Committee of the Whole
and
City Council
Meeting Agenda
February 12, 2024
February 13, 2024
6:00 PM
Bentonville City Hall

Note – The public, members of the City Council, and City staff, may have the option to attend this meeting by remote means. For public health reasons, those who attend in person should keep in mind hygiene, the use of facial coverings, and social distancing.

Public comments can be submitted by email submitted to cc.comments@bentonvillear.com by at least 4:00 p.m. on the day of the meeting. Those comments will be communicated to the members of the Council and the Mayor. Accommodation has also been made to allow Bentonville citizens to make "live" public comments orally in the event they cannot attend the meeting in person. To do so, please send an email indicating a desire to make public comments remotely to cc.comments@bentonvillear.com by at least 1:00 p.m. on the day of the meeting and a reply email will be sent with instructions about how your comments can be made. Making comments will require you to register with your name, address, phone number and email address. The pre-existing limitations (3 minutes) and procedures with respect to oral public comments will still apply.

*If you would like to attend the Committee of the Whole Meeting virtually, please register at the following link by 4:00 p.m. on February 12, 2024:
https://us02web.zoom.us/webinar/register/WN_ahcPfqRtSd6Rw7_RpyS5dg

*If you would like to attend the City Council Meeting virtually, please register at the following link by 4:00 p.m. on February 13, 2024:
https://us02web.zoom.us/webinar/register/WN_f1_hFsDnRUmwYBOplmbkRA

Call to Order

Pledge of Allegiance

Moment of Silence

Roll Call

Approval of Minutes: January 23, 2024

I. Committee of the Whole - Monday Night Only Items

1. **Public Art Advisory Committee (PAAC) Annual Update** — **Informational**

   Annual update from the Public Art Advisory Committee.

2. **Plan Bentonville February Charrette** — **Informational**

   Brief update on the upcoming charrette week for Plan Bentonville.

3. **Parks & Recreation Update on Lake Bella Vista Project** — **Informational**

   Lake Bella Vista project update.

4. **30 x 3 Update - David Wright, Parks & Recreation Director** — **Informational**

   Informational update on 30 x 3 Initiative.

5. **Bentonville Moves Coalition Update** — **Informational**

   Update on Bentonville Moves Coalition - Jessica Pearson, Project Manager, Bentonville Moves Coalition.

6. **Ozark Regional Transit** — **Informational**

   Ozark Regional Transit contract review and discussion.

7. **Water Master Plan Update** — **Informational**

   Garver Engineering along with Bentonville Water Utilities will share the findings of the 2023 Water Master Plan. The plan covers projected water demand, water quality and a risk assessment through 2045 . The outcome of those findings resulted in a comprehensive Capital Improvement Plan for Water Utilities

8. **Meeting Procedures Resolution**

   Amended Resolution for meeting procedures. For discussion only. Not on the 2-13-2024 agenda for voting purposes.

II. New Business

1. **Resolution entering into an agreement with Central Square Technologies for Cloud Migration Services** — **Resolution**

   Resolution authorizing the Mayor and City Clerk to enter into a professional services agreement with Central Square Technologies for the Migration of Community Development (TraKIT) and Utility Billing (Naviline) Applications from on premises to the cloud hosted solution by the Software Manufacturer. No additional funds are requested. A budget adjustment is needed to appropriate already budgeted funds into correct accounts.

2. **Resolution entering into an Agreement for Battery & Battery Backup Replacement** — **Resolution**

   Authorizing an agreement with Heartland Business Systems for battery and battery backup replacement through participation in TIPS Contract #220105. No budget adjustment is needed.

3. **Resolution entering into an Agreement for Firefighter Leadership Training Program** — **Resolution**

   Fire Dept. staff requests approval of an agreement with 1Smartlife LLC. to provide the Bentonville Fire Department with leadership training. No budget adjustment is needed.

4. **Resolution Approving the Purchase of a Budgeted Replacement of Smith Detection GC/MS** — **Resolution**

   Approve resolution authorizing the purchase the Griffin G510 GC/MS under the HGAC Cooperative Contract # EP11-20. No budget adjustment is needed.

5. **Resolution to enter into an Agreement with Forvis, LLP for Audit Services** — **Resolution**

   Approve a resolution authorizing an agreement with Forvis, LLP for auditing services for the City of Bentonville for a 5 year period (2023-2027). No budget adjustment is needed.

6. **Resolution Recognizing Receipt of Grant Funds for Bentonville District Court Mediation Program** — **Resolution**

   Budget adjustment recognizing receipt of a grant from the Arkansas Alternative Dispute Resolution Committee and allocating funds for expenses related to the Bentonville District Court Mediation program. A budget adjustment is needed to recognize and utilize funds.

7. **Ordinance amending the City Pay Plan - Reclassify a Position for the Parks & Recreation Department** — **Ordinance***

   To replace the Community Events Manager, grade 34 with a Parks and Recreation Deputy Director, grade 36. No budget adjustment is needed.

8. **Resolution to Accept a Donation from Bentonville Youth Baseball** — **Resolution**

   Resolution authorizing the Mayor and City Clerk to accept a donation in the amount of $10,343.32 from Bentonville Youth Baseball. No budget adjustment is needed.

9. **Setting a Public Hearing for a Utility Easement Vacation (VAC23-0023)** — **Resolution**

   Approve Resolution to set Public Hearing for February 27, 2024 for a Utility Easement Vacation located at Lot 20 of College Place Subdivision Phase 8 (VAC23-0023).

10. **Approving Change Order #3 for PIIP22-0017 SW 10th and F Drainage** — **Resolution**

    Resolution to approve Change Order #3 to add the SW 10th and F drainage project scope to the 8th Street project. No budget adjustment is needed.

III. Utility Board

1. **Resolution to Purchase a Grapple Truck through Sourcewell Cooperative (Co-Op)** — **Resolution**

   Authorization to purchase a grapple truck from River City Hydraulics, Inc., through participation in the Sourcewell Cooperative (Co-Op) contract 040621-PII, in the amount of $258,136.25. Approved by Utility Board 5-0. No budget adjustment is needed.

2. **Ordinance to Waive Competitive Bidding to Order 750 UG Wire** — **Ordinance***

   Approval of an Ordinance to waive competitive bidding to purchase 750 UG Wire from AECI, Unit Prices and estimated quantities attached, plus applicable taxes. Approved by Utility Board 5-0. No budget adjustment is needed.

3. **Resolution to enter into an Agreement with Allgeier, Martin, and Associates** — **Resolution**

BEUD proposes to use Allgeier, Martin, and Assoc. to prepare bid documents, assist in procurement, construction monitoring, and possible factory oversight for a cost not to exceed $52,500.00. Approved by Utility Board 4-0. No budget adjustment is needed.

4. **Resolution of Intent Regarding the Water Resource Recovery Facility (WRRF) Improvements Project** — **Resolution**

Resolution - This Resolution expresses the City's intent to advance its own funds to pay project costs in advance of Program funds prior to issuance of the WRRF Improvement Bond and to reimburse itself with Program funds once the WRRF Improvement Bond has been issued and pay debt service on said Bond with sewer revenues. Utility Board approved this item 4-0. No budget adjustment is needed.

IV. Planning

1. **Lot Split - Lots 5 and 6 of Vivian Farm Subdivision, Phase 2 (LS22-0055) - South Vaughn Road** — **Ordinance***

The Planning Commission voted 7-0, recommending approval.

An Ordinance accepting a lot split of Lot 3 of Vivian Farm Subdivision, creating new Lots 5 and 6 Vivian Farm Subdivision to the City of Bentonville, Arkansas; and for other purposes.

2. **Future Land Use Map Amendment - Bentonville Schools, Public/Semi-Public to Medium Density Residential (MDR) (RZ23-0087) -1801 Southeast J Street** — **Resolution**

The Planning Commission voted 6-0, reccomending approval, with Commissioner Hipp abstaining from the vote.

A Resolution amending the City of Bentonville Future Land Use Map for a specific area from Public/Semi-Public to Medium-Density Residential; and for other purposes.

3. **Rezoning - Bentonville Schools, A-1, Agriculture to R-3, Medium-High Density Multifamily Residential, (RZ23-0087) -1801 Southeast J Street** — **Ordinance***

The Planning Commission voted 6-0, recommending approval, with Commissioner Hipp abstaining from the vote.

An Ordinance changing real estate in the City of Bentonville, Arkansas from its present zoning classification of A-1, Agricultural to R-3, Medium-High Density Multifamily Residential; and for other purposes.

4. **Rezoning - Crabtree, R-1, Low-Density Single-Family Residential to DN-2, Downtown Medium Density Residential, (RZ23-0088) -404 Southeast C Street** — **Ordinance***

The Planning Commission voted 7-0, recommending approval.

An Ordinance changing real estate in the City of Bentonville, Arkansas from its present classification of R-1, Low Density Single Family Residential to DN-2, Downtown Medium Density Residential; and for other purposes.

5. **Rezoning - Walmart Campus PUD Revision, PUD to PUD, (PUD20-0002) - Southeast 8th Street** — **Ordinance***

The Planning Commission voted 7-0, recommending approval.

An Ordinance Changing real estate in the city of Bentonville, Arkansas, from its present zoning classification of PUD, Planned Unit Development to PUD, Planned Unit Development; and for other purposes.

This PUD revision includes all of the under-construction Walmart Campus, including property within the bounds of Southeast J Street, Central Avenue, Southeast Moberly Lane, and Southeast 14th Street, owned by Walmart.

6. **Rezoning - Haitham Alley PRD Revision, PRD to PRD, (PRD22-0004) -Southwest Parnell Road** **Ordinance***

The Planning Commission voted 7-0, recommending approval.

An Ordinance changing real estate in the city of Bentonville, Arkansas, from its present zoning classification of PRD, Planned Residential Development to PRD, Planned Residential Development.

Revision to a previously approved PRD: realigning SW Bright Road in the northwest corner of the project, lowering the unit count for the multi-family and increasing the unit count for the townhomes for a total of 515 units. (17 unit increase over previously approved)

V. State of the City Report - Mayor Stephanie Orman

Public Comments on Tonight's Agenda Items (Limited Public Forum)

City of Bentonville, Arkansas Agenda Item Form

Item Details

Council Meeting Date:	2/12/2024	**Submitted By:**	Shelli Kerr
Phone:	479-271-6822	**For Department(s):**	Planning
Email:	skerr@bentonvillear.com		

Item Type (Check all that apply)

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

Title, Recommendation & Justification

Title:	Public Art Advisory Committee (PAAC) Annual Update
Action Recommendation & Justification:	Annual update from the Public Art Advisory Committee.
Additional Comments for Consideration (Optional):	
Amount for Approval:	$ 0

Budget Impact

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

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

		$ Expense	$ Revenue
Account Number (ORG-OBJECT)	Account Description		
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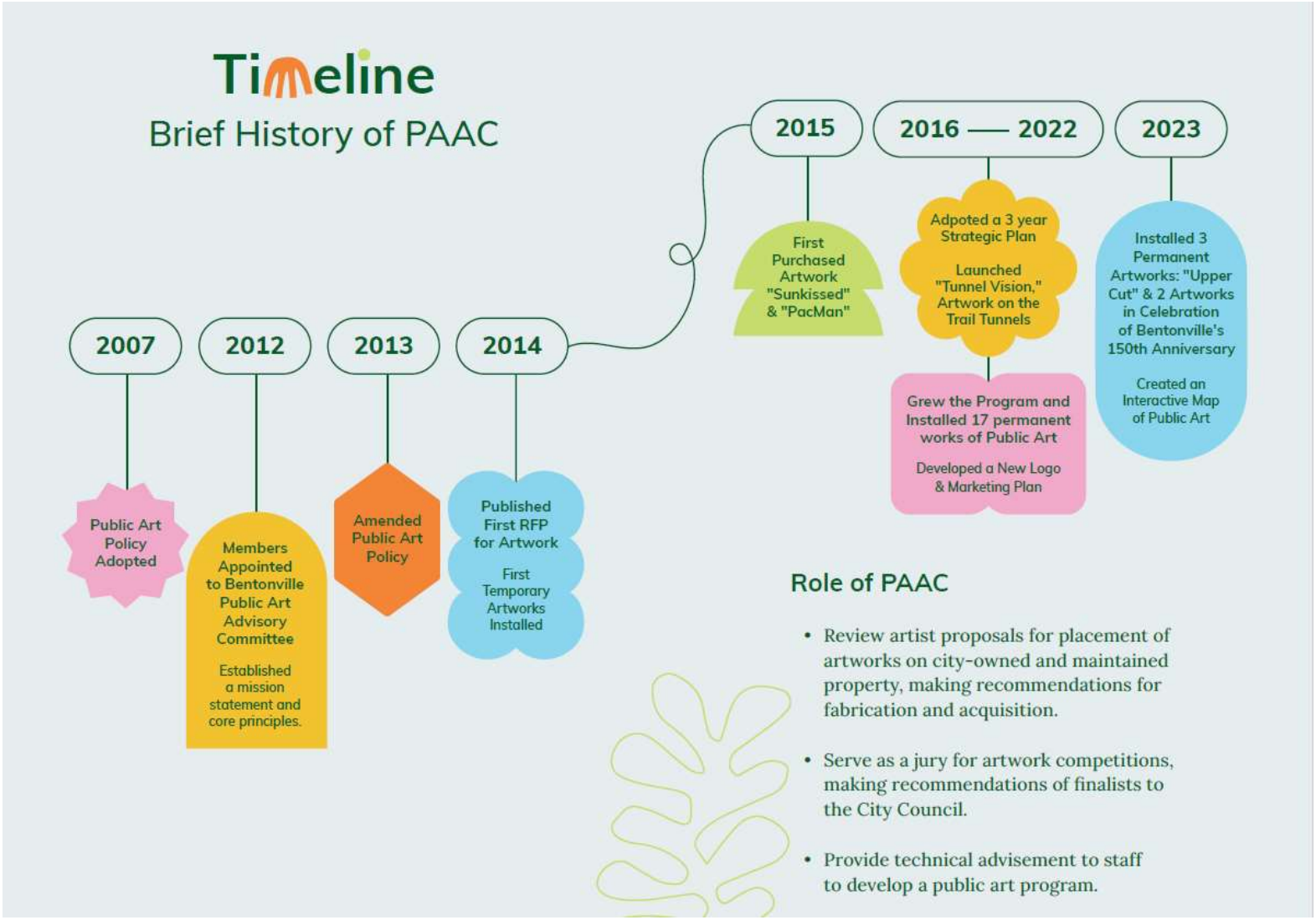
Fund(s) Impacted (check all that apply) ☐ **General Fund** ☐ **Utility Fund** ☐ **Street Fund** ☐ **Other(s):**_____

Budget Impact Notes for Consideration (Optional):

Committee of the Whole Update

February 12, 2024

Introducing a new video – Public Art in Bentonville


Timeline
Brief History of PAAC
2007
Public Art Policy Adopted
2012
Members Appointed to Bentonville Public Art Advisory Committee
Established a mission statement and core principles.
2013
Amended Public Art Policy
2014
Published First RFP for Artwork
First Temporary Artworks Installed
2015
First Purchased Artwork "Sunkissed" & "PacMan"
2016 — 2022
Adpoted a 3 year Strategic Plan
Launched "Tunnel Vision," Artwork on the Trail Tunnels
Grew the Program and Installed 17 permanent works of Public Art
Developed a New Logo & Marketing Plan
2023
Installed 3 Permanent Artworks: "Upper Cut" & 2 Artworks in Celebration of Bentonville's 150th Anniversary
Created an Interactive Map of Public Art
Role of PAAC
• Review artist proposals for placement of artworks on city-owned and maintained property, making recommendations for fabrication and acquisition.
• Serve as a jury for artwork competitions, making recommendations of finalists to the City Council.
• Provide technical advisement to staff to develop a public art program.

Who we are

THE CITY OF BENTONVILLE
PAAC
PUBLIC ART ADVISORY COMMITTEE

Citizens

Steven Baker
Grant Cottrell
Tom Hoehn (Chair)
Anne Jackson
Chad Nicholson
Clint Schaff
Kate Schaffer (Vice Chair)

City of Bentonville

Comprehensive Planning Manager
Shelli Kerr

Parks & Recreation
Josh Stacey

Ex Officio

Visit Bentonville
Kalene Griffith and Alison Nation

City Council
Beckie Seba

OZ Art NWA
Elizabeth Miller

CBMAA/Momentary
Cynthia Post-Hunt

Partners

By the numbers **– Nationally**

Two-thirds of travelers included a cultural, arts, heritage, or historic activity or event while on a trip — this equates to **116 million** cultural travelers.[1]

82% of Americans believe that arts and culture are important to local businesses and the economy.[2]

A study of 26 communities across the U.S. found a strong correlation between "Community Attachment" (defined by cultural character) and local GDP growth. Those with Strong attachment experienced GDP increase of up to **6.9%** [4]

The global art tourism market is estimated to grow to more than **$52 billion** by 2032, from $43 billion in 2022.[3]

1. Americans for the Arts, "Arts & Economic Prosperity 5: The Economic Impact of Nonprofit Arts & Cultural Organizations & their Audiences,"
2. ARTS PROSPERITY 5, Americans for the Arts
3. Future Marketing Insights, "Art Tourism Market Overview (2022-2023)"
4. Knight Soul of the Community 2010, "Why People Love Where They Live and Why it Matters: A National Perspective"

By the numbers – Locally

The U.S. Bureau of Economic Analysis reports that arts and cultural production accounts for **$3B** and **2.0%** of the Arkansas economy, contributing **30,893** jobs.[1]

Crystal Bridges welcomed **5.6 million visitors** from all fifty states and abroad in its first 10 years. Another 4 million visitors enjoyed the surrounding grounds and public art.[4]

The Creative Economy in the State of Arkansas is the **third largest employer** statewide, after Logistics and Perishable and Processed Foods.[3]

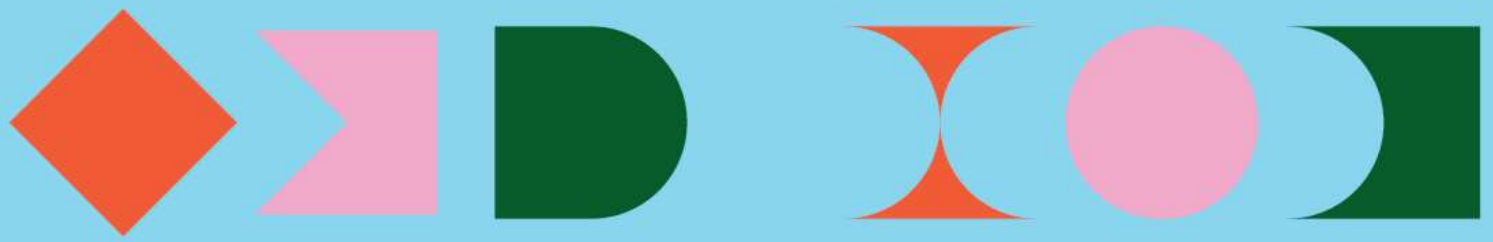
The creative industry in Arkansas generates **$927 million** in personal income for Arkansas citizens.[2]

THE CITY OF BENTONVILLE PAAC PUBLIC ART ADVISORY COMMITTEE

1. National Assembly of State Arts Agencies, "Creative Economy State Profiles - State Arts and Cultural Production 2021: Arkansas (https://nasaa-arts.org/nasaa_research/creative-economy-state-profiles/)
2. National Governors Association Center for Best Practices, "Arts & the Economy: Using Arts and Culture to Stimulate State Economic Development," (https://www.nga.org/
3. Ibid, (https://www.nga.org/wp-content/uploads/2020/08/0901arts_economy_nga.pdf)
4. Crystal Bridges, "10 Years of Meaningful Memories," (https://crystalbridges.org/10-years-of-meaningful-memories/)

What is a thriving arts ecosystem?

In thriving arts ecosystems, institutional strengths are complemented at multiple layers of public and private support, such as:



2023 *– Our most active year since PAAC's inception in 2012*

THE CITY OF BENTONVILLE
PAAC
PUBLIC ART ADVISORY COMMITTEE

May

Double Slit Skyline by Dewane Hughes was installed at the corner of NW A Street and Tiger Blvd. This 16' tall steel sculpture on loan to the city for one year.

June

Upper Cut by Alvaro Bonfiglio was unveiled at the Creekside Park grand opening. This 31' x 6' sustainable wood sculpture of a gigantic cricket bat is next to the new cricket pitch.

Promotional

An interactive map and promotional materials were produced. The map provides locations, photos, artist information, and details about the city's 35 art pieces installed on public property

150

One temporary piece and two permanent pieces were created in celebration of Bentonville's Sesquicentennial Anniversary representating Benton County's history as one of the largest apple-producing counties in the nation.

Local artist Gina Gallina created ***Cozy Apple***; an apple-shaped inflatable wrapped in crocheted granny circles. One Cozy Apple "roamed" to different outdoor locations and the other was fabricated with the help of local community members and is now on display at the Bentonville Public Library.

Seeds of Bentonville by Justin Deister was installed in front of City Hall. Inside an apple slice shape are 150 apple seeds imaged with words provided by local residents describing what they love about Bentonville.

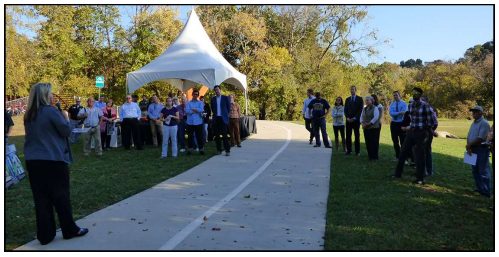
Building on a strong foundation with great partners, here is what's next...

Bentonville PAAC 2024-2025 Goals

1	Build a public art collection of the highest quality to enhance Bentonville's growing art and cultural offering.
2	Improve awareness, accessibility, community engagement and celebrate public art in Bentonville.
3	Forge public and private partnerships to support expansion.

Coming in 2024: Phillips Park, 2 Roundabouts, and more!

THE CITY OF BENTONVILLE
PAAC
PUBLIC ART ADVISORY COMMITTEE



Thank you.

THE CITY OF BENTONVILLE
PAAC
PUBLIC ART ADVISORY COMMITTEE

City of Bentonville, Arkansas Agenda Item Form

Item Details

Council Meeting Date:	2/12/2024	**Submitted By:**	Shelli Kerr
Phone:	479-271-6822	**For Department(s):**	Planning
Email:	skerr@bentonvillear.com		

Item Type (Check all that apply)

☑ **Informational** ☐ **Bid Award** ☐ **Enter into an Agreement** ☐ **Change Order**

☐ **Recognizing Funds** ☐ **Budget Adjustment** ☐ **Waiver of Bid** ☐ **Emergency Clause**

☐ **Ordinance** ☐ **Resolution** ☑ **Informational**

Title, Recommendation & Justification

Title:	Plan Bentonville February Charrette
Action Recommendation & Justification:	Brief update on the upcoming charrette week for Plan Bentonville.
Additional Comments for Consideration (Optional):	
Amount for Approval:	$ 0

Budget Impact

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

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

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

Budget Impact Notes for Consideration (Optional):

Keeping Bentonville Bentonville in an era of rapid growth.

With your help and vision, our community values can continue to shine.

What's Plan Bentonville?

As we face growth with no signs of slowing, Plan Bentonville is how we'll ensure that the development we want is the development we get. Where we want it. Purposeful, and aligned with our collective ambitions and priorities.

It's an effort — through a year of collaboration with the community — to clarify exactly what those ambitions and priorities are, then visualize them on a new Future Land Use Map (FLUM). A FLUM is a state-mandated, 30,000 foot view of the city, visualizing our desired development forms, character, uses, and transportation infrastructure, as well as where each should occur. It illustrates the city we want to become and, once completed, will serve as the foundation for revised zoning regulations that can make it all real.

Done right, we'll preserve the character we value most while growing in ways that better serve the needs of our community — more efficiently, environmentally and endearingly.

Why should I participate?

Bentonville is our home and home should be a reflection of who we are, collectively. The more voices making up the chorus, the sweeter the sound.

Our lives here aren't just one thing. Oftentimes we live, work, play, shop, recreate and worship in different places. What character do we want those places to embody? How do we want our streets to feel and function? Where in the city should we encourage desired growth and where do we seek to preserve the qualities we love?

Together we can broaden our capacity to thrive, knowing we've created a place where, if we choose, we can find a home, stay and grow old, and where our children will have the opportunity to do the same. A neighborly place of familiarity, unity, and pride.

Plan Bentonville is your chance to be the change (or the absence of change) you want to see in our city — a once-in-a-generation opportunity. Don't miss out.

How can I get involved?

We'll have a variety of input and collaboration opportunities over the coming year as the project moves forward. In the near term, make plans now to connect with the Plan Bentonville team during the **week beginning Saturday, February 24** when we'll be hosting a series of pop-up events around town as well as two public open houses.

Visit **planbentonville.com** for all the latest details and information.

PLAN BENTONVILLE

THE CITY OF B BENTONVILLE

www.planbentonville.com

NEARLY 2,000 OF YOUR NEIGHBORS ARE SHAPING A BRIGHTER FUTURE.

WILL YOU JOIN THEM?

Since we launched our Plan Bentonville survey last Fall, nearly 2,000 residents have helped light the way forward on future growth and development issues, neighborhood identity, quality of life, local transportation and more. **Shouldn't you be among them?**

A week of community input opportunities begins Saturday, Feb. 24. Plug in today.

PLAN BENTONVILLE

Keeping Bentonville Bentonville in an era of rapid growth.

Visit **www.planbentonville.com** to learn more.

City of Bentonville, Arkansas Agenda Item Form

Item Details

Council Meeting Date:	2/12/2024	**Submitted By:**	David Wright
Phone:	479-271-6813	**For Department(s):**	Parks & Recreation
Email:	dwright@bentonvillear.com		

Item Type (Check all that apply)

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

Title, Recommendation & Justification

Title:	Parks & Recreation Update on Lake Bella Vista Project
Action Recommendation & Justification:	Lake Bella Vista project update.
Additional Comments for Consideration (Optional):	
Amount for Approval:	$

Budget Impact

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

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

Budget Impact Notes for Consideration (Optional):

City of Bentonville, Arkansas Agenda Item Form

Item Details

Council Meeting Date:	2/12/2024	**Submitted By:**	David Wright
Phone:	479-271-6813	**For Department(s):**	Parks & Recreation
Email:	dwright@bentonvillear.com		

Item Type (Check all that apply)

☑ **Informational** ☐ **Bid Award** ☐ **Enter into an Agreement** ☐ **Change Order**
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☐ **Ordinance** ☐ **Resolution** ☑ **Informational**

Title, Recommendation & Justification

Title:	30 x 3 Update - David Wright, Parks & Recreation Director
Action Recommendation & Justification:	Informational update on 30 x 3 Initiative.
Additional Comments for Consideration (Optional):	
Amount for Approval:	$

Budget Impact

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

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

Budget Impact Notes for Consideration (Optional):

City of Bentonville, Arkansas Agenda Item Form

Item Details

Council Meeting Date:	2/12/2024	**Submitted By:**	Stephanie Orman
Phone:	(479) 271-5966	**For Department(s):**	Administration
Email:	sorman@bentonvillear.com		

Item Type (Check all that apply)

☑ **Informational** ☐ **Bid Award** ☐ **Enter into an Agreement** ☐ **Change Order**

☐ **Recognizing Funds** ☐ **Budget Adjustment** ☐ **Waiver of Bid** ☐ **Emergency Clause**

☐ **Ordinance** ☐ **Resolution** ☑ **Informational**

Title, Recommendation & Justification

Title:	Bentonville Moves Coalition Update
Action Recommendation & Justification:	Update on Bentonville Moves Coalition - Jessica Pearson, Project Manager, Bentonville Moves Coalition.
Additional Comments for Consideration (Optional):	
Amount for Approval:	**$**

Budget Impact

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

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

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

Budget Impact Notes for Consideration (Optional):

#BVILLEMOVES

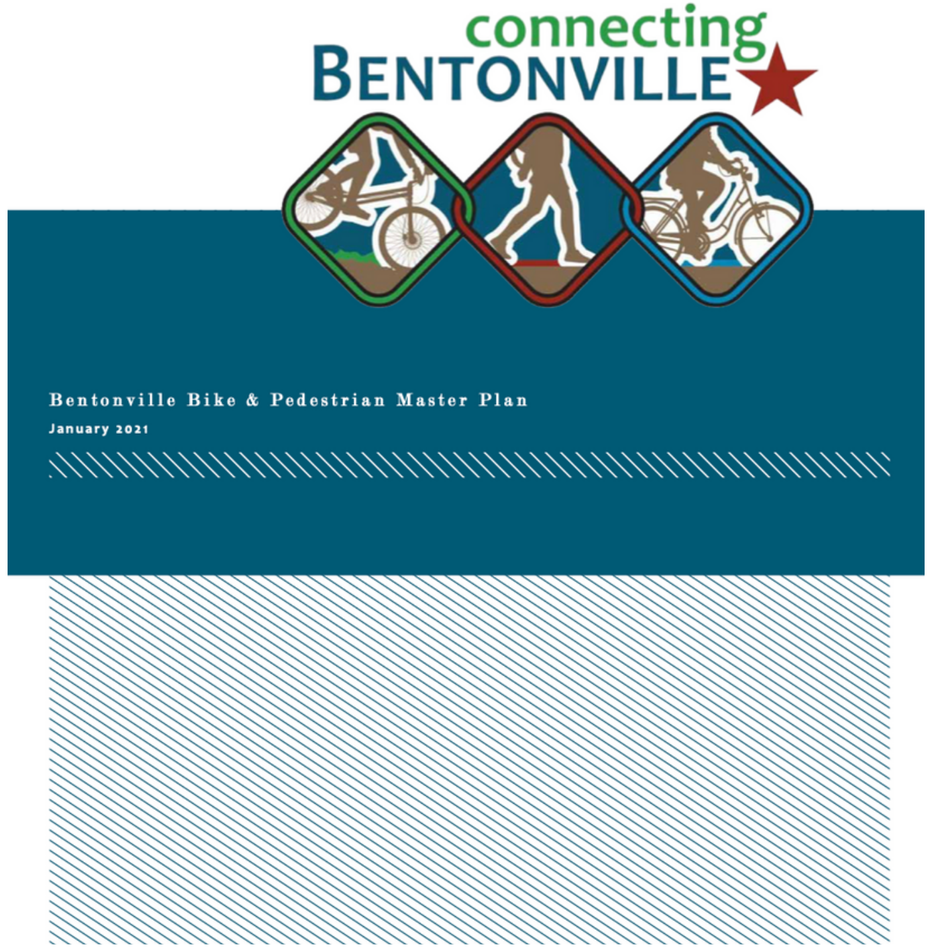
An alliance of engaged residents, community leaders, local businesses, schools, and civic organizations in the pursuit of making Bentonville the safest bike and pedestrian city in the Heartland by 2027.

BENTONVILLE MOVES COALITION

BENTONVILLE MOVES COALITION

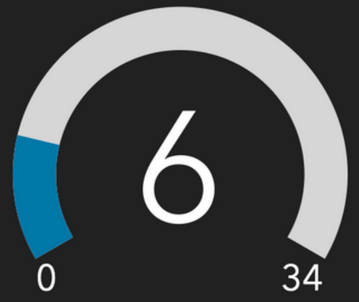
BENTONVILLE BIKE & PEDESTRIAN MASTER PLAN

Connecting Bentonville provides the framework and necessary resources to guide the implementation of a safe and connected mobility network, resulting in healthy and convenient alternative access to destinations by walking and bicycling.



Connecting Bentonville Plan Progress

Miles Completed



Active Transportation Infrastructure Projects

- Complete
- Under Construction
- In Design
- Proposed

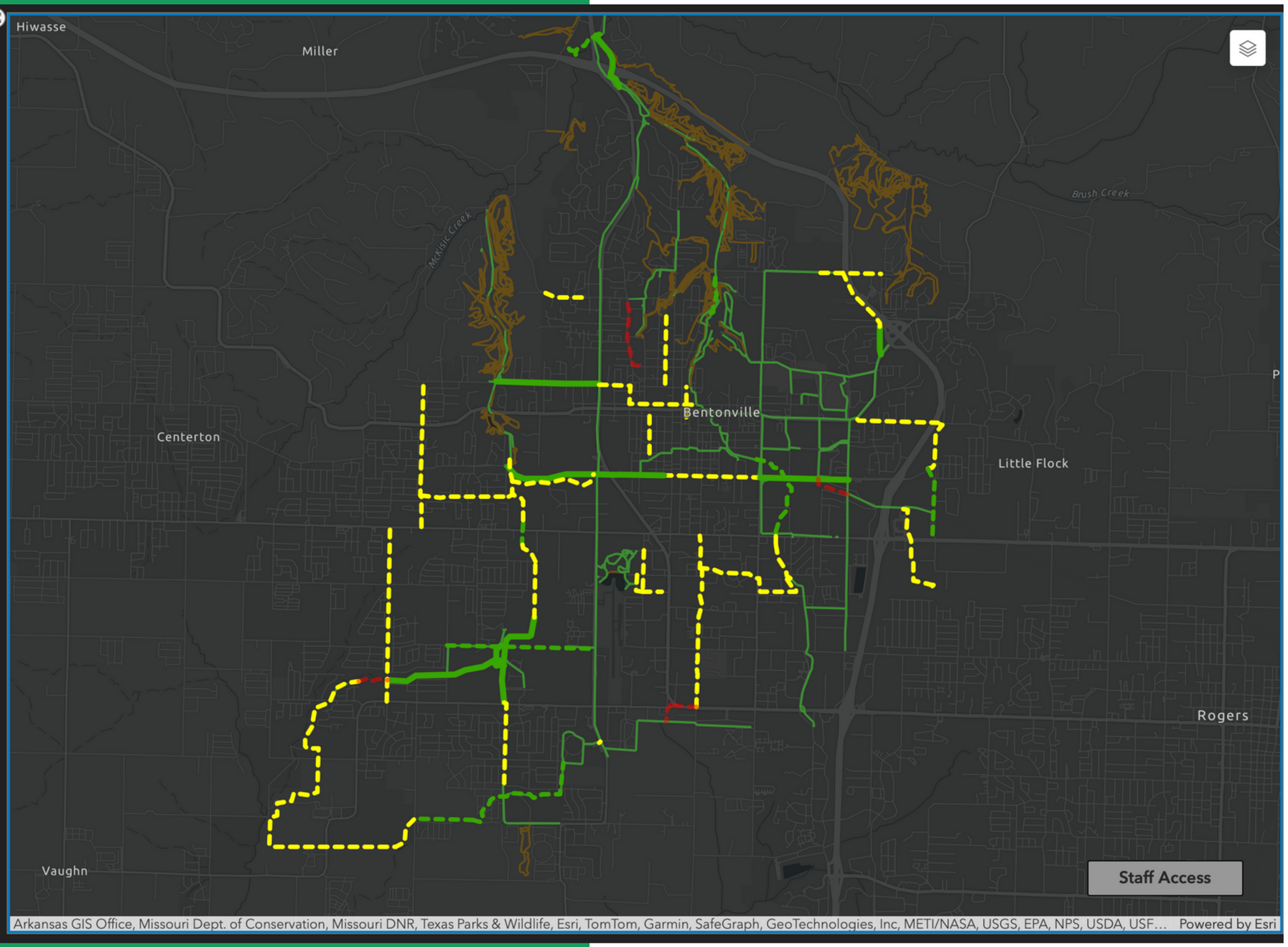
Local Existing Active Transportation Infrastructure

Off-Street Trails

- Shared Use Paved Trail

TRAILBLAZERS

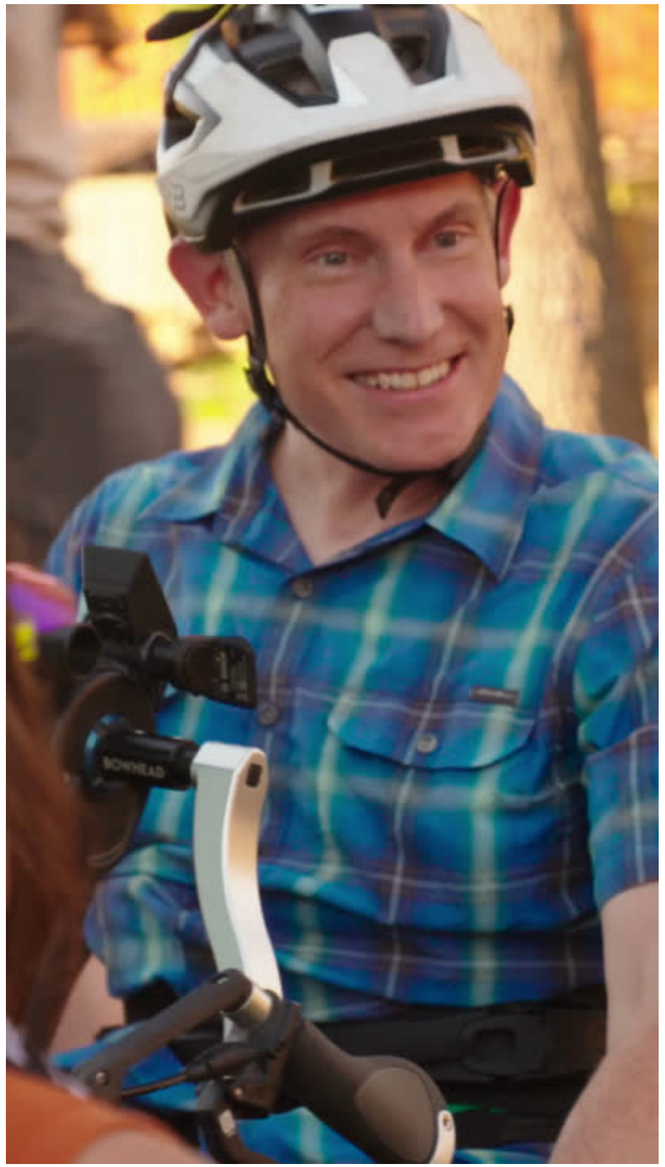
BENTONVILLE MOVES COALITION



COMPLETED PROJECTS

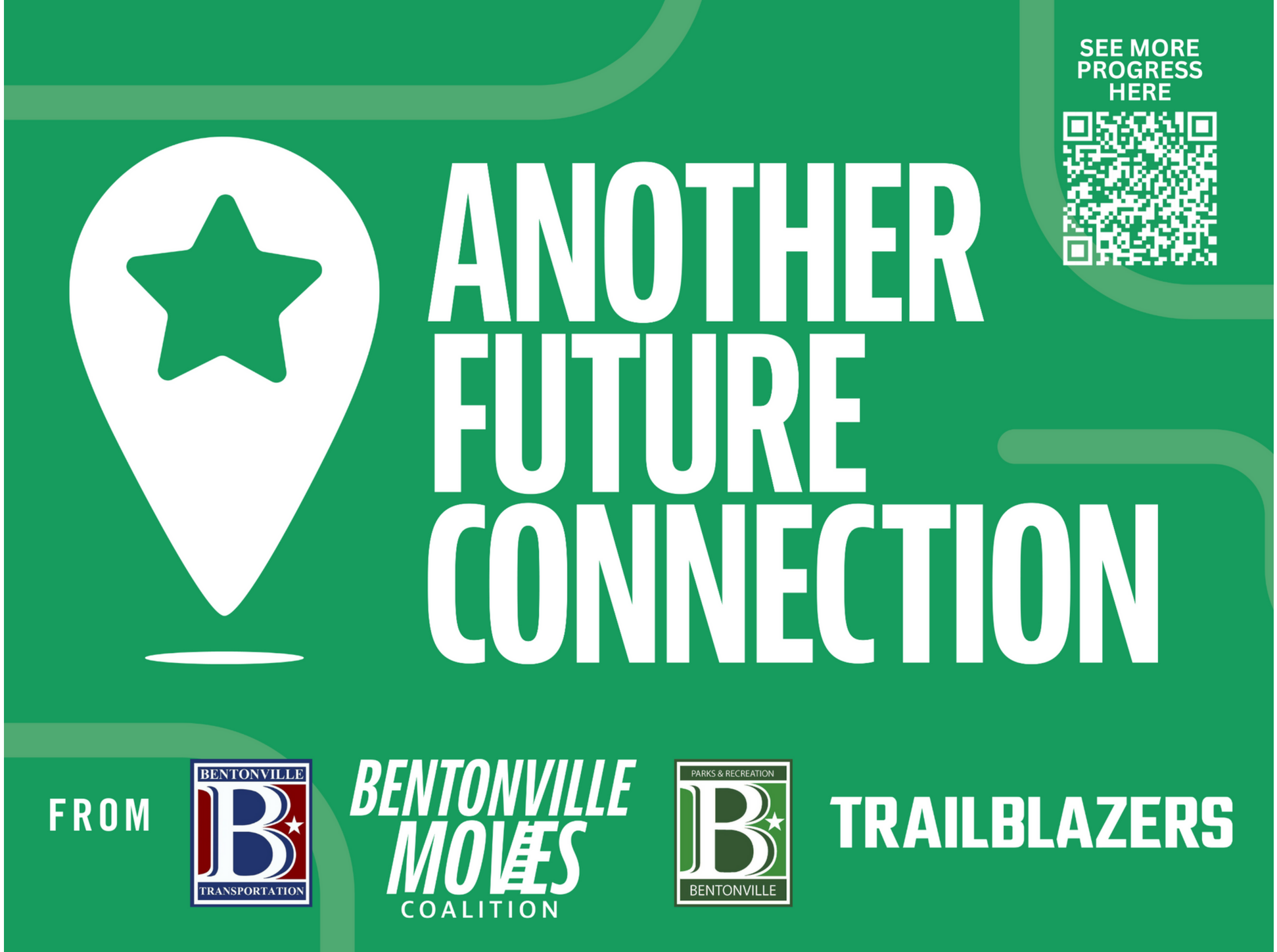
- NW 3rd Bike Lane
- SW 8th Bike Lane
- McCollum Road Sidepath
- Bright Road Separated Path - SW Airport to SW 28th
- Osage Creek Greenway Trail - SW 28th to SW Greenhouse
- Razorback Greenway - Wishing Springs Reconnection

PROJECT ACTIVATIONS



WHAT'S NEXT

- SW Bentonville Trail Extension
- Razorback Greenway Flyover
- Gateway Park
- P Street Tunnel & Trail
- 8th Street Construction Progress


SEE MORE PROGRESS HERE
ANOTHER FUTURE CONNECTION
FROM
BENTONVILLE TRANSPORTATION
BENTONVILLE MOVES COALITION
PARKS & RECREATION BENTONVILLE
TRAILBLAZERS

COMMUNITY MINI-GRANTS

EVENTS

- Bike to School Week
  April 29 - May 3

- Coalition Gathering
  May 1, 2024

City of Bentonville, Arkansas Agenda Item Form

Item Details

Council Meeting Date:	2/12/2024	**Submitted By:**	Dennis Birgh
Phone:	479-271-5964	**For Department(s):**	Transportation
Email:	dbirge@bentonvillear.com		

Item Type (Check all that apply)

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

Title, Recommendation & Justification

Title:	Ozark Regional Transit
Action Recommendation & Justification:	Ozark Regional Transit contract review and discussion.
Additional Comments for Consideration (Optional):	
Amount for Approval:	$

Budget Impact

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

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

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

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

Budget Impact Notes for Consideration (Optional):

AGREEMENT FOR CITY OF BENTONVILLE TRANSIT SERVICES

WHEREAS, Ozark Regional Transit (ORT), is a public transit authority organized and existing pursuant to A.C.A 14-334-101 et. seq., and.

