***Note* – Some of the members of the Planning Commission, as well as City staff members, may attend this meeting virtually. For public health reasons, those who attend in person should consider personal hygiene, the use of facial coverings, and social distancing.**

Planning Commission
Tech Review Agenda
May 10, 2022

Registration Link: https://us06web.zoom.us/webinar/register/WN_KvtJo076T2CyaSxEW2qUtg

I. Call to Order
II. Old Business

1. Old Town Cleaners **Large-Scale Development**
308 N. Walton Boulevard *(LSD22-0012)*

- The subject property is +/- 0.69 acres and is currently zoned C-2, General Commercial.
- A large-scale development proposing an expansion of a dry cleaner building.
- 17 parking spaces are required. 17 parking spaces are provided.
- Sidewalks, landscaping, grading/drainage, and site amenities are in accordance with the requirements of the Land Development Code.
- Access to the project will be achieved through a curb cut onto N Walton Boulevard.
- Two waivers are requested:
    - A waiver from Section 1100.02(e), joint and cross access, from the requirement to provide a cross access drive studding out at the property line to the north and south of this property.
    - A waiver from Section 1100.21(e) from the requirement to provide a minimum of two primary building materials constituting at least 75 percent of the wall rea. No single primary materials shall constitute less than 25% of the wall area. The applicant is providing 25.1% brick and 44.7% metal totaling 69.8% of the wall area.

III. New Business

1. Ryron, LLC **Future Land Use Map Amendment***
1a. Medium-Density to High Density Residential
404 SE G Street *(RZ22-0024)*

- The subject property is +/- 0.52 acres.
- Adjacent zoning districts are DN-4, Downtown Mixed-Use Residential and R-3, Medium-High Density Multifamily Residential to North, C-2, General Commercial to the South, DN-4, Downtown Mixed-Use Residential and R-ZL, Zero Lot line Residential to the East, and I-2, Heavy Industrial to the West.
- The Future Land Use Plan currently depicts this property as Medium-Density Residential. These areas typically include townhouse or duplex residential properties with a typical density of 8-12 units per acre. These areas are found both near Downtown

and in some recent growth areas. These areas may also include local amenities for residents, including neighborhood parks, places of worship, etc.

- At the time of writing these Tech Review Notes, staff has not received public comment on this item.

1b. Ryron, LLC **Rezoning***
R-3, Medium-High Density Multifamily Residential to DN-4, Downtown Mixed-Use Residential
404 SE G Street *(RZ22-0024)*

- The requested DN-4 district intends to allow for increased neighborhood density and increased local commerce through the development of multi-family housing and mixed-use structures. These areas tend to be located in areas of unique activity due to the surrounding context and resulting levels of activity and housing demand.
- At the time of writing these Tech Review Notes, staff has not received public comment on this item.

2. Wilkinson **Future Land Use Map Amendment ***
2a. Low Density Residential to Downtown Commercial
401 SE C Street *(RZ22-0025)*

- The subject property is +/- 0.17 acres.
- Currently zoned R-1, Low Density Single-Family Residential.
- Adjacent zoning districts are R-1, Low Density Single-Family Residential to the north, south, and west, east and DE, Downtown Edge to the east.
- The Future Land Use Plan currently depicts this property as Medium Density Residential. These areas include townhouse or duplex residential properties with a typical density of 8-12 units per acre. These areas are found both near Downtown and in some recent growth areas. These areas may also include local amenities for residents, including neighborhood parks, places of worship, etc.
- At the time of writing these Tech Review Notes, staff has not received public comment on this item.

2b. R-1, Low Density Single-Family Residential to **Rezoning***
DE, Downtown Edge
401 SE C Street *(RZ22-0025)*

- The requested DE zoning district creates an area of transition between the Downtown Core with its retail emphasis and the lower-density residential neighborhoods on the outskirts of downtown. This is the area of downtown with the greatest potential for infill and redevelopment. The physical form of structures begins to shift from commercial to residential character with flexibility in use, taking on a more service-oriented character for surrounding neighborhoods. Horizontal and vertical mixed-use allows retail, commercial, office, and residential uses on all floors. Live/work housing, personal services, and small offices are strongly evident in this district. Buildings are spaced closely but are separated by setbacks.
- At the time of writing these Tech Review Notes, staff has not received public comment on this item.

3. **John C. McDowell and Dawn V. McDowell** **Rezoning***
R-1, Low Density Single Family Residential to
DN-1, Downtown Low Density Residential
102 NE F Street *(RZ22-0026)*
   - The subject property is +/- 0.17 acres.
   - Adjacent zoning districts are R-1, Low Density Single Family Residential to the north, east, and west and DN-1, Downtown Low Density Residential to the south.
   - The Future Land Use Plan currently depicts this property as Low Density Residential. These areas typically include detached single-family residential properties with a typical density of 3-8 units per acre. While lot size and overall density may vary from one part of the city to another, these areas represent the predominant form of residential development in Bentonville. These areas may also include local amenities for residents, including neighborhood parks, places of worship, etc.
   - This request is consistent with the Future Land Use Map and Zoning District Alignment Policy which states that property in Priority Area 1: Downtown Intensification with a Future Land Use Classification of Low Density Residential should be zoned either DN-1 or PRD.
   - At the time of writing these Tech Review Notes, staff has not received public comment on this item.

4. **McDowell** **Rezoning***
R-1, Low Density Single-Family Residential to
DN-1, Downtown Low Density Residential
707 East Central Avenue *(RZ22-0027)*
   - The subject property is +/- 0.24 acres.
   - Currently zoned R-1, Low Density Single-Family Residential
   - Adjacent zoning districts are R-1, Low Density Single Family Residential to the north, east, and west, and DN-1, Downtown Low Density Residential to the south.
   - The Future Land Use Plan currently depicts this property as Low Density Residential. These areas typically include detached single-family residential properties with a typical density of 3-8 units per acre. While lot size and overall density may vary from one part of the city to another, these areas represent the predominant form of residential development in Bentonville. These areas may also include local amenities for residents, including neighborhood parks, places of worship, etc.
   - This request is consistent with the Future Land Use Map and Zoning District Alignment Policy which states that property in Priority Area 1: Downtown Intensification with a Future Land Use Classification of Low-Density Residential should be zoned either DN-1 or PRD.
   - At the time of writing these Tech Review Notes, staff has not received public comment on this item.

5. **Black Apple Creek, LLC** **Rezoning***
PRD, Planned Residential Development to
DN-1, Downtown Low Density Residential
NW C Street *(RZ22-0029)*
- The subject property is +/- 7.92 acres.
- Adjacent zoning districts are R-1, Low Density Single Family Residential to the north, south, east, and west and DN-2, Downtown Medium Density Residential to the east.
- The Future Land Use Plan currently depicts this property as Medium Density Residential. These areas typically include townhouse or duplex residential properties with a typical density of 8-12 units per acre. These areas are found both near Downtown and in some recent growth areas. These areas may include local amenities for residents, including neighborhood parks, places of worship, etc.
- This request is not consistent with the Future Land Use Map and Zoning District Alignment Policy which states that property in Priority Area 1: Downtown Intensification with a Future Land Use Classification of Medium Density Residential should be zoned either DN-2, RC-2, or PRD, however this request is for a less intense zoning district which is compatible with surrounding zoning.
- At the time of writing these Tech Review Notes, staff has not received public comment on this item.

6. **Walmart Campus** **Planned Unit Development***
PUD Amendment
SE 14th Street to Central, Martin Luther King Jr. Parkway to SE J Street *(PUD20-0002)*
- An amendment to the previously approved Walmart Campus Planned Unit Development to add the North and South CUP, an electric substation, two additional surface parking lots, and Zone 2S to the PUD.

7. **Bentonville Film Festival 2022** **Conditional Use Permit***
Temporary Use
507 SE E Street *(CU22-0012)*

- Temporary Uses require a Conditional Use Permit regardless of zoning district. A 5-day event will take place at various locations in Bentonville.
- The request is to allow for the Bentonville Film Festival, lasting from June 19 to June 27 (these dates are including set up and tear down) for various time frames each day.
- According to the applicant's narrative, 507 SE E Street will have temporary tent structures, movie screens, food trucks, and partner activations requiring a Conditional Use Permit regardless of zoning district.
- The festival will take place across multiple locations around Bentonville and includes the following footprint:
    - Momentary Arvest Bank Courtyard – Public Movies, Food Trucks, Partner Activations
    - Arvest Conference Center – Volunteer and Public Relations Headquarters, Operations Office
    - Meteor Guitar Gallery – Awards ceremony and after party
    - Skylight Cinema – Movie Screenings
    - Thaden School Theater – Movie Screenings
    - Momentary Rode House Theater – Movie Screenings
    - Walmart World Room – Movie Screenings
    - Oven and Tap – Filmmakers lunch
    - Ramo D'Olivo – Filmakers Happy Hour
- Hub for all security services is at Bentonville Fire Department, Station 1. There will be Bentonville Police and Fire/EMT as well as an outsourced security presence around downtown and all aspects of the Festival throughout the week. The Police Captain, Fire Chief, Fire Deputy Chief, and Fire Marshal have been involved in the planning to date.
- Transportation / Parking Plan:
    - Filmmakers will be transported from Sheraton to all venues by private "BFF Filmmaker Shuttle."
    - 21c Parking Lot, 3rd Floor
    - Public parking through downtown and parking garage vicinity 8th Street Market.
    - Compton Gardens parking will be open for the event. BFF anticipates attendees to utilize downtown municipal parking lots and street parking. There are also several lots to the East of Compton Gardens that could possibly be used by attendees without the
      authorization of the owner. To avoid this, we have engaged in conversation with the
      property owner regarding the correct avenue to take.
    - Will have 25 filmmakers that we will provide transportation for as well as provide bike racks.
- Bentonville Film Festival will not need any street closures for the 2022 festival.

8. **Bville A Street, LLC** **Conditional Use***

Long Term Temporary Use (Gravel Parking Lot)

SW A Street *(CU22-0013)*

- Currently zoned DC, Downtown Core
- According to the applicant's narrative, they propose to construct a long-term temporary gravel parking lot with 19 parking spaces at this location.
- Per the applicant's narrative, Bville A Street LLC currently owns and leases 502 SW A Street to multiple tenants. To provide more adequate parking for the tenant, the owner acquired and proceeded with the design and permitting of a private parking lot on two lots to the south of 502 SW A street.

  Bville A Street then acquired 508 and 510 SW A Street south of the parking lot location. An existing 12-foot public alley bisects these properties and proved to be a drainage low spot for the entire block, presenting difficulties during storm water management design. During the schematic design of the new parcels (508 and 510), it became apparent that vacating the existing alley and redesigning the lots as a cohesive project would allow for better traffic flow, provide the depth needed for pipe cover, and deliver an overall better product.

  The previously submitted permanent parking lot plans and permits are being abandoned, but in efforts to appease the tenants of 502 SW A Street, EDG is proposing a temporary gravel parking lot while the project is being redesigned. The proposed layout is not accessed via SW A Street and utilizes an existing concrete alley for access. A temporary ponding area is also being included to account for the change in impervious areas.
- If the Planning Commission votes to approve this request, staff recommends the following conditions:
  1. This Conditional Use Permit shall be valid for eighteen (18) months.
  2. Any changes in scope, use, or ownership, may require a new Conditional Use Permit. In addition, the Planning Commission can hold a public hearing to reconsider the Conditional Use if the conditions of approval are not met.
- At the time of writing these staff Tech Review Notes, staff has not received public comment on this item.

9. **Nslokam, LLC (Blue Sprig Pediatrics)** **Conditional Use***
Long Term Temporary Use (Gravel Parking Lot)
2601 North Walton Blvd. *(CU22-0014)*

- Currently zoned C-1, Neighborhood Commercial. Long Term Temporary Uses require a Conditional Use Permit in the C-1 zoning district.
- According to the applicant's narrative, Blue Sprig is proposing the installation of a gravel parking lot area adjoining the current parking lot at 2701 N. Walton Blvd. The current parking lot has been unable to accommodate parking by all needed staff and clients. Blue Sprig would install a gravel lot to temporarily accommodate parking needs. Further evaluation of parking needs at various times of day would be conducted to determine if the additional parking will be a long-term need.
  The applicant also states that the addition of this parking area would accommodate the employees and clients in this location and would not change anything concerning the existing lot or its use. Current traffic patterns would not change, although cars entering off the main road would be able to divert into this gravel lot, instead of proceeding to the main parking lot, if needed. At this time, there is no plan to add any additional outdoor lighting, as the lighting provided for the main lot reaches the proposed gravel area.
- The hours of operation are assumed to be from 8 AM to 6 PM, each day of the week.
- If the Planning Commission votes to approve this request, staff recommends the following conditions:
  1. This Conditional Use Permit shall be valid for eighteen (12) months.
  2. Any changes in scope, use, or ownership, may require a new Conditional Use Permit. In addition, the Planning Commission can hold a public hearing to reconsider the Conditional Use if the conditions of approval are not met.
- At the time of writing this staff report, staff has not received public comment on this item.

10. JP Specialty Restaurant **Conditional Use Permit***

Restaurant; Commercial Recreation Facility - Indoor, 1261 and 1263 SW Regional Airport Boulevard *(CU22-0015)*

- The subject property is +/- 3.79 Acres and it is currently zoned C-1, Neighborhood Commercial.
- A Conditional Use Permit is required for Restaurants and Commercial Recreation Facilities – Indoor in the C-1 zoning district.
- According to the applicant's narrative, they would like to build a restaurant concept which includes arcade and video games, bowling lanes, live music, and food and alcohol sales.
- Hours of operation will be from 9 AM to 11 PM, seven days a week.
- The property will be required to go through the large-scale development process. They plan to provide around 144 parking spaces.
- The facility will have a level of traffic and customers commensurate with a typical chain restaurant or bar with approximately 25 employees.
- At the time of writing this staff report, staff has not received public comment on this item.
- The following conditions of approval shall apply but are not limited to:
    - All dumpsters shall be located at least 100 feet away from any single-family property lines to prevent a nuisance to the single-family residents.
    - Any changes in scope, use, or ownership, may require a new conditional use permit. In addition, the Planning Commission may hold a public hearing to reconsider the conditional use at any time.

11. 200 E Central Hotel **Large Scale Development**

E Central Ave & SE A Street *(LSD22-0019)*

- This property is +/- 1.03 acres and is currently zoned DC, Downtown Core.
- The project is a large-scale development proposing the construction of a new hotel in downtown Bentonville.
- Sidewalks, landscaping, grading/drainage, and site amenities are in accordance with the requirements of the Land Development Code.
- Access to the site will be achieved through a curb cut onto SE 2nd Street.
- No parking will be provided but an access alley will be constructed along the East side of the property, spanning from E Central Ave, South to SE 2nd Street.
- One waiver from the Municipal Code has been requested by the applicant:
    - A waiver from Street Specifications - Section 900.2 General
        - Sidewalks are to provide for safe pedestrian circulation within the City and promote pedestrian transportation. Sidewalks are defined as pedestrian ways constructed along public or private right-of-way to provide pedestrian access removed from traffic lanes. Sidewalks and Trails will be built to meet all current Federal "Americans with Disabilities Act" requirements, with the location from the back of curb and width as follows: Local Street 5' back of curb and 5' width.
        - This waiver was requested due to the location of existing utilities in the ROW along SE 2nd St preventing standard sidewalk placement.

12. Detrola Motel **Large Scale Development**

1400 SW I Street *(LSD22-0020)*

- Currently zoned C-2, General Commercial.
- The applicant is proposing a Large-Scale Development for a Motel Development consisting of seven (7) separate motel buildings containing a total of 162 rooms and one (1) building for event space for use by the motel patrons. Three (3) of the motel building will be 3 stories tall and the other 4 will be one story tall. The event space is also one story tall.
- 239 parking spaces are required and 239 spaces are being provided.
- Sidewalks, grading/drainage, and site amenities are per the requirements of the Land Development Code.
- The primary materials depicted on the exterior elevations are brick, textured CMU block, breeze block, clay block steel, wood siding, and glass.
- The final plat for I-14 Subdivision shall be completed before a pre-construction meeting can be held.
- One waiver is requested:
    - A waiver from Article 1400, Landscaping, Screening and Buffering, Section 1400.06(C), Street Frontage Buffer Landscape Requirements, Minimum Width, of the Land Development Code. Code states that the landscaped street frontage buffer shall be a minimum of twenty (20) feet and is the planting area parallel to and including the public street right-of-way. Where significant private utility conflicts exist, adjustments shall be made so that trees are planted outside of the private easement but remain in an area parallel to the street right-of-way in a location approved by the director. The applicant is proposing that the green space buffer be no less than 11 feet in this area.
      This waiver request is only for the portion of the required street frontage buffer along SW 14th Street. The portion along SW I Street meets or exceeds the 20' required width.

13. Schlotzsky's **Large-Scale Development**

1626 East Centerton Boulevard *(LSD22-0022)*

- The subject property is +/- 5.21 acres and is currently zoned C-1, Neighborhood Commercial.
- A large-scale development proposing a fast food restaurant.
- 6 parking spaces are required. 10 parking spaces are provided.
- Sidewalks, landscaping, grading/drainage, and site amenities are in accordance with the requirements of the Land Development Code.
- Access to the project will be achieved through a shared, private drive onto W Tater Black Road.
- One waiver requested:
    - A waiver from Section 1100.21(e) from the requirement to provide a minimum of two primary building materials constituting at least 75 percent of the wall area. No single primary material shall constitute less than 25% of the wall area. The applicant is providing 20% glass, 13% split face CMU, 10% 24-gauge metal panel, and 57% brick on the south elevation.

14. Andy's Frozen Custard – Bentonville **Large Scale Development**

1644 E Centerton Blvd *(LSD22-0023)*

- This property is +/- 0.75 acres and is currently zoned C-1, Neighborhood Commercial.
- The project is a large-scale development proposing the construction of a new drive-through, Andy's frozen custard store.
- 14 parking spaces are required and 22 parking spaces are being provided.
- Sidewalks, landscaping, and site amenities are in accordance with the requirements of the Land Development Code.
- Access to the project will be achieved through a curb cut onto a private shared access drive to the North.
- Two waivers from the Land Development Code have been requested by the applicant:
    - A waiver from Section 1100.21(e) from the requirement to provide a minimum of two primary building materials constituting at least 75 percent of the wall rea. No single primary materials shall constitute less than 25% of the wall area.
    - A waiver from the City of Bentonville Storm water Management and Drainage Manual Section 5.4.1 *General Location* to allow this development to share an adjacent detention basin proposed for construction on-site of the neighboring Schlotzsky's site.

15. Waffle House **Waiver**

2308 SE Walton Boulevard *(LSD21-0071)*

- A Waiver from Article 1100, Section 1100.16, Sidewalk Requirements. The applicant wishes to waive the requirement to build a sidewalk on the east side of their property on SE Moberly Lane.

16. Lot 1 and 2 of Old Town Cleaners Addition **Lot Split**

308 N Walton Boulevard *(LS21-0076)*

- The property is currently zoned C-2, General Commercial.
- A lot split of unplatted section land, creating Lot 1 (+/- 0.687 Acres) of Old Town Cleaners Addition.
- The plat dedicates various utility and access easements.

17. Lots 1 and 2 of Urban Bentonville Subdivision **Lot Split**

504 NE A Street *(PLA22-0012)*

- The property is currently zoned DC, Downtown Core.
- A lot split of unplatted section land creating new Lot 1 (+/-0.32 acres) and Lot 2 (+/- 0.76 acres) of Urban Bentonville Subdivision.
- The current right-of-way along SE 8th Street is adequate per the requirements of the Master Street Plan while additional right-of-way is being dedicated along SE C Street to satisfy the requirements of the Master Street Plan.
- The plat will dedicate various public utility easements to serve the newly created lots.

18. Lots 221 – 224, Original Town of Bentonville Subdivision **Property Line Adjustment**

101 W Central Avenue *(LS22-0020)*

- The property is currently zoned DC, Downtown Core.
- A lot split of existing Lots 84, 85 & 96 and parts of Lots 97, 99 & 100 of Original Town of Bentonville Subdivision, creating Lots 221(+/- 0.102 acres), 222 (+/- 0.039 acres), 223 (+/- 0.044 acres) & 224 (+/- 0.191 acres) of Original Town of Bentonville Subdivision.
- This plat dedicates various right-of-way along S Main St and W Central Ave per the Master Street Plan requirements.
- City of Bentonville Master Street Plan calls for 32.5 feet of ROW on Main and Central, however, this cannot be achieved since 2.5 feet of the existing buildings would be within the ROW.
- The applicant will need to submit a waiver request from Section 1100.16 *Street Standards* (b) *Right of way dedication* to dedicate 30 feet of ROW along Main St and Central Ave as opposed to the 32.5 feet required by code.

19. Lots 15 and 16, Harris/BDIC Industrial Park Subdivision **Lot Split**

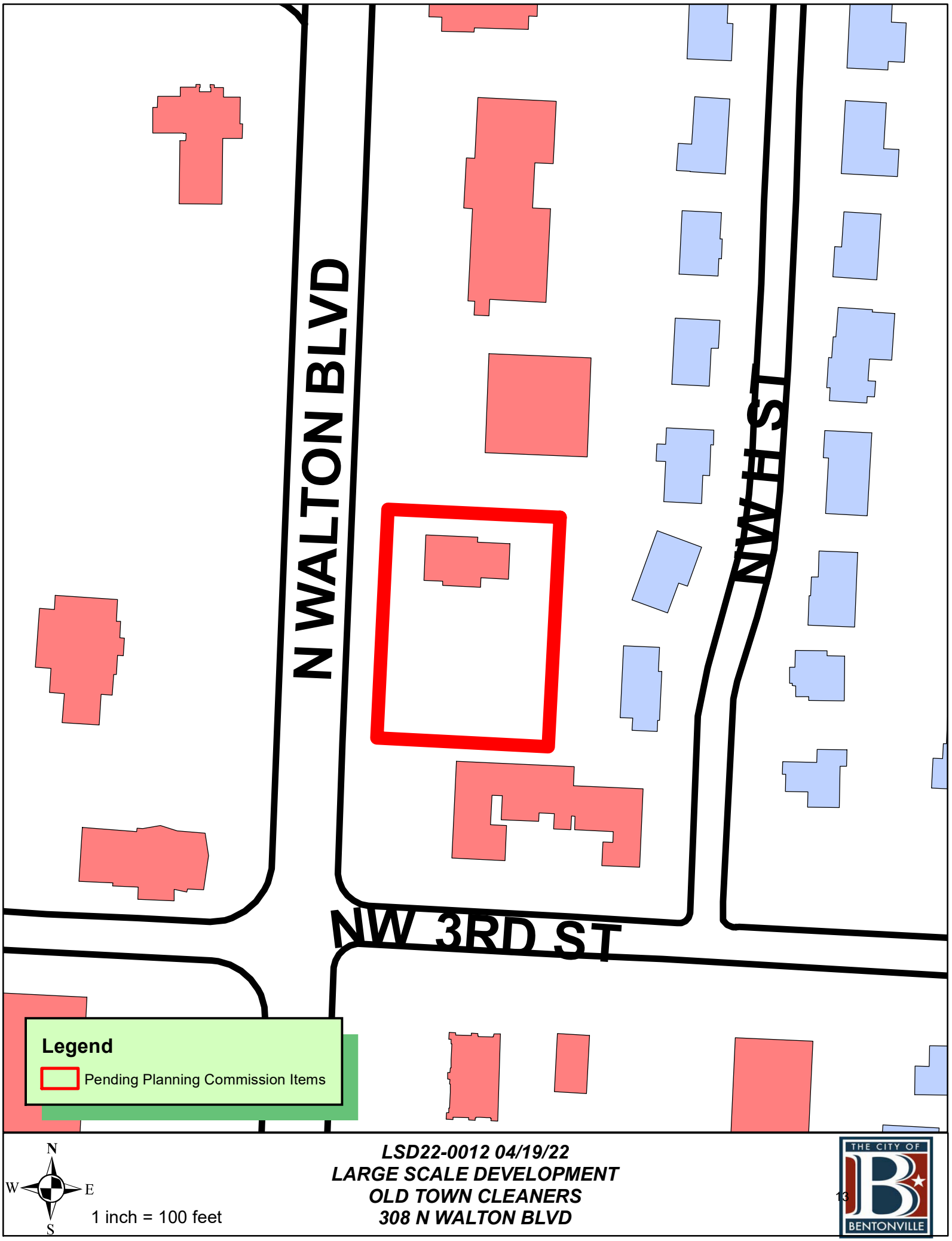
SW Artillery Road *(LS22-0021)*

- The property is currently zoned I-2, Heavy Industrial.
- A lot split for existing Lot 2, Harris/BDIC Industrial Park Subdivision, creating Lot (+/- 20.00 acres) and Lot 16 (+/-55.01 acres) of Harris/BDIC Industrial Park Subdivision.
- The plat dedicates various right-of-way along per the Master Street Plan requirements.
- The plat also dedicates various public utility easements within the subdivision.

20. Preston Park, Phase 2 **Final Plat**

SW Gator Boulevard and SW Bright Road *(FP22-0003)*

- The subject property is currently zoned PRD, Planned Residential Development.
- The subdivision consists of 77 single-family lots and 1 POA lot.
- All non-bondable items and guarantees of improvements must be complete and a final inspection performed and approved before Planning Commission approval.



LSD22-0012 04/19/22
LARGE SCALE DEVELOPMENT
OLD TOWN CLEANERS
308 N WALTON BLVD

Expedient Civil Engineering, PLLC

9200 Suits Us Dr, Ste. B
Bella Vista, AR 72714
Phone: (509) 759-5300
Email: jason@ece-pllc.com

September 15, 2021

Elizabeth Johnson
Senior Planner
City of Bentonville
305 SW A Street
Bentonville, AR 72712

RE: WAIVER REQUEST
308 N. WALTON BLVD
ECE PROJECT NO. 21-1042
CITY PROJECT NO. LSD22-0012

Dear Mrs. Johnson:

The purpose of this letter is to request a waiver for a cross access easement onto the developed property. The reasons are as follows:

1. We cannot obtain cross access to the north due to the existing paved surface being a drive-thru only lane.
2. We cannot obtain cross access to the south due to the steepness of the drop between drives, and any grading done would cause drainage to directly impact the property to the south.
3. The use of a cross access is not needed as all the properties are already developed with their own entrances.

Thank you for your consideration of this waiver and we look forward to discussing it further with you and to your approval.

Best Regards,
EXPEDIENT CIVIL ENGINEERING, PLLC

Jason E. Ingalls

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

Attachments: As Stated.

Cc: Mark Mathias

MATTHIAS J PEARSON ARCHITECT

April 27, 2022

RE: Old Town Cry Cleaners
LSD22-0012 308 N Walton Blvd
Waiver request to Ordinance Section 1100.21(e)

To whom it may concern:

The Owner is requesting a waiver to the exterior material percentage requirements listed in Section 1100.21(e) of the ordinance. This project consists of a 2,295 SF existing building and a 2,511 SF addition. The materials for the addition are being applied to the existing building to improve and coordinate their appearance therefore the percentages are being considered for the entire structure. All elevations meet this requirement except for the south elevation:

Wood 15.5%
Brick 25.1%
Glass 14.7%
Metal 44.7%

Brick and Metal total 69.8% (requirement - 75%)

There are three possible ways to meet the 75% requirement for primary and secondary materials:
1. Change the wood "tower" to metal
2. Create a combination of brick and metal on the "tower"
3. Create a combination of wood and metal on the "tower"

Option 1 eliminates the warm and inviting nature of wood and the visual contrast it provides to the sleek metal.

Option 2 and 3 create more visual confusion and detract from the material defining the "tower" form.

Note the entire building (all four elevations combined) meets the requirements. Also note the building is always seen in 3 dimensions. With this in mind if we combine the south and west elevations (the primary view) the percentages meet the requirements:

Wood 11.8%
Brick 25.1%
Glass 10.4%
Metal 52.7%

Brick and Metal total 77.8%

Below are the south and west elevations and a southwest rendering for reference.

Thank you for your consideration.

Matt Pearson



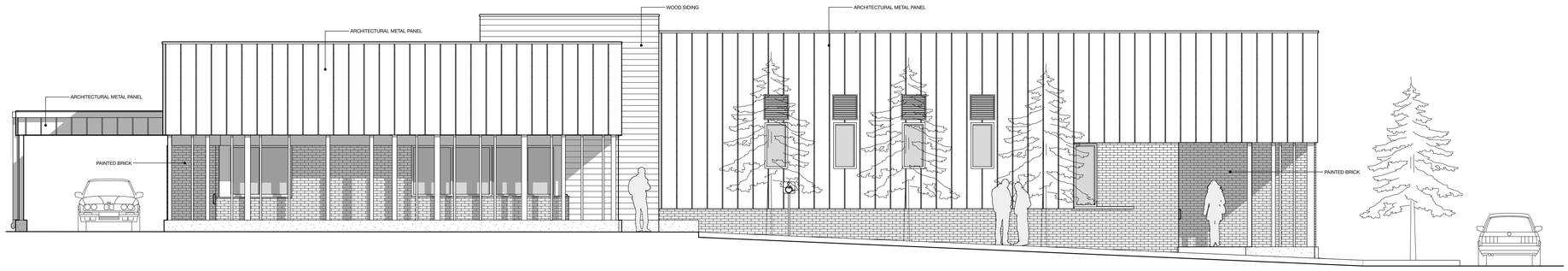
WEST ELEVATION



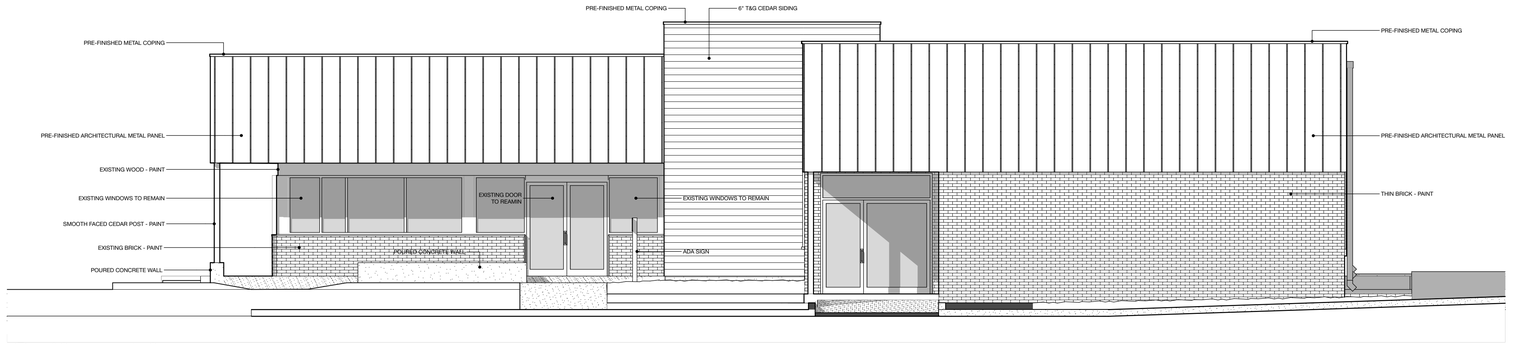
SOUTH ELEVATION



3D - COMBINED ELEVATIONS



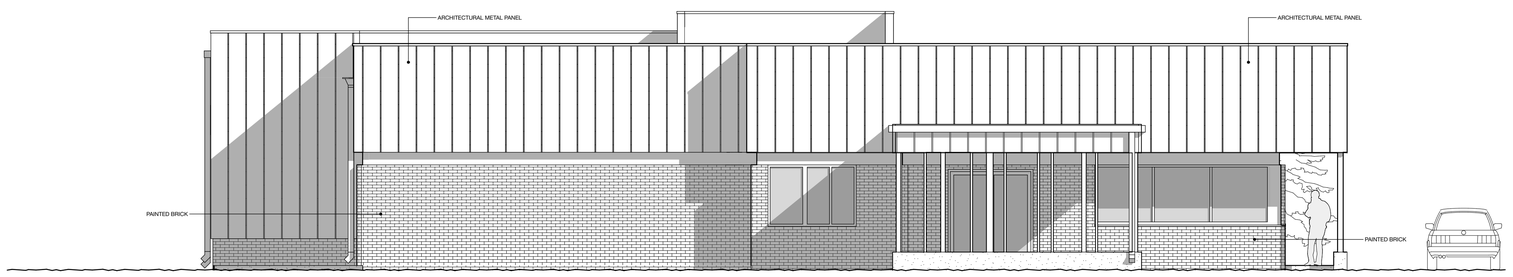
1 WEST ELEVATION
SCALE: 3/16" = 1'-0"



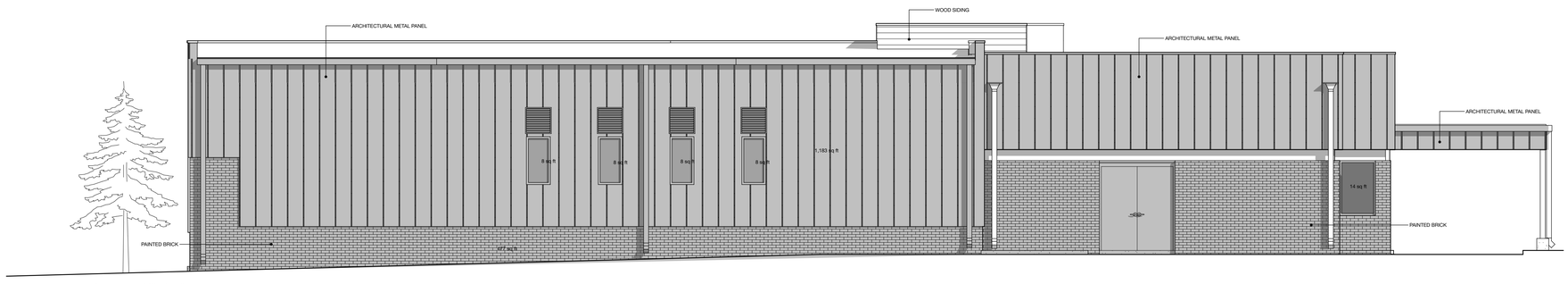
2 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

MATERIAL PERCENTAGES

ELEVATION	SF	WOOD	BRICK	GLASS	METAL
WEST	1,845	164 (08.9%)	464 (25.1%)	127 (06.9%)	1,091 (59.1%)
SOUTH	1,499	232 (15.5%)	376 (25.1%)	221 (14.7%)	670 (44.7%)
EAST	1,736	29 (01.7%)	479 (27.6%)	46 (02.6%)	1,183 (68.1%)
NORTH	1,361	65 (04.8%)	401 (29.5%)	139 (10.2%)	755 (55.5%)
TOTAL	6,441	490 (07.5%)	1,708 (26.7%)	533 (8.3%)	3,699 (57.4%)



3 NORTH ELEVATION
SCALE: 3/16" = 1'-0"



4 EAST ELEVATION
SCALE: 3/16" = 1'-0"

MATTHIAS J. PEARSON
ARCHITECT PLLC
185 SOUTH MOUNT OLIVE STREET
SILOAM SPRINGS, ARKANSAS, 72761
479.524.8575
mjparch.com

ADDITION AND RENOVATION TO:
OLD TOWN DRY CLEANERS
308 NORTH WALTON BLVD BENTONVILLE, AR

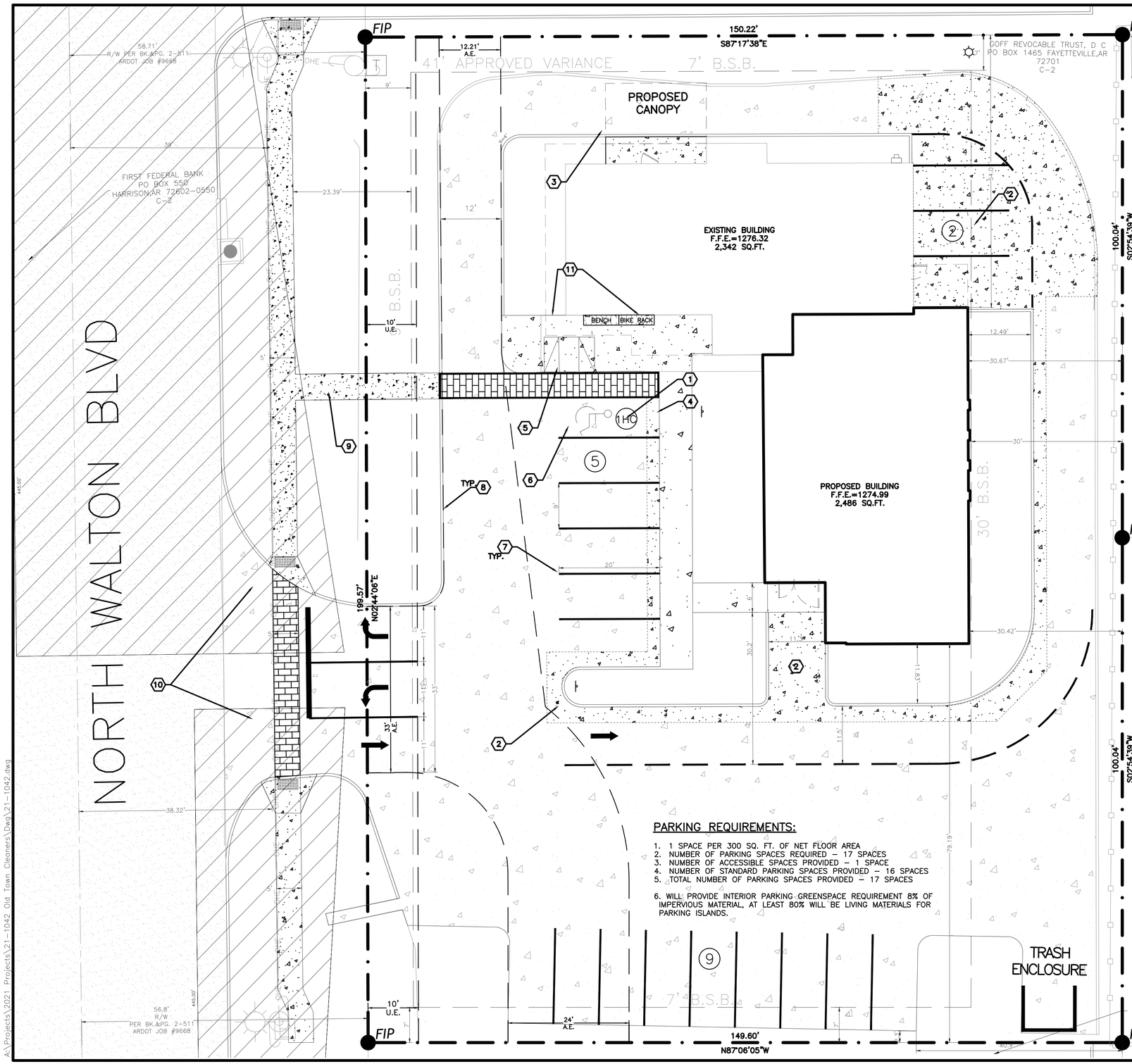
REVISIONS

PROJECT NUMBER 2104
ISSUE DATE 4/27/22

A07







KEYNOTES:

1. THICKENED EDGE SIDEWALK PER DETAIL **4/C7.0**
2. STANDARD CONCRETE SECTION PER DETAIL **5/C7.0**
3. DRIVE-THRU SIGN PER ARCHITECTS ELEVATIONS.
4. HANDICAP SIGN PER DETAIL **6/C7.0**
5. ACCESSIBLE RAMP PER DETAIL **7/C7.0**
6. ACCESSIBLE PARKING STRIPING PER DETAIL **8/C7.0**
7. 4" WHITE PARKING STRIPING
8. FIRE LANE STRIPING ALONG FACE OF CURB
9. 5' PUBLIC SIDEWALK CONNECTION TO ENTRANCE
10. SIGHT DISTANCE TRIANGLE. THERE CANNOT BE ANYTHING BETWEEN 3' AND 8' IN HEIGHT WITHIN THE SIGHT TRIANGLE.
11. BIKE RACK AND BENCH PER CITY OF BENTONVILLE REQUIREMENTS
    BENCH TO BE 6' LONG MIN. AND VICTOR STANLEY "CLASSIC" MODEL#C-10 OR APPROVED EQUAL
    BIKE RACK TO BE SINGLE HOOP, DERO SWERVE OR APPROVED EQUAL. MUST PROVIDE 2 SPACES FOR BIKE PARKING.

NORTH

10' 0 10'

SCALE 1"=10'

LEGEND

- BUILDING SETBACK
- FOUND IRON PIN (B.S.B. / FIP)
- PROPERTY LINE
- EXISTING CONCRETE
- EXISTING ASPHALT
- EXISTING CENTERLINE OF ROAD
- PROPOSED SETBACK
- PROPOSED CONCRETE
- EXISTING OVERHEAD POWER/WITH LIGHTING
- PROPOSED TRUNCATED DOME

ZONING:

C-2 GENERAL COMMERCIAL

USE:

PERSONAL SERVICES

SETBACK NOTE:

SETBACKS SHALL BE PER THE CURRENT ZONING DISTRICT AS STATED IN THE MOST RECENT CITY OF BENTONVILLE ZONING CODE.
VARIANCE WAS APPROVED FROM 50' TO 9' FRONT SETBACK.

LOT BUILDING COVERAGE:

29,954SF	TOTAL
4,828SF	BUILDING
AS A PERCENT:	16.12% COVERAGE

PARKING REQUIREMENTS:

1. 1 SPACE PER 300 SQ. FT. OF NET FLOOR AREA
2. NUMBER OF PARKING SPACES REQUIRED – 17 SPACES
3. NUMBER OF ACCESSIBLE SPACES PROVIDED – 1 SPACE
4. NUMBER OF STANDARD PARKING SPACES PROVIDED – 16 SPACES
5. TOTAL NUMBER OF PARKING SPACES PROVIDED – 17 SPACES

6. WILL PROVIDE INTERIOR PARKING GREENSPACE REQUIREMENT 8% OF IMPERVIOUS MATERIAL, AT LEAST 80% WILL BE LIVING MATERIALS FOR PARKING ISLANDS.

ENGINEER:

EXPEDIENT CIVIL ENGINEERING, PLLC
9200 SUITS US DR, STE. B
BELLA VISTA, AR 72714

DEVELOPER:

MATHIAS VENTURES, INC
308 N. WALTON BLVD
BENTONVILLE, AR 72712
EMAIL: xxxxxx

CERTIFICATE OF AUTHORIZATION
ECE
No. 3356
ARKANSAS ENGINEER

CITY JOB #: LSD22-0012

Know what's below. Call before you dig.

GENERAL NOTES:

1. TO OUR KNOWLEDGE, WETLANDS ARE NOT SHOWN ON THE USFWS WETLANDS INVENTORY MAPPER.
2. THERE ARE NOT ANY EXISTING WELLS AND SEPTIC SYSTEM ON THE SITE.
3. THE DEVELOPER HAS INSTALLED (WILL INSTALL) ALL ADA RAMPS AND SIDEWALK INSTALLATION.
4. LOT DEVELOPER/BUILDER SHALL BE RESPONSIBLE FOR CONSTRUCTION OF SIDEWALKS PRIOR TO CERTIFICATE OF OCCUPANCY, PER CITY OF BENTONVILLE SPECIFICATIONS AND THE AMERICAN DISABILITY ACT(ADA), 6-FT GREENSPACE FROM BACK OF CURB AND 5-FT SIDEWALK ON ALL STREET FRONTAGE.
5. LOT BUILDER/DEVELOPER SHALL BE RESPONSIBLE FOR REPLACEMENT IN KIND OF ANY EXISTING SIDEWALK OR ADA RAMP(S) DAMAGED DURING THEIR CONSTRUCTION ACTIVITIES.
6. RIGHT-OF-WAY(ROW) AND EASEMENTS ARE AS SHOWN ON PLAT AND DEDICATED BY OWNERS' STATEMENT.
7. NO FREE STANDING SIGNS ARE PROPOSED FOR THIS DEVELOPMENT.
8. NO FENCING TO BE INSTALLED. THIS WILL REQUIRE A SEPARATE PERMIT.
9. BEFORE ANY WORK IN THE ROW COMMENCES, CONTRACTOR AND/OR OWNER IS TO OBTAIN ROW PERMIT FROM CITY OF BENTONVILLE TRANSPORTATION DEPARTMENT.
10. OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO ENSURE THAT EACH LOT HAS WATER, SEWER, AND ELECTRIC SERVICE.
11. SIDEWALK SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE.
12. CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.
13. BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN
14. 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.
15. ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) WILL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING.
16. THE TRASH ENCLOSURE SHALL BE CONSTRUCTED WITH SIMILAR MATERIALS AS THE BUILDING.
17. THIS SITE IS IN COMPLIANCE WITH MUNICIPAL AIRPORT ZONE B.

NOT FOR CONSTRUCTION

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No.11411
JASON E. INGALLS
4/22/2022

Rev	Comments	Date
1	PER CITY COMMENTS	4/04/2022
2	PER CITY COMMENTS	4/18/2022
3	PER CITY COMMENTS	4/22/2022

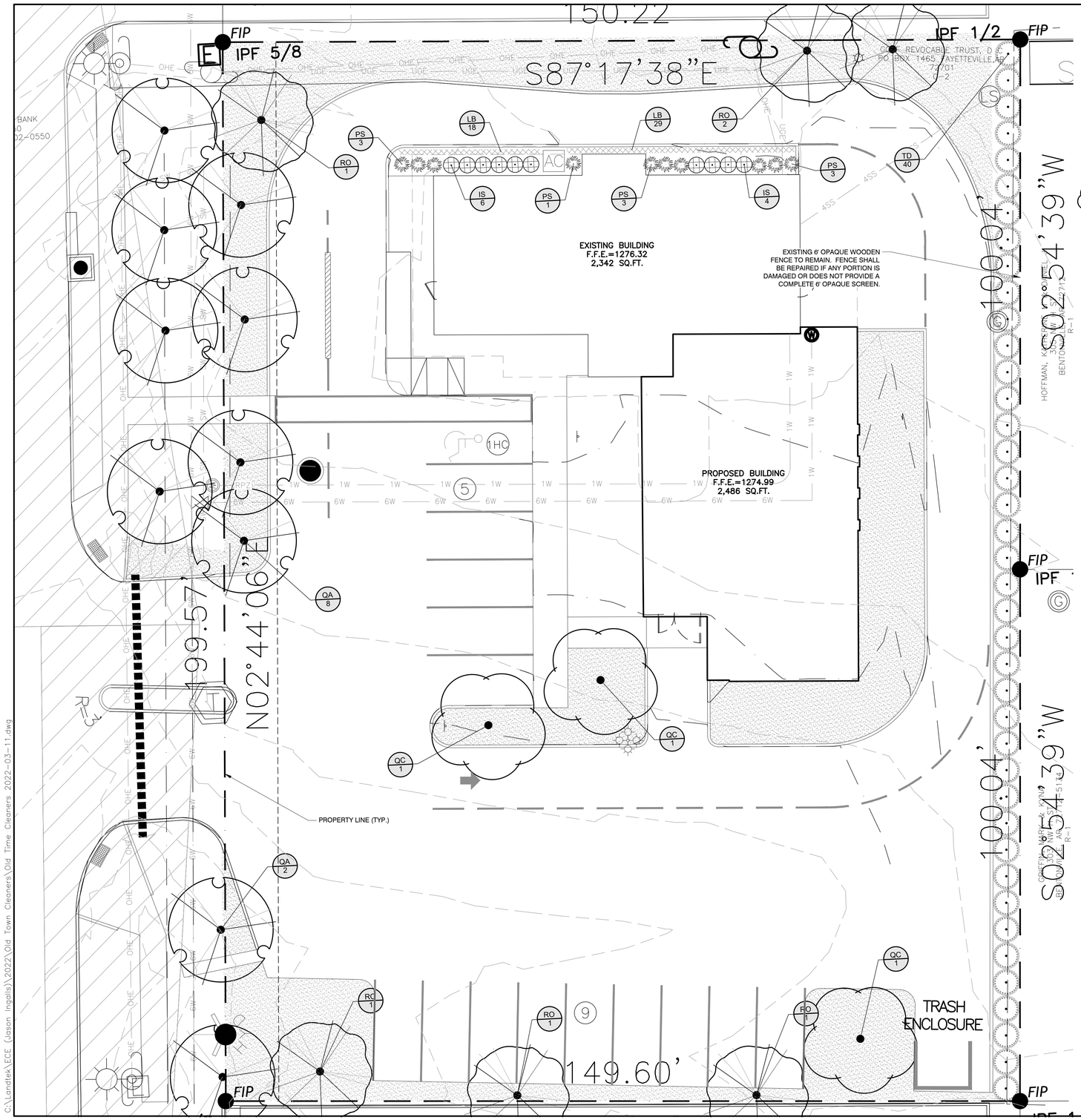
OLD TOWN CLEANERS
LARGE SCALE
308 N. WALTON BLVD BENTONVILLE, AR

MATHIAS VENTURES, INC
308 N. WALTON BLVD,BENTONVILLE, AR 72712

9200 SUITS US DR, STE. B
BELLA VISTA, AR 72714
O: (479) 364-0028
D: (479) 397-2504
M: (479) 200-2503
EMAIL: jason@ece-pllc.com

Expedient Civil Engineering, PLLC

DRAWN BY:	KAB
CHECKED BY:	JEI
DATE	1/27/2022
JOB NUMBER	21-1042
SHEET NAME	SITE PLAN
File No.	21-1042.dwg
	C4.0



10' 0 10'
SCALE 1"=10'

NORTH

PLANT SCHEDULE

SHADE TREE	CODE	BOTANICAL / COMMON NAME	CALIPER	ROOT	HEIGHT	QTY
	QA	Quercus acutissima / Sawtooth Oak	4" Cal.	B&B	8` min.	10
	QC	Quercus coccinea / Scarlet Oak	2.5" Cal.	B&B	8` min.	3
	RO	Quercus rubra / Red Oak	2.5" Cal.	B&B	8` min.	6

SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SPACING	
	IS	Ilex vomitoria `Schillings` / Schillings Holly	3 gal.	Cont.	36" o.c.	10
	PS	Panicum virgatum `Shenendoah` / Burgundy Switch Grass	3 gal	Cont.	36" o.c.	10
	TD	Thuja occidentalis 'Degroot's Spire' / Degroot's Spire Arborvitae	10 gal.	Cont.	60" o.c.	40

GROUND COVERS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SPACING	
	LB	Liriope muscari 'Big Blue' / Big Blue Lilyturf	1 gal.	Pot	15" o.c.	47

SOD/SEED	CODE	BOTANICAL / COMMON NAME	
	CH	Cynodon dactylon '419 Hybrid' / Bermuda Grass Sod	5,531 sf

LANDSCAPE PLAN GENERAL NOTES

1. ALL PLANT MATERIALS SHALL ARRIVE AT THE SITE WITH MOIST SOIL.
2. CONTRACTORS SHALL HAVE UNDERGROUND UTILITIES LOCATED, LEGIBLY M 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.
3. UNDER NO CIRCUMSTANCES WILL LANDSCAPE WORK BE APPROVED FOR PAYMENT IF PLANT SIZE AND GENERAL HEALTH ARE NOT AS REQUIRED ON PLAN.
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.
9. ALL DISTURBED LANDSCAPED AREAS NOT DESIGNATED TO BE SODDED SHALL BE SEEDED WITH A GRASS SEED MIX OF 75% PERINNIAL RYE AND 25% BERMUDA GRASS SEED AT A RATE OF 4# PER 1000 SF.
10. THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN ON THESE PLANS, BEFORE PRICING THE WORK.
11. THE LANDSCAPE CONTRACTOR SHALL FULLY MAINTAIN ALL PLANTING (INCLUDING BUT NOT LIMITED TO WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) OF PLANTING AREAS AND LAWNS FOR 90 DAYS AFTER SUBSTANTIAL COMPLETION.
12. ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED.
13. HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
14. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR FINISHED GRADING ALL LANDSCAPE PARKING ISLANDS. FINISHED GRADE IN ISLANDS IS TO BE CROWNED APPROXIMATELY 12"-18" ABOVE THE TOP OF CURB. SOIL IN ISLANDS IS TO BE FREE OF UNSUITABLE MATERIAL AND DEBRIS I.E. GRAVEL OR ASPHALT.
15. IF CONTRACTOR IS UNABLE TO DIG PLANT PITS TO A DEPTH THAT WILL PROVIDE THE AREA OF SOIL AROUND THE ROOT BALL DUE TO ROCK, CONTACT ARCHITECT, CIVIL ENGINEER, AND CITY HORTICULTURIST IMMEDIATELY.
16. NO PROPOSED IRRIGATION SYSTEM – HOSE BIBS ARE LOCATED ON THE EXTERIOR WALLS OF THE BUILDING AND ARE WITHIN 100' OF ALL PLANT MATERIAL.
17. ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL PUBLIC UTILITIES.
18. TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
19. IN THE SIGHT TRIANGLE AT THE FRONT DRIVE THERE CANNOT BE ANYTHING BETWEEN 30'' AND 60'' IN HEIGHT WITHIN THE SHADED AREA
20. LIVING MATERIALS, SUCH AS LAWN, GRASS OR HERBACEOUS GROUNDCOVERS LIKE JUNIPER OR LIRIOPE, ETC., SHALL COVER A MINIMUM OF EIGHTY PERCENT (80%) OF THE PLANTING ISLANDS. ONE HUNDRED PERCENT (100%) OF LIVING MATERIALS IS STRONGLY ENCOURAGED.
21. ALL TREES PLANTED IN THE PUBLIC RIGHT-OF-WAY SHALL BE 4" CALIBER AND THE LOWEST LIMB SHALL BE 96" OR HIGHER FROM FINAL GRADE AT TIME OF PLANTING.
22. THERE CANNOT BE ANYTHING BETWEEN 3' AND 8' IN HEIGHT WITHIN THE SIGHT TRIANGLE.
23. THE SITE IS NOT WITHIN THE AIRPORT ZONE.
24. WHERE POTENTIAL UTILITY CONFLICTS WITH LANDSCAPING, UTILITY LOCATIONS SHALL BE FIELD VERIFIED.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS. CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.

LANDSCAPE REQUIREMENTS

STREET FRONTAGE N WALTON BLVD. 200 LF	200' LF / 20 = 10 TREES REQUIRED	10 TREES PROVIDED
PERIMETER 1 TREE PER 50 LF NORTH BOUNDARIES 150 LF SOUTH BOUNDARIES 150 LF	3 TREES REQUIRED 3 TREES REQUIRED	3 TREES PROVIDED 3 TREES PROVIDED
INTERIOR PARKING LOT TOTAL PARKING LOT AREA = 10,452 SF INTERNAL PLANTING	8% GREENSPACE REQUIRED** 10,452 x .08 = 836 SF = 836 GREENSPACE REQUIRED 1 TREE PER 6 SPACE 15 / 6 = 3 TREES REQUIRED	 839 SF PROVIDED 3 TREES PROVIDED
SCREENING	EAST BOUNDARIES TYPE A SCREENING REQUIRED 20' OPAQUE SCREEN REQUIRED NORTH/SOUTH BOUNDARIES TYPE D SCREENING REQUIRED NO ADDITION SCREENING REQUIRED	 20' SCREEN PROVIDED*

*SCREENING INCLUDES 6' OPAQUE FENCE AND EVERGREEN TREES
**WILL PROVIDE INTERIOR PARKING GREENSPACE REQUIREMENT 8% OF IMPERVIOUS MATERIAL, AND AT LEAST 80% WILL BE LIVING MATERIAL FOR PARKING ISLANDS

CITY OF BENTONVILLE
PROJECT #LSD22-0012

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

CITY OF BENTONVILLE
PROJECT #LSD22-0012

NOT FOR CONSTRUCTION

JAMES GIBSON 5034 STATE OF ARKANSAS REGISTERED LANDSCAPE ARCHITECT
LANDTEK STUDIOS
2503 SWEETBRIAR DR.
FAYETTEVILLE, AR 72703
PH# 479.283.9721

3/31/2022

Rev	Comments	Date

OLD TOWN CLEANERS
LARGE SCALE
308 N. WALTON BLVD BENTONVILLE, AR

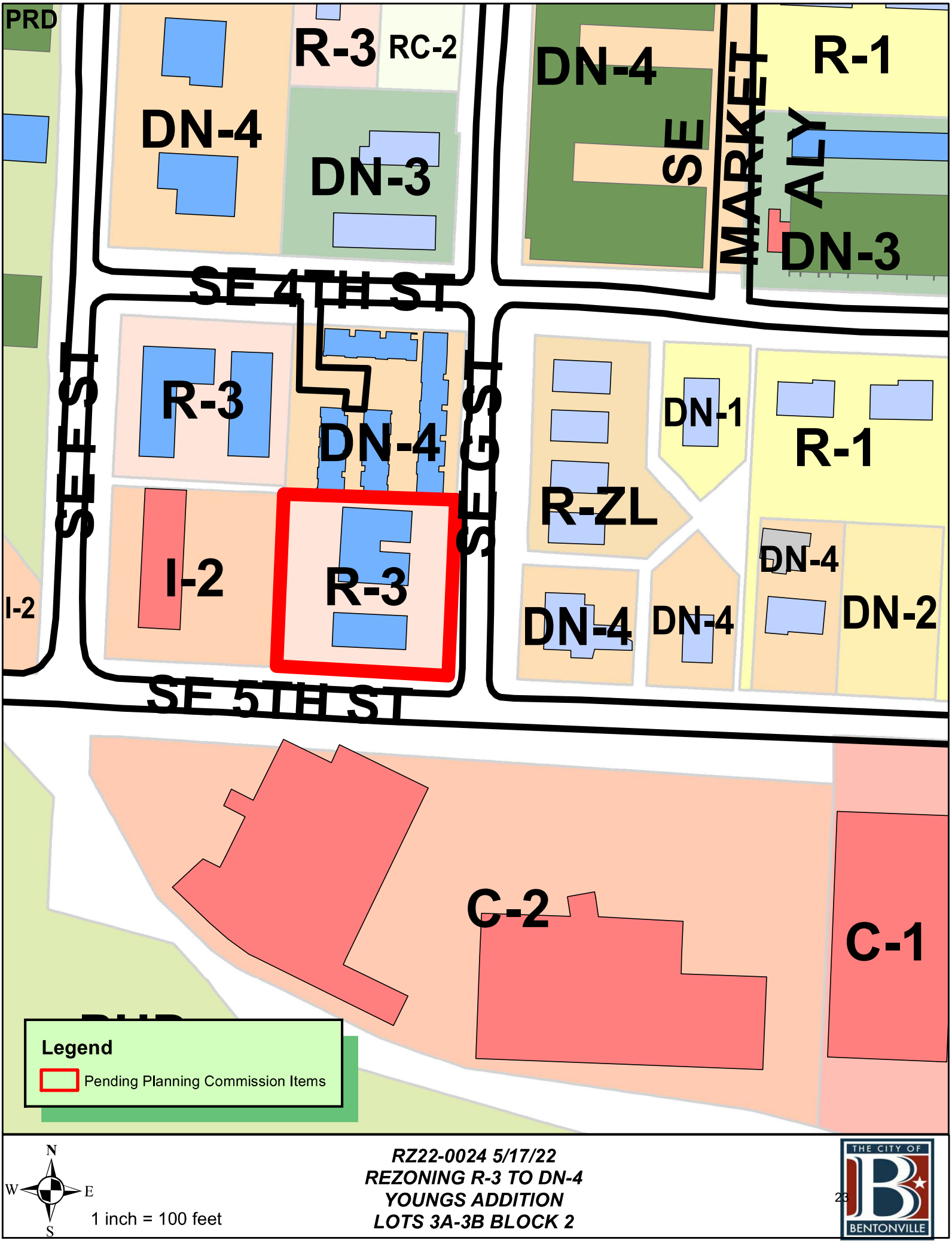
MATHIAS VENTURES, INC
308 N. WALTON BLVD.BENTONVILLE, AR 72712

9200 SUITS US DR. STE. B
BELLA VISTA, AR 72714
O: (479) 464-5000
D: (479) 387-2924
M: (309) 738-8300
Mail: jason@ece-pllc.com

Expedient Civil Engineering, PLLC

DRAWN BY: KAB
CHECKED BY: JWG
DATE 1/11/2022
JOB NUMBER 21-1042
SHEET NAME LANDSCAPE PLAN
File No. Old Time Cleaners 2022-03-11.dwg
L1.0

C:\Landtek\ECE (Jason Ingalls)\2022\Old Town Cleaners\Old Time Cleaners 2022-03-11.dwg



RZ22-0024 5/17/22
REZONING R-3 TO DN-4
YOUNGS ADDITION
LOTS 3A-3B BLOCK 2

SWOPE
ENGINEERING
Civil Engineering and Land Surveying
www.swopeengineering.com

March 30, 2022

City of Bentonville
305 SW A Street
Bentonville, AR

RE: Rezone, Youngs Addition, Parcels 01-04683-000, 01-04684-000

Planning Department,

Please accept this rezoning of land from R3 to DN-4. The developer intends to develop multi-family residential on the referenced property. There are no pending land sales. The traffic in the area is moderate due to its frontage along SE G St. and SE 5th St. This project will not significantly impact traffic (or itself be impacted) due to its proximity to the intersection. No signage is currently proposed, but any proposed signage would meet city requirements.

We would like to request that the land for these properties be changed to High Density Residential.

The potential developments will use high quality building materials and will comply with all the city's architectural requirements.

The land has direct access to both water and sewer lines.

Sincerely,

Phil Swope

Phil Swope, PE
Project Engineer

Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.
In cases of discrepancy between the information presented here and a city ordinance, the city ordinance will prevail.

DN-4, Downtown Mixed-use Residential

The intent of the DN-4 district is to allow for increased neighborhood density and increased local commerce through the development of multi-family housing and mixed-use structures. These areas tend to be located in areas of unique activity due to the surrounding context and resulting levels of activity and housing demand.

Building Types Allowed:

District	Single-family	Two-family	Townhouse		Multi-family		Mixed-use
			Block-end	Mid-block	Block-end	Mid-block	
DN-4	•	•	•	•	•	•	•

Maximum Height Allowed:

District	Single-family	Two-family	Townhouse	Multi-family	Mixed-use
DN-4	40 ft.	40 ft.	40 ft.	50 ft.	50 ft.

Lot and Area Standards:

District	Building type	Min. Lot Area (sq. ft.)	Min. Land Area / Dwelling Unit (sq. ft.)	Lot Width		Max. Lot Coverage	
				Min. Lot Width	Max. Lot Width	Interior lot	Exterior lot
DN-4	Single-family, alley access	4,000	-	40'	50'	50%	55%
	Single-family, no alley access	5,000	-	50’	-	50%	55%
	Single-family attached unit	2,000	-	20’	-	-	-
	Single-family attached structure, alley access	4,000	-	40’	-	50%	55%
	Single-family attached structure, no alley access	5,000	-	50’	-	50%	55%
	Two-family, alley access	4,000	-	40’	50’	50%	55%
	Two-family, no alley access	5,000	-	50’	-	50%	55%
	Townhouse unit	2,000	-	20’	-	-	-
	Townhouse structure	6,000	2,000	60'	-	65%	70%
	Multi-family	8,000	800	80'	-	75%	80%
	Mixed-use and all others not listed	10,000	800	80'	-	75%	80%

Setback Standards:

District	Building type	Front Yard		Side Yard				Rear Yard
				Exterior Side Yard		Interior Side Yard		
		Min.	Max.	Min.	Max.	Detached Yard	Attached Yard	
DN-4	Single-family and Two-family	8’	15’	8’	15’	7’	0’	25’
	Townhouse	8’	15’	8’	15’	10’	0’	25’
	Multi-family	8’	15’	8’	15’	10’	0’	15’
	Mixed-use and others not listed	0’	15’	0’	15’	0’, 12’if adjacent to a non mixed-use building	0’	15’

.

Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.
In cases of discrepancy between the information presented here and a city ordinance, the city ordinance will prevail.

DN-4, Downtown Mixed-use Residential

Residential Tree Planting: For newly constructed single and two-family residential structures: 1 shade tree planted in each yard adjacent to roadway and 1 shade tree planted in each right-of-way adjacent to roadway

Garage Setback Standards (generally for DN districts – additional requirements may apply):

Prohibited in front yards. Garages, parking lots or designated parking spaces are prohibited in the front yard and corner side yard.

Attached garages. Garages may be attached to the primary structure. However, if the garage is attached, it must be located and oriented in such a way that it does not protrude from the side façade of the primary building in order to be visible from the public street.

Detached garages. Detached garages shall be located to the rear of the primary structure.

Corner lot. On a corner lot, the garage shall not be located closer than 20' to the corner side lot line in order to allow for outdoor vehicular parking entirely on the lot.

Detached garages. Detached garages must be separated from the primary structure by a minimum of 10'.

Garages with alley access. Garages with alley access must be setback 8' from the alley.

Accessory Structures & Uses: (i.e. garages, storage sheds, separate dwelling units)

	Detached Non-residential	Detached Accessory Dwelling	Attached Accessory Dwelling
% of floor area of primary structure	40%	50%	50%
Maximum footprint	720 sq. ft.	720 sq. ft.	-
Front setback	As required by the district	As required by the district	As required by the district
Side setback	7'	7'	As required by the district
Rear setback	7'	7'	As required by the district

On corner lots: Structure shall not project beyond the building line of the primary structure of existing primary structure on the adjacent lot

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DN-4, Downtown Mixed-use Residential

Land Uses:

ALLOWED BY RIGHT	CONDITIONAL	ACCESSORY
Residential Dwelling - condominium Dwelling - modular Dwelling - multi-family Dwelling - multi-family - end block Dwelling - single family Dwelling - townhouse or rowhouse Dwelling - townhouse or rowhouse - end block Dwelling - two-family Residential facility - assisted living **Recreation, Education & Assembly** Park – mini **Services** Child care – registered family home (5 children) Personal services **Retail** Mobile food vendor	**Agriculture and Animals** Urban farm **Residential** Home occupation - type b **Recreation, Education & Assembly** Cultural studio Educational facility Event center Museum Religious facilities **Services** Adult day care Cemetery or mausoleum Child care – licensed center Child care – licensed family home (6-16 children) Lodging - bed & breakfast Public safety services **Retail** Artisan shop Bakery **Transportation / Utilities** Utility facility Wireless communication facility (cell towers) **Other** Temporary uses	**Agriculture and Animals** Community garden **Residential** Dwelling - accessory Home occupation - type a **Services** Office Medical services – doctor office **Retail** Restaurant Restaurant, microbrewery Retail Sidewalk café in public right-of-way **Transportation / Utilities** Solar energy system Wind energy system, small **Other** Building, accessory - nonresidential Donation box
	CONDITIONAL ACCESSORY USE	
	Packaged sale of beer and/or light wine Packaged sale of beer, light wine and/or spirits	

Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.
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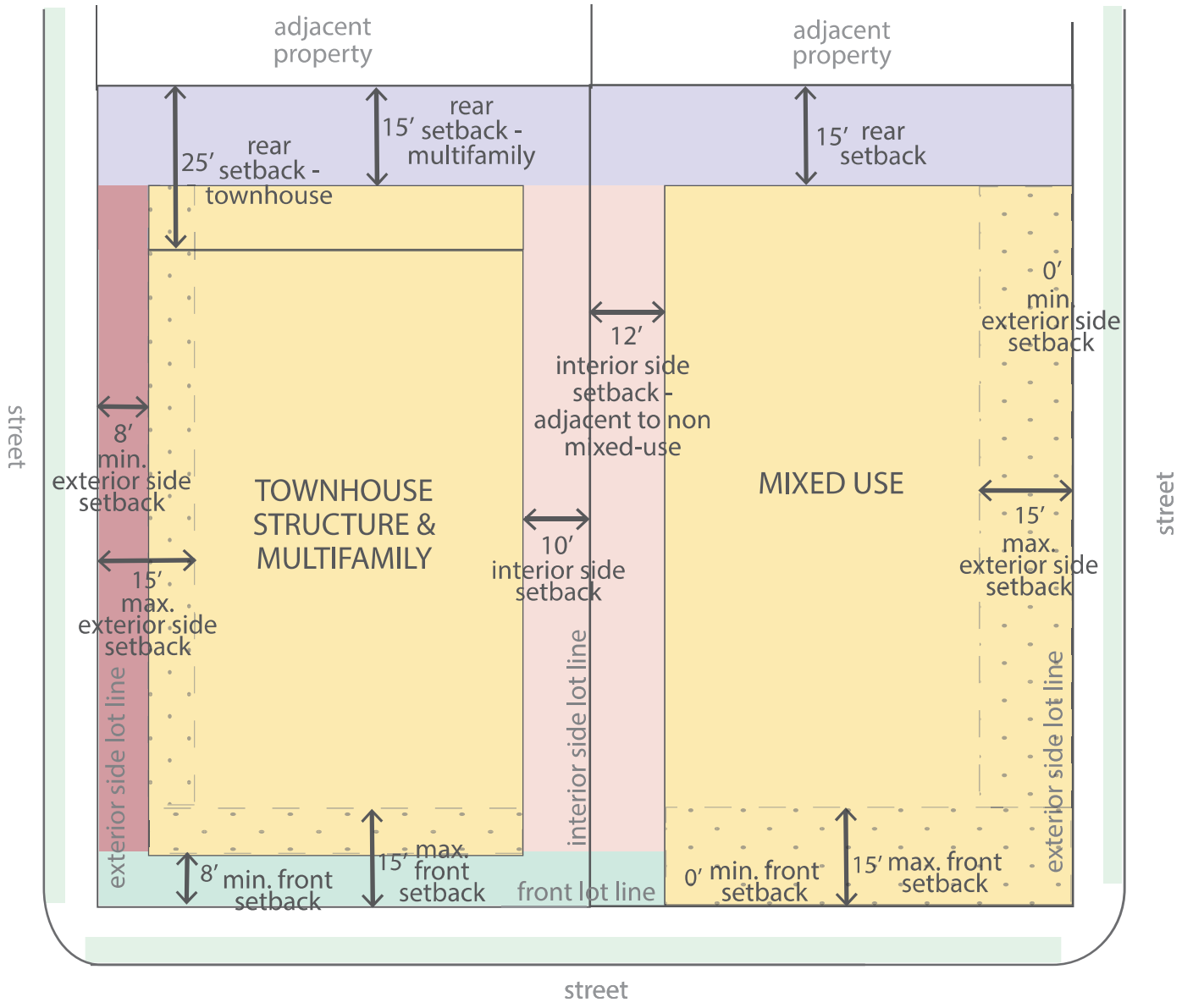
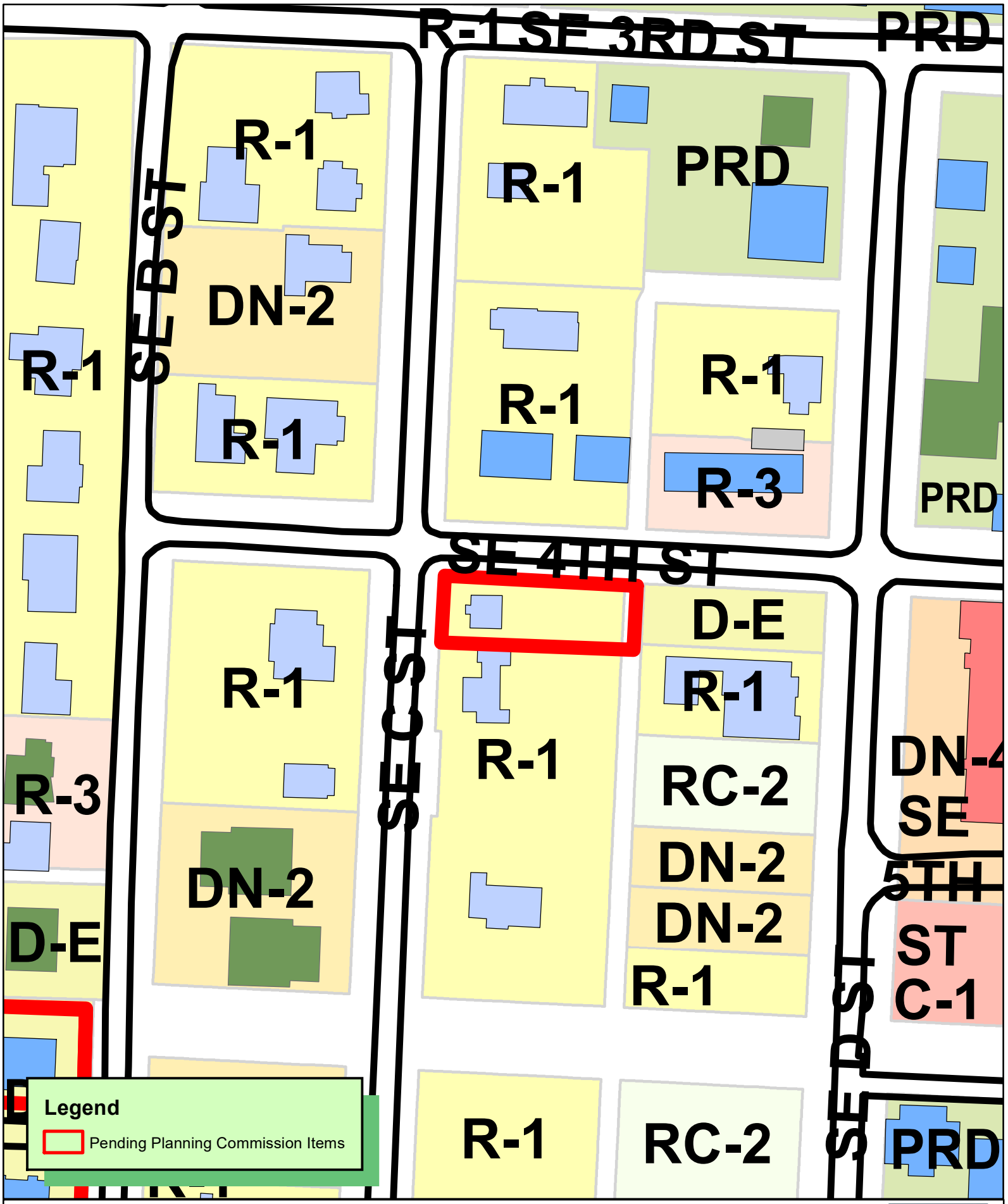
DN-4, Downtown Mixed-Use Residential

Setback Illustration





RZ22-0025 5/17/22
REZONING R-1 TO D-E
ORCHARD ADDITION
LOT 2 BLOCK H

SWOPE
ENGINEERING
Civil Engineering and Land Surveying
www.swopeengineering.com

March 31st, 2022

City of Bentonville
305 SW A Street
Bentonville, AR

RE: Rezone, 401 SE C Street

Planning Department,

Please accept this rezoning of land from R-1 to DE. The owner intends to develop a future project in compliance with the DE development standards of the Bentonville Zoning Code.

The reason for the rezone from R-1 to DE would allow for a future development consistent with Downtown Edge development standards. While this property is listed on the Land Use Plan as medium-density residential, the neighbor at 402 SE D Street is zoned DE, so this would only extend Downtown Edge one property further west. This rezone would provide a needed buffer from heavy commercial that is two properties east.

Zoning designations adjacent to this parcel include R-3, R-1, and DE. The rezone to DE aligns with adjacent higher density properties.

The parcel will be used for a future development project that will align with DE zoning and development code, the future land use plan and Priority Area 1-Downtown Intensification of the City Council adopted Bentonville Community Plan.

While there are no current development plans for this site, additional residential and or commercial units should not impact current traffic patterns on the existing infrastructure and could potentially encourage more pedestrian and cycling activity with its proximity to Downtown Bentonville.

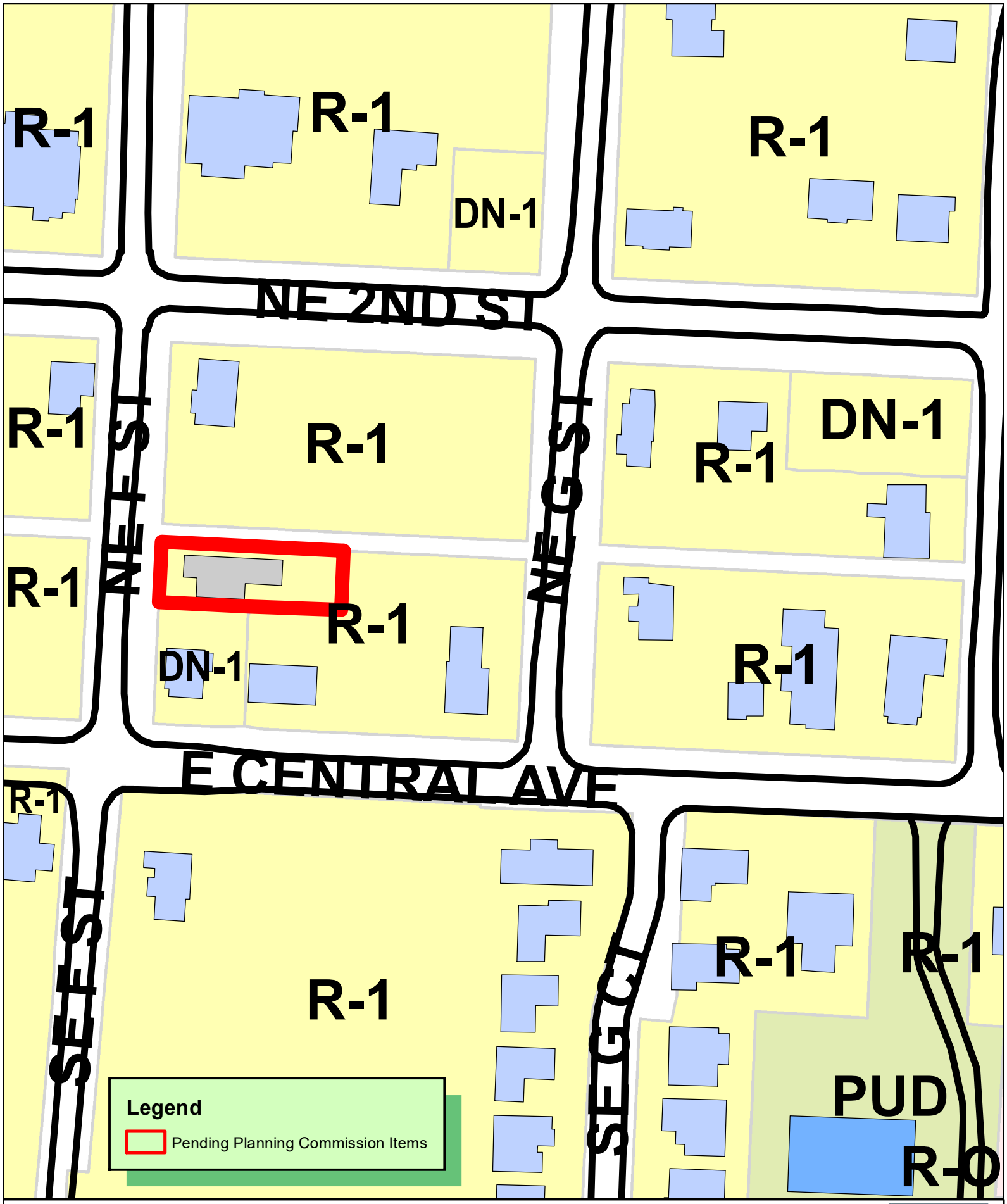
The developer will use modern design standards in compliance with the City of Bentonville development code to positively improve the character of existing neighborhoods and increase attainable infill housing options around Bentonville. This future development will follow that same standard and be thoughtfully designed to offer similar aesthetics, quality and community feel.

Water, sewer, and electric are all on-site.

Sincerely,

Phil Swope

Phil Swope, PE
Project Engineer



N
W E
S

1 inch = 100 feet

RZ22-0026 05/17/22
REZONING R-1 TO DN-1
LINCOLN & RICE ADDITION
LOT 13 BLOCK 2

THE CITY OF BENTONVILLE

Narrative
Parcel 001-3249-000
102 NE F Street
Bentonville AR

I am requesting that this property be rezoned from R-1 to DN-1 which aligns with the Future Land Use Plan. Adjacent lot at 701 E. Central is already rezoned to DN-1. In the future we plan to adjust the property lines with an adjoining lot which we also own. At that time, we will submit a fence plan for approval, noting that the DN-1 will allow fences up to 8 ft.

The lot will remain a low-density single home property with no changes to Use, Signage, or Appearance. City water or sewer lines will remain unchanged.

Thank you for your consideration

John McDowell

Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.
In cases of discrepancy between the information presented here and a city ordinance, the city ordinance will prevail.

DN-1, Downtown Low Density Residential

The intent of the DN-1 district is to preserve the established development pattern of portions of the downtown neighborhoods that are predominantly single-family with lots generally larger than 60 feet in width.

Building Types Allowed:

	Single-family	Two-family	Townhouse		Multi-family		Mixed-use
			Block-end	Mid-block	Block-end	Mid-block	
DN-1	•						

Maximum Height Allowed:

District	Single-family	Two-family	Townhouse	Multi-family	Mixed-use
DN-1	36 ft.	--	--	--	--

Lot and Area Standards:

District	Building type	Min. Lot Area (sq. ft.)	Min. Land Area / Dwelling Unit (sq. ft.)	Lot Width		Max. Lot Coverage	
				Min. Lot Width	Max. Lot Width	Interior lot	Exterior lot
DN-1	Single-family	5,000	-	50'	-	40%	45%

Setback Standards:

District	Building type	Front Yard		Side Yard				Rear Yard
				Exterior Side Yard		Interior Side Yard		
		Min.	Max.	Min.	Max.	Detached Yard	Attached Yard	
DN-1	All	15’	25’	15’	-	7’	0’	25’

Residential Tree Planting:

For newly constructed single and two-family residential structures: 1 shade tree planted in each yard adjacent to roadway and 1 shade tree planted in each right-of-way adjacent to roadway.

Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.
In cases of discrepancy between the information presented here and a city ordinance, the city ordinance will prevail.

DN-1, Downtown Low Density Residential

Garage Setback Standards (generally for DN districts – additional requirements may apply):

Prohibited in front yards. Garages, parking lots or designated parking spaces are prohibited in the front yard and corner side yard.

Attached garages. Garages may be attached to the primary structure. However, if the garage is attached, it must be located and oriented in such a way that it does not protrude from the side façade of the primary building in order to be visible from the public street.

Detached garages. Detached garages shall be located to the rear of the primary structure.

Corner lot. On a corner lot, the garage shall not be located closer than 20' to the corner side lot line in order to allow for outdoor vehicular parking entirely on the lot.

Detached garages. Detached garages must be separated from the primary structure by a minimum of 10'.

Garages with alley access. Garages with alley access must be setback 8' from the alley.

Accessory Structures & Uses: (i.e. garages, storage sheds, separate dwelling units)

	Detached Non-residential	Detached Accessory Dwelling	Attached Accessory Dwelling
% of floor area of primary structure	40%	50%	50%
Maximum footprint	720 sq. ft.	720 sq. ft.	-
Front setback	As required by the district	As required by the district	As required by the district
Side setback	7'	7'	As required by the district
Rear setback	7'	7'	As required by the district

On corner lots: Structure shall not project beyond the building line of the primary structure of existing primary structure on the adjacent lot

Land Uses:

ALLOWED BY RIGHT	CONDITIONAL	ACCESSORY
Residential Dwelling - modular **Recreation, Education & Assembly** Park - mini Park – neighborhood **Services** Child care – registered family home (5 children)	**Agriculture and Animals** Urban farm **Residential** Home occupation - type b **Recreation, Education & Assembly** Educational facility Museum Religious facilities **Services** Adult day care Cemetery or mausoleum Child care – licensed family home (6-16 children) Public safety services **Transportation / Utilities** Utility facility Wireless communication facility (cell towers) **Other** Temporary uses	**Agriculture and Animals** Community garden **Residential** Dwelling - accessory Home occupation - type a **Transportation / Utilities** Solar energy system Wind energy system, small **Other** Building, accessory – nonresidential Donation boxes

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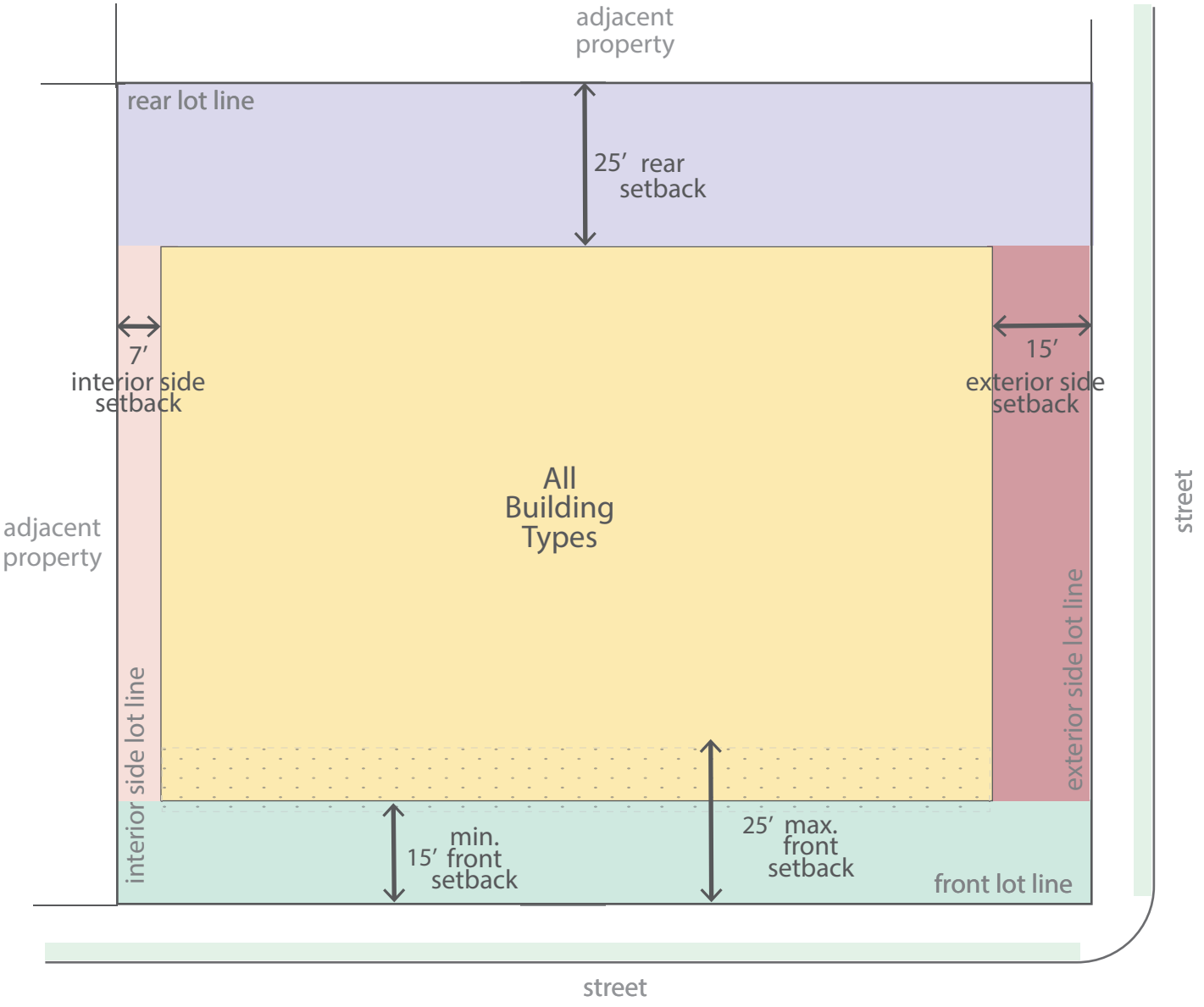
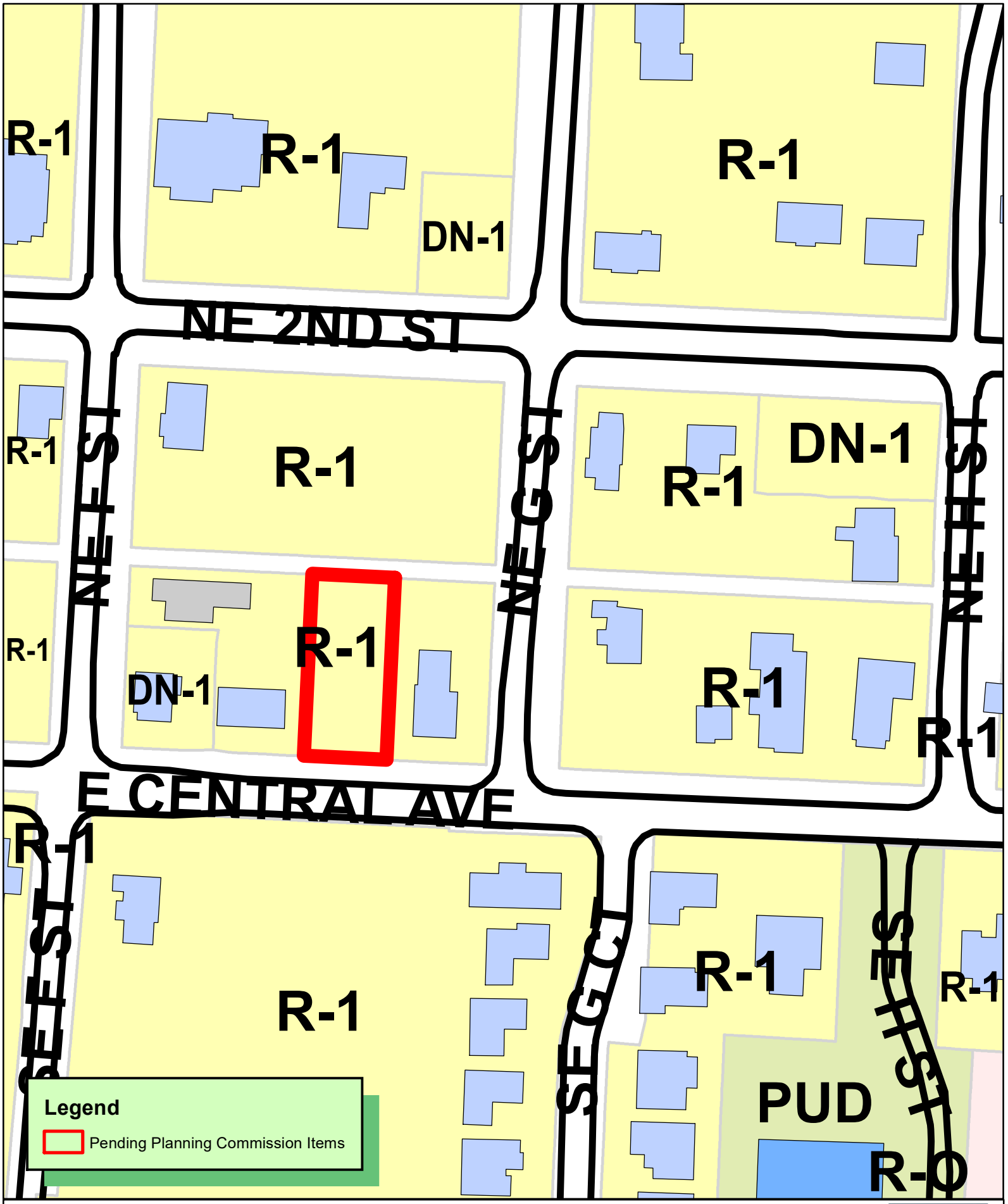
DN-1, Downtown Low Density Residential

Setback Illustration





RZ22-0027 5/17/22
REZONING R-1 TO DN-1
MCDOWELL
PARCEL 01-03252-000

Narrative
Parcel 001-03252-000
707 E. Central
Bentonville AR

I am requesting that this property be rezoned from R-1 to DN-1 which aligns with the Future Land Use Plan. Adjacent lot at 701 E. Central is already rezoned to DN-1. In the future we plan to adjust the property lines with an adjoining lot which we also own. At that time, we will submit a fence plan for approval, noting that the DN-1 will allow fences up to 8 ft.

The lot will remain a low-density single home property with no changes to Use, Signage, or Appearance. City water or sewer lines will remain unchanged.

Thank you for your consideration

John McDowell



RZ22-0029 5/17/22
REZONING PRD TO DN-1
NELAGONEY GLEN

April 11, 2022

Bentonville Planning
305 SW “A” Street
Bentonville, AR 72712

RE: Black Apple Creek LLC Rezone (Nelagoney Glen)

Dear Tyler:

Black Apple Creek LLC would like to rezone their property located on parcel numbers 01-07022-000, 01-00427-000, 01-07024-000, and 01-00422-000 from PRD to R-1. The existing property was rezoned to PRD, but the plan was never implemented, and the owner would now like to develop the land as single family residential. The rezone would not adversely affect the surrounding properties of infrastructure.

Sincerely,

Morrison-Shipley Halff



M. Dirk Thibodaux, ASLA, PLA
Senior Project Manager

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DN-1, Downtown Low Density Residential

The intent of the DN-1 district is to preserve the established development pattern of portions of the downtown neighborhoods that are predominantly single-family with lots generally larger than 60 feet in width.

Building Types Allowed:

	Single-family	Two-family	Townhouse		Multi-family		Mixed-use
			Block-end	Mid-block	Block-end	Mid-block	
DN-1	•						

Maximum Height Allowed:

District	Single-family	Two-family	Townhouse	Multi-family	Mixed-use
DN-1	36 ft.	--	--	--	--

Lot and Area Standards:

District	Building type	Min. Lot Area (sq. ft.)	Min. Land Area / Dwelling Unit (sq. ft.)	Lot Width		Max. Lot Coverage	
				Min. Lot Width	Max. Lot Width	Interior lot	Exterior lot
DN-1	Single-family	5,000	-	50'	-	40%	45%

Setback Standards:

District	Building type	Front Yard		Side Yard				Rear Yard
				Exterior Side Yard		Interior Side Yard		
		Min.	Max.	Min.	Max.	Detached Yard	Attached Yard	
DN-1	All	15’	25’	15’	-	7’	0’	25’

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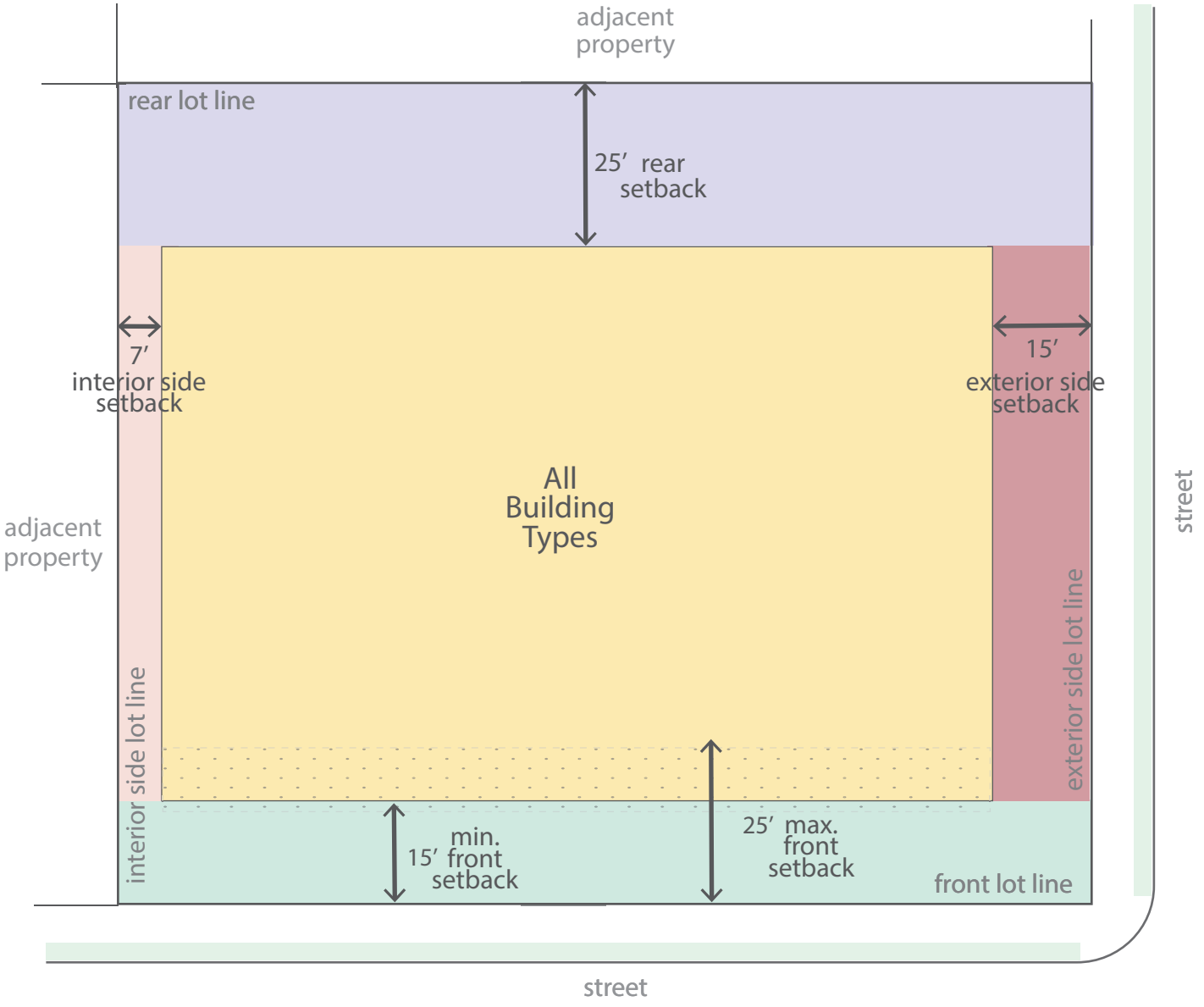
DN-1, Downtown Low Density Residential

Setback Illustration



RZ 22-0029

NOTICE OF INTENT TO REZONE

Black Aple Creek LLC has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from

PRD to DN-1 Downtown Low Density Residential

The legal description of the property is as follows:

The common description of the property is: _____

The public hearing will be held May 17, 2022, 2022 at 4:00 p.m. It will be held at 305 S.W. "A" Street.

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

1. Attend the public hearing and express your views.
2. Express your opinion in writing to the Planning Commission. You may mail this or deliver it to the City of Bentonville Planning Department, 305 SW A Street, Bentonville, AR 72712.
3. Use the bottom of this form to express your opinion by checking the appropriate box. (This may also be delivered or mailed to the above address.)

For more information, you may call the Planning Department at (479)271-3122.

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

☒ I / we have no objections to the rezoning.
☐ I / we object to the rezoning because:

Denise R Estrada
901 NW B St.
Signature and Physical Address

901 NW B St.
Signature and Physical Address

WALMART CAMPUS

PUD SUBMISSION - 4TH REVISED SUBMISSION; 2ND SUBMITTAL

MAY 2, 2022

CONTACTS

BLACK HILL ENERGY
Josh Knight
1301 Federal Way
PO Box 2129
Lowell, AR 72745
(479) 333-7005
Joshua.knight@blackhillscorp.com

AT&T
Scott Seaman
627 White Road
Springdale AR 72766
(479) 442-1967

Layne Rhodes
(479) 442-1977
lr159@att.com

COX COMMUNICATIONS
Kip Smith
4901 S. 48th Street
Springdale, AR 72762
(479) 717-3796
kip.smith@cox.com

FIRE DEPARTMENT
City of Bentonville
Brent Boydston, Fire Chief
800 S.W. “A” Street
Bentonville, AR 72712
(479) 271-5927

STREET DEPARTMENT
City of Bentonville
Tony Davis
3200 SW Municipal Drive
Bentonville, AR 72712
(479) 271-3130

WATER DEPARTMENT
City of Bentonville
Preston Newbill
3200 SW Municipal Drive
Bentonville, AR 72712
(479) 271-3140

ELECTRIC DEPARTMENT
City of Bentonville
Charlie Barnes
3200 SW Municipal Drive
Bentonville, AR 72712
(479) 271-3159

WASTEWATER DEPARTMENT
City of Bentonville
Nancy Busen
1901 N.E. “A” Street
Bentonville, AR 72712
(479) 271-3160

PLANNING DEPARTMENT
City of Bentonville
Ellen Norvell
305 S.W. “A” Street
Bentonville, AR
(479) 271-3122

CITY ENGINEER
City of Bentonville
Dan Weese
3200 SW Municipal Drive
Bentonville, AR
(479) 271-5993

STORMWATER
City of Bentonville
Janet Paith
3200 SW Municipal Drive
Bentonville, AR
(479) 271-5002
jpaith@bentonvillear.com

Walmart
Gensler DUDA PAINE Page/ Miller Boskus Lack
CEI swa 25 WALKER CONSULTANTS wpm ENGINEERING

SHEET INDEX

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P10 Zone Map | LSD Package Zone 02N
P11 Zone Map | LSD Package Zone 02NW
P12 Zone Map | LSD Package Zone 02NE
P13 Zone Map | LSD Package Zone 02S
P14 Zone Map | LSD Package Zone 03
P15 Zone Map | LSD Package Zone 04
P16 Zone Map | LSD Package Zone 05
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P58 Parking Garage | PD09

OWNER
Walmart
Bentonville, AR

ARCHITECT
Gensler
5005 Greenville Avenue
Dallas, TX 75206

ARCHITECT
Duda | Paine Architects
333 Liggett Street
Durham, NC 27701

ARCHITECT
Miller Boskus Lack
224 SE 2nd Street
Suite 200
Bentonville, AR 72712

ARCHITECT
Page Southerland Page, Inc.
1100 Louisiana Street
Suite One
Houston, TX 77002

ARCHITECT
5G Studio Collaborative
1217 Main St
Suite 500
Dallas, Texas 75202

PARKING AND ADVISORY
Walker Consultants
2895 Greenspoint Parkway
Suite 600
Hoffman Estates, IL 60169

CIVIL ENGINEER
CEI
3108 SW Regency Parkway
Bentoville, AR 72712

CIVIL ENGINEER
Walter P Moore
1301 McKinney, Suite 1100
Houston, TX 77010

LANDSCAPE ARCHITECT
SWA
811 W. 7th Street
8th Floor
Los Angeles, CA 90017

Walmart Home Office Campus

PUD Submission - Revision 4

May 2, 2022

Walmart is pleased to submit this application for a Planned Unit Development for the new Home Office Campus. We are proud that Northwest Arkansas is our home and intend, through this project, to make both Bentonville and the region even more attractive for the recruitment and retention of talented people. We believe this Home Office Campus project not only reflects the shared values that have helped accelerate growth of the company, the City of Bentonville, and the region, but also will leave a positive impact on the travelers from around the world who visit Bentonville.

4.1.10(a) Description and purpose of the PUD district.

This submission is the result of more than two years of planning and reflects the goals memorialized in the PUD ordinance. With thousands of associates in mind, both present and future, this campus is designed as a place that embraces the natural beauty of the region, enhances, and promotes the community experience, and reflects our company values.

Smart and Sustainable Design

- The campus reflects Walmart's leadership in environmental sustainability through smart building design with high performance building materials, renewable structural systems, and energy-efficient lighting and HVAC systems.
- It incorporates regionally sourced materials, including Southern Yellow Pine timber, grown in Arkansas and custom manufactured in Central Arkansas, for the primary office structural system.
- Thoughtful design in the use of bioswales, stormwater collection and management for irrigation, and wildlife habitat reflect the company's commitment to water quality and control across campus and into city systems.
- Thousands of low-maintenance native trees, shrubs and grasses provide an inviting landscape experience and open space areas that meet or exceed city requirements.
- Green spaces and trails are designed to provide direct access to nature and encourage outdoor interaction between Walmart associates, the Bentonville community, and the physical environment to reinforce sustainable living and holistic well-being.

Connected Campus

- The new 8th Street corridor will improve both visitor and commuter access to campus and the movement from east to west across town.
- The Razorback Greenway will connect the campus via bike trails, walking paths, and street crossings, encouraging safe and accessible alternative access for associates and visitors.
- The campus is designed with functional and attractive streetscapes framed by trees, plazas, buildings, and bikeways via the reestablished street grid. The road network is designed to disperse traffic more efficiently without putting pressure on only a few points of access.

Rooted in our Community

- A portion of the Razorback Greenway passes through campus and provides new tunnels at J Street and 8th Street.
- The trail network will improve pedestrian and cyclist access to the Bentonville Square, Crystal Bridges Museum, The Momentary, Thaden School, NWACC and other points of interest around the region.

401.10(b) Minimum area required for PUD districts.

This PUD application covers an area of approximately 252.38 acres, exceeding the minimum size required (10 acres).

401.10(c) Master site plan required.

See P07-P08 for the Master Plan.

401.10(d) Allowed uses.

All nonresidential uses in Article 401 which are permitted conditionally or by-right in commercial and mixed-use districts. Further details with respect to land use, phasing, and future uses are described by the Master Plan and Construction Phasing Plan on P07, P08, and P18.

401.10(e) Density requirements.

No density requirements are set, as this PUD proposes no residential uses.

401.10(f)(1) Description of proposed zoning and development standards.

Density:	N/A. No residential uses are proposed.
Building setbacks:	See P19, ROW & Setback Boundaries, for setbacks from public streets. Side and rear setbacks are 0’ for any interior parcels.
Height of building or structure:	Structures shall have a maximum height of 100’ above ground level finished floor elevation, except mechanical and telecommunications equipment and required screens may extend beyond this limit.
Lot size, lot width, and lot depth:	No minimum or maximum dimension.
Landscaping:	Parking Lot Landscaping: As required for similar developments, except that the number of trees required shall be provided in the continuous planting islands, where applicable, at the minimum rate of (1) shade tree per every nine (9) parking spaces located in the double row. Internal planting islands shall not be required. Trees shall not be required in external planting islands. External planting islands shall be a minimum size of nine (9) feet by sixteen (16) feet. Street Frontage Buffer Landscaping: See P20-P26 Street Sections.
Required off-street parking spaces:	N/A. No residential uses are proposed.
Street widths:	See P20-P26 Street Sections.
Garage setbacks:	N/A. No residential garages are proposed.

401.10(f)(2) Modifications prohibited.

Compliance with the development standards referenced in this code section will be demonstrated by way of the Large Scale Development submission.

401.10(g)(1) PUD districts common open space requirements.

This proposal exceeds the minimum requirements for open space to provide a variety of accessible outdoor experiences for Walmart associates, visitors, and, where provided, the public. Please refer to the open space plan which provides details for each phase.

The master plan will provide open space that meets or exceeds code requirements.

See P28, Open Space Area, for required details.

401.10(g)(2) PUD districts parking and off-street loading requirements.

Each phase of the PUD delivers parking in a campus format. The total amount of parking provided in each phase meets or exceeds the minimum requirements set forward in Article 501 of the Bentonville Unified Development Code.

See P18, Phasing Plan, for additional details.

