



**BOARD OF ADJUSTMENT
AGENDA
May 29, 2019**

I. Call to Order

II. Approval of Minutes

III. New Business:

1. Texzar Properties, LLC

SW Regional Airport Blvd. & SW Morningstar Road ([VAR19-0012](#))

- Side Setback

Variance*

IV. Other Business

V. Adjournment

Board of Adjustment
Minutes
May 29, 2019

Meeting called to order by Sam Pearson, Vice Chairman

Present: Rustin Chrisco, Joe Haynie, and Sam Pearson
Absent: Jan Holland and Rick Rogers
Staff: Tyler Overstreet and Ali Worley

Motion by Mr. Haynie, seconded by Mr. Chrisco to approve the minutes of May 8, 2019 as written.
Approved 3-0

New Business

Item #1

LaRose Fields, LLC, Variance Request for 1401 SE Eagle Way, Sign Setback, VAR19-0011

Ali Worley reads the staff report.

Mr. Pearson informs the applicant that they must receive 3 yes votes to be approved.

Opened public hearing

No public comments

Closed public hearing

Daniel Pattillo, representative of Diamond Wash and LaRose Fields, LLC, explains the request to the Board.

There is some discussion amongst the applicant, Board, and staff. Mr. Pearson speaks on his concern of being right on the property line. Mr. Overstreet informs him that it would not interfere.

Approved 3-0

Other Business

Mr. Overstreet informed the Board that the ordinance amendment to allow 8-foot fences in DE, Downtown Edge and DC, Downtown Core zoning districts will go before the Planning Commission on June 18th.

Motion by Mr. Haynie, seconded by Mr. Chrisco to adjourn.

Meeting adjourned

Ali Worley

*A copy of this recording can be obtained from the Bentonville Planning Department.

BOA STAFF REPORT

VAR19-0012, Texzar Properties, LLC, Side Exterior Setback

TO: Bentonville Board of Adjustment Members
THRU: Ellen Norvell, Community Development Director
FROM: Tyler Overstreet, Senior Planner
BOA DATE: June 12, 2019

GENERAL INFORMATION:

Representative: Dirk Thibodaux, Gray Rock, LLC

Applicant: Texzar Properties, LLC

Location: SW Regional Airport Blvd. & SW Morningstar Road

Existing Zoning: R-O, Residential Office

Existing Land Use: Vacant Land, Pending Large Scale Development (LSD19-0016)

REQUEST: Variance(s)

Front Yard Fence Location Variance		
	Regulation	Request
Article 401, Section 401.07.d.1, Side Exterior Setback	The Side Exterior Setback for Office uses without parking in the front shall be 20-feet.	Request of: 10-feet Variance of : 10-feet

SURROUNDING ZONING:

Direction	Zoning
North	PUD, Planned Unit Development
South	R-1, Single-Family Residential
East	A-1, Agricultural
West	R-O, Residential Office

BACKGROUND:

The applicant has submitted a variance request to the side exterior setback requirements for a proposed office building in an R-O zoning districts adjacent to Southwest Morningstar Road. The applicant is requesting that a future, 4,000 square foot office building be permitted a 10-foot setback as opposed to the 20-feet required by ordinance. Because Southwest Morningstar Road is classified as an arterial on the City's Master Street Plan, it requires a right-of-way width of 45-feet from centerline. The applicant is required to dedicate an additional 15-feet of right-

of-way. According to the applicant's narrative, this dedication makes their current development configuration impossible to achieve with a 20-foot exterior side setback.

For additional information, please reference the attached documents.

PUBLIC COMMENT:

Staff has **NOT** received public comment regarding this request.

CONDITIONS OF APPROVAL:

If approved, the following condition(s) shall apply:

1. The approved variance shall be for the proposed site layout only as provided by the applicant within this application.
2. All right-of-way dedications shall be made via separate document or final plat and their instrument number provided.
3. The applicant shall obtain an approved Large Scale Development application and Building Permit prior to constructing any structures on the site.



