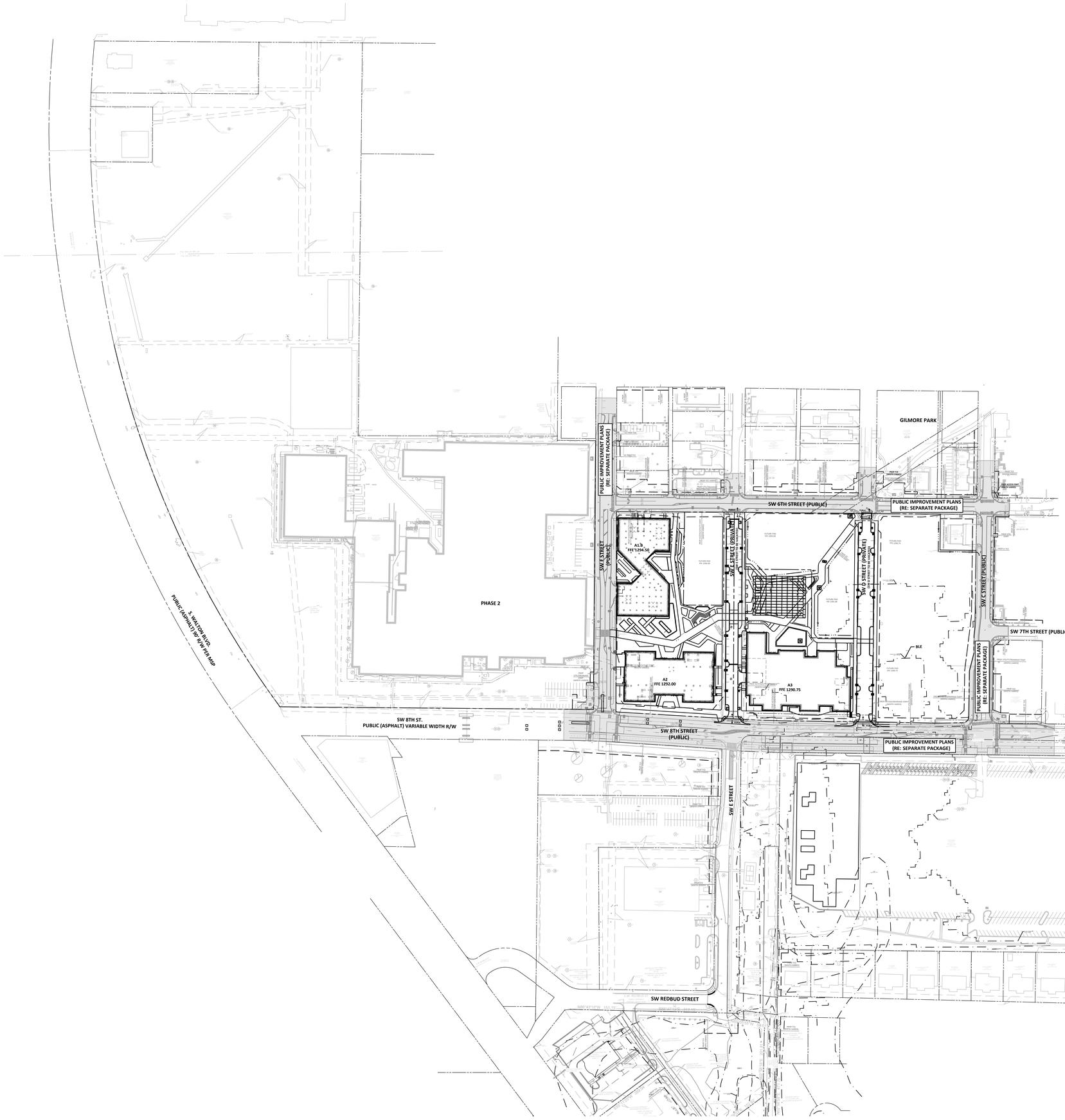
13-Aug-2026 - 6:30 PM - X:\M08\2025\25007-00 stem university - retail village\Civil\3-production\03-sheets\CDS\STEM_CDS_VPM_C-PH_M08250700.dwg



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OVERALL CIVIL SITE PLAN

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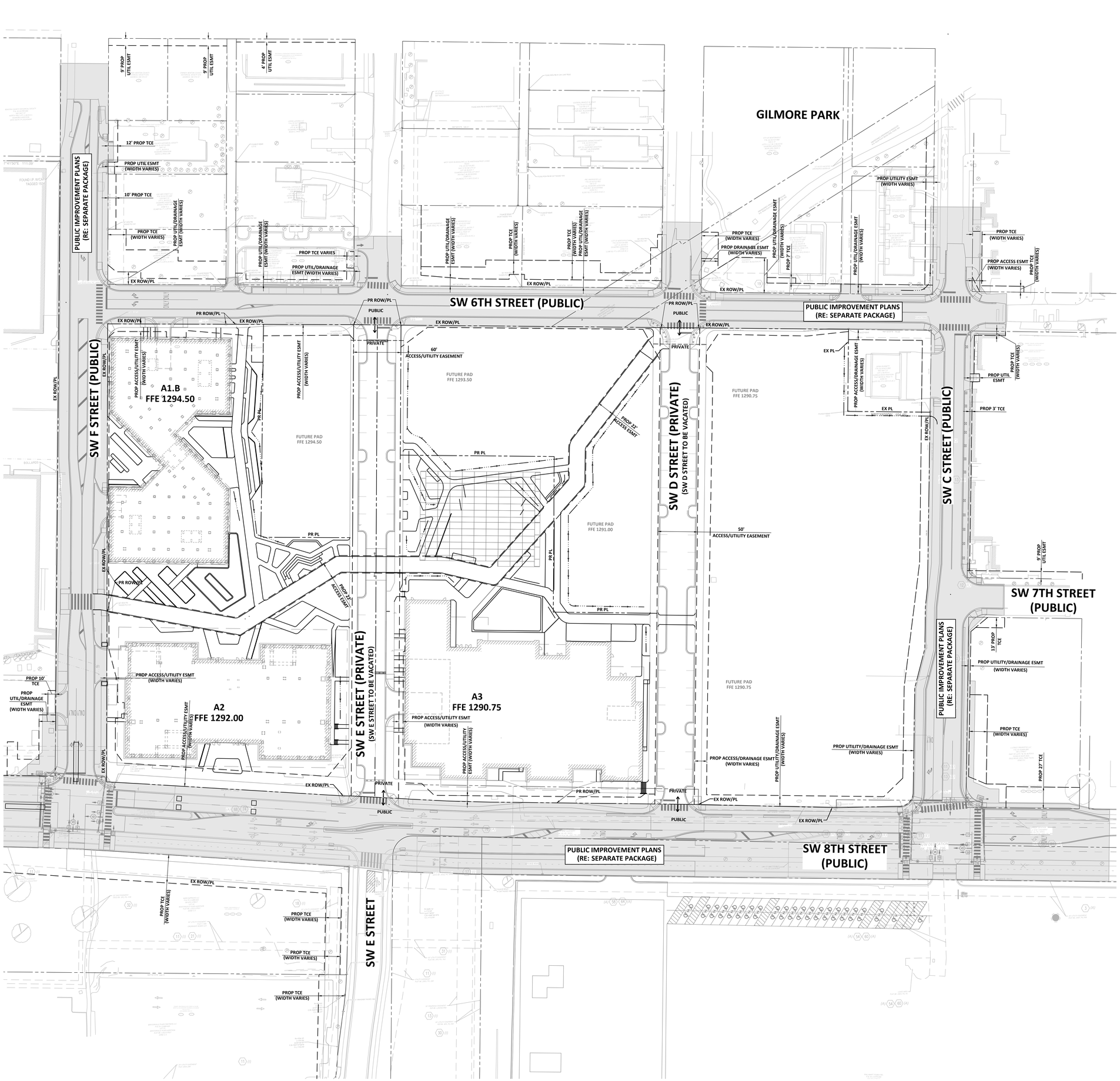

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40 20 0 40

SCALE: 1" = 40'

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CIVIL BUFFER LANDSCAPE & UTILITY EASEMENT PLAN

C0.100

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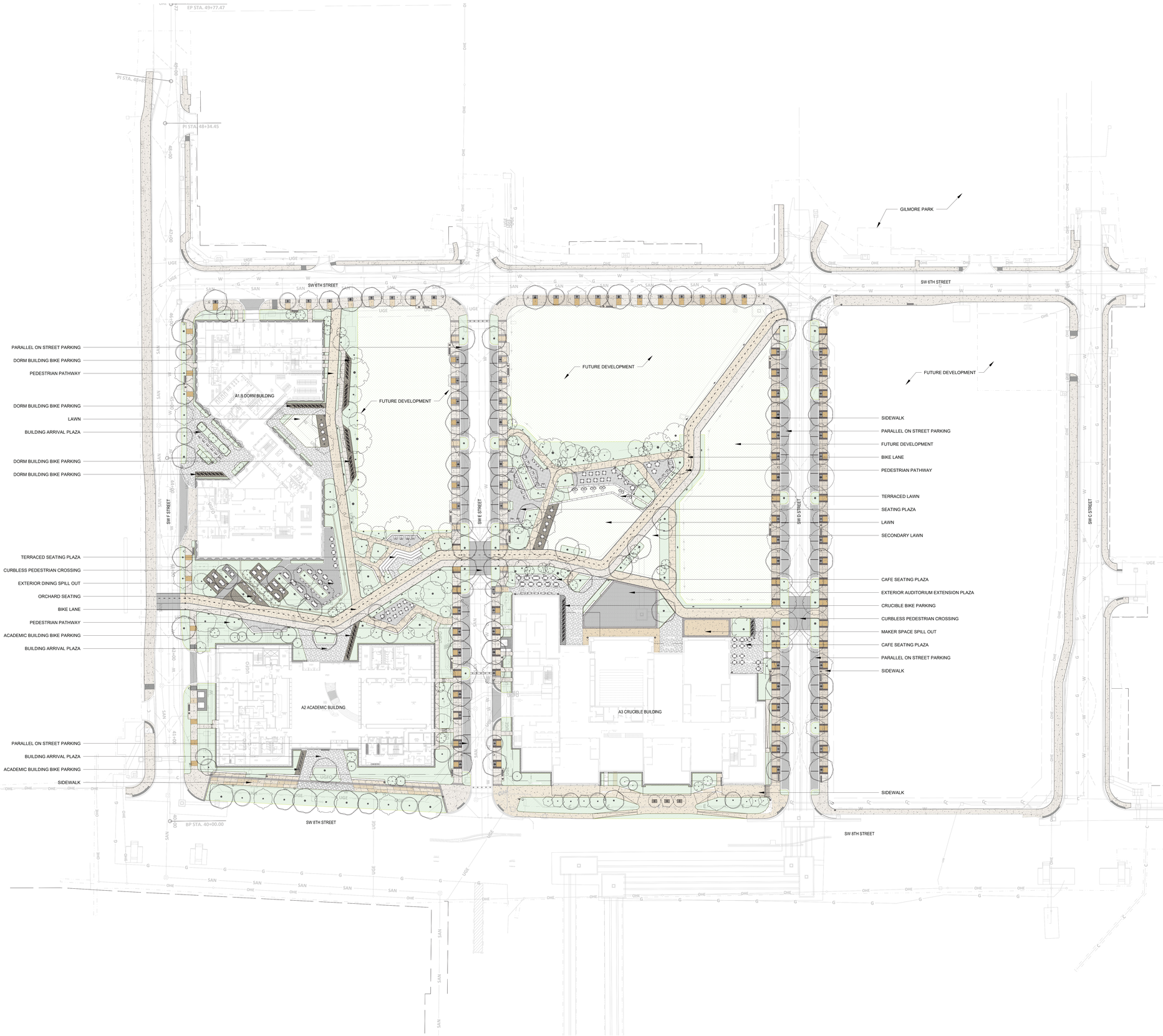

NOTES:

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6. ALL TREES WITHIN AERIAL ACCESS LANES SHALL MEET HEIGHT REQUIREMENTS.

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LA. License #: 712030
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4	08/11/2026	#4 CAMPUS DEVELOPMENT STANDARD

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OVERALL SITE PLAN

C1.200

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GENERAL LEGEND

- PUBLICLY ACCESSIBLE PRIVATE OPEN SPACE
- SHARED USE TRAIL
- PEDESTRIAN PATHWAY
- 1 SHARED PATHWAY
- 2 EVENT LAWN
- 3 FOOD TRUCK PARKING
- 4 AUDITORIUM EXTENSION
- 5 MAKER SPACE SPILL OUT
- 6 CAFE PLAZA
- 7 TERRACED PLAZA
- 8 DINING HALL SPILL OUT
- 9 PEDESTRIAN PATHWAY
- 10 SIGNALED CROSSING

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OPENSPACE & TRAIL NETWORK

C1.201

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GENERAL LEGEND

- PROPOSED TREES
- UTILITY EASEMENT
- LANDSCAPE BUFFER

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BUFFER LANDSCAPE & UTILITY EASEMENT COORDINATION

C1.202

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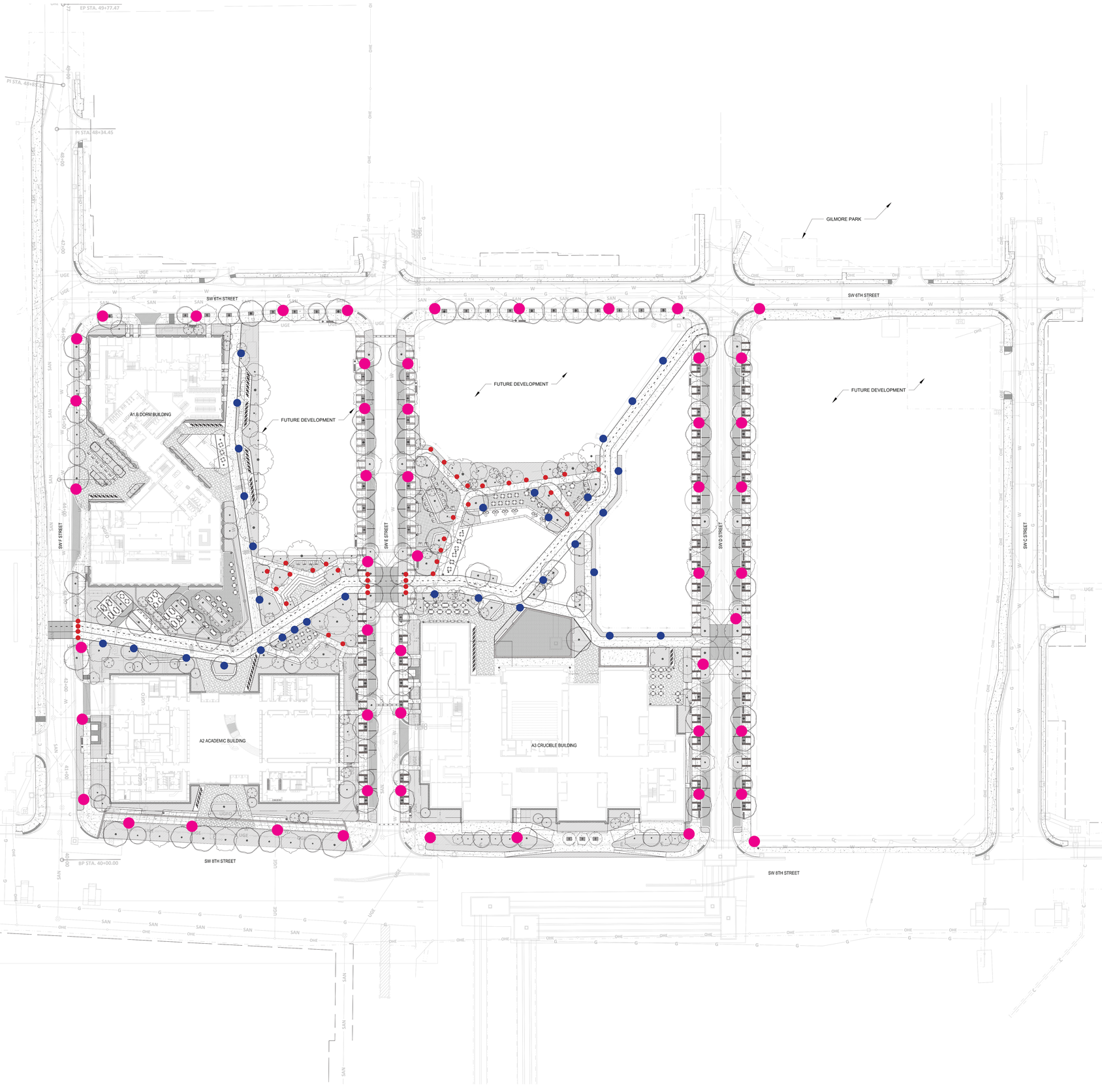

N

SCALE: 1" = 40'
0 40' 80'

GENERAL LEGEND

- STREET LIGHTS
- PEDESTRIAN LIGHTS
- BOLLARD LIGHTS

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6. ALL TREES WITHIN AERIAL ACCESS LANES SHALL MEET HEIGHT REQUIREMENTS.
7. LIGHTING WILL MEET SHIELD REQUIREMENTS.

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LIGHTING PLAN

C1.203

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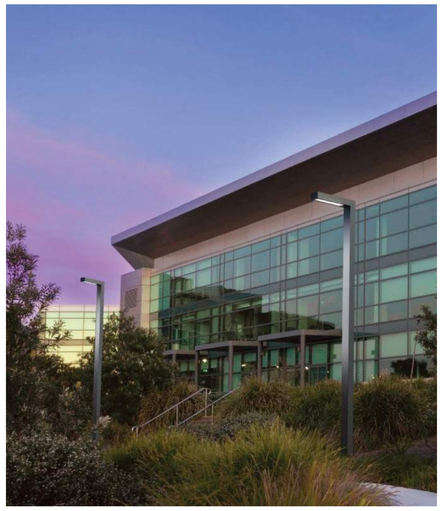
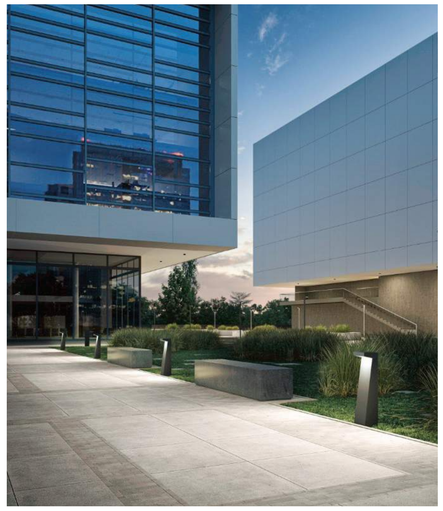
STREET LIGHTS - LUMINIS BELLEVUE

PEDESTRIAN LIGHTS - LUMINIS BELLEVUE



BOLLARD LIGHTS- - BEGA ASYMMETRIC



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0 20 40 80

SCALE: 1" = 40'

LUMINIS®

BVA21/BVA31/BVA32
BELLEVUE
POLE MOUNT

PROJECT NAME: **QUANTITY:** **TYPE:**

ORDERING CODE:

DarkSky Approved
Refer to pg 6-8

① Front cover constructed of corrosion resistant cast aluminum.
② 4.5" (114mm) x 6" (152mm) Extruded aluminum optical chamber.
③ Modular LED boards with acrylic optics. 30 or 60 LEDs configurations available.
④ Clear tempered glass.
⑤ Heavy gauge steel mounting plate with leveling adjustment (5° total).
⑥ 6" (152mm) x 6" (152mm) 6061 aluminum pole. All stainless steel hardware.

BVA21

BVA31

BVA32

MATERIALS

Bellevue is made of 6063-T6 extruded aluminum alloy. Cast parts are made of corrosion resistant 356 aluminum alloy with a copper (CU) content of less than 0.1%. LED board is assembled on a thick extruded aluminum profile and protected by a clear tempered glass. The acrylic optics provide a wide range of roadway optics.

ELECTRICAL DRIVER

Driver is 120-277V multi-volt compatibility (50-60Hz), 0-10V dimming-ready (dims to 10%). Optional 347/480V, operating temperatures of -40°C/-40°F to 55°C/131°F, output over voltage protection, output over current protection, output short circuit protection with auto-recovery. Driver is mounted in the pole top cap.

LED LIGHT ENGINE

Type II, III, IV or V light distribution via high performance optical lens. Offered in 2700K, 3000K, 3500K, 4000K CCT with 80CRI.
70% LED lumen maintenance at 60,000 hours (L70/B50) based on IESNA LM-80-08 LED extrapolated life, calculated per IESNA TM-21-21.
Optional Amber LED for turtle sensitive areas.
Wavelengths: 584.5nm to 597nm.

FINISH

Five-stage preparation process includes preheating of cast aluminum parts for air extraction. Polyester powder coating is applied through an electrostatic process, and oven cured for long term finish.

CERTIFICATION

UL Certified to Canadian and U.S. safety standards. Certified for use in wet locations. Rated IP65. Photometric testing performed by an independent laboratory in accordance with IES LM-79-08 standards at 25°C. Actual performance may differ as a result of end-user environment and application.

WARRANTY

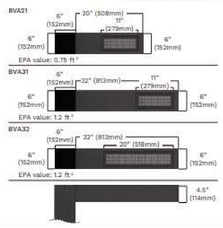
5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: https://www.acuitybrands.com/support/warranty/terms-and-conditions

MOUNTING

Bellevue is designed for ease of access and installation.
The head is secured on the pole by a set of (4) 5/16-18 bolts.
The cast aluminum base plate is secured with a set of (4) 3/4"-10 x 18" lg. galvanized anchor bolts. Accessibility is done through a flush mount 3" x 10" (76 x 254) hand hole cover plate. See mounting details.

MEASUREMENTS

Maximum weight: 21 lbs (9.5 kg)



LUMINIS.COM
Toll free: (866) 586-4647 | Fax: (514) 683-8872 | Email: info@luminis.com
260 Labrosse, Pointe-Claire (QC) Canada H9R 5L5

BVA21/BVA31/BVA32
Rev. 07/16/26

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Bollard · Asymmetric

BEGA

Application
The shielded design of this bollard provides visual comfort while illuminating ground surfaces. This asymmetric distribution is ideal for illuminating large pathways and courtyards. Provided with mounting system that allows the luminaire to be adjusted independent of anchor bolt orientation.

Materials
Clear safety glass
Extruded aluminum
Silicone applied robotically to casting, plasma treated for increased adhesion
Stainless steel hardware
Stainless steel helicoils
Threaded stainless steel anchor rods
Mounting template included
Pure anodized aluminum reflector

NRTL listed to North American Standards, suitable for wet locations
Protection class IP 65

Weight: 27.1 lbs.

Electrical

Operating voltage	120-277V AC
Minimum start temperature	-30° C
LED module wattage	11.5W
System wattage	18.0W
Controllability	0-10V, TRIAC, and ELV dimmable
Color rendering index	Ra > 80
Luminaire lumens	1892 lm
LED service life (L70)	60000 hrs

LED color temperature
☐ 4000K (K4)
☐ 3500K (K35)
☐ 3000K (K3)
☐ 2700K (K27)

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Unidure® finish provides superior fade protection in Black, Bronze, and Silver. BEGA standard White is a super durable polyester powder. Optionally available RAL, custom, and premium colors provided in polyester powder and/or liquid paint.

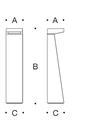
Available colors
☐ Bronze (BRZ)
☐ Silver (SLV)
☐ Natural Bronze (NTB)
☐ CUS:
☐ Black (BLK)
☐ White (WHT)
☐ RAL:

Type:
BEGA Product:
Project:
Modified:

Available options

☐ 70896	Direct burial anchorage (replaces included anchorage kit, pre-shippable)
☐ CUS	Custom finish
☐ DALI-2	Enabled for DALI control system
☐ EMPK	Integral emergency battery pack
☐ FSC	Fusing
☐ MGU	Marine grade undercoat
☐ NTB	Natural bronze (premium finish)
☐ RAL	RAL Classic, matte finish

Included (available for pre-shipment)
☐ B79818 Anchorage kit



Bollard · Asymmetric

	LED	A	B	C
B84463	11.5W	8 3/8	38 7/8	8 5/8

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us.com
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Updated 12/17/25

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LIGHTING CUT SHEETS

C1.204

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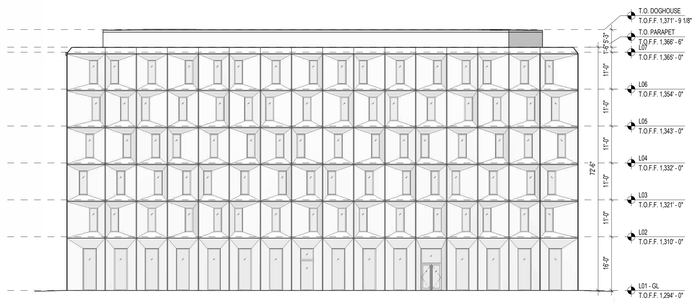
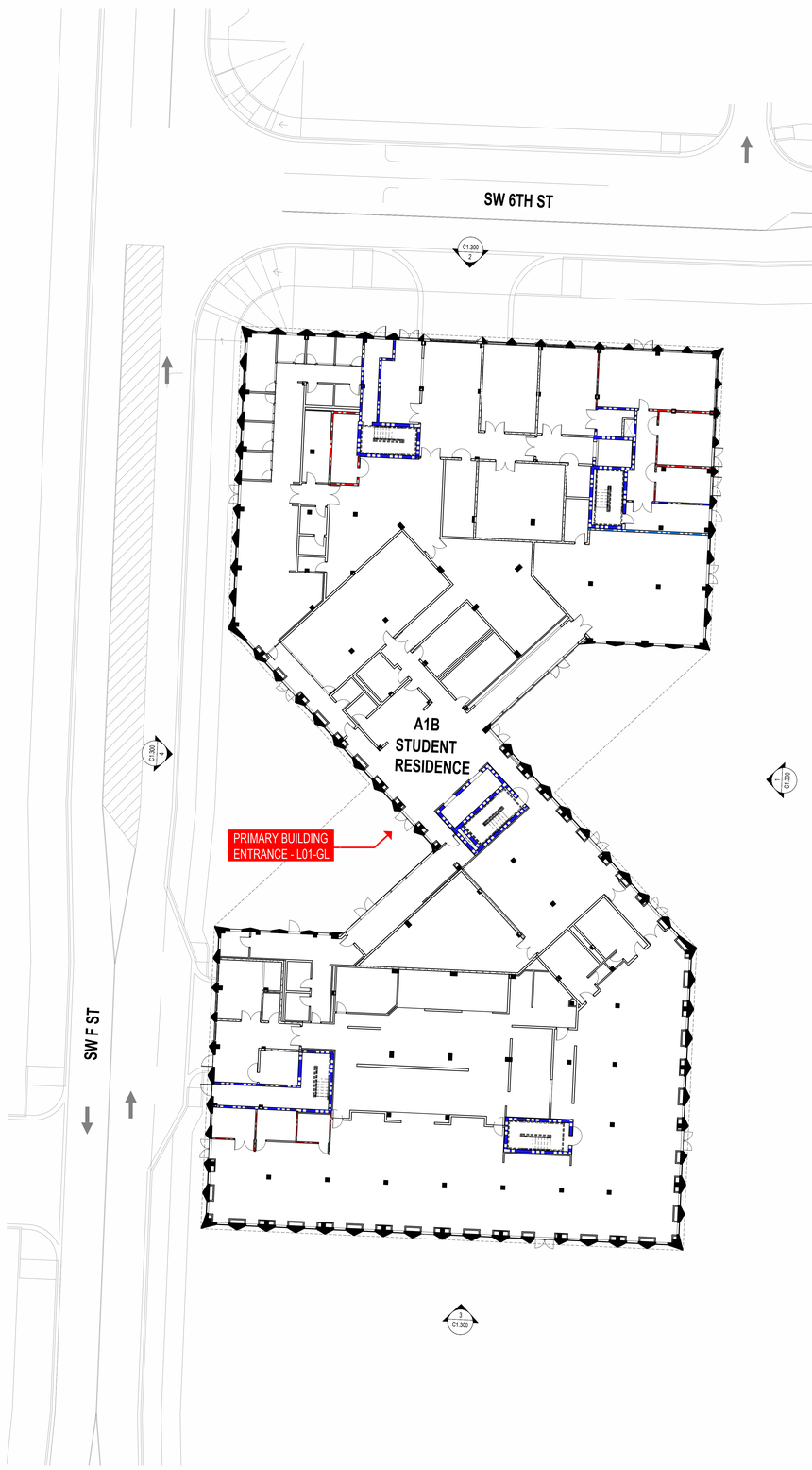
1 BUILDING EAST ELEVATION
C1.300
1/16" = 1'-0"

2 BUILDING NORTH ELEVATION
C1.300
1/16" = 1'-0"

4 BUILDNG WEST ELEVATION
C1.300
1/16" = 1'-0"



3 BUILDING SOUTH ELEVATION
C1.300
1/16" = 1'-0"



5 BUILDING SITE PLAN
C1.300
1/16" = 1'-0"

N

SCALE: 1/16" = 1'-0"
0' 4' 8' 16' 32' 64'

STEM A1.B STUDENT RESIDENCE

STEM UNIVERSITY
BENTONVILLE, AR 72712, USA

CLIENT
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852 NICOLE BEAR WAY
BENTONVILLE, AR 72712, USA

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DATE ISSUE

SEAL

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NOT FOR CONSTRUCTION

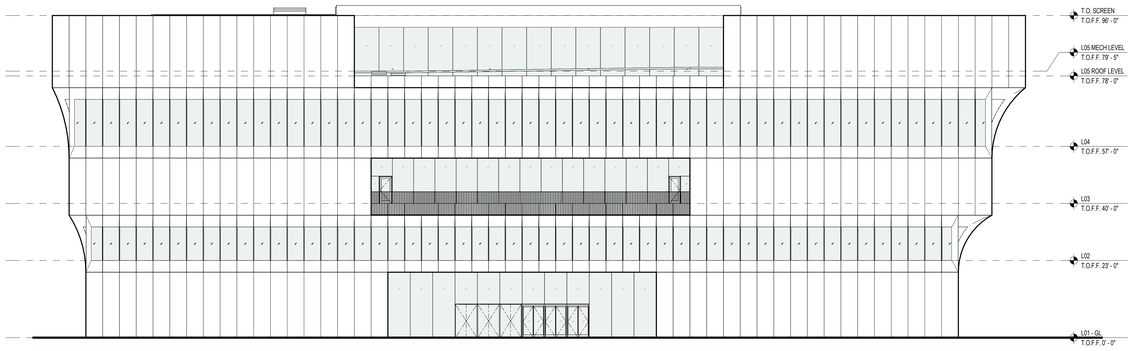
KEY PLAN (NTS)

SHEET NAME

CDS Building Orientation & Placement_A1.b

PROJECT NUMBER 25520
SHEET NUMBER **C1.300**
DOB NUMBER
SCALE 1/16" = 1'-0"
FORMAT ARCH E

5/21/2026 10:00:31 AM



5 BUILDING SOUTH ELEVATION
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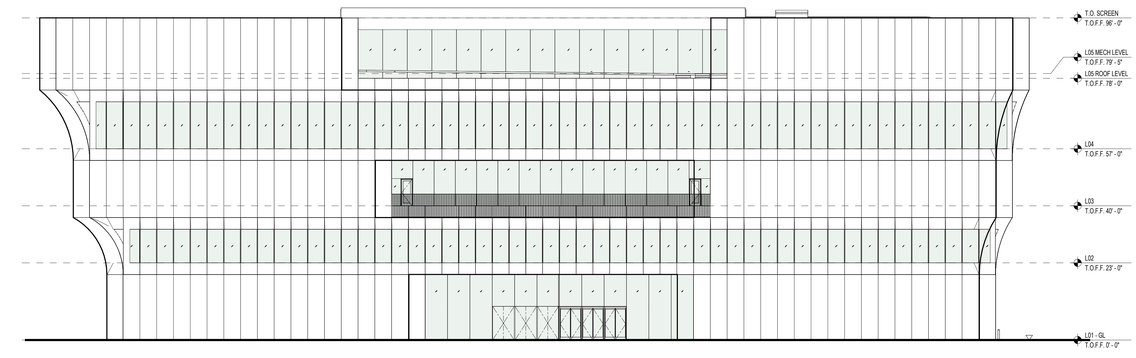

4 BUILDING NORTH ELEVATION
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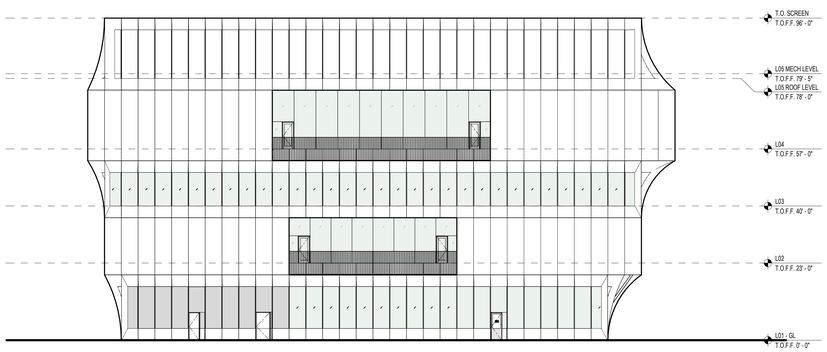
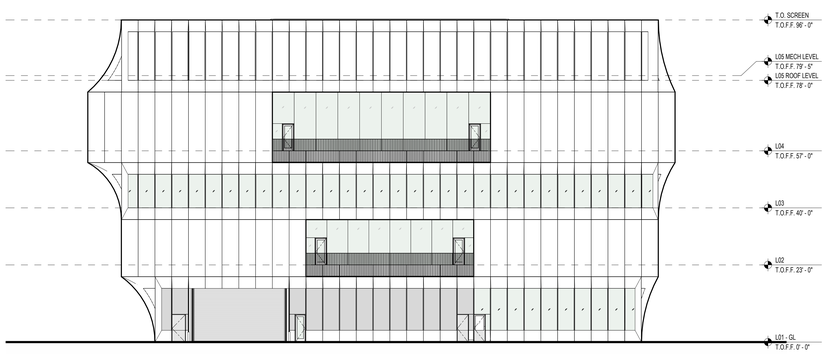


3 BUILDING EAST ELEVATION
C1.301
1/16" = 1'-0"



2 BUILDING WEST ELEVATION
C1.301
1/16" = 1'-0"

1 A2 SITE PLAN
C1.301
1/16" = 1'-0"

5/20/2026 9:51:50 AM

STEM - A2
ACADEMIC
STEM UNIVERSITY
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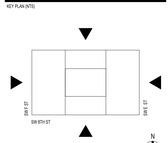
DATE ISSUE
SEAL

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND MAY NOT BE USED FOR OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT OR COMPLETION OF THIS PROJECT BY OTHERS.

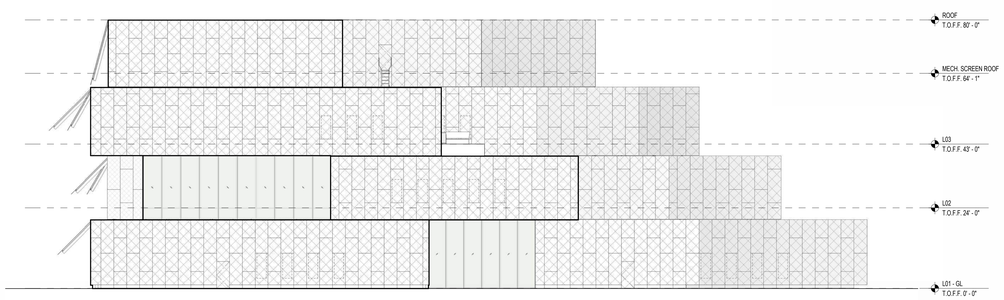
NOT FOR CONSTRUCTION

KEY PLAN (NTS)



SHEET NAME
CDS Building Orientation & Placement_A2

PROJECT NUMBER 10001
SHEET NUMBER **C1.301**
DDB NUMBER
SCALE 1/16" = 1'-0"
FORMAT ARCH E



5 BUILDING EAST ELEVATION
C1.302
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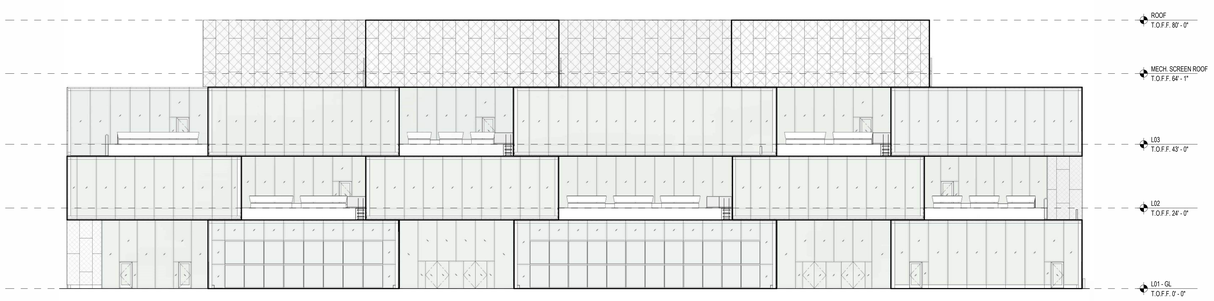
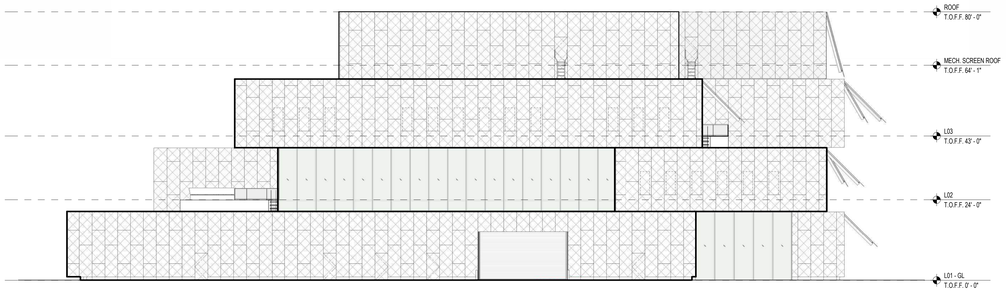
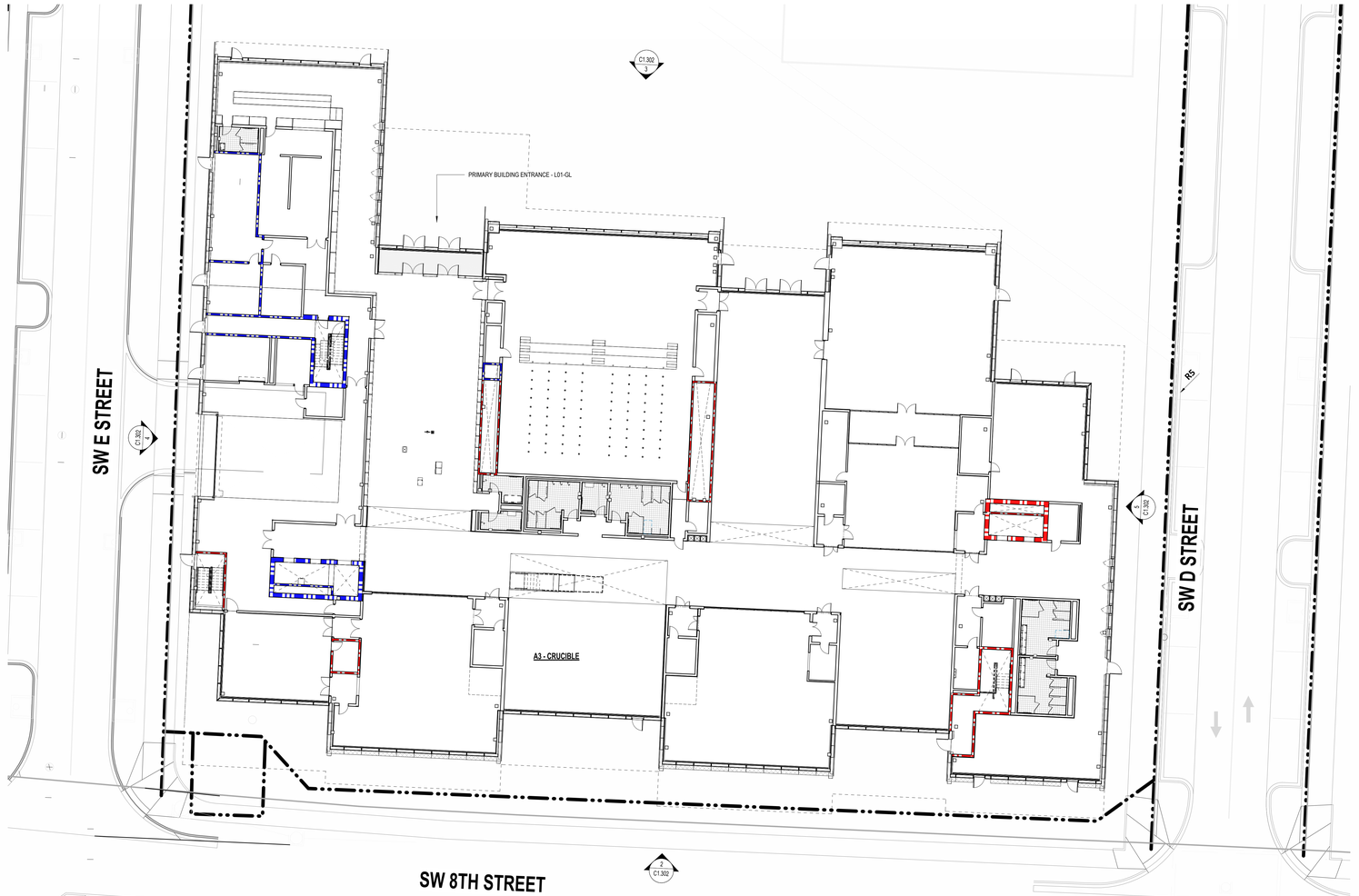


3 BUILDING NORTH ELEVATION
C1.302
1/16" = 1'-0"



4 BUILDING WEST ELEVATION
C1.302
1/16" = 1'-0"

2 BUILDING SOUTH ELEVATION
C1.302
1/16" = 1'-0"



1 BUILDING SITE PLAN
C1.302
1/16" = 1'-0"

N

SCALE - 1/16" = 1'-0"
0' 4' 8' 16' 32' 64'

STEM UNIVERSITY
A3 CRUCIBLE

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609 SW 8TH STREET, SUITE 800
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THEATER CONSULTANT
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DATE ISSUE

SEAL

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NOT FOR CONSTRUCTION

KEY PLAN (NTS)

SHEET NAME

CDS Building Orientation & Placement_A3

PROJECT NUMBER: 25528
DOB NUMBER:
SHEET NUMBER: **C1.302**
SCALE: 1/16" = 1'-0"
FORMAT: ARCH E

5/20/2026 11:56:48 AM

J Street Mixed Use Waivers

1703 SE J Street

PC Date: 8/18/2026

Staff Report Details

Project Number	(WAV26-0009)
Applicant / Current Owner	McClelland Consulting Engineers, Inc. / Scope Towers LLC
Site Area	1.09 Acres
Current Zoning	T5.2, Town Center High
Requested Zoning	
Current Future Land Use Map Designation	Urban Corridor
Requested Future Land Use Map Designation	
Development Type / Use	Commercial Mixed-Use
Related projects	LS26-0008, LSD26-0025

Property Description

The subject property located at 1703 SE J St, which is an Arterial road. The applicant is requesting waivers from the following sections of the Bentonville Community Code: Section 50-503 (h) (2) (a) (6) Driveway location, Section 50-503 (h) (4) Driveway width, and Section 50-510 (d) (6) Zone transition landscape buffers.

Project Details

See conceptual site plan, attached.

Relationship to the Community Plan

Public Comment

Public Comment

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

Analysis / Waivers

Waiver 1: Separations between driveways on J Street

The applicant requests a waiver to install a new driveway within 200' of the existing high school driveway to the south in order to access a proposed development. Per Table 5.6 in Section 50-503, for a 40 mph roadway, 200' of separation is required from adjacent property driveways. The applicant states that due to the nature of the future multi-story office space being planned near the property's frontage and the requirements of Bentonville Utilities, the proposed driveway cannot be shifted any further north to provide appropriate separation. Staff recommends approval.
See waiver # 1 exhibit for more details.

Waiver 2: Driveway width

The new code seeks to limit the width of driveways (11' per lane or 22' in this location) to make a better pedestrian experience when crossing driveways. This driveway is being used for aerial access for the Fire Department, which per building code Appendix "D" requires a width of 26'. Staff recommends approval.

Waiver 3: Landscape buffer along the south property line

The landscape buffers in the Bentonville Community Code Table 5.18 are based on adjacency of zoning districts, not use. The high school parking lot is zoned T2.1 and the project is zoned T5.2, requiring a buffer Type "G" of 25'. The applicant is seeking to use the previous code requirement of a 7' landscape buffer on the south side of the project given that the use is a parking lot and not what is typically found in T2.1. Staff Recommends approval

Conclusion

Staff recommends approval of the waivers.

Additional Details

J STREET MIXED USE DEVELOPMENT

1703 SE J ST BENTONVILLE, AR

LARGE SCALE DEVELOPMENT

HORIZONTAL AND VERTICAL DATUM

SEC. 300.01(C) OF THE 2024 STREET SPECIFICATIONS - "HORIZONTAL AND VERTICAL DATUM. CONSTRUCTION CONFORMING TO THESE STANDARDS SHALL MEET THE REQUIREMENTS OF ARTICLE 1000 OF THE LAND DEVELOPMENT CODE - "MINIMUM SURVEY STANDARDS". ENGINEER OF RECORD SHALL IDENTIFY WHICH MONUMENTS WERE USED FOR HORIZONTAL AND VERTICAL CONTROL".

INDEMNIFICATION STATEMENT

THESE PLANS HAVE BEEN REVIEWED BY THE CITY FOR CONCEPT ONLY. THE REVIEW DOES NOT IMPLY RESPONSIBILITY BY THE REVIEWING DEPARTMENT, THE CITY ENGINEER, OR THE CITY FOR ACCURACY AND CORRECTNESS OF THE CALCULATIONS. FURTHERMORE, THE REVIEW DOES NOT IMPLY THAT QUANTITIES OF ITEMS ON THE PLANS ARE THE FINAL QUANTITIES REQUIRED. THE REVIEW SHALL NOT 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.

GENERAL NOTES

INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS AND EXISTING FIELD CONDITIONS WHEN POSSIBLE. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES BY HAND DIGGING TEST PITS AT ALL UTILITY CROSSINGS IN ADVANCE OF TRENCHING WITH ANY MECHANICAL DEVICE. ANY CLEARANCES LESS THAN SPECIFIED ON THESE PLANS OR 18" (WHICHEVER IS LESS), CONTRACTOR SHALL CONTACT McCLELLAND CONSULTING ENGINEERS, INC. @ (479) 443-2377 PRIOR TO ANY FURTHER CONSTRUCTION.

CONTRACTOR SHALL BE RESPONSIBLE FOR RELOCATION OR REMOVAL OF EXISTING UNDERGROUND UTILITIES SHOWN OR NOT SHOWN AT NO ADDITIONAL COST TO THE OWNER.

CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND USE OF ANY AND ALL REQUIRED OR NECESSARY SHORING, SHEETING, BRACING, AND SPECIAL EXCAVATION MEASURES REQUIRED ON THIS PROJECT. THESE MEASURES WILL MEET OR EXCEED OSHA, FEDERAL, STATE, AND LOCAL REGULATIONS DURING CONSTRUCTION. McCLELLAND CONSULTING ENGINEERS, INC. AND THE DEVELOPER/OWNER ACCEPTS NO RESPONSIBILITY FOR THE CONTRACTORS FAILURE TO COMPLY WITH THESE REGULATIONS.

ALL UTILITIES, INCLUDING STORM SEWER, SHOWN WITHIN PUBLIC EASEMENTS OR RIGHT OF WAYS SHALL BE CONSTRUCTED TO THE GOVERNING AGENCY'S SPECIFICATIONS. ALL OTHER UTILITIES SHALL BE CONSTRUCTED TO THE CLIENT'S OR THE GOVERNING AGENCY'S SPECIFICATIONS, WHICHEVER IS MORE STRINGENT. IF THERE IS A QUESTION AS TO WHICH SPECIFICATIONS SHOULD APPLY, THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FOLLOW ALL RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL STUDY. WHERE A CONFLICT EXISTS BETWEEN THE HIGHWAY DEPARTMENT / CITY STANDARDS, OR THE GEOTECH STUDY, THE MOST STRINGENT SHALL APPLY.

FURTHERMORE IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN THE EROSION CONTROL MEASURES AS SHOWN ON THESE PLANS. CONTRACTOR SHALL KEEP THESE MAINTAINED THROUGHOUT ALL PHASES OF CONSTRUCTION. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR IMPLEMENTING THE SWPPP BEFORE, DURING, AND AFTER RAIN FALL EVENTS.

ALL PHASES OF CONSTRUCTION SHALL MEET OR EXCEED THE OWNER / DEVELOPER SITE WORK SPECIFICATIONS.

SEE ARCHITECTURAL PLANS FOR THE EXACT DIMENSIONS AND LOCATIONS OF ANY RAMPS, VESTIBULE, PORCHES, SLOPED PAVING, BUILDING UTILITY ENTRANCE LOCATIONS, TRUCK DOCKS, OR WELLS AND PRECISE BUILDING DIMENSIONS.

CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH, AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION PROCEDURES. DISPOSAL SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE, AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.

THE BOUNDARY / TOPOGRAPHIC SURVEY HAS BEEN PROVIDED BY THE FOLLOWING COMPANY:

McCLELLAND CONSULTING ENGINEERS, INC.
1580 E. STEARNS STREET,
FAYETTEVILLE, AR 72703
PHONE: (479) 443-2377

McCLELLAND CONSULTING ENGINEERS, INC. AND ITS ASSOCIATES WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE SURVEY OR FOR DESIGN ERRORS OR OMISSIONS RESULTING FROM SURVEY INACCURACIES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY ALL EXISTING FEATURES AS SHOWN ON THE SURVEY AND NOTIFY THE SURVEYOR AND THE ENGINEER OF RECORD OF ANY INACCURACIES FOUND ON THE SURVEY PRIOR TO BEGINNING CONSTRUCTION.

THE GENERAL CONTRACTOR SHALL BE HELD SOLELY RESPONSIBLE FOR AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.

ALL CONSTRUCTION IN THE STATE RIGHT-OF-WAY SHALL BE COORDINATED WITH THE HIGHWAY DEPARTMENT.

THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING ALL PHASES OF CONSTRUCTION OF THIS SITE. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND SHALL NOT BE LIMITED TO CONSTRUCTION WORKING HOURS.

WARRANTY / DISCLAIMER
THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR DESIGN FUNCTION AND USE INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER THE ENGINEER NOR HIS PERSONNEL CAN OR DO WARRANT THESE DESIGNS OR PLANS AS CONSTRUCTED EXCEPT IN THE SPECIFIC CASES WHERE THE ENGINEER INSPECTS AND CONTROLS THE PHYSICAL CONSTRUCTION AT THE SITE.

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

NOTE: 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.

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

NOTE: ALL UTILITY STREET CROSSINGS SHALL BE BY JACK AND BORE ONLY. NO OPEN CUTS ARE PERMITTED UNLESS APPROVED BY THE CITY ENGINEER AND THE TRANSPORTATION DIRECTOR.

NOTE: ALL NON-BONDABLE ITEMS AND GUARANTEES OF IMPROVEMENTS MUST BE COMPLETE, AND A FINAL INSPECTION PERFORMED AND APPROVED PRIOR TO PLANNING COMMISSION APPROVAL OF YOUR FINAL PLAT.

WETLAND NOTE

THERE ARE NO KNOWN WETLAND AREAS THAT EXIST WITHIN THE PROPERTY BOUNDARIES OF THIS SITE AS NOTED PER THE US FISH & WILDLIFE WETLAND MAPPER.

FLOOD CERTIFICATION

HALF OF THE SUBJECT PROPERTY IS LOCATED WITHIN FLOOD ZONE "X" (UNSHADED), OR AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND THE OTHER HALF OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "A" (SHADED) AND ZONE "AE", OR AREAS WITHIN AN APPROXIMATE BASE FLOOD BOUNDARY AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS.

FIRM PANEL: #05007C0255K
EFFECTIVE DATE: JUNE 5, 2012

BUILDING CODES

2021 AR FIRE PREVENTION CODE VOLUME III RESIDENTIAL
2018 AR PLUMBING CODE
2021 AR MECHANICAL CODE
2020 NATIONAL ELECTRIC CODE

WAIVERS AND VARIANCES

AT THE TIME OF PREPARING THIS PLAT/PLAN, THERE ARE THREE (3) REQUESTED WAIVERS FROM CITY CODE SECTIONS 50-510(d)(6), 50-503(h)(2)(a)(6), AND 50-503(h)(4).

CONTACTS

PLANNING
CITY OF BENTONVILLE
305 SW 'A' STREET,
BENTONVILLE, AR 72712
TYLER OVERSTREET
PHONE: 479-271-3132
EMAIL: tyler.overstreet@bentonville.ar.gov

CITY ENGINEER
CITY OF BENTONVILLE
3200 SW MUNICIPAL DRIVE,
BENTONVILLE, AR 72712
JARROD BRIGHTWELL, / CITY ENGINEER
PHONE: 479.271.8675

WATER / SEWER DEPARTMENT
CITY OF BENTONVILLE
3200 SW MUNICIPAL DRIVE,
BENTONVILLE, AR 72712
JOEY INGLE
PHONE: 479.271.3140
EMAIL: joey.ingle@bentonville.ar.gov

STREET DEPARTMENT
CITY OF BENTONVILLE
3200 SW MUNICIPAL DRIVE,
BENTONVILLE, AR 72712
DANIEL CLARDY
PHONE: 479.271.3130

WASTEWATER DEPARTMENT
CITY OF BENTONVILLE
1901 NE 'A' STREET,
BENTONVILLE, AR 72712
CHRIS EARL
PHONE: 479.271.3151
EMAIL: chris.earl@bentonville.ar.gov

STORMWATER DEPARTMENT
CITY OF BENTONVILLE
3200 SW MUNICIPAL DRIVE,
BENTONVILLE, AR 72712
ALLISON WEST / COORDINATOR
PHONE: 479.271.6710
EMAIL: allison.west@bentonville.ar.gov

NATURAL GAS
BLACK HILLS ENERGY
1301 FEDERAL HIGHWAY, P.O. BOX 2129,
LOWELL, AR 72745
JOSH KNIGHT
PHONE: 479.333.7005
EMAIL: joshua.knight@blackhillscorp.com

TELEPHONE
AT&T
1133 E. HAROLD ST.,
FAYETTEVILLE, AR 72701
BRENT BALDWIN
PHONE: 479.200.9022
EMAIL: bb585@att.com

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

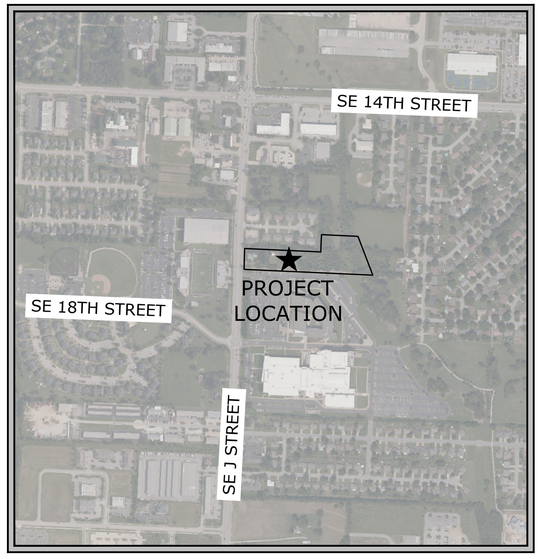
INTERNET
COX COMMUNICATIONS
4901 S. 48th STREET,
SPRINGDALE, AR 72762
TIMOTHY GOSS
PHONE: 479.651.5583
EMAIL: timothy.goss@cox.com

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

OWNER/ DEVELOPER
SCOPE ESTATE, LLC
ATTN: MAHESH PRADHAN
600 SE EATON STREET
BENTONVILLE, AR 72712
EMAIL:maheshprita@gmail.com

BUILDING & FIRE SAFETY
CITY OF BENTONVILLE
305 SW A STREET,
BENTONVILLE, AR 72712
TODD PEARCE
PHONE: 479.271.3108

CIVIL ENGINEERING CONSULTANT
McCLELLAND CONSULTING ENGINEERS
1580 E. STEARNS STREET
FAYETTEVILLE, AR 72703
JAMES DIBBLE, PROJECT MANAGER
PHONE: 479.443.2377
EMAIL: jdibble@mce.us.com



VICINITY MAP

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REVISIONS		
REV	DATE	DESCRIPTION
1	6/10/2026	ADDRESS 1ST LSD SUBMITTAL COMMENTS
2	7/10/2026	ADDRESS 2ND LSD SUBMITTAL COMMENTS

7/20/2026
MCE PROJECT NUMBER 24-2146

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(479) 443-2377
LITTLE ROCK, AR • FAYETTEVILLE, AR • FORT SMITH, AR • ROGERS, AR

McCLELLAND CONSULTING ENGINEERS No. 24 — CERTIFICATE OF AUTH. — ARKANSAS ENGINEER

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1703 SE J STREET MIXED USE DEVELOPMENT BENTONVILLE, AR MCE #24-2146 7/22/2026 REV-0

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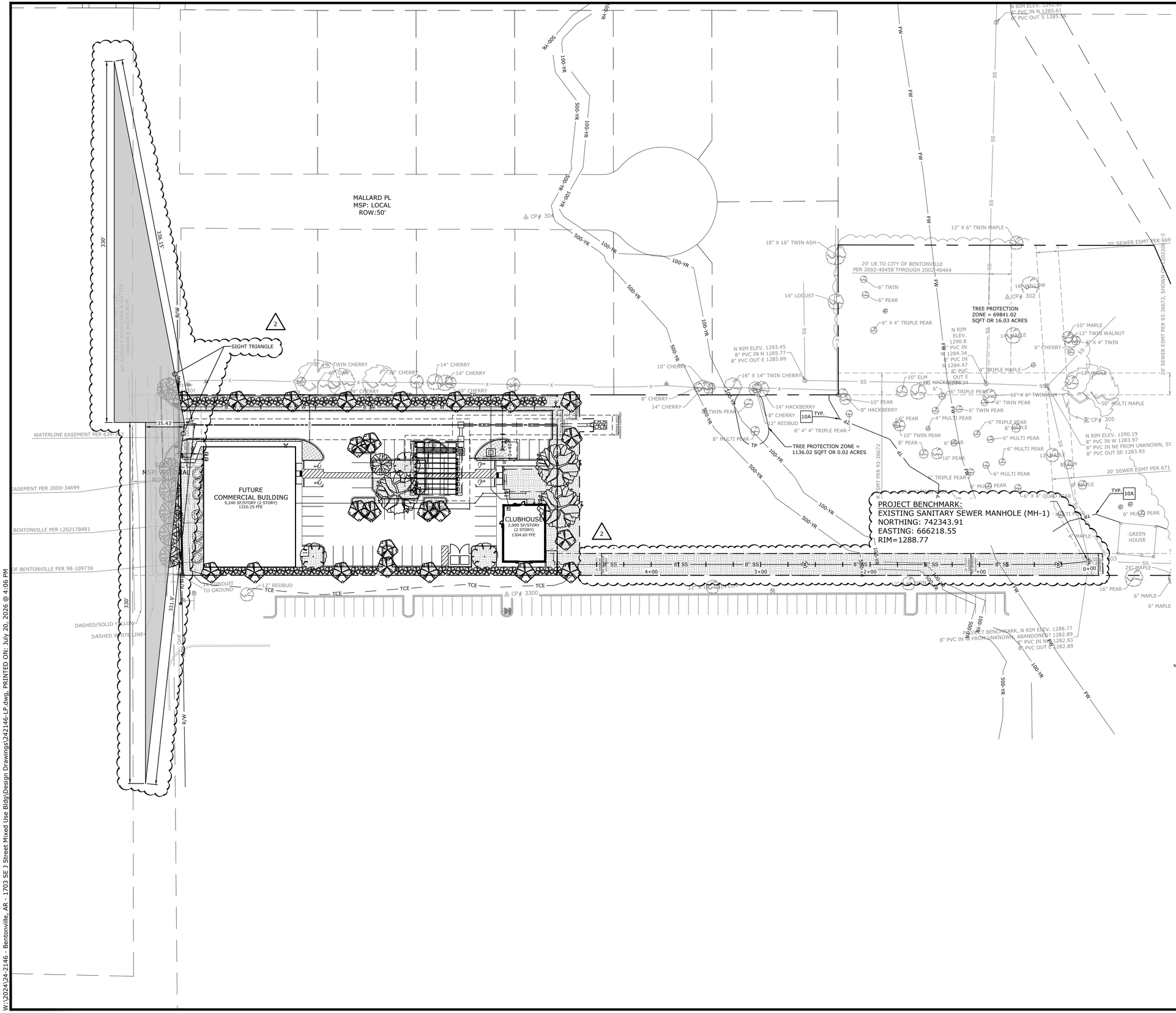

EXISTING LEGEND

- PROPERTY LINE
- RIGHT OF WAY
- SANITARY SEWER LINE
- WATER LINE
- GAS LINE
- UNDERGROUND TELEPHONE
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEVISION
- UNDERGROUND FIBER
- OVERHEAD ELECTRIC
- FENCE
- ROAD CENTERLINE
- DITCH FLOWLINE
- EASEMENT LINE
- GRAVEL LINE
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- WATER FAUCET
- SANITARY SEWER MH
- CLEAN-OUT
- DRAINAGE MH
- POWER POLE
- GUY WIRE w/ ANCHOR
- GAS METER
- GAS RISER
- STREET LIGHT POLE
- TELEPHONE PEDESTAL
- CABLE TV PEDESTAL
- CABLE VAULT
- ELECTRIC VAULT
- FIBER VAULT
- GAS VAULT
- TELEPHONE VAULT
- WATER VAULT
- SIGN (AS NOTED)
- POST (AS NOTED)
- BENCHMARK
- FOUND IRON PIN (AS NOTED)
- CONTROL POINT
- RR SPIKE
- BUSH
- DECIDUOUS TREE
- CONIFEROUS TREE

PROPOSED LEGEND

- STORM DRAIN
- CATCH BASIN
- SANITARY SEWER MANHOLE
- FLARED END SECTION
- ELECTRIC METER
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- WATER METER
- SANITARY SEWER MANHOLE
- CLEAN-OUT
- ELECTRIC TRANSFORMER
- LIGHT POLE
- SOD (SEE PLANTING LIST - THIS SHEET)
- SEED (SEE PLANTING LIST - THIS SHEET)
- TREE PLANTING (SEE PLANTING LIST - THIS SHEET)
- TP — TREE PRESERVATION FENCING
- GAS — GAS LINE
- UGE — UNDERGROUND ELECTRIC LINE
- X"W — WATER LINE
- X"SS — SANITARY SEWER LINE
- EP — ELECTRICAL PEDESTAL

NOTE: ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED

TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPERTY TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES

HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUINING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES

LIVING MATERIALS, SUCH AS LAWN, GRASS, OR HERBACEOUS GROUNDCOVER LIKE JUNIPER OR LIRIOPE, ETC., SHALL COVER A MINIMUM OF EIGHTY PERCENT (80%) OF THE PLANTING ISLANDS. ONE HUNDRED PERCENT (100%) OF LIVING MATERIALS IS STRONGLY ENCOURAGED.

WHERE A POTENTIAL UTILITY CONFLICTS WITH LANDSCAPING, UTILITY LOCATIONS SHALL BE FIELD VERIFIED

ALL PROPOSED TREES SHALL BE A MINIMUM OF 5 FEET FROM ALL PUBLIC UTILITIES

THERE CANNOT BE ANYTHING PLANTED WITHIN 3' AND 8' IN HEIGHT WITHIN THE SHADED SIGHT TRIANGLES

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REV	DATE	DESCRIPTION
1	6/10/2026	ADDRESS 1ST LSD SUBMITTAL COMMENTS
2	7/10/2026	ADDRESS 2ND LSD SUBMITTAL COMMENTS

REVISIONS

LANDSCAPE PLAN - OVERALL

DESIGNED BY:	DRAWN BY:
JAD	JCM
DATE:	REVISION:
7/20/2026	REV-0
SCALE:	JOB NUMBER:
AS NOTED	24-2146

C6.01

LSD26-0025

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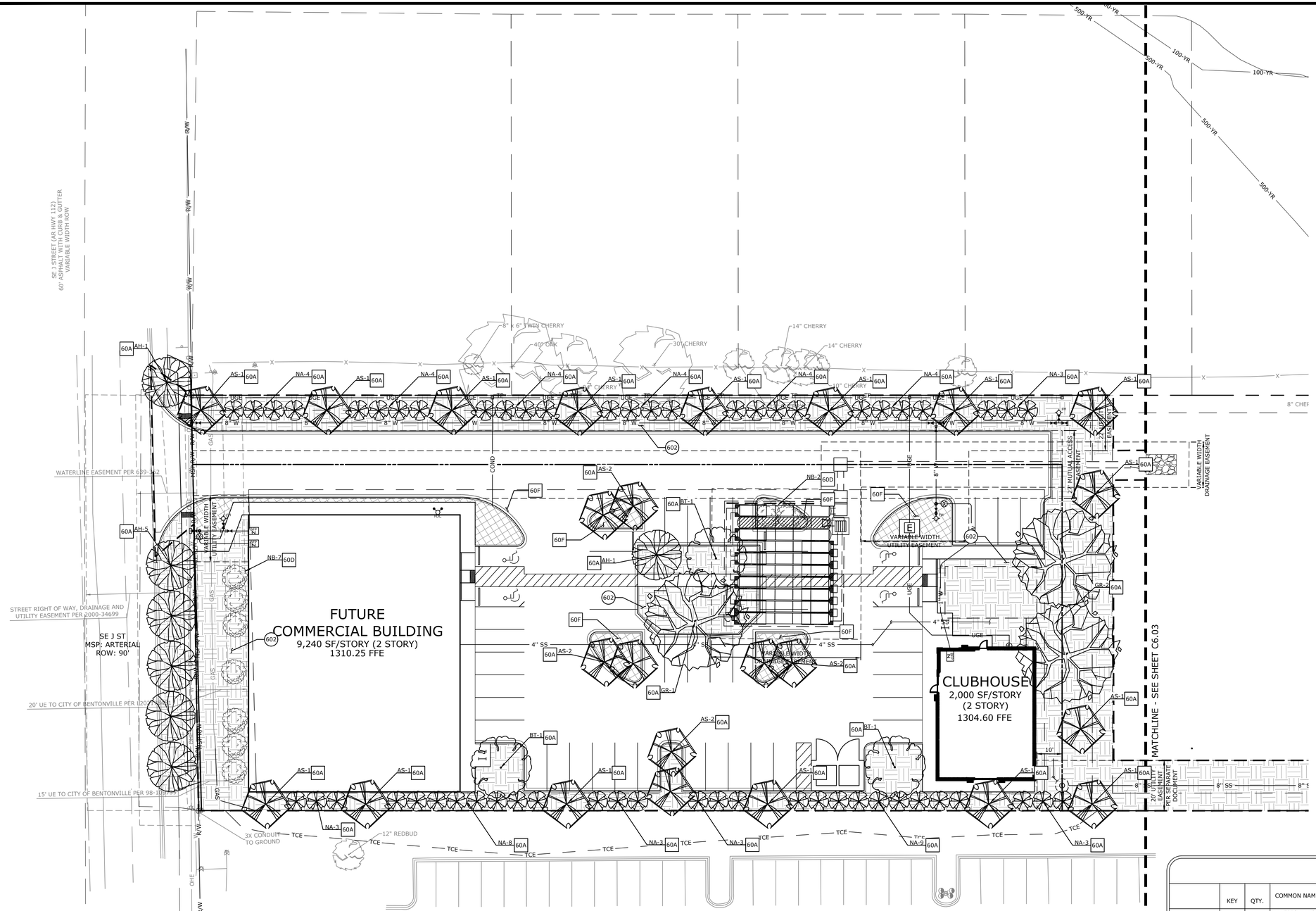

PLAN SCALE

20 0 10 20 40

(IN FEET)
1 inch = 20ft.