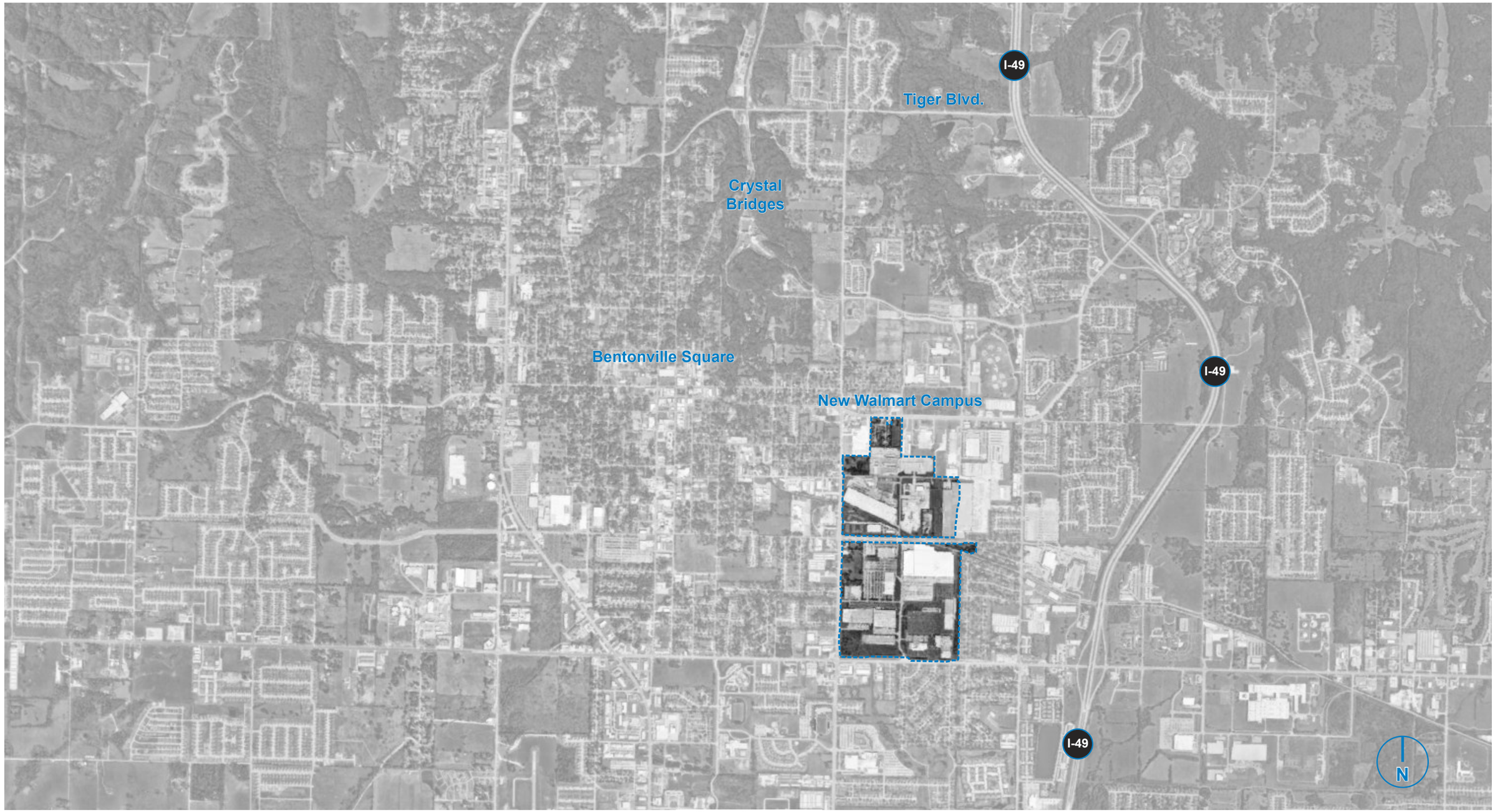
401.10(g)(3) PUD districts perimeter requirements.

The master plan is designed to create maximum compatibility with surrounding land uses.

These street and landscaping improvements have been designed to meet the expectations Bentonville residents living in adjacent neighborhoods have for excellent and continuous public improvements.

401.10(g)(4) PUD districts structural design standards.

Refer to P29 and the following pages for documentation showing compliance with structural design standards, such as elevations and material palettes.


I-49
Tiger Blvd.
Crystal Bridges
Bentonville Square
New Walmart Campus
I-49
I-49
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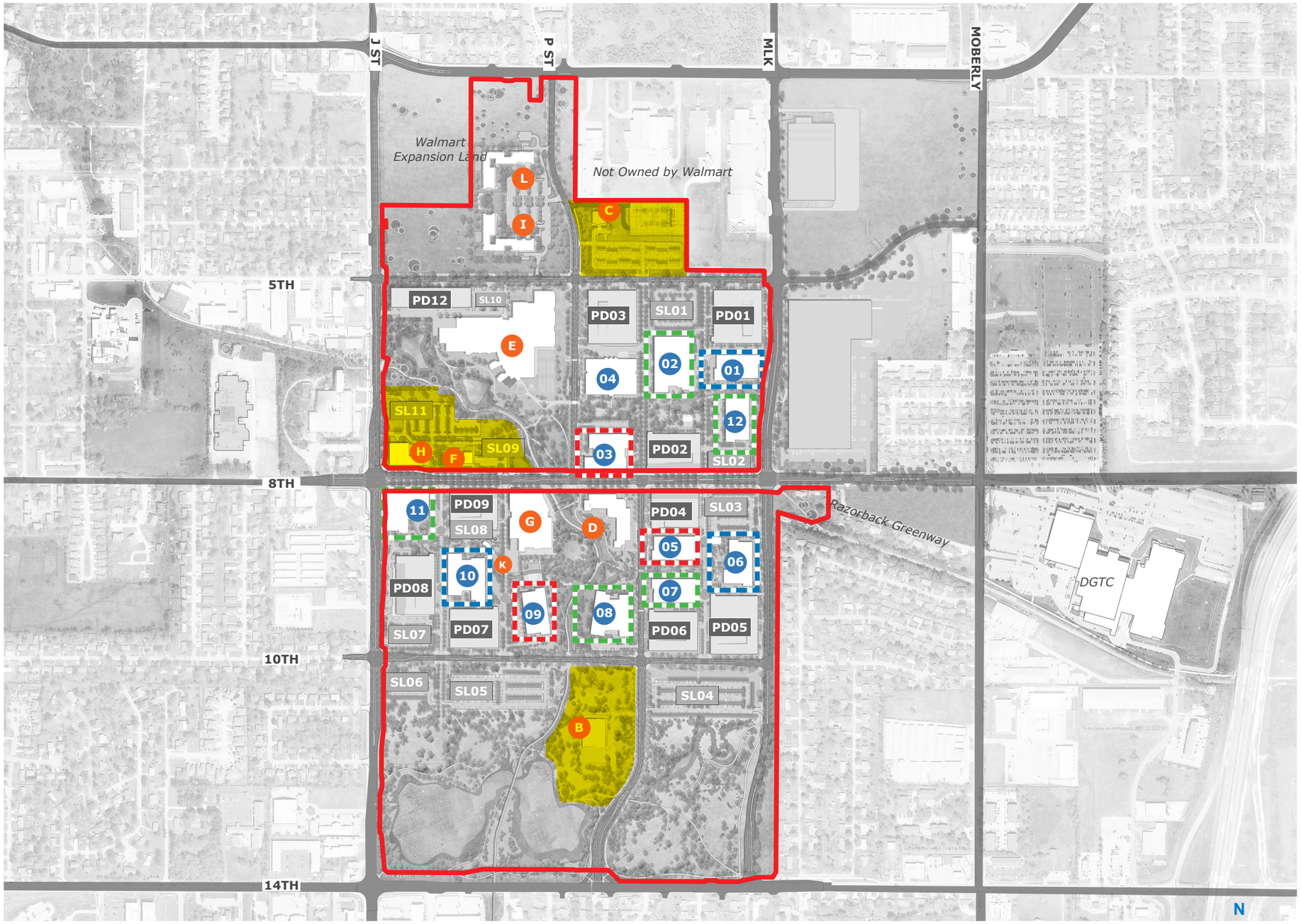
Google Maps

SITE BOUNDARY

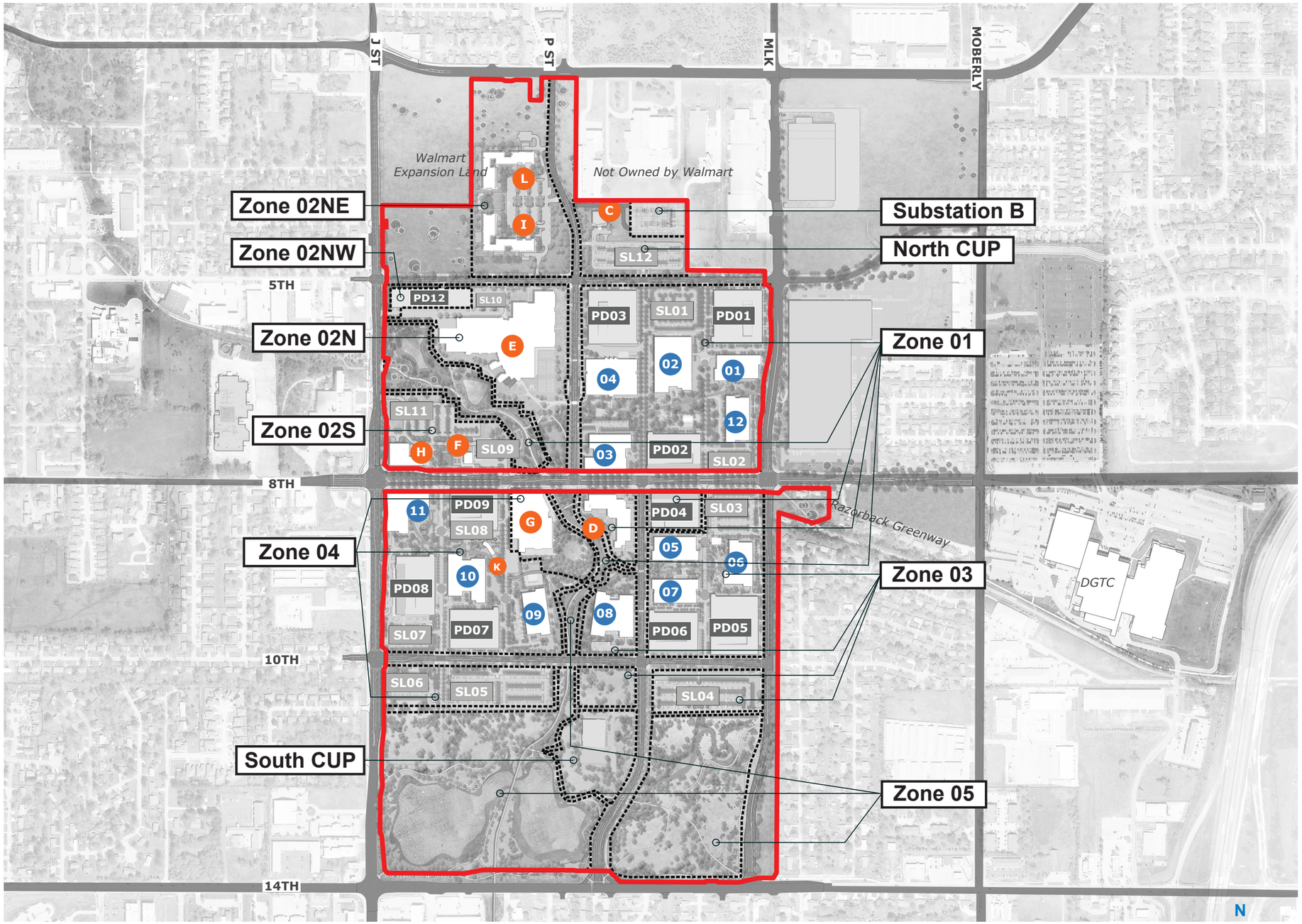


Google Maps



Legend

- # — Office Building Number
- A — Amenity & Support
- PD# — Parking Deck
- SL# — Surface Lot
- "Mill" Building
- "Foundry" Building
- "Collection" Building
- Areas Revised from Previous Submission



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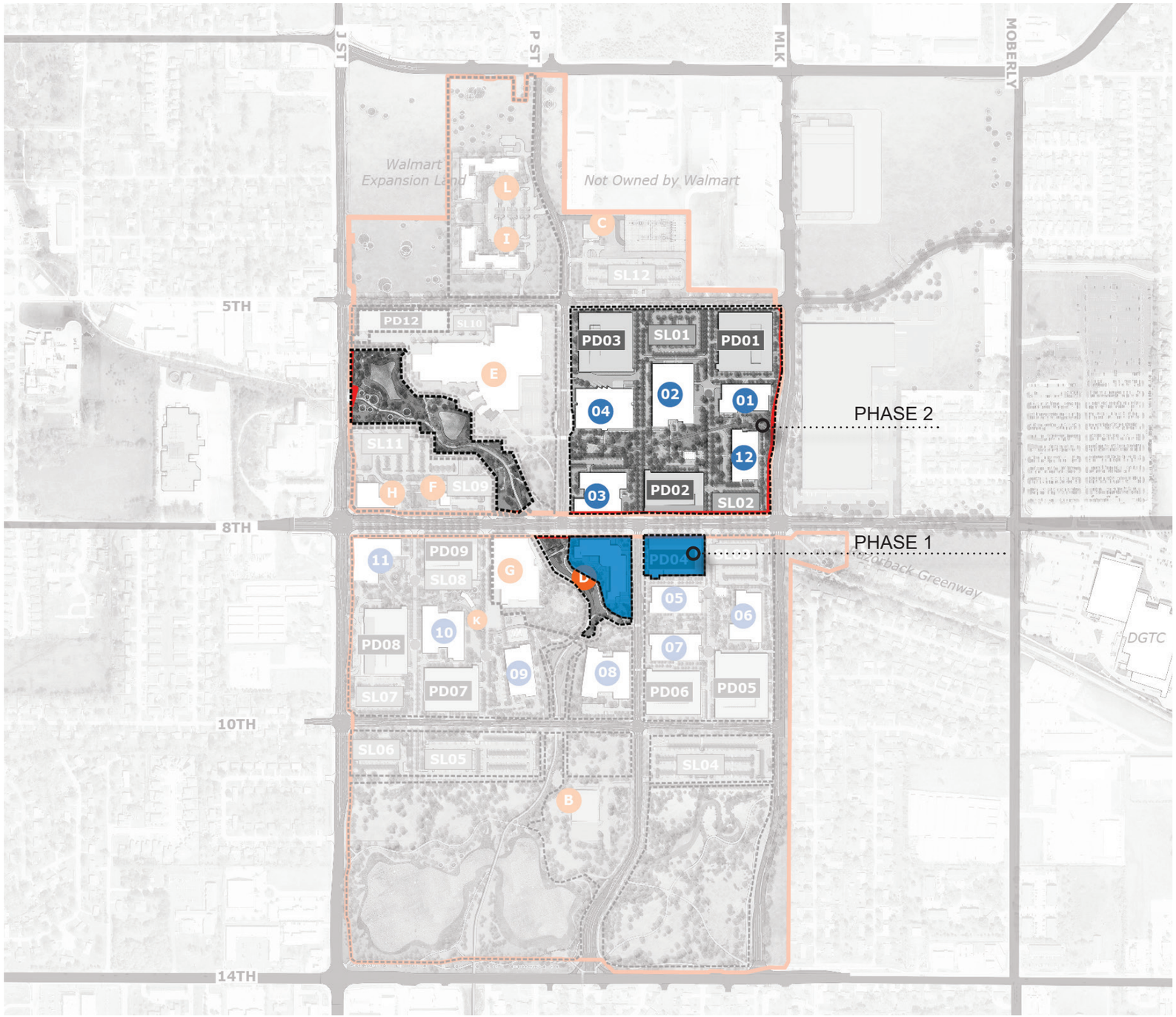
- Zone Boundary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Greenback Greenway
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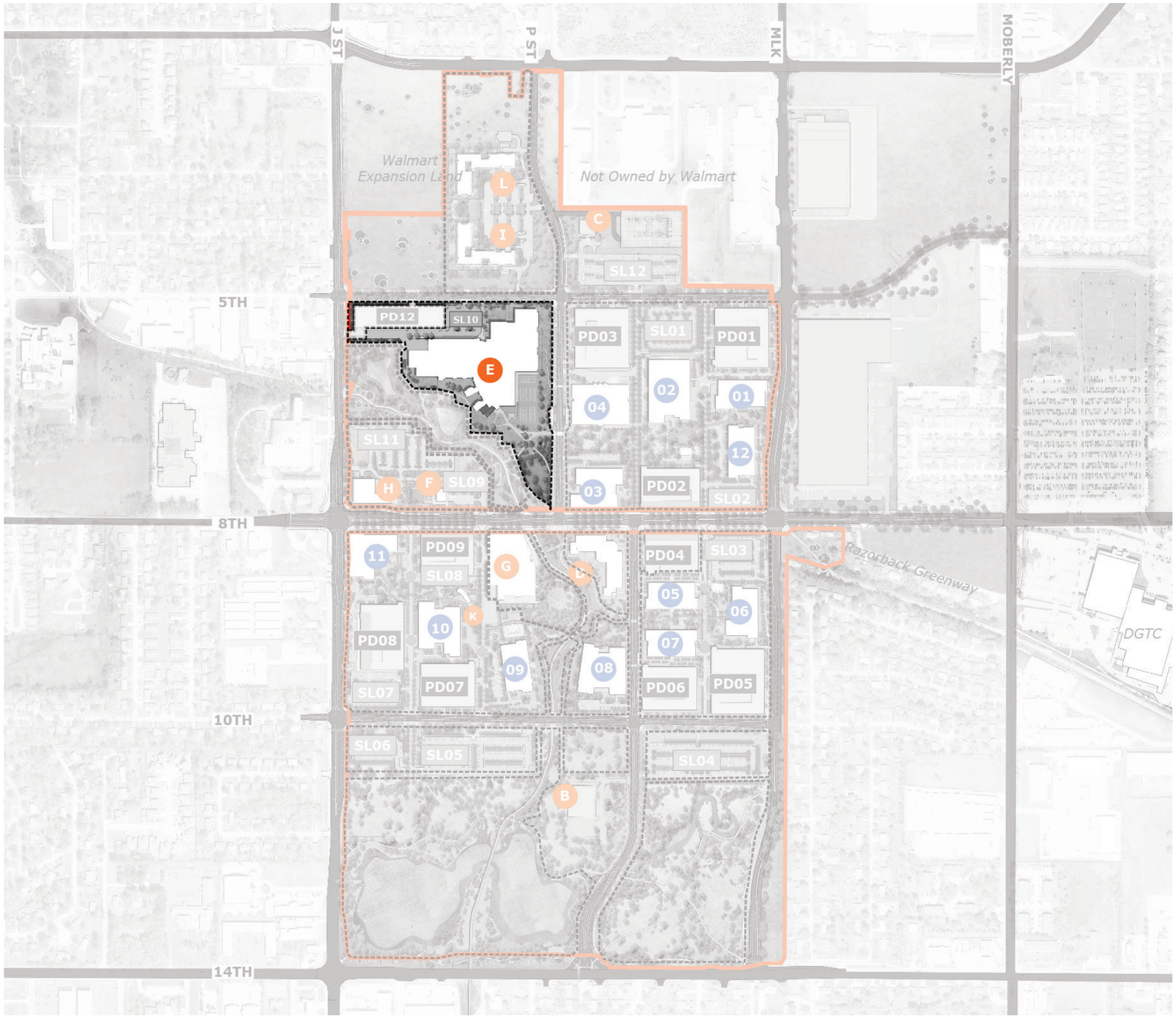
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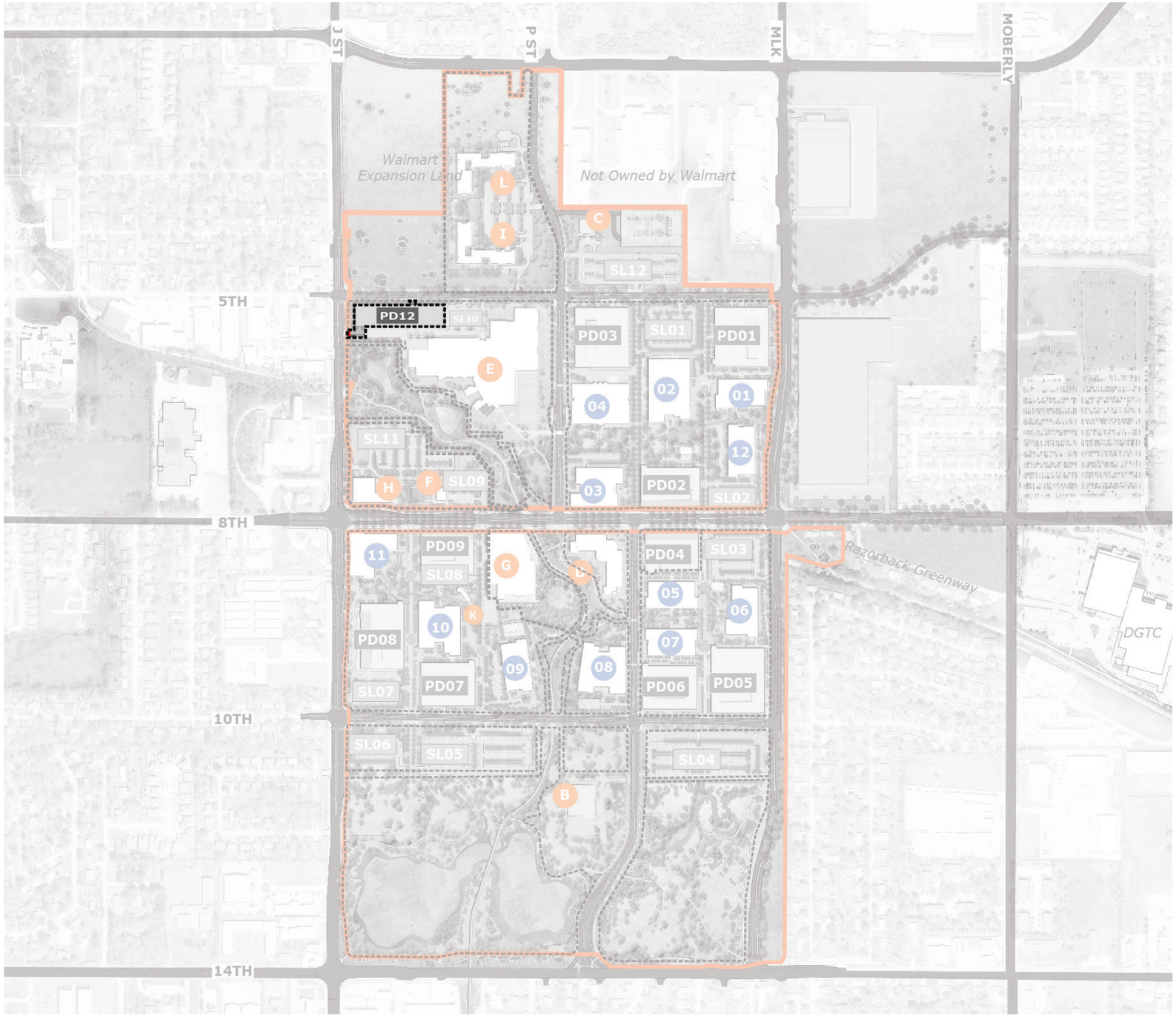
Razorback Greenway
DGTC
14TH

The PD12 parking garage will be constructed in an early phase without landscaping. Landscaping will be added during the construction of the adjacent Zone 02N/Fitness Center and will be complete before Grand Opening of Fitness Center.

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Razorback Greenway
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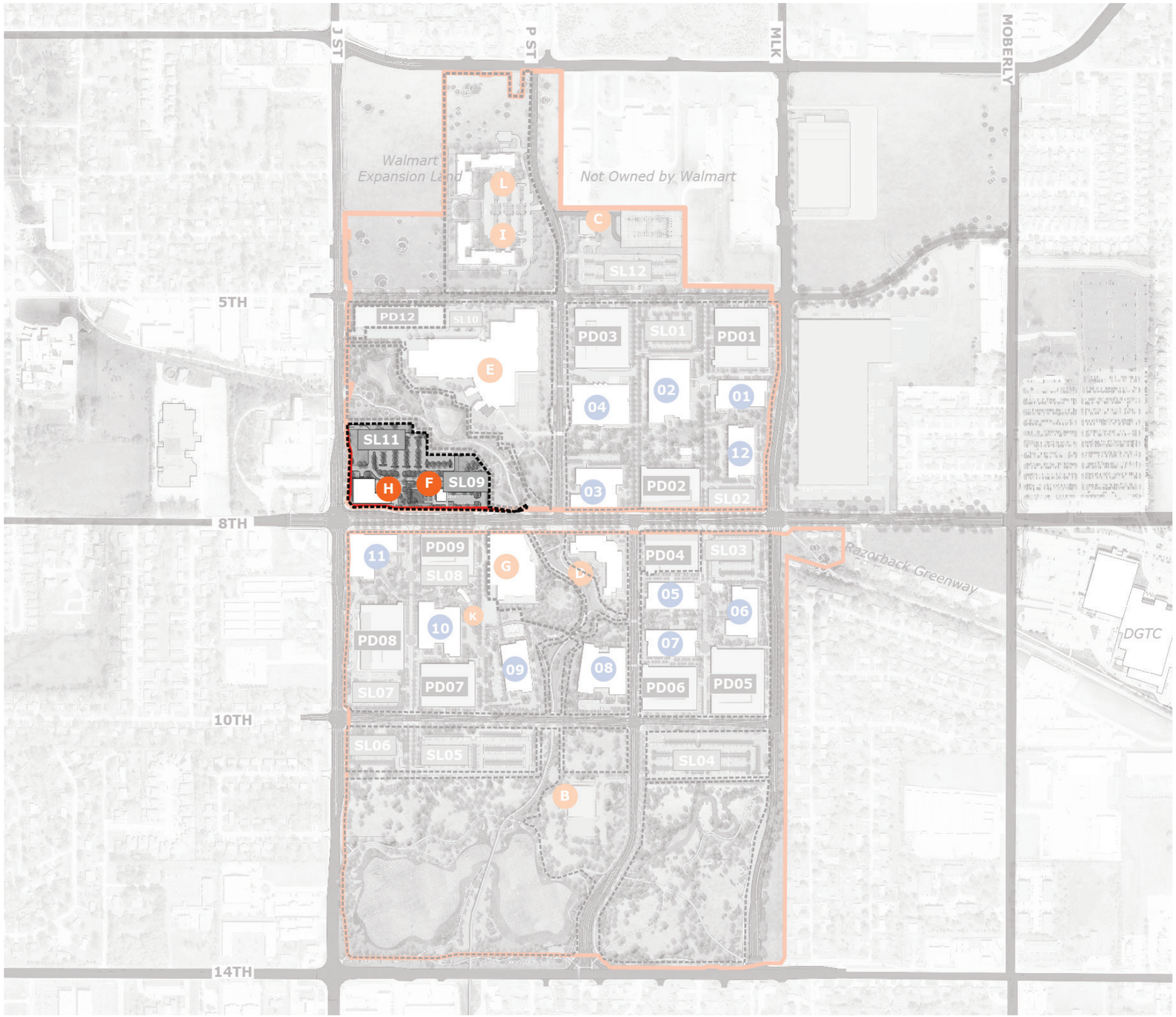
14TH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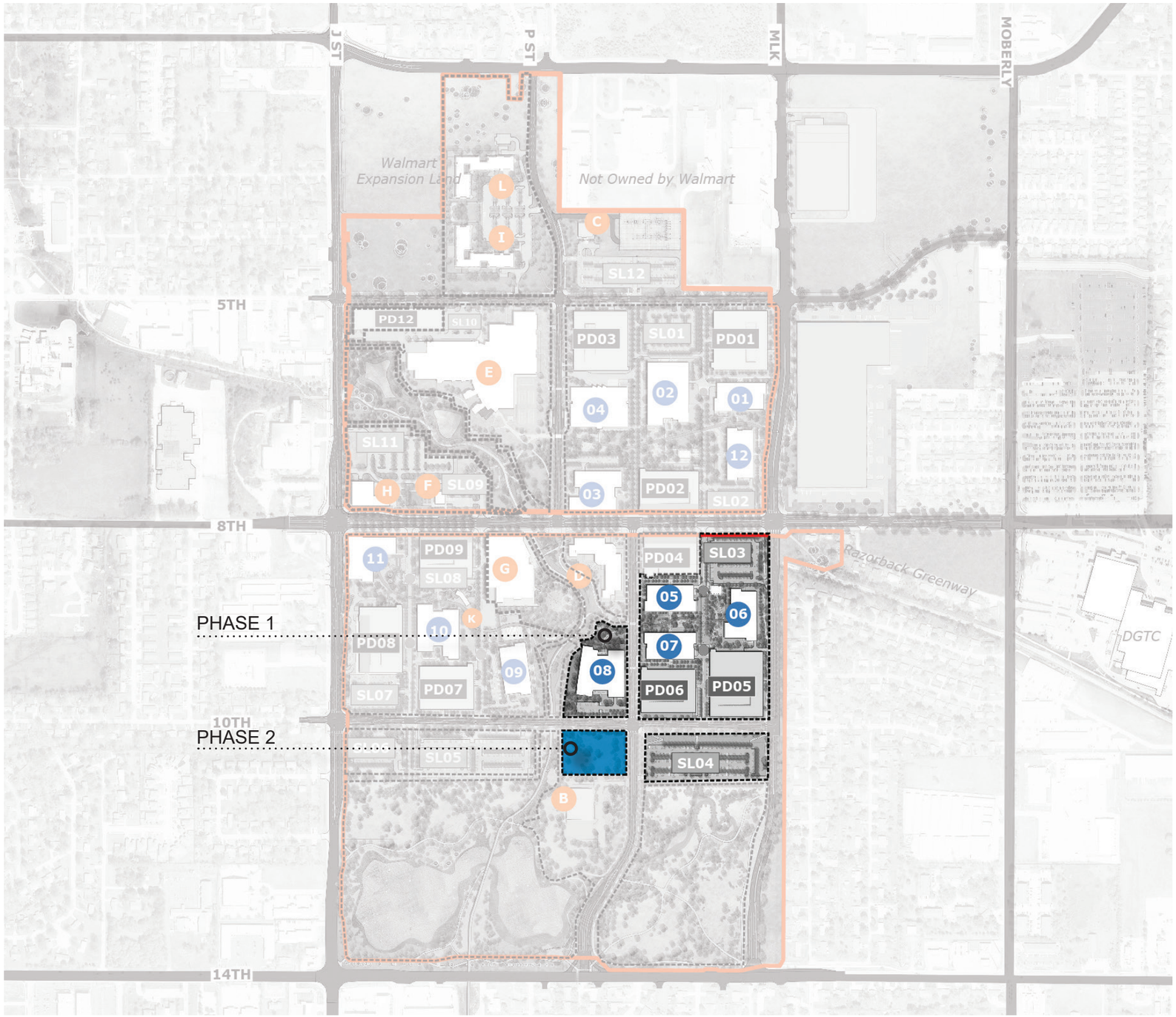
Razorback Greenway
DGTC
14TH


J ST
P ST
MLK
MOBERLY
Walmart Expansion Land
Not Owned by Walmart
5TH
8TH
10TH
14TH
PHASE 1
PHASE 2
PD12
SL10
PD03
SL01
PD01
PD04
SL03
PD09
SL08
PD08
PD07
SL07
SL12
SL11
SL09
PD02
SL02
PD06
PD05
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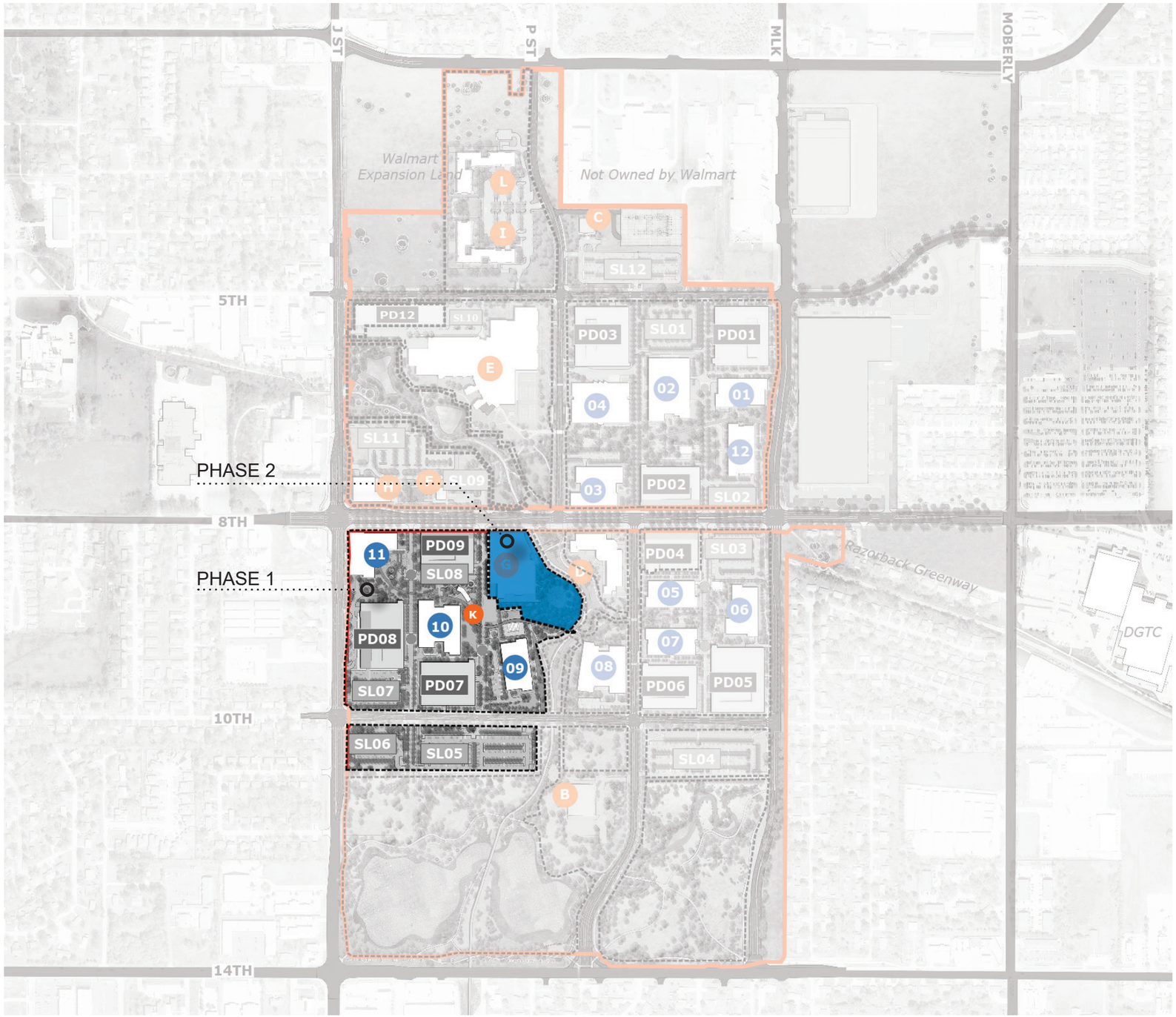
12
Razorback Greenway
DGTC


J ST
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MOBERLY
Walmart Expansion Land
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SL11
12
PHASE 2
F
SL09
03
PD02
SL02
8TH
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PD09
G
SL08
D
PD04
SL03
Razorback Greenway
PHASE 1
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06
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DGTC
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PD07
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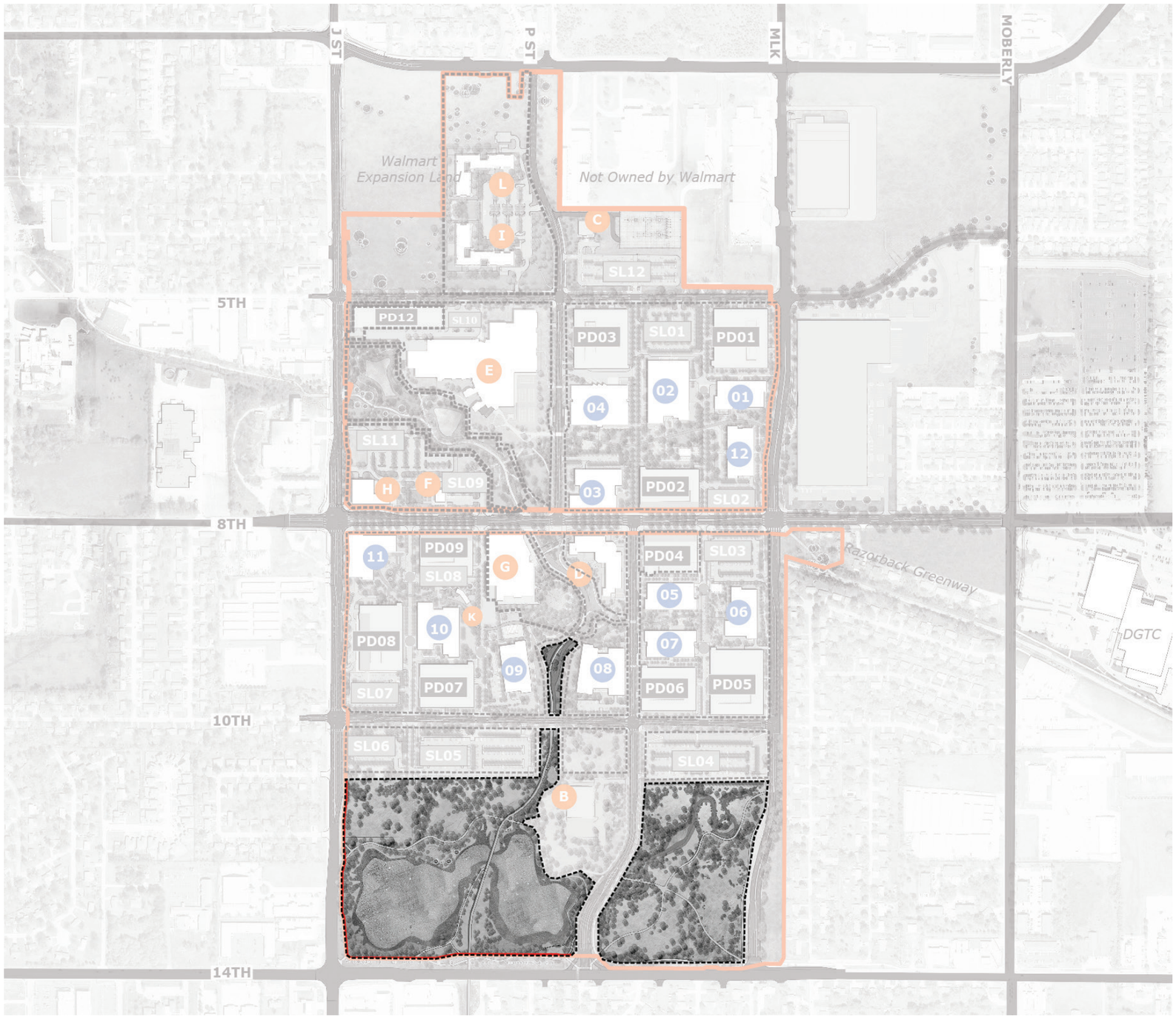
PD05
10TH
SL06
SL05
SL04
B
14TH


J ST
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Walmart Expansion Land
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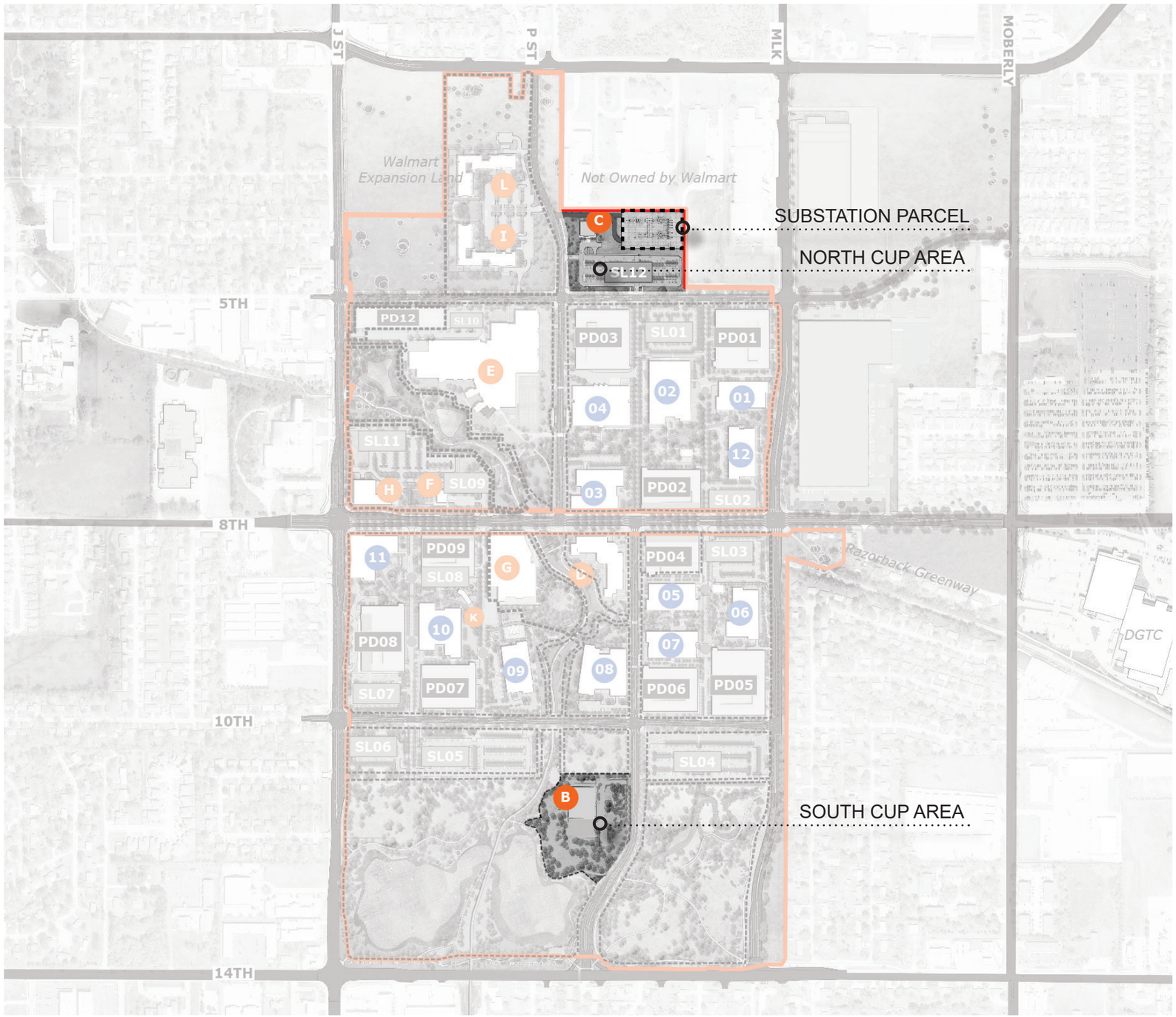
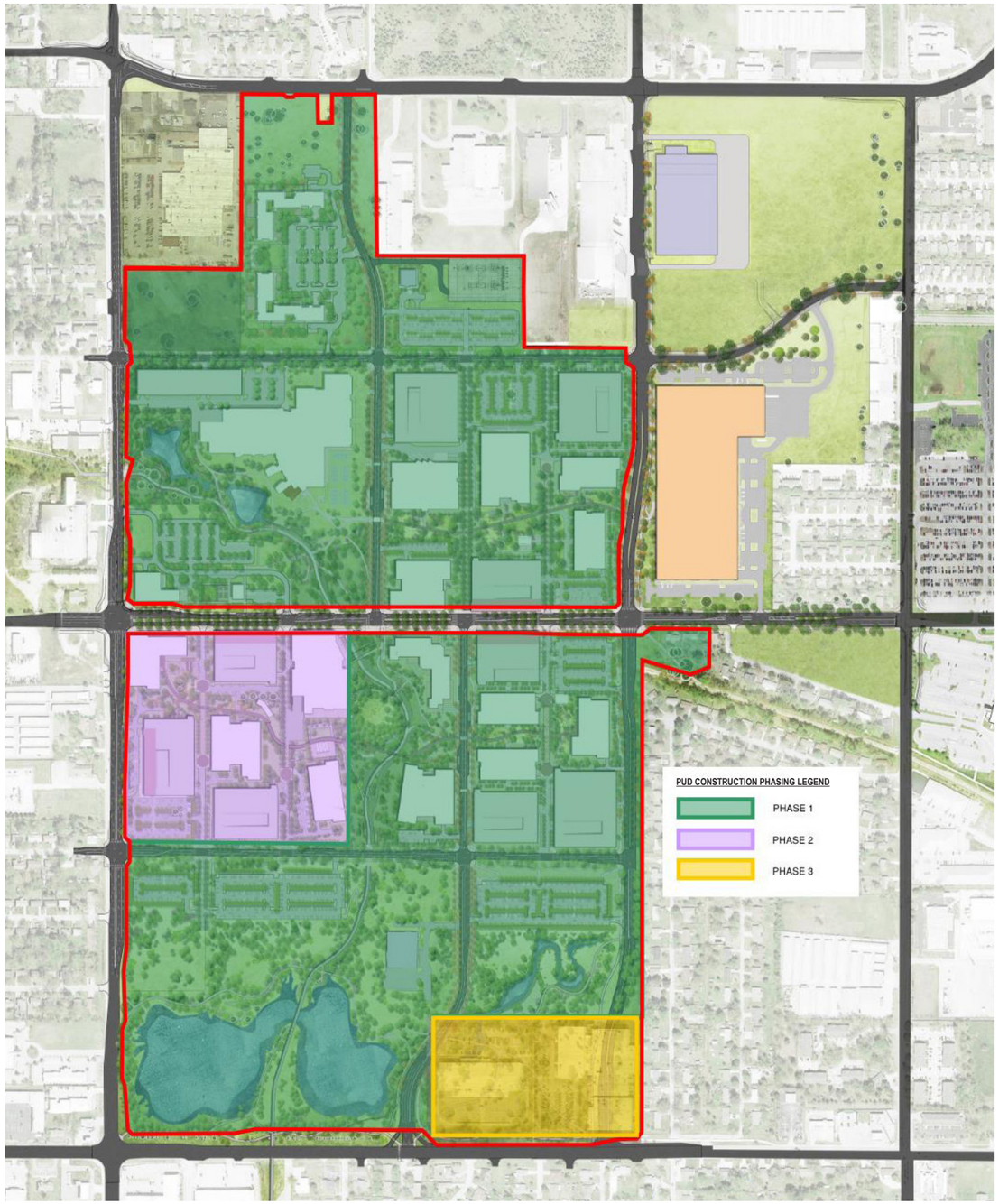
PD07
PD06
PD05
SL07
10TH
SL06
SL05
SL04
B
Razorback Greenway
DGTC
14TH

The Substation parcel will be granted lot access via an access easement as it does not have direct access to a public street.





PHASE 1

Required Parking Spaces:	5,730
Total Parking Spaces:	10,578

PHASE 2

Required parking spaces:	2,846
Total parking spaces:	3,331

PHASE 3

Required parking spaces:	0
Total parking spaces:	0

ROW & SETBACK BOUNDARIES



LEGEND

200 0 200 400

SCALE: 1"=200'

PROPOSED ROW

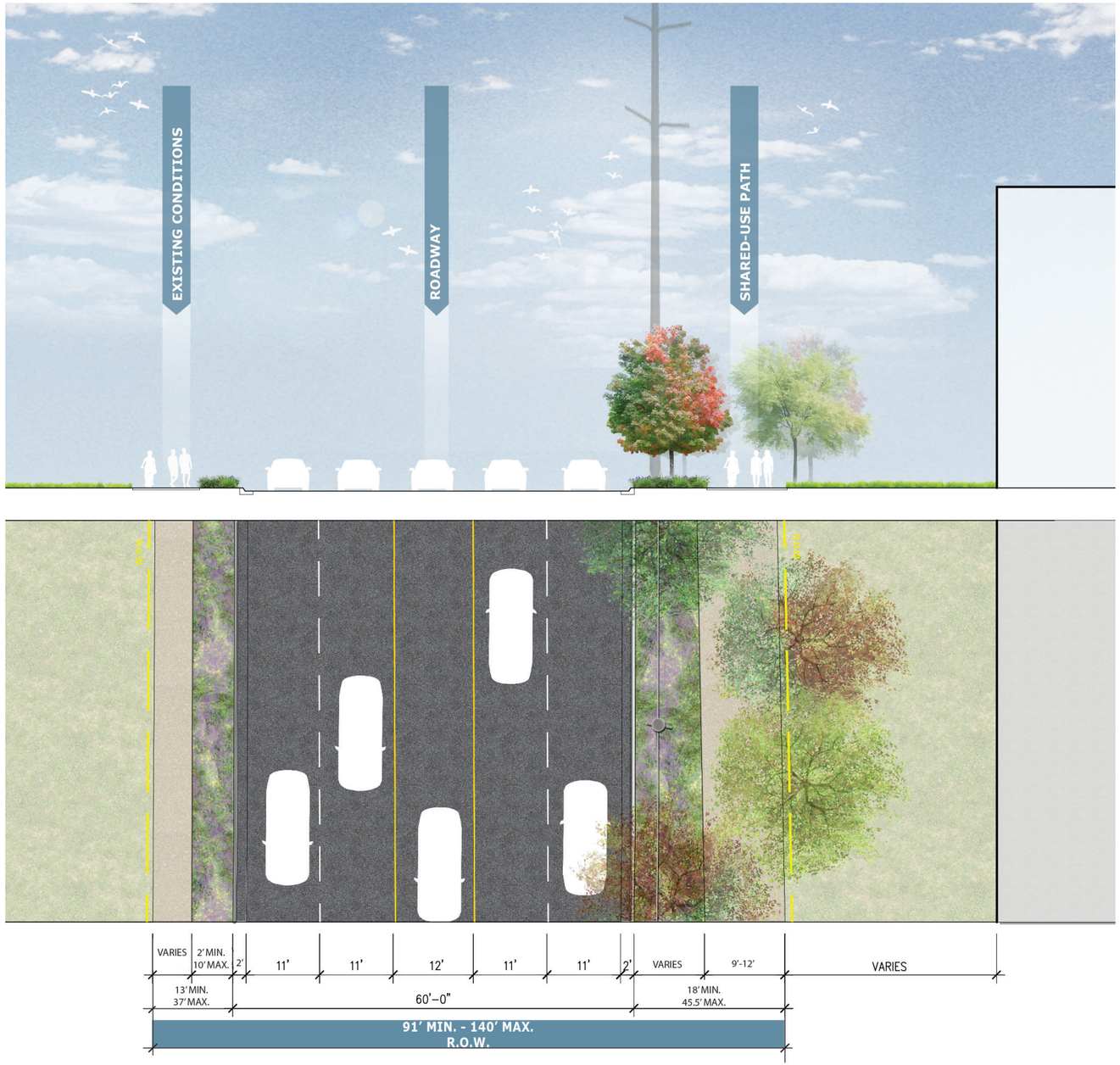
EXISTING ROW/EXISTING PROPERTY LINE

BUILDING SETBACK

10' BUILDING SETBACK – J STREET, 14TH, E. CENTRAL STREET
10' BUILDING SETBACK – MLK PARKWAY
0' BUILDING SETBACK – 8TH STREET

*WHERE A UTILITY EASEMENT EXIST THE EASEMENT SHALL BE THE SETBACK IF THE EASEMENT IS GREATER THAN THE SETBACK

100' MAX. BUILDING HEIGHT
ABOVE GROUND LEVEL FINISHED FLOOR ELEVATION



PROPOSED GUIDELINES

EAST

- *6' Min. wide green space curb zone*
- *10' Min. wide shared-use sidewalk Note: Reduced width where necessary to minimize impact to existing trees.*
- *Shade trees provided at a minimum rate of one (1) shade tree per every forty (40) linear feet or fraction thereof of street frontage.*
- *New trees planted under overhead utilities shall not exceed a mature height of 25 feet.*

*All utility clearance standards (trees, pavement, adjacent utilities) will be coordinated with the City of Bentonville during Large Scale Development



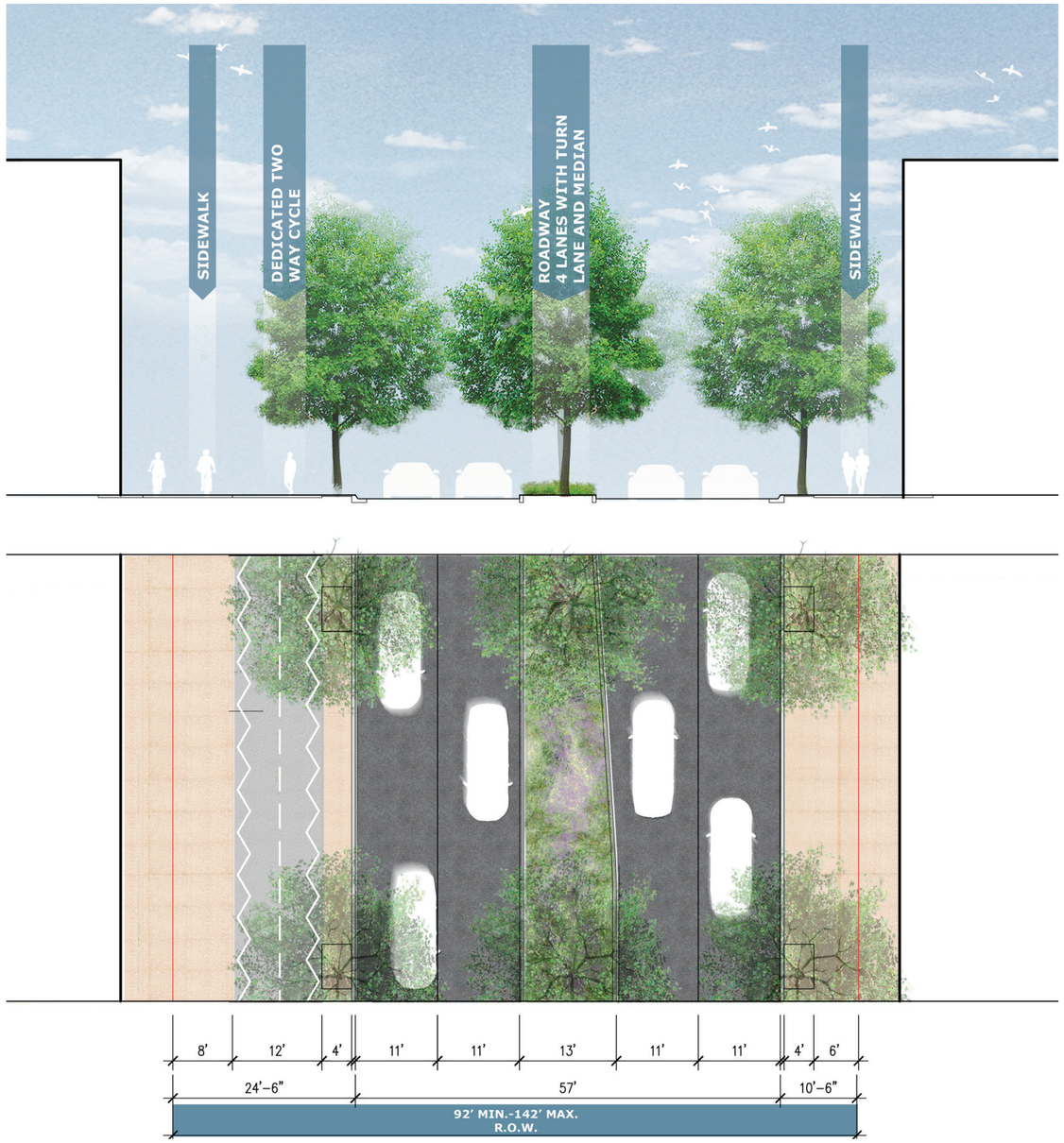


PROPOSED GUIDELINES

EAST & WEST

- *6' Min. wide green space curb zone*
- *10' Min. wide shared-use sidewalk (on west side only)*
- *Shade trees provided at a minimum rate of one (1) shade tree per every forty (40) linear feet or fraction thereof of street frontage.*

*All utility clearance standards (trees, pavement, adjacent utilities) will be coordinated with the City of Bentonville during Large Scale Development



PROPOSED GUIDELINES

NORTH

- *4' wide paved curb zone*
- *6' Min. wide sidewalk*

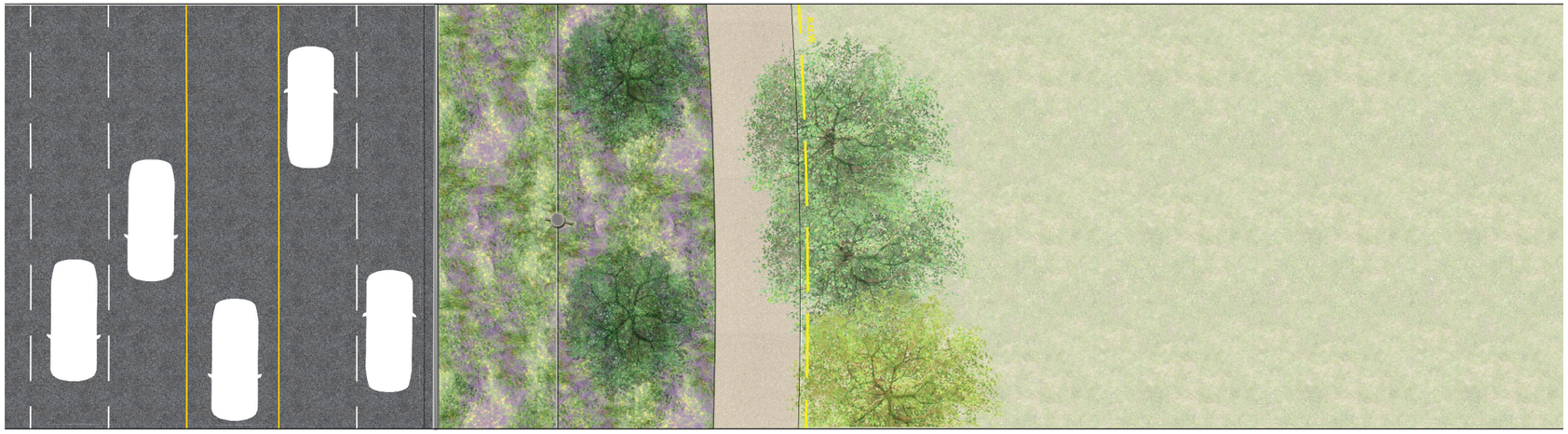
SOUTH

- *4' paved curb zone*
- *12' wide two-way cycle path*
- *8' Min. wide sidewalk*

- *Shade trees provided at a minimum rate of one (1) shade tree per every forty (40) linear feet or fraction thereof of street frontage.*

*All utility clearance standards (trees, pavement, adjacent utilities) will be coordinated with the City of Bentonville during Large Scale Development





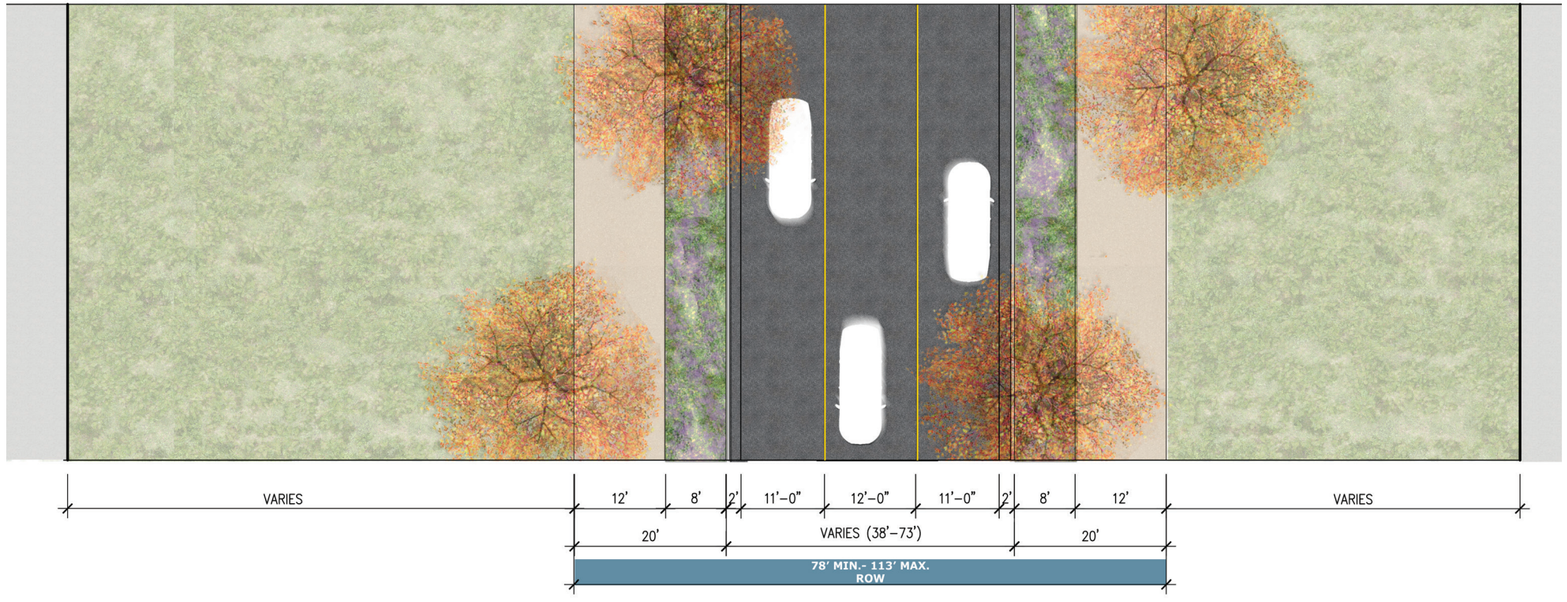
PROPOSED GUIDELINES

NORTH

- *8' Min. wide green space curb zone*
- *10' Min. wide shared-use sidewalk*
- *Shade trees provided at a minimum rate of one (1) shade tree per every forty (40) linear feet or fraction thereof of street frontage.*
- *New trees planted under overhead utilities will be coordinated with AEP/ SWEPCO.*

*All utility clearance standards (trees, pavement, adjacent utilities) will be coordinated with the City of Bentonville during Large Scale Development
**Roadway lane layout provided for reference only and subject to change based on approved documents

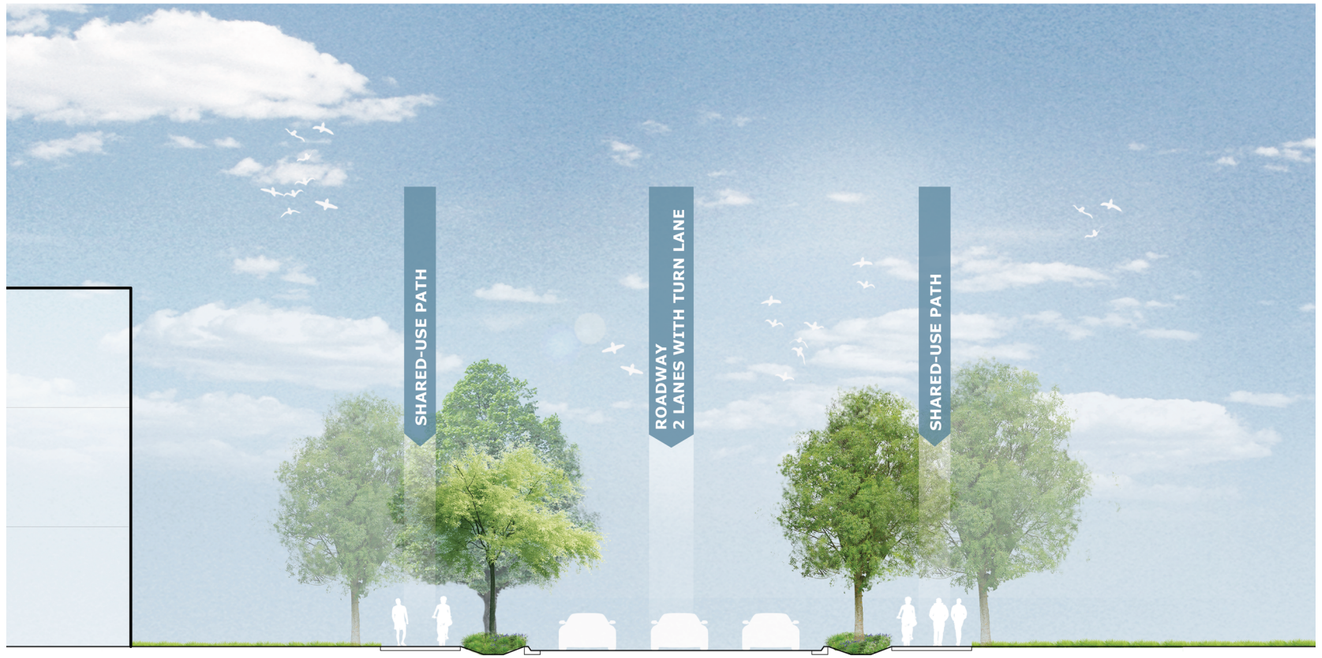


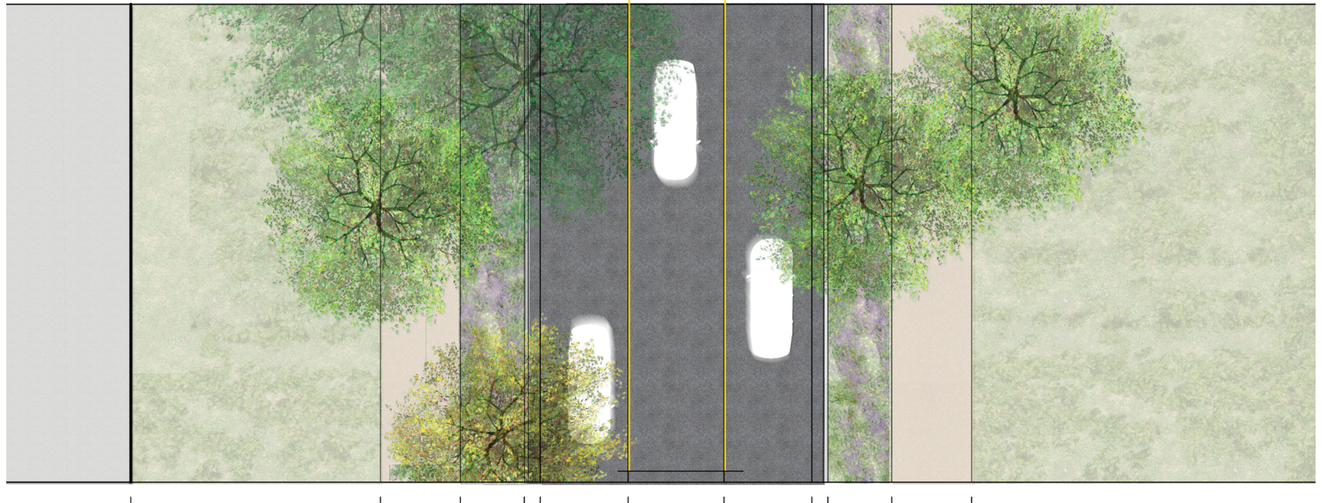


PROPOSED GUIDELINES

- *8' wide green space curb zone*
- *10' Min. wide shared-use sidewalk on at least one side of the street*
- *Shade trees provided at a minimum rate of one (1) shade tree per every forty (40) linear feet or fraction thereof of street frontage.*

*All utility clearance standards (trees, pavement, adjacent utilities) will be coordinated with the City of Bentonville during Large Scale Development



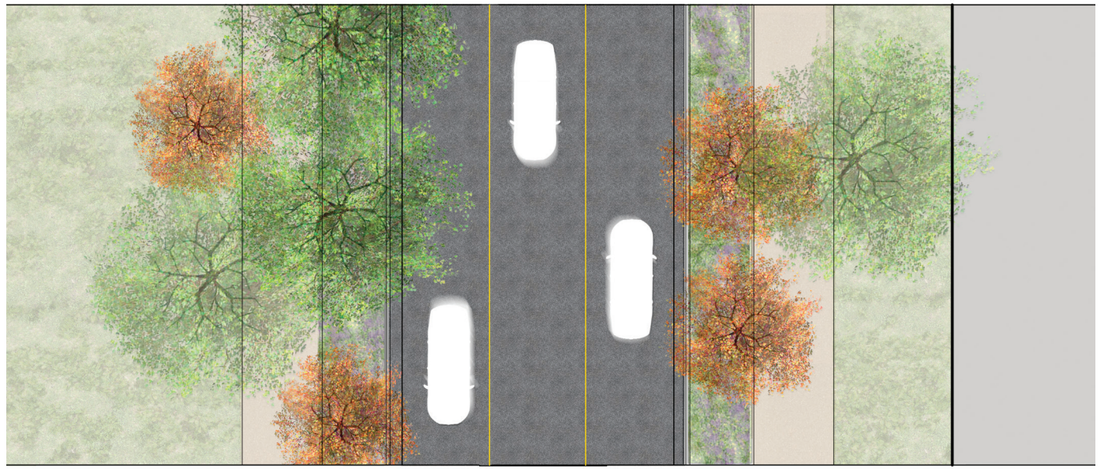


*All utility clearance standards (trees, pavement, adjacent utilities) will be coordinated with the City of Bentonville during Large Scale Development

PROPOSED GUIDELINES

- *8' wide green space curb zone*
- *10' Min. wide shared-use sidewalk on at least one side of the street*
- *Shade trees provided at a minimum rate of one (1) shade tree per every forty (40) linear feet or fraction thereof of street frontage.*





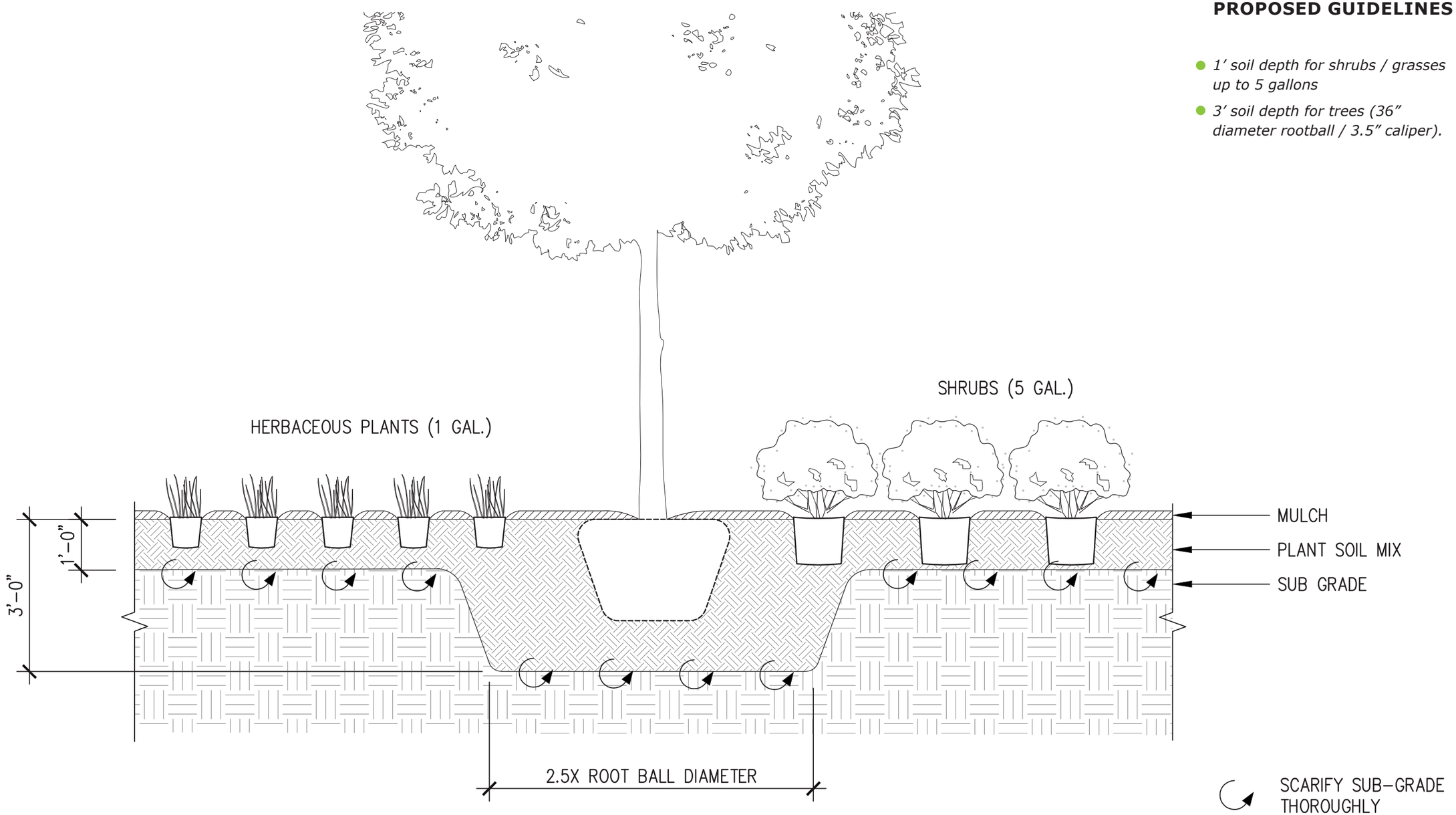
PROPOSED GUIDELINES

- *8' wide green space curb zone*
- *10' Min. wide shared-use sidewalk on at least one side of the street*
- *Shade trees provided at a minimum rate of one (1) shade tree per every forty (40) linear feet or fraction thereof of street frontage.*

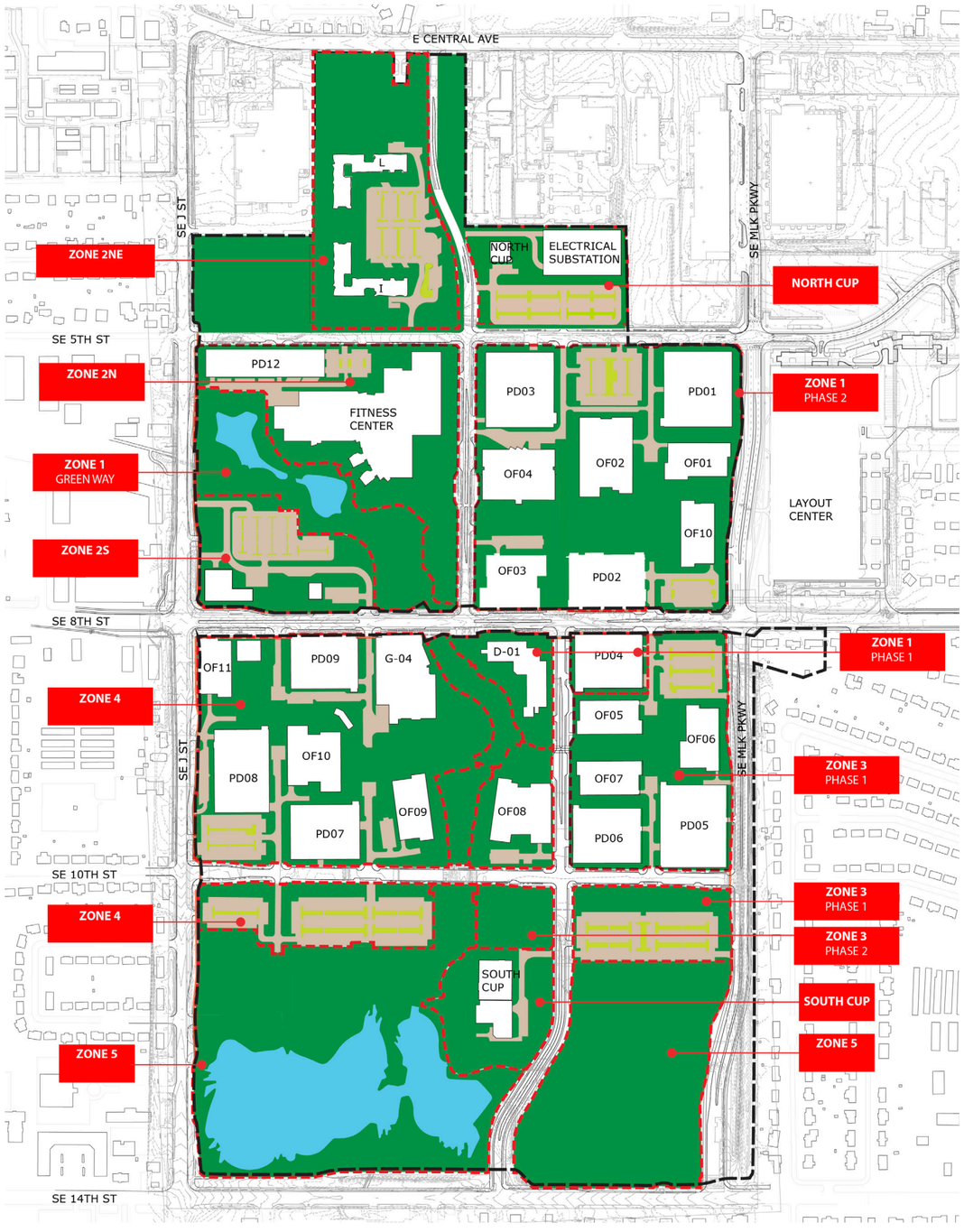
*All utility clearance standards (trees, pavement, adjacent utilities) will be coordinated with the City of Bentonville during Large Scale Development

PROPOSED GUIDELINES

- *1’ soil depth for shrubs / grasses up to 5 gallons*
- *3’ soil depth for trees (36” diameter rootball / 3.5” caliper).*



OPEN SPACE AREA



ZONE 1 PHASE 1
AREA: 5.32 acres
OPEN SPACE: 2.45 acres
OPEN SPACE PERCENTAGE: 46%
(26% ABOVE REQUIREMENT)

ZONE 1 PHASE 2
AREA: 33.02 acres
OPEN SPACE: 14.28 acres
OPEN SPACE PERCENTAGE: 43%
(23% ABOVE REQUIREMENT)

ZONE 1 - GREENWAY
AREA: 11.09 acres
OPEN SPACE: 9.89 acres
OPEN SPACE POND: 1.2 acres
OPEN SPACE PERCENTAGE: 89%
(69% ABOVE REQUIREMENT)

ZONE 2S
AREA: 8.07 acres
OPEN SPACE: 4.04 acres
OPEN SPACE PERCENTAGE: 50%
(30% ABOVE REQUIREMENT)

ZONE 2N
AREA: 16.2 acres
OPEN SPACE: 7.6 acres
OPEN SPACE PERCENTAGE: 47%
(27% ABOVE REQUIREMENT)

ZONE 3 PHASE 1
AREA: 25.43 acres
OPEN SPACE: 10.77 acres
OPEN SPACE PERCENTAGE: 42%
(22% ABOVE REQUIREMENT)

ZONE 3 PHASE 2
AREA: 2.24 acres
OPEN SPACE: 2.24 acres
OPEN SPACE PERCENTAGE: 100%
(80% ABOVE REQUIREMENT)

ZONE 4
AREA: 38.6 acres
OPEN SPACE: 18.2 acres
OPEN SPACE PERCENTAGE: 46%
(26% ABOVE REQUIREMENT)

ZONE 5
AREA: 48.5 acres
OPEN SPACE: 36.0 acres
OPEN SPACE POND: 12.5 acres
OPEN SPACE PERCENTAGE: 100%
(80% ABOVE REQUIREMENT)

ZONE 2NE
AREA: 15.67 acres
OPEN SPACE: 11.31 acres
OPEN SPACE PERCENTAGE: 72%
(52% ABOVE REQUIREMENT)

NCUP
AREA: 7.42 acres
OPEN SPACE: 2.51 acres
OPEN SPACE PERCENTAGE: 34%
(14% ABOVE REQUIREMENT)

SCUP
AREA: 6.07 acres
OPEN SPACE: 4.34 acres
OPEN SPACE PERCENTAGE: 71%
(51% ABOVE REQUIREMENT)

TOTAL AREA: 252.38 ACRES
OPEN SPACE: 124.37 acres
TOTAL OPEN SPACE PERCENTAGE: 49%
(29% ABOVE REQUIREMENT)

OPEN SPACE AREA - SOFTSCAPE OR PEDESTRIAN HARDSCAPE

OPEN SPACE AREA - POND OR SEASONAL WATERWAY

FUTURE EXPANSION ZONE (NOT INCLUDED IN OPEN SPACE AREA)

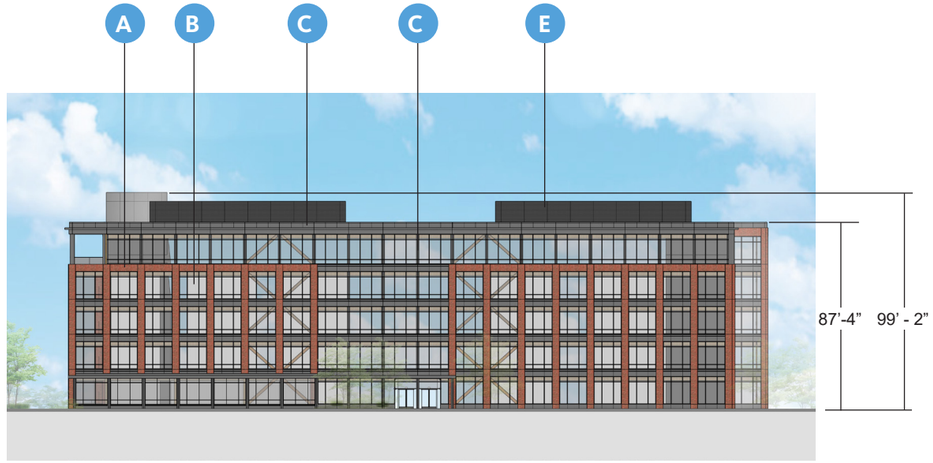
PARKING LOT/VEHICULAR PAVING AREA (NOT INCLUDED IN OPEN SPACE AREA)

PARKING LOT PLANTING (NOT INCLUDED IN OPEN SPACE AREA)

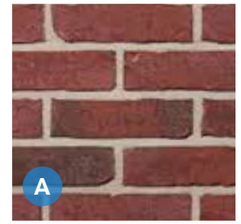
Note: PUD Revision 4 includes adjustments to open space areas associated with Zone 2S, which was previously shown as future expansion area. NCUP and SCUP are added into calculation. Zone 1 and zone 3 are divided into two phases.



NORTH ELEVATION



SOUTH ELEVATION



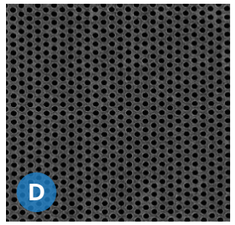
BR01- RED THIN BRICK



GL01- VISION GLASS



MP01- GRAY METAL MINIMUM 24 GAUGE



MP05- PERFORATED METAL MINIMUM 24 GAUGE



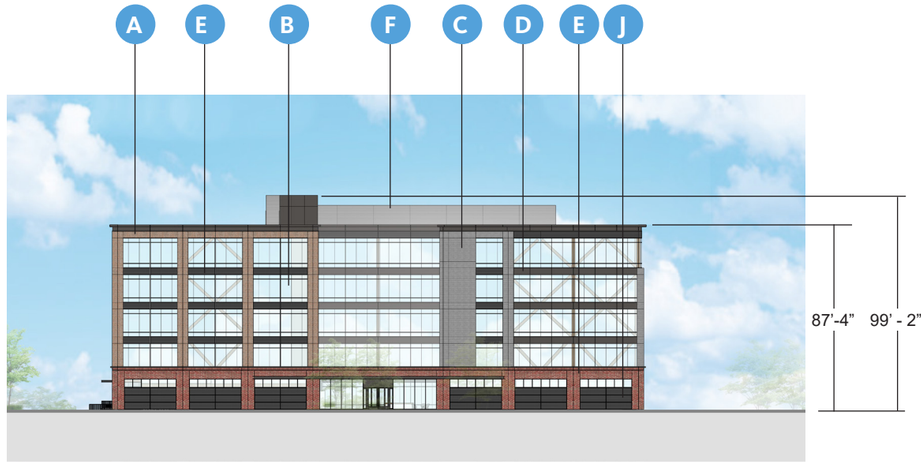
WD01- WOOD FINISH (CANOPY AND TERRACE SOFFITS)



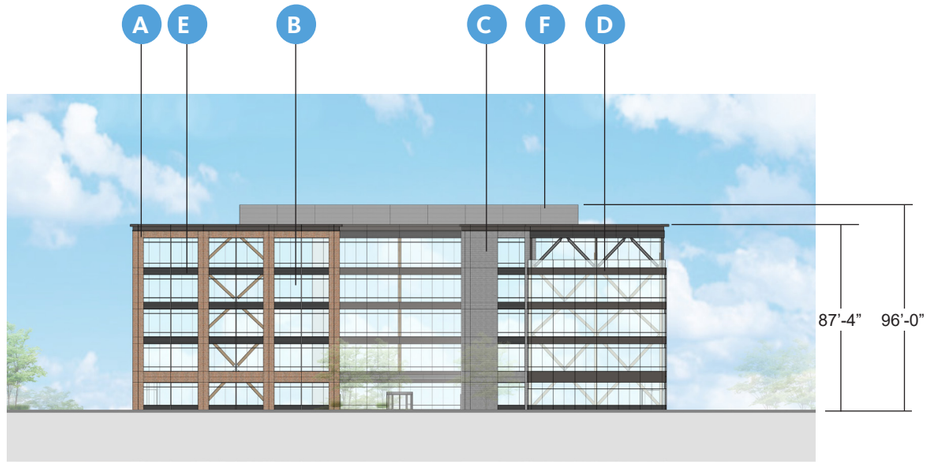
EAST ELEVATION



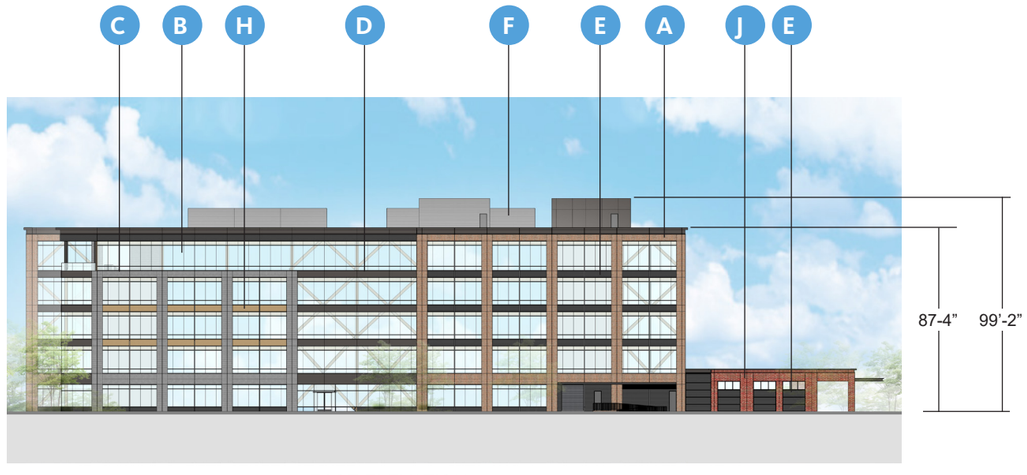
WEST ELEVATION



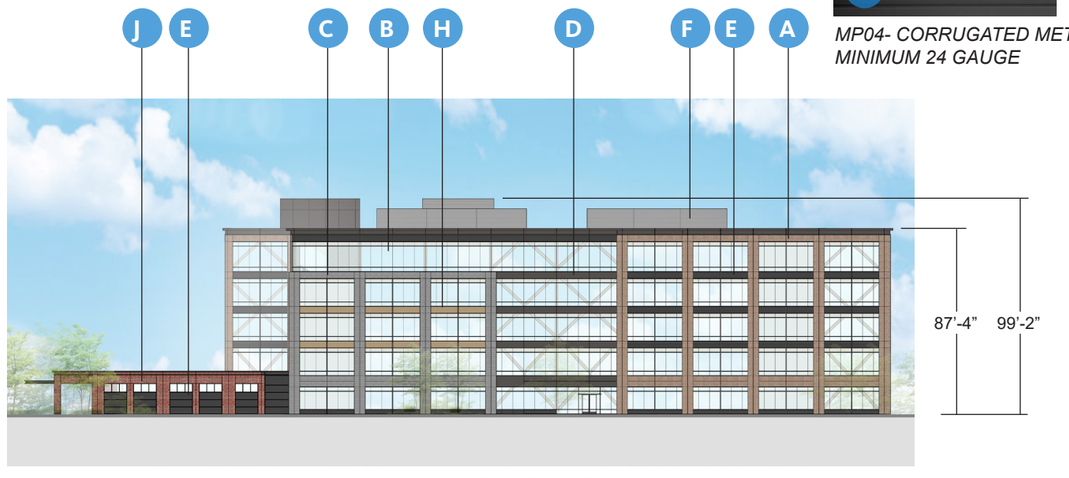
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



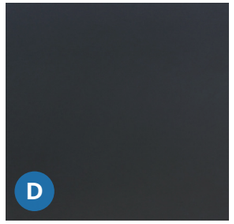
BR02- RED THIN BRICK



GL01- VISION GLASS



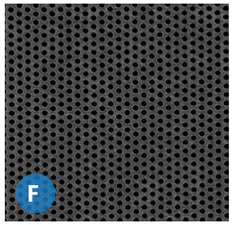
BR04- GRAY THIN BRICK



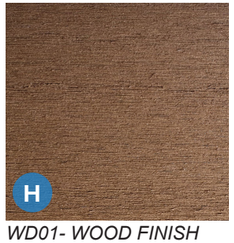
MP03- BLACK METAL MINIMUM 24 GAUGE



MP04- CORRUGATED METAL MINIMUM 24 GAUGE



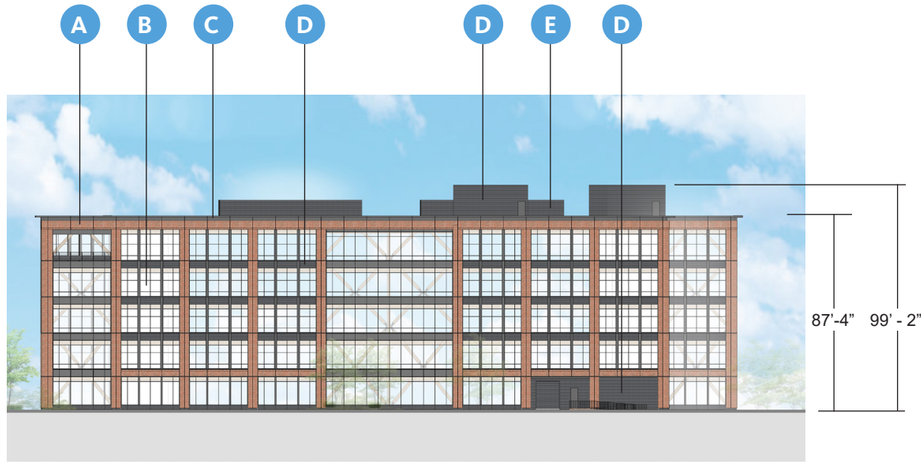
MP05- PERFORATED METAL MINIMUM 24 GAUGE



WD01- WOOD FINISH (CANOPY AND TERRACE SOFFITS)



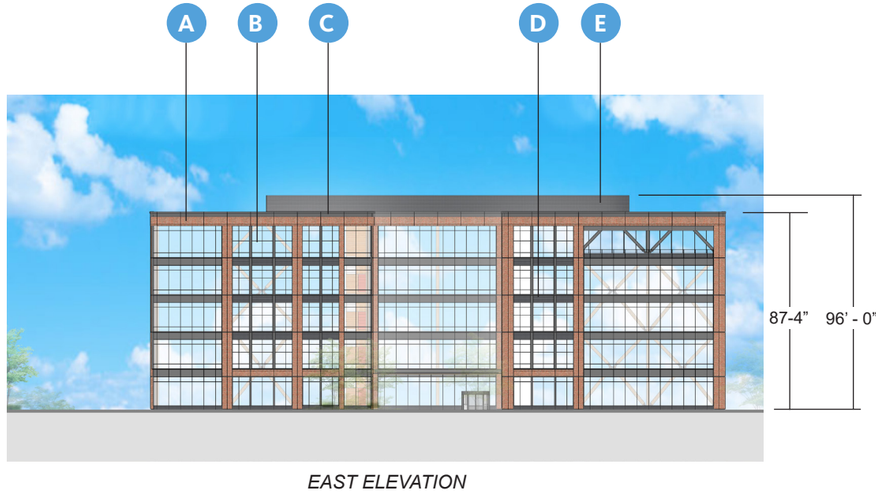
BR05- RED THIN BRICK



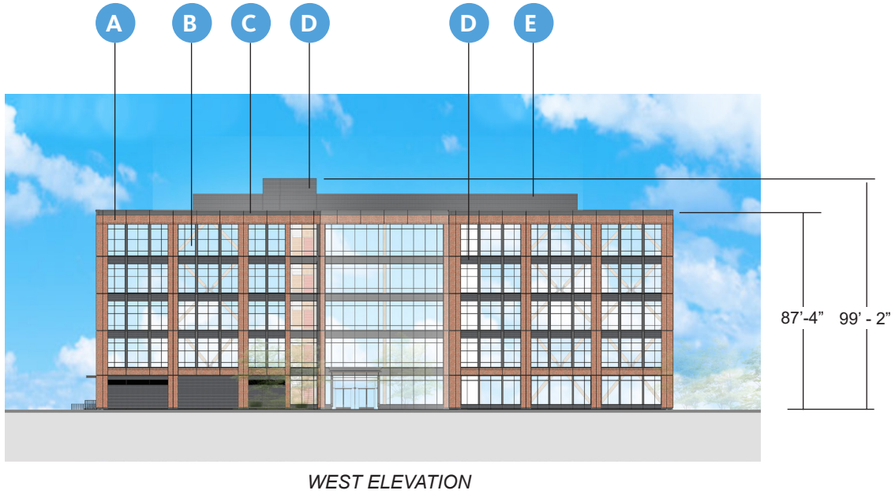
NORTH ELEVATION



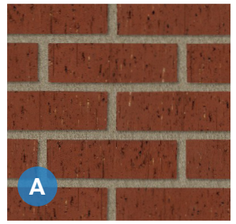
SOUTH ELEVATION



EAST ELEVATION



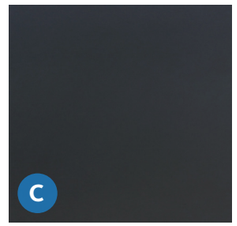
WEST ELEVATION



BR01- RED THIN BRICK



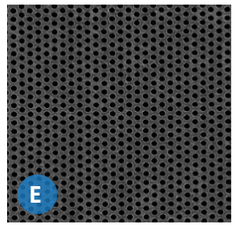
GL01- VISION GLASS



MP03- BLACK METAL MINIMUM 24 GAUGE



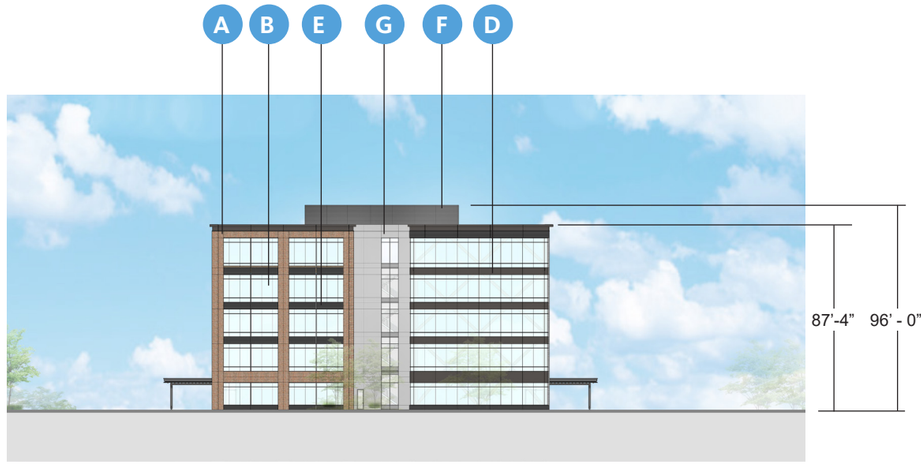
MP04- CORRUGATED METAL MINIMUM 24 GAUGE



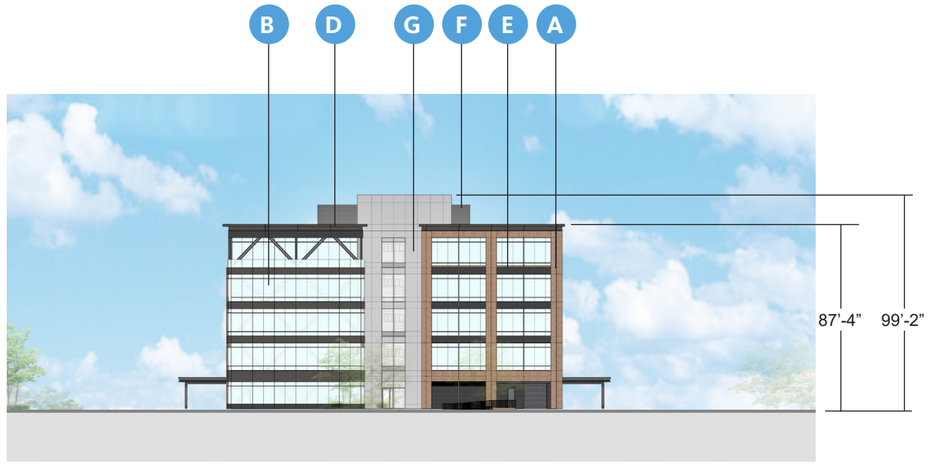
MP05- PERFORATED METAL MINIMUM 24 GAUGE



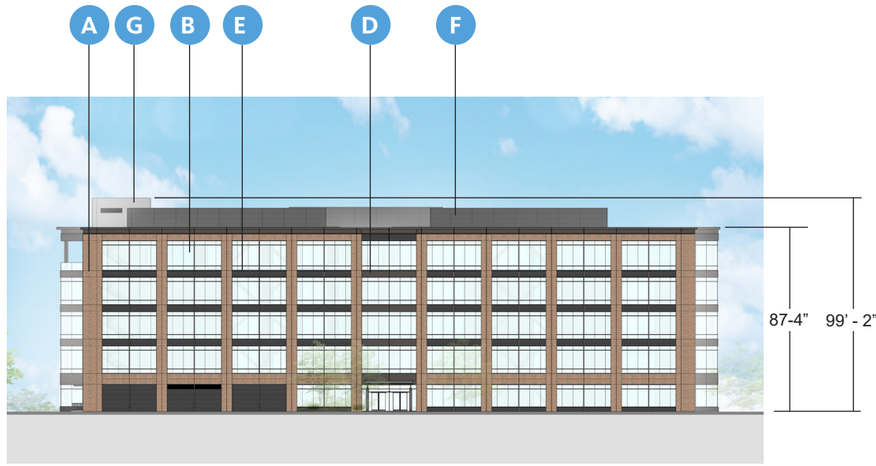
WD01- WOOD FINISH (CANOPY AND TERRACE SOFFITS)



NORTH ELEVATION



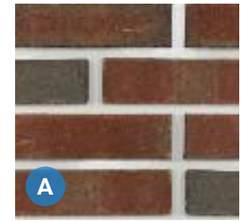
SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



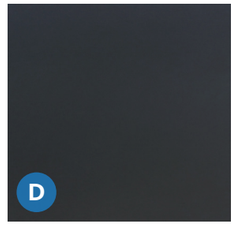
BR02- RED THIN BRICK



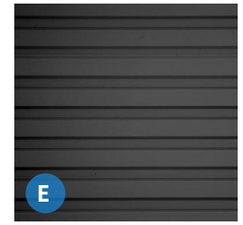
GL01- VISION GLASS



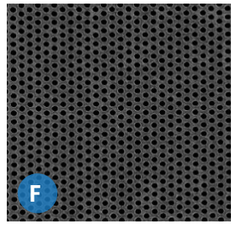
BR04- GRAY THIN BRICK



MP03- BLACK METAL
MINIMUM 24 GAUGE



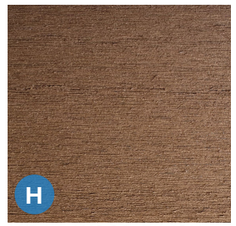
MP04- CORRUGATED METAL
MINIMUM 24 GAUGE



MP05- PERFORATED METAL
MINIMUM 24 GAUGE



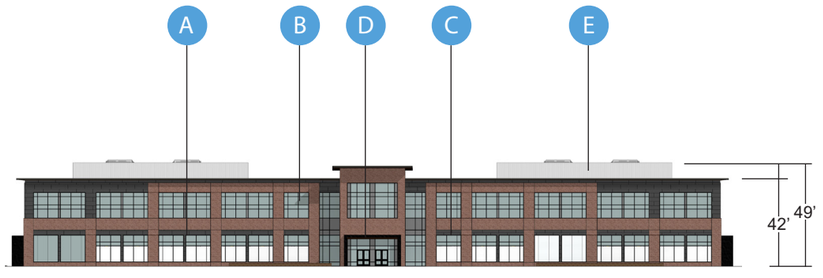
MP01- GRAY METAL
MINIMUM 24 GAUGE



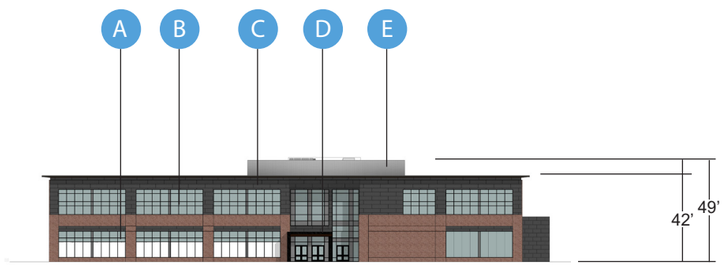
WD01- WOOD FINISH
(CANOPY AND
TERRACE SOFFITS)



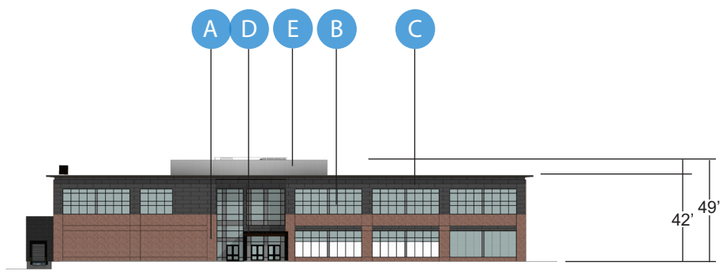
NORTH ELEVATION



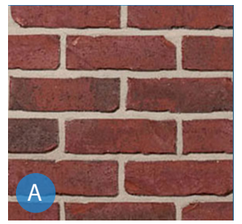
SOUTH ELEVATION



EAST ELEVATION



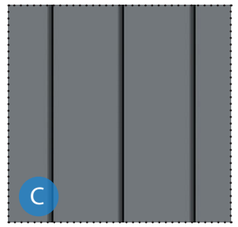
WEST ELEVATION



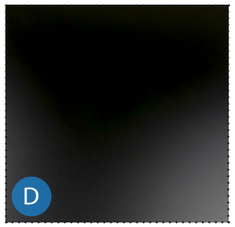
BR01- RED BRICK



GL01- VISION GLASS



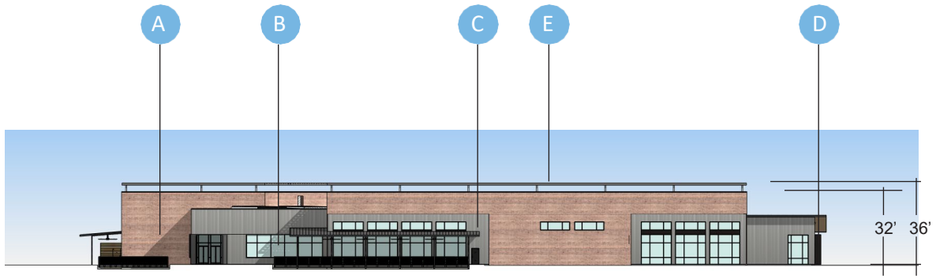
MP01- GRAY METAL
MINIMUM 24 GAUGE



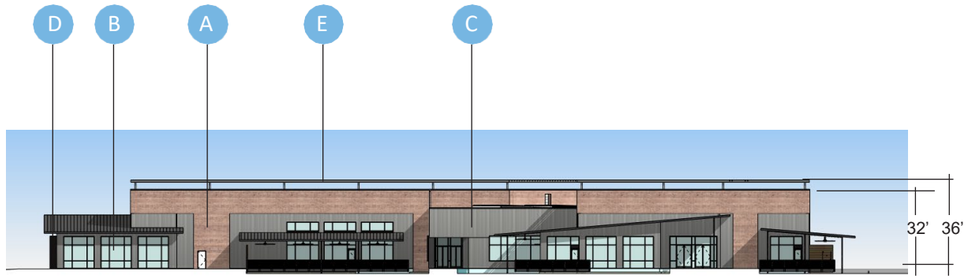
MP03- BLACK METAL
MINIMUM 24 GAUGE



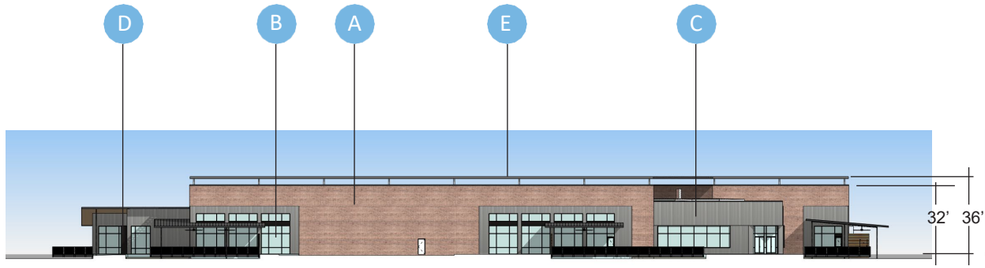
MP05- PERFORATED METAL
MINIMUM 24 GAUGE



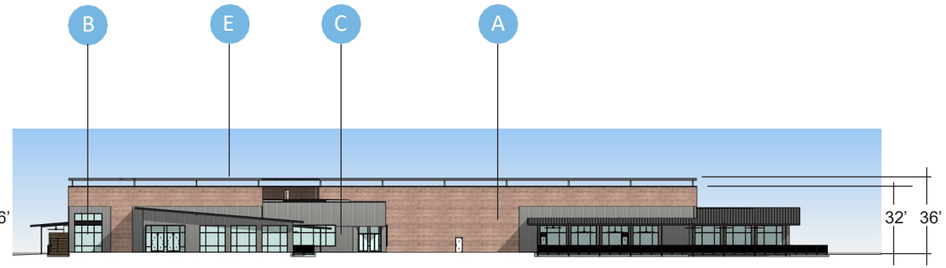
NORTH ELEVATION



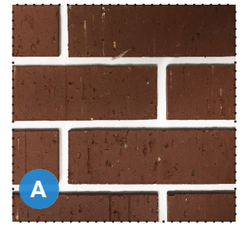
SOUTH ELEVATION



EAST ELEVATION



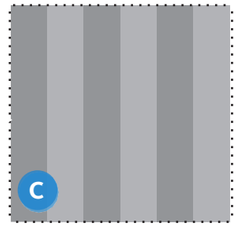
WEST ELEVATION



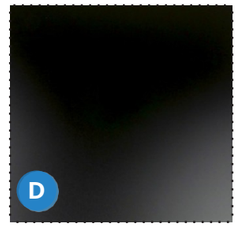
BR01- RED BRICK



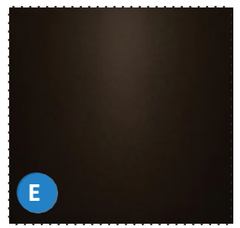
GL01- VISION GLASS



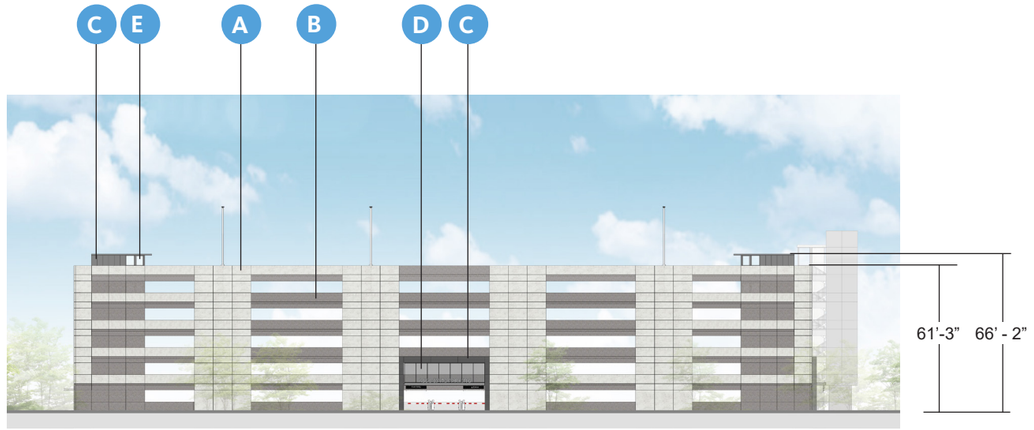
MP01- CONCEALED FASTENER METAL PANEL MINIMUM 24 GAUGE