WHEREAS, the City of Bentonville, Arkansas (City) is a member of said authority; and,

WHEREAS, ORT has been providing public transportation to the citizens of the City; and,

WHEREAS, the City has agreed to provide funding for transit services from its General Fund; and,

WHEREAS, the City is agreeable to such.

NOW, THEREFORE, IT IS AGREED:

1. ORT will continue to provide services to the citizens of the City of Bentonville as has been traditionally provided in the past.
2. For the sum of $520,000, ORT will provide services as follows:
    a. Fixed Route and On Demand Transit services within the City and withing the boundaries of the attached map.
    b. Supply up to 4 vehicles running withing the City from 7AM to 6:30PM Monday through Thursday; 7AM to Midnight on Friday and Noon to Midnight on Saturday
    c. Associated ADA Para-Transit services.
3. If the City's share of the state sales tax enacted pursuant to Amendment 91 tax generates more than the amount necessary to cover the funding agreed to, any such overage will be retained by the City. If the anticipated revenue is less than $520,00 then the City shall pay the difference from other funding sources.
4. The revenue of $520,000 referred to herein as the City's share shall be remitted in quarterly installments. The quarterly installments of $130,000 shall be billed by ORT.
5. The term of this Agreement shall be from January 1, 2024, through December 31, 2024; however, said Agreement may be terminated by either party upon sixty (60) days written notice.
6. ORT shall make monthly reports to the City and furnish any and all information request by the City.

IN WITNESS WHEREOF, the parties have duly executed this Agreement on the _____ day of _____, 20__

Ozark Regional Transit

By:_____
Joel Gardner
Executive Director
Ozark Regional Transit

City of Bentonville, Arkansas

By:_____
Stephanie Orman
Mayor, City of Bentonville, Arkansas

City of Bentonville, Arkansas Agenda Item Form

Item Details

Council Meeting Date:	2/12/2024	**Submitted By:**	Mike Bender
Phone:	479-271-3140	**For Department(s):**	Water Utilities
Email:	mbender@bentonvillear.com		

Item Type (Check all that apply)

☑ **Informational** ☐ **Bid Award** ☐ **Enter into an Agreement** ☐ **Change Order**

☐ **Recognizing Funds** ☐ **Budget Adjustment** ☐ **Waiver of Bid** ☐ **Emergency Clause**

☐ **Ordinance** ☐ **Resolution** ☑ **Informational**

Title, Recommendation & Justification

Title:	Water Master Plan Update
Action Recommendation & Justification:	Garver Engineering along with Bentonville Water Utilities will share the findings of the 2023 Water Master Plan. The plan covers projected water demand, water quality and a risk assessment through 2045 . The outcome of those findings resulted in a comprehensive Capital Improvement Plan for Water Utilities
Additional Comments for Consideration (Optional):	
Amount for Approval:	$ 0

Budget Impact

Is this Item Budgeted? ☐ **YES** ☐ **NO** ☐ **ITEM HAS NO COST** ☑ **OTHER:** Informational

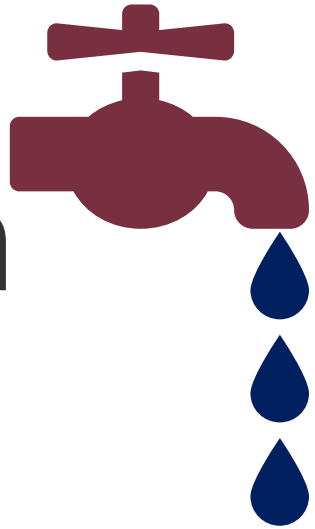
Budget Adjustment *(to be completed by Finance when applicable)*

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

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

Budget Impact Notes for Consideration (Optional):

BWU Water Master Plan Update



February 6, 2024

Chris Buntin, P.E.
Ryan Pottinger, P.E.
Josef Dalaeli, P.E.

Water Master Plan Update

- **Garver and BWU staff have collaborated to develop a WMP update to**:
  - Document staff knowledge
  - Assess existing system
  - Project demand over planning horizons
  - Analyze water quality data and identify solutions
  - Identify and mitigate risk within the system
  - **Develop a Capital Improvement Plan (CIP)**

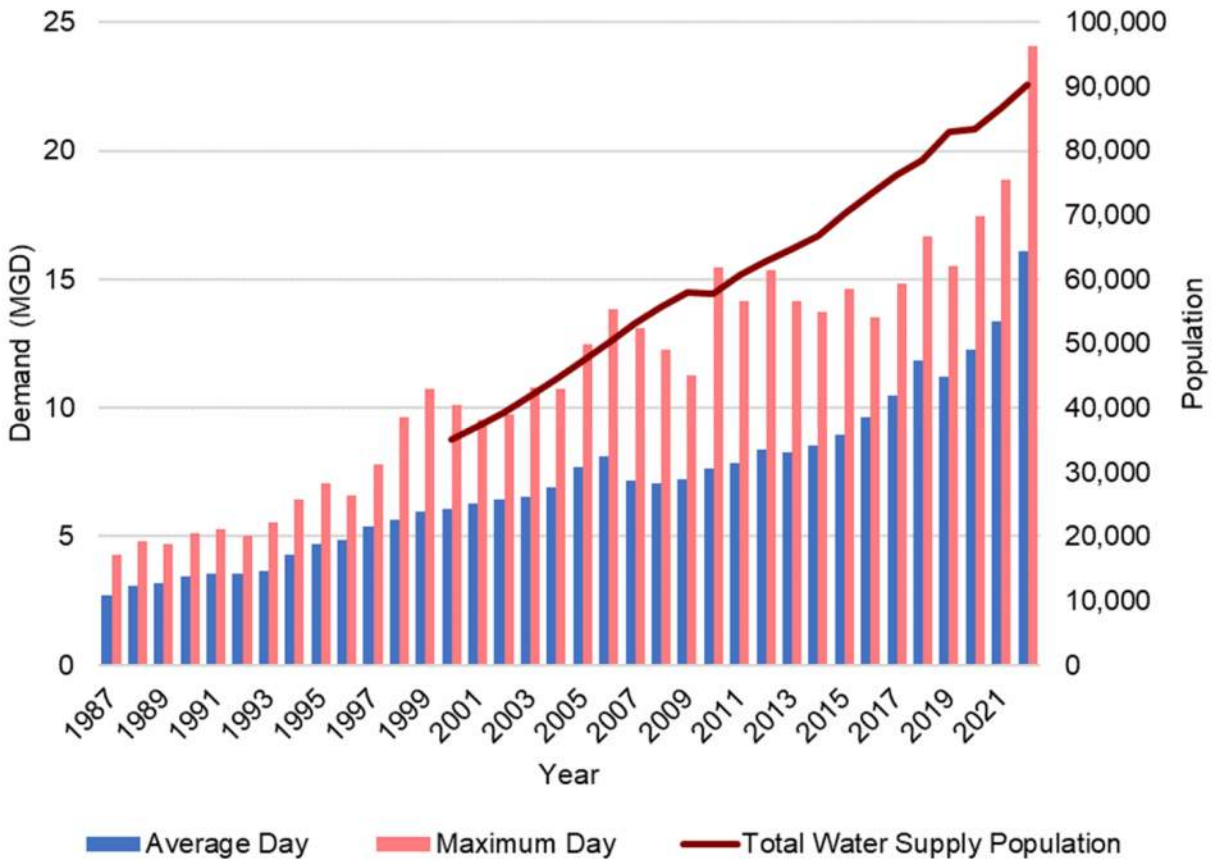
GARVER

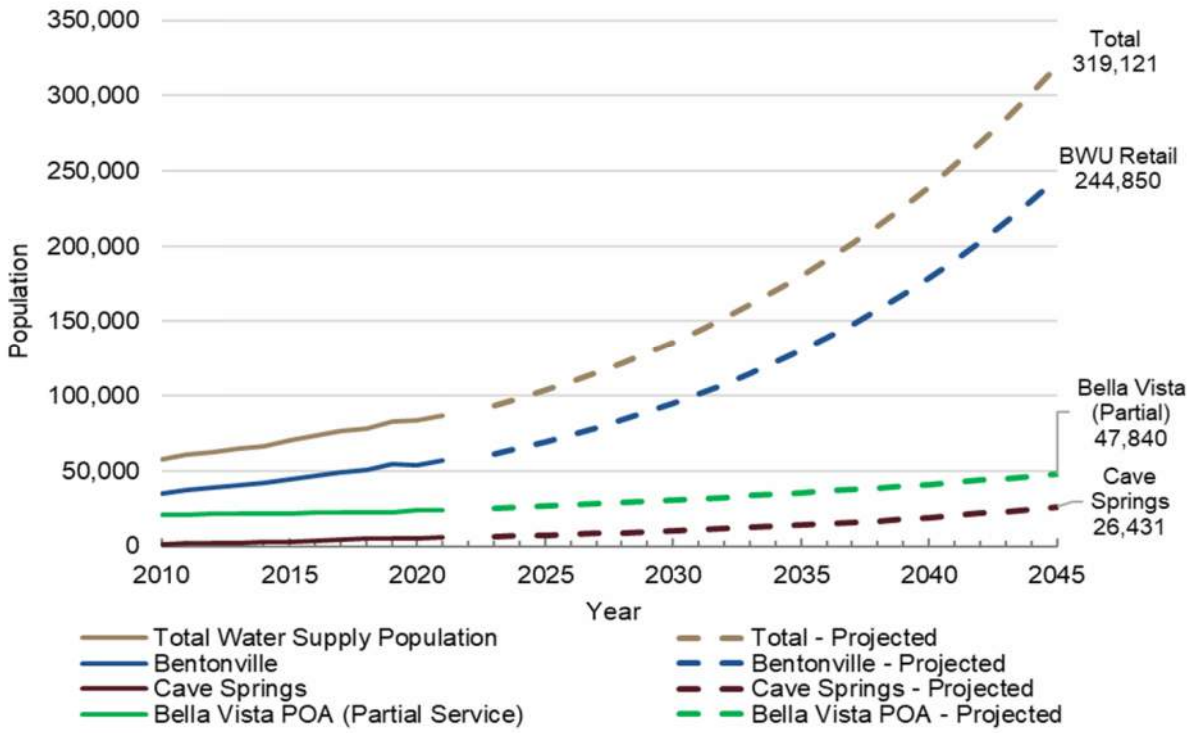
During this presentation, we will briefly discuss the following items

GARVER

Growth Projections

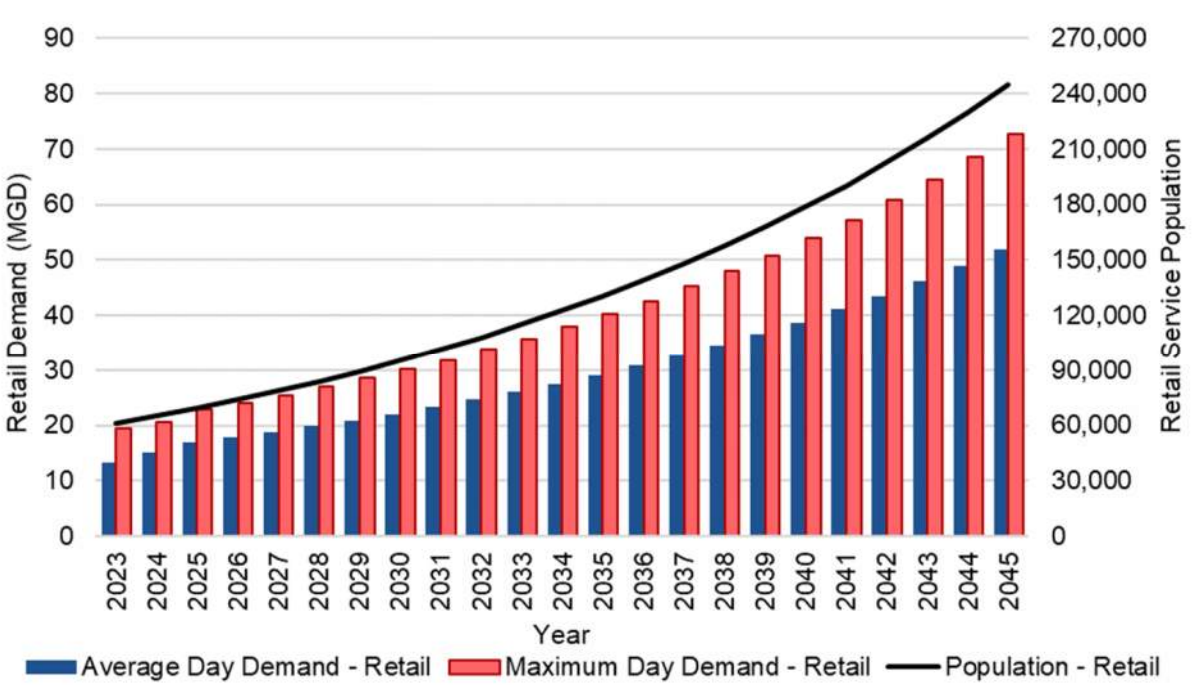
Garver used historical average and maximum day demands to determine demand per capita assumptions

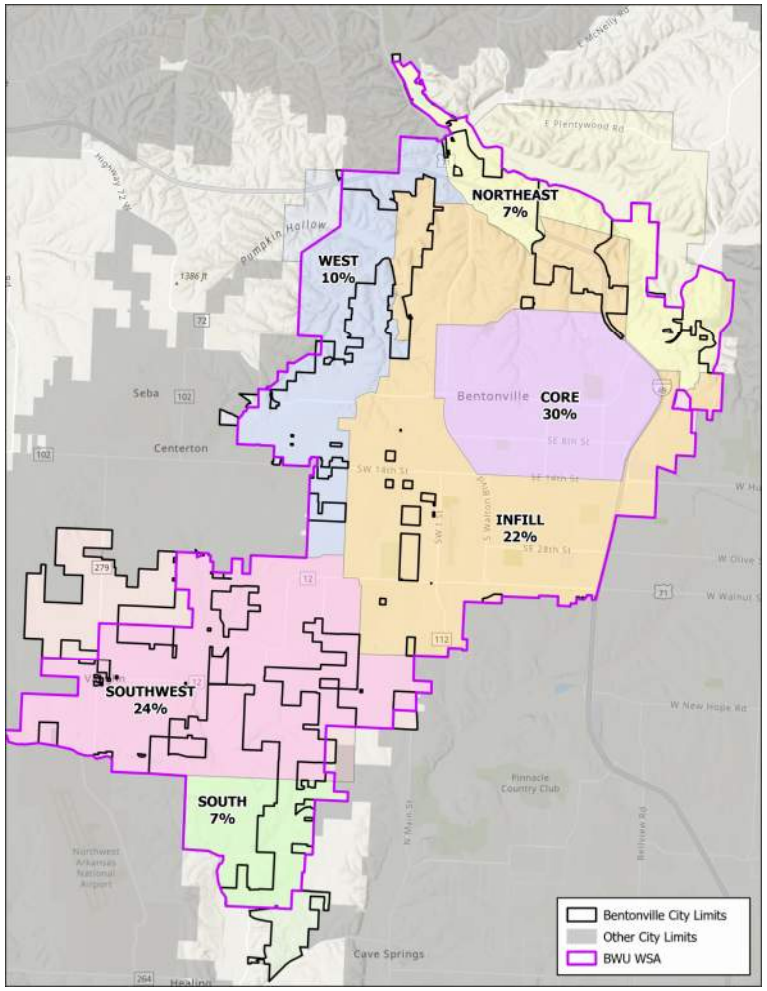




Garver and BWU Staff projected an annual growth rate of 6.5% for the BWU retail and Cave Springs wholesale service areas through 2045

Bentonville is projected to exceed 240,000 people by 2045

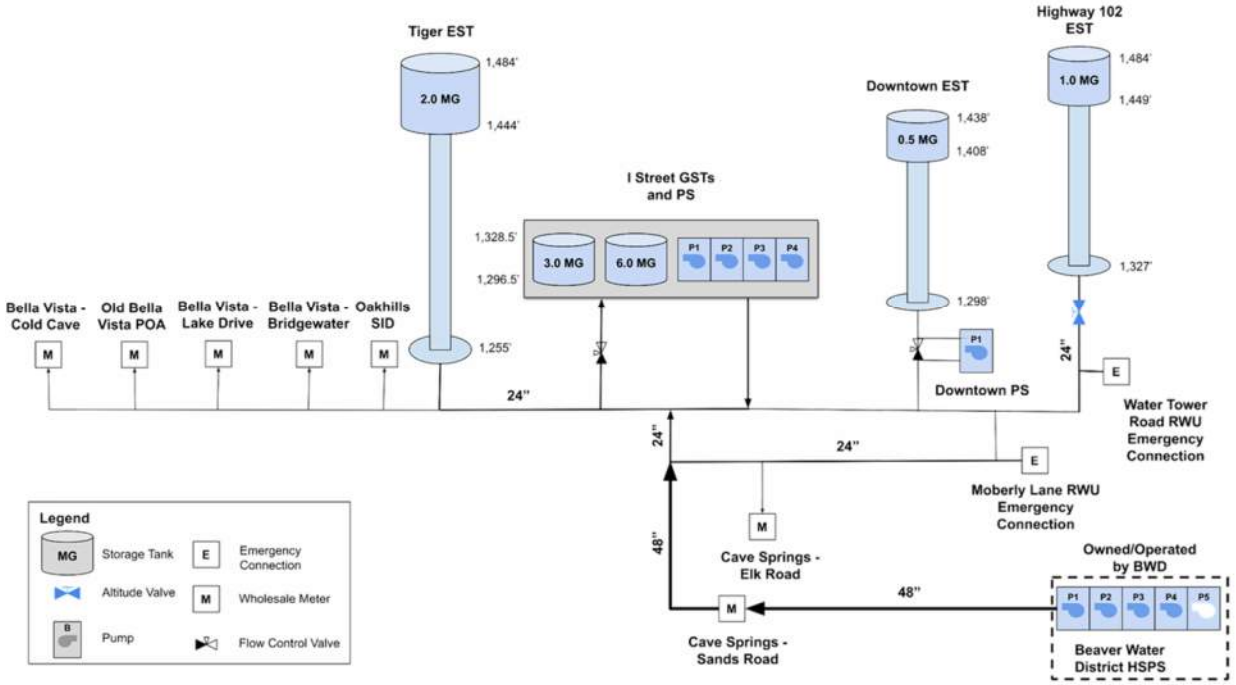




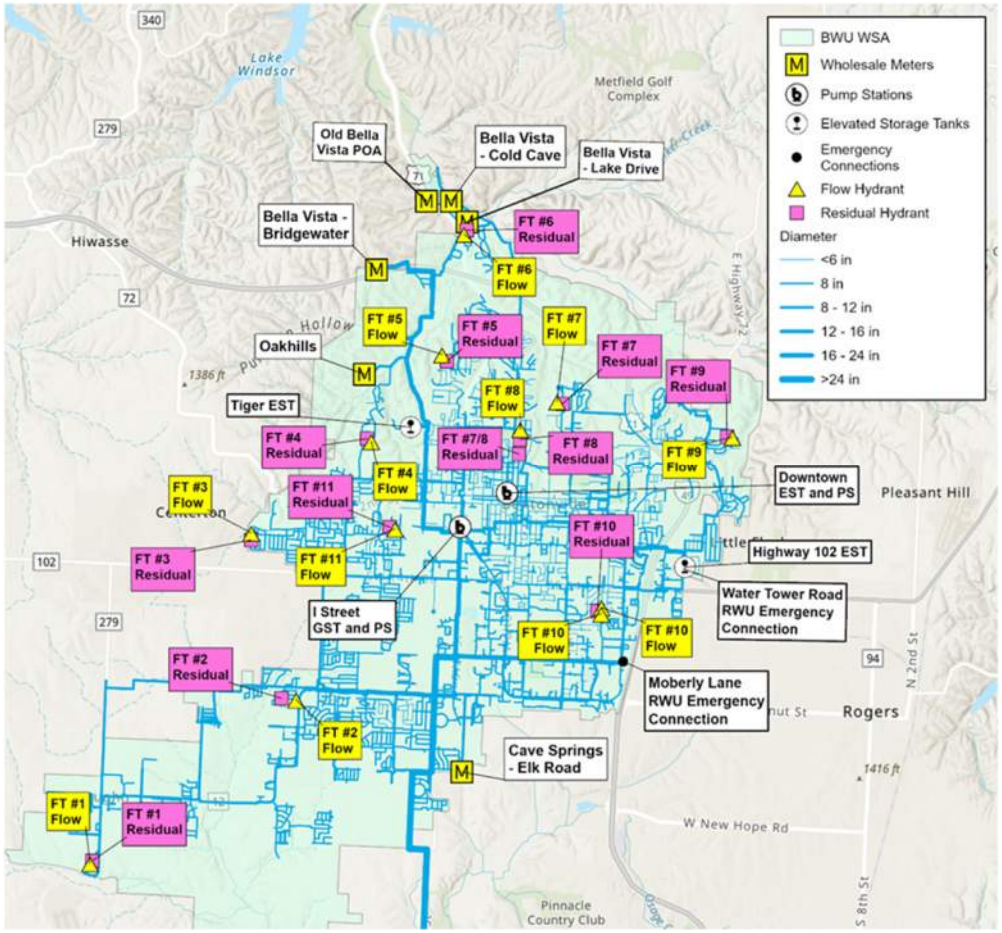
Garver, BWU, and other stakeholders assigned demands to six growth areas.

Also, the Core area was expanded.

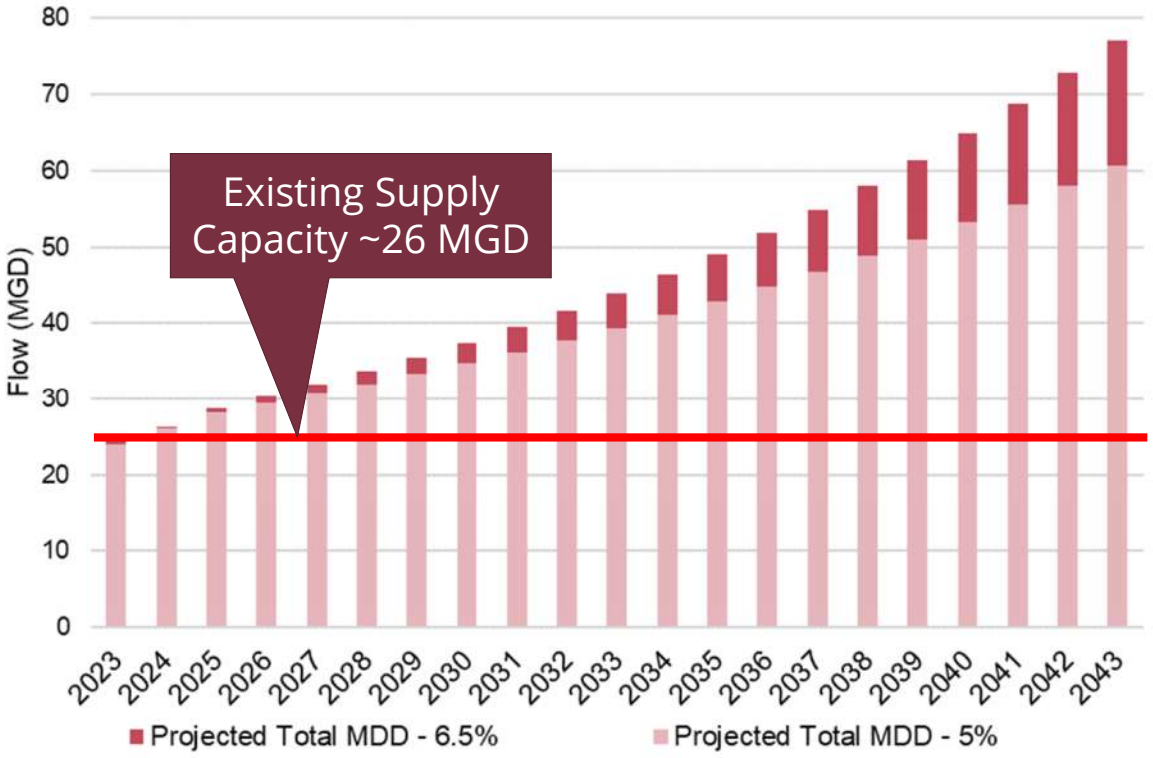
Existing System Assessment



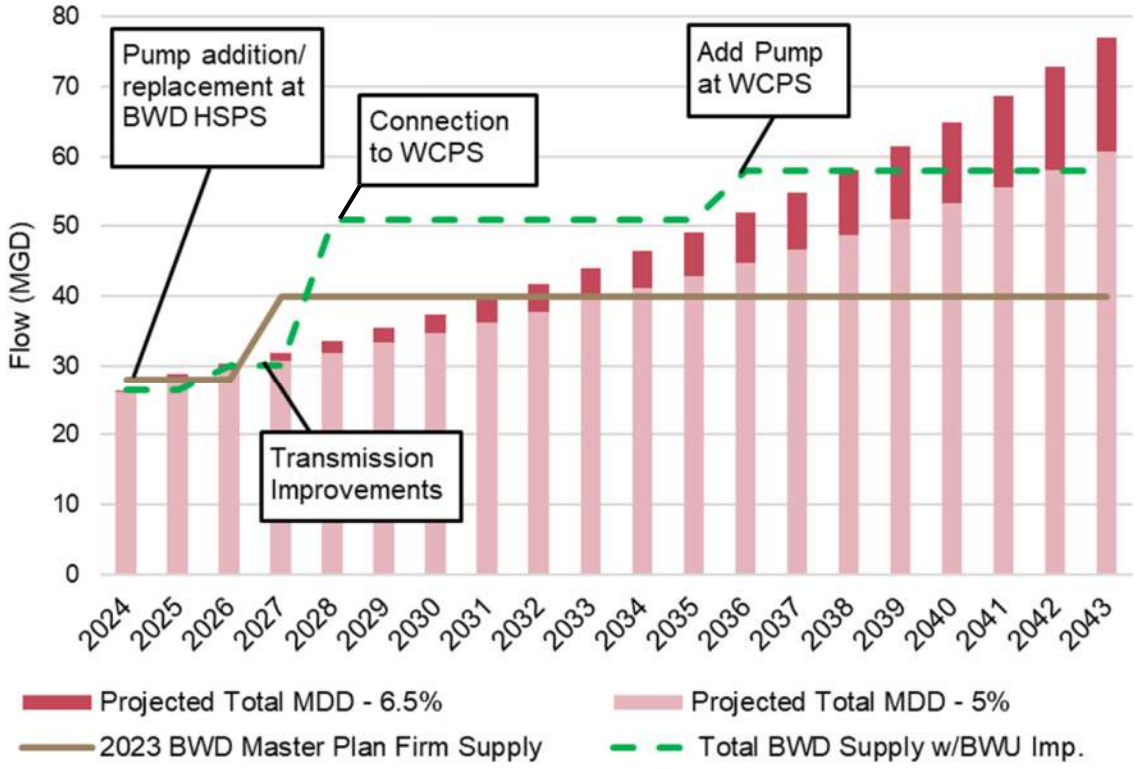
The BWU distribution system is comprised of a single pressure zone with two elevated storage tanks (ESTs) that "float" on the system and two pumped storage facilities



Garver utilized GIS, SCADA, flow and pressure data to develop and calibrate a hydraulic model to simulate existing conditions



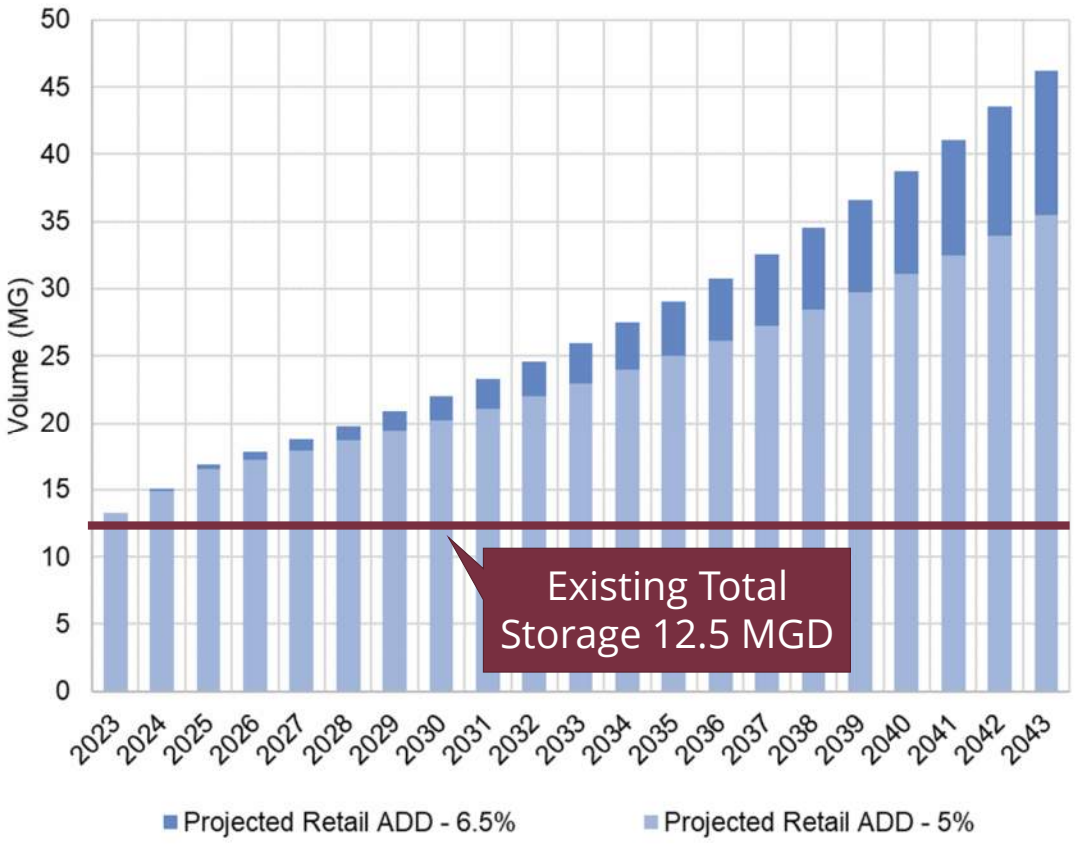
Beaver Water District is responsible for providing supply capacity to meet maximum day demands for BWU retail and wholesale customers



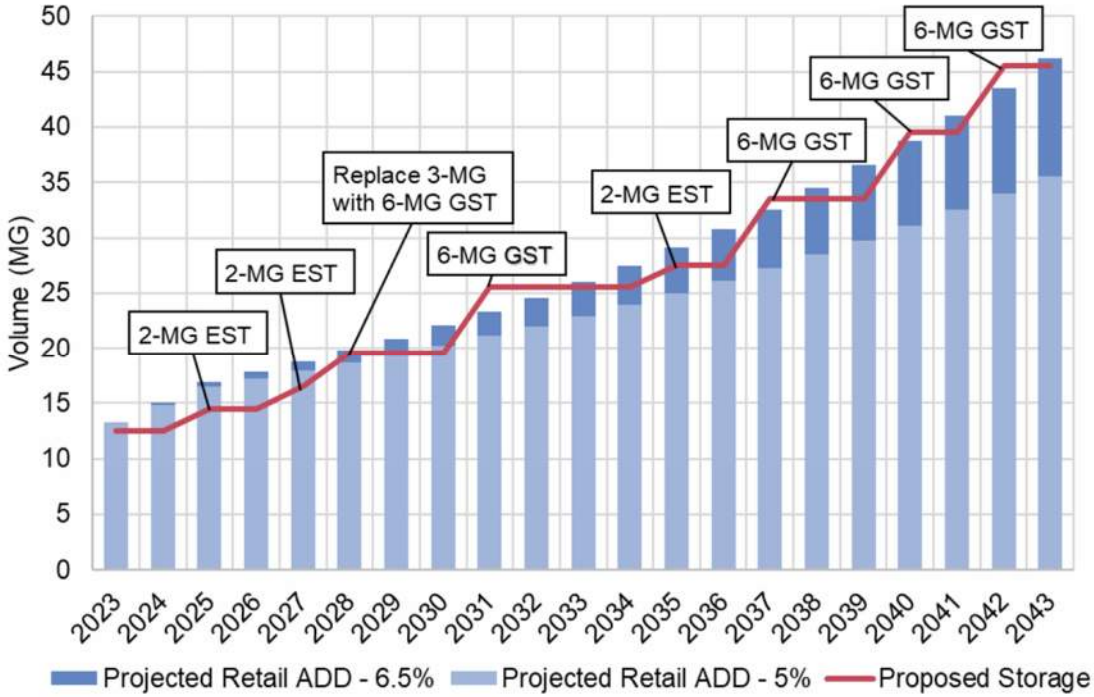
Continued upgrades to BWD infrastructure are needed, along with BWU upgrades