EXISTING LEGEND

PROPERTY LINE	POWER POLE
R/W RIGHT OF WAY	GUY WIRE w/ ANCHOR
SS SANITARY SEWER LINE	GAS METER
W WATER LINE	GAS RISER
GAS GAS LINE	STREET LIGHT POLE
UGT UNDERGROUND TELEPHONE	TELEPHONE PEDESTAL
UGE UNDERGROUND ELECTRIC	CABLE TV PEDESTAL
UGTV UNDERGROUND TELEVISION	CABLE VAULT
UFO UNDERGROUND FIBER	ELECTRIC VAULT
OHE OVERHEAD ELECTRIC	FIBER VAULT
FENCE	GAS VAULT
ROAD CENTERLINE	TELEPHONE VAULT
DITCH FLOWLINE	WATER VAULT
EASEMENT LINE	SIGN (AS NOTED)
GRAVEL LINE	POST (AS NOTED)
FIRE HYDRANT	BENCHMARK
WATER METER	FOUND IRON PIN (AS NOTED)
WATER VALVE	CONTROL POINT
WATER FAUCET	RR SPIKE
SANITARY SEWER MH	BUSH
CLEAN-OUT	DECIDUOUS TREE
DRAINAGE MH	CONIFEROUS TREE

PROPOSED LEGEND

- STORM DRAIN
- CATCH BASIN
- SANITARY SEWER MANHOLE
- FLARED END SECTION
- ELECTRIC METER
- FDC FIRE DEPARTMENT CONNECTION
- FH FIRE HYDRANT
- WATER METER
- S SANITARY SEWER MANHOLE
- CLEAN-OUT
- E ELECTRIC TRANSFORMER
- LIGHT POLE
- SOD (SEE PLANTING LIST - THIS SHEET)
- SEED (SEE PLANTING LIST - THIS SHEET)
- TREE PLANTING (SEE PLANTING LIST - THIS SHEET)
- TP TREE PRESERVATION FENCING
- GAS GAS LINE
- UGE UNDERGROUND ELECTRIC LINE
- X"W WATER LINE
- X"SS SANITARY SEWER LINE
- EP ELECTRICAL PEDESTAL

LANDSCAPE KEYNOTES

601 SEEDED AREA
602 SODDED AREA

LANDSCAPE DETAILS

60A TREE PLANTING
60D SHRUB PLANTING
60F HERBACEOUS PLANTING

LANDSCAPE REQUIREMENTS			
STREET FRONTAGE LINEAR FEET (SE J STREET)	PERIMETER LANDSCAPING (NORTH, EAST, SOUTH)	LANDSCAPE SCREENING TREES (NOT TO BE APPLIED ADJACENT TO PUBLIC RIGHTS OF WAY)	
120	636	TYPE A SCREENING	
REQUIRED STREET TREES (1 TREE PER 20 LINEAR FEET)	REQUIRED STREET TREES (1 TREE PER 50 LINEAR FEET)	NUMBER OF TREES TO BE PLACED OR OBSERVED ON CENTER (TRUNK SPACING) NO MORE THAN THE DISTANCE OF THE LOWEST (LEAST) AVERAGE PLANT SPREAD	TOTAL REQUIRED TREES
6	13	27	46
			TOTAL PROVIDED TREES
			52

PLANT LIST

	KEY	QTY.	COMMON NAME / Botanical name	SYMBOL	SIZE / COMMENTS:
TREES	AH	7	AMERICAN HORNBEAM / Carpinus caroliniana		2 ½" Caliper (B&B - 6' Tall Minimum)
	NA	56	NIGRA AMERICAN ARBORVITAE / Thuja occidentalis 'Nigra'		2 ½" Caliper (B&B - 6' Tall Minimum)
	AS	24	AMERICAN SMOKETREE / Cotinus obovatus		2" Caliper (B&B - 6' Tall Minimum)
	GR	3	GOLDEN RAIN TREE / Quercus phellos		2 ½" Caliper (B&B - 6' Tall Minimum)
	BT	3	BLACK TUPELO / Nyssa sylvatica		2 ½" Caliper (B&B - 6' Tall Minimum)
SHRUBS	NB	9	FIRESIDE NINEBARK / Physocarpus opulifolius 'UMNHARPELL'		3 Gallon
GROUND COVER	-	218 S.Y.	BIG BLUE LIRIOPE / Liriope muscari 'Big Blue'		1 Gallon
TURF	-	3000 S.Y.	YUKON BERMUDA SOD / Cynodon dactylon 'Yukon'		Solid Sod

2

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1	6/10/2026	ADDRESS 1ST LSD SUBMITTAL COMMENTS
2	7/10/2026	ADDRESS 2ND LSD SUBMITTAL COMMENTS

LANDSCAPE PLAN - WEST

DESIGNED BY: JAD	DRAWN BY: JCM
DATE: 7/20/2026	REVISION: REV-0
SCALE: AS NOTED	JOB NUMBER: 24-2146

C6.02

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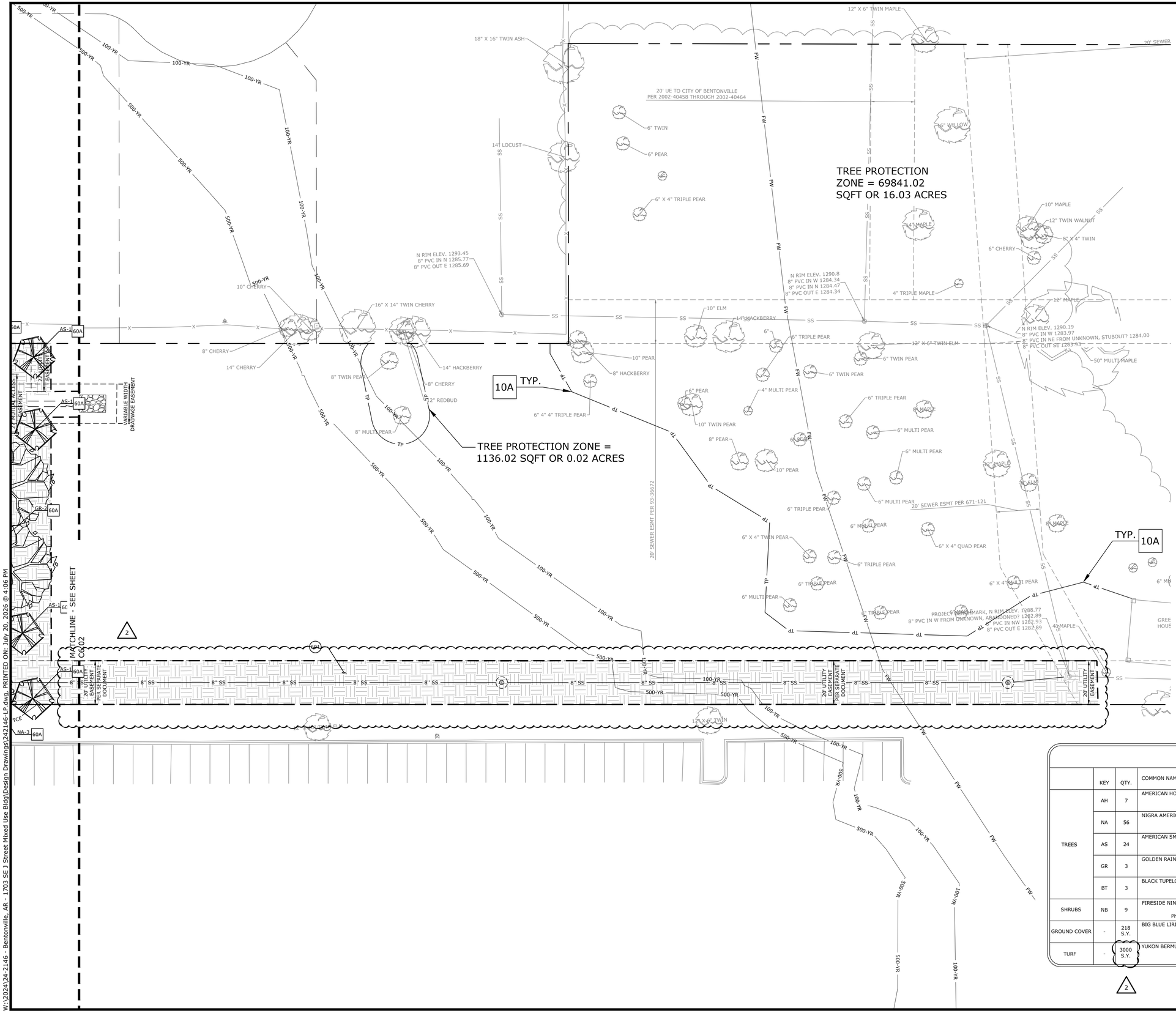

PLAN SCALE

20 0 10 20 40

(IN FEET)
1 inch = 20ft.

EXISTING LEGEND

PROPERTY LINE	POWER POLE
R/W RIGHT OF WAY	GUY WIRE w/ ANCHOR
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W WATER LINE	GAS RISER
GAS GAS LINE	STREET LIGHT POLE
UGT UNDERGROUND TELEPHONE	TELEPHONE PEDESTAL
UGE UNDERGROUND ELECTRIC	CABLE TV PEDESTAL
UGTV UNDERGROUND TELEVISION	CABLE VAULT
UFO UNDERGROUND FIBER	ELECTRIC VAULT
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X X FENCE	GAS VAULT
ROAD CENTERLINE	TELEPHONE VAULT
DITCH FLOWLINE	WATER VAULT
EASEMENT LINE	SIGN (AS NOTED)
GRAVEL LINE	POST (AS NOTED)
FIRE HYDRANT	BENCHMARK
WM WATER METER	FOUND IRON PIN (AS NOTED)
WV WATER VALVE	CONTROL POINT
WF WATER FAUCET	RR SPIKE
S SANITARY SEWER MH	BUSH
CO CLEAN-OUT	DECIDUOUS TREE
D DRAINAGE MH	CONIFEROUS TREE

PROPOSED LEGEND

STORM DRAIN	SANITARY SEWER MANHOLE
CATCH BASIN	FLARED END SECTION
ELECTRIC METER	FIRE DEPARTMENT CONNECTION
FDC	FIRE HYDRANT
FH	WATER METER
WM	SANITARY SEWER MANHOLE
S	CLEAN-OUT
E	ELECTRIC TRANSFORMER
LIGHT POLE	SOD (SEE PLANTING LIST - THIS SHEET)
SEED (SEE PLANTING LIST - THIS SHEET)	TREE PLANTING (SEE PLANTING LIST - THIS SHEET)
TP TREE PRESERVATION FENCING	GAS LINE
UGE UNDERGROUND ELECTRIC LINE	X"W WATER LINE
X"SS SANITARY SEWER LINE	ELECTRICAL PEDESTAL

LANDSCAPE KEYNOTES

601 SEEDED AREA
602 SODDED AREA

LANDSCAPE DETAILS

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60D SHRUB PLANTING
60F HERBACEOUS PLANTING

PLANT LIST

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TURF	-	3000 S.Y.	YUKON BERMUDA SOD Cynodon dactylon 'Yukon'		Solid Sod

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2	7/10/2026	ADDRESS 2ND LSD SUBMITTAL COMMENTS

REVISIONS

LANDSCAPE PLAN - EAST

DESIGNED BY: JAD	DRAWN BY: JCM
DATE: 7/20/2026	REVISION: REV-0
SCALE: AS NOTED	JOB NUMBER: 24-2146

C6.03

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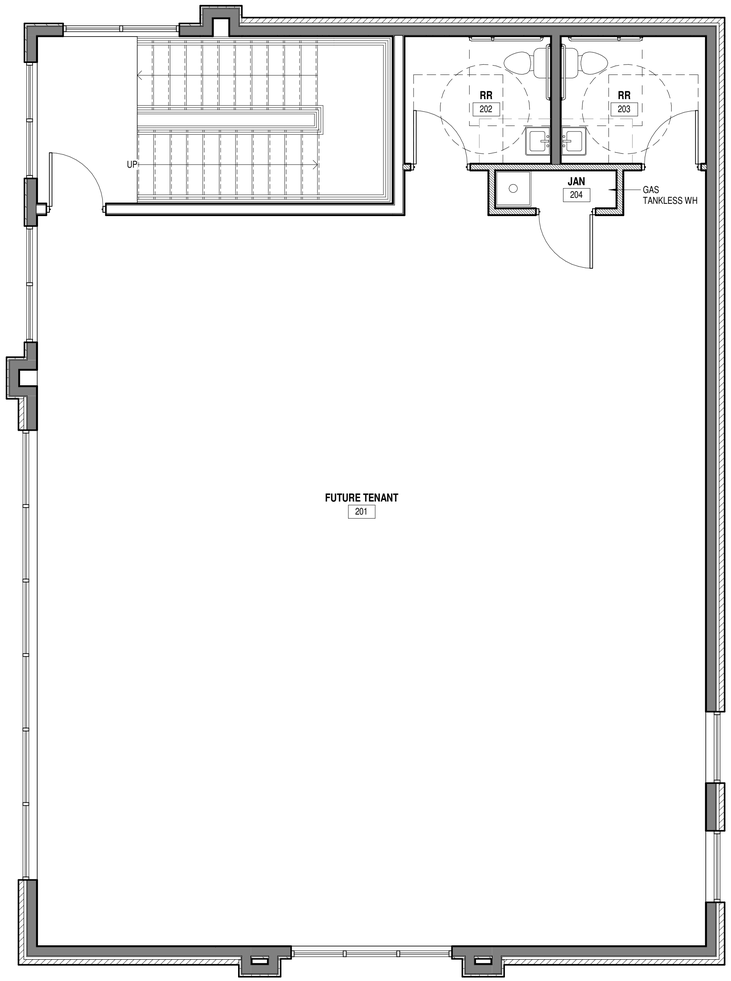
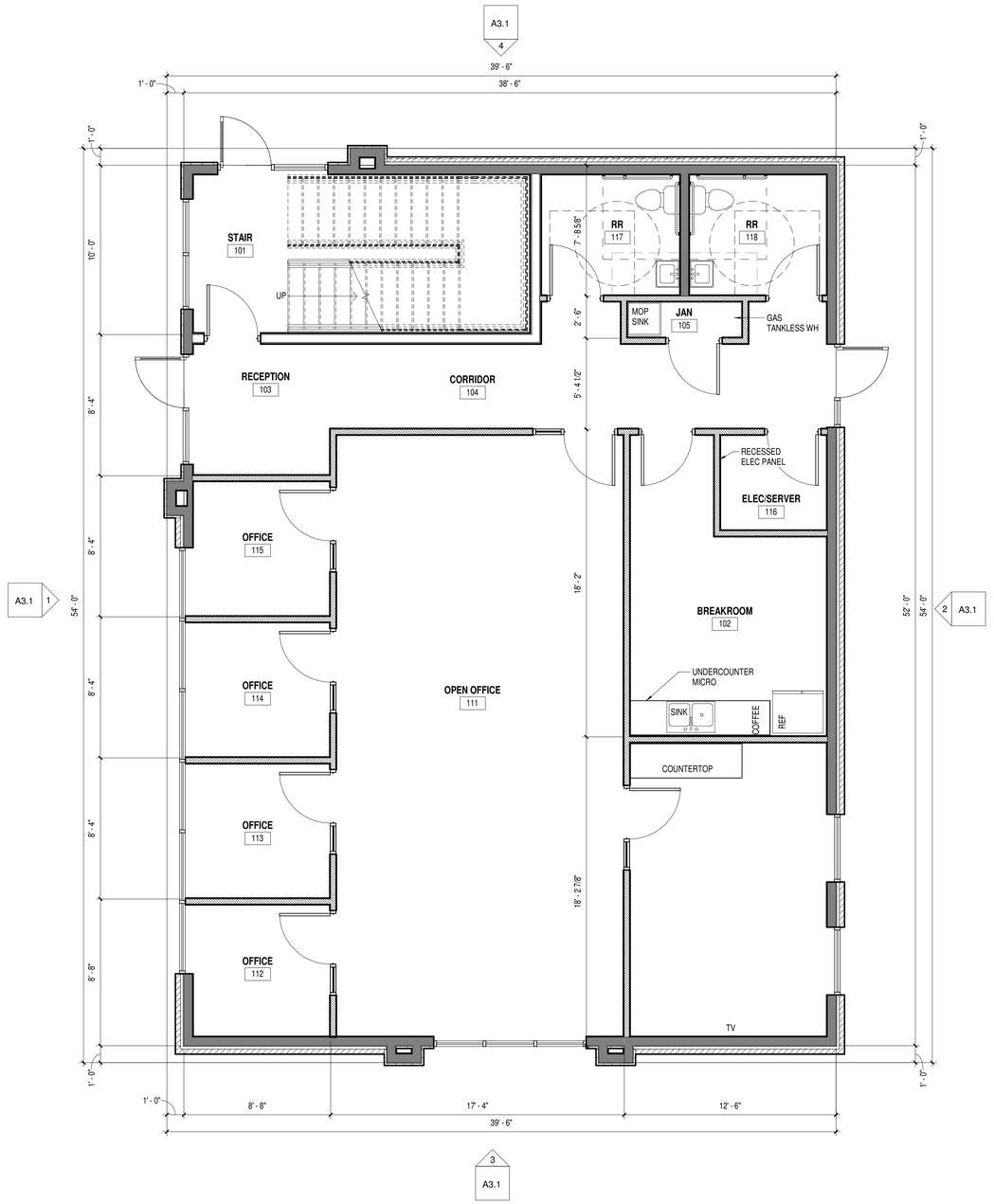


N

2 2ND FLOOR
1/4" = 1'-0"



N

1 1ST FLOOR
1/4" = 1'-0"

REVISION		
NO.	ISSUE	DATE

SIDES
ARCHITECTURE

P.O. BOX 277
ELM SPRINGS, AR 72728
479.481.4701
dsides@sidesarch.com
www.sidesarchitecture.com

ARCHITECT OF RECORD:

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J ST MIXED USE DEVELOPMENT OFFICE BLG.

1703 SE J ST.
BENTONVILLE, AR 72712

PROJECT #:	26-016
SCALE:	1/4" = 1'-0"
DATE:	5.12.2026
DRAWN BY:	DS
CHECKED BY:	DS

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SHEET:
A2.0
ARCHITECTURAL FLOOR PLAN(S)

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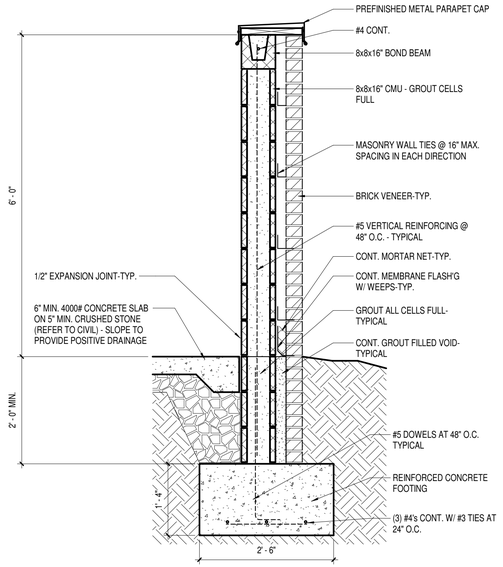
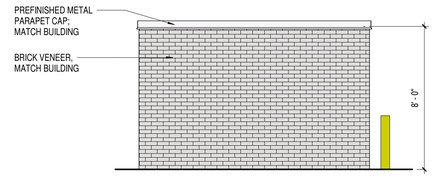
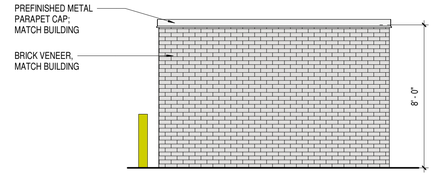


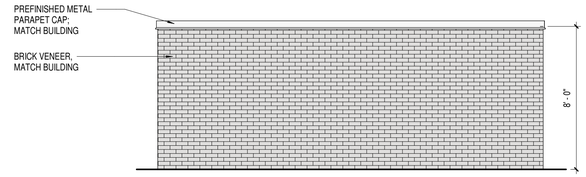
8 DUMPSTER ENCLOSURE WALL SECTION
3/4" = 1'-0"



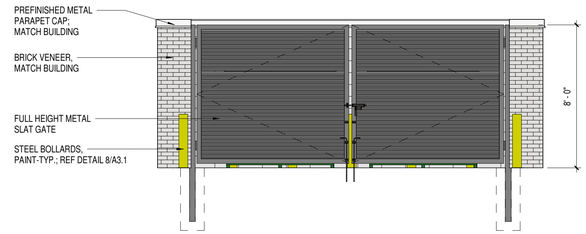
7 DUMPSTER ENCLOSURE WEST COLOR ELEVATION COLOR
1/4" = 1'-0"



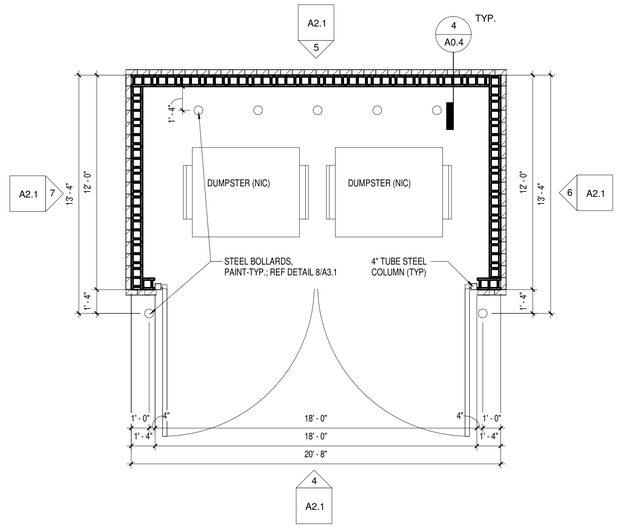
6 DUMPSTER ENCLOSURE EAST COLOR ELEVATION COLOR
1/4" = 1'-0"



5 DUMPSTER ENCLOSURE SOUTH ELEVATION COLOR
1/4" = 1'-0"



4 DUMPSTER ENCLOSURE NORTH ELEVATION COLOR
1/4" = 1'-0"



3 DUMPSTER ENCLOSURE FLOOR PLAN
1/4" = 1'-0"

REVISION		
NO.	ISSUE	DATE

SIDES ARCHITECTURE

P.O. BOX 277
ELM SPRINGS, AR 72728
479.481.4701
dsides@sidesarch.com
www.sidesarchitecture.com

ARCHITECT OF RECORD:

NOT FOR CONSTRUCTION

J ST MIXED USE DEVELOPMENT OFFICE BLG.

1703 SE J ST.
BENTONVILLE, AR 72712

PROJECT #:	26-016
SCALE:	As indicated
DATE:	04.2.2026
DRAWN BY:	DS
CHECKED BY:	DS

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SHEET:
A2.1
ARCHITECTURAL DUMPSTER ENCLOSURE PLAN(S)

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CODE ANALYSIS:

PROJECT LOCATION: BENTONVILLE, AR

ZONING: T5.2

APPLICABLE CODES:

ALL WORK AND MATERIALS SHALL BE IN FULL ACCORDANCE WITH THE REQUIREMENTS OF THESE CODES AND ALL APPLICABLE LOCAL ORDINANCES.

BUIDING CODE
City of Bentonville Amendments to the 2021 Arkansas Fire Prevention Code Vol 1 (Fire)
2021 Arkansas Fire Prevention Code Vol I (Fire)
2021 Arkansas Fire Prevention Code Vol II (Building)
2021 Arkansas Fire Prevention Code Vol III (Residential)
PLUMBING CODE:
2018 PLUMBING CODE (APC)
FUEL GAS CODE:
2018 FUEL GAS CODE (AFGC)
MECHANICAL CODE:
2021 MECHANICAL CODE (AMC)
ELECTRICAL CODE:
2020 NATIONAL ELECTRIC CODE (NEC)
OTHER ORDINANCES:
2014 ARKANSAS ENERGY CODE
2017 ICC/ANSI A117.1

FIRE PROTECTION:
REQUIRED: NO
PROPOSED: NO

HISTORIC: ☐ YES ☒ NO

TYPE OF CONSTRUCTION: VB

BUILDING OCCUPANCY TYPE: B (BUSINESS)

GENERAL BUILDING HEIGH & AREA:
ALLOWABLE HEIGHT (FEET) 40FT
PROPOSED HEIGHT (FEET) 30FT

ALLOWABLE STORIES (FEET) 2
PROPOSED STORIES (FEET) 2

ALLOWABLE AREA PER FLOOR 45,000 SF
PROPOSED AREA PER FLOOR 4,000 SF

MATERIAL LEGEND

BR- 1 BRICK
MATERIAL: BRICK VENEER
COLOR: ASPEN WHITE WIRECUT
MNF: GLEN GERY BRICK

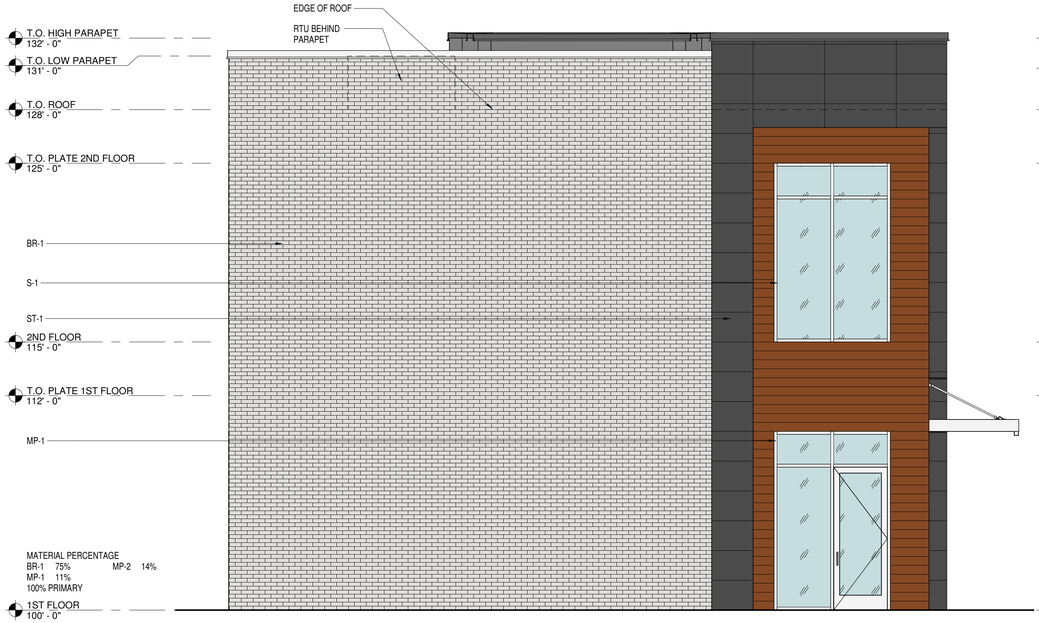
D-1 DOORS
MATERIAL: PREHUNG METAL
COLOR: PAINT WHITE
MNF: TBD

MP- 1 METAL PANEL
MATERIAL: 24 GA METAL PANEL
COLOR: HARRYWOOD; CEDAR
MNF: MAC METAL ARCHITECTURAL

F-1 TRIM, DOWNSPOUT & GUTTER
MATERIAL: ALUM
COLOR: WHITE
MNF: TBD

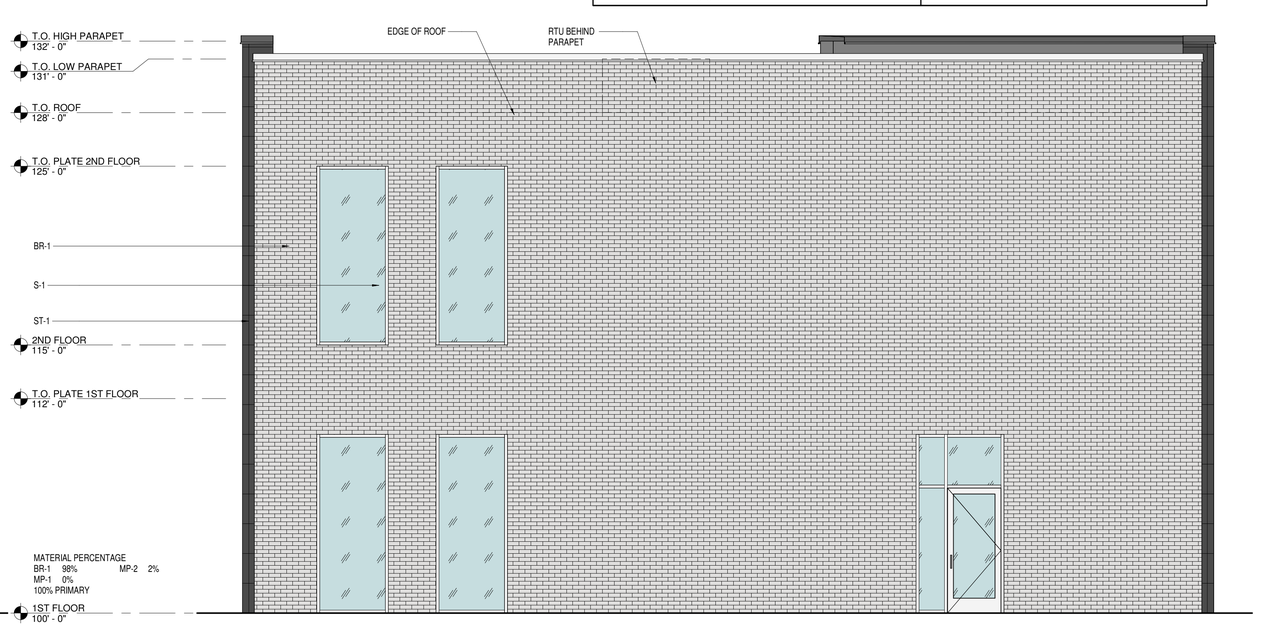
MP- 2 METAL PANEL
MATERIAL: 22 GA METAL PANEL
COLOR: 20"WX48" POLYMAC; ANTHRACITE
MNF: MAC METAL ARCHITECTURAL

S-1 STOREFRONT
MATERIAL: ALUM
COLOR: ANODIZED ALUM
MNF: KAWNEER



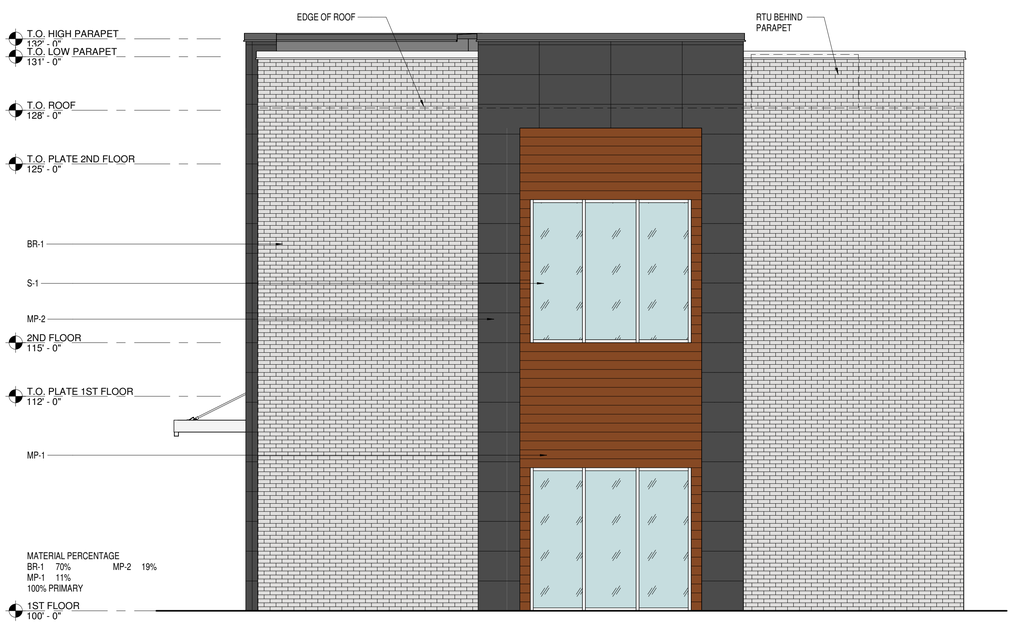
MATERIAL PERCENTAGE
BR-1 75% MP-2 14%
MP-1 11%
100% PRIMARY

4 NORTH ELEVATION
1/4" = 1'-0"



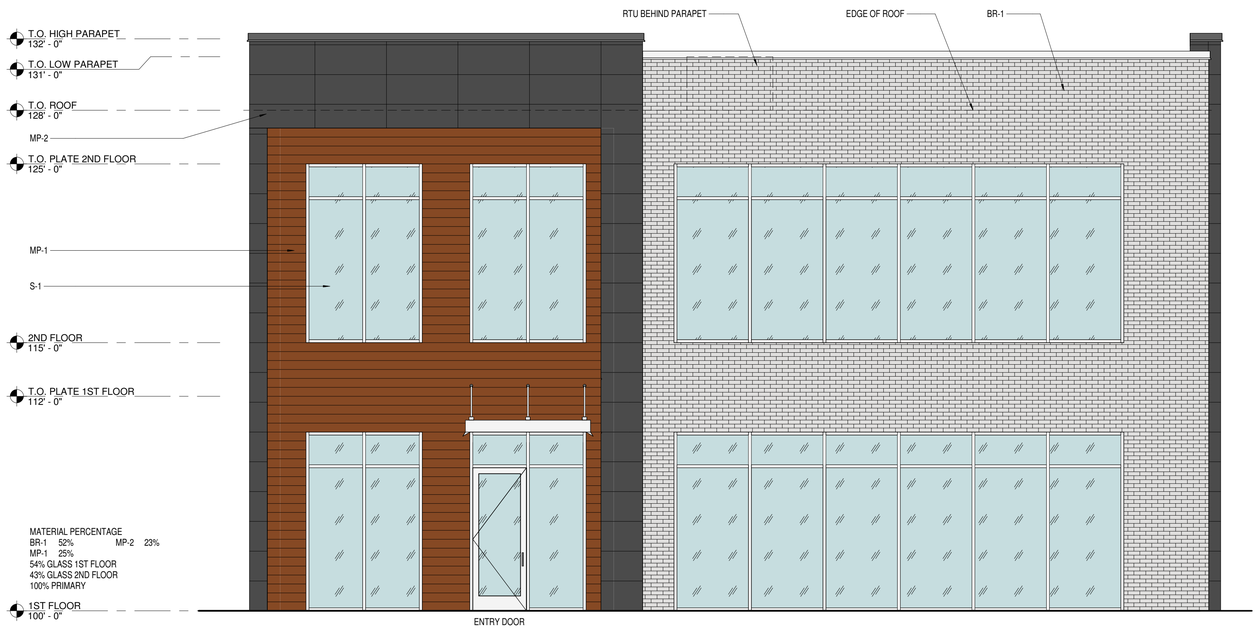
MATERIAL PERCENTAGE
BR-1 98% MP-2 2%
MP-1 0%
100% PRIMARY

2 EAST ELEVATION
1/4" = 1'-0"



MATERIAL PERCENTAGE
BR-1 70% MP-2 19%
MP-1 11%
100% PRIMARY

3 SOUTH ELEVATION
1/4" = 1'-0"



MATERIAL PERCENTAGE
BR-1 52% MP-2 23%
MP-1 25%
54% GLASS 1ST FLOOR
43% GLASS 2ND FLOOR
100% PRIMARY

1 WEST ELEVATION (J STREET)
1/4" = 1'-0"

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REVISION

NO.	ISSUE	DATE

SIDES ARCHITECTURE
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www.sidesarchitecture.com

ARCHITECT OF RECORD:

NOT FOR CONSTRUCTION

J ST MIXED USE DEVELOPMENT OFFICE BLG.

1703 SE J ST.
BENTONVILLE, AR 72712

PROJECT #: 26-016
SCALE: As indicated
DATE: 5.12.2026
DRAWN BY: DS
CHECKED BY: DS

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SHEET:
A3.1
EXTERIOR COLOR BUILDING ELEVATION(S)

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REVISION

NO.	ISSUE	DATE

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ARCHITECTURE

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ARCHITECT OF RECORD:

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J ST MIXED USE DEVELOPMENT OFFICE BLG.

1703 SE J ST.,
BENTONVILLE, AR 72712

PROJECT #: 26-016
SCALE:
DATE: 5.12.2026
DRAWN BY: DS
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SHEET:

A3.2
EXTERIOR RENDERING

McCLELLAND CONSULTING ENGINEERS, INC.
DESIGNED TO SERVE

1580 East Stearns Street
Fayetteville, AR 72703
(479) 443.2377 P | (479) 443.9241 F
mce.us.com

July 17, 2026

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

RE: J Street Mixed-Use Development

To whom it may concern,

Please accept this Planning Commission letter request as part of a proposed lot split (LS26-0008) and large-scale development (LSD26-0025) of the subject property located at 1703 SE J Street in Bentonville. This proposed development is currently an empty lot adjacent to the Bentonville High School to the south, and a mix of commercial and residential buildings to the north. The large-scale plans propose a single two-story building that is to be utilized as office space for the client, with a multi-story office building coming later in a forthcoming phase of construction.

The proposed building is for individual ownership and is not proposed for rent. Total square footage of this space is anticipated to be approximately 4,000 SF (2,000 SF / floor). Total building height is anticipated to be approximately 30'-0" tall to the top of the building parapet.

At this time, three waivers are expected to be applied for:

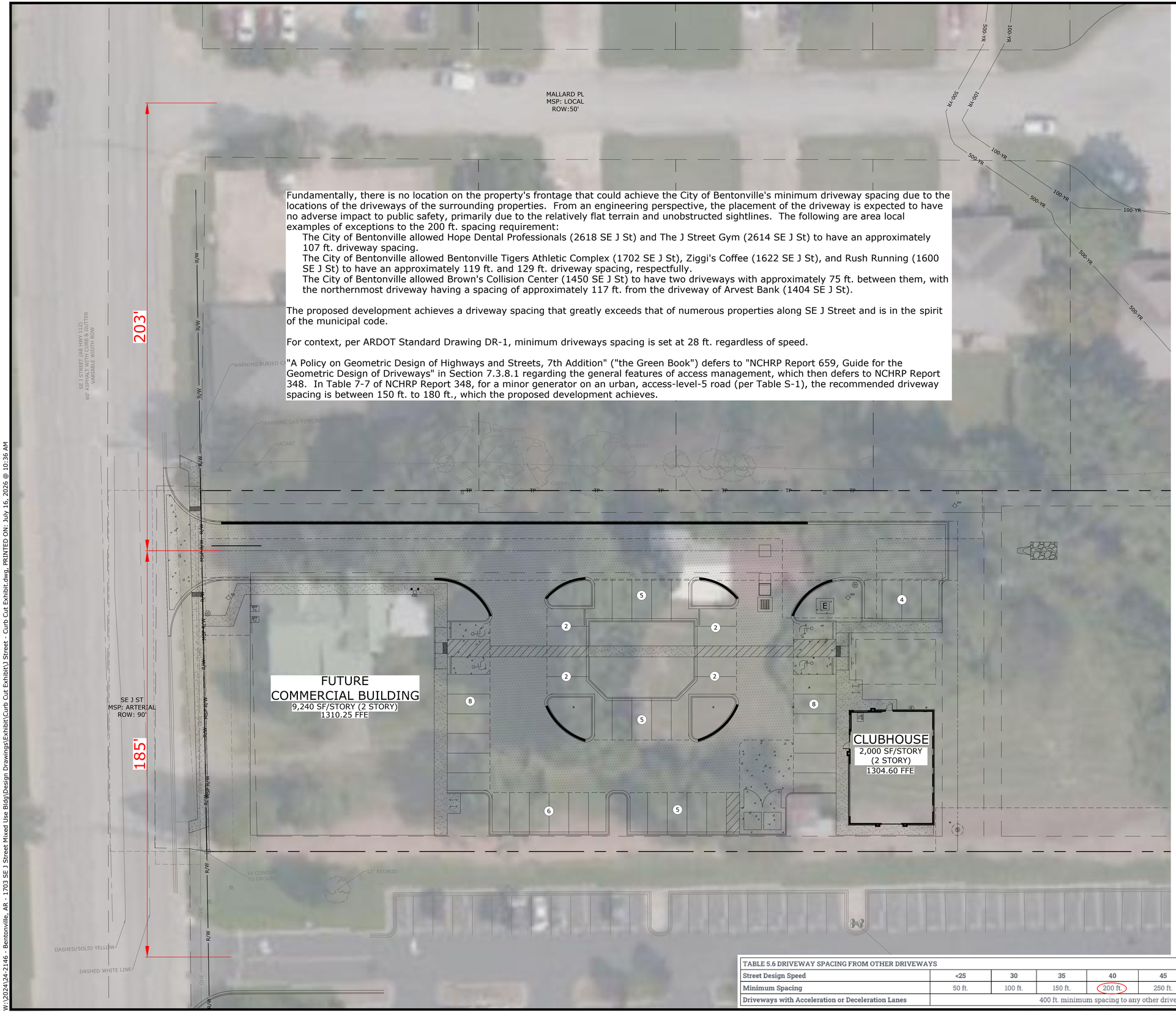
- The first waiver being applied for is from Code Section 50-503(h)(2)(a)(6) and has to do with driveway separation distance. Per Table 5.6 in City Code, for a 40mph roadway (J Street), we are required to provide 200' driveway centerline separation from adjacent property driveways. We have included a separate driveway separation exhibit showing the separation distances. Due to the nature of the future multi-story office space being planned for the front of the property and the requirements of meeting percentage of building frontage along J Street paired with Bentonville Utilities' requirements of no pavement/hardscape allowed over their public utilities, we cannot shift the driveway any further north to provide separation.
- The second waiver being applied for is from Code Section 50-503(h)(4) and has to do with driveway widths. Per Table 5.08 in City Code, we can only have a maximum of 22' for the driveway accessing J Street (2-11' lanes). Due to the nature of the future multi-story office space being planned for the front of the property, Bentonville Fire requires us to provide a 26' drive aisle (2-13' lanes) to facilitate aerial apparatus access and meet fire code requirements.
- The third waiver being applied for is from Code Section 50-510(d)(6) and has to do with landscape setbacks. Per Table 5.17 in the City Code, we are required to provide a 25' minimum buffer space between our property and the Bentonville High School property (**this distance is primarily due to the difference in existing zoning intensities between our subject development and the adjacent property**). However, the current use of this property does not match the zoning of the property; if Bentonville High School's property were to be rezoned to match the actual use of said property (Institutional instead of Agricultural), per Table 5.17, those buffer requirements would either become non-existent or set at a 6' minimum width. What we propose is to maintain the prior version of the code's requirement of a 7' landscape setback, which would only apply for this southern property line. No adjustment to the north property line's landscape setback is anticipated at this time.

In short, these stated hardships are what has pushed us to request these three waivers from the new form-based zoning code, and we petition the Planning Commission to provide relief in the form of an approval to our requests for this development.

If you should have any questions, please do not hesitate to reach out and contact me. We appreciate your continued support of this project.

Sincerely,
McClelland Consulting Engineers, Inc.

James Dibble
Project Manager
(479) 443.2377
jdibble@mce.us.com



Fundamentally, there is no location on the property's frontage that could achieve the City of Bentonville's minimum driveway spacing due to the locations of the driveways of the surrounding properties. From an engineering perspective, the placement of the driveway is expected to have no adverse impact to public safety, primarily due to the relatively flat terrain and unobstructed sightlines. The following are area local examples of exceptions to the 200 ft. spacing requirement:

The City of Bentonville allowed Hope Dental Professionals (2618 SE J St) and The J Street Gym (2614 SE J St) to have an approximately 107 ft. driveway spacing.

The City of Bentonville allowed Bentonville Tigers Athletic Complex (1702 SE J St), Ziggi's Coffee (1622 SE J St), and Rush Running (1600 SE J St) to have an approximately 119 ft. and 129 ft. driveway spacing, respectfully.

The City of Bentonville allowed Brown's Collision Center (1450 SE J St) to have two driveways with approximately 75 ft. between them, with the northernmost driveway having a spacing of approximately 117 ft. from the driveway of Arvest Bank (1404 SE J St).

The proposed development achieves a driveway spacing that greatly exceeds that of numerous properties along SE J Street and is in the spirit of the municipal code.

For context, per ARDOT Standard Drawing DR-1, minimum driveways spacing is set at 28 ft. regardless of speed.

"A Policy on Geometric Design of Highways and Streets, 7th Addition" ("the Green Book") defers to "NCHRP Report 659, Guide for the Geometric Design of Driveways" in Section 7.3.8.1 regarding the general features of access management, which then defers to NCHRP Report 348. In Table 7-7 of NCHRP Report 348, for a minor generator on an urban, access-level-5 road (per Table S-1), the recommended driveway spacing is between 150 ft. to 180 ft., which the proposed development achieves.

PLAN SCALE

20 0 10 20 40

(IN FEET)
1 inch = 20ft.

EXISTING LEGEND

- PROPERTY LINE
- R/W — RIGHT OF WAY
- SS — SANITARY SEWER LINE
- W — WATER LINE
- GAS — GAS LINE
- UGT — UNDERGROUND TELEPHONE
- UGE — UNDERGROUND ELECTRIC
- UGTV — UNDERGROUND TELEVISION
- UFO — UNDERGROUND FIBER
- OHE — OVERHEAD ELECTRIC
- X — X — FENCE
- ROAD CENTERLINE
- DITCH FLOWLINE
- EASEMENT LINE
- GRAVEL LINE
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- WATER FAUCET
- SANITARY SEWER MH
- CLEAN-OUT
- DRAINAGE MH
- POWER POLE
- GUY WIRE w/ ANCHOR
- GAS METER
- GAS RISER
- STREET LIGHT POLE
- TELEPHONE PEDESTAL
- CABLE TV PEDESTAL
- CABLE VAULT
- ELECTRIC VAULT
- FIBER VAULT
- GAS VAULT
- TELEPHONE VAULT
- WATER VAULT
- SIGN (AS NOTED)
- POST (AS NOTED)
- BENCHMARK
- FOUND IRON PIN (AS NOTED)
- CONTROL POINT
- RR SPIKE
- BUSH
- DECIDUOUS TREE
- CONIFEROUS TREE

PROPOSED LEGEND

- CURB AND GUTTER
- EASEMENT
- SETBACK
- TCE — TEMPORARY CONSTRUCTION EASEMENT
- X — X — FENCE
- PAINTED / THERMOPLASTIC STRIPING
- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- CATCH BASIN
- FLARED END SECTION
- SANITARY SEWER MANHOLE
- PARKING STALL COUNT
- FDC — FIRE DEPARTMENT CONNECTION
- FH — FIRE HYDRANT
- WATER METER
- LIGHT POLE
- E — ELECTRICAL TRANSFORMER

TABLE 5.6 DRIVEWAY SPACING FROM OTHER DRIVEWAYS							
Street Design Speed	**<25**	**30**	**35**	**40**	**45**	**50**	**55**
Minimum Spacing	50 ft.	100 ft.	150 ft.	200 ft.	250 ft.	300 ft.	350 ft.
Driveways with Acceleration or Deceleration Lanes	400 ft. minimum spacing to any other driveway						

LSD26-0025

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

PRELIMINARY
NOT FOR
CONSTRUCTION

ORIGINAL SIGNATURE ON FILE

J STREET MIXED USE
DEVELOPMENT
1703 SE J ST
BENTONVILLE, AR

©2025

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

REVISIONS

REV	DATE	DESCRIPTION
1	6/10/2026	ADDRESS 1ST LSD SUBMITTAL COMMENTS
2	7/10/2026	ADDRESS 2ND LSD SUBMITTAL COMMENTS

WEST SP -
CURB CUT
EXHIBIT

DESIGNED BY:	DRAWN BY:
JAD	JCM
DATE:	REVISION:
7/16/2026	REV-0
SCALE:	JOB NUMBER:
AS NOTED	24-2146

2.01

W:\2024\24-2146 - Bentonville, AR - 1703 SE J Street Mixed Use Bldg\Design Drawings\Exhibit\Curb Cut Exhibit\J Street - Curb Cut Exhibit.dwg, PRINTED ON: July 16, 2026 @ 10:36 AM

Botanical Garden Waiver

606 E Central Avenue

PC Date: 8/18/2026

Staff Report Details

Project Number	LSD26-0038
Applicant / Current Owner	Peel Compton Foundation / Crafton Tull
Site Area	+/- **[7.5]** Acres
Current Zoning	R-1, Suburban Single-Family
Requested Zoning	N/A
Current Future Land Use Map Designation	Recreation and Outdoor Entertainment
Requested Future Land Use Map Designation	N/A
Development Type / Use	Botanical Garden
Related projects	CU25-0023

Property Description

Project Details

This is a waiver request for street improvements related to LSD26-0038 for a botanical garden at 606 E Central Ave. The CUP to use Bud's house for a botanical garden was approved by the Planning Commission on October 7, 2025.

LSD26-0038 is for a botanical garden at 606 E Central Ave. The project consists of a minor building renovation, landscaping improvements, trails and walking paths, updated driveways and a small parking lot on Henry St with an improved Greenway connection. The applicant requests to waive the half-width street improvements on Central Ave, F St, and Henry St as the required improvements would exceed the cost of the project. Per the waiver letter, the existing sidewalk on Central is an adequate width and the new trails and sidewalks through the botanical garden would improve pedestrian circulation through and around the site.

Relationship to the Community Plan

Public Comment

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

Analysis / Waivers

The applicant is requesting a waiver from Sec 50-308 for street frontage improvements. The new code seeks to balance the required off-site improvements required with the project-generated needs for these off-sites:

> *At the time of development approval, the approval body will determine whether the proposed development creates or contributes to the need for off-site improvements and whether there is an essential nexus and rough proportionality between the impacts of the development and the off-site improvements required.*

In this case, the required off-site cost exceeds the cost of the whole project.
If this waiver is approved, the project will continue to work with Parks to construct new connections to the greenway on the west and south, but not change the existing sidewalk along Central and not widen F St or Henry (as this would trigger extensive drainage and electric costs). Planning staff does recommend that a sidewalk along F St be required in an alignment that will be approved by the planning commission at the large scale approval. All right of way will be dedicated per the Master Street Plan.
Planning and BEUD support the waiver.

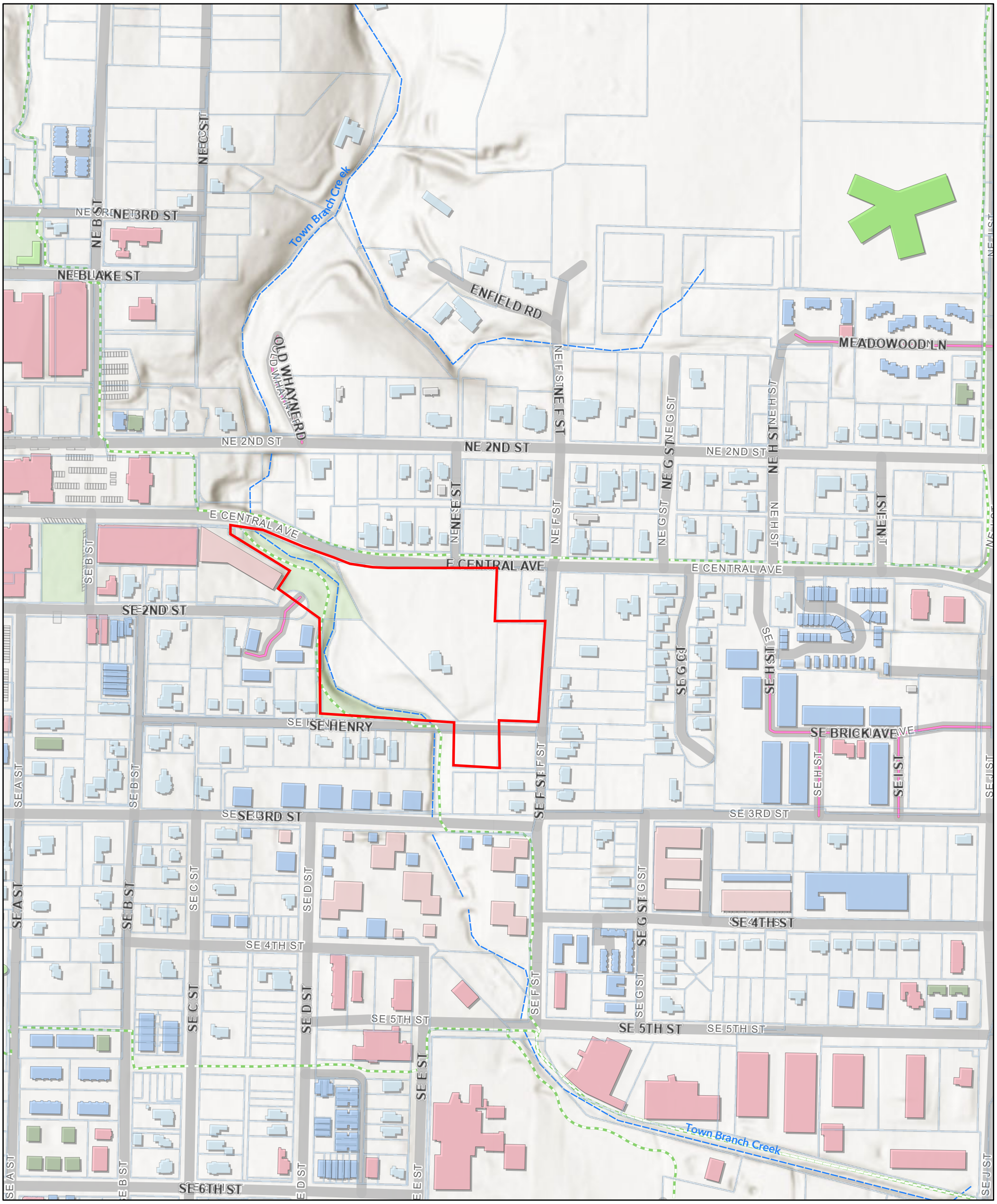
Conclusion

Staff recommends approval.

Additional Details

BWU has no concerns with the waiver request.

LSD26-0038 Vicinity Map



7/24/2026, 8:00:26 AM

New Subtype

Tax Parcels

Subject Property: 606 E Central Avenue

1:4,514

0 0.04 0.08 0.16 mi

0 0.05 0.1 0.2 km

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

606 E CENTRAL

BENTONVILLE, ARKANSAS

LSD

VICINITY MAP (NTS)

LEGEND (CONSTRUCT)

SYMBOLS	LINEWORK
SET IRON PIN	EASEMENT
LIGHT POLE	CURB
POWER POLE	INTERMEDIATE CONTOUR
TELEPHONE PEDESTAL	INDEX CONTOUR
TV PEDESTAL	SANITARY SEWER LINE
MANHOLE	GAS LINE
SANITARY SEWER CLEANOUT	WATER LINE
GAS METER	UNDERGROUND TELEPHONE
GAS VALVE	UNDERGROUND ELECTRIC
STORM SEWER PIPE	OVERHEAD ELECTRIC
STRUCTURE NUMBER	FIBER OPTIC
WATER VALVE	UNDERGROUND TELEVISION
FIRE HYDRANT ASSEMBLY (TEE, VALVE & FIRE HYDRANT)	CHAIN LINK FENCE
FIRE HYDRANT	WOOD FENCE
AIR RELEASE VALVE	BARBED WIRE FENCE
FIRE DEPARTMENT CONNECTION	BUILDING SET BACK
WATER METER	RIGHT OF WAY
BACK FLOW PREVENTER	PROPERTY LINE
REDUCER	ROAD CENTERLINE
RECTANGULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)	
CIRCULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)	

LEGEND (EXISTING SYMBOLS)

SYMBOLS	LINEWORK
BENCHMARK	EASEMENT
FOUND IRON PIPE/REBAR	CURB
PRIMARY CONTROL/SET MONUMENT	INTERMEDIATE CONTOUR
FOUND MONUMENT/ROW	INDEX CONTOUR
AIR CONDITIONER	SANITARY SEWER LINE (SPECIFY SIZE & TYPE)
AIR RELEASE VALVE	GAS LINE
ELECTRIC BOX/PEDESTAL	WATER LINE (SPECIFY SIZE & TYPE)
ELECTRIC JUNCTION BOX	UNDERGROUND TELEPHONE
ELECTRIC METER	UNDERGROUND ELECTRIC
ELECTRIC TRANSFORMER	OVERHEAD ELECTRIC
FIRE DEPARTMENT CONNECTION	UNDERGROUND TELEVISION
FIRE HYDRANT	OVERHEAD TELEVISION
GAS METER	CHAIN LINK FENCE
GAS VALVE	WOOD FENCE
GUARD POST	BARBED WIRE FENCE
LIGHT POLE	FIBER OPTIC
POWER POLE	RIGHT OF WAY
SANITARY MANHOLE	ROAD CENTERLINE
SANITARY SEWER CLEANOUT	
SIGN	
SPRINKLER HEAD	
TELEPHONE PEDESTAL	
TV PEDESTAL	
WATER FAUCET	
WATER METER	
WATER VALVE	
DOWN GUY	
STORM SEWER MANHOLE	
STORM SEWER PIPE	
DROP/CURB INLET	GRATED INLET
TREE	TREE TO BE REMOVED

SITE STABILIZATION AND CERTIFICATION

CRAFTON TULL CANNOT CERTIFY THE SITE AS COMPLETE IN ORDER TO OBTAIN THE CERTIFICATE OF OCCUPANCY UNTIL ALL DISTURBED AREAS RELATED TO THE CONSTRUCTION OF THE PROJECT, BOTH ONSITE AND OFFSITE, HAVE BEEN STABILIZED PER THE PLANS AND SPECIFICATIONS AND ALL REQUIREMENTS SPELLED OUT IN PERMITS ISSUED BY THE STATE AND LOCAL AUTHORITIES HAVE BEEN MET.

GENERAL NOTES

1. THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, GABION WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE ONLY FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS.
2. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE DRAWINGS IS BASED ON A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE DRAWINGS. CRAFTON TULL ASSUMES NO RESPONSIBILITY REGARDING THE ACCURACY OF THE DEPICTED LOCATION(S) OF THE UNDERGROUND FACILITIES ON THESE DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ANY OTHER FACILITIES NOT SHOWN ON THESE DRAWINGS. CONTRACTOR SHALL VERIFY LOCATION OF ALL FACILITIES BEFORE BEGINNING WORK.
3. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE DUTY OF THE ENGINEER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN OR NEAR THE CONSTRUCTION SITE.
4. THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICES, IS THE PROPERTY OF CRAFTON, TULL & ASSOCIATES, INC. AND IS NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CRAFTON, TULL & ASSOCIATES, INC.
5. CONTRACTOR SHALL NOT CAUSE ANY LONG-TERM INCONVENIENCE TO THE PUBLIC, ADJACENT PROPERTY OWNERS, PEDESTRIANS, ETC. DURING CONSTRUCTION OF THIS PROJECT. CONTRACTOR SHALL PROVIDE ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES DURING CONSTRUCTION.
6. CONTRACTOR SHALL CONTACT THE ENGINEER FOR CLARIFICATION IF A DISCREPANCY OR INCONSISTENCY IS IDENTIFIED IN THE PLANS OR SPECIFICATIONS.
7. CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL SHEETING, SHORING, AND SPECIAL EXCAVATION MEASURES REQUIRED ON THE PROJECT WHICH ARE NECESSARY TO CONFORM TO OSHA, FEDERAL, STATE AND LOCAL REGULATIONS.
8. ENGINEER OF RECORD SHALL OBSERVE THE INSTALLATION OF THE WATER & SEWER MAINS. BEYOND THAT SCOPE, CRAFTON TULL & ASSOCIATES, INC. (CTA) HAS NOT BEEN RETAINED BY THE OWNER FOR CONSTRUCTION ADMINISTRATION OR OBSERVATION SERVICES FOR THE WORK INDICATED ON THESE DRAWINGS. THEREFORE, CTA HEREBY NOTIFIES ALL PARTIES INVOLVED THAT CRAFTON, TULL & ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY FOR THE INTERPRETATION, COORDINATION, OR ADMINISTRATION OF THESE DOCUMENTS AND/OR DEVIATIONS THEREOF. FURTHERMORE, CRAFTON, TULL & ASSOCIATES, INC. WILL NOT BE RESPONSIBLE FOR ANY EFFECTS THAT ANY CHANGES TO THESE DOCUMENTS MAY HAVE ON ANY RELATED TRADES, CONSTRUCTION SEQUENCES, OR OPERATION OF THE COMPLETED PROJECT EXCEPT AS SPECIFICALLY NOTED IN THE AGREEMENT BETWEEN CRAFTON, TULL & ASSOCIATES AND THE OWNER.
9. ALL MATERIALS TESTING SHALL BE PERFORMED BY A GEO-TECHNICAL ENGINEER LICENSED IN THE STATE OF ARKANSAS. ALL TESTING SHALL BE PREFORMED PER THE GEO-TECHNICAL REPORT REQUIREMENTS, TECHNICAL SPECIFICATION, OR LOCAL REQUIREMENTS, WHICHEVER IS MORE RESTRICTIVE AT CONTRACTORS EXPENSE.
10. ENERGIZED ELECTRICAL LINE SAFETY, WARNINGS, AND ADVANCED NOTICES: ALL OWNERS, GENERAL CONTRACTORS, AND SUBCONTRACTORS ASSOCIATED WITH THIS PROJECT SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH, COMPLYING WITH, AND THE ENFORCEMENT OF ARKANSAS CODES AR ST § 11-5-307 AND § AR ST 11-5-308 AND ANY OTHER CURRENT STATE CODES PERTAINING TO ADVANCE NOTICE REQUIREMENTS AND FOR SAFETY OF ALL PERSONNEL, INCLUDING THE GENERAL PUBLIC, PERTAINING TO ANY WORK, MOVEMENT, AND ACTIVITY IN CLOSE PROXIMITY TO ANY ENERGIZED ELECTRICAL LINE.

UTILITY CONTACTS

ENGINEERING DEPARTMENT
CITY OF BENTONVILLE
JARROD BRIGHTWELL
315 S.W. "A" STREET
BENTONVILLE, AR. 72712
PHONE: (479) 271-3168

STREET DEPARTMENT
CITY OF BENTONVILLE
DANIEL CLARDY
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR. 72714
PHONE: (479) 271-3130

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

ELECTRIC DEPARTMENT
CITY OF BENTONVILLE
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR. 72712
PHONE: (479) 271-335 EXT. 2

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

FIRE DEPARTMENT
CITY OF BENTONVILLE
JUSTIN SCANTLIN
800 SW A STREET
BENTONVILLE, AR. 72712
PHONE: (479) 271-5927

BUILDING & FIRE SAFETY
CITY OF BENTONVILLE
TODD PEARCE
305 SW A STREET
BENTONVILLE, AR. 72712
PHONE: (479) 271-3108

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

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

CONDITIONAL USE (CU25-0023) FOR BOTANICAL GARDEN APPROVED AT PLANNING COMMISSION ON OCTOBER 7, 2025

SHEET LIST TABLE

SHEET NUMBER	SHEET TITLE
C-001	COVER SHEET
C-002	PROJECT CONTROL SHEET
C-101	OVERALL SITE PLAN
C-102	SITE PLAN
C-103	UTILITY PLAN (C)
C-104	GRADING PLAN
C-105	PAVING PLAN
C-106	EROSION CONTROL PLAN PHASE I
C-107	EROSION CONTROL PLAN PHASE II
C-501	SITE DETAILS
C-502	DRAINAGE DETAILS
C-503	COB DETAILS 1 OF 2
C-504	COB DETAILS 2 OF 2
BWU-1	WATER SEWER DETAILS
BWU-2	WATER DETAILS 1 OF 2
BWU-3	WATER DETAILS 2 OF 2
BWU-4	SEWER DETAILS 1 OF 2
BWU-5	SEWER DETAILS 2 OF 2
BEUD-1	ELECTRIC DETAILS 1 OF 3
BEUD-2	ELECTRIC DETAILS 2 OF 3
BEUD-3	ELECTRIC DETAILS 3 OF 3
L-120	DEMOLITION AND REMOVALS – SITE
L-121	DEMOLITION AND REMOVALS – NORTHWEST
L-122	DEMOLITION AND REMOVALS – NORTH
L-123	DEMOLITION AND REMOVALS – SOUTHWEST
L-124	DEMOLITION AND REMOVALS – EAST
L-125	DEMOLITION AND REMOVALS – SOUTH
L-600	PLANTING PLAN – SITE
L-601	PLANTING PLAN – NORTHWEST
L-602	PLANTING PLAN – NORTH
L-603	PLANTING PLAN – SOUTHWEST
L-604	PLANTING PLAN – EAST
L-605	PLANTING PLAN – SOUTH
L-606	PLANTING PLAN – SCHEDULE
A200	MAIN HOUSE EXTERIOR ELEVATIONS
A201	MAIN HOUSE EXTERIOR ELEVATIONS
A810	MAINTENANCE BUILDING EXTERIOR ELEVATIONS
A901	GREENHOUSE ELEVATIONS
A904	GARDEN SHED PLANS AND ELEVATIONS

PROJECT INFORMATION

BUILDING SETBACK:	FRONT 20' SIDE SETBACK 20' SIDE 7' REAR 25'
SITE AREA:	±5.61 AC. (±244,373.81 SQ.FT.)
BUILDING SIZE:	±6,095 SQ. FT.
BUILDING USAGE:	MIXED USE
FINISHED FLOOR ELEVATION:	SEE GRADING PLAN
ZONING:	R-1
PROPERTY USAGE:	BOTANICAL GARDEN (CULTURAL USE UNDER SEC. 50-503)
BUILDING HEIGHT:	18' – 3 1/2"
ADDRESS:	606/612 E. CENTRAL ST. BENTONVILLE, ARKANSAS 72712
OWNER:	PEEL COMPTON FOUNDATION 312 N MAIN STREET BETONVILLE, AR 72712 ATTN: CHERYL HUMANN CHUMANN@WEIOFFICE.COM
SITE ENGINEER:	CRAFTON TULL LIBBY TOPPING P.E. 901 N. 47TH ST., SUITE 400 ROGERS, AR 72756 479-636-4838 LIBBY.TOPPING@CRAFTONTULL.COM
REQUIRED PARKING:	4 PER 1,000 SQ FT BUILDING AREA TABLE 5.9 (CULTURAL USE) 6,094 / 1,000 = 6 6 * 4 = 24 REQUIRED STALLS
PROVIDED PARKING:	26 STANDARD PARKING STALLS

PROPERTY DESCRIPTION

PARCELS: 01-09931-000, 01-03145-000, and 01-09930-000
A PART OF THE S1/2 OF THE SW1/4 OF THE SW1/4 OF SECTION 29, TOWNSHIP 20 NORTH, RANGE 30 WEST AND A PART OF THE N1/2 OF THE NW1/4 OF THE NW1/4 OF SECTION 32, TOWNSHIP 20 NORTH, RANGE 30 WEST, ALL IN BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
LOTS 1 AND 2 OF BUD'S ADDITION AS SHOWN ON PLAT RECORD P4 AT PAGE 598 AND THE WEST 82.50 FEET OF LOT 6 OF HOWARDS ADDITION AS SHOWN ON PLAT RECORD BOOK Y AT PAGE 243, ALL IN BENTON COUNTY, ARKANSAS.
SUBJECT TO ANY EASEMENTS OF RECORDS OR OF FACT, RIGHT-OF-WAYS, AND PROTECTIVE COVENANTS OF RECORD, IF ANY.

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

FLOOD NOTE:
THIS PROPERTY IS IN IN FLOOD ZONE "A" OR "AE", AND IS INSIDE THE 100-YEAR FLOOD PLAIN AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FIRM PANEL NUMBER 05007C0255K, EFFECTIVE DATE 06/05/2012, PER LOMR 11-06-0823P EFF. 111/11/2011

THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, NO INDEPENDENT STUDY OF THE LIKELIHOOD OF FLOODING OF THE SURVEYED PROPERTY HAS BEEN DONE BY THE SURVEYOR AND NO OPINION OF FLOOD HAZARDS IS INCLUDED IN THIS SURVEY. THE FLOOD HAZARD ZONE BOUNDARIES SHOWN HEREON WERE SCALED FROM THE MAPS CITED AND ARE NOT THE RESULT OF INDEPENDENT COMPUTATION OR ANALYSIS.

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KITCHEN CONSULTANT
MCKAY CONSLUTANT LTD
1807 DODSON AVE
FT. SMITH, AR 72901
(479) 629 4572

PROJECT TITLE

606 E CENTRAL

BENTONVILLE, AR

PROJECT NUMBER: 31483

#	ISSUED FOR	DATE

KEY PLAN

SIGN & SEAL

DRAWN BY

CHECKED BY

SHEET TITLE

COVER SHEET

SHEET NUMBER

C-001

SITE NOTES

1. THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, GABION WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS ONLY.
2. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY/STATE/FEDERAL REGULATIONS AND CODES AND OSHA STANDARDS.
3. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS.
4. ALL CURB DIMENSIONS AND RADII ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
5. ALL PAVEMENT MARKINGS DIMENSIONS FACE OF CURB UNLESS OTHERWISE NOTED.
6. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
7. ALL CURB/SIDEWALK/HANDICAP RAMP DESIGNS SHALL CONFORM TO ADA STANDARDS OR LOCAL RESTRICTIVE CODES, WHICHEVER IS MORE RESTRICTIVE.
8. CONTRACTOR SHALL ENSURE ALL NECESSARY PERMITS ARE OBTAINED PRIOR TO CONSTRUCTION START.
9. CONTRACTOR SHALL MATCH NEW CURB AND GUTTER, CONCRETE, AND PAVEMENT TO EXISTING IN GRADE AND ALIGNMENT.
10. CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM THE SITE.
11. CERTAIN SITE AMENITIES, INCLUDING BUT NOT LIMITED TO DUMPSTER ENCLOSURES, FENCES, GATES, MAIL KIOSKS, PLAYGROUNDS, RECREATIONAL, SOCIAL, AND GATHERING FEATURES, SHALL BE DESIGNED AND SPECIFIED BY OTHERS. DUMPSTER ENCLOSURES DETAILED DESIGN AND SPECIFICATIONS SHALL BE PROVIDED BY THE OWNER/PROJECT ARCHITECT AND SHALL MEET LOCAL JURISDICTION DESIGN STANDARDS AND SPECIFICATIONS, IF APPLICABLE, AND THE REQUIREMENTS OF THE PROJECT'S SERVICE PROVIDER. IF APPLICABLE, THE ARCHITECT SHALL PROVIDE, COORDINATE, AND SUBMIT DETAILS FOR THE DUMPSTER ENCLOSURE FOOTPRINT AND SITE PLACEMENT REQUIREMENTS TO CRAFTON TULL.
12. OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF ALL NECESSARY WARNING AND LIFE SAFETY SIGNS AND DEVICES ASSOCIATED WITH THIS PROJECT.