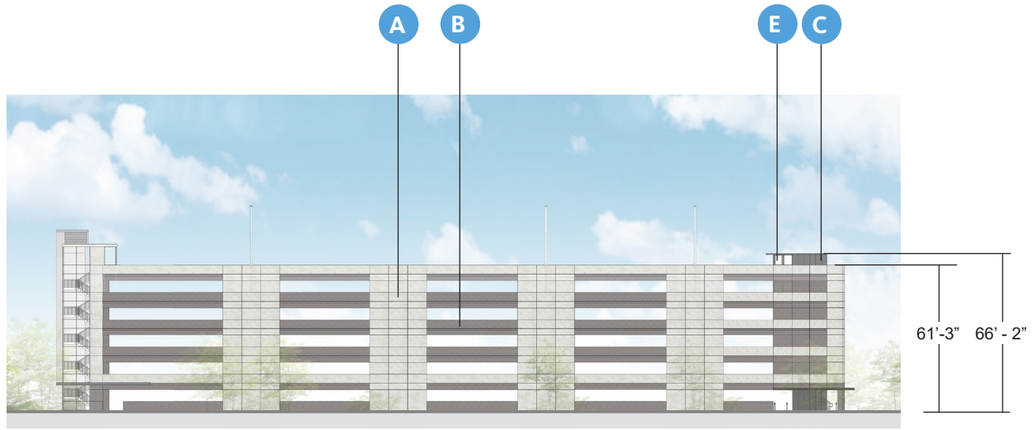
MP02- DARK METAL MINIMUM 24 GAUGE



RS01- DARK BRONZE ALUMINUM ROOF SCREENING



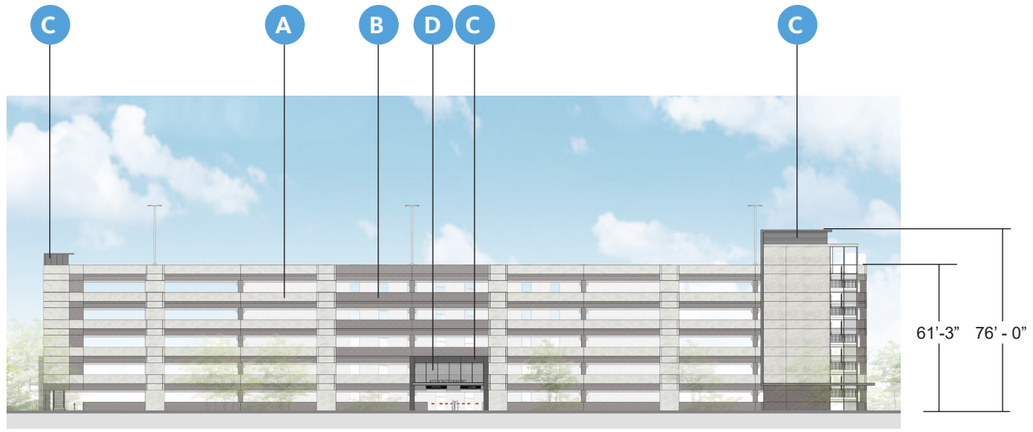
NORTH ELEVATION



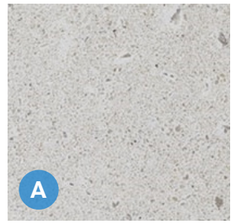
SOUTH ELEVATION



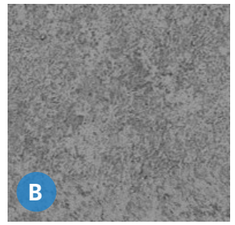
EAST ELEVATION



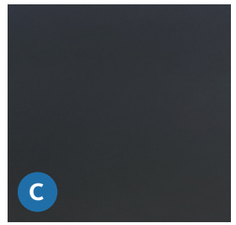
WEST ELEVATION



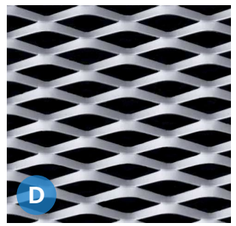
PC01- PRECAST LIGHT



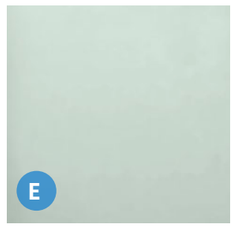
PC02- PRECAST DARK



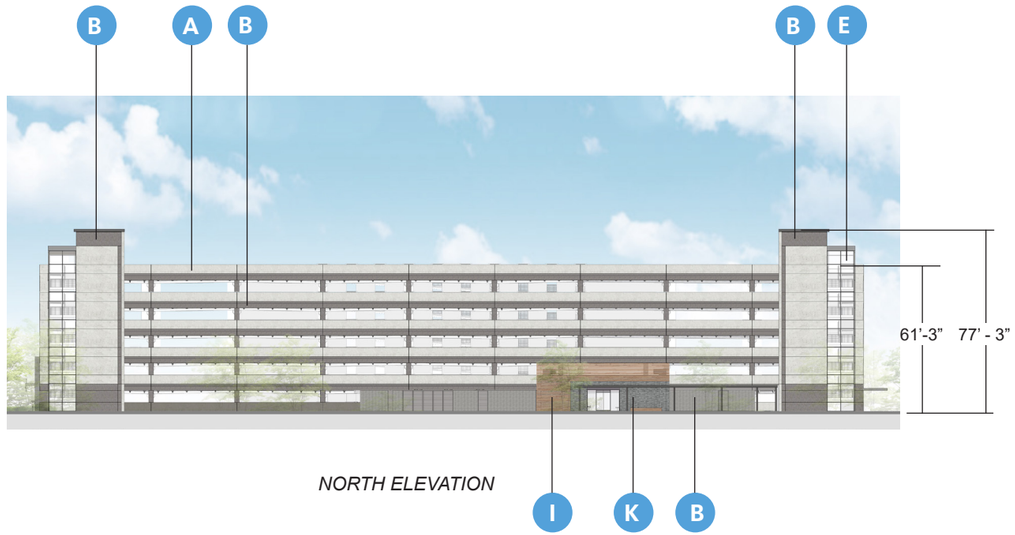
MP03- BLACK METAL
MINIMUM 24 GAUGE



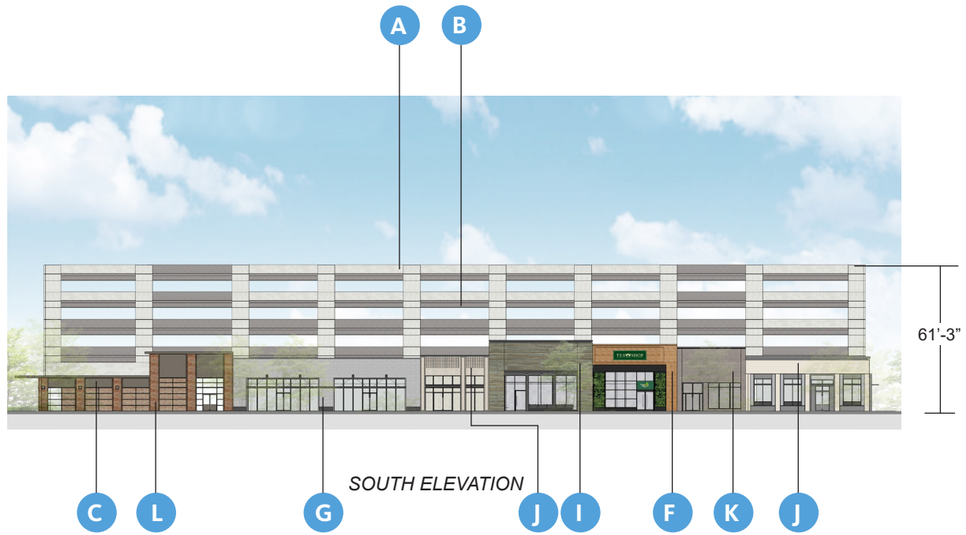
MP06 - EXPANDED METAL
MINIMUM 24 GAUGE



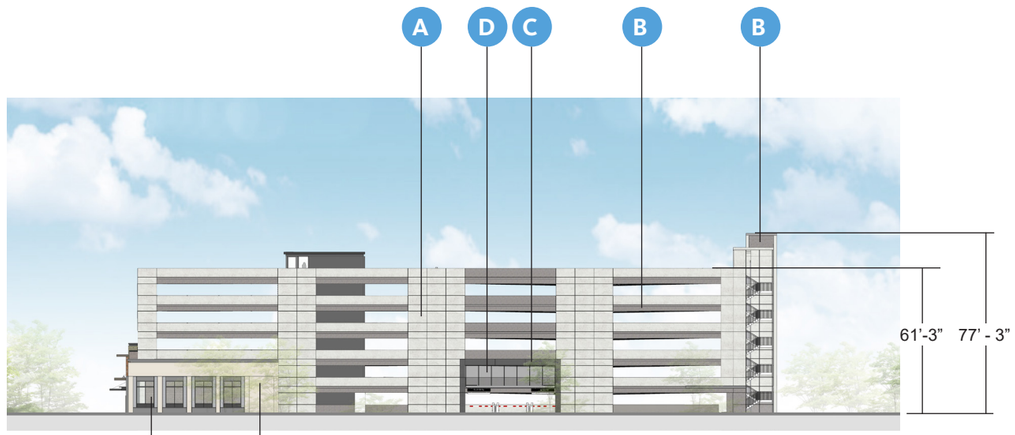
GL01- VISION GLASS



NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



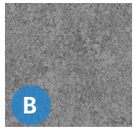
WEST ELEVATION



PC01-
PRECAST LIGHT



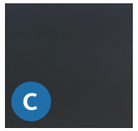
WD02 -
WOOD SLAT



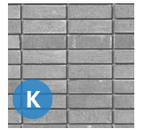
PC02-
PRECAST DARK



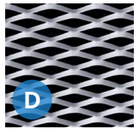
BR02 -
BRICK VENEER



MP03-
BLACK METAL
MINIMUM 24
GAUGE



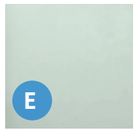
BR03 -
BRICK VENEER



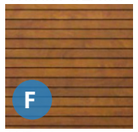
MP06 -
EXPANDED METAL
MINIMUM 24
GAUGE



BR04 -
BRICK VENEER



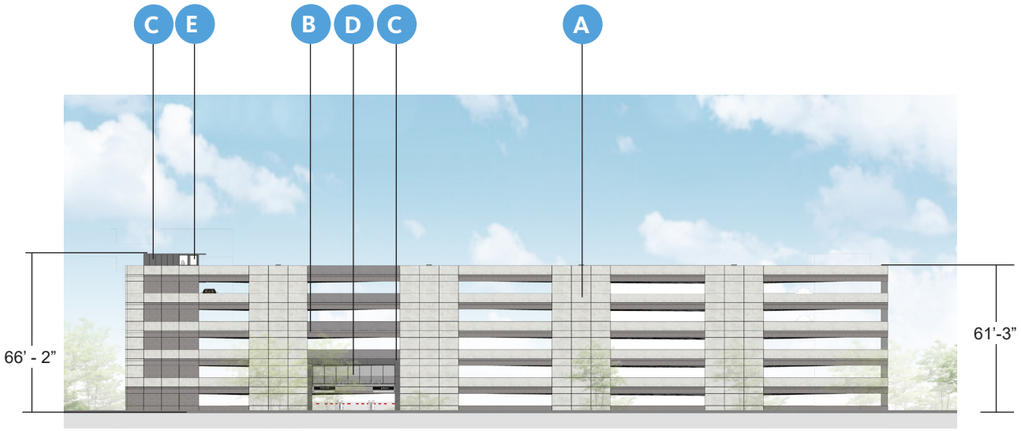
GL01-
VISION GLASS



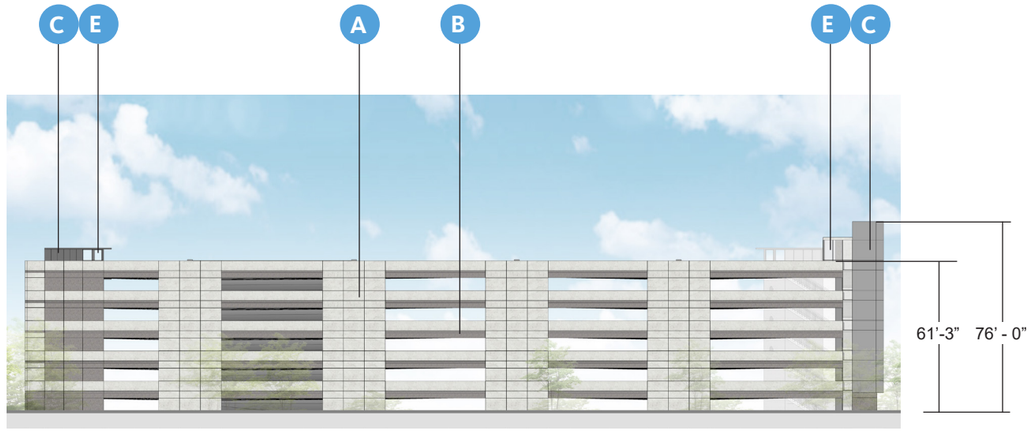
WD01 -
WOOD VENEER



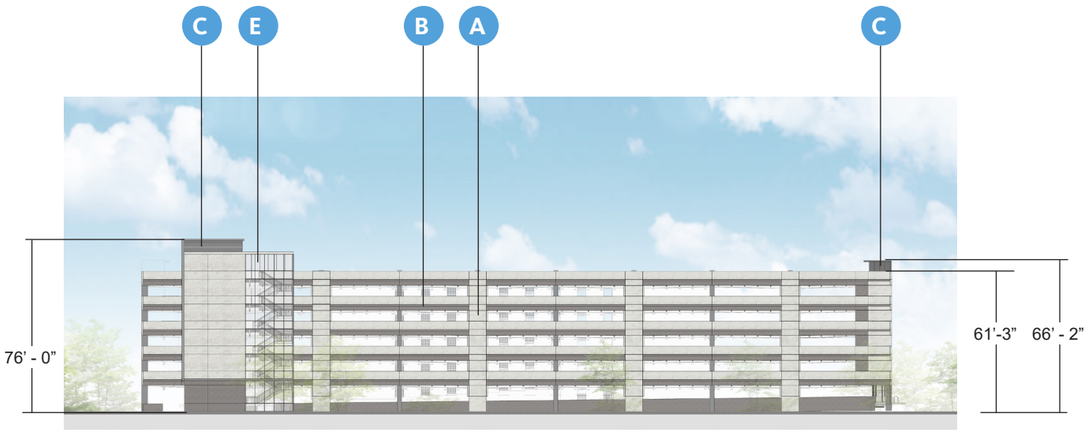
BR01 -
CMU BLOCK



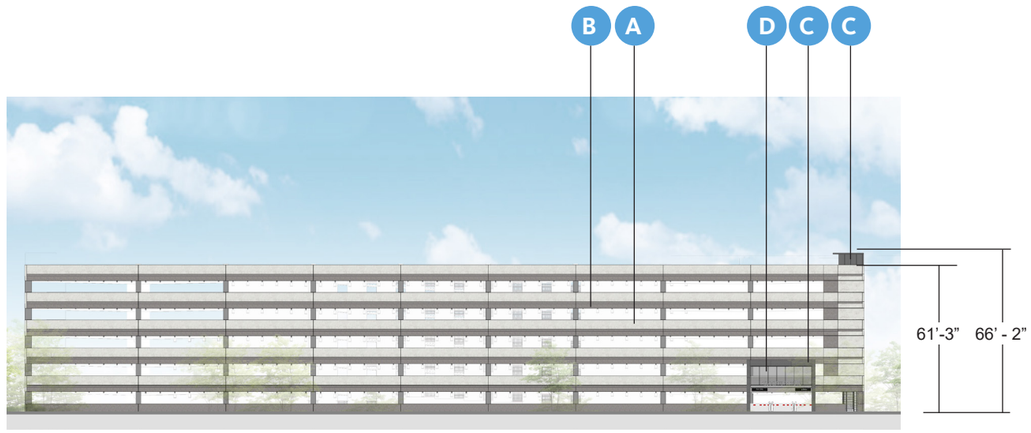
NORTH ELEVATION



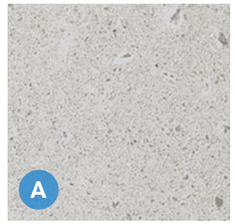
SOUTH ELEVATION



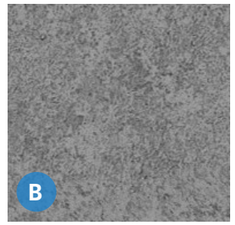
EAST ELEVATION



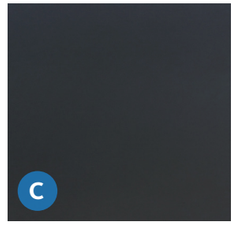
WEST ELEVATION



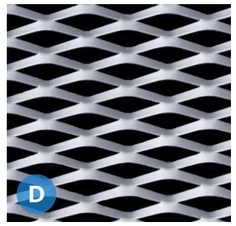
PC01- PRECAST LIGHT



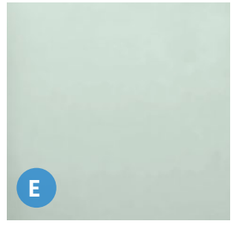
PC02- PRECAST DARK



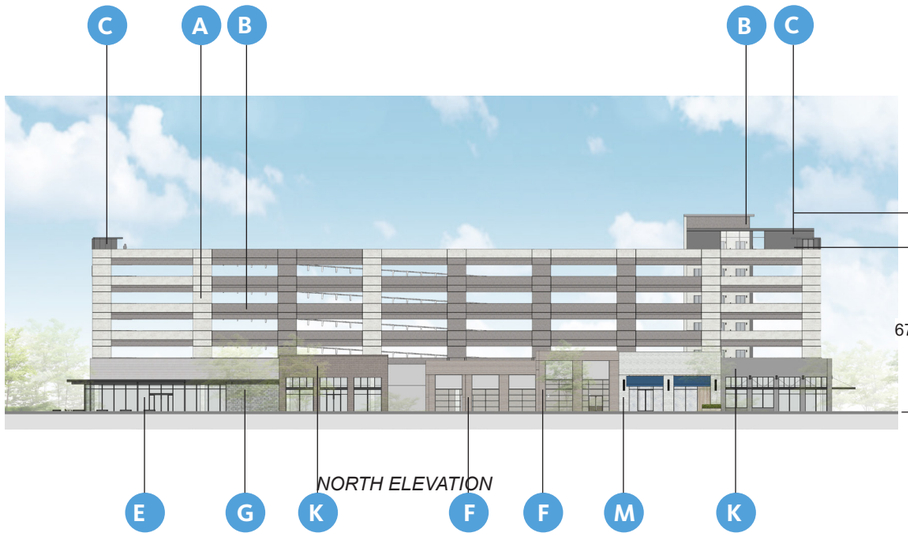
MP03- BLACK METAL
MINIMUM 24 GAUGE



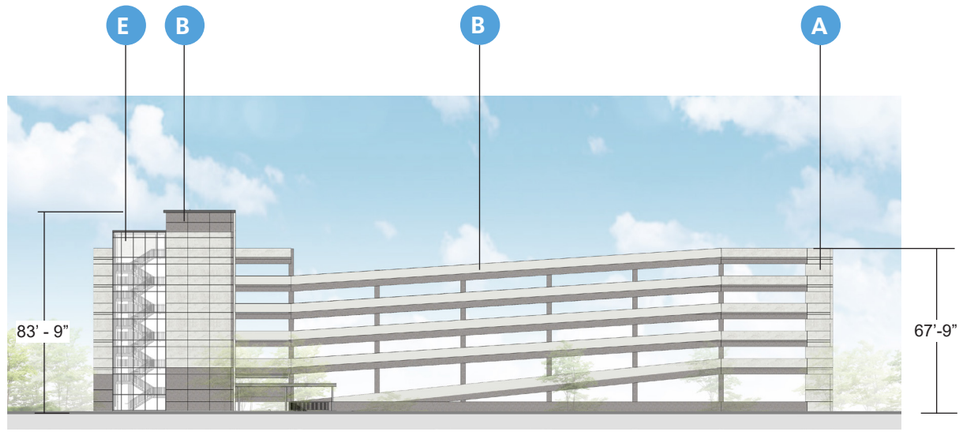
MP06 - EXPANDED METAL
MINIMUM 24 GAUGE



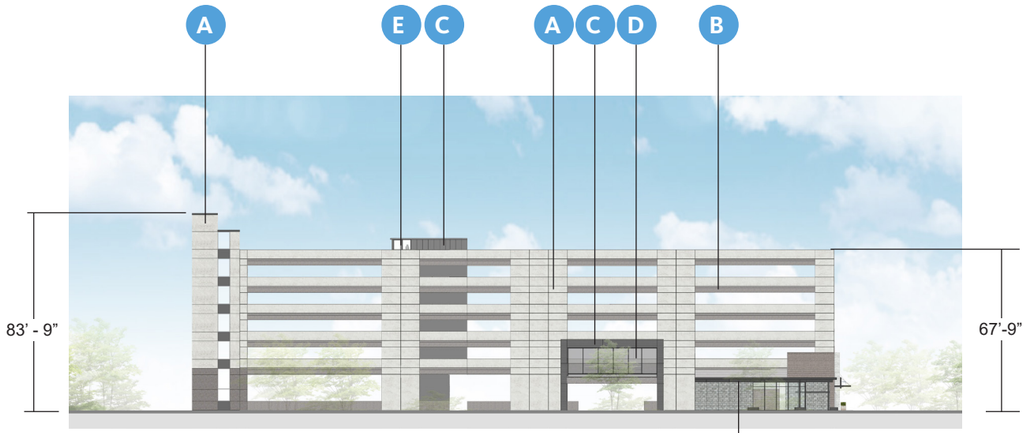
GL01- VISION GLASS



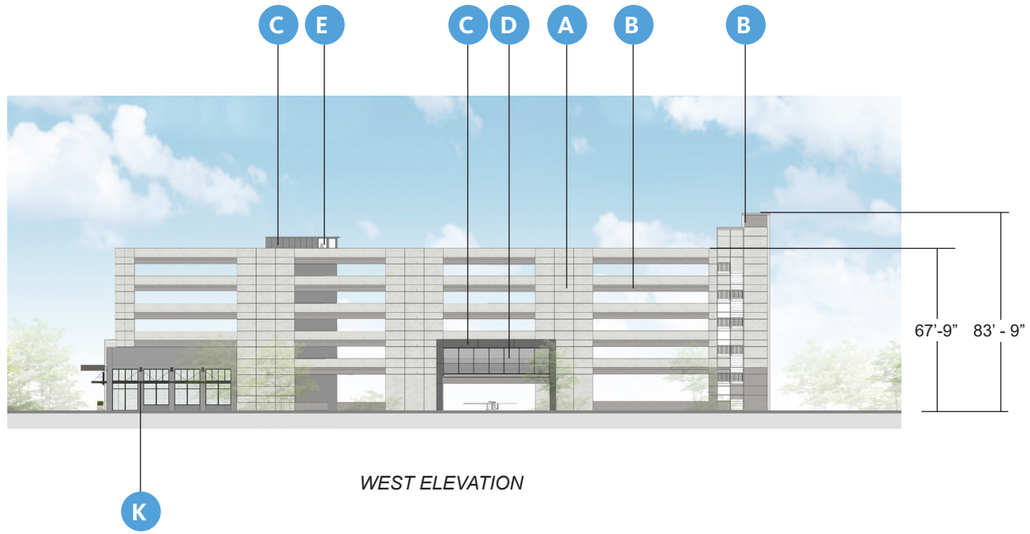
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



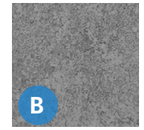
WEST ELEVATION



PC01-
PRECAST LIGHT



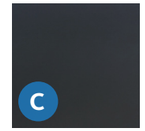
WD02 -
WOOD SLAT



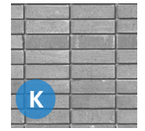
PC02-
PRECAST DARK



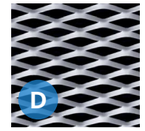
BR02 -
BRICK VENEER



MP03-
BLACK METAL
MINIMUM 24
GAUGE



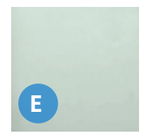
BR03 -
BRICK VENEER



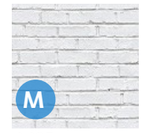
MP06 -
EXPANDED METAL
MINIMUM 24
GAUGE



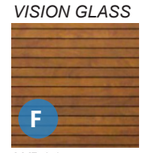
BR04 -
BRICK VENEER



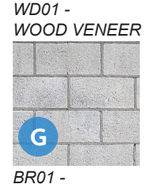
GL01-
VISION GLASS



BR05 -
BRICK VENEER



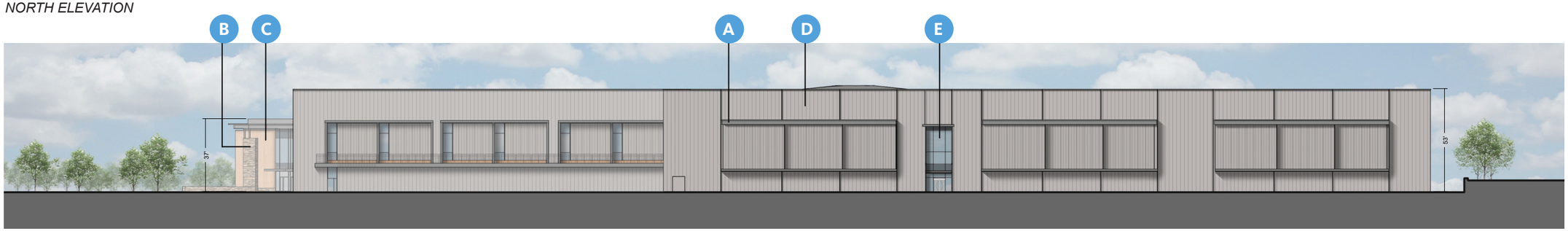
WD01 -
WOOD VENEER



BR01 -
CMU BLOCK



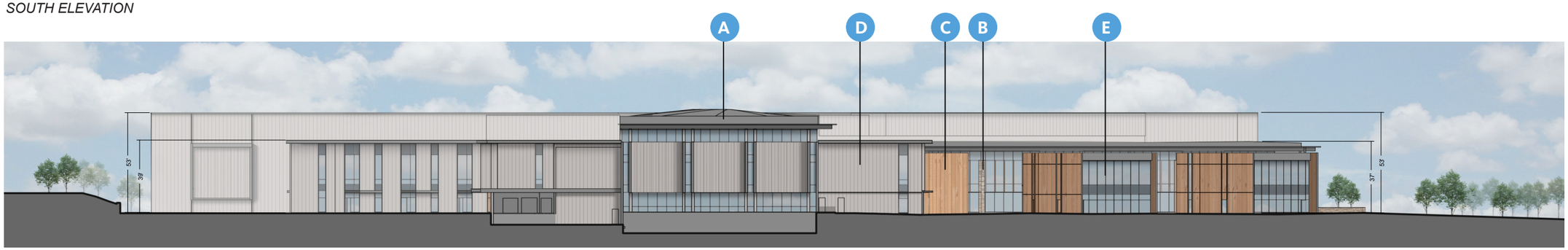
NORTH ELEVATION



EAST ELEVATION



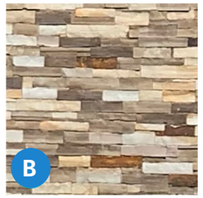
SOUTH ELEVATION



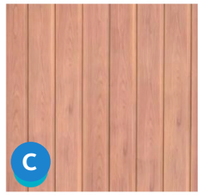
WEST ELEVATION



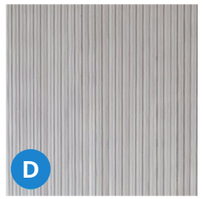
MCM1 - Florupon Classic II



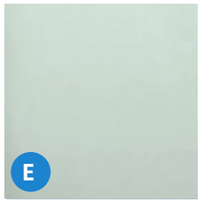
ST1 - Hackett Blue-Brown Multi-Strip



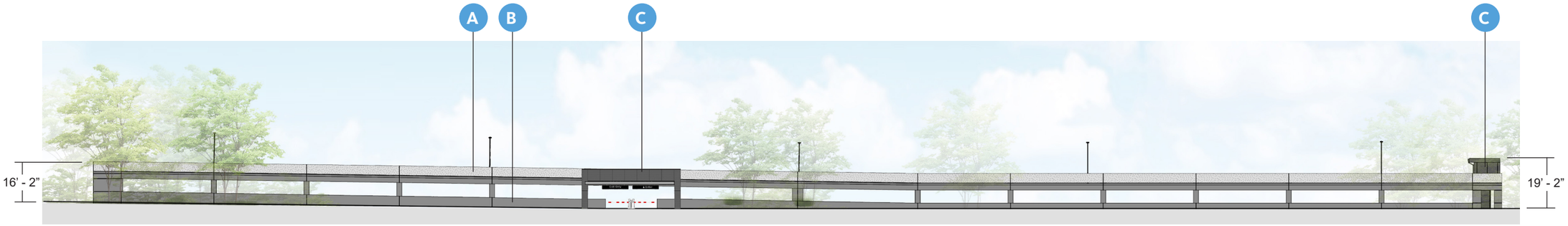
CL7 - Concrete Panel



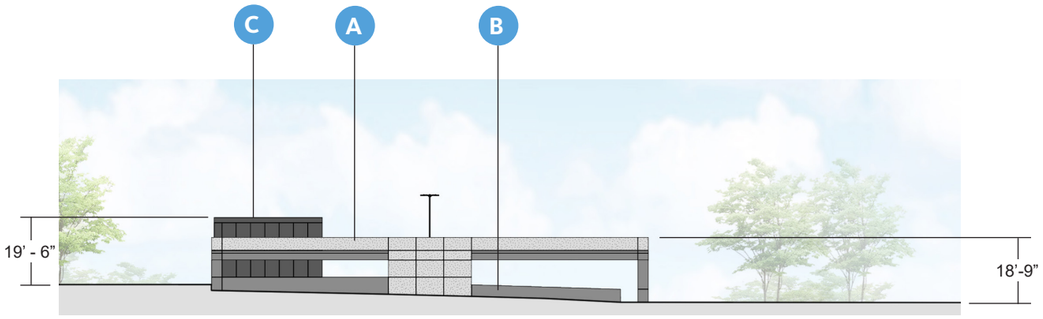
MWP (1,2,3) - Metal Wall Panel, min. 24 ga



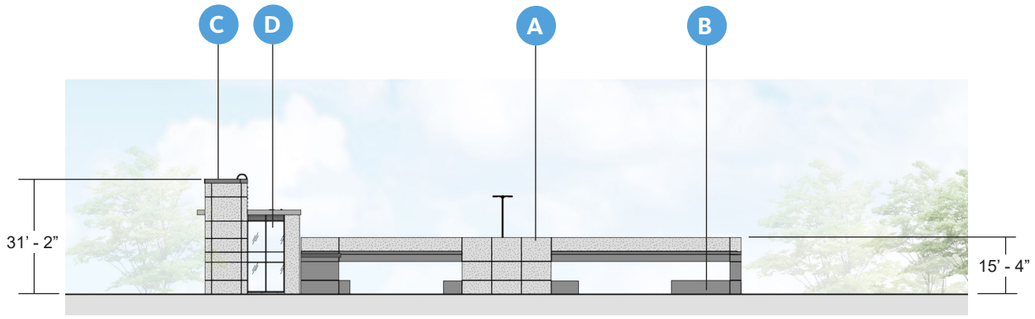
GL1 - Vision Glass



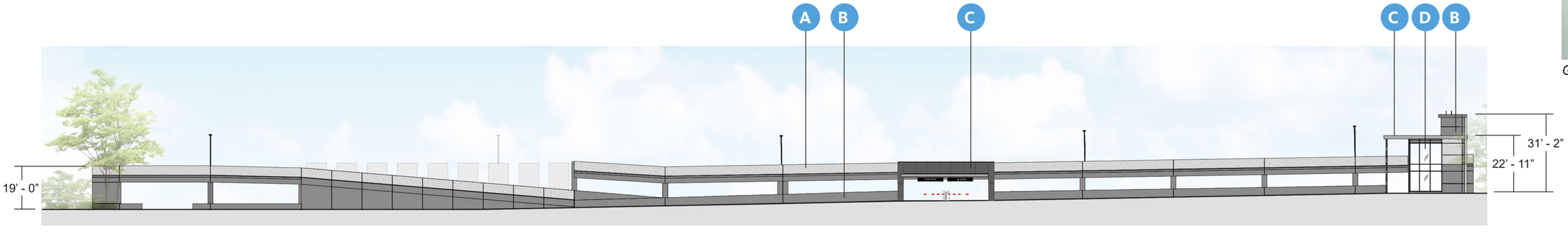
NORTH ELEVATION



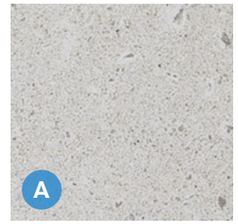
WEST ELEVATION



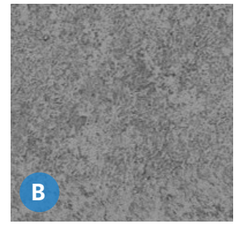
EAST ELEVATION



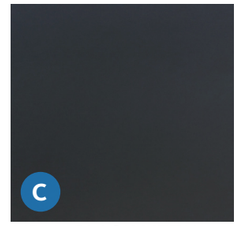
SOUTH ELEVATION



PC01- PRECAST LIGHT



PC02- PRECAST DARK

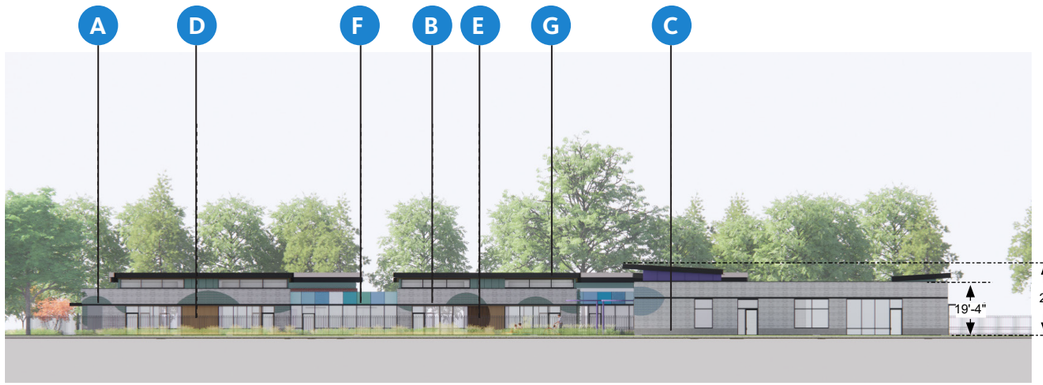


MP03- BLACK METAL MINIMUM 24 GAUGE

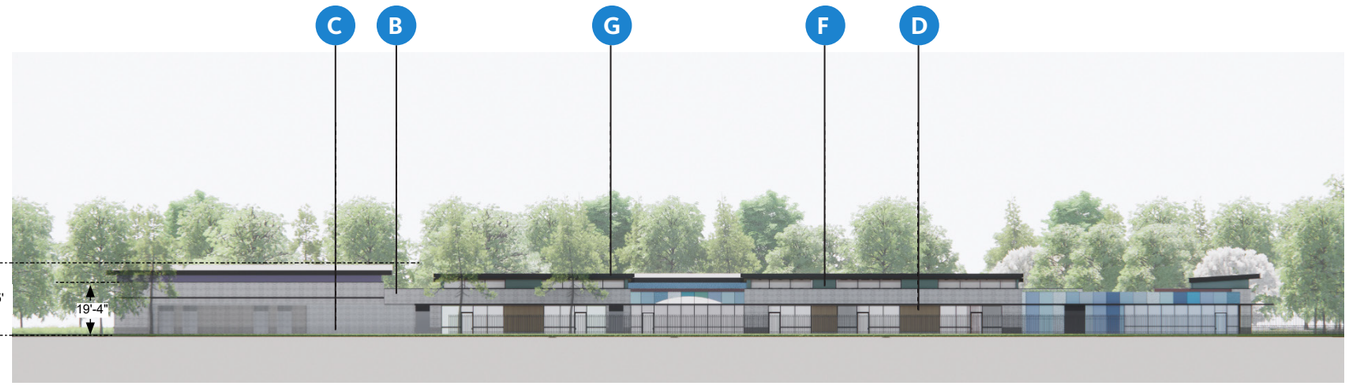


GL01- VISION GLASS

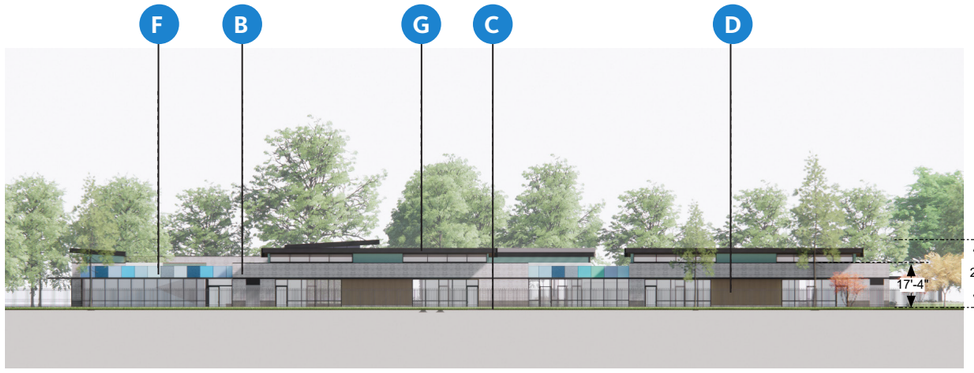
NOTE: Childcare Building I-02 is a mirror image of Childcare Building L-02 (shown below)



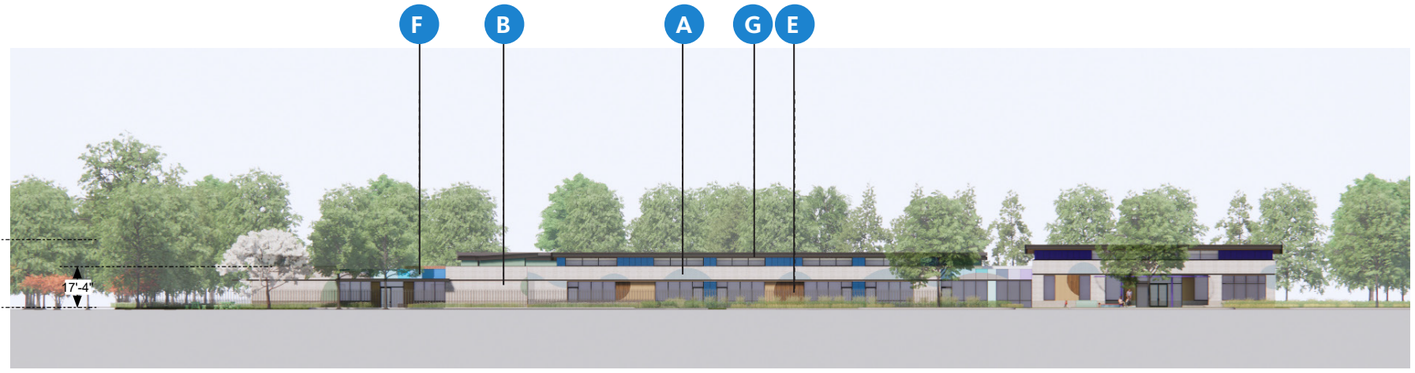
EAST ELEVATION (BUILDING L-02)



NORTH ELEVATION (BUILDING L-02)



WEST ELEVATION (BUILDING L-02)



SOUTH ELEVATION (BUILDING L-02)



BRICK 01



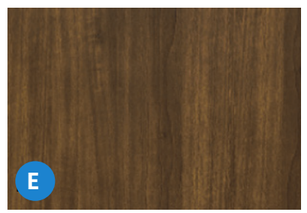
BRICK 02



BURNISHED BLOCK



WOOD 01
(LONGBOARD METAL PANEL)



WOOD 02
(LONGBOARD METAL PANEL)



METAL PANEL, MIN. 24 GA



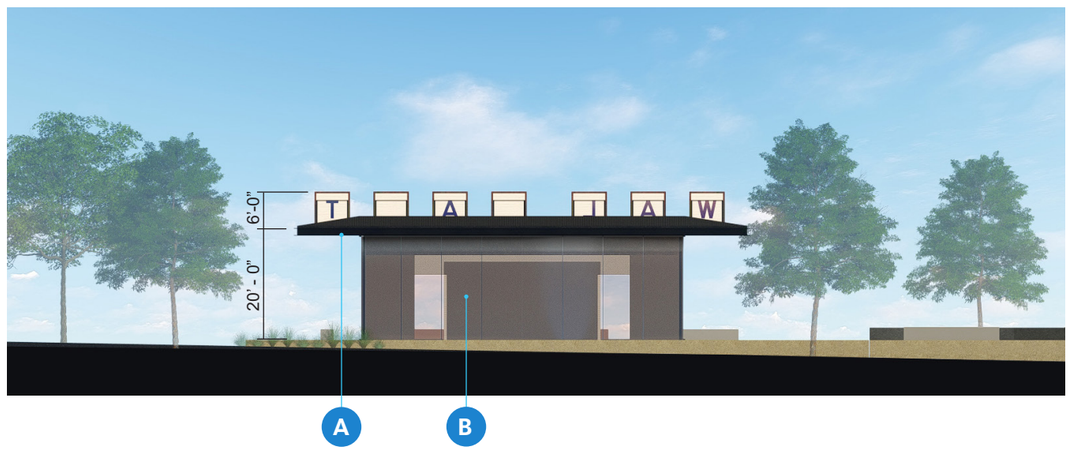
MULLION



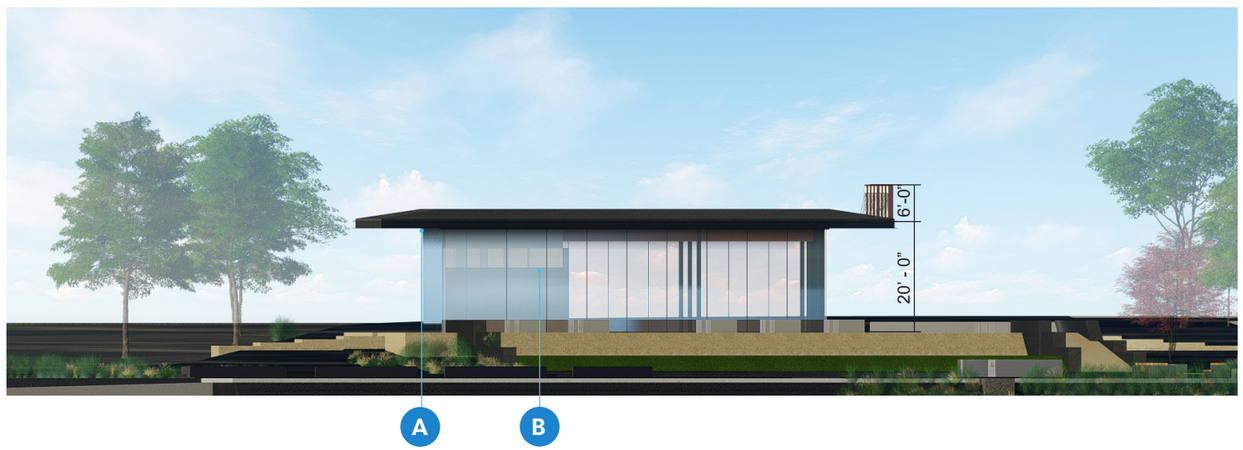
SOUTH ELEVATION



EAST ELEVATION



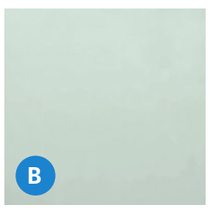
NORTH ELEVATION



WEST ELEVATION



ACM PANEL 01
TRICORN BLACK
MINIMUM 24 GAUGE



VISION GLASS



SOUTH ELEVATION



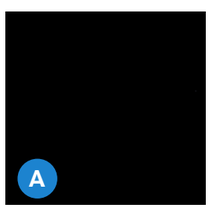
EAST ELEVATION



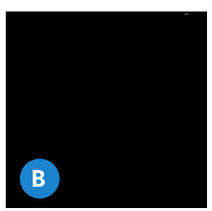
NORTH ELEVATION



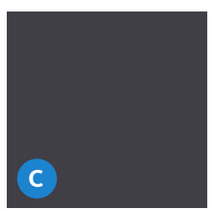
WEST ELEVATION



ACM PANEL 01
TRICORN BLACK
MINIMUM 24 GAUGE



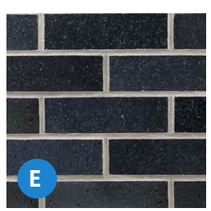
METAL,
PAINTED TO MATCH
TRICORN BLACK
MINIMUM 24 GAUGE
(PERFORATED AT
SELECT LOCATIONS)



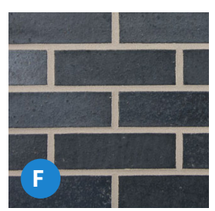
ACM PANEL 02
DUSTY CHARCOAL II
MINIMUM 24 GAUGE
(PERFORATED AT
SELECT LOCATIONS)



BRICK 01
GLAZED WHITE VC1
VELOUR TEXTURE



BRICK 02
MANGANESE
IRONSPOT,
VELOUR TEXTURE



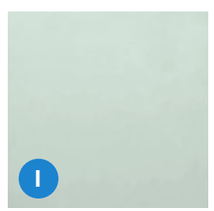
BRICK 03
MANGANESE
IRONSPOT,
SMOOTH TEXTURE



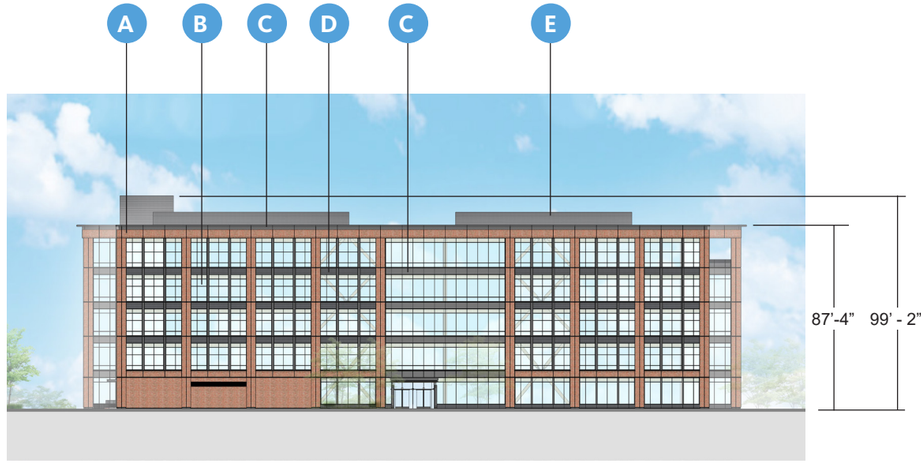
STO EIFS
RAL 7038
WIPE, UNBLOTTED



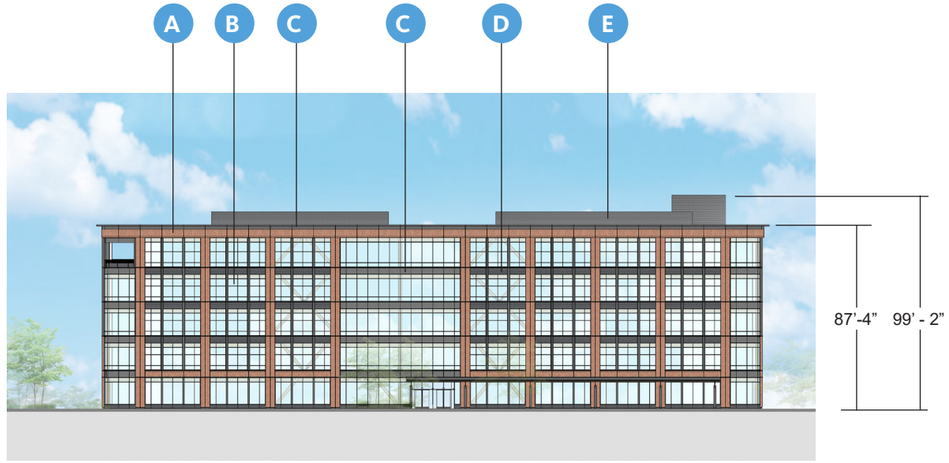
STO EIFS
RAL 7011
CLEAR SEALER
MATTE



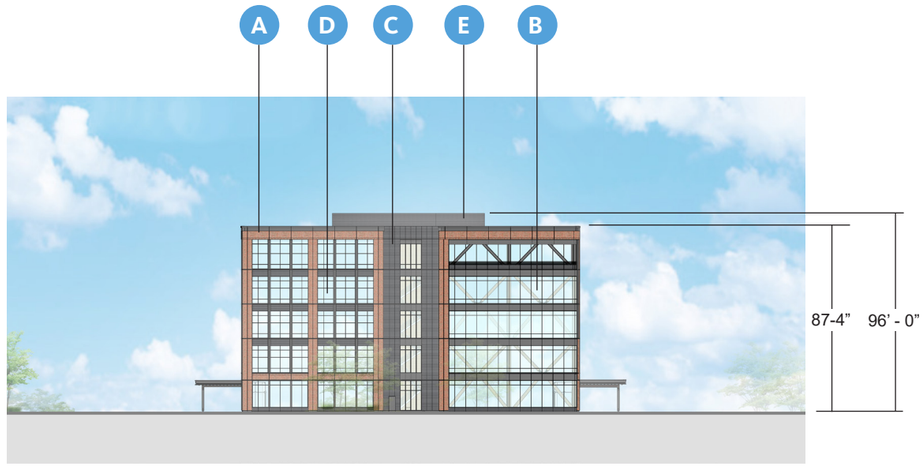
VISION GLASS



NORTH ELEVATION



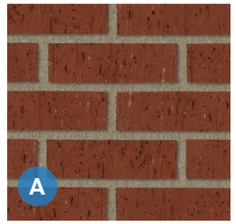
SOUTH ELEVATION



EAST ELEVATION



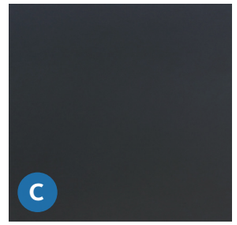
WEST ELEVATION



BR01- RED THIN BRICK



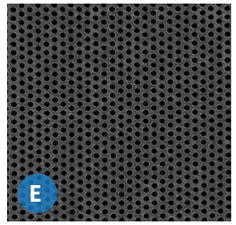
GL01- VISION GLASS



MP03- BLACK METAL MINIMUM 24 GAUGE



MP04- CORRUGATED METAL MINIMUM 24 GAUGE



MP05- PERFORATED METAL MINIMUM 24 GAUGE



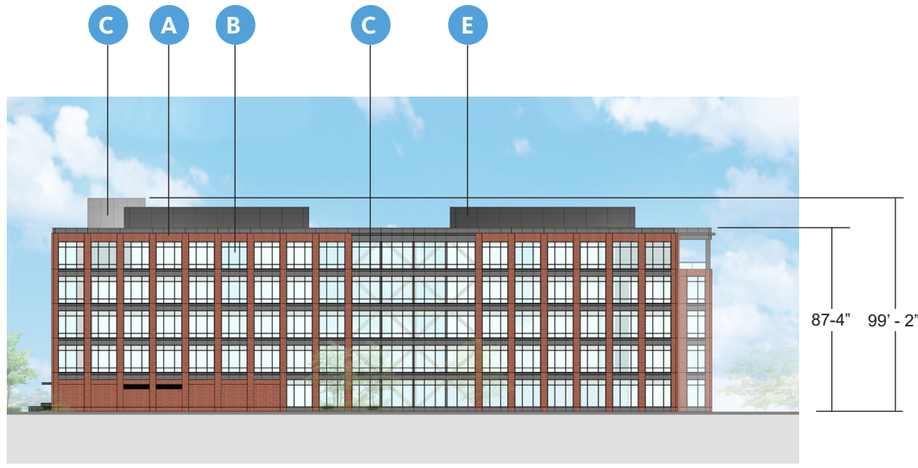
WD01- WOOD FINISH (CANOPY AND TERRACE SOFFITS)



NORTH ELEVATION



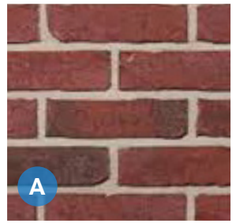
SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



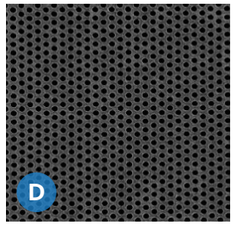
BR01- RED THIN BRICK



GL01- VISION GLASS



MP01- GRAY METAL MINIMUM 24 GAUGE



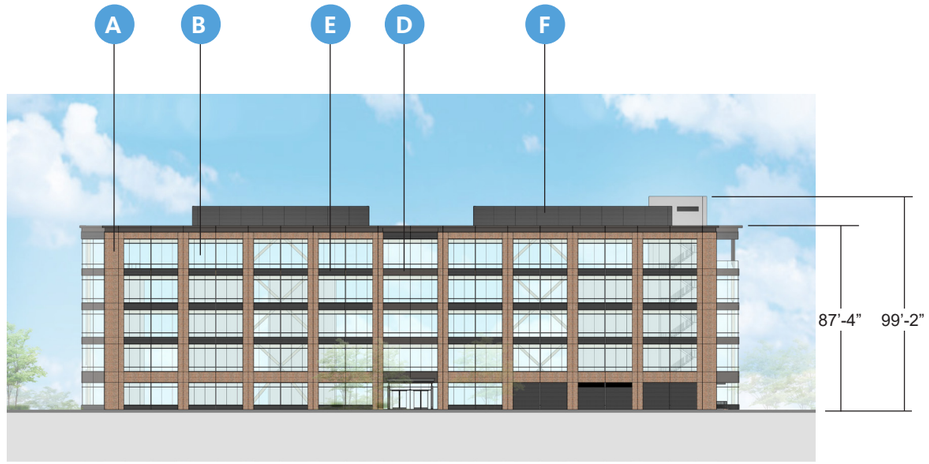
MP05- PERFORATED METAL MINIMUM 24 GAUGE



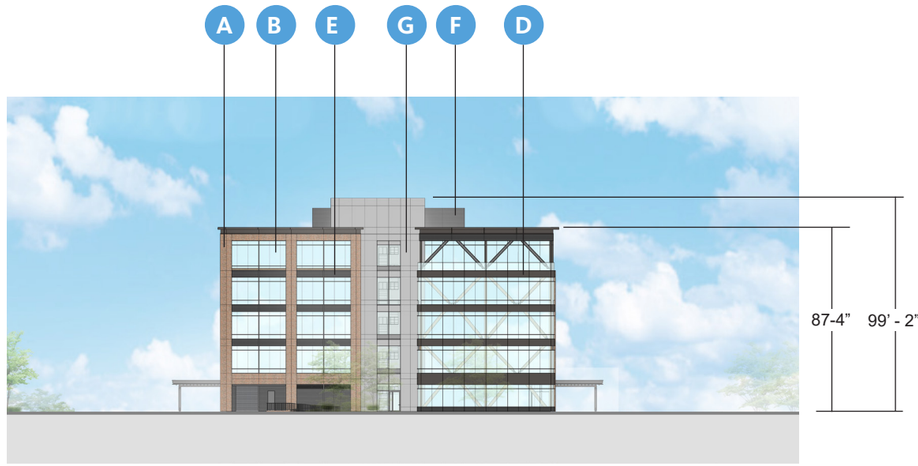
WD01- WOOD FINISH (CANOPY AND TERRACE SOFFITS)



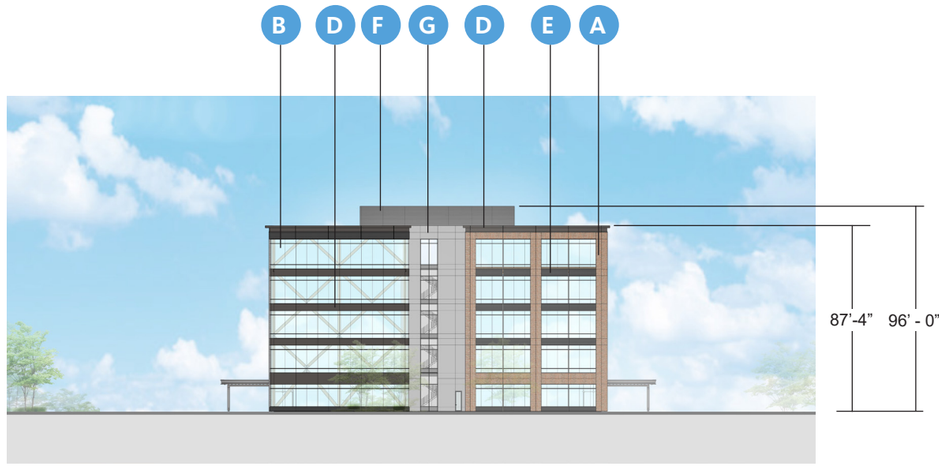
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



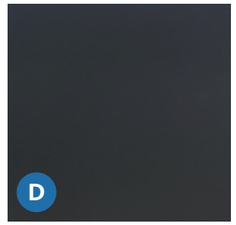
BR02- RED THIN BRICK



GL01- VISION GLASS



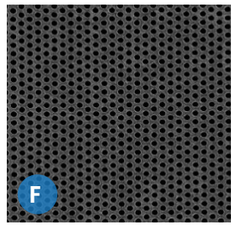
BR04- GRAY THIN BRICK



MP03- BLACK METAL MINIMUM 24 GAUGE



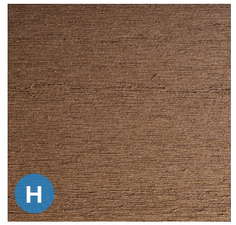
MP04- CORRUGATED METAL MINIMUM 24 GAUGE



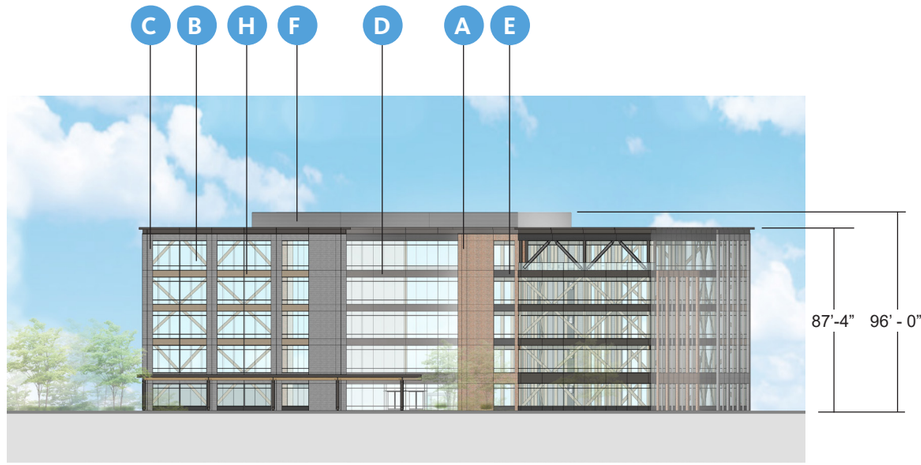
MP05- PERFORATED METAL MINIMUM 24 GAUGE



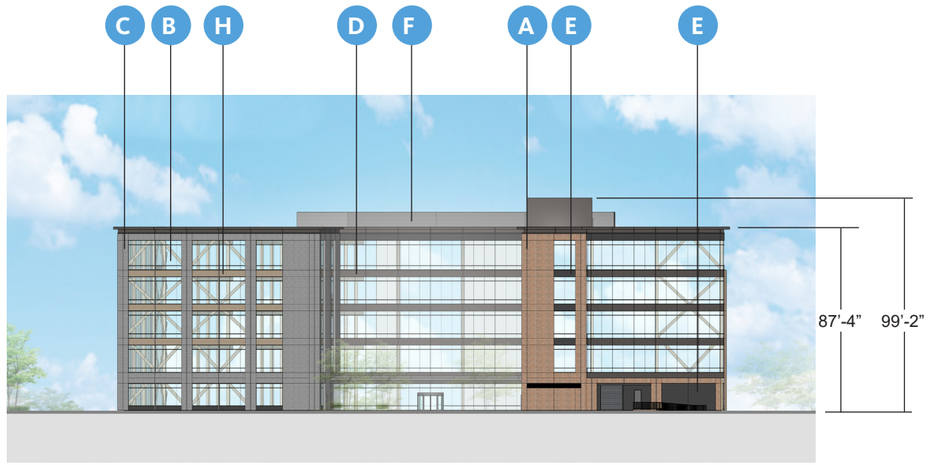
MP01- GRAY METAL MINIMUM 24 GAUGE



WD01- WOOD FINISH (CANOPY AND TERRACE SOFFITS)



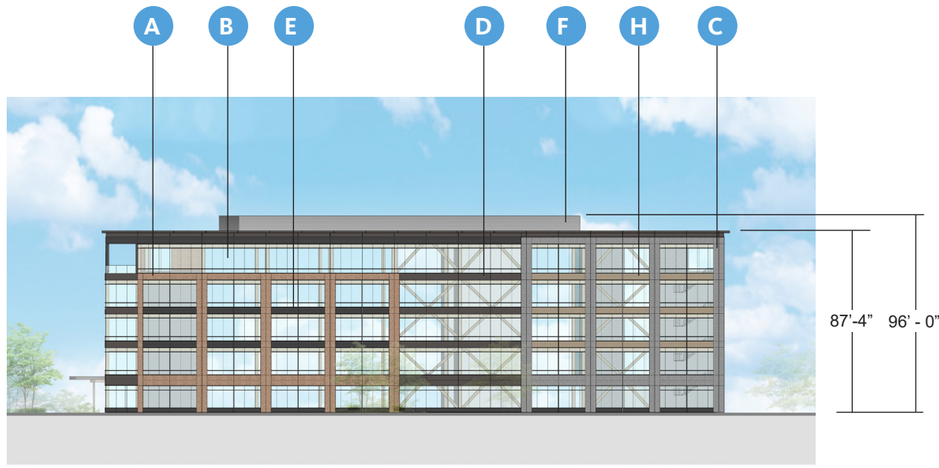
NORTH ELEVATION



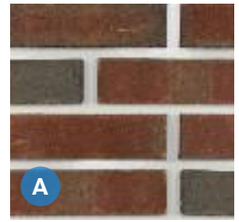
SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



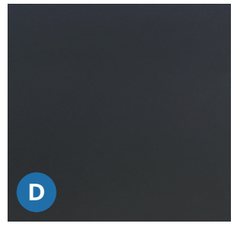
BR02- RED THIN BRICK



GL01- VISION GLASS



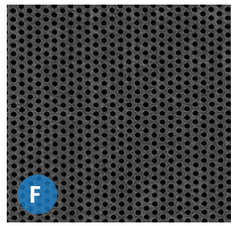
BR04- GRAY THIN BRICK



MP03- BLACK METAL MINIMUM 24 GAUGE



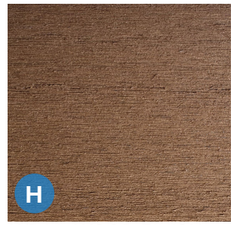
MP04- CORRUGATED METAL MINIMUM 24 GAUGE



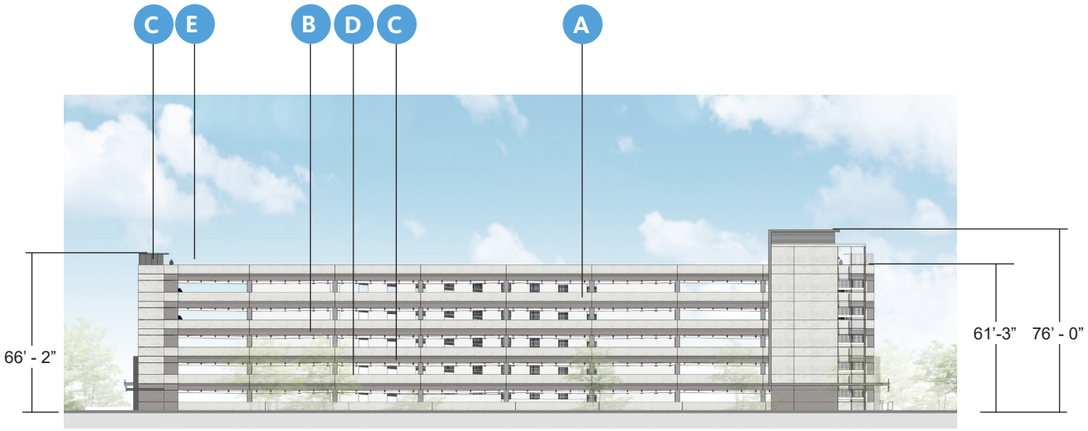
MP05- PERFORATED METAL MINIMUM 24 GAUGE



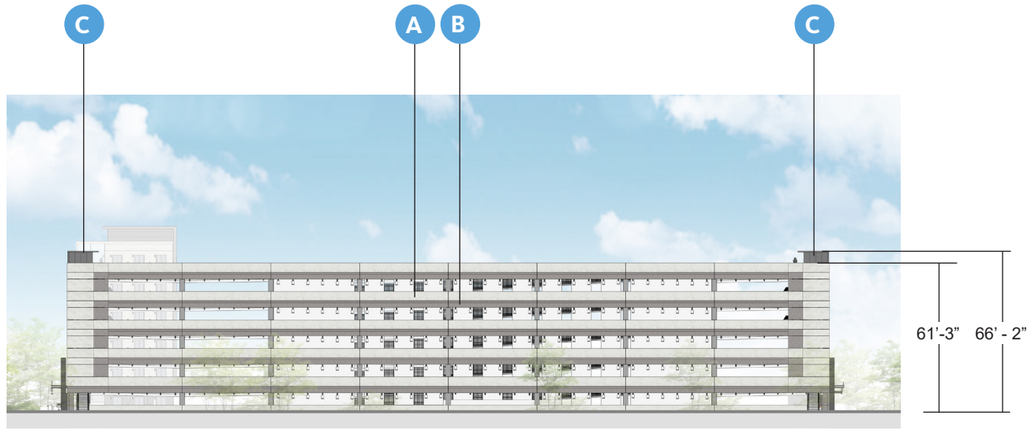
MP01- GRAY METAL MINIMUM 24 GAUGE



WD01- WOOD FINISH (CANOPY AND TERRACE SOFFITS)



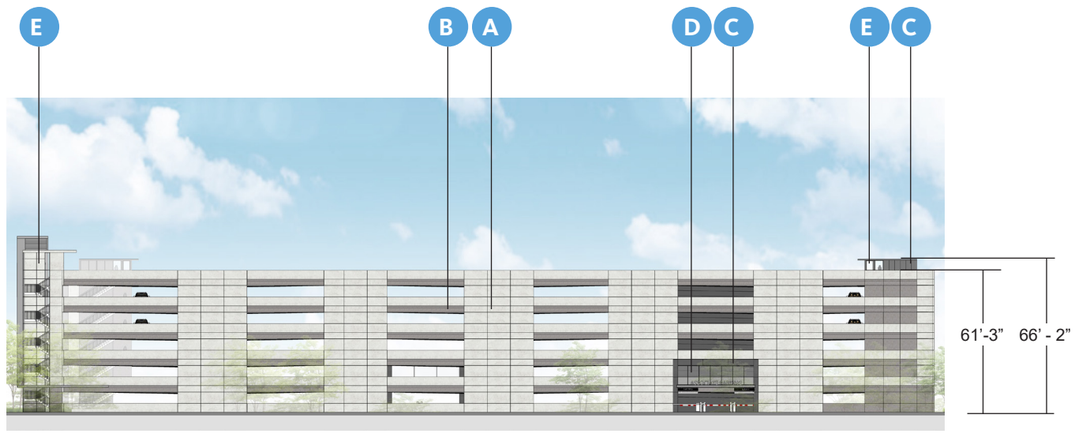
NORTH ELEVATION



SOUTH ELEVATION



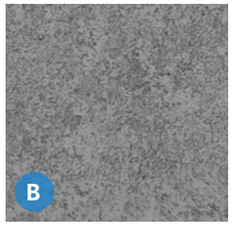
EAST ELEVATION



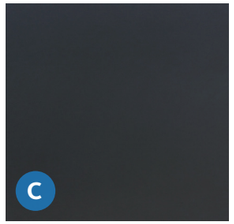
WEST ELEVATION



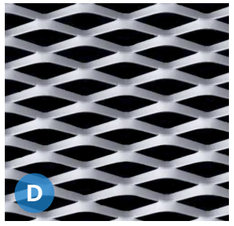
PC01- PRECAST LIGHT



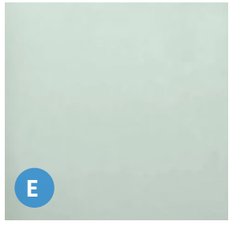
PC02- PRECAST DARK



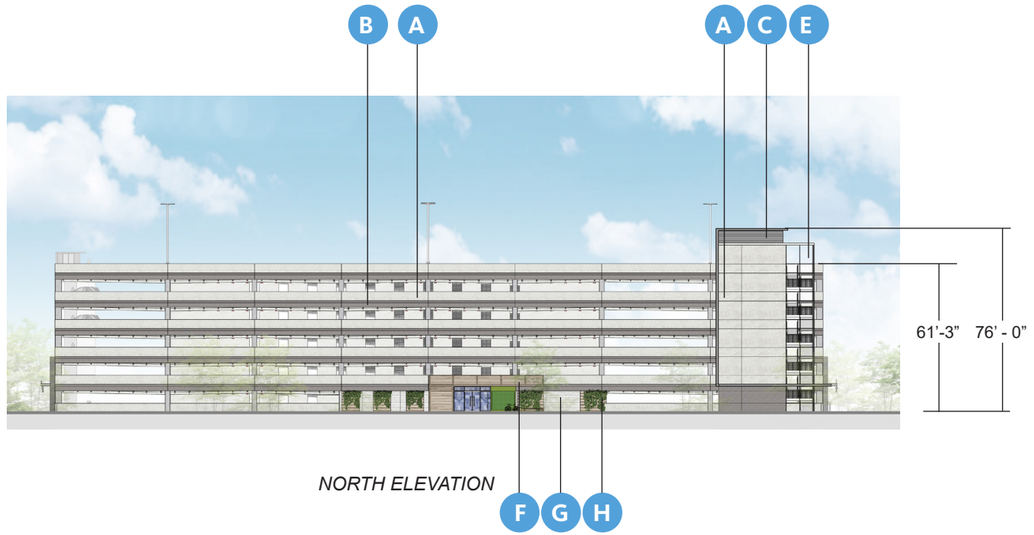
MP03- BLACK METAL
MINIMUM 24 GAUGE



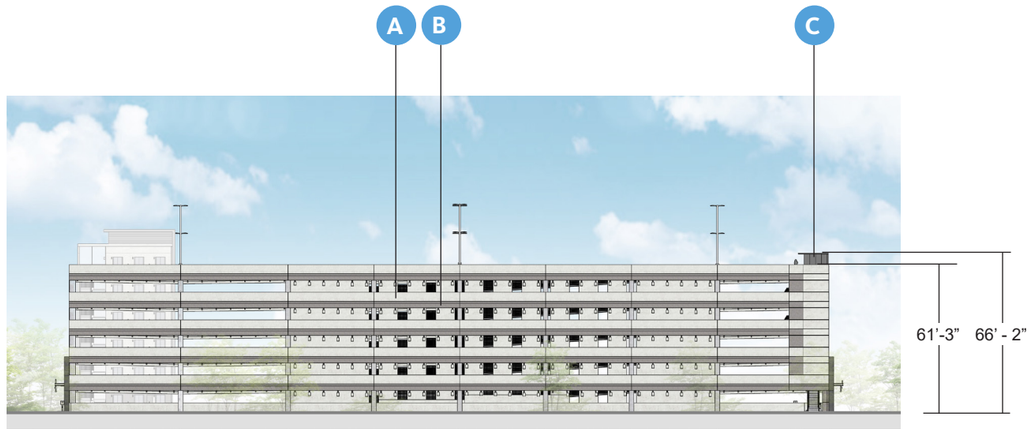
MP06 - EXPANDED METAL
MINIMUM 24 GAUGE



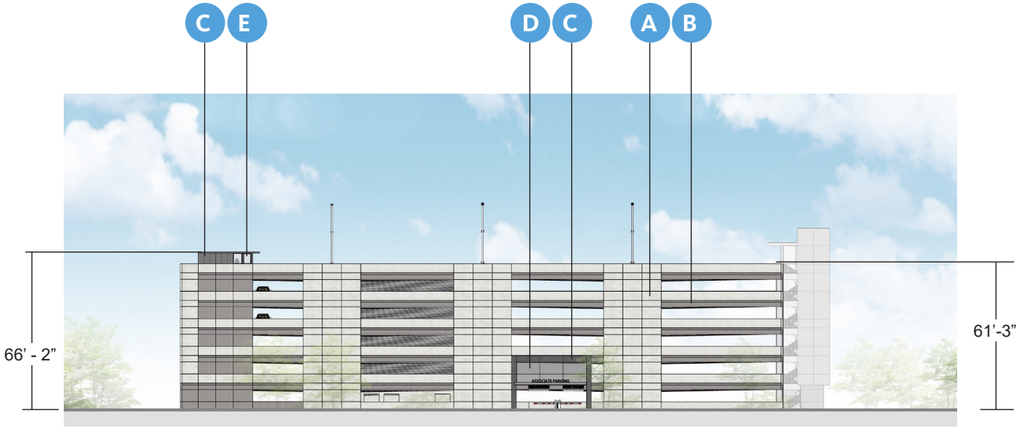
GL01- VISION GLASS



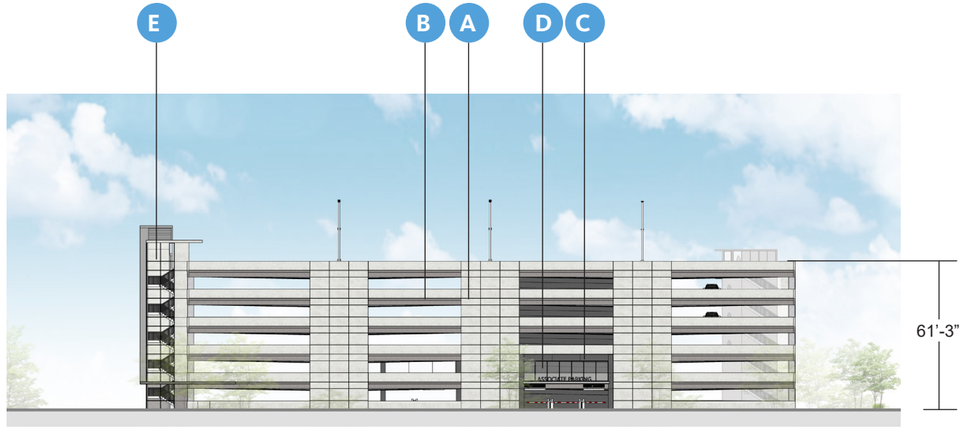
NORTH ELEVATION



SOUTH ELEVATION



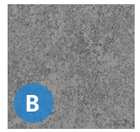
EAST ELEVATION



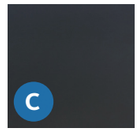
WEST ELEVATION



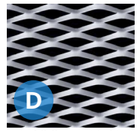
PC01- PRECAST LIGHT



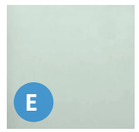
PC02- PRECAST DARK



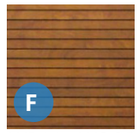
MP03- BLACK METAL
MINIMUM 24 GAUGE



MP06 - EXPANDED METAL
MINIMUM 24 GAUGE



GL01- VISION GLASS



WD01 - WOOD VENEER

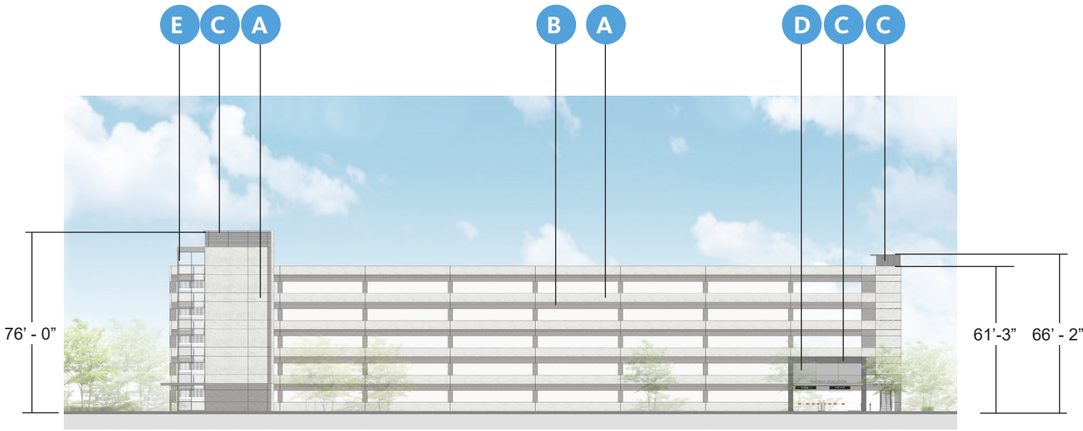


BR01 - BRICK VENEER

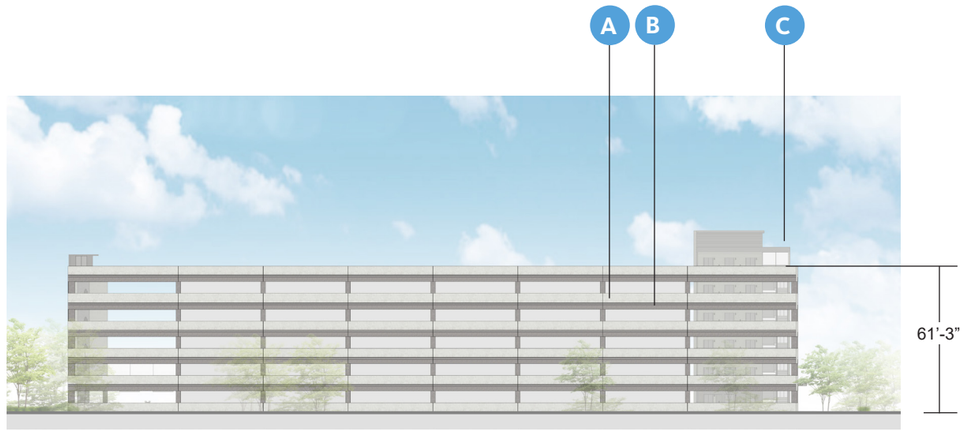


WC01 - GREEN WALL

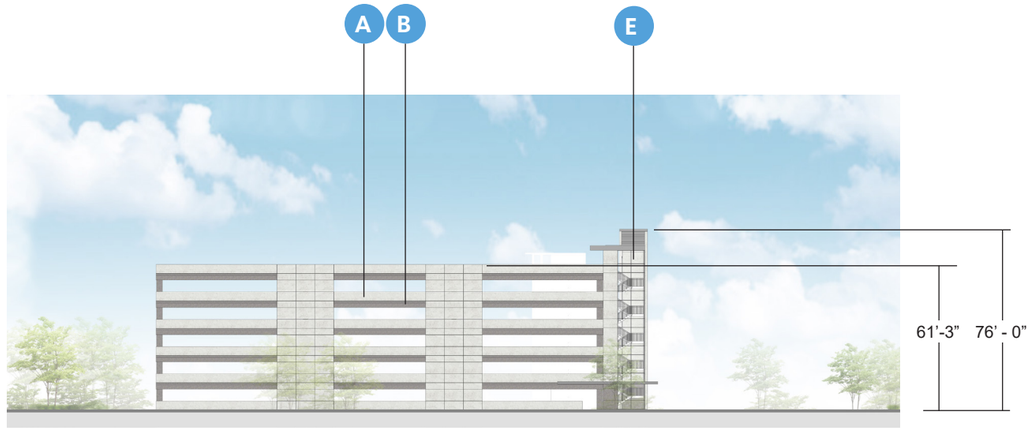
WC01 - GREEN WALL



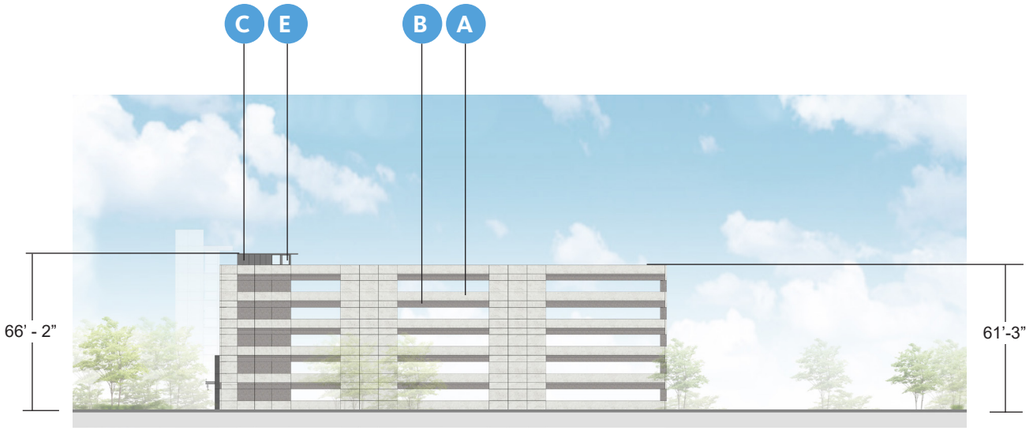
NORTH ELEVATION



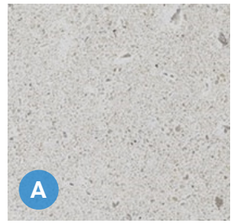
SOUTH ELEVATION



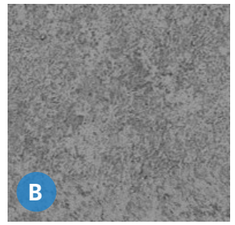
EAST ELEVATION



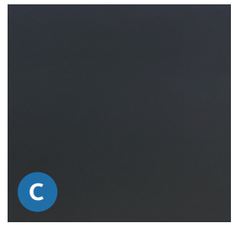
WEST ELEVATION



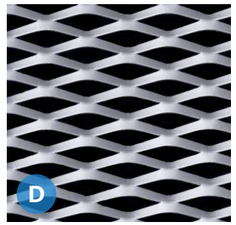
PC01- PRECAST LIGHT



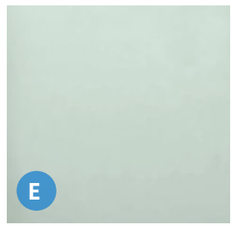
PC02- PRECAST DARK



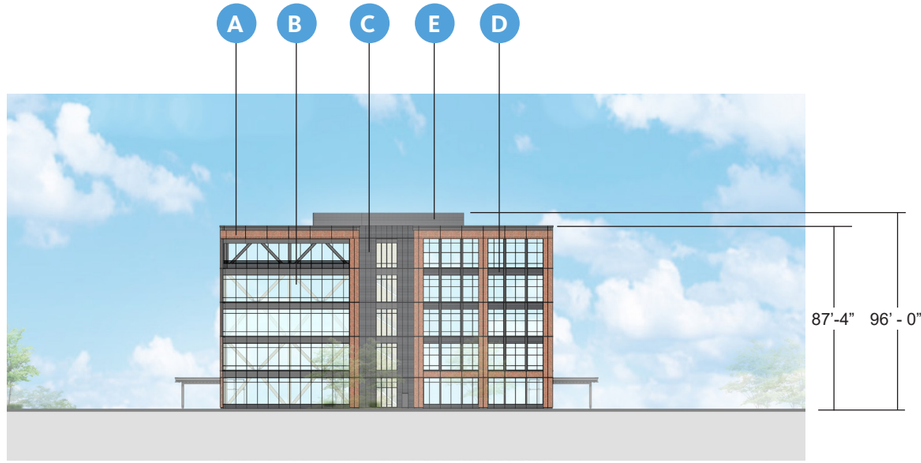
MP03- BLACK METAL
MINIMUM 24 GAUGE



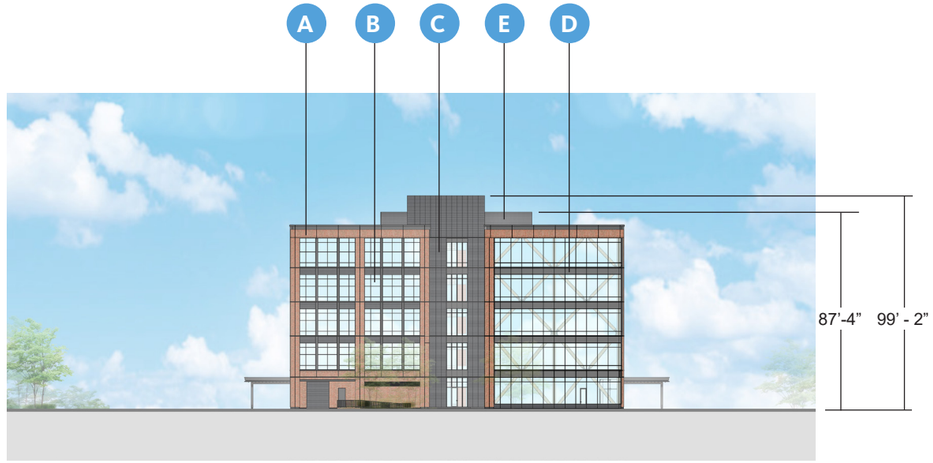
MP06 - EXPANDED METAL
MINIMUM 24 GAUGE



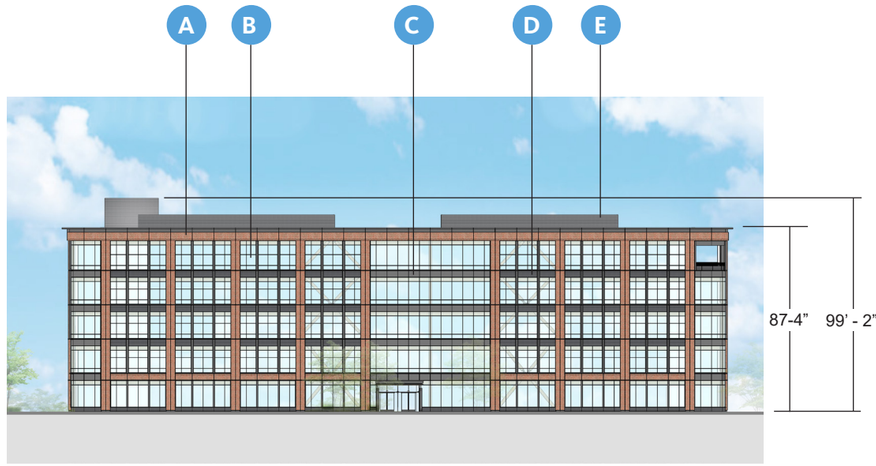
GL01- VISION GLASS



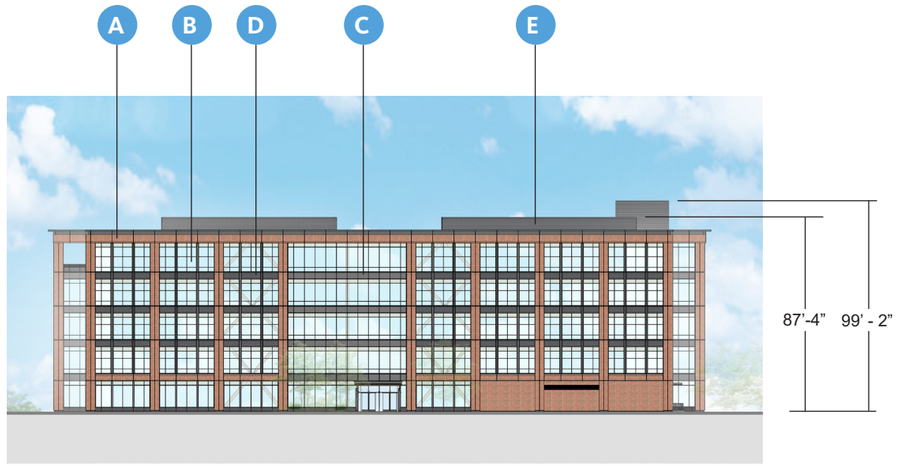
NORTH ELEVATION



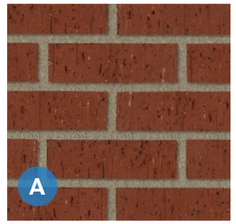
SOUTH ELEVATION



EAST ELEVATION



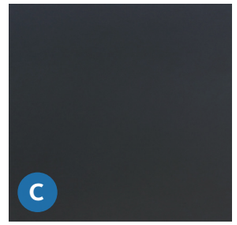
WEST ELEVATION



BR01- RED THIN BRICK



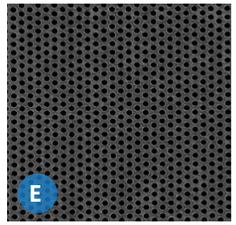
GL01- VISION GLASS



MP03- BLACK METAL MINIMUM 24 GAUGE



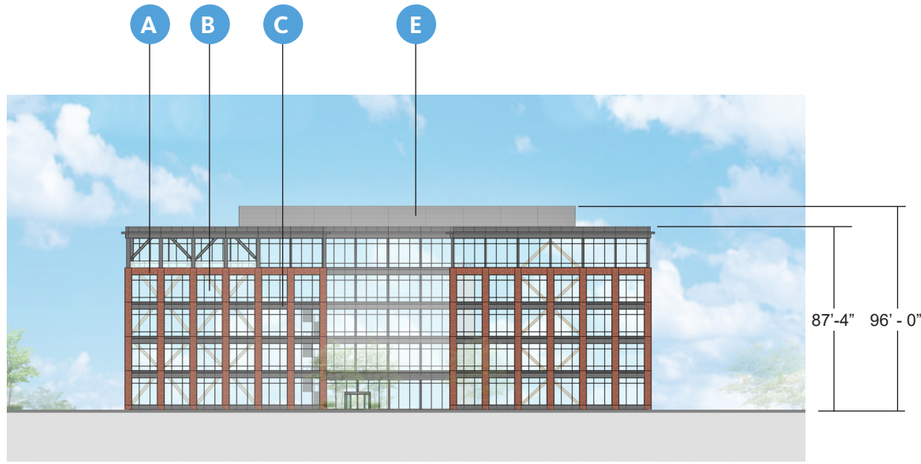
MP04- CORRUGATED METAL MINIMUM 24 GAUGE



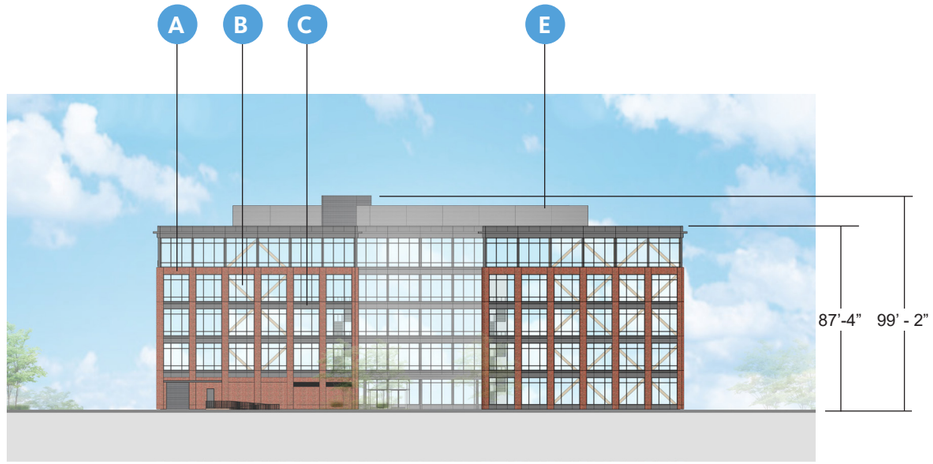
MP05- PERFORATED METAL MINIMUM 24 GAUGE



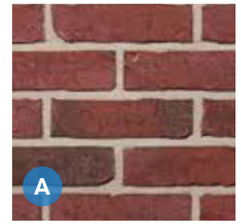
WD01- WOOD FINISH (CANOPY AND TERRACE SOFFITS)



NORTH ELEVATION



SOUTH ELEVATION



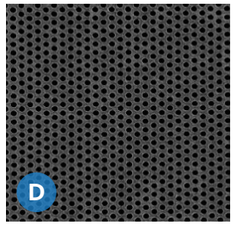
BR01- RED THIN BRICK



GL01- VISION GLASS



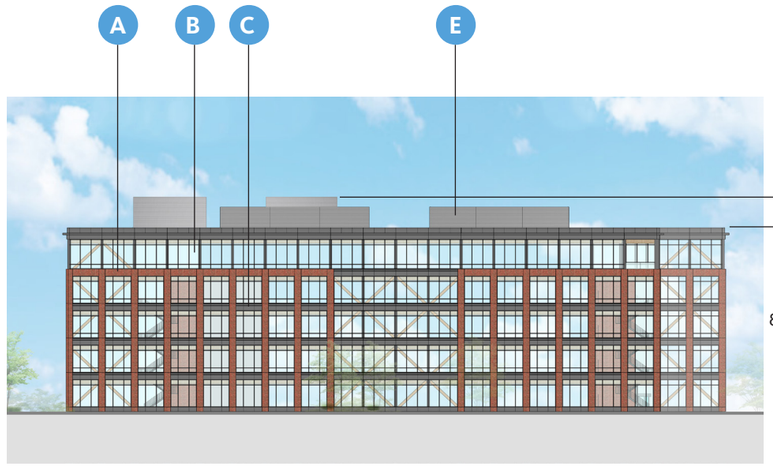
MP01- GRAY METAL
MINIMUM 24 GAUGE



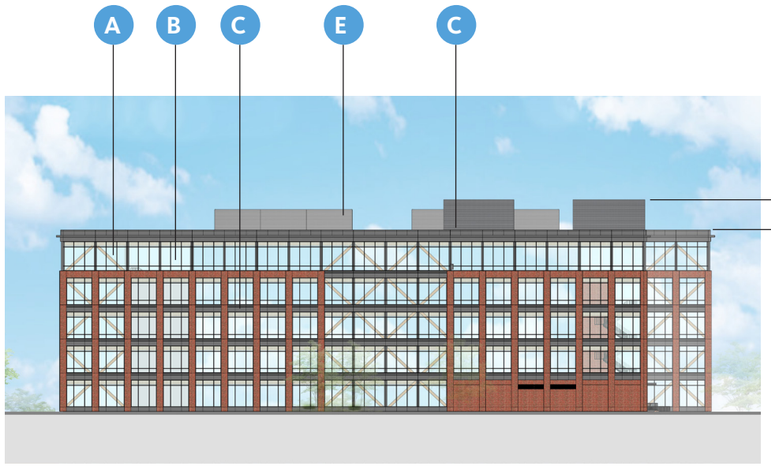
MP05- PERFORATED METAL
MINIMUM 24 GAUGE



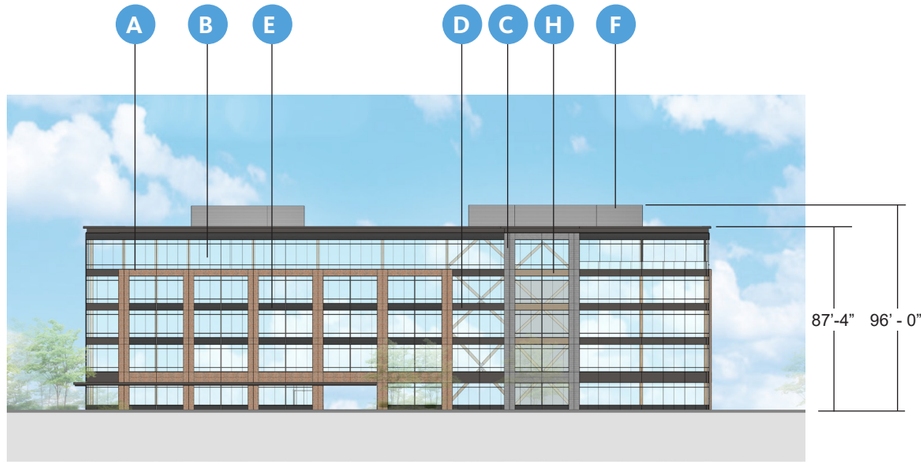
WD01- WOOD FINISH
(CANOPY AND
TERRACE SOFFITS)



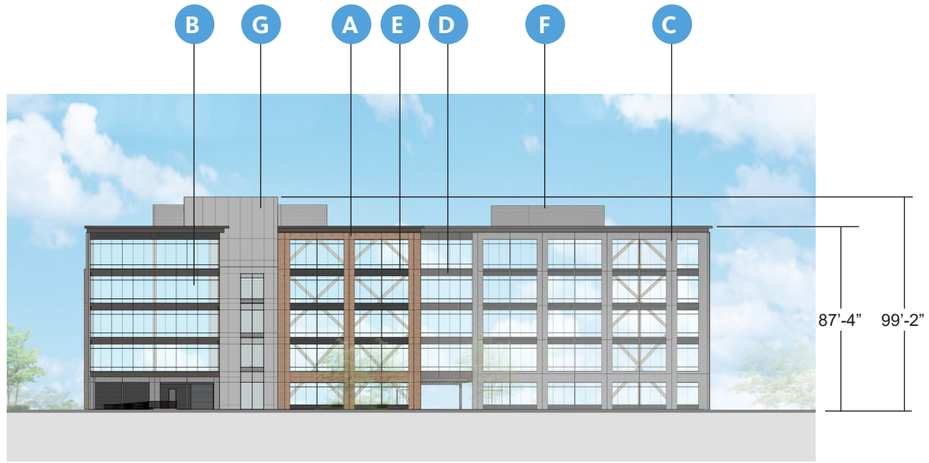
EAST ELEVATION



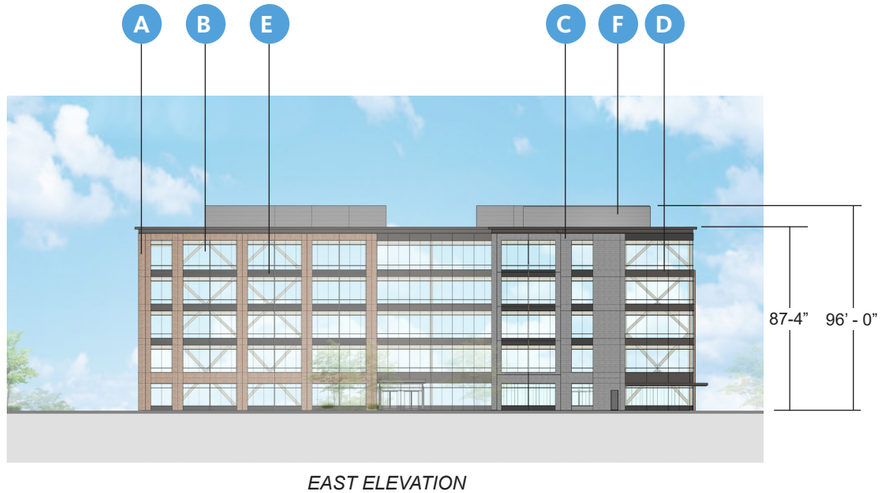
WEST ELEVATION



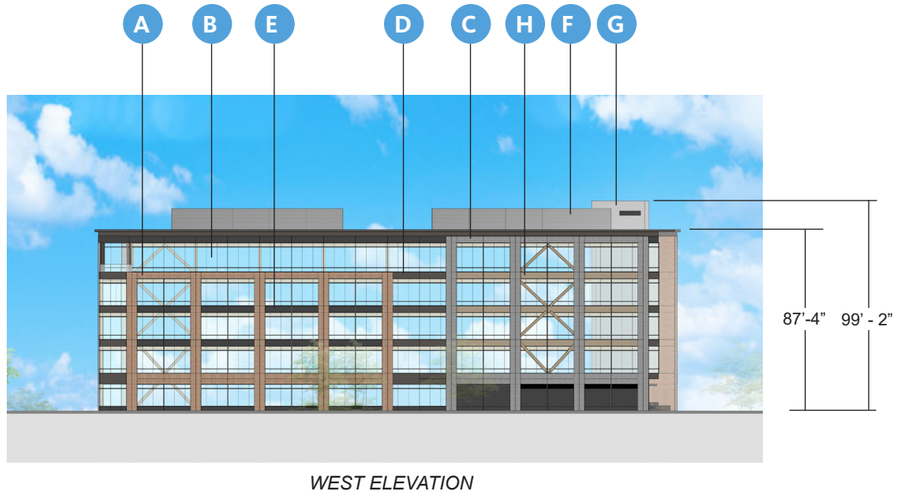
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



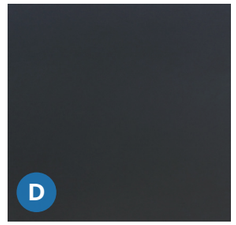
BR02- RED THIN BRICK



GL01- VISION GLASS



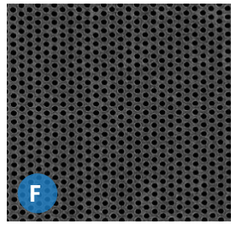
BR04- GRAY THIN BRICK



MP03- BLACK METAL
MINIMUM 24 GAUGE



MP04- CORRUGATED METAL
MINIMUM 24 GAUGE



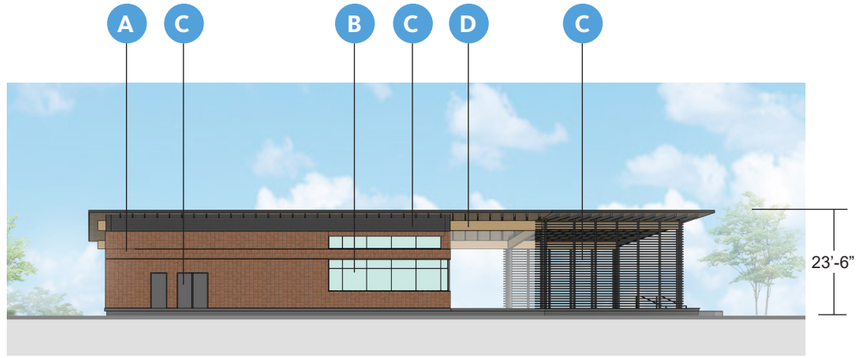
MP05- PERFORATED METAL
MINIMUM 24 GAUGE



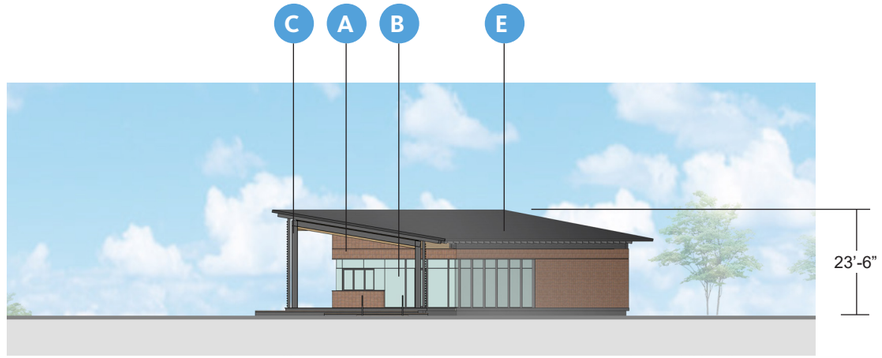
MP01- GRAY METAL
MINIMUM 24 GAUGE



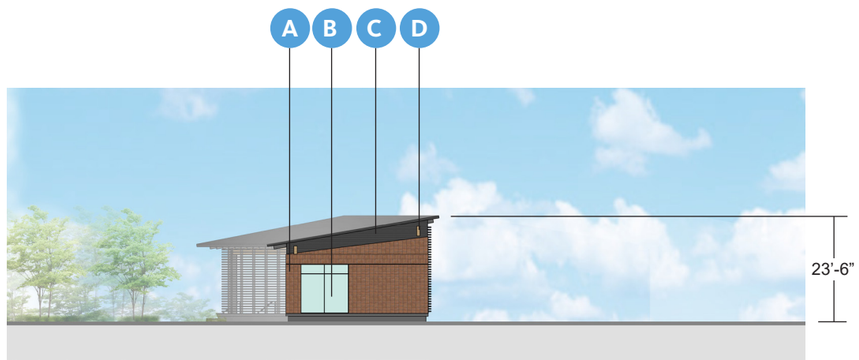
WD01- WOOD FINISH
(CANOPY AND
TERRACE SOFFITS)



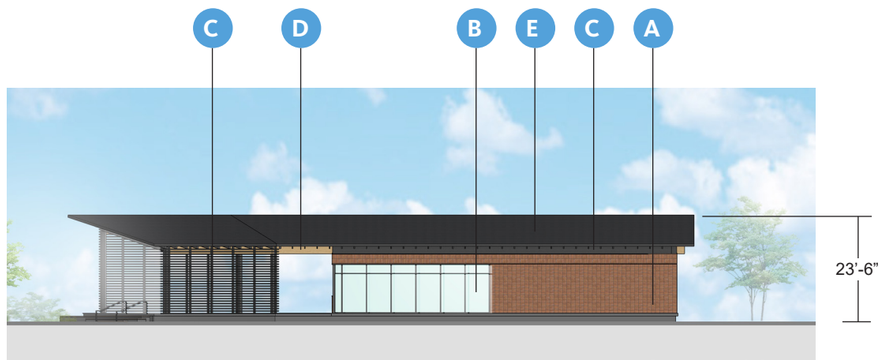
NORTHEAST ELEVATION



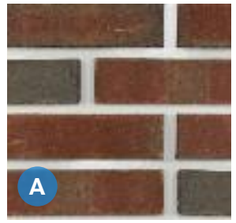
NORTHWEST ELEVATION



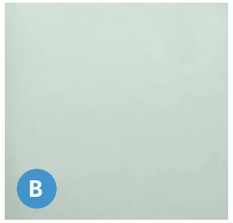
SOUTH ELEVATION



SOUTHWEST ELEVATION



BR02- RED THIN BRICK



GL01- VISION GLASS



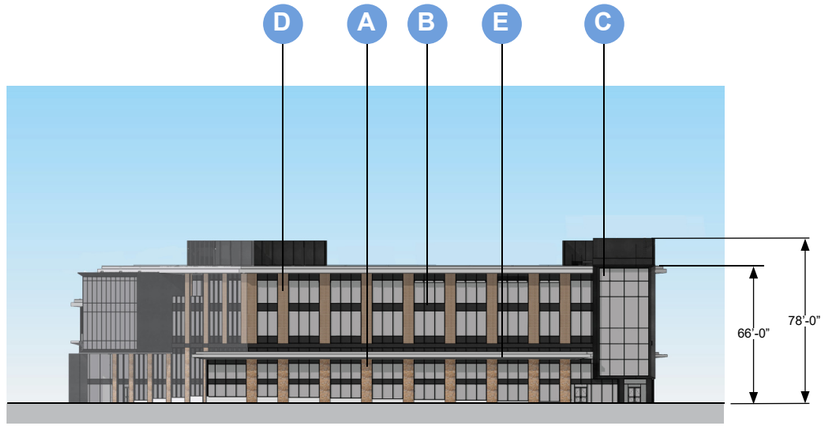
MP01- GRAY METAL
MINIMUM 24 GAUGE



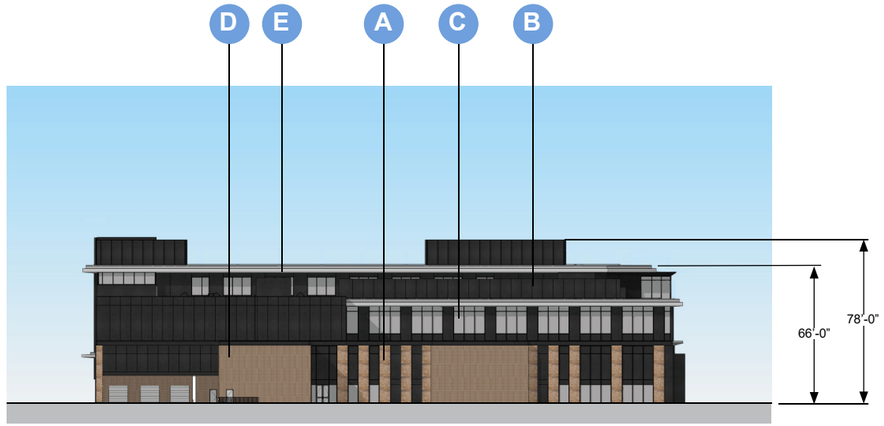
WD01- WOOD FINISH
(CANOPY SOFFITS)