System storage should equal total average daily demand

Additional storage capital improvements are needed



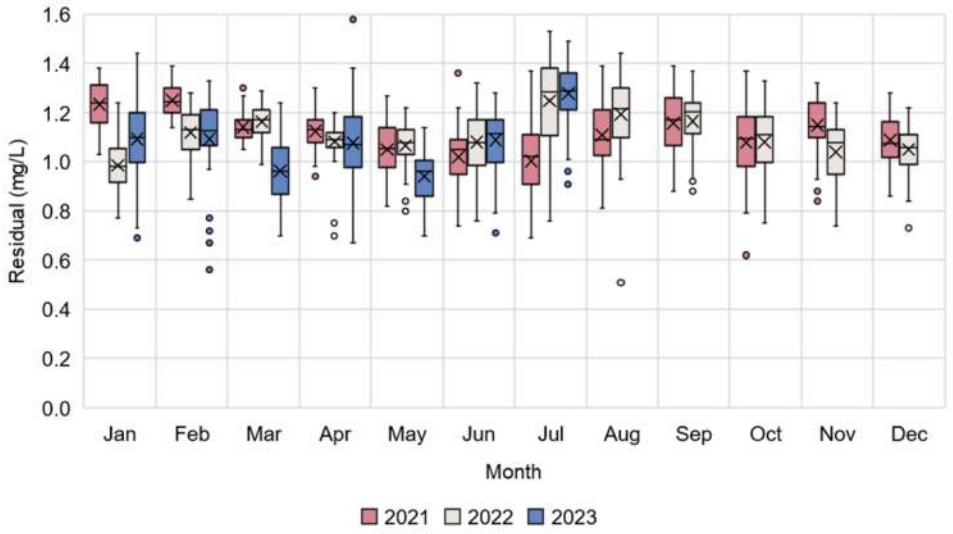
Capital improvements include phased implementation of additional storage



Water Quality

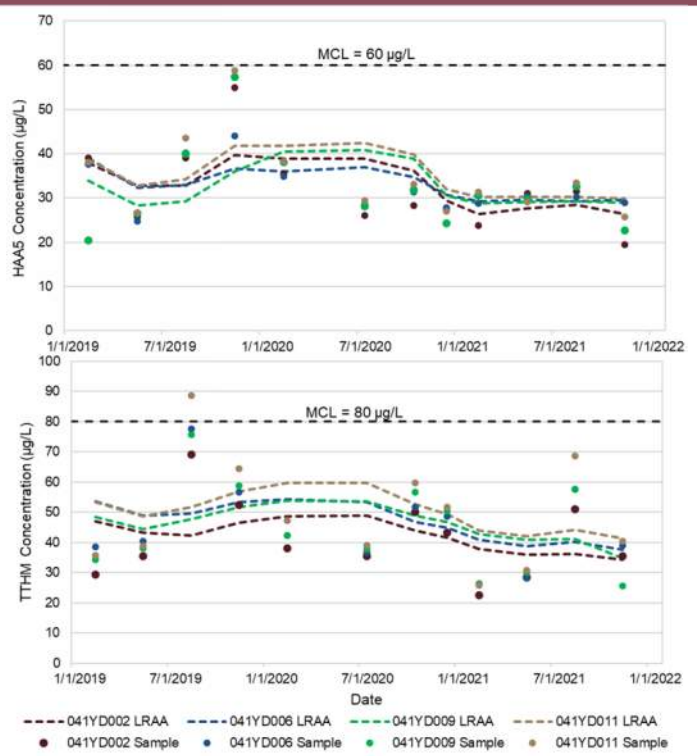
Garver performed water quality evaluations and confirmed:

- BWU maintains chlorine residuals ranging from 0.9 to 1.3 mg/L



Garver performed water quality evaluations and confirmed:

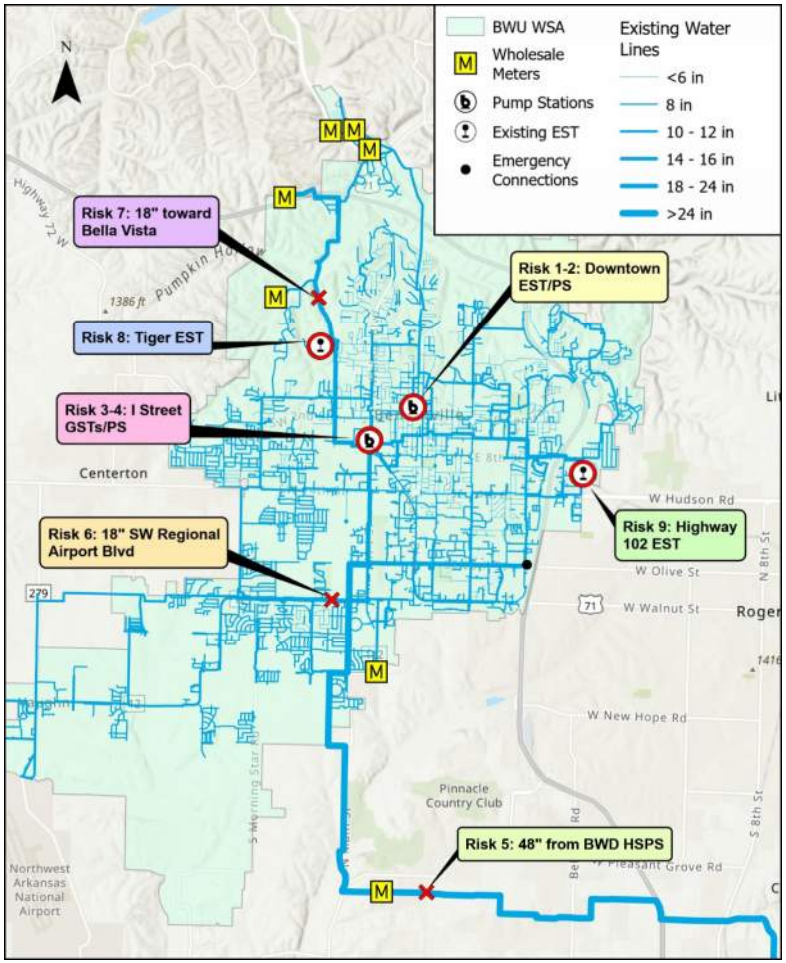
- BWU maintains chlorine residuals ranging from 0.9 to 1.3 mg/L
- BWU is below regulatory limits on disinfection byproduct maximum contaminate levels for haloacetic acids and trihalomethanes



Risk Assessment

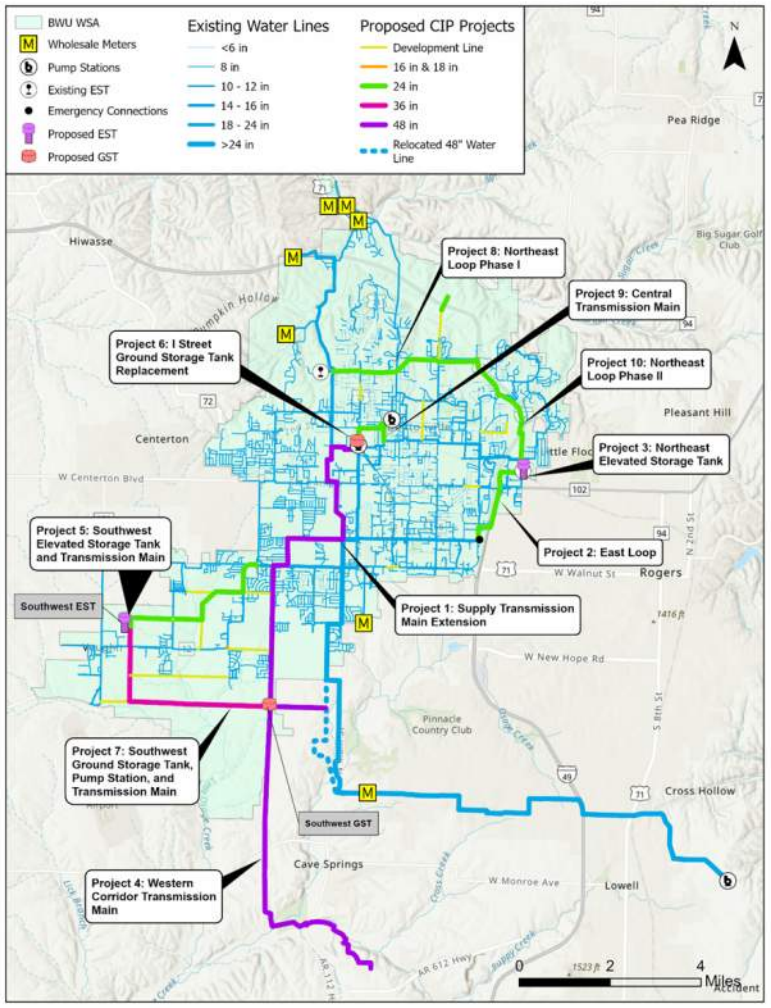
Garver determined the potential impacts of infrastructure failure

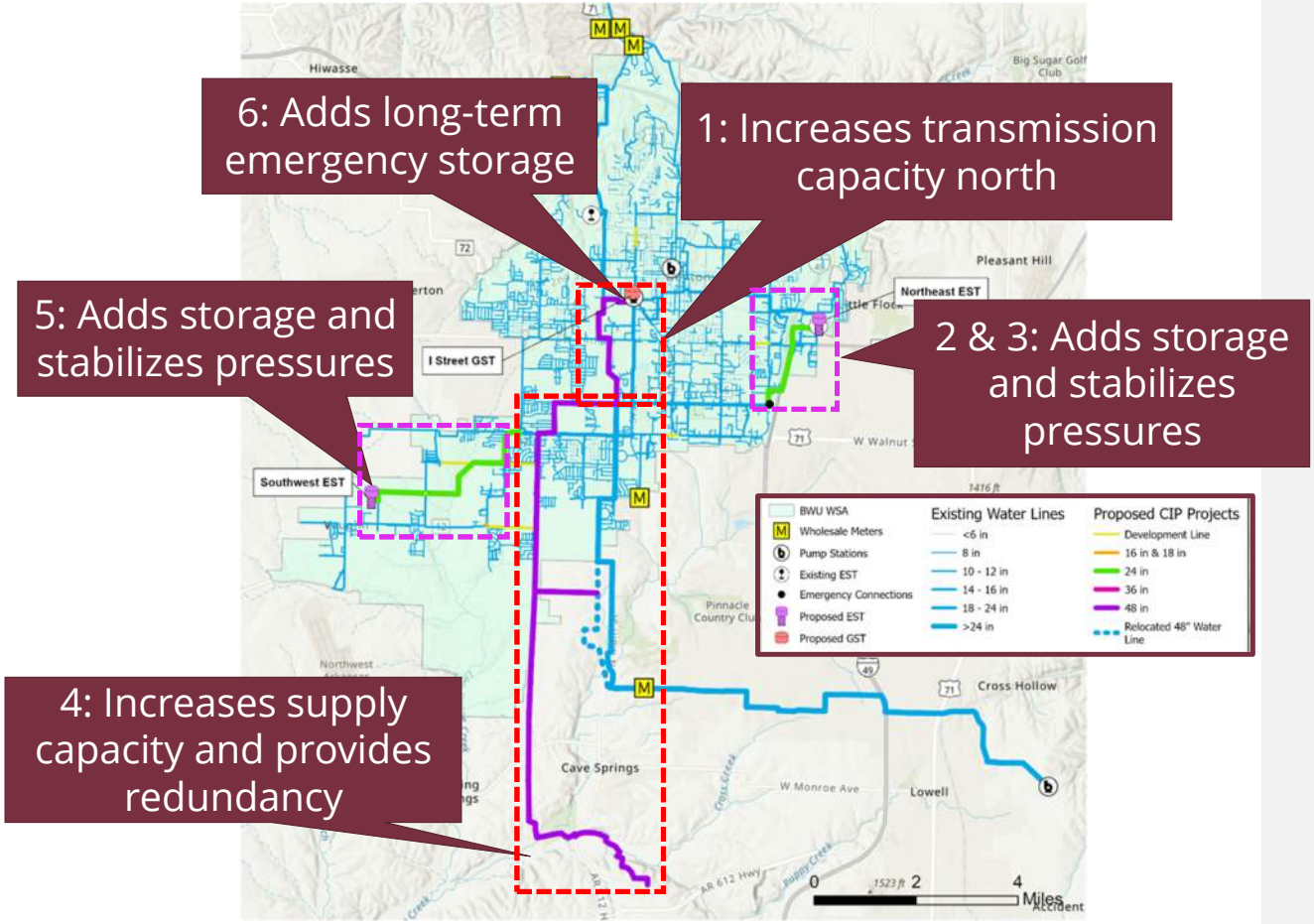
Capital improvements are needed to mitigate risk



Capital Improvement Plan

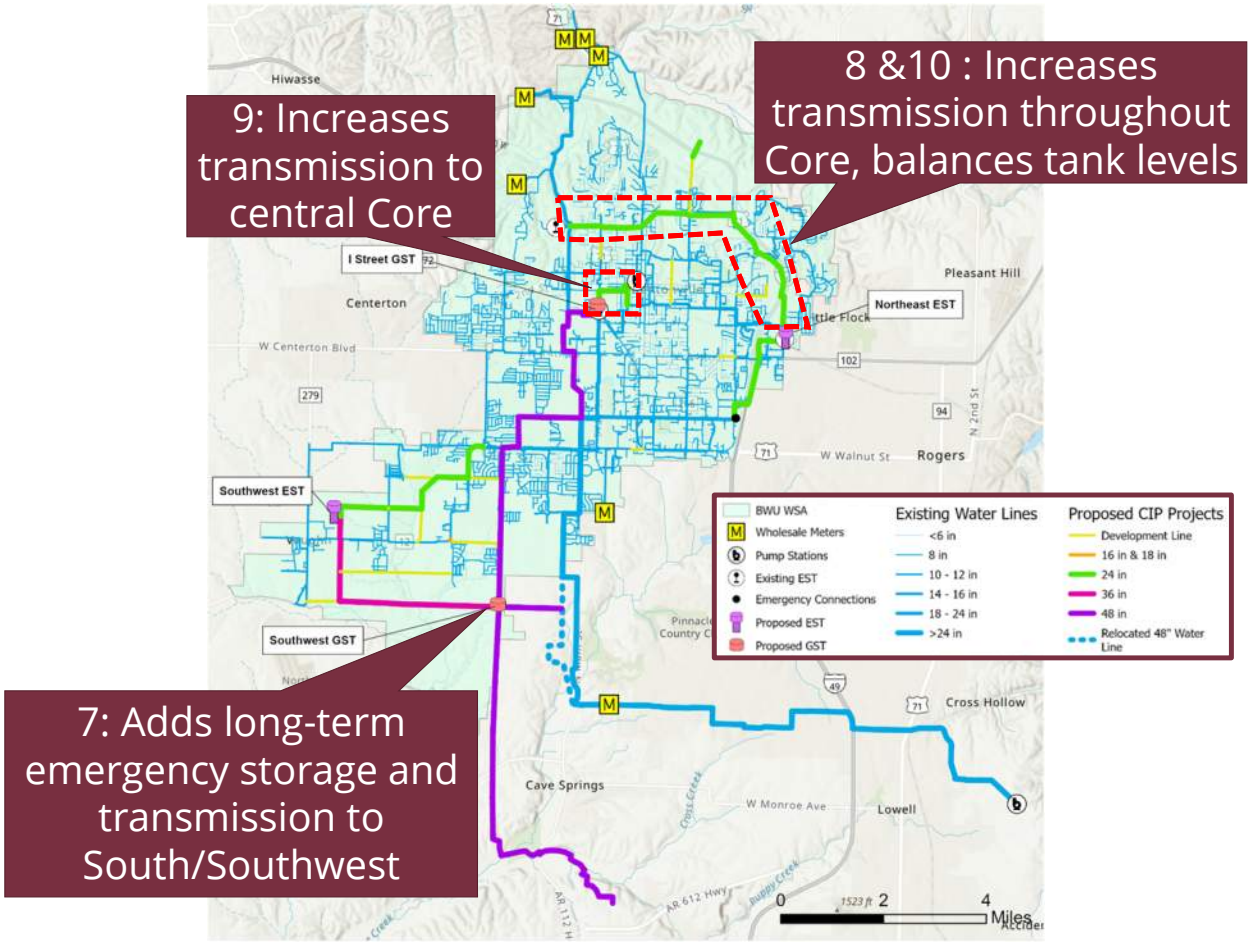
Garver identified capital improvement projects needed over the next ten years to accommodate growth





Five-year capital improvements will focus on supply, transmission, storage, and risk reduction

Ten-year capital include transmission, storage, and risk reduction



Proposed CIP Project Overview

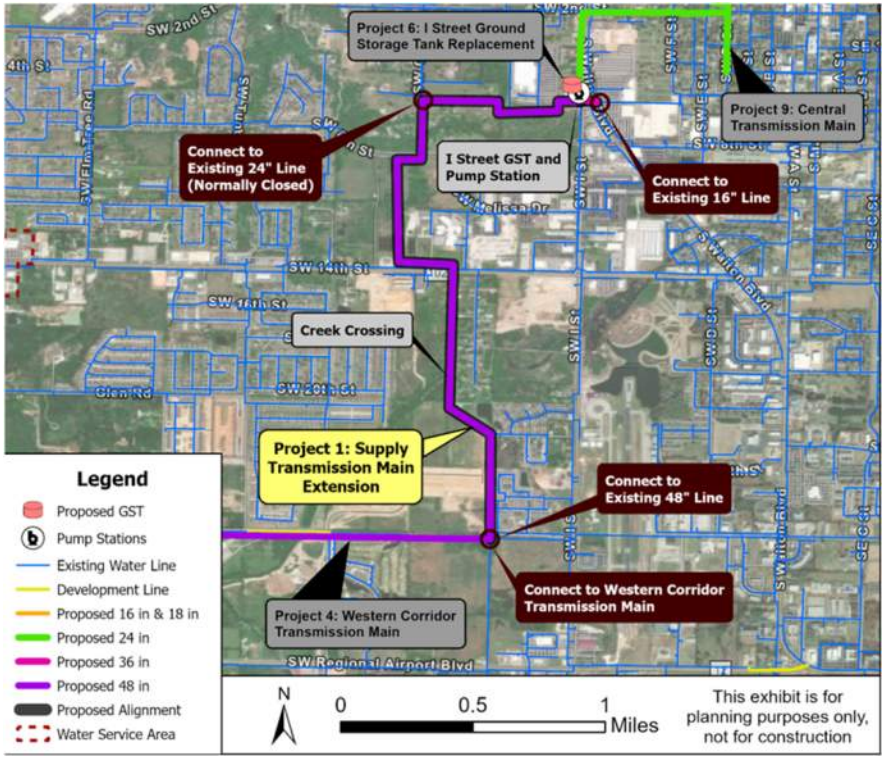
Project	Description	Total Project Cost
1	Supply Transmission Main Extension	$17,399,000
2	East Loop	$8,639,000
3	Northeast Elevated Storage Tank	$16,654,000
4	Western Corridor Transmission Main	$67,350,000
5	Southwest Elevated Storage Tank and Transmission Main	$25,529,000
6	I Street Ground Storage Tank Replacement	$24,909,000
7	Southwest GST, Pump Station, & Supply Transmission Main	$47,989,000
8	Northeast Loop Phase I	$5,562,000
9	Central Transmission Main	$6,712,000
10	Northeast Loop Phase II	$9,090,000

GARVER

Project 1 – Supply Transmission Main Extension

Project Identification	
Number:	1
Location:	Existing 48-inch to I Street Tank Site
Flexibility:	Low
Schedule	
Primary Trigger:	Capacity
Secondary Trigger:	Growth
Capacity Threshold:	MDD = 26.5 MGD
Threshold Year:	2024-2026
Start Date:	11/1/2023
Project Complete:	2025
Project Implementation (Months)	
Predesign:	3
Engineering/Design:	9
Bid/Construction:	18
Total Project Duration:	30

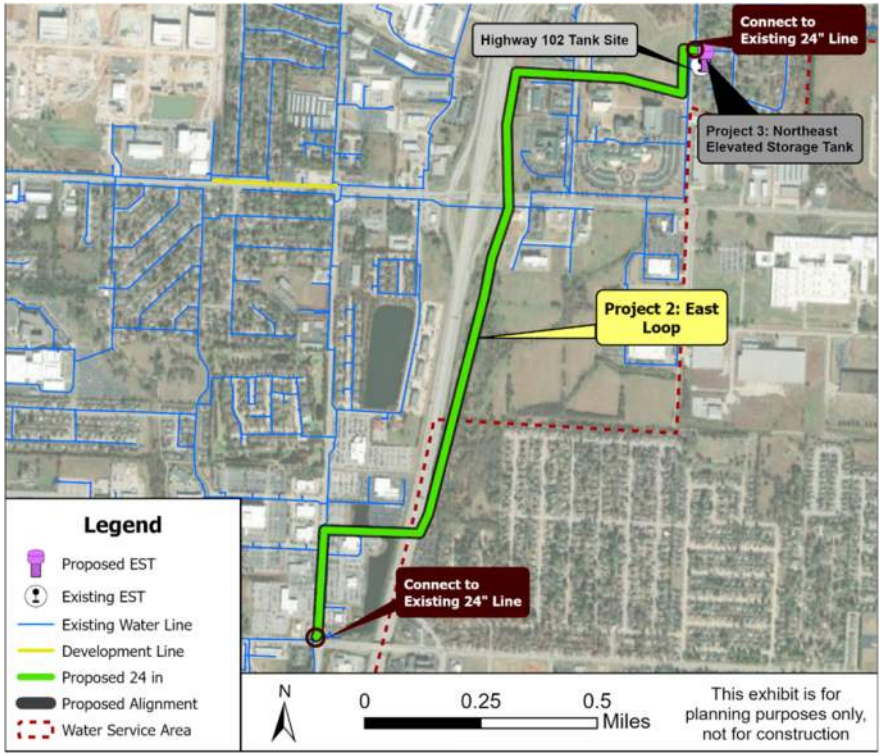
	2023 Costs ($ Millions)	Forecasted Costs ($ Millions)
Total Project Cost (including 30% contingency)	**$17.40**	**$18.89**



Project 2 – East Loop

Project Identification	
Number:	2
Location:	Moberly Lane 24-inch to Highway 102 Tank Site
Flexibility:	Low
Schedule	
Primary Trigger:	Operational
Secondary Trigger:	Capacity
Capacity Threshold:	N/A
Threshold Year:	2023-2024
Start Date:	3/1/2024
Project Complete:	2026
Project Implementation (Months)	
Predesign:	3
Engineering/Design:	9
Bid/Construction:	18
Total Project Duration:	30

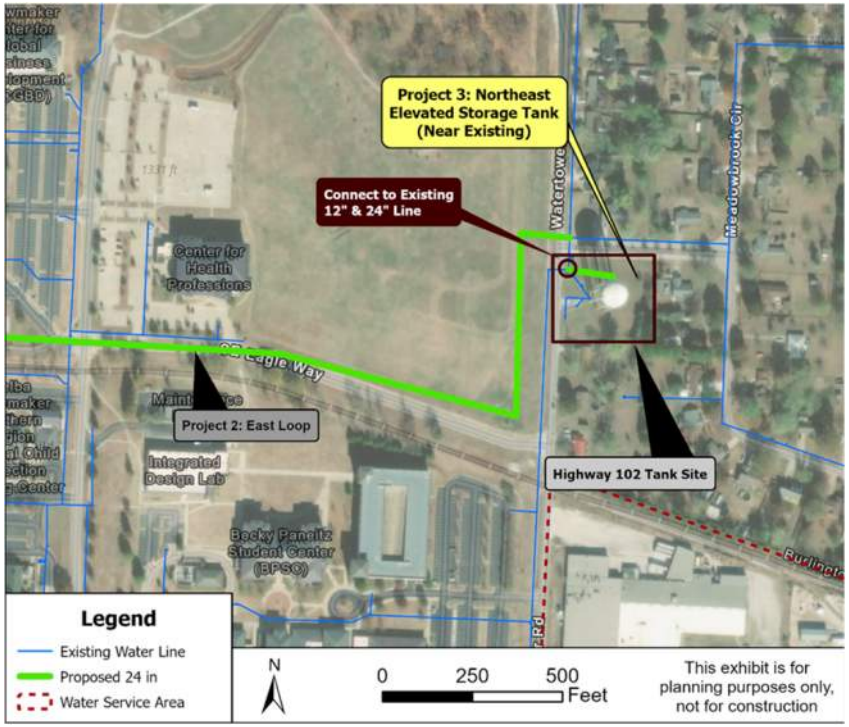
	2023 Costs ($ Millions)	Forecasted Costs ($ Millions)
Total Project Cost (including 30% contingency)	**$8.64**	**$9.38**



Project 3 – Northeast Elevated Storage Tank

Project Identification	
Number:	3
Location:	N Water Tower Road
Flexibility:	Medium
Schedule	
Primary Trigger:	Capacity
Secondary Trigger:	Operational / Growth
Capacity Threshold:	Retail ADD = 12.5 MGD
Threshold Year:	2023-2024
Start Date:	3/1/2024
Project Complete:	2027
Project Implementation (Months)	
Predesign:	3
Engineering/Design:	9
Bid/Construction:	24
Total Project Duration:	36

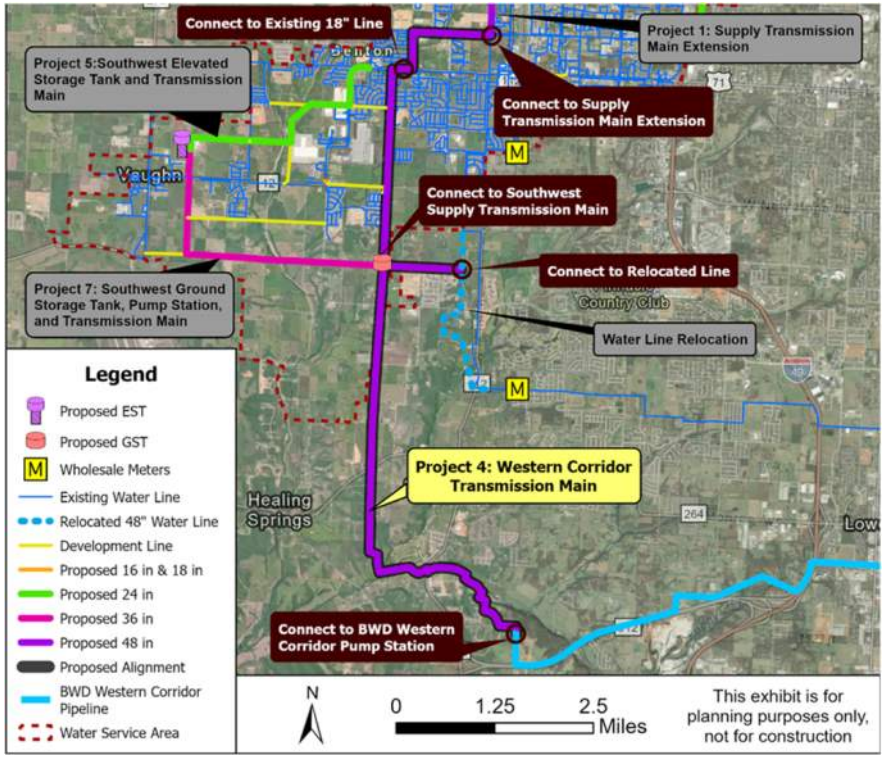
	2023 Costs ($ Millions)	Forecasted Costs ($ Millions)
Total Project Cost (including 30% contingency)	**$16.65**	**$18.15**



Project 4 – Western Corridor Transmission Main

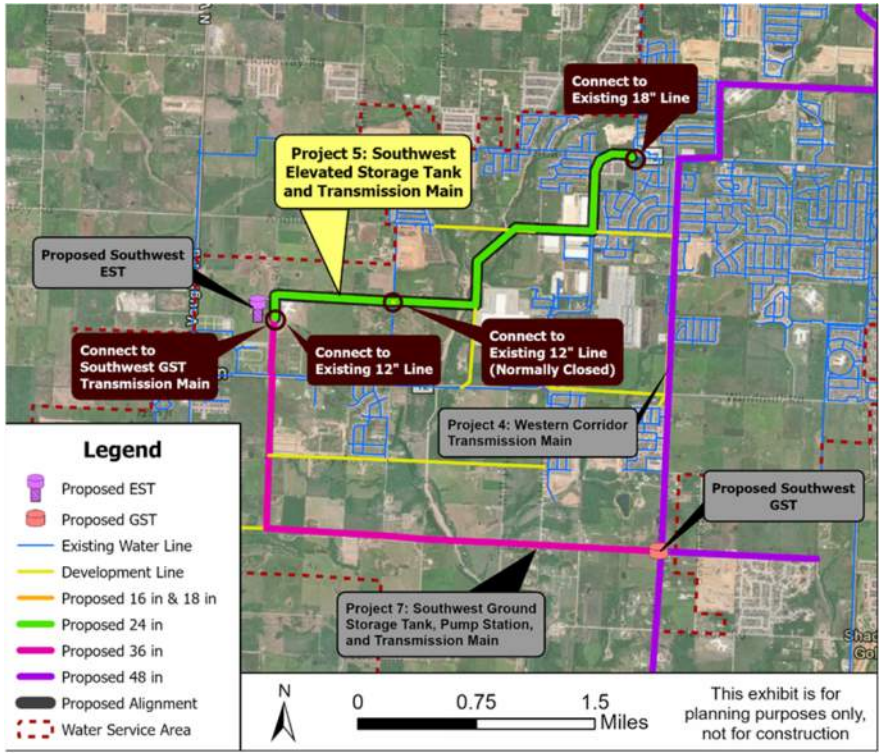
Project Identification	
Number:	4
Location:	Western Corridor Pump Station to Supply Transmission Line
Flexibility:	Low
Schedule	
Primary Trigger:	Capacity
Secondary Trigger:	Operational / Growth
Capacity Threshold:	MDD = 30 MGD
Threshold Year:	2027-2030
Start Date:	3/1/2024
Project Complete:	2028
Project Implementation (Months)	
Predesign:	-
Engineering/Design:	24
Bid/Construction:	24
Total Project Duration:	48

	2023 Costs ($ Millions)	Forecasted Costs ($ Millions)
Total Project Cost (including 30% contingency)	**$67.35**	**$77.04**



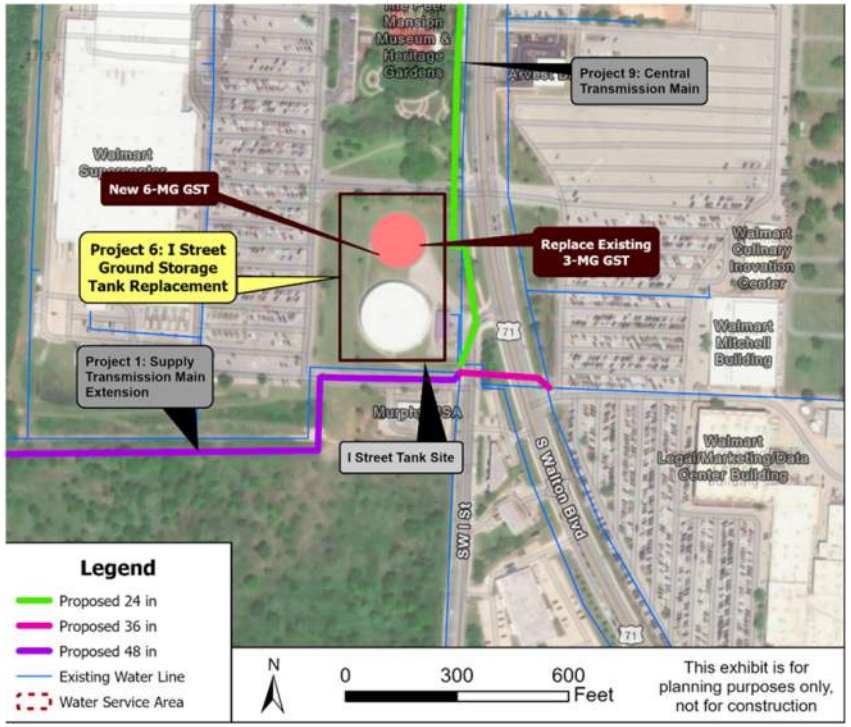
Project 5 – Southwest Elevated Storage Tank And Tansmission Main

Project Identification		
Number:	5	
Location:	SW Barron Road to SW Rainbow Farm Road	
Flexibility:	Medium	
Schedule		
Primary Trigger:	Capacity	
Secondary Trigger:	Operational / Growth	
Capacity Threshold:	Retail ADD = 14.5 MGD	
Threshold Year:	2024-2028	
Start Date:	1/1/2025	
Project Complete:	2028	
Project Implementation (Months)		
Predesign:	3	
Engineering/Design:	9	
Bid/Construction:	24	
Total Project Duration:	36	
	2023 Costs ($ Millions)	**Forecasted Costs ($ Millions)**
Total Project Cost (including 30% contingency)	**$25.53**	**$28.63**



Project 6 – I Street Ground Storage Tank Replacement

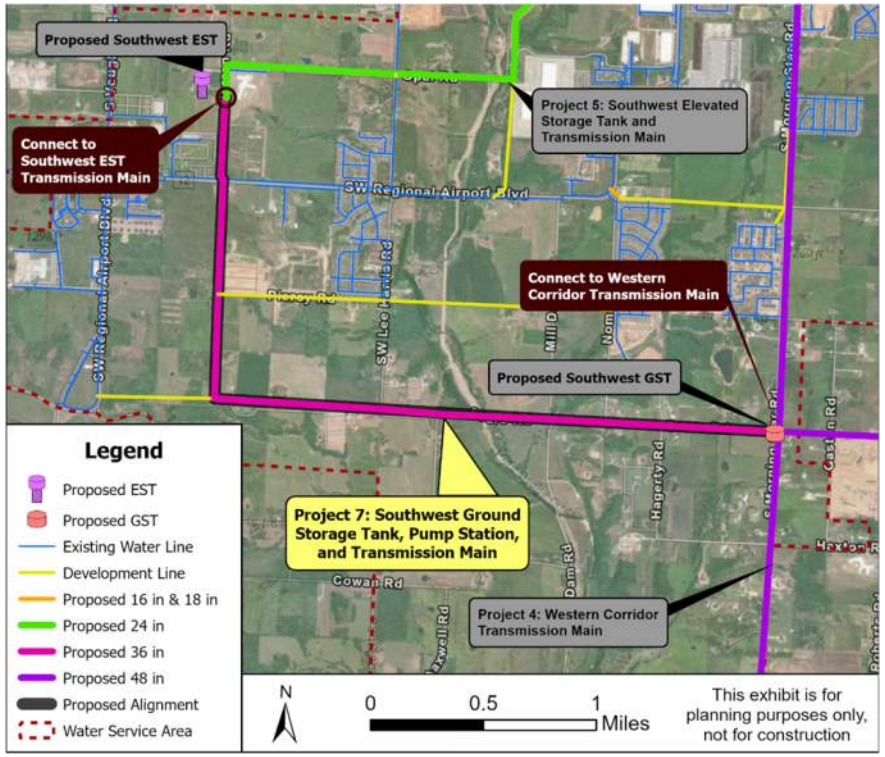
Project Identification		
Number:	6	
Location:	I Street and Walton Boulevard	
Flexibility:	Medium	
Schedule		
Primary Trigger:	Capacity	
Secondary Trigger:	Operational / Growth	
Capacity Threshold:	Retail ADD = 16.5 MGD	
Threshold Year:	2026-2032	
Start Date:	1/1/2026	
Project Complete:	2028	
Project Implementation (Months)		
Predesign:	3	
Engineering/Design:	9	
Bid/Construction:	18	
Total Project Duration:	30	
	2023 Costs ($ Millions)	**Forecasted Costs ($ Millions)**
Total Project Cost (including 30% contingency)	**$24.91**	**$28.80**



Project 7 – Southwest Ground Storage Tank Pump Station & Transmission Main

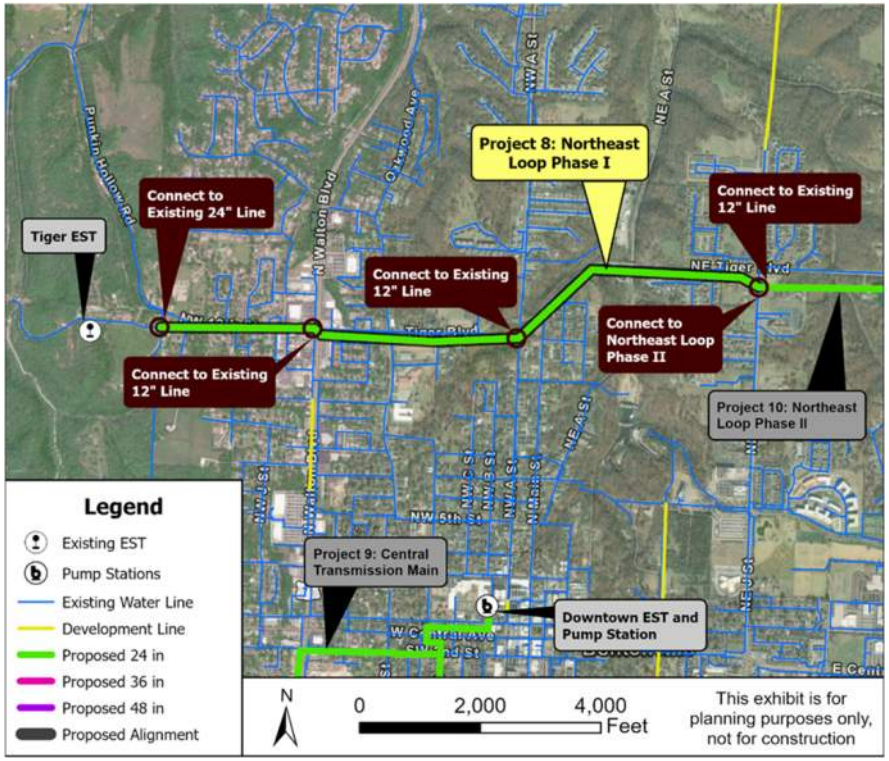
Project Identification	
Number:	7
Location:	Morning Star Road to SW Opal Road
Flexibility:	Medium
Schedule	
Primary Trigger:	Capacity
Secondary Trigger:	Operational / Growth
Capacity Threshold:	Retail ADD = 19.5 MGD
Threshold Year:	2027-2033
Start Date:	1/1/2027
Project Complete:	2029
Project Implementation (Months)	
Predesign:	3
Engineering/Design:	9
Bid/Construction:	18
Total Project Duration:	30