GRAPHIC SCALE IN FEET
50' 0 50'

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KITCHEN CONSULTANT
MCKAY CONSULTANT LTD
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(479) 629 4572

PROJECT TITLE

606 E CENTRAL

BENTONVILLE, AR

PROJECT NUMBER: 31483

#	ISSUED FOR	DATE

KEY PLAN

SIGN & SEAL

DRAWN BY

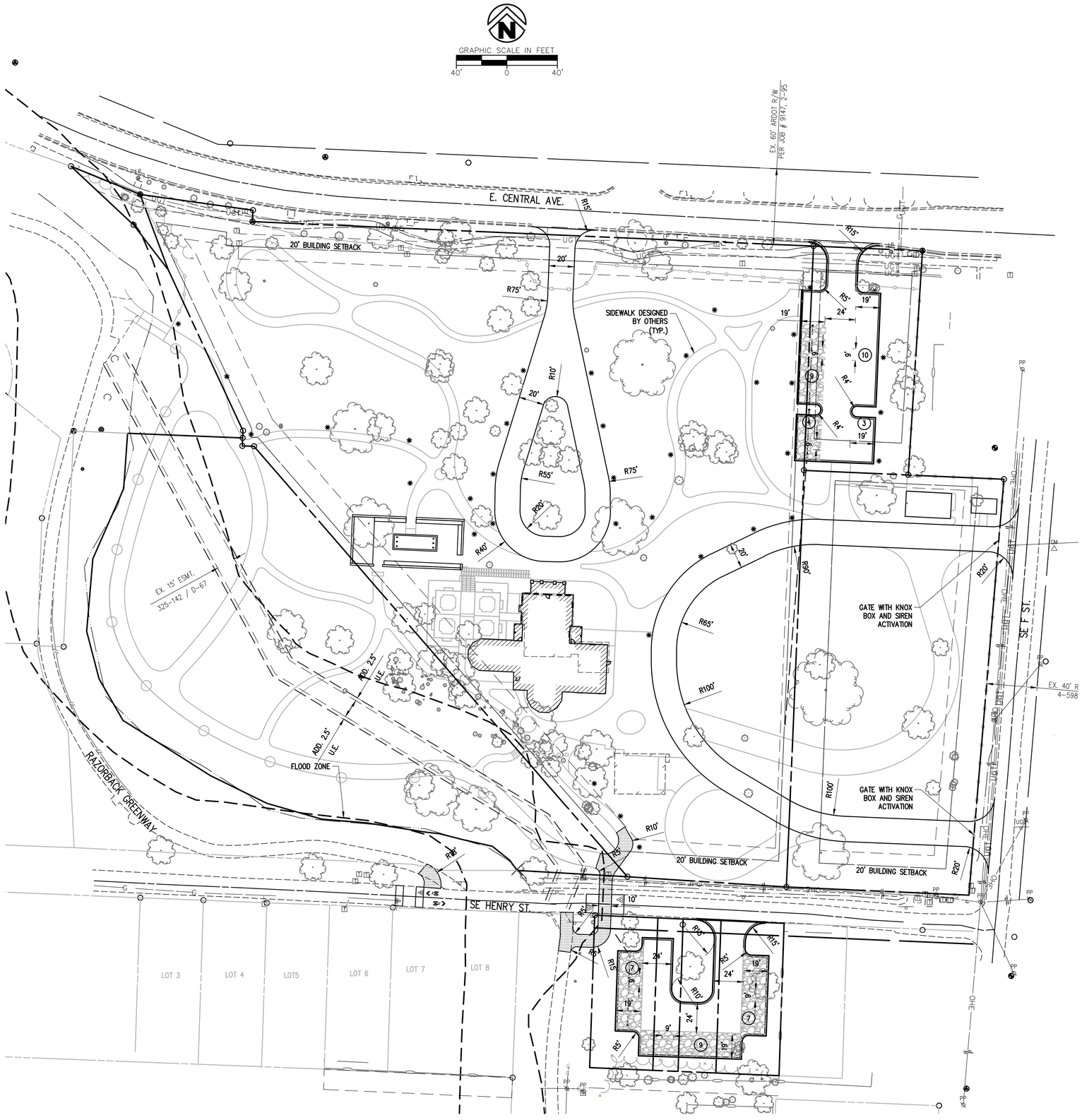
CHECKED BY

SHEET TITLE

OVERALL SITE PLAN (C)

SHEET NUMBER

C-101



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LEGEND (CONSTRUCT)

SYMBOLS	LINEWORK
SET IRON PIN	EASEMENT
LIGHT POLE	CURB
POWER POLE	CHAIN LINK FENCE
	WOOD FENCE
	BARBED WIRE FENCE
	BUILDING SET BACK
	RIGHT OF WAY
	PROPERTY LINE
	ROAD CENTERLINE

LEGEND (EXISTING SYMBOLS)

SYMBOLS	LINEWORK
BENCHMARK	EASEMENT
FOUND IRON PIPE/REBAR	CURB
PRIMARY CONTROL/SET MONUMENT	CHAIN LINK FENCE
FOUND MONUMENT/ROW	WOOD FENCE
SIGN	WROUGHT IRON FENCE
DOWN GUY	RIGHT OF WAY
TREE	OVERHEAD ELECTRIC
	ROAD CENTERLINE

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PROJECT TITLE

606 E CENTRAL

BENTONVILLE, AR

PROJECT NUMBER: 31483

#	ISSUED FOR	DATE

KEY PLAN

SIGN & SEAL

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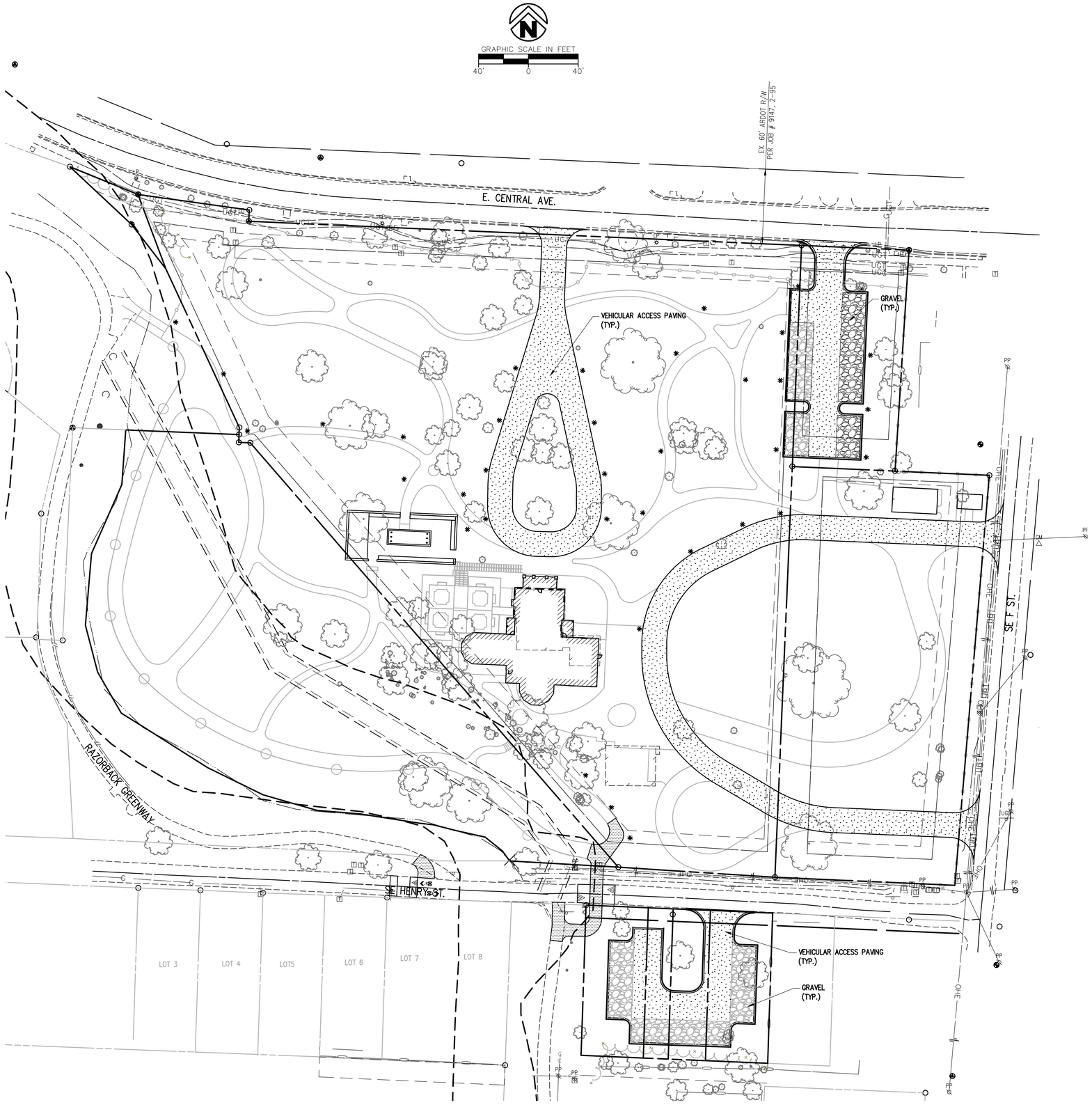
SHEET TITLE

SITE PLAN

SHEET NUMBER

C-102



LEGEND (CONSTRUCT)

LINEWORK

- CURB
- BUILDING SET BACK
- RIGHT OF WAY
- PROPERTY LINE
- ROAD CENTERLINE

- GRAVEL
- CONSTRUCT SIDEWALK
- VEHICULAR ACCESS PAVING
- REGULAR DUTY CONCRETE

LEGEND (EXISTING SYMBOLS)

LINEWORK

- CURB
- RIGHT OF WAY
- ROAD CENTERLINE

REFER TO MATERIALS PLANS FOR PAVING AND LANDSCAPING NOT SHOWN ON THIS PLAN
SEE SHEETS L-201 TO L-204 FOR PAVEMENT DETAILS & SHEETS L-701 TO L-702 FOR PAVING DETAILS

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PROJECT TITLE

606 E CENTRAL

BENTONVILLE, AR

PROJECT NUMBER: 31483

#	ISSUED FOR	DATE

KEY PLAN

SIGN & SEAL

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SHEET TITLE

PAVING PLAN

SHEET NUMBER

C-105

Crafton Tull

901 N 47th Street, Suite 400
Rogers, AR 72756

479.636.4838 (ph)
479.631.6224 (fax)

August 6, 2026

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

RE: 606 E Central
COB# SSD26-0002
CTA Job No. 25103701

Dear City of Bentonville Planning Department:

This is a formal request for a waiver of the following city codes:

1. Section 50-308 requiring off-site infrastructure improvements
City of Bentonville Planning and Engineering Departments determined that half-street improvements for Central Avenue, Henry Street, and F Street will be required for this project per emails from Casey Hackler on July 15, 2026 and August 3, 2026.

We formally petition the Planning Commission to waive the above listed city code requirements. The requirements listed above are not proportional to the proposed development onsite and do not bear a rational nexus to the impacts of the proposed development. This project is a botanical garden with additional plants and shrubs, that prioritizes tree preservation. The development is trail oriented with limited parking onsite, discouraging vehicular uses and increasing modes of active transportation for visitors of the site.

The project developers have already voluntarily:

- completed tree trimming and creek clean-up of Town Branch Creek which includes the City of Bentonville property on the west side of the creek,
- completed invasive species removal on both sides of Town Branch Creek,
- committed to doing creek streambed restoration along both sides of the Town Branch Creek,
- adding two spurs off the Razorback Greenway to encourage pedestrian and bicycle access to the property, and
- committed to improving over 500 L.F. of existing, deteriorating 18” sewer pipe for the City of Bentonville at their own expense.

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F Street and Henry Street

Both streets are identified as Downtown Local (50' ROW) streets on the MSP with a minimum pavement width of 28' (measured back of curb to back of curb) plus greenspace and sidewalk. Improving these streets to the required Typical Street Section would be a substantial increase in scope of the project and does not bear reasonable nexus based on the impacts of the project. Improving F Street would require the relocation of at least 700' of overhead electric transmission lines, which BEUD has indicated would be onerous to the developer and extremely difficult to design and construct. Currently, along the north side of Henry Street there is a drainage ditch that conveys a 38-acre drainage basin to Town Branch Creek. The city recently completed drainage improvements in this area to mitigate previous drainage issues.

Additionally, the required half-street improvements would exceed the cost of the required site improvements. The site is required to provide parking, emergency ingress/egress and utility access to the existing buildings. Those improvements will cost approximately $928,760. The estimate for half street improvements on F Street and Henry Street exceed $1,027,753. This estimate does not include Central Avenue improvements which would only add to the cost.

Central Avenue

Central Avenue is identified on the MSP as a Downtown Collector (65' ROW). The minimum pavement width is 37' (back-to-back) with a 12' sidewalk directly adjacent to the curb per the Downtown Collector Typical Street Section (TSS). The current pavement is approximately 30' (back-to-back). Widening the street 3.5' on the south side of Central to meet the current TSS would not provide any noticeable benefit to drivers and would not be proportional to the impacts of the project. The TSS would also require that the sidewalk be widened to 12' and adjacent to the back of curb. The current sidewalk (6') is functional for the neighborhood and is surrounded by mature trees along the property frontage on Central Avenue. Widening the sidewalk would require multiple mature trees to be removed, which will make the sidewalk a less desirable walk for pedestrians than current sidewalk conditions. There are also multiple BEUD structures in the area that would have to be relocated that would inconvenience the homeowners across the street that are connected to the main. We do not anticipate additional pedestrian traffic on this sidewalk based on the proposed development. Pedestrian traffic coming from the east will not change, and any increased pedestrian traffic from the north, south, or west will be routed to the Razorback Greenway and onto the site via the trail rather than street sidewalks.

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479.631.6224 (fax)

Additionally, this project was kicked into Large Scale Development review rather than small scale development review due the disturbed acreage exceeding 1 acre. The parking lots and emergency access drives do not exceed 1 acre. The disturbed acreage is kicked over 1 acre with the onsite sidewalks and soil remediation for the botanical gardens, which will be an improvement to the ecology and aesthetics of the site.

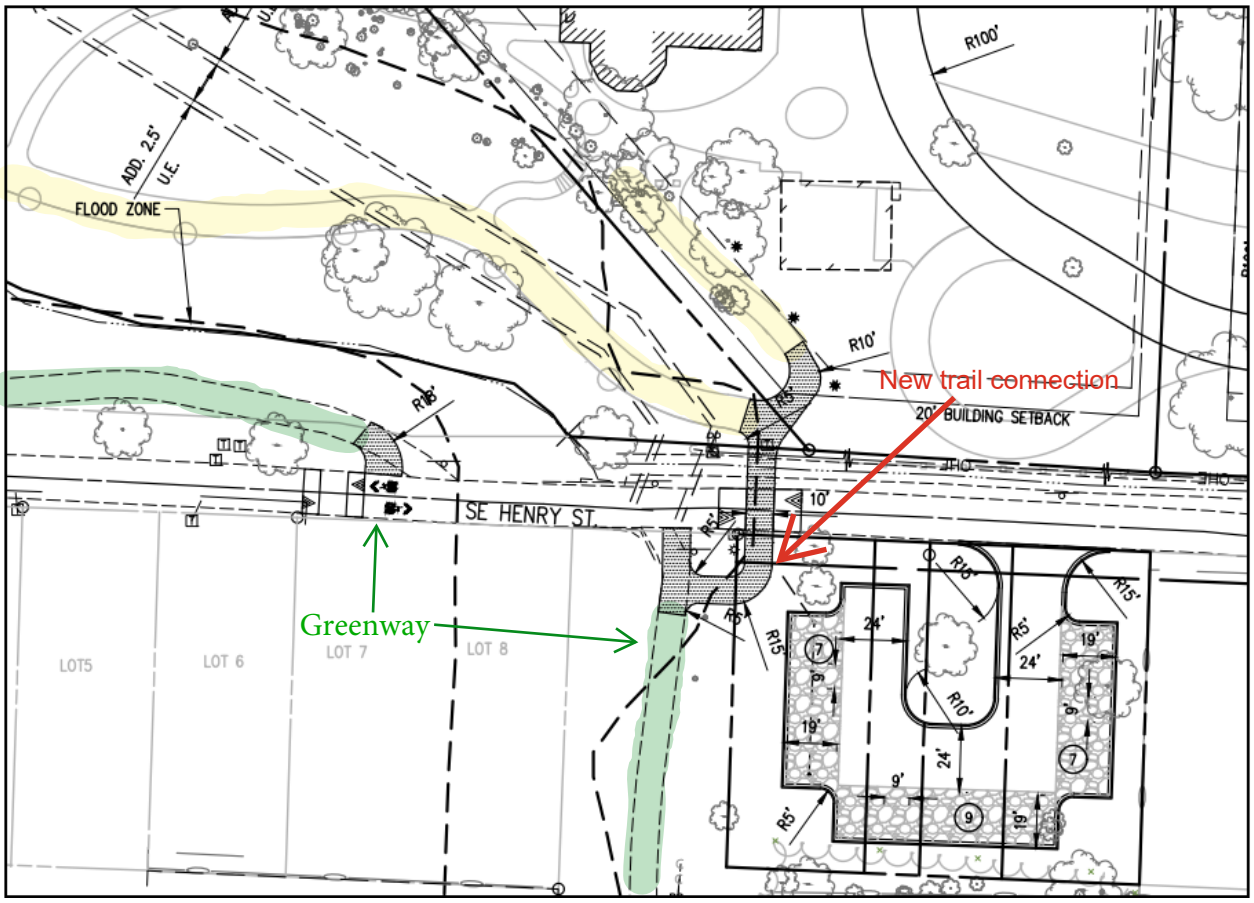
Overall, the project is preserving green space in the downtown core area, providing an amenity that members of the community can utilize for free dawn to dusk seven days a week. Adding the requested site improvements and costs beyond reasonable nexus to the development will add undue hardship to the developer and the project. Large Scale Development (LSD) plans have been submitted to the City Planning Department and shall be considered inclusive of this request including any revisions made throughout the review process.

We appreciate your consideration in this matter. Should you have any questions, or require any additional information, please contact us at your convenience.

Sincerely,

Libby Topping, P.E., CFM
Project Manager

LSD26-0038 Greenway Access Exhibit



*Plans have not yet been approved. Trail connection and ped crossing is still in discussion with Parks.

Recchia

301 SE B Street

PC Date: 8/18/2026

Staff Report Details

Project Number	RZ26-0039
Applicant / Current Owner	Meava Recchia
Site Area	+/- 0.164 Acres
Current Zoning	R-1 Suburban Single-Family
Requested Zoning	T3.2 Neighborhood Node
Current Future Land Use Map Designation	Traditional Neighborhood
Requested Future Land Use Map Designation	N/A
Development Type / Use	
Related projects	RZ25-0015

Property Description

The subject property is located on the south-east corner of SE B Street and SE 3rd Street. SE B Street is a local downtown road and SE 3rd Street is a downtown collector. The current zoning of the property is R-1, Suburban single-family, with a Future Land Use Map designation of Traditional Neighborhood. Surrounding properties are mostly R-1 with some T4.1 and T4.2 further south on the same block. There was a previous request to rezone to a DN-2 on April 15, 2025 that was tabled and considered on May 6, 2025 but the motion failed for a lack of majority. (Link here). This property is outside of the Downtown Neighborhood Overlay District.

Project Details

The applicant is requesting this rezone to take advantage of increased lot coverage and reduced building setbacks.

Relationship to the Community Plan

The applicant is requesting a standard review rezone for the subject property. The Community Plan

Relationship to the Community Plan

describes the Traditional Neighborhood place type as the bridge between the auto-oriented R-1 neighborhoods and the denser, more mixed-use walkable neighborhoods. A rezone to T3.2 would be in conformance with the Traditional Neighborhood Place Type as given in Table 2.1 of the Bentonville Community Code.

Public Comment

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

Analysis / Waivers

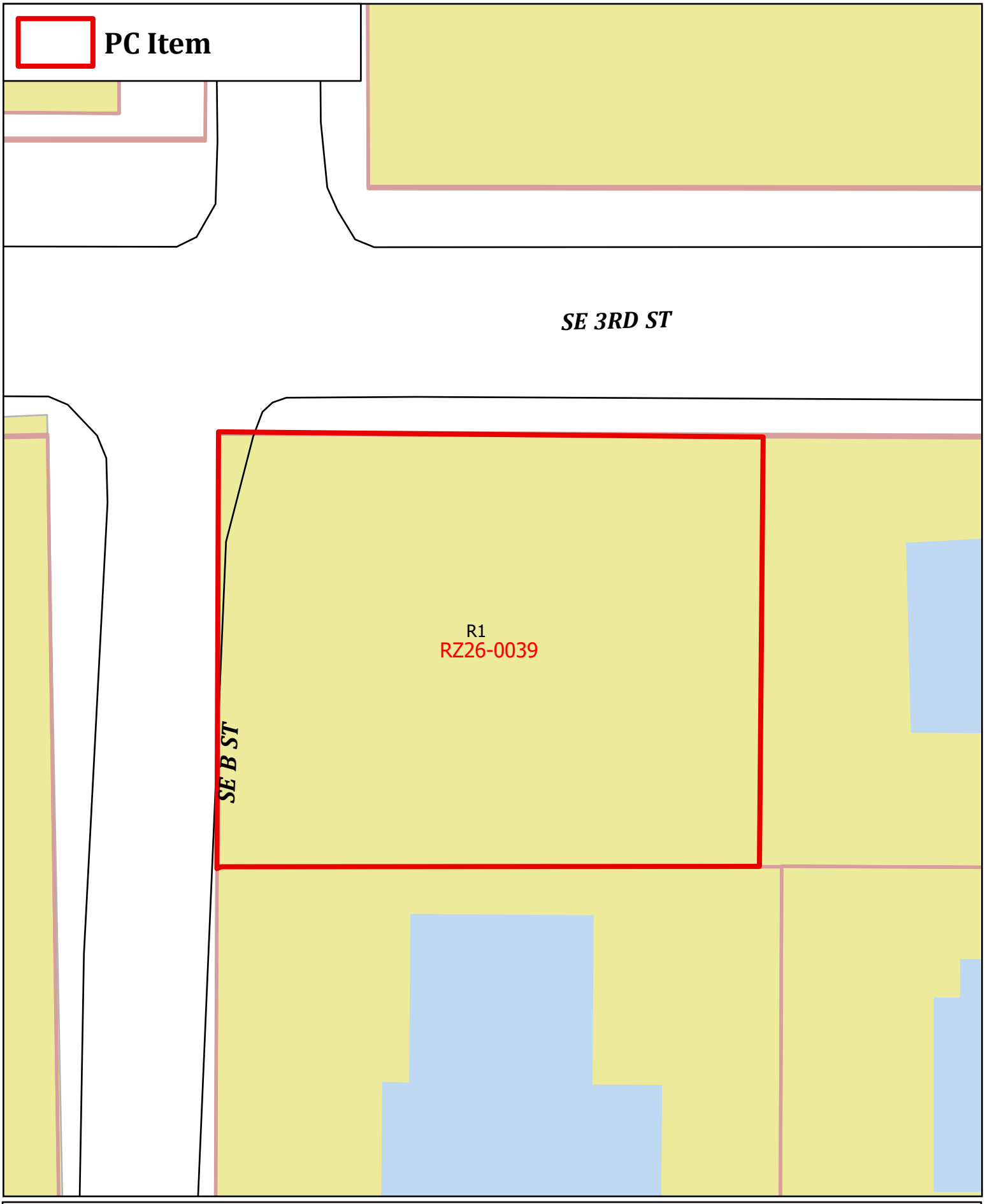
The following criteria are evaluated under a standard review:
Orderly Transition The subject property is bordered entirely by R-1 zoned property. T3.2 is an orderly transition as R-1 is considered as being within the T3 transect.
Be within one transect degree of the zoning of the adjacent properties The proposed rezone is within 1 transect degree of the R-1 properties surrounding it.

Conclusion

Staff recommends approval of the T3.2 zoning request.

Additional Details

BWU comments: Future development may require downstream sewer study depending on unit count.



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W E
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RZ26-0039
Recchia Rezone R1 to T3.2 NT (SR)

WATKINS, BOYER, GRAY & CURRY, PLLC

ATTORNEYS AT LAW

WILLIAM P. WATKINS, III, P.A.
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ANDREW T. CURRY, P.A.
WILL A. KELLSTROM, P.A.
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* ALSO LICENSED IN MISSOURI

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

July 9, 2026

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

Re: Request to Rezone Parcel No. 01-01160-000 from R-1 to T3.2

Dear Development Services:

This firm has been retained to assist the applicant, Maeva Recchia ("Applicant"), in obtaining a rezoning of Benton County Parcel No. 01-01160-000, located on SE B St. ("the Property"). The requested information in the latest submittal guidelines is provided below:

A. Reason.

The reasons for the requested rezone are to bring the Property into compliance with the Future Land Use Map ("FLUM"), and to take advantage of the increased lot coverage and reduced setbacks permitted by T3.2. The FLUM designates this property as "Traditional Neighborhood," which allows for T3.2 zoning under Standard Review.

B. Impact.

Rezoning the Property to T3.2 would have little to no impact on the community or city infrastructure, for the following reasons:

(1) The Property is approximately 95 feet wide on its widest boundary, with no access to an alley. Because T3.2 requires 50-foot minimum lot widths where there is no alley access, the Property could not be split into two lots. Accordingly, the potential to increase density is very limited, and there will be little to no impact to City infrastructure;

(2) The Property is within walking distance of many restaurants, shops and

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FX: 479-636-6098
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businesses, which reduces overall vehicle trips compared to development which is not so situated.

(3) The Property is on the edge of Place Type, adjacent to a higher intensity Place Type, and is undeveloped, which makes it a good candidate for a zoning designation which is on the higher end of what is allowed under Traditional Neighborhood.

C. Review Criteria.

T3.2 is permitted under Standard Review ("SR") in the Traditional Neighborhood Place Type. For Transect Districts, SR involves the following considerations, addressed accordingly (*UDC, Sec. 50-709(e)(1)*):

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

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

This consideration is satisfied, as the Property lies on the edge of the Traditional Neighborhood Place Type and is adjacent to a higher intensity Place Type.

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

This consideration is met, as the Property is adjacent to R-1-zoned parcels.

Thank you for considering this request for rezoning. Please feel free to contact me at 479-512-0014, or at wkellstrom@watkinslawoffice.com if any additional information is needed in connection with this rezoning application.

Sincerely,

/s/ Will A. Kellstrom

Will A. Kellstrom

RE: Notice of Intent to Rezone
Project Number RZ26-0039
Convert R-1 to T3.2

Dear Bentonville Planning Commission,

I, Gregory F. Ricca of 205 SE 3rd Street, am strongly opposed to changing the property on SE B Street from R1 to T3.2. Such a change would be detrimental to our neighborhood and thereby be detrimental to our city. Historic districts lend charm and appeal to a city. We are fortunate to have such a place on SE 3rd street. We see more people walking and cycling on our appealing SE 3rd street than we see vehicles.

The property in question is boarded by R1 on all sides and boarded by Historic District on 2 sides. A multi-unit development would be a glaring afront to the quaint neighborhood we are trying to preserve. Clearly the property owner's desire to change the zoning is solely for their financial gain with no regard to our neighborhood and the people who live here.

I am going to be out of town the day of the meeting, otherwise I would attend in person.

Thank you for all you do.

Gregory F. Ricca
205 SE 3rd Street
Bentonville

(870) 219-5284

RZ26-0033 Objection 1 August 4, 2026

RE: Notice of Intent to Rezone Project Number RZ2G-0039 Convert R-1 to T3.2

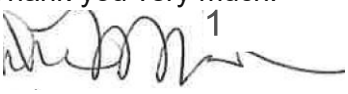
Dear Bentonville Planning Commission:

I am Dallie Ricca, owner at 205 SE 3rd Street and I very strongly object to the request of a zoning change from R-1 to T-3.2 for the property located on the corner of SE Band SE 3rd Streets. I would attend this meeting in person if I were in town on the meeting date.

This property is in an R-1 zoning district with a historical overlay. Our neighborhood is actively working to maintain the historic character of our street and any type of multi- unit dwelling would detract from our efforts. The property owner either knew or should have known that this lot is in an area of historical homes and should not be allowed to change its character.

The owner of this property has made multiple requests for rezoning to allow this type of construction, and I will continue to strongly object to any and all such requests. Our neighborhood is one of few remaining areas that offers a glimpse of Bentonville's history, and it should be allowed to stay that way.

Thank you very much.



Dalle Ricca
205 SE 3rd St
Bentonville, AR 72712
870-351-5260
dricca@mac.com

CC Curated Collections, LLC

404 SW 2nd Street

PC Date: 8/18/2026

Staff Report Details

Project Number	(RZ26-0040)
Applicant / Current Owner	CC Curated Collections, LLC
Site Area	+/- **[.20]** Acres
Current Zoning	R-1, Suburban Single-Family
Requested Zoning	T3.1, Neighborhood Edge
Current Future Land Use Map Designation	Traditional 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 SW 2nd Street and is surrounded by R-1 zoning with some nearby T4.1 single-family lots to the southwest. The applicant is requesting to rezone this property to T3.1 which is considered standard review for the Traditional Neighborhood place type. Within this place type R-1, T3.1, and T3.2 are authorized under standard review. This lot also falls within the Downtown Neighborhood Overlay which seeks to allow new development of a wide variety of housing types near the downtown center while ensuring that new building size, orientation, and spacing are compatible with the surrounding neighborhood pattern. Although this property is surrounded by R-1, T3.1 is an appropriate zone for Traditional Neighborhood under standard review, especially considering the proximity to the heart of downtown and the City Center Place type. T3.1 zoning is defined as a residential zone for low-intensity single-family housing on medium to large lots that are normally accessed from the street.

Project Details

The applicant states that the purpose of this rezone is to better align with Bentonville's FLUM and to take advantage of the smaller setbacks. The applicant acknowledges that only a single-family home can be built on this property and would also need to conform to the Downtown Neighborhood Overlay design requirements.

Relationship to the Community Plan

The allowed zones within Traditional Neighborhood under standard review range from R-1 - T3.2. T3.1 is an appropriate rezone request that allows the property to be redeveloped in a way that better fits the downtown environment. The smaller setbacks would be particularly helpful for increasing buildable area due to the lot's smaller size, and the end product would be in conformity with the Downtown Neighborhood Overlay.

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 zoning with nearby T4.1 and is surrounded by Traditional Neighborhood place type. The lot is only .06 mi to T5.1 zoning in the City Center Place Type and T3.1 zoning would create more of a gradient and orderly transition moving west through downtown. Due to the nature of the Downtown Neighborhood Overlay, the lot would need to be developed in a manner that is compatible with the surrounding neighborhood pattern.

Within 1 transect of adjacent zones: T3.1 is within 1 transect degree of R-1 and is a better fit for the Traditional Neighborhood place type that characterizes the essence of the downtown built environment.

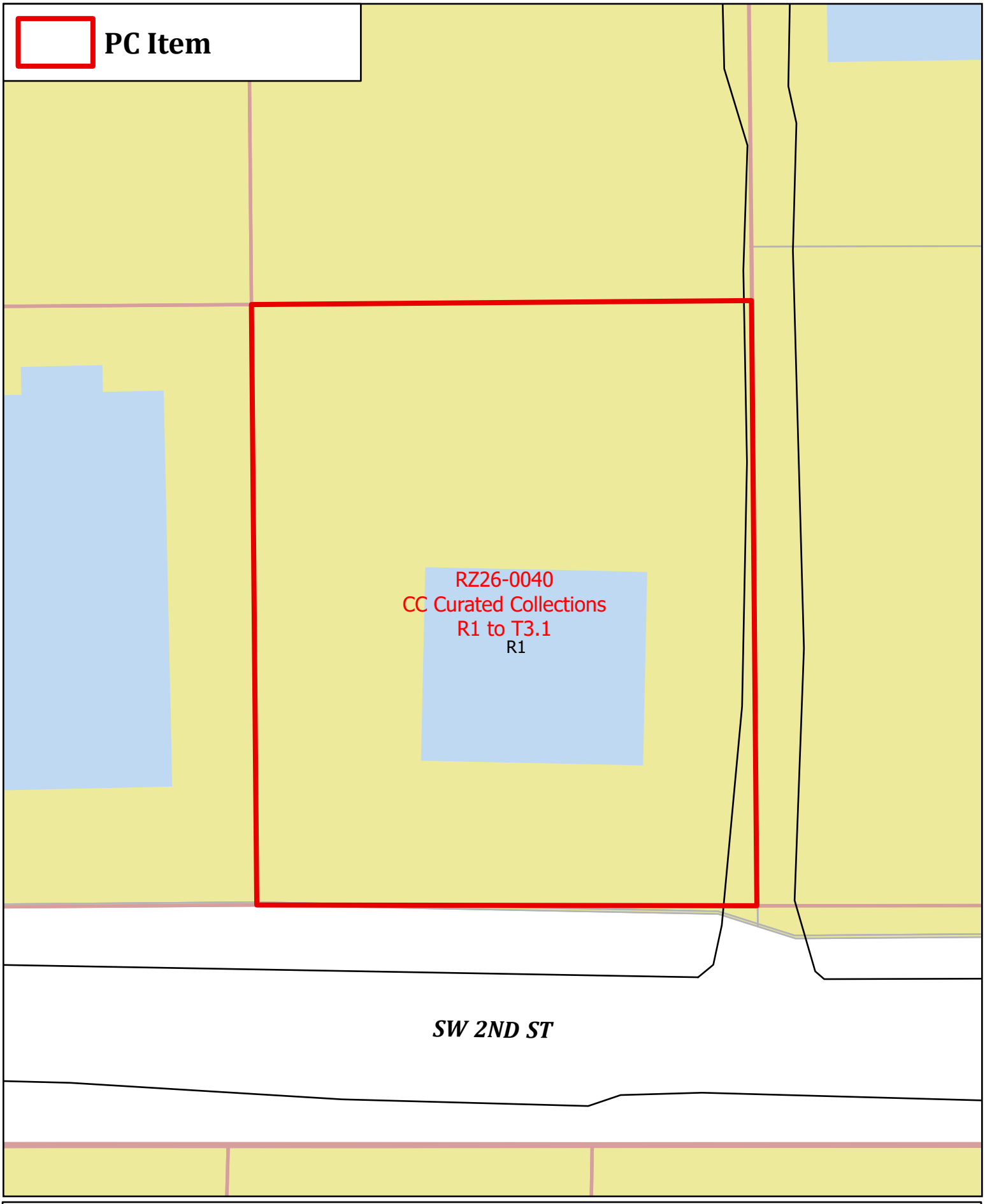
Downtown Neighborhood Overlay (DNO)
The DNO has provisions to limit height (max of 12' higher than average building height of the block), setbacks (average of the block) and lot combinations based on the character of the block at the time of building permit.

Conclusion

Staff recommends approval of the T3.1 rezone. Provisions of the DNO will be evaluated prior to building permit issuance.

Additional Details

BWU comments: Future development may require downstream sewer study depending on unit count.



RZ26-0040
CC Curated Collections R1 to T3.1

WATKINS, BOYER, GRAY & CURRY, PLLC

ATTORNEYS AT LAW

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

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

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

July 10, 2026

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

Re: Request to Rezone Parcel No. 01-01114-000 from R-1 to T3.1

Dear Development Services:

This firm has been retained to assist the applicant, CC Curated Collections, LLC ("Applicant") in obtaining a rezoning of 404 SW 2nd St., Benton County Parcel No. 01-01114-000 ("the Property"). The requested information in the latest submittal guidelines is provided below:

A. Reason.

The reasons for the requested rezone are to bring the Property into compliance with the Future Land Use Map ("FLUM"), and to take advantage of the increased lot coverage and reduced setbacks permitted by T3.1. The FLUM designates this property as "Traditional Neighborhood," which allows for T3.1 zoning under Standard Review.

B. Impact.

Rezoning the Property to T3.1 would have little to no impact on the community or city infrastructure, for the following reasons:

(1) The Property is approximately 84 feet wide, with no access to an alley. Because T3.1 requires 50-foot minimum lot widths, the Property could not be split into two lots. Additionally, T3.1 does not allow for two-family dwellings. Accordingly, the pattern of single family development nearby will not be interrupted, and there will be little to no impact to City infrastructure;

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

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

(2) The Property is restricted by the Downtown Neighborhood Overlay district. This provides a greater level of assurance that the Property will be developed in harmony with existing homes nearby.

(3) The Property is within walking distance of many restaurants, shops and businesses, which reduces overall vehicle trips compared to development which is not so situated.

C. Review Criteria.

T3.1 is permitted under Standard Review ("SR") in the Traditional Neighborhood Place Type. For Transect Districts, SR involves the following considerations, addressed accordingly (*UDC, Sec. 50-709(e)(1)*):

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

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

This consideration is satisfied, as the Property lies on the edge of the Traditional Neighborhood Place Type, is within a few blocks of the Downtown Core, and is in relatively close proximity to both T4.1 and T5.1 zones.

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

This consideration is met, as the Property is adjacent to R-1-zoned parcels.

Thank you for considering this request for rezoning. Please feel free to contact me at 479-512-0014, or at wkellstrom@watkinslawoffice.com if any additional information is needed in connection with this rezoning application.

Sincerely,

/s/ Will A. Kellstrom

Will A. Kellstrom

RZ26-0040 Downtown Neighborhood Overlay Map

8/6/2026, 2:13:52 PM

Downtown Historic Overlay

- DCO
- DNO
- Tax Parcels

1:4,514

0 0.04 0.09 0.18 mi

0 0.05 0.1 0.2 km

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

Generated by Print Service on GIS Site

Juergens ***(Improper mailed notice, Public Hearing but no action)***

405 NW 5th Street

PC Date: 8/18/2026

Staff Report Details

Project Number	(RZ26-0041)
Applicant / Current Owner	Mark Haney/Teresa A and David L Juergens
Site Area	+/- 0.594 Acres
Current Zoning	R-1, Suburban Single-family
Requested Zoning	T4.2, Neighborhood Node
Current Future Land Use Map Designation	Urban Neighborhood
Requested Future Land Use Map Designation	N/A
Development Type / Use	
Related projects	N/A

Property Description

The subject property is located on NW 5th (a downtown collector). The current zoning of the property is R-1 Suburban Single-Family, with a Future Land Use Map designation of Urban Neighborhood. Adjoining properties to the north, south, and east are R-1, with T4.2, Neighborhood Node to the west. The property is on the northerly boundary of the Urban Neighborhood Place Type with Traditional Neighborhood to the north of 5th St. There is a mix of townhomes, single family attached and apartments on the block with an alley along the southern property line.

Project Details

The applicant is requesting this rezone to bring the property in-line with the Bentonville Future Land Use Plan.

Relationship to the Community Plan

The applicant is requesting a standard review rezone for the subject property. The Community Plan characterizes the Urban Neighborhood place type as the city's highest intensity neighborhood place type,

Relationship to the Community Plan

defined primarily by multi-family buildings and townhomes but with some single family and smaller commercial uses mixed in. This provides a mix of housing choices in a relatively small footprint and supports walking and biking as viable transportation alternatives. Urban neighborhoods are fiscally net positive for the city given that there is less infrastructure per capita and square mile than suburban neighborhoods, which require a subsidy to maintain in the long run. A rezone to T4.2 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:

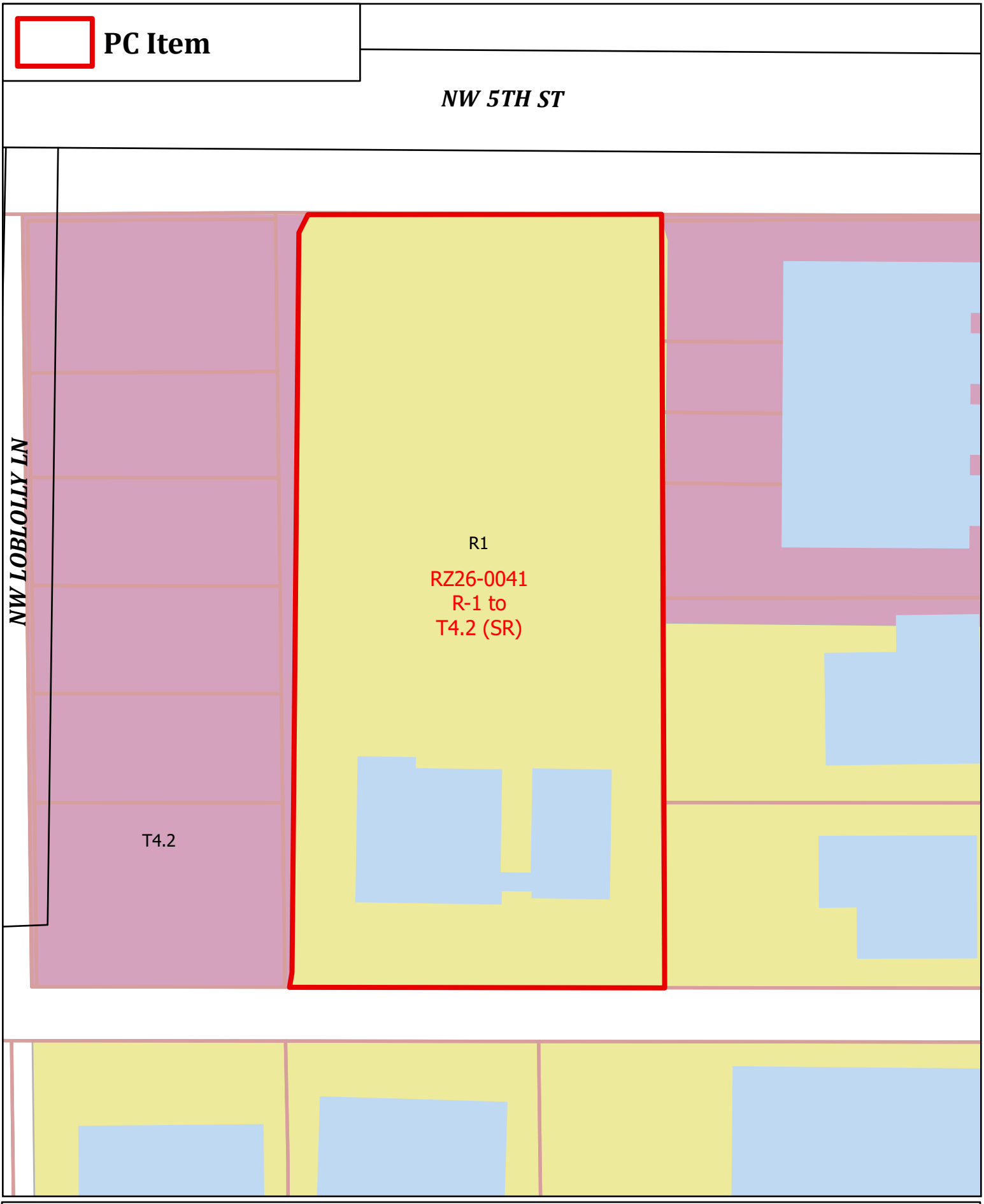
Orderly Transition The subject property is bordered by a downtown collector street to the north. There are properties to the direct east that are zoned T4.2 along with the adjacent properties to the west. The property on the street to the north is zoned R-1 and the property across the alley to the south as well. The northern properties are within the Traditional Neighborhood place type while the others are within the Urban Neighborhood place type.
Be within one transect degree of the zoning of the adjacent properties The proposed rezone is the same transect (T4) as the property to the east and the west. To the south (R1 is considered T3) the proposed rezone is within on transect.

Conclusion

Staff recommends approval.

Additional Details

BWU comments: This request meets the future land use map for a standard review. Future development may require downstream sewer study.



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RZ26-0041
R-1 to T4.2 (SR)

MARK RUSSELL
HOMES

848 NW C Street
Bentonville, AR 72712

July 10, 2026

Dear Bentonville Planning Commission,

We are requesting a rezone from R-1 to T4.2 (Neighborhood Node) at 405 NW 5th St to bring the property in line with the Bentonville land use plan. Nearby parcels are a mix of townhomes, single family attached (duplex) homes, single family homes, and small multifamily. The adjacent parcels to the east and west are new development projects in the same T4.2 zone.

No road or utility changes are proposed, and any new development is anticipated to be modest given the size of the property and the adjacent residential uses. This request falls under the “Standard Review” process, matching the zoning of the adjacent new developments on both sides of this parcel and the Bentonville land use plan.

Thank you for considering our request.

Respectfully,
Mark Haney

	Community Code Amendments
	PC Date: 8/18/2026

Staff Report Details

Project Number	2026-862
Applicant / Current Owner	
Site Area	
Current Zoning	
Requested Zoning	
Current Future Land Use Map Designation	
Requested Future Land Use Map Designation	
Development Type / Use	
Related projects	

Property Description

These code amendments are proposed to fill in some gaps that were missed with the adoption of the new code such as adding back in the Bentonville Airport zones and the common signage plan. Other amendments are proposed as the new regulation appears to have gone too far, such as the limit on development of slopes over 30% and the height limits of parking structures. Finally, there are amendments that provide more clarity such as which transect aligns to each special district and that temporary use permits are not needed for staging on site.

Project Details

Relationship to the Community Plan

Please see the outline below for a summary of the proposed amendments.

Relationship to the Community Plan

Parking (Sec 50-405 and Sec. 50-503)

1. Add qualifiers for the parking reduction for being an 1/8 mile from the greenway.
2. Allow alternative paving options, including LID design.
3. Limit the use of compact spaces to 50% of total spaces required.
4. Amended parking ratio requirements for religious assembly in all zoning districts (to allow more parking).
5. Increase required parking in T5 and T6.
6. Revise maximum height for parking structures in T5.1 from 35 ft to 40 ft. to match the transect maximum height.
7. Revise maximum height for parking structures in T6 from 70 ft to 96 ft. to match the transect maximum height.

Setbacks (Sec 50-405)

When an easement is larger than the setback, this amendment allows the maximum setback (the build to-line) to be up to 5 ft behind the utility easement. The developer can choose to build right at the back of the easement, but this change allows for more flexibility in design when needed (the code currently places the build-to line a maximum of only 2' away from the easement)

Height Transitions (Sec 50-505)

Add T4.2 to first column of Table 5.12 to require height limitations when abutting R-1.

Municipal Airport Zones (Sec. 50-506)

Added back the description and height requirements from previous code.

Signage (Sec 50-508)

1. Add back the common signage plan from the previous code.
2. Allow incidental signs and signs interior to the site as not requiring a permit.
3. Add definition for incidental signs.
4. Revise the description for the exemption for artwork.

Trees (Sec. 50-510)

1. Tree locations under utilities – added from previous code.
2. Allow Other species not listed on list as approved.
3. Minimum tree size for ornamental trees to be reduce from 2" caliper to 1" caliper.
4. Remove maintenance related items – being added or already addressed in the Property Maintenance Code.

Steep Grades (Sec 50-511)

Remove statement that existing grades greater than 30% are unbuildable.

Standard Review for Special Districts (Sec 50-709)

Clarify how special districts are to be reviewed, tying them to a transect.

Temporary Use Permits (Sec 50-71)

Clarify that a temporary use permit is required for only staging areas that are off-site from the construction site.

Public Comment

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

Analysis / Waivers

Conclusion

Staff recommends approval.

Additional Details

ORDINANCE NO. _____

A ORDINANCE AMENDING THE BENTONVILLE MUNICIPAL CODE CHAPTER 50 COMMUNITY CODE; AND FOR OTHER PURPOSES.

WHEREAS, City Council adopted the Bentonville Community Code on April 14, 2026, and

WHEREAS, since adoption, staff has identified several areas of the code that need clarification or modification.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BENTONVILLE, ARKANSAS, THAT:

Section 1: That the following sections should be and are hereby amended with the following:

50-405(c)(3) Maximum Setbacks.

d. *If an utility or access easement is deeper than the maximum setback, the maximum setback is adjusted to be ~~two (2)~~ five (5) feet behind the edge of the easement.*

50-405, Table 4.1 Standards for Zoning Districts.

T5.1: Town Center Low -Parking Structures Height: ~~35~~ 40 ft. max.

T6: Urban Center - Parking Structure Height: ~~70~~ 96 ft. max.

50-505 Zone Transitions

Table 5.12. Height Transitions.

	Subject Lot		
Abutting Lot	***T. 4.1, T5.1, GC***	***T5.2***	***T6***
R-1	*Limited to R-1 maximum height within fifty (50) feet*	*Limited to R-1 maximum height within fifty (50) feet. Between fifty (50) and one hundred (100) feet, two additional stories, not to exceed thirty (30) additional feet are allowed above the R-1 height maximum height.*	
T3	*No limitation*	*Limited to the maximum height of the abutting lot plus one (1) story, not to exceed fifteen (15) additional feet, within fifty (50) feet*	*The T5.2 limitation applies within fifty (50) feet. Between fifty (50) and one hundred (100) feet, two (2) additional stories, not to exceed thirty (30) additional feet, are allowed above the T5.2 limitation.*
T4			

50-511(d) Steep Grades

(1) ~~*Existing grades greater than thirty percent (30%) are considered unbuildable. They must be designated as open space or included within new lots.*~~

50-721(i) Temporary Use Permit

(1) A temporary use permit is required for:

c. *Off-site* ~~*T*~~*temporary contractor yards, staging areas, or stockpiles associated with allowed construction;*

Section 2. That Bentonville Municipal Code should be and is hereby amended with the following, three copies of which are on file with the City Clerk and which are hereby adopted by reference as though they were copied herein fully.

- *Exhibit A: Parking Amendments*
- *Exhibit B: Airport Overlay Amendments*
- *Exhibit C: Sign Amendments*
- *Exhibit D: Tree and Landscape Amendments*
- *Exhibit E: Standard Review Criteria Amendments*

Section 3: Section 4 - Severability Provision: If any part of this ordinance is held invalid, the remainder of this Resolution shall continue in effect as if such invalid portion never existed; and

Section 4 - Repeal of Conflicting Provisions: All ordinances, resolutions, or orders of the City Council, or parts of the same, in conflict with this ordinance are repealed to the extent of such conflict.

PASSED and APPROVED this _____day of _____, 2026.

APPROVED:

_____

Stephanie Orman, Mayor

ATTEST:

_____

Malorie Marrs, City Clerk

EXHIBIT A
PARKING AMENDMENTS

Strike-through text to be deleted, red underline text to be added, green double underline moved.

Sec 50-503(h) (6) *Required car parking*.

a. Car parking must be provided in the amounts required in Table 5.9 Minimum Car Parking.

b. Only spaces that follow subsection (9) Car parking location count towards required car parking.

c. Residential uses in the Traditional Neighborhood place type on the FLUM require two (2) parking spaces for each dwelling.

d. Parking required for multiple uses within the same building or site are added together for the total site requirement.

e. The amount of car parking required may be reduced following subsection (7) Car parking reductions.

f. Applicants may opt to submit a parking study, prepared by a licensed professional, subject to the approval of the Planning Commission, in lieu of the required parking minimums.

g. Sites within parking management districts must follow parking management district rules and are exempt from required car parking in this section.

TABLE 5.9 MINIMUM CAR PARKING *Exhibit A: Parking Amendments*

[1] **Non-residential uses**: spaces for every one thousand (1,000) square feet of net building area.
[2] **Lodging uses**: spaces for each guest room, with restaurants and meeting rooms counted separately.
[3] **Residential uses**: spaces for each dwelling.

Use	T2	R-1	T3	T4	T5	T6	GC	LI	LFI	MH
Commercial [1]										
Child care		2			1	1	3			
Food and beverage	4			2	2	2	5			
Gas station	4				3	3	3			
Hospital					1 per bed	1 per bed	1 per bed			
Medical services					2		3			
Office, including medical				1	1		3			
Retail, including pharmacies	4			1	2		4		4~~3~~	
Service (personal or professional)	4			1	1		4		4~~3~~	
Entertainment [1]										

TABLE 5.9 MINIMUM CAR PARKING *Exhibit A: Parking Amendments*

[1] **Non-residential uses**: spaces for every one thousand (1,000) square feet of net building area.

[2] **Lodging uses**: spaces for each guest room, with restaurants and meeting rooms counted separately.

[3] **Residential uses**: spaces for each dwelling.

Use	T2	R-1	T3	T4	T5	T6	GC	LI	LFI	MH
Indoor entertainment facility	Lesser of 4 or 25% of maximum occupancy				~~2~~ Lesser of 4 or 25% of maximum occupancy		Lesser of 4 or 25% of maximum occupancy			
Outdoor entertainment facility										
Theater, excluding drive-in										
Industrial and Manufacturing [1]										
Manufacturing					1		1.75			
Warehouse and distribution					.25		0.5			
Institutional [1]										
Convention or exhibition facilities					Lesser of 4 or 25% of maximum occupancy					
Cultural (library, museum, gallery)	4	4	4	4	3		4			
Event venue	Lesser of 4 or 25% occupancy			Lesser of 4 or 25% occupancy	~~3~~ Lesser of 4 or 25% of maximum occupancy		Lesser of 4 or 25% of maximum occupancy			
Religious assembly	Lesser of 4 or 25% of maximum occupancy									
School: K-12	Grades 1-9: 1 per classroom + 1 per employee Grades 10-12: greater of 1 per 3 full-time students or 1 per 6 seats in the largest auditorium All: Stacking space for buses and vehicles must be provided Except in T5 and T6									
School: post-secondary							Greater of 3/1000 or 1 space per 3 students			

TABLE 5.9 MINIMUM CAR PARKING *Exhibit A: Parking Amendments*

[1] **Non-residential uses**: spaces for every one thousand (1,000) square feet of net building area.

[2] **Lodging uses**: spaces for each guest room, with restaurants and meeting rooms counted separately.

[3] **Residential uses**: spaces for each dwelling.

Use	T2	R-1	T3	T4	T5	T6	GC	LI	LFI	MH
Lodging [2]										
12 rooms or less	1			1	.75	.5	1			
More than 12 rooms					.75	.5	1.1			
Residential [3]										
1 dwelling detached	2			1						
1 dwelling attached (town homes)			1							
2 dwellings per building			1							
3 dwellings per building				1						
4 or more dwellings per building				1			1.5			
Cottage court		1								

~~a. [1] **Non-residential uses**: spaces for every one thousand (1,000) square feet of net building area.~~

~~[2] **Lodging uses**: spaces for each guest room, with restaurants and meeting rooms counted separately.~~

~~[3] **Residential uses**: spaces for each dwelling.~~

Sec 50-503(h)(7) *Car parking reductions*.

a. The required number of car parking spaces may be reduced in several ways. These reductions can be combined when more than one applies.

b. State-licensed assisted living and senior independent living facilities parking requirements are reduced by fifty percent (50%).

c. In T5 and T6:

   1. The first 3,000 square feet of net commercial square feet on the ground floor are exempt from Table 5.9

   2. Table 5.9 shall not apply to existing structures with a change of use.

d. Sites with reasonable access to ~~near~~ the Northwest Arkansas Razorback Greenway or the loop trail described in the Connecting Bentonville Master Plan may reduce parking based on distance:

   1. 1/8 of a mile: Parking requirements are reduced by twenty percent (20%); and

   2. 1/4 of a mile: Parking requirements are reduced by ten percent (10%).

e. Sites ~~near~~ with reasonable access to a premium transit stop may reduce parking based on distance:

   1. 1/8 of a mile: No parking is required;

   2. 1/4 of a mile: Parking requirements are reduced by fifty percent (50%); and

   3. 1/2 of a mile: Parking requirements are reduced by twenty-five (25%).

f. 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.

g. 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.

h. Parking requirements may be reduced when two (2) or more uses share the same parking area when:

   1. The shared parking must serve uses on the same site or in the same shared facility;

   2. Shared parking must follow the Urban Land Institute's Shared Parking Handbook which accounts for different peak hours of use; and

   3. A shared use contract between the two (2) properties must be in a form acceptable to the Director and Staff Attorney.

Sec 50-503(h)(10)(a) All parking lots must follow these general rules:

1. ADA accessibility standards must be met for all parking spaces and walkways;
2. Parking space and aisle sizes must follow Table 5.10 Parking Space and Aisle Dimensions;
3. Parking lots must be paved or designed with an approved LID design, except that crushed gravel may be used in T2 districts; and
4. Landscaping requirements are located in Sec. 50-510 (g) Parking lot landscape.
5. The use of compact parking spaces shall not exceed 50% of the minimum parking requirement.

EXHIBIT B
AIRPORT OVERLAY DISTRICT AMENDMENTS

Strike-through text to be deleted, red underline text to be added,

50-506(b) Bentonville Municipal Airport Overlay (BMAO).

(1) *Purpose and intent*.

a. To protect the Bentonville Municipal Airport and public safety by managing building height, land use, and lighting near airport flight paths.

b. To reduce risks to aircraft operations, prevent hazardous land use near the airport, and maintain long-term compatibility between airport activity and surrounding development.

(2) *Applicability*.

a. The overlay applies to all properties located within the airport's designated approach, transitional, horizontal, and conical zones ~~surfaces~~.

b. These boundaries are shown on the Official Bentonville Municipal Airport Zoning Map, adopted by reference and kept on file with the City of Bentonville.

c. The zones are hereby established and defined as follows:

1. *Zone A, Runway larger than utility with a visibility minimum greater than 3/4 mile non-precision instrument approach zone.* The inner edge of this approach zone coincides with the width of the primary surface and is 500 feet wide. The approach zone expands outward uniformly to a width of 3,500 feet at a horizontal distance of 10,000 feet from the primary surface. Its centerline is the continuation of the centerline of the runway.

2. *Zone B, Transitional Zone.* The transitional zones are the areas beneath the transitional surfaces.

3. *Zone C, Horizontal Zone.* The horizontal zone is established by a swinging arc of 10,000 feet radii from the center of each end of the primary surface of each runway and connecting the adjacent arcs by drawing lines tangent to those arcs. The horizontal zone does not include the approach and transitional zones.

4. *Zone D, Conical Zone.* The conical zone is established as the area that commences at the periphery of the horizontal zone and extends outward there from a horizontal distance of 4,000 feet.

(3) *Height limits*.

a. Structure must not exceed fifty (50) feet in height above ground unless the FAA issues a determination of no hazard to air navigation.

b. Structures must not exceed the height limit established for the airport surface area in which they are located, based on FAA regulations and the ~~Official Bentonville Municipal Airport Zoning Map~~ following height limits by zone.

1. *Zone A, Runway larger than utility with a visibility minimum greater than 3/4 mile non-precision instrument approach zone*. Slopes 34 feet outward for each foot upward beginning at the end of and at the same elevation as the primary surface and extending to a horizontal distance of 10,000 feet along the extended runway centerline.

2. *Zone B, Transitional Zone*. Slope seven feet outward for each foot upward beginning at the sides of and at the same elevation as the primary surface and the approach surface, and extending to a height of 150 feet above the airport elevation, which is 1,296 feet above mean sea level. In addition to the foregoing, there are established height limits sloping seven feet outward for each foot upward beginning at the sides of and at the same elevation as the approach surface, and extending to where they intersect the conical surface. Where the precision instrument runway approach zone projects beyond the conical zone, there are established height limits sloping seven feet outward for each foot upward beginning at the sides of and the same elevation as the approach surface, and extending a horizontal distance of 5,000 feet measured at 90 degree angles to the extended runway centerline.
3. *Zone C, Horizontal Zone*. Established at 150 feet above the airport elevation or at a height of 1,446 feet above mean sea level.
4. *Zone D, Conical Zone*. Slopes twenty (20) feet outward for each foot upward beginning at the periphery of the horizontal zone and at 150 feet above the airport elevation and extending to a height of 350 feet above the airport elevation.

c. If a structure exceeds a regulated airport surface, the City may install and maintain warning lights or markings on the structure, consistent with FAA guidance. These improvements are installed at the City's expense.

(4) *Land use restrictions*.

a. Uses must not:

1. Cause electronic interference with aircraft communication or navigation;
2. Make it harder for pilots to see airport lighting;
3. Produce glare, light, smoke, or air pollution that affects visibility; or
4. Attract birds or wildlife in a way that creates a risk to aircraft.

b. Residential and other noise-sensitive uses are only allowed if all of the following conditions are met:

1. Building design must include soundproofing that reduces indoor noise levels by at least thirty (30) decibels;
2. Plans must include documentation showing how the sound reduction will be achieved;
3. An avigation easement given to the city and must be recorded before permits are issued; and
4. A plat attachment or separate recorded notice must inform current and future owners about overflight activity and potential aircraft noise.

(5) *Administrative procedures*.

a. Applicants must file FAA Form 7460-1 to determine whether a proposed structure would affect airspace near the airport.

b. A determination of no hazard to air navigation from the FAA will be required before the City approves a development application.

EXHIBIT C
SIGN AMENDMENTS

Strike-through text to be deleted, red underline text to be added.

Sec. 50-508(c)(5)~~Reserved~~ Common Signage Plan

a. *Applicability*. Prior to issuance of any sign permit in a development containing more than one building, business, or establishment, a common signage plan for the development shall be filed with the Building Inspections Department and approved by the Director. In the case of any conflict between an approved signage plan and the zoning ordinance, the approved signage plan shall govern.

b. *Common signage plan proposal*. The applicant shall submit a proposed common signage plan that includes drawings, sketches, photographs, and/or written narrative to demonstrate:

    1. Location of signs on buildings and/or property.
    2. Materials, including construction materials and proposed lighting, if any.
    3. Size of all signs, either dimensioned or expressed in square feet at the identified locations.
    4. Standardized visual theme including graphic design elements (i.e. fonts) and color schemes.

c. *Multiple signs*. Where more than one sign is located on a property, or where more than one building, establishment, or business is located in a single development project, such as a shopping center, the common signage plan will demonstrate that these elements create graphical design consistency and uniformity among signs within the project. The requirements of a common signage plan shall apply to all buildings, businesses, and establishments within a related project, even if the properties have been subdivided.

d. *Criteria for review and approval*. The Director shall use the purpose of this section, *Sec 50-508(a) Purpose and Intent*, as criteria to review and approve a common signage plan.

e. *Amendments*. An addition to or a major alteration of the physical size or layout of the property, structure or signage requires the submittal of a new common signage plan consistent with this section. The Director has the authority to determine if the alteration is significant enough to warrant a new common signage plan. The Director shall use the purpose of this section, *Sec 50-508(a) Purpose and Intent*, as criteria to determine if a new common signage plan is warranted.

f. *Minor alterations to sign location*. Minor alterations in sign locations resulting from unexpected conditions on site may be approved by the Director. The Director shall use the purpose of this section, *Sec 50-508(a) Purpose and Intent*, as criteria to review and approve minor alterations in sign locations.

Sec. 50-508(c)*(9) Artwork exemption*.

a. ~~Displays are not considered signs if they meet the definition of artwork in Sec. 2-550 of the Bentonville Municipal Code; and~~ Works of art that do not identify a business, establishment, product or service and are not thematically linked to a business, establishment, product or service are not considered a sign regulated by this Article. Thematically linked includes the use of names, titles, taglines, logos, patterns, colors or fonts easily identifiable with the establishment. Such determination will be made by the Planning Director.

Sec. 50-508(d)(2) *Building-integrated and incidental signs*.

a. Signs or plaques on a building wall, up to one (1) square foot in area and not lit.

b. Signs integrated into building design, projecting up to one (1) inch, and not independently lit.

c. Signs on vending machines, fuel pumps, ATMs, or other similar fixtures, up to six (6) square feet and contained within the fixture.

d. Incidental or directional signs that do not exceed three (3) square feet.

e. Signs interior to the site that are not clearly legible from the public right-of-way.

Sec 50-905 Definitions

Sign means any object or structure that can be seen from outside and is used to show, advertise, or draw attention to a person, place, product, service, event, or business. This includes words, pictures, symbols, colors, lighting, or similar visual features. Signs include the following permitted types:

Incidental sign means an onsite sign giving information or direction for the convenience and necessity of the public such as "entrance", "exit", "no admittance", " parking", etc.

EXHIBIT D

TREE AND LANDSCAPE AMENDMENTS

Strike-through text to be deleted, red underline text to be added,

Sec 50-510 (f) Site landscape

(1) Landscaping must be provided following Table 5.19 Site Landscaping.

(2) All pervious areas must include ground cover, mulch, shrubs, trees, or other allowed plants.

(3) ~~All landscaping must follow the utility spacing requirements found in BWU and BEUD Specifications~~ Trees and landscaping shall not be placed where they interfere with site drainage.

(4) Existing trees must be preserved following Sec. 50-509. Tree Preservation.

(5) Required trees may be clustered instead of evenly spaced, provided the total number of trees required by this section is provided.

(6) Trees planted under overhead utilities shall not exceed a mature height of twenty-five (25) feet. See Table 5.21 Approved Tree Species for tree species allowed under overhead utilities.

(7) Trees with a mature height above twenty (20) feet must be planted a minimum of twenty (2 feet away from the edge of overhead wires.

(8) Trees must not be planted within five (5) feet from underground utilities.

(9) Trees and landscaping must not be within ten (10) feet from the sides with doors and three (3) feet from all other sides of all padmount switchgear, primary junction boxes, and all phases of padmount transformers.

(10) Trees and landscaping may not be within three (3) feet of a secondary junction box.

(11) Trees and landscaping shall may not be within five (5) feet of a fire hydrant. All landscaping must be maintained to ensure the visibility of the fire hydrant.

(12) Tree location may be adjusted to avoid conflict with utilities or preserved vegetation, subject to approval by the Director.

(13) The City reserves the right to remove landscaping if it blocks access to utilities or does not meet the standards in this Section.

Sec 50-510 (i) *Plant materials*.

(1) *Allowed plants*.

a. Trees must be selected from ~~the~~ Table 5.21 Approved Tree Species, or as approved by the Director.

(2) *Plants not allowed*.

a. Species in Table 5.22 Plant Species Not Allowed are not allowed.

b. Species deemed invasive by the Arkansas Natural Heritage Commission are not allowed and must be removed if existing.

c. Plants with spines, thorns, or needles that may present hazards are not allowed in rights-of-way or within two (2) feet of front and side street facing property lines.

(3) *Size at time of planting*.

a. Shade trees must be at least two and a half (2.5)-inch caliper and six (6) feet tall.

b. Ornamental trees must be at least ~~two (2)~~one (1)-inch caliper and six (6) feet tall.

c. Evergreen trees must be at least eight (8) feet tall.

d. Shrubs must be at least three (3)-gallon container size and eighteen (18) inches tall.

Sec 50-510(j)(7) Landscape Maintenance

a. All required on-site trees and landscaping must be maintained by the property owner in a healthy and weed-free living condition and in compliance with Ch. 76 Property Maintenance.

~~b. Maintenance of street trees shall be the responsibility of the adjacent property owner, unless:~~

~~1. The street trees are located within the City's published Street Tree Maintenance Area;~~

~~2. The street trees are located within a median on arterial or collector streets;~~

~~3. There is emergency tree work required on arterial or collector streets;~~

~~4. BEUD or BWUD assesses the need for utility line clearance, tree maintenance, or removal; or~~

~~5. The owner has provided an alternate maintenance agreement acceptable to the Director and Staff Attorney.~~

c. Removal of trees required by this Chapter requires a tree removal permit in accordance with Sec. 50-721(e) Land disturbance permit and replacement in accordance with subsection (d).

d. Replacement of required trees:

1. Trees required by this chapter that are removed through an approved tree removal permit must be replaced at a ratio of one (1) replacement tree for each tree removed.

2. Trees removed without prior tree removal permit approval must be replaced at a ratio of two (2) replacement trees for each tree removed.

3. Replacement trees must comply with the species and planting size requirements of subsection (i) Plant materials.

4. Replacement must occur within sixty (60) days of notification by the City, except when this timing falls during winter, in which case planting must occur before the end of April.

~~e. Street trees must be pruned to maintain a minimum vertical clearance of eight (8) feet above sidewalks and trails and fourteen (14) feet above streets. Pruning must preserve natural tree structure and avoid damage to the tree leader, trunk, or major limbs.~~

f. Landscaping required by this Chapter that dies or becomes diseased or damaged must be removed and replaced with equivalent species within sixty (60) days of notification by the City, except when this timing falls during winter, in which case planting is required before the end of April.

g. Tree topping is not allowed for trees required by this Chapter. Trees must be maintained using proper pruning techniques as established by the most current ANSI A300 "Standards for Tree Care".

h. Rope, wire, signs, posters, handbills, or other items must not be attached to any tree required by this Chapter, except rope lights or temporary support used to stabilize a young or damaged tree or limb.

EXHIBIT E
STANDARD REVIEW FOR SPECIAL PURPOSE DISTRICTS

Strike-through text to be deleted, red underline text to be added.

Sec 50-709(e)(1) Standard review criteria (SR)

a. For districts labeled "SR" in Table 2.1 Place Type Correlation with Zoning Districts, the proposed district must:

   1. In the case of Transect Districts:

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

      ii. Be within one (1) transect degree of the zoning of adjacent properties, except where:

         - Significant natural barriers separate properties;
         - A street classified as an arterial separates the sites; or
         - The subject property is less than six hundred (600) feet deep, abuts an arterial, and is proposed for T5.1 or T5.2.

   2. In the case of Special Purpose Districts:

      i. Be supported by adequate infrastructure; and

      ii. Demonstrate that the current zoning is unlikely to result in appropriate development.

      iii. For the purpose of evaluating intensity and transect degrees only, Special Purpose Districts are evaluated as follows:

         1. R-1 is treated as T3.1
         2. GC is treated as T5.2
         3. LI is treated as T5.2
         4. LFI is treated as T6
         5. MH is treated as T2.1

b. If the request applies to a site larger than forty (40) acres, the proposed zoning mix must comply with Table 3.1 Zoning Mix for Subdivisions over 40 Acres.

	2026 Proposed FLUM Changes
	PC Date: 8/18/2026

Staff Report Details

Project Number	2026-781
Applicant / Current Owner	
Site Area	+/- **[Site_Area]** Acres
Current Zoning	
Requested Zoning	
Current Future Land Use Map Designation	
Requested Future Land Use Map Designation	
Development Type / Use	
Related projects	

Property Description

Project Details

Please see Exhibit "B" for locations and the surrounding place types for each group. Planning staff recommends the following for each of the groups outlined below:

Group A - Between Central and NW 2nd, east of NW D Street

Existing	Traditional Neighborhood
Proposed	Walkable Neighborhood
Recommendation	Traditional Neighborhood - **No change recommended**

Project Details

Group B – South portion of the new Home Office

Existing	Recreation, Outdoor and Entertainment
Proposed	Regional Center
Recommendation	Regional Center

Group C – East of Lee Lane south of Regional Airport: withdrawn

Group D –Southwest of N Rainbow Farm Rd and Shell Rd

Existing	n/a
Proposed	Suburban Neighborhood
Recommendation	Suburban Neighborhood

Group E- North of 102, east of Coventry Blvd

Existing	n/a
Proposed	Recreation Outdoor and Entertainment
Recommendation	Recreation Outdoor and Entertainment

Group F – North of 102, on both sides of Coventry Blvd

Existing	Walkable Neighborhood, Suburban Neighborhood
Proposed	Suburban Corridor
Recommendation	Suburban Corridor

Group G – South of Central west of MLK

Existing	Walkable Corridor
Proposed	Regional Center
Recommendation	Walkable Corridor - **No change recommended**

Group H – North west of MLK and SE 5th

Existing	n/a
Proposed	Regional Center
Recommendation	Regional Center

Group I – North of Tiger east of NW D St

Project Details

Existing	n/a
Proposed	Civic and Institutional
Recommendation	Civic and Institutional

Group J – Along 8th Street between SW A and Main St

Existing	Urban Corridor
Proposed	Regional Cnter
Recommendation	Urban Corridor - **No change recommended**

Group K –(Carriage Square) Withdrawn

Group L – North of Melissa and 8th

Existing	Recreation, Outdoor and Entertainment
Proposed	Walkable Corridor / Neighborhood Center
Recommendation	Recreation, Outdoor and Entertainment - **No change recommended**

Group M – East of Tycoon, south of Motley

Existing	Walkable Corridor in the north, Suburban Corridor in the south
Proposed	Walkable Neighborhood with 2 ten-acre Neighborhood Centers on Tycoon, one at Motley and the other at Goodlett Rd.
Recommendation	Walkable Neighborhood with 2 ten-acre Neighborhood Centers on Tycoon

Relationship to the Community Plan

The Future Land Use Map resides in the Community Plan (Chapter 4) and is that policy bridge that begins to transition the vision and goals of the CIty, as expressed in the Community plan, into "Place Types". Through Place Types, the Plan focuses on how the character of future growth can create places - neighborhoods, centers of activity, and the connections between them, to grow with an eye toward the future. This is done using both a fiscal lens on the infrastructure necessary to support the growth, while also trying to solve future mobility challenges by creating nodes that are "transit ready" with opportunities for trip lengths that are shorter for the more frequent trips. The Future Land Use Map also seeks to plan

Relationship to the Community Plan

for growth only where it makes sense, so that the City can preserve other areas in this high growth region.