GRAY ROCK, LLC.
Civil Engineering and Landscape Architecture
5204 Village Parkway, Suite 11
Rogers, AR 72758 479.250.9131

May 30, 2019

City of Bentonville Planning Services
305 SW "A" Street
Bentonville, AR
479-271-3122
Attn.: Tyler Overstreet

Re: Cornerstone Variance Request

Mr. Overstreet,

Please accept this letter requesting a variance from:

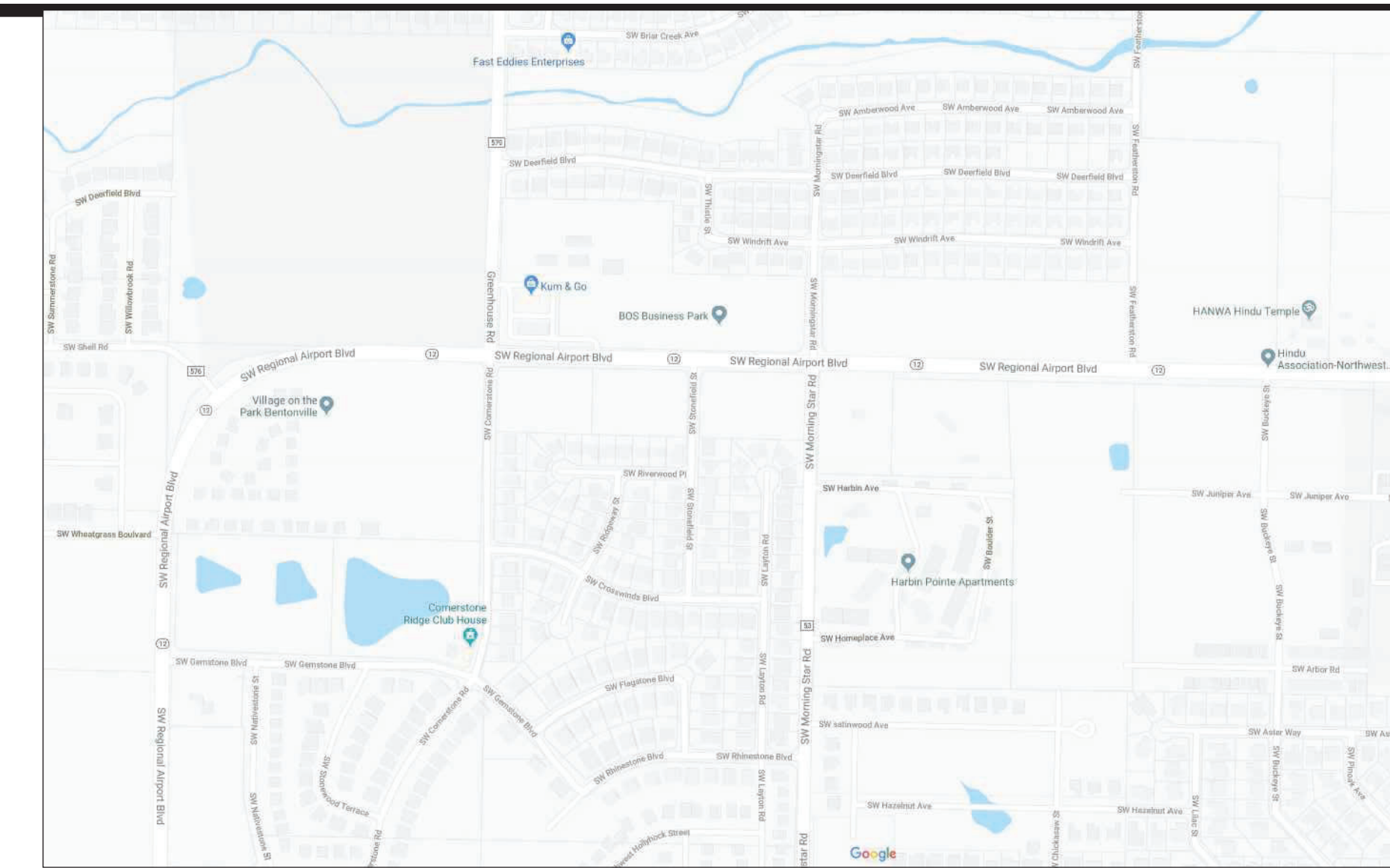
1. Art. 401(d)(1) side setback requirement.
We are requesting a variance to the exterior side setback along SW Morningstar Road to be 10' rather than the 20' requirement. The reason for the request is that SW Morningstar is listed as an arterial road with a right-of-way of 45' from centerline. The current ROW is 30' from centerline. The owner is willing to dedicate the ROW, but the subsequent side setback causes conflict with the proposed building configuration on the lot. The reduction in the exterior side setback will allow the owner to dedicate the requested ROW and still allow for his proposed development with no known negative consequences.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'M. Dirk Thibodaux'. The signature is fluid and cursive, with a long horizontal flourish at the end.