	2023 Costs ($ Millions)	Forecasted Costs ($ Millions)
Total Project Cost (including 30% contingency)	**$47.99**	**$56.98**



Project 8 – Northeast Loop Phase I

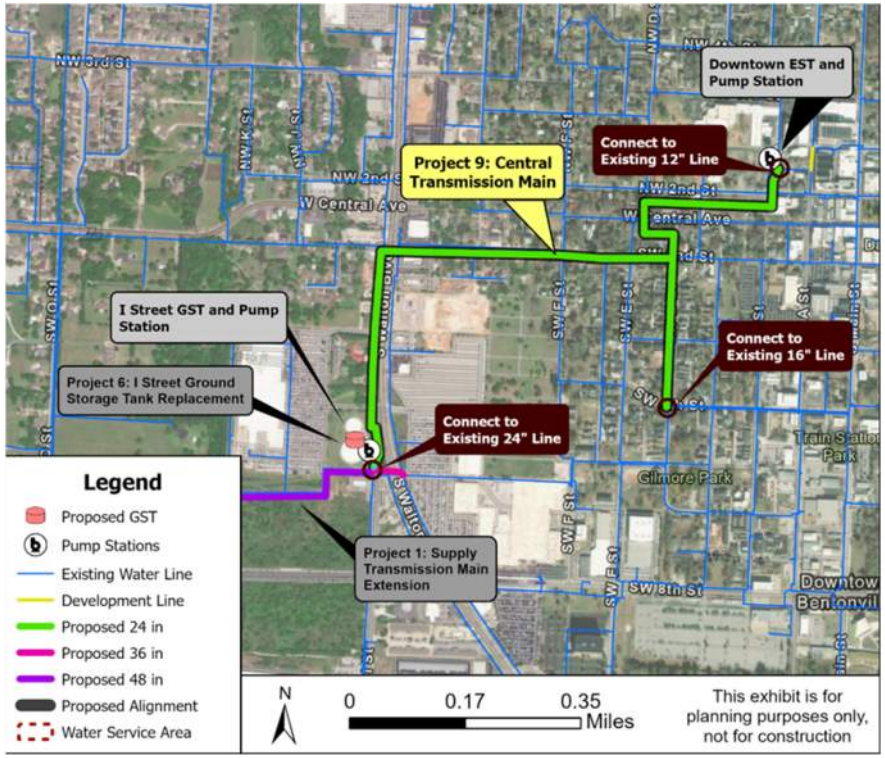
Project Identification		
Number:	8	
Location:	Tiger EST to J Street	
Flexibility:	Medium	
Schedule		
Primary Trigger:	Operational	
Secondary Trigger:	Capacity	
Capacity Threshold:	N/A	
Threshold Year:	2027-2033	
Start Date:	1/1/2028	
Project Complete:	2030	
Project Implementation (Months)		
Predesign:	3	
Engineering/Design:	9	
Bid/Construction:	18	
Total Project Duration:	30	
	2023 Costs ($ Millions)	**Forecasted Costs ($ Millions)**
Total Project Cost (including 30% contingency)	**$5.56**	**$6.80**



Project 9 – Central Transmission Main

Project Identification	
Number:	9
Location:	I Street Tank Site to Core Transmission Loops
Flexibility:	High
Schedule	
Primary Trigger:	Operational
Secondary Trigger:	Capacity
Capacity Threshold:	N/A
Threshold Year:	2028-2033
Start Date:	1/1/2029
Project Complete:	2031
Project Implementation (Months)	
Predesign:	3
Engineering/Design:	9
Bid/Construction:	18
Total Project Duration:	30

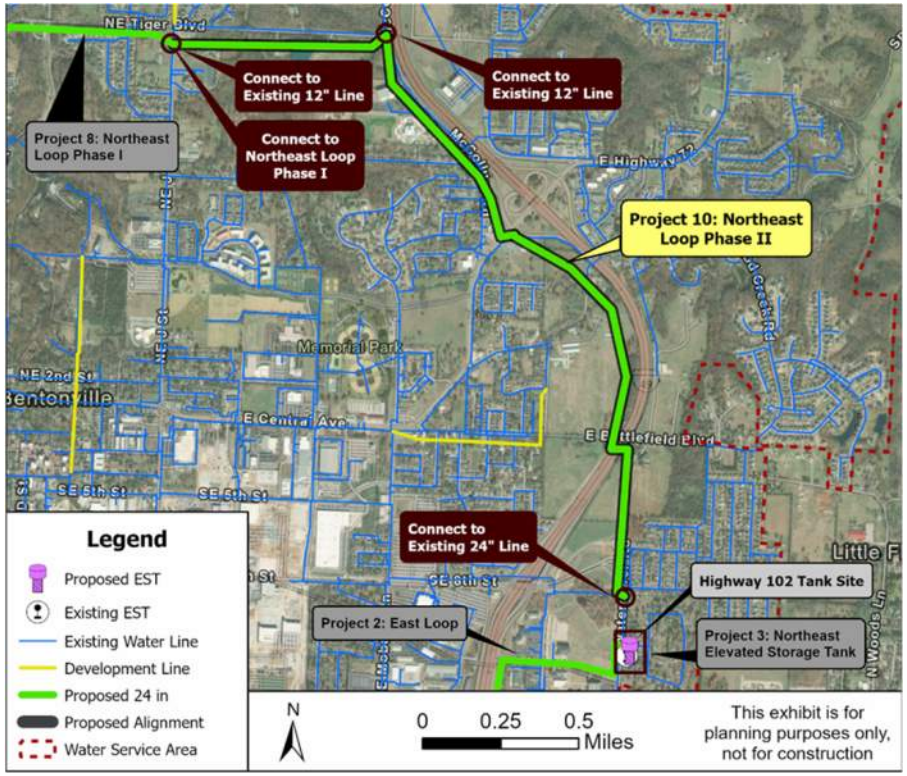
	2023 Costs ($ Millions)	Forecasted Costs ($ Millions)
Total Project Cost (including 30% contingency)	**$6.71**	**$8.45**



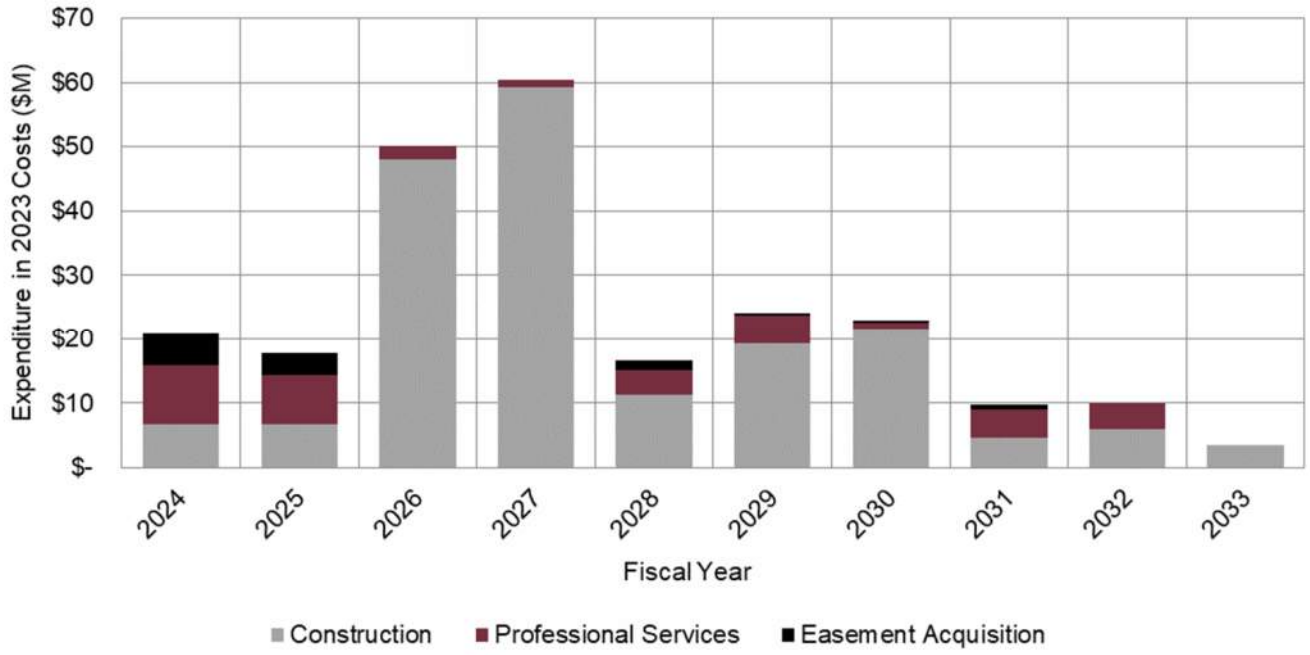
Project 10 – Northeast Loop Phase II

Project Identification	
Number:	10
Location:	NE Tiger Boulevard to Southeast 8th Street
Flexibility:	High
Schedule	
Primary Trigger:	Capacity
Secondary Trigger:	Operational / Growth
Capacity Threshold:	N/A
Threshold Year:	2031-2033
Start Date:	6/1/2030
Project Complete:	2032
Project Implementation (Months)	
Predesign:	3
Engineering/Design:	9
Bid/Construction:	18
Total Project Duration:	30

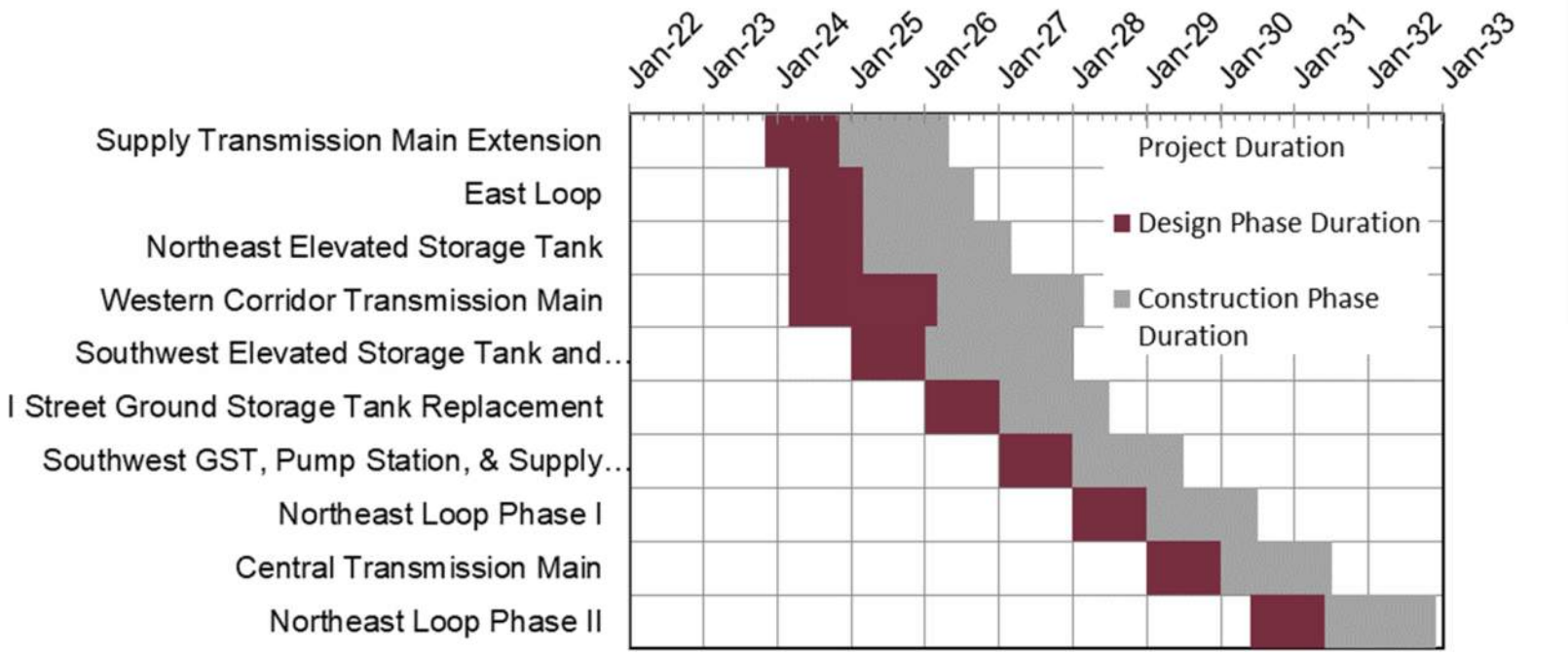
	2023 Costs ($ Millions)	Forecasted Costs ($ Millions)
Total Project Cost (including 30% contingency)	**$9.09**	**$11.78**



Proposed Capital Schedule



Proposed Project Schedule



Path Forward

1. Continue to move forward with critical Capital Improvement Projects

2. Present to City Council and continue to coordinate with BWD and other stakeholders

3. Finalize WMP and obtain ADH approval

4. Provide BWU staff outside resources and support to utilize WMP

Thank you

City of Bentonville, Arkansas Agenda Item Form

Item Details

Council Meeting Date:	2/12/2024	**Submitted By:**	Drew Myers
Phone:	479-271-6813	**For Department(s):**	City Council
Email:	amyers@taylorlawpartners.com		

Item Type (Check all that apply)

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

Title, Recommendation & Justification

Title:	Meeting Procedures Resolution
Action Recommendation & Justification:	Amended Resolution for meeting procedures. For discussion only. Not on the 2-13-2024 agenda for voting purposes.
Additional Comments for Consideration (Optional):	
Amount for Approval:	$

Budget Impact

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

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

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

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

Budget Impact Notes for Consideration (Optional):

RESOLUTION NO. _____

A RESOLUTION AMENDING RESOLUTION NO. 2-12-19E; AMENDING ~~REGARDING~~ THE ~~ESTABLISHMENT OF~~ PROCEDURES WITH REGARD TO MEETINGS; AND FOR OTHER PURPOSES

WHEREAS, the Bentonville City Council approved Resolution No. 2-12-19E Regarding the Establishment of Procedures with Regard to Meetings – 2019; and

WHEREAS, the City Council has determined it would be appropriate to amend and set forth desired procedures with respect to meetings.

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

Sec. 1. Committee of the Whole Meetings is amended as follows:

A. The Council shall meet as a Committee of the Whole at approximately 6:00 p.m. on six dates dispersed throughout the year, as scheduled by the Mayor after consultation with the council. These meetings shall be to allow the Council to meet and informally discuss matters related to the governing of the City. These meetings may also include opportunities to visit and receive education concerning current or planned city facilities.

B. The Council may meet from time to time as a Committee of the Whole as called by the Mayor or majority vote of the of the Council to discuss specific matters related to the governing of the City.

C. If the Mayor determines that a previously scheduled Committee of the Whole meeting is not necessary, the Mayor should state such to the Council and thereafter, the Council may cancel such meeting by a majority vote of the whole Council.

Sec. 2. Council Meetings is amended as follows:

A. Council meetings shall begin at approximately 6:00 p.m. on the second and fourth Tuesdays of each month and shall generally have the following agenda:

~~Public Comments concerning the Business Items for this Meeting~~

1. Council Questions/Discussion concerning the Business Meeting
2. Call Meeting to Order
3. Pledge of Allegiance and Moment of Silence
4. Roll Call
5. Consideration of the Minutes
6. Consideration of the City's Business – Public Comment with Agenda Item
7. Other Business/Announcement/Comments
8. Adjournment

9. Public Comments concerning matters of City-related business

B. Meeting Agenda—

1. The Mayor shall place items on the agenda concerning the City's business such as to promote the orderly administration of the City. Items proposed by City Council members may be added to future agendas by a majority vote of the ~~Alderman~~ City Council members present at a council meeting. Should such an item be brought forward with a vote to place the item on a future council meeting, the proposing Council member may work with the City Attorney to draft the proposal for a future agenda. Submission of the draft proposal shall comply with standards and procedures utilized by City staff.

~~1.~~2. Material that is to be referenced, cited, or considered at the City Council meeting regarding any Business Item, including presentations, notes or comments of Council members, or otherwise, may be submitted at least five (5) days in advance of the meeting and included in the Meeting Agenda

C. Public Comments

1. Limited Purpose Public Forum – The Council shall hear public comments ~~before the meeting is called to order~~ only concerning items on that night's agenda prior to adjournment. After the meeting is adjourned, the Council shall hear public comments concerning any item of City-related business. Any interested party is invited to make comments ~~before the meeting~~ on matters included in that night's agenda prior to adjournment, but the comment period after the meeting is adjourned is limited to residents of the City of Bentonville.
2. The Council shall hear comments for up to thirty minutes ~~before~~during each Council meeting and for up to thirty minutes after each Council meeting. Each speaker shall be limited to a total of three minutes. No speaker shall speak twice on the same subject at a single meeting.
3. Speakers will be courteous in their language and presentation.
4. A person wishing to make a public comment shall sign up in advance providing their name, address, and the subject they plan to address in their comment. The sign-up sheet will be available for approximately twenty minutes before the meeting and an announcement will be made shortly before public comments begin at the beginning of the meeting to remind those wishing to make comments that they need to sign up to do so.
5. Those wishing to comment will be called in the order in which they have signed up.
6. Those making public comments shall do so from the podium.
7. Public comments shall be made to the Council as a whole.
8. Public comments are just that and a speaker's time is not to be used to attempt to ask questions of the Council, the Mayor, or other persons associated with City government.

9. Speakers should not expect an immediate response to their comments and Council members should not ask questions of those making public comments without seeking permission from the Chair.
10. Those wishing to comment concerning an item for which a public hearing will be held during the business portion of the meeting should do so when the public hearing is opened rather than doing so during the public comment period.
~~10.~~11. The City Council, by a majority vote, may modify or suspend the rules set forth in Sec. 2(C) on a meeting-by-meeting basis.

PASSED AND APPROVED, this ___ day of _____, 2024.

_____
Stephanie Orman, Mayor

ATTEST:

_____
Kirby Romines, City Clerk

RESOLUTION NO. _____

A RESOLUTION AMENDING RESOLUTION NO. 2-12-19E; AMENDING THE PROCEDURES WITH REGARD TO MEETINGS; AND FOR OTHER PURPOSES

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11. The City Council, by a majority vote, may modify or suspend the rules set forth in Sec. 2(C) on a meeting-by-meeting basis.

PASSED AND APPROVED, this ___ day of _____, 2024.

_____
Stephanie Orman, Mayor

ATTEST:

_____
Kirby Romines, City Clerk

City of Bentonville, Arkansas Agenda Item Form

Item Details

Council Meeting Date:	2/13/2024	**Submitted By:**	Dennis Hayes
Phone:	479-531-2249	**For Department(s):**	Information Technology / MultiDepartment
Email:	dhayes@bentonvillear.com		

Item Type (Check all that apply)

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

Title, Recommendation & Justification

Title:	Resolution entering into an agreement with Central Square Technologies for Cloud Migration Services
Action Recommendation & Justification:	Resolution authorizing the Mayor and City Clerk to enter into a professional services agreement with Central Square Technologies for the Migration of Community Development (TraKIT) and Utility Billing (Naviline) Applications from on premises to the cloud hosted solution by the Software Manufacturer. No additional funds are requested. A budget adjustment is needed to appropriate already budgeted funds into correct accounts.
Additional Comments for Consideration (Optional):	Capital expenditure funds were originally budgeted to replace physical hardware for Naviline Application. We would like to re-purpose this funding towards the cloud migration project. As such a budget adjustment from Capital to Professional services is requested. Central Square is the only company that can host its software on the cloud; therefore, this is single source service. State law authorizes the purchase of single source services or goods without soliciting bids.
Amount for Approval:	$ 305,808.92

Budget Impact

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

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

Account Number (ORG-OBJECT)	Account Description	Expense	Revenue
101010-47520	Computer Equipment	$ (29,500.00)	$
503530-47520	Computer Equipment	$ (29,500.00)	$
101010-43310	Technical/Data Processing	$ 29,500.00	$
503530-43310	Technical/Data Processing	$ 29,500.00	$

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

Budget Impact Notes for Consideration (Optional):

Memo
TraKIT & Naviline Cloud Migration Projects

Central Square are the current vendor of two of our key ERP Solutions for the City of Bentonville:

TraKIT – Permitting and Planning Enterprise Solutions

Naviline – Utility Billing and Work Order Management

Both established ERP Solutions are 'in house' and have been in place for several years. Both are currently under support contracts which are paid annually out of various departments budgets. Our intent is to look at migrating these applications to Central Squares dedicated cloud. Our intent is to migrate current software applications to the cloud and not change applications.

TRAKIT Funding

TraKIT was budgeted to Migrate to the Cloud in the 2024 Budget and funding is currently in place.

Naviline Funding

Naviline was not initially planned to Migrate to the cloud during the early budget process however after discussions late last year with Central Square regarding incentives we would like this to be considered and the contract approved to proceed.

Funding for this project in full would require a transfer of funds from Capital into Professional services. Capital Expenditure is in Admin 47520 and Utility Billing 47520 Accounts for 2023 budget.

This funding was initially for a Dedicated Server for the Naviline ERP that is needing to be replaced. This would not have to happen if the application is migrated to the cloud. The intent is to use these funds towards the Naviline Cloud Migration.

Central Square have provided a single contract for both Migrations. This provided us a discount to the projects.

Dennis Hayes
IT Director

City of Bentonville

Central Square Migration Project	Budget Account	2023	2024	Totals
Admin (47520)	47520	$ 29,500.00		
Utility (47520)	47520	$ 29,500.00		
IT	43310		$ 35,545.00	
Utility Billing	43310		$ 65,876.06	
Accounting	43310	**Naviline**	$ 21,325.33	
Electric	43310	**Project**	$ 3,098.62	
Street	43310		$ 3,098.62	
Water	43310		$ 3,098.62	
Fire	43310	**TRAKIT**	$ 58,241.00	
Planning	43310	**Project**	$ 58,241.00	
		$ 59,000.00	$ 248,524.25	**$ 307,524.25**

MEMORANDUM

PURCHASING OFFICE

TO: ADMINISTRATION

FROM: Kelsi Frederick, Purchasing Manager

DATE: February 13, 2024

SUBJECT: The purchase of cloud migration services for CentralSquare Technologies, LLC

Purchasing has reviewed the information provided by IT, consulting with Legal, Finance, and IT, to determine that CentralSquare is the only company that can host its software on the cloud; therefore, this is single source service. State law authorizes the purchase of single source services or goods without soliciting bids. Capital expenditure funds were originally budgeted to replace physical hardware for Naviline Application. IT would like to re-purpose this funding towards the cloud migration project.

Please feel free to contact me with any questions.

Kelsi Frederick

(479) 271-3115

kfrederick@bentonvillear.com

CentralSquare Solutions Agreement

This CentralSquare Solutions Agreement (the "**Agreement**"), effective as of the last signature hereto (the "**Effective Date**"), is entered into between **CentralSquare Technologies, LLC** with its principal place of business in Lake Mary, FL ("**CentralSquare**") and **City of Bentonville, AR** ("**Customer**"), together with CentralSquare, the "**Parties**", and each, a "**Party**".

WHEREAS, Customer entered into a prior agreement for Software products with Superion, LLC, a CentralSquare Technologies, LLC company ("Superion"); and

WHEREAS, Customer is a currently licensed end user of the Superion Software; and

WHEREAS, through asset purchase, CentralSquare is the owner of all Superion Software products, services, and contractual obligations; and

WHEREAS, Customer desires to discontinue use of the Superion Software products and upgrade to the CentralSquare Software solution identified in Exhibit 1 to this Agreement; and

WHEREAS, this Agreement shall replace and supersede any and all prior agreements directly related to the Superion Software products being replaced by this Agreement.

WHEREAS, CentralSquare licenses and gives access to certain software applications ("**Solutions**") to its customers and also provides maintenance, support, migration, installation and other professional services; and

WHEREAS, Customer desires to license and/or gain access to certain Solutions and receive professional services described herein, and CentralSquare desires to grant and provide Customer license and access to such offerings as well as to provide support and maintenance, subject to the terms and conditions set forth in this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants, terms, and conditions set forth herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, by the signatures of their duly authorized representative below, the Parties intending to be legally bound, agree to all of the following provisions and exhibits of this Agreement:

CentralSquare Technologies, LLC	City of Bentonville
1000 Business Center Drive Lake Mary, FL 32746	1000 SE 14th St., Bentonville, AR , 72712
By:	By:
Print Name:	Print Name:
Print Title:	Print Title:
Date Signed:	Date Signed:

Solution: Community Development and Utility Billing cloud migration

Term.

Initial Term. The Initial Term of this Agreement commences as of the Effective Date and will continue in effect for five (5) year(s) from such date unless terminated earlier pursuant to any of the Agreement's express provisions (the "**Initial Term**").

Renewal Term. This Agreement will automatically renew for additional successive one (1) year terms unless earlier terminated pursuant to any of the Agreement's provisions (a "**Renewal Term**" and, collectively, with the Initial Term, the "**Term**").

Non-Renewal. Either Party may elect to end renewal of the Agreement by issuing a notice of non-renewal, in writing, to the other Party six (6) months prior to the expiration of the Agreement term.

Fees.

In consideration of the rights and services granted by CentralSquare to Customer under this Agreement, Customer shall make payments to CentralSquare pursuant to the amounts and payment terms outlined in Exhibit 1 (the Solution(s) and Services Fee Schedule).

All invoices shall be billed and paid in U.S. dollars (USD) and in accordance with the terms set forth in Exhibit 1. If Customer delays an invoice payment for any reason, Customer shall promptly notify CentralSquare in writing the reasons for such delay. Unless otherwise agreed by both Parties, CentralSquare may apply any payment received to any delinquent amount outstanding.

Standard Terms and Conditions

1. Definitions. Capitalized terms not otherwise defined in this Agreement have the meanings set forth below:

1.1. "**Affiliate**" means any other Entity that directly or indirectly, through one or more intermediaries, controls, is controlled by, or is under common control with, such Entity.

1.2. "**Authorized User**" means Customer's employees, consultants, contractors, and agents who are authorized by Customer to access and use the Solutions pursuant to this Agreement, and for whom access to the Solutions has been purchased.

1.3. "**Baseline Solution**" means the version of a Solution updated from time to time pursuant to CentralSquare's warranty services and maintenance, but without any other modification.

1.4. "**CentralSquare Systems**" means the information technology infrastructure used by or on behalf of CentralSquare to deliver the Solutions, including all computers, software, hardware, databases, electronic systems (including database management systems), and networks, whether operated directly by CentralSquare or through the use of third-party services.

1.5. "**Customer Data**" means information, data, and content, in any form or medium, collected, downloaded, or otherwise received, directly or indirectly from Customer, an Authorized User or end-users by or through the Solutions, provided the data is not personally identifiable and not identifiable to Customer.

1.6. "**Customer Systems**" means the Customer's information technology infrastructure, including computers, software, hardware, databases, electronic systems (including database management systems), and networks, whether operated by Customer or through the third-party services.

1.7. "**Defect**" means a material deviation between the Baseline Solution and its Documentation, for which Customer has given CentralSquare sufficient information to enable CentralSquare to replicate the deviation on a computer configuration that is both comparable to the Customer Systems and that is under CentralSquare's control. Further, with regard to any custom modification, Defect means a material deviation between the custom modification and the CentralSquare generated specification and Documentation for such custom modification, and for which Defect Customer has given CentralSquare sufficient information to enable CentralSquare to replicate the deviation on a computer configuration that is both comparable to the Customer Systems and that is under CentralSquare's control.

1.8. **"Delivery"** means:

1.8.1. For on-premise Solutions, Delivery shall be when CentralSquare delivers to Customer the initial copies of the Solutions outlined in Exhibit 1 by whichever the following applies and occurs first (a) electronic delivery, by posting it on CentralSquare's network for downloading, or similar suitable electronic file transfer method, or (b) physical shipment, such as on a disc or other suitable media transfer method, or (c) installation, or (d) delivery of managed services server. Physical shipment is on FOB - CentralSquare's shipping point, and electronic delivery is at the time CentralSquare provides Customer with access to download the Solutions.

1.8.2. For cloud-based Solutions Delivery shall be whichever the following applies and occurs first when Authorized Users have (a) received log-in access to the Solution or any module of the Solution or (b) received access to the Solution via a URL.

1.9. "**Documentation**" means any manuals, instructions, or other documents or materials that CentralSquare provides or makes available to Customer in any form or medium and which describe the functionality, components, features, or requirements of the Solution(s), including any aspect of its installation, configuration, integration, operation, use, support, or maintenance.

1.10. **"End User Training"** means the process of educating general users of the Software on the operation of the Software.

1.11. "**Entity**" means an individual, corporation, partnership, joint venture, limited liability entity, governmental authority, unincorporated organization, trust, association, or other organization.

1.12. **"Hardware"** means any equipment, computer systems, servers, storage devices, peripherals, and any other tangible assets purchased under this Agreement.

1.13. "**Intellectual Property Rights**" means any and all registered and unregistered rights granted, applied for, or otherwise now or hereafter in existence under or related to any patent, copyright, trademark, trade secret, database protection, or other intellectual property rights laws, and all similar or equivalent rights or forms of protection, in any part of the world.

1.14. "**Managed Services Hardware**" means any equipment, computer systems, servers, peripherals, and any other tangible asset purchased as a subscription under this Agreement.

1.15. "**Maintenance**" means optimization, error correction, modifications, and Updates (defined herein) to CentralSquare Solutions to correct any known Defects and improve performance. Maintenance will be provided for each Solution, the hours and details of which are described in Exhibit 2 (Maintenance and Support)

1.16. "**New or Major Releases**" means new versions of a Baseline Solution (e.g., version 4.0, 5.0 etc.) not provided as part of Maintenance.

1.17. "**Personal Information**" means any information that does or can identify a specific individual or by or from which a specific individual may be identified, contacted, or located. Personal Information includes all "nonpublic personal information" as defined under the Gramm-Leach-Bliley Act, "protected health information" as defined under the Health and Insurance Portability and Accountability Act of 1996, "Personal Data" as defined in the EU General Data Protection Regulation (GDPR 2018), "Personal Information" as defined under the Children's Online Privacy Protection Act of 1998, and all rules and regulations issued under any of the foregoing.

1.18. "**Professional Services**" means configuration, installation, implementation, development work, training or consulting services including custom modification programming, support relating to custom modifications, on-site support services, assistance with data transfers, system restarts and reinstallations provided by CentralSquare.

1.19. **"Project Kickoff"** is a meeting to occur shortly after contract execution between CentralSquare and Customer in which goals and objectives are set forth, all parties relevant team members are identified, and scope, timelines, and milestones are reviewed.

1.20. **"Reliability Period"** is the time period in which the Software is tested and confirmed reliable by successfully completed fifteen (15) continuous days in a live environment with no repeatable Priority 1 or Priority 2 issues as defined in Exhibit 2, unless otherwise agreed in a statement of work.

1.21. "**Software**" means the software program(s) (in object code format only) identified on Exhibit 1 (Solution(s) and Services Fee Schedule). The term "Software" excludes any Third-Party Software.

1.22. **"Software Version"** means the base or core version of the Solution Software that contains significant new features and significant fixes and is available to the Customer. The nomenclature used for updates and upgrades consists of major, minor, build, and fix and these correspond to the following digit locations of a release, a,b,c,d. An example of which would be 7.4.1.3, where the 7 refers to the major release, the 4 refers to the minor release, the 1 refers to the build, and the 3 refers to a fix.

1.23. "**Solutions**" means the software, Documentation, development work, CentralSquare Systems and any and all other information, data, documents, materials, works, and other content, devices, methods, processes, hardware, software, technologies and inventions, including any deliverables, technical or functional descriptions, requirements, plans, or reports, provided or used by CentralSquare or any Subcontractor in connection with Professional Services or Support Services rendered under this Agreement.

1.24. **"Support Services"** means Maintenance, Enhancements, implementation of New Releases, and general support efforts to respond to incidents reported by Customer in accordance with Exhibit 2 (Maintenance & Support) and Exhibit 8 (Managed Services Provisions), if applicable.

1.25. "**Third-Party Materials**" means materials and information, in any form or medium, including any software, documents, data, content, specifications, products, related services, equipment, or components of or relating to the Solutions that are not proprietary to CentralSquare.

2. License, Access, and Title.

2.1. License Grant. For any Solution designated as a "license" on Exhibit 1, Customer is granted a perpetual (unless terminated as provided herein), nontransferable, nonexclusive right and license to use the Software for Customer's own internal use for the applications described in the Statement of Work, in the applicable environment (e.g., production, test, training, or disaster recovery system) and in the quantity set forth in Exhibit 1. Additional software licenses purchased after the execution of this Agreement shall also be licensed in accordance with the provisions of this section. Customer shall not use, copy, rent, lease, sell, sublicense, modify, create derivative works from/of, or transfer any software, or permit others to do said acts, except as provided in this Agreement. Any such unauthorized use shall be void and may result in immediate and automatic termination of the applicable license. In such event, Customer shall not be entitled to a refund of any license fees paid. Notwithstanding, Customer shall be entitled to use software at the applicable designated location for the purpose of the application(s) described in the Statement of Work to provide services for itself and other Affiliate governmental agencies/entities, provided that the Software is installed and operated at only one physical location. The Software license granted in this Agreement or in connection with it are for object code only and do not include a license or any rights to source code whatsoever.

2.2. Access Grant. For any Solution designated as a "subscription" on Exhibit 1, so long as subscription fees are paid and current, (unless terminated as provided herein), Customer is granted a nontransferable, nonexclusive right to use the software for the Customer's own internal use for the applications described in the Statement of Work, in the applicable environment (e.g., production, test, training, or disaster recovery system) and in the quantity set forth in Exhibit 1. Additional CentralSquare software subscriptions purchased after the execution of this Agreement shall also be accessed in accordance with the provisions of this section. Customer shall not use, copy, rent, lease, sell, sublicense, modify, create derivative works from/of, or transfer any software, or permit others to do said acts, except as provided in this Agreement. Any such unauthorized use

shall be void and may result in immediate and automatic termination of the applicable access. In such event, Customer shall not be entitled to a refund of any subscription fees paid. Notwithstanding, Customer shall be entitled to use software at the applicable designated location for the purpose of the application(s) described in the Statement of Work to provide services for itself and other Affiliate governmental agencies/entities. The subscription access granted in this Agreement or in connection with it are for object code only and do not include a license or any rights to source code whatsoever.

2.3. Documentation License. CentralSquare hereby grants to Customer a non-exclusive, non-sublicensable, non-transferable license to use the Documentation during the Term solely for Customer's internal business purposes in connection with its use of the Solutions.

2.4. Hardware. Subject to the terms and conditions of this Agreement, CentralSquare agrees to deliver, through hardware vendors, the Hardware itemized on Exhibit 1. The risk of loss or damage will pass to Customer upon the date of delivery to the Customer specified facility. Upon delivery and full satisfaction of the Hardware payment obligations, Hardware shall be deemed accepted and Customer will acquire good and clear title to Hardware. All Hardware manufacturer warranties will be passed through to Customer. CentralSquare expressly disclaims, and Customer hereby expressly waives all other Hardware warranties, express or implied, without limitation, warranties of merchantability and fitness for a particular purpose.

2.5. Managed Services Hardware. Subject to the terms and conditions of this Agreement, CentralSquare agrees to deliver the Managed Services Hardware itemized on Exhibit 1. So long as the applicable subscription fees are paid and current, Customer shall maintain a limited right in possessory interest in the Managed Services Hardware. No title in the Managed Services Hardware will pass to Customer at any time or for any reason. Customer agrees to maintain adequate insurance against fire, theft, or other loss for the Managed Services Hardware full insurable value. CentralSquare shall coordinate any defect or warranty claims in accordance with Exhibit 8.

2.6. Reservation of Rights. Nothing in this Agreement grants any right, title, or interest in or to any Intellectual Property Rights in or relating to the Solutions, or Third-Party Materials, whether expressly, by implication, estoppel, or otherwise. All right, title, and interest in the Solutions, and the Third-Party Materials are and will remain with CentralSquare and the respective rights holders.

3. Use Restrictions. Authorized Users shall not:

3.1. copy, modify, or create derivative works or improvements of the Solutions, or rent, lease, lend, sell, sublicense, assign, distribute, publish, transfer, or otherwise make available any Solutions to any Entity, including on or in connection with the internet or any time-sharing, service bureau, software as a service, cloud, or other technology or service;

3.2. reverse engineer, disassemble, decompile, decode, adapt, or otherwise attempt to derive or gain access to the source code of the Solutions, in whole or in part;

3.3. bypass or breach any security device or protection used by Solutions or access or use the Solutions other than by an Authorized User through the use of his or her own then valid access;

3.4. input, upload, transmit, or otherwise provide to or through the CentralSquare Systems, any information or materials that are unlawful or injurious, or contain, transmit, or activate any harmful code (any software, hardware, device, or other technology, including any virus, worm, malware, or other malicious computer code, the purpose or effect of which is to (a) permit unauthorized access to, or to destroy, disrupt, disable, distort, or otherwise harm or impede any (i) computer, software firmware, hardware, system or network; or (ii) any application or function of any of the foregoing or the security, integrity, confidentiality, or use of any data processed thereby; or (b) prevent Customer or any Authorized User from accessing or using the Solutions as intended by this Agreement;

3.5. damage, destroy, disrupt, disable, impair, interfere with, or otherwise impede or harm in any manner the CentralSquare Systems, or CentralSquare's provision of services to any third-party, in whole or in part;

3.6. remove, delete, alter, or obscure any trademarks, specifications, Documentation, warranties, or disclaimers, or any copyright, trademark, patent, or other intellectual property or proprietary rights notices from any Documentation or Solutions, including any copy thereof;

3.7. access or use the Solutions in any manner or for any purpose that infringes, misappropriates, or otherwise violates any Intellectual Property Right or other right of any third-party, or that violates any applicable law;

3.8. access or use the Solutions for purposes of competitive analysis of the Solutions, the development, provision, or use of a competing software service or product or any other purpose that is to CentralSquare's detriment or commercial disadvantage or otherwise access or use the Solutions beyond the scope of the authorization granted in Section 2.