Public Comment

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

Analysis / Waivers

Conclusion

Staff recommends approval of groups as indicated in the tables above.

Additional Details

Traditional Neighborhood to Walkable Neighborhood (Group A)

4/1/2026, 4:27:46 PM

1:1,128

0 0.01 0.02 0.04 mi

0 0.02 0.04 0.07 km

Address
- Electric Only
- Irrigation Only
- Main address

PreAddress
Space
Tower

2025 Land Use Plan
- Neighborhood Suburban
- Neighborhood Walkable
- Center City
- Neighborhood Traditional
- Other Civic and Institutional
- Tax Parcels

Recommended: No Change

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

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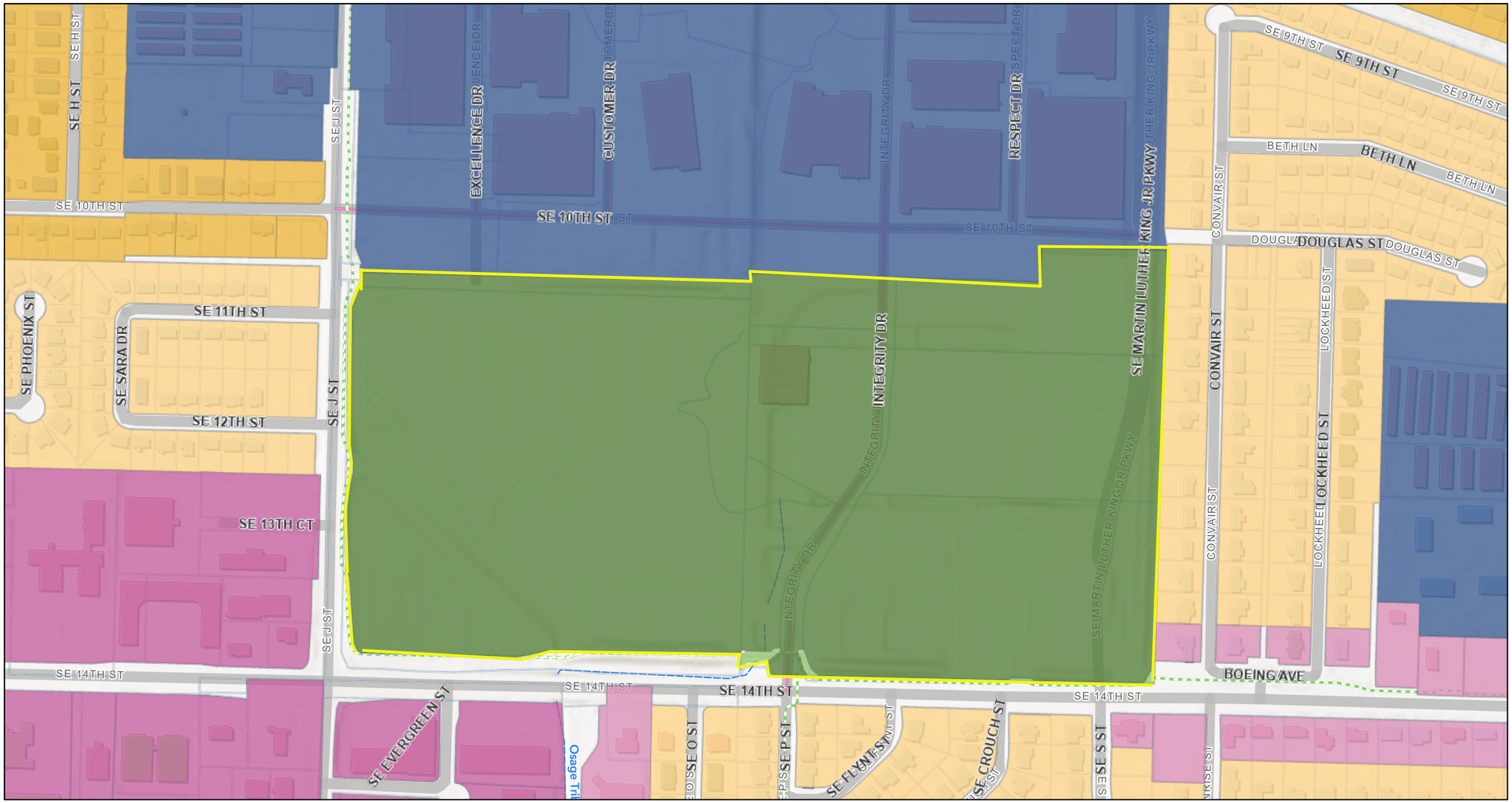
Rec, Outdoor & Entertainment to Regional Center (Group B)



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2025 Land Use Plan

- Neighborhood Suburban
- Neighborhood Walkable
- Corridor Urban
- Center Regional
- Neighborhood Urban
- Corridor Walkable
- Recreation Outdoor and Entertainment
- Recreation Parks and Public Space
- Tax Parcels

Recommended: Approval

1:4,514

0 0.04 0.09 0.18 mi

0 0.05 0.1 0.2 km

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

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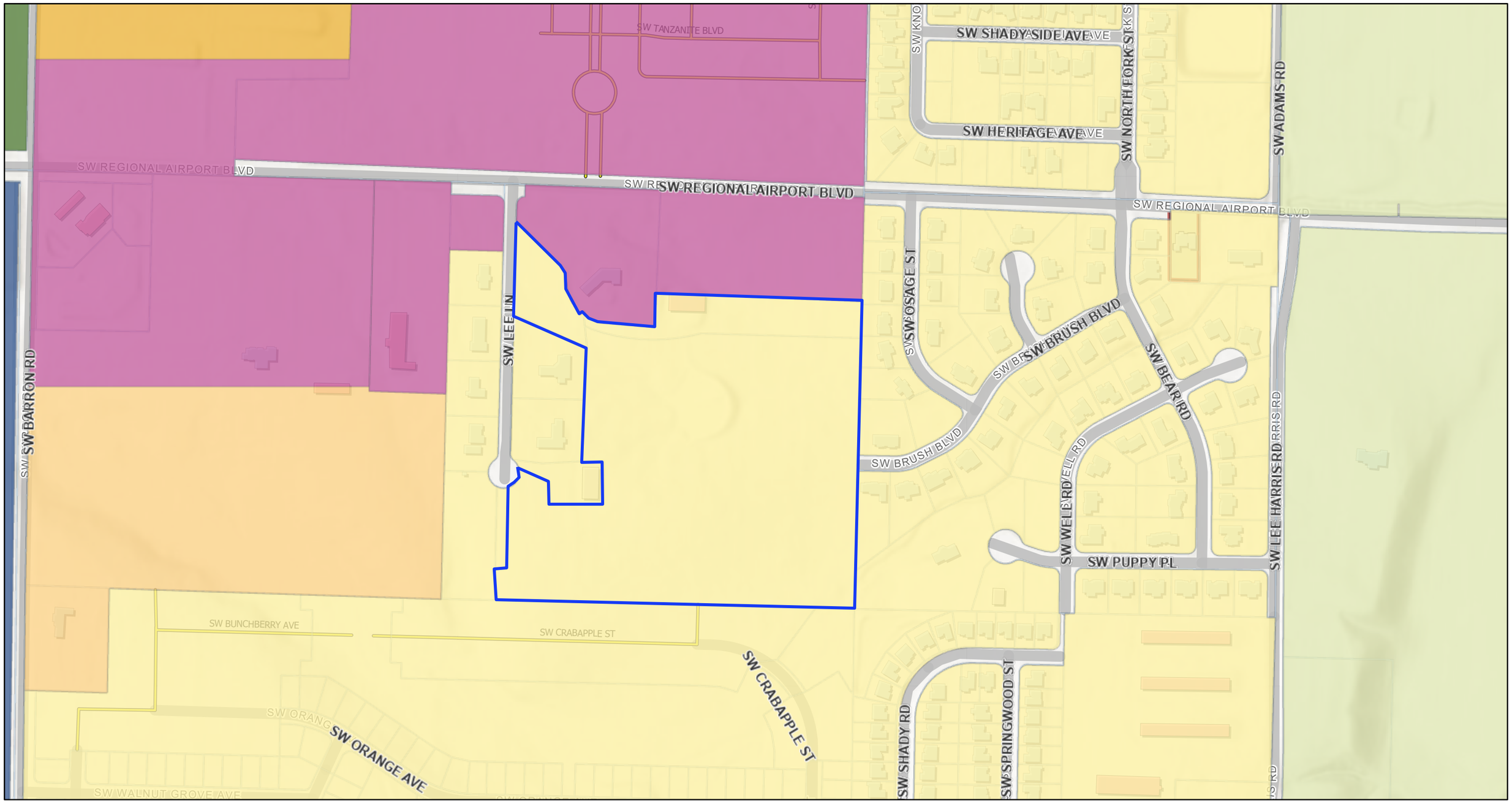
Suburban Neighborhood to Walkable Neighborhood (Group C)



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2025 Land Use Plan

- Neighborhood Suburban
- Neighborhood Walkable
- Corridor Urban
- Center Regional
- Neighborhood Urban
- Recreation Outdoor and Entertainment
- Other Rural and Estates
- Tax Parcels

Withdrawn

1:4,514

0 0.04 0.09 0.18 mi

0 0.05 0.1 0.2 km

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

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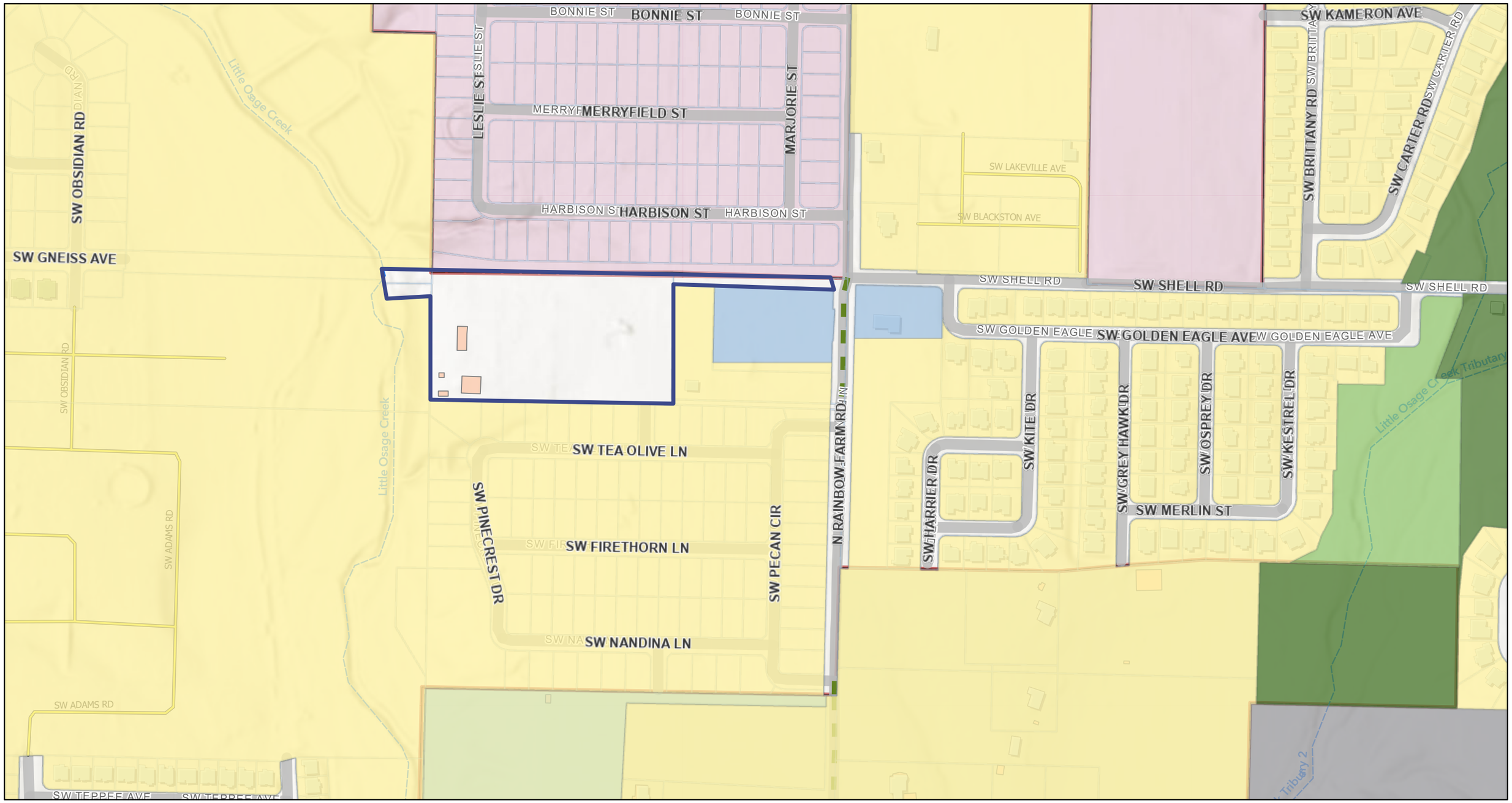
Blank to Suburban Neighborhood (Group D)



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2025 Land Use Plan

- Neighborhood Suburban
- Recreation Outdoor and Entertainment
- Recreation Parks and Public Space
- Other Rural and Estates
- Center Neighborhood
- Other Industry and Technology
- Tax Parcels

Recommended: Approval

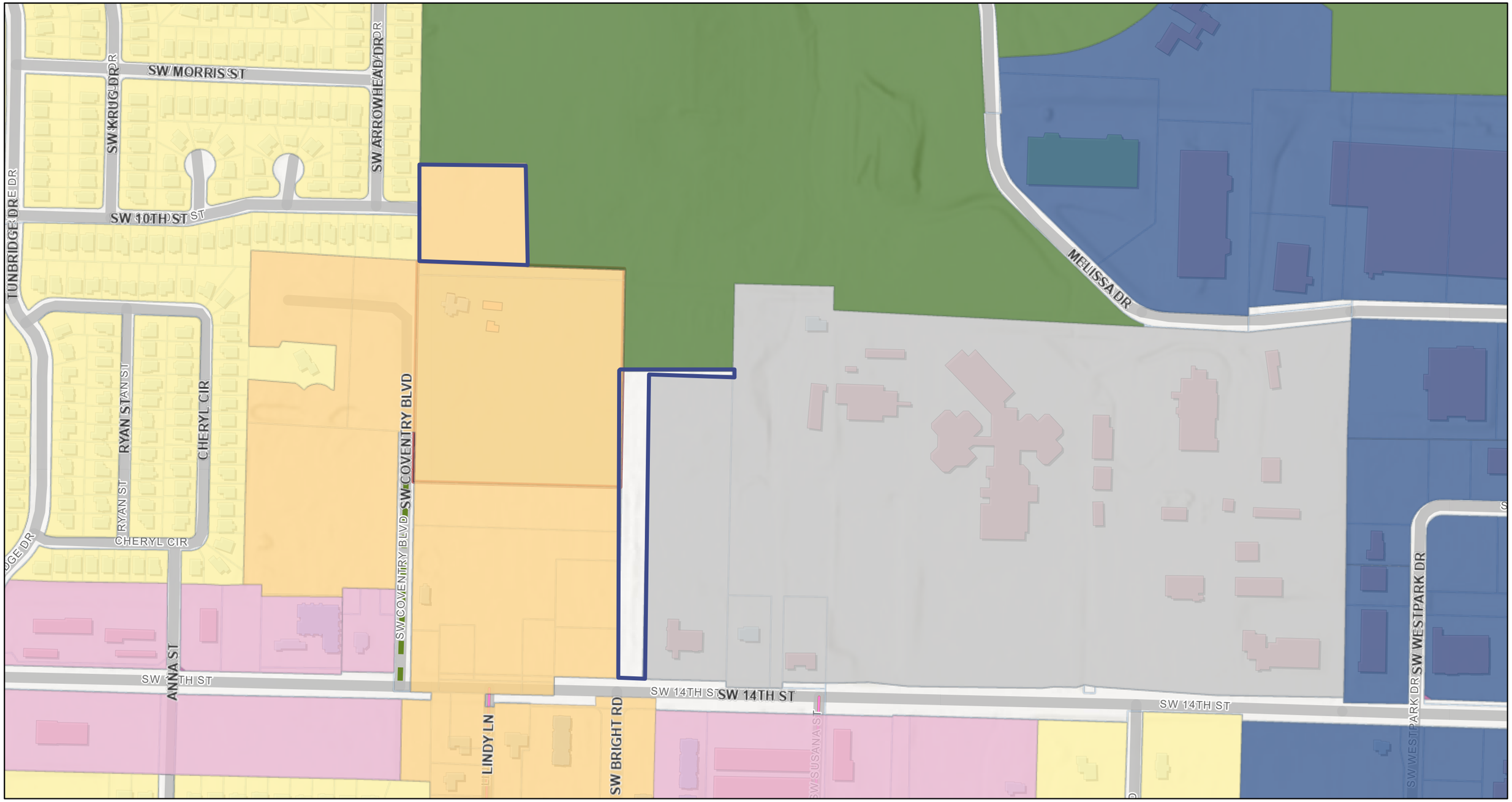
1:4,514

0 0.04 0.09 0.18 mi

0 0.05 0.1 0.2 km

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

Blank/Walkable Neighborhood to Recreation & Outdoors (Group E)



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1:4,514

0 0.04 0.09 0.18 mi

0 0.05 0.1 0.2 km

2025 Land Use Plan

- Neighborhood Suburban
- Neighborhood Walkable
- Corridor Urban
- Center Regional
- Recreation Outdoor and Entertainment
- Corridor Suburban
- Other Civic and Institutional
- Tax Parcels

Recommended: Approval

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

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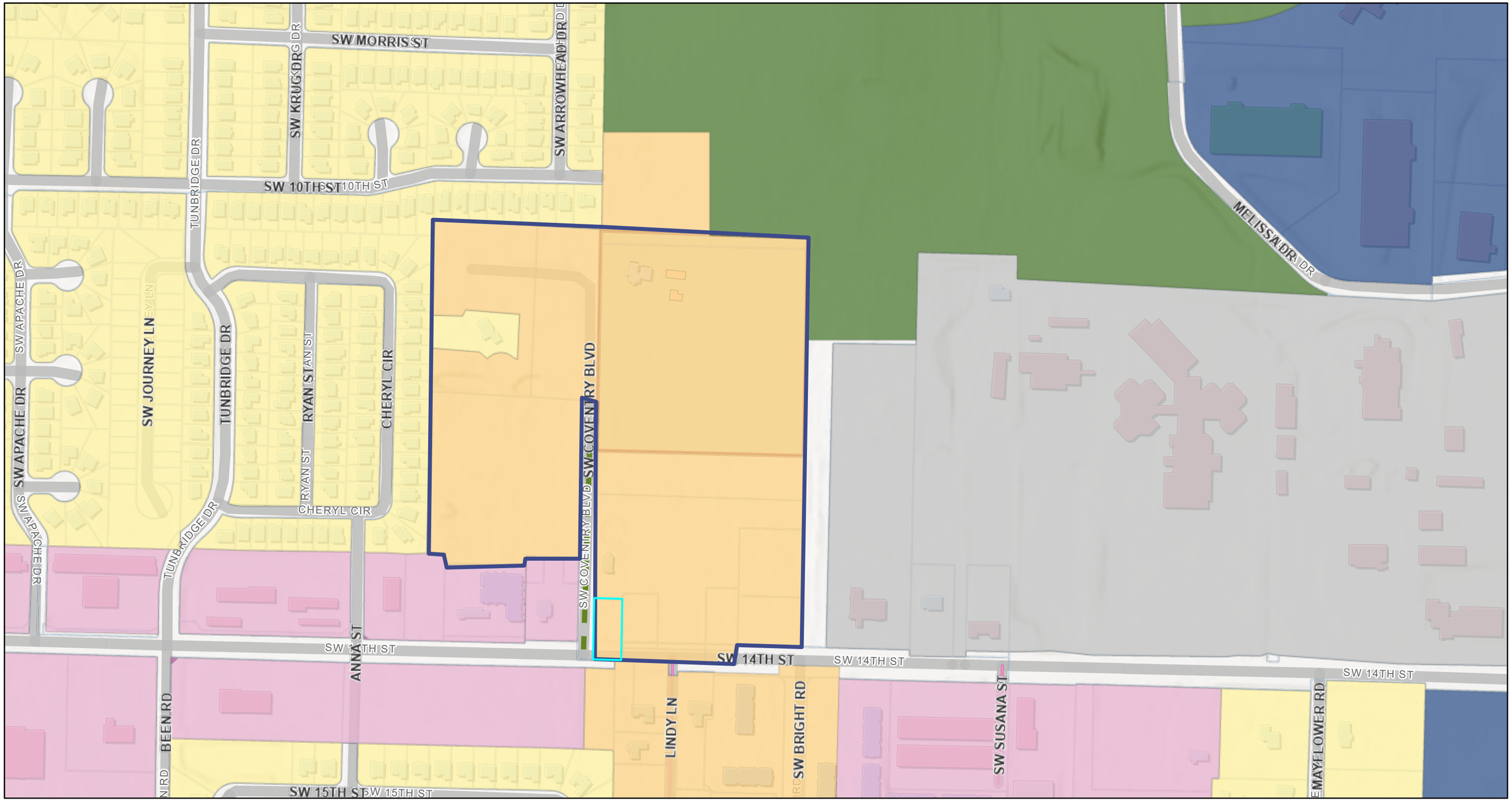
COBGIS | GIS |

Suburban Neighborhood/Walkable Neighborhood to Suburban Corridor (Group F)



4/14/2026, 8:44:20 AM

2025 Land Use Plan

- Neighborhood Suburban
- Neighborhood Walkable
- Corridor Urban
- Center Regional
- Recreation Outdoor and Entertainment
- Corridor Suburban
- Other Civic and Institutional
- Tax Parcels

1:4,514

0 0.04 0.09 0.18 mi

0 0.05 0.1 0.2 km

Recommended: Approval

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

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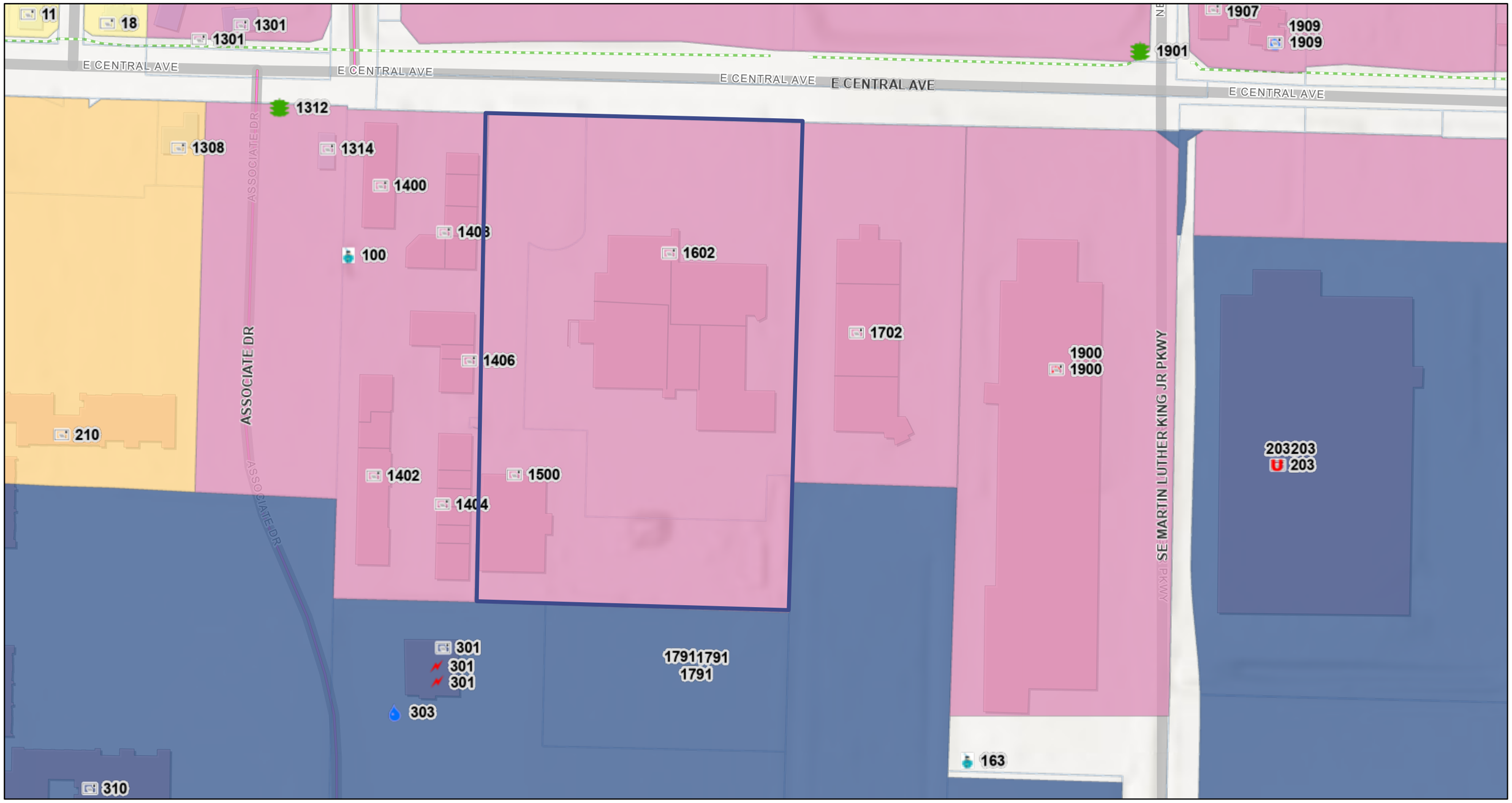
Walkable Corridor to Regional Center (Group G)



4/14/2026, 8:50:27 AM

1:2,257

0 0.02 0.04 0.09 mi

0 0.04 0.07 0.14 km

Address

Detention Pond

Electric Only

Irrigation Only

Main address

Traffic Light

Utility address

Water Only

2025 Land Use Plan

Neighborhood Suburban

Neighborhood Walkable

Center Regional

Corridor Walkable

New Subtype

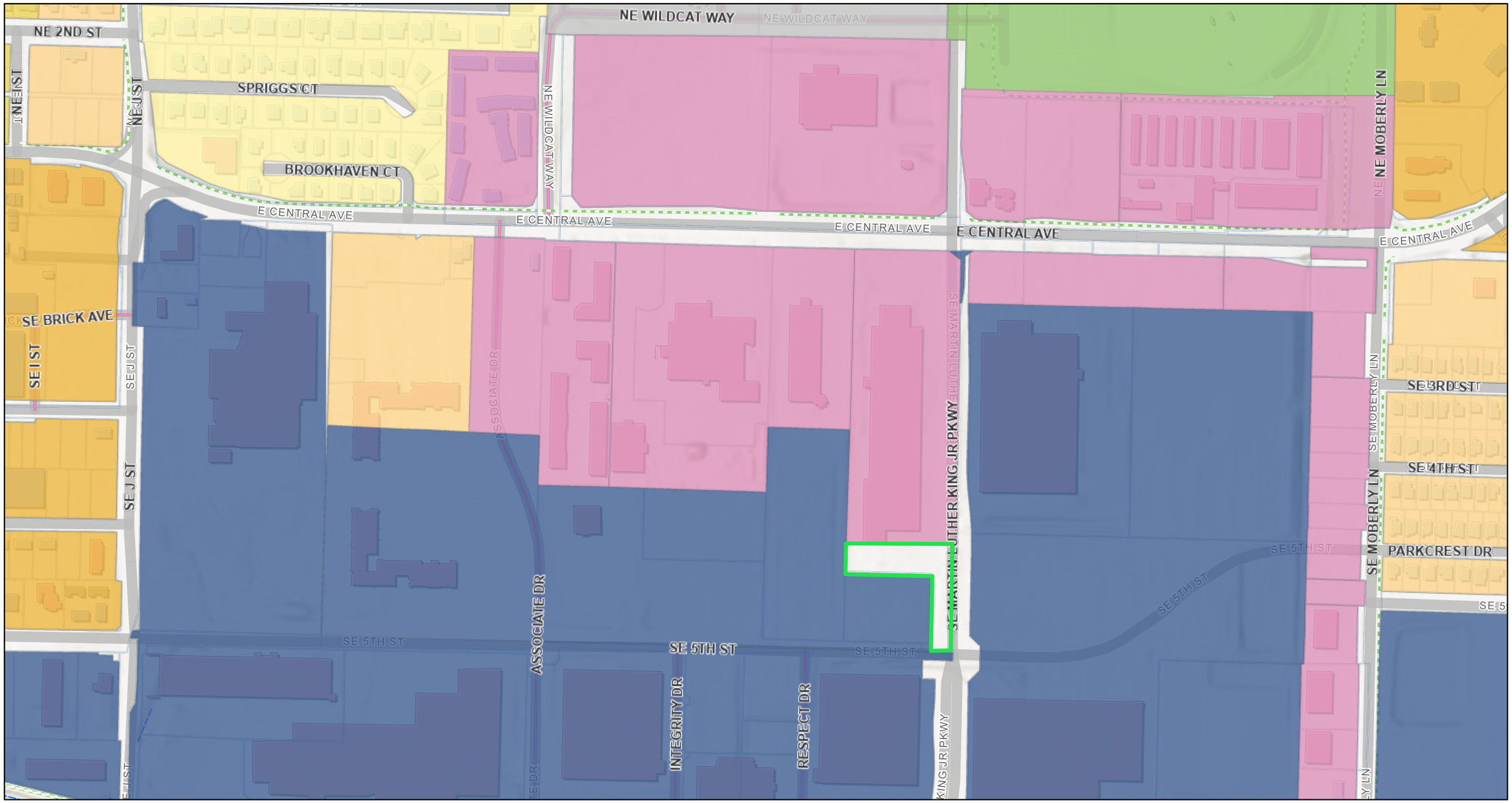
Tax Parcels

Recommended: No Change

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

Generated by Print Service on GIS Site

Blank to Walkable Corridor (Group H)



4/14/2026, 8:58:41 AM

2025 Land Use Plan

- Neighborhood Suburban
- Neighborhood Walkable
- Center Regional
- Neighborhood Urban
- Corridor Walkable
- Neighborhood Traditional
- Recreation Parks and Public Space
- Other Civic and Institutional
- New Subtype
- Tax Parcels

Recommended: Approval

1:4,514

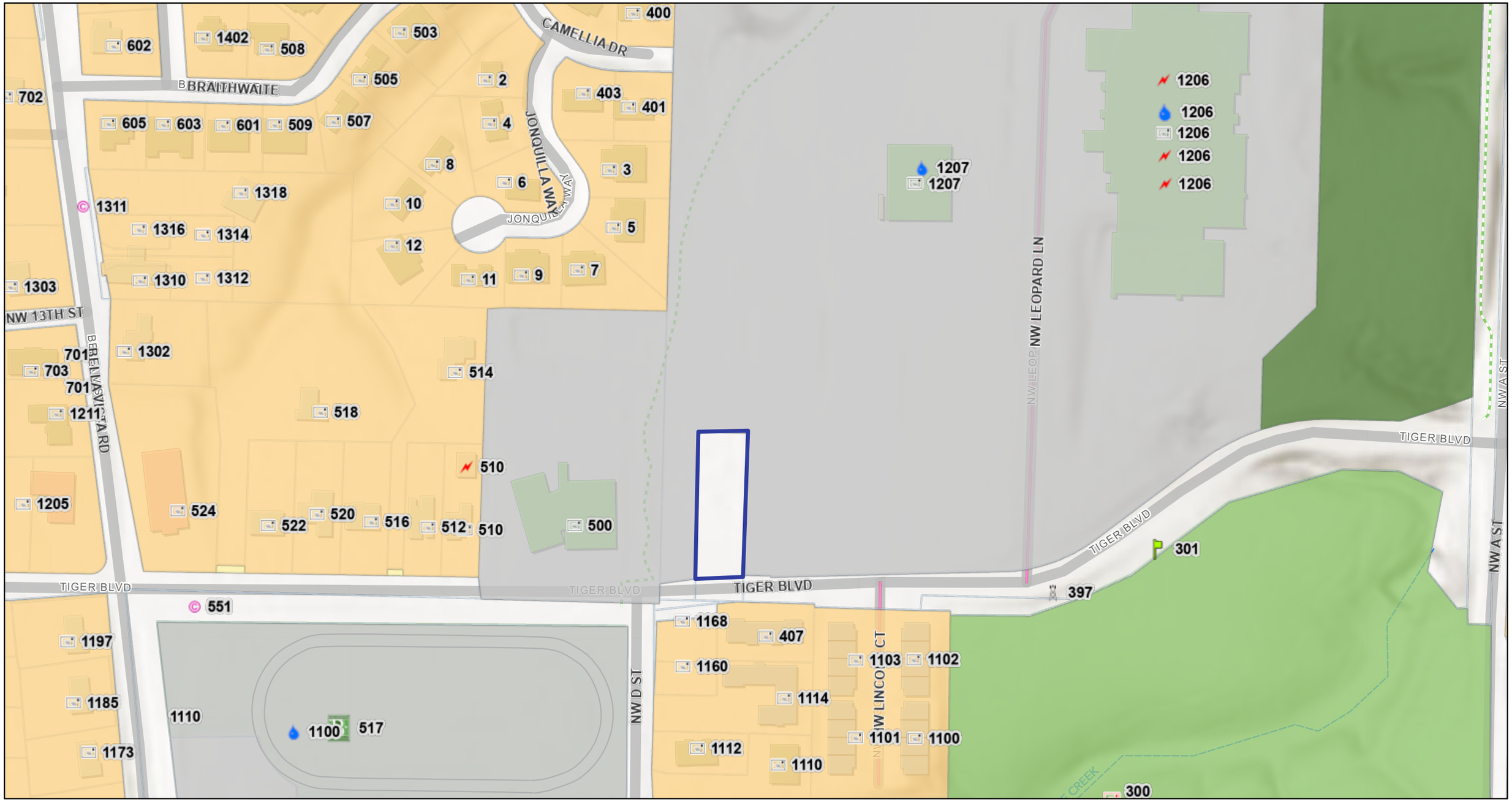
0 0.04 0.09 0.18 mi

0 0.05 0.1 0.2 km

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

Generated by Print Service on GIS Site

Blank to Civic and Institutional (Group I)



4/14/2026, 9:07:31 AM

1:2,257

0 0.02 0.04 0.09 mi

0 0.04 0.07 0.14 km

Address
- Cable
- Electric Only
- Irrigation Only
- Main address
- Park
- PreAddress
- Temporary Address
- Tower
- Utility address
- Water Only

2025 Land Use Plan
- Neighborhood Suburban
- Neighborhood Walkable
- Recreation Outdoor and Entertainment
- Recreation Parks and Public Space
- Other Civic and Institutional
- Tax Parcels

Recommended: Approval

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

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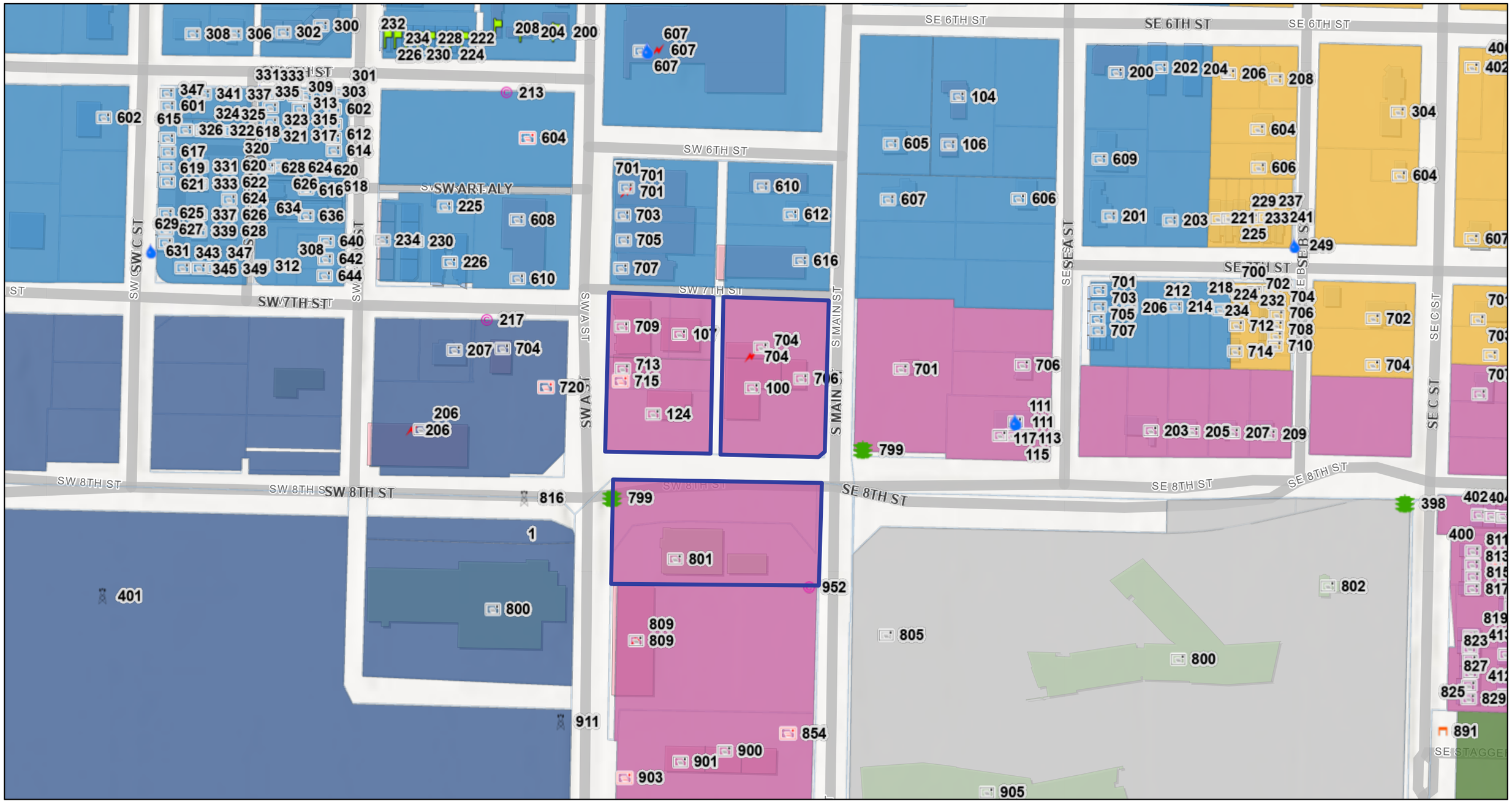
Urban Corridor to Regional Center (Group J)



4/14/2026, 9:33:16 AM

1:2,257

0 0.02 0.04 0.09 mi

0 0.04 0.07 0.14 km

Address
- Cable
- Electric Only
- Irrigation Only
- Main address
- PreAddress

- Sign
- Temporary Address
- Traffic Light
- Tower
- Utility address

- Water Only

2025 Land Use Plan
- Corridor Urban
- Center Regional
- Neighborhood Urban
- Center City

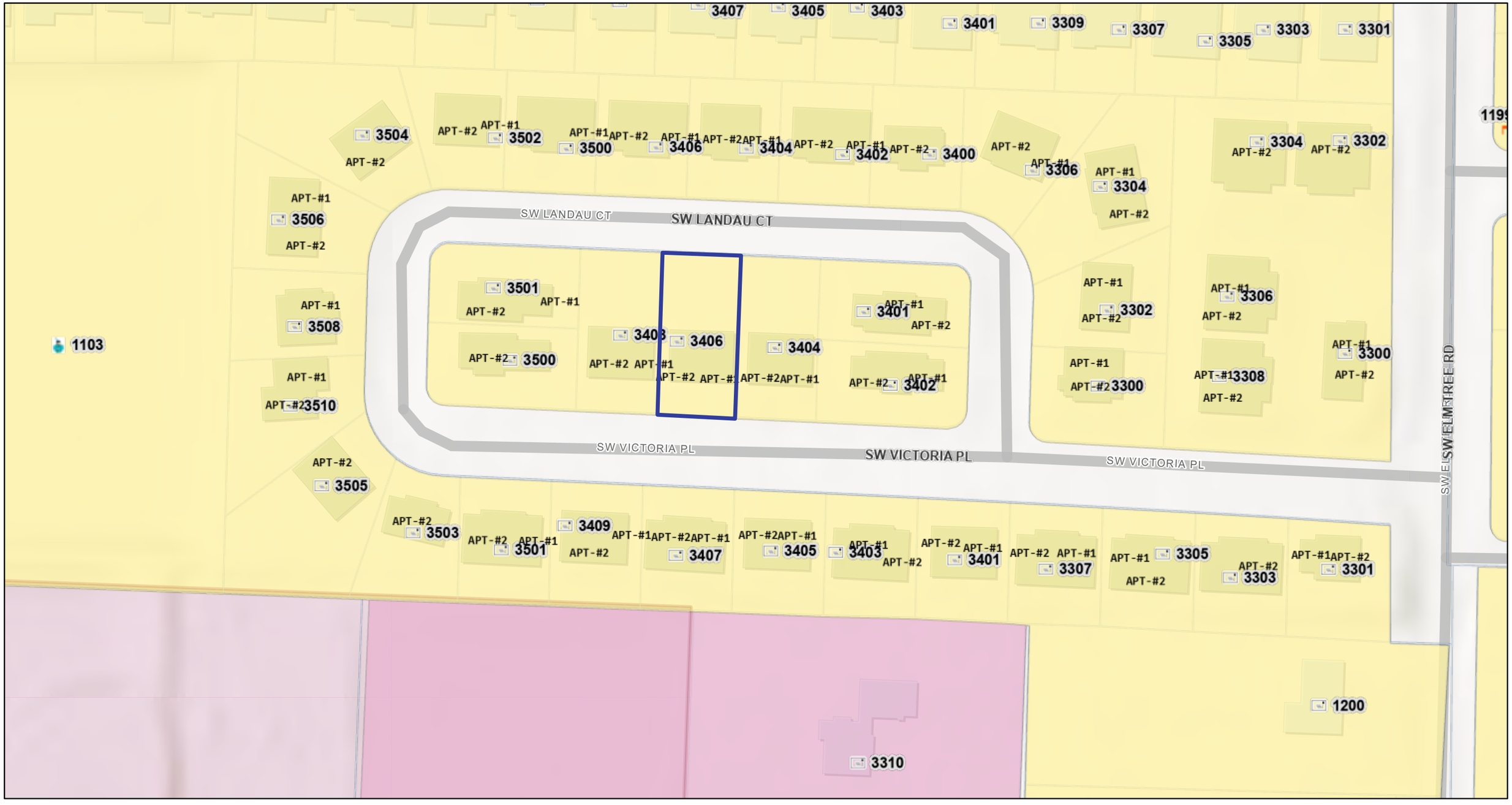
- Recreation Outdoor and Entertainment
- Recreation Parks and Public Space
- Other Civic and Institutional
- New Subtype
- Tax Parcels

Recommended: No Change

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

Generated by Print Service on GIS Site

Suburban Neighborhood to Walkable Neighborhood (Group K)



4/14/2026, 9:43:21 AM

1:1,128

0 0.01 0.02 0.04 mi

0 0.02 0.04 0.07 km

Address

Detention Pond

Main address

Sign

2025 Land Use Plan

Neighborhood Suburban

Corridor Suburban

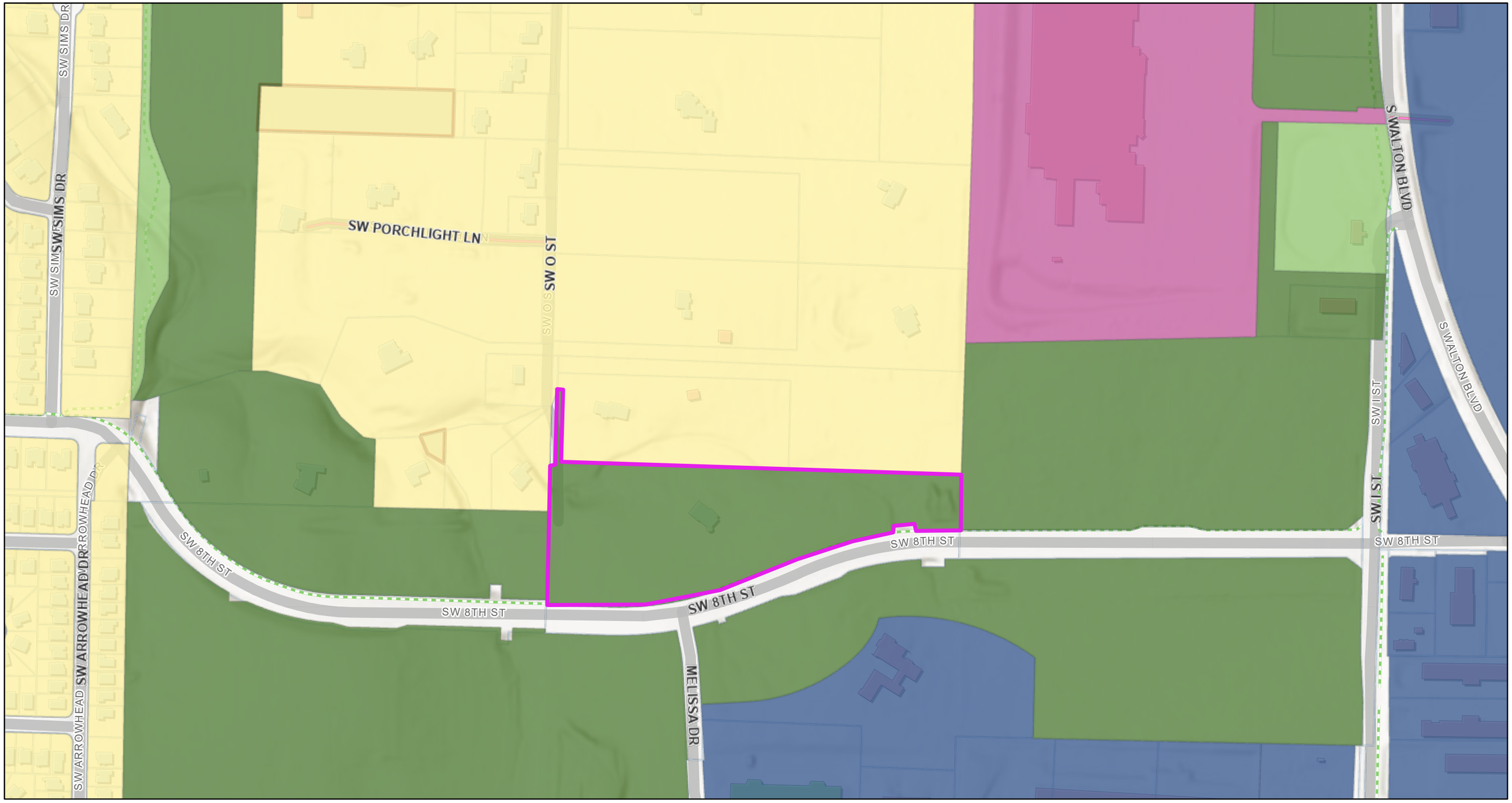
Tax Parcels

Withdrawn

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

Generated by Print Service on GIS Site

Recreation, Outdoor and Entertainment to Walkable Corridor (Group L)



4/14/2026, 12:25:38 PM

2025 Land Use Plan

- Neighborhood Suburban
- Neighborhood Walkable
- Corridor Urban
- Center Regional
- Recreation Outdoor and Entertainment
- Recreation Parks and Public Space
- Tax Parcels

Recommended: No Change

1:4,514

0 0.04 0.09 0.18 mi

0 0.05 0.1 0.2 km

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

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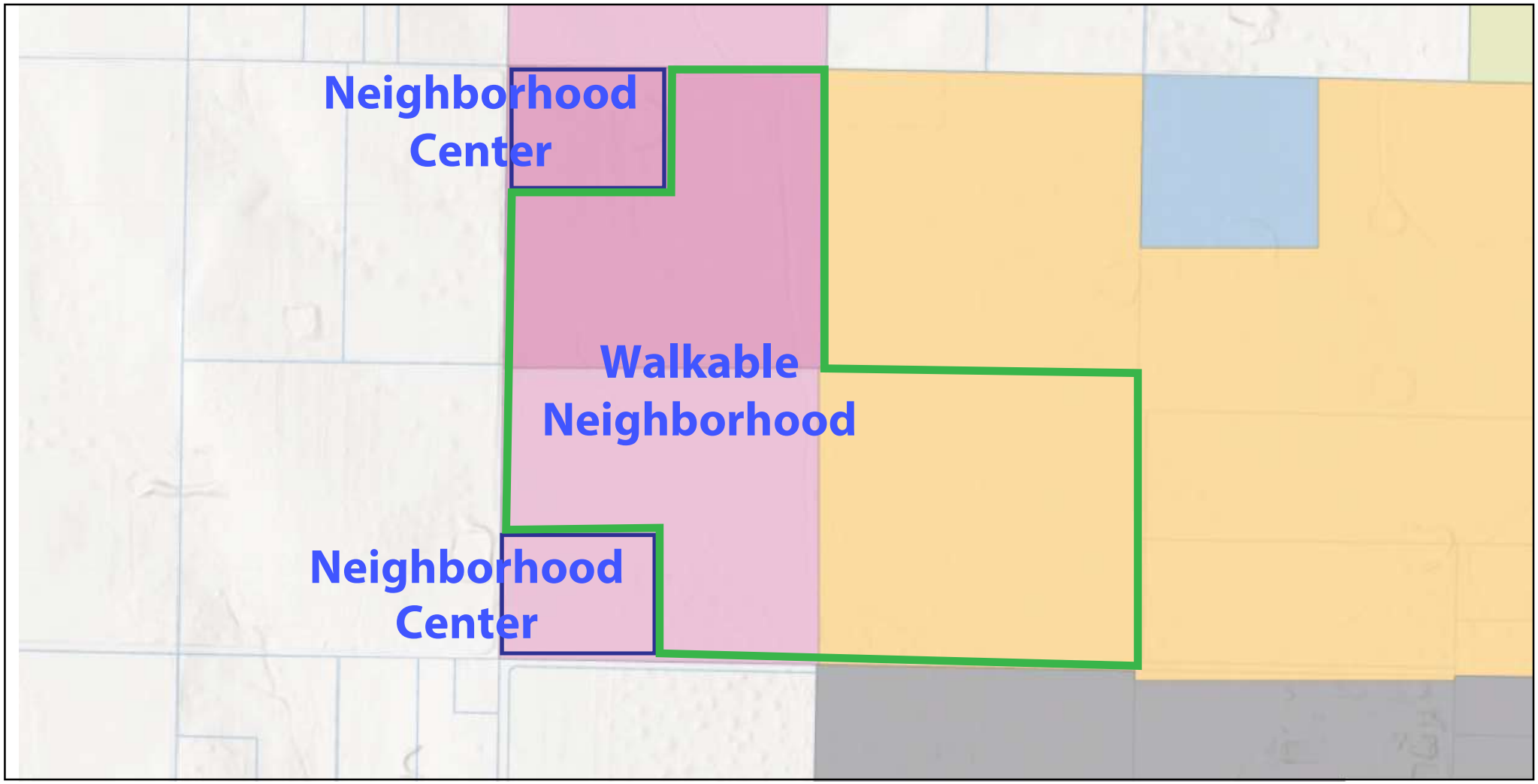
EXHIBIT A: Future Land Use Amendment

Walk. & Sub. Corridor to Walk. Neighborhood and Neighborhood Center **(Group M)**



2025 Land Use Plan

- Neighborhood Suburban
- Neighborhood Walkable
- Corridor Urban
- Center Regional
- Neighborhood Urban
- Corridor Walkable
- Corridor Suburban

Recommended: Approval

Group A

Applicant Info:
Ryan Faust
479-321-0478
FAUSTR@BUFSTUDIO.CO

Narrative
Ryan Faust, requesting on behalf of the property owner (Central One LLC/Alexandra Tirado), is requesting that the property located at 406 W Central Ave amend its place type to Walkable Neighborhood (instead of its current place type, Traditional Neighborhood). Given the Traditional Neighborhood place type to the west and the Regional Center place type to the east, planning staff has also recommended that the other parcels on this block move to Walkable Neighborhood. The staff identified parcels are outlined in teal and the property owner-requested parcel is outlined in green on the interactive map. This provides a transition from a high intensity place type (Regional Center) and a low intensity place type (Traditional Neighborhood).

Notes
If the parcels had a Walkable Neighborhood place type, they could request T3.1, T3.2, and T4.1 under standard review and they could request T4.2 under enhanced review.

Interactive Map:
https://experience.arcgis.com/experience/73810dd4eb8d4dd4807f9d8e0ad94b7d

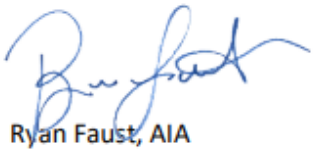
Walkable Neighborhood:
https://maps.bentonvillear.com/mgweb/linkedcontent/images/FLUM/PTP_Walkable_Neighborhood.pdf

Zoning Alignment Policy:
https://bentonville.municipalcodeonline.com/book?type=ordinances#name=Sec_50-203_Place_Types_And_Zoning

I want to express my support for the additional changes to the land use map and zoning adjustments being brought forth by the Planning Department for City Council approval. It's my understanding that the land use map has been previously approved city-wide supported by the planning department and their work with the public on the future of Bentonville development. The proposed changes are within the spirit of the original approval and are being implemented as areas of focus that need to be better aligned with the overall land use transects for the future of the city.

Specifically in the downtown area around 406 W Central Ave, Bentonville, AR 72712 where you have walkable neighborhood and city center adjacent to properties that are not currently either of those transect types it makes sense to align areas of the city where density and types of uses are consistent within the context of their surroundings. The address above for example should be a walkable neighborhood at minimum to align with the surrounding context. I encourage the City Council to approve all of the planning department changes to the land use map and zoning adjustments that come as a result of those land use changes including changes in downtown as described above.

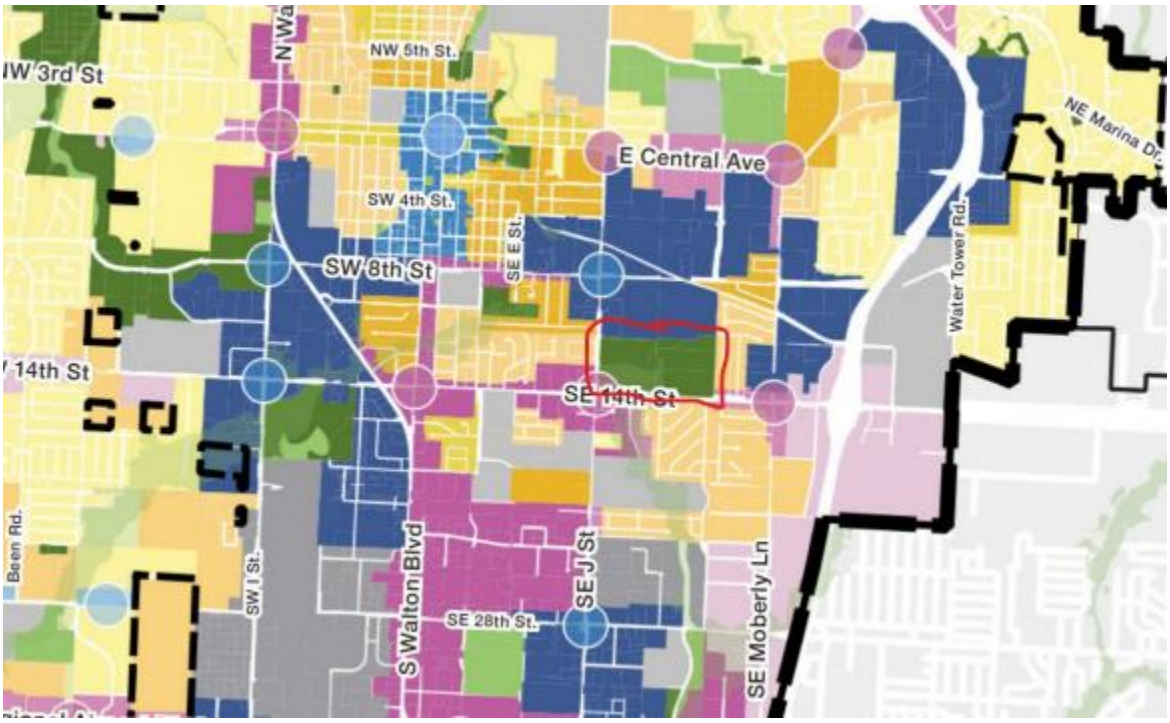
Sincerely,



Ryan Faust, AIA
Partner + Managing Principal

Group B

Applicant Info:
Joe Albright
Joe.Allbright@walmart.com
479-250-5992
“As we have discussed before – I need this corrected to reflect the blue area not green. Our land is in the PUD and does not need to be misrepresented as public park space for the new home office campus. Not sure I need a meeting with you and the Mayor to get that done, but if so let me know.”



Narrative:
The real estate team for Walmart Campus requested the Regional Center place type for all parcels that had the Recreation, Outdoor, and Entertainment place type (which planning staff is recommending as requested).

Notes:
The parcels are currently zoned I-2 and PUD. PUD will stay PUD in the new code, but I-2 will become LFI. If the property got the Regional Center Place Type, the property owners could request T4.2, T5.1, and T5.2 under standard review and they could request T6.1, GC, and LI under enhanced review (current zoning would be an allowed, existing nonconformity).

Interactive Map:
https://experience.arcgis.com/experience/73810dd4eb8d4dd4807f9d8e0ad94b7d

Regional Center:
https://maps.bentonvillear.com/mgweb/linkedcontent/images/FLUM/PTP_Regional_Center.pdf

Group C

Applicant Info:
Eddie Frail
elfrail@sbcglobal.net
“If amended, these parcels would act as a gradient between the Urban Corridor place type and surrounding Suburban Neighborhood. The requested amendment would still match the surrounding context while not limiting housing types to typical single-family homes, opening opportunities to introduce denser housing types in this area.”

Narrative:
The property owners of these three parcels requested that their FLUM be amended to either Walkable Neighborhood or Traditional Neighborhood, so planning staff has recommended that this changes to Walkable Neighborhood. The properties are currently zoned A-1, which will become T2.1 in the new code.

Notes:
If the property’s place type was changed to Walkable Neighborhood (what planning staff is recommending), property owners could request a rezone under standard review for T3.1, T3.2, and T4.1 and they could request a rezone under enhanced review under T4.2. If the property’s place type was changed to Traditional Neighborhood, they could request R-1, T3.1, and T3.2 under standard review.

Interactive Map:
https://experience.arcgis.com/experience/73810dd4eb8d4dd4807f9d8e0ad94b7d

Walkable Neighborhood:
https://maps.bentonvillear.com/mgweb/linkedcontent/images/FLUM/PTP_Walkable_Neighborhood.pdf

Group D

Applicant Info:
Jon Stanley, CEI Engineering (on behalf of the applicant)
jstanley@ceieng.com
(479)429-8125
RZ26-0007

Narrative
The property owners (Vetti Realty Group/Thilak Sriram) requested a rezone but since 4 of the parcel included in their rezone request did not have a Future Land Use Map designation (likely because the property was just annexed to Bentonville in 2024), they also requested a FLUM as indicated in their narrative. They requested the Suburban Neighborhood place type, which is consistent with much of the surrounding properties. Planning staff has recommended this change as requested. The parcels are currently zoned A-1 and R-E, which will become T2.1 in the new zoning code.

Notes
A note on this property, the owners tried to rezone the property to R-2 (which would have been T4.1 in this new zoning code) under enhanced review, but City Council denied it. In Suburban Neighborhood, they'd be able to ask for R-1 and T3.1 under standard review and T3.2 under enhanced review. Based on discussions at City Council and because rezone options are lower than T4.1, they would not have to wait a year to try to rezone the property again, but this would be a separate application.

Interactive Map:
https://experience.arcgis.com/experience/73810dd4eb8d4dd4807f9d8e0ad94b7d

Suburban Neighborhood:
https://maps.bentonvillear.com/mgweb/linkedcontent/images/FLUM/PTP_Suburban_Neighborhood.pdf

Group E

Applicant Info:
Planning staff's recommendation

Narrative
This parcel is owned by the City of Bentonville and the majority of it already has the Recreation, Outdoors and Entertainment place type. However, part of the parcel has no assigned place type and other part of the parcel has a Walkable Neighborhood Place Type. To make this entire parcel uniform, planning staff has recommended to give the entire property a Recreation, Outdoors and Entertainment place type. The parcel is currently zoned A-1, which will become T2.1 in the new zoning code.

Notes
In Recreation, Outdoors, and Entertainment, all zoning requests would be available under enhanced review.

https://experience.arcgis.com/experience/73810dd4eb8d4dd4807f9d8e0ad94b7d

Group F

Applicant Info:
Not listed, but the property owner spoke with Nathan Izard. “17202 BULVERDE RD SAN ANTONIO LLC”

Narrative
Group F is partially property owner request and partially planning staff identified. The property owners of the parcels along 14th Street requested that their place type change from Walkable Neighborhood to Suburban Corridor given their proximity to 14th street, which is an arterial road according to the Master Street Plan. As Nathan put it, “no one with children would want to live along a 5-lane highway with 30K daily trips”. On the interactive map, you can see that the parcels that were property-owner-requested are outlined in green (meaning planning staff agreed with their request for Suburban Corridor) and the parcels that planning staff identified are outlined in teal.

Notes
In Suburban Corridor, applicants can request T4.2 and GC under standard review and they can request T5.2, LI, and MH under enhanced review.

Interactive Map:
https://experience.arcgis.com/experience/73810dd4eb8d4dd4807f9d8e0ad94b7d

Suburban Corridor:
https://maps.bentonvillear.com/mgweb/linkedcontent/images/FLUM/PTP_Suburban_Corridor.pdf

Group G

Applicant Info:
Jason Boze
jboze@core-arch.com
479-903-7414
&
Dusty Graham
dgraham@core-arch.com
479-530-5529

Narrative
The property owners/representatives of 1500 and 1602 E Central Avenue have requested to amend their place type from Walkable Corridor to Regional Center. The Walkable Corridor place type would not support what the owners were wanting to build (Crossmar concept meeting). Therefore, they are requesting Regional Center so that they are more likely to get a zone that would support higher height regulations.

The interactive map marks these requests as "recommended" by planning staff, but we feel there needs to be more discussion on what stance the city should take on this request (so really we haven't decided what stance to take yet on this one and we are hoping that your feedback will help us).

Notes
In Regional Center, applicants may request T4.2, T5.1, and T5.2 under standard review and they may request T6.1, GC, and LI under enhanced review. These parcels are associated with the CrossMar concept meetings that we've had (1500 and 1602 E Central Avenue).

Interactive Map:
https://experience.arcgis.com/experience/73810dd4eb8d4dd4807f9d8e0ad94b7d

Regional Center:
https://maps.bentonvillear.com/mgweb/linkedcontent/images/FLUM/PTP_Regional_Center.pdf

Group H

Narrative
Planning staff identified another gap in the Future Land Use Map. Since the majority of this parcel already had a Walkable Corridor place type, planning staff recommends that the entire parcel should have the same place type.

Notes
In Walkable Corridor, applicants may request T4.2 and T5.1 under standard review and T5.2 and GC under enhanced review.

Interactive Map:
https://experience.arcgis.com/experience/73810dd4eb8d4dd4807f9d8e0ad94b7d

Walkable Corridor:
https://maps.bentonvillear.com/mgweb/linkedcontent/images/FLUM/PTP_Walkable%20Corridor.pdf

Group I

Applicant Info:
No official applicant, but a call from a realtor asking about zoning helped planning staff identify a gap in the FLUM

Narrative
The property located at 412 Tiger Blvd is owned by the Bentonville School District according to our GIS Master Map (Lincoln Junior High). This was a gap in the FLUM, and all around this parcel was the Civic and Institutional place type. Therefore, planning staff recommends that this parcel get the Civic and Institutional place type.

Notes
In the Civic and Institutional place type, all rezone requests are available under enhanced review.

Interactive Map:
https://experience.arcgis.com/experience/73810dd4eb8d4dd4807f9d8e0ad94b7d

Civic and Institional:
https://maps.bentonvillear.com/mgweb/linkedcontent/images/FLUM/PTP_Civic_Institutional.pdf

Group J

Narrative

Applicants requested that the property located along SW 8th Street amend their FLUM from Urban Corridor to Regional Center. Planning staff does not recommend this change (depicted by the red border in the interactive map). The property is currently zoned D-C which will become T5.2 in the new code (except parcel 01-04250-002 which does not have a zone).

Notes

In the Regional Center place type, applicants may request T4.2, T5.1, and T5.2 under standard review and they may request T6.1, GC, and LI under enhanced review.

Interactive Map:
https://experience.arcgis.com/experience/73810dd4eb8d4dd4807f9d8e0ad94b7d

Regional Center:
https://maps.bentonvillear.com/mgweb/linkedcontent/images/FLUM/PTP_Regional_Center.pdf

Group K

Applicant Info:
Bo Renner (Attorney)
brenner@rmp.law
479-439-5664
“My client owns a multi-unit residential neighborhood zoned Neighborhood Suburban (it’s located adjacent to the Centerton Walmart). He’s wanting it rezoned/reclassified to something that’d allow him to split off the northern halves of the below three lots so they can be used/developed.” – 10/22/2025

Narrative
An attorney on behalf of the property owner of 3406 SW Victoria Pl has requested that their FLUM be amended from Suburban Neighborhood to Walkable Neighborhood so that the property owner can develop the property behind their house (along with the rear property in 3408 and 3404). However, planning staff does not recommend this change due to the property being in the middle of a large chunk of Suburban Neighborhood. The property is currently zoned R-2 and will become T4.1 in the new code (meaning they may actually be able to split the lot without a rezone given that T4.1 lots only must be at least 40 feet wide).

Notes
In the Walkable Neighborhood place type (not recommended by planning staff), property owners could request a rezone under standard review for T3.1, T3.2, and T4.1 and they could request a rezone under enhanced review under T4.2.

Interactive Map:
https://experience.arcgis.com/experience/73810dd4eb8d4dd4807f9d8e0ad94b7d

Walkable Neighborhood:
https://maps.bentonvillear.com/mgweb/linkedcontent/images/FLUM/PTP_Walkable_Neighborhood.pdf

Group L

Applicant Info:
Jeff Snyder
jsnyder@mosestucker.com
479-271-6118

Narrative
The applicants of this FLUM request are asking for Neighborhood Center or Walkable Corridor for the property located at 801 SW O Street. The current place type is Recreation, Outdoor and Entertainment, and the property is currently zoned PUD (though this is an old PUD so it would need to be rezoned before it was developed). Planning staff recommends that this property be amended to Walkable Corridor (shown as adjusted on the map since they gave us two options).

Notes
In the Walkable Corridor place type, property owners could request a rezone under standard review for T4.2 and T5.1 and they could request a rezone under enhanced review under T5.2 and GC.

Interactive Map:
https://experience.arcgis.com/experience/73810dd4eb8d4dd4807f9d8e0ad94b7d

Walkable Corridor:
https://maps.bentonvillear.com/mgweb/linkedcontent/images/FLUM/PTP_Walkable%20Corridor.pdf

WATKINS, BOYER, GRAY & CURRY, PLLC

ATTORNEYS AT LAW

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

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

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

June 29, 2026

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

Re: Request for Amendment to 2025 Land Use Plan Regarding Parcel No. 01-08203-015

Dear Development Services:

This firm has been retained to assist the applicant, Engineering Services, Inc. and Highlands, LLC (together, the "Applicant"), in obtaining an amendment to the 2025 Land Use Plan ("FLUM") Place Type for Benton County Parcel No. 01-08203-015 (the "Property"), consisting of roughly 119.64 acres located on S. Tycoon Road.

A. Current FLUM Designation.

The Property is currently designated on the FLUM as a mix of "Walkable Corridor," "Suburban Corridor," and "Walkable Neighborhood" Place Types in amounts of about forty (40) acres each. The permitted zones in those Walkable Corridor and Suburban Corridor Place Types are as follows*:

	Zones Permitted	
Place Type	**Standard Review**	**Enhanced Review**
Walkable Corridor	T4.2, T5.1	T5.2, GC
Suburban Corridor	T5.1, GC	T5.2, LI, MH

*The zones permitted in Walkable Neighborhood are not addressed, as the Applicant is not requesting an amendment to that Place Type.

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

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

Accordingly, T4.2 and T5.1 are the zones permitted in Walkable Corridor and Suburban Corridor that facilitate residential uses. In T4.2 and T5.1, lots may have a maximum width of 45 feet and 25 feet, respectively. This effectively mandates that any single-family product built under these codes be extremely dense and in a more urban format.

B. Requested Amendment; Justification.

The issue with the current Place Types is that the Property is located far on the outskirts of Bentonville and is largely surrounded by farmland, but the Place Types effectively require extremely dense urban development. For example, the forty acres currently designated as "Suburban Corridor" would have to be developed with exclusively 25-foot single-family lots and apartments. There is likely not market demand for this type of product at this location, and it would be largely incompatible with the existing surrounding development. While T4.2 only requires 45-foot lot width maximums, the same argument largely still applies.