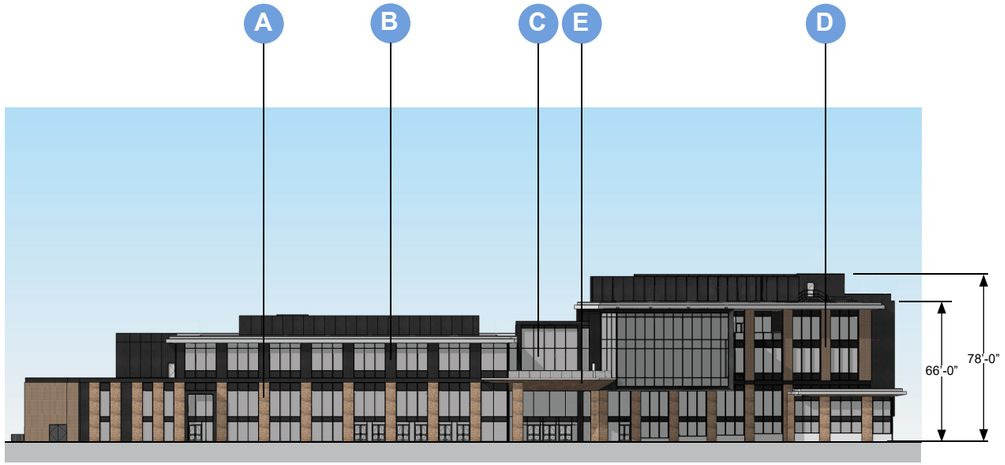
RF01- STANDING SEAM
METAL ROOF
MINIMUM 24 GAUGE



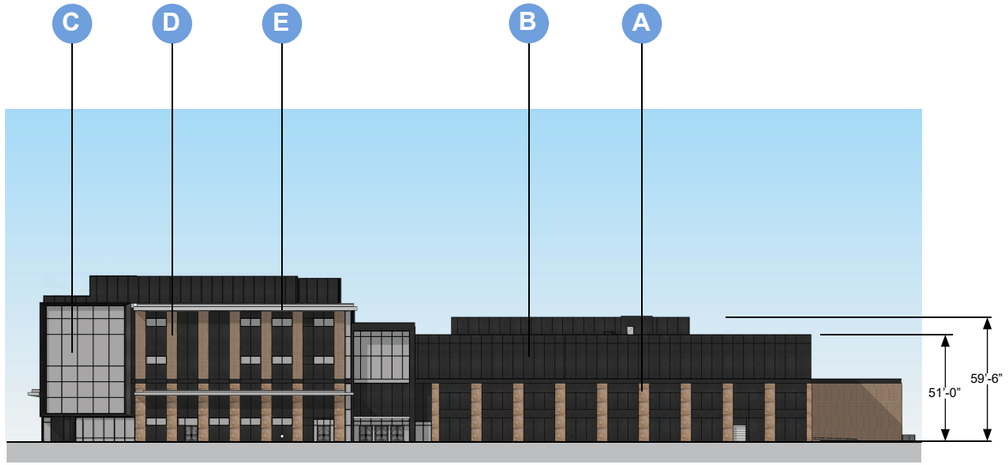
NORTH ELEVATION



SOUTH ELEVATION



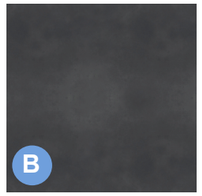
EAST ELEVATION



WEST ELEVATION



ST9 STONE VENEER



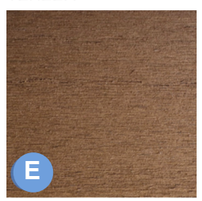
MP9 ANODIZED ALUMINUM PANEL, MIN. 24 GAUGE



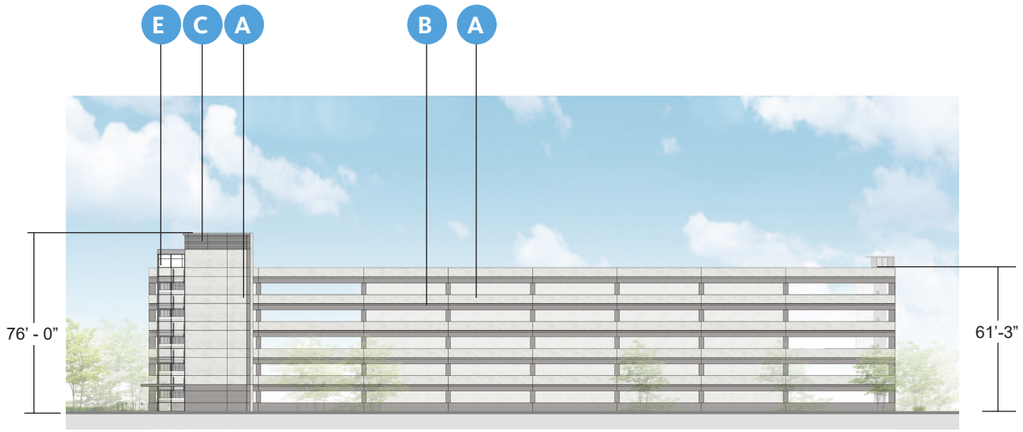
GL9 VISION GLASS



BR9 MODULAR BRICK VENEER



WD9 WOOD FINISH ALUMINUM SOFFIT



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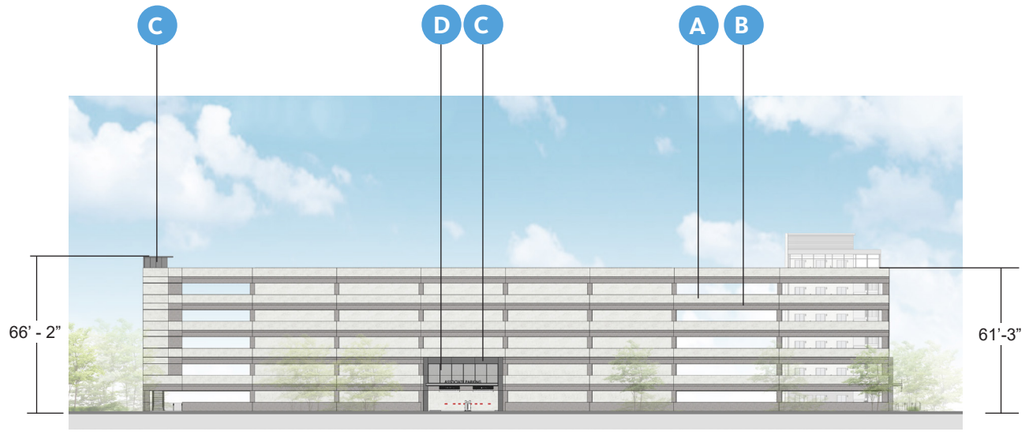
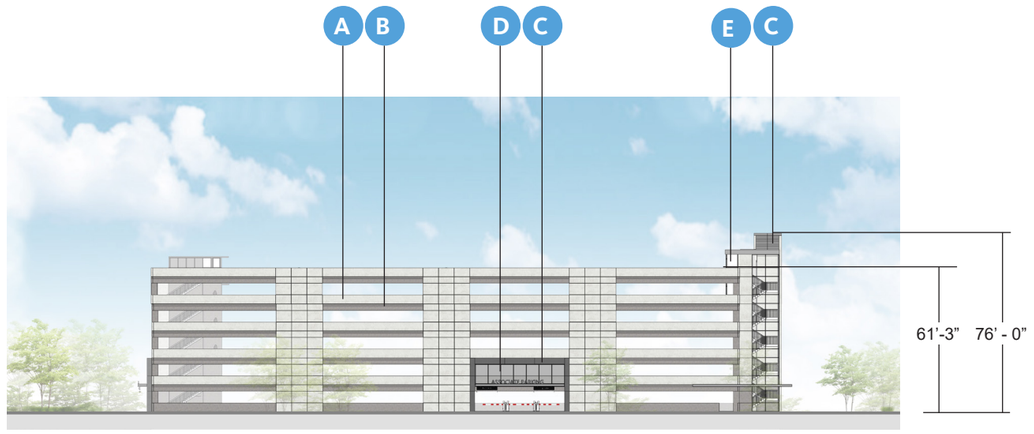


SOUTH ELEVATION



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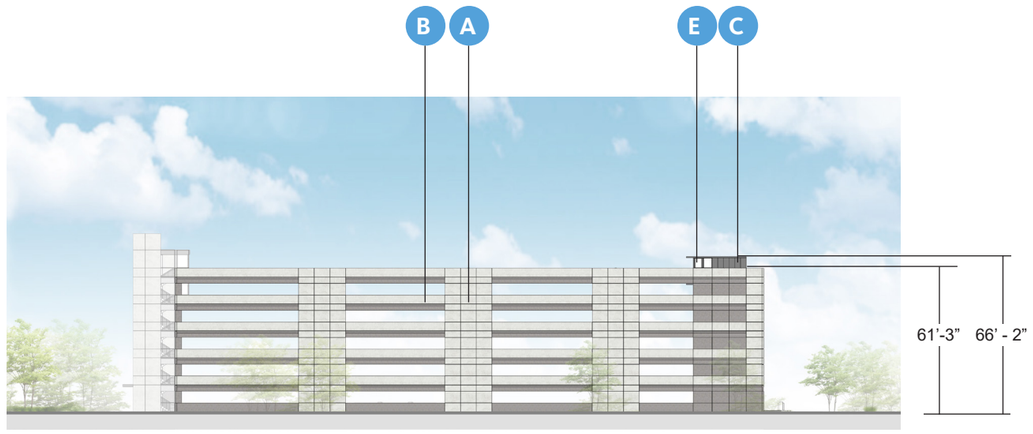

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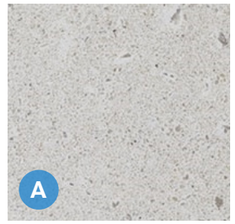
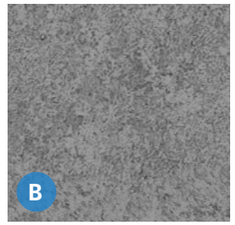
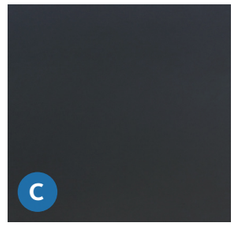


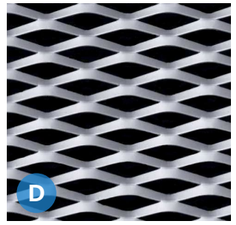
PC01- PRECAST LIGHT



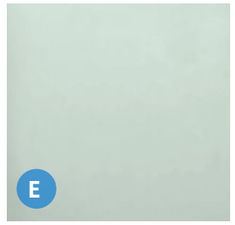
PC02- PRECAST DARK



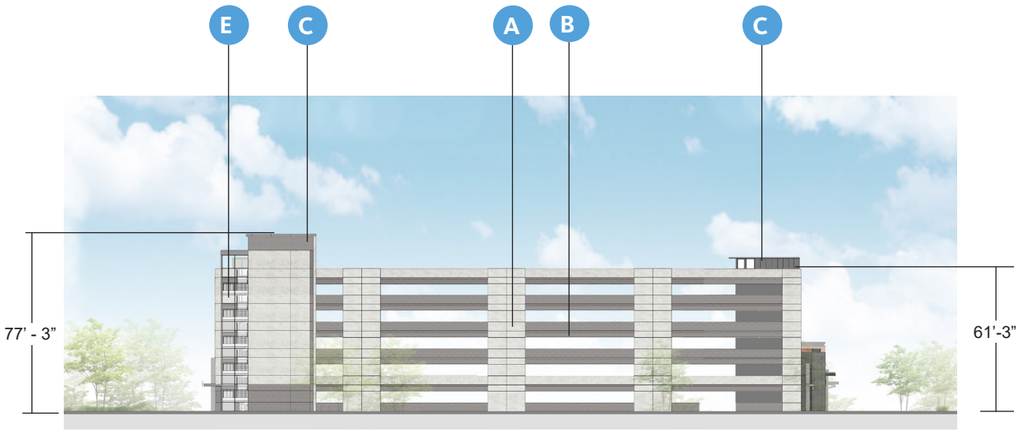
MP03- BLACK METAL
MINIMUM 24 GAUGE



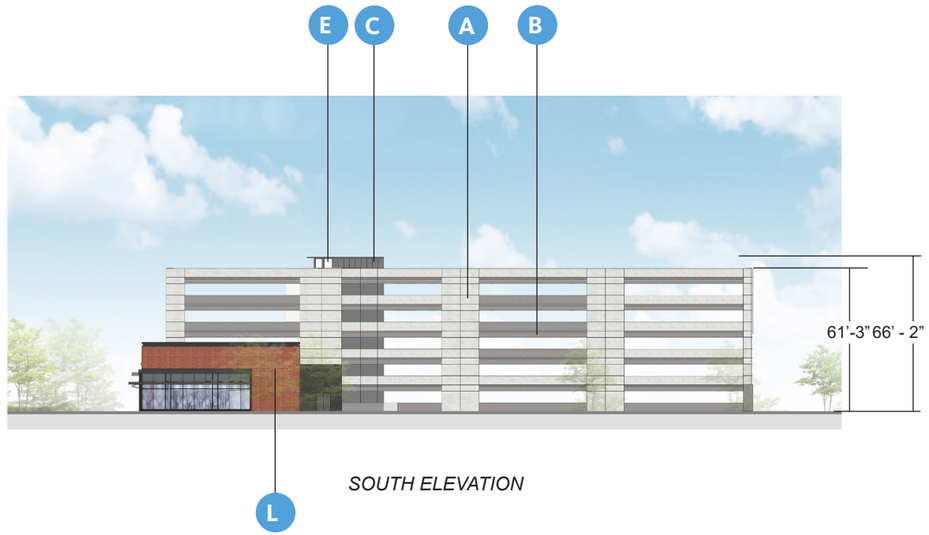
MP06 - EXPANDED METAL
MINIMUM 24 GAUGE



GL01- VISION GLASS



NORTH ELEVATION



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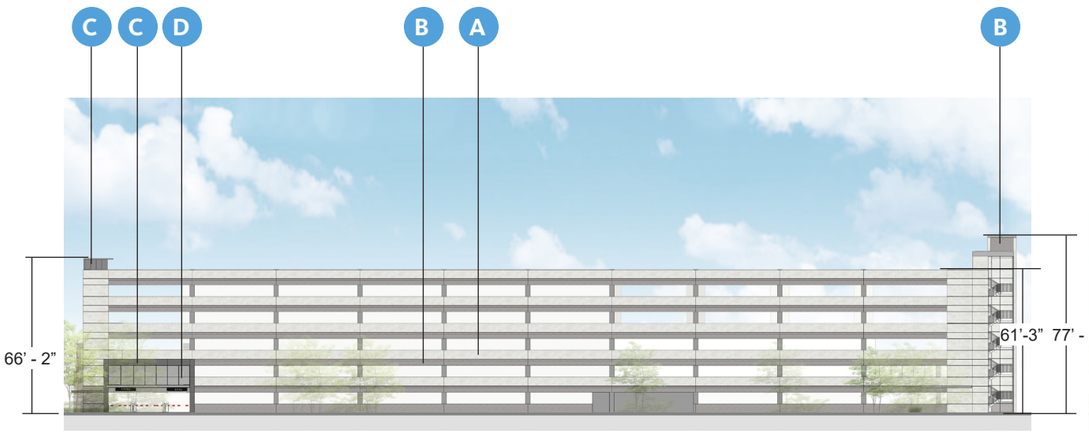


EAST ELEVATION



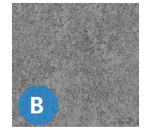
WEST ELEVATION



PC01-
PRECAST LIGHT



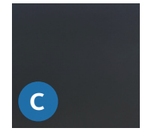
WD02 -
WOOD SLAT



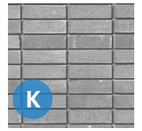
PC02-
PRECAST DARK



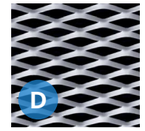
BR02 -
BRICK VENEER



MP03-
BLACK METAL
MINIMUM 24
GAUGE



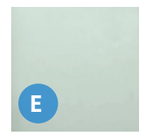
BR03 -
BRICK VENEER



MP06 -
EXPANDED METAL
MINIMUM 24
GAUGE



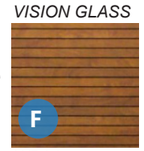
BR04 -
BRICK VENEER



GL01-
VISION GLASS



BR05 -
BRICK VENEER



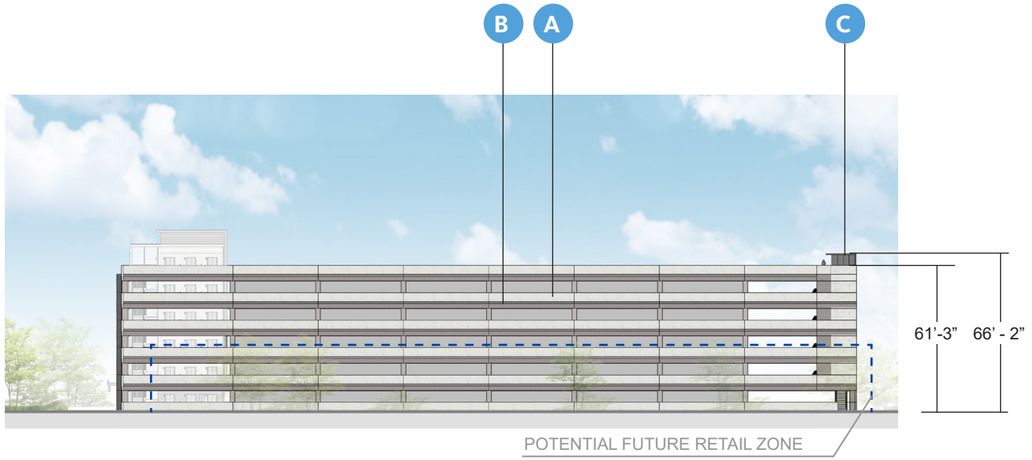
WD01 -
WOOD VENEER



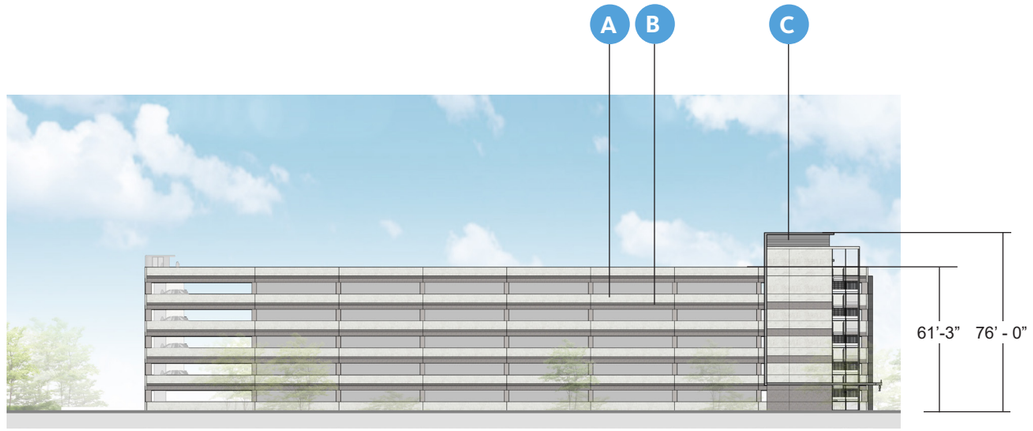
GR01 -
GRAPHIC WALL



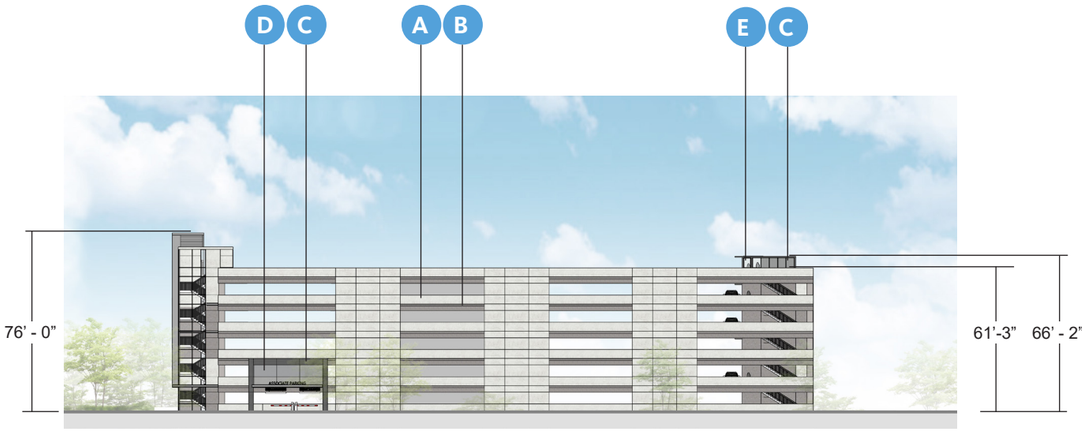
BR01 -
CMU BLOCK



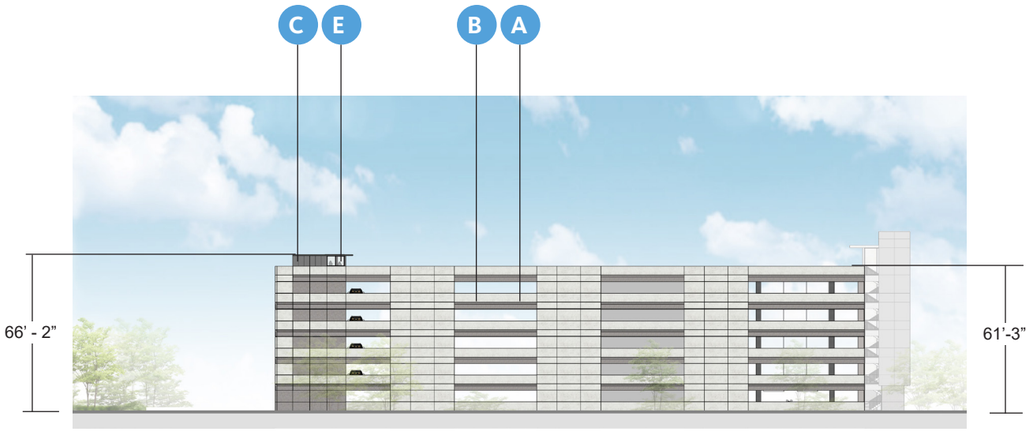
NORTH ELEVATION



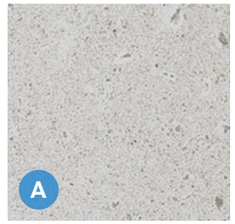
SOUTH ELEVATION



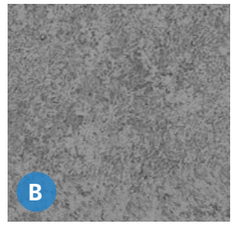
EAST ELEVATION



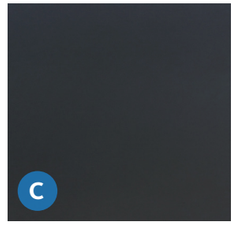
WEST ELEVATION



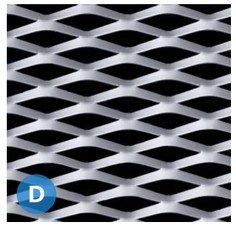
PC01- PRECAST LIGHT



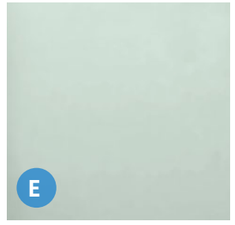
PC02- PRECAST DARK



MP03- BLACK METAL
MINIMUM 24 GAUGE



MP06 - EXPANDED METAL
MINIMUM 24 GAUGE



GL01- VISION GLASS



CU22-0012 5/17/22
CONDITIONAL USE
BENTONVILLE FILM FESTIVAL

BENTONVILLE FILM FESTIVAL CONDITIONAL USE PERMIT APPLICATION
EVENT DATE: June 19 – June 27 (includes set and tear down dates)

FESTIVAL OVERVIEW

BFFoundation is a non-profit organization focused on promoting underrepresented voices of diverse storytellers. We champion female, non-binary, LGBTQIA+, black, indigenous, people of color, and people with disabilities' voices in entertainment and media. We do this through research, education, and supporting the production and distribution of inclusive content.

The foundation believes that by taking real action with content creators, talent, influencers, advertisers, and content distributors, we can accurately reflect the gender balance and diversity of our country. Our goal is to create a seismic change in how media inspires young minds to do great things.

Our primary research partner is the Geena Davis Institute on Gender in Media. Together, we seek to support research that proves these systemic changes are not only the right thing to do—they are also commercially beneficial. The Geena Davis Institute on Gender in Media has also clearly shown that the media children consume has an overwhelming influence in shaping their view of the world and their place in it.

The foundation also partners with schools and community institutions, working with children to educate on the challenging effects of stereotyping, unconscious bias, and gender imbalance. We also utilize media-based tools and content to build positive association and equality-based learning models. BFFoundation is focused on working with its partners to foster inclusivity in media and entertainment to produce a positive influence in the community at large.

FESTIVAL MISSION

BFF is a year-long initiative which champions inclusion in all aspects of entertainment media. BFF's primary objective is to influence mainstream media to immediately increase diversity in the content that is produced and distributed, because if they can see it, they can believe it.

FILM SCREENINGS

The Bentonville Film Festival will hold film screenings at a variety of locations in the Downtown footprint. There will be screenings held in Walmart World Room (105 N. Main Street), Skylight Cinema (350 SW A Street), Thaden School theater (800 SE C Street) and Momentary Rode House theater (507 SE E Street). Timing is different based on the venues, but the overall schedule is 10am – 11pm. Momentary Arvest Bank Courtyard (507 SE E Street) will be the location for the Geena Davis Outdoor Theater and Vendor Village. Vendor tents, Food Trucks, music and movie screenings will take place in this area.

BENTONVILLE FILM FESTIVAL CONDITIONAL USE PERMIT APPLICATION
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FESTIVAL FILMING VENUES

	Purpose	Date(s)/Times
Walmart World Room – 105 N. Main Street	Movie Screening	Wednesday, June 22 – Saturday, June 25 from 12pm - 10pm
Skylight Cinema – 350 SW A Street	Movie Screening	Wednesday, June 22 – Saturday, June 25 from 12pm - 7pm
Thaden School Theater – 800 SE C Street	Movie Screening	Wednesday, June 22 – Sunday, June 26 from 12pm - 10pm
Momentary Rode House Theater – 507 SE E Street	Movie Screening	Wednesday, June 22 – Sunday, June 26 from 12pm - 10pm

FESTIVAL ANCILLARY VENUES (Times are tentative and may be adjusted)

	Purpose	Date(s)/Times
Arvest Conference Center – Legion Lane	Operations Office	Wednesday, June 15 and Monday, June 20 from 9am - 4pm
		Thursday, July 16 - Sunday, June 19 from 9am - 8pm
Momentary Outdoor Pad and gravel lot- 507 SE E Street	Outdoor Theater	Tuesday, June 21 - Wednesday, June 22 from 7am - 6pm is the set up
		Thursday, June 23 from 1pm – 10pm Friday, June 24 from 10am – 11pm (last movie begins at 9pm) Saturday, June 25 from 10am - 10pm (last movie begins at 8pm) Sunday, June 26 from 11am – 2pm activities will be planned
		Movie Screening Agenda - TBD; Activations Open - TBD
		Times will vary on a daily basis (please see below)
The Meteor Guitar Gallery– 128 W. Central Avenue	Awards Ceremony and after party	Saturday, June 25 from 6pm – 1am
	*Also used for Festival Headquarters	Tuesday June 21 – Saturday June 25 from 10am – 10pm
Four Points by Sheraton – 211 SE Walton Blvd.	Festival Hotel	Tuesday, June 21 - Sunday, June 26

BENTONVILLE FILM FESTIVAL CONDITIONAL USE PERMIT APPLICATION
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SPONSORSHIP ACTIVATION LOCATIONS

These locations will be set up on June 21 -22 and open to the public June 23 - 25 with tear down beginning the evening of June 26.

- Momentary will have an LED screen to show movies to the public, food trucks and partner activations.
- This area will be a place where BFF sponsors set-up temporary structures to activate their products, technology and services for the community and visitors to explore and enjoy.
- Food trucks will also be contracted to set up around the area.
- All venues have been approved by the Police Captain, Fire Chief, Fire Deputy Chief, and is in approval for Fire Marshal with the footprint. Tent inspections will occur prior to opening.

Momentary Outdoor Theater will be in operation as follows (Times are tentative and may be adjusted):

- Tuesday, June 21 – Load in/set up 7am - 6pm
- Wednesday, June 22 – Complete Load in/set up 7am - 6pm
- Thursday, June 23 – Open 1pm – 10pm (last movie begins at 9pm)
- Friday, June 24 - Open 10am – 11pm (last movie begins at 8pm)
- Saturday, June 25 – Open 10 am – 10pm (earlier due to Farmer's Market)
- Sunday, June 26– 11am – 2pm
- Sunday, June 26 – once public has cleared space, begin tear down

OFFICE SPACE

- Arvest Conference Room, Legion Lane (BFF Volunteer and PR Headquarters; Operations Office during festival)
- BFF Foundation Office, 702 SE 5th Street, Suite 8
- Meteor Guitar Gallery, 401 SE D Street (Festival HQ)

BENTONVILLE FILM FESTIVAL CONDITIONAL USE PERMIT APPLICATION
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FESTIVAL FOOTPRINT

- Momentary Arvest Bank Courtyard – Public Movies, Food Trucks, Partner Activations
  - Anticipated attendance – 1000 (flow)
- Arvest Conference Center – Volunteer and Public Relations Headquarters, Operations Office
  - Anticipated attendance – 25 (flow)
- Meteor – Awards ceremony and after party
  - Anticipated attendance – 300
- Skylight Cinema – Movie Screenings
  - Anticipated attendance – 25 people per screening with 4 screenings per day in each of the 6 theaters.
- Thaden School Theater – Movie Screenings
  - Anticipated attendance – 25 people per screening with 4 screenings per day in each of the 6 theaters.
- Momentary Rode House Theater – Movie Screenings
  - Anticipated attendance – 25 people per screening with 4 screenings per day in each of the 6 theaters.
- Walmart World Room – Movie Screenings
  - Anticipated attendance – 25 people per screening with 4 screenings per day.
- Oven and Tap – Filmmakers Lunch
  - Anticipated Attendance – 50
- Ramo D'Olivo – Filmmakers Happy Hour
  - Anticipated Attendance – 50

BENTONVILLE FILM FESTIVAL CONDITIONAL USE PERMIT APPLICATION
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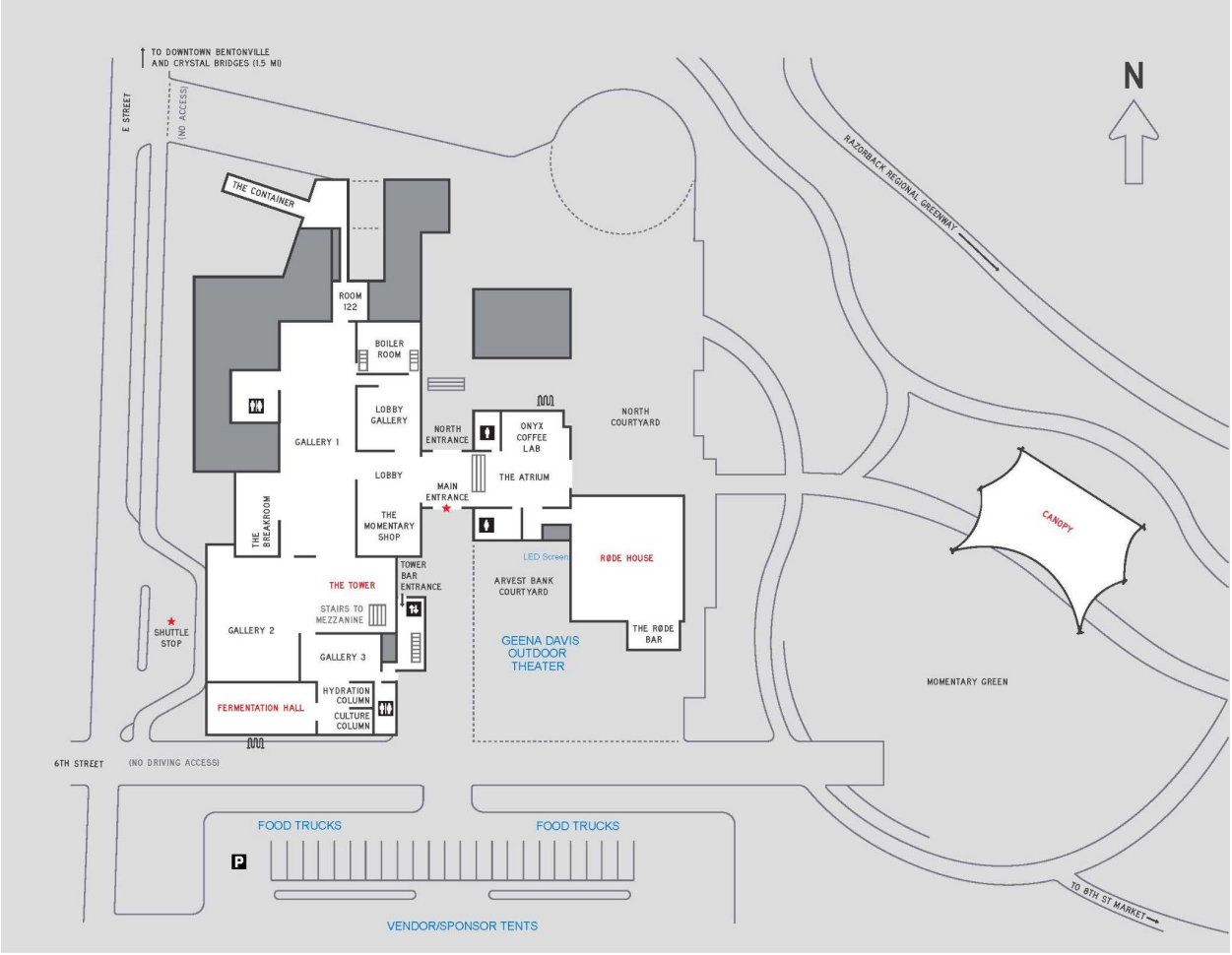
MOMENTARY OUTDOOR THEATER FOOTPRINT – 507 SE E Street
Temporary tent structures will be set up within property lines of the following properties:



SECURITY

Hub for all security services is at Bentonville Fire Department, Station 1. There will be Bentonville Police and Fire/EMT as well as an outsourced security presence around downtown and all aspects of the Festival throughout the week. The Police Captain, Fire Chief, Fire Deputy Chief, and Fire Marshal have been involved in the planning to date.

WASTE DISPOSAL

Momentary will handle waste disposal through our lease agreement for venue rental.

BENTONVILLE FILM FESTIVAL CONDITIONAL USE PERMIT APPLICATION
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TRANSPORTATION/ PARKING PLAN

- Filmmakers will be transported from Sheraton to all venues by private "BFF Filmmaker Shuttle."
- 21c Parking Lot, 3rd Floor
- Public parking through downtown and parking garage vicinity 8th Street Market.
- Compton Gardens parking will be open for the event. BFF anticipates attendees to utilize downtown municipal parking lots and street parking. There are also several lots to the East of Compton Gardens that could possibly be used by attendees without the authorization of the owner. To avoid this, we have engaged in conversation with the property owner regarding the correct avenue to take.
- Will have 25 filmmakers that we will provide transportation for as well as provide bike racks.

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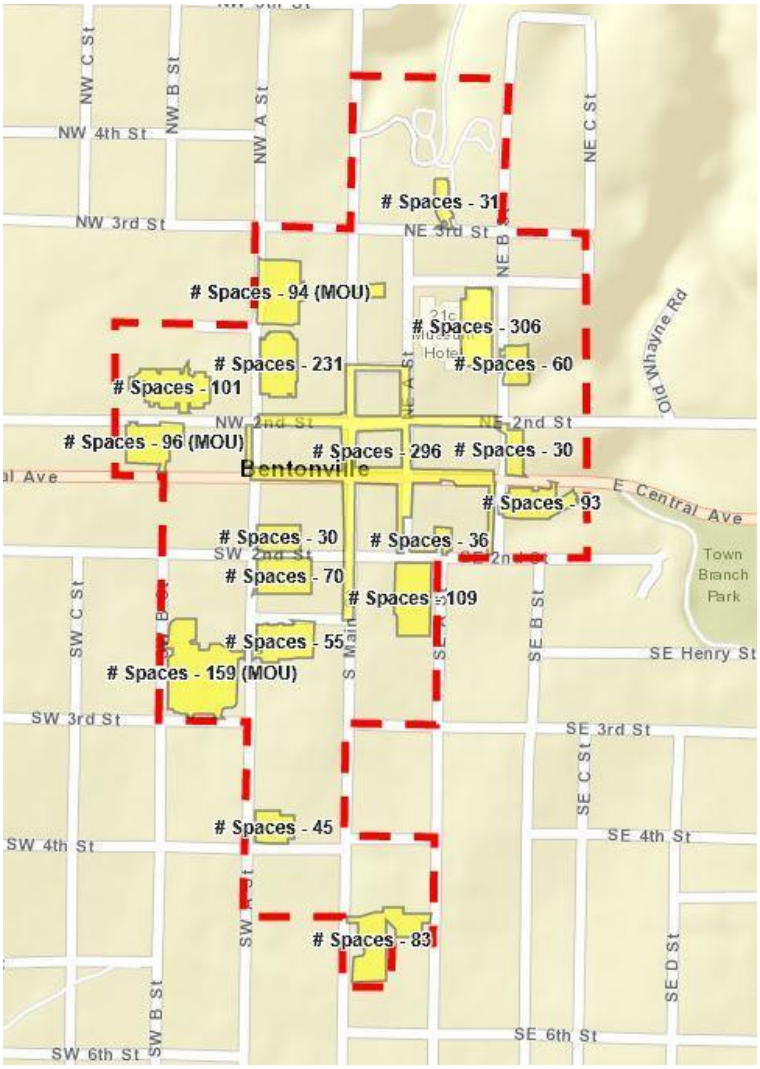

<u>Street Closure:</u>

BFF will not need any street closures for the 2022 festival.

BENTONVILLE FILM FESTIVAL CONDITIONAL USE PERMIT APPLICATION
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MISCELLANEOUS

- Attendee and vendor numbers are expected to top at 100 dispersed throughout each day with Friday and Saturday's attendance the highest. Employee and volunteer numbers are expected to reach 25 for the entire event.
- Oven and Tap will host a filmmaker lunch and Ramo d'Olivo will host a happy hour.

SIGNAGE

There will be sandwich board signage, feather flags and pillowcase signage in public areas around downtown Bentonville next to/outside of contracted properties for the festival. These will not be used in every location listed below. For example, a sandwich board may be the only thing outside Skylight Cinema. Please see examples of that signage below. The list of areas are as follows:

- Sidewalk outside Arvest Conference Center (all entrances to conference center
- Throughout Momentary Outdoor Theater
- Sidewalk outside Skylight Cinema SW A
- Sidewalk outside Thaden School SE C
- Sidewalk outside Momentary Museum SE E
- Sidewalk outside Walmart World Room on W Central Ave
- Sidewalk outside Meteor on Central
- Sidewalk outside the Filmmakers Lounge (location TBD)
- Sidewalk outside Four Points by Sheraton for shuttle
- Sidewalk outside Oven and Tap 215 S. Main Street #3 – only during Filmmaker Lunch event
- Sidewalk outside Ramo d'Olivo 217 S. Main Street – only during Filmmaker Happy Hour event

PHOTOS/SIZES OF SIGNAGE

Sandwich Board – size of sign is 24" x 36"



BENTONVILLE FILM FESTIVAL CONDITIONAL USE PERMIT APPLICATION
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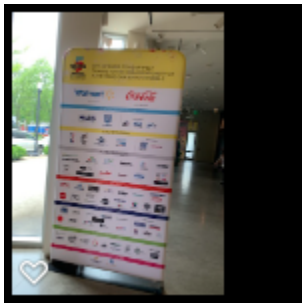
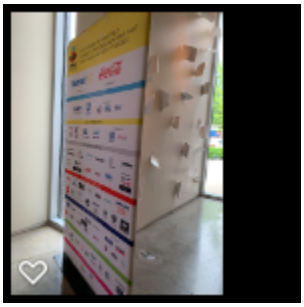
SIGNAGE CONTINUED

Pillow case (front and side view) - these vary in size. 4' x 7.5', 10' or 20. These are normally placed inside due to wind damage.

Feather Flag – size is 13'



STORAGE

1. Onsite storage at Momentary on gravel lot (507 SE E Street)

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CONTACTS

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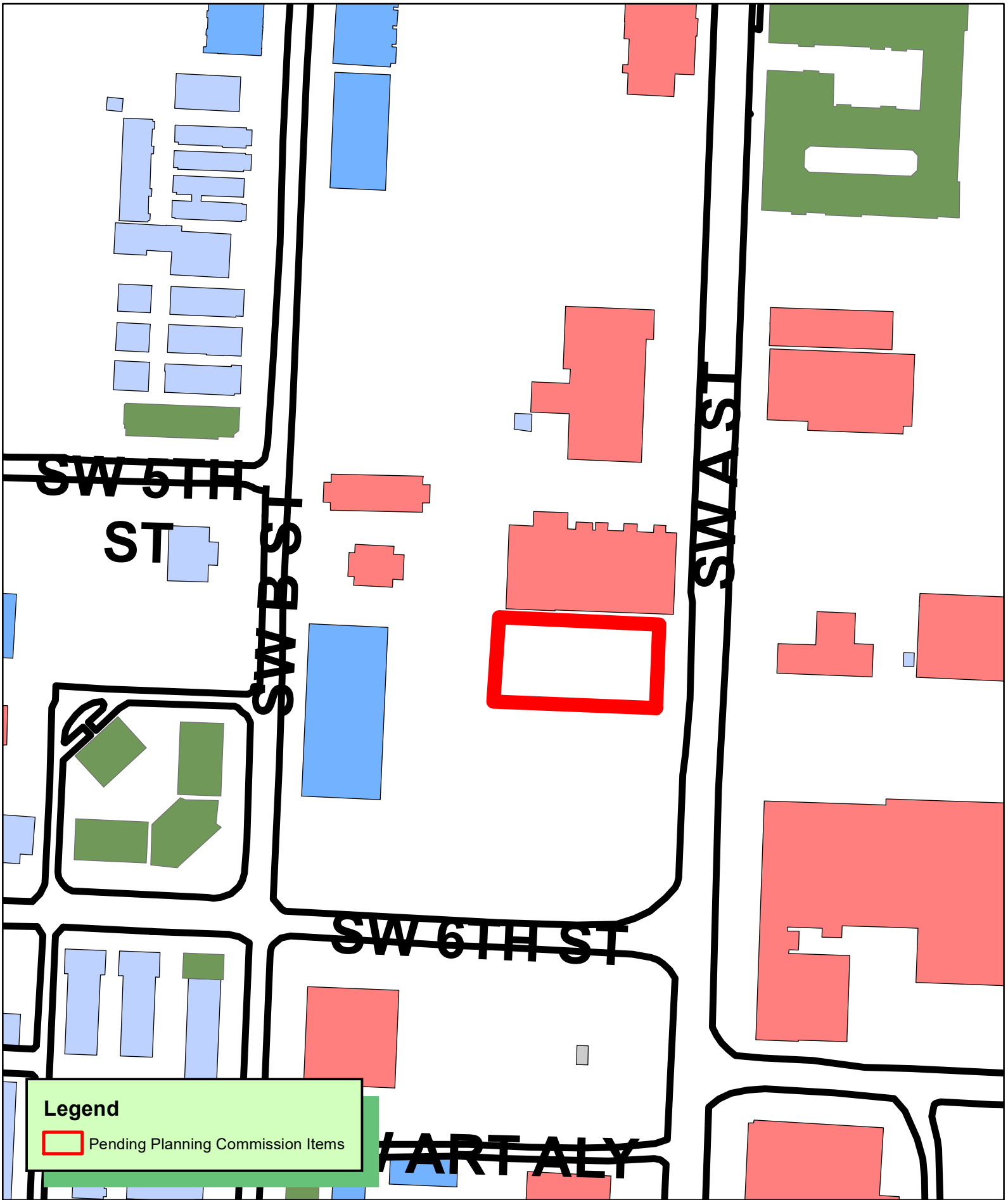
Dave West
Director of Operations
Will be the contact for final walk throughs.
603-828-7886
Dave@bentonvillefilm.org

Terry Flink
Operations
702-845-3269
Terry@bentonvillefilm.org



CU22-0013 5/17/22
CONDITIONAL USE
DUNN AND DAVIS ADDITION
LOT 5, SOUTH 20' OF LOT 4 BLOCK 1

E | D | G

Ecological Design Group, Inc
216 W Birch Street
Rogers, AR 72756

Conditional Use Permit Narrative

To: City of Bentonville – Planning Commission

From: Ecological Design Group, Inc – on behalf of Bville A Street LLC

Date: April 11, 2022

Re: Temporary Parking CUP Request @ SW A Street, Bentonville, AR 72712

On behalf of Bville A Street LLC, Ecological Design Group, Inc. (EDG) is submitting this Conditional Use Permit for Temporary Parking located near SW A Street in Bentonville, AR. The subject property is 0.24 Acres, Zoned DC (Downtown Core), and is currently vacant. This letter is a formal request for a Temporary Gravel Parking Lot.

Project Description

Bville A Street LLC currently owns and leases 502 SW A street to multiple tenants. In effort to provide more adequate parking for tenant, the owner acquired and proceeded with design and permitting of a private parking lot on two lots to the south of 502 SW A street.

Bville A Street then acquired additional property, 508 and 510 SW A Street, 2 additional properties south of the parking lot location. An existing 12 foot public alley bisects these properties, and proved to be a drainage low spot for the entire block, presenting difficulties during stormwater management design. During schematic design of the new parcels (508 and 510), it became apparent that by vacating the existing alley and redesigning the lots as a cohesive project would allow for better traffic flow, provide depth needed for pipe cover, and deliver and overall better product. During a Conceptual meeting with City Staff, the alley vacation received positive feedback, and support for combining the parcels and design was expressed.

The previously submitted permanent parking lot plans and permits are being abandoned, but in efforts to appease the tenants of 502 SW A Street, EDG is proposing a temporary gravel parking lot while the project is being redesigned. The proposed layout is not accessed SW A Street, and utilizes an existing concrete alley for access. A temporary ponding area is also being included to account for the change in impervious area.

If you have any further questions or concerns, please contact me at jburbidge@ecologicaldg.com or 479.883.2845.

Sincerely,

Jenny C. Burbidge

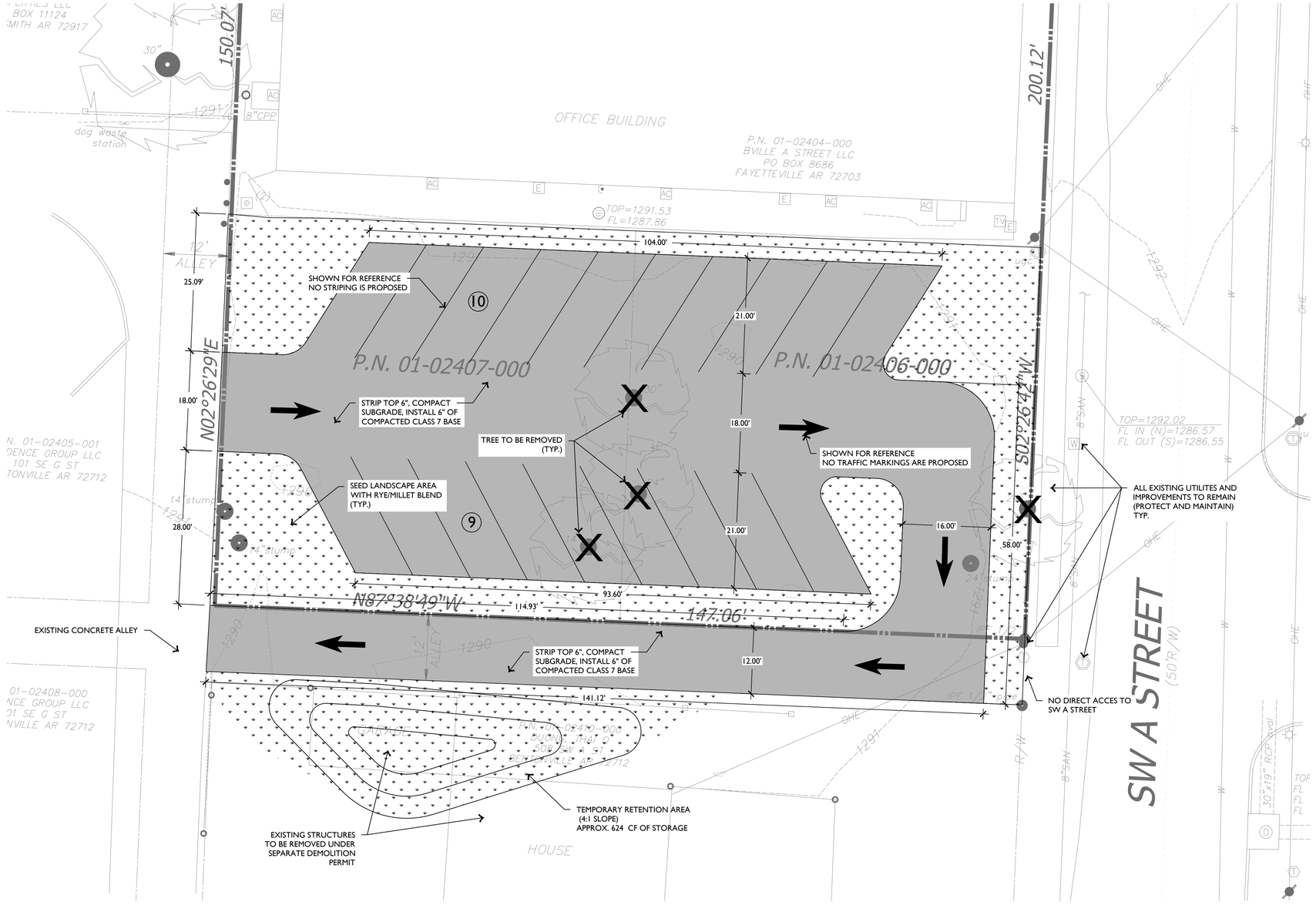
Jenny Burbidge, ASLA
Project Manager
Ecological Design Group, Inc.

GENERAL NOTES:

1. EXISTING SURVEY DATA WAS OBTAINED FROM A TOPOGRAPHIC & BOUNDARY SURVEY PERFORMED BY PAYA INC., INC AND DATED JULY 12, 2021.
2. SURVEY DATA IS BASED UPON NAD 83, STATE STATE PLANE, ARKANSAS NORTH FEET COORDINATE SYSTEM.
3. ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM.
4. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY, COUNTY, STATE, AND FEDERAL REGULATIONS AND CODES AS WELL AS OSHA STANDARDS. SITE CONTRACTOR SHALL MEET OR EXCEED ALL LOCAL, STATE, AND FEDERAL EROSION CONTROL MEASURES
5. THE APPROXIMATE LOCATION OF KNOWN UTILITIES & SUBSURFACE STRUCTURES AS SHOWN HEREON ARE BASED ON ABOVE-GROUND VISIBLE STRUCTURES & RECORD DRAWINGS PROVIDED. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF THESE & ALL OTHER SUBSURFACE AND/OR LATENT FACILITIES PRIOR TO BEGINNING WORK. ALL REPAIRS OR RELOCATIONS NECESSARY SHALL BE MADE AS REQUIRED BY THE OWNER OF THE UTILITY OR STRUCTURE & THE COST OF SUCH REPAIRS NECESSARY SHALL BE BORNE BY THE CONTRACTOR.
6. ALL WORK PERFORMED WITHIN THE RIGHT-OF-WAY SHALL BE COORDINATED WITH THE CITY OF BENTONVILLE ENGINEERING DEPARTMENT AND TRAFFIC DEPARTMENT.
7. ALL STREETS, DRIVES, WALKS, DRAINAGE STRUCTURES, FENCES, ETC. THAT ARE DISTURBED SHALL BE RESTORED TO THEIR ORIGINAL OR BETTER CONDITION USING LIKE MATERIALS. COST OF SUCH REPAIRS SHALL BE BORNE BY THE CONTRACTOR UNLESS PROVISION FOR PAYMENT IS MADE IN THE PROPOSAL.
8. THE CONTRACTOR IS REQUIRED TO NOTIFY THE ONE CALL CENTER AT 1-800-482-8998 48 HOURS PRIOR TO DIGGING IN ORDER THAT UNDERGROUND UTILITIES IN THE AREA CAN BE LOCATED.
9. THE CONTRACTOR SHALL NOT BEGIN WORK UNTIL THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN IMPLEMENTED, AND THE SWPPP, EROSION CONTROL PLAN, AND SIGNED AUTOMATIC NOTICE OF COVERAGE IS POSTED ON SITE..
10. CONTRACTOR IS RESPONSIBLE FOR ALL FIELD TESTING AS DESCRIBED IN THE SPECIFICATIONS (INCLUDING BUT NOT LIMITED TO COMPACTION DENSITY TESTING, ETC.), AND SHALL PROVIDE RESULTS TO ENGINEER, AND MAINTAIN RECORDS AND RESULTS OF ALL TESTS PERFORMED DURING CONSTRUCTION. TESTING BY THE CONTRACTOR SHALL BE INCLUDED IN THE BID.
11. EXISTING FACILITIES AND FEATURES ARE SHOWN LIGHT-LINED AND/OR SCREENED. NEW FACILITIES AND FEATURES ARE SHOWN SOLID AND HEAVY-LINED.
12. SLOPES AND GRADES SHOWN ARE IN UNITS OF FT/FT UNLESS OTHERWISE NOTED.
13. ALL PAVEMENT AND CURB MEASUREMENTS ARE TAKEN FROM FACE OF CURB OR EDGE OF PAVEMENT.
14. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.

DEMOLITION NOTES:

1. DEMOLITION SHALL NOT BEGIN UNTIL THE APPROPRIATE EROSION CONTROL MEASURES AND REQUIRED TREE PRESERVATION FENCING HAVE BEEN INSTALLED.
2. CONTRACTOR SHALL SHALL FOLLOW ALL FEDERAL, STATE, AND LOCAL CODES FOR DEMOLITION AND DISPOSAL OF ALL MATERIALS.
3. CONTRACTOR SHALL ENSURE THAT ADJACENT PROPERTY IS NOT DAMAGED.
4. CONTRACTOR SHALL COORDINATE WILL ALL UTILITY COMPANIES REGARDING RELOCATION, REMOVAL, AND/OR DISCONNECTION.
5. CONTRACTOR SHALL PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC.
6. CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF ANY UNDERGROUND TANKS ARE FOUND ON SITE.
7. ALL TREES (EXCEPT THOSE SHOWN TO BE PROTECTED) AND VEGETATION WITHIN THE CLEARING AND GRADING LIMITS SHALL BE CLEARED AND GRUBBED INCLUDING TREE ROOT SYSTEMS. ALL DEBRIS IS TO BE REMOVED FROM THE SITE.
8. STRIP TOPSOIL AND STOCKPILE IN THE DESIGNATED AREA FOR FUTURE USE.
9. LARGE ROCKS AND BOULDERS SHALL BE REMOVED AND DISPOSED FROM THE SITE.



1 SITE PLAN

SCALE: 1" = 30'-0"

EXISTING LEGEND

- PROPERTY LINE
- PARCEL LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE
- OVERHEAD ELECTRIC LINE
- WATER LINE
- SANITARY SEWER LINE
- CHAIN LINK FENCE
- WOODEN FENCE
- AIR CONDITIONING UNIT
- CLEANOUT
- DRAINAGE MANHOLE
- ELECTRIC METER
- FIRE HYDRANT
- GRATED INLET
- GAS METER
- GUARD POST
- GUY WIRE
- LAMP POLE
- CABLE TV RISER
- ELECTRIC RISER
- TELEPHONE RISER
- SIGN
- SANITARY MANHOLE
- UTILITY POLE
- TELEPHONE VAULT
- WATER METER
- WATER VALVE
- DECIDUOUS TREE

PROPOSED LEGEND

- CLASS 7 ROAD BASE AS TEMPORARY GRAVEL PARKING
- LANDSCAPE AREA - TEMPORARY SEED TO BE ESTABLISHED

NORTH

0' 10' 20' 40'

E | D | G
Ecological Design Group, Inc
www.ecologicaldg.com
phone: 501 378 0200
LITTLE ROCK | ROGERS | WYNNE

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

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

TEMPORARY PARKING LAYOUT

SW A STREET
Bentonville, Arkansas

EDG PROJECT NO.	22-001
DATE	2022.04.11

REVISIONS

Number	Date

PHASE

TITLE SITE PLAN

SHEET NO. C1.00

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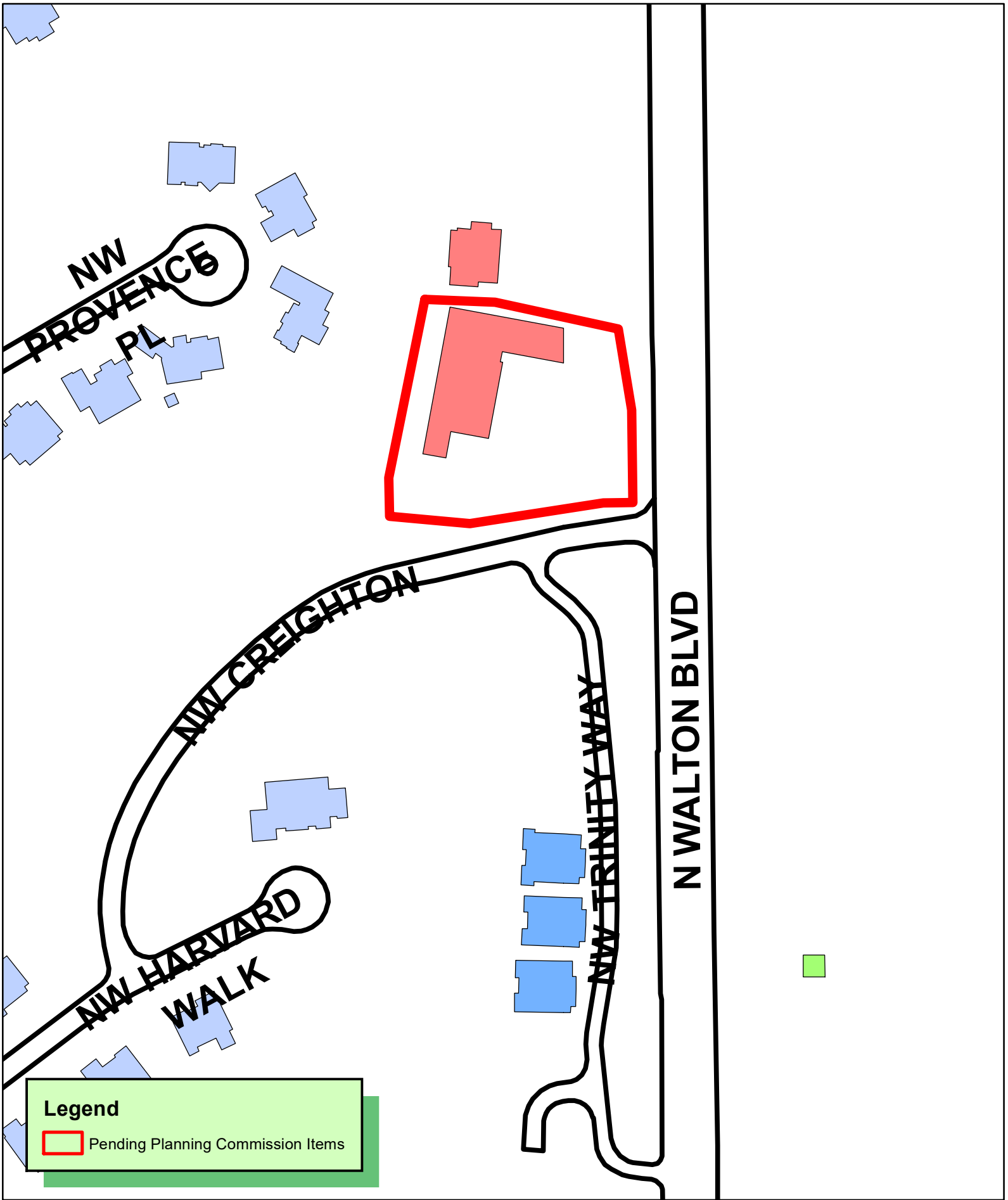

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1 inch = 150 feet

CU22-0014 5/17/22
CONDITIONAL USE
BLUE SPRING PEDIATRICS
2601 N WALTON BLVD

THE CITY OF BENTONVILLE

CHANGING THE WORLD FOR CHILDREN WITH AUTISM™

Melissa Renz
(321) 200-4037
mrenz@bluesprigpediatrics.com

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

Re: 2701 N. Walton Boulevard, Bentonville, AR Conditional Use Permit Application

Below please find our narrative for application for a conditional use permit for the above referenced property regarding installation of a gravel lot for additional parking use.

Blue Sprig is proposing the installation of a gravel parking lot area adjoining the current parking lot at 2701 N. Walton Blvd. The current parking lot has been unable to accommodate parking by all needed staff and clients. With permission from the owner of the property, Blue Sprig would install a gravel lot to temporarily accommodate parking needs. Further evaluation of parking needs at various times of day would be conducted to determine if the additional parking will be a long-term need. We are requesting a conditional use permit to be issued for one (1) year, so that we may evaluate long-term needs and determine a long-term plan for parking at this location.

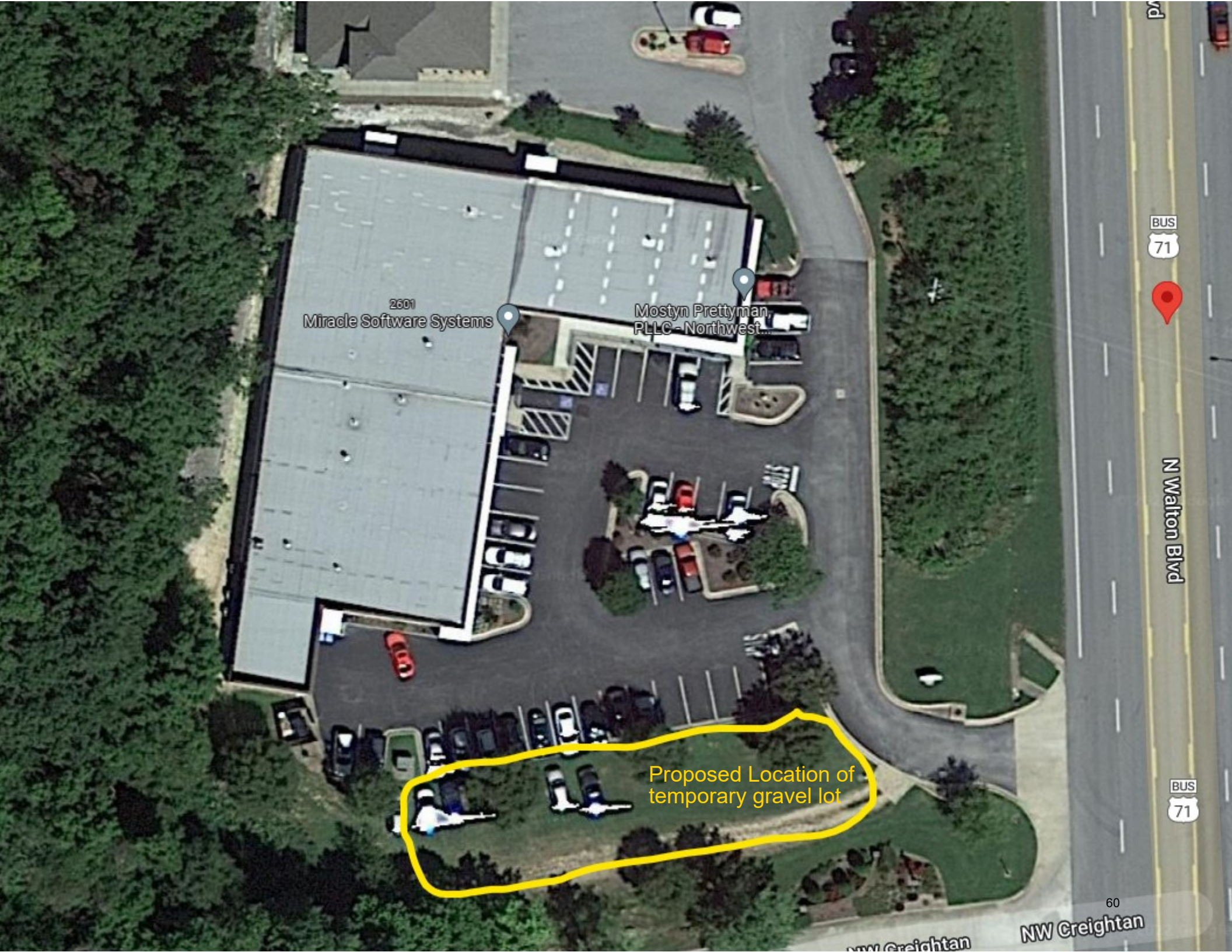
Please see site plan attached to this narrative depicting the area intended to be used as a gravel parking area. The area is adjoining the current asphalt parking lot and shares an entrance from the main road. The addition of this parking area would accommodate the employees and clients in this location and would not change anything concerning the existing lot or its use. Current traffic patterns would not change, although cars entering off the main road would be able to divert into this gravel lot, instead of proceeding to the main parking lot, if needed. At this time, there is no plan to add any additional outdoor lighting, as the lighting provided for the main lot reaches the proposed gravel area. Please see additional site plan depicting the anticipated traffic pattern and parking pattern, along with identification of current parking lot lights. This area will be only area impacted. No existing structures will be modified. No trees or other landscaping will need to be modified.

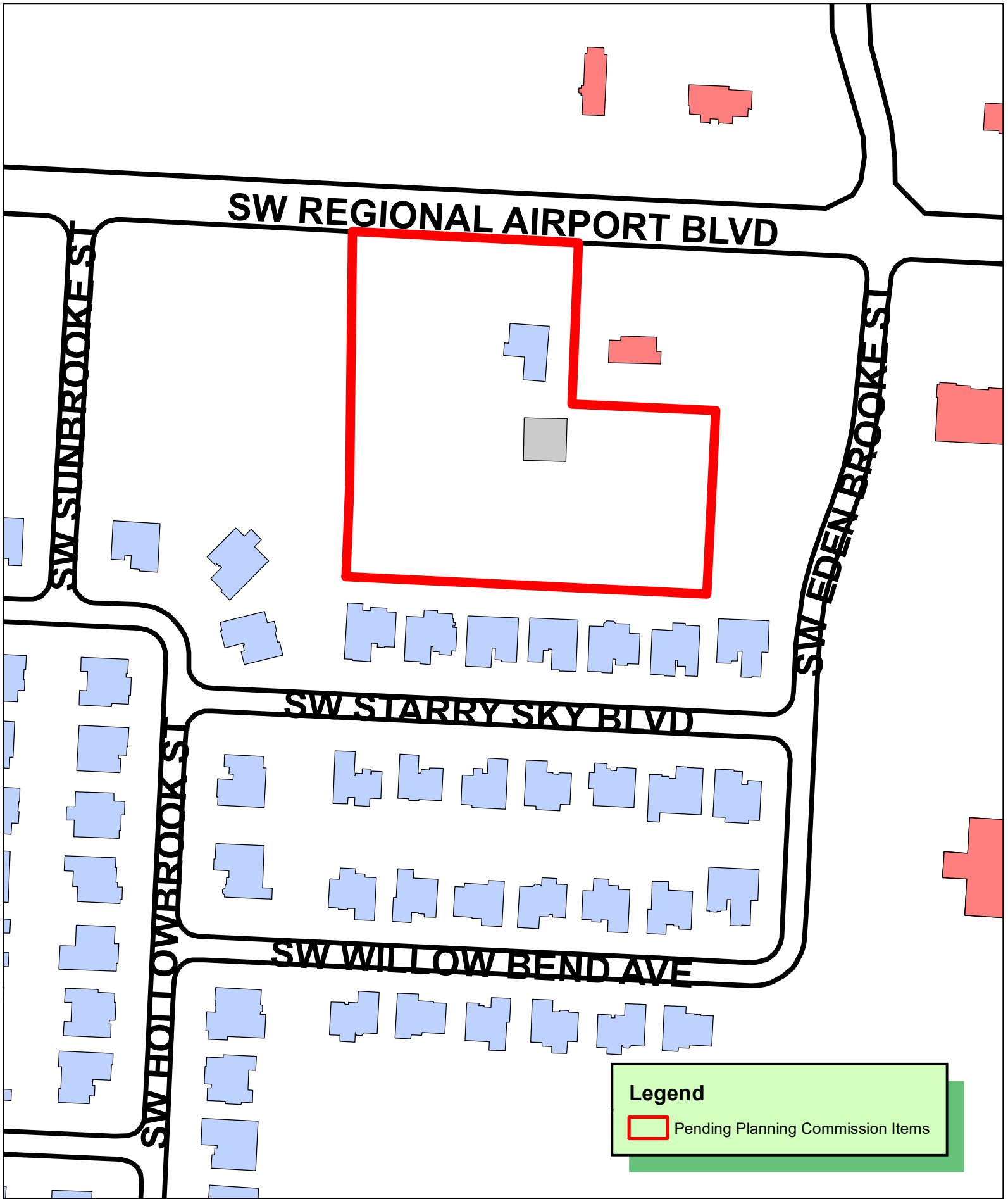
Blue Sprig Pediatrics' hours of operation at this location are Monday through Friday, 8:00am to 6:00pm each day. Staff are occasionally on the property outside of these hours; however, clients are only seen within this timeframe. On average per day, Blue Sprig sees 25 clients and has 30 to 35 employees on premises.

Please let me know if there is any further information needed.

Respectfully,

Melissa Renz
Director of Facilities
Blue Sprig Pediatrics
(321) 200-4037
mrenz@bluesprigpediatrics.com


2601
Miracle Software Systems
Mostyn Prettyman, PLLC - Northwest...
Proposed Location of temporary gravel lot
BUS 71
N Walton Blvd
BUS 71
NW Creightan
NW Creightan



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1 inch = 150 feet

CU22-0005 5/17/22
CONDITIONAL USE
J P SPECIALTY RESTAURANT
PARCELS 01-07949-000 & 01-07950-000

THE CITY OF BENTONVILLE

WATKINS, BOYER, GRAY & CURRY, PLLC

ATTORNEYS AT LAW

WILLIAM P. WATKINS, III, P.A.
RONALD L. BOYER, P.A.
JENNIFER E. GRAY, P.A.*
ANDREW T. CURRY, P.A.
WILLIAM A. KELLSTROM
JOHN E. JENNINGS (OF COUNSEL)
* ALSO LICENSED IN MISSOURI

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

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

April 11, 2022

City of Bentonville
Planning Department
305 SW A St.
Bentonville, AR 72712

RE: Condition Use Permit for "Restaurant" and "Commercial Recreation Center–Indoor" on Parcel Nos. 01-07949-000 and 01-07950-000

Dear Planning Staff:

My name is Will Kellstrom and I represent the applicant, JP Specialty, LLC, with respect to a proposed restaurant concept to be developed on Benton County Parcel Nos. 01-07949-000 and 01-07950-000.

The uses being requested are "Restaurant" and "Commercial Recreation Center–Indoor," which are both allowed by condition under the current C-1 zoning designation. The applicant would like to build a restaurant concept which includes arcade and video games, bowling lanes, live music, and food and alcohol sales. The hours of operation for the restaurant concept would be from 9am to 11pm, seven days a week. Because the subject property is currently undeveloped, structural changes to the property would necessarily include construction of a new building and associated parking. The current plans for the restaurant concept show a parking requirement of 144 parking spaces. Those plans have been filed with this application. As for lighting, the applicant plans to install any and all lighting required by code and will abide by any code measures which require mitigation of lighting with respect to adjacent properties. The proposed restaurant concept would be expected to generate a level of traffic and customers commensurate with a typical chain restaurant or bar. It is expected that restaurant concept would have around twenty-five (25) employees.

Thank you for considering this application for conditional use permit. If you have any questions please contact me at 479-636-2168 or wkellstrom@watkinslawoffice.com

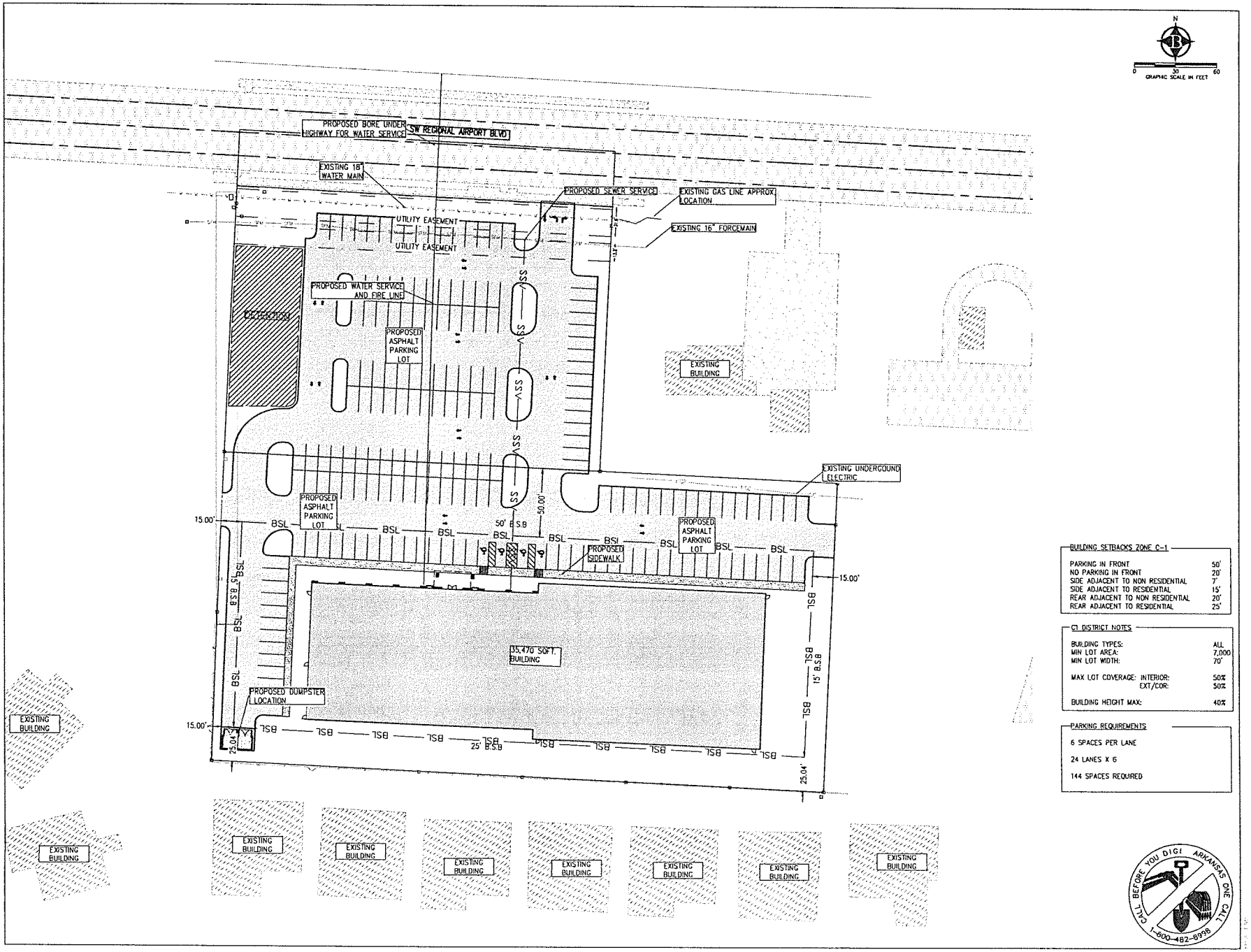
Sincerely,

WATKINS, BOYER,
GRAY & CURRY, PLLC

/s/ Will A. Kellstrom

Will A. Kellstrom

WK:
pc:



BUILDING SETBACKS ZONE C-1

PARKING IN FRONT	50'
NO PARKING IN FRONT	20'
SIDE ADJACENT TO NON RESIDENTIAL	7'
SIDE ADJACENT TO RESIDENTIAL	15'
REAR ADJACENT TO NON RESIDENTIAL	20'
REAR ADJACENT TO RESIDENTIAL	25'

C1 DISTRICT NOTES

BUILDING TYPES:	ALL
MIN LOT AREA:	7,000
MIN LOT WIDTH:	70'
MAX LOT COVERAGE: INTERIOR:	50%
EXT/COR:	30%
BUILDING HEIGHT MAX:	40%

PARKING REQUIREMENTS

6 SPACES PER LANE

24 LANES X 6

144 SPACES REQUIRED

CALL BEFORE YOU DIG! ARKANSAS ONE CALL 1-800-482-8998

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES
04/06/2022
CERTIFICATE OF AUTHORIZATION
BATES & ASSOCIATES, INC.
#335

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REVISIONS	DATE
CONCEPTUAL MEETING PLAN PREPARATION	03/08/22

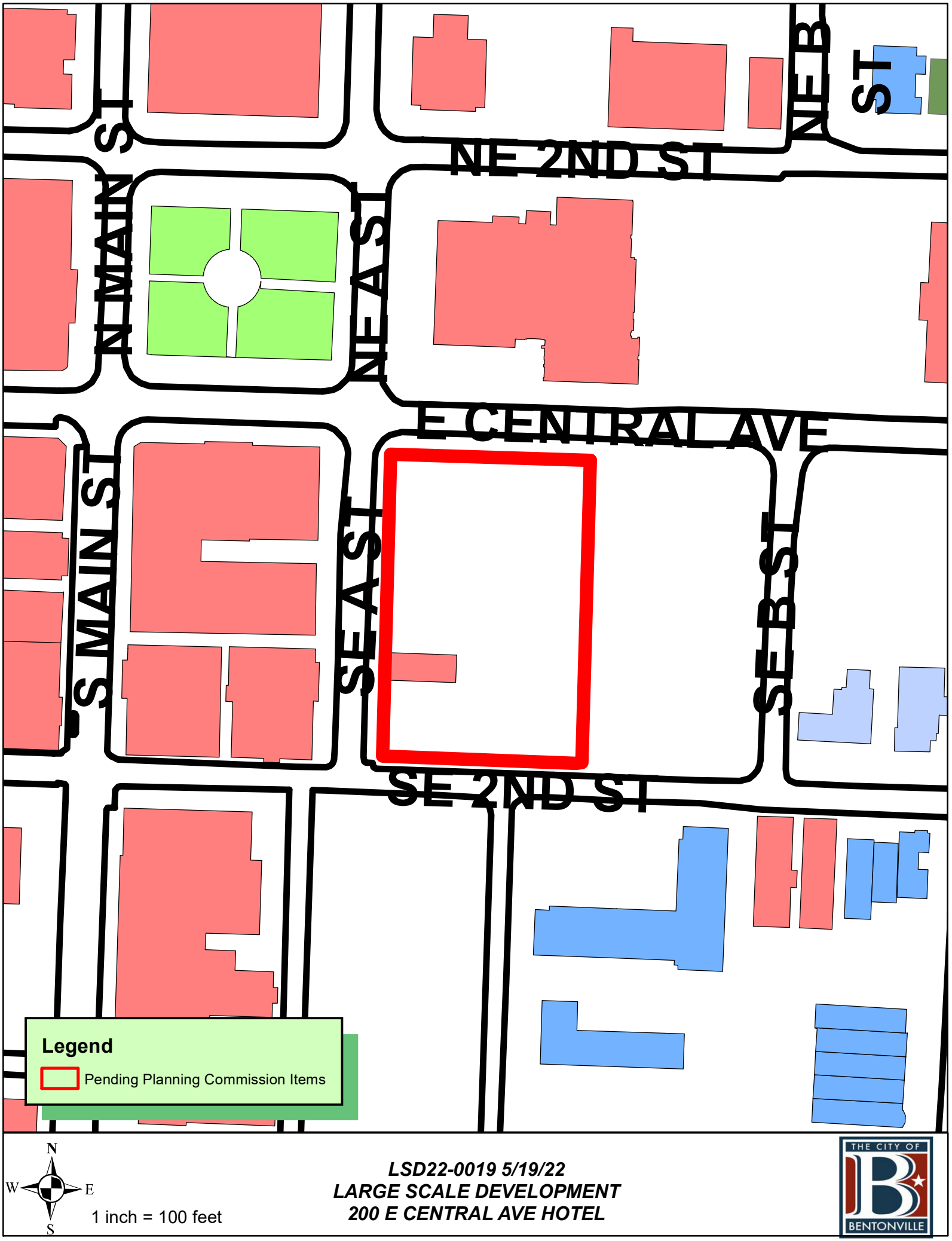
NEW DEVELOPMENT
LARGE SCALE DEVELOPMENT PLANS
SITE PLAN 01
BENTONVILLE, ARKANSAS

Bates & Associates, Inc.
www.batesinc.com
CMI Engineering & Surveying
7230 S. Pinecrest Ridge Dr. Fayetteville, Arkansas 72704 - 479.442.3536 - Fax 479.521.3958

22-005

01

LSD21-007



LSD22-0019 5/19/22
LARGE SCALE DEVELOPMENT
200 E CENTRAL AVE HOTEL

Civil Engineering, Landscape Architecture,
Survey, Planning & Program Management

3108 SW Regency Parkway
Bentonville, AR 72712
Office: 479.273.9472
Toll-free: 1.800.433.4173
ceieng.com

May 2, 2022
City of Bentonville
Planning Commission
305 SW A St.
Bentonville, AR 72712

RE: 200 E Central Hotel – Sidewalk placement waiver requests
CEI Project No. 31202
COB Project LSD22-0019

Bentonville Planning Commission:

On behalf of Tucker's Corner LLC; CEI is requesting a waiver for the new hotel proposed at 200 E Central Street.

The hotel project is situated on the lot facing Central Street making reference to the future pedestrian orientation of NE A Street with SE 2nd Street as the rear of the development. The project site is constrained by existing overhead electric utilities along SE 2nd Street which is the nature of this waiver request. Significant coordination with BEUD and other utility departments has influenced the placement of the sidewalk along the south side of the building while still meeting the requirement for installation of the sidewalk for pedestrian accessibility along the street.

- **Street Specifications - Section 900.2 General**

  Sidewalks are to provide for safe pedestrian circulation within the City and promote pedestrian transportation. Sidewalks are defined as a pedestrian way constructed along public or private right-of-way to provide pedestrian access removed from traffic lanes.
  Sidewalks and Trails will be built to meet all current Federal "Americans with Disabilities Act" requirements, with the location from back of curb and width as follows: Local Street 5' back of curb and 5' width.

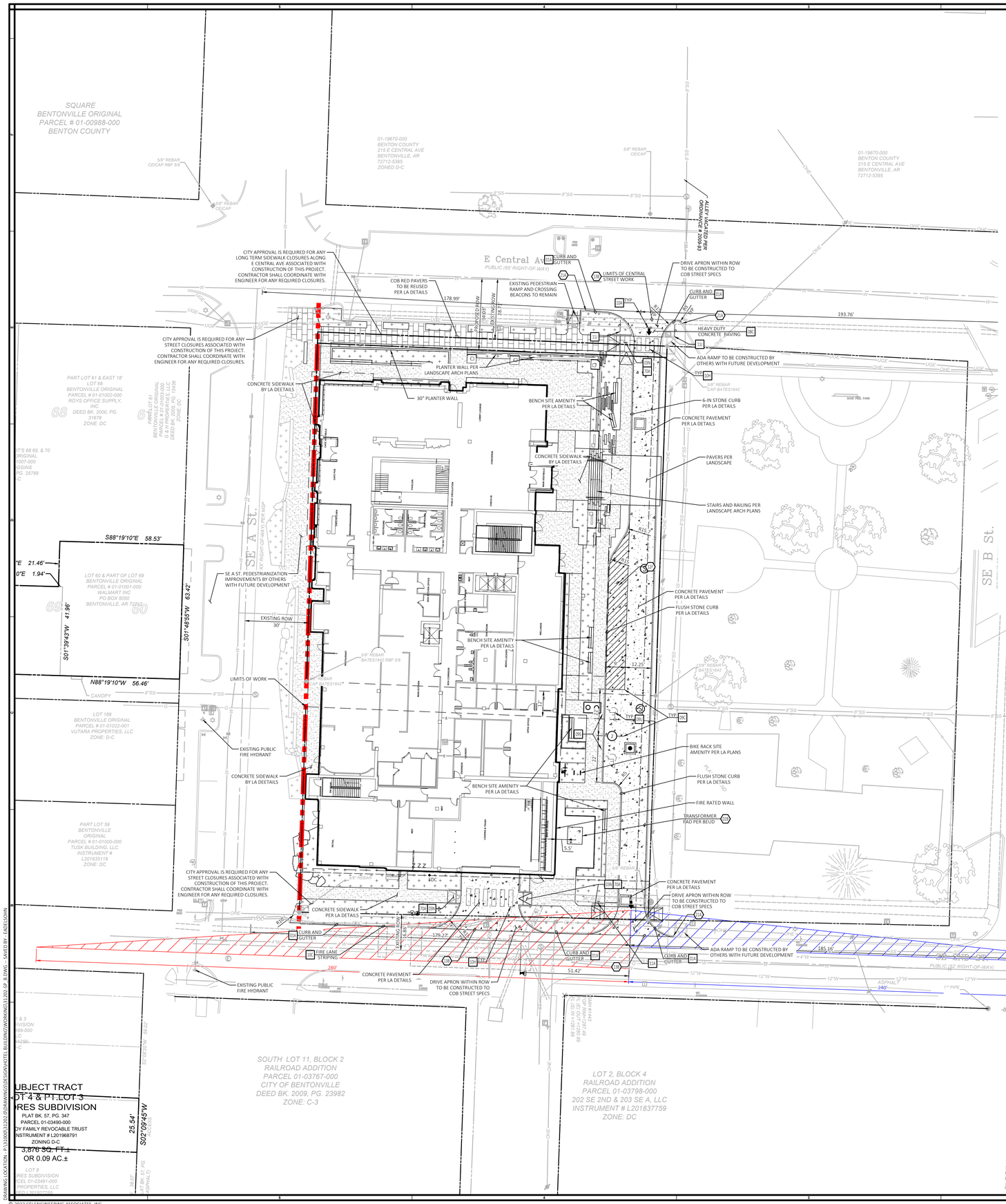
  Based on the existing and proposed utilities within the right of way along SE 2nd Street that cannot be moved, we request a waiver of the location requirement for this public sidewalk. As noted in the street specifications the "Planning Commission may permit construction of the sidewalk in another position if it can be shown that the topography, existing vegetation, or functional utility of the area creates a need for an alternate location." We request special consideration for the placement and construction of the sidewalk at this location. The hotel building is

located between two future city projects: Quilt of Parks and the NE A Street pedestrianization project. The location of proposed sidewalk along SE 2nd Street has been coordinated with both of those projects and fits well within the development of the hotel project as shown.

We appreciate your consideration of our requests and look forward to discussing any questions you may have. Contact me at your convenience in the office at 479-273-9472, or by email: nbachelor@ceieng.com

Respectfully Requested,
CEI Engineering Associates, Inc.

Nate Bachelor
Department Manager – Local Development



SITE BENCHMARK

BENCHMARK #1: NORTHING=749528.8357 EASTING=662253.5391 ELEVATION=1293.76

BENCHMARK #2: NORTHING=749505.1386 EASTING=662460.0185 ELEVATION=1288.89

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

N

0 20' 30' 40'
SCALE IN FEET

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

GROSS SQUARE FOOTAGE

FIRST FLOOR	23,286 SF 2,280 SF TRASH, LOADING, AND BICYCLE STORAGE NOT INCLUDED
SECOND FLOOR	22,753 SF 721 SF BALCONIES NOT INCLUDED OPENING IN SECOND FLOOR SLAB AT PAVILION NOT INCLUDED
THIRD FLOOR	14,535 SF
FOURTH FLOOR	18,633 SF
FIFTH FLOOR	18,633 SF
SIXTH FLOOR	18,633 SF
TOTAL GROSS AREA	116,473 SF

NON HOTEL SQUARE FOOTAGE

RETAIL	TOTAL = 2,396 SF • 1,263 SF WELLNESS TENANT (FIRST) • 1,133 SF RETAIL TENANT (FIRST)
FOOD AND BEVERAGE	TOTAL = 10,892 SF • 1,621 SF CAFE AND CAFE KITCHEN (FIRST) • 1,063 SF PAVILION LOUNGE (FIRST) • 2,125 SF RESTAURANT (FIRST) • 2,142 SF MAIN KITCHEN (FIRST) • 1,720 SF BAR, BAR TERRACE, AND BAR BOH (SECOND) • 1,710 SF FINISHING KITCHEN AND BEVERAGE STATION (SECOND) • 511 SF BLAKE STREET SOCIAL PRIVATE BAR (SECOND)
EVENT SPACE	TOTAL = 4,152 SF (SECOND)

EXISTING LEGEND

- Boundary Line
- Adjoiner Boundary Line
- Right-of-Way Line
- Easement Line
- Storm Drain Pipe
- Gas Line
- Overhead Electric Line
- Sanitary Sewer Line
- Water Line
- Wood Fence Line
- Benchmark
- Found Monument (as noted)
- Set 5/8" Rebar "LS#XXXX"
- Electric Meter
- Water Meter
- Tree (Evergreen) (Size)
- Tree (Deciduous) (Size)
- Parking Count
- Drainage Manhole
- Grate Inlet
- Fire Hydrant
- Sewer Manhole
- Guy Wire/Anchor
- Utility Pole
- Electric Riser
- Telephone Riser
- Water Valve
- Traffic Sign (type of sign)
- Handicap Parking (ADA)
- Light Pole Straight
- Water Riser
- Traffic Signal Vault
- Underground Telephone Marker

PROPOSED LEGEND

- PROPERTY LINE/RIGHT OF WAY LINE
- CONCRETE CURB AND GUTTER. SEE DETAIL 01A/01B.
- BUILDING CONTROL POINT
- PROPOSED PARKING SPACES
- LIMITS OF SIDEWALKS AND CONCRETE APRONS (PER ARCH. PLANS)
- LIMITS OF HEAVY DUTY CONCRETE PAVING
- CURB INLET

GENERAL SITE NOTES

A. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.

B. ALL CURB RETURN RADII SHALL BE 3' AND 15', AS SHOWN TYPICAL ON THIS PLAN, UNLESS OTHERWISE NOTED.

C. UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN THE SPECIFICATIONS: ALL CURB AND GUTTER ADJACENT TO ASPHALT PAVING SHALL BE INSTALLED PER DETAIL 01A. ALL CURBING ADJACENT TO CONCRETE PAVING SHALL BE INSTALLED PER LANDSCAPE ARCHITECT DETAILS.

D. ALL PARKING LOT SIGN BASE SUPPORTS SHALL BE INSTALLED PER DETAIL 12F.

E. ALL ACCESSIBLE PARKING STALLS SHALL HAVE SIGNAGE INSTALLED PER DETAIL 09S.

SITE DATA

SITE AREA	1.03 ACRES (44,950 ± SF)
ZONING	DC
RAZED BUILDINGS	12,157± SQ FT
FIRST FLOOR	16,014± SQ FT
PARKING REQUIRED	16,014 - 12,157 = 3,857 3,857 - 3,000 = 857 SF 1/500 = 2 SPACES
ADDITIONAL FLOORS	61,092 SQ FT
PARKING REQUIRED	1/1,000 = 62 SPACES
TOTAL REQUIRED	64 SPACES
NEW PARKING PROVIDED	2 SPACES 437 SPACES OFFSITE GARAGE
EXISTING TO REMAIN	7 AUTOMOBILE SPACES 3 MOTORCYCLE SPACES

SITE NOTES

02B TRANSFORMER PAD (PER BUED DETAILS).
12F PEDESTRIAN CROSSING-4 INCH WIDE PAINTED YELLOW STRIPES. 2.0 FOOT O.C. @ 45 DEGREES (SEE SIZE INDICATED AT SYMBOL)
13B LIMITS OF HEAVY DUTY CONCRETE PAVING.
20A REPLACE/RESTORE CURBS PER LOCAL CODES TO MATCH EXISTING.
21A TAPER CURB TO MATCH EXISTING CURB.

SITE DETAILS

01A TYPE A CONCRETE CURB AND GUTTER
03N WHEELCHAIR RAMP IN SIDEWALK (TYPICAL AT EACH DRIVEWAY CURB RETURN)
09C PARALLEL PARKING SPACE STRIPING
09S ACCESSIBLE / VAN ACCESSIBLE PARKING SIGN
09U ACCESSIBLE PARKING SYMBOL
10A TRAFFIC FLOW ARROW
10C FIRE LANE STRIPING
10H CROSSWALK MARKING
11A DO NOT ENTER SIGN
11I ONE WAY SIGN
21A CURB INLET
70A DETECTABLE WARNING SIGNS

CITY OF BENTONVILLE NOTES:
1. ANY NEW LIGHTING WILL REQUIRE THAT IT BE CUT-OFF B-U-G (WITH A U RATING OF 0) AND APPROVED BY THE PLANNING DEPARTMENT.
2. ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) WILL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING.
3. ALL PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
4. ALL FENCING WILL REQUIRE A SEPARATE PERMIT.
5. SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/ OWNER AT TIME OF BUILDING PERMIT ISSUANCE.
6. THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.

LSD22-0019

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DRAWING LOCATION: P:\31000\31202\DRAWINGS\DESIGN\HOTEL BUILDING\WORKING\31202-SP_B.DWG - SAVED BY - LFADELSOHN

brr
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8131 METCALF AVENUE
SUITE 300
OVERLAND PARK,
KS 66204
www.brrarch.com
TEL: 913-262-9095
FAX: 913-262-9044

CONSULTANT
CEI
CEI ENGINEERING ASSOCIATES, INC.
3108 SW REGENCY PKWY
BENTONVILLE, AR 72712
PHONE: (479) 273-9472
FAX: (479) 273-0844

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ISSUES & REVISIONS

NO.	DATE	DESCRIPTION
1	12/16/2020	90% SD SET

200 E CENTRAL HOTEL
TUCKER'S CORNER, LLC.

PROJECT ADDRESS
E. CENTRAL AVE & 'A' ST
BENTONVILLE, AR

BLUE CRANE

PROJECT MANAGER: NLB
CHECKED BY: NLB
DRAWN BY: EDA
DOCUMENT DATE: 5/2/2022
PROJECT NO. 31202
PROFESSIONAL SEAL

STATE OF ARKANSAS LICENSED PROFESSIONAL ENGINEER No. 14021 NATHANIEL L. BACHELDER

05/02/2022

SHEET TITLE
SITE PLAN
REV-2

SHEET NO.
C2.0

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2 PERSPECTIVE - NORTHEAST CORNER (MAIN HOTEL ENTRY)

12" = 1'-0" REF: /



1 PERSPECTIVE - NORTHWEST CORNER (VIEW FROM THE SQUARE)

12" = 1'-0" REF: /

5/9/2022 1:33:40 PM

brr

ARCHITECT OF RECORD:
BRR ARCHITECTURE, INC
8101 BIRCH AVENUE
SUITE 300
OVERLAND PARK, KS 66204

www.brrarch.com

TEL: 913-262-9095
FAX: 913-262-9044

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ISSUES & REVISIONS

NO.	DATE	DESCRIPTION

200 E. CENTRAL HOTEL

PROJECT ADDRESS
200 E. Central Ave.
Bentonville, AR 72712

BLUE CRANE

PROJECT MANAGER: Designer
CHECKED BY:

DRAWN BY: Author
DOCUMENT DATE: 4 | 29 | 2022

PROJECT NO. 32000044

PROJECT PHASE PERMIT SUBMITTAL

PROFESSIONAL SEAL

NOT FOR CONSTRUCTION

SHEET TITLE

PERSPECTIVES

SHEET NO. G100

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2 SOUTH ELEVATION

1/8" = 1'-0" REF: _11 / 1



1 NORTH ELEVATION

1/8" = 1'-0" REF: _11 / 1

FINISH INDEX

- CAST STONE (CS1)
- STANDARD BRICK (BK1)
- BRICK CORBELING (BK2)
- PETRARCH SMOOTH PANEL WITH FACE FIX ATTACHMENT ON EXTERIOR WALL FRAMING (ESP1)
- PETRARCH MATTE PANEL WITH MECHANICAL SECRET FIX ATTACHEMENT AND PREMANUFACTURED MITERED CORNERS ON STRUCTURAL FRAMING (ESP2)
- WOOD CLADDING (WD1)

BUILDING MATERIALS

NORTH ELEVATION	CAST STONE	BRICK	ENGINEERED STONE PANEL	WOOD CLADDING*	GLAZING	TOTAL
SF	149	3,811	788	243	3,481	8,473
% CLADDING	2%	45%	9%	3%	41%	
SOUTH ELEVATION	**CAST STONE**	**BRICK**	**ENGINEERED STONE PANEL**	**WOOD CLADDING***	**GLAZING**	**TOTAL**
SF	153	4,690	1,454	40	2553	8,890
% CLADDING	2%	52%	16%	1%	29%	
EAST ELEVATION	**CAST STONE**	**BRICK**	**ENGINEERED STONE PANEL**	**WOOD CLADDING***	**GLAZING**	**TOTAL**
SF	262	8,321	1,523	111	6,289	16,506
% CLADDING	2%	50%	9%	1%	38%	
WEST ELEVATION	**CAST STONE**	**BRICK**	**ENGINEERED STONE PANEL**	**WOOD CLADDING***	**GLAZING**	**TOTAL**
SF	275	8,098	1,523	508	6,193	16,597
% CLADDING	2%	49%	9%	3%	37%	

*EXTERIOR WOOD INCLUDES APPLIED FIRE RETARDANT PER FIRE MARSHAL'S APPROVAL

LEVEL 1 BUILDING MATERIALS

NORTH ELEVATION	GLAZING	TOTAL
SF	902	1,454
% GLAZING	62%	
SOUTH ELEVATION	**GLAZING**	**TOTAL**
SF	247	886*
% GLAZING	28%	
EAST ELEVATION	**GLAZING**	**TOTAL**
SF	1,462	2,428*
% GLAZING	60%	
WEST ELEVATION	**GLAZING**	**TOTAL**
SF	1,491	2,943
% GLAZING	51%	
COMBINED	**GLAZING**	**TOTAL**
SF	4,102	7,711*
% GLAZING	53%	

*AREA DOES NOT INCLUDE REQUIRED SCREENING FOR TRASH, LOADING, AND EQUIPMENT AREA.

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ISSUES & REVISIONS

NO.	DATE	DESCRIPTION

200 E. CENTRAL HOTEL

PROJECT ADDRESS
200 E. Central Ave.
Bentonville, AR 72712

BLUE CRANE

PROJECT MANAGER: KS
CHECKED BY:
DRAWN BY: BL
DOCUMENT DATE: 4 | 29 | 2022

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SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NO. A200

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4/29/2022 2:08:36 PM

FINISH INDEX

- CAST STONE — CS1
- STANDARD BRICK — BK1
- BRICK CORBELING — BK2
- PETRARCH SMOOTH PANEL WITH FACE FIX ATTACHMENT ON EXTERIOR WALL FRAMING — ESP1
- PETRARCH MATTE PANEL WITH MECHANICAL SECRET FIX ATTACHEMENT AND PREMANUFACTURED MITERED CORNERS ON STRUCTURAL FRAMING — ESP2
- WOOD CLADDING — WD1



2 WEST ELEVATION

1/8" = 1'-0" REF: _11 / 1



1 EAST ELEVATION

1/8" = 1'-0" REF: _11 / 1

4/29/2022 2:09:51 PM

brr

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ISSUES & REVISIONS

NO.	DATE	DESCRIPTION

200 E. CENTRAL HOTEL

PROJECT ADDRESS
200 E. Central Ave.
Bentonville, AR 72712

BLUE CRANE

PROJECT MANAGER: KS
CHECKED BY:
DRAWN BY: BL
DOCUMENT DATE: 4 | 29 | 2022

PROJECT NO. 32000044

PROJECT PHASE PERMIT SUBMITTAL

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SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NO. A201

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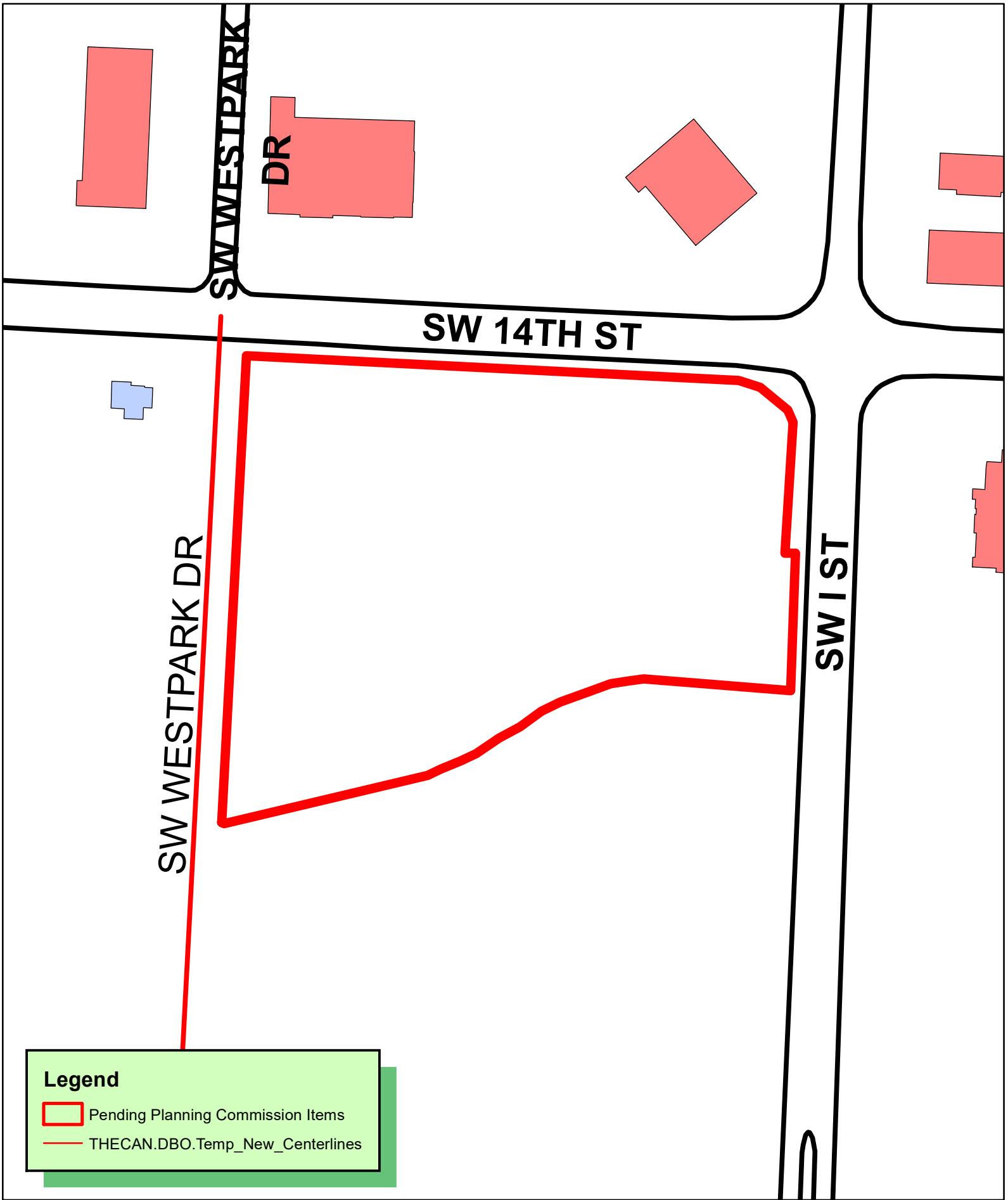
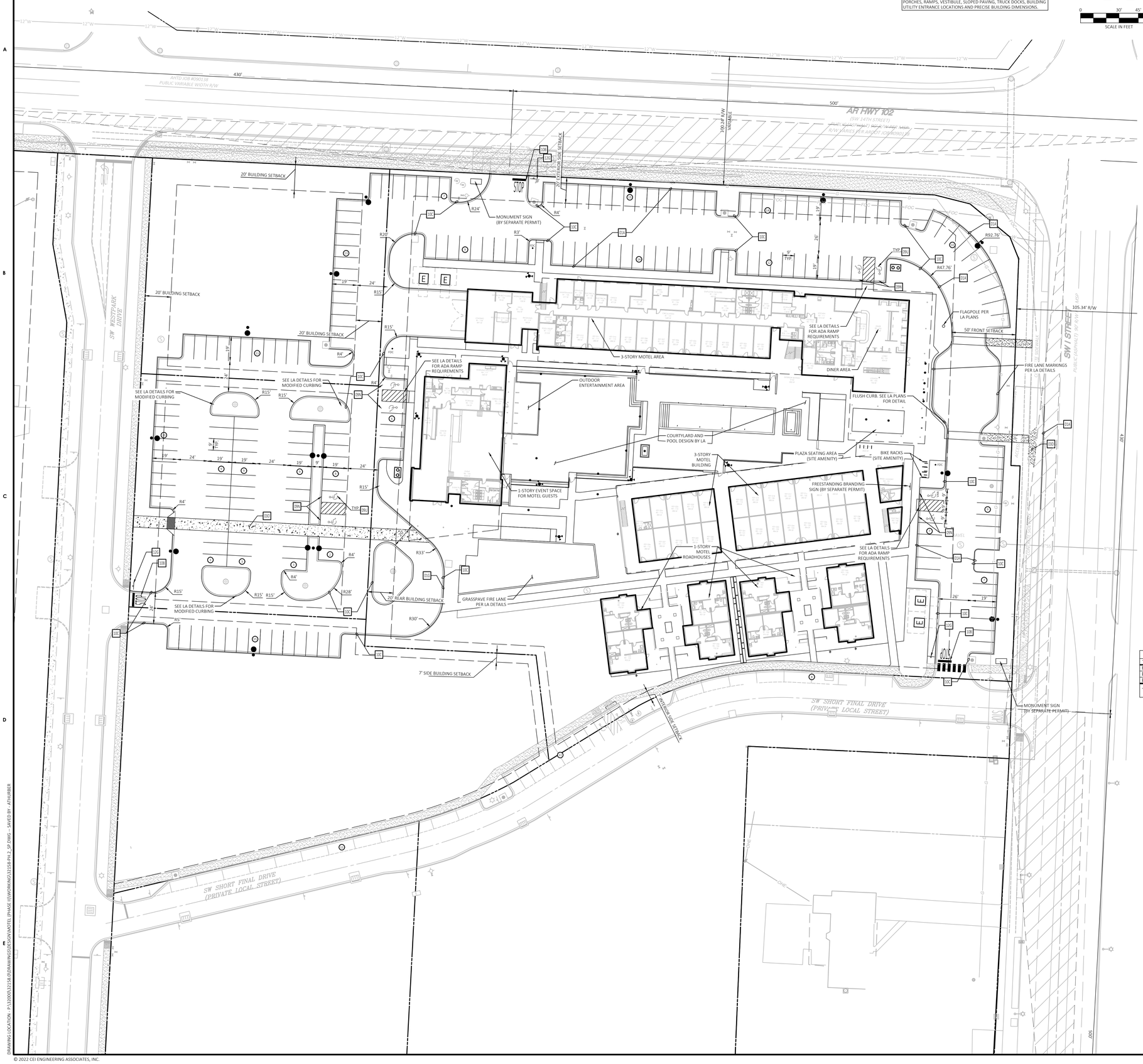


N
W E
S

1 inch = 150 feet

LSD22-0020 5/17/22
LARGE SCALE DEVELOPMENT
DETROLA MOTEL

THE CITY OF BENTONVILLE



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

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

issue for review:
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issue for construction:
revisions:

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LICENSED PROFESSIONAL ENGINEER
No. 14021
NATHANIEL L. BACHELOR
05/02/2022

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EXISTING LEGEND

	Boundary Line	E	Electric Riser
	Adjoining Boundary Line	T	Telephone Riser
	Right-of-Way Line		Water Valve
	Centerline		Traffic Sign (Type of Sign)
	Break Line		Guy Wire / Anchor
SD	Storm Drainage Pipe		Utility Pole
W	Water Line		Light on Utility Pole
	Barb Wire Fence Line		Hose Bib / Spigot
	Chainlink Fence Line		Light Pole (2 Lamps)
	Wood Fence Line		Air Conditioner Unit
	Flood Hazard Line		Mail Box
	Flow Line		Cable TV Riser
	Section Line		Fiber Optic Vault
	Benchmark (BM)		Warning Cable TV Sign
	Found Monument (As Noted)		Warning Fiber Optic Line Sign
	Set 5/8" Rebar "LS#1021"	RCP	Reinforced Concrete Pipe
	Calculated Corner	R/W	Right-of-Way
	Found Nail (As Noted)	MSP	Master Street Plan
	Gas Meter		FEMA Floodway
	Electric Meter		FEMA Zone "AE"
	Water Meter		Record Bearing & Distance per Plat Bk. 22L, Pg. 100
	Drainage Manhole (DMH)	(XXXX)	Record Bearing & Distance per Deed Bk. 2010, Pg. 2419
	Fire Hydrant	[XXXX]	
	Sewer Manhole (SMH)		
	Sewer Clean Out		

PROPOSED LEGEND

- PROPERTY LINE/RIGHT OF WAY LINE
- CONCRETE CURB AND GUTTER. SEE DETAIL 01A/01B.
- (#) PROPOSED PARKING SPACES
- LIMITS OF SIDEWALKS AND CONCRETE APRONS

GENERAL SITE NOTES

A. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.