4. Audit.

4.1. CentralSquare shall have the right to audit Customer's use of the Software to monitor compliance with this Agreement. Customer shall permit CentralSquare and its directors, officers, employees, and agents to have on-site access at Customer's premises (or remote access as the case may be) during normal business hours to such systems, books, and records for the

purpose of verifying license counts, access counts, and overall compliance with this Agreement. Customer shall render reasonable cooperation to CentralSquare as requested. If as a result of any audit or inspection CentralSquare substantiates a deficiency or non-compliance, or if an audit reveals that Customer has exceeded the restrictions on use, Customer shall promptly reimburse CentralSquare for all its costs and expenses incurred to conduct such audit or inspection and be required to pay for any delinquencies in compliance and prompt payment of any underpayment of Fees.

5. Customer Obligations.

5.1. Customer Systems and Cooperation. Customer shall at all times during the Term: (a) set up, maintain, and operate in good repair all Customer Systems on or through which the Solutions are accessed or used; (b) provide CentralSquare Personnel with such access to Customer's premises and Customer Systems as is necessary for CentralSquare to perform the Support Services in accordance with the Support Standards and specifications and if required by CentralSquare, remote access in accordance with Exhibit 3 (CentralSquare Access Management Policy); and (c) provide all cooperation as CentralSquare may reasonably request to enable CentralSquare to exercise its rights and perform its obligations under this Agreement.

5.2. Effect of Customer Failure or Delay. CentralSquare is not responsible or liable for any delay or failure of performance caused in whole or in part by Customer's delay in performing, or failure to perform, any of its obligations under this Agreement.

5.3. Corrective Action and Notice. If Customer becomes aware of any actual or threatened activity prohibited by Section **Error! Reference source not found.**, Customer shall, and shall cause its Authorized Users to, immediately: (a) take all reasonable and lawful measures within their respective control that are necessary to stop the activity or threatened activity and to mitigate its effects (including, where applicable, by discontinuing and preventing any unauthorized access to the Solutions and permanently erasing from their systems and destroying any data to which any of them gained unauthorized access); and (b) notify CentralSquare of any such actual or threatened activity.

5.4. Maintaining Current Versions of CentralSquare Solutions. In accordance with Exhibit 2 (Maintenance & Support) and Exhibit 8 (Managed Services Provisions), if applicable. Customer shall install and/or use any New or Major Release within one year of being made available by CentralSquare to mitigate a performance problem, ineligibility for Support Services, or an infringement claim.

6. Professional Services.

6.1. Compliance with Customer Policies. While CentralSquare personnel are performing services at Customer's site, CentralSquare personnel will comply with Customer's reasonable procedures and site policies that are generally applicable to Customer's other suppliers providing similar services and that have been provided to CentralSquare in writing or in advance.

6.2. Contributed Material. In the process of CentralSquare's performing Professional Services, Customer may, from time to time, provide CentralSquare with designs, plans, or specifications, improvements, works or other material for inclusion in, or making modifications to, the Solutions, the Documentation or any other deliverables ("**Contributed Material**"). Customer grants to CentralSquare a nonexclusive, irrevocable, perpetual, transferable right, without the payment of any royalties or other compensation of any kind and without the right of attribution, for CentralSquare, CentralSquare's Affiliates and CentralSquare's licensees to make, use, sell and create derivative works of the Contributed Material.

7. Confidentiality.

7.1. Nondisclosure. The Parties agree, unless otherwise provided in this Agreement or required by law, not to use or make each other's Confidential Information available to any third party for any purpose other than as necessary to perform under this Agreement. **"Confidential Information"** means the Solution(s), Software, and customizations in any embodiment, and either Party's technical and business information relating to inventions or software, research and development, future product specifications, engineering processes, costs, profit or margin information, marketing and future business plans as well as any and all internal Customer and employee information, and any information exchanged by the Parties that is clearly marked with a confidential, private or proprietary legend or which, by its nature, is commonly understood to be confidential.

7.2. Exceptions. A Party's Confidential Information shall not include information that: (a) is or becomes publicly available through no act or omission of the recipient; (b) was in the recipient's lawful possession prior to the disclosure and was not obtained by the recipient either directly or indirectly from the disclosing Party; (c) is lawfully disclosed to the recipient by a third party without restriction on recipient's disclosure, and where recipient was not aware that the information was the confidential information of discloser; (d) is independently developed by the recipient without violation of this Agreement; or (e) is required to be disclosed by law.

8. Security.

8.1. CentralSquare will implement commercially reasonable administrative, technical and physical safeguards designed to ensure the security and confidentiality of Customer Data, protect against any anticipated threats or hazards to the security or integrity

of Customer Data, and protect against unauthorized access or use of Customer Data. CentralSquare will review and test such safeguards on no less than an annual basis.

8.2. Customer shall maintain, in connection with the operation or use of the Solutions, adequate technical and procedural access controls and system security requirements and devices, necessary for data privacy, confidentiality, integrity, authorization, authentication, non-repudiation, virus detection and eradication.

8.3. To the extent that Authorized Users are permitted to have access to the Solutions, Customer shall maintain agreements with such Authorized Users that adequately protect the confidentiality and Intellectual Property Rights of CentralSquare in the Solutions and Documentation and disclaim any liability or responsibility of CentralSquare with respect to such Authorized Users.

9. Personal Data. If CentralSquare processes or otherwise has access to any personal data or Personal Information on Customer's behalf when performing CentralSquare's obligations under this Agreement, then:

9.1. Customer shall be the data controller (where "**data controller**" means an entity which alone or jointly with others determines purposes for which and the manner in which any personal data are, or are to be, processed) and CentralSquare shall be a data processor (where "**data processor**" means an entity which processes the data only on behalf of the data controller and not for any purposes of its own);

9.2. Customer shall ensure that it has obtained all necessary consents and it is entitled to transfer the relevant personal data or Personal Information to CentralSquare so that CentralSquare may lawfully use, process and transfer the personal data and Personal Information in accordance with this Agreement on Customer's behalf, which may include CentralSquare processing and transferring the relevant personal data or Personal Information outside the country where Customer and the Authorized Users are located in order for CentralSquare to provide the Solutions and perform its other obligations under this Agreement; and

9.3. CentralSquare shall process personal data and information only in accordance with lawful and reasonable written instructions given by Customer and as set out in and in accordance with the terms of this Agreement; and

9.4. CentralSquare shall take reasonable steps to ensure that its employees, agents and contractors who may have access to Personal Information are persons who need to know / access the relevant Personal Information for valid business reasons; and

9.5. each Party shall take appropriate technical and organizational measures against unauthorized or unlawful processing of the personal data and Personal Information or its accidental loss, destruction or damage so that, having regard to the state of technological development and the cost of implementing any measures, the measures taken ensure a level of security appropriate to the harm that might result from such unauthorized or unlawful processing or accidental loss, destruction or damage in relation to the personal data and Personal Information and the nature of the personal data and Personal Information being protected. If necessary, the Parties will cooperate to document these measures taken.

10. Representations and Warranties.

10.1. Intellectual Property Warranty. CentralSquare represents and warrants that (a) it is the sole and exclusive owner of (or has the right to license) the software; (b) it has full and sufficient right, title and authority to grant the rights and/or licenses granted under this Agreement; (c) the software does not contain any materials developed by a third party used by CentralSquare except pursuant to a license agreement; and (d) the software does not infringe any patent, or copyright.

10.2. Intellectual Property Remedy. In the event that any third party asserts a claim of infringement against the Customer relating to the software contained in this Agreement, CentralSquare shall indemnify and defend the Customer pursuant to section 13.1 of this Agreement. In the case of any such claim of infringement, CentralSquare shall either, at its option, (1) procure for Customer the right to continue using the software; or (2) replace or modify the software so that that it becomes non-infringing, but equivalent in functionality and performance.

10.3. Software Warranty. CentralSquare warrants to Customer that: (i) for a period of one year from the Effective Date (the "Warranty Period") the Software will substantially conform in all material respects to the specifications set forth in the Documentation, when installed, operated and used as recommended in the Documentation and in accordance with this Agreement; and (ii) at the time of delivery the Software does not contain any virus or other malicious code.

10.4. Software Remedy. If, during the Warranty Period a warranty defect is confirmed in the CentralSquare Software, CentralSquare shall, at its option, reinstall the Software or correct the Defects. Defects that occur in the Software after the Warranty Period will be corrected pursuant to Exhibit 2 (Maintenance & Support) and Exhibit 8 (Managed Services Provisions), if applicable.

10.5. Services Warranty**.** CentralSquare warrants that the Professional Services delivered will substantially conform to the deliverables specified in the applicable statement of work and that all Professional Services will be performed in a professional and workmanlike manner consistent with industry standards for similar work. If Professional Services do not substantially conform to the deliverables, Customer shall notify CentralSquare of such non-conformance in writing, within 10 days from

completion of Professional Service, and CentralSquare shall promptly repair the non-conforming deliverables.

10.6. **Disclaimer of Warranty. EXCEPT FOR THE EXPRESS LIMITED WARRANTIES SET FORTH ABOVE, CENTRALSQUARE MAKES NO WARRANTIES WHATSOEVER, EXPRESSED OR IMPLIED, WITH REGARD TO THE INTELLECTUAL PROPERTY, SOFTWARE, PROFESSIONAL SERVICES, AND/OR ANY OTHER MATTER RELATING TO THIS AGREEMENT, AND THAT CENTRALSQUARE DISCLAIMS ALL WARRANTIES, WHETHER EXPRESS, IMPLIED, STATUTORY, OR OTHERWISE, INCLUDING ALL WARRANTIES ARISING FROM COURSE OF DEALING, USAGE OR TRADE PRACTICE, AND SPECIFICALLY DISCLAIMS IMPLIED WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, OR TITLE. FURTHER, CENTRALSQUARE EXPRESSLY DOES NOT WARRANT THAT A SOLUTION, ANY CUSTOM MODIFICATION OR ANY IMPROVEMENTS WILL BE USABLE BY CUSTOMER IF THE SOLUTION OR CUSTOM MODIFICATION HAS BEEN MODIFIED BY ANYONE OTHER THAN CENTRALSQUARE PERSONNEL, OR WILL BE ERROR FREE, WILL OPERATE WITHOUT INTERRUPTION OR WILL BE COMPATIBLE WITH ANY HARDWARE OR SOFTWARE EXCEPT TO THE EXTENT EXPRESSLY SET FORTH IN THE DOCUMENTATION. ALL THIRD-PARTY MATERIALS ARE PROVIDED "AS-IS" AND ANY REPRESENTATION OR WARRANTY OF OR CONCERNING ANY OF THEM IS STRICTLY BETWEEN CUSTOMER AND THE THIRD-PARTY. THIS AGREEMENT DOES NOT AMEND, OR MODIFY CENTRALSQUARE'S WARRANTY UNDER ANY AGREEMENT OR ANY CONDITIONS, LIMITATIONS, OR RESTRICTIONS THEREOF.**

11. Notices. All notices and other communications required or permitted under this Agreement must be in writing and will be deemed given when delivered personally, sent by United States registered or certified mail, return receipt requested; transmitted by facsimile or email confirmed by first class mail, or sent by overnight courier. Notices must be sent to a Party at its address shown below, or to such other place as the Party may subsequently designate for its receipt of notices in writing by the other Party.

If to CentralSquare : **CentralSquare Technologies, LLC**
1000 Business Center Dr.
Lake Mary, FL 32746
Phone: 407-304-3235
Attention: Legal/Contracts

If to Customer: **City of Bentonville**
1000 SE 14th St.
Bentonville, AR 72712
Phone: 479-271-3127
Email: dhayes@bentonvillear.com
Attention: Dennis Hayes

12. Force Majeure.
Neither Party shall be responsible for failure to fulfill its obligations hereunder, or be liable for damages resulting from delay in performance as a result of war, fire, strike, riot or insurrection, natural disaster, pandemic or epidemic, delay of carriers, governmental order or regulation, complete or partial shutdown of plant, unavailability of equipment, software, or services from suppliers, default of a subcontractor or vendor to the Party if such default arises out of causes beyond the reasonable control of such subcontractor or vendor, the acts or omissions of the other Party, or its officers, directors, employees, agents, contractors, or elected officials, and/or other occurrences beyond the Party's reasonable control ("Excusable Delay" hereunder). In the event of such Excusable Delay, performance shall be extended on a day for day basis or as otherwise reasonably necessary to compensate for such delay.

13. Indemnification.

13.1. CentralSquare Indemnification. CentralSquare shall indemnify, defend, and hold harmless Customer from any and all Claims or liability, including attorneys' fees and costs, brought by a third party, allegedly arising out of, in connection with, or incident to any loss, damage or injury to persons or property or arising solely from a wrongful or negligent act, error or omission of CentralSquare, its employees, agents, contractors, or any subcontractor as a result of CentralSquare's or any subcontractor's performance pursuant to this Agreement; however, CentralSquare shall not be required to indemnify Customer for any claims caused to the extent of the negligence or wrongful act of Customer, its employees, agents, or contractors. Notwithstanding anything to the contrary in the foregoing, if a Claim or liability results from or is contributed to by the actions or omissions of Customer, or its employees, agents or contractors, CentralSquare's obligations under this provision shall be reduced to the extent of such actions or omissions based upon the principle of comparative fault.

13.2. Customer Indemnification. To the extent allowable by law, Customer shall indemnify, defend, and hold harmless CentralSquare from any and all Claims or liability, including attorneys' fees and costs, allegedly arising out of, in connection with, or incident to any loss, damage or injury to persons or property or arising solely from a wrongful or negligent act, error

or omission of Customer, its employees, agents, contractors, or any subcontractor as a result of Customer's or any subcontractor's performance pursuant to this Agreement; however, Customer shall not be required to indemnify CentralSquare for any Claims or actions caused to the extent of the negligence or wrongful act of CentralSquare, its employees, agents, or contractors. Notwithstanding anything to the contrary in the foregoing, if a Claim or liability results from or is contributed to by the actions or omissions of CentralSquare, or its employees, agents or contractors, Customer's obligations under this provision shall be reduced to the extent of such actions or omissions based upon the principle of comparative fault.

13.3. "**Claim**" in this Section 13 means any claim, cause of action, demand, lawsuit, dispute, inquiry, audit, notice of violation, proceeding, litigation, citation, summons, subpoena or investigation of any nature, civil, criminal, administrative, regulatory or other, whether at law, in equity, or otherwise.

14. Termination.

14.1. Either Party may terminate this Agreement for a material breach in accordance with this subsection. In such event, the disputing Party shall deliver written notice of its intent to terminate along with a description in reasonable detail of the problems for which the disputing Party is invoking its right to terminate and the specific requirement within this Agreement or any exhibit or schedule hereto that the disputing Party is relying upon. Following such notice, the Parties shall commence dispute resolution procedures in accordance with the dispute resolution procedure pursuant to Section 17.

14.2. CentralSquare shall have the right to terminate this Agreement based on Customer's failure to pay undisputed amounts due under this Agreement more than ninety (90) days after delivery of written notice of non-payment.

14.3. Customer shall have the right to terminate if the proper appropriation of funds for the continuation of this Agreement is not available for any fiscal year after the first fiscal year during the Term, then this Agreement may be terminated. To effect the termination of this Agreement, Customer shall, within forty-five (45) days following the beginning of the fiscal year for which the proper appropriation is not available, provide CentralSquare with written notice of the failure to obtain the proper appropriation of funds. Such notice shall be accompanied by the payment of all sums then owed CentralSquare under this Agreement, if any.

14.4. Customer may also terminate for convenience, in whole or in part, at any time by providing thirty (30) days written notice. Should Customer terminate for convenience during any twelve (12) month term, CentralSquare shall provide a pro-rated refund for any on-premise subscription asset designated on Exhibit 1, with "(OP)". Should Customer terminate for convenience, in whole or in part, any cloud hosted subscription asset, no pre-paid fees shall be returned, or pro-rated refund be given, for any remaining months on the then current term. Should Customer terminate for convenience, in whole or in part, any third-party asset, no pre-paid fees shall be returned, or pro-rated refund be given, for any remaining months on the then current term.

15. Effect of Termination or Expiration. On the expiration or earlier termination of this Agreement:

15.1. All rights, licenses, and authorizations granted to Customer hereunder will immediately terminate and Customer shall immediately cease all use of CentralSquare's Confidential Information and the Solutions, and within thirty (30) days deliver to CentralSquare, or at CentralSquare's request destroy and erase CentralSquare's Confidential Information from all systems Customer directly or indirectly controls; and

15.2. All licenses, access or subscription fees, services rendered but unpaid, and any amounts due by Customer to CentralSquare of any kind shall become immediately payable and due no later than thirty (30) days after the effective date of the termination or expiration, including anything that accrues within those thirty (30) days.

15.3. The provisions set forth in the following sections, and any other right or obligation of the Parties in this Agreement that, by its nature (including but not limited to: Use Restrictions, Confidential Information, Warranty Disclaimers, Indemnifications, & Limitations of Liability), will survive any expiration or termination of this Agreement.

15.4. In the event that Customer terminates this Agreement or cancels any portions of a project (as may be set forth in a Statement of Work) prior to Go Live (which shall be defined as "first use of a Solution or module of a Solution in a production environment, unless otherwise agreed by the Parties in a statement of work"), Customer shall pay for all Professional Services actually performed by CentralSquare on a time and materials basis, regardless of the payment terms in Exhibit 1.

15.5. Return of Customer Data. If Customer requests in writing at least ten (10) days prior to the effective date of expiration or earlier termination of this Agreement, CentralSquare shall within sixty (60) days following such expiration or termination, deliver to Customer in CentralSquare's standard format the then most recent version of Customer Data maintained by CentralSquare, provided that Customer has at that time paid all Fees then outstanding and any amounts payable after or as a result of such expiration or termination.

15.6. Deconversion. In the event of (i) expiration or earlier termination of this Agreement, or (ii) Customer no longer purchasing certain Solutions (including those indicated to be Third-Party Materials), if Customer requests assistance in the transfer of Customer Data to a different vendor's applications ("Deconversion"), CentralSquare will provide reasonable assistance. CentralSquare and Customer will negotiate in good faith to establish the relative roles and responsibilities of CentralSquare

and Customer in effecting Deconversion, as well as the appropriate date for completion. CentralSquare shall be entitled to receive compensation for any additional consultation, services, software, and documentation required for Deconversion on a time and materials basis at CentralSquare's then standard rates.

15.7. Termination of this Agreement shall not relieve either Party of any other obligation incurred one to the other prior to termination.

16. Assignment. Neither this Agreement nor any rights or obligations hereunder shall be assigned or otherwise transferred by either Party without the prior written consent of the other Party, which consent will not be unreasonably withheld; provided however, that in the event of a merger or acquisition of all or substantially all of CentralSquare's assets, CentralSquare may assign this Agreement to an entity ready, willing and able to perform CentralSquare's executory obligations hereunder.

17. Dispute Resolution. Any dispute, controversy or claim arising out of or relating to this Agreement (each, a "Dispute"), including the breach, termination, or validity thereof, shall be resolved as follows:

17.1. Good Faith Negotiations. The Parties agree to send written notice to the other Party of any Dispute ("Dispute Notice"). After the other Party receives the Dispute Notice, the Parties agree to undertake good faith negotiations to resolve the Dispute. Each Party shall be responsible for its associated travel and other related costs.

17.2. Escalation to Mediation. If the Parties cannot resolve any Dispute through good faith negotiations, the dispute will be escalated to non-binding mediation, with the Parties acting in good faith to select a mediator and establishing the mediation process. The Parties agree the mediator's fees and expenses, and the mediator's costs incidental to the mediation, will be shared equally between the Parties. The Parties shall bear their own fees, expenses, and costs.

17.3. Confidential Mediation. The Parties further agree all written or oral offers, promises, conduct, and statements made in the course of the mediation are confidential, privileged, and inadmissible for any purpose in any litigation, arbitration or other proceeding involving the Parties. However, evidence that is otherwise admissible or discoverable shall not be rendered inadmissible or non-discoverable as a result of its use in the mediation.

17.4. Litigation. If the Parties cannot resolve a Dispute through mediation, then once an impasse is declared by the mediator either Party may pursue litigation in a court of competent jurisdiction.

18. Waiver/Severability. The failure of any Party to enforce any of the provisions hereof will not be construed to be a waiver of the right of such Party thereafter to enforce such provisions. If any provision of this Agreement is found to be unenforceable, that provision will be enforced to the maximum extent possible, and the validity, legality and enforceability of the remaining provisions will not in any way be affected or impaired thereby.

19. LIABILITY. NOTWITHSTANDING ANY PROVISION WITHIN THIS AGREEMENT TO THE CONTRARY, AND REGARDLESS OF THE NUMBER OF LOSSES, WHETHER IN CONTRACT, EQUITY, STATUTE, TORT, NEGLIGENCE, OR OTHERWISE:

19.1. **NEITHER PARTY SHALL HAVE LIABILITY TO THE OTHER PARTY FOR ANY SPECIAL, INDIRECT, INCIDENTAL, PUNITIVE, EXEMPLARY, LIQUIDATED, OR CONSEQUENTIAL DAMAGES OF ANY KIND INCLUDING BUT NOT LIMITED TO, REPLACEMENT COSTS, AND NEITHER PARTY SHALL BE LIABLE TO THE OTHER PARTY FOR LOSSES OF PROFIT, REVENUE, INCOME, BUSINESS, ANTICIPATED SAVINGS, DATA, AND REPUTATION, AND MORE GENERALLY, ANY LOSSES OF AN ECONOMIC OR FINANCIAL NATURE, REGARDLESS OF WHETHER SUCH LOSSES MAY BE DEEMED AS CONSEQUENTIAL OR ARISING DIRECTLY AND NATURALLY FROM THE INCIDENT GIVING RISE TO THE CLAIM, AND REGARDLESS OF WHETHER SUCH LOSSES ARE FORESEEABLE OR WHETHER EITHER PARTY HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH LOSSES; AND**

19.2. **CENTRALSQUARE'S TOTAL LIABILITY ARISING OUT OF OR IN CONNECTION WITH THIS AGREEMENT SHALL NOT EXCEED THE AMOUNT(S) ACTUALLY PAID BY CUSTOMER TO CENTRALSQUARE HEREUNDER FOR THE LAST TWELVE (12) MONTHS PRIOR TO THE DATE THE CLAIM AROSE.**

20. Insurance. During the term of this Agreement, CentralSquare shall maintain insurance coverage covering its operations in accordance with Exhibit 4 (Certificate of Insurance (Evidence of Coverage)). Upon request by Customer, CentralSquare shall include Customer as an additional insured on applicable insurance policies provided under this Agreement. CentralSquare shall provide proof of current coverage during the term of this Agreement.

21. Third-Party Materials. CentralSquare may, from time to time, include third parties to perform services, provide software, or provide equipment. Customer acknowledges and agrees CentralSquare provides front-line support services for these Third-Party Materials, but these third parties assume all responsibility and liability in connection with the Third-Party Materials. CentralSquare is not authorized to make any representations or warranties that are binding upon the third-party or to engage in any other acts that are binding upon the third-party, except specifically that CentralSquare is authorized to represent third-party fees and to accept payment of such amounts from Customer on behalf of the third-party for as long as such third-party authorizes CentralSquare to do so. As a condition precedent to installing or accessing certain Third-Party Materials, Customer may be required to execute a click-through, shrink-wrap End User License Agreement ("EULA") or similar agreement provided by the Third-Party Materials provider. If mapping information is supplied with the CentralSquare Software, CentralSquare makes no representation or warranty as to the completeness

or accuracy of the mapping data provided with the CentralSquare Software. The completeness or accuracy of such data is solely dependent on the information supplied by the Customer or the mapping database vendor to CentralSquare. All third-party materials are provided “as-is” and any representation or warranty concerning them is strictly between Customer and the third-party.

22. **Subcontractors**. CentralSquare may from time to time, in its discretion, engage third parties to perform services on its behalf including but not limited to Professional Services, Support Services, and/or provide software (each, a "Subcontractor"). CentralSquare shall be fully responsible for the acts of all subcontractors to the same extent it is responsible for the acts of its own employees.

23. **Entire Agreement**. This Agreement, and any Exhibits specifically incorporated therein by reference, constitute the entire agreement between the Parties with respect to the subject matter. These documents supersede and merge all previous and contemporaneous proposals of sale, communications, representations, understandings and agreements, whether oral or written, between the Parties with respect to the subject hereof.

24. **Amendment**. Either Party may, at any time during the term, request in writing changes to this agreement. The Parties shall evaluate and, if agreed, implement all such requested changes. No requested changes will be effective unless and until memorialized in either a CentralSquare issued add-on quote signed by Customer, or a written change order or amendment to this Agreement signed by both Parties.

25. **No Third-Party Beneficiaries**. This Agreement is for the sole benefit of the Parties and their respective successors and permitted assigns and nothing herein, express or implied, is intended to or shall confer on any other person any legal or equitable right, benefit, or remedy of any nature under or by reason of this Agreement.

26. **Counterparts**. This Agreement, and any amendments hereto, may be executed in several counterparts, each of which when so executed shall be deemed to be an original, and such counterparts shall constitute one and the same instrument. The Agreement (and any amendments) shall be considered properly executed by a Party if executed by that Party and transmitted by facsimile or other electronic means, such as DocuSign, Tagged Image Format Files (TIFF), or Portable Document Format (PDF).

27. **Material Adverse Change**. If any law, regulation, applicable standard, process, OEM requirement is changed or comes into force after the Effective Date, including but not limited to PCI standards or Americans with Disabilities Act compliance (collectively, a “Material Adverse Change”), which is not explicitly addressed within this Agreement and results in *significant extra* costs for either Party in relation to the performance of this Agreement, both Parties shall promptly meet, discuss in good faith, and agree upon reducing the technical, operational, and/or commercial impact of such Material Adverse Change.

28. **Cooperative Purchases.** This Agreement may be used by Customer Affiliates. CentralSquare agrees to offer similar services to other Affiliates under the same terms and conditions as stated herein except that the Fees may be negotiated between CentralSquare and other Affiliates based on the specific revenue expectations, agency reimbursed costs, and other Affiliate requirements. The Customer will in no way whatsoever incur any liability in relation to specifications, delivery, payment, or any other aspect of purchases by such Affiliates. CentralSquare and the Affiliate will enter into any such arrangement with an amendment to this Agreement.

29. **Order of Precedence**.

    29.1. In the event of any conflict or inconsistency between this Agreement, the Exhibits, or any purchase order, then the following priority shall prevail:

        29.1.1. The main body of this Agreement and any associated amendments, statements of work (including Exhibit 5 (Statement of Work)), or change orders and then the attached Exhibits to this Agreement in the order in which they appear.

    29.2. Customer’s purchase terms and conditions or CentralSquare’s sales terms and conditions are not applicable and shall have no force or effect, whether referenced in any document in relation to this Agreement.

    29.3. Incorporated Exhibits to this Agreement:

    Exhibit 1: Solution(s) and Services Fee Schedule

    Exhibit 2: Maintenance & Support

    Exhibit 3: CentralSquare Access Management Policy

    Exhibit 4: Certificate of Insurance (Evidence of Coverage)

    Exhibit 5: Statement of Work

    Exhibit 6: Intentionally Omitted

    Exhibit 7: Service Level Commitments (if applicable)

    Exhibit 8: Intentionally Omitted

    Exhibit 9: Intentionally Omitted

EXHIBIT 1-A
Solutions(s) and Services Fee Schedule

COMMUNITY DEVELOPMENT

	PRODUCT NAME	QUANTITY	UNIT PRICE	DISCOUNT	TOTAL
1.	Bluebeam Server API for TRAKiT Annual Access Fee	1	6,700.48		6,700.48
2.	Community Development: Advanced Annual Subscription Fee SaaS	35	2,000.00	- 3,500.00	66,500.00
3.	eTRAKiT Credit Card API Annual Access Fee	1	1,340.10		1,340.10
4.	GIS Advanced Engine Subscription SaaS Annual Subscription Fee SaaS	1	5,500.00	- 809.66	4,690.34
5.	TRAKiT Credit Card Reader Interface Annual Access Fee	1	3,600.00	- 1,589.85	2,010.15

Community Development Software Subtotal	87,140.58 USD
Community Development Software Discount	- 5,899.51 USD
Community Development Software Total	81,241.07 USD

NAVILINE

	PRODUCT NAME	QUANTITY	UNIT PRICE	DISCOUNT	TOTAL
6.	Cognos BI: Base Bundle NaviLine Multi-Data Source Annual Access Fee	1	2,144.15		2,144.15
7.	Fusion Proprietary Annual Access Fee	1	5,000.00		5,000.00
8.	Horizon Cloud for NaviLine Annual Access Fee	1	48,000.00		48,000.00
9.	LG Address Manager Annual Access Fee	2	3,292.53		6,585.06
10.	LG GeoBlade Viewer Annual Subscription Fee	1	2,494.37		2,494.37

11.	Modifications Annual Access Fee	1	1,400.00		1,400.00
12.	NaviLine Accounts Receivable-Annual Access Fee	1	5,892.00		5,892.00
13.	NaviLine Cash Receipts Lock Box Interface Annual Access Fee	1	1,212.00	- 263.17	948.83
14.	NaviLine Cash Receipts-Annual Access Fee	1	3,792.00		3,792.00
15.	NaviLine Cloud Test Environment Annual Subscription Fee	1	12,000.00		12,000.00
16.	NaviLine Customer Information System Annual Access Fee	1	20,380.43		20,380.43
17.	NaviLine Document Management Services Annual Access Fee	1	2,268.00		2,268.00
18.	NaviLine Financials Imaging Interface Annual Access Fee	1	4,860.00		4,860.00
19.	NaviLine Global Financials Annual Access Fee	1	0.00		0.00
20.	NaviLine GMBA w/Extended Reporting Annual Access Fee	1	16,296.00		16,296.00
21.	NaviLine Land/Parcel Mgmt-Annual Access Fee	1	6,228.00		6,228.00
22.	NaviLine Real-Time Pricing Annual Access Fee	1	0.00		0.00
23.	NaviLine Smart Metering Annual Access Fee	1	7,684.81		7,684.81
24.	NaviLine User Interface Annual Access Fee	1	12,000.00	- 12,000.00	0.00
25.	NaviLine Utilities Imaging Interface Annual Access Fee	1	4,860.00		4,860.00
26.	NaviLine Web Enablement Annual Access Fee	1	1,284.00		1,284.00
27.	NaviLine Web Enablement Test Annual Access	1	1,284.00	- 814.00	470.00
28.	NaviLine Work Orders/Facility Management Annual Access Fee	1	10,692.00		10,692.00

Naviline Software Subtotal	176,356.82 USD
Naviline Software Discount	- 13,077.17 USD
Naviline Software Total	163,279.65 USD

SOFTWARE SUMMARY

Software Subtotal	263,497.40 USD
Software Discount	- 18,976.68 USD
Software Total	**244,520.72 USD**

WHAT SERVICES ARE INCLUDED?

COMMUNITY DEVELOPMENT

	DESCRIPTION	TOTAL
1.	Community Development: Advanced SaaS Subscription Cloud Setup Fee	10,000.00
2.	Public Administration Data Conversion Services - Fixed Fee	1,950.00
3.	Public Administration GIS Services - Fixed Fee	9,750.00
4.	Public Administration Project Management Services - Fixed Fee	3,315.00
5.	Public Administration Technical Services - Fixed Fee	4,680.00

Community Development Services Subtotal	29,695.00 USD
Community Development Services Discount	- 10,310.35 USD
Community Development Services Total	19,384.65 USD

NAVILINE

	DESCRIPTION	TOTAL
6.	Public Administration Project Management Services - Fixed Fee	19,500.00
7.	Public Administration Technical Services - Fixed Fee	28,665.00

Naviline Services Subtotal	48,165.00 USD
Naviline Services Discount	- 6,261.45 USD
Naviline Services Total	41,903.55 USD

SERVICES SUMMARY

Services Subtotal	77,860.00 USD
Services Discount	- 16,571.80 USD
Services Total	**61,288.20 USD**

QUOTE SUMMARY

Software Subtotal	263,497.40 USD
Services Subtotal	77,860.00 USD
Quote Subtotal	341,357.40 USD
Discount	- 35,548.48 USD
Quote Total	**305,808.92 USD**

Payment Schedule:

	Implementation Services
30%	Due on Effective Date
20%	Due at Project Kickoff
15%	Due at completion of 1st End User Training Session
30%	Due at Go Live
5%	Due at completion of Reliability Period

Payment Terms:

Subscriptions:

- Annual Subscription Fees are due on the Effective Date, and annually thereafter on the anniversary of the Delivery Date. Beginning on February 1, 2025, an additional one-time fee of $12,642.41 will be invoiced.
- Annual Subscription Fees shall increase by 5% each year.

Services:

- Community Development: Advanced SaaS Subscription Cloud Setup Fee due upon the Effective Date.

- If applicable, non-fixed fee professional services shall be due as incurred on a time and materials basis. Non-fixed fee professional services are not included in the percentages outlined in the above Payment Schedule.
- If applicable, non-fixed fee travel expenses shall be due as incurred, invoiced monthly for the travel expenses of the preceding month. Non-fixed fee travel expenses are not included in the percentages outlined in the above Payment Schedule.
- If applicable, Fixed Fee travel expenses are included in the percentages outlined in the above Payment Schedule.

Hardware:

- If applicable, Non-subscription Hardware Fees are due on the Effective Date.

Licenses:

- If applicable, License Fees are due on the Delivery Date.

Support & Maintenance

- If applicable, Support & Maintenance Fees are due annually, starting prior to the first anniversary of the Delivery Date and annually thereafter.
- Annual Software Maintenance Fees shall increase by 5% each year.
- If applicable, legacy support and maintenance shall be due until the Delivery Date of the applicable replacement software. Any unused pre-paid support and maintenance shall be credited as a pro-rated amount towards the next applicable subscription software invoice due under this Agreement, or future invoice.

Third Party:

- If applicable, Third-Party Software Fees are due on the Effective Date. Third-Party software subscriptions and/or support fees shall be due annually thereafter on the anniversary of the Effective Date. Third-Party Software fees are subject to increase each year.
- If applicable, Third-Party Services shall be due 50% at Effective Date, 25% at completion of 1st End User Training Session, and 25% at Go Live.

Invoice Terms:

CentralSquare shall provide an invoice for the items in the schedule above no less than thirty (30) days prior to the due date.

Billing Information:

Fees will be payable within 30 days of invoicing.

ANCILLARY FEES

a. Customer is responsible for paying all taxes relating to this Agreement. Applicable tax amounts (if any) are not included in the fees set forth in this Agreement. If Customer is exempt from the payment of any such taxes, Customer must provide CentralSquare valid proof of exemption; otherwise, CentralSquare will invoice Customer and Customer will pay to CentralSquare all such tax amounts.
b. To the extent allowable by law, if Customer fails to make any payment when due, then CentralSquare may charge interest on the past due amount at the rate of 1.5% per month calculated daily and compounded monthly, or, if lower, the highest rate permitted under applicable law; and if such failure continues for 90 days following written notice thereof, CentralSquare may suspend performance or access until past due amounts have been paid.

EXHIBIT 2
Maintenance & Support

This Maintenance & Support Exhibit describes support and maintenance relating to technical support that CentralSquare will provide to Customer during the Term of the Agreement.

1. Product Updates and Releases

1.1. Software Version. "Software Version" means the base or core version of the Software that contains significant new features and significant fixes and is available to the Customer. Software Versions may occur as the Software architecture changes or as new technologies are developed. The nomenclature used for updates and upgrades consists of major, minor, build, and fix and these correspond to the following digit locations of a release, a,b,c,d. An example of which would be 7.4.1.3, where the 7 refers to the major release, the 4 refers to the minor release, the 1 refers to the build, and the 3 refers to a fix. All Software Versions are provided and included as part of this Agreement.

1.2. Updates. From time to time CentralSquare may develop permanent fixes or solutions to known problems or bugs in the Software and incorporate them in a formal "Update" to the Software. If Customer is receiving technical support from CentralSquare on the general release date for an Update, CentralSquare will provide the Customer with the Update and related Documentation at no extra charge. Updates for custom configurations will be agreed upon by the Parties and outlined in a Statement of Work or Change Order.

1.3. Releases. Customer shall agree to install and/or use any New or Major Release within one year of being made available by CentralSquare to avoid or mitigate a performance problem, ineligibility for Support and Maintenance Services or infringement claim. All modifications, revisions and updates to the Software shall be furnished by means of new Releases of the Software and shall be accompanied by updates to the Documentation whenever CentralSquare determines, in its sole discretion, that such updates are necessary.

2. Support

2.1. CentralSquare shall provide to Customer support via toll-free phone number *833-278-7877* or via the CentralSquare Support Portal. CentralSquare shall provide to Customer, commercially reasonable efforts in solving errors reported by the Customer as well as making available an online support portal. Customer shall provide to CentralSquare reasonably detailed documentation and explanation, together with underlying data, to substantiate errors and to assist CentralSquare in its efforts to diagnose, reproduce and correct the error. Should either Party not be able to locate the error root cause and Customer and CentralSquare agree that on-site services are necessary to diagnose or resolve the problem CentralSquare shall provide a travel estimate and estimated hours in order to diagnose the reported error.

2.2. If after traveling onsite to diagnose a reported error and such reported error did not, in fact, exist or was not attributable to a defect in the Software provided by CentralSquare or an act or omission of CentralSquare, then Customer shall pay for CentralSquare's investigation, travel, and related services in accordance with provided estimate. Customer must provide CentralSquare with such facilities, equipment and support as are reasonably necessary for CentralSquare to perform its obligations under this Exhibit, including remote access in accordance with the Remote Access Policy.

3. Online Support Portal

Online support is available via https://support.centralsquare.com/s/contact-us, offering Customer the ability to resolve its own problems with access to CentralSquare's most current information. Customer will need to enter its designated username and password to gain access to the technical support areas on CentralSquare's website. CentralSquare's technical support areas allow Customer to: (i) search an up-to-date knowledge base of technical support information, technical tips, and featured functions; and (ii) access answers to frequently asked questions (FAQ).

4. Exclusions from Technical Support Services

CentralSquare shall have no support obligations to provide Support or Maintenance for Solutions that are not kept current to one version prior to the then current version of the Solution. CentralSquare shall have no support obligations with respect to any third-party hardware or software product not licensed or sold to Customer by CentralSquare ("Nonqualified Product"). Customer shall be solely responsible for the compatibility and functioning of Nonqualified Products with the Software.