The Applicant, therefore, is requesting a mixture of Walkable Neighborhood and Neighborhood Center, configured as shown in the attached exhibit. Those Place Types would allow the following zones:

	Zones Permitted	
Place Type	**Standard Review**	**Enhanced Review**
Walkable Neighborhood	T3.1, T3.2, T4.1	T4.2
Neighborhood Center	T4.1, T4.2	T5.1

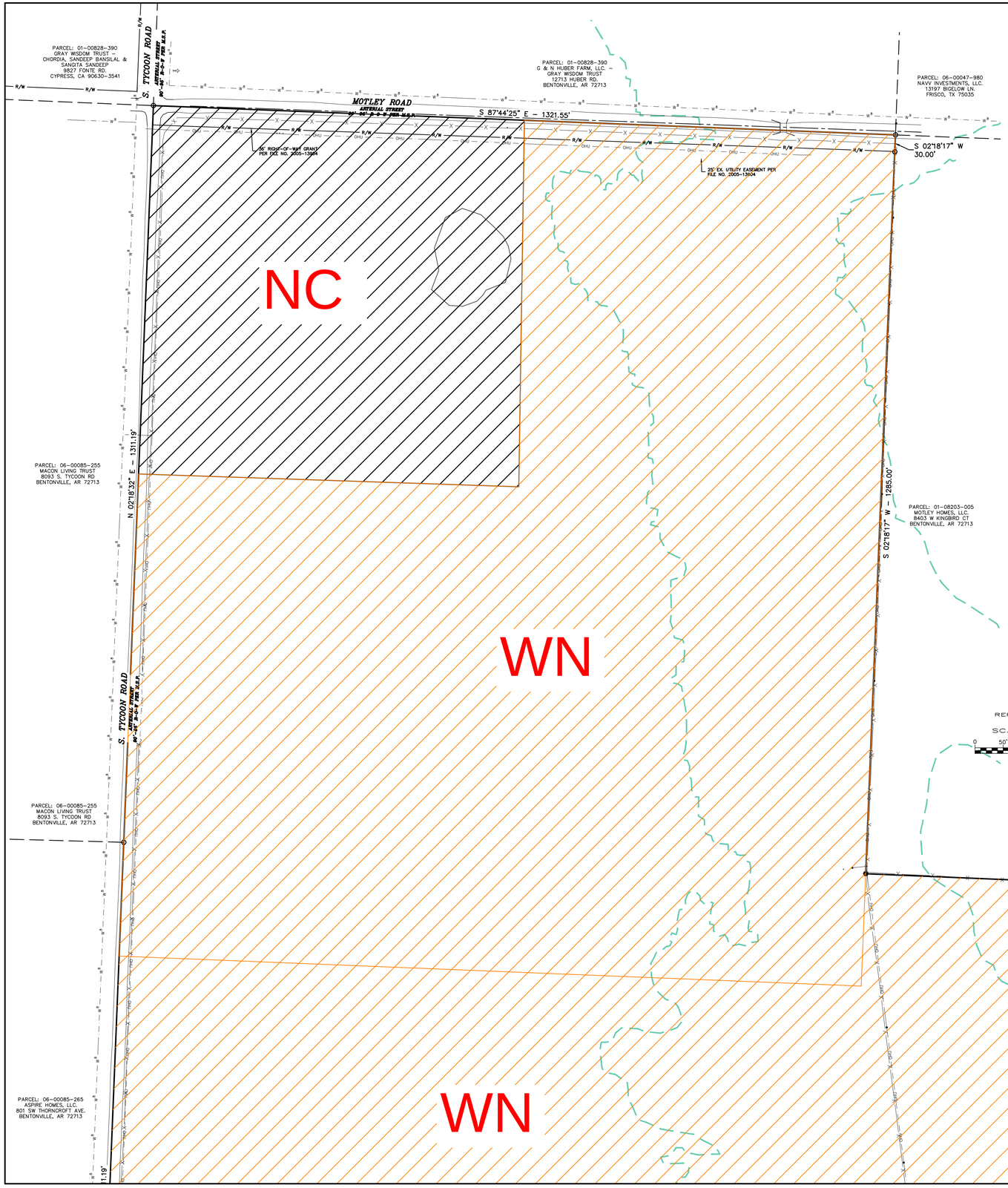
This mix of Place Types would allow the Applicant a greater mix of zones under Standard Review. The placement of Neighborhood Center on the major corners will allow a mixture of low- and medium-density housing, with density logically concentrated on the major corners, and the zone mix requirements of Sec. 50-305 will ensure that a mixture of housing types is built, rather than a monolith of low-density single-family development. Overall, the proposed amended Place Types for the Property will allow (but not mandate) reasonable density and will be more compatible with the surrounding properties.

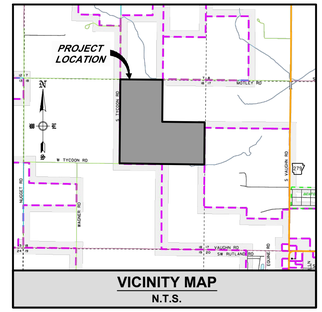
Thank you for considering this request for amendment to the 2025 Land Use Plan. Please feel free to contact me at (479) 512-0014 or at wkellstrom@watkinslawoffice.com if anything else is needed for this application.

Sincerely,

/s/ *Will A. Kellstrom*

Will A. Kellstrom





LEGEND

- IRON PIN FOUND
- IRON PIN SET
- PROPERTY LINE
- EX. EASEMENT LINE
- EX. BUILDING SETBACK LINE
- EX. ROAD CENTERLINE
- EX. CURB & GUTTER
- EX. WATER LINE
- EX. 8" SEWER LINE
- EX. STORM DRAIN LINE
- EX. OVERHEAD UTILITY LINES
- EX. FIBER OPTIC LINE
- EX. ONE CALL MARK
- EX. WATER METER
- EX. FIRE HYDRANT
- EX. SEWER MANHOLE
- EX. POWER POLE
- EX. WATER VALVE
- EX. LIGHT POLE
- EX. WATER METER
- PROPOSED FENCE
- PROPOSED EASEMENT LINE
- PROPOSED BUILDING SETBACK LINE
- PROPOSED CURB & GUTTER
- PROPOSED FIRE HYDRANT
- PROPOSED WATERLINE
- PROPOSED SEWER MANHOLE & PIPE
- PROPOSED LIGHT POLE
- PROPOSED HANDICAP RAMP
- PROPOSED STORM BOX & PIPE

OWNER / DEVELOPER :
HIGHLAND LLC
N TYCOON RD
BENTONVILLE, AR

ENGINEER/SURVEYOR :
ENGINEERING SERVICES, INC.
1207 S. OLD MISSOURI RD.
P.O. BOX 282
SPRINGDALE, AR 72762

FLOOD PLAIN ZONING:

THIS PROPERTY IS NOT WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON THE F.I.R.M. MAP #05007C0230 J, BENTON COUNTY, ARKANSAS & INCORPORATED AREAS. EFFECTIVE DATE: SEPTEMBER 28, 2007.

SUBJECT PROPERTY LEGAL DESCRIPTION PER WARRANTY DEED BOOK 2002, PAGE 147560 (TRACT 4):

THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) AND THE WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NE 1/4), ALL IN SECTION EIGHTEEN (18), TOWNSHIP NINETEEN (19) NORTH, RANGE THIRTY-ONE (31) WEST, BENTON COUNTY, ARKANSAS, ALSO BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION EIGHTEEN (18), SAID POINT BEING AN EXISTING IRON AT A FENCE CORNER; THENCE NORTH 88 DEGREES, 45 MINUTES, 14 SECONDS WEST 1321.74 FEET TO A SET ALUMINUM CAPPED 1/2" IRON REBAR AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION EIGHTEEN (18); THENCE NORTH 88 DEGREES, 45 MINUTES, 14 SECONDS WEST 1321.75 FEET TO A SET ALUMINUM CAPPED 1/2" IRON REBAR AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION EIGHTEEN (18); THENCE NORTH 00 DEGREES, 58 MINUTES, 14 SECONDS EAST 1311.19 FEET TO A SET ALUMINUM CAPPED 1/2" IRON REBAR AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION EIGHTEEN (18); THENCE NORTH 00 DEGREES, 58 MINUTES, 14 SECONDS EAST 1311.19 FEET TO A SET ALUMINUM CAPPED 1/2" REBAR AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION EIGHTEEN (18), SAID POINT BEING IN THE INTERSECTION OF SOUTH TYCOON ROAD AND MOTLEY ROAD; THENCE SOUTH 89 DEGREES, 04 MINUTES, 45 SECONDS EAST 1321.67 FEET TO A SET ALUMINUM CAPPED 1/2" IRON REBAR AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION EIGHTEEN (18), SAID POINT BEING IN MOTLEY ROAD; THENCE SOUTH 00 DEGREES, 58 MINUTES, 09 SECONDS WEST 1314.94 FEET TO A SET ALUMINUM CAPPED 1/2" IRON REBAR AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION EIGHTEEN (18); THENCE SOUTH 88 DEGREES, 55 MINUTES, 00 SECONDS EAST 1321.70 FEET TO A SET ALUMINUM CAPPED 1/2" IRON REBAR AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION EIGHTEEN (18); THENCE SOUTH 00 DEGREES, 58 MINUTES, 04 SECONDS WEST 1318.69 FEET TO THE POINT OF BEGINNING. SUBJECT TO THE RIGHT-OF-WAY OF MOTLEY ROAD ALONG THE NORTHERNMOST BOUNDARY AND THE RIGHT-OF-WAY OF SOUTH TYCOON ROAD ALONG THE WEST BOUNDARY.

ENGINEERING SERVICES INC.
1207 S. OLD MISSOURI
SPRINGDALE, ARKANSAS 72764

SITE LAYOUT
TYCOON SUBDIVISION
BENTONVILLE, ARKANSAS

REVISION	DATE	DESCRIPTION

© ENGINEERING SERVICES, INC. ALL RIGHTS RESERVED. THIS DRAWING AND DESIGN IS THE PROPERTY OF ENGINEERING SERVICES, INC. IT IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF ENGINEERING SERVICES, INC. © 2025

SCALE: 1"=100'
DATE: Jun 23, 2026
ENGINEER: BJM
DRAWN BY: JGA
W.O. #: 25951

1

WN

WN

WN

NC

S. TYCOON ROAD
COLLECTOR STREET
70'-78' R-O-W PER M.S.P.

PARCEL: 06-00085-255
MACON LIVING TRUST
8093 S. TYCOON RD
BENTONVILLE, AR 72713

PARCEL: 06-00085-265
ASPIRE HOMES, LLC.
801 SW THORNCROFT AVE.
BENTONVILLE, AR 72713

PARCEL: 06-00085-278
COONFIELD, DAVID
BOYCE & BONNIE
13901 S. TYCOON RD.
BENTONVILLE, AR 72713

PARCEL: 01-08203-005
MOTLEY HOMES, LLC.
8403 W KINGBIRD CT
BENTONVILLE, AR 72713

PARCEL: 06-00085-286
SCHUBER MITCHELL HOMES, LLC.
P.O. BOX 308
WEBB CITY, MO 64870

PARCEL: 01-08203-099
SCHUBER MITCHELL HOMES, LLC.
2340 S. RANGE LINE RD.
JOPLIN, MO 64804

PARCEL: 01-08198-175
BUFFINGTON BP, LLC
3611 N. GREGG ST.
FAYETTEVILLE, AR 72703

PARCEL: 01-20985-000
ELITE EQUITY GROUP, LLC
P.O. BOX 2
BENTONVILLE, AR 72712-0239

PARCEL: 01-20985-001
ELITE EQUITY GROUP, LLC
6077 SW REGIONAL AIRPORT BLVD.
BENTONVILLE, AR 72713

PARCEL: 18-09007-002
OVERLAND DEVELOPMENT INC.
P.O. BOX 805
ROGERS, AR 72757

N 02°16'32" E – 1311.19'

S 87°35'09" E – 1321.68'

S 02°18'43" W – 1318.79'

N 87°24'56" W – 1321.64'

N 87°24'56" W – 1321.64'

GRID N

GRAPHIC REPRESENTATION ONLY
SCALE 1" = 100'
0 50' 100' 200'

PROJECT LOCATION

VICINITY MAP
N.T.S.

ENGINEERING SERVICES INC.
1703 E. ROBINSON AVE.
SPRINGDALE, ARKANSAS 72764

SITE LAYOUT
TYCOON, SUBDIVISION
BENTONVILLE, ARKANSAS

REVISION	DATE	DESCRIPTION

SCALE: 1"=100'
DATE: Jun 23, 2026
ENGINEER: BJM
DRAWN BY: JCA
W.O. #: 25951

2

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RESOLUTION NO. _____

A RESOLUTION AMENDING THE FUTURE LAND USE MAP FOR THE CITY OF BENTONVILLE, ARKANSAS, PURSUANT TO ARKANSAS CODE ANNOTATED §14-56-414; AND FOR OTHER PURPOSES

WHEREAS, the Future Land Use Map is the foundation for future community development showing the desired location for each land use as the city continues to grow and develop; serving as a guide for land use and development decisions; and,

WHEREAS, the new Bentonville Future Land Use Map was adopted on February 11, 2025 with Resolution No. 2-11-25M;

WHEREAS, it is the policy of the city to review and amend the Future Land Use Plan annually,

WHEREAS, as part of this annual review, several areas were identified as benefitting from amending the Future Land Use Map.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BENTONVILLE, ARKANSAS, THAT:

Section 1: That the Future Land Use Map of the City of Bentonville, Arkansas should be and is hereby amended as shown in *Exhibit A: 2026 Future Land Use Map Amendments* pursuant to Ark. Code Ann. §14-56-414, three copies of which are on file with the City Clerk and which is hereby adopted by reference as though it were copied herein fully.

Section 2: That a copy of this Resolution and all exhibits be filed with the City Clerk and the County Recorder.

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

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

Section 5. That this resolution shall be in full force and effect from and after the date of its passage.

PASSED and APPROVED this _____day of _____, 2026.

APPROVED:

_____

Stephanie Orman, Mayor

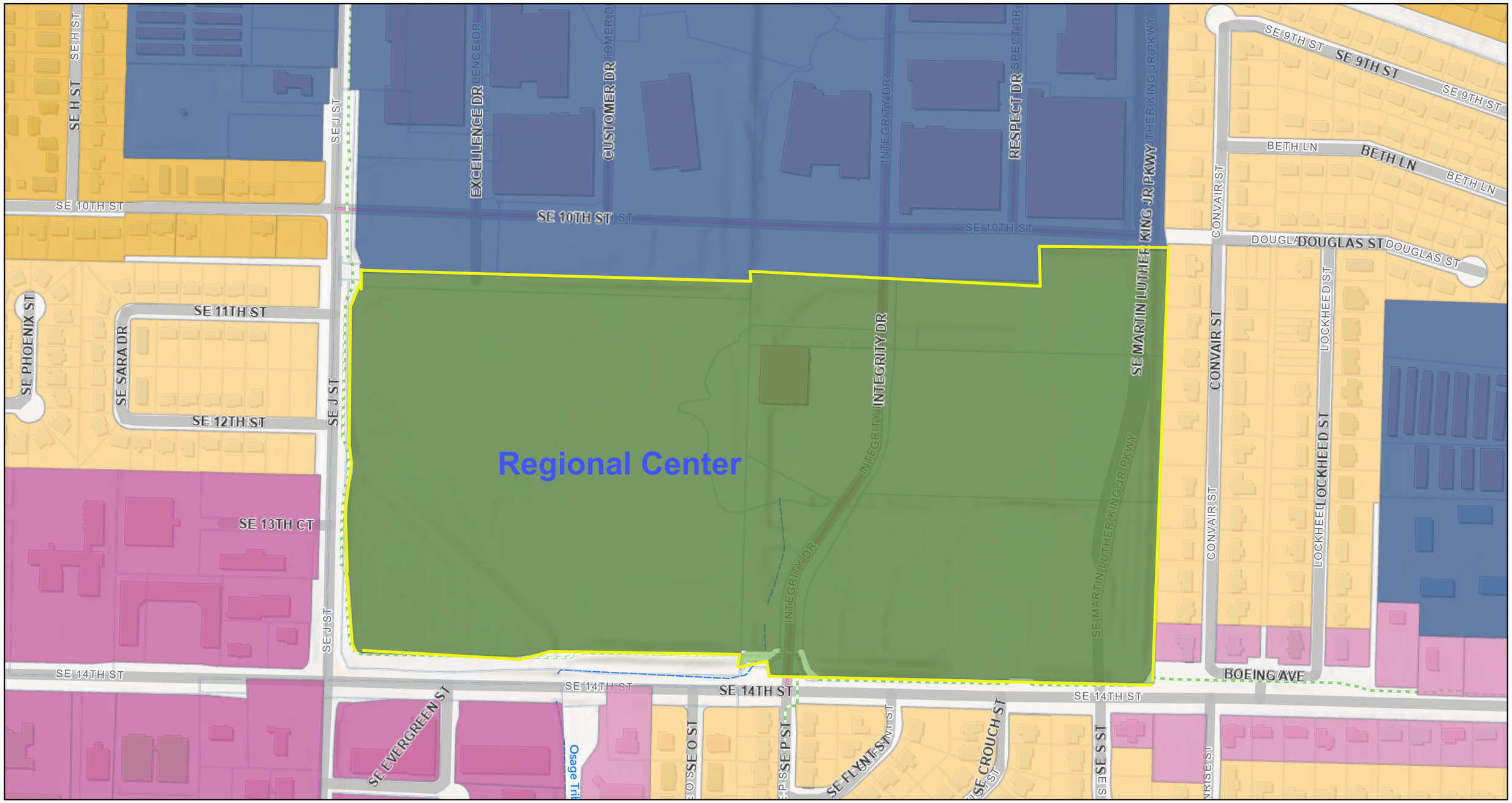
ATTEST:

_____

Malorie Marrs, City Clerk

Exhibit A: Future Land Use Amendments

Rec, Outdoor & Entertainment to Regional Center (Group B)



4/2/2026, 9:34:43 AM

2025 Land Use Plan

- Neighborhood Suburban
- Neighborhood Walkable
- Corridor Urban
- Center Regional
- Neighborhood Urban
- Corridor Walkable
- Recreation Outdoor and Entertainment
- Recreation Parks and Public Space
- Tax Parcels

1:4,514

0 0.04 0.09 0.18 mi

0 0.05 0.1 0.2 km

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

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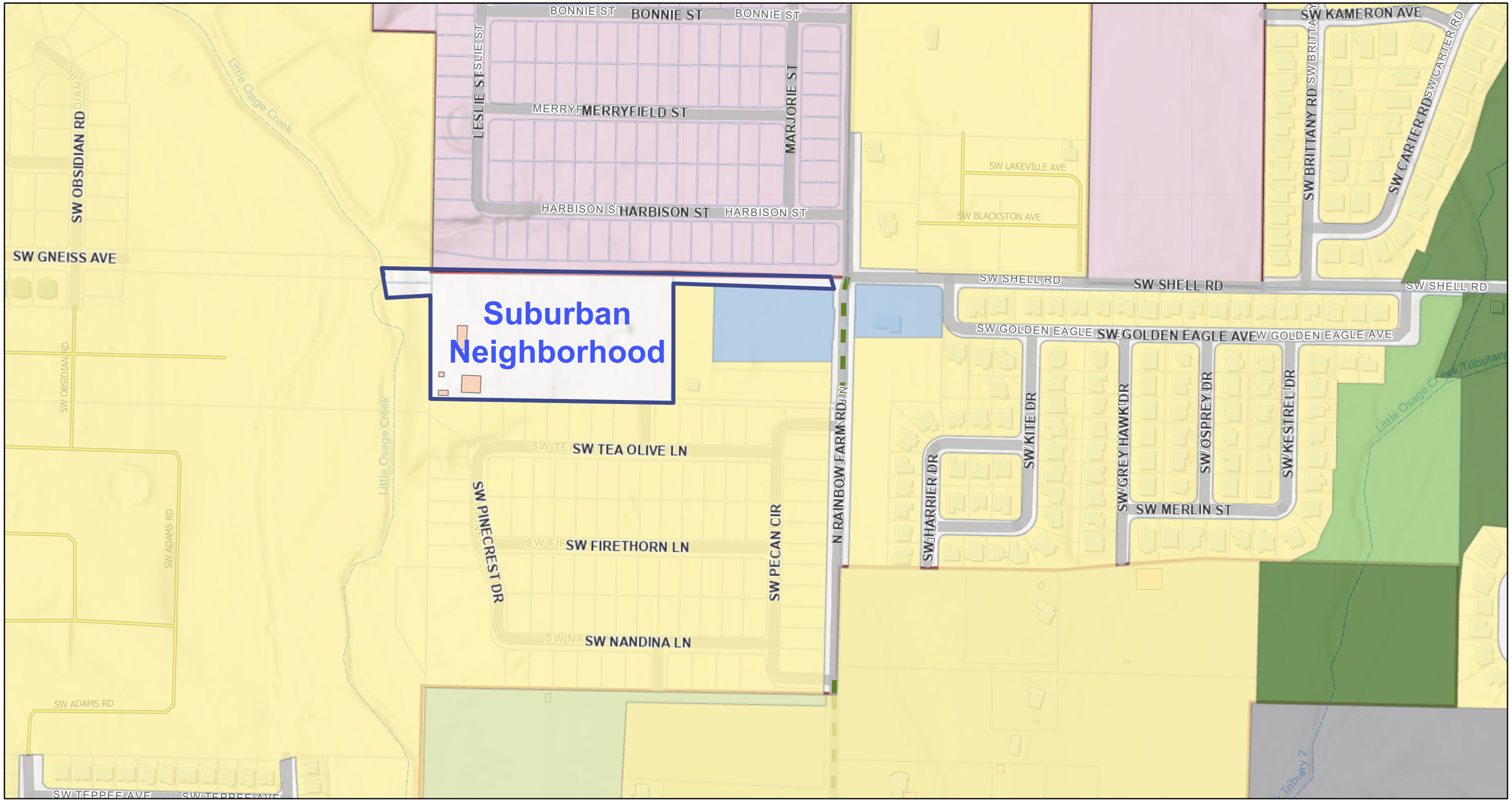
Exhibit A: Future Land Use Amendments

to Suburban Neighborhood (Group D)



4/14/2026, 8:33:05 AM

1:4,514

0 0.04 0.09 0.18 mi

0 0.05 0.1 0.2 km

2025 Land Use Plan

- Neighborhood Suburban
- Recreation Outdoor and Entertainment
- Recreation Parks and Public Space
- Other Rural and Estates
- Center Neighborhood
- Other Industry and Technology
- Tax Parcels

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

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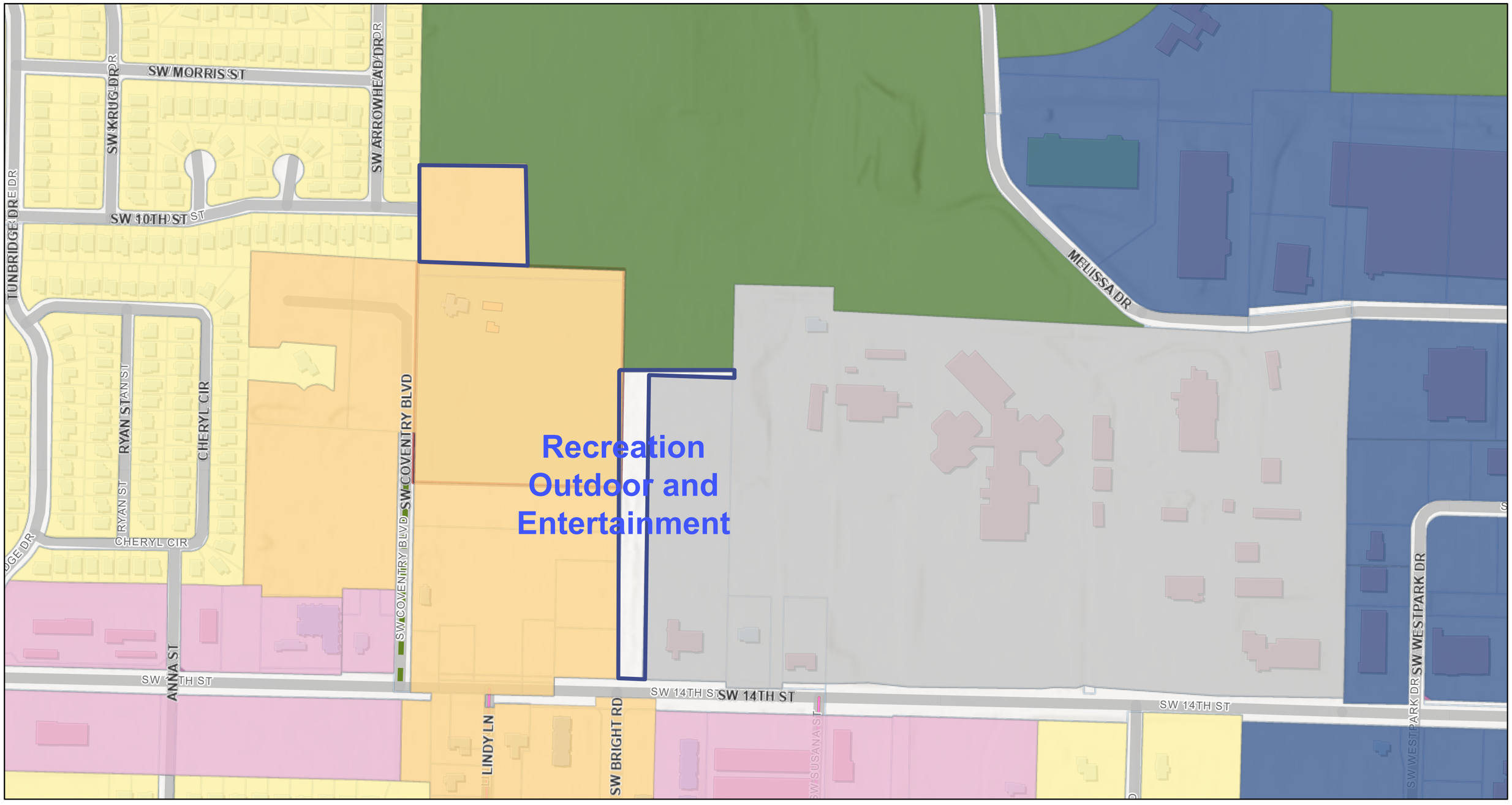
Exhibit A: Future Land Use Amendments

Walkable Neighborhood to Recreation & Outdoors (Group E)



4/14/2026, 8:38:12 AM

2025 Land Use Plan

- Neighborhood Suburban
- Neighborhood Walkable
- Corridor Urban
- Center Regional
- Recreation Outdoor and Entertainment
- Corridor Suburban
- Other Civic and Institutional
- Tax Parcels

1:4,514

0 0.04 0.09 0.18 mi

0 0.05 0.1 0.2 km

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

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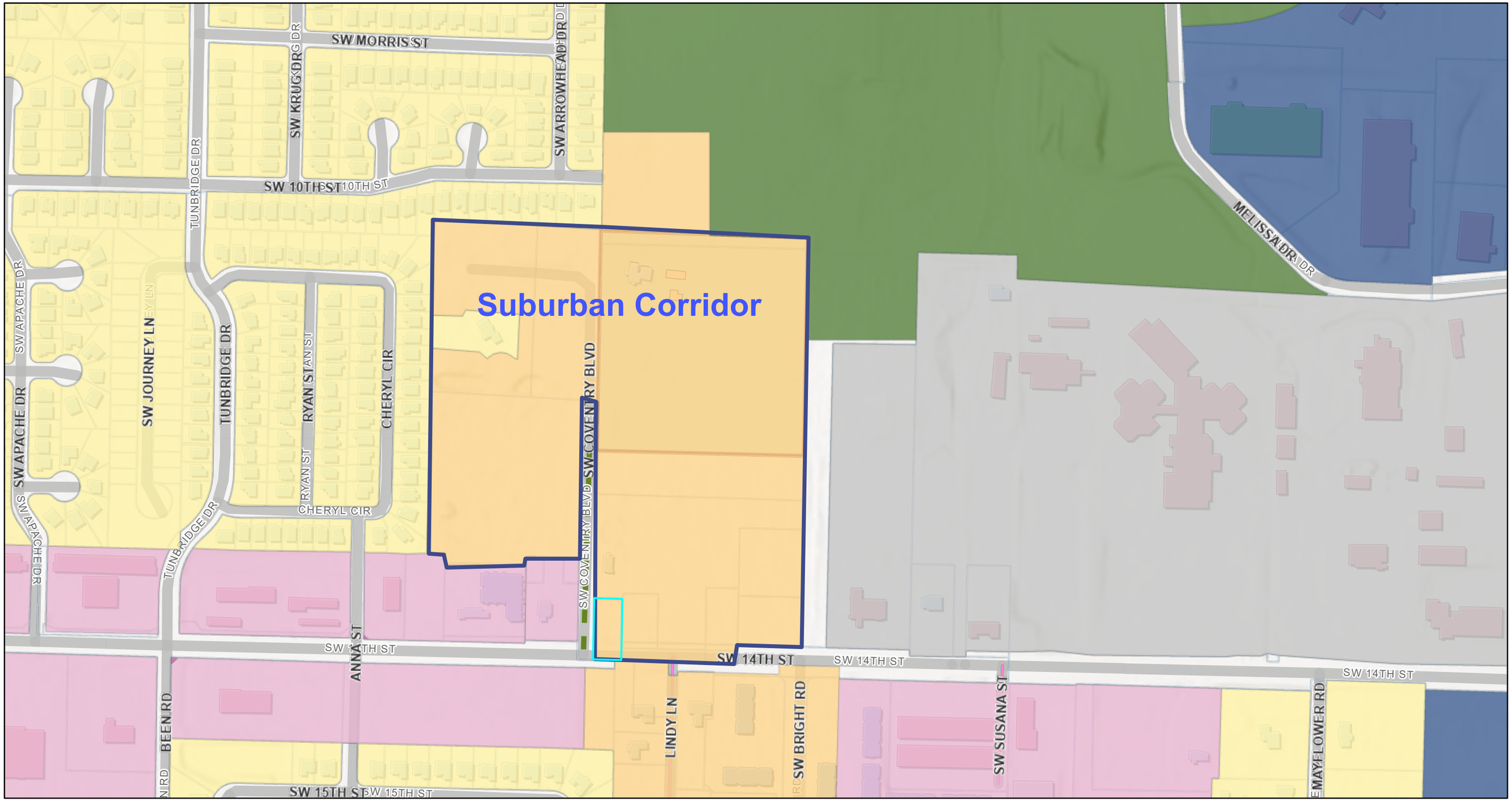
Exhibit A: Future Land Use Amendment

Sub. Neighborhood/Walk. Neighborhood to Suburban Corridor (Group F)



4/14/2026, 8:44:20 AM

2025 Land Use Plan

- Neighborhood Suburban
- Neighborhood Walkable
- Corridor Urban
- Center Regional
- Recreation Outdoor and Entertainment
- Corridor Suburban
- Other Civic and Institutional
- Tax Parcels

1:4,514

0 0.04 0.09 0.18 mi

0 0.05 0.1 0.2 km

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

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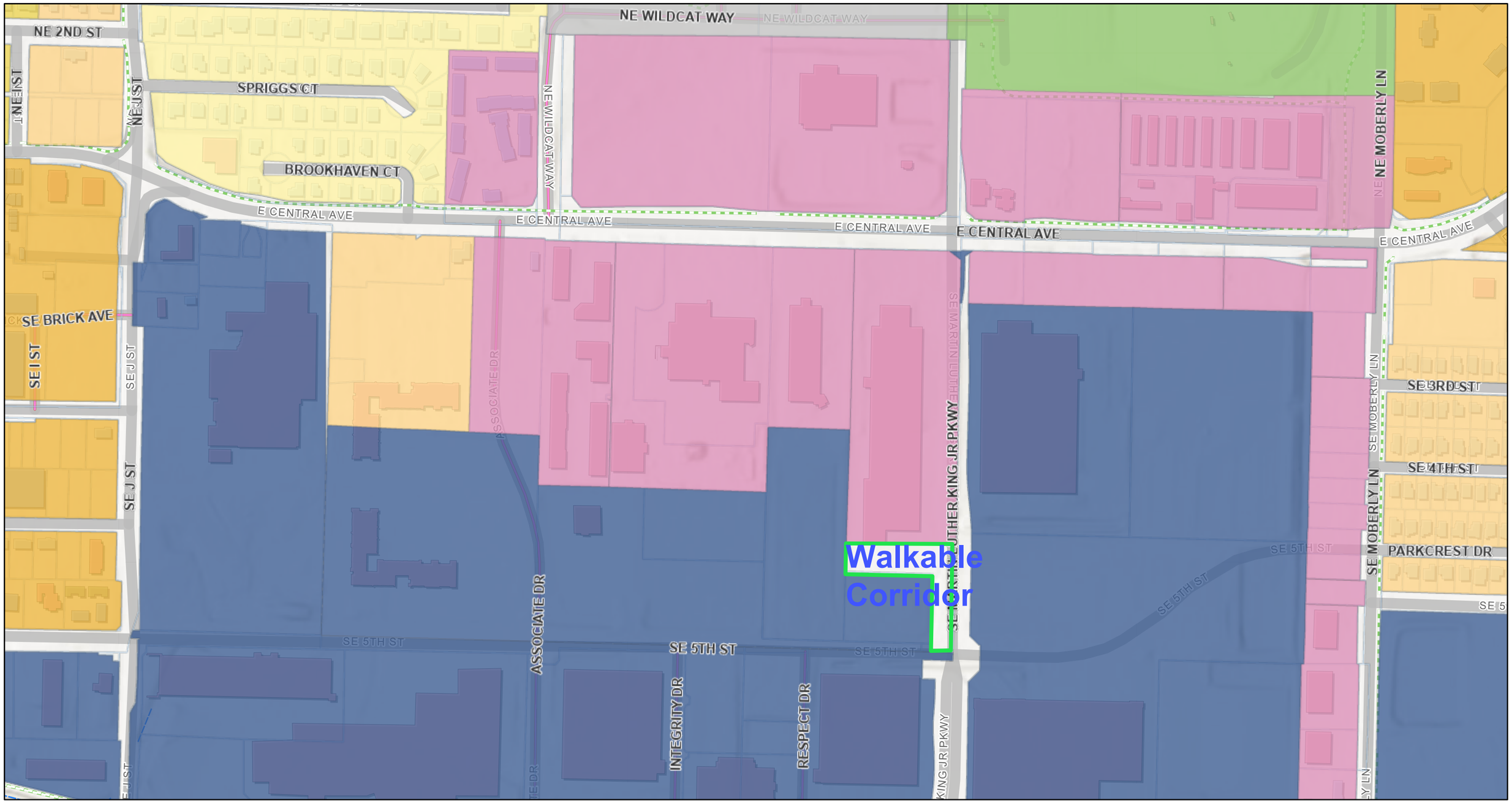
Exhibit A: Future Land Use Amendment

to Walkable Corridor (Group H)



4/14/2026, 8:58:41 AM

1:4,514

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0 0.05 0.1 0.2 km

2025 Land Use Plan

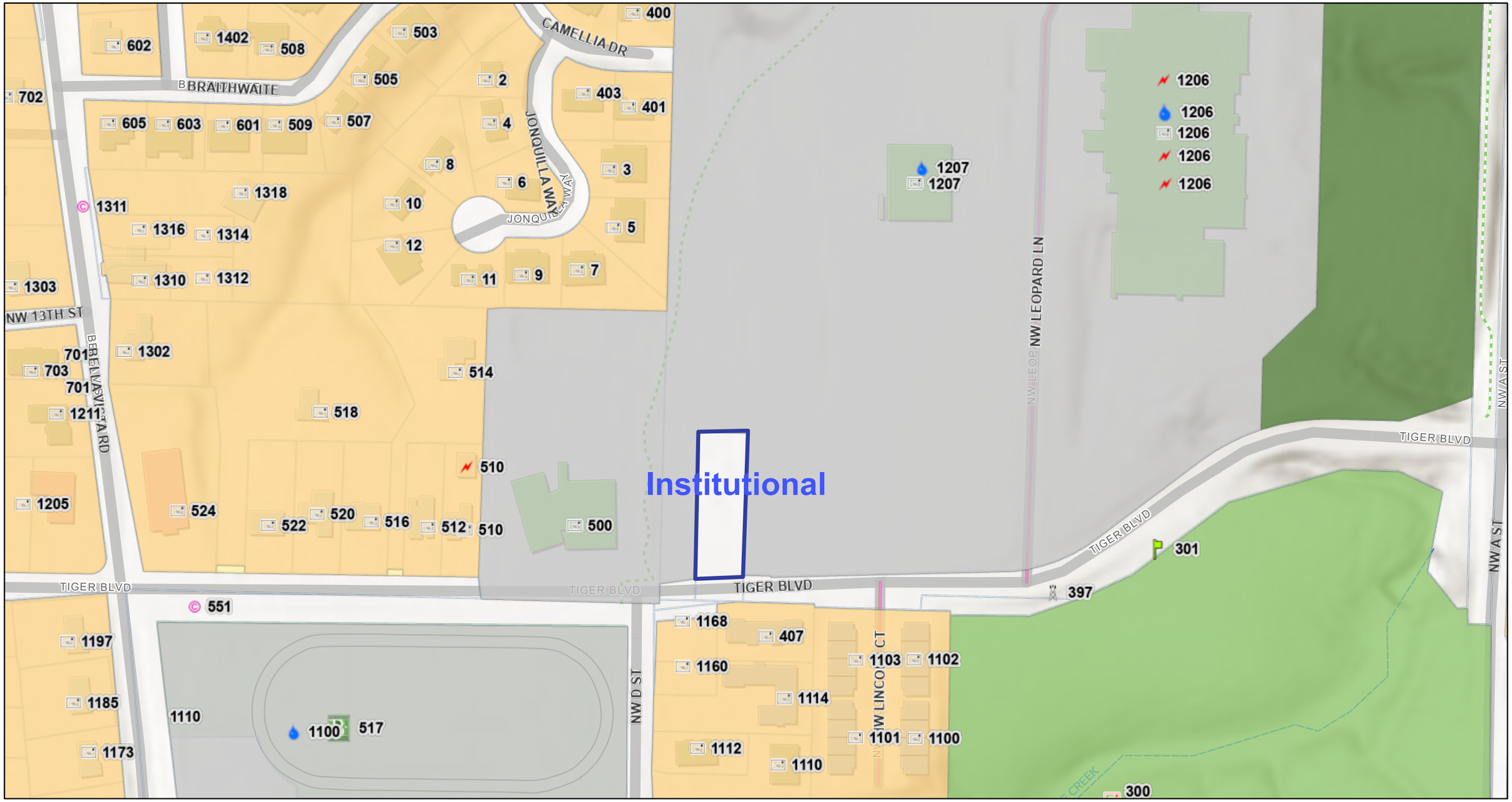
- Neighborhood Suburban
- Neighborhood Walkable
- Center Regional
- Neighborhood Urban
- Corridor Walkable
- Neighborhood Traditional
- Recreation Parks and Public Space
- Other Civic and Institutional
- New Subtype
- Tax Parcels

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

Generated by Print Service on GIS Site

Exhibit A: Future Land Use Amendment

to Civic and Institutional (Group I)



4/14/2026, 9:07:31 AM

1:2,257

0 0.02 0.04 0.09 mi

0 0.04 0.07 0.14 km

Address
- Cable
- Electric Only
- Irrigation Only
- Main address
- Park
- PreAddress
- Temporary Address
- Tower
- Utility address
- Water Only

2025 Land Use Plan
- Neighborhood Suburban
- Neighborhood Walkable
- Recreation Outdoor and Entertainment
- Recreation Parks and Public Space
- Other Civic and Institutional
- Tax Parcels

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

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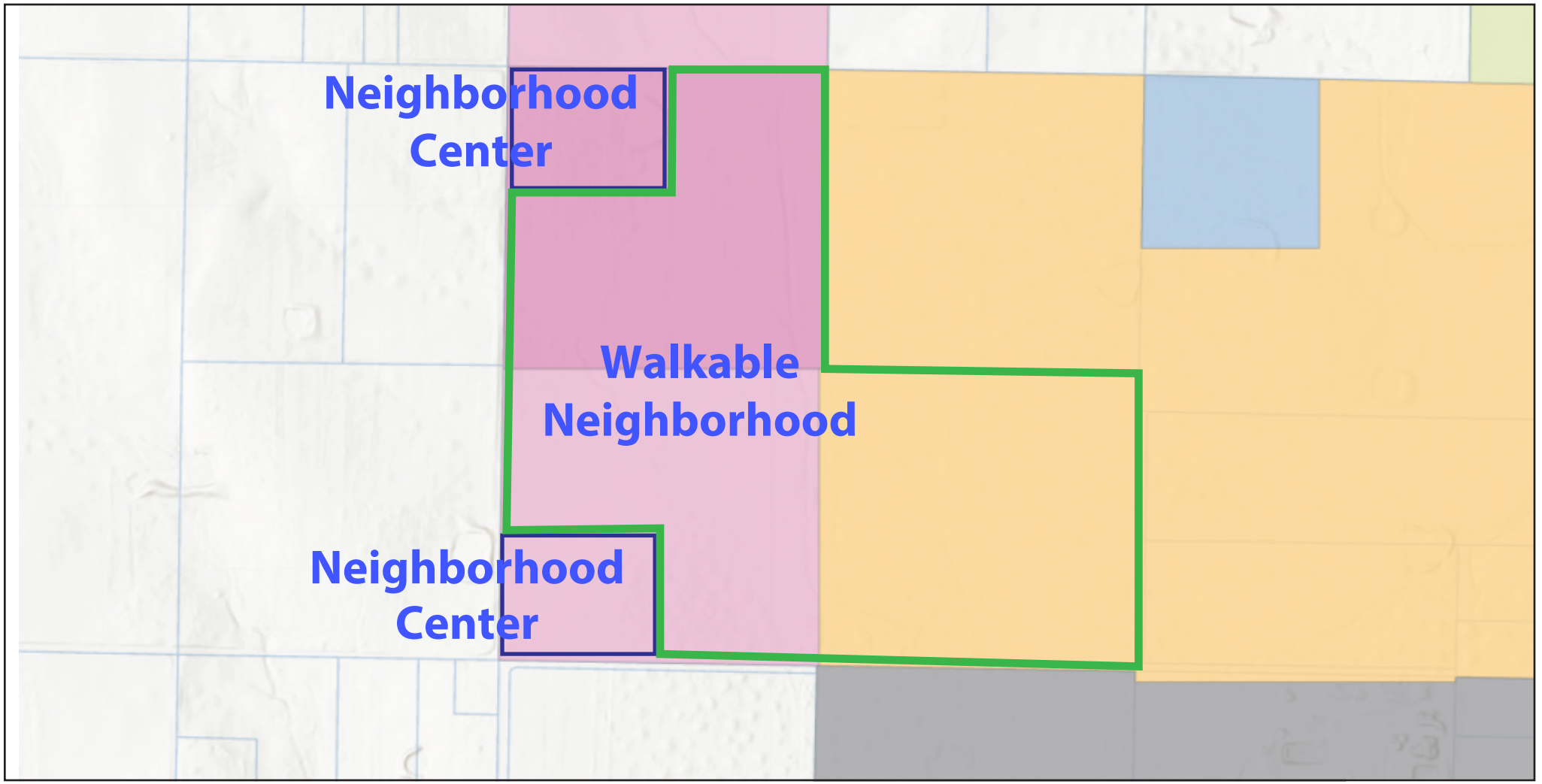
EXHIBIT A: Future Land Use Amendment

Walk. & Sub. Corridor to Walk. Neighborhood and Neighborhood Center **(Group M)**



2025 Land Use Plan

- Neighborhood Suburban
- Neighborhood Walkable
- Corridor Urban
- Center Regional
- Neighborhood Urban
- Corridor Walkable
- Corridor Suburban

HWY 102 Townhomes Extension and Amendment Request

3331 SW 14th Street

PC Date: 8/18/2026

Staff Report Details

Project Number	LSD25-0020
Applicant / Current Owner	Bates & Associates / Sans Development LLC & Vika Homes LLC
Site Area	4.75 Acres
Current Zoning	GC, General Commercial (C-2 General Commercial)
Requested Zoning	
Current Future Land Use Map Designation	Suburban Corridor
Requested Future Land Use Map Designation	
Development Type / Use	Multi-Family Residential
Related projects	LS25-0012

Property Description

The project was originally approved on 8/19/25 (link here) for 50 units. The existing wetlands necessitated a reconfigured project to minimize impacts to the wetlands on the south portion of the lot. The applicant proposes new architecture for the revised site plan and requests a 1 year extension. A Short Term Activity Authorization (*"STAA"*) by ADEQ is currently in progress for the work within the wetlands, but it will not be received before the project expires. Please see the attachments that demonstrate the change in architecture and site plan. The proposal seeks to keep the same number of units with the redesign, so the project becomes more repetitive than previously approved.

Project Details

Relationship to the Community Plan

Public Comment

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

Analysis / Waivers

Conclusion

If the Planning Commission approves the revised architecture, Planning recommends approval of the reconfigured site plan and a 6 month extension of the Large Scale Development.

Additional Details

BWU Comments: The sewer work has required a STAA since the original approval. The sewer is being redesigned slightly but the original approved design required a STAA. BWU can support one 6-month extension.

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

July 27th, 2026

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

RE: Hwy 102 Townhomes

Dear Commissioners,

Bates and Associates, on behalf of SANS DEVELOPMENT LLC & VIKA HOMES LLC, one-year extension is being requested for LSD25-0020 due to unforeseen circumstances. Since the original approval, the property has changed ownership, the proposed sewer connection has been revised, and a wetlands determination has been completed.

The project has a proposed sewer tie in and the STAA is currently in progress and won't be received before the pre-construction meeting is scheduled.

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

Sincerely,

Bates & Associates, Inc.

Geoffrey Bates

Geoffrey Bates, P.E.
President of Engineering

HWY102 TOWNHOMES

3331 SW 14TH ST. - Bentonville, Arkansas

Large Scale Development Plan

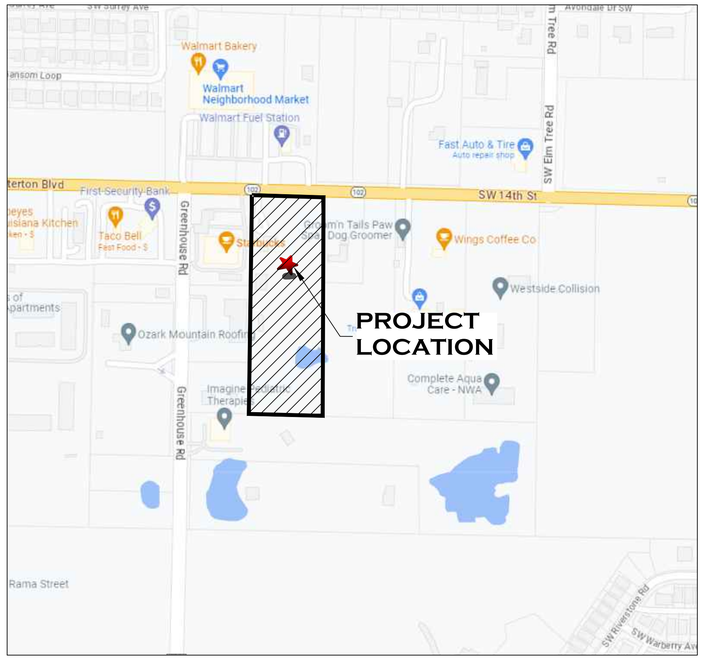
GENERAL NOTES TO CONTRACTOR

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO RELOCATE UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
2. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION.
3. EXISTING GRADE CONTOURS ARE AT ONE FOOT INTERVALS.
4. PROPOSED CONTOURS ARE AT FINISH GRADE AND ARE AT ONE FOOT INTERVALS.
5. PROPOSED SPOT ELEVATIONS ARE TOP OF FINISH CURB UNLESS OTHERWISE INDICATED OR SHOWN.
6. THE CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE GENERAL N.P.D.E.S. PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
7. CONTRACTOR TO INSTALL MUD ABATEMENT ENTRANCES ANYWHERE PROPOSED STREETS ENTER EXISTING PUBLIC STREETS. ENTRANCE TO BE CONSTRUCTED A MIN. OF 50' IN LENGTH BY WIDTH OF PROPOSED STREET AND TO A DEPTH OF 8 INCHES.
8. CONTRACTOR TO INSTALL EROSION CONTROL BMPS PRIOR TO BEGINNING ANY CONSTRUCTION. BMPS SHALL BE MAINTAINED & REPAIRED AS NECESSARY BY THE CONTRACTOR DURING CONSTRUCTION.
9. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
10. ALL CONCRETE TO HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH OF 3500 PSI.
11. DAMAGE DURING CONSTRUCTION TO ANY EXISTING STRUCTURES TO REMAIN SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE.
12. ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH THE CITY OF BENTONVILLE'S REQUIREMENTS. IN THE CASE OF CONFLICTS, THE CITY'S CRITERIA SHALL GOVERN.
13. ALL SIDEWALKS AND HANDICAP RAMPS SHALL BE BUILT TO THE CURRENT STANDARDS OF THE AMERICANS WITH DISABILITIES ACT REQUIREMENTS.
14. THE CITY OF BENTONVILLE STREET STANDARDS, DRAINAGE CRITERIA MANUAL, SUBDIVISION ORDINANCE, WATER, SEWER, ELECTRIC UTILITY SPECIFICATIONS, AND STATE CODE SHALL GOVERN THESE PLANS. IF THE ARE DISCREPANCIES IN THE PLANS OR INFORMATION CONTAINED WITHIN, CITY OF BENTONVILLE ORDINANCES, STANDARDS, AND SPECIFICATIONS SHALL RULE, UNLESS APPROVED IN WRITING BY THE CITY ENGINEER.
15. TO SCHEDULE AN INSPECTION OR TEST WITH THE CITY OF BENTONVILLE ENGINEERING DEPARTMENT, INSPECTIONS MUST BE CALLED IN (479-271-3168) BY THE ENGINEER OF RECORD 24 HOURS IN ADVANCE BEFORE 10am FOR AN INSPECTION THE FOLLOWING DAY.
16. PRE-PAVE PRECON WILL BE REQUIRED BEFORE ANY PAVING OF STREETS. ALL TEST RESULTS AND INSPECTIONS TO BE VERIFIED AND IN FILE BEFORE REQUESTING PRE-PAVE PRECON. TRACER WIRE TO BE INSPECTED BEFORE PAVING.
17. BORING OF STREETS IS REQUIRED WHEN THE EXISTING UTILITY RESIDES OUTSIDE OF THE ROAD WAY.
18. ALL PROPOSED SIGNAGE WILL REQUIRE A SEPARATE SIGN PERMIT.

STANDARD ENGINEERING NOTES

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

FLOOD CERTIFICATION:
NO PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "A" OR "AE" AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS. (FIRM PANEL #05007C0235K. DATED 06/ 05/ 2012)



VICINITY MAP
N.T.S.

NORTH

BASIS OF BEARING:
GPS OBSERVATION - AR NORTH ZONE
NAD 83 HORIZONTAL DATUM

BASIS OF ELEVATION:
CITY OF BENTONVILLE GPS MONUMENT #60
NAVD 88 VERTICAL DATUM

WAIVERS/VARIANCES:
REQUESTING A VARIANCE FOR MINIMUM DISTANCE BETWEEN CURB CUTS - SECTION 1100.02 A.6

REFERENCE DOCUMENTS:
1) PLAT OF SURVEY BY A MILLION MIRACLES SURVEYING JOB #2022-DH-01
2) PLAT OF SURVEY FILED IN BOOK 9 AT PAGE 176
3) PLAT OF SURVEY FILED IN BOOK 2014 AT PAGE 609
4) PLAT OF SURVEY FILED IN BOOK 2008 AT PAGE 653
5) PLAT OF SURVEY FILED IN BOOK 27 AT PAGE 79
6) PLAT OF SURVEY FILED IN BOOK R AT PAGE 190
7) PLAT OF SURVEY FILED IN BOOK 2017 AT PAGE 422
8) WARRANTY DEED FILED IN BOOK L2022 AT PAGE 14705

BENTON COUNTY PARCEL 01-00828-030

SURVEY DESCRIPTION:
A PART OF THE FRACTIONAL NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE NORTHWEST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE S02°15'00"W 39.57' TO THE SOUTH RIGHT-OF-WAY OF ARKANSAS HIGHWAY #102, THENCE ALONG SAID RIGHT-OF-WAY S86°44'05"E 50.24', THENCE CONTINUING ALONG SAID RIGHT-OF-WAY S87°13'47"E 208.27' TO THE TRUE POINT OF BEGINNING AND RUNNING THENCE ALONG SAID RIGHT-OF-WAY S87°16'42"E 267.17' TO AN EXISTING REBAR, THENCE LEAVING SAID RIGHT-OF-WAY S01°40'33"W 774.97', THENCE N87°18'06"W 266.90', THENCE N01°39'22"E 775.08' TO THE POINT OF BEGINNING, CONTAINING 4.75 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

OFF-STREET PARKING

MULTI-FAMILY DWELLINGS

50 DWELLINGS

3 SPACES FOR EACH 2 DWELLINGS

50 X 1.5 = 75

75 STANDARD SPACES REQUIRED
75 STANDARD SPACES PROVIDED

OPEN SPACE CALCULATIONS

TOTAL AREA OF SITE:	206926.40 FT²
GREENSPACE:	94686.42 FT²(45.8)
IMPERVIOUS AREA:	112239.98 FT²(54.2%)

SURVEYOR NOTES:

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

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

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

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

OWNERSHIP OF DOCUMENTS

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

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SAFETY NOTICE TO CONTRACTOR

IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

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

ENGINEER'S NOTICE TO CONTRACTOR

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

INDEX OF DRAWINGS

C01	COVER SHEET
SU1	EXISTING SITE PLAN
SP1-SP3	SITE PLAN, TRUCK TURNING, & ADDRESSES
UT1-UT6	UTILITY PLANS
GP1-GP3	SWPPP & GRADING PLAN
STM1-STM2	STORM PROFILES
L100-L102	LANDSCAPE PLAN & DETAILS
DT1-DT4	SITE DETAILS
	STANDARD WATER & SEWER DETAILS
	STANDARD ELECTRIC DETAILS

C-2 GENERAL COMMERCIAL REGULATIONS

BUILDING TYPES PERMITTED: ALL	
MINIMUM LOT AREA:	7,000 SQ.FT.
AREA/DWELLING UNIT:	----
MIN LOT WIDTH:	70'
MAX LOT WIDTH	----
MAX INTERIOR LOT COV.	60%
MAX EXTERIOR LOT COV.	60%

BUILDING SETBACKS/C-2 GENERAL COMMERCIAL)

FRONT(PARKING IN FRONT)	50'
FRONT(NO PARKING FRONT)	20'
SIDE(NON-RESDIDENTIAL ADJ.)	7'
SIDE(RESIDENTIAL ADJ.)	30'
REAR(NON-RESIDENTIAL ADJ.)	20'
REAR(RESIDENTIAL ADJ.)	30'

PER THE ARKANSAS FIRE PREVENTION CODE THESE TOWNHOMES WILL BE SPRINKLERED WITH A NFPA 13D SYSTEM

PARCEL NUMBER:	01-00828-030
PROJECT SITE ADDRESS:	3331 SW 14TH ST. BENTONVILLE, ARKANSAS 72713
ZONING CLASSIFICATION:	C-2 GENERAL COMMERCIAL
PROPOSED USE:	MULTI FAMILY DWELLINGS
TOTAL SITE AREA:	4.75 ACRES +/-
OWNER/DEVELOPER:	SANS DEVELOPMENT LLC & VIKA HOMES LLC 404 LYNDAL LN BENTONVILLE AR 72712 PHONE: (479) 409-2300 EMAIL: SANSDEVELOPMENTLLC@GMAIL.COM EMAIL: VIKAHOMESLLC@GMAIL.COM
ENGINEER/SURVEYOR:	BATES & ASSOCIATES, INC. 7230 S. PLEASANT RIDGE DR. FAYETTEVILLE, AR 72704 PHONE: (479) 442-9350 EMAIL: GEOFF@BATESNWA.COM
ARCHITECT:	BLUE ROCK DESIGN BUILD P.O. BOX 1112 FORT SMITH, AR 72902 PHONE: 479-459-2838 EMAIL:

CONTACT INFORMATION

GAS:	BLACK HILL ENERGY JOSHUA KNIGHT 1301 FEDERAL WAY PO BOX 2129 LOWELL, AR 72745 PHONE: (479) 721-4543 JOSHUA.KNIGHT@BLACKHILLSCORP.COM	STREET DEPT:	CITY OF BENTONVILLE DANIEL CLARDY 3200 SW MUNICIPAL DRIVE BENTONVILLE, AR 72712 PHONE: (479) 696-0279
CABLE:	COX COMMUNICATIONS TIMOTHY GOSS 4901 S. 48TH STREET SPRINGDALE, AR 72762 PHONE: (479) 651-5583 EMAIL: TIMOTHY.GOSS@COX.COM	WASTE WATER:	CITY OF BENTONVILLE CHRIS EARL 1901 NE A ST BENTONVILLE, AR 72712 PHONE: (479) 271-3161
TELEPHONE:	AT&T BRENT BALDWIN 1133 E HAROLD ST FAYETTEVILLE, AR 72701 PHONE: (479) 571-6609 OR: (479) 200-9022 EMAIL: BB6585@ATT.COM	WATER/SEWER:	CITY OF BENTONVILLE BEAU THOMPSON 3200 SW MUNICIPAL DRIVE BENTONVILLE, AR 72712 PHONE: (479) 271-3140
		SOLID WASTE:	ALLIED WASTE SERVICE 36 BELLA VISTA WAY BELLA VISTA, AR 72714 PHONE: (800)-627-1717
		PLANNING:	CITY OF BENTONVILLE TYLER OVERSTREET 305 S.W. 'A' STREET BENTONVILLE, AR PHONE: (479) 271-3122
ELECTRIC:	CITY OF BENTONVILLE 3200 SW MUNICIPAL DRIVE BENTONVILLE, AR 72712 PHONE: (479) 271-3135 X2		
FIRE:	CITY OF BENTONVILLE FIRE DEPARTMENT JUSTIN SCANTLIN FIRE CHIEF 800 S.W. A ST BENTONVILLE, AR 72712 PHONE: (479) 271-5927 OR (479) 685-1096	CITY ENGINEER:	CITY OF BENTONVILLE ELLEN NORVELL 3200 SW MUNICIPAL DRIVE BENTONVILLE, AR 72712 PHONE: (479) 271-5993
		FIRE DEPT	BENTONVILLE FIRE DEPT BRENT BOYDSTON- FIRE CHIEF 800 SW A STREET BENTONVILLE, AR 72712 PHONE: (479) 271-5927
BUILDING INSPECTION:	BENTONVILLE BUILDING INSPECTION DEPT 305 SW "A" ST BENTONVILLE, AR 72712 PHONE (479) 271-3125 FAX (479) 271-5906		
BUILDING AND FIRE SAFETY:	TODD PEARCE 305 SW "A" ST BENTONVILLE, AR 72712 PHONE (479) 271-3108	STORMWATER:	CITY OF BENTONVILLE ALISON WEST 3200 SW MUNICIPAL DRIVE BENTONVILLE, AR PHONE: (479)-271-6719 EMAIL: JWEST@BENTONVILLEAR.COM

PROJECT NO. 23-024

LSD25-0020

DRAWN BY: M. WILLIAMS
ENGINEER: G. BATES

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES
07/20/2026

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

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REVISIONS	DATE
UTILITY ADJUSTMENTS	12/30/25
9th SUBMITTAL	01/09/26
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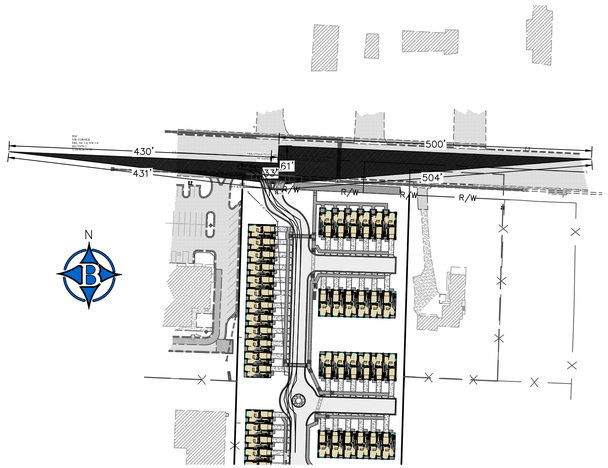
UPDATED LANDSCAPE PLANS	06/19/26
14TH SUBMITTAL	06/23/26
15TH SUBMITTAL	07/20/26

LARGE SCALE DEVELOPMENT PLAN
HWY 102 TOWNHOMES
COVER SHEET
BENTONVILLE, ARKANSAS

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

DRAWING NO.
C01



SIGHT TRIANGLE N.T.S.

SIGHT TRIANGLE DESIGNED FOR A 45 M.P.H. STREET

LOOKING LEFT: DESIGN DISTANCE = 430 FT
LOOKING RIGHT: DESIGN DISTANCE = 500 FT

THERE CANNOT BE ANYTHING WITHIN 3' AND 8' WITHIN THE SHADED AREAS.

ADJACENT PROPERTY OWNERS MAP N.T.S.

ADJACENT PROPERTY OWNERS

1.) PARCEL # 06-00085-100,06-00085-105, 06-00085-115
WAL-MART REAL ESTATE BUSINESS TRUST
PROPERTY TAX DEPT. #6953-00
ATTN MAIL STOP NO 0555
BRNTONVILLE AR 72712-8050

2.) PARCEL# 18-08665-000
NGUYEN, TRUNG & TRAN, HEIN
14523 DANIELS RD.
BENTONVILLE AR 72713
ZONE:

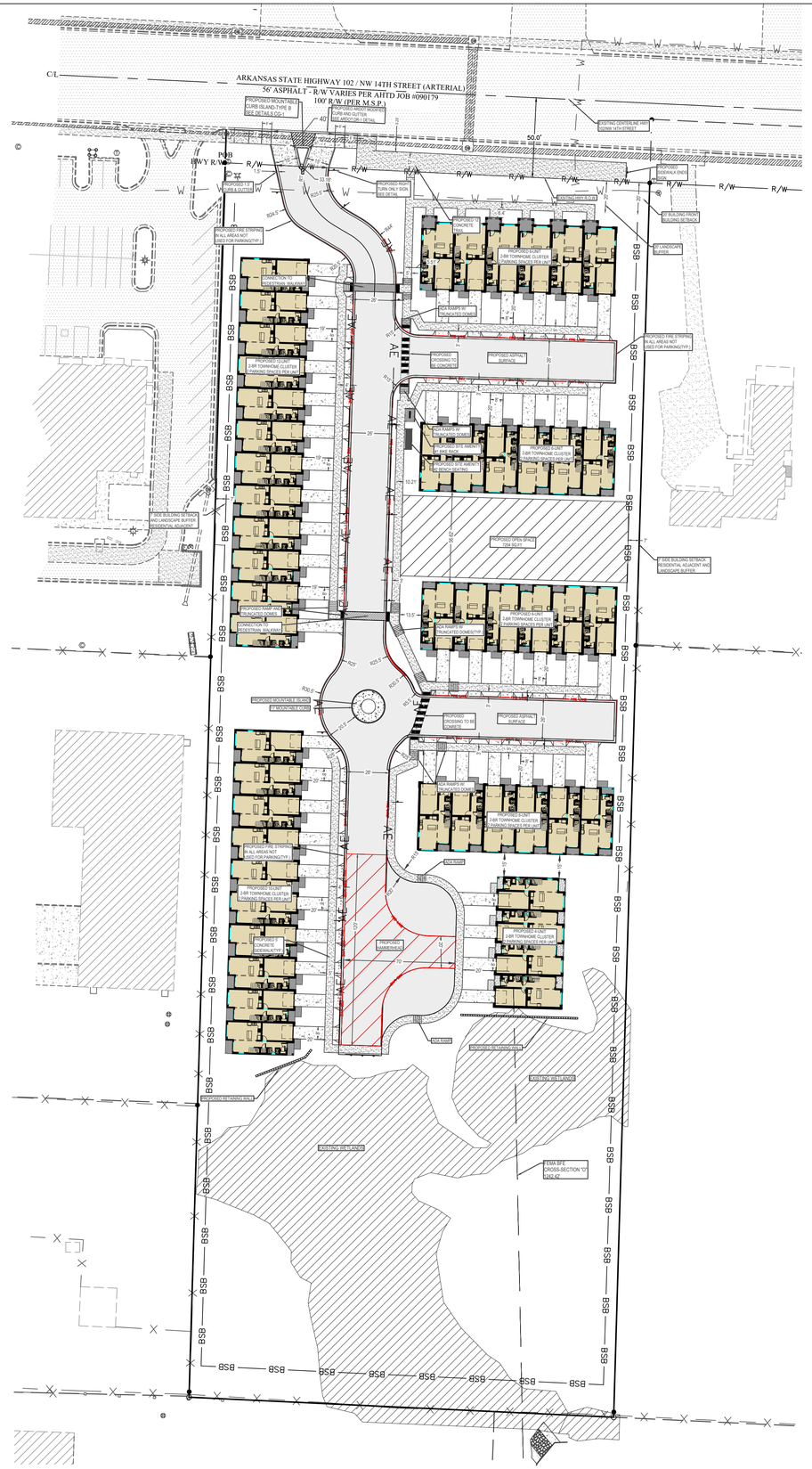
3.) PARCEL# 18-08668-000
KVW VENTURES LLC
4102 SW LAYTON RD.
BENTONVILLE AR 72713
ZONE:

4.) PARCEL# 01-16130-001,01-16130-000
WHITEHEAD, KAREN & RICHARD
1621 GREATHOUSE RD.
BENTONVILLE AR 72713
ZONE:

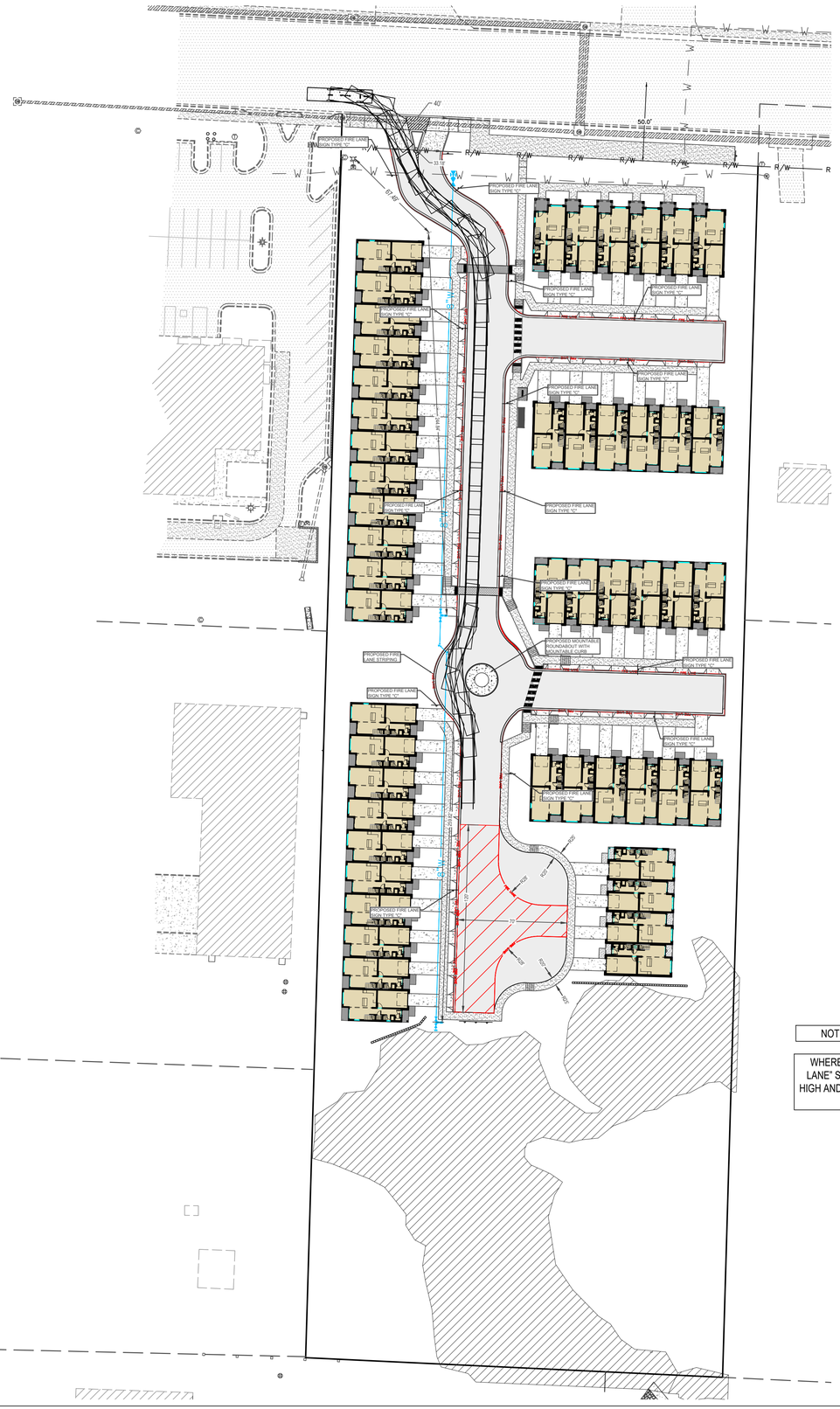
5.) PARCEL# 18-08669-001
BURNS, PAUL & JODIE MURRAY
278 GREENHOUSE RD.
BENTONVILLE AR 72713
ZONE:

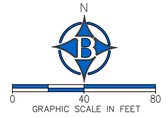
6.) PARCEL# 06-00001-017
JRG KS HOLDINGS LLC
2949 N POINT CIR STE 2
FAYETTEVILLE AR 72704
ZONE:

7.) PARCEL# 06-00001-015
MATHIAS SHOPPING CENTERS INC
PO BOX 6485
SPRINGDALE AR 72766-6485
ZONE;


ARKANSAS STATE HIGHWAY 102 / NW 14TH STREET (ARTERIAL)
56' ASPHALT - R/W VARIES PER AHTD JOB #090179
100' R/W (PER M.S.P.)
C/L
POB
HWY R/W
50.0'
AE
BSB
R/W
PROPOSED 2-BR TOWNHOME CLUSTER
PARKING SPACES PER UNIT
PROPOSED ASPHALT SURFACE
PROPOSED CONCRETE SURFACE
PROPOSED SITE ARBOR
PROPOSED SITE BENCH
PROPOSED TURN ONLY SIGN
SEE DETAIL
PROPOSED FIRE STRIPING IN ALL AREAS NOT USED FOR PARKING(TYP.)
PROPOSED CROSSING TO RESIDENTIAL
PROPOSED 6' CONCRETE SIDEWALK(TYP.)
PROPOSED 4' CONCRETE TRAIL
PROPOSED MOUNTABLE CURB ISLAND-TYPE B SEE DETAILS C-0.0
PROPOSED CURB AND GUTTER SEE ARDOT C/R-1 DETAIL
EXISTING CENTERLINE HWY 102/NW 14TH STREET
EXISTING BUILDING
EXISTING GRADUALLY ENTER TRAFFIC
SIDE BUILDING SETBACK RESIDENTIAL ADJACENT MIN LANDSCAPE BUFFER
REAR BUILDING SETBACK RESIDENTIAL ADJACENT MIN LANDSCAPE BUFFER
REAR BUILDING FROM BUILDING SETBACK
REAR LANDSCAPE BUFFER
PROPOSED 6' CONCRETE SIDEWALK
PROPOSED CONNECTION TO RESIDENTIAL SIDEWALK
PROPOSED CONNECTION TO RESIDENTIAL WALKWAY
PROPOSED 6' CONCRETE SIDEWALK
PROPOSED ASPHALT SURFACE
PROPOSED CONCRETE SURFACE
PROPOSED SITE BENCH
PROPOSED SITE ARBOR
PROPOSED SITE BENCH
PROPOSED 2-BR TOWNHOME CLUSTER
PARKING SPACES PER UNIT
PROPOSED 3-BR TOWNHOME CLUSTER
PARKING SPACES PER UNIT
PROPOSED FIRE STRIPING IN ALL AREAS NOT USED FOR PARKING(TYP.)
SIDE BUILDING SETBACK RESIDENTIAL ADJACENT MIN LANDSCAPE BUFFER
PROPOSED CONNECTION TO RESIDENTIAL WALKWAY
PROPOSED CONNECTION TO RESIDENTIAL SIDEWALK
PROPOSED 6' CONCRETE SIDEWALK
PROPOSED CONCRETE SURFACE
PROPOSED ASPHALT SURFACE
PROPOSED SITE BENCH
PROPOSED SITE ARBOR
PROPOSED 2-BR TOWNHOME CLUSTER
PARKING SPACES PER UNIT
PROPOSED 3-BR TOWNHOME CLUSTER
PARKING SPACES PER UNIT
PROPOSED FIRE STRIPING IN ALL AREAS NOT USED FOR PARKING(TYP.)
PROPOSED 6' CONCRETE SIDEWALK(TYP.)
PROPOSED CONCRETE SURFACE
PROPOSED ASPHALT SURFACE
PROPOSED SITE BENCH
PROPOSED SITE ARBOR
PROPOSED 2-BR TOWNHOME CLUSTER
PARKING SPACES PER UNIT
PROPOSED 3-BR TOWNHOME CLUSTER
PARKING SPACES PER UNIT

POC
NW CORNER
FRL. NE 1/4, NW 1/4
SECTION 2
T-19-N, R-31-W





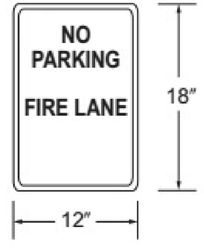
NOTE: FIRE HYDRANTS TO BE SPACED AT 300FT AVERAGE.