M. Dirk Thibodaux, ASLA, PLA
Gray Rock, LLC

LARGE SCALE DEVELOPMENT PLANS FOR: Cornerstone Plaza SW Regional Airport Blvd. Bentonville, AR



VICINITY MAP
NOT TO SCALE

GOVERNING AGENCIES

1. INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS AND FIELD CONDITIONS WHEN POSSIBLE, BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF TRENCHING IF THE CLEARANCES ARE LESS THAN SPECIFIED ON THE PLANS OR 18", WHICHEVER IS LESS, CONTACT GRAY ROCK, LLC. AT 479-250-9131 PRIOR TO PROCEEDING WITH CONSTRUCTION.
2. THE CONTRACTOR SHALL INCLUDE IN HIS CONTRACT PRICE THE REMOVAL AND DISPOSAL OF ANY EXCESS TOPSOIL WHICH HE DETERMINES IS NOT REQUIRED TO PERFORM THE FINAL GRADING AND LANDSCAPING OPERATIONS.
3. THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL REQUIRED/NECESSARY SHEETING, SHORING, BRACING, AND SPECIAL EXCAVATION MEASURES REQUIRED ON THE PROJECT TO MEET OSHA, FEDERAL, STATE, AND LOCAL REGULATIONS PURSUANT TO THE INSTALLATION OF THE WORK INDICATED ON THE DRAWINGS. THE OWNER AND GRAY ROCK, LLC, ACCEPT NO RESPONSIBILITY FOR THE DESIGN TO INSTALL SAID ITEMS.
4. CALL BEFORE YOU DIG AT 1-800-482-8998.
5. THE CONTRACTOR SHALL INCLUDE IN THE CONTRACT PRICE DAILY RECORD KEEPING OF THE AS-BUILT CONDITION OF ALL OF THE UNDERGROUND UTILITIES AND CONSTRUCTION STAKING ASSOCIATED WITH THE PROJECT.
6. THE LAND DISTURBANCE PERMIT MUST BE KEPT ON THE WORK SITE AND SHOWN UPON REQUEST.
7. THE CONTRACTOR SHALL INCLUDE IN THE CONTRACT PRICE ANY DE-WATERING IF NECESSARY TO CONSTRUCT THE PROJECT AS SHOWN ON THE PLANS.
8. THE CONTRACTOR SHALL INCLUDE IN THE CONTRACT PRICE, ANY AND ALL COST ASSOCIATED WITH PROVIDING A PROFESSIONAL ENGINEER ON SITE IF THE CONTRACTOR DOES NOT ADEQUATELY HANDLE STORM WATER MANAGEMENT FACILITIES AND A PROFESSIONAL ENGINEER IS REQUIRED, BY A GOVERNING AGENCY DURING THE CONSTRUCTION OF SAID FACILITIES.
9. THE OWNER IS RESPONSIBLE FOR THE ACQUISITION OF ALL EASEMENTS, AND/OR RIGHTS-OF-WAY THAT MAY BE REQUIRED FOR THE SEDIMENT AND EROSION CONTROL PRACTICES AND FOR DIVERTING STORM WATER ONTO OR ACROSS ADJACENT OR DOWNSTREAM PROPERTIES. HE IS ALSO RESPONSIBLE FOR THE ACQUISITION OF ALL EASEMENTS, AND/OR RIGHTS-OF-WAY THAT MAY BE REQUIRED FOR GRADING AND/OR WORK ON ADJACENT PROPERTIES INCLUDED IN THIS PLAN.
10. THE OWNER IS RESPONSIBLE FOR THE ACQUISITION OF ALL EASEMENTS AND/OR RIGHTS-OF-WAY THAT MAY BE REQUIRED FOR PUBLIC WATER MAIN AND SANITARY SEWER MAIN INSTALLATION/REPAIR.
11. SEDIMENT CONTROL MEASURES MUST BE INSPECTED AND MAINTAINED REGULARLY TO INSURE THAT THE INTENDED PURPOSES ARE ACCOMPLISHED.