5. Customer Responsibilities

In connection with CentralSquare's provision of technical support as described herein, Customer acknowledges that Customer has the responsibility to do each of the following:

5.1 Provide hardware, operating system and browser software that meets technical specifications, as well as a fast, stable, high-speed connection and remote connectivity for accessing the Solution.

5.2 Maintain any applicable computer system and associated peripheral equipment in good working order in accordance with the manufacturers' specifications, and ensure that any problems reported to CentralSquare are not due to hardware malfunction;

5.3 For CentralSquare Solutions that are implemented on Customer Systems, maintain the designated operating system at the latest code revision level reasonably deemed necessary by CentralSquare for proper operation of the Software;

5.4 Supply CentralSquare with access to and use of all information and facilities reasonably determined to be necessary by CentralSquare to render the technical support described herein;

5.5 Perform any test or procedures reasonably recommended by CentralSquare for the purpose of identifying and/or resolving any problems;

5.6 At all times follow routine operator procedures as specified in the Documentation or any error correction guidelines of CentralSquare posted on the CentralSquare website;

5.7 Customer shall remain solely responsible at all times for the safeguarding of Customer's proprietary, confidential, and classified information contained within Customer Systems; and

5.8 Reasonably ensure that the Customer Systems are isolated and free from viruses and malicious code that could cause harm before requesting or receiving remote support assistance.

6. Priorities and Support Response Matrix

The following priority matrix relates to software errors covered by this Agreement. Causes secondary to non-covered causes - such as hardware, network, and third-party products - are not included in this priority matrix and are outside the scope of this Exhibit. CentralSquare will make commercially reasonable efforts to respond to Software incidents for live remote based production systems using the following guidelines:

Priority	Issue Definition	Response Time
Priority 1 – Urgent	The software is completely down and will not launch or function.	Priority 1 issues must be called in via 833-278-7877 and will be immediately answered and managed by the first available representative.
Priority 2 – Critical	A high-impact problem that disrupts the customer's operation but there is capacity to remain productive and maintain necessary operations.	Priority 2 issues must be called in via 833-278-7877 and will be immediately answered and managed by the first available representative.
Priority 3 – Non-Critical	A Software Error related to a user function which does not negatively impact the User from the use of the system. This includes system administrator functions or restriction of user workflow but does not significantly impact their job function.	Priority 3 issues called in via 833-278-7877 will be immediately answered and managed by the first available representative. Non-Critical Priority 3 issues may also be reported via Https://support.centralsquare.com/s/contact-us
Priority 4 – Minor	Cosmetic or documentation errors, including Customer technical questions or usability questions.	Priority 4 issues called in via 833-278-7877 will be immediately answered and managed by the first available representative. Minor Priority 4 issues may also be reported via Https://support.centralsquare.com/s/contact-us

7. Exceptions. CentralSquare shall not be responsible for failure to carry out its Support and Maintenance obligations under this Exhibit if the failure is caused by adverse impact due to:

7.1. defectiveness of the Customer's Systems (including but not limited to environment, hardware or ancillary systems), or due to Customer corrupt, incomplete, or inaccurate data reported to the Solution, or documented defect.

7.2. denial of reasonable access to Customer's System or premises preventing CentralSquare from addressing the issue.

7.3. material changes made to the usage of the Solution by Customer where CentralSquare has not agreed to such changes in advance and in writing or the modification or alteration, in any way, by Customer or its subcontractors, of communications links necessary to the proper performance of the Solution.

7.4. a Force Majeure event (as outlined in Section 12), or the negligence, intentional acts, or omissions of Customer or its agents.

8. Incident Resolution. Actual response times and resolutions may vary due to issue complexity and priority. For critical impact level and above, CentralSquare provides a continuous resolution effort until the issue is resolved. CentralSquare will make commercially reasonable efforts to resolve Software incidents for live remote based production systems using the following guidelines:

Priority	Resolution Process	Resolution Time
Priority 1 – Urgent	CentralSquare will provide a procedural or configuration workaround or a code correction that allows the Customer to resume live operations on the production System.	CentralSquare will work continuously to provide the Customer with a solution that allows the Customer to resume live operations on the production system. CentralSquare will either resolve the issue or provide a resolution plan as soon as possible and not later than twenty-four (24) hours after notification.
Priority 2 – **Critical**	CentralSquare will provide a procedural or configuration workaround or a code correction that allows the Customer to resume normal operations on the production System.	CentralSquare will work continuously to provide the Customer with a solution that allows the Customer to resume normal operations on the production System. CentralSquare will either resolve the issue or provide a resolution plan as soon as possible and not later than thirty-six (36) hours after notification.
Priority 3 – Non – Critical	CentralSquare will provide a procedural or configuration workaround that allows the Customer to resolve the problem.	CentralSquare will work to provide the Customer with a resolution which may include a workaround or code correction within a timeframe that takes into consideration the impact of the issue on the Customer and CentralSquare's User base. Priority 3 issues have priority scheduling in a subsequent release.
Priority 4 – Minor	If CentralSquare determines that a reported Minor Priority error requires a code correction, such issues will be addressed in a subsequent release when applicable.	CentralSquare will work to provide the Customer with a resolution which may include a workaround or code correction in a future release of the software. Priority 4 issues have no defined resolution time.

9. **Non-Production Environments.** CentralSquare will make commercially reasonable efforts to provide fixes to non-production environment(s). Non-production environments are not included under the response or resolution tables provided in this Exhibit.
   9.1. Maintenance. All non-production environment resolution processes will follow the structure and schedules outlined above for production environments.
   9.2. Incidents and service requests. Non-production environment incidents are considered priority 3 or 4, dictated by circumstances and will be prioritized and scheduled subordinate to production environment service requests.
10. **Training.** Outside the scope of training services purchased, if any, Customer is responsible for the training and organization of its staff in the operation of the Software.
11. **Development Work.** Software support and maintenance does not include development work either (i) on software not licensed from CentralSquare or (ii) development work for enhancements or features that are outside the documented functionality of the Software, except such work as may be specifically purchased and outlined in the Agreement. CentralSquare retains all intellectual property rights in development work performed and Customer may request consulting and development work from CentralSquare as a separate billable service.
12. **Technology Life Expectancy**. Customer understands, acknowledges and agrees that the technology upon which the Hardware, Solution and Third-Party Software is based changes rapidly. Customer further acknowledges that CentralSquare will continue to improve the functionality and features of the Solution to improve legal compliance, accuracy, functionality and usability. As a result, CentralSquare does not represent or warrant that the Hardware, Solution and/or Third-Party Software provided to Customer under this Agreement or that the Customer Systems recommended by CentralSquare will function for an indefinite period of time. Rather, CentralSquare and Customer may, from time to time, analyze the functionality of the Hardware, Solution, Third-Party Software and Customer Systems in response to changes to determine whether Customer must upgrade the same. Customer upgrades may include without limitation, the installation of a new Release, additional disk storage and memory, and workstation and/or server upgrades. Customer upgrades may also include the installation and/or removal of Third-Party Software. Customer is solely responsible for all costs associated with future resources and upgrades.

EXHIBIT 3
CentralSquare Access Management Policy

In order to provide secure, federally compliant connections to agency systems CentralSquare Technologies ("CentralSquare") requires BeyondTrust or SecureLink as the only approved methodology of connection. BeyondTrust and Securelink provide the necessary remote access in order to service and maintain CentralSquare products while adhering to the Federal Bureau of Investigations Criminal Justice Information Services requirements. Both solutions utilize two-factor authentication Federal Information Processing Standard Publication ("FIPS") 140-2 validated cryptographic modules and AES encryption in 256-bit strengths.

BeyondTrust and Securelink are addressed in turn via this Access Management Policy; Customers may choose which remote privileged access management solution will be utilized by CentralSquare.

BeyondTrust

The BeyondTrust remote support solution may be utilized via escorted session or a jump Customer. As for an escorted session, when an agency needs assistance from CentralSquare, the agency employee requesting assistance will receive verbal or email communication with a session key necessary to enable remote access. If a verbal key is provided, the user enters the session key after visiting https://securesupport.centralsquare.com.

Jump Customers are a Windows service that can be stopped/started to facilitate a support session. Connections made via jump Customer can be active or passive. An active jump Customer is always available. A passive connection is enabled for a specific purpose and then disabled when not used. Regardless of the option selected, CentralSquare's support team will arrange a BeyondTrust session to establish the jump Customer.

The jump Customer resides on the agency side on the installed device, where an agency administrator can manage. Instructions on how to enable/disable jump Customers can be provided upon request. A sample workflow of a passive jump Customer is provided below:

> *Should an agency require support from CentralSquare, a call would be placed and/or a support ticket opened in the portal on the CentralSquare customer support website. Before accessing the agency's system and/or environment, the CentralSquare representative would send a notice of connection from the CentralSquare support portal instance. This notice can be sent to the individual at the agency that the CentralSquare representative is working with or other designated contacts as necessary. Upon receipt of the notice of connection, the agency personnel would enable the BeyondTrust jump Customer. The CentralSquare representative would then be admitted to the agency's system and/or environment to perform the necessary task. Upon completion of the task, the CentralSquare representative sends a notice of disconnection from the CentralSquare support portal instance. Upon receipt of the notice of disconnection, the agency personnel would then disable the BeyondTrust jump Customer.*

Securelink

Similar to BeyondTrust's escorted session, Securelink may be utilized via "quick connect". To enable a quick connect session when an agency needs assistance from CentralSquare, the Agency employee requesting assistance will enter a key code in order to connect for screen sharing on a device.

Similar to the jump Customer methodology, SecureLink may also be utilized via "gatekeeper". The sample workflow description for a jump Customer provided above is substantially similar to the workflow for gatekeeper.

Summation

BeyondTrust and Securelink allow customers the ability to monitor connectivity to the customer's network and maintain CJIS compliance while enabling CentralSquare to perform the necessary support functions.

EXHIBIT 4

Certificate of Insurance (Evidence of Coverage)

ACORD®

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 09/01/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER MARSH USA, LLC. TWO ALLIANCE CENTER 3560 LENOX ROAD, SUITE 2400 ATLANTA, GA 30326 CN130114897-EO/C-GAWU-23-24	**CONTACT NAME:** **PHONE (A/C, No, Ext):** **FAX (A/C, No):** **E-MAIL ADDRESS:**
INSURED CentralSquare Technologies, LLC 1000 Business Center Drive Lake Mary, FL 32746	**INSURER(S) AFFORDING COVERAGE** — **NAIC #** **INSURER A :** The Charter Oak Fire Insurance Co. — 25615 **INSURER B :** Phoenix Insurance Company — 25623 **INSURER C :** Travelers Property Casualty Company Of America — 25674 **INSURER D :** Travelers Casualty And Surety Company — 19038 **INSURER E :** AIG Specialty Insurance Company — 26883 **INSURER F :**

COVERAGES **CERTIFICATE NUMBER:** ATL-005494481-01 **REVISION NUMBER:** 0

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X **COMMERCIAL GENERAL LIABILITY** CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: [X] POLICY [ ] PRO-JECT [ ] LOC OTHER:			H-630-6S758660-COF-23	08/31/2023	08/31/2024	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 1,000,000 $ 10,000 $ 1,000,000 $ 2,000,000 $ 2,000,000
B	**AUTOMOBILE LIABILITY** ANY AUTO OWNED AUTOS ONLY [ ] SCHEDULED AUTOS [X] HIRED AUTOS ONLY [X] NON-OWNED AUTOS ONLY			BA-6S783539-23-I3-G	08/31/2023	08/31/2024	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 1,000,000 $ $ $
C	X **UMBRELLA LIAB** [ ] OCCUR **EXCESS LIAB** [ ] CLAIMS-MADE DED [X] RETENTION $ 10,000			CUP-6S801390-23-I3	08/31/2023	08/31/2024	EACH OCCURRENCE AGGREGATE	$ 10,000,000 $ 10,000,000
D	**WORKERS COMPENSATION AND EMPLOYERS' LIABILITY** Y / N ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? [N] N / A **(Mandatory in NH)** If yes, describe under DESCRIPTION OF OPERATIONS below			UB-6S783668-23-I3-G	08/31/2023	08/31/2024	X PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ 1,000,000 $ 1,000,000 $ 1,000,000
E	E&O/Cyber			01-424-27-66	08/31/2023	08/31/2024	Limit SIR	5,000,000 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Evidence of Insurance

CERTIFICATE HOLDER	**CANCELLATION**
CentralSquare Technologies LLC 1000 Business Center Drive Lake Mary, FL 32746	**SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.** **AUTHORIZED REPRESENTATIVE of Marsh USA LLC** John Whittle

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ACORD 25 (2016/03) **The ACORD name and logo are registered marks of ACORD**

EXHIBIT 5-A
Statement of Work

Project: Bentonville, AR - Community Dev Cloud Modernization

The parties mutually agree and acknowledge this Summary of Services is a high-level overview of the project requested, not a detailed requirements or design of solution.

Project Scheduling

Parties agree a schedule will be provided for services within sixty (60) days from the execution of the above quote number.

Change Requests

The parties may request a change to this summary of services, to increase hours or deliverables, through a written request to the CentralSquare project manager or resource.

Professional Services

Throughout the course of the project, CentralSquare will use several types of services (defined herein) to complete the necessary steps for successful deployment of the contracted services. The overall services aligned to implementation include Project Management, Consulting Services, Technical Services, Data Conversion Services, Training Services, and in some cases, Installation Services.

Business Hours

All project services will be performed during normal business hours, defined as 8:00-5:00 PM Eastern Time. If Client desires to perform the services outside of these hours, additional fees will apply.

CentralSquare Connectivity to On-Premise Systems

The BeyondTrust/Bomgar and/or SecureLink remote support solutions shall be the method of remote access to on-premises customer systems and/or data. These solutions meet all requirements as contained in Section 5.5.6 of the FBI CJIS Security Policy (Remote Access). Use of either of these solutions enable customer agencies to remain CJIS compliant for purposes of FBI and/or state regulatory agency audits.

In addition to the above, the PSJ ProSuite application utilizes SSH connectivity to maintain a persistent connection to the appliance/s. The 911 application utilizes Kaseya for application and/or support needs. These solutions are only utilized for these specific applications in addition to Bomgar and/or SecureLink.

Services Scope of Project

The project includes the following scope of services:

A CentralSquare technical resource will install the same version of the Community Development software that is in the client's production environment onto the Cloud environment and migrate the client's database to same environment. A data conversion resource will reschedule client's Land Update (GTUR) & Financial Export Jobs. A GIS consultant will migrate the current environment and alter/rewrite the Python scripts as needed. Once Client has officially switched over to new environment, CentralSquare will create a test environment. Scope includes project

management for client communications. All services listed herein are being provided remotely. No training, consulting or configuration changes or any other services not specifically listed, are included in this scope.

The client's production environment should be upgraded to latest version / hotfix of Community Development on premise before CentralSquare begins the server migration to the cloud environment. The client will need to put in a help desk ticket to have their test environment upgraded to the latest version of Community Development. After thoroughly testing this upgrade, the production environment can be upgraded and then moved to cloud.

EXHIBIT 5-B
Statement of Work

Bentonville, AR – NaviLine Cloud Modernization

This document is the Statement of Work (SOW) for services related to an On-Premise to CentralSquare Cloud Migration as identified in the Order (the "Agreement") for Bentonville, AR (“Customer"). CentralSquare Technologies, LLC ("CentralSquare") will provide the services identified in the Agreement as further described in this SOW to assist the Customer in migrating the CentralSquare software from an On-Premise solution, within the Customer’s network to a solution hosted in CentralSquare’s Cloud data center. The specifics of the component systems are identified in the Software License and Services Agreement (the Agreement). This SOW is incorporated into the Agreement.

This SOW is intended to be a planning and control document and not the detailed requirements or design of the solution.

The Deliverables listed herein are considered requirements of the project and have an assigned lead which has been noted in the table below and may be updated from time-to-time during project progress meetings. Any such changes shall not alter the intent of the contract.

Project Overview

The customer has contracted for premise-based CentralSquare NaviLine Public Administration applications to be migrated into the CentralSquare Cloud.

Duties and Responsibilities of Customer

- Provide primary project contact to work directly with the CentralSquare Project Manager
- Provide network information where necessary to set up a VPN for secure data access
- Work with 3rd party software vendors to secure proper licensing for non-CentralSquare applications included in this agreement to be hosted in the CentralSquare Cloud
- Test Cloud environment to ensure critical processes function as expected. These include, but are not limited to:
    - Security
    - Interfaces from Third Party systems
    - Payroll
    - Accounts Payable
    - General Ledger Posting
    - Reporting
    - Workflow

Duties and Responsibilities of CentralSquare

- A project manager will be assigned after contract execution who will serve as the primary CentralSquare contact for the project and facilitate the implementation of your Cloud environment
- Provide an environment in the CentralSquare cloud with the software licensed as detailed in this Agreement
- Maintain the environment to ensure all software is compliant with the CentralSquare requirements including
    - Current software version upgrades for CentralSquare applications
    - Current operating system versions and patches
    - Current networking security

    - Confirm any 3rd party software to be hosted is currently supported by the software vendor
- Provide 24/7/365 monitoring of the environment along with proactive troubleshooting

Stages and Milestones

1. Project Kickoff Meeting
2. Review Meetings with Customer/Project Team
3. Configuration and Installation of VPN
    - VPN RFI
    - Technical call with Network teams
    - Initial Configuration and shipment of the VPN appliance
    - VPN racked and connected by customer
    - Final Configuration and connectivity testing of VPN
4. Provision Server Environment
5. Application Installation
6. Setup User Environment / Data Seeding from premise environment
7. Initial Testing
8. Mock Migration
9. Acceptance Testing
10. Go-Live Testing /Go Live
11. Configure Additional Environment(s)

Change Requests and Changes to this Statement of Work

The Customer and CentralSquare may request a change to this scope of work by following the process outlined in this section.

Either party may request changes in scope. The parties honor such a request only if it becomes a formal Change Order.

The change order will provide sufficient detail including the following.

- Detailed description of resources (both Customer and CentralSquare) required to perform the change
- Specifications if applicable
- Implementation Plans
- Schedule for completion
- Verification and Approval criteria
- Impact on current milestones and payment schedule
- Additional milestones (if applicable)
- Impact on project goals and objectives
- Price

Either CentralSquare or Customer management may propose a change by submittal of a Change Request to the other party. The other party has five (5) business days (or as mutually agreed upon) to determine agreement to the Change Request. If both parties agree to the Change Request, the change will become a Change Order documented and signed by both parties. If agreement to pursue a Change Order does not occur in five (5) business days of the initiation of the Change Request (or as mutually agreed upon), it is assumed that the Change Request has been rejected and any remaining issues will be identified on the Issues Log and/or follow the Dispute Resolution process below.

Dispute Resolution Procedures

The Customer and CentralSquare should anticipate challenging issues to arise throughout the implementation process due to the complex magnitude of this project. In order for challenging issues to be remedied in a timely fashion, the Customer and CentralSquare will utilize the following Dispute Resolution Procedure

All communication regarding the project should be directed to CentralSquare and Customer's Project Manager in order to maintain consistent communication between the parties. Scheduled weekly calls/meetings will be maintained between the CentralSquare Project Manager and the Customer's Project Team (including the Customer's Project Manager).

All issues or concerns will be discussed actively and openly between CentralSquare's Project Manager and the Customer's Project Manager. If issues begin to interfere with the progression of the implementation project, the Customer and/or CentralSquare should escalate to CentralSquare management.

NaviLine Specific Responsibilities and Deliverables

The responsibilities and deliverables for CentralSquare and the Customer for NaviLine Cloud migrations are addressed in this section.

CentralSquare responsibilities and deliverables

Networking

- Provide VPN RFI (Request For Information) to assist with configuration of VPN device provided to facilitate communication between Customer and CentralSquare data centers
- Provide VPN router / firewall for installation on customer network for connectivity to Cloud systems
- Configure VPN / firewall rules for inbound access to Cloud Systems, outbound access to Customer premise systems
- Provide NATs/PATs for any premise systems or printers that require access from Cloud systems

NaviLine v9.1 IBMi systems

- Set up Cloud IBMi VM (dedicated or shared environment) to support NaviLine
- Provide lists from current Premise IBMi premise system, with recommendations for migration to Cloud IBMi for:
  - User profiles
  - Printers, remote output queues and any associated workstation customization objects
  - Libraries
  - QDLS folders & IFS directories, including file shares, where applicable
  - Job scheduler entries
  - System values
  - System reply list entries
- Create new objects, based on lists provided
  - User profiles, printers, and remote output queues via standards for Cloud IBMi systems
    - Optionally copy initial programs prior to migration
    - Optionally copy reports from select output queues after migration
  - Copy / set up existing objects from Premise IBMi to Cloud IBMi, based on lists provided
    - Libraries, QDLS folders, and IFS directories
    - Set up file shares
    - Merge job schedule entries, system values, and system reply list entries
  - Review TCPIP configuration and add to Cloud VM, as necessary, for:
    - Host table entries (including those for QNTC connections, if any)
    - Specific Routes
    - Application specific attributes
  - Load existing third party applications associated with NaviLine, where applicable such as:
    - Axes & LongRange for Mobiles
    - DataGate for DMS
    - Jacada for NaviLine Java UI
    - Profound for NaviLine HTML5 UI
    - XML4RPG for Web Enablement
  - Assist with migration/Installation of additional third party applications to be migrated
  - Verify job queue entries for batch work management

- Review initial list of test users to verify access to Cloud systems prior to turnover for testing
- Provide Testing Guidelines document to assist customer in developing a test plan
- Support testing efforts, escalating to Application Support, as necessary
- Perform Mock Go Live, refreshing data from lists above, as necessary
- Jointly develop Go Live Plan with customer

Click2Gov v3 Windows systems

- Set up Cloud Windows VM to support Click2Gov
- Copy configurations from existing C2G system on Premise to Cloud VM
- Provide steps for configuring Point of Sale workstations to point to Cloud IBMi VM
- Provide Customer steps for transitioning C2G services from premise to Cloud VM

Cognos v10/11 Windows systems

- Set up Cloud Windows VM to support Cognos
- Export of custom reports/report templates created on Premise system by users
- Import custom reports/report templates to Cloud VM

Go Live Support

- Perform Go Live, refreshing data from lists above, as necessary
- Prepare Cloud systems for access, per Go Live Plan
- Execute CentralSquare steps for transitioning C2G services from Premise to Cloud

Post Go Live activities

- Provide Post-Go Live Support for one week, prior to turnover to Application Support
- Create test environment from a copy of production 30 days post-go live, if applicable
- Test environment data refreshes: once a client is live in cloud data center, the client may request up to two test environment data refreshes per year if the client is current on their support agreement. Additional data refreshes are available at a cost and a quote will be provided if requested.

Customer responsibilities and deliverables

Networking

- Complete VPN RFI document supplied by CentralSquare
- Assist with installation of CentralSquare provided VPN router/firewall
  Note: If customer equipment will be used in place of CentralSquare, customer is responsible for configuration of their equipment
- Update network routing to direct traffic destined for the Cloud systems to route over the VPN

NaviLine systems

- Review lists provided above and supply feedback on what to migrate to Cloud systems

Click2Gov systems

- Provide access to enable extraction of current configurations from premise system
- Execute Customer steps for transitioning C2G services from Premise to Cloud

Cognos systems

- Provide access to enable extraction of current configurations from premise system
- Identify any non-standard locations for user reports/templates

HR.NET

- Configure individual installs of HR.NET (on the workstations) to point to Cloud IBMi VM

DMS

- Configure new Windows server or instance to point to Cloud IBMi VM
  Optionally, retain existing DMS server, but arrange for testing windows to point existing DMS to Cloud IBMi

Customer Owned Third Party Applications

  - Identify any third party applications that will be migrated to Cloud systems such as; ACOM, OptiSpool, Quatred, etc.
- Arrange for license acquisition/transfer to Cloud systems
- Coordinate the migration of these applications from Premise to Cloud, as needed

Interfaces and File Transfers

- Identify all interfaces and file transfers to/from current Premise IBMi

Testing

- Develop test plan for testing applications on Cloud systems
- Coordinate with customer test teams to execute test plan
  - Include all printers, third party applications, interfaces, and file transfers
- Provide signoff for testing efforts at least one week prior to Go Live
- Jointly develop Go Live Plan with CentralSquare

Go Live Support

- Prepare on Premise NaviLine solution for migration
  - Complete payment processing, bill runs, etc.
  - Disable access to premise NaviLine
- Assist CentralSquare with data refresh as needed
  Arrange for overnight tape shipment to CentralSquare data center, if applicable
- Provide resources over Go Live weekend to validate the Cloud systems as operational
  - Run balancing reports
  - Verify access, printing, and other identified critical business processes
- Perform any changes on premise to support the migration to Cloud systems
  - Update desktop software suites, shortcuts, etc.
  - Update interfaces to point to Cloud systems
  - Execute Customer steps for transitioning C2G services from premise to Cloud
  - Copy DMS documents from old server to new server; or point current DMS server to Cloud IBMi

EXHIBIT 6
Intentionally Omitted

EXHIBIT 7
Service Level Commitments

1. **Service Level Commitments**

   A. Availability. During any calendar month, the availability of the Solution shall be no less than 99.9%, excluding scheduled maintenance. CentralSquare shall provide Customer with prompt notification as soon as it becomes aware of any actual or potential unscheduled downtime of the Solution, as well as continual periodic updates during the unscheduled downtime regarding CentralSquare's progress in remedying the unavailability and estimated time at which the Solution shall be available.

   B. Measurement. Service availability is measured as the total time that the solutions are available during each calendar month for access by Customer ("Service Availability"). Service Availability measurement shall be applied to the production environment only, and the points of measurement for all monitoring shall be the servers and the internet connections at CentralSquare's hosted environment.

   C. Calculation. Service availability for a given month shall be calculated using the following calculation:
      I. The total number of minutes which the service was not available in a given month shall be subtracted from the total number of minutes available in the given month. The resulting figure is divided by the total number of minutes available in the given month.
      II. Service availability targets are subject to change due to the variance of the number of days in a month.
      III. The total number of minutes which the service was not available in a given month shall exclude minutes associated with scheduled or emergency maintenance.

   D. Remedy. If the service period target measurement is not met, then the customer shall be entitled to a credit calculated as follows:

Service availability	Credit percentage
Less than 99.9% but greater than or equal to 99.0%	5%
Less than 99.0% but greater than or equal to 95.0%	10%
Less than 95%	20%

Service Availability in the relevant Service Period	**Percentage Reduction in Monthly Fee for the Subsequent Service Period**
Less than 99.9% but greater than or equal to 99.0%	5%
Less than 99.0% but greater than or equal to 95.0%	10%
Less than 95%	20%

   E. Credit must be requested by the customer within sixty (60) days of the failed target. Any credit awarded shall be applied to the next applicable invoice. Customer shall not be eligible for credits where customer is more than thirty (30) days past due on their account.

2. Server Performance & Capacity. The standard provisioning of storage for the cloud solutions is 1 terabyte. If Customer requests to add additional Software, increase storage or processing requirements, and/or request additional environments, these requests will be evaluated and if additional resources are required to support modifications, additional fees may apply at per unit (gigabyte, hour, license, etc).

3. Non-Production Environments. Included in the subscription fee is access to the training environment during the hours of 8:00am – 4:00pm EST, Monday through Friday. Should the Customer require extended access for items such as internal training, CentralSquare can make exceptions provided that Customer provide reasonable advance written notice. CentralSquare will then work with the Customer to enable access in accordance with an agreed upon schedule.

EXHIBIT 8
Intentionally Omitted

EXHIBIT 9
Intentionally Omitted

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE MAYOR AND THE CITY CLERK TO ENTER INTO AN AGREEMENT WITH CENTRALSQUARE TECHNOLOGIES, LLC, FOR CLOUD MIGRATION SERVICES, IN AN AMOUNT NOT TO EXCEED THREE HUNDRED FIVE THOUSAND EIGHT HUNDRED EIGHT DOLLARS AND NINETY-TWO CENTS ($305,808.92); ADJUSTING THE 2024 BUDGET TO APPROPRIATE BUDGETED FUNDS INTO CORRECT EXPENSE ACCOUNTS; AND FOR OTHER PURPOSES.

WHEREAS, CentralSquare Technologies is the current vendor of two key software programs utilized by the City, TraKIT and Naviline;

WHEREAS, migrating TraKIT to the cloud is currently included in the 2024 budget;

WHEREAS, migrating Naviline to the cloud was not planned; however, doing so at this time incurs certain incentives;

WHEREAS, funds were budgeted to update physical hardware for Naviline which will no longer be needed due to the cloud migration, making these funds available for the cloud migration instead;

WHEREAS, CentralSquare Technolgies, LLC is the only available provider of cloud migration services for these software programs making it a single source item not subject to the bid process;

WHEREAS, no additional funding is requested for this agreement.

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

Section 1: The Mayor and City Clerk are hereby authorized to enter into an agreement with CentralSquare Technologies, LLC, for cloud migration services, in an amount not to exceed three hundred five thousand eight hundred eight dollars and ninety-two cents ($305,808.92);

Section 2: The 2024 Budget is hereby adjusted to appropriate budgeted funds, in the amount of twenty-nine thousand five hundred dollars ($29,500.00) from Account #101010-47520 – Computer Equipment into Account #101010-43310 – Technical/Data Processing;

Section 3: The 2024 Budget is further adjusted to appropriate budgeted funds, in the amount of twenty-nine thousand five hundred dollars ($29,500.00) from Account #503530-47520 – Computer Equipment into Account #503530-43310 – Technical/Data Processing;

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

Section 5 - Repeal of Conflicting Resolutions: All Ordinances, Resolutions, or Orders of the City Council, or parts of the same, in conflict with this Resolution are repealed to the extent of such conflict.

PASSED and APPROVED this _____ day of _____, 2024.

APPROVED:

_____
STEPHANIE ORMAN, Mayor

ATTEST:

_____
KIRBY ROMINES, City Clerk

City of Bentonville, Arkansas Agenda Item Form

Item Details

Council Meeting Date:	1/23/2024	**Submitted By:**	Dennis Hayes
Phone:	479-271-3127	**For Department(s):**	IT / Police
Email:	dhayes@bentonvillear.com		

Item Type (Check all that apply)

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

Title, Recommendation & Justification

Title:	Resolution entering into an Agreement for Battery & Battery Backup Replacement
Action Recommendation & Justification:	Authorizing an agreement with Heartland Business Systems for battery and battery backup replacement through participation in TIPS Contract #220105. No budget adjustment is needed.
Additional Comments for Consideration (Optional):	This replaces equipment going out of support and will ensure we have adequate battery backup for Police department dispatch and systems. Use of a purchasing cooperative is allowed pursuant to Arkansas State Statute 19-11-249 as the awarded contract has already gone through a competitive bid process. Participation in a Co-Op contract is allowed after Purchasing has determined that the solicitation is in line with the City's Purchasing Policy.
Amount for Approval:	**$** 38,733.43

Budget Impact

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

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

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

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

Budget Impact Notes for Consideration (Optional):

HEARTLAND BUSINESS SYSTEMS

Battery Replacement

Quote #320829 v3

Prepared For:	Prepared By:	
Bentonville, City of	**Fayetteville, AR Office**	Date Issued: **01.16.2024**
Don Chase 1000 SW 14th Street Bentonville, AR 72712	Jennifer Bricker 3775 N Mall Ave Suite 4 Fayetteville, AR 72703	Expires: **02.09.2024**
P: (479) 271-3127 **E:** don.chase@bentonville.arkansas.gov	**P:** 4793326945 **E:** jbricker@hbs.net	

Battery Replacement		Price	Qty	Ext. Price
WMBRS2-MB-T9B4	**APC by Schneider Electric - Service - On-site - Modular Battery Replacement Service (MBRS): Includes the new batteries, installation of the new batteries and proper disposal/recycling of the existing batteries to be performed during normal business hours**	$6,563.17	1	$6,563.17
WMBRS9-MB-T9B4	**APC by Schneider Electric - Service - On-site - Modular Battery Replacement Service (MBRS): Includes the new batteries, installation of the new batteries and proper disposal/recycling of the existing batteries to be performed during normal business hours**	$26,732.20	1	$26,732.20
744-A1974	**Eaton Internal Replacement Battery Cartridge (RBC) for Select 5kVA to 6kVA 9PX UPS Systems and EBMs**	$606.58	2	$1,213.16
		Subtotal		**$34,508.53**

TIPS	Price	Qty	Ext. Price
TIPS Contract #220105			

Shipping		Price	Qty	Ext. Price
HBS-SHIPPING-PO	**SHIPPING**	$864.48	1	$864.48
		Subtotal		**$864.48**

Quote Summary	Amount
Battery Replacement	$34,508.53
Subtotal:	**$34,508.53**
Shipping:	**$864.48**
Estimated Tax:	**$3,360.42**
Total:	**$38,733.43**

This quote may not include applicable sales tax, shipping, handling and/or delivery charges. Final applicable sales tax, shipping, handling and/or delivery charges are calculated and applied at invoice. The above prices are for hardware/software only, and do not include delivery, setup or installation by Heartland ("HBS") unless otherwise noted. Installation by HBS is available at our regular hourly rates, or pursuant to a prepaid HBSFlex Agreement. This configuration is presented for convenience only. HBS is not responsible for typographical or other errors/omissions regarding prices or other information. Prices and configurations are subject to change without notice. HBS may modify or cancel this quote if the pricing is impacted by a tariff. A 15% restocking fee will be charged on any returned part. Customer is responsible for all costs associated with return of product and a $25.00 processing fee. No returns, cancellations or order changes are accepted by HBS without prior written approval. This quote expressly limits acceptance to the terms of this quote, and HBS disclaims any additional terms. Customer may issue a purchase order for administrative purposes only. By providing your "E-Signature," you acknowledge that your electronic signature is the legal equivalent of your manual signature, and you warrant that you have express authority to execute this agreement and legally bind your organization to this proposal and all attached documents. Any purchase that the customer makes from HBS is governed by HBS' Standard Terms and Conditions ("ST&Cs") located at http://www.hbs.net/standard-terms-and-conditions, which are incorporated herein by reference. The ST&Cs are subject to change. When a new order is placed, the ST&Cs on the above-stated website at that time shall apply. If customer has signed HBS' ST&Cs version 2020.v1.0 or later, or the parties have executed a current master services agreement, the signed agreement shall supersede the version on the website. Certain purchases also require customer to be bound by end user terms and conditions. A list of end user terms and conditions related to various manufacturers and vendors is set forth at https://www.hbs.net/End-User-Agreements. Any purchase that customer makes is also governed by the applicable end user terms and conditions, which are incorporated herein by reference. If customer has questions about whether end user terms and conditions apply to a purchase, customer shall contact HBS. Any order(s) that exceeds the credit limit assigned by HBS shall require upfront payment from customer in an amount determined by HBS. HBS shall make this determination at the time of the order, unless customer has previously submitted the required onboarding paperwork. In such event, HBS shall make this determination at the time of quoting. Customer shall ensure that all invoices are timely paid as stated in Section 2 of the ST&Cs, regardless of whether Customer has a financing or leasing company or other third-party issue the purchase order. In the event that a third-party issues the purchase order, Customer shall be required to sign this Quote for purposes of approving the order. QT.2023.v2.0

HEARTLAND BUSINESS SYSTEMS

Acceptance

Fayetteville, AR Office

[redacted]

Signature / Name

01/16/2024

Date

Bentonville, City of

Signature / Name Initials

Date

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK TO ENTER INTO AN AGREEMENT WITH HEARTLAND BUSINESS SYSTEMS, LLC, FOR BATTERY AND BATTERY BACKUP REPLACEMENT, IN AN AMOUNT NOT TO EXCEED THIRTY-EIGHT THOUSAND SEVEN HUNDRED THIRTY-THREE DOLLARS AND FORTY-THREE CENTS ($38,733.43); AND FOR OTHER PURPOSES.

WHEREAS, the City of Bentonville Information Technology Department requests to enter into an agreement with Heartland Business Systems, LLC to replace battery and battery backups for the Bentonville Police Department;

WHEREAS, the City procures this service under The Interlocal Purchasing System (TIPS) contract #220105 which has been approved by the Purchasing Manager; and

WHEREAS, this is a budgeted item.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF BENTONVILLE, ARKANSAS.

Section 1: That the Mayor and City Clerk are hereby authorized to enter into an agreement with Heartland Business Systems, LLC for the purchase of battery and battery backup replacements, in an amount not to exceed thirty-eight thousand seven hundred thirty-three dollars and forty-three cents ($38,733.43);

Section 2: Due to this purchase being procured under TIPS contract which has already been bid and is allowable by State law and the City's Purchasing Policy, the requirements of competitive bidding do not apply;

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

Section 4 - Repeal of Conflicting Provisions: All Ordinances, Resolutions, or Orders of the City Council, or parts of the same, in conflict with this Resolution are repealed to the extent of such conflict.

PASSED and APPROVED this _____ day of _____, 2024.

APPROVED:

_____
STEPHANIE ORMAN, Mayor

ATTEST:

_____
KIRBY ROMINES, City Clerk

City of Bentonville, Arkansas Agenda Item Form

Item Details

Council Meeting Date:	2/13/2024	**Submitted By:**	Justin Scantlin
Phone:	479-271-5927	**For Department(s):**	Fire
Email:	jscantlin@bentonvillear.com		

Item Type (Check all that apply)

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

Title, Recommendation & Justification

Title:	Resolution entering into an Agreement for Firefighter Leadership Training Program
Action Recommendation & Justification:	Fire Dept. staff requests approval of an agreement with 1Smartlife LLC. to provide the Bentonville Fire Department with leadership training. No budget adjustment is needed.
Additional Comments for Consideration (Optional):	We have utilized this service over the last couple of years getting all of our Officer's trained with the Brave Fire Leader Level II. We are now expanding the program to include FF's that want to be future leaders of our department. In the last couple of years we have had two different leadership services. Moving to one will improve consistency and efficiency. City Council previously declared safety and security specific specialized training a professional service not subject to bid.
Amount for Approval:	**$** 37,930.00

Budget Impact

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

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

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

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

Budget Impact Notes for Consideration (Optional):

Brave Fire Leader

INVOICE

Date: January 16, 2024

Attention: Accounts Payable

Submit Payment to:
1SmartLife, LLC
1700 Fairbanks Road
Cary, NC 27513

Invoice Number: 24-0116

Terms: 30 Days

DESCRIPTION	ATTENDEES	UNIT PRICE	TOTAL COST
Brave Fire Leader Online Leadership Academy-Cohort, Level I	20		$25,355
Brave Fire Leader Online Leadership Academy-Self Paced, Level I & II (up to 5 attendees)	5		
Coaching & Mentoring Sessions 15 sessions for 30 minutes each			
Workshop Sessions using Zoom (1.5 - 2 hrs) 3 custom sessions for the year			
MBTI Assessment (up to 40 online tests)			
Department Survey (Up to 3 for the year)			
3-Day Live/In-Person Training in Bentonville			$12,575
		Due =	**$37,930**

RESOLUTION NO._____

A RESOLUTION ALLOWING THE MAYOR AND CITY CLERK TO ENTER INTO AN AGREEMENT WITH 1SMARTLIFE LLC., IN THE AMOUNT OF THIRTY-SEVEN THOUSAND NINE HUNDRED THIRTY DOLLARS ($37,930.00), FOR LEADERSHIP TRAINING; AND FOR OTHER PURPOSES.