WHERE REQUIRED BY THE FIRE CODE OFFICIAL, FIRE APPARATUS ACCESS ROADS SHALL BE MARKED WITH PERMANENT "NO PARKING—FIRE LANE" SIGNS COMPLYING WITH FIGURE D103.6. SIGNS SHALL HAVE A MINIMUM DIMENSION OF 12 INCHES (305 MM) WIDE BY 18 INCHES (457 MM) HIGH AND HAVE RED LETTERS ON A WHITE REFLECTIVE BACKGROUND. SIGNS SHALL BE POSTED ON BOTH SIDES OF THE FIRE APPARATUS ROAD AS REQUIRED BY SECTION D103.6.1 OR D103.6.2.

SIGN TYPE "A"

SIGN TYPE "C"

SIGN TYPE "D"



LSD25-0020

ENGINEER: G. BATES

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES
07/20/2026

CERTIFICATE OF AUTHORIZATION
BATES & ASSOCIATES, INC.
#335
ARKANSAS ENGINEER

DRAWN BY: M. WILLIAMS

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LARGE SCALE DEVELOPMENT PLAN
HWY 102 TOWNHOMES
TRUCK TURNING & FIRE SIGN DETAIL
BENTONVILLE, ARKANSAS

BATES
Engineers - Surveyors
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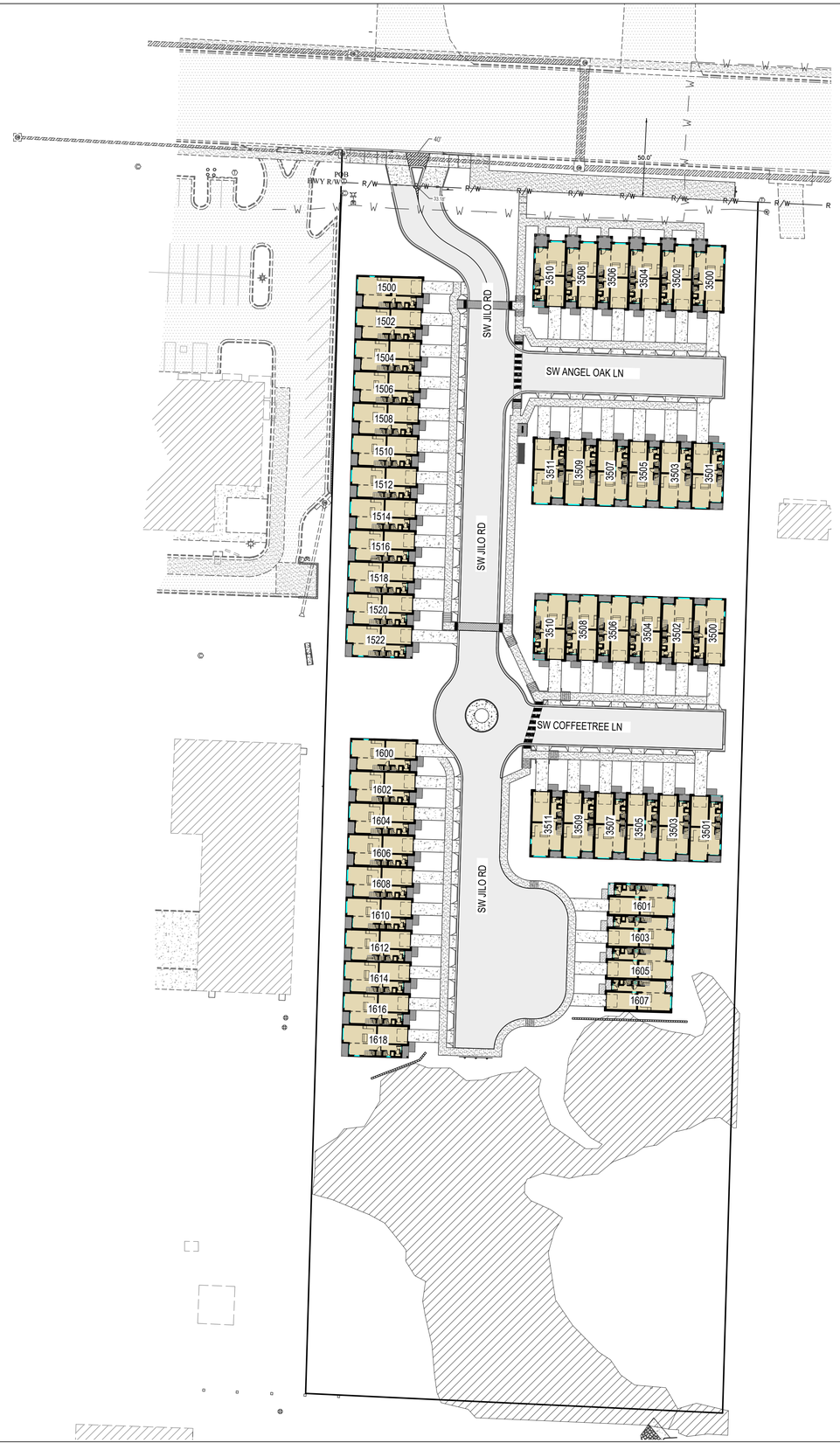
PROJECT NO. 23-024

DRAWING NO.
SP2

POC
NW CORNER
FRL. NE 1/4, NW 1/4
SECTION 2
T-19-N, R-31-W



N

0 40 80
GRAPHIC SCALE IN FEET

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

DRAWN BY: M. WILLIAMS
ENGINEER: G. BATES

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES
07/20/2026

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14TH SUBMITTAL	06/23/26
15TH SUBMITTAL	07/20/26

LARGE SCALE DEVELOPMENT PLAN
HWY 102 TOWNHOMES
ADDRESSES
BENTONVILLE, ARKANSAS

BATES
Engineers - Surveyors
7230 S Pleasant Ridge Dr / Fayetteville, AR 72704
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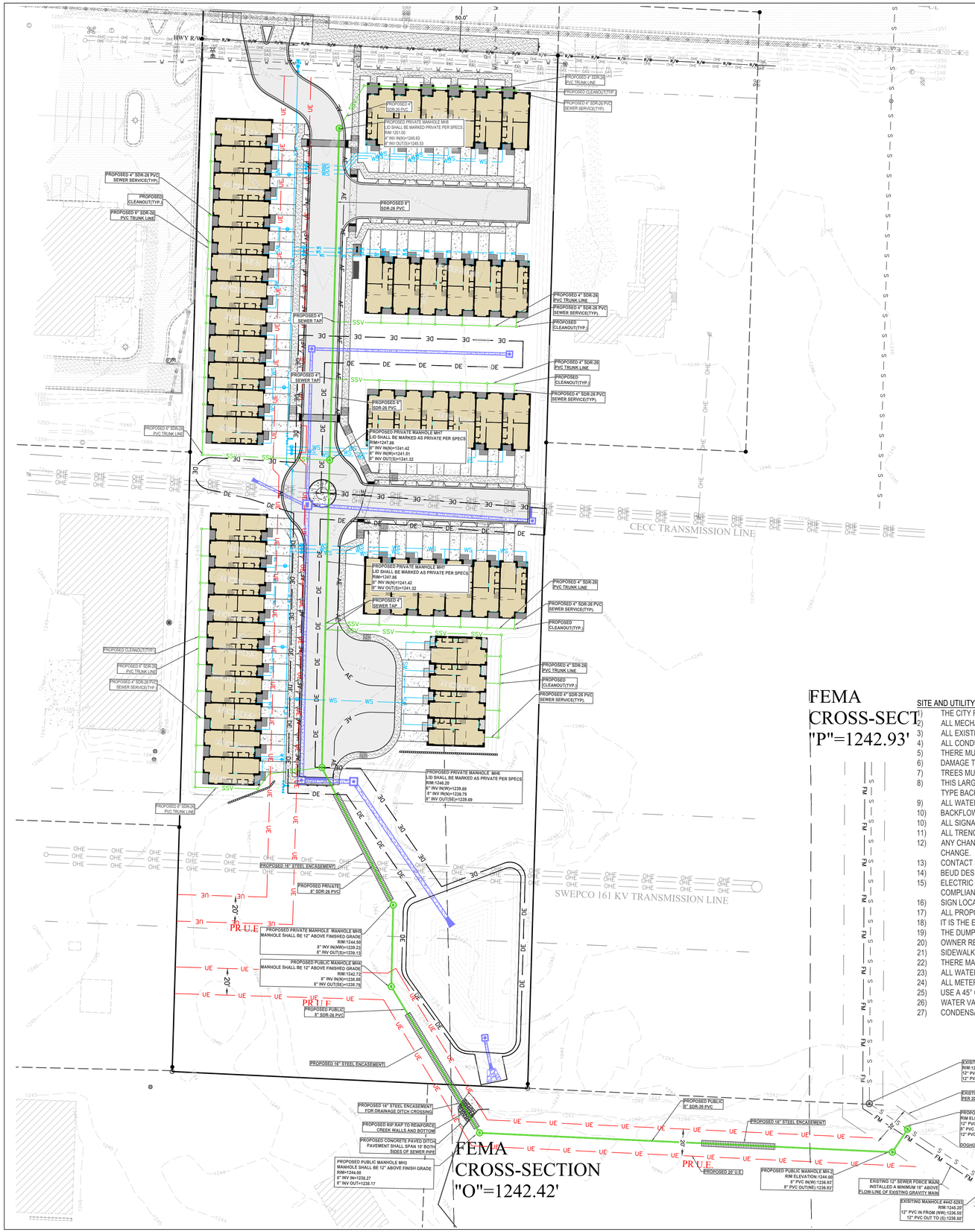
PROJECT NO. 23-024

DRAWING NO.
SP3

LSD25-0020



LEGEND		
PROPOSED	EXISTING	DESCRIPTION
AE	AE	ACCESS EASEMENT
		ASPHALT (EDGE)
		ASPHALT (SURFACE)
		BOLLARD
		BUILDING
		BUILDING SETBACK LINE
		CABLE TV (UNDERGROUND)
		CENTERLINE
		CONCRETE (EDGE)
		CONCRETE (SURFACE)
		CONDUIT
		CONTOURS
		CURB & GUTTER
		DRAINAGE FLOW
		DUMPSTER
UE	UE	UTILITY EASEMENT
		ELECTRICAL (UNDERGROUND)
		ELECTRICAL (OVERHEAD)
		ELECT. TRANSFORMER
		EROSION CONTROL FENCE
		EROSION CONTROL RIP-RAP
		FENCE (EX. WIRE/PR. SCREENING)
		FIBER OPTIC CABLE
		FIRE HYDRANT ASSEMBLY
		FLOWLINE
		FORCE MAIN
		GAS MAIN
		GAS METER/VALVE
		GRAVEL (EDGE)
		GRAVEL (SURFACE)
		IRON PIN – (RE–BAR)
		LIGHT
		POND
		POWER POLE
		PROPERTY LINE
		RETAINING WALL
R/W	R/W	RIGHT–OF–WAY
		SANITARY SEWER MANHOLE
		SANITARY SEWER PIPE
		SANITARY SEWER SERVICE
		SECTION/TIE LINE
		SIDEWALK
		SIGN
		SPOT ELEVATION
		STABILIZED CONSTRUCTION ENT.
		STORM SEWER INLET
		STORM SEWER PIPE
		STRIPE (PAINTED OR STICKY)
		TELEPHONE PED./MANHOLE
		TELEPHONE (UNDERGROUND)
		TREE LINE CANOPY
		TREE/TREE TO BE REMOVED
		WATER MAIN BLOWOFF VALVE
		WATER MAIN FIRE DEPT. CONN.
		WATER MAIN PIPE
		WATER MAIN REDUCER
		WATER MAIN THRUST BLOCK
		WATER METER
		WATER METER (IRRIGATION)
		WATER VALVE

ESTIMATED SEWER FLOW:

50 TOWNHOMES @ 264 GPD PER = 13,200 GPD

AVERAGE FLOW (GPD/1440) = 9.16 GPM
PEAK FLOW (PEAK FACTOR=4.18) = 38.29 GPM

SITE AND UTILITY NOTES:

1) THE CITY REQUIRES CUT-OFF OR B-U-G LIGHTING FIXTURES. ANY NEW PARKING LOT LIGHTING OR LIGHTING ATTACHED TO THE STRUCTURE MUST BE A CUT-OFF OR B-U-G LIGHTING FIXTURE.
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7) TREECS MUST BE LOCATED 5' FROM PUBLIC UTILITIES.
8) THIS LARGE SCALE DEVELOPMENT WILL REQUIRE RP TYPE BACKFLOW PREVENTER ON ALL DOMESTIC WATER SERVICES. IRRIGATION SERVICE CONNECTIONS SHALL ALSO BE PROTECTED BY AN RP TYPE BACKFLOW PREVENTER.
9) ALL WATER SERVICES WILL REQUIRE RP-TYPE BACKFLOW PREVENTERS
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13) CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.
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15) ELECTRIC FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION OF THE ELECTRIC SPECIFICATIONS FOUND ON THE WEBSITE. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THIS DOCUMENT.
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23) ALL WATER AND SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH WATER UTILITIES DEPARTMENT SPECIFICATIONS FOR THE CITY OF BENTONVILLE DATED 10-22-2024
24) ALL METERS SHALL REMAIN OUTSIDE OF DRIVES
25) USE A 45° COMPRESSION FITTING FOR SHORT SIDE CONNECTION REF 12.13.5 IN THE CITY OF BENTONVILLE WATER SPECIFICATIONS APPROVED 10-22-2024
26) WATER VALVES WITHIN CLOSE PROXIMITY TO TEES SHALL BE ANCHORED TOGETHER
27) CONDENSATE AND ANY UN-METERED WATER ARE ADDRESSED AS A PROHIBITED DISCHARGE AND IS NOT APPROVED TO DISCHARGE INTO THE BENTONVILLE SANITARY SEWER SYSTEM.

GENERAL ELECTRIC UTILITY NOTES:

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SEWER NOTE:

1.) ALL MANHOLES TO HAVE WATER TIGHT LIDS

N
0 40 80
GRAPHIC SCALE IN FEET

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

ENGINEER: G. BATES
DRAWN BY: M. WILLIAMS

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES
07/20/2026

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

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REVISIONS	DATE
UTILITY ADJUSTMENTS	12/30/25
9th SUBMITTAL	01/09/26
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REVISION TO SITE	06/12/26
UPDATED LANDSCAPE PLANS	06/19/26
14TH SUBMITTAL	06/23/26
15TH SUBMITTAL	07/20/26

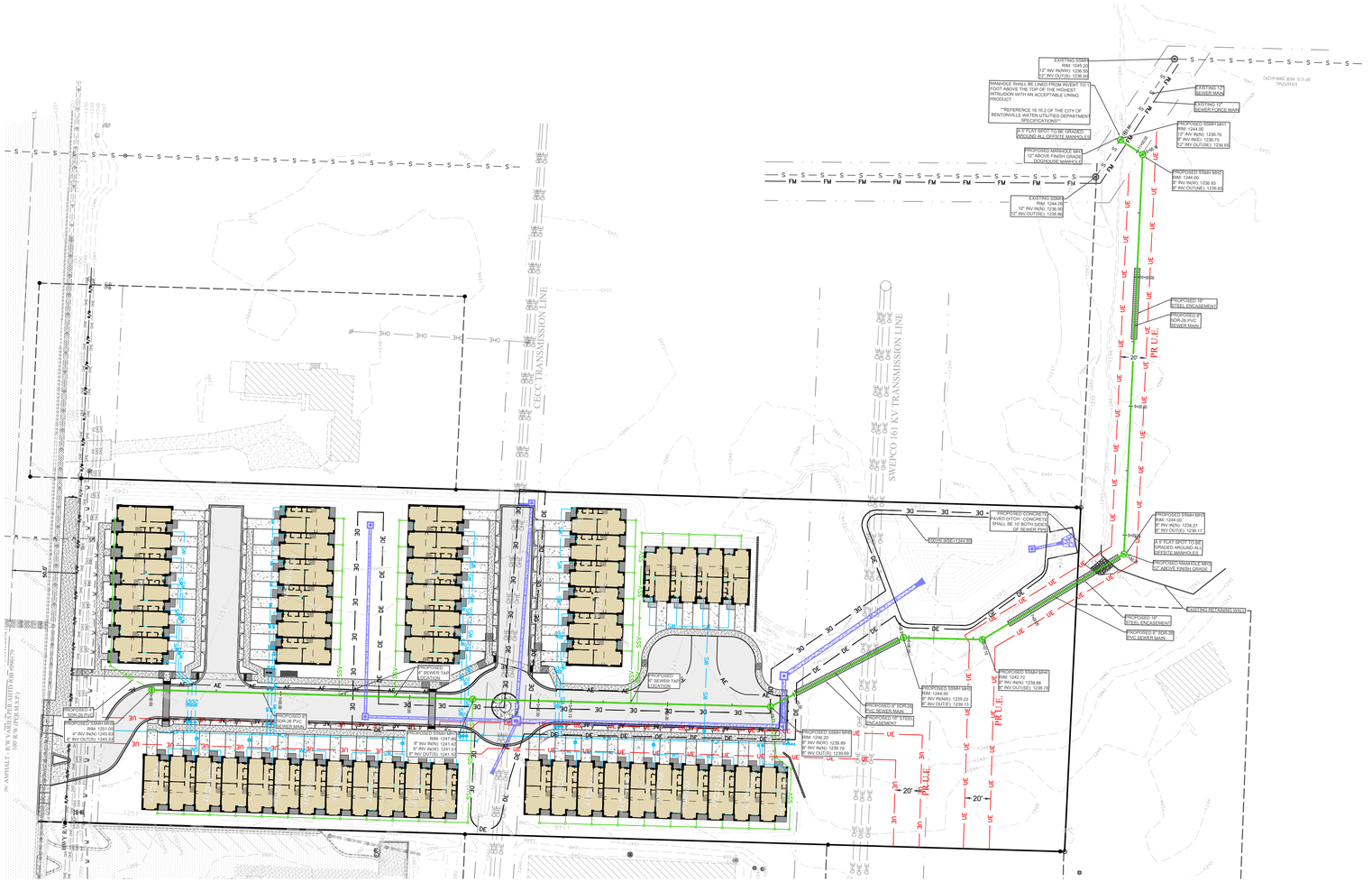
LARGE SCALE DEVELOPMENT PLAN
HWY 102 TOWNHOMES
UTILITY PLAN-SEWER
BENTONVILLE, ARKANSAS

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

PROJECT NO. 23-024

DRAWING NO. UT1

LSD25-0020


CFCC TRANSMISSION LINE
SWEPCO 161 KV TRANSMISSION LINE
EXISTING SSMH RIM: 1245.25 12" INV IN(NW): 1236.05 10" INV OUT(S): 1236.05
MANHOLE SHALL BE LINED FROM INVERT TO 1' ABOVE THE TOP OF THE HIGHEST CONNECTION WITH AN ACCEPTABLE LINING PRODUCT
REFERENCE 16.16.2 OF THE CITY OF BENTONVILLE WATER UTILITIES DEPARTMENT SPECIFICATIONS
EXISTING 12" SEWER MAIN
EXISTING 12" SEWER FORCE MAIN
4.5' FLAT GRADE TO BE GRADED AROUND ALL OFFSITE MANHOLES
PROPOSED MANHOLE MH1 12" ABOVE FINISH GRADE DOGHOUSE MANHOLE
PROPOSED SSMH MH1 RIM: 1244.00 12" INV IN(N): 1236.76 8" INV IN(E): 1236.75 12" INV OUT(SE): 1236.65
PROPOSED SSMH MH2 RIM: 1244.00 8" INV IN(W): 1236.93 8" INV OUT(NE): 1236.83
EXISTING SSMH RIM: 1246.20 12" INV IN(NW): 1236.96 12" INV OUT(S): 1236.96
PROPOSED 18" STEEL ENCASEMENT
PROPOSED 8" SDR-26 PVC SEWER MAIN
PROPOSED CONCRETE PAVED DITCH. CONCRETE SHALL BE 10' BOTH SIDES OF SEWER PER
PROPOSED SSMH MH3 RIM: 1244.00 8" INV IN(NW): 1238.27 8" INV OUT(E): 1238.17
4.5' FLAT SPOT TO BE GRADED AROUND ALL OFFSITE MANHOLES
PROPOSED MANHOLE MH3 12" ABOVE FINISH GRADE
EXISTING SSMH RIM: 1242.72 8" INV IN(W): 1238.88 8" INV OUT(SE): 1238.78
PROPOSED SSMH MH4 RIM: 1244.00 8" INV IN(W): 1239.23 8" INV OUT(E): 1239.13
PROPOSED SSMH MH5 RIM: 1244.00 8" INV IN(NW): 1239.89 8" INV IN(N): 1239.79 8" INV OUT(S): 1239.69
PROPOSED SSMH MH6 RIM: 1246.20 8" INV IN(N): 1241.42 8" INV IN(W): 1241.51 8" INV OUT(S): 1241.32
PROPOSED SSMH MH7 RIM: 1247.61 8" INV IN(N): 1243.51 8" INV OUT(S): 1243.32
PROPOSED SSMH MH8 RIM: 1251.00 4" INV IN(N): 1245.53 8" INV OUT(S): 1245.53
PROPOSED 8" SDR-26 PVC SEWER MAIN
PROPOSED 4" SEWER TAP LOCATION
PROPOSED 6" SDR-26 PVC SEWER MAIN
PROPOSED 8" SDR-26 PVC SEWER MAIN
PROPOSED 18" STEEL ENCASEMENT
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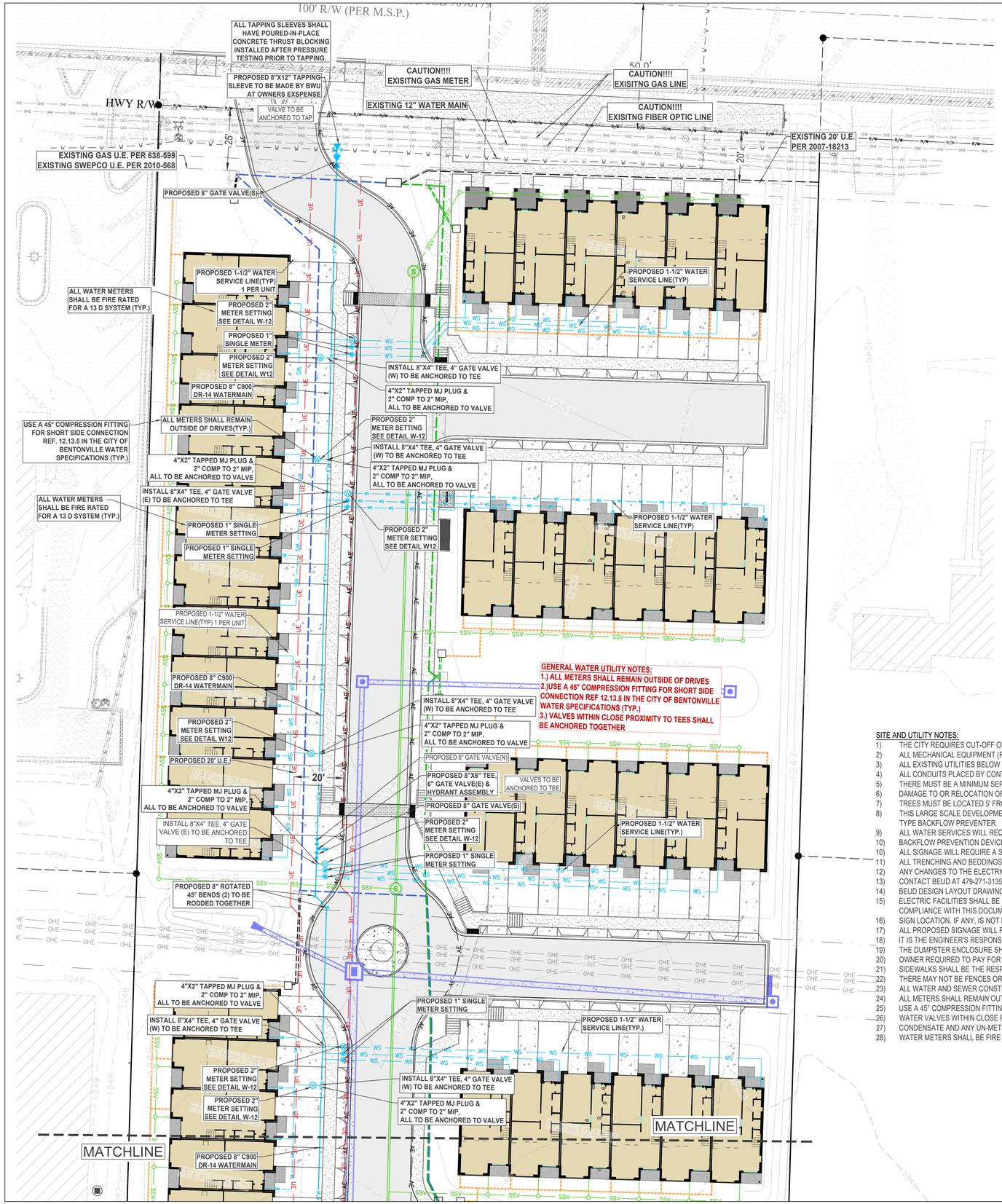

PROPOSED	EXISTING	DESCRIPTION
AE	AE	ACCESS EASEMENT
		ASPHALT (EDGE)
		ASPHALT (SURFACE)
		BOLLARD
		BUILDING
		BUILDING SETBACK LINE
		CABLE TV (UNDERGROUND)
		CENTERLINE
		CONCRETE (EDGE)
		CONCRETE (SURFACE)
		CONDUIT
		CONTOURS
		CURB & GUTTER
		DRAINAGE FLOW
		DUMPSTER
UE	UE	UTILITY EASEMENT
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		GAS MAIN
		GAS METER/VALVE
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		GRAVEL (SURFACE)
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		RETAINING WALL
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		SANITARY SEWER PIPE
		SANITARY SEWER SERVICE
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		SIGN
		SPOT ELEVATION
		STABILIZED CONSTRUCTION ENT.
		STORM SEWER INLET
		STORM SEWER PIPE
		STRIPE (PAINTED OR STICKY)
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		TELEPHONE (UNDERGROUND)
		TREE LINE CANOPY
		TREE/TREE TO BE REMOVED
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		WATER MAIN PIPE
		WATER MAIN REDUCER
		WATER MAIN THRUST BLOCK
		WATER METER
		WATER METER (IRRIGATION)
		WATER VALVE

WATERLINE LEGEND

TEE	
GATE VALVE	
FIRE HYDRANT	
THRUST BLOCK	
90°	
45°	
22.50°	
11.25°	
CAP/PLUG	
REDUCER	
FIRE DEPT. CONNECTION	
BLOW OFF VALVE	
AIR RELEASE	
1" WATER METER	
2" WATER METER	
RPZ	RPZ
IRRIGATION METER	

FIRE SUPPRESSION NOTE:

ALL WATER METERS ON SITE SHALL BE FIRE RATED TO SERVE A 13D FIRE SUPPRESSION SYSTEM

ALL RESIDENTIAL TOWNHOMES UNITS WITHIN THIS DEVELOPMENT CAN NOT BE SPLIT

ESTIMATED WATER FLOW:

1 TOWNHOME @ 36 GPM (26 GPM - FIRE SUPPRESSION, 10 GPM DOMESTIC)

2" METERS (SUPPLY UP TO 160 GPM)
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GRAPHIC SCALE IN FEET
0 20 40

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ENGINEER: G. BATES
DRAWN BY: M. WILLIAMS

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES
07/20/2026

CERTIFICATE OF AUTHORIZATION
BATES & ASSOCIATES, INC.
#335
ARKANSAS ENGINEER

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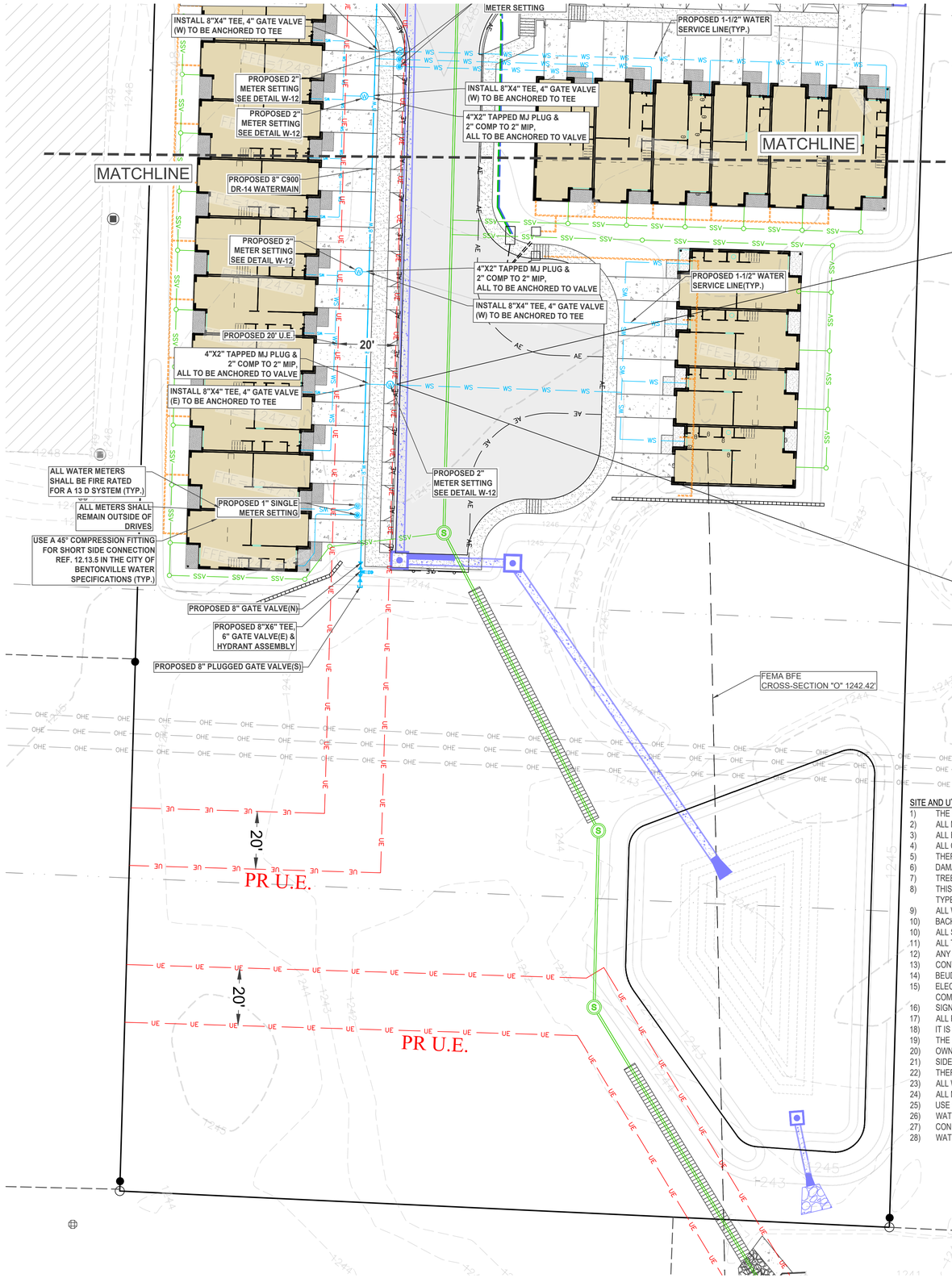
LARGE SCALE DEVELOPMENT PLAN
HWY 102 TOWNHOMES
UTILITY PLAN-WATER
BENTONVILLE, ARKANSAS

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

PROJECT NO. 23-024

DRAWING NO. UT3

LSD25-0020



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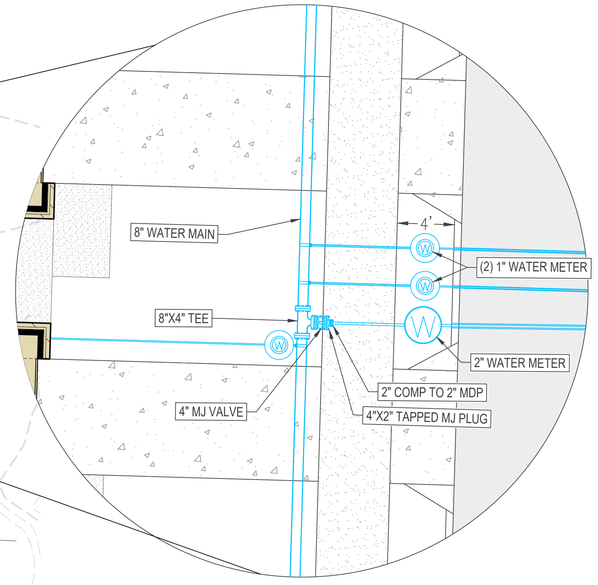
TYPICAL 2" METER DETAIL W/APPURTENANCES



LEGEND		
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		CONTOURS
		CURB & GUTTER
		DRAINAGE FLOW
(T)	(T)	DUMPSTER
UE	UE	UTILITY EASEMENT
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		GAS MAIN
		GAS METER/VALVE
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BLOW OFF VALVE	
AIR RELEASE	
1" WATER METER	
2" WATER METER	
RP2	RP2
IRRIGATION METER	

N

0 20 40

GRAPHIC SCALE IN FEET

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21) SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE.
22) THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.
23) ALL WATER AND SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH WATER UTILITIES DEPARTMENT SPECIFICATIONS FOR THE CITY OF BENTONVILLE DATED 10-22-2024
24) ALL METERS SHALL REMAIN OUTSIDE OF DRIVES
25) USE A 45° COMPRESSION FITTING FOR SHORT SIDE CONNECTION REF 12.13.5 IN THE CITY OF BENTONVILLE WATER SPECIFICATIONS APPROVED 10-22-2024
26) WATER VALVES WITHIN CLOSE PROXIMITY TO TEES SHALL BE ANCHORED TOGETHER
27) CONDENSATE AND ANY UN-METERED WATER ARE ADDRESSED AS A PROHIBITED DISCHARGE AND IS NOT APPROVED TO DISCHARGE INTO THE BENTONVILLE SANITARY SEWER SYSTEM.
28) WATER METERS SHALL BE FIRE RATED TO SERVE A 13D FIRE SUPPRESSION SYSTEM

GENERAL ELECTRIC UTILITY NOTES:
1.) CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.
2.) BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN
3.) ELECTRIC FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION OF THE ELECTRIC SPECIFICATIONS FOUND ON THE WEBSITE. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THIS DOCUMENT.
4.) ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) WILL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING

LSD25-0020

ENGINEER: G. BATES

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
GEOFFREY H. BATES
No. 9810
07/20/2026

CERTIFICATE OF AUTHORIZATION
BATES & ASSOCIATES, INC
#335
ARKANSAS ENGINEER

DRAWN BY: M. WILLIAMS

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REVISIONS	DATE
UTILITY ADJUSTMENTS	12/30/25
9th SUBMITTAL	01/09/26
10th SUBMITTAL	01/29/26
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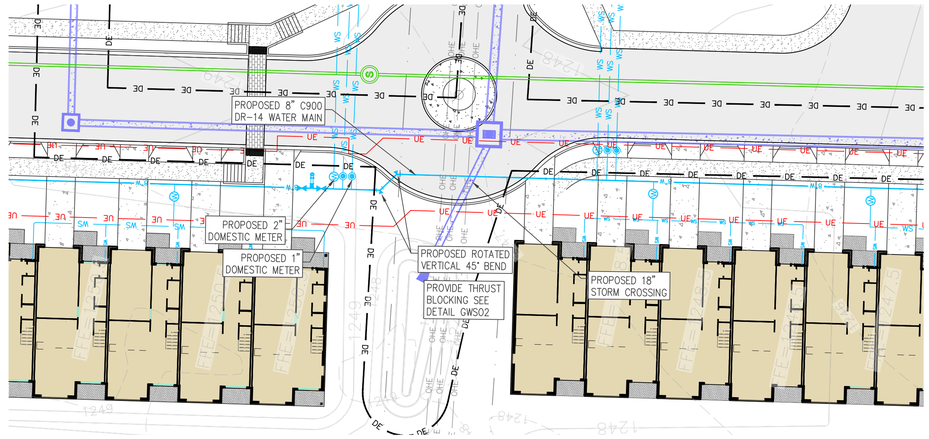
LARGE SCALE DEVELOPMENT PLAN
HWY 102 TOWNHOMES
BENTONVILLE, ARKANSAS

UTILITY PLAN-WATER

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

PROJECT NO. 23-024

DRAWING NO. UT4



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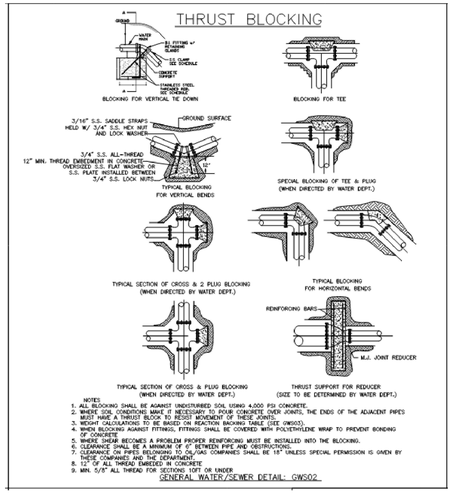

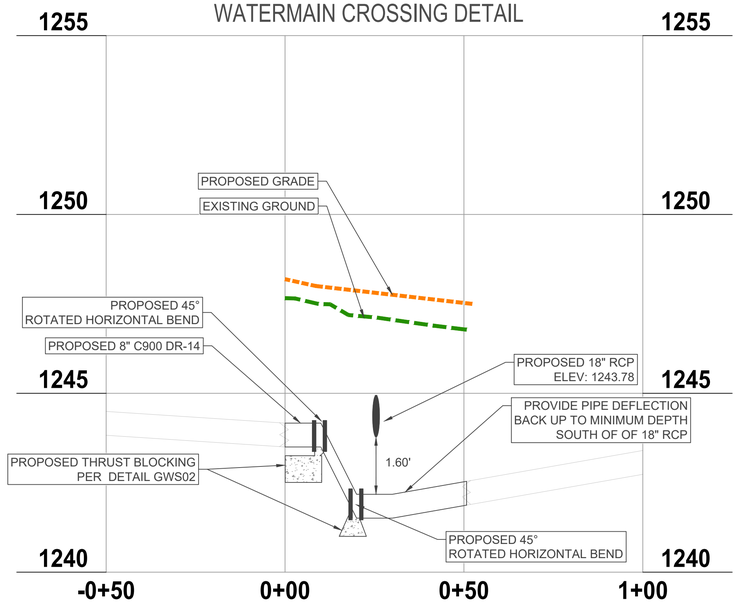

CALL BEFORE YOU DIG! ARKANSAS ONE CALL 1-800-482-8998

ENGINEER: G. BATES

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES
07/20/2026

CERTIFICATE OF AUTHORIZATION
BATES & ASSOCIATES, INC.
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LARGE SCALE DEVELOPMENT PLAN
HWY 102 TOWNHOMES

UTILITY PLAN-WATER

BENTONVILLE, ARKANSAS

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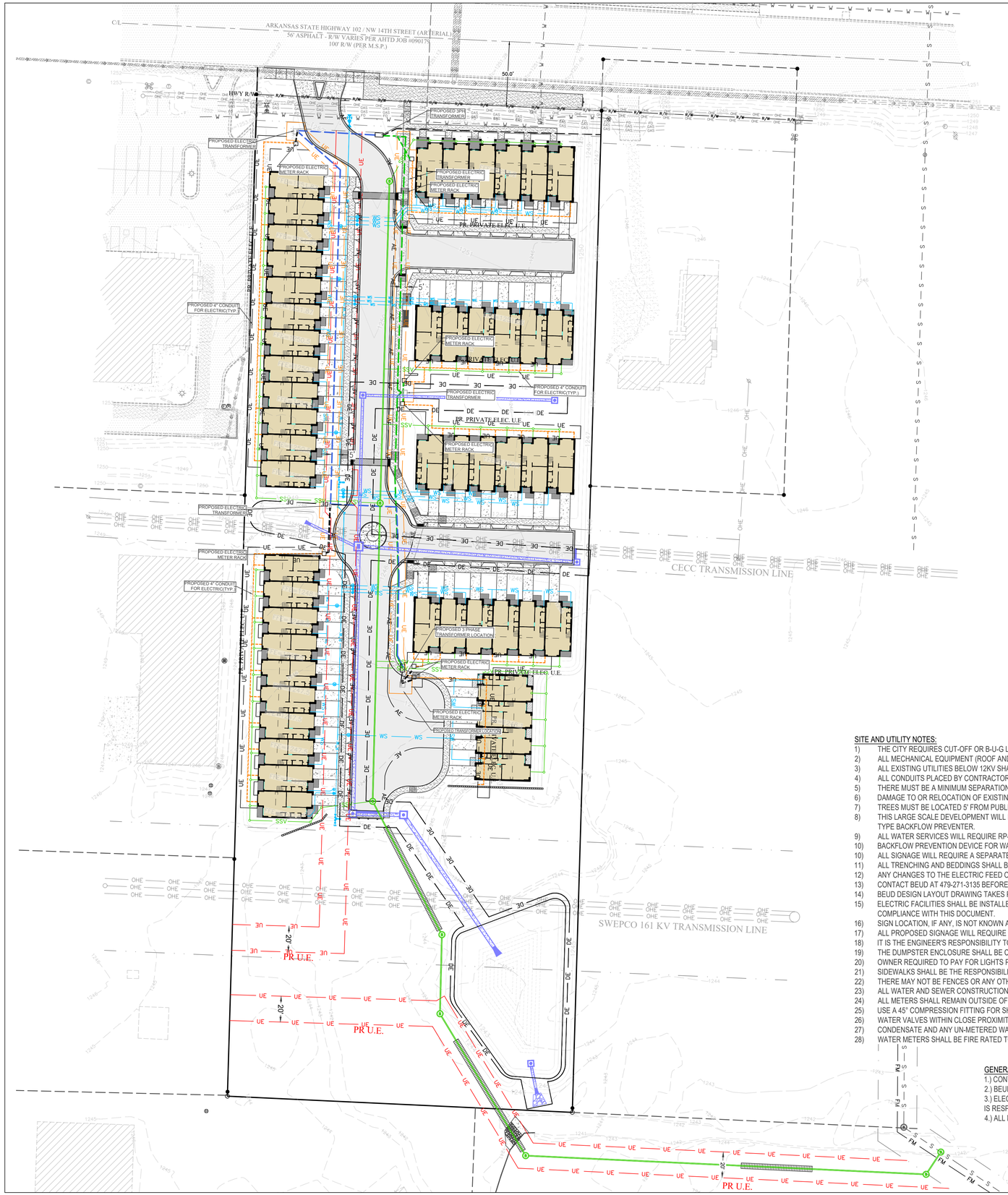
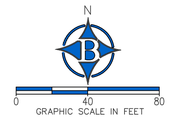
PROJECT NO. 23-024

DRAWING NO.

UT5

LSD25-0020





LEGEND

PROPOSED	EXISTING	DESCRIPTION
AE	AE	ACCESS EASEMENT
		ASPHALT (EDGE)
		ASPHALT (SURFACE)
		BOLLARD
		BUILDING
		BUILDING SETBACK LINE
		CABLE TV (UNDERGROUND)
		CENTERLINE
		CONCRETE (EDGE)
		CONCRETE (SURFACE)
		CONDUIT
		CONTOURS
		CURB & GUTTER
		DRAINAGE FLOW
		DUMPSTER
UE	UE	UTILITY EASEMENT
		ELECTRICAL (UNDERGROUND)
		ELECTRICAL (OVERHEAD)
		ELECT. TRANSFORMER
		EROSION CONTROL FENCE
		EROSION CONTROL RIP-RAP
		FENCE (EX. WIRE/PIL. SCREENING)
		FIBER OPTIC CABLE
		FIRE HYDRANT ASSEMBLY
		FLOWLINE
		FORCE MAIN
		GAS MAIN
		GAS METER/VALVE
		GRAVEL (EDGE)
		GRAVEL (SURFACE)
		IRON PIN - (RE-BAR)
		LIGHT
		POND
		POWER POLE
		PROPERTY LINE
		RETAINING WALL
	R/W	RIGHT-OF-WAY
		SANITARY SEWER MANHOLE
		SANITARY SEWER PIPE
		SANITARY SEWER SERVICE
		SECTION/TIE LINE
		SIDEWALK
		SIGN
		SPOT ELEVATION
		STABILIZED CONSTRUCTION ENT.
		STORM SEWER INLET
		STORM SEWER PIPE
		STRIPE (PAINTED OR STICKY)
		TELEPHONE PED/MANHOLE
		TELEPHONE (UNDERGROUND)
		TREE LINE CANOPY
		TREE/TREE TO BE REMOVED
		WATER MAIN BLOWOFF VALVE
		WATER MAIN FIRE DEPT. CONN.
		WATER MAIN PIPE
		WATER MAIN REDUCER
		WATER MAIN THRUST BLOCK
		WATER METER
		WATER METER (IRRIGATION)
		WATER VALVE

SITE AND UTILITY NOTES:

1) THE CITY REQUIRES CUT-OFF OR B-U-G LIGHTING FIXTURES. ANY NEW PARKING LOT LIGHTING OR LIGHTING ATTACHED TO THE STRUCTURE MUST BE A CUT-OFF OR B-U-G LIGHTING FIXTURE.
2) ALL MECHANICAL EQUIPMENT (ROOF AND GROUND-MOUNTED) SHALL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING.
3) ALL EXISTING UTILITIES BELOW 12KV SHALL BE RELOCATED UNDERGROUND. ALL INSTALL UTILITIES SHALL BE LOCATED UNDERGROUND.
4) ALL CONDUITS PLACED BY CONTRACTOR MUST HAVE 48" OF COVER AT FINAL GRADE AND MARKED WITH POST TO IDENTIFY THE END OF CONDUITS.
5) THERE MUST BE A MINIMUM SEPARATION OF 12" BETWEEN CONDUITS FOR ELECTRIC AND CONDUITS FOR OTHER UTILITIES.
6) DAMAGE TO OR RELOCATION OF EXISTING UTILITIES SHALL BE AT THE DEVELOPERS EXPENSE.
7) TREES MUST BE LOCATED 5' FROM PUBLIC UTILITIES.
8) THIS LARGE SCALE DEVELOPMENT WILL REQUIRE RP TYPE BACKFLOW PREVENTER ON ALL DOMESTIC WATER SERVICES. IRRIGATION SERVICE CONNECTIONS SHALL ALSO BE PROTECTED BY AN RP TYPE BACKFLOW PREVENTER.
9) ALL WATER SERVICES WILL REQUIRE RP-TYPE BACKFLOW PREVENTERS
10) BACKFLOW PREVENTION DEVICE FOR WATER SERVICE WILL BE INSIDE BUILDING.
10) ALL SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
11) ALL TRENCHING AND BEDDINGS SHALL BE IN ACCORDANCE WITH BENTONVILLE 'TYPICAL BEDDING DETAIL AND BACKFILL DETAIL' UNLESS OTHERWISE NOTED ON DRAWING.
12) ANY CHANGES TO THE ELECTRIC FEED OR SERVICE SIZE AFTER THE PRECON COULD RESULT IN A DELAY OF THE DEVELOPMENT RECEIVING POWER AND A CHARGE TO THE DEVELOPER FOR THE CHANGE.
13) CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.
14) BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN.
15) ELECTRIC FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION OF THE ELECTRIC SPECIFICATIONS FOUND ON THE WEBSITE. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THIS DOCUMENT.
16) SIGN LOCATION, IF ANY, IS NOT KNOWN AT THIS TIME. IF SIGN IS INSTALLED IT SHALL CONFORM WITH WILL NOT OBSTRUCT SIGHT DISTANCE OR BE WITHIN 25' SIGHT TRIANGLE.
17) ALL PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT
18) IT IS THE ENGINEER'S RESPONSIBILITY TO ENSURE THAT BEUD HAS THE LATEST SITE PLAN FOR DESIGN. ANY CHANGES AFTER ANY SUBMITTAL SHOULD BE CONVEYED TO BEUD IMMEDIATELY.
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4.) ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) WILL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING

SEWER NOTE:

1.) ALL MANHOLES TO HAVE WATER TIGHT LIDS

LSD25-0020

ENGINEER: G. BATES
DRAWN BY: M. WILLIAMS

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES
07/20/2026

CERTIFICATE OF AUTHORIZATION
BATES & ASSOCIATES, INC.
#335
ARKANSAS ENGINEER

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LARGE SCALE DEVELOPMENT PLAN
HWY 102 TOWNHOMES
UTILITY PLAN-ELECTRIC
BENTONVILLE, ARKANSAS

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

PROJECT NO. 23-024

DRAWING NO.
UT6

REVEGETATION NOTES:
REVEGETATION OF DISTURBED AREAS SHALL BE IN ACCORDANCE WITH THE FOLLOWING:

1. PERMANENT IMPROVEMENTS. PERMANENT IMPROVEMENTS SUCH AS STREETS, STORM SEWERS, CURB AND GUTTERS, AND OTHER FEATURES FOR CONTROL OF RUNOFF SHALL BE SCHEDULED COINCIDENTAL TO REMOVING VEGETATIVE COVER FROM THE AREA SO THAT LARGE AREAS ARE NOT LEFT EXPOSED BEYOND THE CAPACITY OF TEMPORARY CONTROL MEASURES.
2. TOP SOIL. TOP SOIL SHALL BE STOCKPILED AND PROTECTED FOR LATER USE ON AREAS REQUIRING LANDSCAPING. IF TOP SOIL OR OTHER SOIL IS TO BE STOCKPILED FOR MORE THAN 30 DAYS, A TEMPORARY COVER OF ANNUAL RYE OR OTHER SUITABLE GRASS SHALL BE PLANTED.
3. EXISTING VEGETATION. EVERY MEANS SHALL BE TAKEN TO CONSERVE AND PROTECT EXISTING VEGETATION.
4. REVEGETATION. REVEGETATION SHALL BE REQUIRED TO MEET THE FOLLOWING PERFORMANCE STANDARDS:
   (A) ZERO TO 10% GRADE: REVEGETATION SHALL BE A MINIMUM OF SEEDING AND MULCHING. SAID SEEDING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF IN NO MORE THAN TWO GROWING SEASONS.
   (B) 10% TO 15% GRADE: REVEGETATION SHALL BE A MINIMUM OF HYDROSEEDING WITH MULCH AND FERTILIZER, STAKED SOD AND/OR GROUNDCOVER. SAID PLANTING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE IN NO MORE THAN TWO GROWING SEASONS.
   (C) 15% TO 20% GRADE: THE SLOPE SHALL BE COVERED WITH LANDSCAPE FABRIC AND PLANTED WITH GROUNDCOVER AS SET FORTH IN (B) ABOVE.
   (D) MORE THAN 20% GRADE: ANY FINISH GRADE OVER 20% SHALL BE STABILIZED WITH RETAINING WALLS, CRIBBING, TERRACES, LANDSCAPE FABRIC, VEGETATION, OR RIPRAP. IF RIPRAP IS USED THE SLOPE'S STABILITY AND ERODIBILITY MUST BE EQUIVALENT TO OR BETTER THAN ITS PREDEVELOPMENT STATE.

CONSTRUCTION NOTES:
1. GRADING PERMIT TO BE POSTED ON-SITE AT ALL TIMES DURING CONSTRUCTION.
2. ALL AREAS UNDER BUILDINGS AND PAVED AREAS SHALL BE STRIPPED OF TOPSOIL. THE RESULTING SUB GRADE SHALL BE THOROUGHLY COMPACTED. ANY SOFT OR YIELDING AREAS SHALL BE STABILIZED OR REMOVED AND REPLACED WITH SUITABLE MATERIAL.
3. FILL MATERIAL SHALL BE APPROVED BY THE ENGINEER. ALL FILL SHALL BE MADE IN LIFTS NOT EXCEEDING 8" THICKNESS WITH EACH LIFT COMPACTED TO 95% STANDARD PROCTOR DENSITY. FILL SLOPES SHALL NOT BE STEEPER THAN 3:1 SLOPE.
4. ALL GRADED AREAS SHALL HAVE SEED, SOD, EROSION FABRIC, HERBACEOUS GROUND COVER, AND/OR HYDROSEEDED WITH A WARM SEASON GRASS. REVEGETATION SHALL BE IMMEDIATELY AFTER THE PHYSICAL ALTERATION OF THE LAND IS COMPLETE (MAXIMUM OF 15 DAYS).
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY GRADING REGULATIONS. SILT FENCES, BERMS, DETENTION PONDS, OR OTHER MEANS NEEDED TO MEET THE CITY GRADING REQUIREMENTS SHALL BE PROVIDED AS REQUIRED TO MEET THESE REGULATIONS.
6. ALL HEAVILY TRAVELED DIRT AREAS SHALL BE WETTED TO PREVENT EXCESSIVE DUST, DURING CONSTRUCTION.
7. ALL MUD/DIRT LEFT ON PUBLIC STREETS OR ADJACENT PROPERTIES AS A RESULT OF THIS CONSTRUCTION SHALL IMMEDIATELY BE WASHED OR SWEPT AWAY UNTIL IT IS COMPLETELY REMOVED BY THE CONTRACTOR.

SEDIMENT & EROSION CONTROL NOTES:
1. CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FROM A.D.E.Q. AND CITY OF BENTONVILLE REGARDING RUNOFF, EROSION CONTROL, AND GRADING BEFORE BEGINNING CONSTRUCTION.
2. ALL EROSION & SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED AND OCCASIONALLY REPLACED THROUGHOUT THE CONSTRUCTION PROCESS.
3. ALL EROSION & SEDIMENT CONTROL DEVICES SHOWN SHALL BE INSTALLED BEFORE CONSTRUCTION BEGINS. THOSE ITEMS SHALL REMAIN IN PLACE UNTIL DEEMED SAFE TO REMOVE BY ENGINEER.

ADA NOTES:
1. CONTACT CITY INSPECTOR AND REQUEST AN INSPECTION PRIOR TOP POURING ANY ADA ACCESSIBLE PARKING/LOADING STALL.
2. MAXIMUM SLOPE FOR ADA SPACE AND SIDEWALKS CROSSING DRIVE IS 2%
3. INLET TOPS SHALL MEET ADA REGULATIONS. IF NOT, TOP SHALL BE REPLACED AT OWNER'S EXPENSE.

ROOF DRAIN NOTES:
1.IF ROOF DRAINS ARE NOT PROPOSED, PROVIDE SPLASH GUARDS BELOW ALL DOWNSPOUTS UNLESS THEY DISCHARGE ON PAVEMENT.

GENERAL NOTE:
1. ELIMINATE ALL CROSS LOT DRAINAGE.

DEWATERING NOTES (IF REQUIRED):

- Water should not be pumped directly into slopes.
- Dewatering activities should be directed to a wooded buffer, if available.
- It is important to pay special attention and discontinue dewatering if the area shows signs of instability or erosion.
- Channels used for dewatering must be stable and better if they have been protected with grass or vegetation.
- You should avoid dewatering under heavy rains because the infiltration rate is at a minimum and water will move slower or just the dewatering process will not function.
- Never discharge water that has been contaminated with oil, grease, chemical products directly. In such instances, an oil/water separator may be necessary.
- Additional permits and requirements might be needed from the state, local, or federal agencies.
- It is important to understand the water table conditions in the area, perhaps the underground water is always near the surface, so your plan might not work.
- Sump pumps are the most common dewatering technique but it can handle only a small volume of water.

EROSION CONTROL LEGEND

	CONCRETE WASHOUT
	ADEQ POSTING & BOX
SF	SILT FENCE / SWPP BOUNDARY
	RIP-RAP CONSTRUCTION ENTRANCE
	LIMITS OF DISTURBANCE

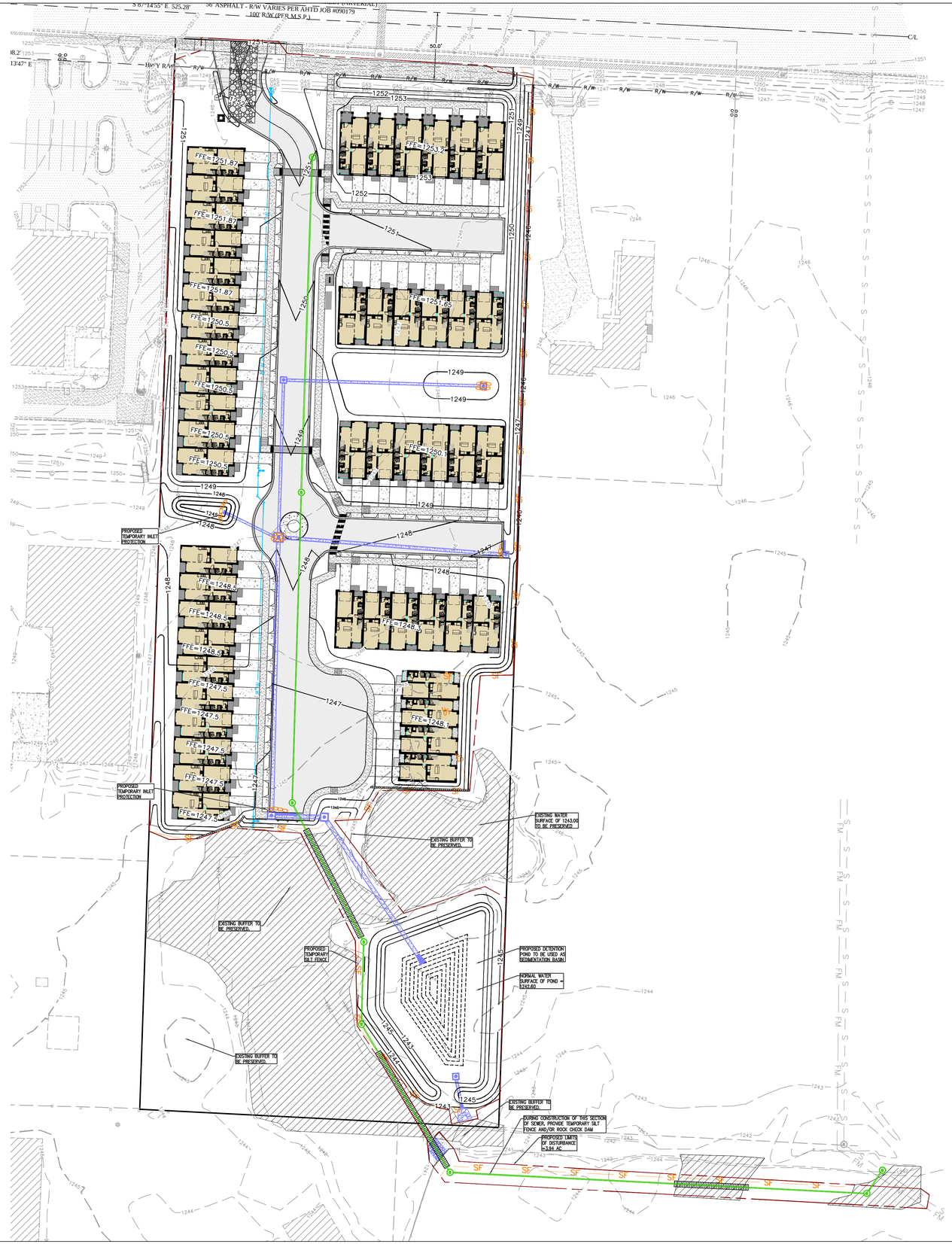
SEEDING RATES:

(Maximum 3:1)

Date	Type+	Planting Rate
Aug 15 - Nov 1	Tall Fescue or Hard Fescue	300 lb./acre
Nov 1 - Mar 1	Tall Fescue and Abruzzi Rye or Annual Rye	300 lb./acre
Mar 1 - Apr 15	Tall Fescue or Hard Fescue	300 lb./acre
Apr 15 - June 30	Hulled Common Bermuda grass, Weeping Love Grass	25 lb./acre
July 15 - Aug 15	Tall Fescue and ***Browntop Millet ***or Sorghum-Sudan Hybrids	35 lb./acre

Consult City or ADEQ for additional alternatives for vegetating denuded areas. The above vegetation rates are those which do well under local conditions; other seeding rate combinations are possible.

***Temporary - Reseed according to optimum season for desired permanent vegetation. Do not allow temporary cover to grow over 12 inches in height before mowing to keep fescue from being shaded out.


S 87°14'55" E 525.28'
36' ASPHALT - R/W VARIES PER AHTD JOB #090179
100' R/W (PER M.S.P.)
C/L
50.0'
18.2'
13.47° E
Hwy R/W
R/W
FFE=1251.87
FFE=1253.2
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PROPOSED TEMPORARY INLET PROTECTION
PROPOSED TEMPORARY INLET PROTECTION
EXISTING WATER SURFACE OF 1243.00 TO BE PRESERVED.
EXISTING BUFFER TO BE PRESERVED.
EXISTING BUFFER TO BE PRESERVED.
PROPOSED TEMPORARY SILT FENCE
PROPOSED DETENTION POND TO BE USED AS SEDIMENTATION BASIN
NORMAL WATER SURFACE OF POND 1242.60
EXISTING BUFFER TO BE PRESERVED.
EXISTING BUFFER TO BE PRESERVED.
DURING CONSTRUCTION OF THIS SECTION OF SEWER, PROVIDE TEMPORARY SILT FENCE AND/OR ROCK CHECK DAM
PROPOSED LIMITS OF DISTURBANCE +-3.94 AC
SF
FM
S S S

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7. ALL MUD/DIRT LEFT ON PUBLIC STREETS OR ADJACENT PROPERTIES AS A RESULT OF THIS CONSTRUCTION SHALL IMMEDIATELY BE WASHED OR SWEPT AWAY UNTIL IT IS COMPLETELY REMOVED BY THE CONTRACTOR.

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3. ALL EROSION & SEDIMENT CONTROL DEVICES SHOWN SHALL BE INSTALLED BEFORE CONSTRUCTION BEGINS. THOSE ITEMS SHALL REMAIN IN PLACE UNTIL DEEMED SAFE TO REMOVE BY ENGINEER.

ADA NOTES:
1. CONTACT CITY INSPECTOR AND REQUEST AN INSPECTION PRIOR TOP POURING ANY ADA ACCESSIBLE PARKING/LOADING STALL.
2. MAXIMUM SLOPE FOR ADA SPACE AND SIDEWALKS CROSSING DRIVE IS 2%
3. INLET TOPS SHALL MEET ADA REGULATIONS. IF NOT, TOP SHALL BE REPLACED AT OWNER'S EXPENSE.

ROOF DRAIN NOTES:
1.IF ROOF DRAINS ARE NOT PROPOSED, PROVIDE SPLASH GUARDS BELOW ALL DOWNSPOUTS UNLESS THEY DISCHARGE ON PAVEMENT.

DEWATERING NOTES (IF REQUIRED):

- Water should not be pumped directly into slopes.
- Dewatering activities should be directed to a wooded buffer, if available.
- It is important to pay special attention and discontinue dewatering if the area shows signs of instability or erosion.
- Channels used for dewatering must be stable and better if they have been protected with grass or vegetation.
- You should avoid dewatering under heavy rains because the infiltration rate is at a minimum and water will move slower or just the dewatering process will not function.
- Never discharge water that has been contaminated with oil, grease, chemical products directly. In such instances, an oil/water separator may be necessary.
- Additional permits and requirements might be needed from the state, local, or federal agencies.
- It is important to understand the water table conditions in the area, perhaps the underground water is always near the surface, so your plan might not work.
- Sump pumps are the most common dewatering technique but it can handle only a small volume of water.

EROSION CONTROL LEGEND

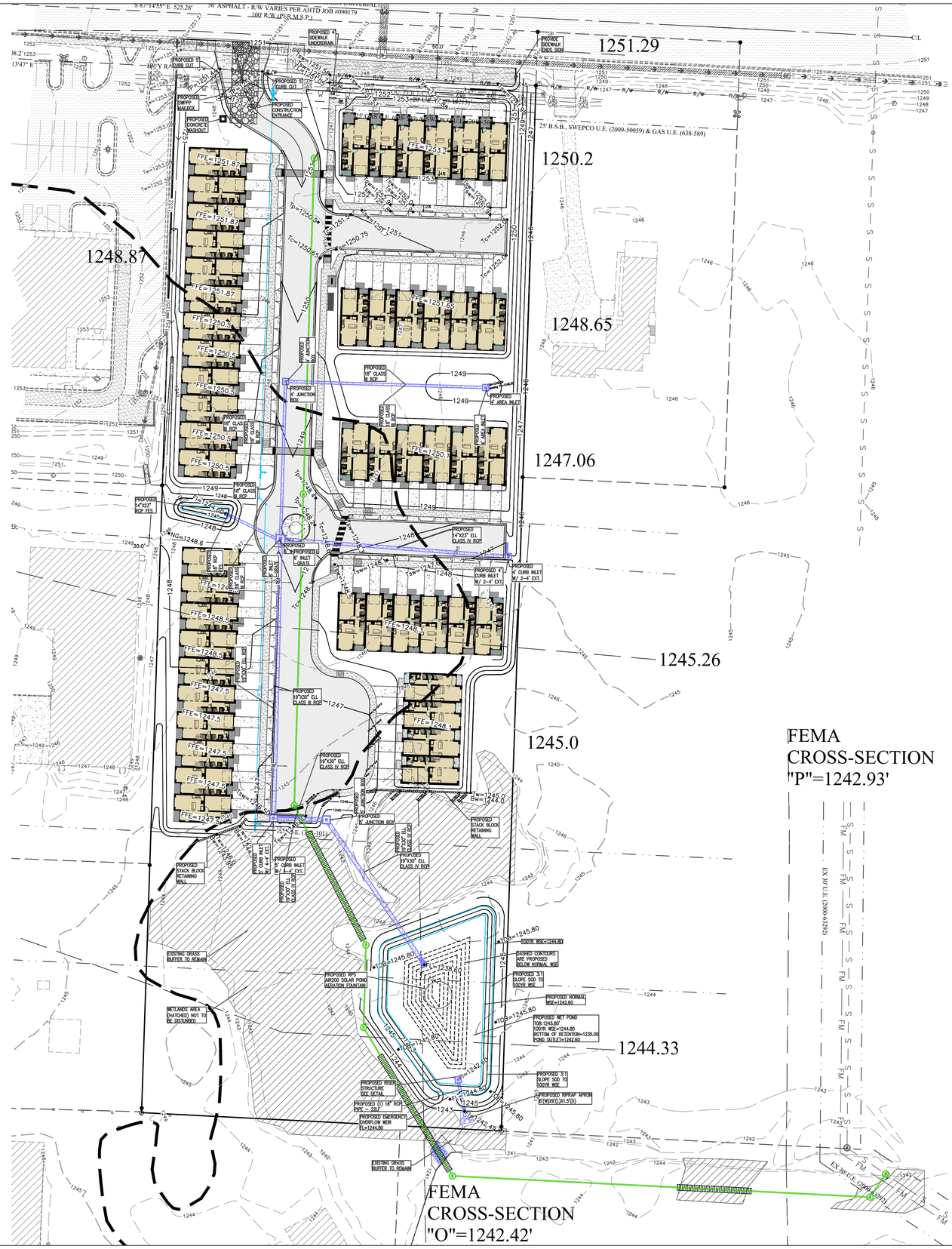
	CONCRETE WASHOUT
ADEQ	ADEQ POSTING & BOX
SF	SILT FENCE / SWPP BOUNDARY
	RIP-RAP CONSTRUCTION ENTRANCE
	LIMITS OF DISTURBANCE

SEEDING RATES:
(Maximum 3:1)

Date	Type+	Planting Rate
Aug 15 - Nov 1	Tall Fescue or Hard Fescue	300 lb./acre
Nov 1 - Mar 1	Tall Fescue and Abruzzi Rye or Annual Rye	300 lb./acre
Mar 1 - Apr 15	Tall Fescue or Hard Fescue	300 lb./acre
Apr 15 - June 30	Hulled Common Bermuda grass, Weeping Love Grass	25 lb./acre
July 15 - Aug 15	Tall Fescue and ***Browntop Millet ***or Sorghum-Sudan Hybrids	35 lb./acre

Consult City or ADEQ for additional alternatives for vegetating denuded areas. The above vegetation rates are those which do well under local conditions; other seeding rate combinations are possible.

***Temporary - Reseed according to optimum season for desired permanent vegetation. Do not allow temporary cover to grow over 12 inches in height before mowing to keep fescue from being shaded out.