B. ALL CURB RETURN RADII SHALL BE 3' OR 10', AS SHOWN TYPICAL ON THIS PLAN, UNLESS OTHERWISE NOTED.

C. UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN THE SPECIFICATIONS: ALL CURB AND GUTTER ADJACENT TO ASPHALT PAVING SHALL BE INSTALLED PER DETAIL 01A. ALL CURBING ADJACENT TO CONCRETE PAVING SHALL BE INSTALLED PER DETAIL 01B. PAVEMENT SHALL BE INSTALLED IN ACCORDANCE WITH DETAIL 08A OVER THE ENTIRE PARKING LOT AREA AND ALL APPROACH DRIVES. ALL PARKING LOT STRIPING INCLUDING ACCESSIBLE AND VAN ACCESSIBLE SPACES SHALL BE PAINTED PER DETAIL 09U

D. ALL PARKING LOT SIGN BASE SUPPORTS SHALL BE INSTALLED PER DETAIL 12F.

E. ALL ACCESSIBLE PARKING STALLS SHALL HAVE SIGNAGE INSTALLED PER DETAIL 09S.

SITE DATA

SITE AREA	7.11 ACRES (309640 ± SF)
BUILDING AREA	63,156 SF
LOT COVERAGE	32% (63, 1565F / 191, 1535F)
ZONING	C-2 (GENERAL COMMERCIAL)
PARKING REQUIRED	239 SPACES
PARKING PROVIDED ONSITE	239 SPACES
ADA PARKING REQUIRED	7 SPACES
ADA PARKING PROVIDED	10 SPACES

SITE DATA NOTE: LOT COVERAGE BASED ON BUILDINGS ONLY BEING CONSTRUCTED ON LOT 5 (191,1535F) PER PRELIMINARY PLAT (P21-0019).

BUILDING PROGRAMMING DATA

TOTAL AREA/KEYS PER BUILDING TYPE	PARKING RATIO	REQUIRED PARKING SPACES
HOTEL - 162 ROOMS	11/10 GUEST ROOM	179 - HOTEL TOTAL
FOOD & BEVERAGE - 180 SEATS	1/4 OCCUPANTS	45 - FOOD & BEVERAGE TOTAL
FOOD & BEVERAGE STAFF - 15 EMPLOYEES	1/EMPLOYEE	15 - FOOD & BEVERAGE TOTAL
TOTAL PARKING		239 REQUIRED PARKING SPACES

SITE DETAILS

01A TYPE A CONCRETE CURB AND GUTTER
01G TYPE G CURB (MOUNTABLE)
03D CONCRETE SIDEWALK
09N 90 DEGREE PARKING
09U ACCESSIBLE PARKING SYMBOL
10B STOP BAR
10C FIRE LANE MARKING
12G STOP SIGN

NOTE: THE DUMPSTER ENCLOSURE SHALL BE CONSTRUCTED WITH SIMILAR MATERIALS AS THE BUILDING.

NOTE: ALL PROPOSED FENCING WILL REQUIRE A SEPARATE PERMIT.

NOTE: ALL PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT.

NOTE: ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) WILL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING.

NOTE: THERE SHALL BE NO OBSTRUCTION BETWEEN 30" AND 96" WITHIN THE SIGHT TRIANGLE

NOTE: ANY NEW PARKING LOT LIGHTING OR LIGHTING ATTACHED TO A STRUCTURE MUST BE A CUT-OFF OR B.U.G. (WITH A U RATING OF 0) LIGHTING FIXTURE AND BE APPROVED BY THE PLANNING DEPARTMENT.

NOTE: ALL WORK WITHIN THE CITY RIGHT OF WAY SHALL MEET CITY SPECIFICATIONS.

Detzola
Bentonville, Arkansas

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contents.
SITE PLAN

design. Design Development
date. 2021.10.21
project. 21.09

C2.00

LSD22-0020

DRAWING LOCATION: R:\23000\23158.01\DRAWINGS\01DESIGN\MODEL (PHASE II)\WORKING\23158-PH2_SP.DWG - SAVED BY: ATHURBER

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SW 14th Street

B1 - Motel North

B1 B2

B2 - Diner + Lobby

B4 - Event Center

B3 - Motel South

B7

B8

B5

B6

SW I Street

Private Street

N

E1 B2 / A2.01 LEVEL 01 - OVERVIEW PLAN
1/16" = 1'-0"

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issue for pricing:

issue for construction:

revisions:

mark	date	description

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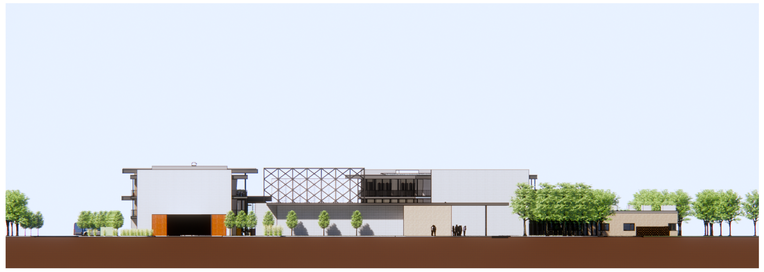
contents.
LEVEL 01 - OVERVIEW PLAN

design. LSD SUBMITTAL
date. 2022.04.08
project. 21.09

A1.01



B1 EAST STREET ELEVATION



B4 WEST STREET ELEVATION



C1 NORTH STREET ELEVATION



C4 SOUTH STREET ELEVATION

issue for review:

issue for pricing:

issue for construction:

revisions:

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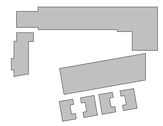

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contents.
SITE ELEVATIONS

design. LSD SUBMITTAL
date. 2022.04.08
project. 21.09

A2.00 LSD



B2 (C2) | A1.11 B1 - EXTERIOR ELEVATION - WEST
1/8" = 1'-0"

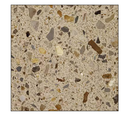
PROPOSED MATERIAL AREAS:

B - 01	1,358 SF	68%
SS - 01	141 SF	7%
CB - 03	499 SF	25%
TOTAL	1,998 SF	

EXTERIOR FINISH LEGEND



B-01 — **BRICK 01**
MANUFACTURER: INTERSTATE BRICK
SIZE: MODULAR
COLOR: ASH
TEXTURE: VELOUR
GRADE: SW
TYPE: TBD
PATTERN: STACKED
MORTAR TYPE: TBD
MORTAR COLOR: DARK GRAY, TBD
JOINTS (HORIZONTAL): RAKED
JOINTS (VERTICAL): RAKED
WEEP HOLES: CAVITY VENT @ 24" O.C. (MATCH MORTAR COLOR)
MASONRY ANCHORS: 18" MAX. VERTICAL, 24" MAX. HORIZONTAL



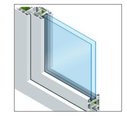
CB-01 — **BLOCK**
MANUFACTURER: NETLETON
PRODUCT: BLOCK
SIZE: 8X16X4 CENTER STRUCK
FINISH: BURNISHED
COLOR: PEBBLE BEACH



CB-02 — **BREEZE BLOCK**
MANUFACTURER: TBD
PRODUCT: 8" BREEZE BLOCK
PATTERN: TBD
FINISH: TBD
COLOR: TERRA COTTA



WD-01 — **WOOD SIDING**
MANUFACTURER: TBD
PRODUCT: 1X CYPRESS SIDING
PATTERN: TBD
FINISH: TBD
COLOR: CLEAR FINISH



GL -01 — **GLASS**
MANUFACTURER: RE TBD
FINISH: TINTED, THERMAL GLAZING
COLOR: TBD



SS-01 — **STEEL**
MANUFACTURER: RE STRUCTURAL
FINISH: PAINTED
COLOR: BLACK



CB-03 — **CLAY BLOCK**
MANUFACTURER: TBD
PRODUCT: 8" CLAY BLOCK
PATTERN: TBD
FINISH: TBD
COLOR: TERRA COTTA

C-01 — **CONCRETE DECK**

R-01 — **VERTICAL METAL RAILING**



C2 (C2) | A1.22 B1 - EXTERIOR ELEVATION - SOUTH
1/8" = 1'-0"

PROPOSED MATERIAL AREAS:

B - 01	3,699 SF	60%
SS - 01	702 SF	11%
GL -01	855 SF	14%
CB - 02	165 SF	3%
CB - 03	644 SF	12%
TOTAL	6,065 SF	



E2 (C2) | A1.22 B1 - EXTERIOR ELEVATION - NORTH
1/8" = 1'-0"

PROPOSED MATERIAL AREAS:

B - 01	3,697 SF	59%
SS - 01	832 SF	13%
GL - 01	1081 SF	17%
CB - 03	648 SF	11%
TOTAL	6,258 SF	

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issue for pricing:

issue for construction:

revisions:

mark	date	description

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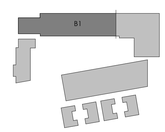

Detzola
Bentonville, Arkansas

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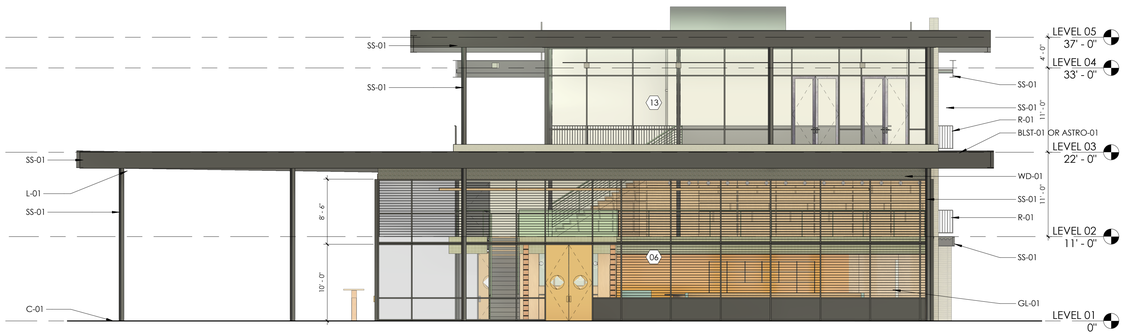
contents:
B1 - BUILDING ELEVATIONS

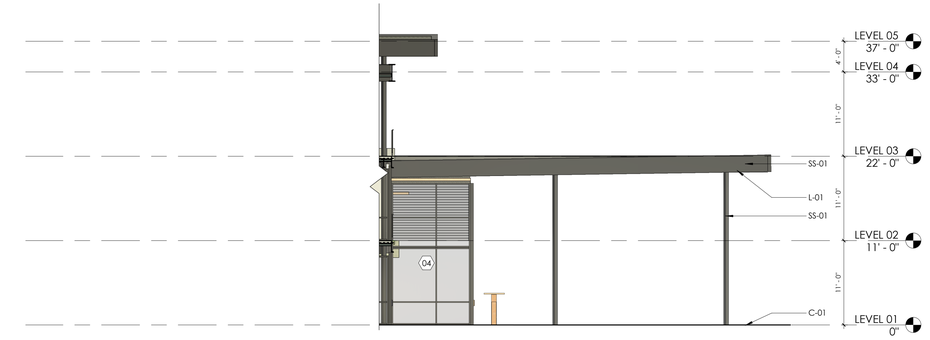
design: LSD SUBMITTAL
date: 2022.05.02
project: 21.09

A2.01



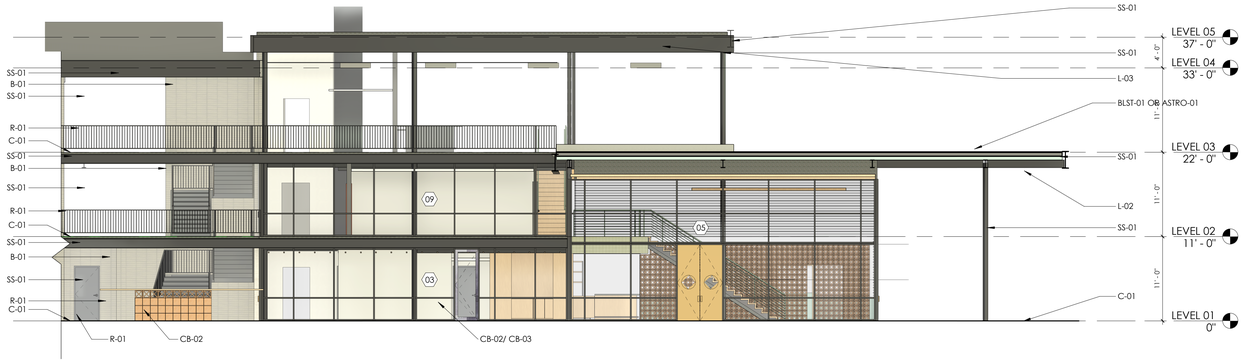
B1 [E4] / A1.12 B2 - EXTERIOR ELEVATION - EAST
1/8" = 1'-0"

PROPOSED MATERIAL AREAS:		
SS - 01	448 SF	17%
GL -01	2036 SF	78%
WD- 01	142 SF	05%
TOTAL	2,626 SF	



B5 [E4] / A1.12 B2 - EXTERIOR ELEVATION - WEST
1/8" = 1'-0"

PROPOSED MATERIAL AREAS:		
SS - 01	145 SF	34%
GL -01	155 SF	36%
WD- 01	15 SF	03%
CB - 03	114 SF	27%
TOTAL	429 SF	



C1 [E4] / A1.12 B2 - EXTERIOR ELEVATION - SOUTH
1/8" = 1'-0"

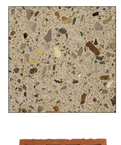
PROPOSED MATERIAL AREAS:		
B - O1	360 SF	12%
SS - 01	462 SF	14%
GS -01	2,033 SF	66%
WD - 01	121 SF	03%
CB - 02/CB -03	182 SF	05%
TOTAL	3,037 SF	



E1 [E4] / A1.12 B2 - EXTERIOR ELEVATION - NORTH
1/8" = 1'-0"

PROPOSED MATERIAL AREAS:		
B - O1	1,406 SF	46%
SS - 01	509 SF	17%
GS -01	1,077 SF	35%
WD - 01	64 SF	02%
TOTAL	3,056 SF	

EXTERIOR FINISH LEGEND



B-01 BRICK 01
MANUFACTURER: INTERSTATE BRICK
SIZE: MODULAR
COLOR: ASH
TEXTURE: VELOUR
GRADE: SW
TYPE: TBD
PATTERN: STACKED
MORTAR TYPE: TBD
MORTAR COLOR: DARK GRAY, TBD
JOINTS (HORIZONTAL): RAKED
JOINTS (VERTICAL): RAKED
WEEP HOLES: CAVITY VENT @ 24" O.C. (MATCH MORTAR COLOR)
MASONRY ANCHORS: 18" MAX. VERTICAL, 24" MAX. HORIZONTAL

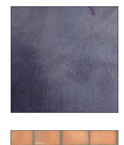


CB-01 BLOCK
MANUFACTURER: INTELLITON
PRODUCT: BLOCK
SIZE: 8X16X4 CENTER STRUCK
FINISH: BURNISHED
COLOR: PEBBLE BEACH



CB-02 BREEZE BLOCK
MANUFACTURER: TBD
PRODUCT: 8" BREEZE BLOCK
PATTERN: TBD
FINISH: TBD
COLOR: TERRA COTTA

WD-01 WOOD SIDING
MANUFACTURER: TBD
PRODUCT: 1X CYPRESS SIDING
PATTERN: TBD
FINISH: TBD
COLOR: CLEAR FINISH



GL -01 GLASS
MANUFACTURER: RE TBD
FINISH: TINTED, THERMAL GLAZING
COLOR: TBD



SS-01 STEEL
MANUFACTURER: RE STRUCTURAL
FINISH: PAINTED
COLOR: BLACK

CB-03 CLAY BLOCK
MANUFACTURER: TBD
PRODUCT: 8" CLAY BLOCK
PATTERN: TBD
FINISH: TBD
COLOR: TERRA COTTA

C-01 CONCRETE DECK

R-01 VERTICAL METAL RAILING

issue for review:

issue for pricing:

issue for construction:

revisions:

mark	date	description

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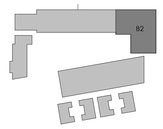

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Bentonville, Arkansas

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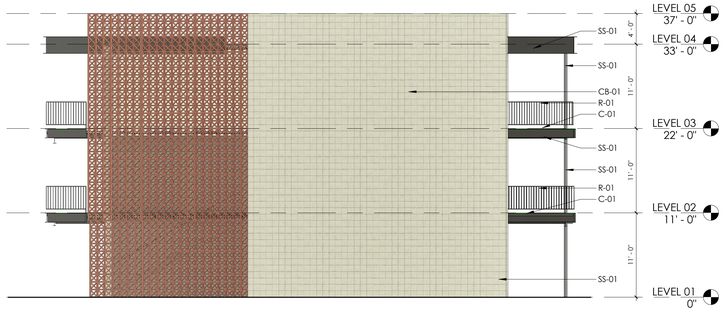
contents.
B2 - BUILDING ELEVATIONS

design. LSD SUBMITTAL
date. 2022.05.02
project. 21.09

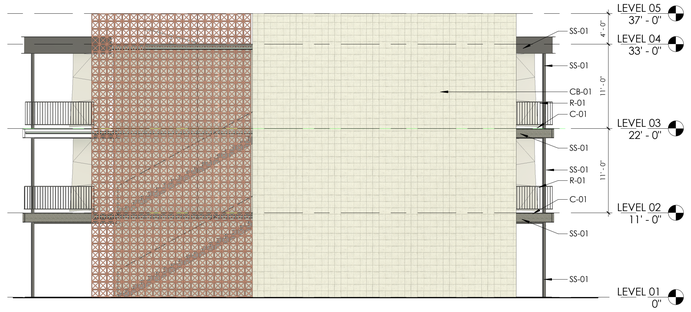
A2.02



B2 [E] / A1.12 B3 - EXTERIOR ELEVATION - EAST
1/8" = 1'-0"

PROPOSED MATERIAL AREAS:

CB - O1	1,300	SF	61%
CB - 02	780	SF	36%
SS - 01	57	SF	3%
TOTAL	2,137	SF	



B4 [E] / A1.12 B3 - EXTERIOR ELEVATION - WEST
1/8" = 1'-0"

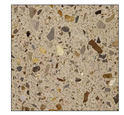
PROPOSED MATERIAL AREAS:

CB - O1	1,300	SF	61%
CB - 02	780	SF	36%
SS - 01	57	SF	3%
TOTAL	2,137	SF	

EXTERIOR FINISH LEGEND



B-01 **BRICK 01**
MANUFACTURER: INTERSTATE BRICK
SIZE: MODULAR
COLOR: ASH
TEXTURE: VELOUR
GRADE: SW
TYPE: TBD
PATTERN: STACKED
MORTAR TYPE: TBD
MORTAR COLOR: DARK GRAY, TBD
JOINTS (HORIZONTAL): RAKED
JOINTS (VERTICAL): RAKED
WEEP HOLES: CAVITY VENT @ 24" O.C. (MATCH MORTAR COLOR)
MASONRY ANCHORS: 18" MAX. VERTICAL, 24" MAX. HORIZONTAL



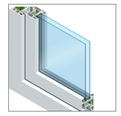
CB-01 **BLOCK**
MANUFACTURER: NETTLETON
PRODUCT: BLOCK
SIZE: 8X16X4 CENTER STRUCK
FINISH: BURNISHED
COLOR: PEBBLE BEACH



CB-02 **BREEZE BLOCK**
MANUFACTURER: TBD
PRODUCT: 8" BREEZE BLOCK
PATTERN: TBD
FINISH: TBD
COLOR: TERRA COTTA



WD-01 **WOOD SIDING**
MANUFACTURER: TBD
PRODUCT: 1 X CYPRESS SIDING
PATTERN: TBD
FINISH: TBD
COLOR: CLEAR FINISH



GL -01 **GLASS**
MANUFACTURER: RE TBD
FINISH: TINTED, THERMAL GLAZING
COLOR: TBD



SS-01 **STEEL**
MANUFACTURER: RE STRUCTURAL
FINISH: PAINTED
COLOR: BLACK



CB-03 **CLAY BLOCK**
MANUFACTURER: TBD
PRODUCT: 8" CLAY BLOCK
PATTERN: TBD
FINISH: TBD
COLOR: TERRA COTTA

C-01 **CONCRETE DECK**

R-01 **VERTICAL METAL RAILING**



C2 [C1] / A1.13 B3 - EXTERIOR ELEVATION - NORTH
1/8" = 1'-0"

PROPOSED MATERIAL AREAS:

B - O1	4,009	SF	64%
SS - 01	981	SF	16%
GL - 01	1,206	SF	19%
CB - 01	74	SF	1%
	6,270	SF	



E2 [C1] / A1.13 B3 - EXTERIOR ELEVATION - SOUTH
1/8" = 1'-0"

PROPOSED MATERIAL AREAS:

B - O1	3,747.6	SF	65%
SS - 01	981	SF	18%
GL - 01	961	SF	16%
CB - 01	74	SF	1%
	5,763	SF	

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revisions:

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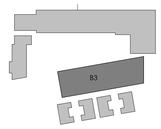

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Bentonville, Arkansas

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contents.
B3 - BUILDING ELEVATIONS

design. LSD SUBMITTAL
date. 2022.05.02
project. 21.09

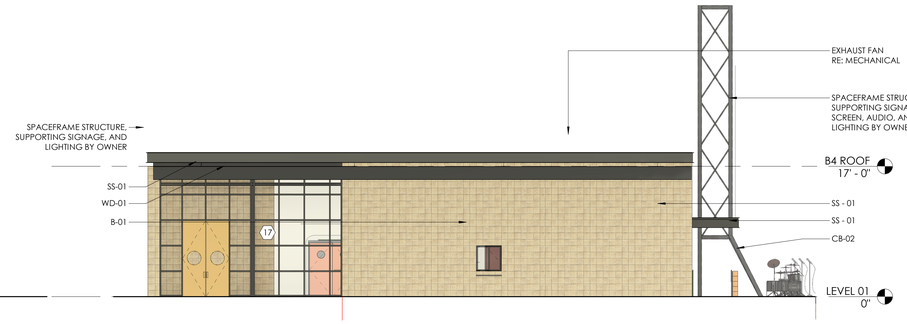
A2.03



B2 (Ed) A1.14 B4 - ELEVATION - NORTH 1/8" = 1'-0"

PROPOSED MATERIAL AREAS:

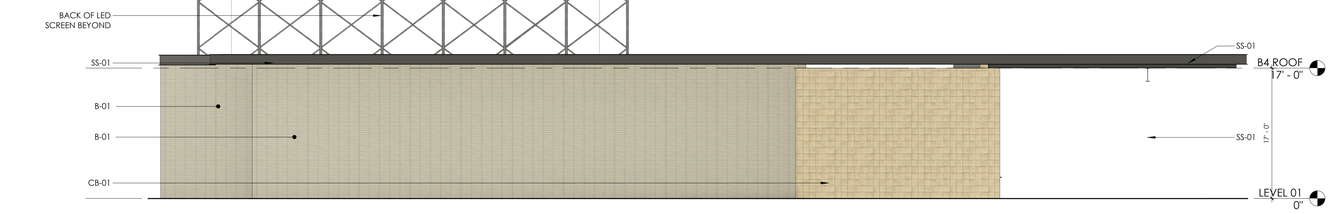
B - O1	1,127 SF	84%
CB - 01	151 SF	11%
SS - 01	66 SF	5%
	1,344 SF	



B4 (Ed) A1.14 B4 - ELEVATION - SOUTH 1/8" = 1'-0"

PROPOSED MATERIAL AREAS:

GS - O1	422 SF	34%
CB - 01	699 SF	55%
SS - 01	141 SF	11%
	1,262 SF	



D2 (Ed) A1.14 B4 - ELEVATION - WEST 1/8" = 1'-0"

PROPOSED MATERIAL AREAS:

B - 01	1,489 SF	72%
CB - 01	425 SF	20%
SS - 01	168 SF	8%
	2,082 SF	



E2 (Ed) A1.14 B4 - ELEVATION - EAST 1/8" = 1'-0"

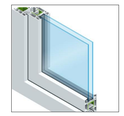
PROPOSED MATERIAL AREAS:

B - 01	1,634 SF	74%
CB - 01	384 SF	17%
SS - 01	194 SF	9%
	2,212 SF	

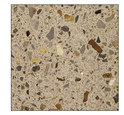
EXTERIOR FINISH LEGEND



B-01 **BRICK 01**
MANUFACTURER: INTERSTATE BRICK
SIZE: MODULAR
COLOR: ASH
TEXTURE: VELOUR
GRADE: SW
TYPE: TBD
PATTERN: STACKED
MORTAR TYPE: TBD
MORTAR COLOR: DARK GRAY, TBD
JOINTS (HORIZONTAL): RAKED
JOINTS (VERTICAL): RAKED
WEEP HOLES: CAVITY VENT @ 24" O.C. (MATCH MORTAR COLOR)
MASONRY ANCHORS: 16" MAX. VERTICAL, 24" MAX. HORIZONTAL



GL -01 **GLASS**
MANUFACTURER: RE TBD
FINISH: TINTED, THERMAL GLAZING
COLOR: TBD



CB-01 **BLOCK**
MANUFACTURER: NETTLETON
PRODUCT: BLOCK
SIZE: 8X16X4 CENTER STRUCK
FINISH: BURNISHED
COLOR: PEBBLE BEACH



SS-01 **STEEL**
MANUFACTURER: RE STRUCTURAL
FINISH: PAINTED
COLOR: BLACK



CB-02 **BREEZE BLOCK**
MANUFACTURER: TBD
PRODUCT: 8" BREEZE BLOCK
PATTERN: TBD
FINISH: TBD
COLOR: TERRA COTTA



CB-03 **CLAY BLOCK**
MANUFACTURER: TBD
PRODUCT: 8" CLAY BLOCK
PATTERN: TBD
FINISH: TBD
COLOR: TERRA COTTA



WD-01 **WOOD SIDING**
MANUFACTURER: TBD
PRODUCT: 1X CYPRESS SIDING
PATTERN: TBD
FINISH: TBD
COLOR: CLEAR FINISH

C-01 **CONCRETE DECK**

R-01 **VERTICAL METAL RAILING**

issue for review:

issue for pricing:

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revisions:

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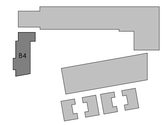

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contents:
B4 - BUILDING ELEVATIONS

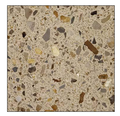
design: LSD SUBMITTAL
date: 2022.05.02
project: 21.09

A2.04

EXTERIOR FINISH LEGEND



B-01 — **BRICK 01**
MANUFACTURER: BOISDALE BRICK
SIZE: MODULAR
COLOR: ASH
TEXTURE: VELOUR
GRADE: SW
TYPE: TBD
PATTERN: STACKED
MORTAR TYPE: TBD
MORTAR COLOR: DARK GRAY, TBD
JOINTS (HORIZONTAL): RAKED
JOINTS (VERTICAL): RAKED
WEEP HOLES: CAVITY VENT @ 24" O.C. (MATCH MORTAR COLOR)
MASONRY ANCHORS: 18" MAX. VERTICAL, 24" MAX. HORIZONTAL



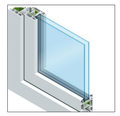
CB-01 — **BLOCK**
MANUFACTURER: METTSTON
PRODUCT: BLOCK
SIZE: 8X16X4 CENTER STRUCK
FINISH: BURNISHED
COLOR: PEBBLE BEACH



CB-02 — **BREEZE BLOCK**
MANUFACTURER: TBD
PRODUCT: 8" BREEZE BLOCK
PATTERN: TBD
FINISH: TBD
COLOR: TERRA COTA



WD-01 — **WOOD SIDING**
MANUFACTURER: TBD
PRODUCT: 1X CYPRESS SIDING
PATTERN: TBD
FINISH: TBD
COLOR: CLEAR FINISH



GL -01 — **GLASS**
MANUFACTURER: RETEC
FINISH: TINTED, THERMAL GLAZING
COLOR: TBD



SS-01 — **STEEL**
MANUFACTURER: RESTRUCTURAL
FINISH: PAINTED
COLOR: BLACK



CB-03 — **CLAY BLOCK**
MANUFACTURER: TBD
PRODUCT: 8" CLAY BLOCK
PATTERN: TBD
FINISH: TBD
COLOR: TERRA COTTA

C-01 — **CONCRETE DECK**

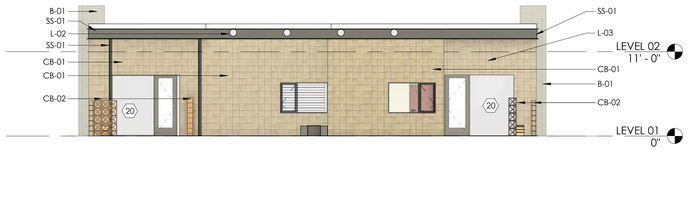
R-01 — **VERTICAL METAL RAILING**



A3 — B5 - EXTERIOR ELEVATION - NORTH
A1.15 | 1/8" = 1'-0"

PROPOSED MATERIAL AREAS:

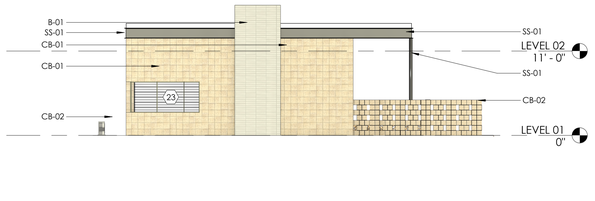
B - 01	102 SF	16%
CB - 01	271 SF	43%
CB - 02	187 SF	30%
GS - 01	36 SF	6%
SS - 01	39 SF	5%
	635 SF	



A5 — B5 - EXTERIOR ELEVATION - EAST
A1.15 | 1/8" = 1'-0"

PROPOSED MATERIAL AREAS:

B - 01	71 SF	8%
CB - 01	501 SF	57%
CB - 02	46 SF	5%
GS - 01	179 SF	20%
SS - 01	81 SF	10%
	878 SF	



C3 — B5 - EXTERIOR ELEVATION - SOUTH
A1.15 | 1/8" = 1'-0"

PROPOSED MATERIAL AREAS:

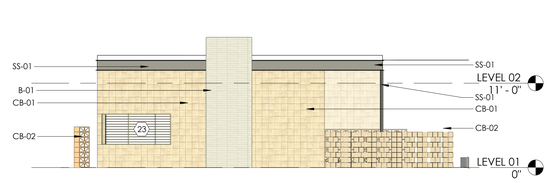
B - 01	102 SF	17%
CB - 01	265 SF	43%
CB - 02	165 SF	28%
GS - 01	36 SF	6%
SS - 01	42 SF	6%
	610 SF	



C5 — B5 - EXTERIOR ELEVATION - WEST
A1.15 | 1/8" = 1'-0"

PROPOSED MATERIAL AREAS:

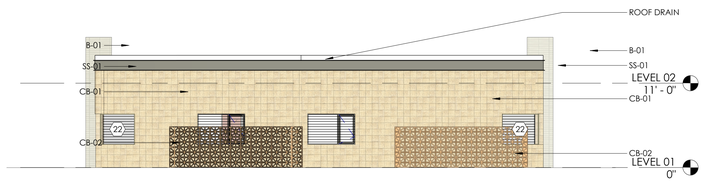
B - 01	72 SF	8%
CB - 01	567 SF	64%
CB - 02	85 SF	10%
GS - 01	81 SF	10%
SS - 01	76 SF	8%
	881 SF	



D3 — B6 + B8 - EXTERIOR ELEVATION - NORTH
A1.15 | 1/8" = 1'-0"

PROPOSED MATERIAL AREAS:

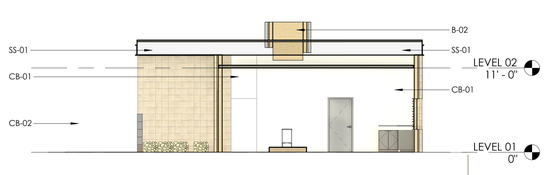
B - 01	102 SF	17%
CB - 01	265 SF	43%
CB - 02	165 SF	28%
GS - 01	36 SF	6%
SS - 01	42 SF	6%
	610 SF	



D5 — B6 + B8 - EXTERIOR ELEVATION - EAST
A1.15 | 1/8" = 1'-0"

PROPOSED MATERIAL AREAS:

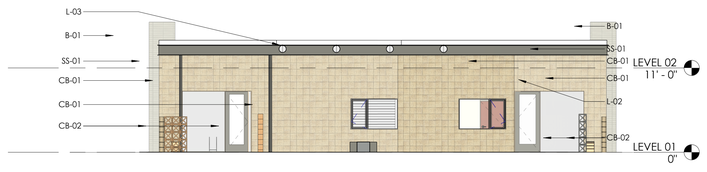
B - 01	72 SF	8%
CB - 01	471 SF	54%
CB - 02	181 SF	21%
GS - 01	68 SF	8%
SS - 01	76 SF	9%
	868 SF	



E3 — B6 + B8 - EXTERIOR ELEVATION - SOUTH
A1.15 | 1/8" = 1'-0"

PROPOSED MATERIAL AREAS:

B - 01	102 SF	16%
CB - 01	265 SF	42%
CB - 02	186 SF	29%
GS - 01	36 SF	6%
SS - 01	42 SF	7%
	631 SF	



E5 — B6 + B8 - EXTERIOR ELEVATION - WEST
A1.15 | 1/8" = 1'-0"

PROPOSED MATERIAL AREAS:

B - 01	72 SF	8%
CB - 01	567 SF	64%
CB - 02	85 SF	10%
GS - 01	81 SF	10%
SS - 01	76 SF	8%
	881 SF	

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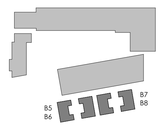

Detzola
Bentonville, Arkansas

REFER TO SHEETS G0.00 - G0.03 FOR ALL GENERAL NOTES RELATIVE TO THE SCOPE OF WORK AND TYPES OF DRAWINGS, ELEMENTS, AND INSTRUCTIONS FOUND ON THIS SHEET.

BALDWIN & SHELL CONSTRUCTION COMPANY
Building Relationships

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contents:
B5 - B8 - BUILDING ELEVATIONS

design: LSD SUBMITTAL
date: 2022.05.02
project: 21.09

A2.05

EXTERIOR FINISH LEGEND



B-01 — **BRICK 01**

MANUFACTURER:	INTERSTATE BRICK
SIZE:	MODULAR
COLOR:	ASH
TEXTURE:	VELOUR
GRADE:	SW
TYPE:	TBD
PATTERN:	STACKED
MORTAR TYPE:	TBD
MORTAR COLOR:	DARK GRAY, TBD
JOINTS (HORIZONTAL):	RAKED
JOINTS (VERTICAL):	RAKED
WEEP HOLES:	CAVITY VENT @ 24" O.C. (MATCH MORTAR COLOR)
MASONRY ANCHORS:	18" MAX. VERTICAL, 24" MAX. HORIZONTAL



CB-01 — **BLOCK**

MANUFACTURER:	NETLETON
PRODUCT:	BLOCK
SIZE:	8X16X4 CENTER STRUCK
FINISH:	BURNISHED
COLOR:	PEBBLE BEACH



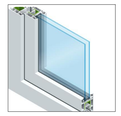
CB-02 — **BREEZE BLOCK**

MANUFACTURER:	TBD
PRODUCT:	8" BREEZE BLOCK
PATTERN:	TBD
FINISH:	TBD
COLOR:	TERRA COTTA



WD-01 — **WOOD SIDING**

MANUFACTURER:	TBD
PRODUCT:	1X CYPRESS SIDING
PATTERN:	TBD
FINISH:	TBD
COLOR:	CLEAR FINISH



GL -01 — **GLASS**

MANUFACTURER:	RE TBD
FINISH:	TINTED, THERMAL GLAZING
COLOR:	TBD



SS-01 — **STEEL**

MANUFACTURER:	RE STRUCTURAL
FINISH:	PAINTED
COLOR:	BLACK



CB-03 — **CLAY BLOCK**

MANUFACTURER:	TBD
PRODUCT:	8" CLAY BLOCK
PATTERN:	TBD
FINISH:	TBD
COLOR:	TERRA COTTA

C-01 — **CONCRETE DECK**

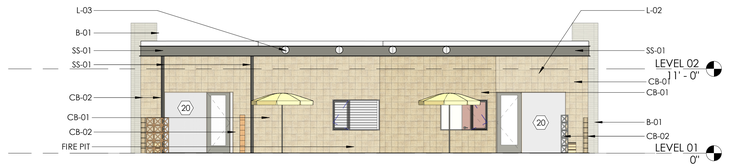
R-01 — **VERTICAL METAL RAILING**



A3 (A1.15) B7 - EXTERIOR ELEVATION - NORTH
1/8" = 1'-0"

PROPOSED MATERIAL AREAS:

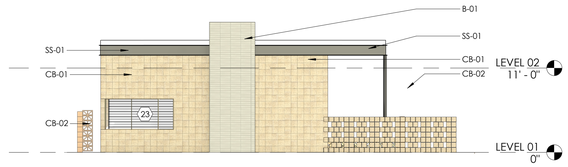
B - O1	102 SF	17%
CB - 01	265 SF	43%
CB - 02	165 SF	28%
GS - 01	36 SF	6%
SS - 01	42 SF	6%
	610 SF	



A5 (A1.15) B7 - EXTERIOR ELEVATION - EAST
1/8" = 1'-0"

PROPOSED MATERIAL AREAS:

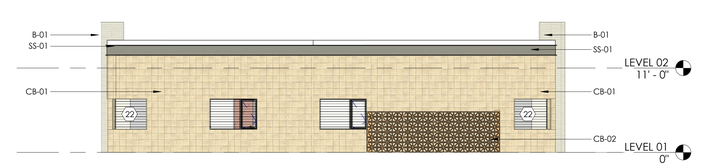
B - O1	71 SF	8%
CB - 01	501 SF	57%
CB - 02	46 SF	5%
GS - 01	179 SF	20%
SS - 01	81 SF	10%
	878 SF	



C3 (A1.15) B7 - EXTERIOR ELEVATION - SOUTH
1/8" = 1'-0"

PROPOSED MATERIAL AREAS:

B - O1	102 SF	17%
CB - 01	265 SF	43%
CB - 02	165 SF	28%
GS - 01	36 SF	6%
SS - 01	42 SF	6%
	610 SF	



C5 (A1.15) B7 - EXTERIOR ELEVATION - WEST
1/8" = 1'-0"

PROPOSED MATERIAL AREAS:

B - O1	72 SF	8%
CB - 01	567 SF	64%
CB - 02	85 SF	10%
GS - 01	81 SF	10%
SS - 01	76 SF	8%
	881 SF	

issue for review:

issue for pricing:

issue for construction:

revisions:

mark	date	description

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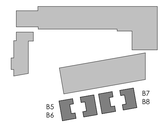

Detzola

Bentonville, Arkansas

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contents.
B7 - B8 - BUILDING ELEVATIONS

design. LSD SUBMITTAL
date. 2022.05.02
project. 21.09

A2.06

Civil Engineering, Landscape Architecture,
Survey, Planning & Program Management

3108 SW Regency Parkway
Bentonville, AR 72712
Office: 479.273.9472
Toll-free: 1.800.433.4173
ceieng.com

May 2, 2022
City of Bentonville
Planning Commission
305 SW A St.
Bentonville, AR 72712

RE: Detrola Motel – street frontage greenspace buffer waiver
CEI Project No. 32158
COB Project LSD22-0020

Bentonville Planning Commission:

On behalf of I-14, LLC; CEI is requesting a waiver for the Detrola Motel project proposed at 1400 SW I Street.

The hotel project is situated at the northeast corner of the project site near the intersection of SW I Street and Hwy 102 in Bentonville. The preliminary plat and infrastructure construction drawings were approved by the city as PP21-0019. As part of that approval, it was requested that the required 6' of sidewalk along the south right of way for Hwy 102 be enlarged to 12' wide to expand the trails network in this region of the city. Developer supports alternate transportation and trail connectivity and has incorporated the wider sidewalk into these LSD drawings for the Hotel.

- **Article 1400 Landscaping Screening and Buffering**
  - Section 1400.06 (c) Street frontage Buffer Landscape Required

Minimum buffer width. The landscaped street frontage buffer shall be a minimum of twenty (20) feet and is the planting area parallel to and including the public street right-of-way. Where significant private utility conflicts exist, adjustments shall be made so that trees are planted outside of the private easement but remain in an area parallel to the street right-of-way in a location approved by the director.

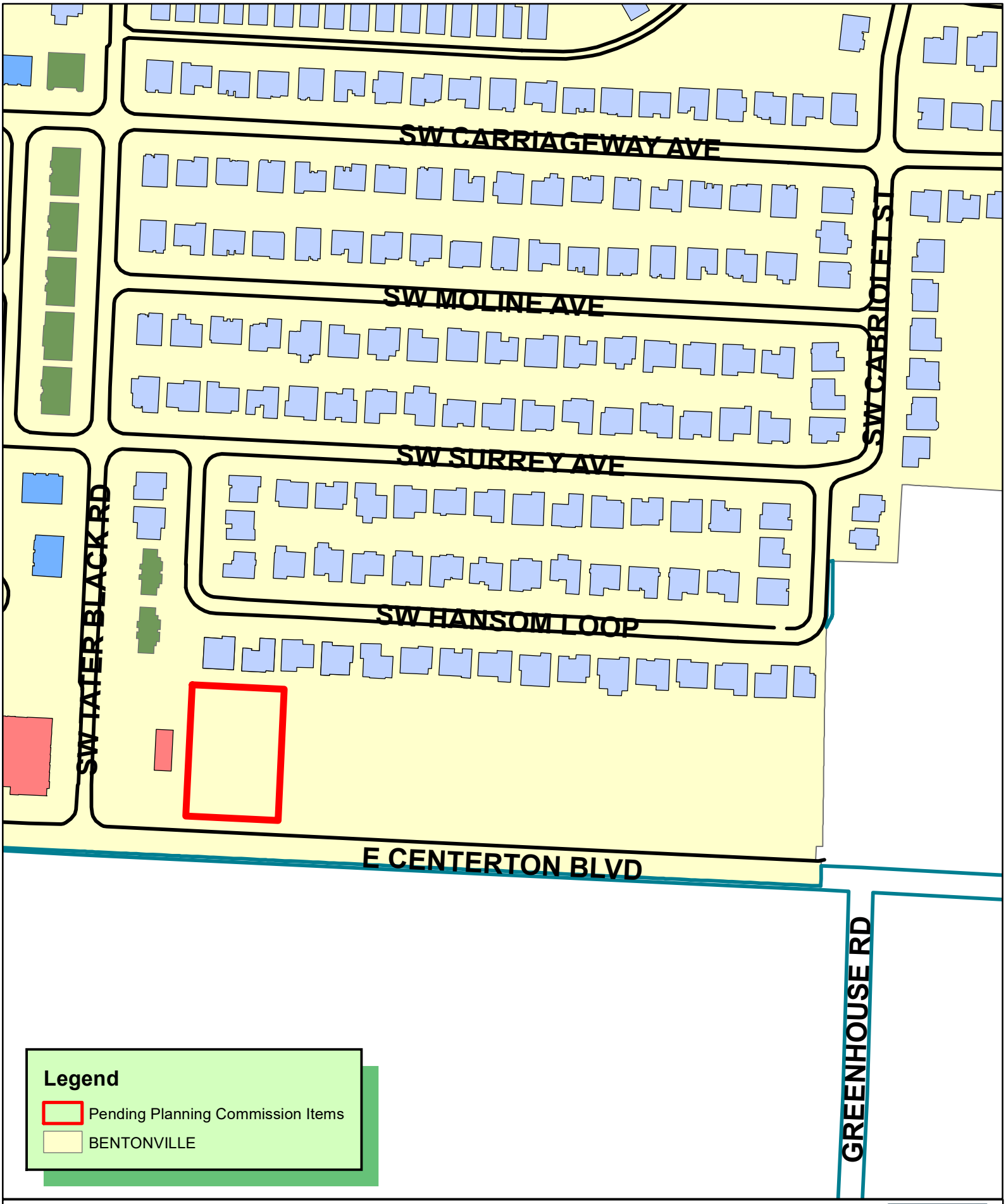
Based on the dedication of additional right of way and construction of widened trail width along Hwy 102, a waiver is being requested from the minimum greenspace width requirement. Additionally, the area is situated beneath the SWPCO high voltage transmission lines which impacts the ability to plant shade trees in this area as would normally be required. The number of required trees has been met by making use of smaller ornamental trees to remain compliant with SWEPCO requirements for mature height. These trees require less space to thrive and grow

and will fit well within the space provided. Code requirement is for 20 feet of greenspace and the project proposes to construct a varying width of greenspace not less than 11 feet in width. The required greenspace buffer along SW I Street has been met with the proposed development.

We appreciate your consideration of our requests and look forward to discussing any questions you may have. Contact me at your convenience in the office at 479-273-9472, or by email: nbachelor@ceieng.com

Respectfully Requested,
CEI Engineering Associates, Inc.

Nate Bachelor
Department Manager – Local Development



N
W E
S

1 inch = 200 feet

LSD22-0022 5/17/22
LARGE SCALE DEVELOPMENT
SCHOLTZKEYS
1626 E CENTERTON BLVD

LARGE SCALE DEVELOPMENT

SCHLOTZSKY'S

1626 EAST CENTERTON BLVD.

BENTONVILLE, ARKANSAS

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Joshua.knight@blackhillscorp.com

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Tim Busey (479) 717-3796
tim.busey@cox.com

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Prairie Village, KS 66208
Landon Brack- Manager
(816) 514-0126

Civil Engineer & Surveyor
Sand Creek Engineering
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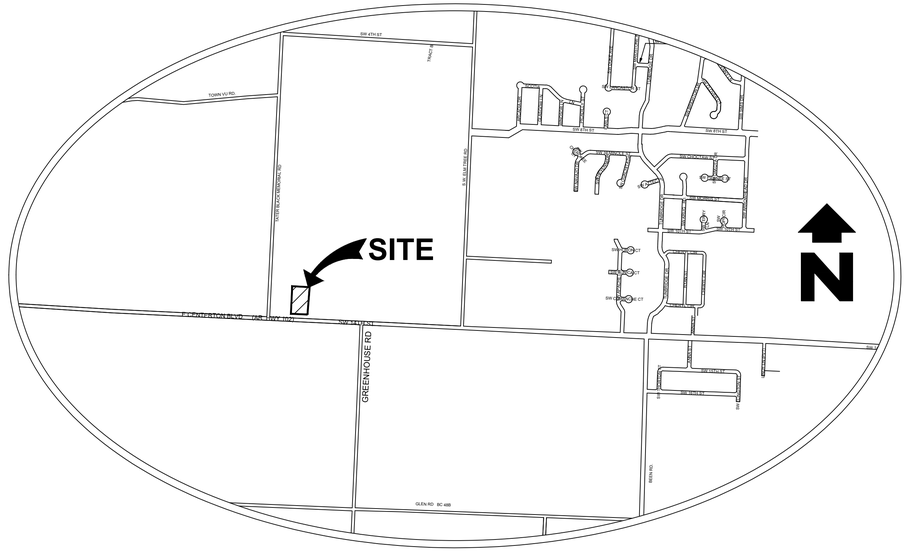
Bentonville, AR 72712
(479) 464-9282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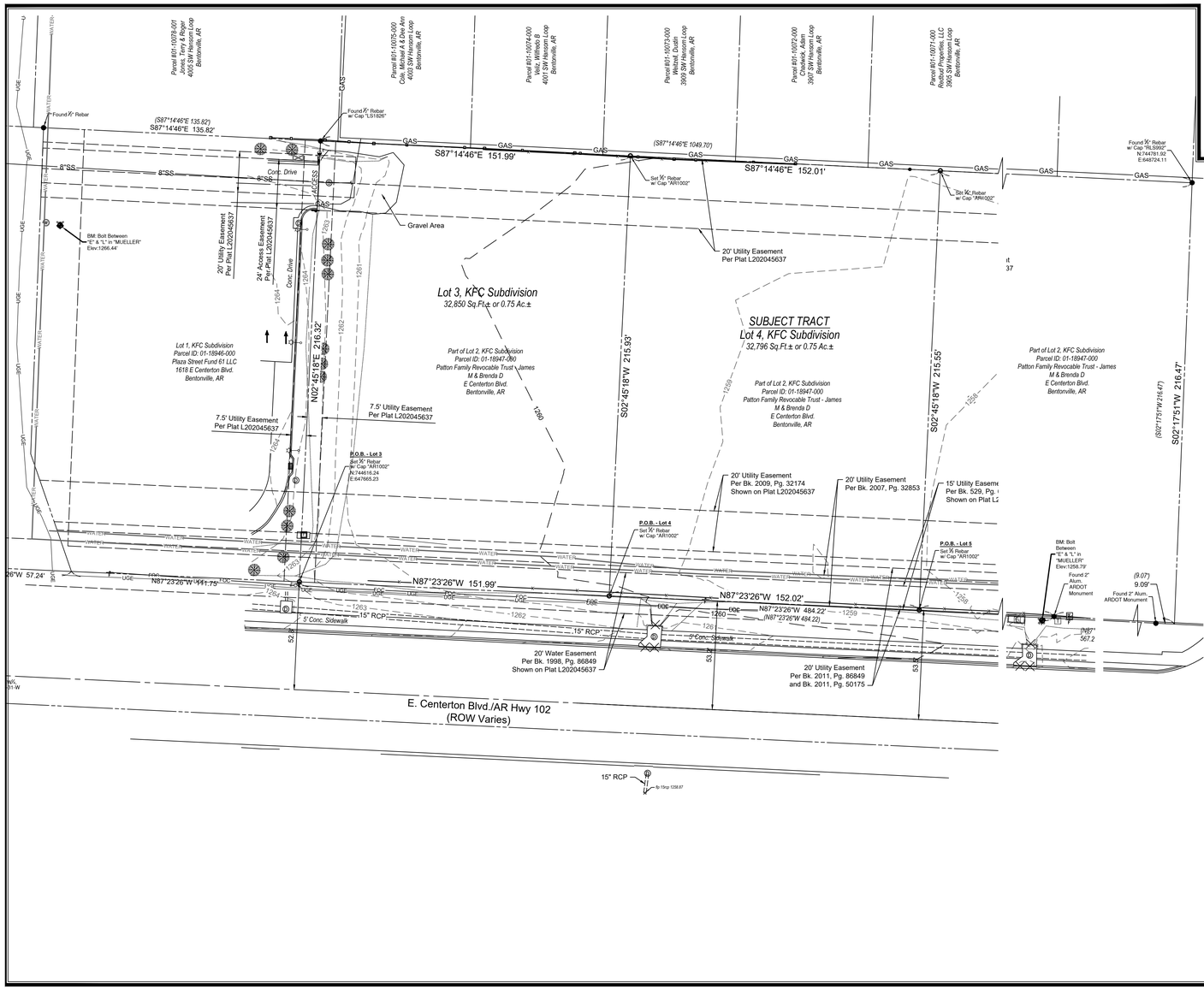


CLIENT:

SHEET: ALTA/NSPS LAND TITLE SURVEY

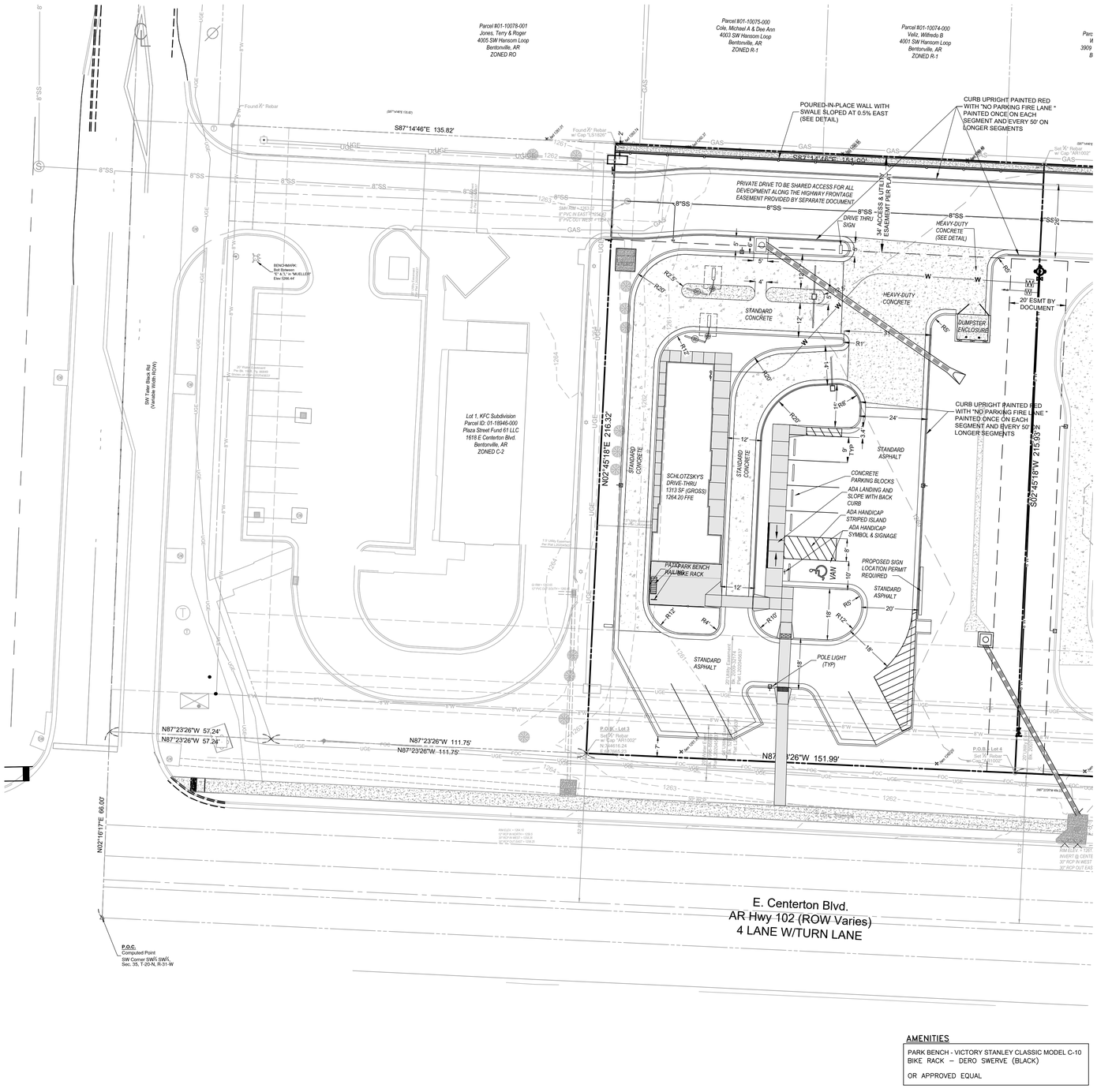
PROJECT: PART OF LOT 2, KFC SUBDIVISION BENTONVILLE, ARKANSAS

PRELIMINARY NOT FOR CONSTRUCTION
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 14026
SIGNATURE
ED GRAY

SAND CREEK
Engineering and Land Surveying
Bentonville, Arkansas 479-271-4162

PLS:	CEG
CAD:	JDW
FIELD:	MJH/MS
SCE PROJECT #:	21073
DATE:	10/4/2021
SHEET:	2 OF 2

21073—ALTA/NSPS LAND TITLE SURVEY



AMENITIES

PARK BENCH - VICTORY STANLEY CLASSIC MODEL C-10
BIKE RACK – DERO SWERVE (BLACK)

OR APPROVED EQUAL

N

20' 0 20'

SCALE: 1" = 20'

ZONING - C-1 COMMERCIAL **SETBACKS (NOT SHOWN) - FRONT 50'** **REAR - 7'** **SIDE INTERIOR - 7'** **SIDE EXTERIOR - 0'** **USE:** **CONVIENENCE RESTAURANT**	PARKING BUILDING AREA - 1806 SF SEATING - 0 - DRIVE-THRU ONLY STAFF - LARGEST SHIFT - 6 PARKING SPACES REQUIRED - 6 PARKING SPACES PROVIDED - 10

EXISTING LEGEND

- MONUMENT SET (AS NOTED)
- MONUMENT FOUND (AS NOTED)
- WATER METER
- WATER VALVE
- DRAINAGE MANHOLE
- TV RISER
- TELEPHONE RISER
- LIGHTPOLE
- SIGN
- UTILITY POLE
- GAS LINE SIGN
- FIBER OPTIC SIGN
- PROPERTY LINES
- ADJOINING PROPERTY LINE
- SETBACK & EASEMENT LINE
- 8"W WATER LINE
- STREET CENTERLINE
- EXISTING CONCRETE
- EXISTING ASPHALT

PROPOSED LEGEND

- CONCRETE CURB & GUTTER
- HANDICAP SIGN WITH "VAN"
- ADA PARKING SYMBOL
- SANITARY SEWER CLEANOUT
- PROPOSED PARKING LOT LIGHT
- HEAVY DUTY ASPHALT PAVEMENT
- CONRCETE SIDEWALK
- CONRCETE WALL

SITE NOTES:

1. ALL DIMENSIONS ARE TO THE EDGE OF PAVEMENT OR BACK OF CURB UNLESS NOTED OTHERWISE
2. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSIONS OF SLOPED PAVING, PORCHES, RAMPS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
3. TRANSITION CURB FROM 6" TO 0" IN TWO FEET.
4. RADII TO BE AS NOTED ON THE PLANS TO BACK OF CURB OR EDGE OF PAVEMENT UNLESS NOTED OTHERWISE.
5. TIE PROPOSED DRIVES TO EXISTING ROAD PAVING. SAW CUT EDGE FOR CLEAN, SMOOTH CONNECTION AND TRANSITION TO MATCH IN GRADE AND ALIGNMENT.
6. HANDICAP PAINT STRIPING SHALL BE 4" WIDE YELLOW STRIPES @ 45° ANGLE AND 2' ON CENTER.
7. BUILDING CORNERS ARE DIMENSIONED PERPENDICULAR TO ADJACENT PROPERTY LINES.
8. CONTRACTOR SHALL COORDINATE WITH OWNER OR ARCHITECT FOR ANY LIGHTING FIXTURES, LOCATIONS AND CONDUITS. CONDUITS MUST BE PLACED PRIOR TO PAVING AND CURB WORK. ANY NEW LIGHTING WILL REQUIRE THAT IT BE CUT-OFF OR B-U-G FIXTURES WITH A U RATING OF 0 AND APPROVED BY THE PLANNING DEPARTMENT.
9. ALL NECESSARY INSPECTION APPROVALS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR AUTHORITIES SHALL BE COMPLETED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CERTIFICATION OF SERVICES.
10. ALL CURBS SHALL BE CONCRETE CURB & GUTTER UNLESS NOTED OTHERWISE. SEE DETAIL SHEET.
11. TIE PROPOSED CURB TO EXISTING ROAD CURB.TRANSITION TO MATCH IN GRADE AND ALIGNMENT IN TEN FEET.
12. ANY PROPOSED SIGNS REQUIRE A SEPARATE PERMIT. FREE-STANDING POLE MONUMENT SIGNS ARE NOT ALLOWED IN COMMERCIAL ZONES.
13. ALL MECHANICAL EQUIPMENT, (ROOF OR GROUND MOUNTED) MUST BE WILL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING.
14. REQUIRED SCREEN FENCING IS PROPOSED ALONG THE NORTH LINE ABUTTING THE RESIDENTIAL PROPERTY. NO OTHER FENCE IS PROPOSED.
15 THE TRASH DUMPSTER ENCLOSURES EXTERIOR SHALL BE CONSTRUCTED WITH SIMILAR MATERIALS AS THE BUILDING AND THE INSIDE DIMENSIONS SHALL BE 9' IN DEPTH AND 11' IN WIDTH, MINIMUM.

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

CAUTION - NOTICE TO CONTRACTOR:

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Engineer and Land Surveyor:
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Bentonville, AR 72712
(479) 464-9282
kbooth@sandcreek.us

SHEET: SITE PLAN

PROJECT: SCHLOTZSY'S
1426 EAST CENTERTON BLVD.
BENTONVILLE, ARKANSAS

NOT FOR CONSTRUCTION
PRELIMINARY
NOT FOR CONSTRUCTION

SAND CREEK
ENGINEERING, PLLC
Bentonville, Arkansas (479) 464-9282

MANAGER:	Ken Booth
DESIGNED BY:	KB
DRAWN BY:	KB
CHECKED BY:	TRS
SCE PROJECT #:	21073
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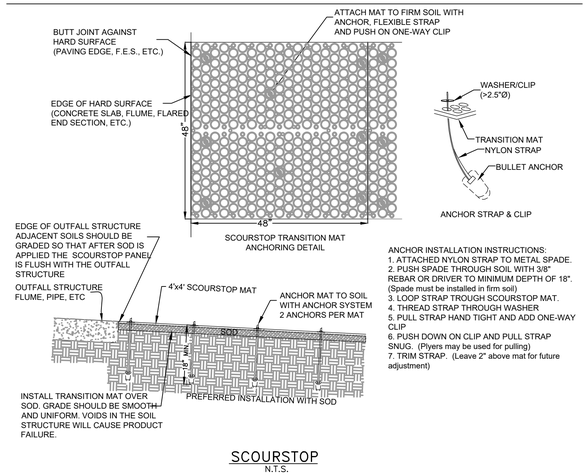
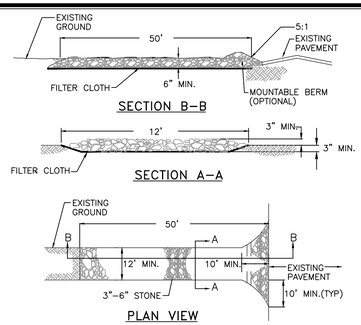
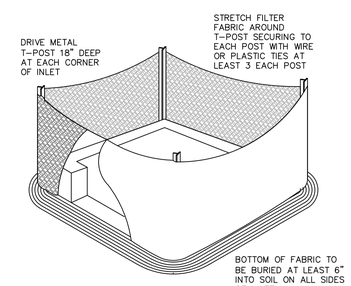


ANCHOR INSTALLATION INSTRUCTIONS:
1. ATTACHED NYLON STRAP TO METAL SPADE.
2. PUSH SPADE THROUGH SOIL WITH 3/8" REBAR OR DRIVER TO MINIMUM DEPTH OF 18". (Spade must be installed in firm soil)
3. LOOP STRAP TROUGH SCOURSTOP MAT.
4. THREAD STRAP THROUGH WASHER
5. PULL STRAP HAND TIGHT AND ADD ONE-WAY CLIP
6. PUSH DOWN ON CLIP AND PULL STRAP SNUG. (Plyers may be used for pulling)
7. TRIM STRAP. (Leave 2" above mat for future adjustment)

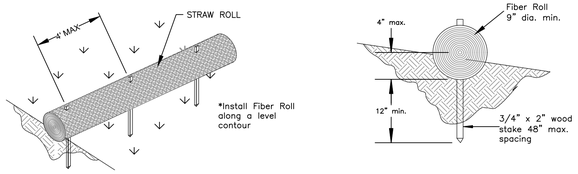
SCOURSTOP
N.T.S.



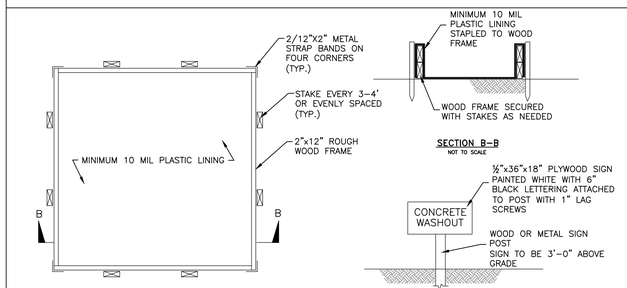
STONE CONSTRUCTION ENTRANCE
NOT TO SCALE



INLET PROTECTION
NOT TO SCALE



WATTLE INSTALLATION
NOT TO SCALE



NOTES:

1. LOCATE AS SHOWN ON THE PLAN.

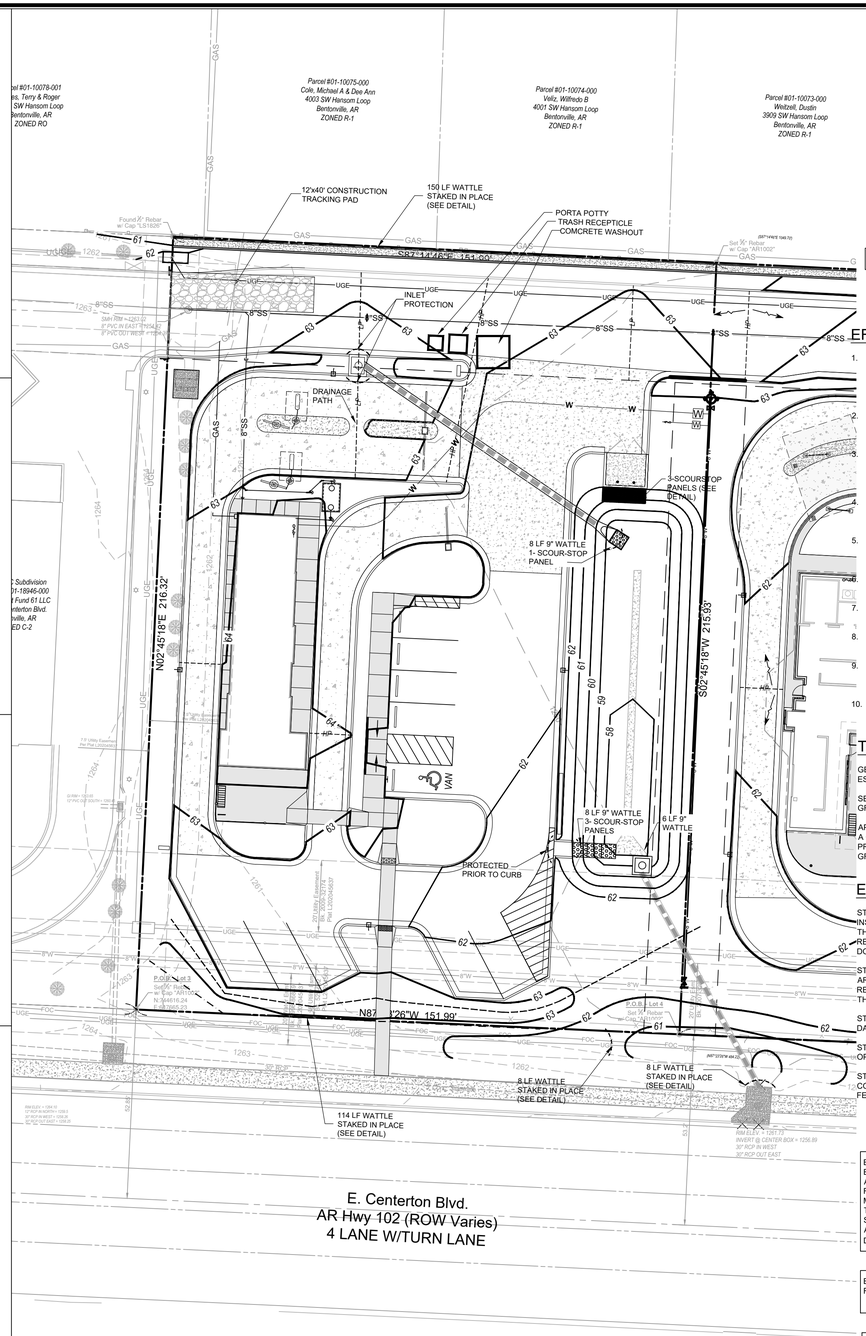
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED AT ONE CORNER AND FACING THE MOST VISIBLE DIRECTION.

3. THERE SHALL BE NO SEAMS IN THE PLASTIC LINING.

4. CONTRACTOR SHALL CLEAN THE DRY MATERIAL FROM THE PIT AS NECESSARY AND REPLACE THE PLASTIC LINER TO ASSURE NO LEAKAGE OCCURS.

5. AN ALTERNATIVE, EQUIVALENT SIZED CONTAINER, OR SYSTEM, IS PERMITTED WITH CITY APPROVAL.

CONCRETE WASHOUT AREA
NOT TO SCALE



ENTIRE SITE WILL BE DISTURBED 0.75 ACRES

EROSION CONTROL NOTES:

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

TEMPORARY SEEDING REQUIREMENTS:

GENERAL - ALL SEEDED AREAS SHALL BE WATERED AND MAINTAINED TO ESTABLISH QUICK AND ADEQUATE GROUND COVER TO STABILIZE SLOPES.

SEEDING - SEEDING SHALL BE ACCOMPLISHED USING PERENNIAL RYE GRASS AT A RATE OF 4 LB. PER 1000 S.F.

APPLICATIONS - ALL AREAS THAT HAVE BEEN SEEDED SHALL ALSO RECEIVE A COMPLETE COVERING OF STRAW MULCH. THE CONTRACTOR SHALL PROVIDE TEMPORARY WATER AS NEEDED TO OBTAIN A HEALTHY STAND OF GROUND COVER.

EROSION CONTROL SEQUENCING:

STAGE I - PLACE ASTM #1 STONE MAT FOR CONSTRUCTION TRACKING PAD. INSTALL WATTLES OR SILT FENCE AS SHOWN OR AS NEEDED TO PROTECT THE SITE. INSTALL CONCRETE WASHOUT, PORTA-POTTY AND TRASH RECEPTICLE. REQUEST BMP INSPECTION.
DO NOT BEGIN STAGE II UNTIL STAGE I MEASURES ARE IN PLACE.

STAGE II - CONSTRUCT UNDERGROUND DETENTION SYSTEM. USE REAR AREA FOR SEDIMENT TRAP WITH INLET PROTECTION ON EACH INLET. RETAINED WATER MUST BE PUMPED THROUGH A SEDIMENT FILTER BAG TO THE "E" STREET RIGHT OF WAY WHEN PUMPING IS NECESSARY.

STAGE III - STRIP TOPSOIL. SEED AREAS THAT WILL NOT BE DISTURBED IN 14 DAYS OR MORE PER ADEQ REGULATIONS.

STAGE IV - BEGIN GRADING. WHEN POSSIBLE SEQUENCE GRADING OPERATIONS TO MINIMIZE EXPOSED AREAS.

STAGE V - AS SOON AS DIRT WORK IS COMPLETE, SPREAD TOPSOIL ON COMPLETED AREAS WHERE GRASS IS PROPOSED AND APPLY SOD, FERTILIZE, AND WATER TO QUICKLY ESTABLISH GRASS COVER.

BMP MAINTENANCE NOTE:
EROSION CONTROL MEASURES SHALL BE INSTALLED AS NECESSARY AND ADDED TO A COPY OF THIS PLAN TO ADHERE TO STORM WATER REGULATIONS. IT IS THE CONTRACTOR(S) RESPONSIBILITY TO INSTALL AND MAINTAIN THESE MEASURES AND TO TAKE STEPS TO PROTECT ANY AREAS THAT THESE MEASURES DO NOT ADEQUATELY PROTECT. ALL MEASURES SHOULD BE INSPECTED AND MAINTAINED DAILY AND REQUIRED INSPECTIONS AND REPORTS ARE TO BE COMPLETED BY THE CONTRACTOR ONCE EVERY 7 DAYS, OR ONCE EVERY 14 DAYS AND AFTER A RAINFALL OF ½" OR MORE.

BUILDING ROOF DRAINS/DOWNSPOUTS
ROOF DRAINS TO DISCHARGE INTO UNDERGROUND DETENTION SYSTEM.

VEGETATION NOTE:
WHEN GRADING ACTIVITY IS COMPLETE IN ANY AREA, TEMPORARY SEEDING SHALL OCCUR TO PROTECT THE SOIL FROM EROSION.

IF GRADING ACTIVITY CEASES PRIOR TO BEING AT FINAL GRADE, AND IS NOT GOING TO BE DISTURBED FOR 14 DAYS OR MORE, TEMPORARY SEEDING SHALL ALSO BE APPLIED.

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SHEET: EROSION CONTROL PLAN

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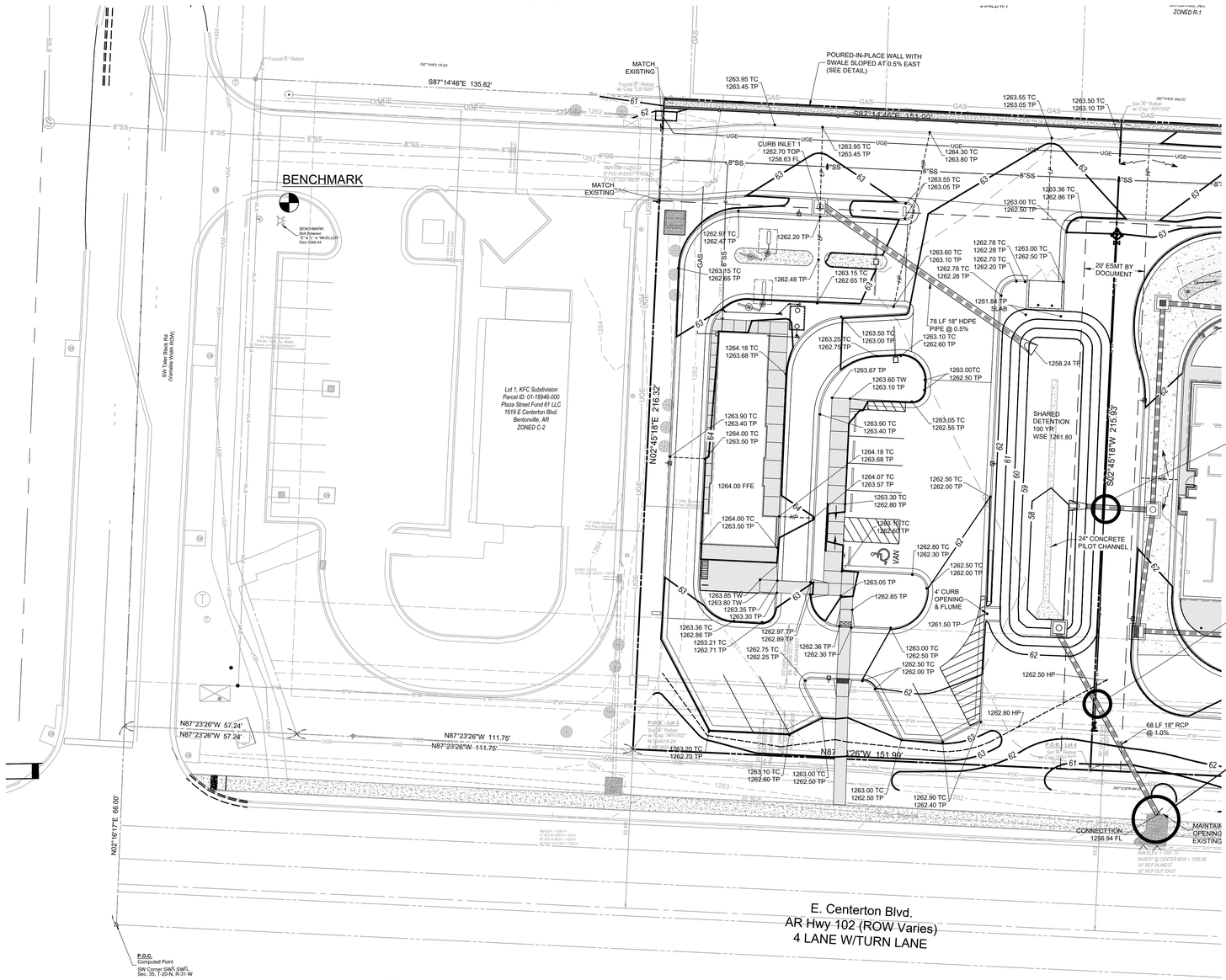

ENSURE WATER LINE IS BELOW PROPOSED STORM ELEVATION
1258.06 FL STORM PIPE
WATER MAIN TO BE
1257.06 AT TOP OF PIPE

ENSURE WATER LINE IS BELOW PROPOSED STORM ELEVATION
1257.66 FL STORM
WATER MAIN TO BE
1256.66 AT TOP OF PIPE

CONNECTION TO THE ARDOT STORM SYSTEM TO BE REVIEWED AND PERMITTED BY ARDOT

N

20' 0 20'

SCALE: 1" = 20'

BENCHMARK: TOP BOLT BETWEEN THE LETTERS "E" AND "L" IN THE WORD MUELLER ON TOP FLANGE OF FIRE HYDRANT AT DRIVE ENTRY FROM TATER BLACK ROAD

EXISTING LEGEND

- MONUMENT SET (AS NOTED)
- MONUMENT FOUND (AS NOTED)
- WATER METER
- WATER VALVE
- DRAINAGE MANHOLE
- TV RISER
- TELEPHONE RISER
- LIGHTPOLE
- SIGN
- UTILITY POLE
- GAS LINE SIGN
- FIBER OPTIC SIGN
- PROPERTY LINES
- ADJOINING PROPERTY LINE
- UE — SETBACK & EASEMENT LINE
- 8"W — WATER LINE
- STREET CENTERLINE
- CONCRETE
- ASPHALT

GRADING LEGEND

- STORM SEWER
- XXXX — MINOR CONTOUR
- XXXX — MAJOR CONTOUR
- SLOPE ARROW
- STORM SEWER STRUCTURE
- LP — LOW POINT
- HP — HIGH POINT

SPOT ELEVATIONS

1XXX.XX TC — (TC) - TOP CURB
1XXX.XX TP — (TP) - TOP PAVEMENT
(TW) - TOP WALK OR WALL
(FL) - FLOW LINE

GRADING NOTES:

1. COORDINATE WITH ALL UTILITIES PRIOR TO GRADING ACTIVITIES.
2. THE CONSTRUCTION AREA SHALL BE STRIPPED OF TOPSOIL AND ORGANIC MATTER FROM ALL AREAS TO BE OCCUPIED BY BUILDINGS, PAVING OR PROPOSED FILL.
3. AREAS TO RECEIVE FILL SHALL BE SCARIFIED AND THE TOP EIGHT-INCH DEPTH COMPACTED TO 95% STANDARD PROCTOR MAXIMUM DRY DENSITY. ANY UNSUITABLE AREAS SHALL BE UNDERCUT AND REPLACED WITH SUITABLE MATERIAL BEFORE ANY FILL MATERIAL CAN BE APPLIED.
4. OFF-SITE FILL MATERIAL SHALL HAVE A PLASTICITY INDEX OF 20 OR LESS, A LIQUID LIMIT OF 50 OR LESS AND CONTAIN NO ROCK LARGER THAN FOUR INCHES.
5. AREAS TO BE CUT TO SUBGRADE LEVELS SHALL BE PROOF ROLLED WITH A FULLY LOADED TANDEM AXLE DUMP TRUCK OR SIMILAR APPROVED CONSTRUCTION EQUIPMENT TO DETECT UNSUITABLE SOIL CONDITIONS. AFTER CUTTING TO GRADE, CUT AREAS ARE TO BE SCARIFIED AND COMPACTED TO 95% STANDARD PROCTOR MAXIMUM DRY DENSITY AND TESTED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF BASE MATERIAL.
6. IN ALL AREAS OF EXCAVATION, IF UNSUITABLE SOIL CONDITIONS ARE ENCOUNTERED, A QUALIFIED GEOTECHNICAL ENGINEER SHALL RECOMMEND WHAT AREA TO UNDERCUT, HOW MUCH TO UNDERCUT AND THE METHOD FOR COMPACTING THE APPROVED FILL MATERIAL OR OTHER PROPOSED STABILIZATION METHOD. ALL PROOF ROLLING AND UNDERCUTTING SHALL BE PERFORMED DURING A PERIOD OF DRY WEATHER.
7. ALL STORM SEWER CONNECTIONS TO EXISTING PIPES AND BOXES SHALL BE FINISH GROUTED TO PROVIDE A WATER TIGHT SEAL.
8. FINISH GRADES IN ALL ADA AREAS SHALL NOT EXCEED THE 2% MAXIMUM SLOPE IN ANY DIRECTION.
9. NO DEWATERING ACTIVITY IS EXPECTED, HOWEVER, THE APPROPRIATE FILTERS MUST BE USED IF DEWATERING BECOMES NECESSARY.

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GRADING PLAN

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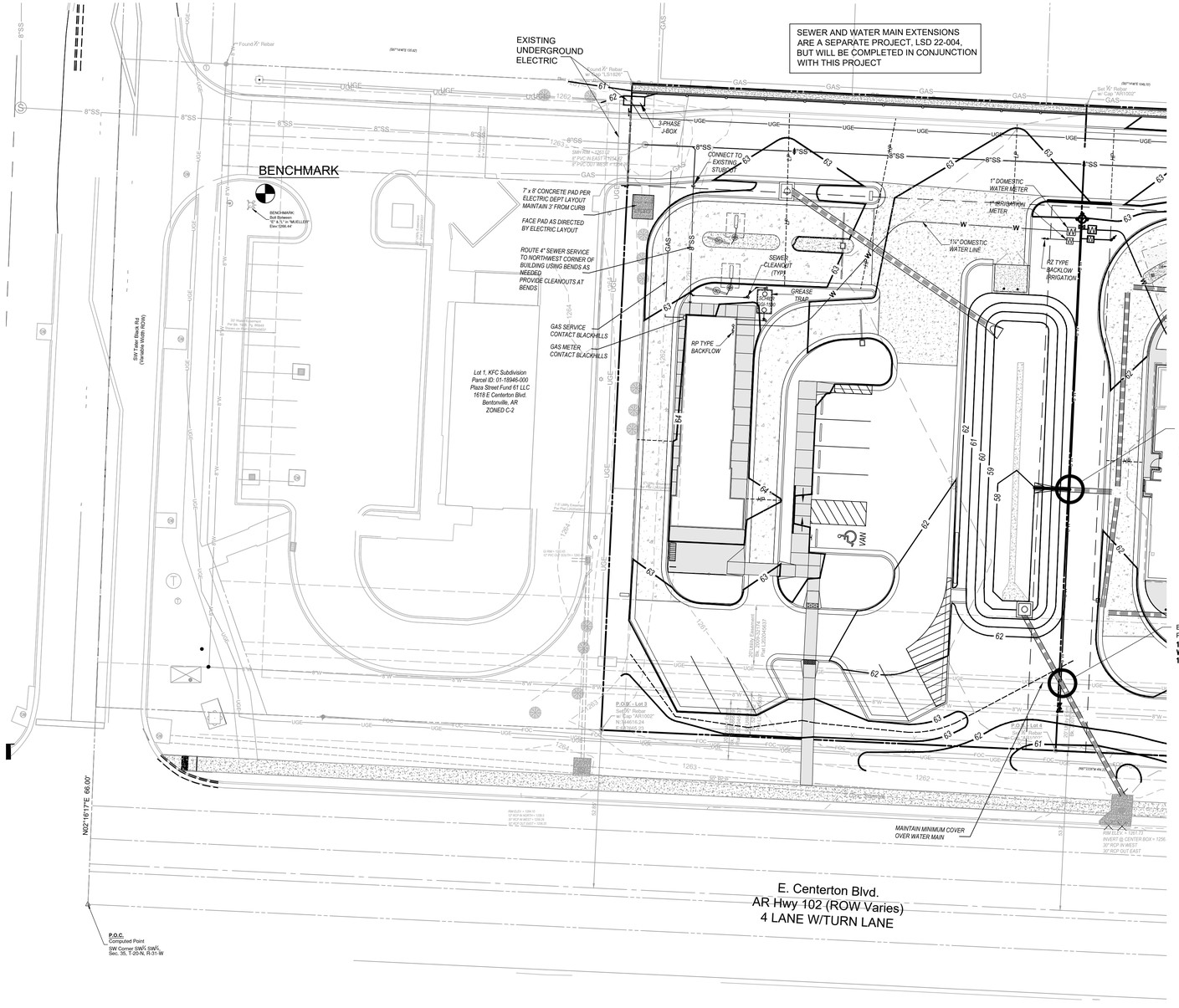

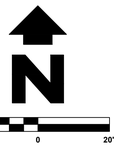

SCALE: 1" = 20'

BENCHMARK: TOP BOLT BETWEEN THE LETTERS "E" AND "L" IN THE WORD MUELLER ON TOP FLANGE OF FIRE HYDRANT AT DRIVE ENTRY FROM TATER BLACK ROAD

EXISTING LEGEND

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- WATER VALVE
- DRAINAGE MANHOLE
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- UTILITY POLE
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- FIBER OPTIC SIGN
- PROPERTY LINES
- ADJOINING PROPERTY LINE
- 8"W — WATER LINE
- STREET CENTERLINE
- CONCRETE
- ASPHALT

UTILITY LEGEND

- EXTENTS OF DEVELOPMENT
- GAS — GAS LINE
- UGE — UNDER GROUND ELECTRIC
- 8"W — WATER LINE
- WATER VALVE
- REDUCER
- WATER LINE FITTINGS
- FIRE HYDRANT
- WATER METERS
- SEWER CLEANOUTS

UTILITY NOTES:

1. COORDINATE WITH ALL UTILITY COMPANIES PRIOR TO CONNECTION.
2. ALL NECESSARY INSPECTIONS, APPROVALS, AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR AUTHORITIES SHALL BE COORDINATED BY THE CONTRACTOR PRIOR TO ANY TESTING ACTIVITY.
3. CONTRACTOR SHALL VERIFY EXISTING UTILITY SERVICES AND ADVISE ENGINEER OF ANY DISCREPANCIES.
4. CONTRACTOR SHALL NOT OPEN, TURN OFF, OR INTERFERE WITH ANY WATER MAIN BELONGING TO THE CITY.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING CONDUIT FOR UNDERGROUND UTILITIES AS PER SERVICE COMPANY REQUIREMENTS.
6. ALL UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE GOVERNING UTILITY SPECIFICATIONS AND REQUIREMENTS.
7. TRENCHES FOR ALL PRIVATE AND PUBLIC UTILITY LINES AND DRAINAGE PIPES UNDER PRIVATE OR PUBLIC PAVED AREAS ARE TO RECEIVE FULL DEPTH CRUSHED STONE BACK FILL AND COMPACTED IN PLACE.
8. REFER TO ARCHITECTURAL PLANS FOR INTERIOR PLUMBING DETAIL. ADJUST SERVICE CONNECTIONS AS NECESSARY COORDINATING WITH THE ARCHITECT AND THE RESPECTIVE UTILITY COMPANY.
9. REFER TO BUILDING PLANS FOR EXTERIOR BUILDING LIGHTS AND EXTERIOR LIGHT TYPES. PROPOSED POLE/ OVERHEAD LIGHT LOCATIONS ARE SHOWN.
10. MAINTAIN 5' MIN. HORIZONTAL SEPARATION BETWEEN TREE PLANTINGS AND WATER OR SANITARY SEWER LINES.
11. PEAK WATER DEMAND IS 24 GPM
12. COORDINATE WITH BLACK HILLS ENERGY FOR ULTIMATE LOCATION OF THREE GAS METERS, VALVES AND ALL RELATED PIPING; REFERENCE PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
13. RESIDENTIAL UNITS MUST INSTALL A UNION COUPLING OR "JUMPER" SYSTEM SO THAT A RP TYPE BACK FLOW DEVICE CAN BE INSTALLED SHOULD THE UNITS EVER BECOME A COMMERCIAL USE SPACE.
14. ALL BUILDING SURFACES WITHIN 15' OF THE TRANSFORMER AND 25' ABOVE TRANSFORMER FINISHED GRADE MUST BE FIRE RATED.

WATER–SEWER SERVICE

NEW WATER OR SEWER TAPS TO BE MADE BY BWU AT DEVELOPERS EXPENSE.

WATER AND SEWER INSTALLATION TO BE PER THE 2021 WATER AND SEWER SPECIFICATIONS.

EXTERIOR LIGHTING

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

ELECTRIC DESIGN LAYOUT

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

ELECTRIC NOTE

ELECTRIC FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION OF THE ELECTRIC SPECIFICATIONS FOUND ON THE WEBSITE. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THIS DOCUMENT.

ELECTRIC NOTE - POWER POLES

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

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UTILITY PLAN

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TREE REQUIREMENTS

Hwy Frontage - 152'
One tree per 20' of frontage - 8 Trees Required
Exterior requirements - One tree per 50'
West Side - 216' ÷ 50 = 5
East Side - 216 ÷ 50 = 5
Rear - (screen required) 152' 18 Provided
Islands - 2 per island = 12
TOTAL TREES REQUIRED = 49
TREES PROPOSED = 49

LANDSCAPE REQUIREMENTS

TOTAL ACRES - 0.75 ACRES (32,832 SF)
DEVELOPMENT AREA - 32,832 SF
- PARKING/DRIVES - 13,764 SF
- SIDEWALKS/PATIOS - 1,597 SF
- BUILDING - 1,313 SF
LOT COVERAGE - 50.78%

EXTERIOR GREEN SPACE - 9,647 SF
INTERIOR GREEN SPACE - 1,668 SF
OVERALL GREEN SPACE - 16,674 SF (49.22%)

PARKING/DRIVE - 7027 x 8% = 562 SF REQUIRED
INTERIOR GREEN - 1,704 SF = 24.2% PROVIDED

NOTICE:

1. NO TREES EXIST ON THIS SITE

2. NO TREES SHALL BE PLANTED NEARER THAN 5' TO A PUBLIC WATER, SEWER OR ELECTRIC LINE

3. ANY TREES PLANTED IN THE PUBLIC RIGHT OF WAY (NONE PROPOSED) SHALL BE 4" CALIPER AND THE LOWEST LIMBS SHALL BE 96 OR HIGHER FROM FINAL GRADE AT THE TIME OF PLANTING.

4. ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED. (SEC 1400.5.C-10)

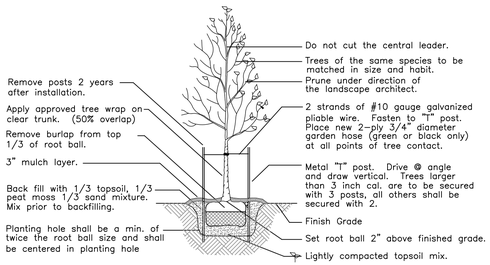
5. TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES. (SEC 1400.5.C-11)

6. HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF THE ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES. (SEC 1400.5.C-12)

7. LIVING MATERIALS, SUCH AS LAWN, GRASS OR HERBACEOUS GROUNDCOVERS LIKE JUNIPER OR LIRIOPE, ETC., SHALL COVER A MINIMUM OF EIGHTY PERCENT (80%) OF THE PLANTING ISLANDS. ONE HUNDRED PERCENT (100%) OF LIVING MATERIALS IS STRONGLY ENCOURAGED. (SEC 1400.6.A-8 & 1400.8.G-7)

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

9. LANDSCAPE IRRIGATION WILL BE DESIGNED AND INSTALLED BY OTHERS IN CONJUNCTION WITH THE LANDSCAPE INSTALLATION.



WATER THOROUGHLY, IMMEDIATELY AFTER INSTALLATION

TREE PLANTING

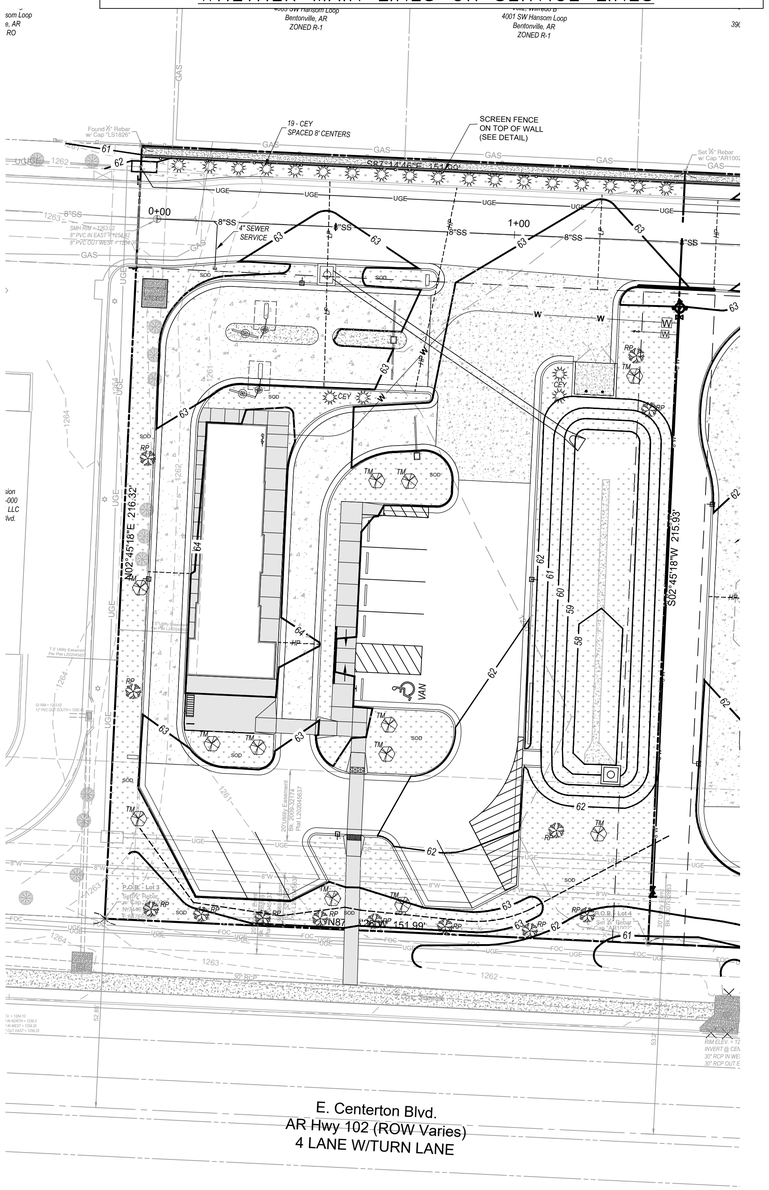
NTS

PLANT MATERIAL SCHEDULE

Quantity	Symbol	Abv	Common Name	Scientific Name	Planting Size (min)	Mature Height
17		RP	Regal Prince Oak	Quercus x Warei "long"	2.5" Caliper B&B	50ft
11		TM	Trident Maple (TM)	Acer buergerianum	2.5" Caliper B&B	30 ft (SHADE)
21		CEY	Columnar English Yew	Taxus baccata 'Erecta'	1.5" Caliper B&B	10 ft (Evergreen)

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

CONTRACTOR BE AWARE, TREES MUST BE 5' OR MORE FROM ANY WATER, SEWER, OR ELECTRIC LINES WHETHER MAIN LINES OR SERVICE LINES



NOTICE:

NO TREES SHALL BE PLANTED NEARER THAN 5' TO A PUBLIC WATER, SEWER OR ELECTRIC LINE

THERE CANNOT BE ANYTHING BETWEEN 3' AND 8' IN HEIGHT WITHIN THE SHADED AREAS.

ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED. (SEC 1400.5.C-10)

TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES. (SEC 1400.5.C-11)

HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF THE ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES. (SEC 1400.5.C-12)

LIVING MATERIALS, SUCH AS LAWN, GRASS OR HERBACEOUS GROUNDCOVERS LIKE JUNIPER OR LIRIOPE, ETC., SHALL COVER A MINIMUM OF EIGHTY PERCENT (80%) OF THE PLANTING ISLANDS. ONE HUNDRED PERCENT (100%) OF LIVING MATERIALS IS STRONGLY ENCOURAGED. (SEC 1400.6.A-8 & 1400.8.G-7)

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

N

20' 0 20'

SCALE: 1" = 20'

LANDSCAPE NOTES:

GENERAL

1. LANDSCAPE CONTRACTOR TO CONTACT "ONE CALL" PRIOR TO BEGINNING WORK.PRIOR TO THE EXCAVATION OF PLANT PITS AND DRIVING OR PLACING OF STAKES OR DEADMEN, THE LANDSCAPE CONTRACTOR SHALL ASCERTAIN THE LOCATION OF ALL UNDERGROUND UTILITIES AND TAKE THE PROPER PRECAUTIONS TO PREVENT DAMAGE TO SUCH SUBSURFACE IMPROVEMENTS. IN THE EVENT UTILITIES ARE UNCOVERED, THE LANDSCAPE CONTRACTOR SHALL PROMPTLY NOTIFY THE PROJECT MANAGER.
2. ALL PLANT MATERIALS SHALL MEET REQUIREMENTS ESTABLISHED BY THE AMERICAN STANDARD OF NURSERY STOCK.
3. ALL PLANT MATERIAL TO ARRIVE AT THE SITE WITH MOIST SOIL.
4. DIMENSIONS FOR HEIGHT, SPREAD AND TRUNK, AS SPECIFIED ON THE MATERIAL SCHEDULE ARE A GENERAL GUIDE FOR THE MINIMUM DESIRED SIZE OF EACH PLANT.
5. ANY SERIES OF TREES OR SHRUBS TO BE PLACED IN A PARTICULAR ARRANGEMENT WILL BE FIELD CHECKED FOR ACCURACY. ANY PLANTS INCORRECTLY ARRANGED SHALL BE RELOCATED WITH THE LANDSCAPE ARCHITECTS APPROVAL.
6. PLANT QUANTITIES SHOWN IN PLANT SCHEDULE ARE THE MINIMUM TO BE INSTALLED AND SHALL BE VERIFIED WITH THE PLAN BY THE LANDSCAPE CONTRACTOR.THE QUANTITIES INDICATED ON THE DRAWINGS ARE PROVIDED FOR THE BENEFIT OF THE LANDSCAPE CONTRACTOR BUT SHOULD NOT BE ASSUMED TO BE CORRECT. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN QUANTITY CALCULATIONS AND SHALL ASSUME ALL LIABILITY ASSOCIATED WITH THOSE QUANTITIES OR ANY RELATED CONTRACT DOCUMENTS AND/OR PRICE QUOTATIONS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ROTOTILLING ALL PLANTING BEDS TO A MINIMUM DEPTH OF 12". TOPSOIL AND PEAT MOSS ARE TO BE ADDED AT THE FOLLOWING RATES: PEAT MOSS, ONE SIX CUBIC FOOT BALE PER 75 SQ. FT. OF BED AREA; TOPSOIL, ONE CUBIC YARD PER 150 SQ. FT. OF BED AREA.
8. PRE-EMERGENT HERBICIDE (TREFLAN OR APPROVED EQUAL) SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS TO ALL PLANT BEDS PRIOR TO PLANTING.
9. WIRE BASKETS AND BURLAP TO BE REMOVED DURING TREE PLANTING.
10. BALLED AND BURLAPPED MATERIAL SHALL NOT BE ACCEPTED IF THE BALL IS CRACKED OR BROKEN EITHER BEFORE OR DURING THE PROCESS OF PLANTING, OR WHEN BURLAP STAVES, ROPES, OR PLATFORM HAVE BEEN REMOVED.
11. PLANTS DESIGNATED "B&B SHALL BE BALLED AND BURLAPPED. THEY SHALL BE DUG WITH FIRM NATURAL BALLS OF EARTH OF SUFFICIENT DIAMETER AND DEPTH TO ENCOMPASS THE FIBROUS AND FEEDING ROOT SYSTEM NECESSARY FOR FULL RECOVERY OF THE PLANT.
12. ONLY "HEMP" BURLAP AND TWINE SHALL BE USED. NO TREATED OR PRESERVED BURLAP OR TWINE IS ALLOWED. ALL HEMP TWINE ATTACHED TO THE TREE TRUNK IS TO BE REMOVED AFTER PLANTING.
13. ALL PLANTS SHALL BE HANDLED SO THAT ROOTS ARE ADEQUATELY PROTECTED AT ALL TIMES DURING SHIPMENT. THE ENTIRE PLANT SHALL BE PROTECTED BY TARPAULINS OR OTHER SUITABLE COVERING. PLANT MATERIAL SUFFERING FROM WIND BURN OR OTHER DAMAGE IS NOT ACCEPTABLE
14. PLANTS WHICH CANNOT BE PLANTED IMMEDIATELY UPON DELIVERY, SHALL BE COVERED WITH MOIST SOIL, MULCH OR OTHER PROTECTION FROM DRYING WINDS AND SUN. ALL PLANTS SHALL BE WATERED BY THE LANDSCAPE CONTRACTOR AS NECESSARY UNTIL PLANTING.
15. NO PLANT SHALL BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR DISFIGURE THE BRANCHES.
16. ALL PROPOSED TREES SHALL BE A MINIMUM OF 5 FEET AWAY FROM ALL PUBLIC UTILITIES. WHERE POTENTIAL CONFLICTS ARISE CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY UTILITY LOCATIONS
17. ALL DISTURBED AREAS NOT RECEIVING PLANTINGS OR SOD, SHALL RECEIVE SEEDING OF BERMUDA GRASS SEED AT A RATE OF 8 LBS PER 1000 SF. THESE AREAS SHOULD RECEIVE WATER UNTIL GRASS HAS BEEN ESTABLISHED.
18. EROSION AND SEDIMENTATION CONTROL BARRIERS SHALL BE INSTALLED OR MAINTAINED IN A MANNER WHICH DOES NOT RESULT IN SOIL BUILD-UP WITHIN TREE DRIPLINES.
19. WHERE ANY OF THE ABOVE EXCEPTIONS RESULT IN A FENCE BEING CLOSER THAN 4 FEET TO A TREE TRUNK. PROTECT THE TRUNK WITH STRAPPED ON PLANKING TO A HEIGHT OF 8 FEET (OR LIMITS OF LOWER BRANCHING) IN ADDITION TO THE REDUCED FENCING PROVIDED.
20. ANY ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED FLUSH WITH THE SOIL, BACKFILL ROOT AREAS WITH GOOD QUALITY TOP SOIL AS SOON AS POSSIBLE. IF EXPOSED ROOT AREAS ARE NOT BACKFILLED WITHIN 2 DAYS, COVER THEM WITH ORGANIC MATERIAL IN A MANNER WHICH REGULATES SOIL TEMPERATURE AND MINIMIZES WATER LOSS DUE TO EVAPORATION.
21. NO LANDSCAPE TOPSOIL DRESSING GREATER THAN 4 INCHES SHALL BE PERMITTED WITHIN THE DRIPLINE OF TREES. NO SOIL IS PERMITTED ON THE ROOT FLARE OF ANY TREE.
22. PRUNING TO PROVIDE CLEARANCE FOR STRUCTURES, VEHICULAR TRAFFIC, AND EQUIPMENT SHALL TAKE PLACE BEFORE CONSTRUCTION BEGINS.
23. ALL FINISHED PRUNING MUST BE DONE ACCORDING TO RECOGNIZED, APPROVED STANDARDS OF THE INDUSTRY (REFERENCE THE AMERICAN NATIONAL STANDARD, ANSI-A300 PRUNING, 2008 OR LATER)
24. ANY SUPPLEMENTAL IRRIGATION REQUIRED TO SUSTAIN PLANTING MATERIALS SHALL BE PROVIDED BY THE OWNER/OPERATOR FORM PROPOSED HOSE BIBS LOCATED ON THE BUILDING.
25. ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION. ALL PLANT MATERIAL THAT DIES WITHIN ONE YEAR SHALL BE REPLACED BY CONTRACTOR.
26. TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARD FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
27. HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OG ANSI A300 "STANDARD FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSE.

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REQUIREMENTS.