WHEREAS, Bentonville Fire Department Staff is recommending City Council to authorize the Mayor and City Clerk to enter into an agreement with 1Smartlife Inc. to provide the Bentonville Fire Department with leadership training;

WHEREAS, this agreement will provide coaching and mentoring, Zoom based live instruction, surveys, and an in-person class with each shift; and

WHEREAS, this is a budgeted item.

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

Section 1: The Mayor and City Clerk are authorized to enter into an agreement with 1Smartlife LLC., to provide leadership training for Bentonville Fire Department Personnel, in an amount not to exceed thirty-seven thousand nine hundred thirty dollars ($37,930.00);

Section 2 - Severability Provision: If any part of this Resolution is held invalid, the remainder of this Resolution shall continue in effect as if such invalid portion never existed; and

Section 3 - Repeal of Conflicting Provisions: All Ordinances, Resolutions, or Orders of the City Council, or parts of the same, in conflict with this Resolution are repealed to the extent of such conflict.

PASSED this _____ day of _____, 2024.

APPROVED:

_____
STEPHANIE ORMAN, Mayor

Attest:

_____
KIRBY ROMINES, City Clerk

City of Bentonville, Arkansas Agenda Item Form

Item Details

Council Meeting Date:	2/13/2024	**Submitted By:**	Kevin Boydston
Phone:	(479) 271-3151	**For Department(s):**	Fire
Email:	kboydston@bentonvillear.com		

Item Type (Check all that apply)

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

Title, Recommendation & Justification

Title:	Resoluton Approving the Purchase of a Budgeted Replacement of Smith Detection GC/MS
Action Recommendation & Justification:	Approve resolution authorizing the purchase the Griffin G510 GC/MS under the HGAC Cooperative Contract # EP11-20. No budget adjustment is needed.
Additional Comments for Consideration (Optional):	Our current GC/MS is in the 10th year and at the end of life usage. Service and maintenance contracts aren't available. This purchase includes training, refill kits and 4 additional years on the 2 year Annual Service Contract (5 years). Use of a purchasing cooperative is allowed pursuant to Arkansas State Statute 19-11-249 as the awarded contract has already gone through a competitive bid process. This is in line with the City's Purchasing Policy.
Amount for Approval:	**$** 211,415.82

Budget Impact

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

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

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

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

Budget Impact Notes for Consideration (Optional):

HGACBuy	CONTRACT PRICING WORKSHEET For Catalog & Price Sheet Type Purchases	Contract No.:	EP11-20	Date Prepared:	1/11/2024

This Worksheet is prepared by Contractor and given to End User. If a PO is issued, both documents MUST be faxed to H-GAC @ 713-993-4548. Therefore please type or print legibly.

Buying Agency:	City of Bentonville - Fire Department	**Contractor:**	FARRWEST ENV. SUPPLY
Contact Person:	Shawn Lanier	**Prepared By:**	MATT MEYER
Phone:	479-271-5990	**Phone:**	210-566-1857
Fax:		**Fax:**	210-566-1897
Email:	slanier@bentonvillear.com	**Email:**	mmeyer@farrwest.com

Catalog / Price Sheet Name:	FLIR
General Description of Product:	GC/MS

A. Catalog / Price Sheet Items being purchased - Itemize Below - Attach Additional Sheet If Necessary

Quan	Description	Unit Pr	Total
1	FLIR Griffin G510 GC/MS Field Ready Kit (103-032-0002)	144998	144998
1	FLIR Griffin Sample Prep Kit Refill	940.8	940.8
1	FLIR G510 Annual Service Contract - 4 Additional Years (6 Total)	53760	53760
			0
			0
			0
			0
			0
			0
			0
			0
			0
		Total From Other Sheets, If Any:	
		Subtotal A:	199698.8

HGACBuy THE SMART PURCHASING SOLUTION

B. Unpublished Options, Accessory or Service items - Itemize Below - Attach Additional Sheet If Necessary
(Note: Unpublished Items are any which were not submitted and priced in contractor's bid.)

Quan	Description	Unit Pr	Total
1	3-Day GC/MS Training Class	8350	8350
			0
			0
			0
		Total From Other Sheets, If Any:	
		Subtotal B:	8350

Check: Total cost of Unpublished Options (B) cannot exceed 25% of the total of the Base Unit Price plus Published Options (A+B).	**For this transaction the percentage is:** 4%

C. Trade-Ins / Special Discounts / Other Allowances / Freight / Installation / Miscellaneous Charges

Shipping & Handling	450
Subtotal C:	450

Delivery Date:	**D. Total Purchase Price (A+B+C):** 208498.8

Estimate

FARRWEST

Date	Estimate #
1/29/2024	17243

108 Commercial Place
Schertz, TX 78154

Ph: 210-566-1857
Fax 210-566-1897

CITY OF BENTONVILLE - FIRE DEPARTMENT
SHAWN LANIER
slanier@bentonvillear.com
479-271-5990

P.O. No.	Rep	Project/Event
	MM	

Item	Description	Qty	Cost	Total
103-032-0002	FLIR GRIFFIN G510 GC/MS; FIELD READY KIT..INCLUDES: - Integrated Heated Sample Probe & Liquid Injector - 9AC power adapter, (4) batteries, US power cord, External 2-Bay Battery Charger - (12) 99.5% He gas cartridges, External Gas Regulator & Quick Disconnect Kit for 105L Canister, (6) Injector Maintenance Kits, (1) Ultra-Pure Helium Gas Canister 99.99% - 105L - Syringe, Sample Prep Kit, GROB test mixture, Standard Toolkit, Stylus, Bluetooth keyboard, Case, USB drive w/ GSS Software for remote PC. - Intial 1-Yr Warranty with additional 1-Yr Extended Service Contract, including two PM Services - 1 per year, Griffin Reachback support - 24 month warranty	1	144,998.00	144,998.00T
241-005-0111	GRIFFIN G510 SAMPLE PREP KIT REFILL INCLUDES: 100 PRE-FILLED SAMPLE VIALS SETS (2 VIALS EACH) FOR LIQUID AND SOLIDS SAMPLE PREPARATION, 100 SWABS, 100 PIPETTES, 10 RINSE VIALS (FOR USE WITH THE GRIFFIN G510 SAMPLE PREP KIT	1	940.80	940.80T

It's been a pleasure working with you!

Subtotal	
Sales Tax (9.5%)	
Total	

Phone #	Fax #
210-566-1857	210-566-1897

Web Site
www.farrwest.com

Estimate

FARRWEST

Date	Estimate #
1/29/2024	17243

108 Commercial Place
Schertz, TX 78154

Ph: 210-566-1857
Fax 210-566-1897

CITY OF BENTONVILLE - FIRE DEPARTMENT
SHAWN LANIER
slanier@bentonvillear.com
479-271-5990

P.O. No.	Rep	Project/Event
	MM	

Item	Description	Qty	Cost	Total
FW-SAMPL-08	FARRWEST TRAINING GC/MS TECHNOLOGIES CLASS, 3-DAY, 8HR CLASS Class will include Theory of portable GC/MS, Level 1 Touch Software, Air Sample/Air Confirm Acquisition, Liquid/Solid Sample Preparation, Liquid Injector Technique, Solid Sample Technique, SPME Fiber Technique, Level 2 Software for Data Interpretation	1	8,350.00	8,350.00T
500EXTWAR36	FLIR G510 ANNUAL SERVICE CONTRACT (3 YEARS) INCLUDES 3 YEARS EXTENDED WARRANTY WITH BASIC REACH BACK SUPPORT AND (3) PREVENTATIVE MAINTENANCE SERVICES – ONE PER YEAR. LOANER INSTRUMENT WHEN REPAIR WILL BE OVER 5 DAYS IS INCLUDED, SUBJECT TO AVAILABILITY.	1	38,335.00	38,335.00T
10000	SHIPPING & HANDLING	1	450.00	450.00T
	HGAC PRICING - CONTRACT#EP11-20			

It's been a pleasure working with you!

Subtotal	
Sales Tax (9.5%)	
Total	

Phone #	Fax #
210-566-1857	210-566-1897

Web Site
www.farrwest.com

Estimate

FARRWEST

Date	Estimate #
1/29/2024	17243

108 Commercial Place
Schertz, TX 78154

Ph: 210-566-1857
Fax 210-566-1897

CITY OF BENTONVILLE - FIRE DEPARTMENT
SHAWN LANIER
slanier@bentonvillear.com
479-271-5990

P.O. No.	Rep	Project/Event
	MM	

Item	Description	Qty	Cost	Total
	Registered in SAM - UEI - HBS7NNDNN7R3 Cage Code – 45QL9 WBE Certified Small Women-Owned Business POC – Matt Meyer Office- (210)-566-1857 Cell - (210) 885-1834 Fax – (210)-566-1897 Email – mmeyer@farrwest.com Website – www.farrwest.com			

It's been a pleasure working with you!

Subtotal	$193,073.80
Sales Tax (9.5%)	$18,342.02
Total	$211,415.82

Phone #	Fax #
210-566-1857	210-566-1897

Web Site
www.farrwest.com

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK TO ENTER INTO AN AGREEMENT WITH FARRWEST FOR THE PURCHASE OF GRIFFIN G510 GC/MS, IN AN AMOUNT NOT TO EXCEED TWO HUNDRED ELEVEN THOUSAND FOUR HUNDRED FIFTEEN DOLLARS AND EIGHTY-TWO CENTS ($211,415.82); AND FOR OTHER PURPOSES.

WHEREAS, the City of Bentonville Fire Department requests to replace the Smith Detection GC/MS, with the purchase of Griffin G510 GC/MS from Farrwest under the HGAC Cooperative Contract #EP11-20;

WHEREAS, Purchasing performed an evaluation, determining that the solicitation is in line with both Arkansas State Statute §19-11-249 and the City's Purchasing Policy; and

WHEREAS, this is a budgeted item.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF BENTONVILLE, ARKANSAS.

Section 1: That the Mayor and City Clerk are hereby authorized to enter into an agreement with Farrwest, under the HGAC Cooperative Contract #EP11-20, for the purchase of Griffin G510 GC/MS, in an amount not to exceed two hundred eleven thousand four hundred fifteen dollars and eighty-two cents ($211,415.82);

Section 2 - Severability Provision: If any part of this Resolution is held invalid, the remainder of this Ordinance shall continue in effect as if such invalid portion never existed; and

Section 3 - Repeal of Conflicting Provisions: All Ordinances, Resolutions or Orders of the City Council, or parts thereof, in conflict herewith are hereby repealed to the extent of such conflict.

PASSED and APPROVED this _____ day of _____, 2024.

APPROVED:

_____
STEPHANIE ORMAN, Mayor

ATTEST:

_____
KIRBY ROMINES, City Clerk

City of Bentonville, Arkansas Agenda Item Form

Item Details

Council Meeting Date:	2/13/2024	**Submitted By:**	Patrick Johndrow
Phone:	479-271-6781	**For Department(s):**	Finance
Email:	pjohndrow@bentonvillear.com		

Item Type (Check all that apply)

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

Title, Recommendation & Justification

Title:	Resolution to enter into an Agreement with Forvis, LLP for Audit Services
Action Recommendation & Justification:	Approve a resolution authorizing an agreement with Forvis, LLP for auditing services for the City of Bentonville for a 5 year period (2023-2027). No budget adjustment is needed.
Additional Comments for Consideration (Optional):	The amounts for each year of the contract are on page 2 of the contract which is included in the agenda packet. Each year's cost will be included in the budget for that year. The Finance department complied with the City's RFQ selection process for professional services.
Amount for Approval:	$ 0

Budget Impact

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

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

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

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

Budget Impact Notes for Consideration (Optional):

FORVIS®

Public Sector

ORIGINAL RFP # 23-55 – Cost Proposal

Submitted by FORVIS, LLP

A proposal for:

City of Bentonville, Arkansas

September 2023

Primary Contact
David M. Coleman, CPA, Partner
809 South 52nd Street, Suite A
Rogers, AR 72758
Phone: 479.568.7790

Secondary Contact
Cynthia R. Burns, CPA, Director
809 South 52nd Street, Suite A
Rogers, AR 72758
Phone: 479.845.0270

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Your Investment

1. Name of the Firm

FORVIS, LLP

2. Certification that the person signing the proposal is entitled to represent the firm, empowered to submit the proposed cost, and authorized to sign a contract with the City of Bentonville, Arkansas should the firm be selected.

David Coleman is entitled to represent the firm, empowered to submit the proposed cost, and authorized to sign a contract with the City of Bentonville, Arkansas (the City).

A. Total All-Inclusive Maximum Price

The Proposed Cost of Services shall contain all line item pricing information relative to performing the audit engagement as described in this Request for Proposal. The total all-inclusive maximum price proposed is to contain all direct and indirect costs including all out-of-pocket expenses. Costs associated with preparing this proposal shall not be included.

Proposed Fees

FORVIS' goal is to be candid, timely, answer the City's questions about fees upfront, and avoid fee surprises. We determine our fees by evaluating a number of variables: the complexity of the work, the project's scope, the time we will spend, and the level of professional staff needed. Included in our quoted fee are travel costs and an administrative fee of 5%. This fee covers items such as copies, postage and other delivery charges, supplies, technology-related costs, such as computer processing, software licensing, research and library databases, and similar expense items.

Our fees may increase if our duties or responsibilities change because of new rules, regulations, and accounting or auditing standards. Additionally, fees may increase if there are economic factors resulting in higher levels of inflation. We will consult with you should this happen.

The financial statement audit fees below include $4,000 for implementation of new standards if needed for 2023 and 2024 and $5,000 for implementation of new standards if needed for 2025, 2026 and 2027.

For the Years Ending December 31	2023	2024	2025	2026	2027
Financial Statement Audit in Accordance with *Government Auditing Standards and Title 2 U.S. Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles and Audit Requirements for Federal Awards* (the Uniform Guidance)	$107,000	$112,150	$118,558	$124,235	$130,197
Discretely Presented Component Unit	$2,000	$2,100	$2,205	$2,315	$2,431
Assistance Preparing the Annual Comprehensive Financial Report (ACFR)	$20,000	$21,000	$22,050	$23,153	$24,310
Trainings	$0	$0	$0	$0	$0
TOTAL	**$129,000**	**$135,250**	**$142,813**	**$149,703**	**$156,938**

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B. Rates for Partner, Specialist, Supervisory & Staff Level multiplied by the hours anticipated for each

This section should include a schedule of professional fees and expenses that supports the total all- inclusive maximum price for the aforementioned years and is easily referenced for any per hour work needed outside of the annual audit and other included services.

For the Years Ending December 31	2023	2024	2025	2026	2027

Financial Statement Audit in Accordance with Government Auditing Standards and Title 2 U.S. Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles and Audit Requirements for Federal Awards (the Uniform Guidance)

Staff Level	Hours	Hourly Rate	Total	Hours	Hourly Rate	Total	Hours	Hourly Rate	Total	Hours	Hourly Rate	Total	Hours	Hourly Rate	Total
Partner / Managing Director	20	$410	$8,200	20	$431	$8,620	20	$452	$9,060	20	$475	$9,520	20	$500	$10,000
Director	80	$305	$24,400	80	$320	$25,600	80	$336	$26,880	80	$353	$28,240	80	$371	$29,680
Senior Associate II / Senior Associate	220	$172	$37,840	220	$181	$39,820	220	$190	$41,800	220	$200	$44,000	220	$210	$46,200
Associate	255	$143	$36,560	254	$150	$38,110	259	$158	$40,818	256	$166	$42,475	255	$174	$44,317
TOTAL	**575**		**$107,000**	**574**		**$112,150**	**579**		**$118,558**	**576**		**$124,235**	**575**		**$130,197**

C. Rates for preparation of the ACFR

This section should include a schedule of professional fees and expenses for any work needed to prepare the ACFR, as described in this RFP document.

For the Years Ending December 31	2023	2024	2025	2026	2027

Assistance Preparing the ACFR

Staff Level	Hours	Hourly Rate	Total	Hours	Hourly Rate	Total	Hours	Hourly Rate	Total	Hours	Hourly Rate	Total	Hours	Hourly Rate	Total
Partner / Managing Director	10	$410	$4,100	10	$431	$4,310	10	$452	$4,530	10	$476	$4,760	10	$500	$5,000
Director	20	$305	$6,100	20	$320	$6,400	20	$336	$6,720	20	$353	$7,060	20	$371	$7,420
Senior Associate II / Senior Associate	40	$172	$6,880	40	$181	$7,240	40	$190	$7,600	40	$200	$8,000	40	$210	$8,400
Associate	20	$143	$2,920	20	$150	$3,050	20	$158	$3,200	20	$166	$3,333	20	$174	$3,490
TOTAL	**90**		**$20,000**	**90**		**$21,000**	**90**		**$22,050**	**90**		**$23,153**	**90**		**$24,310**

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D. Rates for Trainings Required

This section should include a per training cost for the three required one hour trainings for City Accounting Staff annually.

FORVIS will include a minimum of three relevant trainings for the City's staff, customized to your specific needs. This custom training also may qualify for CPE upon course approval. These trainings will be provided at no cost to the City.

E. Line Item Requirement

The Cost of Services must be conveyed on a per line item basis, clearly depicting all costs associated with no hidden fees to enable the City the ability to review the services and select some or all of the proposed services for the awarded Contract. The City reserves the right to add or remove from any of these items throughout the negotiation phase of the selection process, if it is in the City's best interest.

FORVIS understands.

Our acceptance of this engagement is subject to completion of our normal client acceptance procedures. Upon acceptance, the actual terms of our engagement will be documented in a separate letter to be signed by you and us. The information provided in this proposal is intended for informational purposes only and may not be copied, used, or modified, in whole or in part, without FORVIS' prior written approval. All information in this proposal is as of June 1, 2023, including projected statistics for FORVIS, unless otherwise noted.

FORVIS is a trademark of FORVIS, LLP, registered with the U.S. Patent and Trademark Office.

FORVIS®

FORVIS is a trademark of FORVIS, LLP, registered with the U.S. Patent and Trademark Office.

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK TO ENTER INTO AN AGREEMENT WITH FORVIS, LLP FOR AUDITING SERVICES FOR THE CITY OF BENTONVILLE FOR A FIVE (5) YEAR PERIOD; AND FOR OTHER PURPOSES.

WHEREAS, the City of Bentonville Finance Department utilized the City's Request for Qualifications (RFQ) process in selecting Forvis, LLP for this service;

WHEREAS, this agreement authorizes auditing services for the City for the years 2023 through 2027; and

WHEREAS, this is a budgeted item.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF BENTONVILLE, ARKANSAS.

Section 1: That the Mayor and City Clerk are hereby authorized to enter into an agreement with Forvis, LLP for auditing services for the years 2023 through 2027;

Section 2 - Severability Provision: If any part of this Resolution is held invalid, the remainder of this Ordinance shall continue in effect as if such invalid portion never existed; and

Section 3 - Repeal of Conflicting Provisions: All Ordinances, Resolutions or Orders of the City Council, or parts thereof, in conflict herewith are hereby repealed to the extent of such conflict.

PASSED and APPROVED this _____ day of _____, 2024.

APPROVED:

_____
STEPHANIE ORMAN, Mayor

ATTEST:

_____
KIRBY ROMINES, City Clerk

City of Bentonville, Arkansas Agenda Item Form

Item Details

Council Meeting Date:	2/13/2024	**Submitted By:**	Jennifer Lopez-Jones
Phone:	479-271-5923	**For Department(s):**	District Court
Email:	jenniferj@bentonvillear.com		

Item Type (Check all that apply)

☐ Informational ☐ Bid Award ☐ Enter into an Agreement ☐ Change Order

☑ Recognizing Funds ☑ Budget Adjustment ☐ Waiver of Bid ☐ Emergency Clause

☐ Ordinance ☑ Resolution ☐ Informational

Title, Recommendation & Justification

Title:	Resolution Recognizing Receipt of Grant Funds for Bentonville District Court Mediation Program
Action Recommendation & Justification:	Budget adjustment recognizing receipt of a grant from the Arkansas Alternative Dispute Resolution Committee and allocating funds for expenses related to the Bentonville District Court Mediation program. A budget adjustment is needed to recognize and utilize funds.
Additional Comments for Consideration (Optional):	The Bentonville District Court applied for and was awarded a grant from the Arkansas Alternative Dispute Resolution Committee in the amount of $2,000 to continue to grow a mediation program primarily targeted for our Small Claims cases but can be used for our Civil cases as well. This program will allows our clients to have the services of a certified mediator prior to going to trial
Amount for Approval:	$ 2,000.00

Budget Impact

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

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

Account Number (ORG-OBJECT)	Account Description	Expense	Revenue
101210-33411	State Operating Grant	$	$ 2,000.00
101210-43410	Professional Services/Other	$ 2,000.00	$
		$	$
		$	$

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

Budget Impact Notes for Consideration (Optional):

City of Bentonville, Arkansas Agenda Item Form

Item Details

Council Meeting Date:	2/13/2024	**Submitted By:**	Jennifer Lopez-Jones
Phone:	479-271-5923	**For Department(s):**	District Court
Email:	jenniferj@bentonvillear.com		

Item Type (Check all that apply)

☐ Informational ☐ Bid Award ☐ Enter into an Agreement ☐ Change Order

☑ Recognizing Funds ☑ Budget Adjustment ☐ Waiver of Bid ☐ Emergency Clause

☐ Ordinance ☑ Resolution ☐ Informational

Title, Recommendation & Justification

Title:	Resolution Recognizing Receipt of Grant Funds for Bentonville District Court Mediation Program
Action Recommendation & Justification:	Budget adjustment recognizing receipt of a grant from the Arkansas Alternative Dispute Resolution Committee and allocating funds for expenses related to the Bentonville District Court Mediation program. A budget adjustment is needed to recognize and utilize funds.
Additional Comments for Consideration (Optional):	The Bentonville District Court was awarded a grant from the Arkansas Alternative Dispute Resolution Committee in the amount of $2,000 to continue to grow a mediation program primarily targeted for our Small Claims. This program will allows our clients to have the services of a certified mediator prior to going to trial A mediator often times is able to resolve disputes in a way that is satisfactory to both sides. This is a completely voluntary program to which both parties would have to agree.
Amount for Approval:	$ 2,000.00

Budget Impact

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

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

101210-33411	State Operating Grant	$	$ 2,000.00
Account Number (ORG-OBJECT)	Account Description	Expense	Revenue
101210-43410	Professional Services/Other	$ 2,000.00	$
Account Number (ORG-OBJECT)	Account Description	Expense	Revenue
		$	$
Account Number (ORG-OBJECT)	Account Description	Expense	Revenue
		$	$
Account Number (ORG-OBJECT)	Account Description	Expense	Revenue

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

Budget Impact Notes for Consideration (Optional):

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK TO ENTER INTO A GRANT AGREEMENT WITH THE ARKANSAS ALTERNATIVE DISPUTE RESOLUTION COMMISSION IN THE AMOUNT OF TWO THOUSAND DOLLARS ($2,000.00); ADJUSTING THE 2024 BUDGET TO RECOGNIZE GRANT FUNDS IN THAT AMOUNT INTO ACCOUNT #101210-33411 - STATE GRANT; APPROPRIATING THE SAME INTO ACCOUNT #101210-43410 - PROFESSIONAL SERVICE; AND FOR OTHER PURPOSES.

WHEREAS, the Bentonville District Court will receive two thousand dollars ($2,000.00), from the Arkansas Alternative Dispute Resolution Commission to assist with the expenses related to the Bentonville District Court Mediation Program; and

WHEREAS, there is no matching provision in this grant.

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

Section 1: The Mayor and City Clerk are hereby authorized to enter into a grant agreement with the Arkansas Alternative Dispute Resolution Commission in which Bentonville District Court will receive two thousand dollars ($2,000.00) in grant funds;

Section 2: The 2024 Budget is hereby adjusted to recognize said grant funds into Account #101210-33411 - State Grant;

Section 3: The 2024 Budget is further adjusted to appropriate said grant funds into Account #101210-43410 - Professional Services;

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

Section 5 - Repeal of Conflicting Provisions: All Ordinances, Resolutions, or Orders of the City Council, or parts of the same, in conflict with this Resolution are repealed to the extent of such conflict.

PASSED this _____ day of _____, 2024.

APPROVED:

_____
STEPHANIE ORMAN, Mayor

Attest:

_____
KIRBY ROMINES, City Clerk

City of Bentonville, Arkansas Agenda Item Form

Item Details

Council Meeting Date:	2/13/2024	**Submitted By:**	Machele Bowen
Phone:	479-271-3117	**For Department(s):**	Parks and Recreation
Email:	mbowen@bentonvillear.com		

Item Type (Check all that apply)

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

Title, Recommendation & Justification

Title:	Ordinance amending the City Pay Plan - Reclassify a Position for the Parks & Recreation Department
Action Recommendation & Justification:	To replace the Community Events Manager, grade 34 with a Parks and Recreation Deputy Director, grade 36. No budget adjustment is needed.
Additional Comments for Consideration (Optional):	This change will result in a cost savings initially and will have no adverse impact on the approved 2024 budget. The Community Events Manager job duties will be incorporated into the Deputy Director job description.
Amount for Approval:	$

Budget Impact

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

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

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

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

Budget Impact Notes for Consideration (Optional):

This change will result in a cost savings initially and will have no adverse impact on the approved 2024 budget.

Memo

To:	City Council, Mayor Orman
From:	Machele Bowen, Human Resources Director David Wright, Parks and Recreation Director
Date:	January 23, 2024
Re:	Ordinance amending the 2024 pay plan to allow for the reclassification of a position to create a Deputy Director position for Parks and Recreation.

Human Resources and Parks and Recreation is requesting City Council's approval of an ordinance amending the 2024 Pay Plan, replacing the vacant Community Events Manager Position (Grade 34) with a Deputy Director of Parks and Recreation (Grade 36).

This new position, if approved, will assist in leading the Parks and Recreation Department by managing day to day operations, assisting with capital project management, grant writing and more, while assisting with executive responsibilities such as leading with visioning and leadership to support a high performing department. Additionally, the individual in this position will assume the major responsibility of the former position, managing the public spaces in Downtown Bentonville and oversee public events and festivals that occur in these spaces.

There is not impact to the budget in the 2024 fiscal year. Because of salaries of former employees and bringing a new individual into a new role, the salary amount will be lower and will ultimately provide no impact. We do recognize in the future, this position will cost more than the present grade. However, festivals and events produced by Bentonville Parks and Recreation should produce revenue to assist with the funding of these jobs.

If you have any questions regarding this item, please call me at 479.464.7275 or email dwright@bentonvillear.com.

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE 2024 PAY PLAN FOR THE CITY OF BENTONVILLE PARKS AND RECREATION DEPARTMENT TO RECLASSIFY THE POSITION OF COMMUNITY EVENTS MANAGER TO DEPUTY DIRECTOR OF PARKS AND RECREATION; PROVIDING FOR THE EMERGENCY CLAUSE; AND FOR OTHER PURPOSES.

WHEREAS, the City's Parks and Recreation department requests an amendment to the 2024 Pay Plan to reclassify the vacant Community Events Manager position (Grade 34) to a Deputy Director of Parks and Recreation (Grade 36);

WHEREAS, if approved, this new position will assume the major responsibilities of the former Community Events Manager in addition to managing day to day operations and assisting with capital project management; and

WHEREAS, no budget adjustment is needed for the 2024 year.

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

Section 1: The Pay Plan for the City of Bentonville should be and is hereby amended to include the following:

Position Addition:

Remove	Community Events Manager	Grade 34
Addition	Deputy Director of Parks and Recreation	Grade 36

Section 2 - Emergency Clause: The need to make this change is immediate, so as to fill these positions and not delay implementation, an emergency is hereby declared to exist, and this Ordinance shall be in full force and effect from the date of its passage and approval;

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

Section 4 - Repeal of Conflicting Provisions: All Ordinances, Resolutions, or Orders of the City Council, or parts of the same, in conflict with this Ordinance are repealed to the extent of such conflict.

PASSED this _____ day of _____, 2024.

APPROVED:

_____
STEPHANIE ORMAN, Mayor

Attest:

_____
KIRBY ROMINES, City Clerk

City of Bentonville, Arkansas Agenda Item Form

Item Details

Council Meeting Date:	2/13/2024	**Submitted By:**	Josh Stacey
Phone:	479-696-0204	**For Department(s):**	Parks
Email:	jstacey@bentonvillear.com		

Item Type (Check all that apply)

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

Title, Recommendation & Justification

Title:	Resolution to Accept a Donation from Bentonville Youth Baseball
Action Recommendation & Justification:	Resolution authorizing the Mayor and City Clerk to accept a donation in the amount of $10,343.32 from Bentonville Youth Baseball. No budget adjustment is needed.
Additional Comments for Consideration (Optional):	Bentonville Youth Baseball has donated this money to go toward the support of youth baseball in Bentonville. The money will be placed in escrow until the appropriate purpose is defined for the donation.
Amount for Approval:	$ 10,343.32

Budget Impact

Is this Item Budgeted? ☐ YES ☐ NO ☐ ITEM HAS NO COST ☑ OTHER: Donation Award

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

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

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

Budget Impact Notes for Consideration (Optional):

RESOLUTION NO. _____

A RESOLUTION ACCEPTING A DONATION FROM BENTONVILLE YOUTH BASEBALL TO THE CITY OF BENTONVILLE PARKS AND RECREATION DEPARTMENT, IN THE AMOUNT OF TEN THOUSAND THREE HUNDRED FORTY-THREE DOLLARS AND THIRTY-TWO CENTS ($10,343.32); AND FOR OTHER PURPOSES.

WHEREAS, Bentonville Youth Baseball donates this money to go toward the support of youth baseball in Bentonville; and

WHEREAS, the money will be placed in escrow until it can be used for its intended purpose.

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

Section 1: That the donation from Bentonville Youth Baseball, in the amount of ten thousand three hundred forty-three dollars and thirty-two cents ($10,343.32), is accepted for use by the Bentonville Parks and Recreation Department;

Section 2: That this donation will go toward the support of youth baseball in Bentonville;

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

Section 4 - Repeal of Conflicting Provisions: All Ordinances, Resolutions, or Orders of the City Council, or parts of the same, in conflict with this Resolution are repealed to the extent of such conflict.

PASSED this _____ day of _____, 2024.

APPROVED:

_____
STEPHANIE ORMAN, MAYOR

ATTEST:

_____
KIRBY ROMINES, CITY CLERK

City of Bentonville, Arkansas Agenda Item Form

Item Details

Council Meeting Date:	2/13/2024	**Submitted By:**	Tracy Billings
Phone:	479-696-0229	**For Department(s):**	Transportation
Email:	tbillings@bentonvillear.com		

Item Type (Check all that apply)

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

Title, Recommendation & Justification

Title:	Setting a Public Hearing for a Utility Easement Vacation (VAC23-0023)
Action Recommendation & Justification:	Approve Resolution to set Public Hearing for February 27, 2024 for a Utility Easement Vacation located at Lot 20 of College Place Subdivision Phase 8 (VAC23-0023).
Additional Comments for Consideration (Optional):	Resolution and GIS Vicinity Map attached.
Amount for Approval:	$ 0

Budget Impact

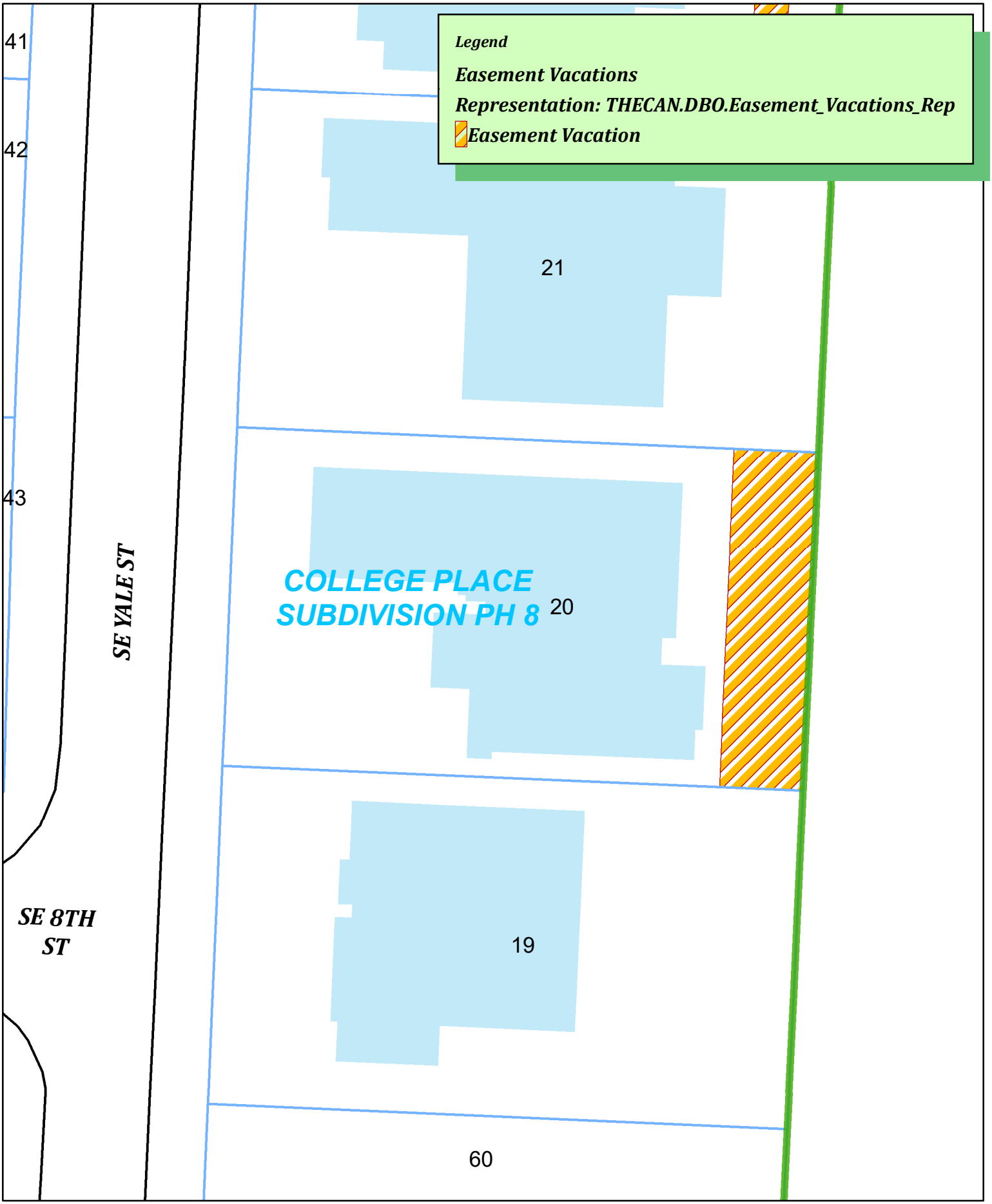
Is this Item Budgeted? ☐ **YES** ☐ **NO** ☐ **ITEM HAS NO COST** ☐ **OTHER:**_____

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

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

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

Budget Impact Notes for Consideration (Optional):



N
W E
S

Proposed Easement Vacation
709 SE Yale St

THE CITY OF BENTONVILLE

RESOLUTION NO._____

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

WHEREAS, a petition was duly filed with the City Council of Bentonville, Arkansas by Alex Kalludra requesting a utility easement vacation (VAC23-0023) within the City of Bentonville, Arkansas be vacated, which said utility easements is described as follows:

A 20' Utility Easement squarely off the East Side of Lot 20 College Place Subdivision Phase 8 as shown on Plat Record Book 2007 Page 82 and filed for record at the Benton County Clerk's Office, Benton County, Arkansas.

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

NOW, THEREFORE, BE IT RESOLVED, by the City of Bentonville, Arkansas, that the petition to close the above described utility easement is set for a hearing February 27, 2024 at 6:00 p.m. in the City Council Room of the City of Bentonville, Arkansas, and the Bentonville City Clerk and Recorder is directed to give notice of this meeting by publication as set forth by Ark. Code Ann. Section 14-301-302(c).

The above and foregoing resolution was passed, approved, and adopted the _____ day of _____ 2024 at a regular meeting of the City Council of the City of Bentonville, Arkansas.

_____
Kirby Romines, City Clerk
Bentonville, Arkansas

_____
Stephanie Orman, Mayor
City of Bentonville, Arkansas

City of Bentonville, Arkansas Agenda Item Form

Item Details

Council Meeting Date:	2/13/2024	**Submitted By:**	Dennis Birge
Phone:	479-271-6840	**For Department(s):**	Transportation
Email:	dbirge@bentonvillear.com		

Item Type (Check all that apply)

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

Title, Recommendation & Justification

Title:	Approving Change Order #3 for PIIP22-0017 SW 10th and F Drainage
Action Recommendation & Justification:	Resolution to approve Change Order #3 to add the SW 10th and F drainage project scope to the 8th Street project. No budget adjustment is needed.
Additional Comments for Consideration (Optional):	Funds for the change order will be taken from Drainage Bond monies. This Change Order also adds 240 days to the original contract for substantial completion.
Amount for Approval:	$ 6,223,613.19

Budget Impact

Is this Item Budgeted? ☐ YES ☐ NO ☐ ITEM HAS NO COST ☑ OTHER: Drainage Bond

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

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

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

Budget Impact Notes for Consideration (Optional):

January 31, 2024

Mr. Dan Weese, PE
Deputy Director Transportation
City of Bentonville
3200 SW Municipal Drive
Bentonville, AR 72712

Re: Recommendation for Change Order No. 3
PIIP 20-0007 – 8th Street Widening: SW I-Street to SE J Street
PIIP 22-0017 – SW 10th Street & SW F Street Stormwater Improvements

Dear Mr. Weese:

Burns & McDonnell, Olsson, and City Staff have worked with Crossland Heavy Contractors, Inc. in an effort to incorporate a Bentonville Bond Drainage Project (PIIP 22-0017) into the current construction Contract between Crossland Heavy Contractors, Inc. and the City of Bentonville for the 8th Street Widening project (PIIP 20-0007). Based on Olsson's recommendation letter dated January 29, 2024 and Burns & McDonnell's Title 2 Service Agreement with the City of Bentonville, we have prepared Change Order No. 3 to incorporate PIIP 22-0017 into the 8th Street Widening: SW I-Street to SE J Street project (PIIP 20-0007).