12. ALL SITE WORK AND CONSTRUCTION FOR THIS PROJECT SHALL BE IN CONFORMANCE WITH THE CITY OF BENTONVILLE REGULATIONS.
13. ALL PAVEMENT STRIPING AND SIGNAGE SHALL CONFORM TO MUTCD STANDARDS AND THE DETAILS PROVIDED.
14. THE CONTRACTOR SHALL SPOIL ANY EXCESS TOPSOIL LOCATED ON THE SITE THAT IS NOT REQUIRED TO PERFORM LANDSCAPE OPERATIONS. IF SUFFICIENT TOPSOIL IS NOT PRESENT ON SITE, THE CONTRACTOR SHALL IMPORT TOPSOIL TO THE SITE IN ORDER TO COMPLETE THE LANDSCAPE OPERATIONS. THE CONTRACTOR SHALL PERFORM A SOIL TEST ON THE EXISTING AND IMPORTED TOPSOIL AND APPLY LIME AND FERTILIZER AS RECOMMENDED BY THE TESTING AGENCY.
15. CONTRACTOR SHALL FIELD VERIFY DEPTHS AND SIZES OF EXISTING UTILITIES TO BE CROSSED PRIOR TO LAYING NEW LINES. CONTRACTOR SHALL NOT SUBMIT CLAIM FOR EXTRA WORK PERFORMED FOR LAYING NEW LINES THAT CONFLICT WITH EXISTING UTILITIES WHICH WERE NOT VERIFIED PRIOR TO BEGINNING NEW WORK. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY POTENTIAL CONFLICTS EXPOSED PRIOR TO LAYING NEW LINES.
16. ALL CURB/ACCESSIBLE RAMP DESIGNS SHALL CONFORM TO ADA STANDARDS OR THE CITY OF BENTONVILLE STANDARDS, WHICHEVER IS MORE RESTRICTIVE.
17. THE OWNER/DEVELOPER WILL BE RESPONSIBLE FOR OBTAINING ALL NPDES PERMITS AND FOR THE IMPLEMENTATION OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) TO MEET THE NPDES STORM WATER DISCHARGE PERMIT REQUIREMENTS AND SPECIFICATIONS. THE OWNER SHALL ALSO BE FULLY RESPONSIBLE FOR ANY PENALTIES FROM THE LOCAL, STATE, OR FEDERAL AUTHORITIES AS A DIRECT OR INDIRECT RESULT OF THE IMPROPER OR INADEQUATE IMPLEMENTATION OF THE SWPPP.
18. ALL WELLS SYSTEMS (IF ANY) SHALL BE LOCATED AND ABANDONED BY A STATE-LICENSED AND BONDED DRILLER ACCORDING TO LOCAL, STATE, AND FEDERAL REQUIREMENTS.
19. THE CONTRACTOR IS RESPONSIBLE FOR ALL MATERIAL AND LABOR ASSOCIATED WITH THE TESTING OF THE WATER AND SEWER LINES REQUIRED BY BENTONVILLE WATER UTILITIES.
20. DESIGN PLANS SHALL NOT BE CONSIDERED CONSTRUCTION/BID DOCUMENTS UNTIL APPROVAL IS OBTAINED FROM ALL APPLICABLE LOCAL AND STATE GOVERNING AGENCIES.
21. A BENTONVILLE ROAD OR AHTD PERMIT IS REQUIRED FOR ALL WORK WITHIN THE RIGHT-OF-WAY.
22. ALL WATER LINE AND SEWER LINE INSTALLATION SHALL CONFORM TO THE STANDARDS AND DETAILS OF BENTONVILLE WATER UTILITIES AND ARKANSAS HEALTH DEPARTMENT SPECIFICATIONS.
23. 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.
24. 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.
25. THE ENGINEER OF RECORD MUST CERTIFY THE SITE AND THE PROJECT MUST PASS A DEVELOPMENT FINAL SITE INSPECTION BEFORE REQUESTING A BUILDING FINAL INSPECTION.