DEVELOPER:
Plaza Street Partners
2400 W. 75th Street
Prairie Village, KS 66208
1-816-514-0126 - Landon Brack
lbrack@plazastreetpartners.com

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

SHEET: LANDSCAPE PLAN

PROJECT: SCHLOTZSY'S
1426 EAST CENTERTON BLVD.
BENTONVILLE, ARKANSAS

NOT FOR CONSTRUCTION
PRELIMINARY
NOT FOR CONSTRUCTION

SAND CREEK
ENGINEERING, LLC
Civil Engineering & Land Surveying
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MANAGER: Ken Booth
DESIGNED BY: KB
DRAWN BY: KB
CHECKED BY: TRS
SCE PROJECT #: 21073
CURRENT REVISION: 2
DATE: 5/02/2022
SHEET: 6 of 14

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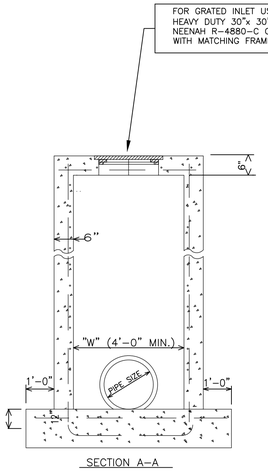
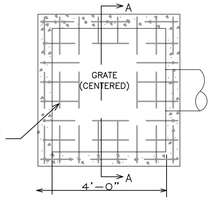
BENTONVILLE ID LSD 22-0022



SECTION A–A

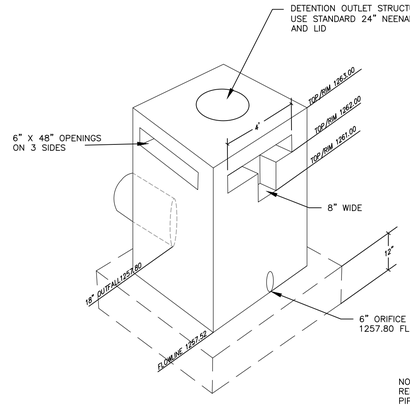
TABLE OF "W" DIMENSIONS SKEW OF CROSS DRAIN			
PIPE SIZE	STRAIGHT "W"	30° "W"	45° "W"
24"	4'–0"	4'–0"	4'–0"
30"	4'–0"	4'–0"	4'–5"
36"	4'–0"	4'–3"	5'–3"
42"	4'–3"	4'–11"	6'–1"
48"	4'–10"	5'–7"	6'–11"
36"X58 1/2"	5'–9"	6'–6"	7'–10"

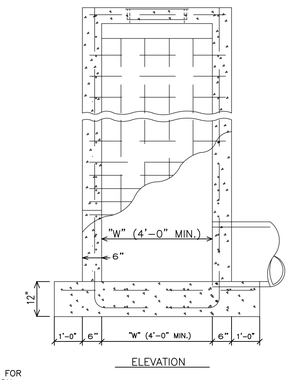


PLAN VIEW

TABLE OF "T" & "N" DIMENSIONS		
SECTION	"T"	"N"
"A" SECTION (MAX. "W"=7'-0")	PIPE THICK + 6"	8"
"B" SECTION ("W"=4'-0")	PIPE THICK + 6"	8"
"B" SECTION ("W" > 4'-0")	PIPE THICK + 8"	10"

GENERAL NOTES:
1. ALL EXPOSED CORNERS TO HAVE 3/4" CHAMFER.
2. ALL #4 REINFORCING BARS TO HAVE 1–1/2" COVER.
3. ALL REINFORCING SHALL BE #4 @ 9" O.C.E.W. UNLESS NOTED OTHERWISE.

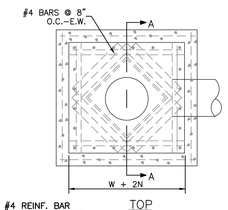




ELEVATION

NOTE:
REFER TO PLAN AND PROFILES FOR PIPE AND ELEVATION INFORMATION

BASIN OUTLET WEIR AND GRATED INLET STRUCTURE
NTS

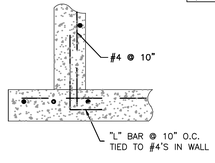


TOP

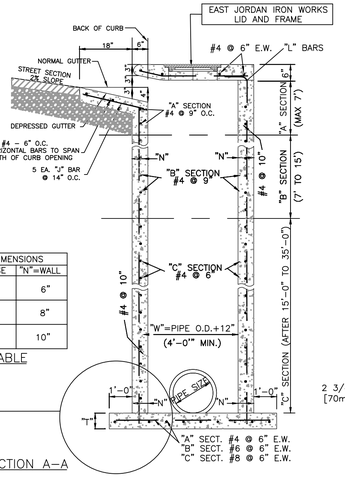


NOTE:
"L" BARS ARE REQUIRED AROUND LID EXCEPT ON SIDES WITH OPENINGS. "L" BARS SHALL BE 10" O.C. AND TIED TO VERTICAL BARS IN WALLS

"L" BAR DETAIL



FOUNDATION REINFORCING DETAIL

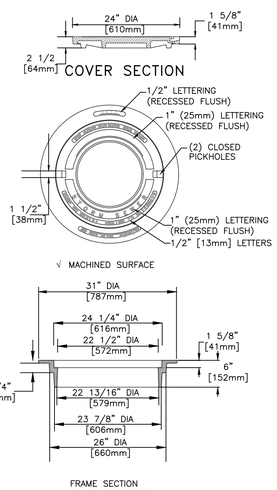


SECTION A–A

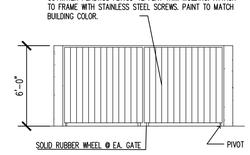
TABLE OF "T" & "N" DIMENSIONS		
SECTION	"T"=BASE	"N"=WALL
"A" SECTION (MAX. "W"=7'–0")	6"	6"
"B" SECTION ("W"=4'–0")	6"	8"
"C" SECTION ("W" > 4'–0")	8"	10"

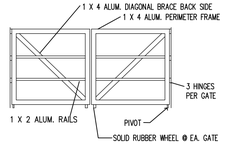
THICKNESS TABLE

CURB INLET
N.T.S.



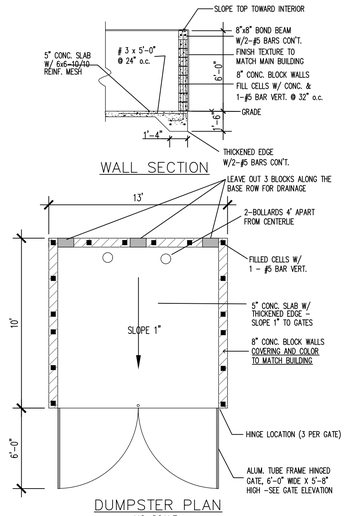
FRAME SECTION
RING AND COVER DETAIL





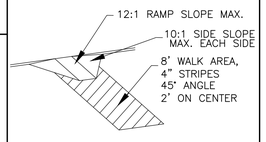
DUMPSTER GATE FRAME

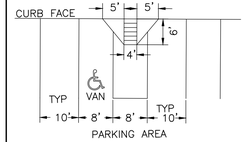
NOTE:
DUMPSTER TO BE A MINIMUM OF 9' DEEP BY 11' WIDE AND THE OUTER COVERING MUST BE OF SIMILAR MATERIALS AND COLORS OF THE MAIN BUILDING. COVERING NOT SHOWN ON THIS DETAIL



DUMPSTER PLAN
NO SCALE

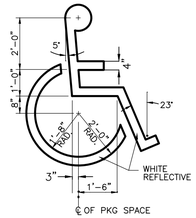
HANDICAP PARKING SIGN
NOT TO SCALE





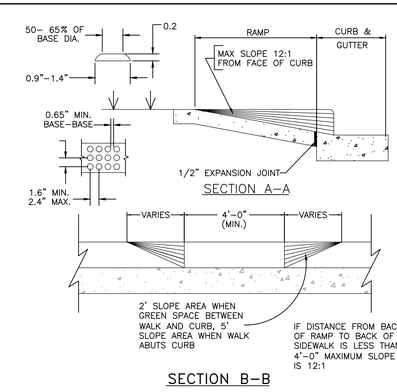
PARKING AREA

BUILTUP ADA CURB RAMP
NOT TO SCALE



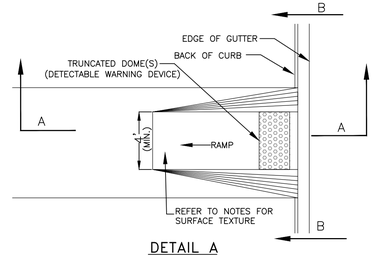
℄ OF PKG SPACE

HANDICAP SYMBOL
NOT TO SCALE



SECTION A–A

SECTION B–B



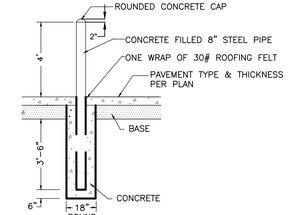
DETAIL A

GENERAL NOTES FOR DETECTABLE WARNING DEVICES:

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

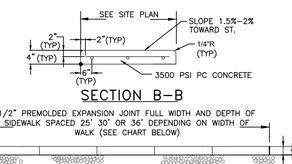
1. DETAILS SHOWN ON THIS PLAN APPLY TO ALL CONSTRUCTION OR RECONSTRUCTION OF STREETS, CURBS, OR SIDEWALKS.
2. CURB CUT RAMPS ARE TO BE LOCATED AS SHOWN ON THE PLANS.
3. SURFACE TEXTURE OF THE RAMP SHALL BE THAT OBTAINED BY A COARSE BROOMING, TRANSVERSE TO THE SLOPE OF THE RAMP.
4. CARE SHALL BE TAKEN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

HANDICAP RAMP
N.T.S.



NOTE:
1. VIBRATE OR ROD CONCRETE TO ENSURE THAT PIPE IS FILLED.
2.PAINT W/TWO COATS REFLECTIVE TRAFFIC YELLOW PAINT.

PIPE BOLLARD
NOT TO SCALE



SECTION B–B

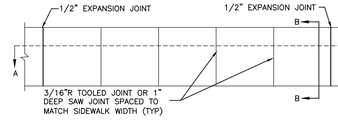
1/2" PREMOLDED EXPANSION JOINT FULL WIDTH AND DEPTH OF SIDEWALK SPACED 25' 30" OR 36' DEPENDING ON WIDTH OF WALK (SEE CHART BELOW)

4" (TYP)

4" AGGREGATE BASE COURSE COMPACTED TO 90% STD. PROCTOR (TYP)

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

SECTION A–A



PLAN VIEW

NOTE:
PROVIDE 1/2" EXPANSION JOINT BETWEEN SIDEWALK AND ALL FIXED OBJECTS

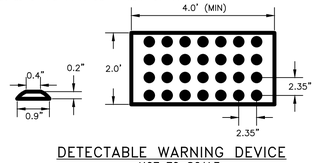
NOTE:
WHERE REQUIRED REINFORCEMENT WILL BE NO. 3 BARS 24" O.C. EACH WAY MAX. SPACING, OR 6x6
– W1.4 x W1.4 WWF
– ALL SIDEWALKS AND HANDICAP RAMPS TO MEET ADA REQUIREMENTS
– ALL SAW JOINTS TO THE CAULKED

CONCRETE SIDEWALK
N.T.S.

1.THE DETECTABLE WARNING DEVICE SHALL BE LOCATED SO THAT THE NEAREST EDGE OF THE DEVICE IS LOCATED AT THE BACK OF CURB.

2.DOMES SHALL BE ALIGNED ON A SQUARE GRID IN THE PREDOMINANT DIRECTION OF TRAVEL TO PERMIT WHEELS TO ROLL BETWEEN DOMES.

3.DETECTABLE WARNING DEVICES SHALL BE A VITRIFIED POLYMER COMPOSITE (VCP) OR CAST IRON AND SHALL BE CAST IN PLASTIC CONCRETE UNLESS OTHERWISE DIRECTED BY PLANNING DEPARTMENT STAFF.



DETECTABLE WARNING DEVICE
NOT TO SCALE

DEVELOPER:
Plaza Street Partners
2400 W. 75th Street
Prairie Village, KS. 66208
1-816-514-0126 - Landon Brack
lbrack@plazastreetpartners.com

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

SHEET: DETAILS 1

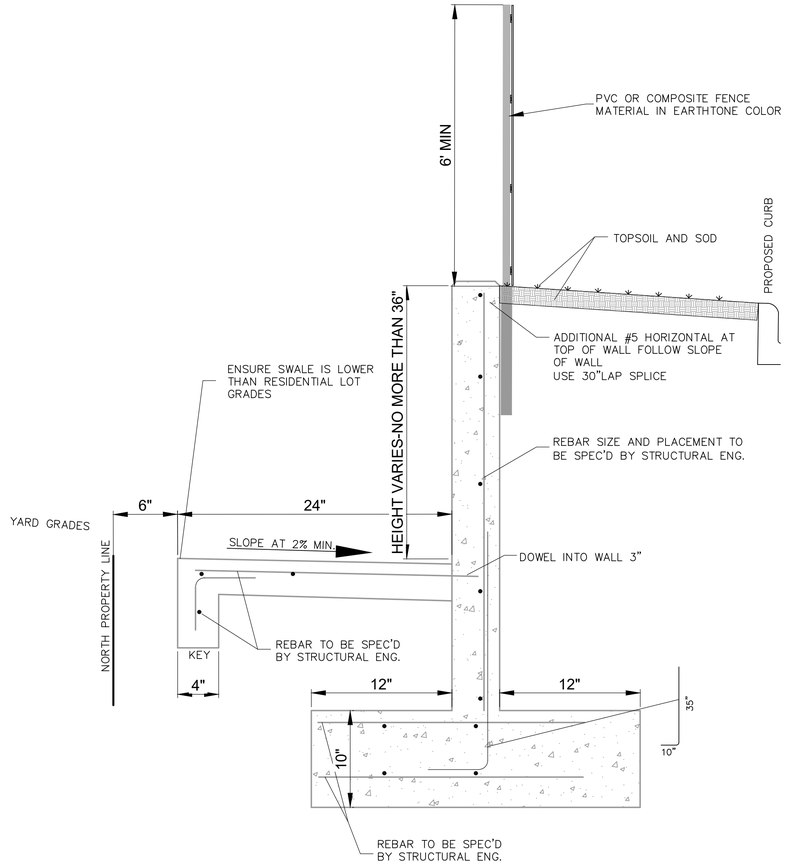
PROJECT: SCHLOTZSY'S
1426 EAST CENTERTON BLVD.
BENTONVILLE, ARKANSAS

NOT FOR CONSTRUCTION
PRELIMINARY
NOT FOR CONSTRUCTION

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

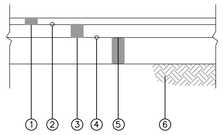
MANAGER:	Ken Booth
DESIGNED BY:	KB
DRAWN BY:	KB
CHECKED BY:	TRS
SCE PROJECT #:	21073
CURRENT REVISION:	2
DATE:	5/02/2022
SHEET:	8 of 14

X:\21 Proj\21073\Drawings\Project\21073_MASTER 2-REVISED 4-28-22.dwg - Plotted on 4/29/2022 6:23 AM @ a scale of 1:1 to DWG TO PDF.PC3 by KBOOTH



DETAIL TO USE FOR WALL BORDERING PROPERTY LINE

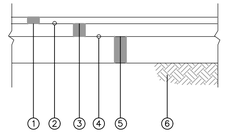
POURED IN PLACE WALL
NOT TO SCALE



FLEXIBLE PAVING SECTION

ITEM	STANDARD DUTY PAVING
407	(1) REQUIRED 1.5", TYPE 1, BITUMINOUS CONCRETE WEARING LAYER (ASPHALT) COMPACTED.
	(2) REQUIRED TACK COAT 0.05 GAL./S.Y. (MAX.)
407	(3) REQUIRED 2.5", TYPE 1, BITUMINOUS CONCRETE WEARING LAYER (ASPHALT) COMPACTED.
401	(4) REQUIRED PRIME COAT 0.25 GAL./S.Y.
303	(5) REQUIRED 6", CLASS 7 (COMPACTED) AGGREGATE BASE COURSE
	(6) SUBGRADE: 24" MINIMUM CBR=8 HILLSIDE COMPACTED TO 95% ASTM

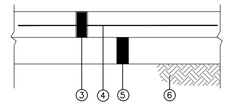
LIGHT DUTY ASPHALT SECTION
N.T.S.



HD-FLEXIBLE PAVING SECTION

ITEM	STANDARD DUTY PAVING
406	(1) REQUIRED 2", TYPE 1, BITUMINOUS CONCRETE SURFACE LAYER (ASPHALT) COMPACTED.
	(2) REQUIRED TACK COAT 0.05 GAL./S.Y. (MAX.)
407	(3) REQUIRED 3", TYPE 1, BITUMINOUS CONCRETE WEARING LAYER (ASPHALT) COMPACTED.
401	(4) REQUIRED PRIME COAT 0.25 GAL./S.Y.
303	(5) REQUIRED 6", CLASS 7 (COMPACTED) AGGREGATE BASE COURSE
	(6) SUBGRADE: 24" MINIMUM CBR=8 HILLSIDE COMPACTED TO 95% ASTM

HEAVY DUTY ASPHALT SECTION
N.T.S.

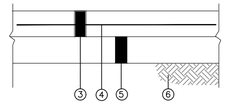


ITEM	PAVING SECTION
* 501	(3) REQUIRED 5" CONCRETE
	(4) W6xW6 2.9x2.9 WELDED REINFORCING WIRE
* 303	(5) REQUIRED 4" CLASS 7 AGGREGATE BASE COURSE
	(6) SUBGRADE: COMPACT TO 95% ASTM D-698.

* ITEM NUMBERS REFER TO STATE OF ARKANSAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION (LATEST EDITION).

PER GEOTECH REPORT CONCRETE PAVING SHOULD BE MIN. 28-DAY COMPRESSIVE STRENGTH OF 3,500 psi, MAXIMUM SLUMP OF 4 INCHES AND AIR CONTENT OF 5 TO 7 PERCENT AND ALL JOINTS TO BE SEALED

LIGHT DUTY CONCRETE SECTION
NOT TO SCALE

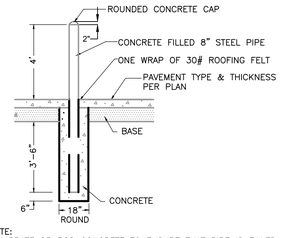


ITEM	PAVING SECTION
* 501	(3) REQUIRED 6" CONCRETE
	(4) W6xW6 2.9x2.9 WELDED REINFORCING WIRE
* 303	(5) REQUIRED 4" CLASS 7 AGGREGATE BASE COURSE
	(6) SUBGRADE: COMPACT TO 95% ASTM D-698.

* ITEM NUMBERS REFER TO STATE OF ARKANSAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION (LATEST EDITION).

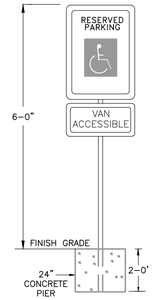
PER GEOTECH REPORT CONCRETE PAVING SHOULD BE MIN. 28-DAY COMPRESSIVE STRENGTH OF 3,500 psi, MAXIMUM SLUMP OF 4 INCHES AND AIR CONTENT OF 5 TO 7 PERCENT AND ALL JOINTS TO BE SEALED

HEAVY DUTY CONCRETE SECTION
NOT TO SCALE

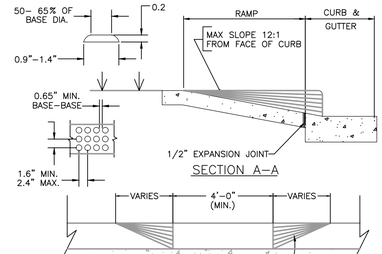


NOTE:
1. VIBRATE OR ROD CONCRETE TO ENSURE THAT PIPE IS FILLED.
2.PAINT W/TWO COATS REFLECTIVE TRAFFIC YELLOW PAINT.

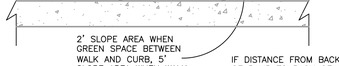
PIPE BOLLARD
NOT TO SCALE



HANDICAP PARKING SIGN
NOT TO SCALE



SECTION A-A



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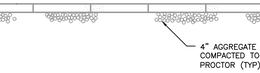

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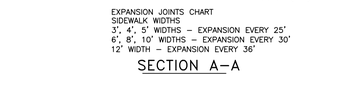
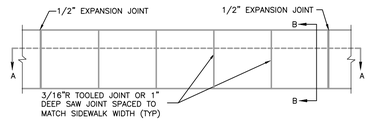


EXPANSION JOINTS CHART
SIDEWALK WIDTHS
3', 4', 5' WIDTHS - EXPANSION EVERY 25'
6', 8', 10' WIDTHS - EXPANSION EVERY 30'
12' WIDTH - EXPANSION EVERY 36'

SECTION A-A



PLAN VIEW

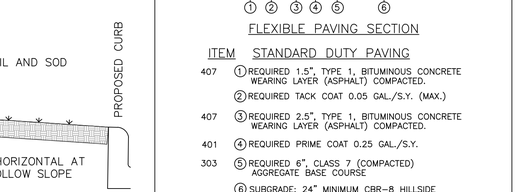
NOTE:
PROVIDE 1/2" EXPANSION JOINT BETWEEN SIDEWALK AND ALL FIXED OBJECTS

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

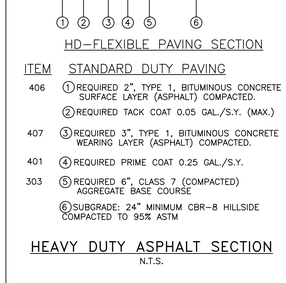
CONCRETE SIDEWALK
N.T.S.

SIDEWALK AS CURB TURN-DOWN EDGE
NOT TO SCALE

STANDARD CURB
NOT TO SCALE



HANDICAP RAMP IN SIDEWALK
N.T.S.



BUILTUP ADA CURB RAMP
NOT TO SCALE

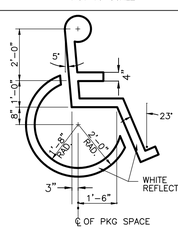
DETAIL A

GENERAL NOTES FOR DETECTABLE WARNING DEVICES:

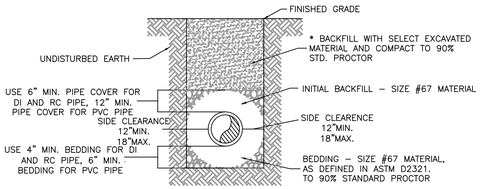
THE DETECTABLE DEVICE SHALL BE LOCATED SO THAT THE NEAREST EDGE OF THE DEVICE IS 6 TO 8 INCHES FROM THE FACE OF THE CURB. TRUNCATED DOMES IN THE DETECTABLE WARNING SURFACE SHALL MEET THE REQUIREMENTS OF THE GEOMETRIC CONFIGURATION SHOWN. DOMES SHALL BE ALIGNED ON A SQUARE GRID IN THE PREDOMINANT DIRECTION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

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

HANDICAP RAMP
N.T.S.

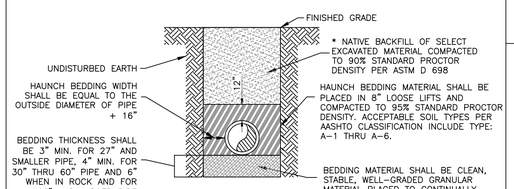


HANDICAP SYMBOL
NOT TO SCALE



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

PIPE BEDDING DETAIL
NOT TO SCALE



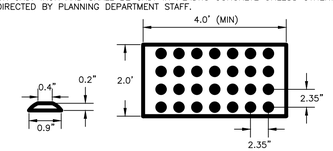
* WHERE PIPE CROSSES UNDER PAVEMENT AREAS OR PUBLIC STREETS; BACKFILL WITH FULL-DEPTH CLASS 7 GRAVEL, IN 8" LIFTS (MIN) AND COMPACTED TO 95% STD. PROCTOR, OR AS REQUIRED BY GOVERNING MUNICIPALITY.

FLEXIBLE PIPE STORM SEWER BEDDING
NOT TO SCALE

1.THE DETECTABLE WARNING DEVICE SHALL BE LOCATED SO THAT THE NEAREST EDGE OF THE DEVICE IS LOCATED AT THE BACK OF CURB.

2.DOMES SHALL BE ALIGNED ON A SQUARE GRID IN THE PREDOMINANT DIRECTION OF TRAVEL TO PERMIT WHEELS TO ROLL BETWEEN DOMES.

3.DETECTABLE WARNING DEVICES SHALL BE A VITRIFIED POLYMER COMPOSITE (VCP) OR CAST IRON AND SHALL BE CAST IN PLASTIC CONCRETE UNLESS OTHERWISE DIRECTED BY PLANNING DEPARTMENT STAFF.



DETECTABLE WARNING DEVICE
NOT TO SCALE

DEVELOPER:
Plaza Street Partners
2400 W. 75th Street
Prairie Village, KS 66208
1-816-514-0126 - Landon Brack
lbrack@plazastreetpartners.com

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

SHEET: DETAILS 2

PROJECT: SCHLOTZSY'S
1426 EAST CENTERTON BLVD.
BENTONVILLE, ARKANSAS

NOT FOR CONSTRUCTION
PRELIMINARY
NOT FOR CONSTRUCTION

SAND CREEK
ENGINEERING, LLC
Bentonville, Arkansas (479) 464-9282

MANAGER:	Ken Booth
DESIGNED BY:	KB
DRAWN BY:	KB
CHECKED BY:	TRS
SCE PROJECT #:	21073
CURRENT REVISION:	2
DATE:	5/02/2022
SHEET:	9 of 14

BENTONVILLE ID LSD 22-0022

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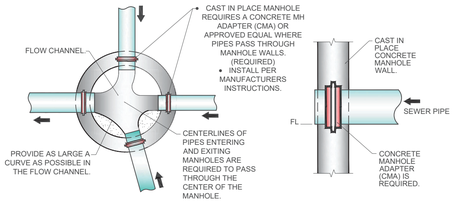
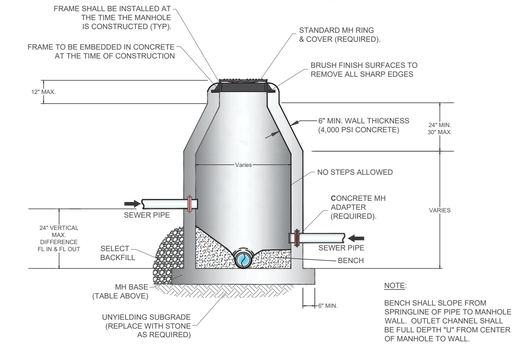
SANITARY SEWER
CAST IN PLACE MANHOLE



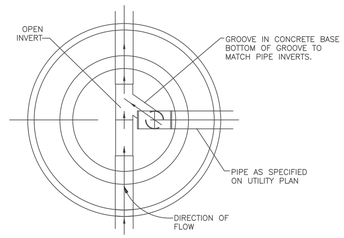


Inside Diameter of Manhole	Minimum Wall Thickness	Base Thickness	Minimum Ring & Cover Size
4' DIA	6"	8"	24" (< or Equal to 24" Pipes)
5' DIA	8"	10"	36" (> 24" Pipes)
6' DIA	8"	12"	

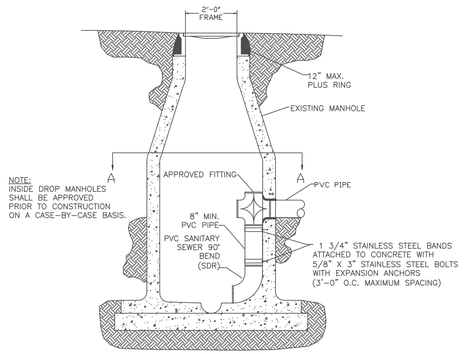
MANHOLE INFORMATION TABLE

SANITARY SEWER DETAIL: SS01

SANITARY SEWER
INTERIOR DROP MANHOLE

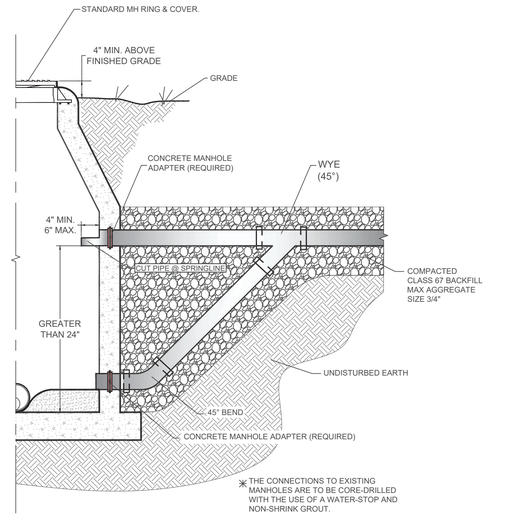


SECTION A–A



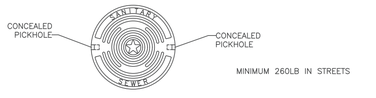
SANITARY SEWER DETAIL: SS02

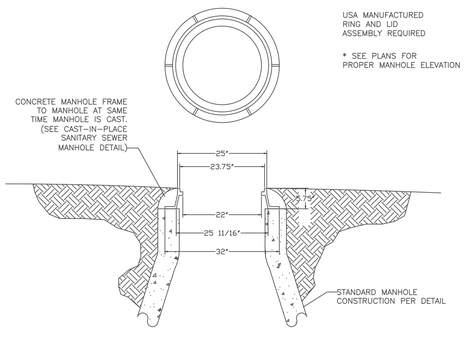
SANITARY SEWER
EXTERIOR DROP MANHOLE



SANITARY SEWER DETAIL: SS03

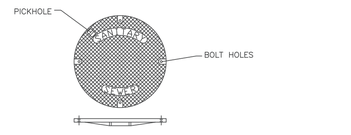
HEAVY DUTY MANHOLE
LID & FRAME

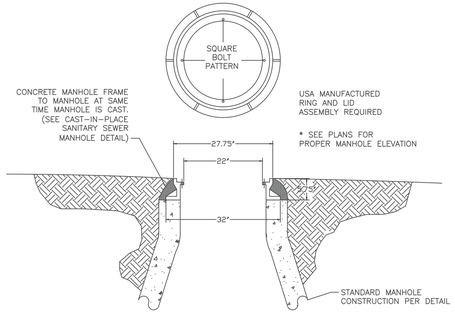




SANITARY SEWER DETAIL: SS04

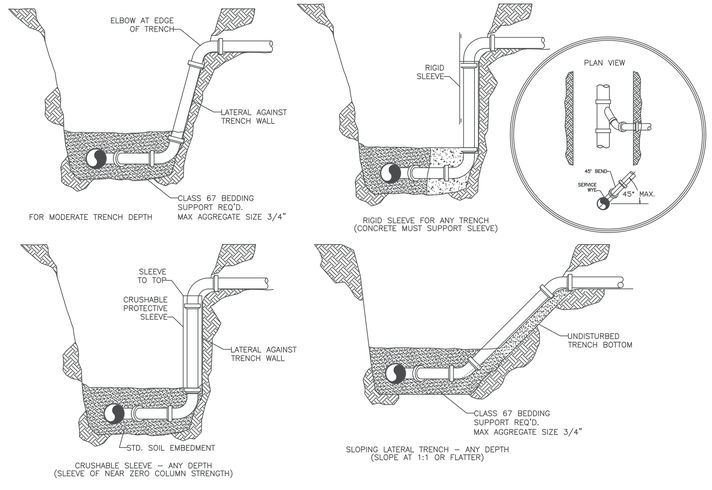
WATER TIGHT BOLTED MANHOLE
LID & FRAME





SANITARY SEWER DETAIL: SS05

SANITARY SEWER
SERVICE WYE



SANITARY SEWER DETAIL: SS06

THE CITY OF WASTEWATER WATER BENTONVILLE

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

SAN.SEWER DETAILS

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

REVISIONS:

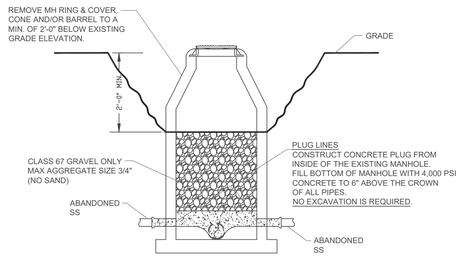
Adopted by City Council 06/22/2021
Ordinance Number: 2021-135

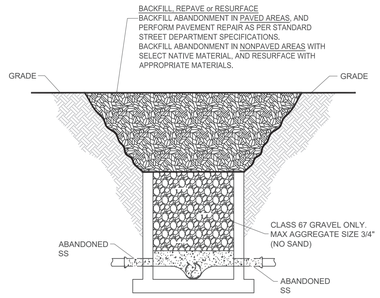
Approved by Dept. of Health
04/01/2021

NOTES:

DRAWN BY: JI	DATE: 03/16/2021
APPROVED BY: PN	DATE: 03/16/2021
SHEET NUMBER: 1	OF 2

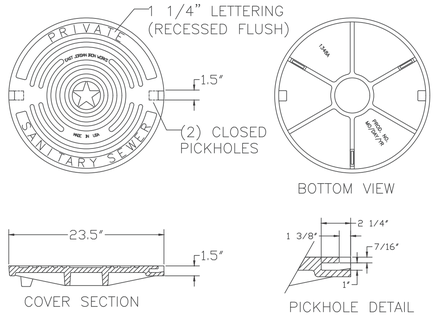
SANITARY SEWER MANHOLE ABANDONMENT





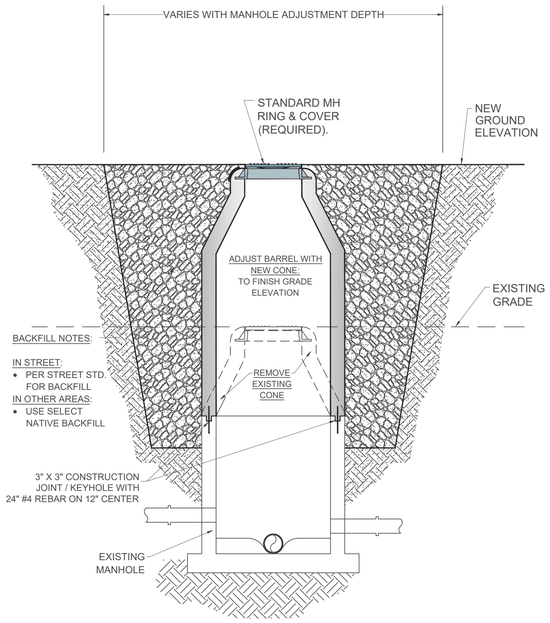
SANITARY SEWER DETAILS: SS07

PRIVATE MANHOLE RING AND LID



SANITARY SEWER DETAILS: SS08

TYPICAL MANHOLE ADJUST TO GRADE



SANITARY SEWER DETAILS: SS09

THE CITY OF WASTEWATER WATER BENTONVILLE

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

SAN.SEWER DETAILS

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

REVISIONS:

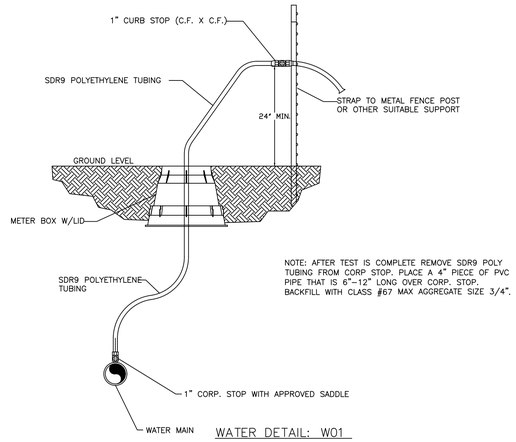
Adopted by City Council 06/22/2021
Ordinance Number: 2021-135

Approved by Dept. of Health
04/01/2021

NOTES:

DRAWN BY: JI	DATE: 03/16/2021
APPROVED BY: PN	DATE: 03/16/2021
SHEET NUMBER: 2	OF 2

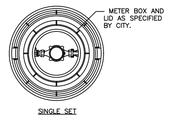
TEMPORARY 1" BLOW OFF ASSEMBLY SAMPLE POINTS



NOTE: AFTER TEST IS COMPLETE REMOVE SDR9 POLY TUBING FROM CORP STOP. PLACE A 4" PIECE OF PVC PIPE THAT IS 6"–12" LONG OVER CORP. STOP. BACKFILL WITH CLASS #67 MAX AGGREGATE SIZE 3/4".

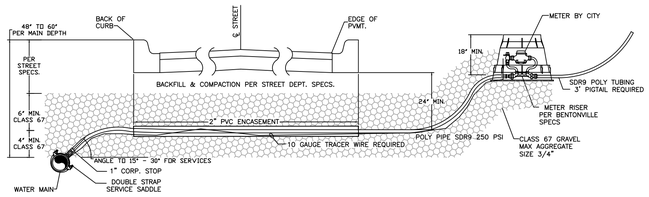
WATER DETAIL: W01

WATER SERVICE DETAIL 1"



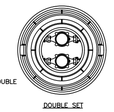
SINGLE SET

NOTE:
1" SDR9 POLY TUBING WILL SUPPLY WATER ONLY TO A SINGLE 1" METER SERVICE.



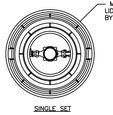
WATER DETAIL: W02

WATER SERVICE DETAIL 5/8"

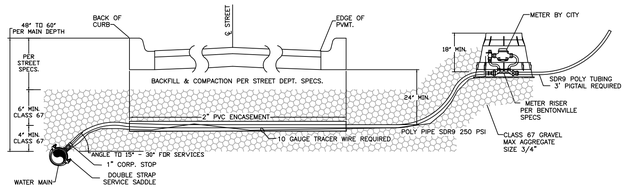


NOTE:
1" TUBING WILL SUPPLY WATER TO A SINGLE 5/8" METER SERVICE OR A DOUBLE 5/8" METER SERVICE.

DOUBLE SET

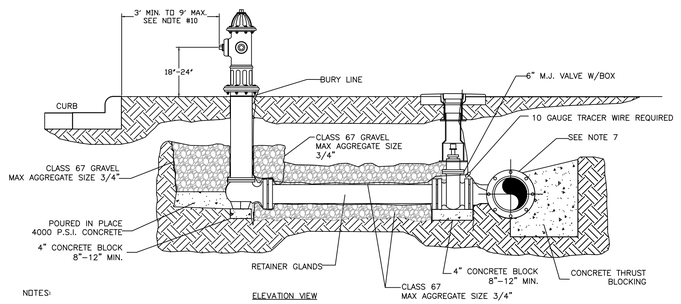


SINGLE SET



WATER DETAIL: W03

FIRE HYDRANT DETAIL W/ RETAINER GLANDS

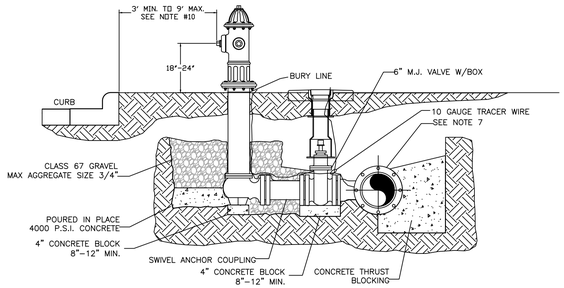


ELEVATION VIEW

NOTES:
1. DRAINAGE BED SHALL CONSIST OF CLASS 67 GRAVEL WITH A MAX AGGREGATE SIZE OF 3/4".
2. USE 6" NIPPLE WITH M.J. RETAINER GLANDS IF DISTANCE BETWEEN VALVE AND HYDRANT MUST BE GREATER THAN 13" SWIVEL ADAPTER.
3. FIRE HYDRANT TO BE BLOCKED AGAINST FIRM SOIL AS SHOWN.
4. ALL HYDRANTS SHALL BE INSTALLED PLUMB.
5. LARGE NOZZLE SHALL FACE CURB UNLESS OTHERWISE NOTED. ROTATE BARREL AS REQUIRED.
6. HYDRANT SHOULD NOT BE SET CLOSER THAN 4.0' TO OBSTRUCTIONS THAT ARE IN LINE WITH NOZZLE.
7. M.J. ANCHOR TEE, TAPPING SLEEVE OR TAPPING SADDLE MAY BE USED (SEE MATERIAL SPECIFICATIONS)
8. HYDRANTS TO BE SET AT DEPTHS GREATER THAN 6.0' SHALL BE SET WITH A MODIFIED FIRE HYDRANT SETTING.
9. POLYWRAP ENTIRE HYDRANT ASSEMBLY. DO NOT COVER WEEP HOLE DRAIN.
10. HYDRANTS WILL BE SET AT A MINIMUM OF 3' TO A MAXIMUM OF 9' BACK OF CURB OR EDGE OF DRAINING SURFACE, NOT IN SIDEWALK, FIRE LANE, OR RADIUS OR AS DIRECTED BY BENTONVILLE WATER DEPARTMENT.

WATER DETAIL: W04

FIRE HYDRANT DETAIL W/SWIVEL ANCHOR COUPLING



ELEVATION VIEW

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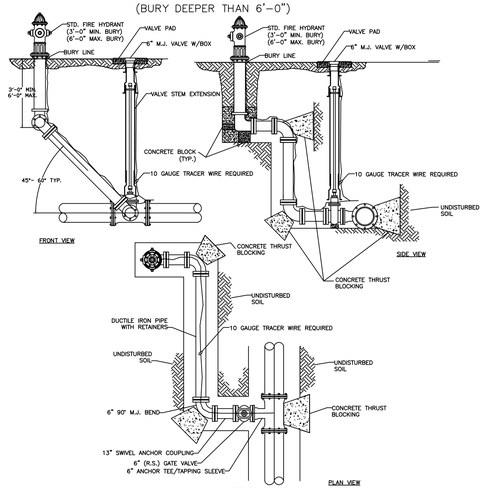
9. POLYWRAP ENTIRE HYDRANT ASSEMBLY. DO NOT COVER WEEP HOLE DRAIN.
10. HYDRANTS WILL BE SET AT A MINIMUM OF 3' TO A MAXIMUM OF 9' BACK OF CURB, NOT IN SIDEWALK, FIRE LANE, OR RADIUS OR AS DIRECTED BY BENTONVILLE WATER DEPARTMENT.

WATER DETAIL: W05

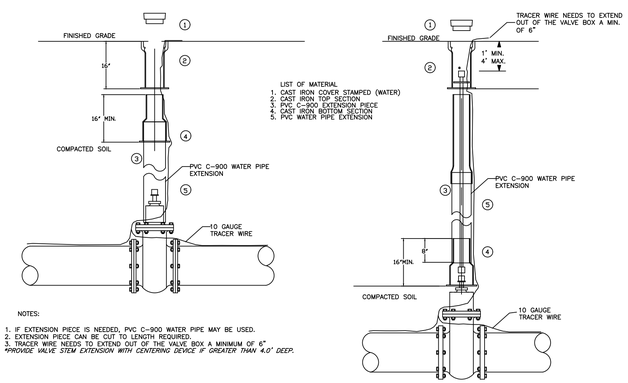
DEEP BURY FIRE HYDRANTS

(BURY DEEPER THAN 6'–0")



WATER DETAIL: W06

VALVE BOX VALVE STEM & TRACER WIRE INSTALLATION

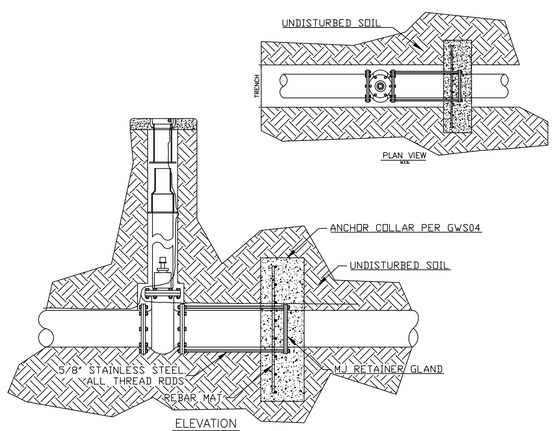


NOTES:
1. IF EXTENSION PIECE IS NEEDED, PVC C-900 WATER PIPE MAY BE USED.
2. EXTENSION PIECE CAN BE CUT TO LENGTH REQUIRED.
3. TRACER WIRE NEEDS TO EXTEND OUT OF THE VALVE BOX A MINIMUM OF 6"

PROVIDE VALVE STEM EXTENSION WITH CENTERING DEVICE IF GREATER THAN 4.0' DEEP.

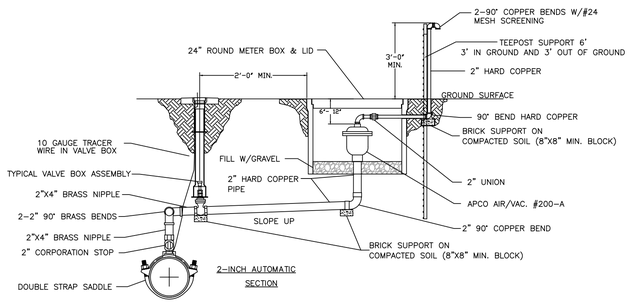
WATER DETAIL: W07

RESTRAINED GATE VALVE



WATER DETAIL: W08

2" COMBINATION AIR/VACUUM VALVE DETAIL



NOTES:
1. ALL THREADED CONNECTIONS SHALL HAVE A DOUBLE WRAP OF TEFLON TAPE ON THREADS.
2. DRILL HOLE IN SIDE OF METER BOX FOR OUTLET PIPING.
3. VALVES WILL BE PIPED TO POINT BEYOND PAVEMENT AND SHOULDER.

WATER DETAIL: W09

THE CITY OF WASTEWATER WATER BENTONVILLE
3200 SW MUNICIPAL DR.
Bentonville, AR 72712
Ph: (479) 271-3140
www.bentonvillear.com

WATER DETAILS

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Adopted by City Council 06/22/2021
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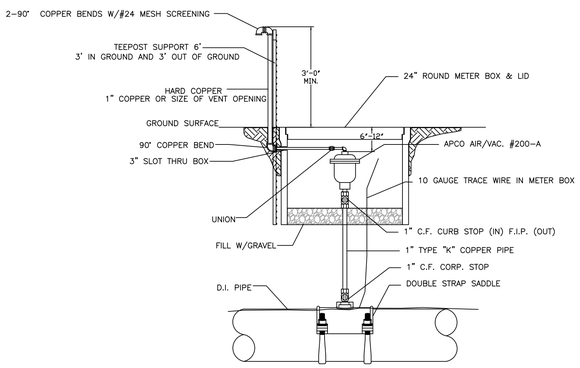
Approved by Dept. of Health 04/01/2021

NOTES:

DRAWN BY:	JI	DATE:	03/16/2021
APPROVED BY:	PN	DATE:	03/16/2021
SHEET NUMBER:	1	OF	2

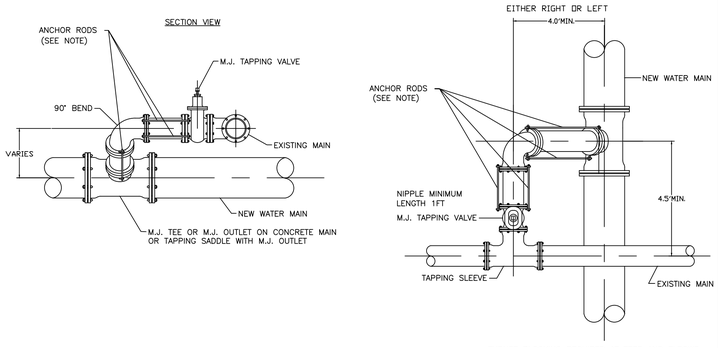
1" COMBINATION AIR/VACUUM VALVE DETAIL



NOTES:
1. ALL THREADED CONNECTIONS SHALL HAVE A DOUBLE WRAP OF TEFLON TAPE ON THREADS.
2. DRILL HOLE IN SIDE OF METER BOX FOR OUTLET PIPING.
3. VALVES WILL BE PIPED TO POINT BEYOND PAVEMENT AND SHOULDER.

WATER DETAIL: W10

SWING CONNECTION - NEW MAIN TO EXISTING MAIN



THRUST BLOCKING REQUIRED AT TEES AND ELBOWS.

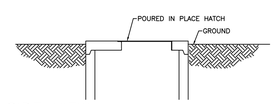
PIPE SIZE	6"	8"	12"
RODS PER NIPPLE	2	2	4

NOTES:
1. CONTRACTOR SHALL LOCATE EXISTING MAIN IN ADVANCE OF LAYING NEW LINE IN ORDER TO ASSURE ADEQUATE LENGTH TO ADJUST DEPTH OF NEW MAIN.
2. DIMENSIONS SHOWN ARE RECOMENDED MINIMUMS TO PROVIDE ADEQUATE ROOM FOR TIGHTENING BOLTS ON JOINTS. (OTHER DIMENSIONS MAY BE USED)
3. PROVIDE STAINLESS STEEL "ALL THREAD(MIN 5/8")" TIE RODS WITH EYE BOLTS FOR ANCHORING ALL JOINTS.
4. RODS SHALL BE FIELD CUT TO FIT & SHALL BE PROTECTED WITH POLYWRAP.
5. ROTATE TEE UP & ELBOW DOWN AS REQUIRED TO MATCH.
6. USE TYPICAL CONCRETE BLOCKING REQUIRED.

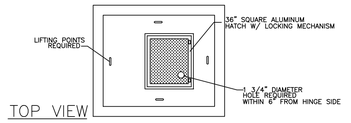
WATER DETAIL: W11

METER VAULT DETAIL FOR 4" - 8" METERS (TYPICAL)

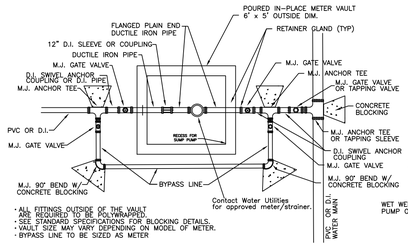
(DIMENSIONS MAY VARY FOR METER SIZES)



SIDE VIEW

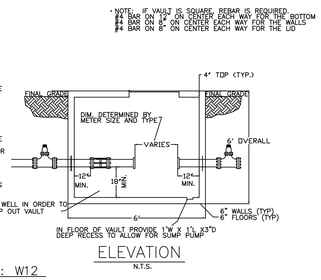


TOP VIEW



- ALL FITTINGS OUTSIDE OF THE VAULT ARE REQUIRED TO BE POLYWRAPPED.
- SEE STANDARD SPECIFICATIONS FOR BLOCKING DETAILS.
- VAULT SIZE MAY VARY DEPENDING ON MODEL OF METER.
- BYPASS LINE TO BE SIZED AS METER

PLAN VIEW
N.T.S.



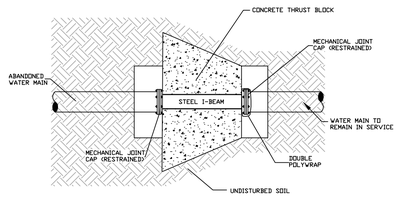
- NOTE: IF VAULT IS SQUARE REBAR IS REQUIRED
#4 BAR ON 12" ON CENTER EACH WAY FOR THE BOTTOM
#4 BAR ON 8" ON CENTER EACH WAY FOR THE WALLS
#4 BAR ON 8" ON CENTER EACH WAY FOR THE LID

IN FLOOR OF VAULT PROVIDE 1'W x 1'L X 3"D DEEP RECESS TO ALLOW FOR SUMP PUMP

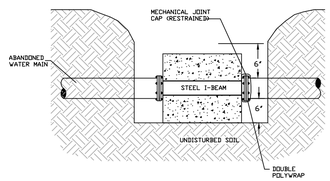
ELEVATION
N.T.S.

WATER DETAIL: W12

CUT/CAP DETAIL



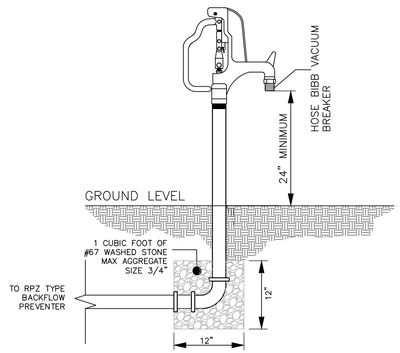
PLAN VIEW



PROFILE VIEW

WATER DETAIL: W13

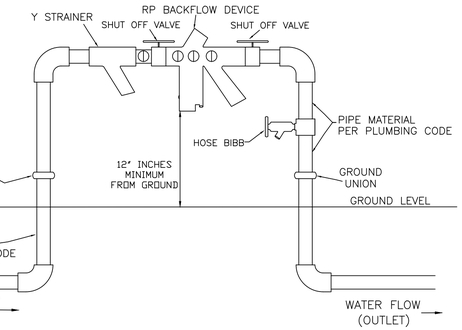
FROST FREE HOSE BIBB WITH VACUUM BREAKER



ELEVATION
N.T.S.

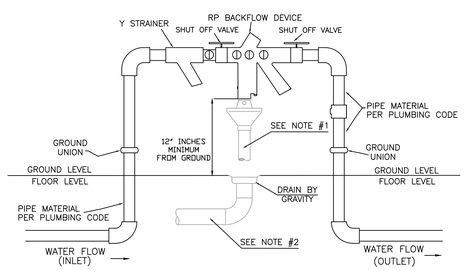
WATER DETAIL: W14

REDUCED PRESSURE (RP) IRRIGATION ONLY



WATER DETAIL: W15

REDUCED PRESSURE (RP) IRRIGATION ONLY



INDOOR APPLICATION ONLY NOTES:

1. AN AIR GAP DRAIN IS REQUIRED TO REDUCE SPLASHING OF MINOR DISCHARGES FROM THE RELIEF VALVE DRAIN PORT.
2. INDOOR INSTALLATION OF RP'S SHOULD PROVIDE FOR DRAINAGE CAPABLE OF HANDLING IN EXCESS OF THE MAXIMUM DISCHARGE RATE EXPECTED BY THE BACKFLOW ASSEMBLY MANUFACTURER.

WATER DETAIL: W16

THE CITY OF WASTEWATER WATER BENTONVILLE
3200 SW MUNICIPAL DR.
Bentonville, AR 72712
Ph: (479) 271-3140
www.bentonvillear.com

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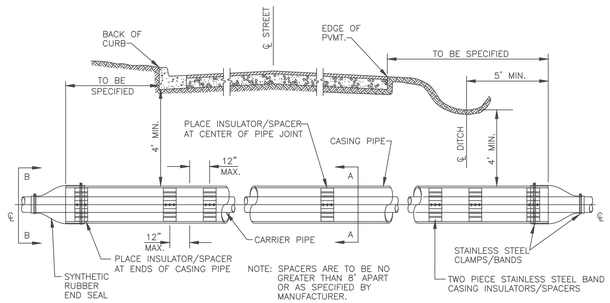
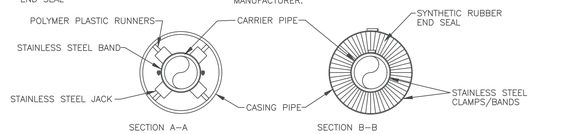
SHEET NUMBER: 2	OF 2

ENCASEMENT DETAIL





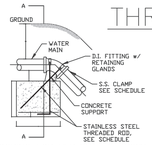
CARRIER & CASING SIZES									
CARRIER	4"	6"	8"	10"	12"	14"	16"	18"	20"
CASING	16"	16"	16"	18"	20"	24"	30"	30"	36"
CASING/WALL THICKNESS	.219	.219	.219	.250	.281	.344	.406	.406	.500

NOTE: DUCTILE IRON, OR PVC PIPE REQUIRED FOR WATER, OR SEWER.

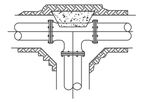
*ALL BELLS SHALL BE RESTRAINED INSIDE ENCASEMENT BY APPROVED METHOD.

GENERAL WATER/SEWER DETAIL: GWS01

THRUST BLOCKING



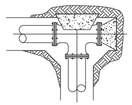
BLOCKING FOR VERTICAL TIE DOWN



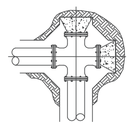
BLOCKING FOR TEE



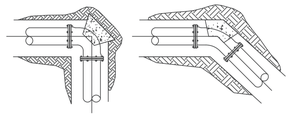
TYPICAL BLOCKING FOR VERTICAL BENDS



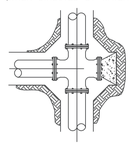
SPECIAL BLOCKING OF TEE & PLUG (WHEN DIRECTED BY WATER DEPT.)



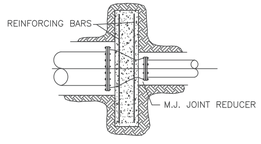
TYPICAL SECTION OF CROSS & 2 PLUG BLOCKING (WHEN DIRECTED BY WATER DEPT.)



TYPICAL BLOCKING FOR HORIZONTAL BENDS



TYPICAL SECTION OF CROSS & PLUG BLOCKING (WHEN DIRECTED BY WATER DEPT.)



THRUST SUPPORT FOR REDUCER (SIZE TO BE DETERMINED BY WATER DEPT.)

NOTES.
1. ALL BLOCKING SHALL BE AGAINST UNDISTURBED SOIL USING 4,000 PSI CONCRETE.
2. WHERE SOIL CONDITIONS MAKE IT NECESSARY TO POUR CONCRETE OVER JOINTS, THE ENDS OF THE ADJACENT PIPES MUST HAVE A THRUST BLOCK TO RESIST MOVEMENT OF THESE JOINTS.
3. WEIGHT CALCULATIONS TO BE BASED ON REACTION BACKING TABLE (SEE GWS03).
4. WHEN BLOCKING AGAINST FITTINGS, FITTINGS SHALL BE COVERED WITH POLYETHYLENE WRAP TO PREVENT BONDING OF CONCRETE
5. WHERE SHEAR BECOMES A PROBLEM PROPER REINFORCING MUST BE INSTALLED INTO THE BLOCKING.
6. CLEARANCE SHALL BE A MINIMUM OF 6" BETWEEN PIPE AND OBSTRUCTIONS.
7. CLEARANCE ON PIPES BELONGING TO OIL/GAS COMPANIES SHALL BE 18" UNLESS SPECIAL PERMISSION IS GIVEN BY THESE COMPANIES AND THE DEPARTMENT.
8. 12" OF ALL THREAD EMBEDED IN CONCRETE
9. MIN. 5/8" ALL THREAD FOR SECTIONS 10FT OR UNDER

GENERAL WATER/SEWER DETAIL: GWS02

REACTION BACKING TABLE

BLOCKING SCHEDULE						
PIPE SIZE		BENDS 45°	22 1/2°	11 1/4°	ROD DIA.
8"	VOLUME REQ'D (CU. FT.)	98.5	50.2	25.2	3/4 IN.
	A (FT.)	5.00'	4.00'	3.00'	
	B (FT.)	4.00'	3.20'	2.80'	
	C (FT.)	5.00'	4.00'	3.00'	
	MIN. CLAMP (2 EA.)	3/8 IN. x 2 IN.			
12"	VOLUME REQ'D (CU. FT.)	209.5	106.8	53.7	3/4 IN.
	A (FT.)	6.00'	5.00'	4.00'	
	B (FT.)	6.00'	4.25'	3.50'	
	C (FT.)	6.00'	5.00'	4.00'	
	MIN. CLAMP (2 EA.)	1/2 IN. x 2 IN.			
18"	VOLUME REQ'D (CU. FT.)	457.2	233.1	117.1	1 IN.
	A (FT.)	8.00'	6.50'	5.00'	
	B (FT.)	7.25'	5.50'	4.75'	
	C (FT.)	8.00'	6.50'	5.00'	
	MIN. CLAMP (2 EA.)	5/8 IN. x 3 IN.			
24"	VOLUME REQ'D (CU. FT.)	800.3	408.0	205.0	1 1/4 IN.
	A (FT.)	9.50'	7.50'	6.00'	
	B (FT.)	9.00'	7.25'	5.75'	
	C (FT.)	9.50'	7.50'	6.00'	
	MIN. CLAMP (2 EA.)	5/8 IN. x 3 IN.			

VOLUME CALCULATED ON THE BASIS OF CONCRETE REACTING THRUST ON THE RESPECTIVE BENDS UNDER AN INTERNAL PRESSURE OF 250 PSI, 50 PSI SURGE AND THE WEIGHT OF CONCRETE IS 150 POUNDS PER CU. FT.

NOTES:
1. ALL FITTINGS SHALL BE MECHANICAL JOINTS.
2. DO NOT COVER BELLS OR FLANGES WITH CONCRETE.
3. WRAP ALL FITTINGS WITH POLY WRAP.
4. BACK ALL TEES ACCORDING TO SIZE OF BRANCH.
5. BACKING FUTURE LINE EXTENSIONS SHALL BE SUCH THAT LATER REMOVAL IS POSSIBLE.
6. ALL BENDS WHERE FITTINGS ARE USED, BOTH HORIZONTAL OR VERTICAL, SHALL BE BACKED WITH CONCRETE.
7. REACTION BACKING TABLE IS BASED ON 150 PSI AND SOIL BEARING PRESSURE OF 2,000 LB/SQ. FT. ADDITIONAL BACKING MAY BE REQUIRED IN SOME AREAS AS REQUIRED BY CITY WATER DEPARTMENT.

GENERAL WATER/SEWER DETAIL: GWS03

THE CITY OF WASTEWATER WATER BENTONVILLE
3200 SW MUNICIPAL DR.
Bentonville, AR 72712
Ph: (479) 271-3140
www.bentonvillear.com

WATER/SEWER DETAILS

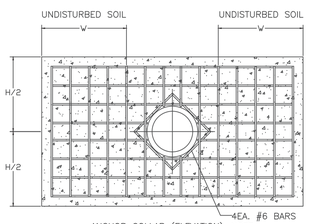
811
Know what's **below.**
Call before you dig.

REVISIONS:
Adopted by City Council 06/22/2021
Ordinance Number: 2021-135

DRAWN BY: JI	DATE: 03/16/2021
APPROVED BY: PN	DATE: 03/16/2021
SHEET NUMBER: 1	OF 1

ANCHOR COLLAR SPECIFICATIONS

ANCHOR COLLAR SCHEDULE						
PIPE SIZE	DIMENSIONS W	H	T	M	REINFORCING BARS "A" BARS	"B" BARS
6"	1.5'	2.0'	1.0'	M.J. RETAINER GLAND	#6@6"	#6@6"
8"	1.5'	2.5'	1.0'	M.J. RETAINER GLAND	#6@6"	#6@6"
12"	2.0'	4.0'	1.5'	M.J. RETAINER GLAND	#6@6"	#6@6"
16"	3.0'	4.5'	1.5'	M.J. RETAINER GLAND	#6@6"	#6@6"
20"	3.0'	5.0'	2.0'	M.J. RETAINER GLAND	#6@6"	#6@6"
24"	3.5'	5.5'	2.0'	M.J. RETAINER GLAND	#7@6"	#6@10"
30"	6.5'	6.0'	2.5'	4"	#8@6"	#7@10"
36"	7.0'	7.0'	2.5'	4"	#8@6"	#7@10"



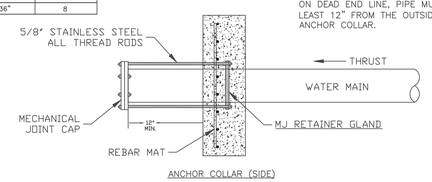
ANCHOR COLLAR (ELEVATION)

ROD REQUIREMENTS	
MAIN SIZE	NO. OF RODS
6"	2
8"	4
12"	4
16"	6
24"	6
30"	8
36"	8

NOTE:
USE M.J. RETAINER GLANDS FOR PIPE 24" AND SMALLER.

NOTE:
PIPE SURFACES SHALL BE CLEANED OF ALL FOREIGN MATERIAL BEFORE 4000 PSI CONCRETE COLLAR IS POURED.

NOTE:
ON DEAD END LINE, PIPE MUST EXTEND AT LEAST 12" FROM THE OUTSIDE EDGE OF ANCHOR COLLAR.

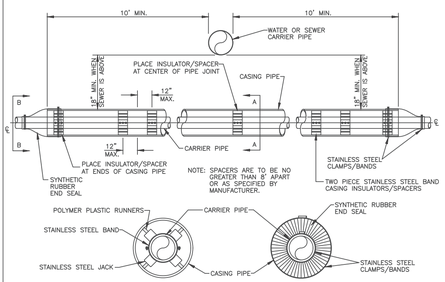


ANCHOR COLLAR (SIDE)

NOTE:
ALL–THREAD STEEL RODS SHALL BE 5/8" STAINLESS STEEL WITH STAINLESS STEEL HARDWARE.

GENERAL WATER/SEWER DETAIL: GWS04

ENCASEMENT CROSSING DETAIL



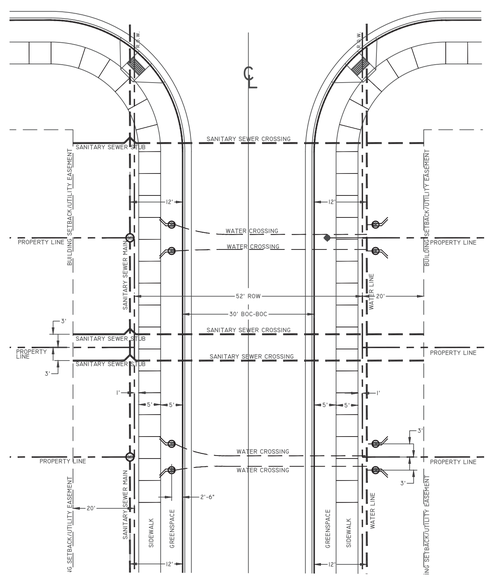
CARRIER & CASING SIZES									
CARRIER	4"	6"	8"	10"	12"	14"	16"	18"	20"
CASING	16"	16"	16"	18"	20"	24"	30"	30"	36"
CASING/WALL THICKNESS	.219	.219	.219	.250	.281	.344	.406	.406	.500

NOTE: DUCTILE IRON, OR PVC PIPE REQUIRED FOR WATER, OR SEWER.

*ALL BELLS SHALL BE RESTRAINED BY APPROVED METHOD.

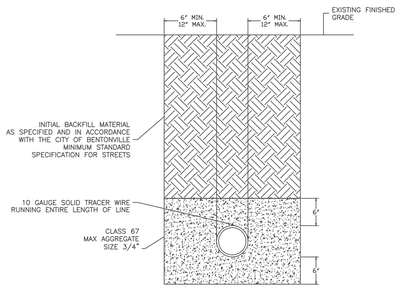
GENERAL WATER/SEWER DETAIL: GWS05

SUBDIVISION UTILITY PLACEMENT



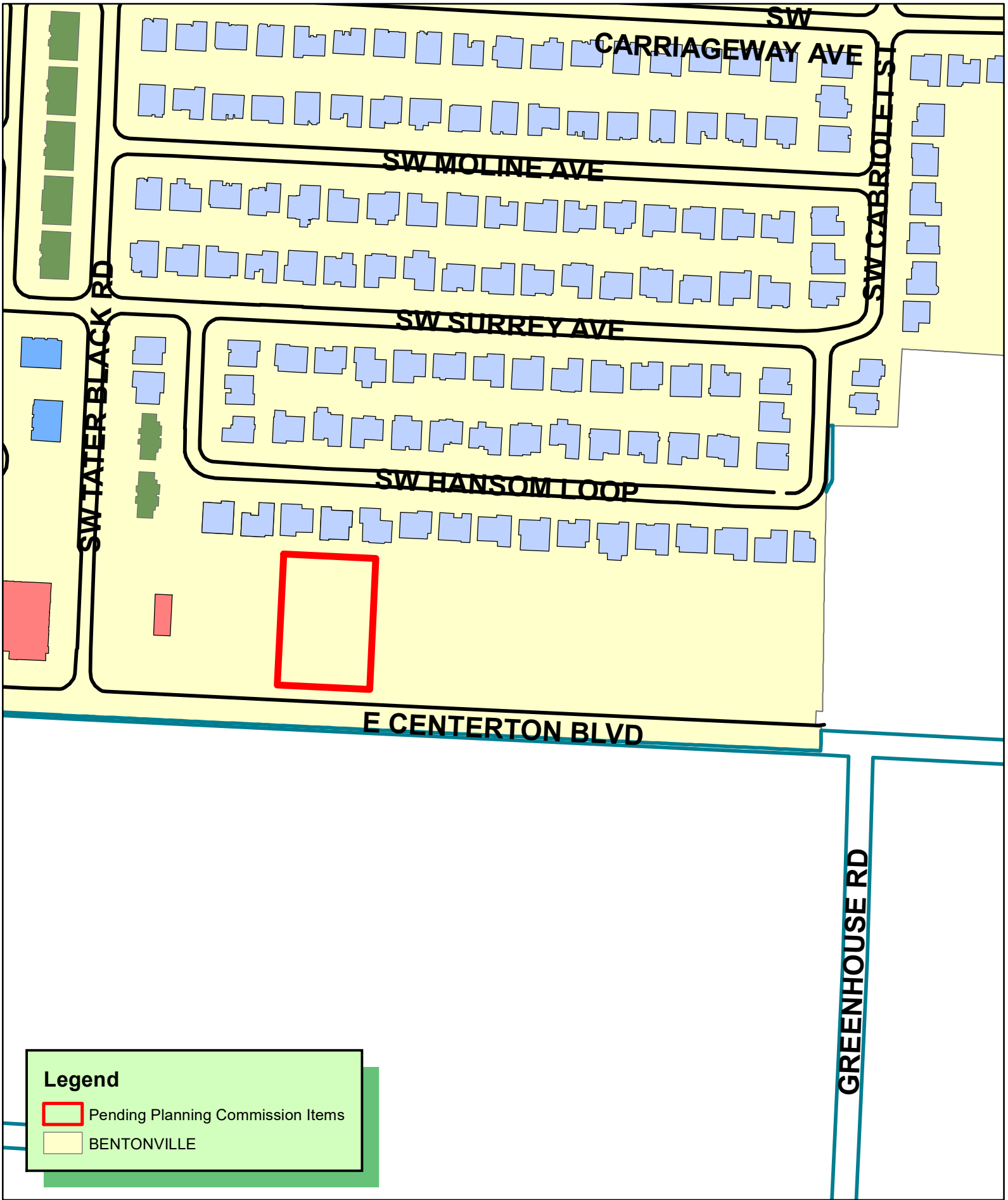
GENERAL WATER/SEWER DETAIL: GWS06

TYPICAL BEDDING DETAIL



* REFER TO STREET SPECIFICATIONS FOR STREET REPAIR INFORMATION

GENERAL WATER/SEWER DETAIL: GWS07



N
W E
S

1 inch = 200 feet

LSD22-0023 5/17/22
LARGE SCALE DEVELOPMENT
ANDY'S FROZEN CUSTARD
1644 E CENTRAL BLVD

LARGE SCALE DEVELOPMENT
ANDY'S FROZEN CUSTARD
1644 EAST CENTERTON BLVD.
BENTONVILLE, ARKANSAS

CONTACT LIST

Planning Dept.: City of Bentonville
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Ellen Norvell, (479) 271-3122
enorvell@bentonvillear.com

City Engineer: City of Bentonville,
3200 SW Municipal Drive,
Bentonville, AR,
Dan Weese, (479) 271-5993
dweese@bentonvillear.com

Stormwater: City of Bentonville,
3200 SW Municipal Drive,
Bentonville, AR,
Janet Paith, (479) 271-5002,
jpaith@bentonvillear.com

Fire Dept.: City of Bentonville,
800 S.W. "A" Street,
Bentonville, AR 72712,
Brent Boydston, Fire Chief
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bboydston@bentonvillear.com

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Bentonville, AR 72712,
Tony Davis (479) 271-3130
todavis@bentonvillear.com

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Bentonville, AR 72712,
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cearl@bentonvillear.com

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Joshua.knight@blackhillscorp.com

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Fayetteville, AR 72703,
Brent Baldwin
Office: (479) 571-6609
Cell: (479)-200-9022
bb6585@att.com

Cox Communications:
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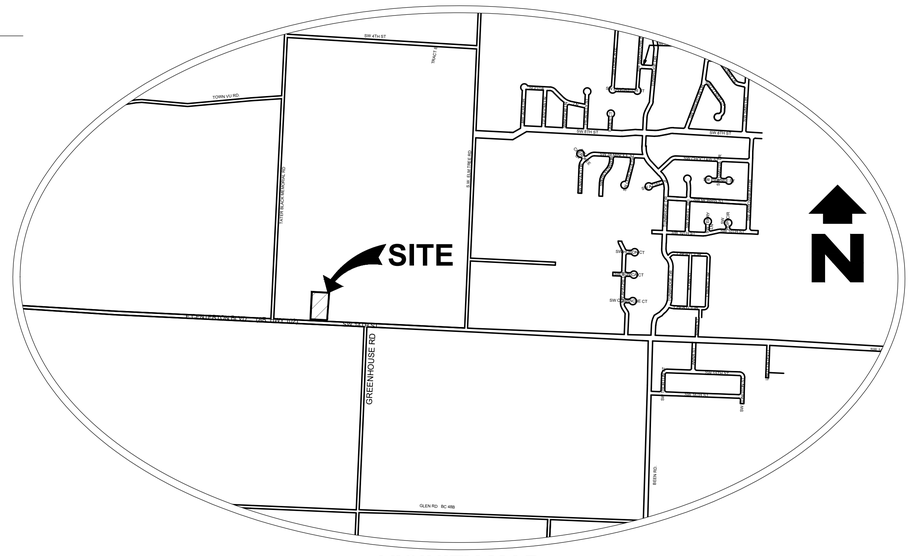
Springdale, AR 72762,
Kip Smith (479) 717-3796.
kip.smith@cox.com
Tim Busey (479) 717-3796
tim.busey@cox.com

Owner\Developer
PLAZA STREET PARTNERS
2400 W. 75th St.
Prairie Village, KS 66208
Landon Brack- Manager
lbrack@plazastreetpartners.com
(816) 514-0126

Civil Engineer & Surveyor
Sand Creek Engineering
1610 N.W. 12th Street
Bentonville, AR 72712
(479) 464-9282



VICINITY MAP
NOT TO SCALE
ATLAS PAGE # 401

SHEET LIST

1	COVER SHEET
2	SURVEY
3	SITE PLAN
4	EROSION CONTROL PLAN
5	GRADING PLAN
6	UTILITY PLAN
7	LANDSCAPE PLAN
8	DETAILS 1
9	DETAILS 2
10	BWD SEWER DETAILS 1
11	BWD SEWER DETAILS 2
12	BWD WATER DETAILS 1
13	BWD WATER DETAILS 2
14	BWD WATER/SEWER DETAILS

LEGAL DESCRIPTION

LOT 4 OF KFC ADDITION AS SHOWN IN PLAT ---- FILED IN THE BENTON COUNTY CIRCUIT CLERK AND RECORDERS OFFICE.
MORE PARTICULARLY DESCRIBED AS:
BEING A PART OF LOT 2, KFC SUBDIVISION AS RECORDED AT PLAT INSTRUMENT L202045637, SAME BEING A PART OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 35, TOWNSHIP 20 NORTH, RANGE 31 WEST, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SW CORNER OF SAID SW1/4 OF THE SW1/4 OF SECTION 35; THENCE NORTH ALONG THE WEST LINE THEREOF, NORTH 02°16'17"E 66.00 FEET TO A POINT IN THE NORTH RIGHT-OF-WAY OF E. CENTERTON BLVD./AR HWY 102, SAME BEING THE SOUTHWEST CORNER OF LOT 1, KFC SUBDIVISION AS RECORDED AT PLAT INSTRUMENT L202045637; THENCE ALONG SAID NORTH RIGHT-OF-WAY AND THE SOUTH LINE OF SAID LOT 1, SOUTH 87°23'26" EAST168.11 FEET TO THE SOUTHWEST CORNER OF AFOREMENTIONED LOT 2; THENCE ALONG THE SOUTH LINE OF SAID LOT 2, SOUTH 87°23'26" EAST 151.99 FEET TO A SET 5/8" REBAR W/ CAP FOR THE POINT OF BEGINNING;
THENCE DEPARTING SAID NORTH RIGHT-OF-WAY AND SAID SOUTH LINE OF LOT 2, NORTH 02°45'18" EAST 215.93 FEET TO A SET 5/8" REBAR W/ CAP "AR1002" IN THE NORTH LINE OF SAID LOT 2, SAME BEING A POINT IN THE SOUTH LINE OF CARRIAGE SQUARE SUBDIVISION AS RECORDED AT PLAT BOOK P4, PAGE 889; THENCE ALONG THE SOUTH LINE OF SAID CARRIAGE SQUARE SUBDIVISION, SOUTH 87°14'46" EAST 152.01 FEET TO A SET 5/8" REBAR W/ CAP "AR1002"; THENCE DEPARTING SAID SOUTH LINE OF CARRIAGE SQUARE SUBDIVISION, SOUTH 02°45'18" WEST 215.55 FEET TO A SET 5/8" REBAR W/CAP AR1002 IN THE AFOREMENTIONED NORTH RIGHT-OF-WAY OF E. CENTERTON BLVD./AR HWY 102; THENCE ALONG SAID NORTH RIGHT-OF-WAY, NORTH 87°23'26" WEST 152.02 FEET TO THE POINT OF BEGINNING, CONTAINING 32,796 SQUARE FEET OR 0.75 ACRES, MORE OR LESS. SUBJECT TO ANY RESTRICTIONS, COVENANTS, EASEMENTS, AND RIGHTS-OF-WAY OF RECORD OR FACT.

CITY NOTES

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

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

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

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

REVISION CHART

#	TITLE	DATE	NOTES:
0	REV-0	4/06/2022	Pre-Application Set
1	REV-1	4/11/2022	1st SUBMITTAL

SAND CREEK
Engineering and Land Surveying

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

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

BENTONVILLE ID LSD 22-

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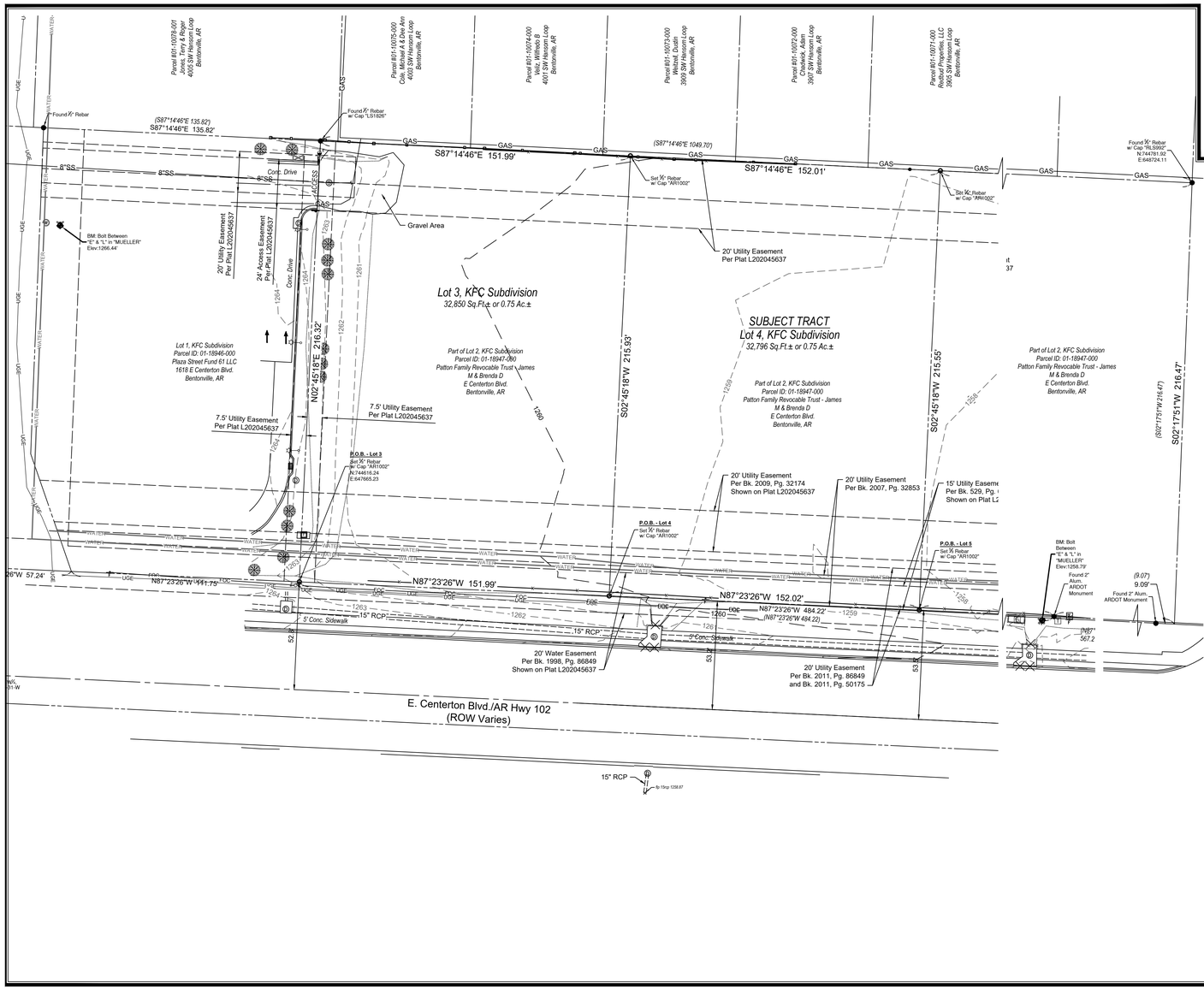
21073_SCHLOTZSKY'S



CLIENT:

SHEET: ALTA/NSPS LAND TITLE SURVEY

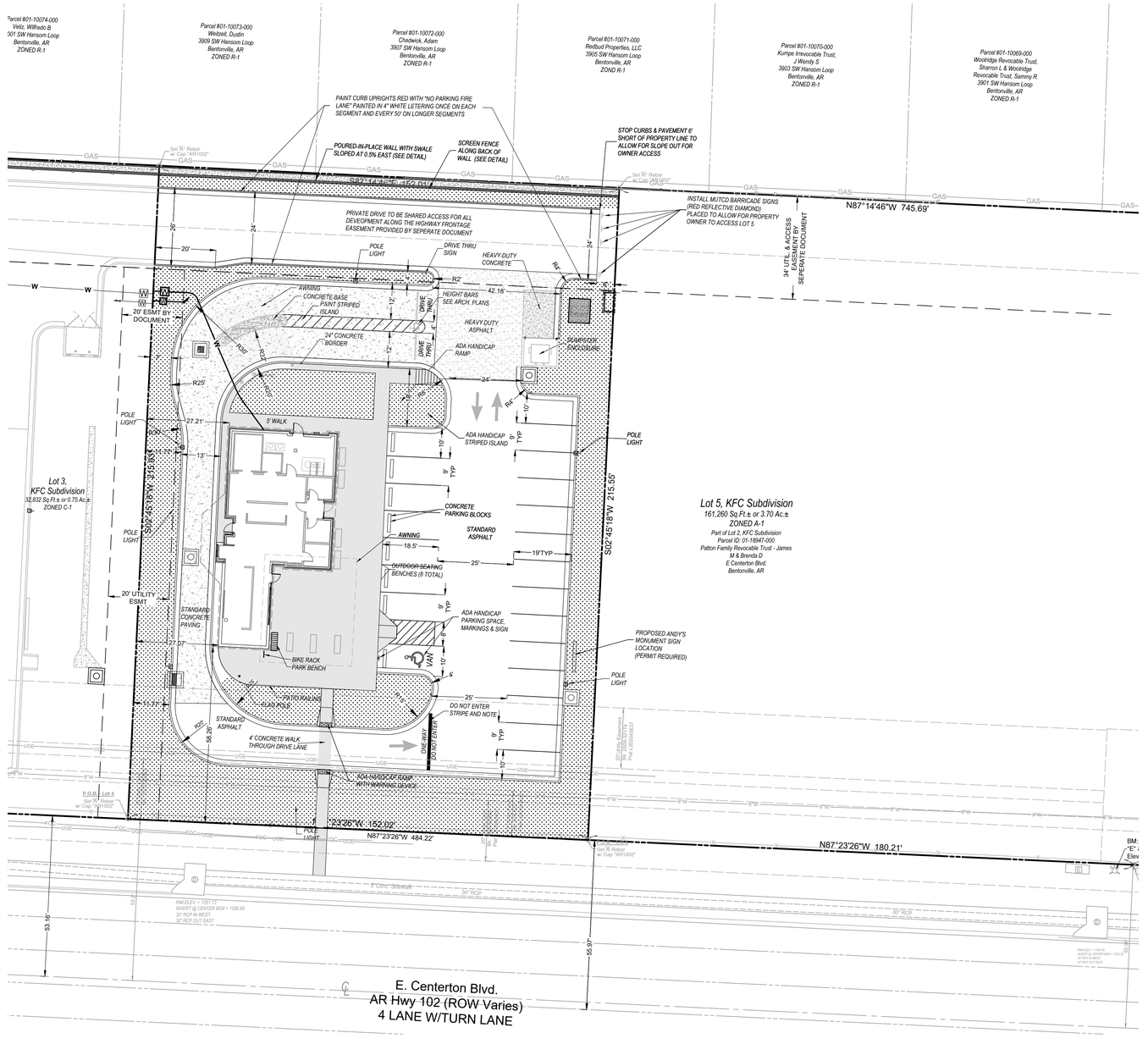
PROJECT: PART OF LOT 2, KFC SUBDIVISION BENTONVILLE, ARKANSAS

PRELIMINARY NOT FOR CONSTRUCTION
REGISTERED
STATE OF ARKANSAS
NO. 14076
SURVEYOR
ED GRAY
PROFESSIONAL LAND SURVEYOR

SAND CREEK
Engineering and Land Surveying
Bentonville • Fayetteville • (479) 464-9292

PLS:	CEG
CAD:	JDW
FIELD:	MJH/MS
SCE PROJECT #:	21073
DATE:	10/4/2021
SHEET:	2 OF 2

21073—ALTA/NSPS LAND TITLE SURVEY



20' 0 20'

SCALE: 1" = 20'

ZONING - C-1 HIGHWAY COMMERCIAL **SETBACKS (NOT SHOWN) - FRONT 50'** **REAR - 7'** **SIDE INTERIOR - 7'** **SIDE EXTERIOR - 0'** **USE:** **CONVIENENCE RESTAURANT**	PARKING BUILDING AREA - 2056 square feet SEATING INDOOR - 0 SEATING OUTDOOR - 16 STAFF - LARGEST SHIFT - 10 PARKING SPACES REQUIRED - 14 PARKING SPACES PROVIDED - 22

EXISTING LEGEND

- MONUMENT SET (AS NOTED)
- MONUMENT FOUND (AS NOTED)
- WATER METER
- WATER VALVE
- DRAINAGE MANHOLE
- TV RISER
- TELEPHONE RISER
- TELEPHONE METER
- LIGHTPOLE
- SIGN
- UTILITY POLE
- HVAC
- GAS LINE SIGN
- FIBER OPTIC SIGN
- PROPERTY LINES
- ADJOINING PROPERTY LINE
- SETBACK & EASEMENT LINE
- 8"W — WATER LINE
- STREET CENTERLINE
- EXISTING CONCRETE
- EXISTING ASPHALT

PROPOSED LEGEND

- CONCRETE CURB & GUTTER
- HANDICAP SIGN WITH "VAN"
- ADA PARKING SYMBOL
- SINGEL PARKING POLE LIGHT
- HEAVY DUTY ASPHALT PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- CONRCETE SIDEWALK
- CONRCETE WALL

SITE NOTES:

1. ALL DIMENSIONS ARE TO THE EDGE OF PAVEMENT OR BACK OF CURB UNLESS NOTED OTHERWISE
2. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSIONS OF SLOPED PAVING, PORCHES, RAMPS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
3. TRANSITION CURB FROM 6" TO 0" IN TWO FEET.
4. RADII TO BE AS NOTED ON THE PLANS TO BACK OF CURB OR EDGE OF PAVEMENT UNLESS NOTED OTHERWISE.
5. TIE PROPOSED DRIVES TO EXISTING ROAD PAVING. SAW CUT EDGE FOR CLEAN, SMOOTH CONNECTION AND TRANSITION TO MATCH IN GRADE AND ALIGNMENT.
6. HANDICAP PAINT STRIPING SHALL BE 4" WIDE YELLOW STRIPES @ 45° ANGLE AND 2' ON CENTER.
7. BUILDING CORNERS ARE DIMENSIONED PERPENDICULAR TO ADJACENT PROPERTY LINES.
8. CONTRACTOR SHALL COORDINATE WITH OWNER OR ARCHITECT FOR ANY LIGHTING FIXTURES, LOCATIONS AND CONDUITS. CONDUITS MUST BE PLACED PRIOR TO PAVING AND CURB WORK ALL EXTERIOR LIGHTING MUST BE CUT-OFF OR B-U-G FIXTURES.
9. ALL NECESSARY INSPECTION APPROVALS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR AUTHORITIES SHALL BE COMPLETED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CERTIFICATION OF SERVICES.
10. ALL CURBS SHALL BE CONCRETE CURB & GUTTER UNLESS NOTED OTHERWISE. SEE DETAIL SHEET.
11. TIE PROPOSED CURB TO EXISTING CURB. TRANSITION TO MATCH IN GRADE AND ALIGNMENT IN TEN FEET.
12. ANY PROPOSED OR FUTURE SIGNS REQUIRE A SEPARATE PERMIT.
13. ALL MECHANICAL EQUIPMENT, (ROOF OR GROUND MOUNTED) MUST BE WILL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING.
14. SCREENING FENCE IS PROPOSED ALONG THE NORTH LINE BEHIND THE RETAINING WALL.
15. THE TRASH DUMPSTER ENCLOSURES EXTERIOR SHALL BE CONSTRUCTED WITH SIMILAR MATERIALS AS THE BUILDING AND THE INSIDE DIMENSIONS SHALL BE 9' IN DEPTH AND 11' IN WIDTH, MINIMUM.

AMENITIES

PARK BENCH - VICTORY STANLEY CLASSIC - MODEL C-10
BIKE RACK – DERO SWERVE (BLACK)
OR APPROVED EQUAL

PARKING LOT LIGHTING

SEE ARCHITECT PLANS FOR POLE LIGHT INFORMATION AND DETAILS

SITE SIGNS

SEE ARCHITECT PLANS FOR EXACT SIGN LOCATIONS AND DETAILS. SEPARATE PERMITS WILL APPLY.

NOTE

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

CAUTION - NOTICE TO CONTRACTOR:

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

DEVELOPER:
Plaza Street Partners
2400 W. 75th Street
Prairie Village, KS 66208
1-816-695-5723 - Kelsey Carson
kcarson@plazastreetpartners.com

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

SITE PLAN

ANDY'S
1644 EAST CENTERTON BLVD.
BENTONVILLE, ARKANSAS

SHEET:
PROJECT:

NOT FOR CONSTRUCTION
PRELIMINARY
NOT FOR CONSTRUCTION

SAND CREEK
ENGINEERING
Bentonville, Arkansas 72712 479.464.9282

MANAGER:	Ken Booth
DESIGNED BY:	KB
DRAWN BY:	KB
CHECKED BY:	TRS
SCE PROJECT #:	21089
CURRENT REVISION:	2
DATE:	5/02/2022
SHEET:	3 of 14

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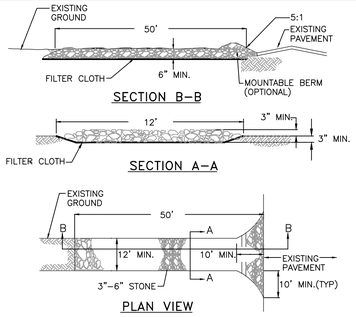
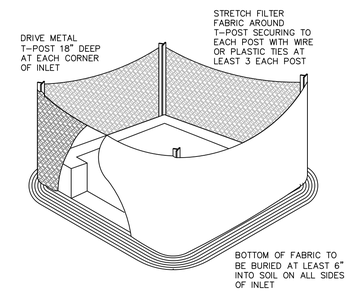
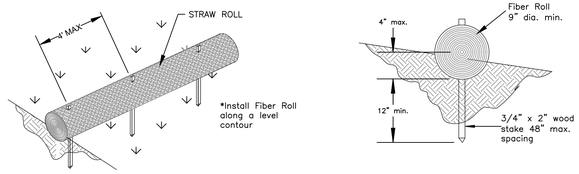
BENTONVILLE ID LSD 22-0023



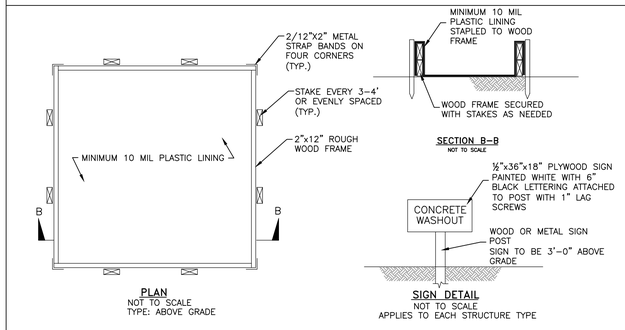
STONE CONSTRUCTION ENTRANCE
NOT TO SCALE



INLET PROTECTION
NOT TO SCALE



WATTLE INSTALLATION
NOT TO SCALE



NOTES:

1. LOCATE AS SHOWN ON THE PLAN.

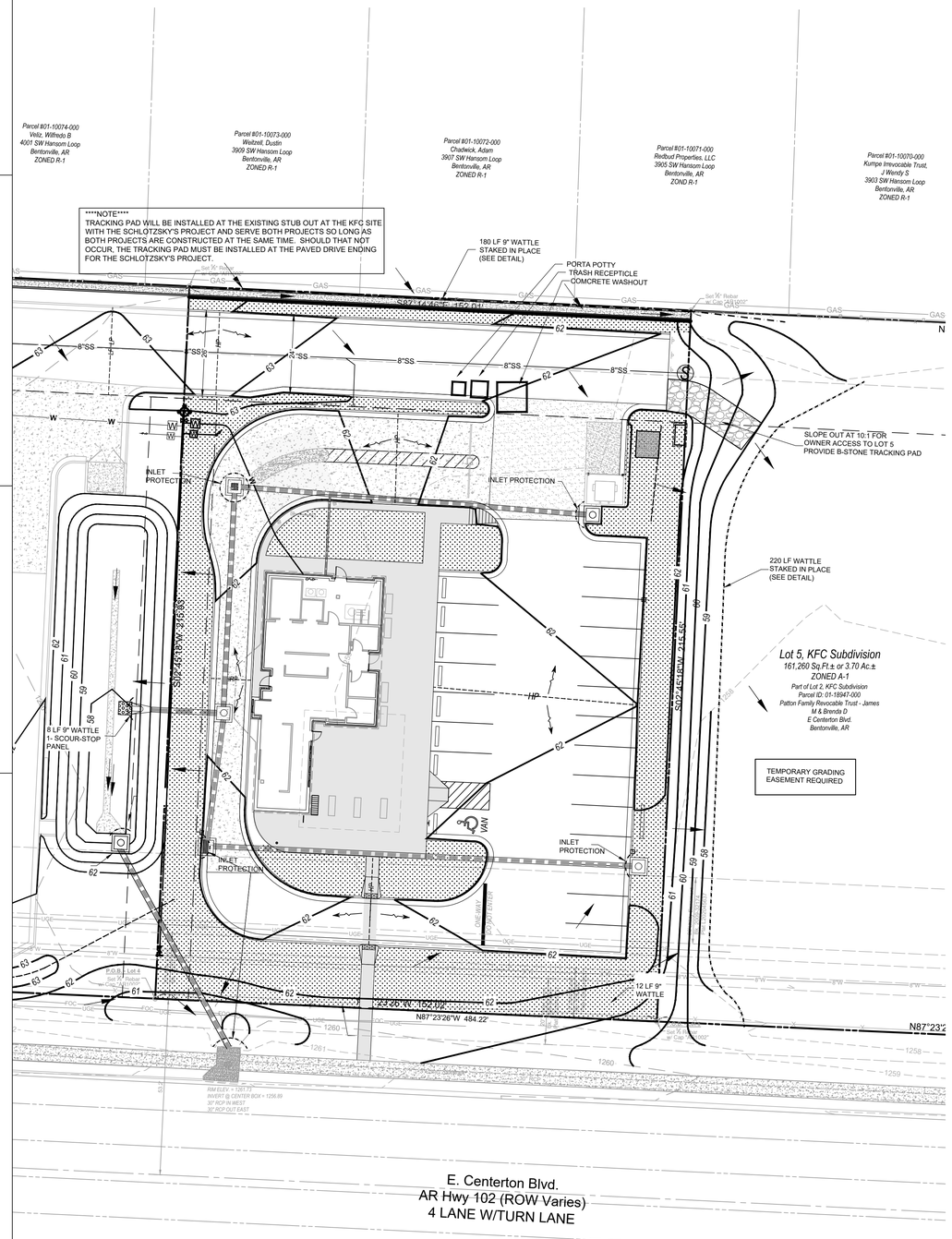
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED AT ONE CORNER AND FACING THE MOST VISIBLE DIRECTION.

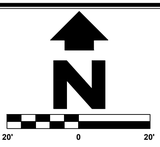
3. THERE SHALL BE NO SEAMS IN THE PLASTIC LINING.

4. CONTRACTOR SHALL CLEAN THE DRY MATERIAL FROM THE PIT AS NECESSARY AND REPLACE THE PLASTIC LINER TO ASSURE NO LEAKAGE OCCURS.

5. AN ALTERNATIVE, EQUIVALENT SIZED CONTAINER, OR SYSTEM, IS PERMITTED WITH CITY APPROVAL.

CONCRETE WASHOUT AREA
NOT TO SCALE





SCALE: 1" = 20'

EROSION CONTROL LEGEND

– PROPOSED WATTLE
– PROPOSED INLET PROTECTION (WATTLE)
– DIRECTION OF STORM WATER FLOW
– PROPOSED STORM SEWER
INV – INVERT ELEVATION
FL – FLOW LINE ELEVATION

ENTIRE SITE WILL BE DISTURBED -0.75 AC

EROSION CONTROL NOTES:

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

TEMPORARY SEEDING REQUIREMENTS:

GENERAL - ALL SEEDED AREAS SHALL BE WATERED AND MAINTAINED TO ESTABLISH QUICK AND ADEQUATE GROUND COVER TO STABILIZE SLOPES.

SEEDING - SEEDING SHALL BE ACCOMPLISHED USING PERENNIAL RYE GRASS AT A RATE OF 4 LB. PER 1000 S.F.

APPLICATIONS - ALL AREAS THAT HAVE BEEN SEEDED SHALL ALSO RECEIVE A COMPLETE COVERING OF STRAW MULCH. THE CONTRACTOR SHALL PROVIDE TEMPORARY WATER AS NEEDED TO OBTAIN A HEALTHY STAND OF GROUND COVER.

EROSION CONTROL SEQUENCING:

STAGE I - PLACE ASTM #1 STONE MAT FOR CONSTRUCTION TRACKING PAD. INSTALL WATTLES OR SILT FENCE AS SHOWN OR AS NEEDED TO PROTECT THE SITE. INSTALL CONCRETE WASHOUT, PORTA-POTTY AND TRASH RECEPTICLE. REQUEST BMP INSPECTION.
DO NOT BEGIN STAGE II UNTIL STAGE I MEASURES ARE IN PLACE.

STAGE II - CONSTRUCT UNDERGROUND DETENTION SYSTEM. USE REAR AREA FOR SEDIMENT TRAP WITH INLET PROTECTION ON EACH INLET. RETAINED WATER MUST BE PUMPED THROUGH A SEDIMENT FILTER BAG TO THE "E" STREET RIGHT OF WAY WHEN PUMPING IS NECESSARY.

STAGE III - STRIP TOPSOIL. SEED AREAS THAT WILL NOT BE DISTURBED IN 14 DAYS OR MORE PER ADEQ REGULATIONS.

STAGE IV - BEGIN GRADING. WHEN POSSIBLE SEQUENCE GRADING OPERATIONS TO MINIMIZE EXPOSED AREAS.

STAGE V - AS SOON AS DIRT WORK IS COMPLETE, SPREAD TOPSOIL ON COMPLETED AREAS WHERE GRASS IS PROPOSED AND APPLY SOD, FERTILIZE, AND WATER TO QUICKLY ESTABLISH GRASS COVER.

BMP MAINTENANCE NOTE:
EROSION CONTROL MEASURES SHALL BE INSTALLED AS NECESSARY AND ADDED TO A COPY OF THIS PLAN TO ADHERE TO STORM WATER REGULATIONS. IT IS THE CONTRACTOR(S) RESPONSIBILITY TO INSTALL AND MAINTAIN THESE MEASURES AND TO TAKE STEPS TO PROTECT ANY AREAS THAT THESE MEASURES DO NOT ADEQUATELY PROTECT. ALL MEASURES SHOULD BE INSPECTED AND MAINTAINED DAILY AND REQUIRED INSPECTIONS AND REPORTS ARE TO BE COMPLETED BY THE CONTRACTOR ONCE EVERY 7 DAYS, OR ONCE EVERY 14 DAYS AND AFTER A RAINFALL OF ½" OR MORE.

BUILDING ROOF DRAINS/DOWNSPOUTS
ROOF DRAINS TO DISCHARGE INTO UNDERGROUND DETENTION SYSTEM.

VEGETATION NOTE:
WHEN GRADING ACTIVITY IS COMPLETE IN ANY AREA, TEMPORARY SEEDING SHALL OCCUR TO PROTECT THE SOIL FROM EROSION.

IF GRADING ACTIVITY CEASES PRIOR TO BEING AT FINAL GRADE, AND IS NOT GOING TO BE DISTURBED FOR 14 DAYS OR MORE, TEMPORARY SEEDING SHALL ALSO BE APPLIED.

CAUTION - NOTICE TO CONTRACTOR:

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Engineer and Land Surveyor:
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Bentonville, AR 72712
(479) 464-9282
kbooth@sandcreek.us

SHEET: EROSION CONTROL PLAN

PROJECT: ANDY'S 1644 EAST CENTERTON BLVD. BENTONVILLE, ARKANSAS

NOT FOR CONSTRUCTION
PRELIMINARY
NOT FOR CONSTRUCTION

SAND CREEK
ENGINEERING, PLLC
1610 NW 12th Street
Bentonville, Arkansas 72712
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MANAGER:	Ken Booth
DESIGNED BY:	KB
DRAWN BY:	KB
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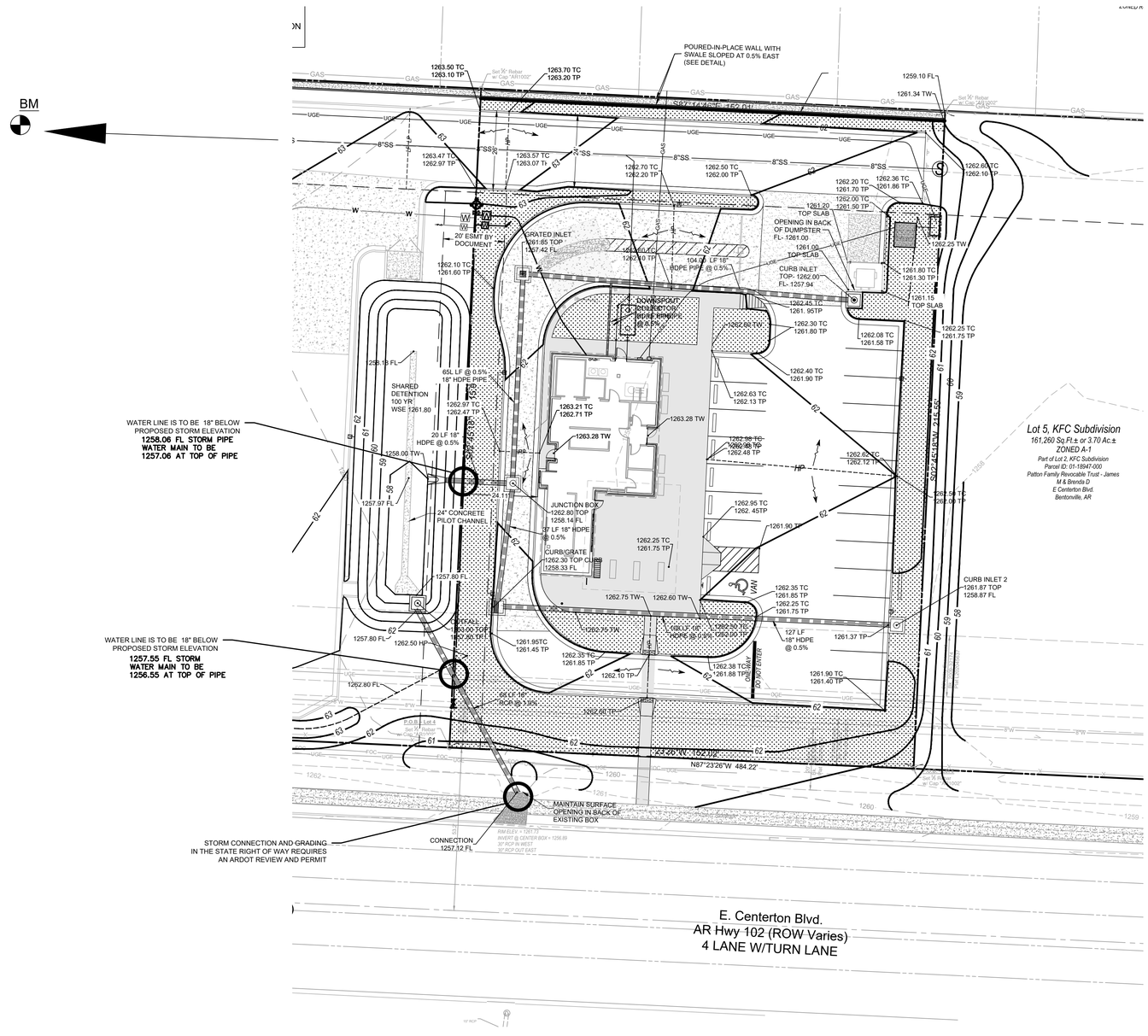

N

20' 0 20'

SCALE: 1" = 20'

BENCHMARK: TOP BOLT BETWEEN THE LETTERS "E" AND "L" IN THE WORD MUELLER ON TOP FLANGE OF FIRE HYDRANT AT DRIVE ENTRY FROM TATER BLACK ROAD

EXISTING LEGEND

- MONUMENT SET (AS NOTED)
- MONUMENT FOUND (AS NOTED)
- WATER METER
- WATER VALVE
- DRAINAGE MANHOLE
- TV RISER
- TELEPHONE RISER
- LIGHTPOLE
- SIGN
- UTILITY POLE
- GAS LINE SIGN
- FIBER OPTIC SIGN
- PROPERTY LINES
- ADJOINING PROPERTY LINE
- UE — SETBACK & EASEMENT LINE
- 8"W — WATER LINE
- STREET CENTERLINE
- CONCRETE
- ASPHALT

GRADING LEGEND

- STORM SEWER
- XXXX — MINOR CONTOUR
- XXXX — MAJOR CONTOUR
- X.XX% — SLOPE ARROW
- STORM SEWER STRUCTURE
- LP — LOW POINT
- HP — HIGH POINT
- FG 1XXX.XX — FUTURE GRADE

GRADING NOTES:

1. COORDINATE WITH ALL UTILITIES PRIOR TO GRADING ACTIVITIES.
2. THE CONSTRUCTION AREA SHALL BE STRIPPED OF TOPSOIL AND ORGANIC MATTER FROM ALL AREAS TO BE OCCUPIED BY BUILDINGS, PAVING OR PROPOSED FILL.
3. AREAS TO RECEIVE FILL SHALL BE SCARIFIED AND THE TOP EIGHT-INCH DEPTH COMPACTED TO 95% STANDARD PROCTOR MAXIMUM DRY DENSITY. ANY UNSUITABLE AREAS SHALL BE UNDERCUT AND REPLACED WITH SUITABLE MATERIAL BEFORE ANY FILL MATERIAL CAN BE APPLIED.
4. OFF-SITE FILL MATERIAL SHALL HAVE A PLASTICITY INDEX OF 20 OR LESS, A LIQUID LIMIT OF 50 OR LESS AND CONTAIN NO ROCK LARGER THAN FOUR INCHES.
5. AREAS TO BE CUT TO SUBGRADE LEVELS SHALL BE PROOF ROLLED WITH A FULLY LOADED TANDEM AXLE DUMP TRUCK OR SIMILAR APPROVED CONSTRUCTION EQUIPMENT TO DETECT UNSUITABLE SOIL CONDITIONS. AFTER CUTTING TO GRADE, CUT AREAS ARE TO BE SCARIFIED AND COMPACTED TO 95% STANDARD PROCTOR MAXIMUM DRY DENSITY AND TESTED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF BASE MATERIAL.
6. IN ALL AREAS OF EXCAVATION, IF UNSUITABLE SOIL CONDITIONS ARE ENCOUNTERED, A QUALIFIED GEOTECHNICAL ENGINEER SHALL RECOMMEND WHAT AREA TO UNDERCUT, HOW MUCH TO UNDERCUT AND THE METHOD FOR COMPACTING THE APPROVED FILL MATERIAL OR OTHER PROPOSED STABILIZATION METHOD. ALL PROOF ROLLING AND UNDERCUTTING SHALL BE PERFORMED DURING A PERIOD OF DRY WEATHER.
7. ALL STORM SEWER CONNECTIONS TO EXISTING PIPES AND BOXES SHALL BE FINISH GROUTED TO PROVIDE A WATER TIGHT SEAL.
8. FINISH GRADES IN ALL ADA AREAS SHALL NOT EXCEED THE 2% MAXIMUM SLOPE IN ANY DIRECTION.
9. NO DEWATERING ACTIVITY IS EXPECTED, HOWEVER, THE APPROPRIATE FILTERS MUST BE USED IF DEWATERING BECOMES NECESSARY.