CONSTRUCTION NOTES:
1. GRADING PERMIT TO BE POSTED ON-SITE AT ALL TIMES DURING CONSTRUCTION.
2. SIGNED STAMPED PLANS MUST BE ON-SITE AT ALL TIMES DURING CONSTRUCTION.
3. ALL AREAS UNDER BUILDINGS AND PAVED AREAS SHALL BE STRIPPED OF TOPSOIL. THE RESULTING SUB GRADE SHALL BE THOROUGHLY COMPACTED. ANY SOFT OR YIELDING AREAS SHALL BE STABILIZED OR REMOVED AND REPLACED WITH SUITABLE MATERIAL.
4. FILL MATERIAL SHALL BE APPROVED BY THE ENGINEER. ALL FILL SHALL BE MADE IN LIFTS NOT EXCEEDING 8" THICKNESS WITH EACH LIFT COMPACTED TO 95% STANDARD PROCTOR DENSITY. FILL SLOPES SHALL NOT BE STEEPER THAN 3:1 SLOPE.
5. ALL GRADED AREAS SHALL HAVE 4" OF TOPSOIL, SOD, EROSION FABRIC, HERBACEOUS GROUND COVER, AND/OR HYDROSEEDED WITH A WARM SEASON GRASS. REVEGETATION SHALL BE IMMEDIATELY AFTER THE PHYSICAL ALTERATION OF THE LAND IS COMPLETE (MAXIMUM OF 15 DAYS).
6. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY GRADING REGULATIONS. SILT FENCES, BERMS, DETENTION PONDS, OR OTHER MEANS NEEDED TO MEET THE CITY GRADING REQUIREMENTS SHALL BE PROVIDED AS REQUIRED TO MEET THESE REGULATIONS.
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9. THE SLOPE FROM 1 FOOT BEYOND THE SIDEWALK AHOULD BE 2% TO BACK OF CURB – ADJUST AS NECESSARY TO MEET ARDOT DRIVEWAY DETAIL.

STANDARD COMMENTS:
1. ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH THE CITY'S REQUIREMENTS. IN THE CASE OF CONFLICTS, THE CITY'S CRITERIA SHALL GOVERN.
2. CUT OR FILL SLOPES SHALL HAVE A FINISH GRADE NO STEEPER THAN 3:1.
3. ALL GRADING SHALL BE SET BACK A MINIMUM OF 5' FROM THE PROPERTY LINES.
4. ANY RETAINING WALL MORE THAN FOUR FEET IN HEIGHT SHALL BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER AND SHALL BE FIELD INSPECTED BY THE DESIGN ENGINEER.
5. SAFETY RAILINGS ARE REQUIRED ON ANY RETAINING WALL GREATER THAN 30" IN HEIGHT. THE SAFETY RAILING SHALL BE BUILT IN TO THE MORE STRINGENT REQUIREMENTS OF THE SBCC OR AASHTO.
6. AREAS WILL BE STABILIZED WITH A TEMPORARY SEED AND MULCH WITHIN 14 DAYS OF THE LAST DISTURBANCE IF CONSTRUCTION ACTIVITY IS TO TEMPORARILY CEASE FOR MORE THAN 21 DAYS.
7. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN AN AREA, THAT AREA WILL BE STABILIZED WITH PERMANENT SEED AND MULCH.
10. ALL IMPORTED FILL SHALL BE FREE OF ROCKS GREATER THAN 12"IN DIAMETER AND ANY DETRIMENTAL ORGANIC MATERIAL OR REFUSE DEBRIS.

OUTFALL FLOWS FOR POND TO OUTLET	
RETURN PERIOD (YRS)	TOTAL FLOW (CFS)
2-YR	2.00
10-YR	3.80
25-YR	4.71
50-YR	5.34
100-YR	5.90

GRAPHIC SCALE IN FEET
0 20 40

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

ENGINEER: G. BATES
DRAWN BY: M. WILLIAMS

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES
07/20/2026

CERTIFICATE OF AUTHORIZATION
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LARGE SCALE DEVELOPMENT PLAN
HWY 102 TOWNHOMES
GRADING PLAN OVERALL
BENTONVILLE, ARKANSAS

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

PROJECT NO. 23-024

DRAWING NO.
GP2

LSD25-0020

REVEGETATION NOTES:
REVEGETATION OF DISTURBED AREAS SHALL BE IN ACCORDANCE WITH THE FOLLOWING:

1. PERMANENT IMPROVEMENTS. PERMANENT IMPROVEMENTS SUCH AS STREETS, STORM SEWERS, CURB AND GUTTERS, AND OTHER FEATURES FOR CONTROL OF RUNOFF SHALL BE SCHEDULED COINCIDENTAL TO REMOVING VEGETATIVE COVER FROM THE AREA SO THAT LARGE AREAS ARE NOT LEFT EXPOSED BEYOND THE CAPACITY OF TEMPORARY CONTROL MEASURES.
2. TOP SOIL. TOP SOIL SHALL BE STOCKPILED AND PROTECTED FOR LATER USE ON AREAS REQUIRING LANDSCAPING. IF TOP SOIL OR OTHER SOIL IS TO BE STOCKPILED FOR MORE THAN 30 DAYS, A TEMPORARY COVER OF ANNUAL RYE OR OTHER SUITABLE GRASS SHALL BE PLANTED.
3. EXISTING VEGETATION. EVERY MEANS SHALL BE TAKEN TO CONSERVE AND PROTECT EXISTING VEGETATION.
4. REVEGETATION. REVEGETATION SHALL BE REQUIRED TO MEET THE FOLLOWING PERFORMANCE STANDARDS:
   (A) ZERO TO 10% GRADE: REVEGETATION SHALL BE A MINIMUM OF SEEDING AND MULCHING. SAID SEEDING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF IN NO MORE THAN TWO GROWING SEASONS.
   (B) 10% TO 15% GRADE: REVEGETATION SHALL BE A MINIMUM OF HYDROSEEDING WITH MULCH AND FERTILIZER, STAKED SOD AND/OR GROUNDCOVER. SAID PLANTING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE IN NO MORE THAN TWO GROWING SEASONS.
   (C) 15% TO 20% GRADE: THE SLOPE SHALL BE COVERED WITH LANDSCAPE FABRIC AND PLANTED WITH GROUNDCOVER AS SET FORTH IN (B) ABOVE.
   (D) MORE THAN 20% GRADE: ANY FINISH GRADE OVER 20% SHALL BE STABILIZED WITH RETAINING WALLS, CRIBBING, TERRACES, LANDSCAPE FABRIC, VEGETATION, OR RIPRAP. IF RIPRAP IS USED THE SLOPE'S STABILITY AND ERODIBILITY MUST BE EQUIVALENT TO OR BETTER THAN ITS PREDEVELOPMENT STATE.

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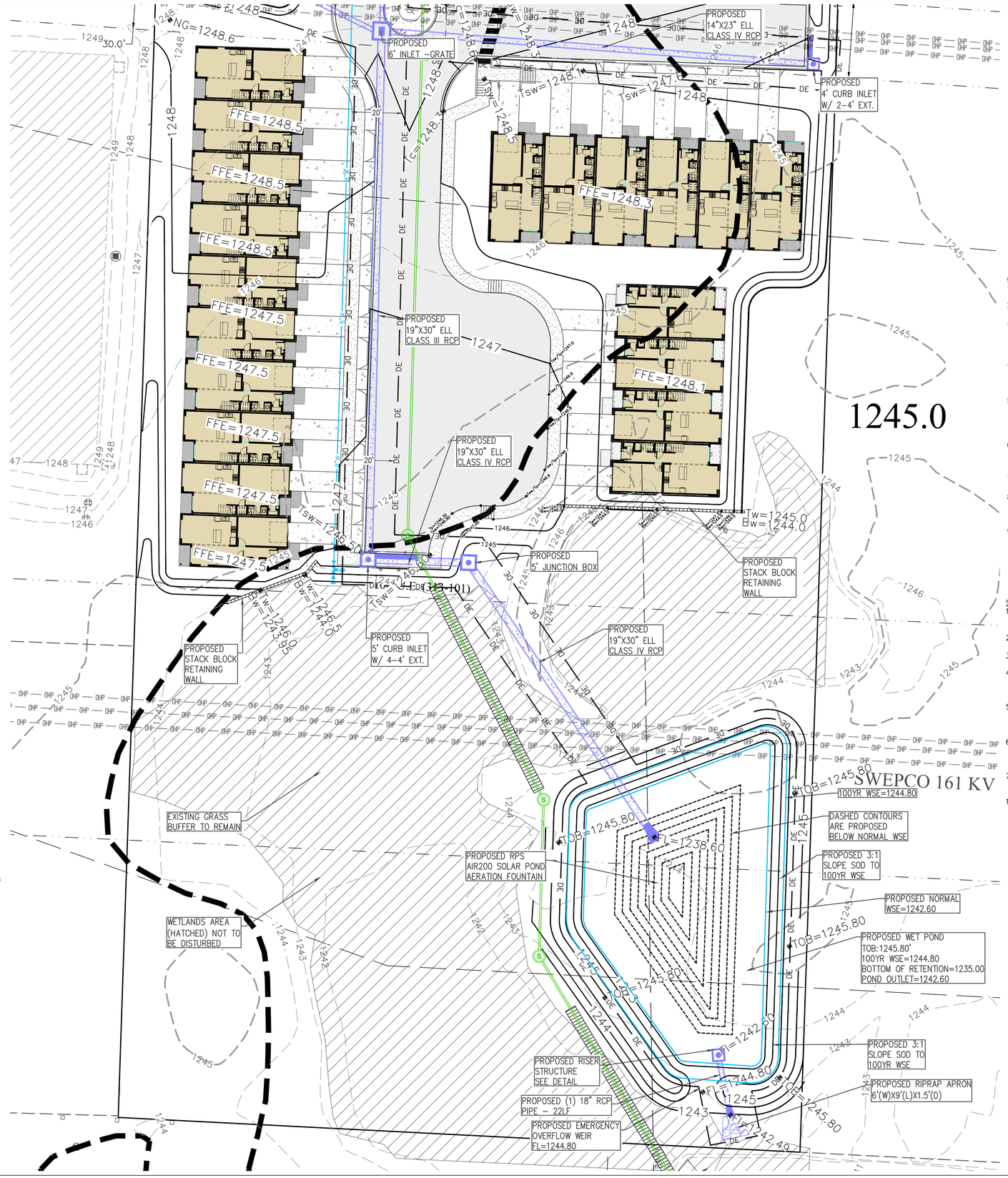

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0 20 40
GRAPHIC SCALE IN FEET

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2-YR	2.00
10-YR	3.80
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100-YR	5.90

ENGINEER: G. BATES
DRAWN BY: M. WILLIAMS

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES
07/20/2026

CERTIFICATE OF AUTHORIZATION
BATES & ASSOCIATES, INC
#335
ARKANSAS ENGINEER

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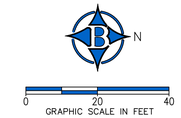
LARGE SCALE DEVELOPMENT PLAN
HWY 102 TOWNHOMES
GRADING PLAN SOUTH
BENTONVILLE, ARKANSAS

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

PROJECT NO. 23-024

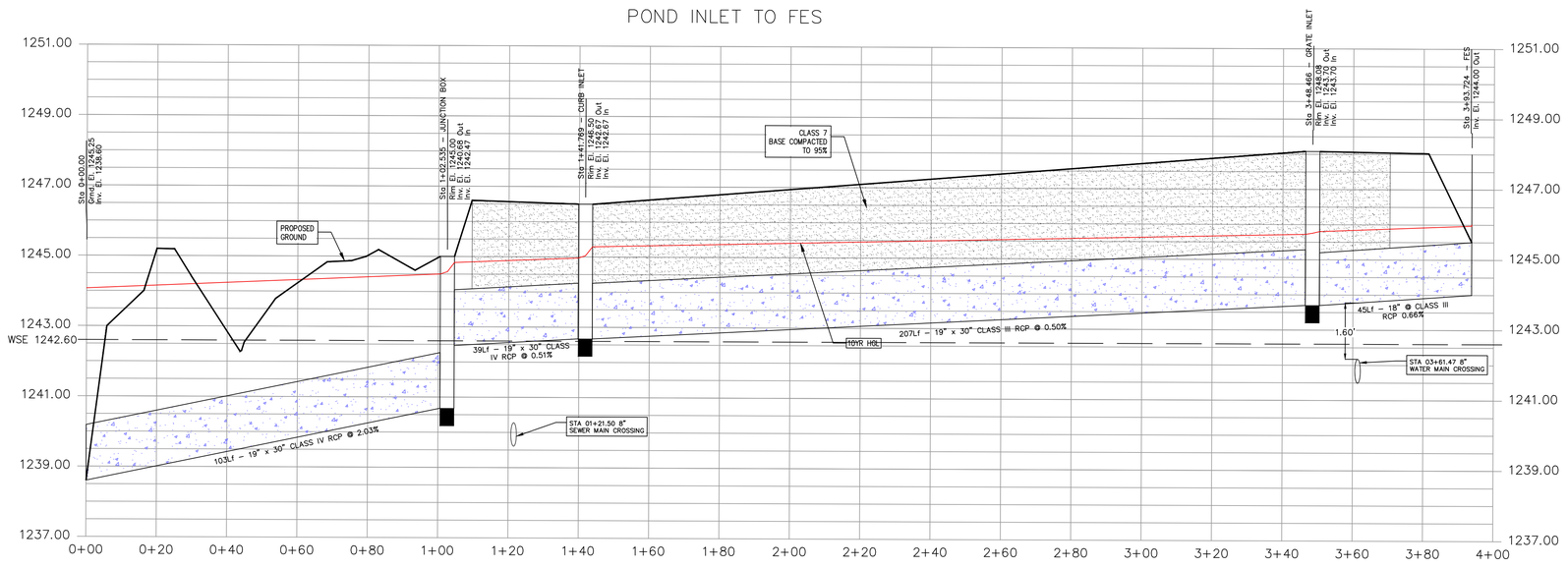
DRAWING NO. GP3

LSD25-0020



OUTFALL FLOWS FOR INLET TO POND	
RETURN PERIOD (YRS)	TOTAL FLOW (CFS)
2-YR	9.15
10-YR	13.02
25-YR	13.48
50-YR	16.67
100-YR	18.32

POND INLET TO FES



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HWY 102 TOWNHOMES
STORM PROFILES
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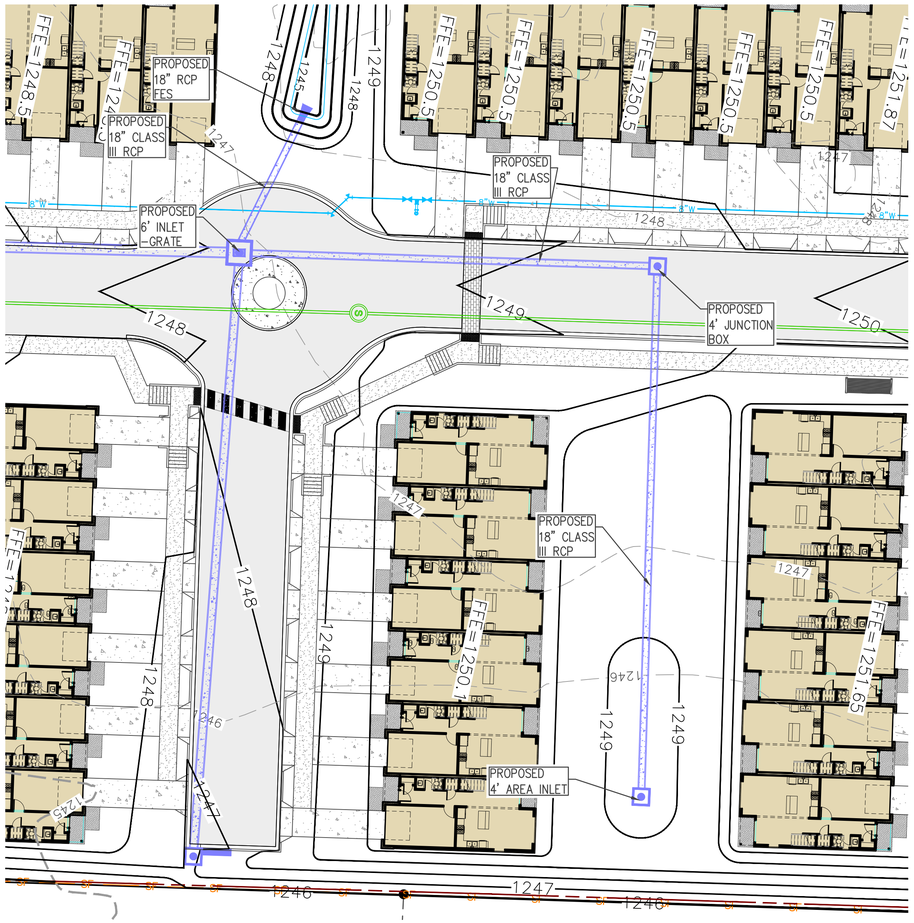
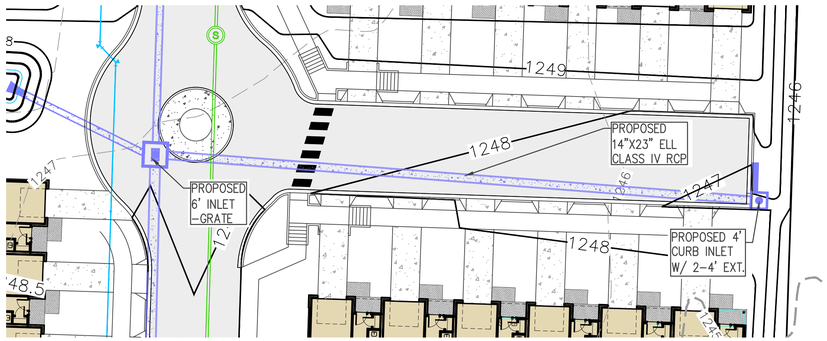
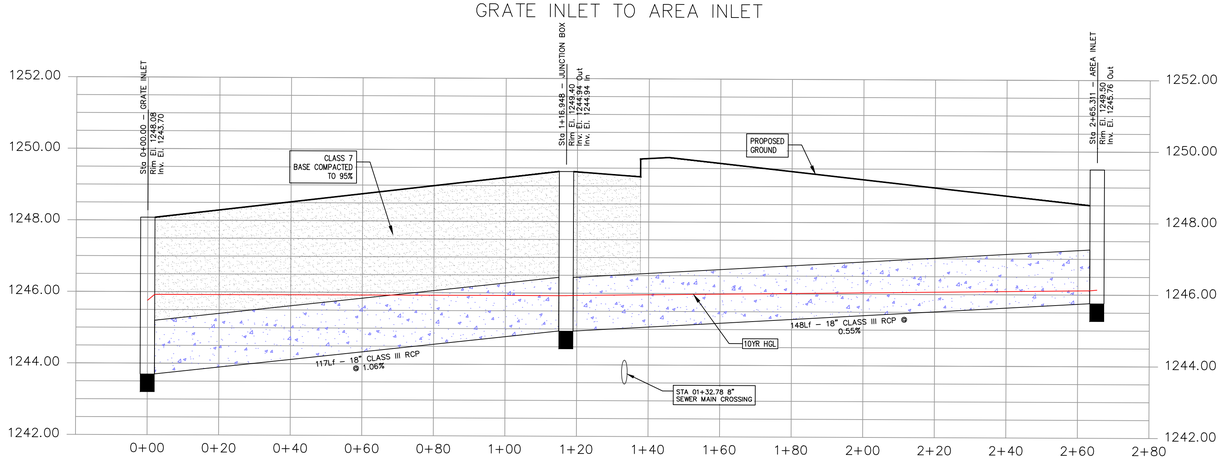
PROJECT NO. 23-024

DRAWING NO.
STM1

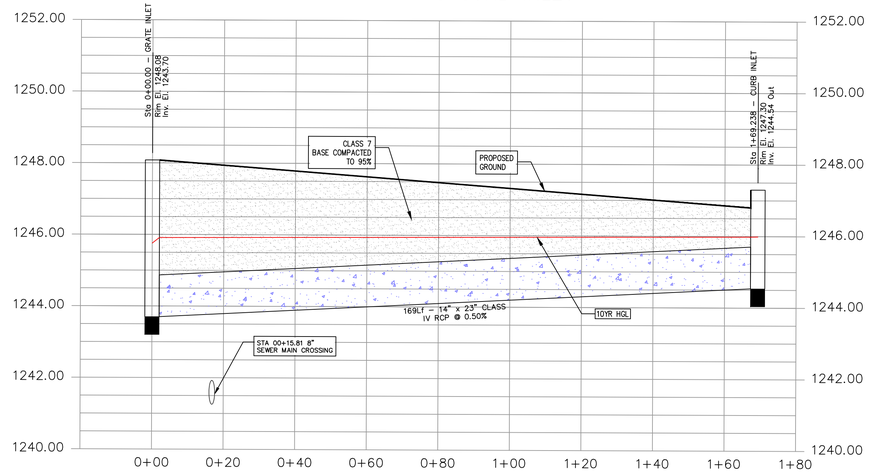




GRATE INLET TO AREA INLET



GRATE INLET TO CURB INLET



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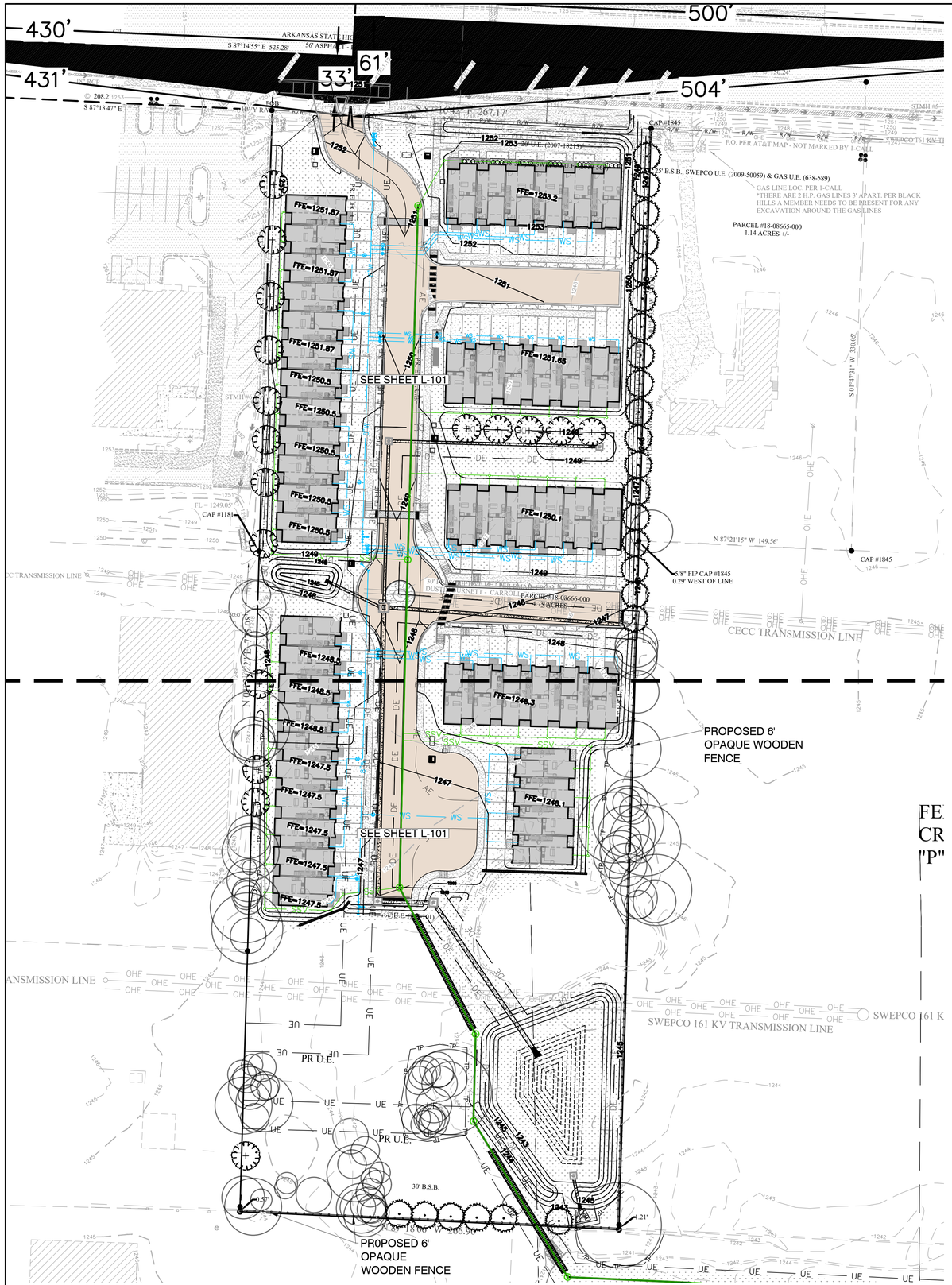

NORTH

0 40 80 120 feet

SCALE: 1" = 40'

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
EVERGREEN TREES					
	PE	Pinus echinata / Short Leaf Pine	2.5" Cal.	B&B	24
SHADE TREES					
	TD	Taxodium distichum / Bald Cypress	2.5" Cal.	B&B	17

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SPACING	QTY
SHRUBS						
	BG	Buxus x `Green Mound` / Green Mound Boxwood	3 gal		36" o.c.	19

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
GROUND COVERS					
	BB	Liriope muscari 'Big Blue' / Big Blue Lilyturf	1 gal.	Pot	66
SOD/SEED					
	CH	Cynodon dactylon '419 Hybrid' / Bermuda Grass Sod	---		77,336 sf

LANDSCAPE REQUIREMENTS		
STREET FRONTAGE BUFFER NW 14TH ST. 243 LF	12 TREES REQUIRED	12* TREES PROVIDED
PERIMETER LANDSCAPING 1 TREE PER 50 LF WEST BOUNDARIES 775 LF	16 TREES REQUIRED	16 TREES PROVIDED**
INTERIOR PARKING LOT TOTAL PARKING LOT AREA N/A*		
SCREENING	EAST BOUNDARY TYPE A SCREENING REQUIRED 20' OPAQUE SCREEN REQUIRED	20' SCREEN PROVIDED***
	SOUTH BOUNDARY TYPE A SCREENING REQUIRED 20' OPAQUE SCREEN REQUIRED	20' SCREEN PROVIDED***

*ALL STREET TREES COULD NOT BE PLACED BECAUSE OF EXISTING UTILITY EASMENTS
**TREE COUNT INCLUDES EXISTING TREES
***SCREENING INCLUDES 6' OPAQUE FENCE AND EVERGREEN TREES

LANDSCAPE PLAN GENERAL NOTES

1. ALL PLANT MATERIALS SHALL ARRIVE AT THE SITE WITH MOIST SOIL.
2. CONTRACTORS SHALL HAVE UNDERGROUND UTILITIES LOCATED, LEGIBLY MARKED, AND SHALL REPAIR ANY AND ALL DAMAGE WHICH MAY OCCUR AS A RESULT OF LANDSCAPE INSTALLATION. UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATED, AND SHOULD BE VERIFIED ON THE CIVIL UTILITY PLAN AND IN THE FIELD.
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4. ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED ON PLANT LIST.
5. ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED AND MEET ALL REQUIREMENTS AS SPECIFIED.
6. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT AND THE OWNER BEFORE, DURING AND AFTER INSTALLATION.
7. THE LANDSCAPE ARCHITECT MUST APPROVE ANY ALTERATIONS OR REVISIONS TO THE LANDSCAPE PLAN.
8. THE CONTRACTOR SHALL PROTECT EXISTING FEATURES ON SITE.
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LSD25-0020

DRAWN BY: JWG
ENGINEER: G. BATES

JAMES W. GIBSON 5034 REGISTERED LANDSCAPE ARCHITECT STATE OF ARKANSAS
7/14/2026
LANDTEK STUDIOS
2503 SWEETBRIAR DR.
FAYETTEVILLE, AR 72703
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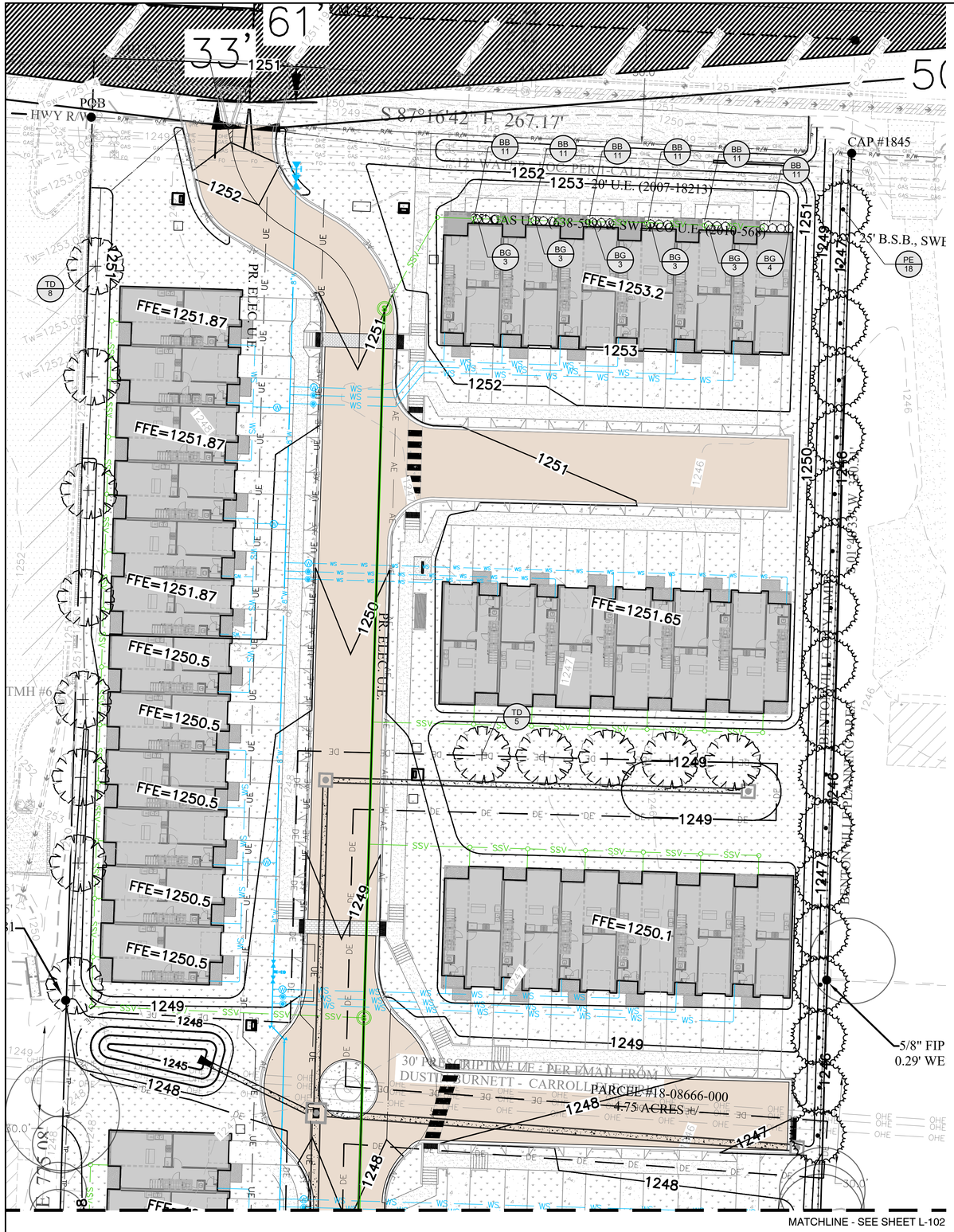
LARGE SCALE DEVELOPMENT PLAN
HWY 102 TOWNHOMES
BENTONVILLE, ARKANSAS

OVERALL LANDSCAPE PLAN

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

PROJECT NO. 23-024

DRAWING NO. L–100



NORTH

0 20 40 60 feet

SCALE: 1" = 20'

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
EVERGREEN TREES					
	PE	Pinus echinata / Short Leaf Pine	2.5" Cal.	B&B	24
SHADE TREES					
	TD	Taxodium distichum / Bald Cypress	2.5" Cal.	B&B	17

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SPACING	QTY
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	BG	Buxus x `Green Mound` / Green Mound Boxwood	3 gal		36" o.c.	19

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SCREENING	EAST BOUNDARY TYPE A SCREENING REQUIRED 20' OPAQUE SCREEN REQUIRED SOUTH BOUNDARY TYPE A SCREENING REQUIRED 20' OPAQUE SCREEN REQUIRED	20' SCREEN PROVIDED*** 20' SCREEN PROVIDED***

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LSD25-0020

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ENGINEER: G. BATES

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7/17/2026
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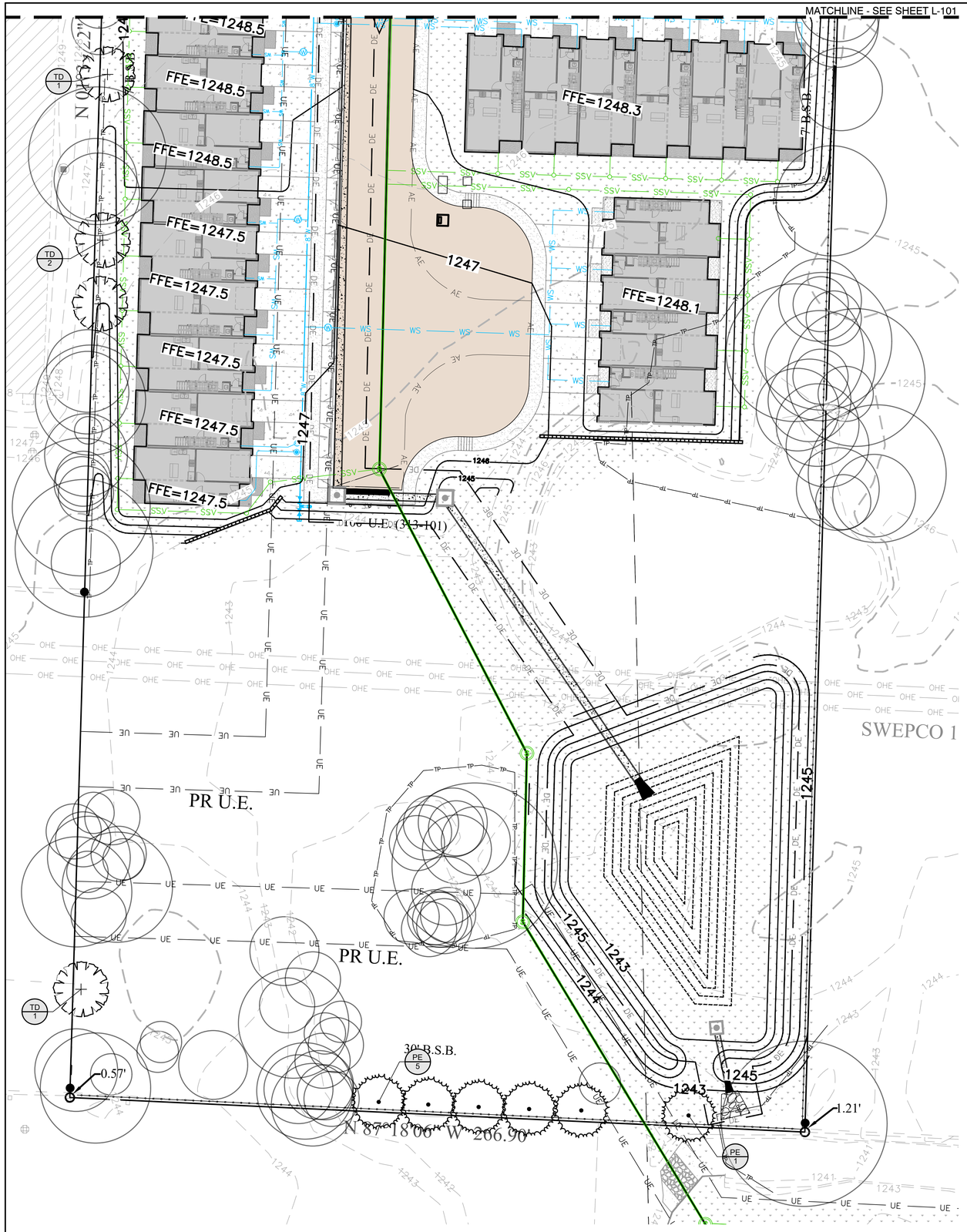
LARGE SCALE DEVELOPMENT PLAN
HWY 102 TOWNHOMES
BENTONVILLE, ARKANSAS

LANDSCAPE PLAN

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

PROJECT NO. 23-024

DRAWING NO.
L–101



NORTH

0 20 40 60 feet

SCALE: 1" = 20'

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LSD25-0020

ENGINEER: G. BATES
DRAWN BY: JWG

JAMES W. GIBSON 5034 — REGISTERED LANDSCAPE ARCHITECT — STATE OF ARKANSAS

7/17/2026

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LARGE SCALE DEVELOPMENT PLAN
HWY 102 TOWNHOMES
LANDSCAPE PLAN
BENTONVILLE, ARKANSAS

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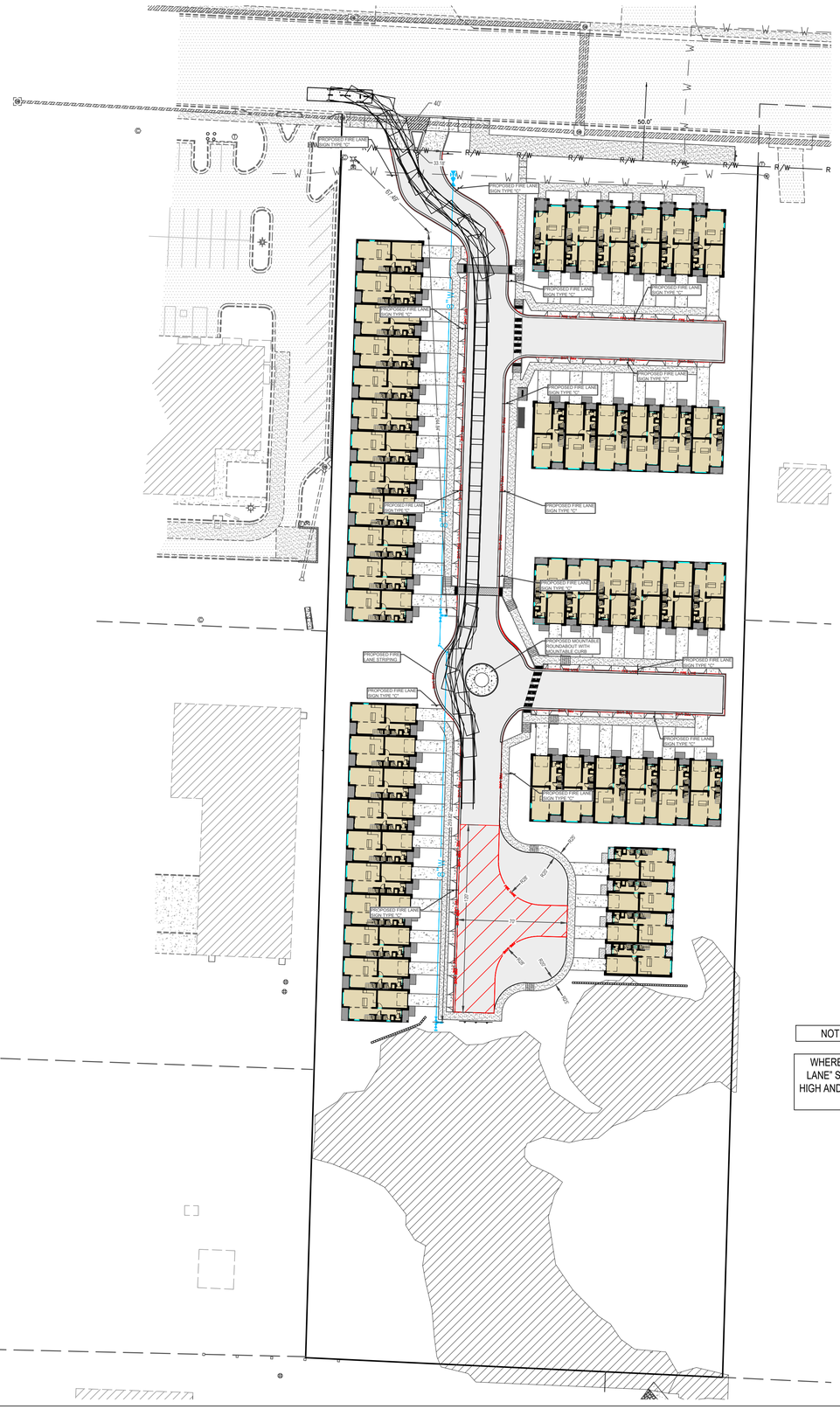
7230 S Pleasant Ridge Dr / Fayetteville, AR 72704
PH: (479) 442-9350 / batesnwa.com

PROJECT NO. 23-024

DRAWING NO. L–102

POC
NW CORNER
FRL. NE 1/4, NW 1/4
SECTION 2
T-19-N, R-31-W



N

0 40 80
GRAPHIC SCALE IN FEET

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

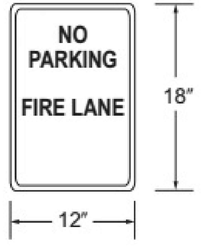
NOTE: FIRE HYDRANTS TO BE SPACED AT 300FT AVERAGE.

WHERE REQUIRED BY THE FIRE CODE OFFICIAL, FIRE APPARATUS ACCESS ROADS SHALL BE MARKED WITH PERMANENT "NO PARKING—FIRE LANE" SIGNS COMPLYING WITH FIGURE D103.6. SIGNS SHALL HAVE A MINIMUM DIMENSION OF 12 INCHES (305 MM) WIDE BY 18 INCHES (457 MM) HIGH AND HAVE RED LETTERS ON A WHITE REFLECTIVE BACKGROUND. SIGNS SHALL BE POSTED ON BOTH SIDES OF THE FIRE APPARATUS ROAD AS REQUIRED BY SECTION D103.6.1 OR D103.6.2.

SIGN TYPE "A"

SIGN TYPE "C"

SIGN TYPE "D"



LSD25-0020

ENGINEER: G. BATES

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES
07/20/2026

CERTIFICATE OF AUTHORIZATION
BATES & ASSOCIATES, INC.
#335
ARKANSAS ENGINEER

DRAWN BY: M. WILLIAMS

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LARGE SCALE DEVELOPMENT PLAN
HWY 102 TOWNHOMES
TRUCK TURNING & FIRE SIGN DETAIL
BENTONVILLE, ARKANSAS

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

PROJECT NO. 23-024

DRAWING NO.
SP2

ELEV. MATERIAL PERCENTAGES

FRONT ELEVATION

BRICK	968 S.F.	61.9%
GLASS	184 S.F.	11.8%
B&B SIDING (VERT.)	188 S.F.	12%
GARAGE DOOR	224 S.F.	14.3%
TOTAL:	1564 S.F.	100%

SIDE ELEVATION 1

BRICK	409 S.F.	40.2%
GLASS	48 S.F.	4.8%
B&B SIDING (VERT.)	560 S.F.	55%
TOTAL:	1017 S.F.	100%

REAR ELEVATION

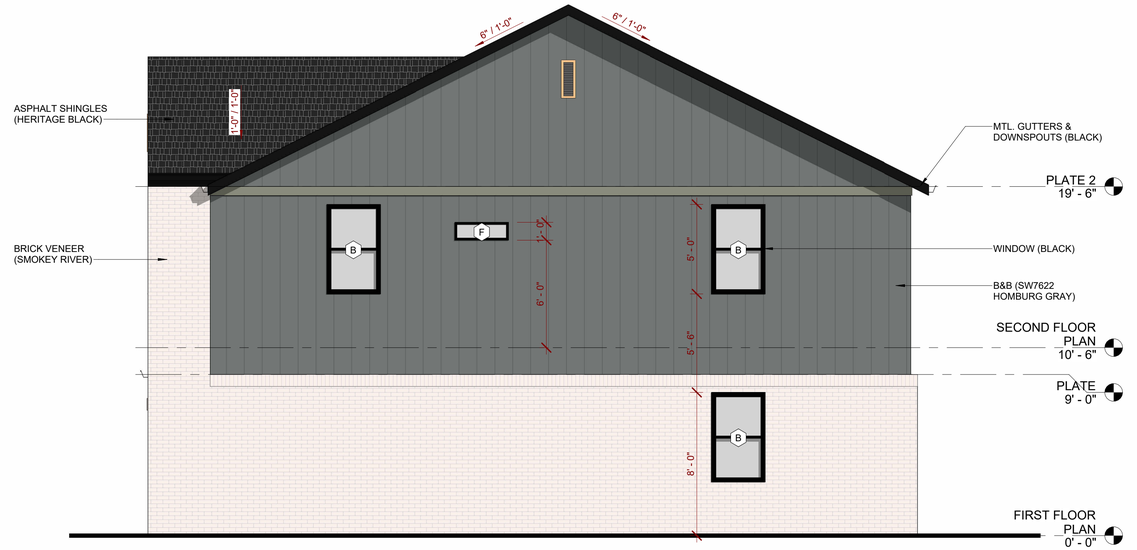
BRICK	308 S.F.	20%
GLASS	432 S.F.	27.6%
B&B SIDING (VERT.)	820 S.F.	52.4%
TOTAL:	1560 S.F.	100%

SIDE ELEVATION 2

BRICK	372 S.F.	36.6%
GLASS	83 S.F.	8%
B&B SIDING (VERT.)	560 S.F.	55.4%
TOTAL:	1015 S.F.	100%

1 FRONT ELEVATION
1/4" = 1'-0"

3 FRONT VIEW



2 SIDE ELEVATION 1
1/4" = 1'-0"

4 PLEX

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PROPOSED PROJECT FOR:

BENTONVILLE TOWNHOUSE 102

BENTONVILLE, ARKANSAS

BRETT ABBOTT REGISTERED ARCHITECT NO. 4371 ARKANSAS

ELEVATIONS & 3D IMAGE

Seal

Revisions

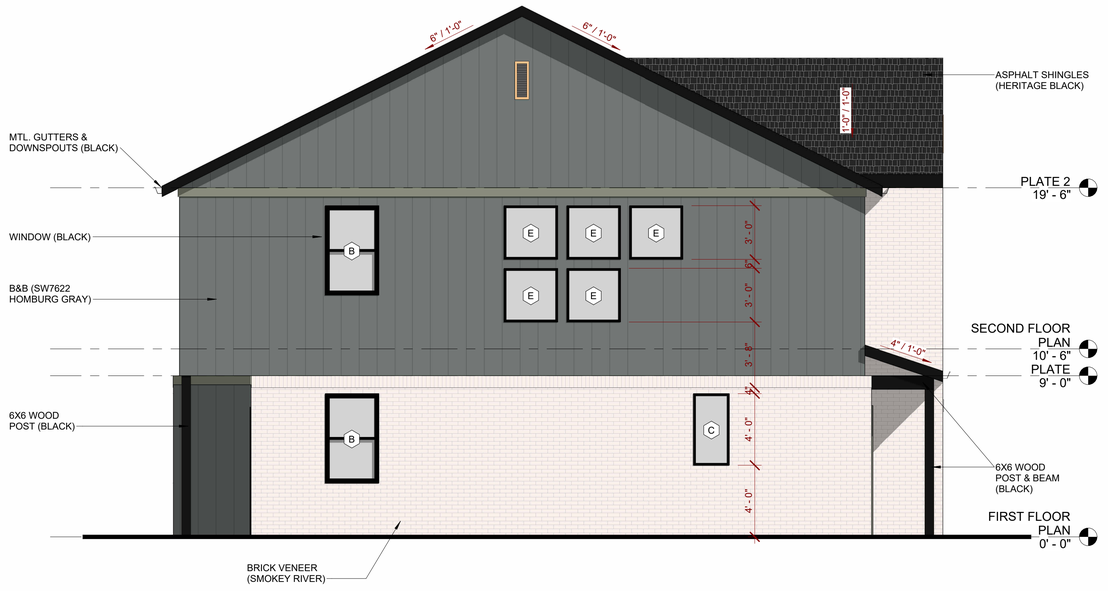
Date 12.8.25

Project 25.164

A3.0

1 REAR ELEVATION
1/4" = 1'-0"

3 REAR VIEW



2 SIDE ELEVATION 2
1/4" = 1'-0"

4 PLEX

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PROPOSED PROJECT FOR:

BENTONVILLE TOWNHOUSE 102

BENTONVILLE, ARKANSAS

BRETT ABBOTT
REGISTERED ARCHITECT
NO. 4371
ARKANSAS

ELEVATIONS & 3D IMAGE

Seal

Revisions

Date
12.8.25

Project 25.164

A3.1

1 FRONT ELEVATION
1/4" = 1'-0"

ELEV. MATERIAL PERCENTAGES

FRONT ELEVATION

BRICK	1452 S.F.	61.9%
GLASS	276 S.F.	11.8%
B&B SIDING (VERT.)	282 S.F.	12%
GARAGE DOOR	336 S.F.	14.3%
TOTAL:	2346 S.F.	100%

SIDE ELEVATION 1

BRICK	409 S.F.	40.2%
GLASS	48 S.F.	4.8%
B&B SIDING (VERT.)	560 S.F.	55%
TOTAL:	1017 S.F.	100%

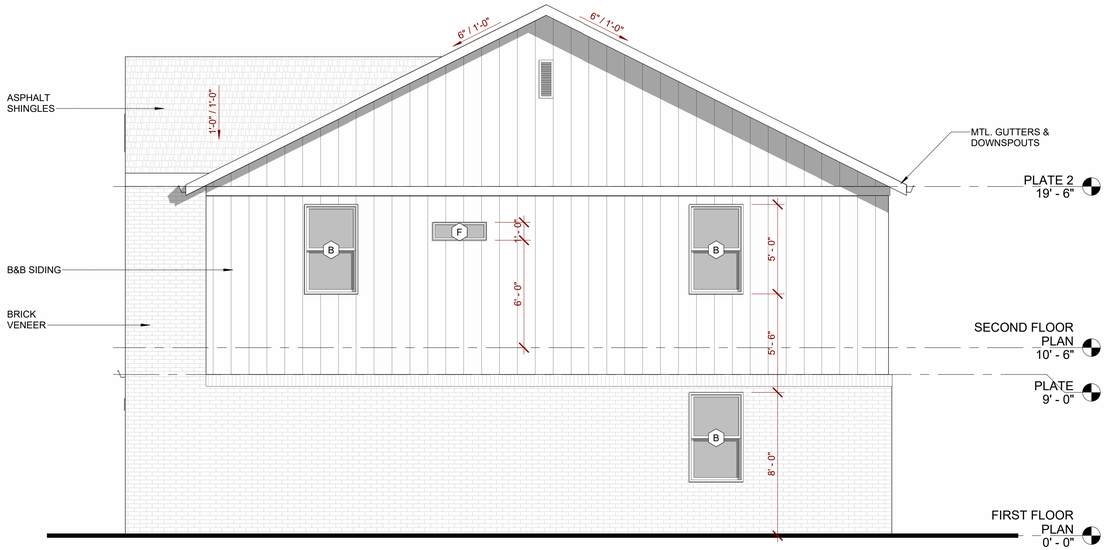
REAR ELEVATION

BRICK	462 S.F.	20%
GLASS	648 S.F.	27.6%
B&B SIDING (VERT.)	1230 S.F.	52.4%
TOTAL:	2340 S.F.	100%

SIDE ELEVATION 2

BRICK	372 S.F.	36.6%
GLASS	83 S.F.	8%
B&B SIDING (VERT.)	560 S.F.	55.4%
TOTAL:	1015 S.F.	100%

3 FRONT VIEW



2 SIDE ELEVATION 1
1/4" = 1'-0"

6 PLEX

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479-459-2838 · bluerockdesignbuild@gmail.com

PROPOSED PROJECT FOR:

BENTONVILLE TOWNHOUSE 102

BENTONVILLE, ARKANSAS

BRENT ABBOTT REGISTERED ARCHITECT MO A-7371 ARKANSAS

ELEVATIONS & 3D IMAGE

Seal

Revisions

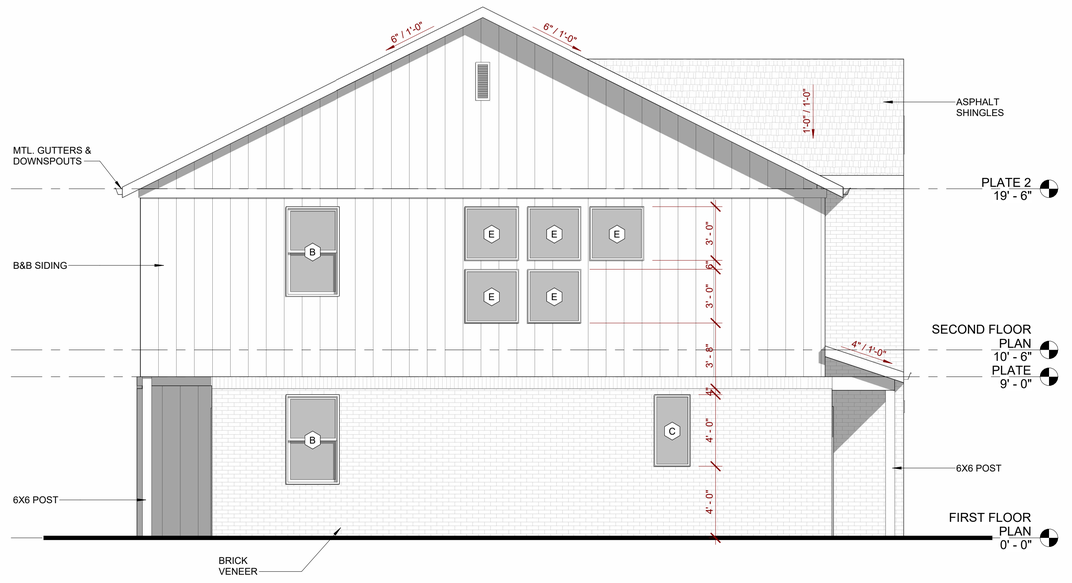
Date 12.8.25

Project 25.164

A3.0

1 REAR ELEVATION
1/4" = 1'-0"

3 REAR VIEW



2 SIDE ELEVATION 2
1/4" = 1'-0"

6 PLEX

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PROPOSED PROJECT FOR:

BENTONVILLE TOWNHOUSE 102

BENTONVILLE, ARKANSAS

BRETT ABBOTT
REGISTERED ARCHITECT
MO A-7371

ELEVATIONS & 3D IMAGE

Seal

Revisions

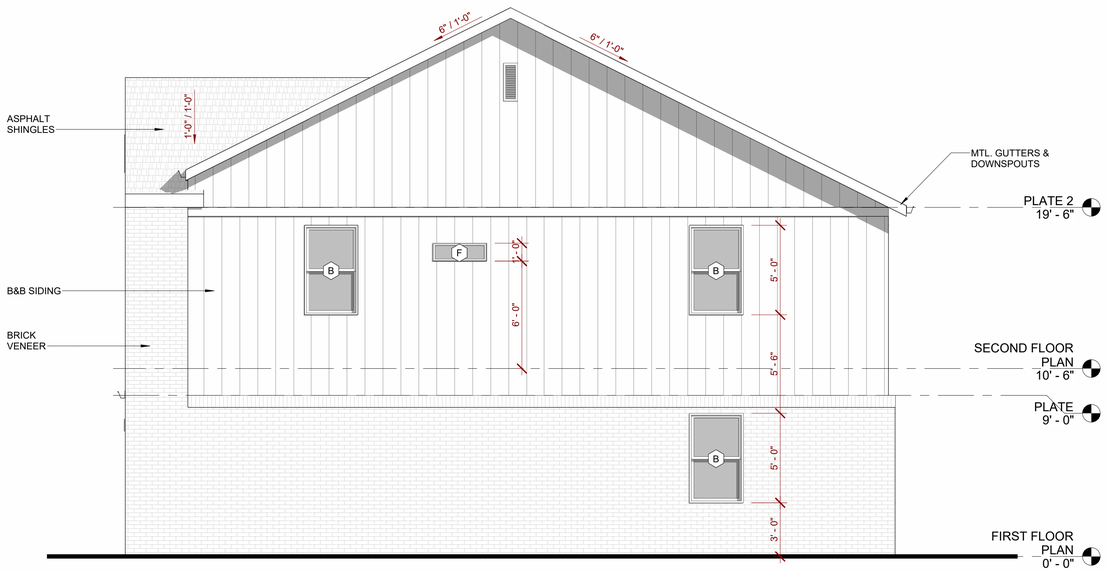
Date
12.8.25

Project 25.164

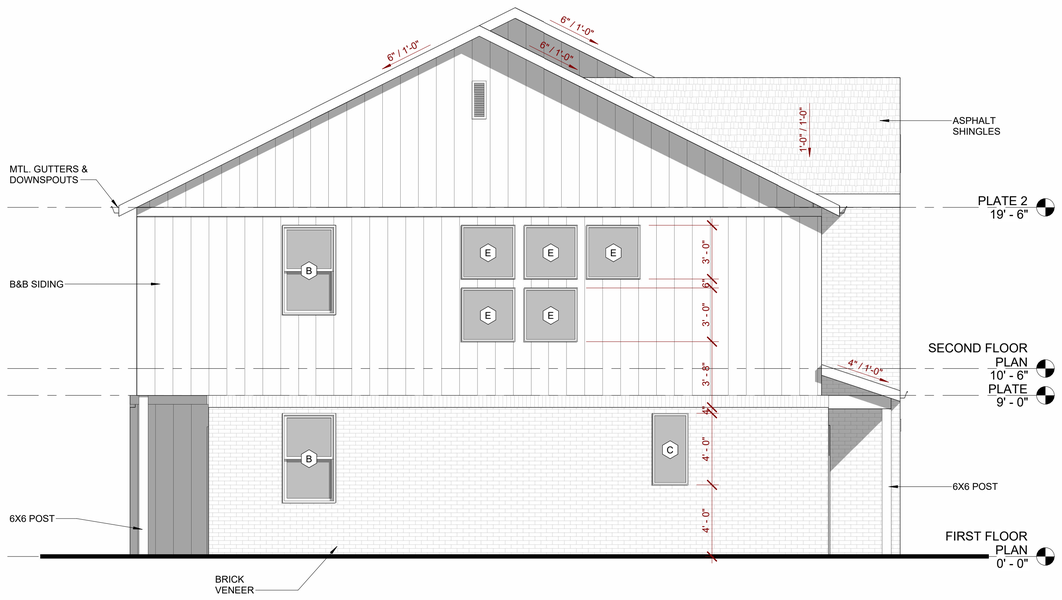
A3.1

1 FRONT ELEVATION
1/8" = 1'-0"

4 REAR ELEVATION
1/8" = 1'-0"



2 SIDE ELEVATION 1
1/4" = 1'-0"



3 SIDE ELEVATION 2
1/4" = 1'-0"

ELEV. MATERIAL PERCENTAGES

FRONT ELEVATION		
BRICK	2904 S.F.	61.9%
GLASS	552 S.F.	11.8%
B&B SIDING (VERT.)	564 S.F.	12%
GARAGE DOOR	672 S.F.	14.3%
TOTAL:	4692 S.F.	100%

SIDE ELEVATION 1		
BRICK	409 S.F.	38.8%
GLASS	48 S.F.	4.5%
B&B SIDING (VERT.)	597 S.F.	56.7%
TOTAL:	1054 S.F.	100%

REAR ELEVATION		
BRICK	924 S.F.	20%
GLASS	1296 S.F.	27.6%
B&B SIDING (VERT.)	2406 S.F.	52.4%
TOTAL:	4680 S.F.	100%

SIDE ELEVATION 2		
BRICK	372 S.F.	36.4%
GLASS	83 S.F.	8%
B&B SIDING (VERT.)	568 S.F.	55.6%
TOTAL:	1023 S.F.	100%

12 PLEX

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479-459-2838 - bluerockdesignbuild@gmail.com

PROPOSED PROJECT FOR:

BENTONVILLE TOWNHOUSE 102

BENTONVILLE, ARKANSAS

BRETT ABELL REGISTERED ARCHITECT NO. 4317 ARKANSAS

ELEVATIONS

Seal

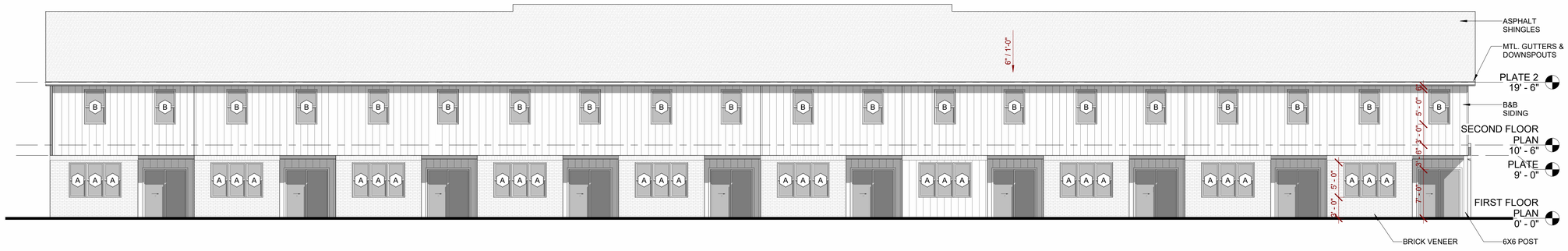
Revisions

Date 12.8.25

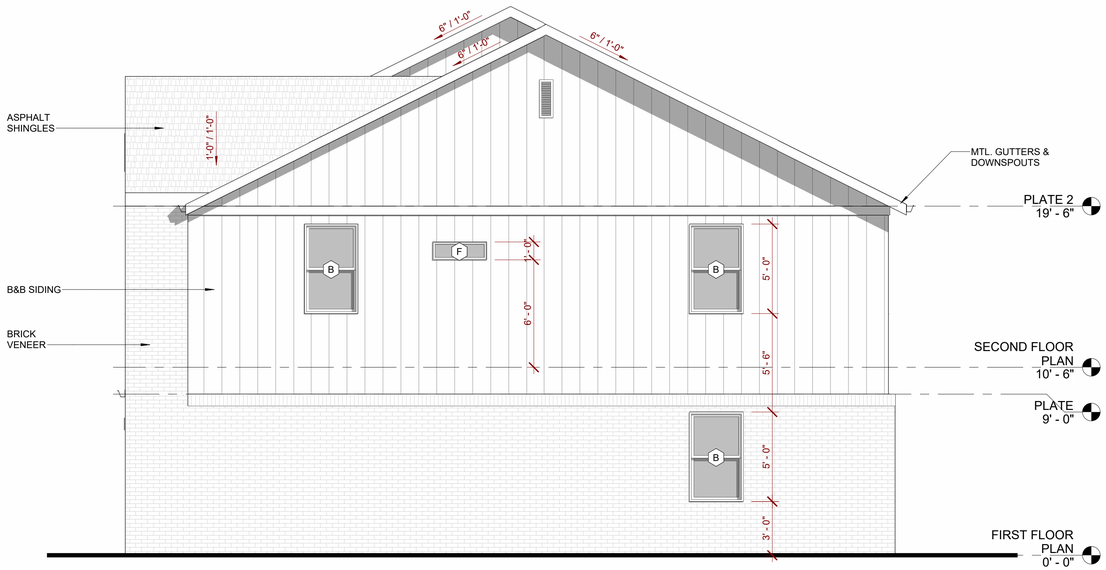
Project 25.164

A3.0

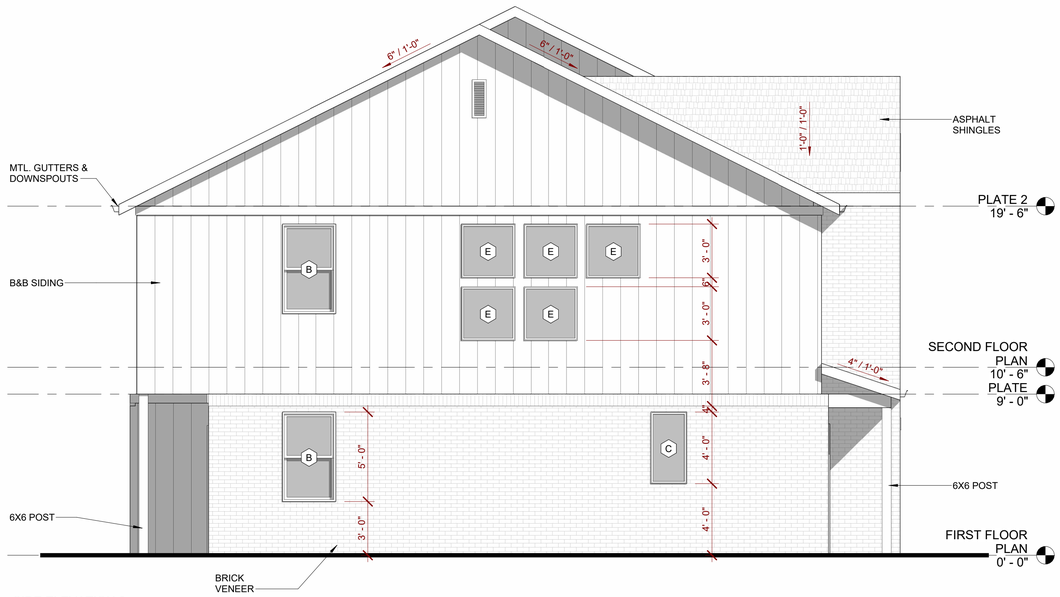
1 FRONT ELEVATION
1/8" = 1'-0"



4 REAR ELEVATION
1/8" = 1'-0"



2 SIDE ELEVATION 1
1/4" = 1'-0"



3 SIDE ELEVATION 2
1/4" = 1'-0"

ELEV. MATERIAL PERCENTAGES

FRONT ELEVATION

BRICK	2420 S.F.	61.9%
GLASS	460 S.F.	11.8%
B&B SIDING (VERT.)	470 S.F.	12%
GARAGE DOOR	560 S.F.	14.3%
TOTAL:	3910 S.F.	100%

SIDE ELEVATION 1

BRICK	409 S.F.	40%
GLASS	48 S.F.	4.6%
B&B SIDING (VERT.)	568 S.F.	55.4%
TOTAL:	1025 S.F.	100%

REAR ELEVATION

BRICK	770 S.F.	20%
GLASS	1080 S.F.	27.6%
B&B SIDING (VERT.)	2050 S.F.	52.4%
TOTAL:	3900 S.F.	100%

SIDE ELEVATION 2

BRICK	372 S.F.	36.4%
GLASS	83 S.F.	8%
B&B SIDING (VERT.)	568 S.F.	55.6%
TOTAL:	1023 S.F.	100%

10 PLEX

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PROPOSED PROJECT FOR:

BENTONVILLE TOWNHOUSE 102

BENTONVILLE, ARKANSAS

BRETT ABBOTT REGISTERED ARCHITECT NO. 4377 ARKANSAS

ELEVATIONS

Seal

Revisions

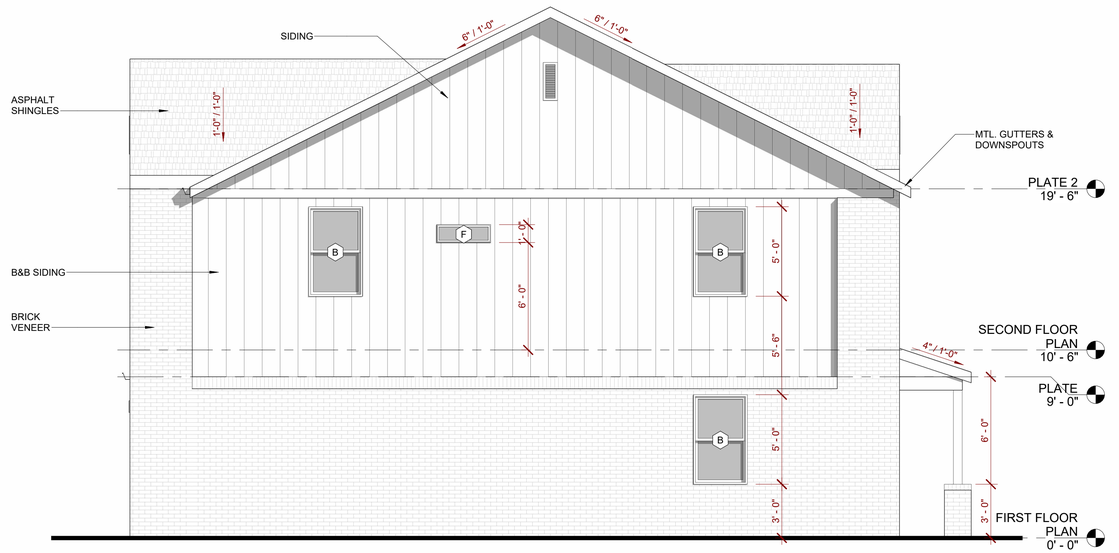
Date 12.8.25

Project 25.164

A3.0

1 FRONT ELEVATION
1/4" = 1'-0"

3 FRONT VIEW



2 SIDE ELEVATION 1
1/4" = 1'-0"

ELEV. MATERIAL PERCENTAGES

FRONT ELEVATION		
BRICK	1644 S.F.	69%
GLASS	408 S.F.	17.2%
B&B SIDING (VERT.)	312 S.F.	13.8%
TOTAL:	2364 S.F.	100%

SIDE ELEVATION 1		
BRICK	448 S.F.	43.7%
GLASS	48 S.F.	4.7%
B&B SIDING (VERT.)	530 S.F.	51.6%
TOTAL:	1026 S.F.	100%

REAR ELEVATION		
BRICK	1260 S.F.	49%
GLASS	348 S.F.	13.6%
B&B SIDING (VERT.)	624 S.F.	24.3%
GARAGE DOOR	336 S.F.	13.1%
TOTAL:	2568 S.F.	100%

SIDE ELEVATION 2		
BRICK	377 S.F.	37%
GLASS	83 S.F.	8%
B&B SIDING (VERT.)	560 S.F.	55%
TOTAL:	1020 S.F.	100%

6 PLEX (FACING HWY. 102)

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PROPOSED PROJECT FOR:

BENTONVILLE TOWNHOUSE 102 -

BENTONVILLE, ARKANSAS

BRETT ABBOTT REGISTERED ARCHITECT NO. 4317 ARKANSAS

ELEVATIONS & 3D IMAGE

Seal

Revisions

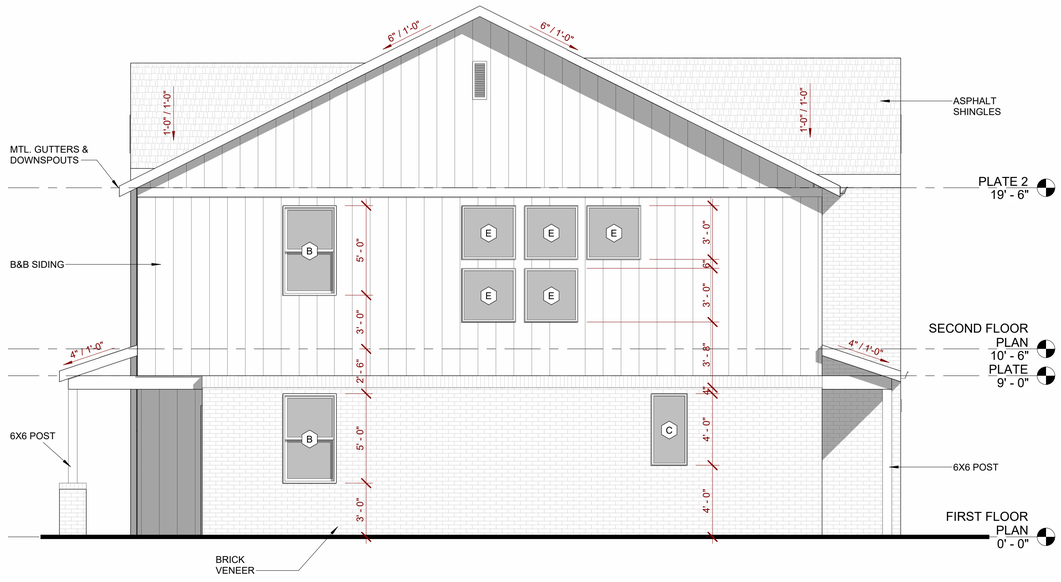
Date 12.8.25

Project 25.164

A3.0

1 REAR ELEVATION
1/4" = 1'-0"

3 REAR VIEW



2 SIDE ELEVATION 2
1/4" = 1'-0"

6 PLEX (FACING HWY. 102)

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PROPOSED PROJECT FOR:

BENTONVILLE TOWNHOUSE 102 -

BENTONVILLE, ARKANSAS

BRETT ABBOTT REGISTERED ARCHITECT NO. 4317 ARKANSAS

ELEVATIONS & 3D IMAGE

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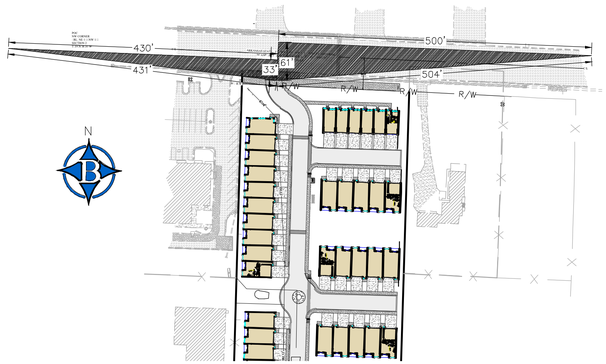
A3.1

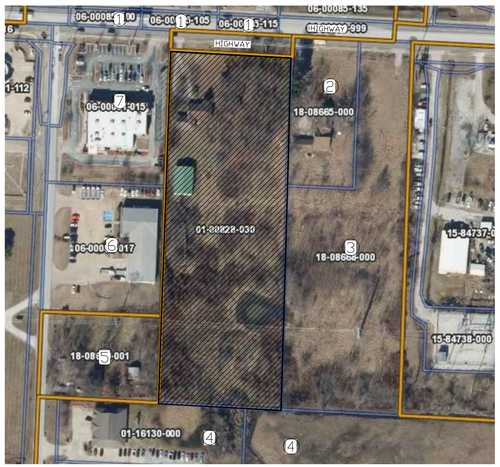


SIGHT TRIANGLE N.T.S.