CITY OF BENTONVILLE PLANNING SERVICES
305 SW "A" STREET
BENTONVILLE, AR 72712
CONTACT: TROY GALLOWAY
(479) 271-3122

CITY OF BENTONVILLE STREET DEPT.
501 SE 3RD STREET
BENTONVILLE, AR 72712
CONTACT: TONY DAVIS
(479) 271-3130

STORMWATER
305 SW "A" STREET
BENTONVILLE, AR 72712
CONTACT: JANET PAITH
(479) 271-5002
JPAITH@BENTONVILLEAR.COM

UTILITY AGENCIES

GAS COMPANY
BLACK HILLS ENERGY
1255 N. 13th STREET
ROGERS, AR 72756
CONTACT: JOSE CONTRERAS
(479) 877-0428

TELEPHONE COMPANY
AT&T
627 WHITE ROAD
SPRINGDALE, AR 72766
CONTACT: SCOTT SEAMAN
(479) 442-1967
OR LAYNE RHODES
(479) 442-1977
LR159@ATT.COM

ELECTRIC COMPANY
BENTONVILLE ELECTRIC DEPARTMENT
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
CONTACT: CHARLIE BARNES
(479) 271-3159

CITY OF BENTONVILLE FIRE DEPARTMENT
800 SW "A" STREET
BENTONVILLE, AR 72756
CONTACT: BRENT BOYDSTON
(479) 271-5927

CITY ENGINEER
305 SW "A" STREET
BENTONVILLE, AR 72712
CONTACT: BEN PETERS
(479) 271-3168

AHTD
P.O. BOX 610
HARRISON, AR 72802
CONTACT: DOUG MEARS
(870) 416-2961

CABLE COMPANY
COX COMMUNICATIONS
4901 S. 48TH ST.
SPRINGDALE, AR 72762
CONTACT: STEVEN THOMPSON
(479) 871-2430
STEVEN.THOMPSON@COX.NET

WATER
BENTONVILLE WATER DEPARTMENT
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
CONTACT: PRESTON NEWBILL
(479) 271-3140

WASTEWATER
BENTONVILLE WASTEWATER DEPARTMENT
1901 NE "A" STREET
BENTONVILLE, AR 72712
CONTACT: MIKE ROBERTS
(479) 271-3160

ZONING - R-O

BUILDING SETBACK TABLE:

FRONT YARD: 20 FEET (W/O PARKING IN FRONT)
SIDE YARD: 20 FEET (W/O PARKING IN FRONT)
REAR YARD: 25 FEET

PROPERTY DESCRIPTION (FROM SURVEY):

LEGAL DESCRIPTION:

LOT 129 OF CORNERSTONE RIDGE SUBDIVISION (PHASE 1), CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON ATLAS PAGE 483 OF THE BENTON COUNTY RECORDS.

FLOOD CERTIFICATION:

I CERTIFY THAT I HAVE EXAMINED THE F.I.A. OFFICIAL FLOOD INSURANCE HAZARD RATE MAP PANEL NO. 05007C0235K (EFFECTIVE DATE JUNE 5, 2012) AND FOUND THE DESCRIBED PROPERTY HEREON LIES IN ZONE "X", AN AREA HAVING NO SPECIAL FLOOD HAZARDS.

DRAWING LIST

COVER SHEET	C0.0
SURVEY	S1.0
SITE PLAN	C1.0
GRADING PLAN	C2.0
EROSION CONTROL PLAN	C3.0
UTILITY PLAN	C4.0
LANDSCAPE PLAN	C5.0
DETAIL SHEETS	C6.1 - C6.2

OWNER/DEVELOPER:

AJAY CHATLANI
TEXAR PROPERTIES
2 WEST COLONIAL DRIVE
ROGERS, AR 72758
(479) 263-3727

ARCHITECT

CHARLES J HENRY IV, AIA
HENRY ARCHITECTURE
1722 N COLLEGE AVE, STE C-BOX 153
FAYETTEVILLE, AR 72703
(479) 530-9693

SURVEYOR:

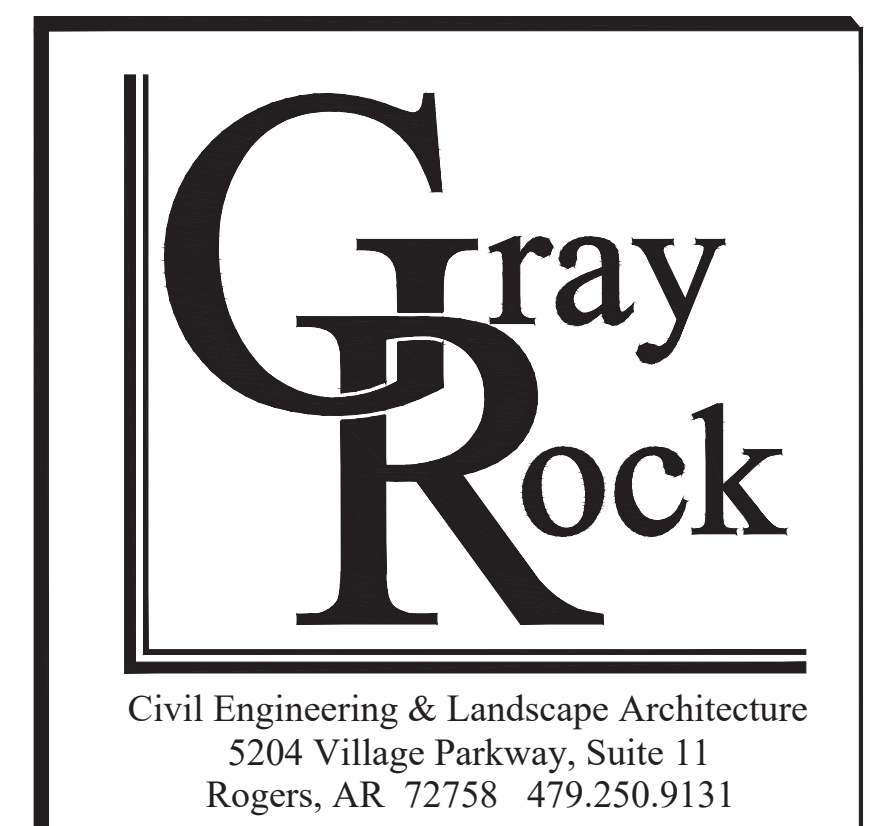
CRAFTON TULL, INC.
901 N 47TH ST, STE 200
ROGERS, AR 72756
(479) 636-4838