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SHEET: GRADING PLAN

PROJECT: ANDY'S
1644 EAST CENTERTON BLVD.
BENTONVILLE, ARKANSAS

NOT FOR CONSTRUCTION
PRELIMINARY
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SAND CREEK
Civil Engineering and Surveying
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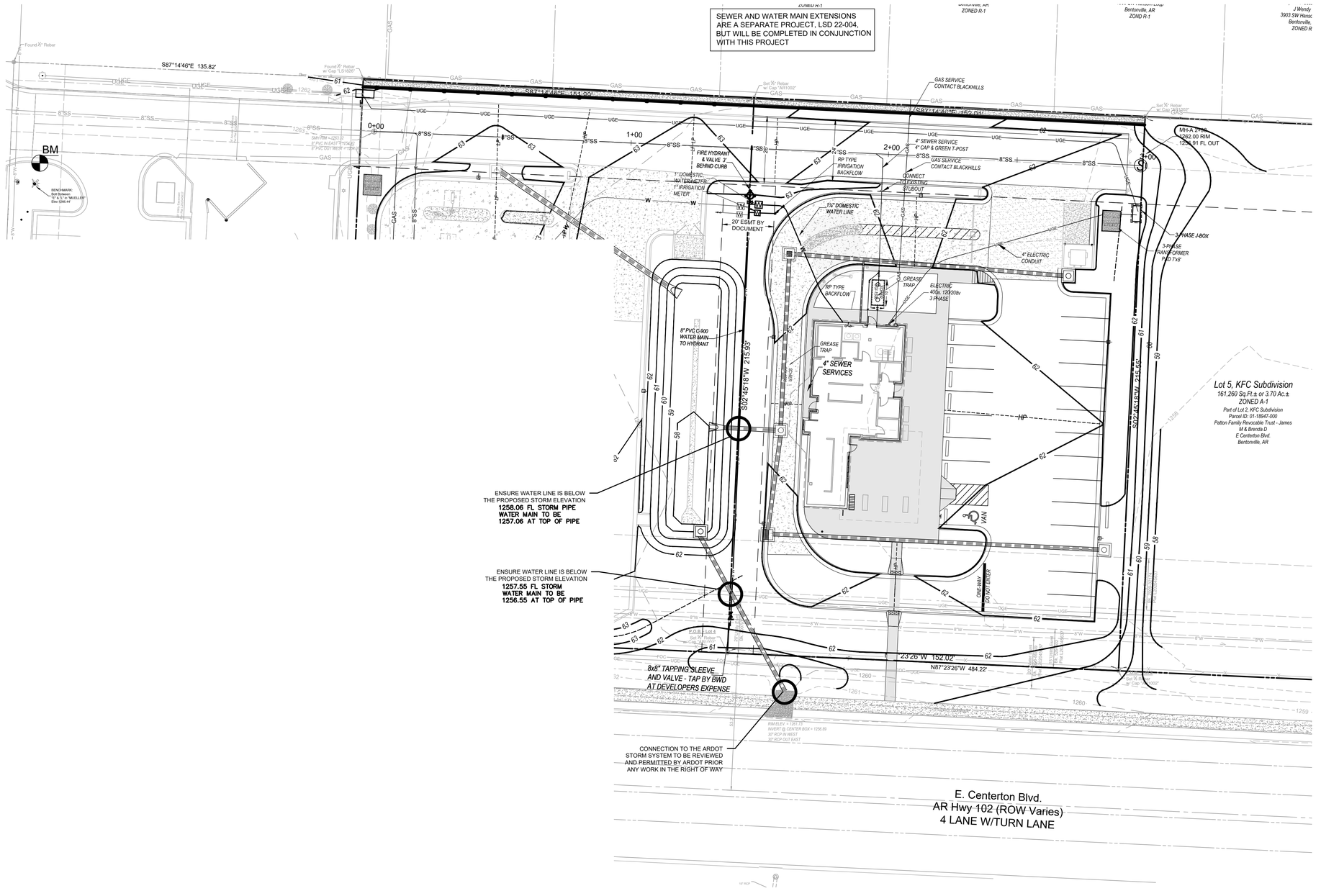
BENTONVILLE ID LSD 22-0023



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- 8"W — WATER LINE
- STREET CENTERLINE
- CONCRETE
- ASPHALT

UTILITY LEGEND

- EXTENTS OF DEVELOPMENT
- GAS — GAS LINE
- UGE — UNDER GROUND ELECTRIC
- 8"W — WATER LINE
- WATER VALVE
- REDUCER
- WATER LINE FITTINGS
- FIRE HYDRANT
- WATER METERS

UTILITY NOTES:

1. COORDINATE WITH ALL UTILITY COMPANIES PRIOR TO CONNECTION.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING CONDUIT FOR UNDERGROUND UTILITIES AS PER SERVICE COMPANY REQUIREMENTS. ALL NECESSARY INSPECTIONS, APPROVALS, AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR AUTHORITIES SHALL BE COORDINATED BY THE CONTRACTOR PRIOR TO ANY TESTING ACTIVITY.
3. CONTRACTOR SHALL VERIFY EXISTING UTILITY SERVICES AND ADVISE ENGINEER OF ANY DISCREPANCIES.
4. CONTRACTOR SHALL NOT OPEN, TURN OFF, OR INTERFERE WITH ANY WATER MAIN BELONGING TO THE CITY.
5. ALL UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE GOVERNING UTILITY SPECIFICATIONS AND REQUIREMENTS.
6. TRENCHES FOR ALL PRIVATE AND PUBLIC UTILITY LINES AND DRAINAGE PIPES UNDER PRIVATE OR PUBLIC PAVED AREAS ARE TO RECEIVE FULL DEPTH CRUSHED STONE BACK FILL AND COMPACTED IN PLACE.
7. REFER TO ARCHITECTURAL PLANS FOR INTERIOR PLUMBING DETAIL. ADJUST SERVICE CONNECTIONS AS NECESSARY COORDINATING WITH THE ARCHITECT AND THE RESPECTIVE UTILITY COMPANY.
8. EFER TO BUILDING PLANS FOR EXTERIOR BUILDING LIGHTS AND EXTERIOR LIGHT TYPES. PROPOSED POLE/ OVERHEAD LIGHT LOCATIONS ARE SHOWN.
9. MAINTAIN 5' MIN. HORIZONTAL SEPARATION BETWEEN TREE PLANTINGS AND WATER OR SANITARY SEWER LINES.
10. PEAK WATER DEMAND IS 24 GPM
11. COORDINATE WITH BLACK HILLS ENERGY FOR ULTIMATE LOCATION OF THREE GAS METERS, VALVES AND ALL RELATED PIPING; REFERENCE PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
12. RESIDENTIAL UNITS MUST INSTALL A UNION COUPLING OR "JUMPER" SYSTEM SO THAT A RP TYPE BACK FLOW DEVICE CAN BE INSTALLED SHOULD THE UNITS EVER BECOME A COMMERCIAL USE SPACE.
13. ALL BUILDING SURFACES WITHIN 15' OF THE TRANSFORMER AND 25' ABOVE TRANSFORMER FINISHED GRADE MUST BE FIRE RATED.

WATER–SEWER SERVICE

NEW WATER OR SEWER TAPS TO BE MADE BY BWU AT DEVELOPERS EXPENSE.

WATER AND SEWER INSTALLATION TO BE PER THE 2021 WATER AND SEWER SPECIFICATIONS.

EXTERIOR LIGHTING

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

ELECTRIC DESIGN LAYOUT

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

ELECTRIC NOTE

ELECTRIC FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION OF THE ELECTRIC SPECIFICATIONS FOUND ON THE WEBSITE. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THIS DOCUMENT.

ELECTRIC NOTE - POWER POLES

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

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UTILITY PLAN

ANDY'S
1644 EAST CENTERTON BLVD.
BENTONVILLE, ARKANSAS

SHEET:
PROJECT:

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TREE REQUIREMENTS

Hwy Frontage - 152'
One tree per 20' of frontage - 8 Trees Required
Exterior requirements - One tree per 50'
West Side - 216' ÷ 50 = 5
East Side - 216 ÷ 50 = 5
Rear - 152' ÷ 50 = 19
Islands - 2 per island = 10
TOTAL TREES REQUIRED = 47
TREES PROPOSED = 47

LANDSCAPE REQUIREMENTS

TOTAL ACRES - 0.75 ACRES (32,832 SF)
DEVELOPMENT AREA - 32,832 SF
- DRIVES - 10,286 SF
- SIDEWALK/PATIO - 3,124 SF
- BUILDING - 2,056 SF

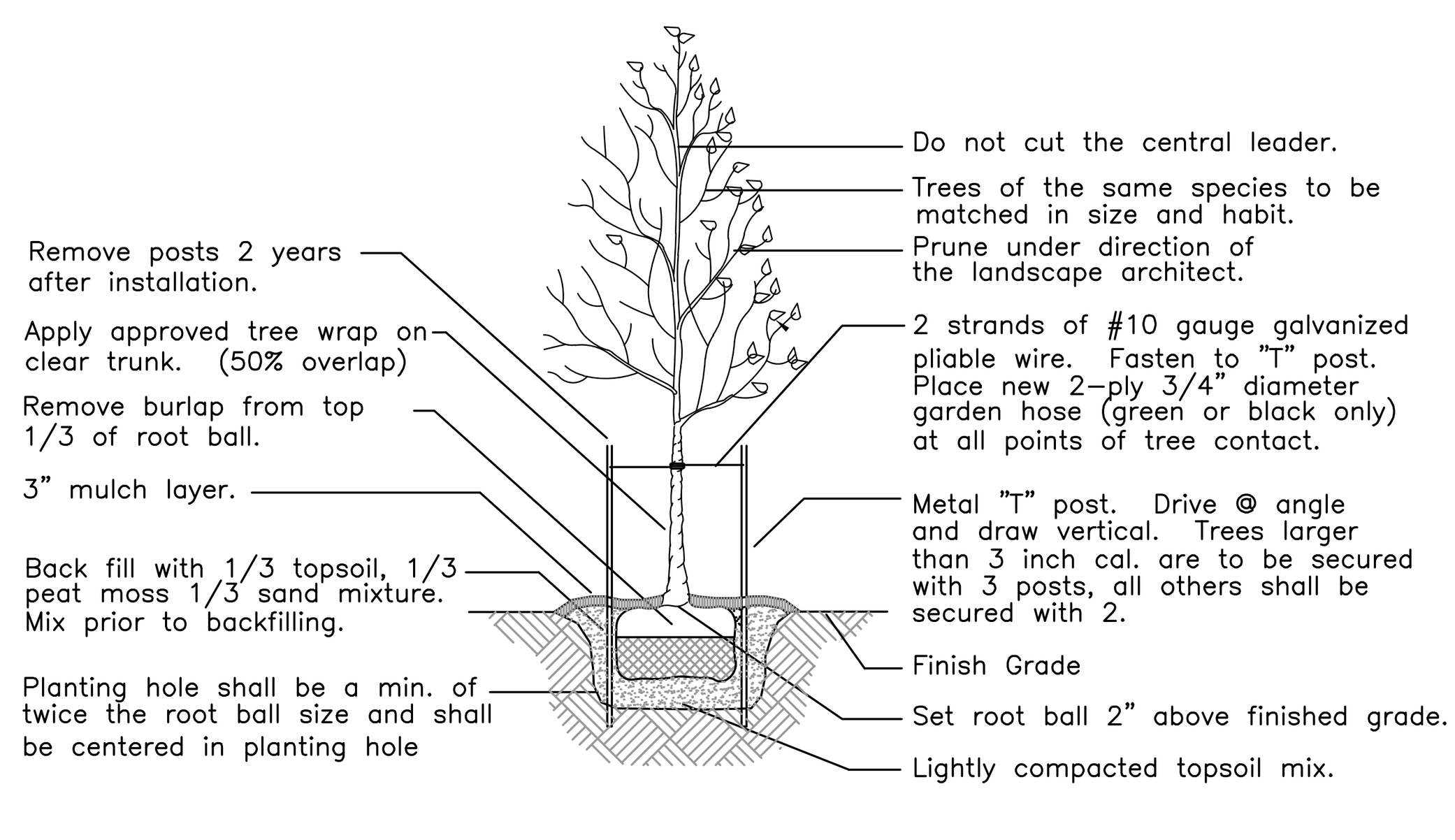
LOT COVERAGE - 69.194%

EXTERIOR GREEN SPACE - 7,651 SF
INTERIOR GREEN SPACE - 1,798 SF
OVERALL GREEN SPACE - 9,449 SF (30.8%)

INTERIOR PARKING - 7,252 x 8% = 580.16 SF REQUIRED
INTERIOR GREEN - 1,798 SF = 24.79% PROVIDED

NOTICE:

1. NO TREES EXIST ON THIS SITE
2. NO TREES SHALL BE PLANTED NEARER THAN 5' TO A PUBLIC WATER, SEWER OR ELECTRIC LINE
3. NO PLANTINGS BETWEEN 2' AND 9' IN HEIGHT WITHIN THE SITE TRIANGLES OTHER THAN ONE TREE WITH BRANCHES TRIMMED ABOVE THE SITE AREA.
4. ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED. (SEC 1400.5.C-10)
5. TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES. (SEC 1400.5.C-11)
6. HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF THE ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES. (SEC 1400.5.C-12)
7. LIVING MATERIALS, SUCH AS LAWN, GRASS OR HERBACEOUS GROUNDCOVERS LIKE JUNIPER OR LIRIOPE, ETC., SHALL COVER A MINIMUM OF EIGHTY PERCENT (80%) OF THE PLANTING ISLANDS. ONE HUNDRED PERCENT (100%) OF LIVING MATERIALS IS STRONGLY ENCOURAGED. (SEC 1400.6.A-8 & 1400.8.G-7)
8. WHERE POTENTIAL UTILITY CONFLICTS WITH LANDSCAPING, UTILITY LOCATIONS SHALL BE FIELD VERIFIED.
9. LANDSCAPE IRRIGATION WILL BE DESIGNED AND INSTALLED BY OTHERS IN CONJUNCTION WITH THE LANDSCAPE INSTALLATION.



WATER THOROUGHLY, IMMEDIATELY AFTER INSTALLATION

TREE PLANTING
NTS

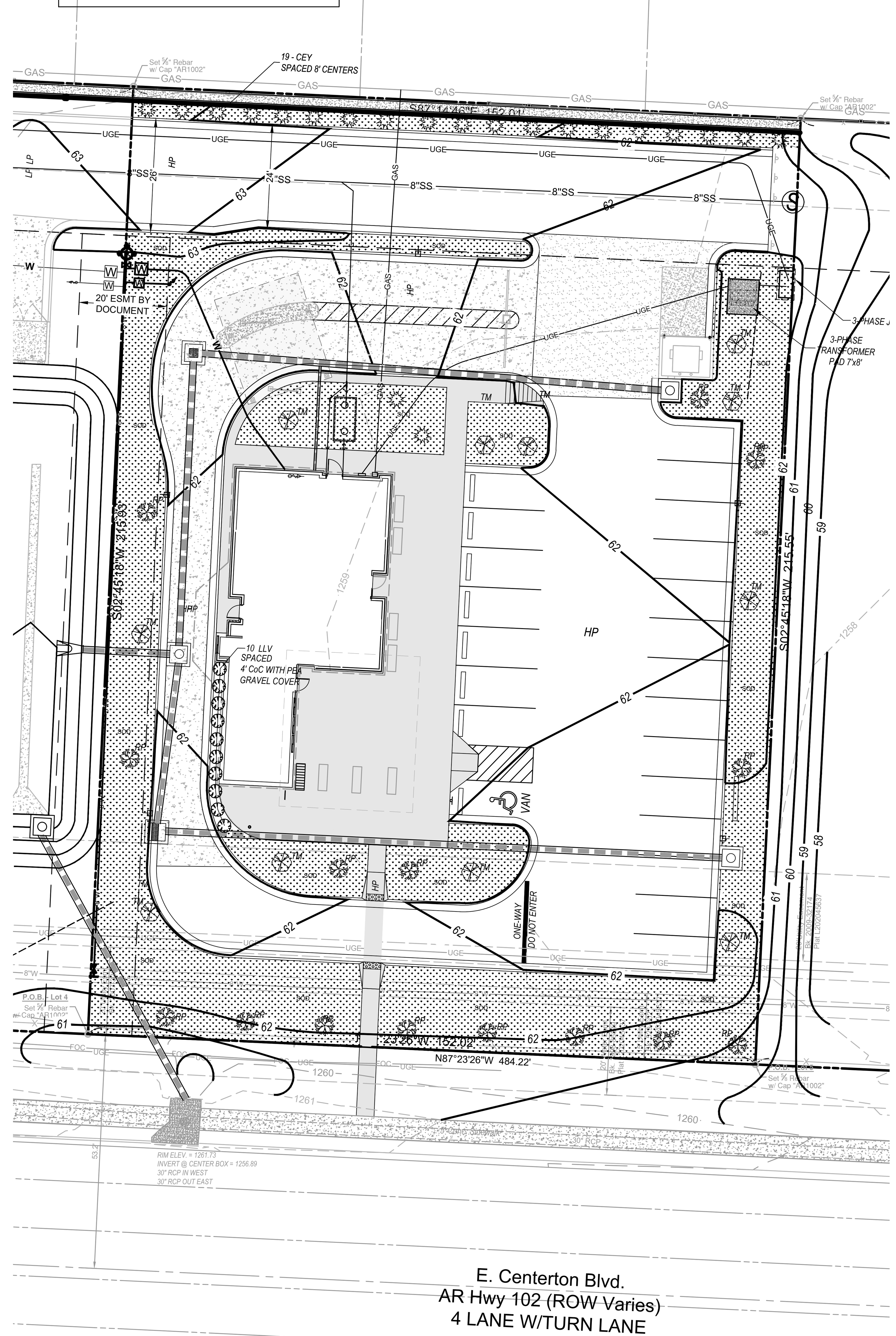
PLANT MATERIAL SCHEDULE

Quantity	Symbol	Abv	Common Name	Scientific Name	Planting Size (min)	Mature Height
17	—	RP	Regal Prince Oak	Quercus x Warei "long"	2.5" Caliper B&B	50ft
11	—	TM	Trident Maple (TM)	Acer buergerianum	2.5" Caliper B&B	30 ft (SHADE)
21	—	CEY	Columnar English Yew	Taxus baccata 'Erecta'	1.5" Caliper B&B	10 ft (Evergreen)
10	—	LLV	Leather Leaf Vibernum	Viburnum rhytidophyllum	5-Gal	Evergreen Shrub

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

CONTRACTOR BE AWARE, TREES MUST BE 5' OR MORE FROM ANY WATER. SEWER, OR ELECTRIC LINES WHETHER MAIN LINES OR SERVICE LINES

SEWER AND WATER MAIN EXTENSIONS ARE A SEPARATE PROJECT, LSD 22-004, BUT WILL BE COMPLETED IN CONJUNCTION WITH THIS PROJECT



SCALE: 1" = 20'

LANDSCAPE NOTES:

GENERAL

1. LANDSCAPE CONTRACTOR TO CONTACT "ONE CALL" PRIOR TO BEGINNING WORK.PRIOR TO THE EXCAVATION OF PLANT PITS AND DRIVING OR PLACING OF STAKES OR DEADMEN, THE LANDSCAPE CONTRACTOR SHALL ASCERTAIN THE LOCATION OF ALL UNDERGROUND UTILITIES AND TAKE THE PROPER PRECAUTIONS TO PREVENT DAMAGE TO SUCH SUBSURFACE IMPROVEMENTS. IN THE EVENT UTILITIES ARE UNCOVERED, THE LANDSCAPE CONTRACTOR SHALL PROMPTLY NOTIFY THE PROJECT MANAGER.
2. ALL PLANT MATERIALS SHALL MEET REQUIREMENTS ESTABLISHED BY THE AMERICAN STANDARD OF NURSERY STOCK.
3. ALL PLANT MATERIAL TO ARRIVE AT THE SITE WITH MOIST SOIL.
4. DIMENSIONS FOR HEIGHT, SPREAD AND TRUNK, AS SPECIFIED ON THE MATERIAL SCHEDULE ARE A GENERAL GUIDE FOR THE MINIMUM DESIRED SIZE OF EACH PLANT.
5. ANY SERIES OF TREES OR SHRUBS TO BE PLACED IN A PARTICULAR ARRANGEMENT WILL BE FIELD CHECKED FOR ACCURACY. ANY PLANTS INCORRECTLY ARRANGED SHALL BE RELOCATED WITH THE LANDSCAPE ARCHITECTS APPROVAL.
6. PLANT QUANTITIES SHOWN IN PLANT SCHEDULE ARE THE MINIMUM TO BE INSTALLED AND SHALL BE VERIFIED WITH THE PLAN BY THE LANDSCAPE CONTRACTOR.THE QUANTITIES INDICATED ON THE DRAWINGS ARE PROVIDED FOR THE BENEFIT OF THE LANDSCAPE CONTRACTOR BUT SHOULD NOT BE ASSUMED TO BE CORRECT. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN QUANTITY CALCULATIONS AND SHALL ASSUME ALL LIABILITY ASSOCIATED WITH THOSE QUANTITIES OR ANY RELATED CONTRACT DOCUMENTS AND/OR PRICE QUOTATIONS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ROTOTILLING ALL PLANTING BEDS TO A MINIMUM DEPTH OF 12". TOPSOIL AND PEAT MOSS ARE TO BE ADDED AT THE FOLLOWING RATES: PEAT MOSS, ONE SIX CUBIC FOOT BALE PER 75 SQ. FT. OF BED AREA; TOPSOIL, ONE CUBIC YARD PER 150 SQ. FT. OF BED AREA.
8. PRE-EMERGENT HERBICIDE (TREFLAN OR APPROVED EQUAL) SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS TO ALL PLANT BEDS PRIOR TO PLANTING.
9. WIRE BASKETS AND BURLAP TO BE REMOVED DURING TREE PLANTING.
10. BALLED AND BURLAPPED MATERIAL SHALL NOT BE ACCEPTED IF THE BALL IS CRACKED OR BROKEN EITHER BEFORE OR DURING THE PROCESS OF PLANTING, OR WHEN BURLAP STAVES, ROPES, OR PLATFORM HAVE BEEN REMOVED.
11. PLANTS DESIGNATED "B&B SHALL BE BALLED AND BURLAPPED. THEY SHALL BE DUG WITH FIRM NATURAL BALLS OF EARTH OF SUFFICIENT DIAMETER AND DEPTH TO ENCOMPASS THE FIBROUS AND FEEDING ROOT SYSTEM NECESSARY FOR FULL RECOVERY OF THE PLANT.
12. ONLY "HEMP" BURLAP AND TWINE SHALL BE USED. NO TREATED OR PRESERVED BURLAP OR TWINE IS ALLOWED. ALL HEMP TWINE ATTACHED TO THE TREE TRUNK IS TO BE REMOVED AFTER PLANTING.
13. ALL PLANTS SHALL BE HANDLED SO THAT ROOTS ARE ADEQUATELY PROTECTED AT ALL TIMES DURING SHIPMENT. THE ENTIRE PLANT SHALL BE PROTECTED BY TARPAULINS OR OTHER SUITABLE COVERING. PLANT MATERIAL SUFFERING FROM WIND BURN OR OTHER DAMAGE IS NOT ACCEPTABLE
14. PLANTS WHICH CANNOT BE PLANTED IMMEDIATELY UPON DELIVERY, SHALL BE COVERED WITH MOIST SOIL, MULCH OR OTHER PROTECTION FROM DRYING WINDS AND SUN. ALL PLANTS SHALL BE WATERED BY THE LANDSCAPE CONTRACTOR AS NECESSARY UNTIL PLANTING.
15. NO PLANT SHALL BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR DISFIGURE THE BRANCHES.
16. ALL PROPOSED TREES SHALL BE A MINIMUM OF 5 FEET AWAY FROM ALL PUBLIC UTILITIES. WHERE POTENTIAL CONFLICTS ARISE CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY UTILITY LOCATIONS
17. ALL DISTURBED AREAS NOT RECEIVING PLANTINGS OR SOD, SHALL RECEIVE SEEDING OF BERMUDA GRASS SEED AT A RATE OF 8 LBS PER 1000 SF. THESE AREAS SHOULD RECEIVE WATER UNTIL GRASS HAS BEEN ESTABLISHED.
18. EROSION AND SEDIMENTATION CONTROL BARRIERS SHALL BE INSTALLED OR MAINTAINED IN A MANNER WHICH DOES NOT RESULT IN SOIL BUILD-UP WITHIN TREE DRIPLINES.
19. WHERE ANY OF THE ABOVE EXCEPTIONS RESULT IN A FENCE BEING CLOSER THAN 4 FEET TO A TREE TRUNK. PROTECT THE TRUNK WITH STRAPPED ON PLANKING TO A HEIGHT OF 8 FEET (OR LIMITS OF LOWER BRANCHING) IN ADDITION TO THE REDUCED FENCING PROVIDED.
20. ANY ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED FLUSH WITH THE SOIL, BACKFILL ROOT AREAS WITH GOOD QUALITY TOP SOIL AS SOON AS POSSIBLE. IF EXPOSED ROOT AREAS ARE NOT BACKFILLED WITHIN 2 DAYS, COVER THEM WITH ORGANIC MATERIAL IN A MANNER WHICH REGULATES SOIL TEMPERATURE AND MINIMIZES WATER LOSS DUE TO EVAPORATION.
21. NO LANDSCAPE TOPSOIL DRESSING GREATER THAN 4 INCHES SHALL BE PERMITTED WITHIN THE DRIPLINE OF TREES. NO SOIL IS PERMITTED ON THE ROOT FLARE OF ANY TREE.
22. PRUNING TO PROVIDE CLEARANCE FOR STRUCTURES, VEHICULAR TRAFFIC, AND EQUIPMENT SHALL TAKE PLACE BEFORE CONSTRUCTION BEGINS.
23. ALL FINISHED PRUNING MUST BE DONE ACCORDING TO RECOGNIZED, APPROVED STANDARDS OF THE INDUSTRY (REFERENCE THE AMERICAN NATIONAL STANDARD, ANSI-A300 PRUNING, 2008 OR LATER)
24. ANY SUPPLEMENTAL IRRIGATION REQUIRED TO SUSTAIN PLANTING MATERIALS SHALL BE PROVIDED BY THE OWNER/OPERATOR FORM PROPOSED HOSE BIBS LOCATED ON THE BUILDING.
25. ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION. ALL PLANT MATERIAL THAT DIES WITHIN ONE YEAR SHALL BE REPLACED BY CONTRACTOR.
26. TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARD FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
27. HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OG ANSI A300 "STANDARD FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSE.

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

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SHEET: LANDSCAPE PLAN

PROJECT: ANDY'S
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BENTONVILLE, ARKANSAS

NOT FOR CONSTRUCTION
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NOT FOR CONSTRUCTION

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MANAGER: Ken Booth
DESIGNED BY: KB
DRAWN BY: KB
CHECKED BY: TRS
SCE PROJECT #: 21089
CURRENT REVISION: 2
DATE: 5/02/2022
SHEET: 7 of 14

BENTONVILLE ID LSD 22-0023

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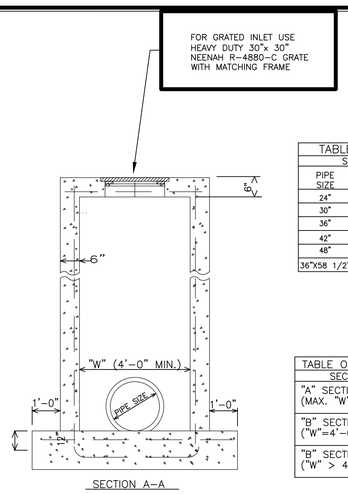
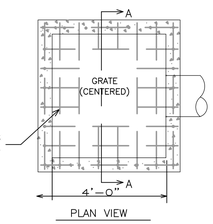


SECTION A–A

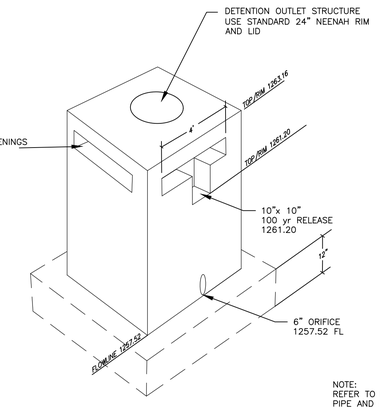
TABLE OF "W" DIMENSIONS			
SKEW OF CROSS DRAIN			
PIPE SIZE	STRAIGHT "W"	30° "W"	45° "W"
24"	4'-0"	4'-0"	4'-0"
30"	4'-0"	4'-0"	4'-5"
36"	4'-0"	4'-3"	5'-3"
42"	4'-3"	4'-11"	6'-1"
48"	4'-10"	5'-7"	6'-11"
36"X58 1/2"	5'-9"	6'-6"	7'-10"

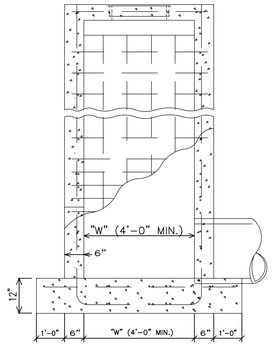
TABLE OF "T" & "N" DIMENSIONS		
SECTION	"T"	"N"
"A" SECTION (MAX. "W"=7'-0")	PIPE THICK + 6"	8"
"B" SECTION ("W"=4'-0")	PIPE THICK + 6"	8"
"B" SECTION ("W" > 4'-0")	PIPE THICK + 8"	10"



PLAN VIEW

GENERAL NOTES:
1. ALL EXPOSED CORNERS TO HAVE 3/4" CHAMFER.
2. ALL #4 REINFORCING BARS TO HAVE 1–1/2" COVER.
3. ALL REINFORCING SHALL BE #4 @ 9" O.C.E.W. UNLESS NOTED OTHERWISE.

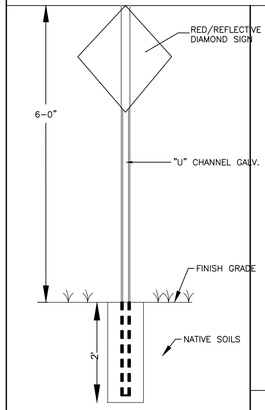




ELEVATION

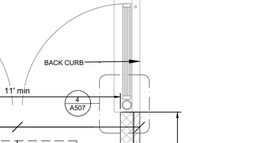
NOTE:
REFER TO PLAN AND PROFILES FOR
PIPE AND ELEVATION INFORMATION

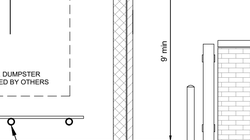
BASIN OUTLET WEIR AND GRATED INLET STRUCTURE
NTS



HANDICAP
PARKING SIGN
NOT TO SCALE

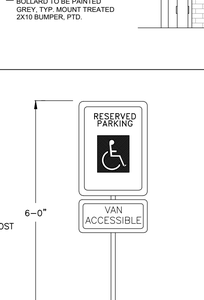
AT END OF DEAD END STREET
ROAD BARRICADE SIGN





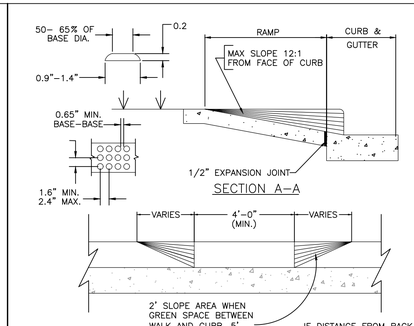
PARKING AREA

BUILTUP ADA CURB RAMP
NOT TO SCALE

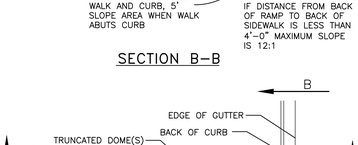


℄ OF PKG SPACE

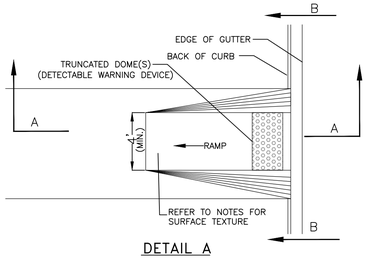
HANDICAP SYMBOL
NOT TO SCALE



SECTION A–A



SECTION B–B



DETAIL A

GENERAL NOTES FOR DETECTABLE WARNING DEVICES:

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

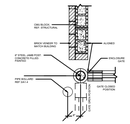
1. DETAILS SHOWN ON THIS PLAN APPLY TO ALL CONSTRUCTION OR RECONSTRUCTION OF STREETS, CURBS, OR SIDEWALKS.
2. CURB CUT RAMPS ARE TO BE LOCATED AS SHOWN ON THE PLANS.
3. SURFACE TEXTURE OF THE RAMP SHALL BE THAT OBTAINED BY A COARSE BROOMING, TRANSVERSE TO THE SLOPE OF THE RAMP.
4. CARE SHALL BE TAKEN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

HANDICAP RAMP
N.T.S.

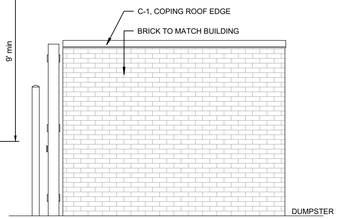


PRE-MANUFACTURED, PRE-FINISHED GATE
SYSTEM, STRUCTURE AND HARDWARE,
WHITE FINISH FOR ALL COMPONENTS

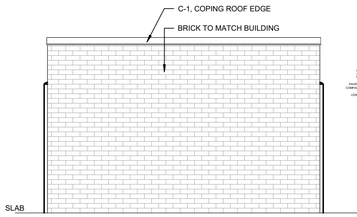
GATE DETAIL



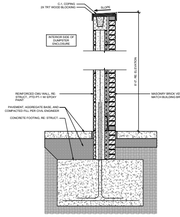
GATE HINDGE



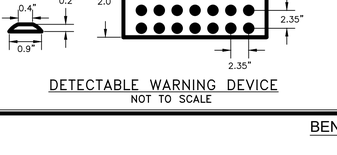
SIDE DETAIL



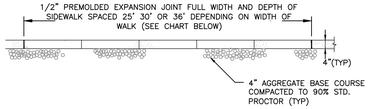
REAR DETAIL



FOOTING DETAIL

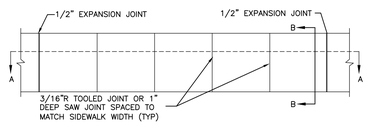


SECTION B–B



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

SECTION A–A



PLAN VIEW

NOTE:
PROVIDE 1/2" EXPANSION JOINT
BETWEEN SIDEWALK AND ALL FIXED
OBJECTS

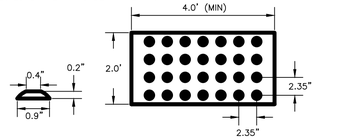
NOTE:
WHERE REQUIRED REINFORCEMENT
WILL BE NO. 3 BARS 24" O.C.
EACH WAY MAX. SPACING, OR 6x6
– W1.4 x W1.4 WWF
– ALL SIDEWALKS AND HANDICAP RAMPS TO MEET ADA REQUIREMENTS
– ALL SAW JOINTS TO THE CAULKED

CONCRETE SIDEWALK
N.T.S.

1.THE DETECTABLE WARNING DEVICE SHALL BE LOCATED SO THAT THE NEAREST EDGE OF THE DEVICE IS LOCATED AT THE BACK OF CURB.

2.DOMES SHALL BE ALIGNED ON A SQUARE GRID IN THE PREDOMINANT DIRECTION OF TRAVEL TO PERMIT WHEELS TO ROLL BETWEEN DOMES.

3.DETECTABLE WARNING DEVICES SHALL BE A VITRIFIED POLYMER COMPOSITE (VCP) OR CAST IRON AND SHALL BE CAST IN PLASTIC CONCRETE UNLESS OTHERWISE DIRECTED BY PLANNING DEPARTMENT STAFF.



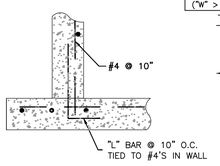
DETECTABLE WARNING DEVICE
NOT TO SCALE

TOP

"L" BAR

NOTE:
"L" BARS ARE REQUIRED AROUND LID EXCEPT ON SIDES WITH OPENINGS. "L" BARS SHALL BE 10" O.C. AND TIED TO VERTICAL BARS IN WALLS

"L" BAR DETAIL



FOUNDATION REINFORCING DETAIL

FOR GRATED CURB INLET USE
NEENAH R–3233 FRAME, GRATE
AND CURB BOX PER
MANUFACTURERS DETAIL

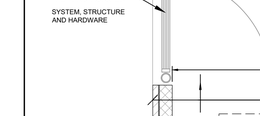
EAST JORDAN IRON WORKS
LID AND FRAME

SECTION A–A

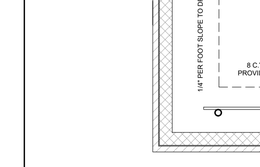
TABLE OF "T" & "N" DIMENSIONS		
SECTION	"T"=BASE	"N"=WALL
"A" SECTION (MAX. "W"=7'–0")	6"	6"
"B" SECTION ("W"=4'–0")	6"	8"
"C" SECTION ("W" > 4'–0")	8"	10"

THICKNESS TABLE

CURB INLET
N.T.S.



COVER SECTION



√ MACHINED SURFACE

FRAME SECTION
RING AND COVER DETAIL

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SHEET: DETAILS 1

PROJECT: ANDY'S
1644 EAST CENTERTON BLVD.
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MANAGER:	Ken Booth
DESIGNED BY:	KB
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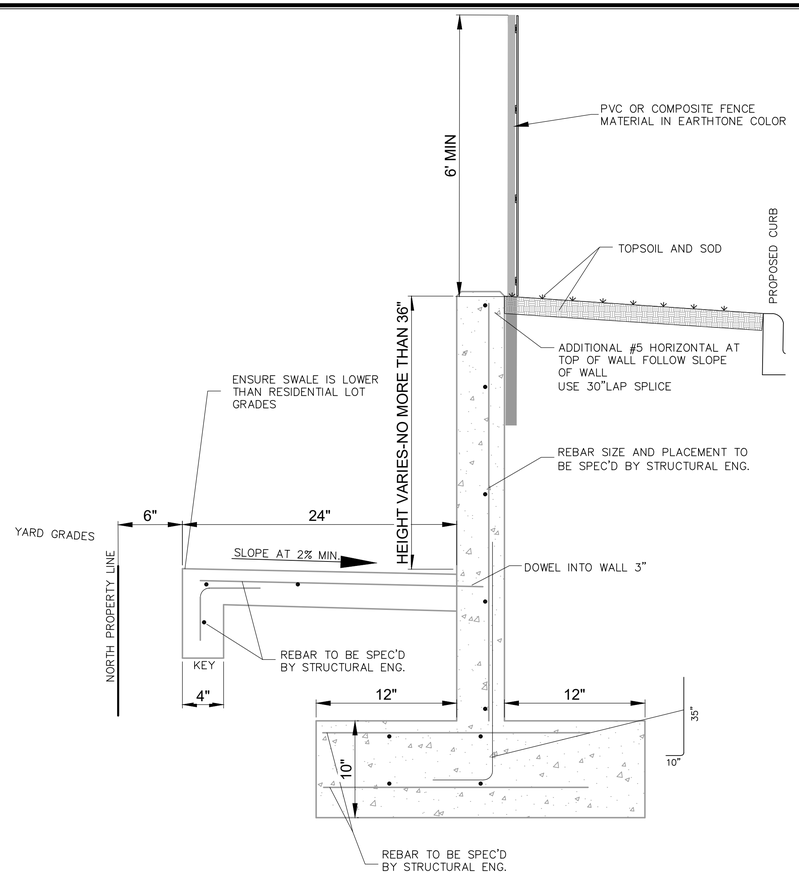
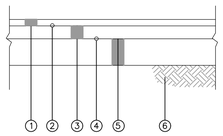


DETAIL TO USE FOR WALL BORDERING PROPERTY LINE

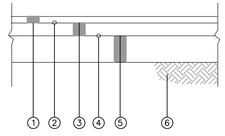
POURED IN PLACE WALL
NOT TO SCALE



FLEXIBLE PAVING SECTION

ITEM	STANDARD DUTY PAVING
407	(1) REQUIRED 1.5", TYPE 1, BITUMINOUS CONCRETE WEARING LAYER (ASPHALT) COMPACTED.
	(2) REQUIRED TACK COAT 0.05 GAL./S.Y. (MAX.)
407	(3) REQUIRED 2.5", TYPE 1, BITUMINOUS CONCRETE WEARING LAYER (ASPHALT) COMPACTED.
401	(4) REQUIRED PRIME COAT 0.25 GAL./S.Y.
303	(5) REQUIRED 6", CLASS 7 (COMPACTED) AGGREGATE BASE COURSE
	(6) SUBGRADE: 24" MINIMUM CBR=8 HILLSIDE COMPACTED TO 95% ASTM

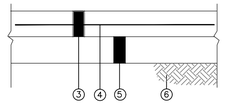
LIGHT DUTY ASPHALT SECTION
N.T.S.



HD-FLEXIBLE PAVING SECTION

ITEM	STANDARD DUTY PAVING
406	(1) REQUIRED 2", TYPE 1, BITUMINOUS CONCRETE SURFACE LAYER (ASPHALT) COMPACTED.
	(2) REQUIRED TACK COAT 0.05 GAL./S.Y. (MAX.)
407	(3) REQUIRED 3", TYPE 1, BITUMINOUS CONCRETE WEARING LAYER (ASPHALT) COMPACTED.
401	(4) REQUIRED PRIME COAT 0.25 GAL./S.Y.
303	(5) REQUIRED 6", CLASS 7 (COMPACTED) AGGREGATE BASE COURSE
	(6) SUBGRADE: 24" MINIMUM CBR=8 HILLSIDE COMPACTED TO 95% ASTM

HEAVY DUTY ASPHALT SECTION
N.T.S.

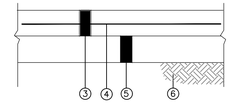


ITEM	PAVING SECTION
* 501	(3) REQUIRED 5" CONCRETE
	(4) W6xW6 2.9x2.9 WELDED REINFORCING WIRE
* 303	(5) REQUIRED 4" CLASS 7 AGGREGATE BASE COURSE
	(6) SUBGRADE: COMPACT TO 95% ASTM D-698.

* ITEM NUMBERS REFER TO STATE OF ARKANSAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION (LATEST EDITION).

PER GEOTECH REPORT CONCRETE PAVING SHOULD BE MIN. 28-DAY COMPRESSIVE STRENGTH OF 3,500 psi, MAXIMUM SLUMP OF 4 INCHES AND AIR CONTENT OF 5 TO 7 PERCENT AND ALL JOINTS TO BE SEALED

LIGHT DUTY CONCRETE SECTION
NOT TO SCALE

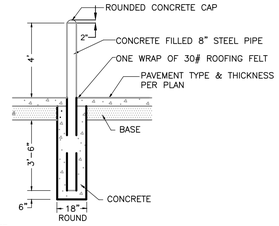


ITEM	PAVING SECTION
* 501	(3) REQUIRED 6" CONCRETE
	(4) W6xW6 2.9x2.9 WELDED REINFORCING WIRE
* 303	(5) REQUIRED 4" CLASS 7 AGGREGATE BASE COURSE
	(6) SUBGRADE: COMPACT TO 95% ASTM D-698.

* ITEM NUMBERS REFER TO STATE OF ARKANSAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION (LATEST EDITION).

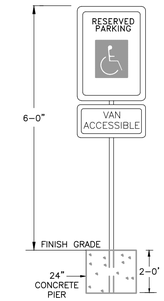
PER GEOTECH REPORT CONCRETE PAVING SHOULD BE MIN. 28-DAY COMPRESSIVE STRENGTH OF 3,500 psi, MAXIMUM SLUMP OF 4 INCHES AND AIR CONTENT OF 5 TO 7 PERCENT AND ALL JOINTS TO BE SEALED

HEAVY DUTY CONCRETE SECTION
NOT TO SCALE

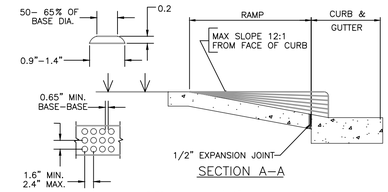


NOTE:
1. VIBRATE OR ROD CONCRETE TO ENSURE THAT PIPE IS FILLED.
2.PAINT W/TWO COATS REFLECTIVE TRAFFIC YELLOW PAINT.

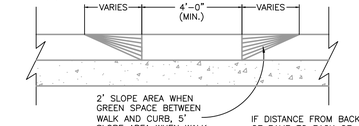
PIPE BOLLARD
NOT TO SCALE



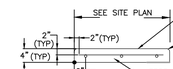
HANDICAP PARKING SIGN
NOT TO SCALE



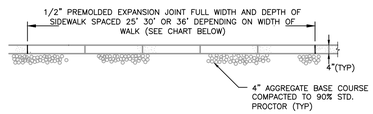
SECTION A-A



SECTION B-B



SECTION B-B



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

SECTION A-A

DETAIL A

GENERAL NOTES FOR DETECTABLE WARNING DEVICES:

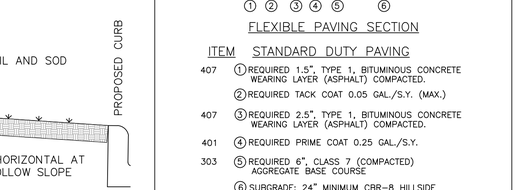
THE DETECTABLE DEVICE SHALL BE LOCATED SO THAT THE NEAREST EDGE OF THE DEVICE IS 6 TO 8 INCHES FROM THE FACE OF THE CURB. TRUNCATED DOMES IN THE DETECTABLE WARNING SURFACE SHALL MEET THE REQUIREMENTS OF THE GEOMETRIC CONFIGURATION SHOWN. DOMES SHALL BE ALIGNED ON A SQUARE GRID IN THE PREDOMINANT DIRECTION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

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

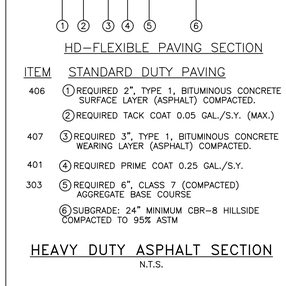
HANDICAP RAMP
N.T.S.

SIDEWALK AS CURB TURN-DOWN EDGE
NOT TO SCALE

STANDARD CURB
NOT TO SCALE

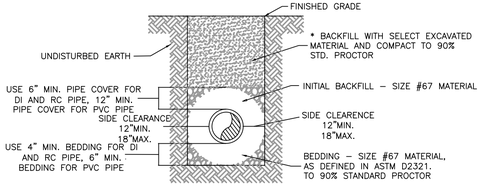


HANDICAP RAMP IN SIDEWALK
N.T.S.



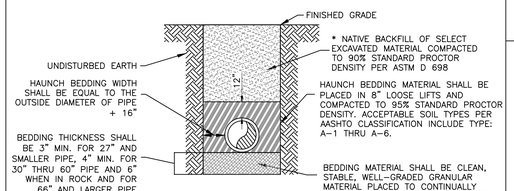
BUILTUP ADA CURB RAMP
NOT TO SCALE

HANDICAP SYMBOL
NOT TO SCALE



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

UTILITY BEDDING DETAIL
NOT TO SCALE



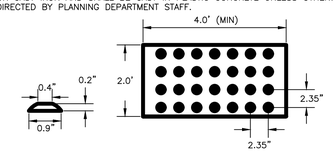
* WHERE PIPE CROSSES UNDER PAVEMENT AREAS OR PUBLIC STREETS; BACKFILL WITH FULL-DEPTH CLASS 7 GRAVEL, IN 8" LIFTS (MIN) AND COMPACTED TO 95% STD. PROCTOR, OR AS REQUIRED BY GOVERNING MUNICIPALITY.

FLEXIBLE PIPE STORM SEWER BEDDING
NOT TO SCALE

1.THE DETECTABLE WARNING DEVICE SHALL BE LOCATED SO THAT THE NEAREST EDGE OF THE DEVICE IS LOCATED AT THE BACK OF CURB.

2.DOMES SHALL BE ALIGNED ON A SQUARE GRID IN THE PREDOMINANT DIRECTION OF TRAVEL TO PERMIT WHEELS TO ROLL BETWEEN DOMES.

3.DETECTABLE WARNING DEVICES SHALL BE A VITRIFIED POLYMER COMPOSITE (VCP) OR CAST IRON AND SHALL BE CAST IN PLASTIC CONCRETE UNLESS OTHERWISE DIRECTED BY PLANNING DEPARTMENT STAFF.

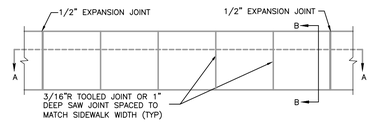


DETECTABLE WARNING DEVICE
NOT TO SCALE

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

CONCRETE SIDEWALK
N.T.S.

NOTE:
PROVIDE 1/2" EXPANSION JOINT BETWEEN SIDEWALK AND ALL FIXED OBJECTS



PLAN VIEW

DEVELOPER:
Plaza Street Partners
2400 W. 75th Street
Prairie Village, KS 66208
1-816-695-5723 - Kelsey Carson
kcarson@plazastreetpartners.com

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

DETAILS 2

ANDY'S
1644 EAST CENTERTON BLVD.
BENTONVILLE, ARKANSAS

SHEET:
PROJECT:

NOT FOR CONSTRUCTION
PRELIMINARY
NOT FOR CONSTRUCTION

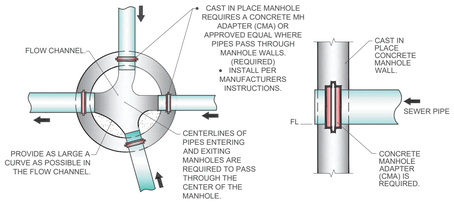
SAND CREEK
ENGINEERING, LLC
Bentonville, Arkansas (479) 464-9282

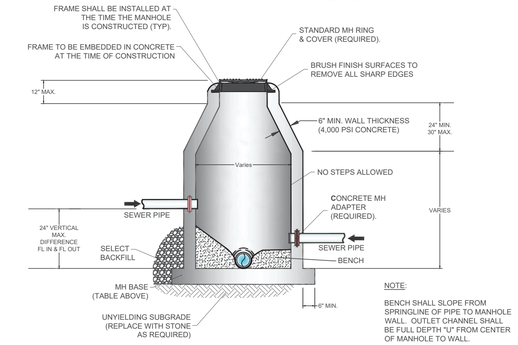
MANAGER:	Ken Booth
DESIGNED BY:	KB
DRAWN BY:	KB
CHECKED BY:	TRS
SCE PROJECT #:	21089
CURRENT REVISION:	2
DATE:	5/02/2022
SHEET:	9 of 14

X:\21 Proj\21089\Drawings\Project\21089_MASTER- 2.dwg - Plotted on 4/29/2022 12:18 PM @ a scale of 1:1 to DWG TO PDF.PC3 by KBOOTH

BENTONVILLE ID LSD 22-0023

SANITARY SEWER
CAST IN PLACE MANHOLE



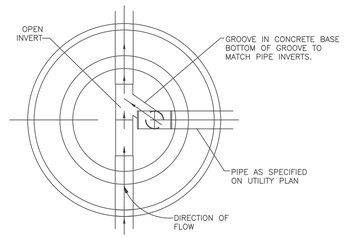


Inside Diameter of Manhole	Minimum Wall Thickness	Base Thickness	Minimum Ring & Cover Size
4' DIA	6"	8"	24" (< or Equal to 24" Pipes)
5' DIA	8"	10"	36" (> 24" Pipes)
6' DIA	8"	12"	

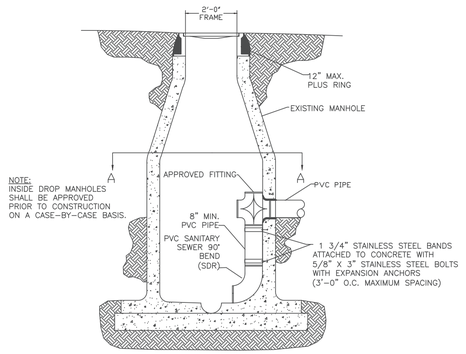
MANHOLE INFORMATION TABLE

SANITARY SEWER DETAIL: SS01

SANITARY SEWER
INTERIOR DROP MANHOLE

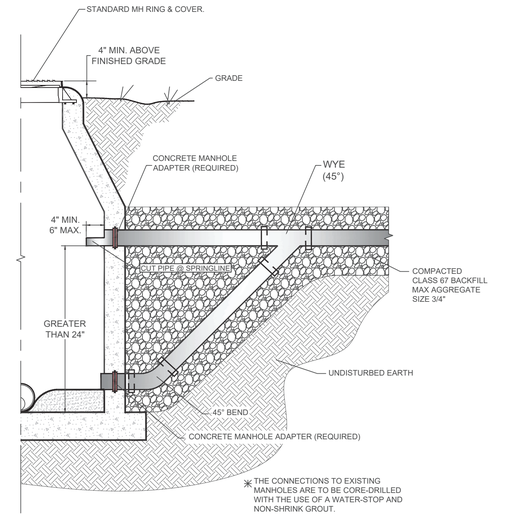


SECTION A–A



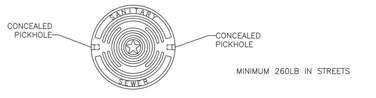
SANITARY SEWER DETAIL: SS02

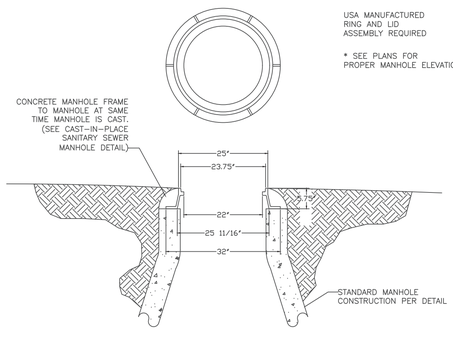
SANITARY SEWER
EXTERIOR DROP MANHOLE



SANITARY SEWER DETAIL: SS03

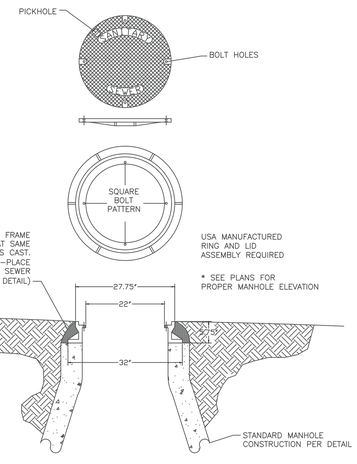
HEAVY DUTY MANHOLE
LID & FRAME





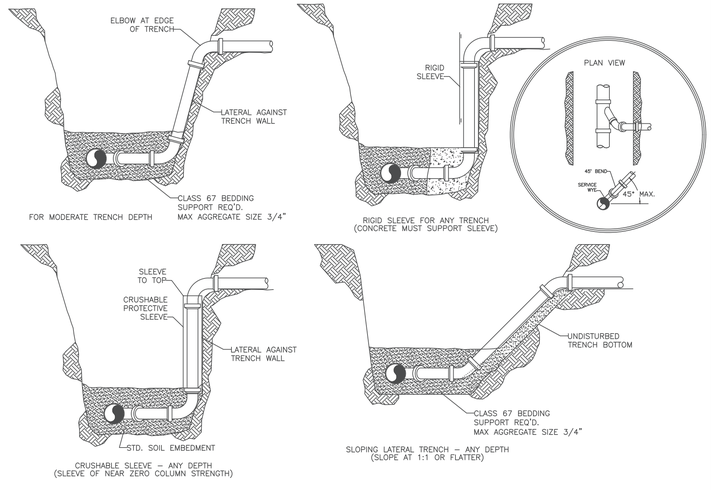
SANITARY SEWER DETAIL: SS04

WATER TIGHT BOLTED MANHOLE
LID & FRAME



SANITARY SEWER DETAIL: SS05

SANITARY SEWER
SERVICE WYE



SANITARY SEWER DETAIL: SS06

THE CITY OF WASTEWATER WATER BENTONVILLE

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

SAN.SEWER DETAILS

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

REVISIONS:

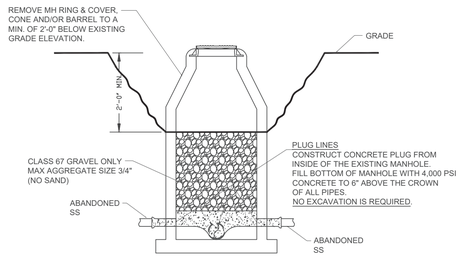
Adopted by City Council 06/22/2021
Ordinance Number: 2021-135

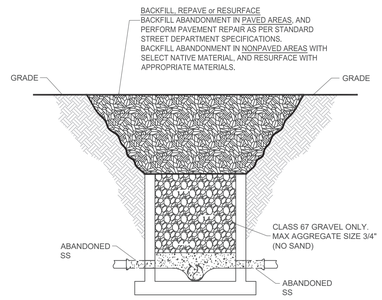
Approved by Dept. of Health
04/01/2021

NOTES:

DRAWN BY: JI	DATE: 03/16/2021
APPROVED BY: PN	DATE: 03/16/2021
SHEET NUMBER: 1	OF 2

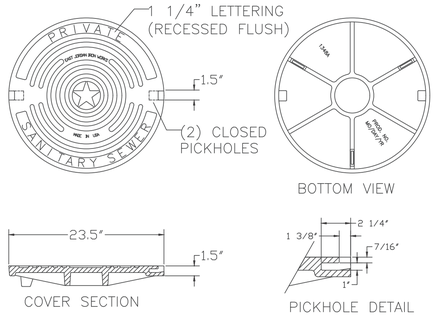
SANITARY SEWER MANHOLE ABANDONMENT





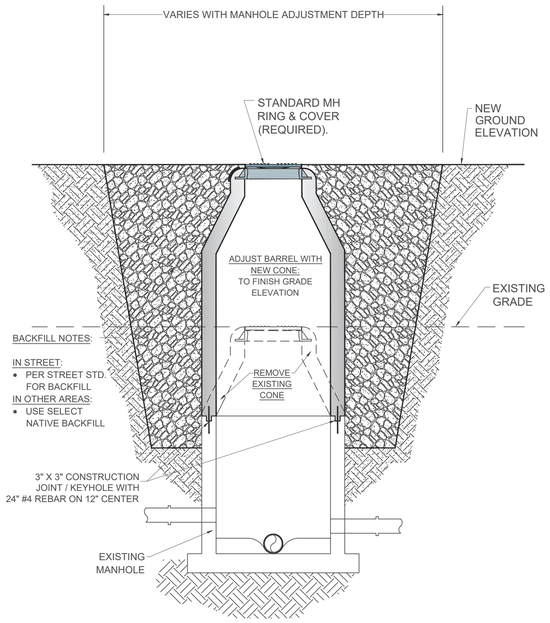
SANITARY SEWER DETAILS: SS07

PRIVATE MANHOLE RING AND LID



SANITARY SEWER DETAILS: SS08

TYPICAL MANHOLE ADJUST TO GRADE



SANITARY SEWER DETAILS: SS09

THE CITY OF WASTEWATER WATER BENTONVILLE
3200 SW MUNICIPAL DR.
Bentonville, AR 72712
Ph: (479) 271-3140
www.bentonvillear.com

SAN.SEWER DETAILS

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REVISIONS:
Adopted by City Council 06/22/2021
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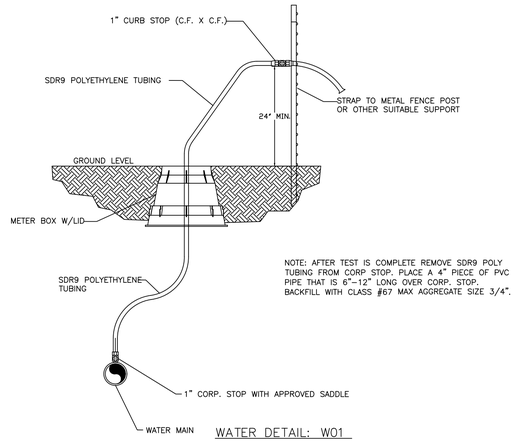
04/01/2021

NOTES:

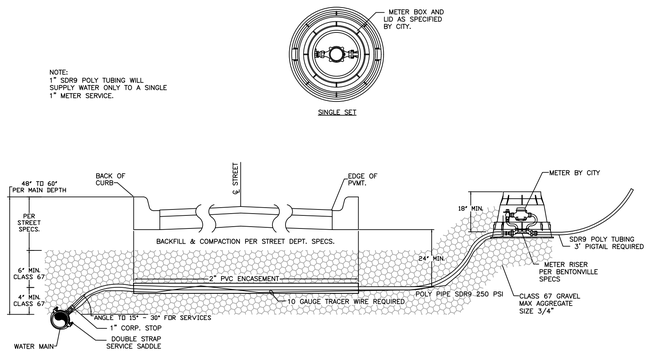
DRAWN BY: JI	DATE: 03/16/2021
APPROVED BY: PN	DATE: 03/16/2021
SHEET NUMBER: 2	OF 2

TEMPORARY 1" BLOW OFF ASSEMBLY SAMPLE POINTS



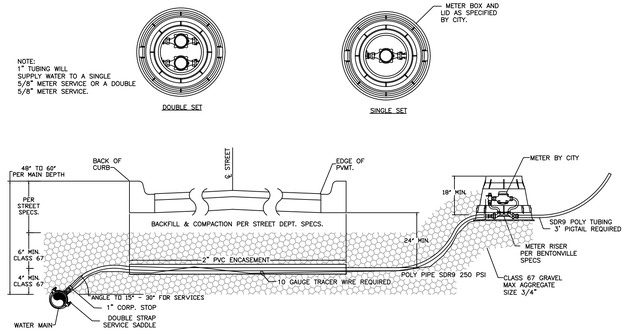
WATER DETAIL: W01

WATER SERVICE DETAIL 1"



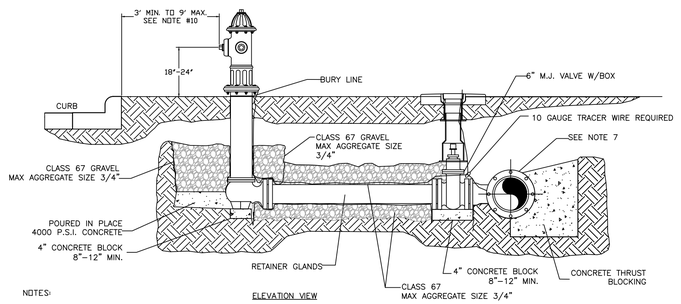
WATER DETAIL: W02

WATER SERVICE DETAIL 5/8"



WATER DETAIL: W03

FIRE HYDRANT DETAIL W/ RETAINER GLANDS



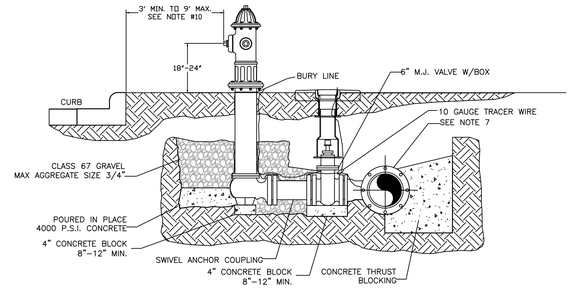
ELEVATION VIEW

NOTES:

1. DRAINAGE BED SHALL CONSIST OF CLASS 67 GRAVEL WITH A MAX AGGREGATE SIZE OF 3/4".
2. USE 6" NIPPLE WITH M.J. RETAINER GLANDS IF DISTANCE BETWEEN VALVE AND HYDRANT MUST BE GREATER THAN 13" SWIVEL ADAPTER.
3. FIRE HYDRANT TO BE BLOCKED AGAINST FIRM SOIL AS SHOWN.
4. ALL HYDRANTS SHALL BE INSTALLED PLUMB.
5. LARGE NOZZLE SHALL FACE CURB UNLESS OTHERWISE NOTED. ROTATE BARREL AS REQUIRED.
6. HYDRANT SHOULD NOT BE SET CLOSER THAN 4.0' TO OBSTRUCTIONS THAT ARE IN LINE WITH NOZZLE.
7. M.J. ANCHOR TEE, TAPPING SLEEVE OR TAPPING SADDLE MAY BE USED (SEE MATERIAL SPECIFICATIONS)
8. HYDRANTS TO BE SET AT DEPTHS GREATER THAN 6.0' SHALL BE SET WITH A MODIFIED FIRE HYDRANT SETTING.
9. POLYWRAP ENTIRE HYDRANT ASSEMBLY. DO NOT COVER WEEP HOLE DRAIN.
10. HYDRANTS WILL BE SET AT A MINIMUM OF 3' TO A MAXIMUM OF 9' BACK OF CURB OR EDGE OF DRAINING SURFACE, NOT IN SIDEWALK, FIRE LANE, OR RADIUS OR AS DIRECTED BY BENTONVILLE WATER DEPARTMENT.

WATER DETAIL: W04

FIRE HYDRANT DETAIL W/SWIVEL ANCHOR COUPLING



ELEVATION VIEW

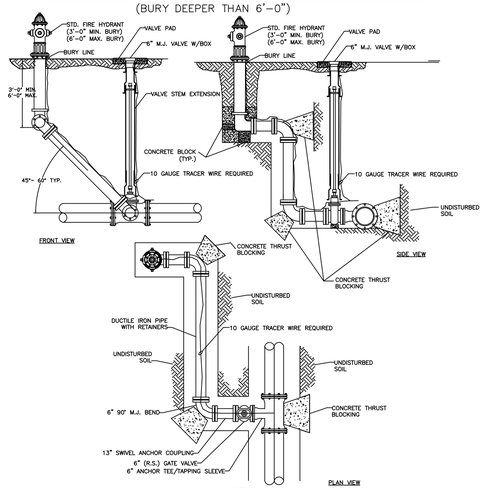
NOTES:

1. DRAINAGE BED SHALL CONSIST OF CLASS 67 GRAVEL WITH A MAX AGGREGATE SIZE OF 3/4".
2. M.J. RETAINER GLANDS IF DISTANCE BETWEEN VALVE AND HYDRANT MUST BE GREATER THAN 13" SWIVEL ADAPTER.
3. FIRE HYDRANT TO BE BLOCKED AGAINST FIRM SOIL AS SHOWN.
4. ALL HYDRANTS SHALL BE INSTALLED PLUMB.
5. LARGE NOZZLE SHALL FACE CURB UNLESS OTHERWISE NOTED. ROTATE BARREL AS REQUIRED.
6. HYDRANT SHOULD NOT BE SET CLOSER THAN 4.0' TO OBSTRUCTIONS THAT ARE IN LINE WITH NOZZLE.
7. M.J. ANCHOR TEE, TAPPING SLEEVE OR TAPPING SADDLE MAY BE USED (SEE MATERIAL SPECIFICATIONS)
8. HYDRANTS TO BE SET AT DEPTHS GREATER THAN 6.0' SHALL BE SET WITH A MODIFIED FIRE HYDRANT SETTING.
9. POLYWRAP ENTIRE HYDRANT ASSEMBLY. DO NOT COVER WEEP HOLE DRAIN.
10. HYDRANTS WILL BE SET AT A MINIMUM OF 3' TO A MAXIMUM OF 9' BACK OF CURB, NOT IN SIDEWALK, FIRE LANE, OR RADIUS OR AS DIRECTED BY BENTONVILLE WATER DEPARTMENT.

WATER DETAIL: W05

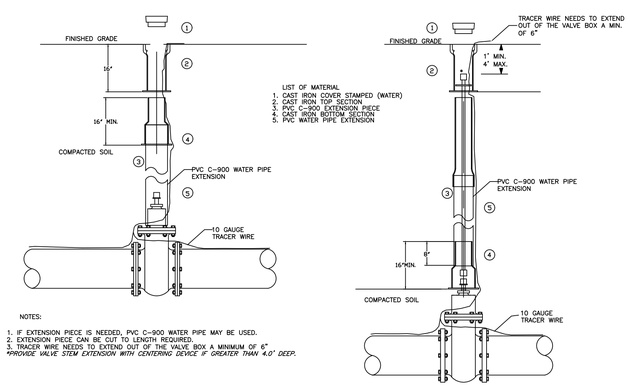
DEEP BURY FIRE HYDRANTS

(BURY DEEPER THAN 6'-0")



WATER DETAIL: W06

VALVE BOX VALVE STEM & TRACER WIRE INSTALLATION



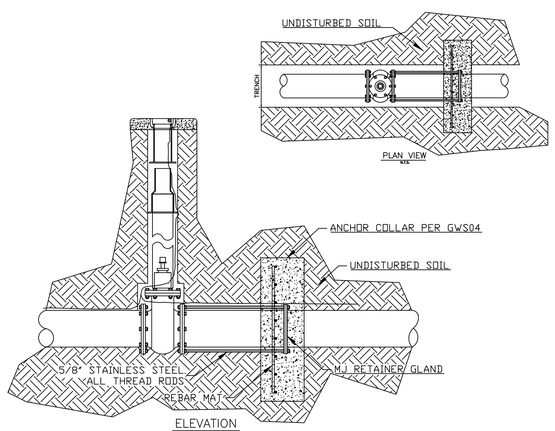
NOTES:

1. IF EXTENSION PIECE IS NEEDED, PVC C-900 WATER PIPE MAY BE USED.
2. EXTENSION PIECE CAN BE CUT TO LENGTH REQUIRED.
3. TRACER WIRE NEEDS TO EXTEND OUT OF THE VALVE BOX A MINIMUM OF 6"

PROVIDE VALVE STEM EXTENSION WITH CENTERING DEVICE IF GREATER THAN 4.0' DEEP.

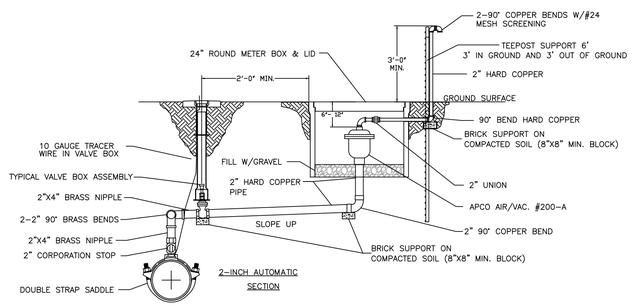
WATER DETAIL: W07

RESTRAINED GATE VALVE



WATER DETAIL: W08

2" COMBINATION AIR/VACUUM VALVE DETAIL



NOTES:

1. ALL THREADED CONNECTIONS SHALL HAVE A DOUBLE WRAP OF TEFLON TAPE ON THREADS.
2. DRILL HOLE IN SIDE OF METER BOX FOR OUTLET PIPING.
3. VALVES WILL BE PIPED TO POINT BEYOND PAVEMENT AND SHOULDER.

WATER DETAIL: W09

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

WATER DETAILS

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

REVISIONS:

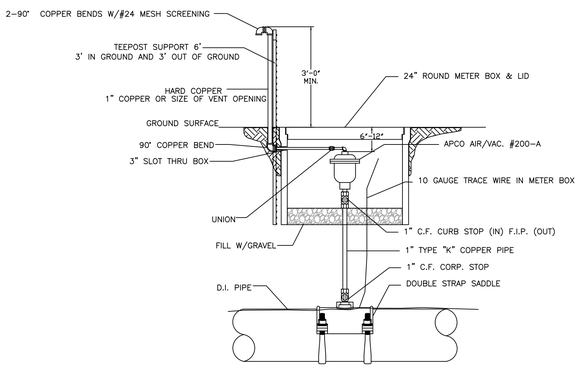
Adopted by City Council 06/22/2021
Ordinance Number: 2021-135

Approved by Dept. of Health
04/01/2021

NOTES:

DRAWN BY:	JI	DATE:	03/16/2021
APPROVED BY:	PN	DATE:	03/16/2021
SHEET NUMBER:	1	OF	2

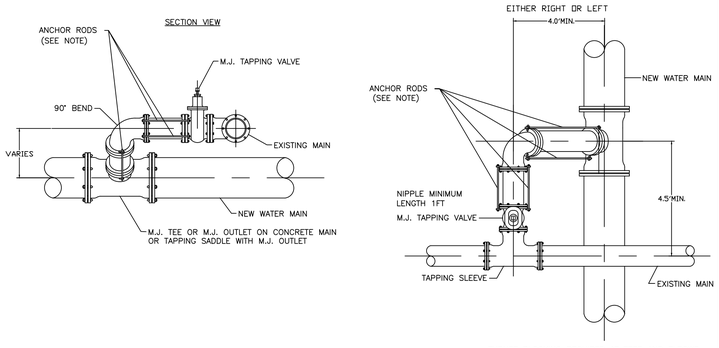
1" COMBINATION AIR/VACUUM VALVE DETAIL



NOTES:
1. ALL THREADED CONNECTIONS SHALL HAVE A DOUBLE WRAP OF TEFLON TAPE ON THREADS.
2. DRILL HOLE IN SIDE OF METER BOX FOR OUTLET PIPING.
3. VALVES WILL BE PIPED TO POINT BEYOND PAVEMENT AND SHOULDER.

WATER DETAIL: W10

SWING CONNECTION - NEW MAIN TO EXISTING MAIN



THRUST BLOCKING REQUIRED AT TEES AND ELBOWS.

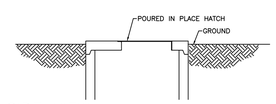
PIPE SIZE	6"	8"	12"
RODS PER NIPPLE	2	2	4

NOTES:
1. CONTRACTOR SHALL LOCATE EXISTING MAIN IN ADVANCE OF LAYING NEW LINE IN ORDER TO ASSURE ADEQUATE LENGTH TO ADJUST DEPTH OF NEW MAIN.
2. DIMENSIONS SHOWN ARE RECOMENDED MINIMUMS TO PROVIDE ADEQUATE ROOM FOR TIGHTENING BOLTS ON JOINTS. (OTHER DIMENSIONS MAY BE USED)
3. PROVIDE STAINLESS STEEL "ALL THREAD(MIN 5/8")" TIE RODS WITH EYE BOLTS FOR ANCHORING ALL JOINTS.
4. RODS SHALL BE FIELD CUT TO FIT & SHALL BE PROTECTED WITH POLYWRAP.
5. ROTATE TEE UP & ELBOW DOWN AS REQUIRED TO MATCH.
6. USE TYPICAL CONCRETE BLOCKING REQUIRED.

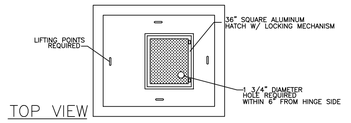
WATER DETAIL: W11

METER VAULT DETAIL FOR 4" - 8" METERS (TYPICAL)

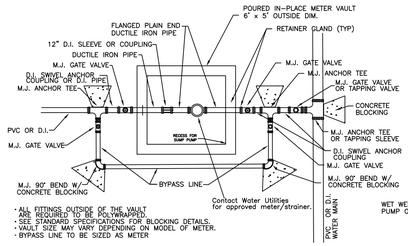
(DIMENSIONS MAY VARY FOR METER SIZES)



SIDE VIEW

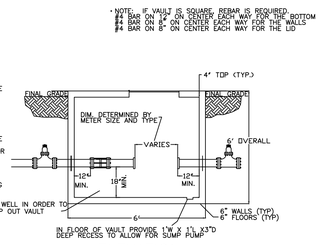


TOP VIEW



- ALL FITTINGS OUTSIDE OF THE VAULT ARE REQUIRED TO BE POLYWRAPPED.
- SEE STANDARD SPECIFICATIONS FOR BLOCKING DETAILS.
- VAULT SIZE MAY VARY DEPENDING ON MODEL OF METER.
- BYPASS LINE TO BE SIZED AS METER

PLAN VIEW
N.T.S.



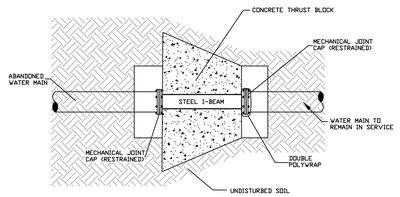
- NOTE: IF VAULT IS SQUARE REBAR IS REQUIRED
#4 BAR ON 12" ON CENTER EACH WAY FOR THE BOTTOM
#4 BAR ON 8" ON CENTER EACH WAY FOR THE WALLS
#4 BAR ON 8" ON CENTER EACH WAY FOR THE LID

IN FLOOR OF VAULT PROVIDE 1'W x 1'L X 3"D DEEP RECESS TO ALLOW FOR SUMP PUMP

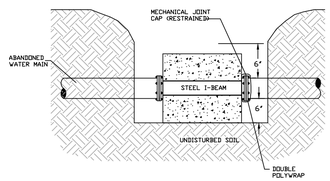
ELEVATION
N.T.S.

WATER DETAIL: W12

CUT/CAP DETAIL



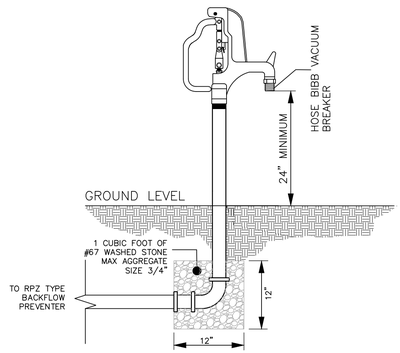
PLAN VIEW



PROFILE VIEW

WATER DETAIL: W13

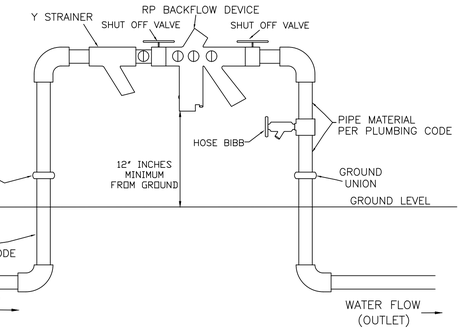
FROST FREE HOSE BIBB WITH VACUUM BREAKER



ELEVATION
N.T.S.

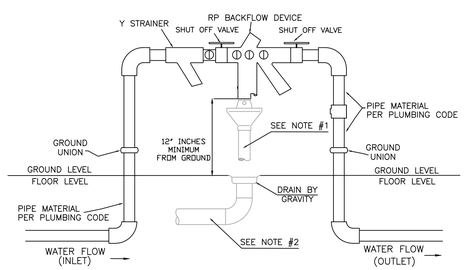
WATER DETAIL: W14

REDUCED PRESSURE (RP) IRRIGATION ONLY



WATER DETAIL: W15

REDUCED PRESSURE (RP) IRRIGATION ONLY



INDOOR APPLICATION ONLY NOTES:

1. AN AIR GAP DRAIN IS REQUIRED TO REDUCE SPLASHING OF MINOR DISCHARGES FROM THE RELIEF VALVE DRAIN PORT.
2. INDOOR INSTALLATION OF RP'S SHOULD PROVIDE FOR DRAINAGE CAPABLE OF HANDLING IN EXCESS OF THE MAXIMUM DISCHARGE RATE EXPECTED BY THE BACKFLOW ASSEMBLY MANUFACTURER.

WATER DETAIL: W16

THE CITY OF WASTEWATER WATER BENTONVILLE
3200 SW MUNICIPAL DR.
Bentonville, AR 72712
Ph: (479) 271-3140
www.bentonvillear.com

WATER DETAILS

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

REVISIONS:

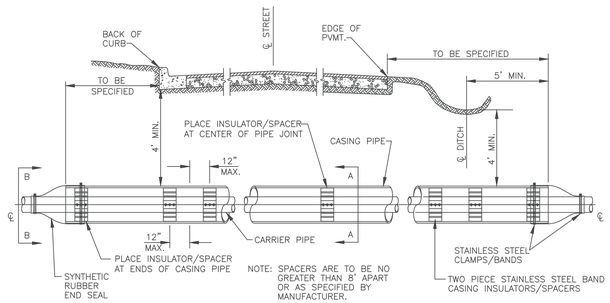
Adopted by City Council 06/22/2021
Ordinance Number: 2021-135

Approved by Dept. of Health
04/01/2021

NOTES:

DRAWN BY: JI	DATE: 03/16/2021
APPROVED BY: PN	DATE: 03/16/2021
SHEET NUMBER: 2	OF 2

ENCASEMENT DETAIL



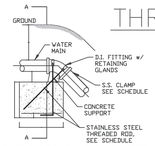
CARRIER & CASING SIZES									
CARRIER	4"	6"	8"	10"	12"	14"	16"	18"	20"
CASING	16"	16"	16"	18"	20"	24"	30"	30"	36"
CASING/WALL THICKNESS	.219	.219	.219	.250	.281	.344	.406	.406	.500

NOTE: DUCTILE IRON, OR PVC PIPE REQUIRED FOR WATER, OR SEWER.

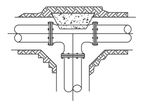
*ALL BELLS SHALL BE RESTRAINED INSIDE ENCASEMENT BY APPROVED METHOD.

GENERAL WATER/SEWER DETAIL: GWS01

THRUST BLOCKING



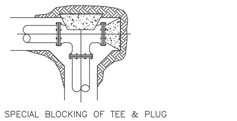
BLOCKING FOR VERTICAL TIE DOWN



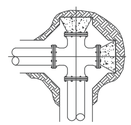
BLOCKING FOR TEE



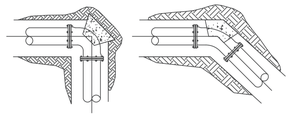
TYPICAL BLOCKING FOR VERTICAL BENDS



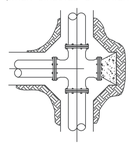
SPECIAL BLOCKING OF TEE & PLUG (WHEN DIRECTED BY WATER DEPT.)



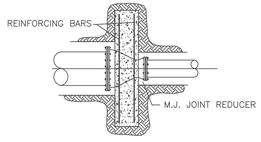
TYPICAL SECTION OF CROSS & 2 PLUG BLOCKING (WHEN DIRECTED BY WATER DEPT.)



TYPICAL BLOCKING FOR HORIZONTAL BENDS



TYPICAL SECTION OF CROSS & PLUG BLOCKING (WHEN DIRECTED BY WATER DEPT.)



THRUST SUPPORT FOR REDUCER (SIZE TO BE DETERMINED BY WATER DEPT.)

NOTES.
1. ALL BLOCKING SHALL BE AGAINST UNDISTURBED SOIL USING 4,000 PSI CONCRETE.
2. WHERE SOIL CONDITIONS MAKE IT NECESSARY TO POUR CONCRETE OVER JOINTS, THE ENDS OF THE ADJACENT PIPES MUST HAVE A THRUST BLOCK TO RESIST MOVEMENT OF THESE JOINTS.
3. WEIGHT CALCULATIONS TO BE BASED ON REACTION BACKING TABLE (SEE GWS03).
4. WHEN BLOCKING AGAINST FITTINGS, FITTINGS SHALL BE COVERED WITH POLYETHYLENE WRAP TO PREVENT BONDING OF CONCRETE
5. WHERE SHEAR BECOMES A PROBLEM PROPER REINFORCING MUST BE INSTALLED INTO THE BLOCKING.
6. CLEARANCE SHALL BE A MINIMUM OF 6" BETWEEN PIPE AND OBSTRUCTIONS.
7. CLEARANCE ON PIPES BELONGING TO OIL/GAS COMPANIES SHALL BE 18" UNLESS SPECIAL PERMISSION IS GIVEN BY THESE COMPANIES AND THE DEPARTMENT.
8. 12" OF ALL THREAD EMBEDED IN CONCRETE
9. MIN. 5/8" ALL THREAD FOR SECTIONS 10FT OR UNDER

GENERAL WATER/SEWER DETAIL: GWS02

REACTION BACKING TABLE

BLOCKING SCHEDULE					
PIPE SIZE		BENDS 45°	22 1/2°	11 1/4°	ROD DIA.
8"	VOLUME REQ'D (CU. FT.)	98.5	50.2	25.2	3/4 IN.
	A (FT.)	5.00'	4.00'	3.00'	
	B (FT.)	4.00'	3.20'	2.80'	
	C (FT.)	5.00'	4.00'	3.00'	
	MIN. CLAMP (2 EA.)	3/8 IN. x 2 IN.			
12"	VOLUME REQ'D (CU. FT.)	209.5	106.8	53.7	3/4 IN.
	A (FT.)	6.00'	5.00'	4.00'	
	B (FT.)	6.00'	4.25'	3.50'	
	C (FT.)	6.00'	5.00'	4.00'	
	MIN. CLAMP (2 EA.)	1/2 IN. x 2 IN.			
18"	VOLUME REQ'D (CU. FT.)	457.2	233.1	117.1	1 IN.
	A (FT.)	8.00'	6.50'	5.00'	
	B (FT.)	7.25'	5.50'	4.75'	
	C (FT.)	8.00'	6.50'	5.00'	
	MIN. CLAMP (2 EA.)	5/8 IN. x 3 IN.			
24"	VOLUME REQ'D (CU. FT.)	800.3	408.0	205.0	1 1/4 IN.
	A (FT.)	9.50'	7.50'	6.00'	
	B (FT.)	9.00'	7.25'	5.75'	
	C (FT.)	9.50'	7.50'	6.00'	
	MIN. CLAMP (2 EA.)	5/8 IN. x 3 IN.			

VOLUME CALCULATED ON THE BASIS OF CONCRETE REACTING THRUST ON THE RESPECTIVE BENDS UNDER AN INTERNAL PRESSURE OF 250 PSI, 50 PSI SURGE AND THE WEIGHT OF CONCRETE IS 150 POUNDS PER CU. FT.

NOTES:
1. ALL FITTINGS SHALL BE MECHANICAL JOINTS.
2. DO NOT COVER BELLS OR FLANGES WITH CONCRETE.
3. WRAP ALL FITTINGS WITH POLY WRAP.
4. BACK ALL TEES ACCORDING TO SIZE OF BRANCH.
5. BACKING FUTURE LINE EXTENSIONS SHALL BE SUCH THAT LATER REMOVAL IS POSSIBLE.
6. ALL BENDS WHERE FITTINGS ARE USED, BOTH HORIZONTAL OR VERTICAL, SHALL BE BACKED WITH CONCRETE.
7. REACTION BACKING TABLE IS BASED ON 150 PSI AND SOIL BEARING PRESSURE OF 2,000 LB/SQ. FT. ADDITIONAL BACKING MAY BE REQUIRED IN SOME AREAS AS REQUIRED BY CITY WATER DEPARTMENT.

GENERAL WATER/SEWER DETAIL: GWS03

THE CITY OF WASTEWATER WATER BENTONVILLE
3200 SW MUNICIPAL DR.
Bentonville, AR 72712
Ph: (479) 271-3140
www.bentonvillear.com

WATER/SEWER DETAILS

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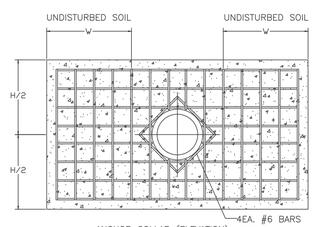
REVISIONS:
Adopted by City Council 06/22/2021
Ordinance Number: 2021-135

DRAWN BY: JI	DATE: 03/16/2021
APPROVED BY: PN	DATE: 03/16/2021
SHEET NUMBER: 1	OF 1

ANCHOR COLLAR SPECIFICATIONS

ANCHOR COLLAR SCHEDULE						
PIPE SIZE	DIMENSIONS W	H	T	M	REINFORCING BARS "A" BARS	"B" BARS
6"	1.5'	2.0'	1.0'	M.J. RETAINER GLAND	#6@6"	#6@6"
8"	1.5'	2.5'	1.0'	M.J. RETAINER GLAND	#6@6"	#6@6"
12"	2.0'	4.0'	1.5'	M.J. RETAINER GLAND	#6@6"	#6@6"
16"	3.0'	4.5'	1.5'	M.J. RETAINER GLAND	#6@6"	#6@6"
20"	3.0'	5.0'	2.0'	M.J. RETAINER GLAND	#6@6"	#6@6"
24"	3.5'	5.5'	2.0'	M.J. RETAINER GLAND	#7@6"	#6@10"
30"	6.5'	6.0'	2.5'	4"	#8@6"	#7@10"
36"	7.0'	7.0'	2.5'	4"	#8@6"	#7@10"



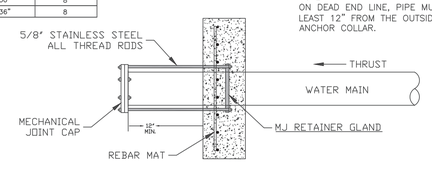
ANCHOR COLLAR (ELEVATION)

NOTE:
USE M.J. RETAINER GLANDS FOR PIPE 24" AND SMALLER.

NOTE:
PIPE SURFACES SHALL BE CLEANED OF ALL FOREIGN MATERIAL BEFORE 4000 PSI CONCRETE COLLAR IS POURED.

NOTE:
ON DEAD END LINE, PIPE MUST EXTEND AT LEAST 12" FROM THE OUTSIDE EDGE OF ANCHOR COLLAR.

ROD REQUIREMENTS	
MAIN SIZE	NO. OF RODS
6"	2
8"	4
12"	4
16"	6
24"	6
30"	8
36"	8

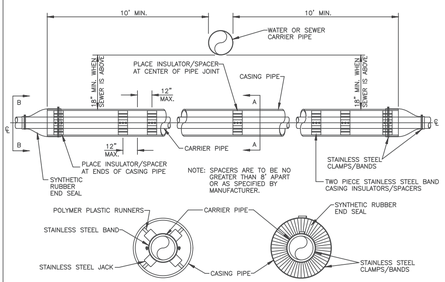


ANCHOR COLLAR (SIDE)

NOTE:
ALL–THREAD STEEL RODS SHALL BE 5/8" STAINLESS STEEL WITH STAINLESS STEEL HARDWARE.

GENERAL WATER/SEWER DETAIL: GWS04

ENCASEMENT CROSSING DETAIL



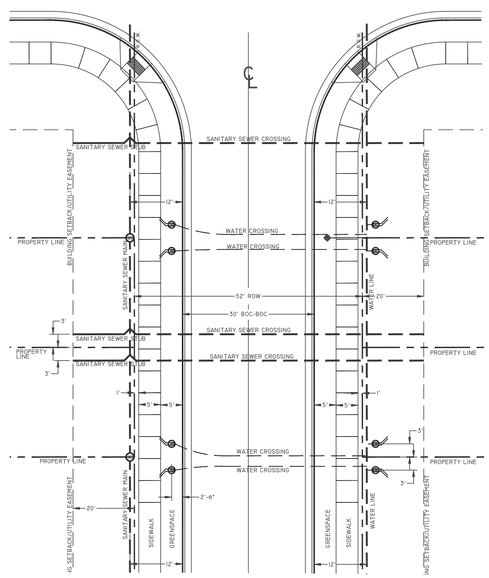
CARRIER & CASING SIZES									
CARRIER	4"	6"	8"	10"	12"	14"	16"	18"	20"
CASING	16"	16"	16"	18"	20"	24"	30"	30"	36"
CASING/WALL THICKNESS	.219	.219	.219	.250	.281	.344	.406	.406	.500

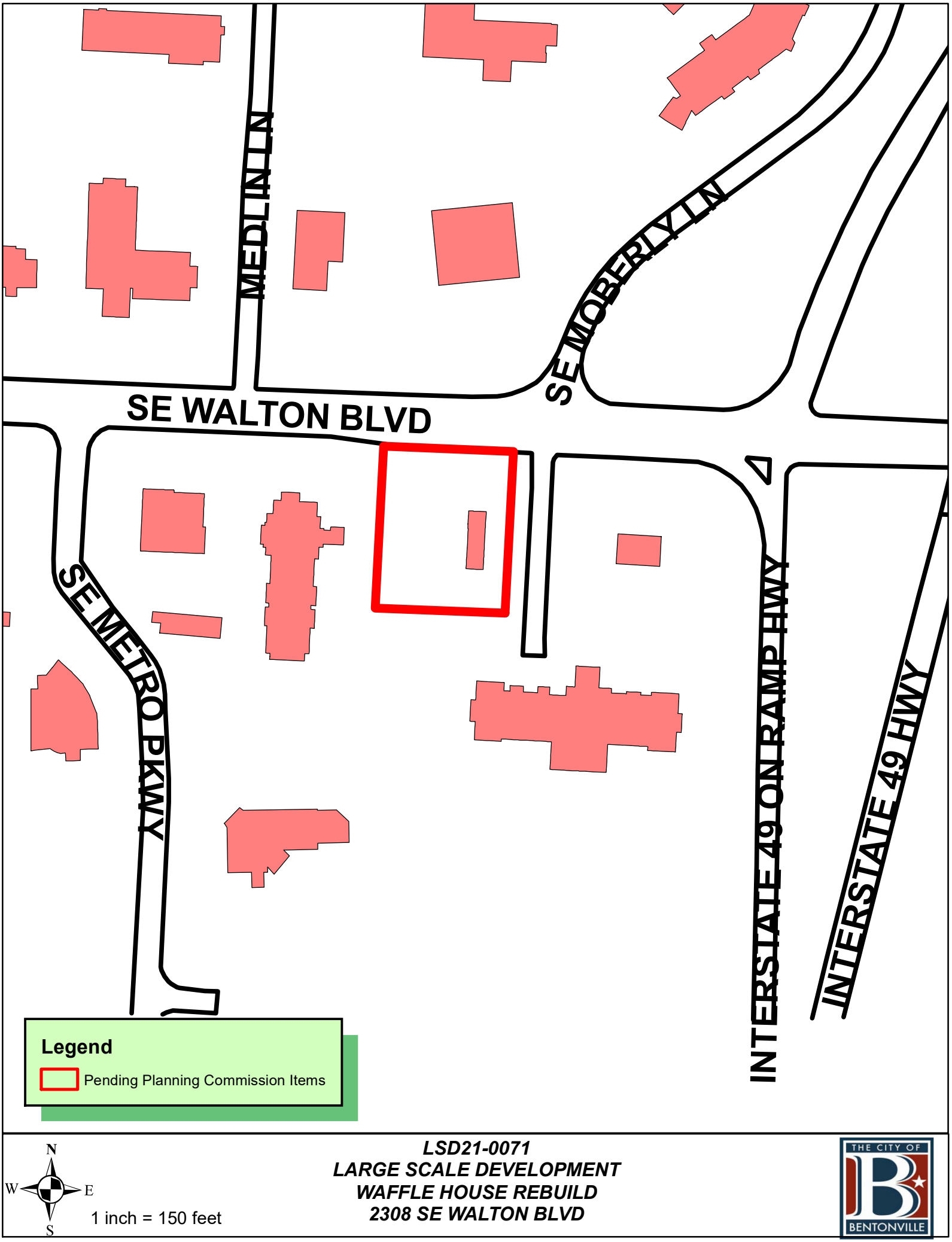
NOTE: DUCTILE IRON, OR PVC PIPE REQUIRED FOR WATER, OR SEWER.

*ALL BELLS SHALL BE RESTRAINED BY APPROVED METHOD.

GENERAL WATER/SEWER DETAIL: GWS05

SUBDIVISION UTILITY PLACEMENT


SANITARY SEWER CROSSING
WATER CROSSING
PROPERTY LINE
SANITARY SEWER MAIN
WATER LINE
52' ROW
30' BOC-BOC
SANITARY SEWER CROSSING
WATER CROSSING
PROPERTY LINE
SANITARY SEWER MAIN
WATER LINE



LSD21-0071
LARGE SCALE DEVELOPMENT
WAFFLE HOUSE REBUILD
2308 SE WALTON BLVD

THE CITY OF BENTONVILLE

"GOOD FOOD FAST"
Mail: P.O. Box 6450, Norcross, Georgia 30091-6450
Street: 5986 Financial Drive, Norcross, Georgia 30071
(770) 729-5700

May 9, 2022

VIA ELECTRONIC SUBMISSION

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

Re: Request for Sidewalk Waiver
Waffle House, Inc.
LSD21-0071 & PLA21-0031

Dear City of Bentonville:

Waffle House, Inc. ("WHI") hereby requests a waiver of the requirement to build a sidewalk along the west side of SE Moberly Lane in connection with its redevelopment at 2308 SE Walton Boulevard.

WHI was previously advised that it must dedicate a 9.5-foot-wide strip of the WHI lot to the City of Bentonville for additional right-of-way for Moberly Lane, so the City would have enough room for a new sidewalk. Waffle House believes that the reason additional right-of-way is being required is because Moberly Lane (which already has a 50' ROW) was constructed so that the centerline of the pavement does not align with the centerline of the ROW. Instead, it is offset to the west, leaving no room for a sidewalk within the right-of-way.

The requirement that WHI donate additional right-of-way to City of Bentonville to accommodate the way Moberly Lane was constructed presents a hardship for WHI because it shifts the burden of correcting the problem to an entity that had nothing to do with the creation of the problem. Had Moberly Lane been constructed in the center of its existing right-of-way, there would have been enough room for Waffle House to meet this requirement and build a sidewalk without sacrificing any portion of the WHI lot.

It is important to note (i) that adequate overall right-of-way width already exists to construct a sidewalk without WHI dedicating additional right-of-way - if the pavement for Moberly Lane is relocated to the center of its 50' width, (ii) it appears that it was not a requirement for the neighboring Chipotle to include a sidewalk that runs along the full length of Moberly Lane and there is ample right-of way on Chipotle's side of the road, (iii) WHI has already planned to construct a sidewalk at the main frontage of the property facing SE Walton Boulevard, which

meets the requirement of constructing a sidewalk for the pedestrians on SE Walton Boulevard where most of the pedestrian activity will occur.

WHI has been an established and operating business on the same lot of land for 30 years and the redevelopment of the Waffle House unit after the DOT's taking does not create any additional impacts on city infrastructure, the flow of traffic, or increase the intensity of use. WHI respects the need to participate in the Large-Scale Development Plan Review Process and we trust that City of Bentonville will recognize the hardship at hand, our tenure, reputation, and experience in the community and approve this request for a Sidewalk Waiver.

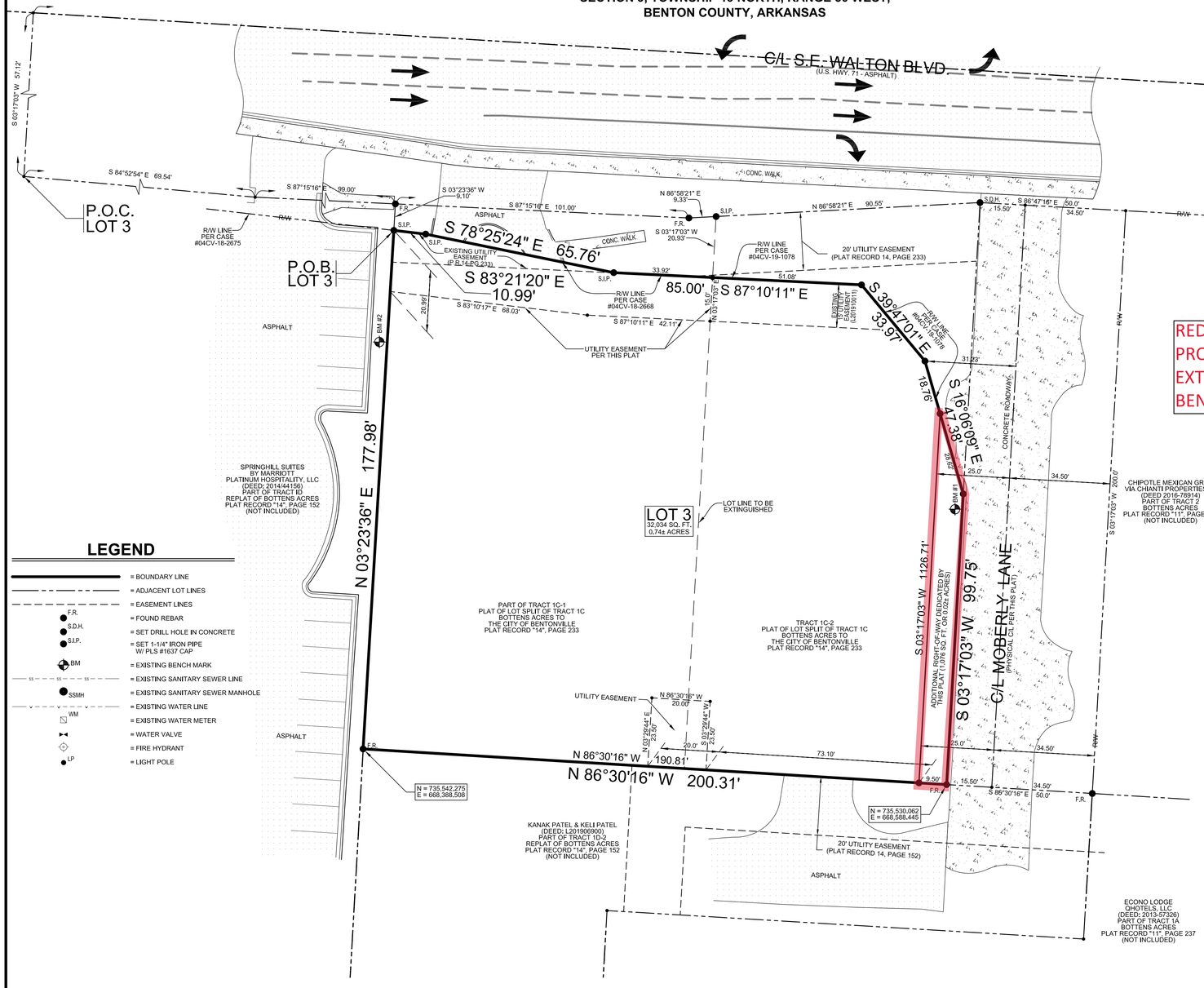
If you have any questions at all please reach me by phone (770) 729-5929, by cell (404) 754-4480, by email at Yaarhosseini@wafflehouse.com, or by mail at 5986 Financial Drive, Norcross, GA 30071, Attn. Yaar Hosseini. Thank you for taking the time to review this request.

Sincerely,

Yaar Hosseini
Permit Project Manager

PROPERTY LINE ADJUSTMENT OF TRACT 1C-1 AND 1C-2 OF BOTTENS ACRES CREATING LOT 3 THE CITY OF BENTONVILLE, ARKANSAS

BEING A PART OF THE NW 1/4 OF THE SW 1/4 OF SECTION 9, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS



REDLINED TO SHOW 1,076 SQ FT PROPOSED TAKING FOR ROW EXTENSION VIA CITY OF BENTONVILLE

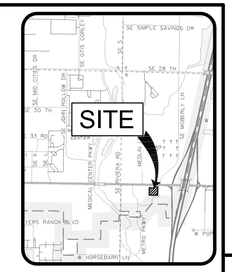
LEGEND

- = BOUNDARY LINE
- = ADJACENT LOT LINES
- = EASEMENT LINES
- F.R. = FOUND REBAR
- S.D.H. = SET DRILL HOLE IN CONCRETE
- S.I.P. = SET 1-1/4" IRON PIPE W/ PLS #1637 CAP
- BM = EXISTING BENCH MARK
- SS = EXISTING SANITARY SEWER LINE
- SSMH = EXISTING SANITARY SEWER MANHOLE
- WM = EXISTING WATER LINE
- = EXISTING WATER METER
- = WATER VALVE
- = FIRE HYDRANT
- LP = LIGHT POLE

BEARING BASIS
(STATE PLANE COORDINATES - ARKANSAS NORTH ZONE)

20' 10' 0' 20' 40'

GRAPHIC SCALE
IN FEET



VICINITY SKETCH
NOT TO SCALE

SURVEYOR'S NOTES

1. THIS BOUNDARY SURVEY WAS PREPARED FOR WAFFLE HOUSE, INC.
2. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS SURVEYOR FOR EASEMENTS, RESTRICTIONS, RESERVATIONS OR RIGHTS-OF-WAY AFFECTING THIS PROPERTY.
3. ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND REFER TO MSL DATUM.
4. **BENCHMARK NO. 1** IS A CHISELED SQUARE SET IN THE TOP OF A CONCRETE LIGHT POLE BASE, LOCATED APPROXIMATELY 2,5'± WEST AND 93,3'± NORTH OF THE SOUTHEAST CORNER OF SUBJECT PROPERTY.
   ELEVATION = 1,278.18 (NAVD88).
   BENCHMARK NO. 2 IS A CHISELED SQUARE SET IN THE TOP OF A CONCRETE LIGHT POLE BASE, LOCATED APPROXIMATELY 2,7'± WEST AND 139,5'± NORTH OF THE SOUTHWEST CORNER OF SUBJECT PROPERTY.
   ELEVATION = 1,277.88 (NAVD88).
5. THE FOLLOWING DOCUMENTS WERE USED TO PREPARE THIS SURVEY:
   A. SPECIAL WARRANTY DEED TO WH CAPITAL, L.L.C., DATED MARCH 9, 2001, RECORDED IN DOC#0103634Z, PUBLIC RECORDS OF BENTON COUNTY, ARKANSAS,
   B. WARRANTY DEED TO WAFFLE HOUSE, INC., DATED MAY 12, 2021, RECORDED IN DOC#L202143853, PUBLIC RECORDS OF BENTON COUNTY, ARKANSAS,
   C. RECORD PLAT OF LOT SPLIT OF TRACT 1C BOTTENS ACRES TO THE CITY OF BENTONVILLE. AS SHOWN IN PLAT RECORD "14" AT PAGE 233, PUBLIC RECORDS OF BENTON COUNTY, ARKANSAS,
   D. ALTA/NSPS LAND TITLE SURVEY FOR CHIPOLTE MEXICAN GRILL, INC., DATED FEBRUARY 21, 2013, REVISED 05/17, RECORDED AT THE ARKANSAS STATE SURVEYOR'S OFFICE , DOCUMENT NO. 2013092000029.
6. TRACT 1C-1 IS RESTRICTED TO ONE 40,0' WIDE ENTRANCE TO THE NORTH (HWY. 71) PER RECORD PLAT OF LOT SPLIT OF TRACT 1C BOTTENS ACRES TO THE CITY OF BENTONVILLE, AS SHOWN IN PLAT RECORD "14" AT PAGE 233, PUBLIC RECORDS OF BENTON COUNTY, ARKANSAS.
7. TRACT 1C-2 IS RESTRICTED FROM DIRECT ACCESS TO THE NORTH (HWY 71) PER RECORD PLAT OF LOT SPLIT OF TRACT 1C BOTTENS ACRES TO THE CITY OF BENTONVILLE, AS SHOWN IN PLAT RECORD "14" AT PAGE 233, PUBLIC RECORDS OF BENTON COUNTY, ARKANSAS.
8. CURRENT ZONING: C-2, 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.
9. PROPOSED LAND USE: COMMERCIAL
10. FLOOD CERTIFICATE:
    SUBJECT PROPERTY LIES WITHIN ZONE "X" (AREA DETERMINED TO BE OUTSIDE THE 0,2% ANNUAL CHANCE FLOODPLAIN) AS DESIGNATED BY FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR THE CITY OF BENTONVILLE, COMMUNITY PANEL 05007C0260K (PANEL 260 OF 560). EFFECTIVE DATE - SEPTEMBER 18, 1991. REVISION DATE - JUNE 5, 2012.
11. BASIS OF BEARINGS:
    THE BEARING BASIS FOR THIS BOUNDARY SURVEY IS STATE PLANE COORDINATES - ARKANSAS NORTH ZONE (0301).
12. 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.
13. OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO ENSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.
14. SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE.
15. THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.