SIGHT TRIANGLE DESIGNED FOR A 45 M.P.H. STREET

LOOKING LEFT: DESIGN DISTANCE = 430 FT
LOOKING RIGHT: DESIGN DISTANCE = 500 FT

THERE CANNOT BE ANYTHING WITHIN 3' AND 8' WITHIN THE SHADED AREAS.



ADJACENT PROPERTY OWNERS MAP N.T.S.

ADJACENT PROPERTY OWNERS

1. PARCEL: 06-00085-100 06-00085-105
   06-00085-115
   WAL-MART REAL ESTATE BUSINESS TRUST
   PROPERTY TAX DEPT. 6953 00
   ATTN MAIL STOP NO 0555
   BENTONVILLE AR 72712-8050
2. PARCEL: 18-08665-000
   NGUYEN TRUNG HIEN
   1523 DANIELS RD
   BENTONVILLE AR 72713
   ONE
3. PARCEL: 18-08668-000
   KVW VENTURES LLC
   102 SW LAFFTON RD
   BENTONVILLE AR 72713
   ONE
4. PARCEL: 01-16130-001/01-16130-000
   WHITE EAGLE KAREN C RICHARD
   1621 GREAT HOUSE RD
   BENTONVILLE AR 72713
   ONE
5. PARCEL: 18-08669-001
   BURNS PAUL D JAMES MURRAY
   278 GREEN HOUSE RD
   BENTONVILLE AR 72713
   ONE
6. PARCEL: 06-00001-017
   BROOKS HOLDINGS LLC
   29 N POINT CIR STE 2
   LAFFETTEVILLE AR 72701
   ONE
7. PARCEL: 06-00001-015
   MATTHIAS SCHOPPING CENTERS INC
   PO BOX 6
   SPRINGDALE AR 72766-6 85
   ONE

PROPOSED	EXISTING	DESCRIPTION
AE		ACCESS EASEMENT
		ASPHALT (EDGE)
		ASPHALT (SURFACE)
		BOLLARD
		BUILDING
BSB	BSB	BUILDING SETBACK LINE
		CABLE TV (UNDERGROUND)
		CENTERLINE
		CONCRETE (EDGE)
		CONCRETE (SURFACE)
		CONDUIT
		CONTOURS
		CURB & GUTTER
		DRAINAGE FLOW
		DUMPSTER
UE		UTILITY EASEMENT
	UGE	ELECTRICAL (UNDERGROUND)
		ELECTRICAL (OVERHEAD)
		ELECT. TRANSFORMER
		EROSION CONTROL FENCE
		EROSION CONTROL RIP-RAP
		FENCE (EX. WIRE/PIPE, SCREENING)
		FIBER OPTIC CABLE
		FIRE HYDRANT ASSEMBLY
		FLOWLINE
		FORCE MAIN
		GAS MAIN
		GAS METER/VALVE
		GRAVEL (EDGE)
		GRAVEL (SURFACE)
		IRON PIN = (RE-BAR)
		LIGHT
		POND
		POWER POLE
		PROPERTY LINE
		RETAINING WALL
R/W		RIGHT-OF-WAY
		SANITARY SEWER MANHOLE
		SANITARY SEWER PIPE
		SANITARY SEWER SERVICE
		SECTION/TIE LINE
		SIDEWALK
		SIGN
		SPOT ELEVATION
		STABILIZED CONSTRUCTION ENT.
		STORM SEWER INLET
		STORM SEWER PIPE
		STRIPE (PAINTED OR STICKY)
		TELEPHONE PED/MANHOLE
		TELEPHONE (UNDERGROUND)
		TREE LINE CANOPY
		TREE/TREE TO BE REMOVED
		WATER MAIN BLOWOFF VALVE
		WATER MAIN FIRE DEPT. CONN.
		WATER MAIN PIPE
		WATER MAIN REDUCER
		WATER MAIN THRUST BLOCK
		WATER METER
		WATER METER (IRRIGATION)
		WATER VALVE

SITE NOTES:
1)ALL SIGNAGE WILL REQUIRE A SEPARATE PERMIT. NO SIGNS SHALL BE LOCATED INSIDE PUBLIC UTILITY EASEMENTS.

2)SIGN LOCATION, IF ANY, IS NOT KNOWN AT THIS TIME. IF SIGN IS INSTALLED IT SHALL CONFORM WITH WILL NOT OBSTRUCT SIGHT DISTANCE OR BE WITHIN 25' SIGHT TRIANGLE.

03)EACH RESIDENTIAL UNIT SHALL BE PROVIDED WITH A DESIGNATED ROLL-OFF CART FOR WASTE DISPOSAL

04)OWNER REQUIRED TO PAY FOR LIGHTS PRIOR TO REQUESTING PRECON.

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

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

07)A SEPARATE PERMIT WILL BE REQUIRED FOR FENCING.

SITE AMENITY NOTE:

1) PROPOSED BENCH WILL BE A MINIMUM OF 6 FEET IN LENGTH AND BE VICTOR STANLEY "CLASSIC" (MODEL # C-10) OR APPROVED EQUAL.

2) BIKE RACK SHALL BE A DERO SWERVE STYLE OR APPROVED EQUAL REFERENCE APBP MANUAL FOR DESIGN REQUIREMENTS

NOTES:
1. WE HEREBY GRANT TO THE CITY OF BENTONVILLE A BLANKET AVIGATION EASEMENT OVER THE ENTIRETY OF THIS (SUBDIVISION, LOT SPLIT, PROPERTY LINE ADJUSTMENT)PURSUANT TO MUNICIPAL CODE SECTION 401.12 AND 401.13

2. 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.

AIRPORT ZONE NOTE:
THIS PROJECT IS WITHIN AIRPORT ZONE C(3) OUTER SAFETY ZONE*:

-NO ELECTRICAL INTERFERENCE
-NO LIGHTING ISSUES
-NO VISIBILITY HAZARDS
-NO ABNORMAL NOISE WILL BE MANUFACTURED
-NO VISIBILITY IMPAIRMENTS
-NO BIRD STRIKE HAZARDS

AVIGATION EASEMENT WILL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT AND PLAT NOTIFICATION IS REQUIRED ON ALL PLATS
*PLANS ARE MEETING THE REQUIREMENTS OF AIRPORT ZONE C(3).

C-2 GENERAL COMMERCIAL REGULATIONS

BUILDING TYPES PERMITTED:	ALL
MINIMUM LOT AREA:	7,000 SQ.FT.
AREA/DWELLING UNIT:	----
MIN LOT WIDTH:	70'
MAX LOT WIDTH	----
MAX INTERIOR LOT COV.	60%
MAX EXTERIOR LOT COV.	60%

BUILDING SETBACKS(C-2 GENERAL COMMERCIAL)

FRONT(PARKING IN FRONT)	50'
FRONT(NO PARKING FRONT)	20'
SIDE(NON-RESIDENTIAL ADJ.)	7'
SIDE(RESIDENTIAL ADJ.)	30'
REAR(NON-RESIDENTIAL ADJ.)	20'
REAR(RESIDENTIAL ADJ.)	30'

OFF-STREET PARKING

MULTI-FAMILY DWELLINGS

50 DWELLINGS

3 SPACES FOR EACH 2 DWELLINGS

50 X 1.5 = 75

75 STANDARD SPACES REQUIRED
100 STANDARD SPACES PROVIDED

OPEN SPACE CALCULATIONS

TOTAL AREA OF SITE:	206926.40 FT²
GREENSPACE:	83433.31 FT²(40.3%)
IMPERVIOUS AREA:	123706.75 FT²(59.7%)

(OPEN SPACE PER UNIT REQUIRED BY SECTION 1100.11

SITE AND UTILITY NOTES:

1) THE CITY REQUIRES CUT-OFF OR B-U-G LIGHTING FIXTURES. ANY NEW PARKING LOT LIGHTING OR LIGHTING ATTACHED TO THE STRUCTURE MUST BE A CUT-OFF OR B-U-G LIGHTING FIXTURE.
2) ALL MECHANICAL EQUIPMENT (ROOF AND GROUND-MOUNTED) SHALL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING.
3) ALL EXISTING UTILITIES BELOW 12KV SHALL BE RELOCATED UNDERGROUND. ALL INSTALL UTILITIES SHALL BE LOCATED UNDERGROUND.
4) ALL CONDUITS PLACED BY CONTRACTOR MUST HAVE 48" OF COVER AT FINAL GRADE AND MARKED WITH POST TO IDENTIFY THE END OF CONDUITS. THERE MUST BE A MINIMUM SEPARATION OF 12" BETWEEN CONDUITS FOR ELECTRIC AND CONDUITS FOR OTHER UTILITIES.
5) DAMAGE TO OR RELOCATION OF EXISTING UTILITIES SHALL BE AT THE DEVELOPERS EXPENSE.
6) TREES MUST BE LOCATED 5' FROM PUBLIC UTILITIES.
7) THIS LARGE SCALE DEVELOPMENT WILL REQUIRE RP TYPE BACKFLOW PREVENTER ON ALL DOMESTIC WATER SERVICES. IRRIGATION SERVICE CONNECTIONS SHALL ALSO BE PROTECTED BY AN RP TYPE BACKFLOW PREVENTER.
8) ALL WATER SERVICES WILL REQUIRE RP-TYPE BACKFLOW PREVENTERS
9) BACKFLOW PREVENTION DEVICE FOR WATER SERVICE WILL BE INSIDE BUILDING.
10) ALL SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
11) ALL TRENCHING AND BEDDINGS SHALL BE IN ACCORDANCE WITH BENTONVILLE 'TYPICAL BEDDING DETAIL AND BACKFILL DETAIL', UNLESS OTHERWISE NOTED ON DRAWING.
12) ANY CHANGES TO THE ELECTRIC FEED OR SERVICE SIZE AFTER THE PRECON COULD RESULT IN A DELAY OF THE DEVELOPMENT RECEIVING POWER AND A CHARGE TO THE DEVELOPER FOR THE CHANGE.
13) CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.
14) BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN.
15) ELECTRIC FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION OF THE ELECTRIC SPECIFICATIONS FOUND ON THE WEBSITE. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THIS DOCUMENT.
16) SIGN LOCATION, IF ANY, IS NOT KNOWN AT THIS TIME. IF SIGN IS INSTALLED IT SHALL CONFORM WITH WILL NOT OBSTRUCT SIGHT DISTANCE OR BE WITHIN 25' SIGHT TRIANGLE.
17) ALL PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT
18) IT IS THE ENGINEER'S RESPONSIBILITY TO ENSURE THAT BEUD HAS THE LATEST SITE PLAN FOR DESIGN. ANY CHANGES AFTER ANY SUBMITTAL SHOULD BE CONVEYED TO BEUD IMMEDIATELY.
19) THE DUMPSTER ENCLOSURE SHALL BE CONSTRUCTED WITH SIMILAR MATERIALS AS THE BUILDING.
20) OWNER REQUIRED TO PAY FOR LIGHTS PRIOR TO REQUESTING PRECON.
21) SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE.
22) THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.
23) THE PROPOSED BENCH WILL BE A MINIMUM OF 6 FEET IN LENGTH AND BE VICTOR STANLEY "CLASSIC" (MODEL # C-10) OR APPROVED EQUAL.
24) ANY NEW LIGHTING WILL REQUIRE THAT IT BE CUT-OF OR B-U-G (WITH A U RATING OF 0) AND APPROVED BY THE PLANNING DEPARTMENT.

LSD25-0020

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

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES
08/01/2025

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

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DRAWN BY: M. WILLIAMS ENGINEER: G. BATES

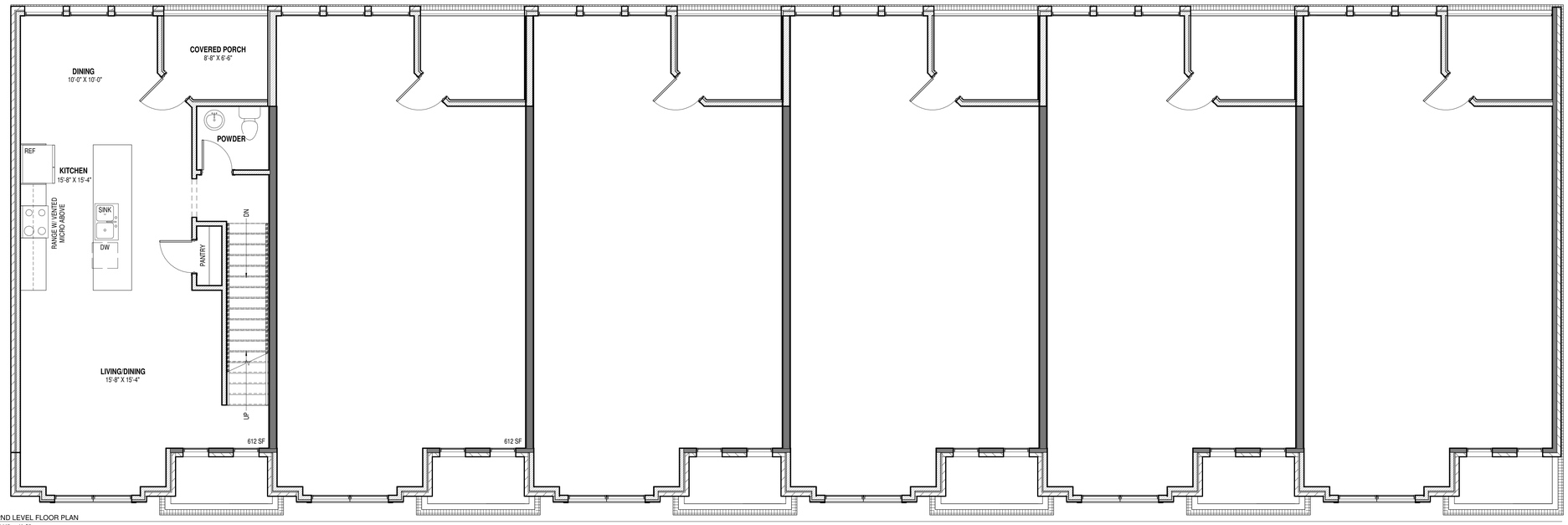
REVISIONS	DATE
P.A.C. SUBMITTAL	02/21/25
1ST SUBMITTAL	03/17/25
2ND SUBMITTAL	04/21/25
3RD SUBMITTAL	07/10/25
REVISION PER PLANNING 07.18.	07/18/25
REVISION PER PETER FARMER 7.21	08/01/25

LARGE SCALE DEVELOPMENT PLAN
HWY 102 TOWNHOMES
SITE PLAN
BENTONVILLE, ARKANSAS

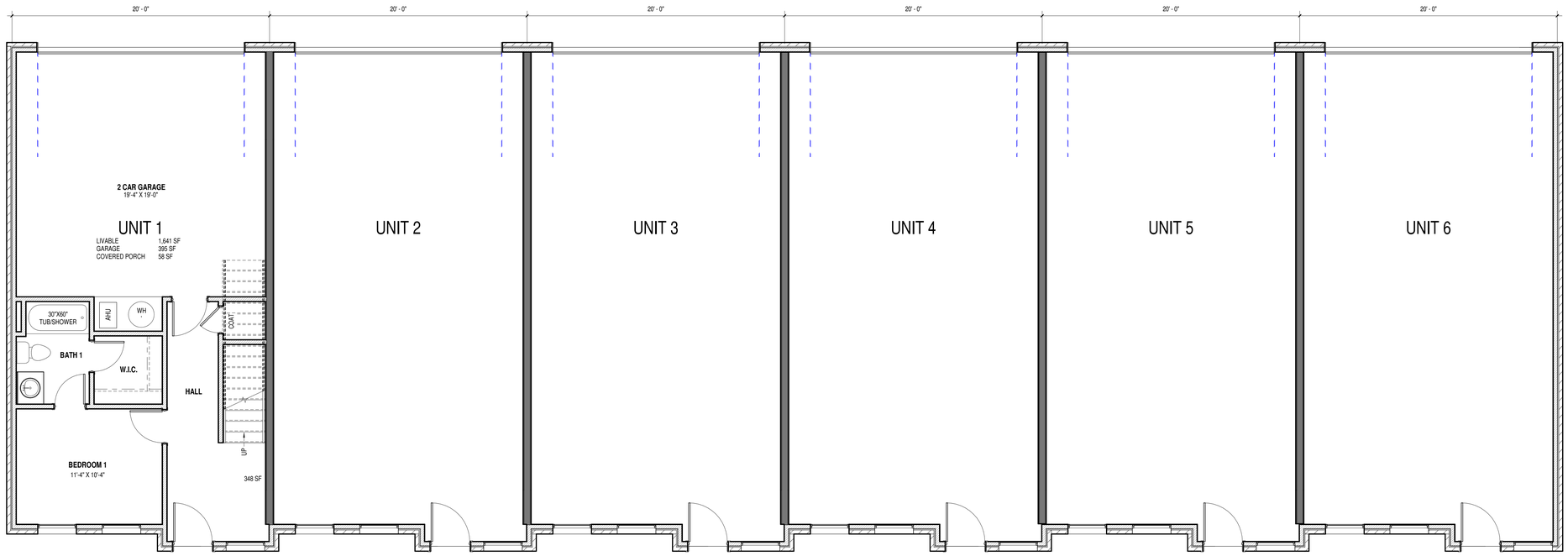
BATES
Engineers - Surveyors
7230 S Pleasant Ridge Dr / Fayetteville, AR 72704
PH: (479) 442-9350 / batesnwa.com

PROJECT NO. 23-024

DRAWING NO. 03



2 2ND LEVEL FLOOR PLAN
1/4" = 1'-0"



1 1ST LEVEL FLOOR PLAN
1/4" = 1'-0"

CODE ANALYSIS

PROJECT LOCATION:
BENTONVILLE, AR

ZONING:
C-1

CODES:
ALL WORK AND MATERIALS SHALL BE IN FULL ACCORDANCE WITH THE REQUIREMENTS OF THESE CODES AND ALL APPLICABLE LOCAL ORDINANCES.

BUIDING CODE:
CITY OF BENTONVILLE AMENDMENTS TO THE 2021 ARKANSAS FIRE PREVENTION CODE VOL 1 (FIRE)
2021 ARKANSAS FIRE PREVENTION CODE VOL I (FIRE)
2021 ARKANSAS FIRE PREVENTION CODE VOL II (BUILDING)
2021 ARKANSAS FIRE PREVENTION CODE VOL III (RESIDENTIAL)

PLUMBING CODE:
2018 PLUMBING CODE (APC)

FUEL GAS CODE:
2018 FUEL GAS CODE (AFGC)

MECHANICAL CODE:
2021 MECHANICAL CODE (AMC)

ELECTRICAL CODE:
2020 NATIONAL ELECTRIC CODE (NEC)

OTHER ORDINANCES:
2014 ARKANSAS ENERGY CODE
2017 ICC/ANSI A117.1

FIRE PROTECTION:
REQUIRED - YES
PROPOSED - YES

TYPE OF CONSTRUCTION:
VB

BUILDING OCCUPANCY TYPE:
R-2

GENERAL BUILDING HEIGHT & AREA:
ALLOWABLE HEIGHT (FEET) - 60FT
PROPOSED HEIGHT (FEET) - 33FT
ALLOWABLE STORIES (FEET) - 3
PROPOSED STORIES (FEET) - 3
ALLOWABLE AREA PER FLOOR - 6,000 SF

PROPOSED AREA PER UNIT:
LIVABLE: 1,534 SF
GARAGE: 395 SF
COVERED PATIO: 58 SF

No.	Description	Date

SIDES ARCHITECTURAL DESIGN
P.O. BOX 277
ELM SPRINGS, AR 72728
479.481.4701
dsides@sidesarchdesign.com
www.sidesarchdesign.com

102 WEST TOWNHOMES 6 PLEX

PROJECT #:	24-008
SCALE:	1/4" = 1'-0"
DATE:	5.15.2025
DRAWN BY:	DS
CHECKED BY:	DS

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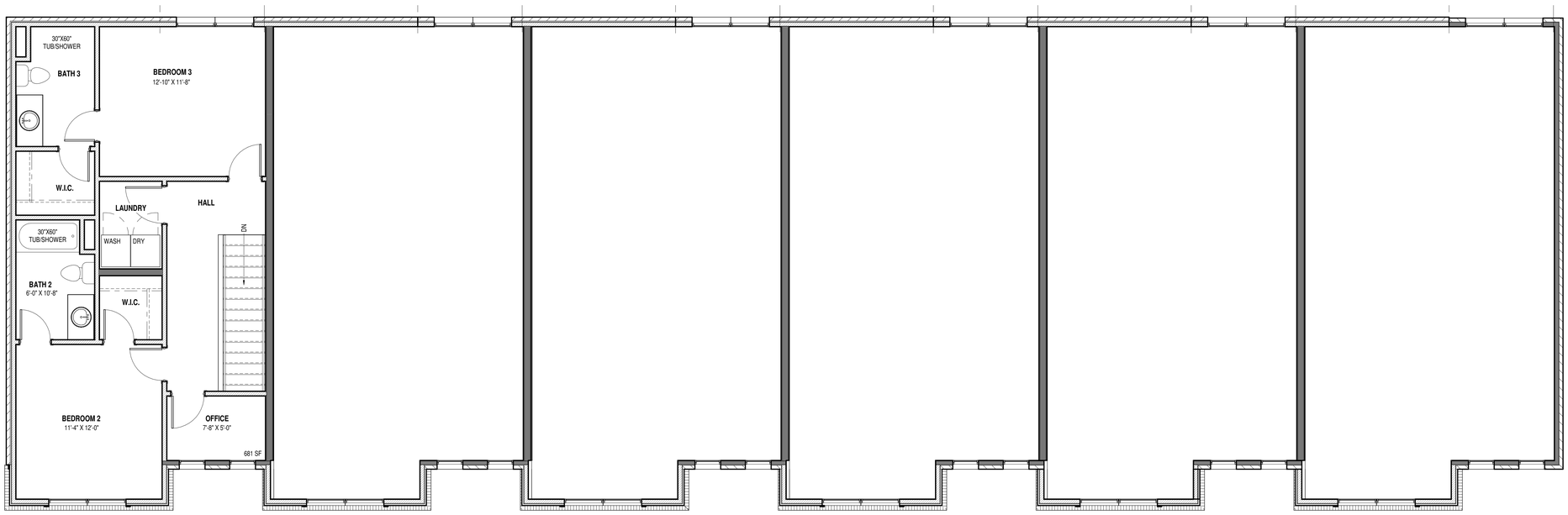
SHEET:
A3.1
ARCHITECTURAL FLOOR PLAN



1 3RD LEVEL FLOOR PLAN
1/4" = 1'-0"

No.	Description	Date

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P.O. BOX 277
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102 WEST TOWNHOMES 6 PLEX

PROJECT #:	24-008
SCALE:	1/4" = 1'-0"
DATE:	5.15.2025
DRAWN BY:	DS
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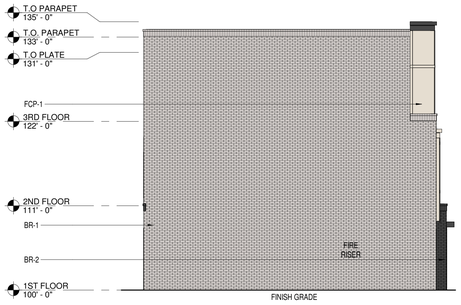
SHEET:

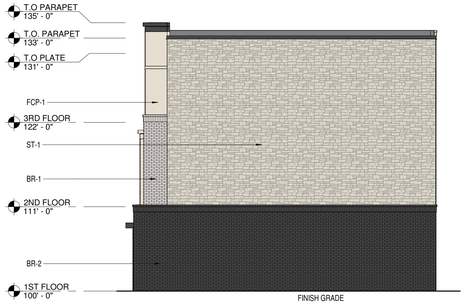
A3.3

ARCHITECTURAL FLOOR PLAN



3 WEST ELEVATION
1/8" = 1'-0"

BR-1 94% BR-2 1% W-1 0%
FCB-1 5% ST-1 0%
95% PRIMARY; 5% SECONDARY



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

BR-1 2% BR-2 34% W-1 0%
FCB-1 2% ST-1 62%
98% PRIMARY; 2% SECONDARY

5 FRONT PERSPECTIVE

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

BR-1 42% BR-2 34% W-1 13%
FCB-1 9% ST-1 2%
91% PRIMARY; 9% SECONDARY

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

BR-1 22% BR-2 11% W-1 24%
FCB-1 25% ST-1 18%
75% PRIMARY; 25% SECONDARY

BR- 1 BRICK MATERIAL: BRICK VENEER COLOR: SILVERCREEK MNF: ACME BRICK	**ST-1 CULTURED STONE VENEER** MATERIAL: CULTURED STONE VENEER COLOR: 6" SPLIT LIMESTONE MNF: CORONADO STONE
BR- 2 BRICK MATERIAL: BRICK VENEER COLOR: BLACK HILLS VELOUR MNF: GLEN GERY BRICK	**F-1 DOWNSPOUT & GUTTER** MATERIAL: ALUM COLOR: BLACK MNF: TBD
FCP- 1 FIBER CEMENT PANEL MATERIAL: FIBER CEMENT PANEL COLOR: ILLUMINATION; COTTON & RAVEN MNF: NICHIHA	**S-1 STOREFRONT** MATERIAL: ALUM COLOR: BLACK MNF: TBD

No.	Description	Date

SIDES ARCHITECTURAL DESIGN
P.O. BOX 277
ELM SPRINGS, AR 72728
479.481.4701
dsides@sidesarchdesign.com
www.sidesarchdesign.com

102 WEST TOWNHOMES 6 PLEX

PROJECT #: 24-008
SCALE: 1/8" = 1'-0"
DATE: 5.15.2025
DRAWN BY: DS
CHECKED BY: DS

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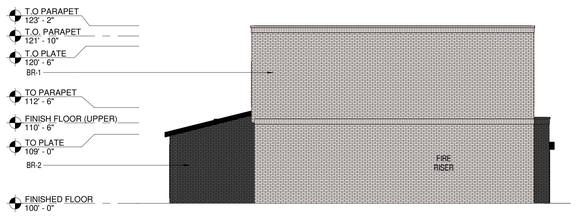
SHEET:
A6.1
COLOR EXTERIOR ELEVATIONS

5 FRONT PERSPECTIVE



3 NORTH ELEVATION
1/8" = 1'-0"

BR-1 86% BR-2 14% W-1 0%
FCB-1 0% ST-1 0%
100% PRIMARY; 0% SECONDARY

4 SOUTH ELEVATION (STREET FRONTAGE)
1/8" = 1'-0"

BR-1 48% BR-2 44% W-1 8%
FCB-1 0% ST-1 0%
100% PRIMARY; 0% SECONDARY

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

BR-1 48% BR-2 13% W-1 27%
FCB-1 13% ST-1 0%
87% PRIMARY; 13% SECONDARY

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

BR-1 66% BR-2 13% W-1 13%
FCB-1 0% ST-1 8%
100% PRIMARY; 0% SECONDARY

BR- 1 BRICK MATERIAL: BRICK VENEER COLOR: SILVERCREEK MNF: ACME BRICK	**ST-1 CULTURED STONE VENEER** MATERIAL: CULTURED STONE VENEER COLOR: 6" SPLIT LIMESTONE MNF: CORONADO STONE
BR- 2 BRICK MATERIAL: BRICK VENEER COLOR: BLACK HILLS VELOUR MNF: GLEN GERY BRICK	**F-1 DOWNSPOUT & GUTTER** MATERIAL: ALUM COLOR: BLACK MNF: TBD
FCP- 1 FIBER CEMENT PANEL MATERIAL: FIBER CEMENT PANEL COLOR: LAP SIDING; PAINT SW MINERAL DEPOSIT MNF: TBD	**W-1 WINDOW** MATERIAL: VINYL COLOR: BLACK MNF: TBD

No.	Description	Date

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www.sidesarchdesign.com

102 WEST TOWNHOMES 10 PLEX

PROJECT #:	24-008
SCALE:	1/8" = 1'-0"
DATE:	5.15.2025
DRAWN BY:	DS
CHECKED BY:	DS

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SHEET:

A5.1
EXTERIOR ELEVATIONS

CODE ANALYSIS

PROJECT LOCATION:
BENTONVILLE, AR

ZONING:
C-1

CODES:
ALL WORK AND MATERIALS SHALL BE IN FULL ACCORDANCE WITH
THE REQUIREMENTS OF THESE CODES AND ALL APPLICABLE LOCAL ORDINANCES.

BUIDING CODE:
CITY OF BENTONVILLE AMENDMENTS TO THE 2021 ARKANSAS FIRE PREVENTION CODE VOL 1 (FIRE)
2021 ARKANSAS FIRE PREVENTION CODE VOL I (FIRE)
2021 ARKANSAS FIRE PREVENTION CODE VOL II (BUILDING)
2021 ARKANSAS FIRE PREVENTION CODE VOL III (RESIDENTIAL)

PLUMBING CODE:
2018 PLUMBING CODE (APC)

FUEL GAS CODE:
2018 FUEL GAS CODE (AFGC)

MECHANICAL CODE:
2021 MECHANICAL CODE (AMC)

ELECTRICAL CODE:
2020 NATIONAL ELECTRIC CODE (NEC)

OTHER ORDINANCES:
2014 ARKANSAS ENERGY CODE
2017 ICC/ANSI A117.1

FIRE PROTECTION:
REQUIRED - YES
PROPOSED - YES

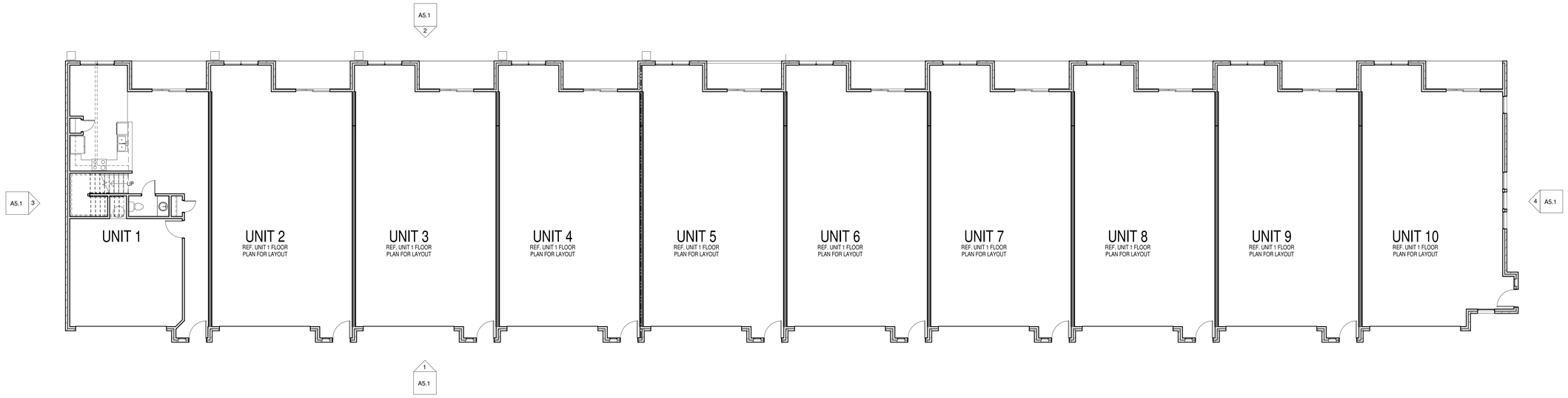
TYPE OF CONSTRUCTION:
VB

BUILDING OCCUPANCY TYPE:
R-2

GENERAL BUILDING HEIGHT & AREA:
ALLOWABLE HEIGHT (FEET) - 60FT
PROPOSED HEIGHT (FEET) - 33FT
ALLOWABLE STORIES (FEET) - 3
PROPOSED STORIES (FEET) - 2
ALLOWABLE AREA PER FLOOR - 6,000 SF

PROPOSED AREA PER FLOOR:

LIVABLE:	
MAIN LEVEL:	699 SF
UPPER LEVEL:	835 SF
TOTAL:	1,534 SF
GARAGE:	424 SF
COVERED PATIO:	65 SF



1 MAIN LEVEL FLOOR PLAN
1/8" = 1'-0"

No.	Description	Date

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102 WEST TOWNHOMES 10 PLEX

PROJECT #:	24-008
SCALE:	1/8" = 1'-0"
DATE:	5.15.2025
DRAWN BY:	DS
CHECKED BY:	DS

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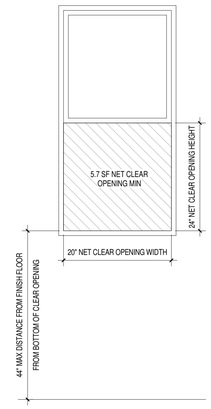
SHEET:

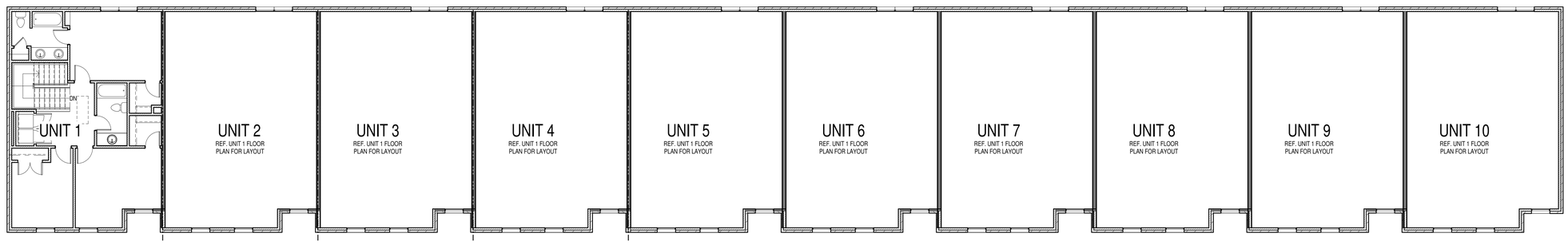
A3.1
ARCHITECTURAL
FLOOR PLAN



3'6" WINDOW

Measurement	Actual Dimension	Req. 1st Floor	Req. 2nd Floor
Clear Opening Width:	33.25	≥ 20"	≥ 20"
Clear Opening Height:	32.655	≥ 24"	≥ 24"
Clear Opening Sq. Ft.:	7.54	≥ 5.0 sq. ft.	≥ 5.7 sq. ft.
Vent Area Sq. Ft.:	7.54	N.A.	N.A.
Daylight Opening Sq. Ft.	14.176	N.A.	N.A.

2 EGRESS WINDOW DETAIL
3/4" = 1'-0"



1 UPPER LEVEL FLOOR PLAN
1/8" = 1'-0"

No.	Description	Date

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dsides@sidesarchdesign.com
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102 WEST TOWNHOMES 10 PLEX

PROJECT #:	24-008
SCALE:	As indicated
DATE:	5.15.2025
DRAWN BY:	DS
CHECKED BY:	DS

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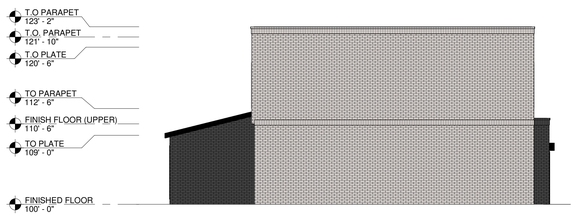
SHEET:

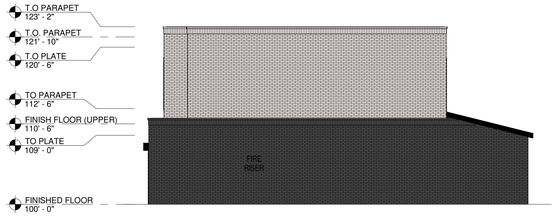
A3.2
ARCHITECTURAL FLOOR PLAN

5 FRONT PERSPECTIVE



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

BR-1 86% BR-2 14% W-1 0%
FCB-1 0% ST-1 0%
100% PRIMARY; 0% SECONDARY



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

BR-1 48% BR-2 52% W-1 0%
FCB-1 0% ST-1 0%
100% PRIMARY; 0% SECONDARY

2 SOUTH ELEVATION
1/8" = 1'-0"

BR-1 48% BR-2 13% W-1 27%
FCB-1 13% ST-1 0%
87% PRIMARY; 13% SECONDARY

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

BR-1 67% BR-2 12% W-1 13%
FCB-1 0% ST-1 13%
100% PRIMARY; 0% SECONDARY

BR- 1 BRICK MATERIAL: BRICK VENEER COLOR: SILVERCREEK MNF: ACME BRICK	**ST-1 CULTURED STONE VENEER** MATERIAL: CULTURED STONE VENEER COLOR: 6" SPLIT LIMESTONE MNF: CORONADO STONE
BR- 2 BRICK MATERIAL: BRICK VENEER COLOR: BLACK HILLS VELOUR MNF: GLEN GERY BRICK	**F-1 DOWNSPOUT & GUTTER** MATERIAL: ALUM COLOR: BLACK MNF: TBD
FCP- 1 FIBER CEMENT PANEL MATERIAL: FIBER CEMENT PANEL COLOR: LAP SIDING; PAINT SW MINERAL DEPOSIT MNF: TBD	**W-1 WINDOW** MATERIAL: VINYL COLOR: BLACK MNF: TBD

No.	Description	Date

SIDES ARCHITECTURAL DESIGN
P.O. BOX 277
ELM SPRINGS, AR 72728
479.481.4701
dsides@sidesarchdesign.com
www.sidesarchdesign.com

102 WEST TOWNHOMES 5 PLEX

PROJECT #:	24-008
SCALE:	1/8" = 1'-0"
DATE:	5.15.2025
DRAWN BY:	DS
CHECKED BY:	DS

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SHEET:

A5.1
EXTERIOR ELEVATIONS

CODE ANALYSIS

PROJECT LOCATION:
BENTONVILLE, AR

ZONING:
C-1

CODES:
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OTHER ORDINANCES:
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2017 ICC/ANSI A117.1

FIRE PROTECTION:
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PROPOSED - YES

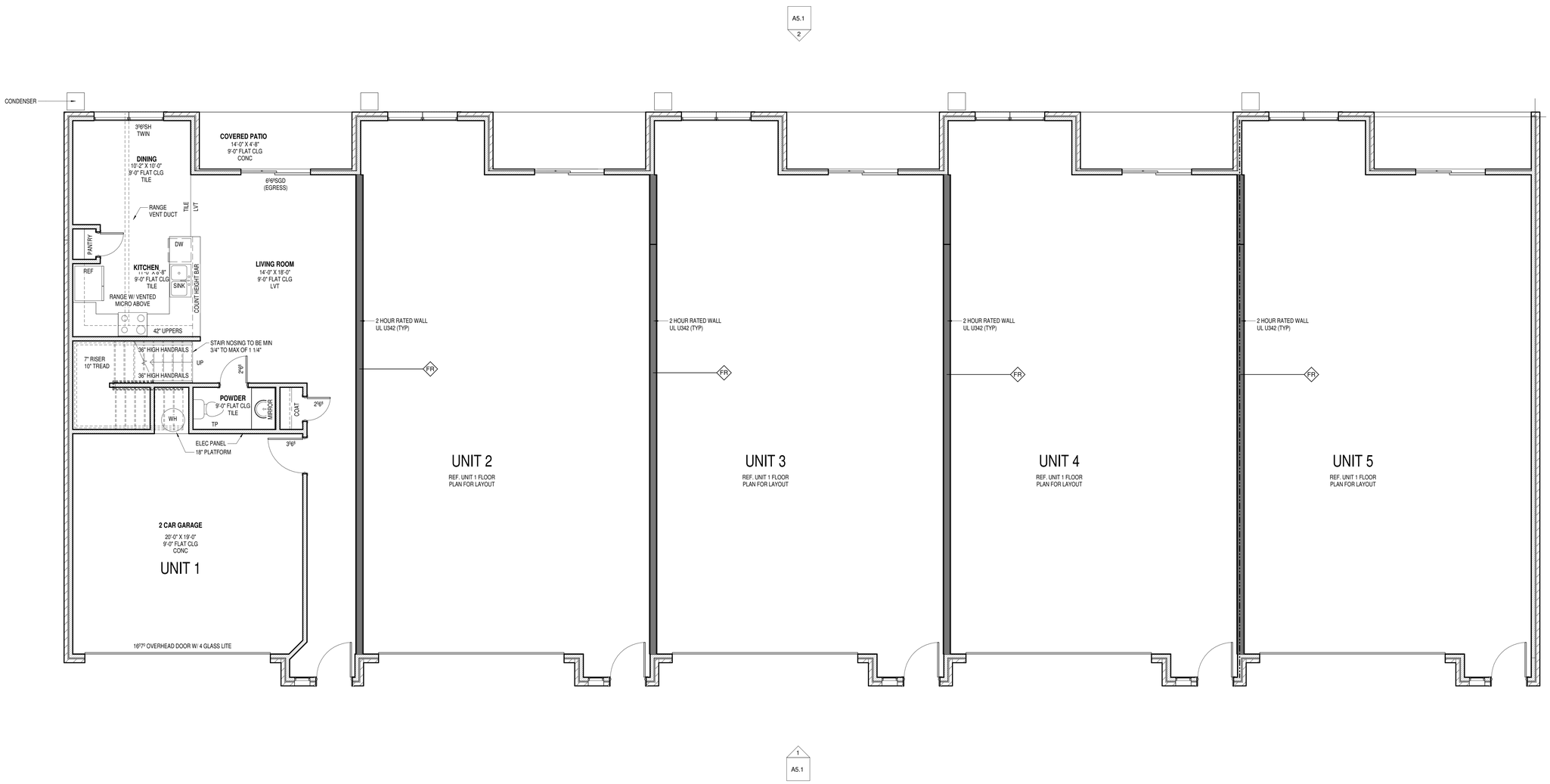
TYPE OF CONSTRUCTION:
VB

BUILDING OCCUPANCY TYPE:
R-2

GENERAL BUILDING HEIGHT & AREA:
ALLOWABLE HEIGHT (FEET) - 60FT
PROPOSED HEIGHT (FEET) - 33FT
ALLOWABLE STORIES (FEET) - 3
PROPOSED STORIES (FEET) - 2
ALLOWABLE AREA PER FLOOR - 6,000 SF

PROPOSED AREA PER FLOOR:

LIVABLE:	
MAIN LEVEL:	699 SF
UPPER LEVEL:	835 SF
TOTAL:	1,534 SF
GARAGE:	424 SF
COVERED PATIO:	65 SF



1 MAIN LEVEL FLOOR PLAN
1/4" = 1'-0"

No.	Description	Date

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dsides@sidesarchdesign.com
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102 WEST TOWNHOMES 5 PLEX

PROJECT #:	24-008
SCALE:	1/4" = 1'-0"
DATE:	5.15.2025
DRAWN BY:	DS
CHECKED BY:	DS

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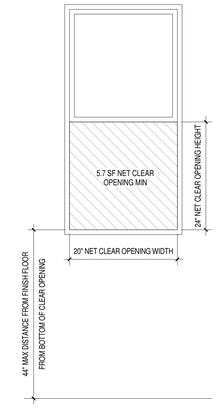
SHEET:

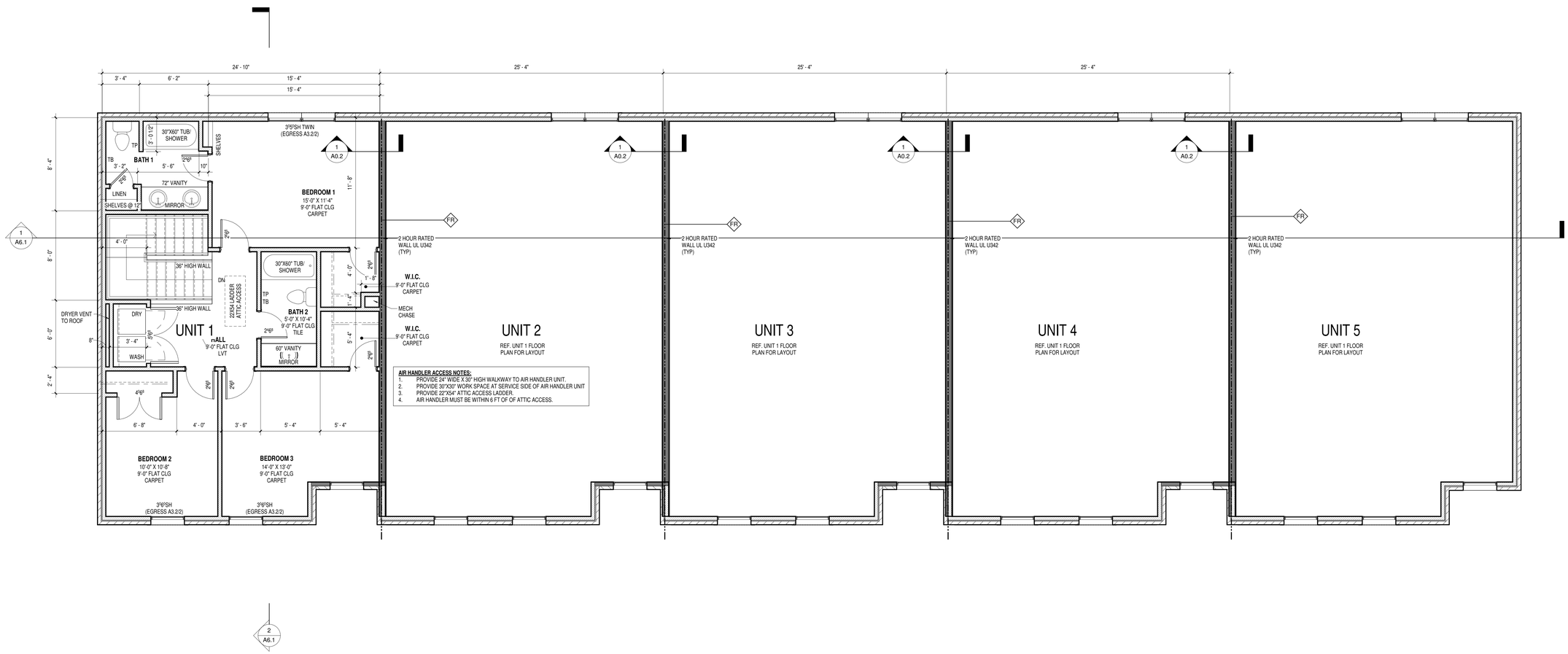
A3.1
ARCHITECTURAL
FLOOR PLAN



3'6" WINDOW

Measurement	Actual Dimension	Req. 1st Floor	Req. 2nd Floor
Clear Opening Width:	33.25	≥ 20"	≥ 20"
Clear Opening Height:	32.655	≥ 24"	≥ 24"
Clear Opening Sq. Ft.:	7.54	≥ 5.0 sq. ft.	≥ 5.7 sq. ft.
Vent Area Sq. Ft.:	7.54	N.A.	N.A.
Daylight Opening Sq. Ft.	14.176	N.A.	N.A.

2 EGRESS WINDOW DETAIL
3/4" = 1'-0"



AIR HANDLER ACCESS NOTES:

1. PROVIDE 24" WIDE X 30" HIGH WALKWAY TO AIR HANDLER UNIT.
2. PROVIDE 30"X30" WORK SPACE AT SERVICE SIDE OF AIR HANDLER UNIT
3. PROVIDE 22"X54" ATTIC ACCESS LADDER.
4. AIR HANDLER MUST BE WITHIN 6 FT OF OF ATTIC ACCESS.

1 UPPER LEVEL FLOOR PLAN
1/4" = 1'-0"

No.	Description	Date

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102 WEST TOWNHOMES 5 PLEX

PROJECT #:	24-008
SCALE:	As indicated
DATE:	5.15.2025
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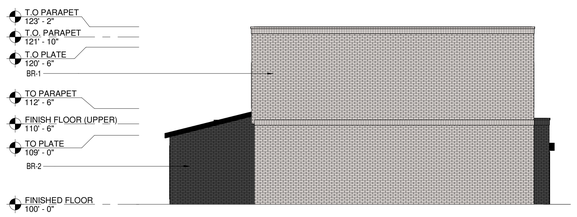
SHEET:

A3.2
ARCHITECTURAL FLOOR PLAN

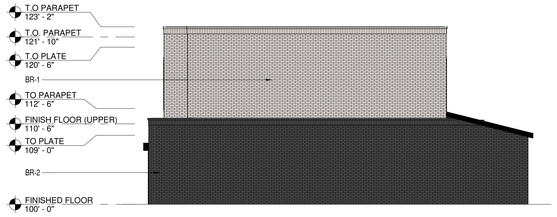
5 FRONT PERSPECTIVE

BR- 1 BRICK MATERIAL: BRICK VENEER COLOR: SILVERCREEK MNF: ACME BRICK	**ST-1 CULTURED STONE VENEER** MATERIAL: CULTURED STONE VENEER COLOR: 6" SPLIT LIMESTONE MNF: CORONADO STONE
BR- 2 BRICK MATERIAL: BRICK VENEER COLOR: BLACK HILLS VELOUR MNF: GLEN GERY BRICK	**F-1 DOWNSPOUT & GUTTER** MATERIAL: ALUM COLOR: BLACK MNF: TBD
FCP- 1 FIBER CEMENT PANEL MATERIAL: FIBER CEMENT PANEL COLOR: LAP SIDING; PAINT SW MINERAL DEPOSIT MNF: TBD	**W-1 WINDOW** MATERIAL: VINYL COLOR: BLACK MNF: TBD



3 NORTH ELEVATION
1/8" = 1'-0"

BR-1 86% BR-2 14% W-1 0%
FCB-1 0% ST-1 0%
100% PRIMARY; 0% SECONDARY



4 SOUTH ELEVATION (STREET FRONTAGE)
1/8" = 1'-0"

BR-1 48% BR-2 52% W-1 0%
FCB-1 0% ST-1 0%
100% PRIMARY; 0% SECONDARY

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

BR-1 48% BR-2 13% W-1 27%
FCB-1 13% ST-1 0%
87% PRIMARY; 13% SECONDARY

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

BR-1 67% BR-2 12% W-1 13%
FCB-1 0% ST-1 13%
100% PRIMARY; 0% SECONDARY

No.	Description	Date

SIDES ARCHITECTURAL DESIGN
P.O. BOX 277
ELM SPRINGS, AR 72728
479.481.4701
dsides@sidesarchdesign.com
www.sidesarchdesign.com

102 WEST TOWNHOMES 8 PLEX

PROJECT #: 24-008
SCALE: 1/8" = 1'-0"
DATE: 5.15.2025
DRAWN BY: DS
CHECKED BY: DS

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SHEET:
A5.1
EXTERIOR ELEVATIONS

CODE ANALYSIS

PROJECT LOCATION:
BENTONVILLE, AR

ZONING:
C-1

CODES:
ALL WORK AND MATERIALS SHALL BE IN FULL ACCORDANCE WITH
THE REQUIREMENTS OF THESE CODES AND ALL APPLICABLE LOCAL ORDINANCES.

BUIDING CODE:
CITY OF BENTONVILLE AMENDMENTS TO THE 2021 ARKANSAS FIRE PREVENTION CODE VOL 1 (FIRE)
2021 ARKANSAS FIRE PREVENTION CODE VOL I (FIRE)
2021 ARKANSAS FIRE PREVENTION CODE VOL II (BUILDING)
2021 ARKANSAS FIRE PREVENTION CODE VOL III (RESIDENTIAL)

PLUMBING CODE:
2018 PLUMBING CODE (APC)

FUEL GAS CODE:
2018 FUEL GAS CODE (AFGC)

MECHANICAL CODE:
2021 MECHANICAL CODE (AMC)

ELECTRICAL CODE:
2020 NATIONAL ELECTRIC CODE (NEC)

OTHER ORDINANCES:
2014 ARKANSAS ENERGY CODE
2017 ICC/ANSI A117.1

FIRE PROTECTION:
REQUIRED - YES
PROPOSED - YES

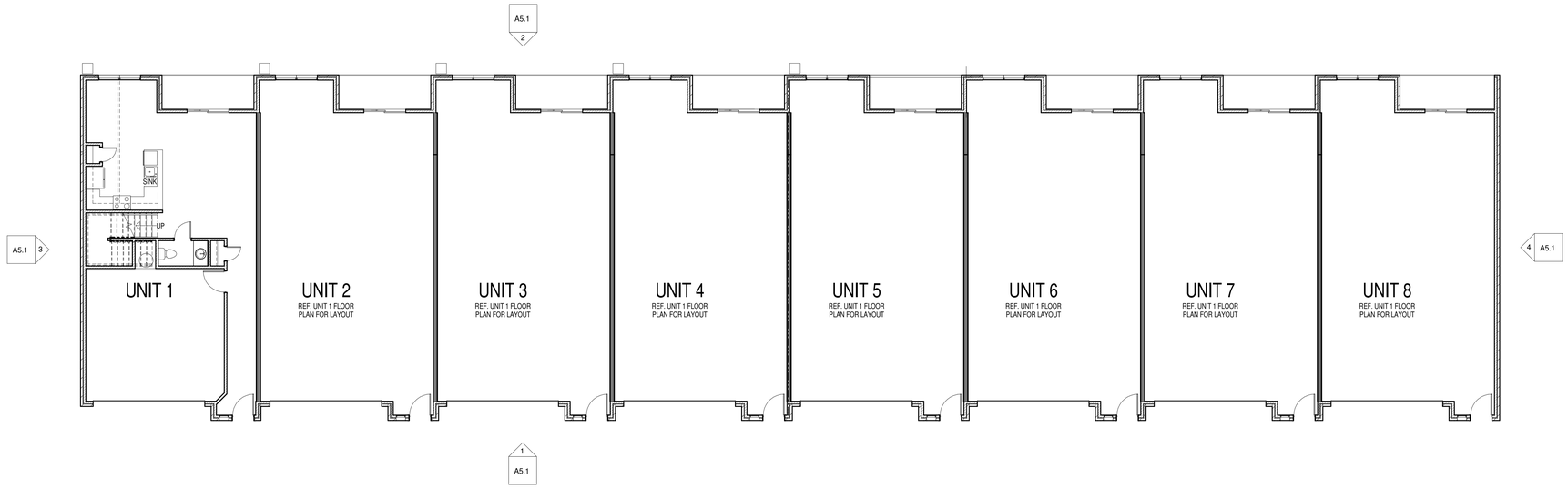
TYPE OF CONSTRUCTION:
VB

BUILDING OCCUPANCY TYPE:
R-2

GENERAL BUILDING HEIGHT & AREA:
ALLOWABLE HEIGHT (FEET) - 60FT
PROPOSED HEIGHT (FEET) - 33FT
ALLOWABLE STORIES (FEET) - 3
PROPOSED STORIES (FEET) - 2
ALLOWABLE AREA PER FLOOR - 6,000 SF

PROPOSED AREA PER FLOOR:

LIVABLE:	
MAIN LEVEL:	699 SF
UPPER LEVEL:	835 SF
TOTAL:	1,534 SF
GARAGE:	424 SF
COVERED PATIO:	65 SF



1 MAIN LEVEL FLOOR PLAN
1/8" = 1'-0"

No.	Description	Date

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102 WEST TOWNHOMES 8 PLEX

PROJECT #:	24-008
SCALE:	1/8" = 1'-0"
DATE:	5.15.2025
DRAWN BY:	DS
CHECKED BY:	DS

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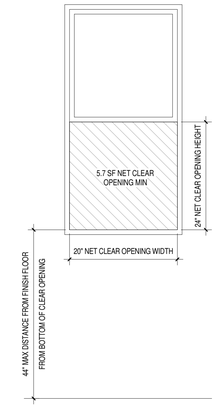
SHEET:

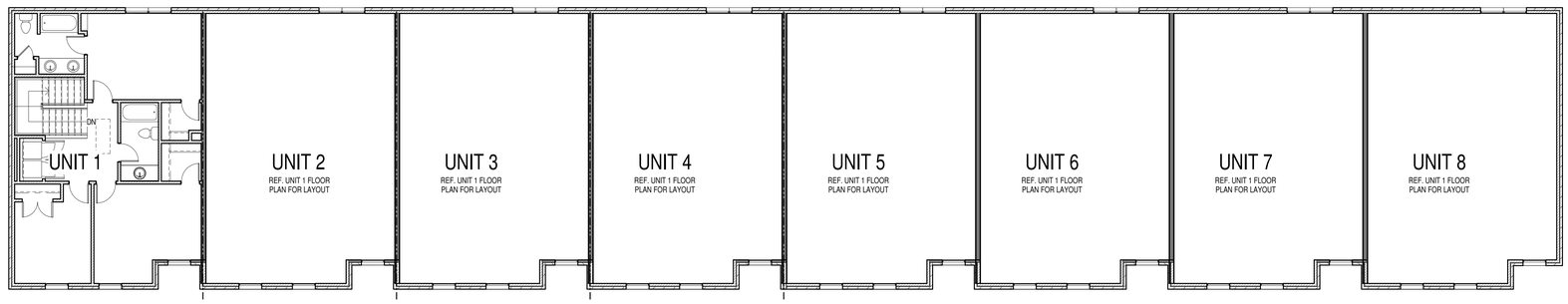
A3.1
ARCHITECTURAL FLOOR PLAN



3'6" WINDOW

Measurement	Actual Dimension	Req. 1st Floor	Req. 2nd Floor
Clear Opening Width:	33.25	≥ 20"	≥ 20"
Clear Opening Height:	32.655	≥ 24"	≥ 24"
Clear Opening Sq. Ft.:	7.54	≥ 5.0 sq. ft.	≥ 5.7 sq. ft.
Vent Area Sq. Ft.:	7.54	N.A.	N.A.
Daylight Opening Sq. Ft.	14.176	N.A.	N.A.

2 EGRESS WINDOW DETAIL
3/4" = 1'-0"



1 UPPER LEVEL FLOOR PLAN
1/8" = 1'-0"

No.	Description	Date

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102 WEST TOWNHOMES 8 PLEX

PROJECT #:	24-008
SCALE:	As indicated
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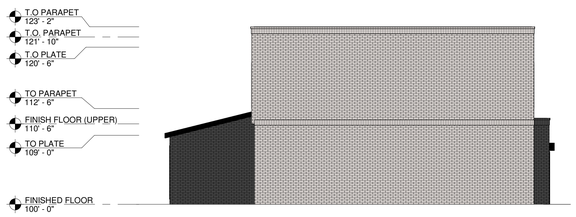
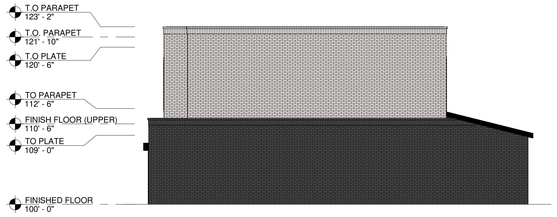
SHEET:
A3.2
ARCHITECTURAL FLOOR PLAN

5 FRONT PERSPECTIVE



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

BR-1 86% BR-2 14% W-1 0%
FCB-1 0% ST-1 0%
100% PRIMARY; 0% SECONDARY



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

BR-1 67% BR-2 12% W-1 13%
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BR- 1 BRICK MATERIAL: BRICK VENEER COLOR: SILVERCREEK MNF: ACME BRICK	**ST-1 CULTURED STONE VENEER** MATERIAL: CULTURED STONE VENEER COLOR: 6" SPLIT LIMESTONE MNF: CORONADO STONE
BR- 2 BRICK MATERIAL: BRICK VENEER COLOR: BLACK HILLS VELOUR MNF: GLEN GERY BRICK	**F-1 DOWNSPOUT & GUTTER** MATERIAL: ALUM COLOR: BLACK MNF: TBD
FCP- 1 FIBER CEMENT PANEL MATERIAL: FIBER CEMENT PANEL COLOR: LAP SIDING; PAINT SW MINERAL DEPOSIT MNF: TBD	**W-1 WINDOW** MATERIAL: VINYL COLOR: BLACK MNF: TBD

No.	Description	Date

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dsides@sidesarchdesign.com
www.sidesarchdesign.com

102 WEST TOWNHOMES 3 PLEX

PROJECT #:	24-008
SCALE:	1/8" = 1'-0"
DATE:	5.15.2025
DRAWN BY:	DS
CHECKED BY:	DS

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SHEET:

A5.1
EXTERIOR ELEVATIONS

CODE ANALYSIS

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BENTONVILLE, AR

ZONING:
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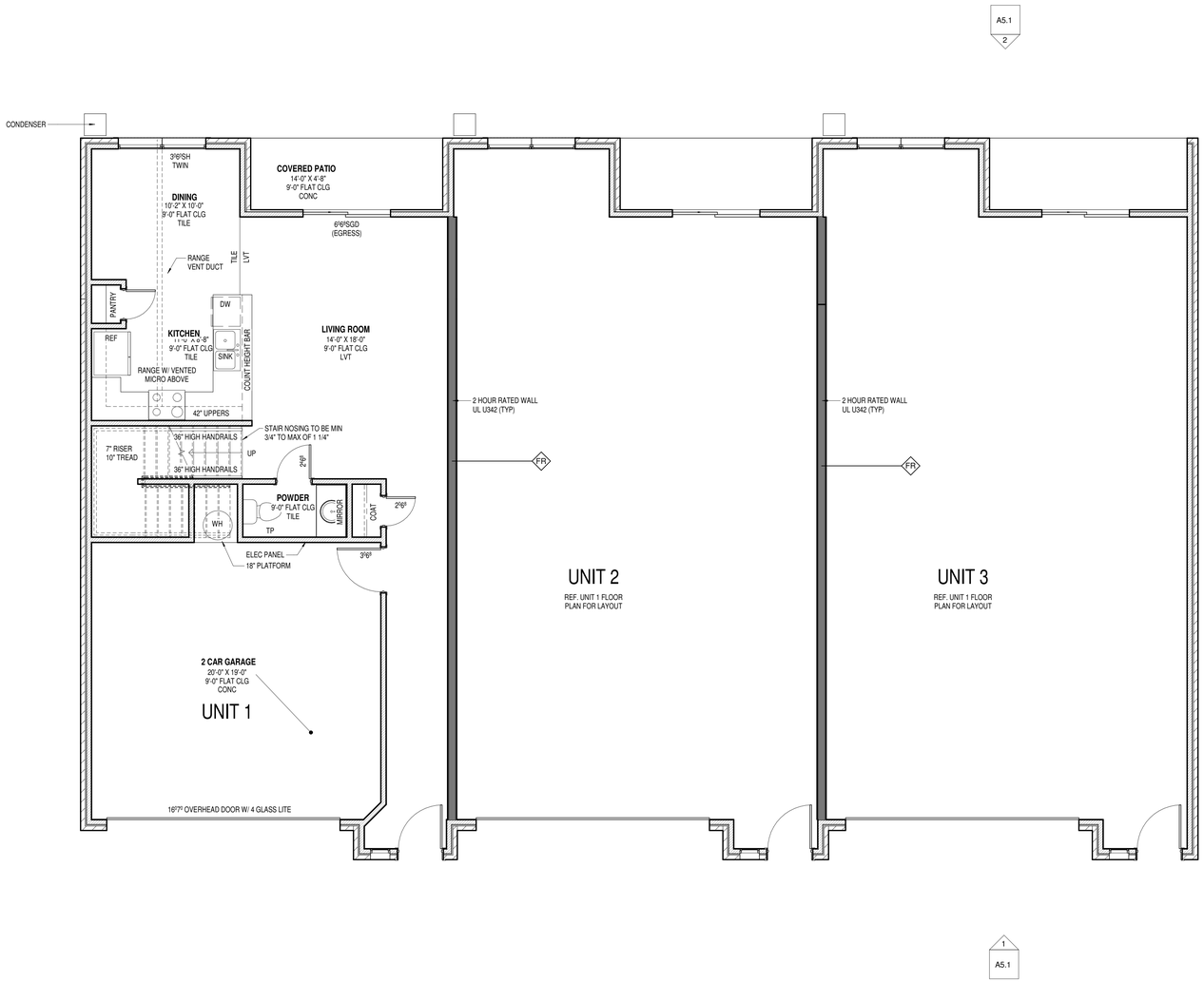

1 MAIN LEVEL FLOOR PLAN
1/4" = 1'-0"

No.	Description	Date

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102 WEST TOWNHOMES 3 PLEX

PROJECT #:	24-008
SCALE:	1/4" = 1'-0"
DATE:	5.15.2025
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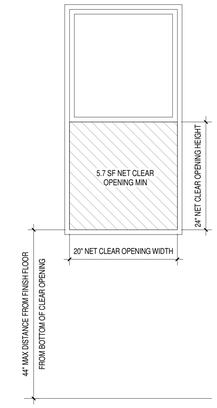
SHEET:

A3.1
ARCHITECTURAL
FLOOR PLAN



3'6" WINDOW

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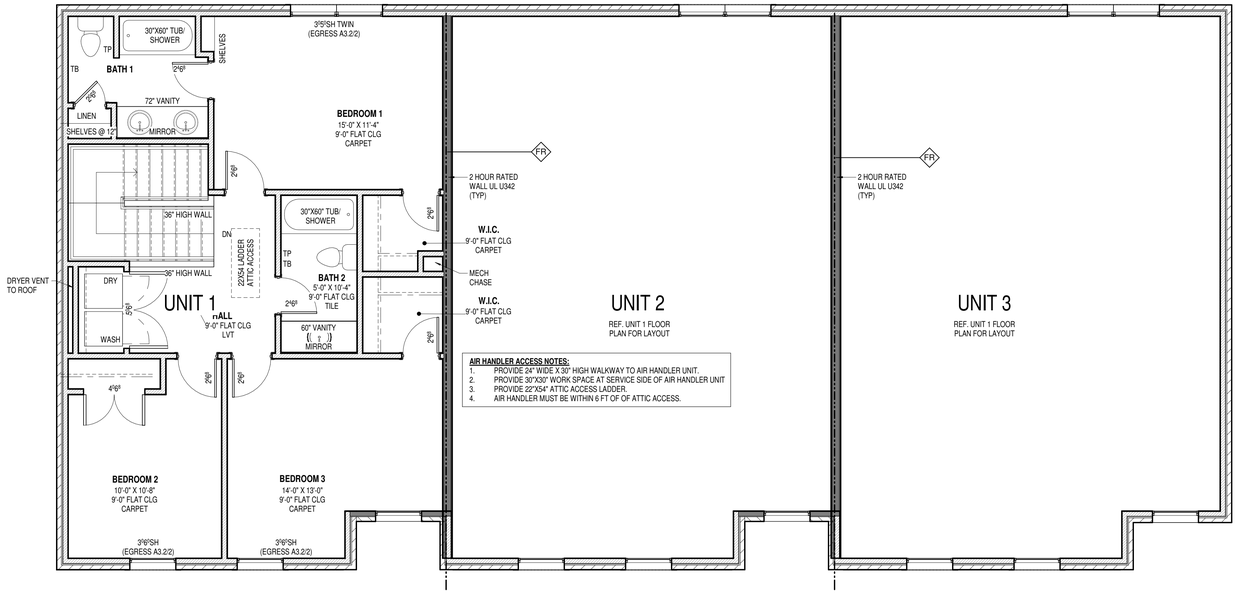

AIR HANDLER ACCESS NOTES:
1. PROVIDE 24" WIDE X 30" HIGH WALKWAY TO AIR HANDLER UNIT.
2. PROVIDE 30"X30" WORK SPACE AT SERVICE SIDE OF AIR HANDLER UNIT
3. PROVIDE 22"X54" ATTIC ACCESS LADDER.
4. AIR HANDLER MUST BE WITHIN 6 FT OF OF ATTIC ACCESS.

1 UPPER LEVEL FLOOR PLAN
1/4" = 1'-0"

No.	Description	Date

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SHEET:
A3.2
ARCHITECTURAL FLOOR PLAN