PRELIMINARY
NOT FOR
CONSTRUCTION



*** CAUTION ***

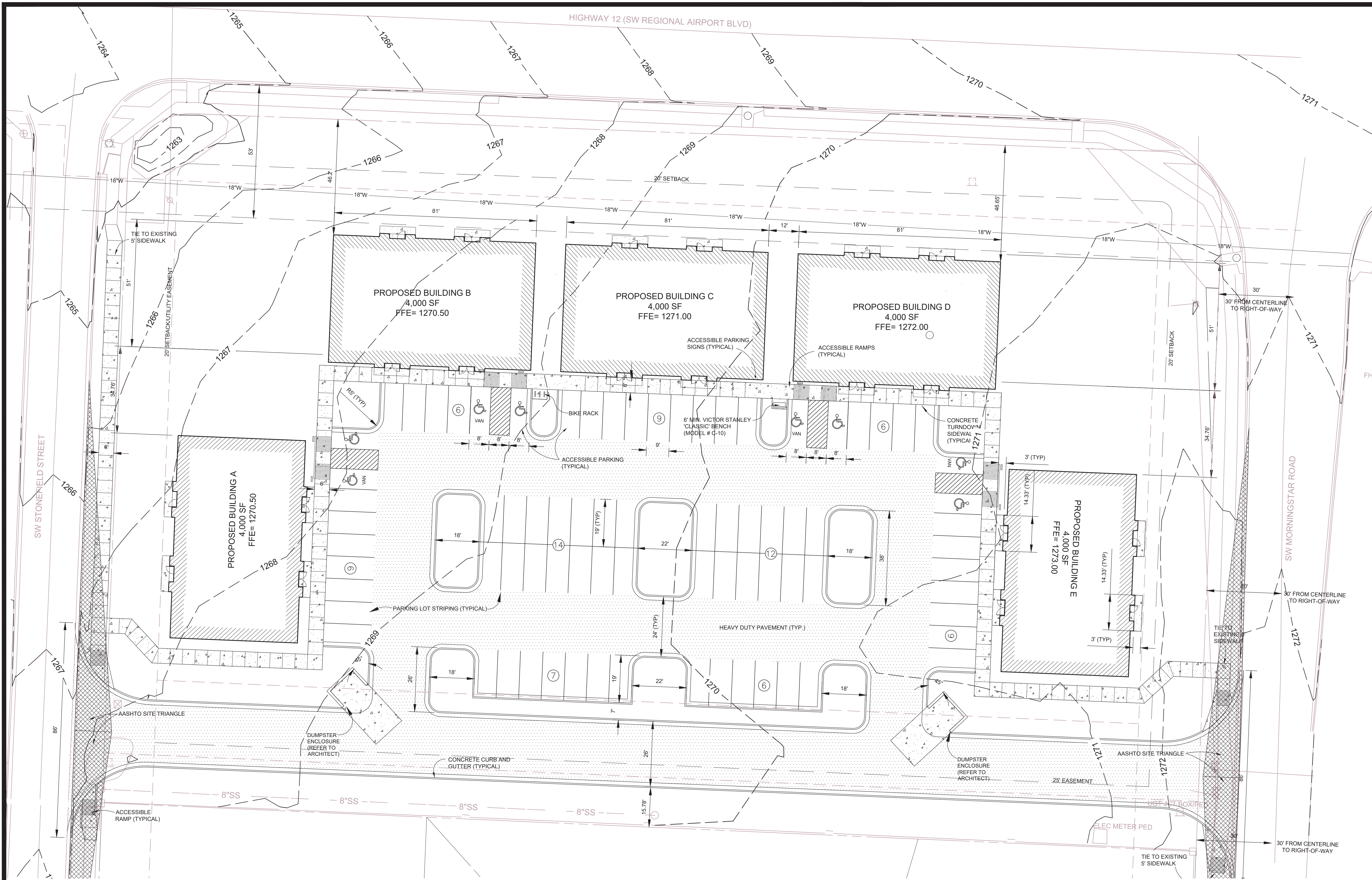
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE, THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.