DESCRIPTION

PARENT LEGAL DESCRIPTION:

A PORTION OF TRACTS 1C-1 AND 1C-2 IN LOT SPLIT OF TRACT 1C BOTTENS ACRES, BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD 14 AT PAGE 233 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 3 DESCRIPTION:

COMMENCING NORTH 86°30'16" WEST 825.00 FEET, THENCE SOUTH 03°17'03" WEST 57.12 FEET FROM THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 19 NORTH, RANGE 30 WEST TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 71; THENCE SOUTH 84°52'54" EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 69.54 FEET TO A POINT; THENCE SOUTH 87°15'16" EAST, CONTINUING ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 99,00 FEET TO A POINT BEING THE NORTHWEST CORNER OF TRACT 1C-1 AFORESAID; THENCE SOUTH 00°21'42" WEST, ALONG THE WEST LINE OF SAID TRACT 1C-1 AND DEPARTING FROM SAID RIGHT-OF-WAY LINE, A DISTANCE OF 9,10 FEET TO THE POINT OF BEGINNING, SAID POINT LYING ON THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 71B (S.E. WALTON BLVD.) AS ESTABLISHED BY A/DOT JOB BB0903; THENCE SOUTH 83°21'20" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 10,99 FEET TO A POINT; THENCE SOUTH 78°25'24" EAST, CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 65,76 FEET TO A POINT; THENCE SOUTH 87°10'11" EAST, CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 85,00 FEET TO A POINT; THENCE SOUTH 39°47'01" EAST, CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 33,97 FEET TO A POINT; THENCE SOUTH 16°06'09" EAST, CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 47,38 FEET TO A POINT LYING ON THE EAST LINE OF TRACT 1C-2 AFORESAID AND THE WEST RIGHT-OF-WAY LINE OF MOBERLY LANE; THENCE SOUTH 03°17'03" WEST, ALONG SAID EAST LINE AND SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 99,75 FEET TO A POINT BEING THE SOUTHEAST CORNER OF SAID TRACT 1C-2; THENCE NORTH 86°30'16" WEST, ALONG THE SOUTH LINE OF SAID TRACTS 1C-2 AND 1C-1 AND DEPARTING FROM SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 200,31 FEET TO A POINT BEING THE SOUTHWEST CORNER OF SAID TRACT 1C-1; THENCE NORTH NORTH 03°23'36" EAST, ALONG THE WEST LINE OF SAID TRACT 1C-1, A DISTANCE OF 177.98 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 33,110 SQ. FT, OR 0,73 ACRES, MORE OR LESS.

SUBJECT TO EASEMENT, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

CERTIFICATE OF APPROVAL

PURSUANT TO THE BENTONVILLE LAND DEVELOPMENT 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 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: _____

NAME & ADDRESS WAFFLE HOUSE, INC.
5986 FINANCIAL DR.
NORCROSS, GA 30071

PRINT NAME: _____

SOURCE OF TITLE: D.R. L2021 , PAGE 43853 .

DATE OF EXECUTION: _____

SIGNED: _____

NAME & ADDRESS: WH CAPITAL, LLC
5986 FINANCIAL DR.
NORCROSS, GA 30071

PRINT NAME: _____

SOURCE OF TITLE: D.R. 2001 , PAGE 36342 .

CERTIFICATE OF SURVEYING ACCURACY

I, KEVIN SCRAPE, 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: 02/08/2022

SIGNED: Kevin Scrape

REGISTERED LAND SURVEYOR NO. 1637
STATE OF ARKANSAS

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT BENCHMARK LAND SURVEYING, INC. HAS THIS DATE MADE A BOUNDARY SURVEY OF THE ABOVE DESCRIBED PROPERTY AS SHOWN HEREON AND THAT SAID SURVEY IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THERE ARE NO APPARENT ABOVE GROUND ENCROACHMENTS OTHER THAN AS SHOWN OR STATED HEREON AND THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE ARKANSAS MINIMUM STANDARDS FOR PROPERTY SURVEYS AND PLATS IN EFFECT ON THIS DATE.

DATE OF BOUNDARY SURVEY: 02/26/2021

© Copyright 2022 BMLS-INC

FILING BLOCK

BENCHMARK LAND SURVEYING, INC.
LAND SURVEYING - CONSTRUCTION LAYOUT SERVICES
2500 ALEXANDER DR., SUITE A
P.O. BOX 1921 - JONESBORO, AR 72403
FAX: 870-336-2060 PH: 870-336-2059

PROPERTY LINE ADJUSTMENT OF TRACT 1C-1 AND 1C-2 OF BOTTENS ACRES CREATING LOT 3

WAFFLE HOUSE

WAFFLE HOUSE UNIT NO. 880
2308 S.E. WALTON BLVD.
BENTONVILLE, ARKANSAS

CERTIFICATE OF AUTHORIZATION
BENCHMARK LAND SURVEYING, INC.
NO. 3020
BENTONVILLE, ARKANSAS

BENCHMARK LAND SURVEYING, INC.
ARKANSAS C.O.A. #3020

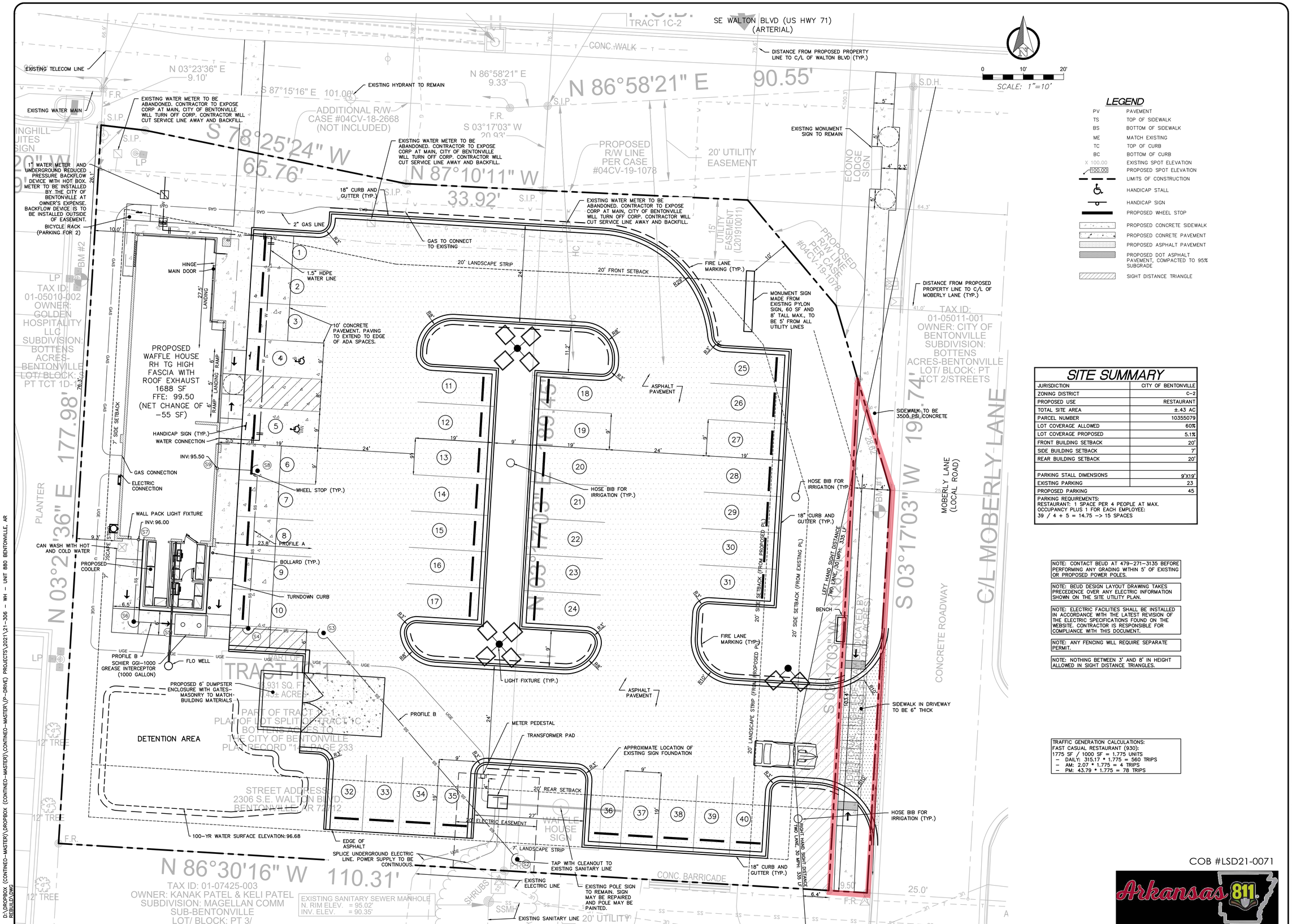
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
KEVIN L. SCRAPE
1637
02/08/2022

KEVIN L. SCRAPE
ARKANSAS PS#1637

DATE:	BY:	DESCRIPTION:
01/05/2022	KLS	ADDRESS CITY REVIEW
01/13/2022	KLS	DEDICATE RIGHT-OF-WAY
01/15/2022	KLS	REVISE DEDICATE R/W
01/20/2022	KLS	ADDRESS CITY REVIEW
01/31/2022	KLS	ADD UTILITY EASEMENT
01/31/2022	KLS	REVISE UTILITY EASEMENT

500-19N-30W-0-09-340-04-1637

CADD FILE: 21118-003-R6 SCALE: 1"=20'
DATE: 02/08/2022 SHEET 1 OF 1
DWG#: 30W19093-0004-R6
ATLAS PAGE: 487
CITY PROJECT #: PLA21-0031



LEGEND

PV	PAVEMENT
TS	TOP OF SIDEWALK
BS	BOTTOM OF SIDEWALK
ME	MATCH EXISTING
TC	TOP OF CURB
BC	BOTTOM OF CURB
X 100.00	EXISTING SPOT ELEVATION
100.00	PROPOSED SPOT ELEVATION
	LIMITS OF CONSTRUCTION
	HANDICAP STALL
	HANDICAP SIGN
	PROPOSED WHEEL STOP
	PROPOSED CONCRETE SIDEWALK
	PROPOSED CONRETE PAVEMENT
	PROPOSED ASPHALT PAVEMENT
	PROPOSED DOT ASPHALT PAVEMENT, COMPACTED TO 95% SUBGRADE
	SIGHT DISTANCE TRIANGLE

SITE SUMMARY

JURISDICTION	CITY OF BENTONVILLE
ZONING DISTRICT	C-2
PROPOSED USE	RESTAURANT
TOTAL SITE AREA	±.43 AC
PARCEL NUMBER	10355079
LOT COVERAGE ALLOWED	60%
LOT COVERAGE PROPOSED	5.1%
FRONT BUILDING SETBACK	20'
SIDE BUILDING SETBACK	7'
REAR BUILDING SETBACK	20'
PARKING STALL DIMENSIONS	9'X19'
EXISTING PARKING	23
PROPOSED PARKING	45

PARKING REQUIREMENTS:
RESTAURANT: 1 SPACE PER 4 PEOPLE AT MAX. OCCUPANCY PLUS 1 FOR EACH EMPLOYEE:
39 / 4 + 5 = 14.75 –> 15 SPACES

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

NOTE: BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN.

NOTE: ELECTRIC FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION OF THE ELECTRIC SPECIFICATIONS FOUND ON THE WEBSITE. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THIS DOCUMENT.

NOTE: ANY FENCING WILL REQUIRE SEPARATE PERMIT.

NOTE: NOTHING BETWEEN 3' AND 8' IN HEIGHT ALLOWED IN SIGHT DISTANCE TRIANGLES.

TRAFFIC GENERATION CALCULATIONS:
FAST CASUAL RESTAURANT (930):
1775 SF / 1000 SF = 1.775 UNITS
- DAILY: 315.17 * 1.775 = 560 TRIPS
- AM: 2.07 * 1.775 = 4 TRIPS
- PM: 43.79 * 1.775 = 78 TRIPS

COB #LSD21-0071

Arkansas 811

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 15142
RON T. CROWNS

CONTINEO GROUP
755 COMMERCE DRIVE
SUITE 800
DECATUR, GA 30030
770.335.9403
www.tcg.engineer

"A UNIQUE AMERICAN PHENOMENON"
WAFFLE HOUSE®
"AMERICA'S PLACE TO EAT, AMERICA'S PLACE TO WORK"
5986 Financial Drive, Norcross, GA 30071
(770) 729-5700

WAFFLE HOUSE, INC.
UNIT #880

ISSUED FOR:	PERMIT PLAN
JURISDICTION:	CITY OF BENTONVILLE
LOCATION:	2308 SE WALTON BLVD, BENTONVILLE, AR 72712

#	DATE	REVISIONS
1	01/17/22	CITY COMMENTS
2	01/21/22	CITY WATER AND SEWER COMMENTS
3	02/09/22	CITY ENGINEERING COMMENTS
4	02/14/22	ELECTRIC COMMENTS
5	03/14/22	DOT COMMENTS
6	04/19/22	BUILDING PLUMBING UPDATE

These drawings and the design represented herein are the exclusive property of The Contineo Group and shall not be reproduced or used in any form or manner whatsoever for the project intended without the express written consent of The Contineo Group. Visual contact with these drawings shall constitute prima facie evidence of acceptance of these restrictions. Any unauthorized use will be subject to legal action.

DRAWN: CDB	CHECK: JDR
JOB NO: 21-306	DATE: 12/14/21

SITE/ UTILITY PLAN

SHEET C02

D:\DROPBOX (CONTINEO-MASTER)\DROPBOX (CONTINEO-MASTER)\CONTINEO-MASTER\(P-DRIVE) PROJECTS\2021\21-306 - WH - UNIT 880 BENTONVILLE, AR REBUILD\DWG

Property Owner Consent Form

City of Bentonville Planning Department

305 SW A Street

Bentonville, AR 72712

479-271-3122

I, YAAR HOSSEINI am the legal owner of the
(Owner's name, printed)

property located at 2306 SE WALTON BLVD, identified as Parcel
(Address or Street Name)

Identification Number 01-05010-002, located in
(Parcel ID)

Benton County, Arkansas.

I certify that I am the owner of the property above and that I have read the application and consent to its filing.

(Property Owner Signature) *(Date)* 08/30/21

****If one property has multiple owners, a separate signed Property Owner Consent Form is required for each owner.**

Property Owner Consent Form

City of Bentonville Planning Department

305 SW A Street

Bentonville, AR 72712

479-271-3122

I, YAAR Hosseini am the legal owner of the
(Owner's name, printed)

property located at 2308 SE WALTON BLVD, identified as Parcel
(Address or Street Name)

Identification Number 01-05010-003, located in
(Parcel ID)

Benton County, Arkansas.

I certify that I am the owner of the property above and that I have read the application and consent to its filing.

(Property Owner Signature)

08/30/21
(Date)

****If one property has multiple owners, a separate signed Property Owner Consent Form is required for each owner.**

CERTIFICATE OF INCUMBENCY

I, **JONATHAN S. WALLER,** hereby certify that:

1. Jeffrey S. Cole has served as Vice President of Development of Waffle House, Inc. since June, 2016, and will continue to serve in this capacity until his successor is duly elected and qualified by the Board of Directors;

2. Ryan D. Peterson has served as Vice President of Real Estate of Waffle House, Inc. since January, 2020, and will continue to serve in this capacity until his successor is duly elected and qualified by the Board of Directors;

3. Jeffery S. Wright has served as Vice President of Property Management of Waffle House, Inc. since January, 2021, and will continue to serve in this capacity until his successor is duly appointed by the Vice President of Development;

4. Kenneth L. Williams has served as a Vice President and Permit Project Manager of Waffle House, Inc. since March, 1988, and will continue to serve in this capacity until his successor is duly appointed by the Vice President of Property Management;

5. Eugene J. Baur has served as a Vice President and Permit Project Manager of Waffle House, Inc. since October, 1998, and will continue to serve in this capacity until his successor is duly appointed by the Vice President of Property Management;

6. Stephen Hinnerichs has served as a Permit Project Manager of Waffle House, Inc. since April, 2021, and will continue to serve in this capacity until his successor is duly appointed by the Vice President of Property Management;

7. Yaar Hosseini has served as a Permit Project Manager of Waffle House, Inc. since May, 2021, and will continue to serve in this capacity until his successor is duly appointed by the Vice President of Property Management;

8. Sanford McAllister has served as a Vice President and Real Estate Director of Waffle House, Inc. since July, 1999, and will continue to serve in this capacity until his successor is duly appointed by the Vice President of Real Estate;

9. Walter Barineau has served as a Real Estate Director of Waffle House, Inc. since January, 2011 and will continue to serve in this capacity until his successor is duly appointed by the Vice President of Real Estate.

SIGNATURES ON NEXT PAGE

I further certify that the following are the signatures of the persons holding the positions set out above:

Jeffrey S. Cole

Jeffery S. Wright

Ryan D. Peterson

Eugene J. Baun

Kenneth L. Williams

Stephen Hinnerichs

Yaar Hosseini

Sanford McAllister

Walter Barineau

IN WITNESS WHEREOF, I have hereto subscribed my name and affixed the seal of said corporation this 4 day of June, 2021.

Jonathan S. Waller, Secretary

WAFFLE HOUSE, INC.

UNANIMOUS WRITTEN CONSENT

The undersigned, being all the directors of Waffle House, Inc., a Georgia corporation (the "Company"), pursuant to the Georgia Business Corporation Code and the Amended and Restated Bylaws of the Company, hereby waives notice of the time, place and purpose of a special meeting of the Board and consents that the following actions be taken and the following resolutions be adopted without a meeting as set forth hereinafter:

RESOLUTION AUTHORIZING EMPLOYEES TO EXECUTE DOCUMENTS IN CONNECTION WITH THE PURCHASE, LEASE, DEVELOPMENT, SALE, PERMITTING AND MANAGEMENT OF REAL PROPERTY AND RELATED PERSONAL PROPERTY ON BEHALF OF THE COMPANY

WHEREAS, in the conduct of the Company's business and as necessary to secure, develop, sell, obtain permits with respect to and manage real property and associated personal property on behalf of the Company, it is necessary from time to time to appoint representatives and grant authority to these representatives to execute agreements for the purchase, lease, development, sale, obtain permits with respect to and manage real property and associated personal property, closing and related documents, and to do all other things necessary, helpful or appropriate to purchase, lease, develop, sell, obtain permits with respect to and manage real property and associated personal property on behalf of the Company; and

NOW, THEREFORE, it is

RESOLVED, that the President, each Executive Vice President, the Vice President of Real Estate of the Company, the Vice President of Property Management of the Company and the Vice President of Development of the Company, as same are from time to time elected or appointed by the Board of Directors of the Company, are hereby empowered and authorized to act on behalf of the Company (i) to execute contracts or agreements for the lease, purchase, development and\or sale of real property and associated personal property; and (ii) to execute all documents, closing documents and affidavits related to the lease, purchase, development and\or sale of real property and associated personal property, including without limitation, closing documents and affidavits, easement agreements, memoranda of leases, closing statements, building and other permits and applications and, and all other necessary, helpful or appropriate documents;

FURTHER RESOLVED, that any Vice President of Finance of the Company (as from time-to-time appointed by the Board of the Company), any Real Estate Director and/or Surplus Property Manager of the Company (as from time-to-time appointed by the Vice President of Real Estate of the Company), and each Permit Project Manager and/or Property Manager (as from time-to-time designated and appointed by the Vice President of Property Management of the Company), acting individually, are hereby empowered, and authorized to act on behalf of the Company to execute (i) contracts or agreements,

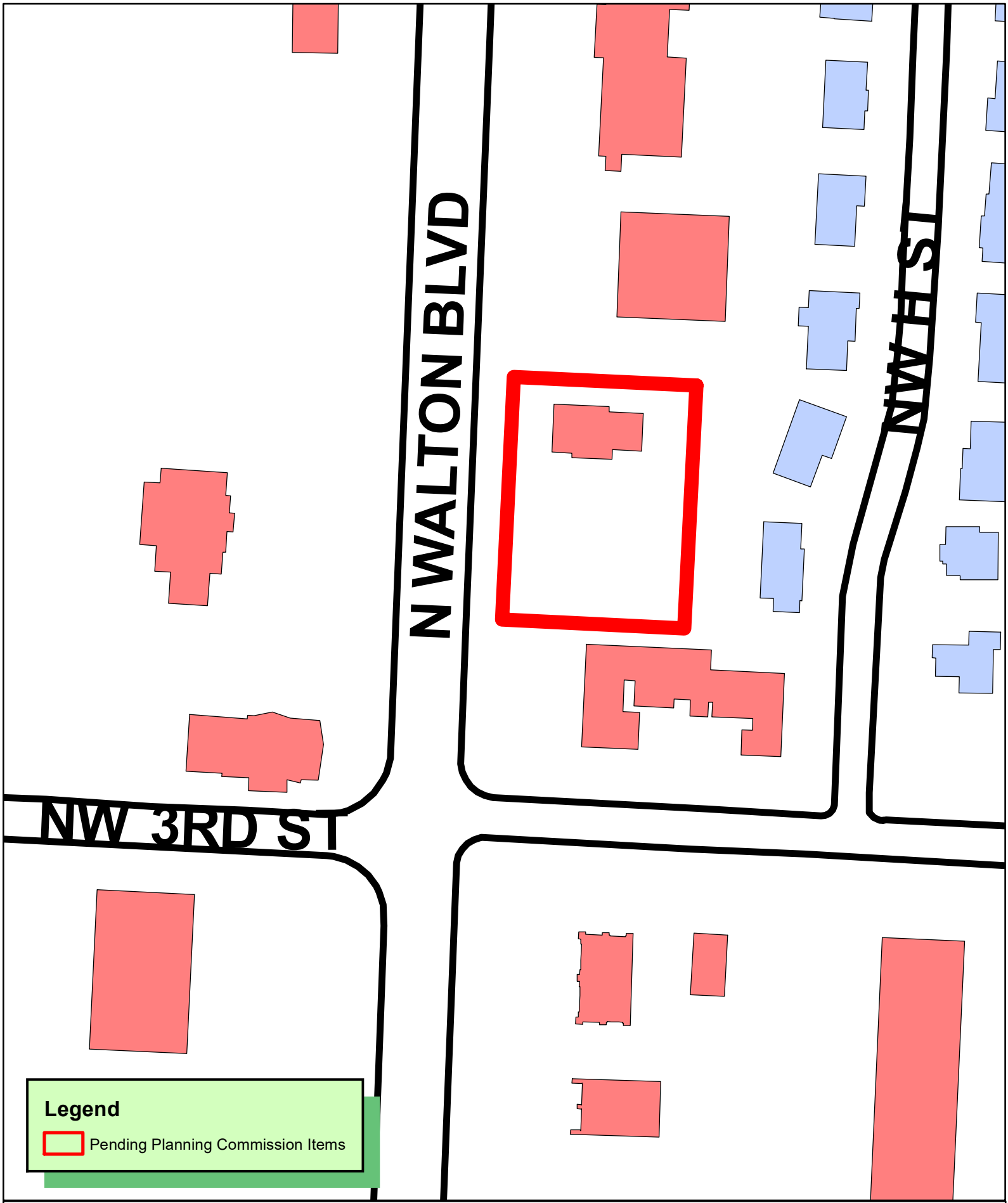
and amendments thereto, for the lease, purchase, development, sale and\or management of real property and associated personal property and (ii) building and other permits and applications related to the development of real property and associated personal property;

FURTHER RESOLVED, that any recipient of any contracts, agreements or other documents described in the above Resolutions is hereby requested, authorized and directed to honor such actions taken by any authorized person;

FURTHER RESOLVED, that the above Resolutions shall remain in full force and effect until termination of the same by the Company's Board of Directors.

IN WITNESS WHEREOF, I have hereto subscribed my name and affixed the seal of said Company this 28th day of January, 2021.

Joe W. Rogers, Jr.



LS21-0076 4/5/22
LOT SPLIT
OLD TOWN CLEANERS ADD
CREATING LOT 1

LOT SPLIT FOR PARCEL 01-00510-000 CREATING OLD TOWN CLEANERS ADDITION LOT 1

THIS PROPERTY "DOES NOT" LIE WITHIN 100 YEAR FLOOD ZONE AS ESTABLISHED BY THE FLOOD INSURANCE RATE MAP FOR THE COMMINTY PANEL NUMBER 0500C0090J EFFECTIVE DATE: 09-28-2007.

CERTIFICATE OF APPROVAL: _____

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, PLATE, 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: _____

NAME AND ADDRESS: _____

PRINT NAME: _____

SOURCE OF TITLE: D.R. _____

PAGE _____

CERTIFICATE OF SURVEYING 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 LAND SURVEYORS HAVE BEEN MET.

DATE OF EXECUTION: _____

SIGNED: _____

REGISTERED LAND SURVEYOR

NO. _____

STATE OF ARKANSAS
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

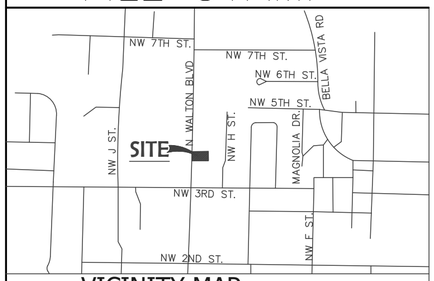
SIGNED: _____

CITY CLERK, CITY OF BENTONVILLE

LOT 1 LEGAL DESCRIPTION:
BEGINNING AT A FOUND IRON PIN ON THE EAST RIGHT-OF-WAY LINE OF STATE HIGHWAY 71-B (N. WALTON BLVD), THAT BEARS 170.00 FEET EAST AND 213.08 FEET NORTH OF THE SW CORNER OF THE FRL. NW 1/4 OF THE SW 1/4 OF SECTION 30, TOWNSHIP 20 NORTH, RANGE 30 WEST IN BENTON COUNTY, ARKANSAS; THENCE FOLLOWING SAID RIGHT-OF-WAY LINE THENCE N02°44'06"E 199.57 FEET TO A FOUND IRON PIN; THENCE S87°17'38"E 150.22 FEET TO A FOUND IRON PIN; THENCE S02°54'39"W 200.07 FEET; THENCE N87°06'05"W 149.60 FEET TO THE POINT OF BEGINNING, CONTAINING 29,955 SQUARE FEET OR 0.688 ACRES, MORE OR LESS. SUBJECT TO ALL COVENANTS, EASEMENTS, RESTRICTIONS AND RIGHT-OF-WAYS OF RECORD OR FACT.

NOTES:
1. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE COMMITMENT MAY DISCLOSE.
2. BASIS OF BEARINGS: ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE (AHTD CONTROL).
3. SURVEY REPRESENTS A SURVEY OF A PARCEL 01-00510-000.
4. DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
5. THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE SEAL AND SIGNATURE OF THE SURVEYOR.
6. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, ATLAS MAPS AS MAY BE AVAILABLE FROM MUNICIPALITIES OR UTILITY COMPANIES, 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 STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
7. EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED THE SURVEYOR. NO ABSTRACT OF TITLE OR TITLE COMMITMENT WERE FURNISHED THE SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD WHICH WOULD AFFECT THIS PARCEL.
8. THE LOCATION AND/OR EXISTENCE OF UTILITY SERVICE LINES TO THE PROPERTY SURVEYED ARE SHOWN HEREON OR UNKNOWN.
9. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE COMMITMENT MAY DISCLOSE.
10. ALL BUILDING, SURFACE AND SUBSURFACE, IMPROVEMENTS ON AND ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN.
11. NO INVESTIGATION CONCERNING ENVIRONMENTAL AND SUBSURFACE CONDITIONS, OR THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OF DEVELOPMENT OF THIS PROPERTY WAS MADE AS A PART OF THIS SURVEY.
12. 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.
13. OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO ENSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRICAL SERVICE.
14. SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT THE TIME OF BUILDING PERMIT ISSUANCE.
15. THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENT.
16. ALL STRUCTURES MUST MAINTAIN A MINIMUM OF 20 FOOT CLEARNACE FROM ALL ELECTRIC LINES.
17. IT IS THE RESPONSIBILITY OF THE DEVLOPER TO COORDINATE WITH THE NEW SERVICE COORDINATOR AT 479-271-3139 TO DETERMINE IF EQUIPMENT IS IN CONFLICT.
18. 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.

FILE STAMP



VICINITY MAP
(N.T.S.)

REVISED:		DATE:

LEGEND:

- BOUNDARY LINE
- RIGHT OF WAY LINE
- SECTION LINE
- BUILDING SETBACK LINE
- EASEMENT LINE
- OHE — OVERHEAD ELECTRIC
- WIRE FENCE
- WOOD FENCE
- IRON PIN FOUND
- IRON PIN SET
- GAS METER
- TELEPHONE MANHOLE
- TELEPHONE RISER
- DRAINAGE MANHOLE
- GRATED INLET

PLAT CODE: 500-20N-30W-0-30-430-04-1519

STATE OF ARKANSAS
BENTON COUNTY
CITY OF BENTONVILLE

LOT SPLIT
PARCEL 01-00510-000
30-20-30-BENTONVILLE SUBDIVISION
BENTONVILLE, ARKANSAS.
CITY OF BENTONVILLE PROJECT:
#LS21-0076

MICHAEL D. MILLION
LAND SURVEYOR
12 NEFFWOOD LANE
BELLA VISTA, AR 72715
PHONE: (479) 571-0654
CHUCK BELL: (479) 366-0640

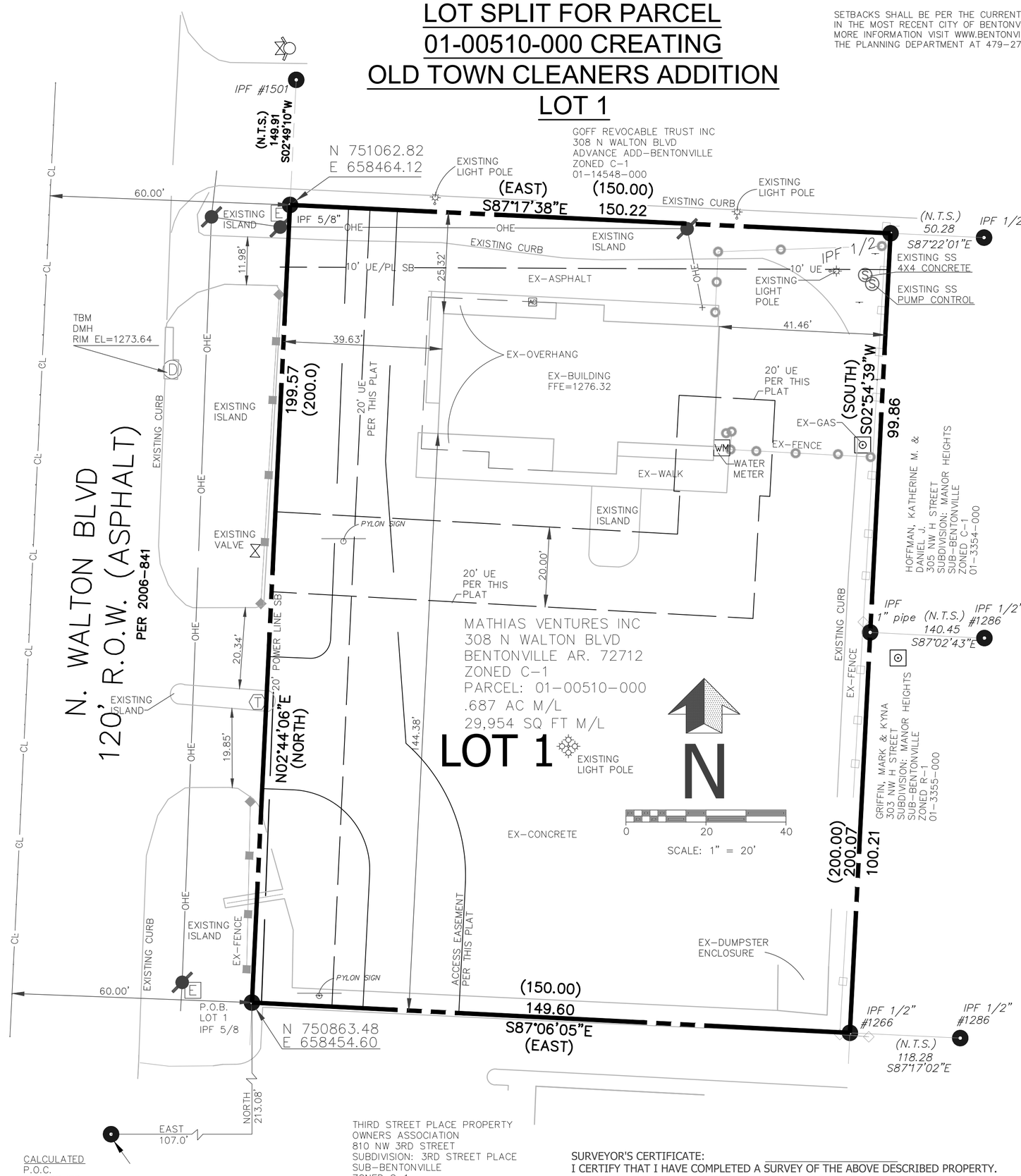
DRAWN BY: CEB / WAB	SCALE: 1" = 20'
FIELD CREW: STEVE/BILLY	DWG: 2121.32
CHECKED BY: CEB	DATE: JAN 02, 2022

SHEET SIZE 18X24

LOT SPLIT FOR PARCEL 01-00510-000 CREATING OLD TOWN CLEANERS ADDITION LOT 1

OWNER: MARK MATHIAS
MATHIAS VENTURES LLC
121 NW 5TH STREET
BENTONVILLE, AR 72712
479-586-0061

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



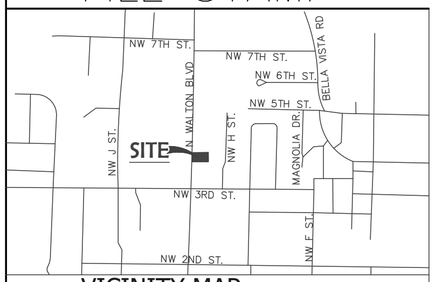
CALCULATED
P.O.C.
SW CORNER
NW1/4 OF SW1/4
SEC. 30, TWP. 20N, RG. 30W
PER PLAT- P-83A

THIRD STREET PLACE PROPERTY
OWNERS ASSOCIATION
810 NW 3RD STREET
SUBDIVISION: 3RD STREET PLACE
SUB-BENTONVILLE
ZONED C-1
01-04927-000

SURVEYOR'S CERTIFICATE:
I CERTIFY THAT I HAVE COMPLETED A SURVEY OF THE ABOVE DESCRIBED PROPERTY. THE PROPERTY LINES AND CORNER MONUMENTS ARE TO THE BEST OF MY KNOWLEDGE AND ABILITY, CORRECTLY ESTABLISHED, AND THERE ARE NO VISIBLE ENCROACHMENTS EXCEPT AS SHOWN ON THIS PLAT. THIS SURVEY MEETS THE CURRENT "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS", PER THE STATE OF ARKANSAS.

MICHAEL D. MILLION, P.L.S. NO.1519, ARKANSAS DATE

FILE STAMP



VICINITY MAP
(N.T.S.)

REVISED:		DATE:
	WATER ESMNT	4/25/2022
	CTY COMMENT	4/26/2022

LEGEND:

- BOUNDARY LINE
- RIGHT OF WAY LINE
- SECTION LINE
- BUILDING SETBACK LINE
- EASEMENT LINE
- OHE — OVERHEAD ELECTRIC
- WIRE FENCE
- WOOD FENCE
- IRON PIN FOUND
- IRON PIN SET
- GAS METER
- TELEPHONE MANHOLE
- TELEPHONE RISER
- DRAINAGE MANHOLE
- GRATED INLET

PLAT CODE: 500-20N-30W-0-30-430-04-1519

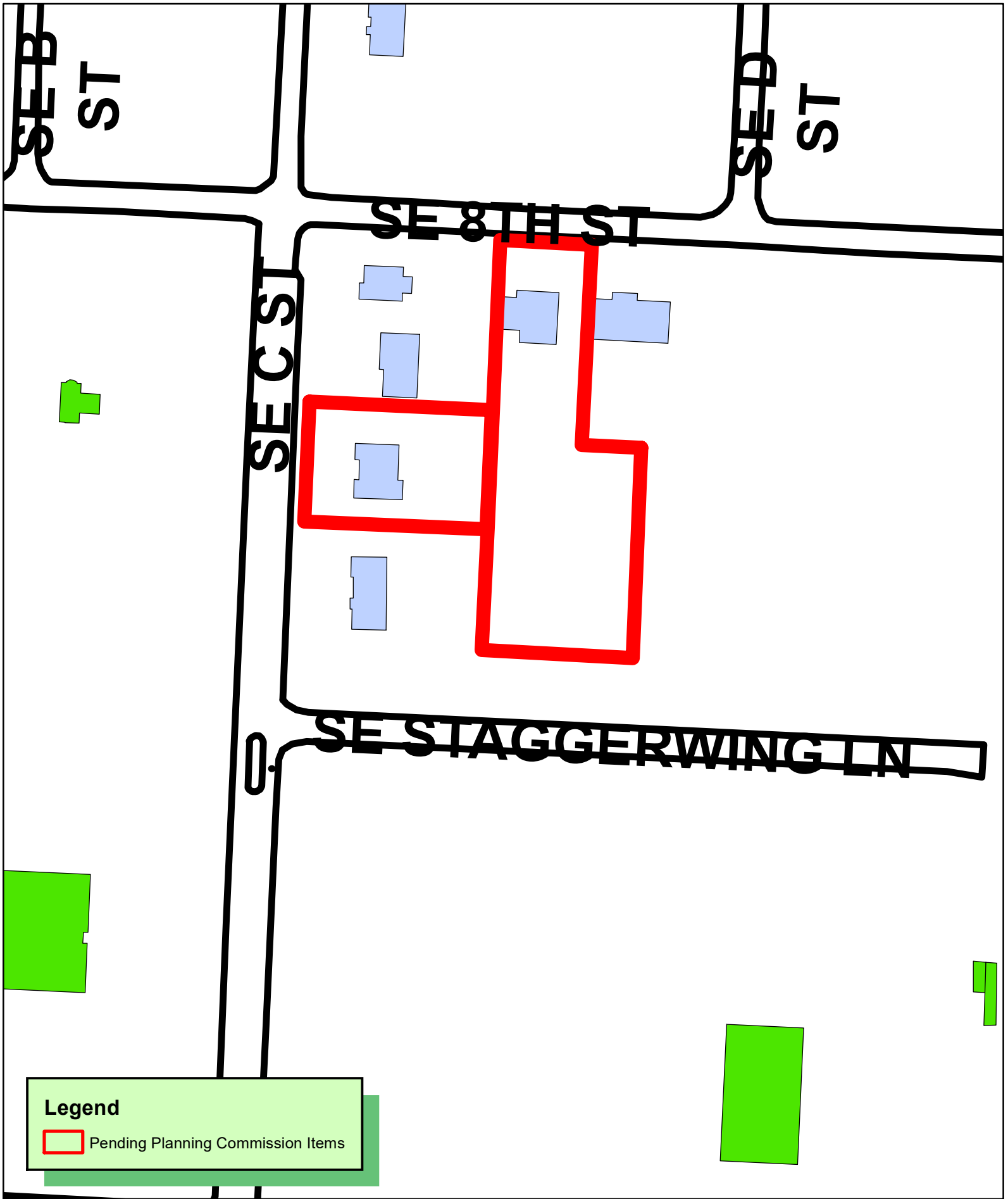
STATE OF ARKANSAS
BENTON COUNTY
CITY OF BENTONVILLE

LOT SPLIT
PARCEL 01-00510-000
30-20-30-BENTONVILLE SUBDIVISION
BENTONVILLE, ARKANSAS.
CITY OF BENTONVILLE PROJECT:
#LS21-0076

MICHAEL D. MILLION
LAND SURVEYOR
12 NEFFWOOD LANE
BELLA VISTA, AR 72715
PHONE: (479) 571-0654
CHUCK BELL: (479) 366-0640

DRAWN BY: CEB / WAB	SCALE: 1" = 20'
FIELD CREW: STEVE/BILLY	DWG: 2121.32
CHECKED BY: CEB	DATE: JAN 02, 2022

SHEET SIZE 18X24 116



PLA22-0012 05/17/22
PROPERTY LINE ADJUSTMENT
URBAN SHARE LLC
PARCELS 01-00716-000, 01-00719-000
CREATING LOTS 1-2

PROPERTY LINE ADJUSTMENT FOR PARCELS 01-00716-000 & 01-00719-000 CREATING "TBD-SUB" LOTS 1 & 2

402 SE 8TH STREET, BENTONVILLE, AR 72712

BENTON COUNTY

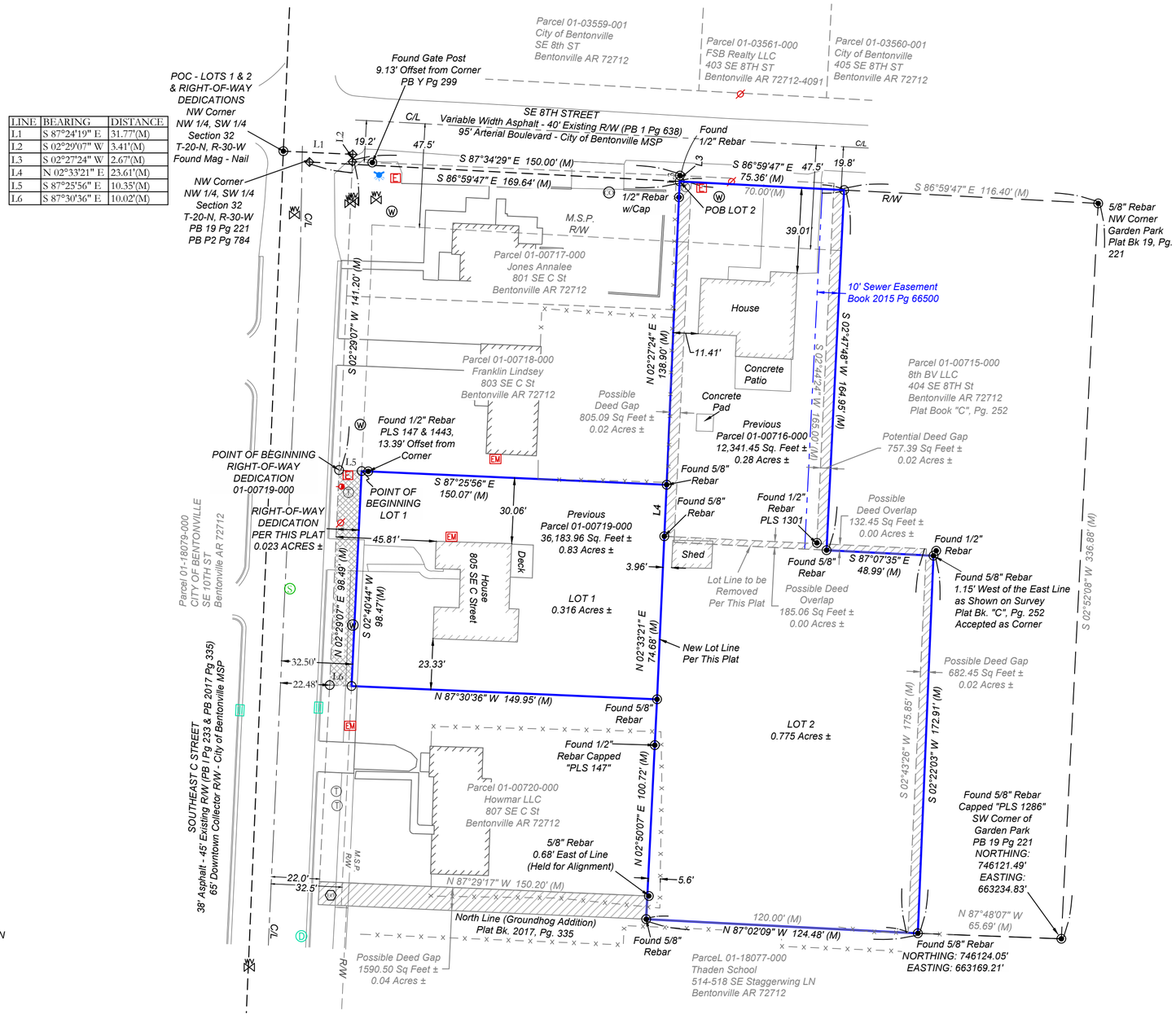
N

W E

S

1" = 40'
GRAPHIC SCALE
0' 40' 80' 120'

LINE	BEARING	DISTANCE
L1	S 87°24'19" E	31.77'(M)
L2	S 02°29'07" W	3.41'(M)
L3	S 02°27'24" W	2.67'(M)
L4	N 02°33'21" E	23.61'(M)
L5	S 87°25'56" E	10.35'(M)
L6	S 87°30'36" E	10.02'(M)



LEGEND & SYMBOLS

- FOUND MONUMENT (AS NOTED)
- SET 5/8" REBAR PLS 1659
- FIRE HYDRANT
- SANITARY MANHOLE
- POWER POLE
- ELECTRIC METER
- TELEPHONE PEDESTAL
- GAS METER
- WATER METER
- WATER VALVE
- DRAIN GRATE
- STORM MANHOLE
- FIBER OPTIC VAULT
- CLEANOUT
- MSP — MASTER STREET PLAN
- (M) — MEASURED/CALCULATED DIMENSION
- POC — POINT OF COMMENCEMENT
- POB — POINT OF BEGINNING
- BOUNDARY LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE (R/W)
- CENTERLINE (C/L)
- FENCE LINE
- OVERHEAD POWER LINE
- UNDERGROUND WATER LINE
- SETBACK LINE
- UNDERGROUND GAS LINE
- UNDERGROUND FIBER OPTIC LINE

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 18TH DAY OF JANUARY, 2022.

CERTIFICATE OF AUTHORIZATION — BLEW & ASSOCIATES, PA: No. 1534 — ARKANSAS

REGISTERED PROFESSIONAL LAND SURVEYOR — STATE OF ARKANSAS NO.1659 — SIGNATURE — W. GAGNER

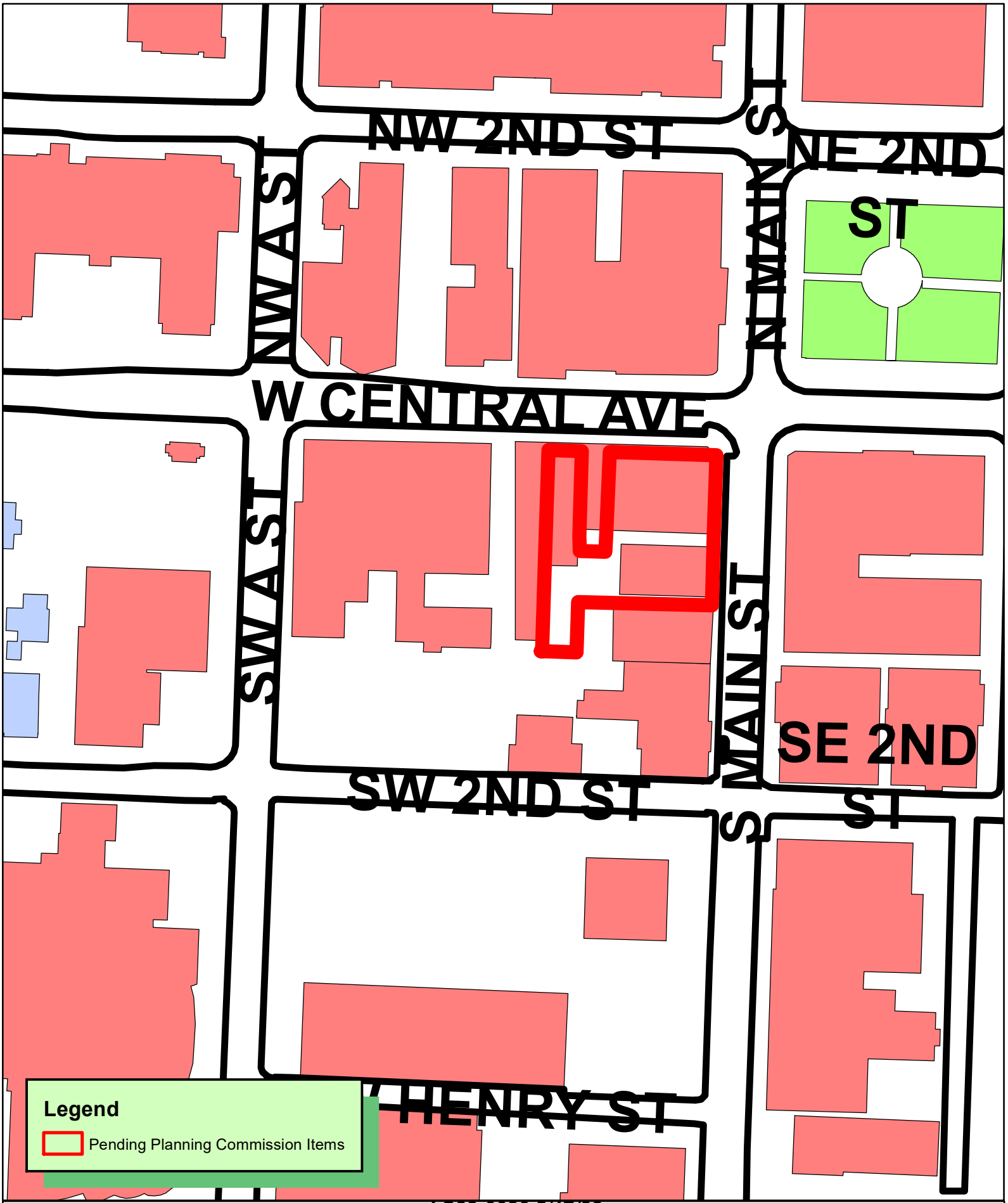
IF THE SIGNATURE ON THIS SEAL IS NOT AN ORIGINAL AND NOT BLUE IN COLOR THEN IT SHOULD BE ASSUMED THAT THIS PLAT MAY HAVE BEEN ALTERED. THE ABOVE CERTIFICATION SHALL NOT APPLY TO ANY COPY THAT DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE.

SHEET 2 OF 2 **COB PROJECT NO.:** PLA22-0012

DATE	REVISION	BY

BLEW & ASSOCIATES, P.A.
Surveying
Engineering
Mapping
3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703
EMAIL:SURVEY@BLEWINC.COM
OFFICE: 479.443.4506 ·FAX: 479.582.1883
EMAIL: SURVEY@BLEWINC.COM·WWW.BLEWINC.COM

SURVEYOR JOB NUMBER: 21-11114	**SURVEY DRAWN BY:** ANS - 01/18/2022
SURVEY REVIEWED BY: TPN	**SCALE:** 1" = 40'
FOR THE USE AND BENEFIT OF: CIGNUS REAL ESTATE	



N
W E
S

1 inch = 100 feet

LS22-0020 5/17/22
LOT SPLIT
ORIGINAL TOWN OF BENTONVILLE SUB
LOTS 85 & PART OF LOTS 84-96-97-99-100
CREATING LOTS 221-224

THE CITY OF BENTONVILLE

LOT SPLIT FOR LOTS 84, 85 & 96 AND PARTS OF LOTS 97, 99 & 100 OF ORIGINAL TOWN OF BENTONVILLE CREATING LOTS 221 THRU 224

101 W CENTRAL AVENUE
BENTON COUNTY
BENTONVILLE, ARKANSAS 72712

VICINITY MAP

NOT TO SCALE



RECORD DESCRIPTION

WARRANTY DEED L202011896 (PREVIOUS PARCEL 01-01043-000):
THE EAST 1/2 OF LOT 99 AND THE EAST 1/2 OF LOT 100 OF THE ORIGINAL TOWN OF BENTONVILLE, BENTON COUNTY, ARKANSAS. SUBJECT TO EASEMENTS, RIGHT-OF-WAYS AND PROTECTIVE COVENANTS OF RECORD, IF ANY.

WARRANTY DEED BOOK 2017 PAGE 20421 (PREVIOUS PARCEL 01-01029-000):
PART OF LOTS 84 AND 97 IN THE ORIGINAL TOWN OF BENTONVILLE, ARKANSAS, DESCRIBED AS BEGINNING AT THE NORTHEAST CORNER OF LOT 84, ORIGINAL TOWN OF BENTONVILLE, RUNNING THENCE WEST TO THE NORTHWEST CORNER OF LOT 97; THENCE SOUTH 41 FEET; THENCE EAST TO THE EAST LINE OF LOT 84; THENCE NORTH 41 FEET TO THE PLACE OF BEGINNING. TOGETHER WITH ANY EASEMENTS, RIGHTS-OF-WAY, COVENANTS, RESTRICTIONS, IF ANY, WHETHER RECORDED OR UNRECORDED IN THE LAND RECORDS OF BENTON COUNTY, ARKANSAS.

WARRANTY DEED L201926951 (PREVIOUS PARCEL 01-01040-000):
PART OF LOT 96 IN THE ORIGINAL TOWN OF BENTONVILLE, BENTON COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING FROM THE NORTHWEST CORNER OF SAID LOT 96, THENCE SOUTH 88°15'09" EAST 22.00 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING SOUTH 88°15'09" EAST 24.00 FEET; THENCE SOUTH 01°44'51" WEST 82.50 FEET; THENCE NORTH 87°50'15" WEST 24.32 FEET TO A FOUND 1/2" REBAR; THENCE NORTH 01°58'20" EAST 82.32 FEET TO THE POINT OF BEGINNING. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

WARRANTY DEED L201926950 (PREVIOUS PARCEL 01-01030-000):
ALL OF LOT 85 AND THE EAST 9 FEET OF LOT 96, ALL IN THE ORIGINAL TOWN OF BENTONVILLE, BENTON COUNTY, ARKANSAS, BEING DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING FROM THE NORTHWEST CORNER OF LOT 96, THENCE SOUTH 88°15'09" EAST 46.00 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING SOUTH 88°15'09" EAST 64.36 FEET TO A FOUND CHISELED X, THENCE SOUTH 01°40'12" WEST 82.50 FEET, THENCE NORTH 88°15'09" WEST 64.47 FEET, THENCE NORTH 01°44'51" EAST 82.50 FEET TO THE POINT OF BEGINNING. SUBJECT T O EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

SURVEY DESCRIPTION

LOT 221 (ADJUSTED PARCEL 01-01030-000):
A PART OF OF LOT 85 AND LOT 96, ALL IN THE ORIGINAL TOWN OF BENTONVILLE, BENTON COUNTY, ARKANSAS, BEING DESCRIBED AS FOLLOWS:
BEGINNING AT A FOUND CHISELED "X" IN BRICK MARKING THE INTERSECTION OF THE SOUTHERN RIGHT-OF-WAY LINE OF WEST CENTRAL AVENUE AND THE WEST RIGHT-OF-WAY LINE OF SOUTH MAIN STREET, ALSO BEING THE NORTHEAST CORNER OF LOT 85; THENCE, ALONG SAID WEST RIGHT-OF-WAY LINE OF SOUTH MAIN STREET, SOUTH 01°44'15" WEST A DISTANCE OF 69.88 FEET; THENCE, LEAVING SAID WEST RIGHT-OF-WAY LINE, NORTH 88°16'43" WEST A DISTANCE OF 63.77 FEET; THENCE, NORTH 01°45'11" EAST A DISTANCE OF 69.79 FEET TO THE SOUTHERN RIGHT-OF-WAY LINE OF WEST CENTRAL AVENUE; THENCE, ALONG SAID SOUTHERN RIGHT-OF-WAY LINE, SOUTH 88°21'27" EAST A DISTANCE OF 63.75 FEET TO THE POINT OF BEGINNING. CONTAINING 0.102 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHT-OF-WAYS OF RECORD.

LOT 222 (ADJUSTED PARCEL 01-01040-000):
A PORTION OF LOT 96 OF THE ORIGINAL TOWN OF BENTONVILLE, BENTON COUNTY, ARKANSAS, BEING DESCRIBED AS FOLLOWS:
COMMENCING AT A FOUND CHISELED "X" IN BRICK MARKING THE INTERSECTION OF THE SOUTHERN RIGHT-OF-WAY LINE OF WEST CENTRAL AVENUE AND THE WEST RIGHT-OF-WAY LINE OF SOUTH MAIN STREET, ALSO BEING THE NORTHEAST CORNER OF LOT 85; THENCE, ALONG SAID SOUTHERN RIGHT-OF-WAY LINE OF WEST CENTRAL AVENUE, NORTH 88°21'27" WEST A DISTANCE OF 63.75 FEET TO THE TRUE POINT OF BEGINNING; THENCE, LEAVING SAID SOUTHERN RIGHT-OF-WAY LINE, SOUTH 01°45'11" WEST A DISTANCE OF 69.79 FEET; THENCE, NORTH 88°16'43" WEST A DISTANCE OF 24.79 FEET; THENCE, NORTH 02°24'05" EAST A DISTANCE OF 69.82 FEET TO THE SOUTHERN RIGHT-OF-WAY OF WEST CENTRAL AVENUE; THENCE, ALONG SAID SOUTHERN RIGHT-OF-WAY LINE, SOUTH 88°13'55" EAST A DISTANCE OF 24.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.039 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHT-OF-WAYS OF RECORD.

LOT 223 (ADJUSTED PARCEL 01-01042-000):
THE EAST 1/2 OF LOT 99 AND A PART OF LOT 100 OF THE ORIGINAL TOWN OF BENTONVILLE, BENTON COUNTY, ARKANSAS, BEING DESCRIBED AS FOLLOWS:
COMMENCING AT A FOUND CHISELED "X" IN BRICK MARKING THE INTERSECTION OF THE SOUTHERN RIGHT-OF-WAY LINE OF WEST CENTRAL AVENUE AND THE WEST RIGHT-OF-WAY LINE OF SOUTH MAIN STREET, ALSO BEING THE NORTHEAST CORNER OF LOT 85; THENCE, ALONG SAID SOUTHERN RIGHT-OF-WAY LINE OF WEST CENTRAL AVENUE THE FOLLOWING THREE COURSES: NORTH 88°21'27" WEST A DISTANCE OF 63.75 FEET; THENCE, NORTH 88°13'55" WEST A DISTANCE OF 24.00 FEET; THENCE, NORTH 88°13'55" WEST A DISTANCE OF 22.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE, LEAVING SAID SOUTHERN RIGHT-OF-WAY LINE, SOUTH 01°49'08" WEST A DISTANCE OF 69.83 FEET; THENCE, NORTH 88°47'03" WEST A DISTANCE OF 27.59 FEET; THENCE, NORTH 01°53'42" EAST A DISTANCE OF 70.10 FEET TO SAID SOUTHERN RIGHT-OF-WAY OF WEST CENTRAL AVENUE; THENCE, ALONG SAID SOUTHERN RIGHT-OF-WAY, SOUTH 88°13'41" EAST A DISTANCE OF 27.50 FEET TO THE POINT OF BEGINNING. CONTAINING 0.044 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHT-OF-WAYS OF RECORD.

LOT 224 (ADJUSTED PARCEL 01-01029-000):
THE EAST HALF OF LOT 99, AND A PART OF LOTS 84, 85, 96, 97 & 100 IN THE ORIGINAL TOWN OF BENTONVILLE, ARKANSAS, DESCRIBED AS FOLLOWS:
COMMENCING AT A FOUND CHISELED "X" IN BRICK MARKING THE INTERSECTION OF THE SOUTHERN RIGHT-OF-WAY LINE OF WEST CENTRAL AVENUE AND THE WEST RIGHT-OF-WAY LINE OF SOUTH MAIN STREET, ALSO BEING THE NORTHEAST CORNER OF LOT 85; THENCE, ALONG SAID WESTERN RIGHT-OF-WAY LINE OF SOUTH MAIN STREET, SOUTH 01°44'15" WEST A DISTANCE OF 69.88 FEET TO THE TRUE POINT OF BEGINNING; THENCE, CONTINUING ALONG SAID WESTERN RIGHT-OF-WAY LINE, SOUTH 01°34'56" WEST A DISTANCE OF 53.62 FEET; THENCE, LEAVING SAID WESTERN RIGHT-OF-WAY LINE, NORTH 88°36'35" WEST A DISTANCE OF 110.07 FEET; THENCE, SOUTH 01°49'08" WEST A DISTANCE OF 41.28 FEET; THENCE, NORTH 88°15'09" WEST A DISTANCE OF 27.72 FEET; THENCE, NORTH 01°53'42" EAST A DISTANCE OF 95.28 FEET; THENCE, SOUTH 88°47'03" EAST A DISTANCE OF 27.59 FEET; THENCE, SOUTH 01°49'08" WEST A DISTANCE OF 12.39 FEET; THENCE, SOUTH 88°15'09" EAST A DISTANCE OF 21.17 FEET; THENCE, NORTH 02°23'06" EAST A DISTANCE OF 12.40 FEET; THENCE, SOUTH 88°16'43" EAST A DISTANCE OF 88.56 FEET TO THE POINT OF BEGINNING. CONTAINING 0.191 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHT-OF-WAYS OF RECORD.

ZONING INFORMATION

CURRENT ZONING: DC, DOWNTOWN CORE DISTRICT

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.

MISCELLANEOUS NOTES

STATE RECORDING NUMBER:
500-20N-30W-0-30-220-04-1659

COMPLETED FIELD WORK:
MARCH 24, 2022

REFERENCE DOCUMENTS:
1. WARRANTY DEED FILED IN DOCUMENT NO. L202011896.
2. WARRANTY DEED FILED IN DEED BOOK 2017 AT PAGE 20423.
3. WARRANTY DEED FILED IN DOCUMENT NO. L201926950.

SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.

DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT OF ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF SURVEY; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.

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

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

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

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

VAR21-0045 IS FOR THE VARIANCE OF FIVE SQUARE FEET, FROM THE ALLOWED SIGN SIZE, OF FOUR SQAURE FEET, TO ACCOMMODATE A LARGER SUSPENDED SIGN ABOVE THE ENTRY WAY TO THEIR BUSINESS.

FLOOD ZONE INFORMATION

BY GRAPHIC PLOTTING ONLY, NO PORTION OF THIS PROPERTY IS IN ZONE "A" OR "AE" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 05007C0255K, WHICH BEARS AN EFFECTIVE DATE OF 06/05/2012 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

LAND AREA

16,389 ± SQUARE FEET
0.376 ± ACRES

BASIS OF BEARING

THE BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH FOR ARKANSAS STATE PLANE COORDINATE SYSTEM NORTH ZONE, NAD83.
LATITUDE = 36°22'12'.9823"
LONGITUDE = -94°12'33.5777"
CONVERGENCE ANGLE = -01°17'08.1800"

UTILITY INFORMATION

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

DATE	REVISION
4/29/2022	PLANNING COMMENTS

CERTIFICATE OF OWNER:

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

DATE OF EXECUTION: _____

SIGNED:_____
NAME & ADDRESS

SOURCE OF TITLE: D.R. _____ PAGE _____

CERTIFICATE OF SURVEYING ACCURACY:

I, WILLIAM G. GAGNER, 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

_____
WILLIAM G. GAGNER
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. AR 1659
STATE OF ARKANSAS

CERTIFICATE OF FINAL APPROVAL:

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

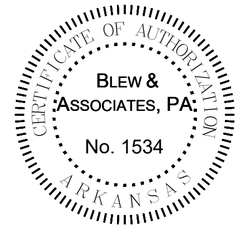
DATE OF EXECUTION: _____

SIGNED:_____
BENTONVILLE PLANNING COMMISSION CHAIRMAN

SIGNED:_____
MAYOR CITY OF BENTONVILLE

SIGNED:_____
CITY CLERK, CITY OF BENTONVILLE

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 24TH DAY OF MARCH, 2022.





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.

SHEET 1 OF 2
COB PROJECT NUMBER LS22-0020

BLEW & ASSOCIATES, P.A.
Surveying
Engineering
Mapping
3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703
EMAIL:SURVEY@BLEWINC.COM
OFFICE: 479.443.4506 ·FAX: 479.582.1883
EMAIL: SURVEY@BLEWINC.COM·WWW.BLEWINC.COM

SURVEYOR JOB NUMBER: 22-1998	**SURVEY DRAWN BY:** ANS - 3/25/2022
SURVEY REVIEWED BY: TPN	**SCALE:** 1" = 30'
FOR THE USE AND BENEFIT OF: OPEN FLOOR	

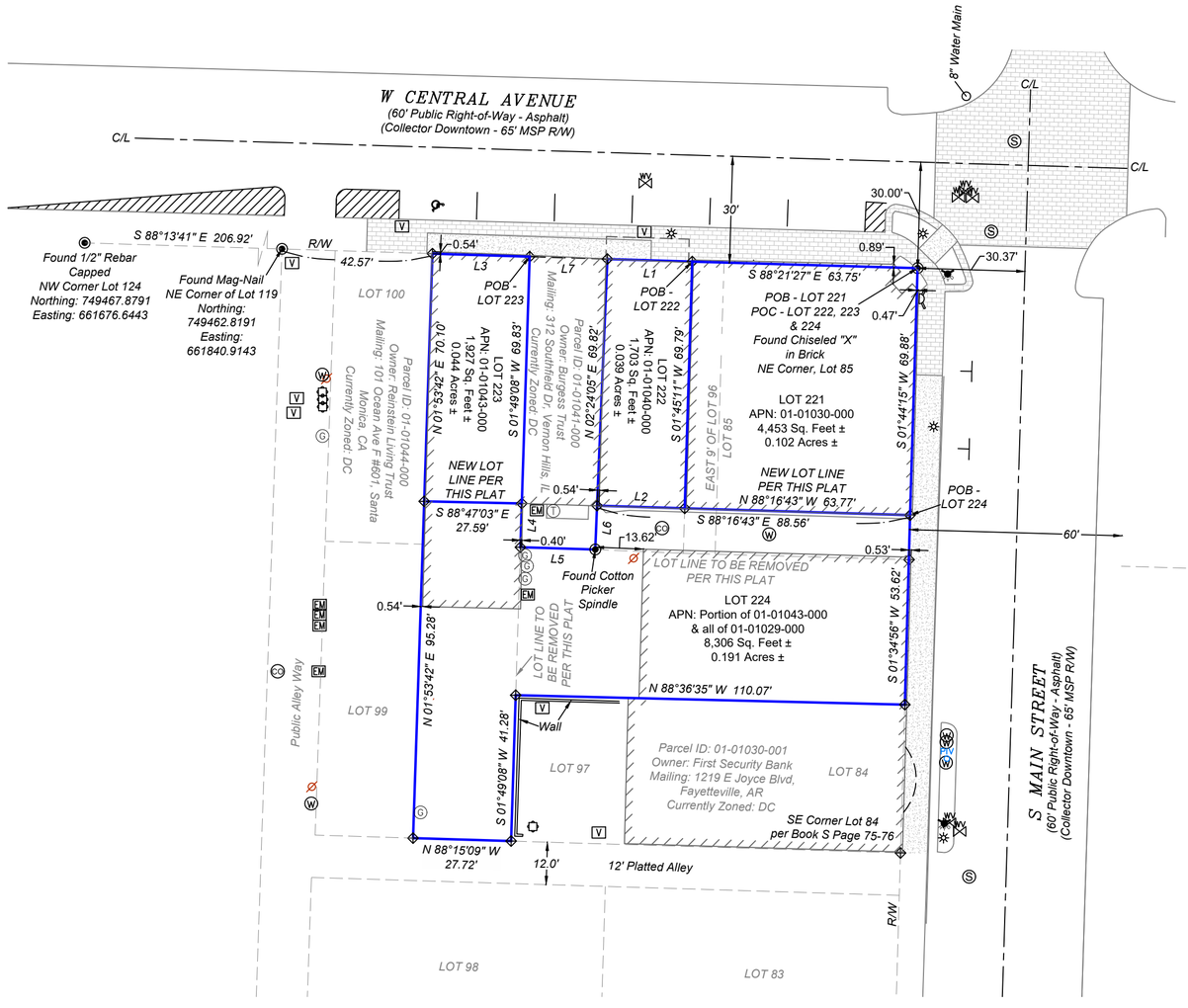
LOT SPLIT FOR LOTS 84, 85 & 96 AND PARTS OF LOTS 97, 99 & 100 OF ORIGINAL TOWN OF BENTONVILLE CREATING LOTS 221 THRU 224

101 W CENTRAL AVENUE
BENTON COUNTY
BENTONVILLE, ARKANSAS 72712

N
W E
S

1" = 30'
GRAPHIC SCALE
0' 30' 60' 90'

LINE	BEARING	DISTANCE
L1	S 88°13'55" E	24.00'
L2	N 88°16'43" W	24.79'
L3	S 88°13'41" E	27.50'
L4	S 01°49'08" W	12.39'
L5	S 88°15'09" E	21.17'
L6	N 02°23'06" E	12.40'
L7	N 88°13'55" W	22.00'



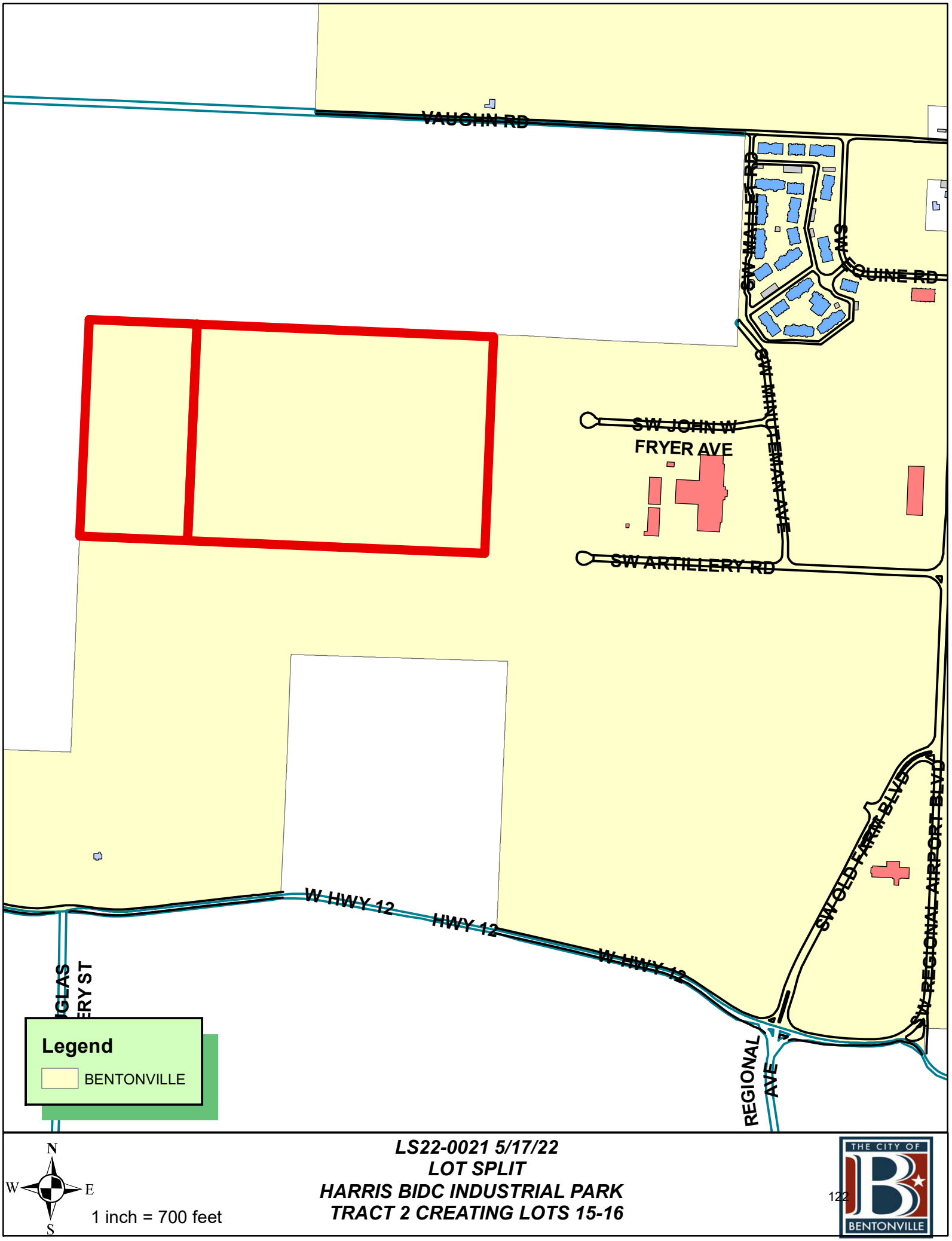
LEGEND & SYMBOLS

- FOUND MONUMENT (AS NOTED)
- SET MONUMENT (AS NOTED)
- COMPUTED POINT
- FIRE HYDRANT
- LIGHT
- SANITARY MANHOLE
- POWER POLE
- ELECTRIC METER
- ELECTRIC BOX
- WATER METER
- WATER VALVE
- POST INDICATOR VALVE
- TELEPHONE PEDESTAL
- GAS METER
- CLEANOUT
- FIRE DEPT. CONNECTION
- UTILITY VAULT
- R/W — RIGHT-OF-WAY
- C/L — CENTERLINE
- POC — POINT OF COMMENCEMENT
- POB — POINT OF BEGINNING
- BOUNDARY LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- FENCE LINE
- SETBACK LINE
- NOT TO SCALE

BLEW & ASSOCIATES, P.A.
Surveying
Engineering
Mapping
3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703
EMAIL:SURVEY@BLEWINC.COM
OFFICE: 479.443.4506 ·FAX: 479.582.1883
EMAIL: SURVEY@BLEWINC.COM·WWW.BLEWINC.COM

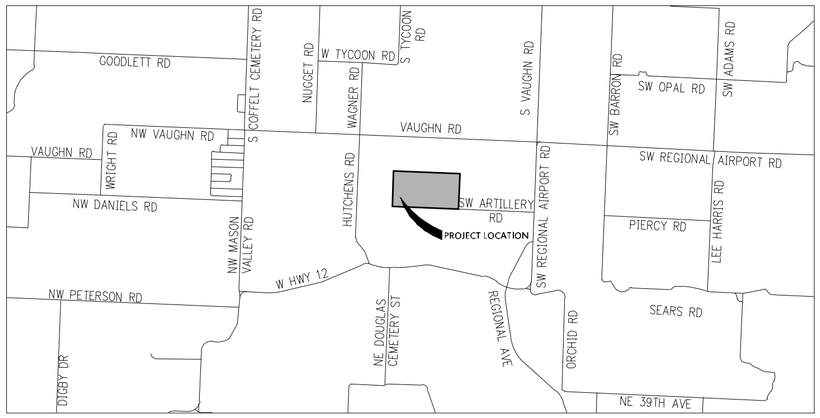
SURVEYOR JOB NUMBER: 22-1998	**SURVEY DRAWN BY:** ANS - 3/25/2022
SURVEY REVIEWED BY: TPN	**SCALE:** 1" = 30'
FOR THE USE AND BENEFIT OF: OPEN FLOOR	

SHEET 2 OF 2
COB PROJECT NUMBER LS22-0020



LS22-0021 5/17/22
LOT SPLIT
HARRIS BIDC INDUSTRIAL PARK
TRACT 2 CREATING LOTS 15-16

LOT SPLIT PLAT OF TRACT 2
IN HARRIS/BDIC INDUSTRIAL PARK SUBDIVISION
CREATING LOTS 15 & 16
BENTONVILLE, ARKANSAS



VICINITY MAP NTS

PARENT DESCRIPTION:

BEING A PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 31 WEST OF THE 5TH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS, ALSO BEING TRACT 2 OF A TRACT SPLIT ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN BOOK P2 AT PAGE 19 IN THE RECORDS OF BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTH HALF; THENCE SOUTH 87° 34'16" EAST ALONG THE NORTH LINE OF SAID TRACT 2, A DISTANCE OF 2469.75 FEET; THENCE SOUTH 02°19'05" WEST ALONG THE EAST LINE OF SAID TRACT 2, A DISTANCE OF 1321.77 FEET; THENCE NORTH 87°34'45" WEST ALONG THE SOUTH LINE OF SAID TRACT 2 A DISTANCE OF 2473.38 FEET; THENCE NORTH 02°28'32" EAST ALONG THE WEST LINE OF SAID TRACT 2, A DISTANCE OF 1322.12 FEET TO THE POINT OF BEGINNING. CONTAINING 75.01 ACRES MORE OR LESS AND BEING SUBJECT TO ANY EASEMENTS OF RECORD OR FACT.

TRACT 2A DESCRIPTION:

BEING A PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 31 WEST OF THE 5TH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS, ALSO BEING TRACT 2 OF A TRACT SPLIT ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN BOOK P2 AT PAGE 19 IN THE RECORDS OF BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTH HALF; THENCE SOUTH 87°34'16"EAST ALONG THE NORTH LINE OF SAID TRACT 2, A DISTANCE OF 659.00 FEET; THENCE SOUTH 02°28'32" WEST, A DISTANCE OF 1322.03 FEET; THENCE NORTH 87°34'45" WEST ALONG THE SOUTH LINE OF SAID TRACT 2, A DISTANCE OF 659.00 FEET; THENCE NORTH 02°28'32" EAST ALONG THE WEST LINE OF SAID TRACT 2, A DISTANCE OF 1322.12 FEET TO THE POINT OF BEGINNING. CONTAINING 20.00 ACRES MORE OR LESS AND BEING SUBJECT TO ANY EASEMENT OF RECORD OR FACT.

TRACT 2B DESCRIPTION:

BEING A PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 31 WEST OF THE 5TH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS, ALSO BEING TRACT 2 OF A TRACT SPLIT ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN BOOK P2 AT PAGE 19 IN THE RECORDS OF BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTH HALF; THENCE SOUTH 87°34'16" EAST ALONG THE NORTH LINE OF SAID TRACT 2, A DISTANCE OF 659.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 87°34'16" EAST ALONG THE NORTH LINE OF SAID TRACT 2, A DISTANCE OF 1810.75 FEET; THENCE SOUTH 02° 19'05" WEST ALONG THE EAST LINE OF SAID TRACT 2, A DISTANCE OF 1321.77 FEET; THENCE NORTH 87°34'45" WEST ALONG THE SOUTH LINE OF SAID TRACT 2, A DISTANCE OF 1814.38 FEET; THENCE NORTH 02° 28'32" EAST, A DISTANCE OF 1322.03 FEET TO THE POINT OF BEGINNING CONTAINING 55.01 ACRES MORE OR LESS AND BEING SUBJECT TO ANY EASEMENTS OF RECORD OR FACT.

NOTES:

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

THIS PROPERTY LIES WITHIN THE MUNICIPAL LIMITS OF BENTONVILLE, ARKANSAS.

ACCORDING TO THE CITY OF BENTONVILLE GIS WEB SITE, PROPOSED TRACTS 2A & 2B IS ZONED I-2.

THE MSP RIGHT OF WAY WIDTH SHOWN ON THIS PLAT IS BASED ON THE CITY MASTER STREET PLAN REQUIRED RIGHT OF WAY WIDTH FOR ARTERIAL STREETS AND LOCAL STREETS AND IS SHOWN FOR INFORMATION ONLY. NO STREET RIGHT OF WAY IS DEDICATED BY THIS PLAT.

THE ADJACENT PROPERTY OWNERS NAMES SHOWN ON THIS PLAT WERE OBTAINED FROM THE BENTON COUNTY GIS WEB SITE, AND REPRESENT THE OWNER'S LISTED NAME AT THE TIME OF THIS SURVEY.

THE BOUNDARY DETERMINATION SHOWN HEREON WAS BASED UPON THE FOLLOWING DOCUMENTS AND NO OTHERS: DEED RECORD 2008-46848, PLAT RECORDS P2-19, P1-999, AND P4-391.

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

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

ANY UTILITY LINES, STRUCTURES OR APPURTENANCES SHOWN HEREON ARE FROM A FIELD INVESTIGATION LIMITED TO THE VISIBLE SURFACE OF THE PROPERTY SURVEYED. OTHER UTILITY LINES, STRUCTURES AND APPURTENANCES MAY BE PRESENT ON THE PROPERTY. FOR INFORMATION REGARDING SUCH ITEMS, CONTACT THE APPROPRIATE AGENCIES.

THIS PROPERTY IS NOT IN FLOOD ZONE "A" OR "AE", AND IS OUTSIDE THE 100-YEAR FLOOD PLAIN AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FIRM PANEL NUMBER 05007C0240J, EFFECTIVE DATE SEPTEMBER 28, 2007.

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.

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

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

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

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

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.

EACH LOT DOES NOT HAVE DIRECT ACCESS TO PUBLIC WATER AND SEWER.

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

BUILDING SETBACK NOTE:

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

CERTIFICATE OF OWNERSHIP TRACT 2 / PARCEL 01-08203-200/ PARCEL 01-08203-210

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

DATE OF EXECUTION: _____

BY: _____
CITY OF BENTONVILLE & BENTONVILLE IND DEV CORP

SOURCE OF TITLE: DEED RECORD 2008-46848

STATE OF ARKANSAS)
) SS
COUNTY OF BENTON)
SUBSCRIBED AND SWORN BEFORE ME THIS ____ DAY OF _____, 2022
MY COMMISSION EXPIRES:

NOTARY PUBLIC_____

CERTIFICATE OF APPROVAL

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

DATE OF EXECUTION: _____

SIGNED _____
BENTONVILLE PLANNING COMMISSION CHAIRMAN

SIGNED _____
MAYOR CITY OF BENTONVILLE

SIGNED _____
CITY CLERK, CITY OF BENTONVILLE

LAND SURVEYOR'S DECLARATION:

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 LAND SURVEYORS HAVE BEEN MEET.

CRAFTON, TULL, & ASSOCIATES, INC.
BY RODNEY WOODS (AGENT)

DATE OF EXECUTION: _____

SIGNED: _____

REGISTERED LAND SURVEYOR

NO. 1559

STATE OF ARKANSAS

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 1559
SIGNATURE
RODNEY WOODS

_____
RODNEY WOODS PS 1559
REGISTERED PROFESSIONAL LAND SURVEYOR

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

ATLAS PAGE: 561

CITY OF BENTONVILLE PROJECT NUMBER: LS22-0021

RECORD INFORMATION

OWNER:
CITY OF BENTONVILLE &
BENTONVILLE IND DEV CORP
1000 SW 14TH ST
BENTONVILLE, AR 72712
(DEED RECORD 2008-46848)

SITE SURVEYOR:
CRAFTON TULL
901 N. 47TH ST., SUITE 200
ROGERS, AR 72756
RODNEY.WOODS@CRAFTONTULL.COM
479-636-4838

VICINITY MAP

SEAL

LOT SPLIT PLAT OF
TRACT 2 INDUSTRIAL PARK
PLAT RECORD P2-19
CREATING TRACTS 2A & 2B
BENTONVILLE ARKANSAS

PREPARED FOR:
CITY OF BENTONVILLE

STATE PLAT CODE:
500-19N-31W-0-19-100-04-1559

DATE: 04/11/2022
PROJECT NO: 21111400
CONTACT: R. WOODS

901 N. 47th St., Suite 400
Rogers, Arkansas 72756
Crafton Tull
architecture | engineering | surveying
479.636.4838 t 479.631.6224 f
www.craftontull.com

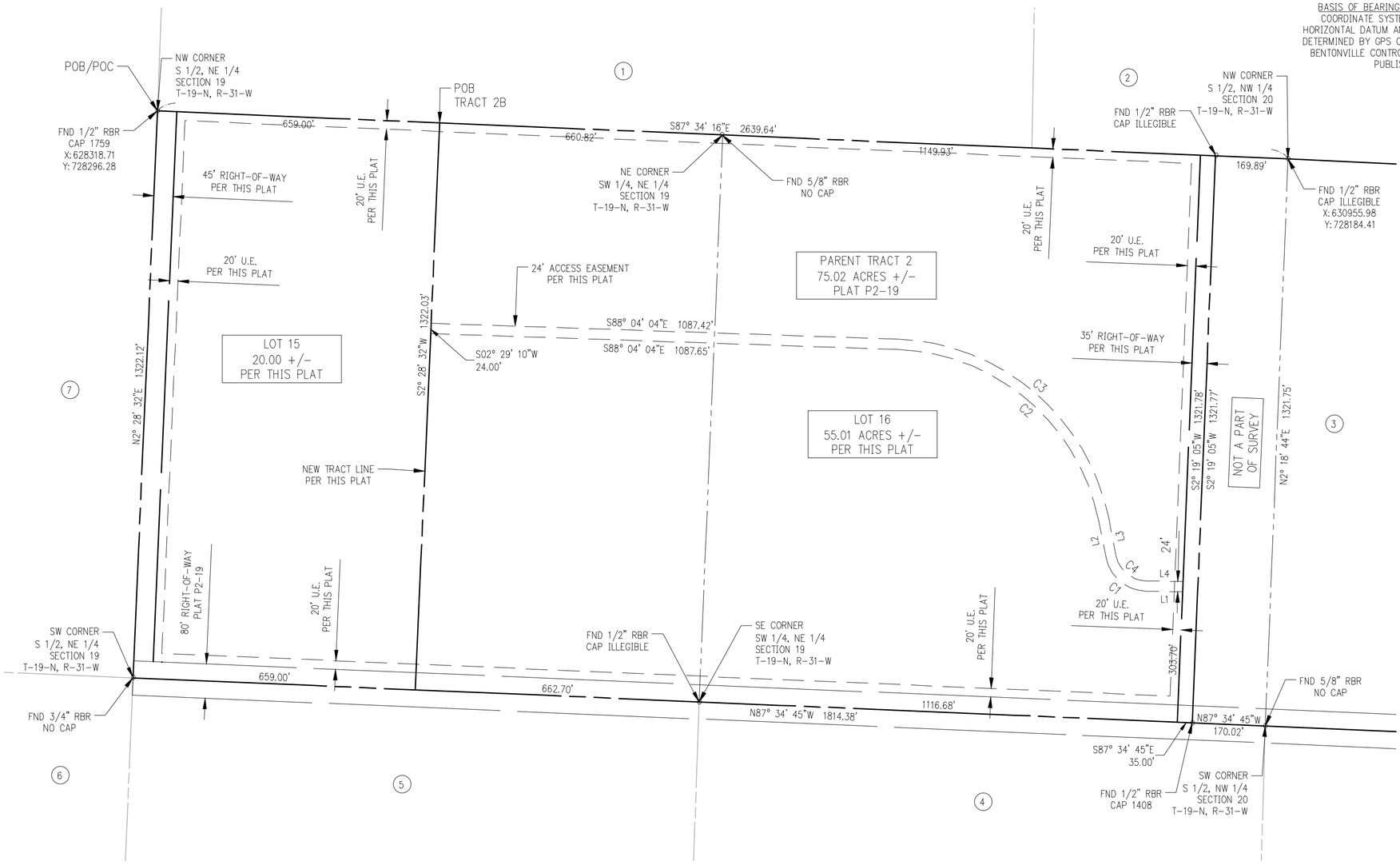
CERTIFICATE OF AUTHORIZATION:
CERTIFICATE OF AUTHORIZATION
CRAFTON, TULL & ASSOCIATES, INC.
No. 109
ARKANSAS ENGINEER

© 2022 Crafton, Tull & Associates, Inc.

DELTA	DESCRIPTION	DATE
1	REVISED PER CITY COMMENTS	05/02/2022

SHEET NO.:
1 OF 2

DRAWING: G:\21111400_POLICE\ENGINFRASTRUCTURE\SURVEY\DWG\21111400_SPLIT.DWG
LAYOUT: LAYOUT1 LAST SAVED: JR5241 5/2/2022 8:39:52 AM
LAST PLOTTED BY: JOSHUA BEMBENEK 5/2/2022 9:10:11 AM (PLOTTED BY: - VALID ON HARD COPY ONLY)



GRAPHIC SCALE IN FEET

200' 0 200'

BASIS OF BEARING: ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83 HORIZONTAL DATUM AND NAVD 88 VERTICAL DATUM DETERMINED BY GPS OBSERVATION ON THE CITY OF BENTONVILLE CONTROL MONUMENTS USING THEIR PUBLISHED VALUES.

(1) 06-00631-510
SUNRISE RESIDENTIAL
DEED: L202084465

(2) 06-00631-500
EBGB INVESTMENTS LLC
DEED: L202064780

(3) 01-08203-240
BENTONVILLE IND DEV &
CITY OF BENTONVILLLE
DEED: 2008-46848

(4) 01-08203-220
RAZORBACK INDUSTRIAL LLC
DEED: 99-129205

(5) 01-08203-230
RAZORBACK INDUSTRIAL LLC
DEED: 99-129205

(6) 06-00631-520
HIGHLAND LLC
DEED: 2002-147560

(7) 06-00631-530
MURRAY, DAVID &
MURRAY-WILLIAMS, NINA L
& MURRAY, ELIZABETH A
DEED: 2006-31582

PARCEL LINE TABLE

LINE #	LENGTH	DIRECTION
L1	85.63'	N88° 51' 52"W
L2	86.32'	N11° 15' 12"W
L3	86.32'	S11° 15' 12"E
L4	86.12'	S88° 51' 52"E

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	131.35'	97.00'	77°35'11"	N50° 02' 48"W	121.54'
C2	667.65'	498.00'	76°48'52"	N49° 39' 38"W	618.76'
C3	699.83'	522.00'	76°48'52"	N49° 39' 38"W	648.58'
C4	98.85'	73.00'	77°35'11"	S50° 02' 48"E	91.47'

LEGEND

- FOUND IRON PIN
- FOUND IRON PIPE
- SET IRON PIN
- EXISTING MAG NAIL
- WATER VALVE
- FIRE HYDRANT
- GUY POLE
- SEWER MANHOLE
- DOWN GUY
- WATER METER
- TELEPHONE PEDESTAL
- ELECTRIC PEDESTAL
- PROPERTY LINE
- EXISTING STREET R/W
- PROPOSED STREET R/W
- SECTION LINE
- ADJOINER PROPERTY LINE
- PROPOSED EASEMENT

ATLAS PAGE: 561

CITY OF BENTONVILLE PROJECT NUMBER: LS22-0021

RECORD INFORMATION

VICINITY MAP

SEAL

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 1559
SIGNATURE
RODNEY WOODS

LOT SPLIT PLAT OF
TRACT 2 INDUSTRIAL PARK
PLAT RECORD P2-19
CREATING TRACTS 2A & 2B
BENTONVILLE ARKANSAS

PREPARED FOR:
CITY OF BENTONVILLE

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901 N. 47th St., Suite 400
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Crafton Tull
architecture | engineering | surveying
479.636.4838 t 479.631.6224 f
www.craftontull.com

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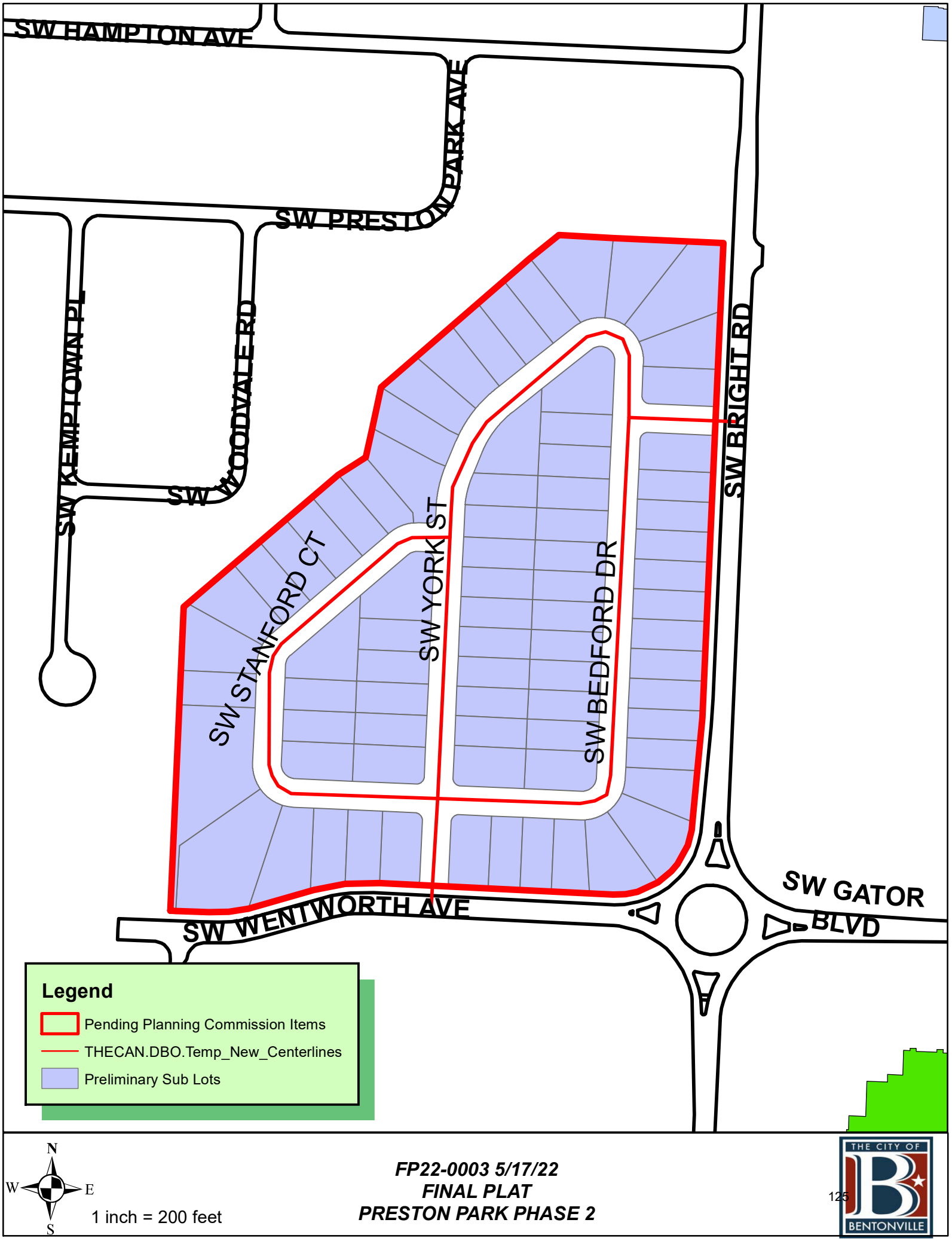
CRAFTON, TULL & ASSOCIATES, INC.
No. 109
ARKANSAS ENGINEER

© 2022 Crafton, Tull & Associates, Inc.

DELTA	DESCRIPTION	DATE
1	REVISED PER CITY COMMENTS	05/02/2022

SHEET NO.:
2 OF 2

DRAWING: G:\21111400_POLICEFRNG\INFRASTRUCTURE\SURVEY\DWG\21111400_SPLIT.DWG
LAYOUT: LAYOUT2 , LAST SAVED: J.BEJAR , 5/2/2022 8:39:52 AM
LAST PLOTTED BY: JOSHUA BENBENEK, 5/2/2022 9:10:11 AM [PLOTTED BY: * VAUD ON HARD COPY ONLY]


SW HAMPTON AVE
SW PRESTON PARK AVE
SW KEMPTOWN PL
SW WOODVALE RD
SW BRIGHT RD
SW STANFORD CT
SW YORK ST
SW BEDFORD DR
SW GATOR BLVD
SW WENTWORTH AVE
Legend
Pending Planning Commission Items
THECAN.DBO.Temp_New_Centerlines
Preliminary Sub Lots
N
W
E
S
1 inch = 200 feet
FP22-0003 5/17/22
FINAL PLAT
PRESTON PARK PHASE 2
THE CITY OF
BENTONVILLE

ALL U.E. ALONG THE ROADS ARE 20' WIDE UNLESS OTHERWISE NOTED.

NOTE: 5/8" REBAR IRON PINS W/CAP SET AT ALL LOT CORNERS AND ANGLE POINTS.

GRAPHIC SCALE IN FEET
50' 0 50'

CITY OF BENTONVILLE PROJECT NUMBER: FP22-0003

RECORD INFORMATION

VICINITY MAP

SEAL

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 1559
SIGNATURE
RODNEY D. WOODS

FINAL PLAT
PRESTON PARK PH II

BENTONVILLLE ARKANSAS

PREPARED FOR:
BRIGHT GATOR, LLC

STATE PLAT CODE:
500-19N-31W-0-13-304-04-1559

DATE: 04/20/2022
PROJECT NO: 17107601
CONTACT: R. WOODS

901 N. 47th St., Suite 400
Rogers, Arkansas 72756
Crafton Tull
architecture | engineering | surveying
479.636.4838 f 479.631.6224 f
www.craftontull.com

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

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DELTA	DESCRIPTION	DATE

SHEET NO.:
4 OF 6

DRAWING: \\ROGFILE\JOBFILES\17107601_PRSPKPH2\INFRASTRUCTURE\SURVEY\DWG\17107601_FINAL PLAT 05012022.DWG
LAYOUT: SHEET 4, LAST SAVED: RW390, 5/2/2022 10:35:21 AM
LAST PLOTTED BY: RODNEY WOODS, 5/2/2022 11:26:00 AM [PLOTTED BY: VALID ON HARD COPY ONLY]

GRAPHIC SCALE IN FEET

50' 0 50'

LEGEND

ALL SYMBOLS MAY NOT BE USED ON PLAT

LINEWORK

EASEMENT PER THIS PLAT

PROPERTY LINE

EXISTING EASEMENT

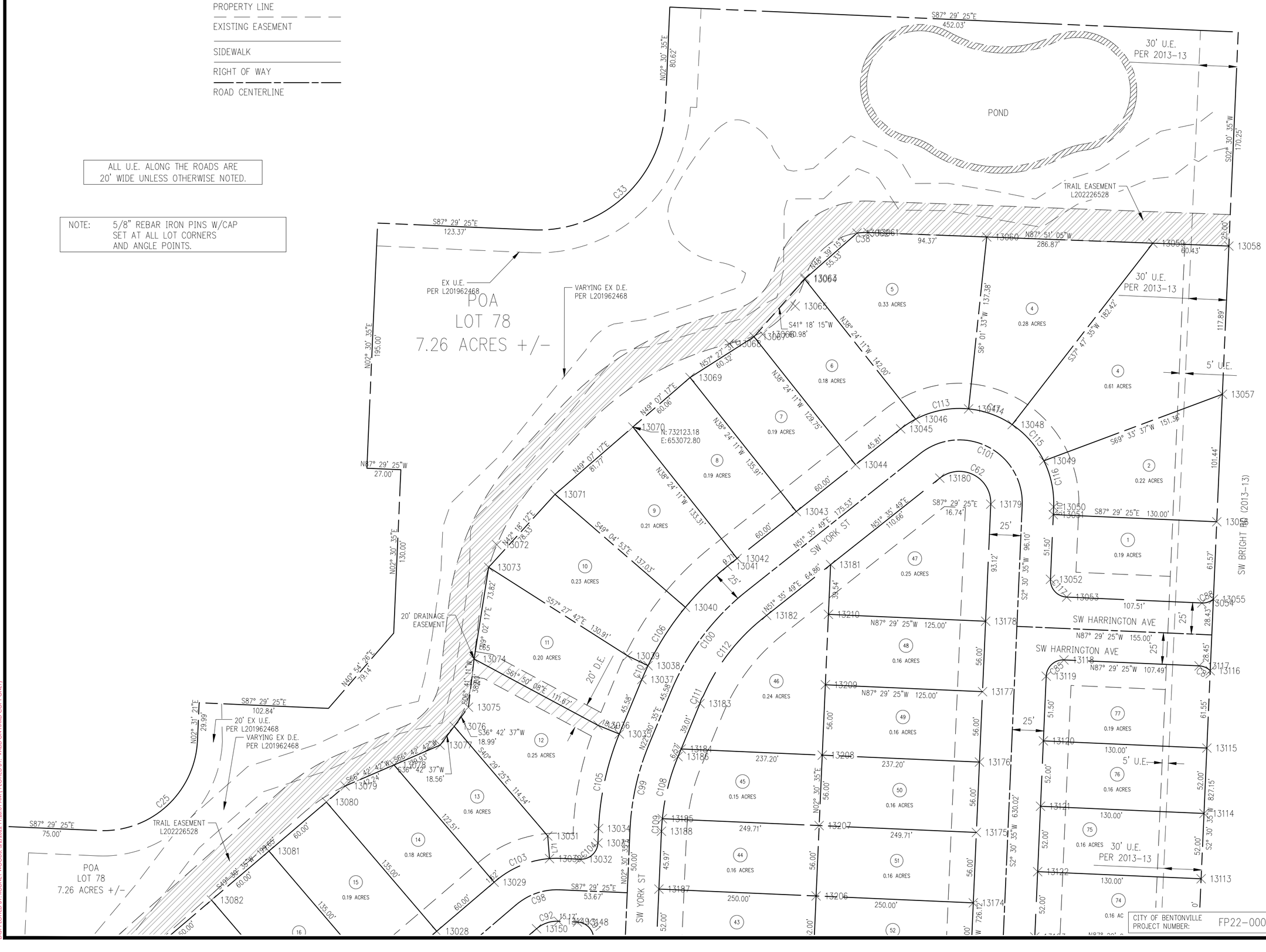
SIDEWALK

RIGHT OF WAY

ROAD CENTERLINE

ALL U.E. ALONG THE ROADS ARE 20' WIDE UNLESS OTHERWISE NOTED.

NOTE: 5/8" REBAR IRON PINS W/CAP SET AT ALL LOT CORNERS AND ANGLE POINTS.



RECORD INFORMATION

VICINITY MAP

SEAL

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STATE OF ARKANSAS
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SIGNATURE
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FINAL PLAT
PRESTON PARK PH II

BENTONVILLLE ARKANSAS

PREPARED FOR:
BRIGHT GATOR, LLC

STATE PLAT CODE:
500-19N-31W-0-13-304-04-1559

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DELTA	DESCRIPTION	DATE

SHEET NO.:
5 OF 6

CITY OF BENTONVILLE PROJECT NUMBER: FP22-0003

DRAWING: \\ROGFILE\JOBFILES\17107601_PRSPKPH2\INFRASTRUCTURE\SURVEY\DWG\17107601_FINAL PLAT (50)12022.DWG
LAYOUT: SHEET 5 (2) - LAST SAVED: RW5590, 5/2/2022 10:35:21 AM
LAST PLOTTED BY: RODNEY WOODS, 5/2/2022 11:26:01 AM [PLOTTED BY: VAULD ON HARD COPY ONLY]

GRAPHIC SCALE IN FEET

50' 0 50'

LEGEND

ALL SYMBOLS MAY NOT BE USED ON PLAT

LINEWORK

EASEMENT PER THIS PLAT

PROPERTY LINE

EXISTING EASEMENT

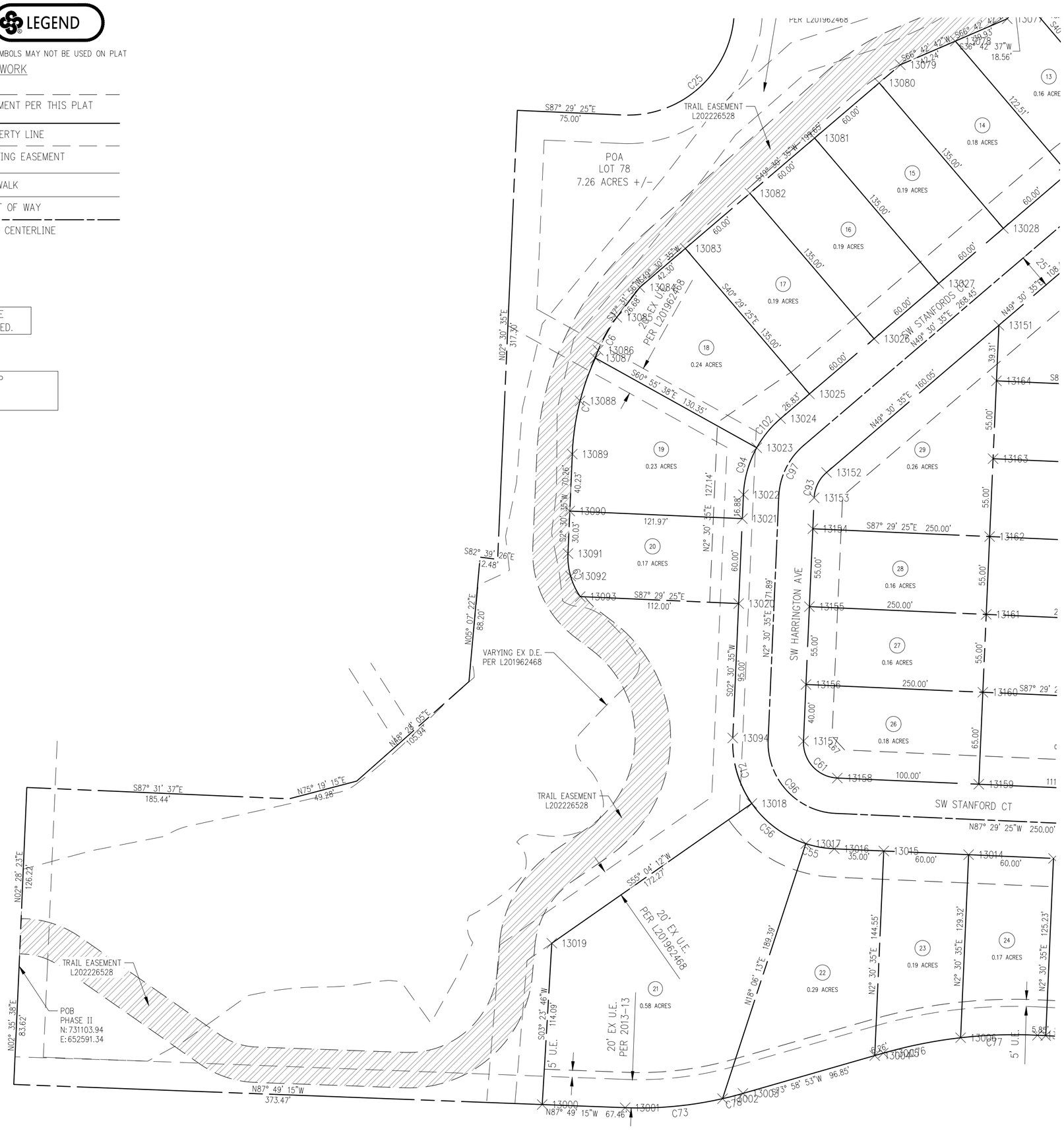
SIDEWALK

RIGHT OF WAY

ROAD CENTERLINE

ALL U.E. ALONG THE ROADS ARE 20' WIDE UNLESS OTHERWISE NOTED.

NOTE: 5/8" REBAR IRON PINS W/CAP SET AT ALL LOT CORNERS AND ANGLE POINTS.



CITY OF BENTONVILLE
PROJECT NUMBER: FP22-0003

RECORD INFORMATION

VICINITY MAP

SEAL

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 1559
SIGNATURE
RODNEY D. WOODS

FINAL PLAT
PRESTON PARK PH II

BENTONVILLE ARKANSAS

PREPARED FOR:
BRIGHT GATOR, LLC

STATE PLAT CODE:
500-19N-31W-0-13-304-04-1559

DATE: 04/20/2022
PROJECT NO: 17107601
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DELTA	DESCRIPTION	DATE

SHEET NO.:
6 OF 6

DRAWING: \\ROGFILE\JOBFILES\17107601_PRSPKPH2\INFRASTRUCTURE\SURVEY\DWG\17107601_FINAL PLAT 0501 2022.DWG
LAYOUT: SHEET 5 LAST SAVED: RW5090, 5/2/2022 10:35:21 AM
LAST PLOTTED BY: RODNEY WOODS, 5/2/2022 11:26:03 AM (PLOTTED BY: - VALID ON HARD COPY ONLY)