C0.0

Revised May 1, 2019

LSD19-0016



EXISTING LEGEND

- C.O.E. MONUMENT
- ∅ FIBER OPTICS SIGN
- ⊕ FIRE HYDRANT
- ⊙ GAS VALVE
- ⊙ GAS REGULATOR
- ⊙ POWER POLE
- ⊙ SANITARY SEWER MANHOLE
- ⊙ SET 1/2" IRON REBAR
- ⊙ STORM DRAIN MANHOLE
- ⊙ TELEPHONE PEDESTAL
- ⊙ WATER VALVE
- CENTERLINE ROAD
- - - RIGHT-OF-WAY LINE
- - - WIRE R/W FENCE
- - - EASEMENT LINE
- - - BUILDING SETBACK LINE
- - - OVERHEAD ELECTRIC LINE
- - - PROPERTY LINE

PROPOSED LEGEND

- HEAVY DUTY ASPHALT PAVING
- CONCRETE PAVING
- SIGN, TYPE AS NOTED ON PLAN
- CONCRETE CURB & GUTTER
- PROPOSED PARKING SPACES
- VAN ACCESSIBLE PARKING STALL
- ADA ACCESSIBLE RAMP

ZONING - R-O

FRONT SETBACK (W/O PARKING IN FRONT): 20 FEET
 SIDE SETBACK (W/O PARKING IN FRONT): 20 FEET
 REAR SETBACK: 25 FEET
 MAXIMUM BUILDING HEIGHT: 40 FEET
 MAXIMUM LOT COVERAGE: 66%

PARKING REQUIREMENTS:

REQUIRED: 1 SPACE PER 300 SF NET FLOOR AREA
BLDG SF: 4000 SF X 5 BLDGS = 20,000 SF
 20,000 SF / 300 = 67 SPACES
REQUIRED TOTAL: 67 SPACES
PROVIDED: 78 SPACES
ACCESSIBLE: 5 REQUIRED, 8 PROVIDED (4 VAN ACCESSIBLE)

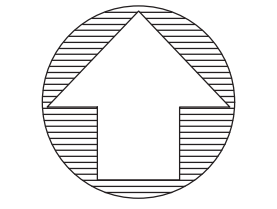
SITE NOTES:

1. SIGN INSTALLATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNLESS OTHERWISE SPECIFIED BY THE CITY OF BENTONVILLE. SIGNAGE SHALL MEET CURRENT REFLECTIVITY SPECIFICATIONS. ALL SIGNAGE SHALL CONFORM TO THE LATEST MUTCD REQUIREMENTS.
2. CONTRACTOR IS RESPONSIBLE FOR STRIPING INSTALLATION. ALL PAVEMENT ARROWS, STOP BARS, CROSS HATCHING, CROSSWALKS, STRIPING, AND OTHER PAVEMENT MARKINGS SHALL BE THERMOPLASTIC UNLESS OTHERWISE INSTRUCTED IN THE PROJECT SPECIFICATIONS.
3. ALL CONCRETE AND ASPHALT PAVEMENT, CURB AND GUTTER, AGGREGATE BASE, ETC. SHALL BE IN ACCORDANCE WITH THE DETAIL SHEETS AND THE CITY OF BENTONVILLE STANDARDS AND SPECIFICATIONS. ANY CHANGES MUST BE APPROVED BY THE ARCHITECT, THE OWNER, AND THE ENGINEER.
4. ALL SAW CUT EDGES SHALL BE A CLEAN EDGE. WIDTH OF ASPHALT / CURB REMOVAL MAY VARY. SEE PLANS. DISPOSE OF ALL REMOVED ASPHALT / CURB IN ACCORDANCE WITH LOCAL AND STATE REQUIREMENTS FOR DISPOSAL.
5. ALL DIMENSIONS ARE TO CENTER OF STRIPE, EDGE OF PAVEMENT, FACE OF BUILDING, OR FACE OF CURB UNLESS OTHERWISE SPECIFIED.
6. ALL OFF-SITE EASEMENTS (PERMANENT AND TEMPORARY), IF ANY, ARE THE RESPONSIBILITY OF THE OWNER TO OBTAIN.
7. ALL WORK IN AHTD RIGHT-OF-WAY SHALL MEET AHTD STANDARDS AND SPECIFICATIONS.
9. ALL WORK IN CITY STREET RIGHT-OF-WAY SHALL MEET CITY OF BENTONVILLE STANDARDS AND SPECIFICATIONS
10. ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) SHALL BE SCREENED WITH MATERIALS SIMILAR TO THE BUILDING.
11. ALL SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
12. NOTHING SHALL BE PLACED OR PERMITTED BETWEEN 30" AND 60" IN HEIGHT IN THE SHADED SIGHT TRIANGLE AREAS.
13. NO NEW SITE LIGHTING IS PROPOSED. ANY NEW LIGHTING WILL REQUIRE THAT IT BE CUT-OFF OR B-U-G (WITH A U RATING OF 0) AND APPROVED BY THE PLANNING DEPARTMENT.
14. THE DUMPSTER ENCLOSURE SHALL BE CONSTRUCTED WITH SIMILAR MATERIALS AS THE BUILDING. SEE DETAIL.

GENERAL NOTES:

1. REMOVE ALL VEGETATION AND TOPSOIL FROM PROPOSED AREAS TO BE DISTURBED AND STORE FOR LATER USE. REGRADE AND FURNISH ADDITIONAL TOPSOIL AS REQUIRED. SEED AND STRAW ALL AREAS DISTURBED BY CONSTRUCTION, UNLESS IDENTIFIED TO BE SOD.
2. CONTRACTOR TO MAINTAIN EXISTING DRAINAGE PATTERN DURING CONSTRUCTION.
3. GENERAL CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS, GRADES, AND DIMENSIONS ON SITE AND IMMEDIATELY REPORT ALL MAJOR DISCREPANCIES (IF ANY) TO THE ARCHITECT.
4. CONTRACTOR IS RESPONSIBLE TO PROTECT ALL EXISTING ITEMS TO REMAIN. ANY DAMAGE TO SAID ITEMS SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
5. ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF BENTONVILLE REGULATIONS.
6. ALL COSTS ASSOCIATED WITH UTILITY CONNECTIONS (IF ANY) SHALL BE INCLUDED IN BASE BID. CONTRACTOR TO COORDINATE WITH LOCAL UTILITY COMPANIES.
7. REFER TO PROJECT DETAIL SHEETS FOR ASPHALT PAVEMENT SECTIONS, CONCRETE PAVEMENT SECTIONS, AND SIDEWALK DETAILS.
8. ALL SIGNAGE, PAVEMENT MARKINGS, AND STRIPING SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS AND REGULATIONS.
9. ALL CURB/ACCESSIBLE RAMP DESIGNS SHALL CONFORM TO ADA STANDARDS OR THE CITY OF BENTONVILLE STANDARDS, WHICHEVER IS MORE RESTRICTIVE.
10. CONTRACTOR MUST OBTAIN APPROVAL FROM THE CITY OF BENTONVILLE STREET DEPARTMENT PRIOR TO PERFORMING ANY STREET CUTS.
11. SLOPE FINISH GRADES, SIDEWALKS, AND PAVING AWAY FROM BUILDING FOR POSITIVE DRAINAGE.
12. ALL PARKING SPACES INDICATED AS ACCESSIBLE SPACES SHALL RECEIVE ACCESSIBLE PAVEMENT MARKINGS, AND SHALL BE IN ACCORDANCE WITH ADA STANDARDS OR THE CITY OF BENTONVILLE REGULATIONS, WHICHEVER IS MORE RESTRICTIVE. REFER TO DETAIL SHEETS.

NO CHANGE MAY BE MADE TO THESE APPROVED PLANS WITHOUT PRIOR WRITTEN APPROVAL BY THE CITY OF BENTONVILLE



0 20' 40'
 SCALE 1" = 20 FEET

**PRELIMINARY
NOT FOR
CONSTRUCTION**

THESE PLANS ARE NOT
CONSIDERED FINAL UNLESS
SIGNED BELOW BY THE CIVIL
ENGINEER

CIVIL ENGINEER

NO.	DATE	REVISION

CORNERSTONE PLAZA
 SW REGIONAL AIRPORT BLVD
 BENTONVILLE, AR

GRAY ROCK, LLC.
 5204 Village Parkway, Suite 111
 Rogers, Arkansas 72758
 www.grayrockconsulting.com
 479.230.9131 office
 800.887.7665 fax



PROJECT NO. 18-215 SCALE 1"=20'
 DATE: May 1, 2019
SITE PLAN
 SHEET NO. C1.0

LSD19-0016