If you have any questions, please do not hesitate to contact us.

Sincerely,
BURNS & McDONNELL

[redacted]

William Pattengill, PE
Resident Project Representative

6576 Lynch's Prairie Cove, Suite B \ Springdale, AR 72762
O 479-384-5092 \ C 479-936-1833 \ burnsmcd.com

January 29, 2024

Mr. Dan Weese, P.E.
City of Bentonville
3200 SW Municipal Dr
Bentonville, AR 72712

Re: SW 10th & F, SW 3rd & B, SW 6th & Glover Stormwater Improvements
Bentonville, Arkansas
Olsson Project No. G21-04210
PIIP 22-0017

Dear Mr. Weese:

On January 15, 2024, a price proposal was received for the referenced project from Crossland Heavy Contractors, Inc. A bid tabulation was prepared for the project and verified it is correct as submitted.

The total amount of the proposed price is $6,223,613.19. We recommend acceptance of the price proposal from Crossland Heavy Contractors.

The complete bid tabulation is attached for reference. Please feel free to contact me with any additional questions that you may have.

Sincerely,

Eric Shelton, PE

[redacted]

Enclosure

302 E. Millsap Rd. / Fayetteville, AR 72703
O 479.443.3404 / olsson.com

09-13-2011 Form CO-2

CHANGE ORDER NO. 3
For Contract between Owner and Contractor

Project Name: 8th Street Widening: SW I-Street to SE J-Street BMcD Project No. 117348

Owner: City of Bentonville, Arkansas Client Project No. PIIP 20-0007

Contractor: Crossland Heavy Contractors, Inc. Contract No. ARDOT Job 090377

The below noted modification(s) to subject Contract are directed by Owner and accepted by Contractor (any applicable attachments are specifically identified):

These modifications to the Contract are the result of incorporating a separate City of Bentonville Project, PIIP 22-0017 - SW 10th Street & SW F Street Stormwater Improvements, into the current Contract. These modifications are described on the attached exhibits and incorporated into the Contract.

- Exhibit A – Modification to Section 500 – Agreement Between Owner and Contractor
- Exhibit B – Modification to Section 720 – General Conditions, Article 11.01C
- Exhibit C – Memorandum of Understanding
- Exhibit D – PIIP 22-0017 Supplemental Contract Documents (Olsson)
- Exhibit E – IFC Plans for PIIP 22-0017 – SW 10th Street & SW F Street Stormwater Improvements (Olsson)

As a result of the modification(s) described above:

The revised **Contract Price** is:

PIIP 20-0007

Original Contract Price		$ 27,802,587.50
Total net amount of all previous Change Orders	(+ or -).	$ + 390,434.30
Total net amount of this Change Order	(+ or -).	$
Current Contract Price, including this Change Order	.	$ 28,193,021.80

PIIP 22-0017

Original Contract Price		$ N/A
Total net amount of all previous Change Orders	(+ or -).	$ N/A
Total net amount of this Change Order	(+ or -).	$ +6,223,613.19
Current Contract Price, including this Change Order	.	$ 6,223,613.19

Combined PIIP 20-0007 & 22-0017

Original Contract Price		$ 27,802,587.50
Total net amount of all previous Change Orders	(+ or -).	$ + 390,434.30
Total net amount of this Change Order	(+ or -).	$ +6,223,613.19
Current Contract Price, including this Change Order	.	$ 34,416,634.99

The revised **Contract Time** is:

	Substantial Completion	Ready for Final Payment
PIIP 20-0007		
Original Completion Date(s)	07-05-24	09-03-24
Total net time adjustment* of all previous Change Orders(+ or -)	0	0
Total net time adjustment* of this Change Order(+ or -)	0	0
* Time adjustment is specified in: ☐ Working Days ☐ Calendar Days ☐ Other		
Current Completion Date(s), including this Change Order	07-05-24	09-03-24

Additional days requested but not incorporated into Contract to date is 70 Calendar Days.

PIIP 22-0017		
Original Completion Date(s)	N/A	N/A
Total net time adjustment* of all previous Change Orders(+ or -)	N/A	N/A
Total net time adjustment* of this Change Order(+ or -)	+240 (NTP)	+300 (NTP)
* Time adjustment is specified in: ☐ Working Days ☒ Calendar Days ☐ Other		
Current Completion Date(s), including this Change Order	TBD	TBD

Additional days requested but not incorporated into Contract to date is N/A.

Combined PIIP 20-0007 & 22-0017		
Original Completion Date(s)	07-05-24	09-03-24
Total net time adjustment* of all previous Change Orders(+ or -)	0	0
Total net time adjustment* of this Change Order(+ or -)	+240 (from NTP)	+300 (from NTP)
* Time adjustment is specified in: ☐ Working Days ☒ Calendar Days ☐ Other		
Current Completion Date(s), including this Change Order	TBD	TBD

The price and/or time extension set forth in this Change Order is full compensation for all costs and delays, direct and indirect, incurred in connection with the conditions giving rise to this Change Order, the work specified herein, and any consequential costs, delays, or effects on unchanged work resulting therefrom.

This Change Order, when executed, constitutes a modification to the Contract and all provisions of the Contract, except as modified above and by any previous Change Orders, shall apply hereto.

OWNER	CONTRACTOR
City of Bentonville, Arkansas	Crossland Heavy Constructors, Inc.
By _____	By _____
Date _____	Date _____

The conditions of the Change Order in regards to PIIP 20-0007 & PIIP 22-0017 are noted for compliance and payment.

BURNS & McDONNELL

By _____ Date _____

The conditions of the Change Order in regards to PIIP 22-0017 are noted for compliance and payment.

OLSSON

By _____ Date _____

SECTION 00500 – AGREEMENT BETWEEN OWNER AND CONTRACTOR

Project Name 8th Street Widening: SW I-Street to SE J-Street
Contract Name S.W. I Street to Moberly Lane (Widening)(Bentonville)(S)
Contract No. ARDOT Job No. 090377

THIS AGREEMENT is dated as of the 4th day of May in the year 2022 by and between

City of Bentonville, Arkansas (hereinafter called Owner) and

Crossland Heavy Contractors, Inc. (hereinafter called Contractor).

Owner and Contractor, in consideration of the mutual covenants hereinafter set forth, agree as follows:

ARTICLE 1 - WORK

1.01 Contractor shall complete all Work (PIIP 20-0007) as specified or indicated in the Contract Documents. The Work under this Contract is generally described as follows:

Reconstruction of approximately 7,273 linear feet of 8th street from S.W. I-Street to S.E. J-Street in Bentonville, Arkansas. The reconstruction will widen the roadway to 4 and 5 lanes, provide new traffic signals, and replace the storm drainage systems for the length of project. The widened roadway will include vehicular lanes, a cycle-track or shared-use paths, and sidewalks. Minor utility relocations will be required to facilitate the work.

1.02 Contractor shall complete all Work (PIIP 22-0017) as specified or indicated in the Contract Documents. The Work under this Contract is generally described as follows:

See 1.0 Project Description in Job Special Provision JSP-100-01 General Job Special Provision found in Exhibit D – PIIP 22-0017 Supplemental Contract Documents (Olsson) included with Change Order No. 3.

ARTICLE 2 - ENGINEER

2.01 The Original Project (PIIP 20-0007) has been designed by Burns & McDonnell Engineering Co. Inc., who is hereinafter called Engineer and who is to act as Owner's representative, assume all duties and responsibilities, and have the rights and authority assigned to Engineer in the Contract Documents in connection with completion of the Work in accordance with the Contract Documents.

2.02 The Incorporated Project (PIIP 22-0017) has been designed by Olsson Inc., who is hereinafter called Engineer and who is to act as Owner's representative, assume all duties and responsibilities, and have the rights and authority assigned to Engineer in the Contract Documents in connection with completion of the Work in accordance with the Contract Documents.

ARTICLE 3 - CONTRACT TIME

3.01 TIME OF THE ESSENCE:

A. All time limits for milestones, if any, Substantial Completion, and completion and readiness for final payment as stated in the Contract Documents are of the essence of the Contract.

SECTION 00500 – AGREEMENT BETWEEN OWNER AND CONTRACTOR : continued

3.02 DATES FOR SUBSTANTIAL COMPLETION AND FINAL PAYMENT:

A. The Work for PIIP 20-0007 will be Substantially Completed within 730 days after the date when the Contract Times commence to run as provided in the GENERAL CONDITIONS and completed and ready for final payment in accordance with the GENERAL CONDITIONS within 60 days after Substantial Completion.
The Work for PIIP 22-0017 will be Substantially Completed within 240 days after the date when the Contract Times commence to run as provided in the GENERAL CONDITIONS and completed and ready for final payment in accordance with the GENERAL CONDITIONS within 60 days after Substantial Completion.

B. The Contract Times include delays for average weather-related events as seen below:

January	11 days
February	9 days
March	8 days
April	8 days
May	8 days
June	8 days
July	7 days
August	7 days
September	7 days
October	7 days
November	7 days
December	8 days

Only weather-related events IN EXCESS of these amounts will be considered for additional Contract Time, if requested by the Contractor. Contractor shall submit additional Contract Time request with supporting documentation every month accompanying the monthly Pay Applications. No consideration or recommendation for additional Contract Time will be made of events occurring more than one-month prior to request.

3.03 LIQUIDATED DAMAGES:

A. Owner and Contractor recognize that time is of the essence of this Agreement and that Owner will suffer financial loss if the Work is not completed within the time specified above, plus any extensions thereof allowed in accordance with the GENERAL CONDITIONS. The parties also recognize the delays, expense, and difficulties involved in proving the actual loss suffered by Owner if the Work is not Substantially Completed on time. Accordingly, instead of requiring any such proof, Owner and Contractor agree that as liquidated damages for delay (but not as a penalty) Contractor shall pay Owner One Thousand dollars ($1000.00) for each day that expires after the time specified above in Paragraph 3.02 for Substantial Completion until the Work is Substantially Complete. After Substantial Completion, if Contractor shall neglect, refuse, or fail to complete the remaining Work within the time specified in Paragraph 3.02 for completion and readiness for final payment or any proper extension thereof granted by Owner, Contractor shall pay Owner One Thousand dollars ($1000.00) for each day that expires after the time specified for completion and readiness for final payment.

B. Contract Time shall be separately tracked and assessed for both PIIP 20-0007 and PIIP 22-0017. In other words, liquidated damages for delay can only be assessed with respect to each individual project. Furthermore, PIIP 22-0017 is expected to be completed after PIIP 20-0007. No liquidated damages for delay shall be assessed for the Original Project, PIIP 20-0007, as a result of additional Contract Time necessary to complete the Incorporated Project, PIIP 22-0017.

SECTION 00720 – GENERAL CONDITIONS: continued

E. If notice of any change affecting the general scope of the Work or the provisions of the Contract Documents (including, but not limited to, Contract Price or Contract Times) is required by the provisions of any Bond to be given to a surety, the giving of any such notice will be Contractor's responsibility, and the amount of each applicable Bond will be adjusted accordingly.

ARTICLE 11 - CHANGE OF CONTRACT PRICE

11.01 GENERAL:

A. The Contract Price constitutes the total compensation (subject to authorized adjustments) payable to Contractor for performing the Work. All duties, responsibilities, and obligations assigned to or undertaken by Contractor shall be at his expense without change in the Contract Price.

B. The Contract Price may only be changed by a Change Order or a Written Amendment. Any claim for an increase or decrease in the Contract Price shall be based on written notice delivered by the party making the claim to the other party and to Engineer promptly (but in no event later than 15 days) after the occurrence of the event giving rise to the claim and stating the general nature of the claim. Notice of the amount of the claim with supporting data shall be delivered within 60 days after such occurrence (unless Engineer allows an additional period of time to ascertain more accurate data in support of the claim) and shall be accompanied by claimant's written statement that the amount claimed covers all known amounts (direct, indirect, and consequential) to which the claimant is entitled as a result of the occurrence of said event. All claims for adjustment in the Contract Price shall be determined by Engineer in accordance with Paragraph 9.09A if Owner and Contractor cannot otherwise agree on the amount involved. No claim for an adjustment in the Contract Price will be valid if not submitted in accordance with this Paragraph 11.01B.

C. The value of any Work covered by a Change Order or of any claim for an increase or decrease in the Contract Price shall be determined in one of the following ways:

1. Where the Work involved is covered by Unit Prices contained in the Contract Documents, by application of Unit Prices to the quantities of the items involved (subject to the provisions of Paragraphs 11.04A through 11.04C, inclusive).
2. By mutual acceptance of a lump sum (which may include an allowance for overhead and profit not necessarily in accordance with Paragraph 11.03A.2.a).
3. On the basis of the Cost of the Work (determined as provided in Paragraphs 11.02A and 11.02B) plus a Contractor's Fee for overhead and profit (determined as provided in Paragraphs 11.03A and 11.03B).
4. By mutual acceptance of Unit Prices (which may include an allowance for overhead and profit not necessarily in accordance with Paragraph 11.03A.2.a.).

11.02 COST OF THE WORK:

A. The term Cost of the Work means the sum of all costs necessarily incurred and paid by Contractor in the proper performance of the Work. Except as otherwise may be agreed to in writing by Owner, such costs shall be in amounts no higher than those prevailing in the locality of the Project, shall include only the following items and shall not include any of the costs itemized in Paragraph 11.02B.

1. Payroll costs for employees in the direct employ of Contractor in the performance of the Work under schedules of job classifications agreed upon by Owner and Contractor. Payroll costs for employees not employed full time on the Work shall be apportioned on the basis of their time spent on the Work. Payroll costs shall include, but

BURNS McDONNELL

MEMORANDUM OF UNDERSTANDING

PROJECT: PIIP 20-0007 – 8th Street Widening: SW I-Street to SE J-Street & PIIP 22-0017 – SW 10th Street & SW F Street Stormwater Improvements

RE: Change Order No. 3 - Definition of "Engineer" As It Pertains to Construction Services

The OWNER, City of Bentonville, has requested to incorporate a separate City of Bentonville construction project, PIIP 22-0017 – SW 10th Street & SW F Street Stormwater Improvements, into the construction project, PIIP 20-0007 – 8th Street Widening: SW I-Street to SE J-Street. PIIP 20-0007 CONTRACT between the CONTRACTOR, Crossland Heavy Contractors, Inc. and the OWNER, City of Bentonville, dated May 4, 2022 makes reference to the "Engineer". This Memorandum of Understanding is necessary to separate the duties of the ENGINEER between the two City projects.

It is agreed upon by all parties that construction-related and/or design-related scope items be directed towards the responsible engineering firm associated with their respective design/construction documents. Both projects and their respective ENGINEER are defined below:

City of Bentonville Project: PIIP 20-0007
Project Name: 8th Street Widening: SW I-Street to SE J-Street
Engineer: Burns & McDonnell

City of Bentonville Project: PIIP 22-0017
Project Name: 10th Street & SW F Street Stormwater Improvements
Engineer: Olsson

Acknowledgement:

OWNER

City of Bentonville

By _____

Date _____

CONTRACTOR

Crossland Heavy Contractors

By _____

Date _____

ENGINEER (PIIP 20-0007)

Burns & McDonnell

By _____

Date _____

ENGINEER (PIIP 22-0017)

Olsson

By _____

Date _____

6576 Lynch's Prairie Cove, Suite B • Springdale, Arkansas 72762
Tel: 479-725-5460 • Fax: 479-725-5470 • www.burnsmcd.com

EXHIBIT D - PIIP 22-0017 SUPPLEMENTAL CONTRACT DOCUMENTS (OLSSON)

PLACEHOLDER

EXHIBIT E - IFC PLANS FOR PIIP 22-0017 - SW 10TH STREET & SW F STREET STORMWATER IMPROVEMENTS (OLSSON)

PLACEHOLDER

SW 10th and F Street Stormwater Improvements
Bid Schedule D

olsson

Client Name: Bentonville, Arkansas	
Project Name: SW 10th Street & SW F Street Stormwater Improvements	
Olsson Project Number: G21-04210	

Date	Index
1/29/2024	

	Item	Unit	Quantity	Unit Cost $	Cost $
1	Mobilization	LS	1	$296,000.00	$296,000.00
2	Miscellaneous Removals	LS	1	$170,000.00	$170,000.00
3	Erosion Control Mat	SY	1930	$6.00	$11,580.00
4	Sediment Control Barrier	LF	1561	$7.00	$10,927.00
5	Inlet Protection	EA	38	$660.00	$25,080.00
6	Stabilized Gravel Construction Entrance/Exit	SY	167	$25.00	$4,175.00
7	Concrete Washout	EA	2	$1,450.00	$2,900.00
8	Clearing & Grubbing (by group)	AC	0.34	$19,500.00	$6,630.00
9	Clearing and Grubbing Trees (individual)	EA	19	$1,500.00	$28,500.00
10	Unclassified Excavation	CY	2472	$35.00	$86,520.00
11	Linear Grading	LF	2667	$25.00	$66,675.00
12	Modified Curb	LF	424	$36.81	$15,607.44
13	Type A Curb	LF	703	$40.00	$28,120.00
14	Concrete Gutter	LF	161	$50.00	$8,050.00
15	Asphalt Street	SY	2323	$130.00	$301,990.00
16	Asphalt Pavement Repair	SY	31	$720.00	$22,320.00
17	Concrete Trail	SY	420	$160.00	$67,200.00
18	Concrete Street	SY	276	$175.00	$48,300.00
19	Commercial Driveway Replacement	SY	134	$940.00	$125,960.00
20	Residential Driveway Replacement	SY	120	$1,000.00	$120,000.00
21	Gravel Driveway Replacement	SY	152	$45.00	$6,840.00
22	Brick Walk Replacement	SY	5	$660.00	$3,300.00
23	Sidewalk	SY	484	$100.00	$48,400.00
24	Wheelchair Ramps	SF	331	$25.00	$8,275.00
25	Detectable Warning Strip	LF	20	$75.00	$1,500.00
26	10 Foot Concrete Channel with Curb	SY	700	$260.00	$182,000.00
27	Excavation for Utility Point Repair by BWUD	LF	53	$240.75	$12,759.75
28	4" Tapping Sleeve & Valve	EA	1	$7,000.00	$7,000.00
29	4" DI Spool Piece 8"x4" Reducer	EA	1	$3,000.00	$3,000.00
30	8" Tapping Sleeve & Valve	EA	5	$9,100.00	$45,500.00
31	8" 11.25 Degree Bend	EA	1	$1,900.00	$1,900.00
32	8" 45 Degree Bend	EA	7	$1,900.00	$13,300.00
33	8" 90 Degree Bend	EA	5	$2,000.00	$10,000.00
34	8" Gate Valve	EA	3	$4,800.00	$14,400.00
35	8" MJ TEE	EA	1	$2,700.00	$2,700.00
36	8" C900/D14 Pipe	LF	519	$220.00	$114,180.00
37	16" Steel Encasement	LF	44	$600.00	$26,400.00
38	Connection of Relocated Water Meter & Service Line	EA	10	$2,900.00	$29,000.00
39	Fire Hydrant Assembly	EA	1	$13,000.00	$13,000.00
40	Type 1 Riprap	CY	60	$190.00	$11,400.00
41	Flowable Select Material	CY	26	$270.00	$7,020.00
42	Seeding, Mulching, and Fertilizer	AC	1.39	$6,000.00	$8,340.00
43	Sod	SF	31250	$0.70	$21,875.00
44	Flared End Sections for 18" Pipe Culverts	EA	2	$2,200.00	$4,400.00
45	Flared End Sections with Toewall for 18" Pipe Culverts	EA	1	$2,700.00	$2,700.00
46	Flared End Sections for 30" Pipe Culverts	EA	1	$3,000.00	$3,000.00
47	Flared End Sections with Toewall for 30" Pipe Culverts	EA	2	$3,700.00	$7,400.00
48	Concrete Collar	EA	4	$1,900.00	$7,600.00
49	3' x 3' Junction Box	EA	2	$9,900.00	$19,800.00
50	4' x 3' Area Inlet	EA	1	$12,000.00	$12,000.00
51	4' x 4' Area Inlet	EA	4	$12,500.00	$50,000.00
52	4' x 4' Combination Inlet (Neenah R-3067-L Grate)	EA	3	$24,500.00	$73,500.00
53	4' x 4' Curb Inlet (Non-Setback)	EA	1	$11,700.00	$11,700.00
54	4' x 4' Grate Inlet (Neenah R-2560-E2 Grate)	EA	10	$11,700.00	$117,000.00
55	4' x 4' Grate Inlet (Neenah R-3408-L Grate)	EA	3	$13,200.00	$39,600.00

SW 10th and F Street Stormwater Improvements
Bid Schedule D

Client Name: Bentonville, Arkansas	
Project Name: SW 10th Street & SW F Street Stormwater Improvements	
Olsson Project Number: G21-04210	

Date	Index
1/29/2024	

	Item	Unit	Quantity	Unit Cost $	Cost $
56	4' x 4' Junction Box	EA	7	$10,800.00	$75,600.00
57	4' x 4' Grate Inlet (Neenah R-2560-E1 Grate)	EA	1	$29,800.00	$29,800.00
58	5' x 5' Junction Box	EA	1	$15,700.00	$15,700.00
59	6' x 4' Combination Inlet (Neenah R-3295-2L Grate)	EA	3	$21,600.00	$64,800.00
60	6' x 4' Combination Inlet (Neenah R-3408-BL Grate)	EA	2	$24,000.00	$48,000.00
61	8' x 4' Junction Box	EA	1	$25,100.00	$25,100.00
62	8' x 8' Junction Box	EA	1	$31,500.00	$31,500.00
63	8' x 8' Junction Box with Manhole Riser	EA	1	$31,500.00	$31,500.00
64	8' x 10' Junction Box with Neenah R-2560-E2 Grate	EA	1	$40,900.00	$40,900.00
65	9' x 10' Combination Inlet (Neenah R-3067-L Grate)	EA	1	$46,500.00	$46,500.00
66	9' x 4' Combination Inlet (Neenah R-3295-3L Grate)	EA	1	$38,300.00	$38,300.00
67	9' x 4' Grate Inlet (Neenah R-2560-E2 Grate and Open 1 Side)	EA	1	$33,000.00	$33,000.00
68	12' x 9' Junction Box	EA	1	$67,300.00	$67,300.00
69	9' x 3.5' Reinforced Concrete Box Culvert Wingwalls and Apron	EA	1	$43,700.00	$43,700.00
70	12" Reinforced Concrete Pipe	LF	6	$170.00	$1,020.00
71	15" Reinforced Concrete Pipe	LF	11	$190.00	$2,090.00
72	18" Reinforced Concrete Pipe	LF	1020	$190.00	$193,800.00
73	24" Reinforced Concrete Pipe	LF	409	$230.00	$94,070.00
74	30" Reinforced Concrete Pipe	LF	80	$240.00	$19,200.00
75	23" x 14" Reinforced Concrete Horizontal Elliptical Pipe	LF	13	$195.00	$2,535.00
76	30" x19" Reinforced Concrete Horizontal Elliptical Pipe	LF	69	$310.00	$21,390.00
77	38" x 24" Reinforced Concrete Horizontal Elliptical Pipe	LF	38	$335.00	$12,730.00
78	6' x 3' Reinforced Concrete Box Culvert	LF	158	$1,200.00	$189,600.00
79	6' x 3.5' Reinforced Concrete Box Culvert	LF	950	$1,250.00	$1,187,500.00
80	9' x 3.5' Reinforced Concrete Box Culvert	LF	693	$1,560.00	$1,081,080.00
81	Sanitary Sewer Lateral Adjustment	EA	2	$3,600.00	$7,200.00
82	Mailbox Replacement	EA	2	$520.00	$1,040.00
83	Gilmore Park Tree Protection	LS	1	$13,000.00	$13,000.00
84	Removal and Disposal of Curb and Gutter	LF	391	$14.00	$5,474.00
85	Removal and Disposal of Pavement	SY	2452	$19.00	$46,588.00
86	Topsoil	SY	8284	$8.00	$66,272.00
87	Contingency Allowance	LS	1	$200,000.00	$200,000.00
88	Maintenance of Traffic and Temporary Structures	LS	1	$100,000.00	$100,000.00

Total Construction Cost $6,223,613.19

APPENDIX A:
JOB SPECIAL PROVISIONS

JOB SPECIAL PROVISION JSP-100-01
GENERAL JOB SPECIAL PROVISIONS

1.0 Project Description. Storm sewer improvements for SW 3rd Street and B Street, SW 6th Street and Glover Lateral, and SW 10th Street and F Street Collection System sites which are interconnected and have been combined into one project area.

Currently, flows from the project area are discharging into an enclosed storm sewer running that runs along SW 8th Street. Project area flows enter the enclosed system through a double reinforced box culvert located on the north side of SW 8th Street (constructed with the SW 8th street project). The system run west along SW 8th Street for approximately 270 feet and then turns south for approximately 360 ft before discharging into a concrete channel located on the west side of the Walmart overflow parking lot.

The rest of the area currently conveys storm water using open ditches and channels. During heavy rain events, existing ditches and storm sewer throughout the area is undersized and floods the neighborhoods. The primary area of concern is the intersection of SW 3rd Street and SW B Street which is a natural sump and has inadequate drainage to prevent severe ponding. Other areas of concern are along the west side of SW B Street, the neighborhood between SW 4th Street and SW 5th Street, the west side of SW E Street, along the Downtown Trail, and the area east of Walmart Global People Center.

The proposed storm sewer is composed of two main sections, Stormline 100 and Stormline 400. Stormline 400 runs south from the intersection of SW 4th Street and SW E Street to the intersection of SW 6th Street and SW E Street along the west side of 4th Street. From there it runs east parallel to the Downtown Trail for approximately 380 ft where it will connect to Stormline 100. Stormline 100 begins upstream at the intersection of SW 3rd Street and SW B Street. It runs along the west side of SW B Street for approximately 495 feet to SW 4th Street. From there, the proposed storm line runs along the south side of SW 4th Street for approximately 140 feet and then runs south in an alley between 17 properties to SW 5th Street. At SW 5th Street the proposed storm line runs parallel to the existing Downtown Trail for 667 feet. The storm line then opens into a channel that will run south beside the Walmart Global People Center. At SW 8th street the flow will be enclosed in a box culvert and connected to the 8th Street Corridor Improvements project being designed by Burns and McDonnell.

2.0 Coordination of Contract Documents. The latest version of the Arkansas State Highway and Transportation Department Standard Specifications for Highway Construction will be used for specifications. Modifications and/or additions to the specifications will be communicated through Job Special Provisions (JSPs).

The contract documents are essential parts of the contract, and a requirement occurring in one shall be as binding as though occurring in all. Contract documents are intended to be complementary and to describe and provide for a complete work. In case of discrepancy among contract documents, the governing ranking will be:

a) Job Special Provisions

b) Project Specific Drawings
c) Arkansas State Highway and Transportation Department, Standard Specifications for Highway Construction
d) Standard Drawings
e) All other sections of the contract documents

In case of discrepancies, calculated dimensions will govern over scaled dimensions.

All contractors, including subcontractors, shall not take advantage of any apparent error or omission in the contract documents. If an error or omission is discovered, the engineer shall be notified promptly so corrections and interpretations necessary to fulfill the intent of the contract can be made. A failure to give notice shall render the effects of any error or omission non-compensable and any delay non-excusable.

JOB SPECIAL PROVISION JSP-202-01
DEMOLITION

1.0 Scope. Demolition shall be in accordance with Section 202 of the current approved Arkansas State Highway and Transportation Department, Standard Specifications for Highway Construction, except as modified by this Job Special Provision.

All items under this specification shall be measured and paid as described below. In the event the Contractor encounters items that require removal and disposal other than that is listed within the specification an individual unit price will be established with the City of Bentonville and the opinion of the Engineer.

2.0 Method of Measurement. The Removal and Disposal Curb and Gutter will be measured by the linear foot. The Removal and Disposal of Pavement will be measured by the nearest square yard. All other items covered by this specification will be measured by lump sum under Miscellaneous Removals. All Demolition items are considered planned quantities and will not be measured in the field unless, in the opinion of the Engineer or upon evidence furnished by the Contractor, substantial variations exist between the quantities shown on the bid form and actual quantities due to changes in alignment or dimensions or to apparent errors. The bid form quantity has been measured by the linear foot, square yard, or lump sum.

3.0 Basis of Payment. Payment for Demolition work completed and accepted and measured as provided above will be paid for at the contract unit price bid for the specific items, and shall include the cost of furnishing all labor, equipment, removal, clearing, salvaging, storing, transportation, disposal fees, tools, and materials, and the performance of all work necessary to complete work.

Periodic payments will be made in proportion to the amount of structure removed.

Payment will be made under:

Pay Item:	**Pay Unit:**
Removal and Disposal of Curb and Gutter	Linear Foot
Removal and Disposal of Pavement	Square Yard
Miscellaneous Removals	Lump Sum

JOB SPECIAL PROVISION JSP-201-02
CLEARING AND GRUBBING TREES (INDIVIDUAL)

1.0 Scope. This item shall be in accordance with Section 201 of the current approved Arkansas State Highway and Transportation Department, Standard Specifications for Highway Construction, except as modified by this Job Special Provision.

2.0 Method of Measurement. When specified, individual, isolated trees greater than 4 inches in diameter, measured 12 inches above the ground, will be measured by each tree removed.

3.0 Basis of Payment. Payment for “Clearing and Grubbing Trees” shall be at the contract unit price per each and shall include full compensation for furnishing all materials, labor, equipment, tools, and incidentals necessary to complete the work, including the cost of repairing damaged trees that are designated to remain.

JOB SPECIAL PROVISION JSP-201-03
GILMORE PARK TREE PROTECTION

1.0 Scope. This item shall be in accordance with Section 201 of the current approved Arkansas State Highway and Transportation Department, Standard Specifications for Highway Construction, except as modified by this Job Special Provision.

Trees located in Gilmore Park which are not designated to be removed but are within 20' of the limits of construction will require the contractor to install temporary chain link tree protection at a full perimeter around the tree at a radius of one foot per one inch of tree caliper inches. Trunk caliper inches is measured at 4.5 feet from ground (diameter breast height). Tree protection must be installed prior to earth disturbing activity within Gilmore Park.

Regarding the trees scheduled to be removed inside Gilmore Park:
Prior to working in Gilmore Park, the contractor shall coordinate and attend a meeting on-site with the Parks Department to review which trees are to be removed or protected. The Maple tree and the Hackberry tree near the existing foot bridge may be removed at the start of the project. All other trees scheduled to be removed will be evaluated by the Parks Department once the pipe trench is complete and shall not be removed, until explicitly directed to do so by the Owner. If the tree is determined to be unsalvageable the contractor will remove the tree per the project contract. If the tree is salvageable, the contractor shall maintain tree protection throughout the project. The contractor must operate equipment from the south side of the alignment in order to reduce compaction north of the proposed channel. Any trail damage made to the trail by the contractor shall be repaired by the contractor. No additional payment will be made for trail replacement beyond what is shown in the plans.

Contractor shall provide a 24/7 bike pedestrian detour around any trail closure as a part of his contract. Use of existing park sidewalks and trails are acceptable. Contractor shall clearly sign and maintain the detour for the length of the project using bike ped detour signage. Acceptable detour signage is MUTCD bike ped signage. At no point in the project may the contractor close any section of the park (not including the downtown trail or staging area) for any length of time.

2.0 Method of Measurement. Tree protection will be measured by lump sum.

3.0 Basis of Payment. Payment for “Gilmore Park Tree Protection” shall be at the contract lump sum bid price and shall include full compensation for furnishing all materials, labor, equipment, tools, and incidentals necessary to complete the work.

JOB SPECIAL PROVISION JSP-206-01
FLOWABLE SELECT MATERIAL

1.0 Scope. This item shall be in accordance with Section 206 of the current approved Arkansas State Highway and Transportation Department, Standard Specifications for Highway Construction, except as modified by this Job Special Provision.

2.0 Method of Measurement. Measurement will be made to the nearest cubic yard. The quantities shown on the plans will be considered the final quantities and no further measurement will be made unless, in the opinion of the Engineer or upon evidence furnished by the Contractor, substantial variations exist between the quantities shown on the plans and actual quantities due to changes in alignment or dimensions or to apparent errors.

3.0 Basis of Payment. Payment for “Flowable Select Material” shall be at the contract unit price per cubic yard and shall include the cost of furnishing all labor, equipment, transportation of material, tools, and materials, and the performance of all work necessary to complete slurry fill.

JOB SPECIAL PROVISION JSP-210-01
UNCLASSIFIED EXCAVATION

1.0 Scope. Unclassified excavation shall be in accordance with Section 210 of the current approved Arkansas State Highway and Transportation Department, Standard Specifications for Highway Construction, except as modified by this Job Special Provision.

All suitable material can be used on site for compaction.

Base bid quantity for Unclassified Excavation was the gross cut earthwork quantity determined by comparing proposed grade to existing surveyed grade. The quantity is a surface to surface quantity that does not reflect over excavation for pavement, bedding, backfilling, walls, utilities, riprap, or other similar incidental construction.

2.0 Method of Measurement. Unclassified Excavation is a planned quantity and will not be measured in the field. The bid form quantity has been measured by the nearest cubic yard. When any pay item under this Section is shown on the plans, contract, or otherwise specified as plan quantity, the quantities for such items shall be considered as final quantities and no further measurement will be made except for undercutting of unsuitable material and backfilling with appropriate material. These final quantities will be revised if, in the opinion of the Engineer or upon evidence furnished by the Contractor, substantial variations exist between the quantities shown on the plans and the actual quantities due to changes in alignment, grade, typical section, or apparent errors. If field measurement of quantities designated on the plans as plan quantity is deemed necessary, the change in the method of measurement will be documented by an approved change order and the Contractor shall allow the Engineer sufficient time to collect the necessary original field data, if required, before any earthwork is begun.

3.0 Basis of Payment. Payment for “Unclassified Excavation” shall be at the contract unit price per cubic yard and shall include full compensation for excavation; for drilling and blasting; for formation of embankment; for compaction of earthwork; for performing quality control and acceptance sampling and testing; for furnishing and applying water and aerating of soils; for trimming of slopes; for disposal of surplus material; for hauling; for preparation and completion of subgrades and shoulders or roadway; for final cleaning up of the right-of-way; and for all labor, equipment, tools, and incidentals necessary to complete the work.

JOB SPECIAL PROVISION JSP-210-02
LINEAR GRADING

1.0 Scope. This item shall consist of excavation, construction of embankment, and disposal or compaction of all material that is encountered within the limits of work not being removed under other bid items. Grading should be performed to the finished grades shown on the plans using typical sections, profile grades, and spot grades provided in the drawings. Linear Grading shall be in accordance with Section 210 of the current approved Arkansas State Highway and Transportation Department, Standard Specifications for Highway Construction, except as modified by this Job Special Provision.

2.0 Method of Measurement. Linear Grading will be measured by linear foot along the project alignment. The plan quantity of "Linear Grading" listed in the Bid will be the pay quantity unless an authorized change in channel or street length is made. No other measurement or payment will be made for grading of drives, side street intersection grading to curb returns (side street grading beyond curb returns included in main line street quantity), incidental grading, excavation for pipe or structures, subgrade preparation or compaction of earthwork.

3.0 Basis of Payment. Payment for "Linear Grading" shall be at the contract unit price per linear foot and shall include compensation for the specified work, including unclassified excavation, and embankment and compaction, furnishing and placing any required borrow material, foundation treatment, and disposal of the existing subgrade and excess excavation off the job site. No direct payment shall be made of borrow as it shall be considered subsidiary to Linear Grading.

JOB SPECIAL PROVISION JSP-601-01
MOBILIZATION

1.0 Scope. This item shall be in accordance with Section 601 of the current approved Arkansas State Highway and Transportation Department, Standard Specifications for Highway Construction, except as modified by this Job Special Provision.

2.0 Method of Measurement and Basis of Payment. Mobilization will be measured as a complete unit and will be paid for at the contract lump sum price bid. In computing In computing the allowable partial payments from the schedule below, the percentage of the original Contract earned will be based on all items exclusive of the item Mobilization and any materials estimates paid. Payment for Mobilization at any of the listed stages of completion will be made on the basis of the percentage of the item allowed less all payments made.

Partial Payment Schedule	
Percent of Original Contract Amount Earned	**Percentage of Bid Price for Mobilization Allowed**
First Progress Estimate	25
10	50
25	100

This item will be paid for on regular estimates. Payments on percentages of the original Contract amount other than those set out above will not be considered. No adjustment in the amount bid for this item will be made for additional quantities or items of work required to satisfactorily complete the Contract. IN NO CASE SHALL THE AMOUNT BID FOR THE ITEM OF "MOBILIZATION" EXCEED 5% OF THE TOTAL CONTRACT AMOUNT FOR ALL OTHER ITEMS LISTED IN THE PROPOSAL. Should the amount entered in the Proposal for this item exceed 5%, the Engineer will reduce it to the maximum allowed amount to determine the correct total bid. Nothing herein shall be construed to limit or preclude partial payments otherwise provided for by the Contract.

JOB SPECIAL PROVISION JSP-601-02
PROJECT PHASING

1.0 Scope. This item shall be in accordance with Section 601 of the current approved Arkansas State Highway and Transportation Department, Standard Specifications for Highway Construction, except as modified by this Job Special Provision.

Construction must be phased to start at the downstream end of the project (STA 8+57.55) and work upstream.

No more than 550 feet of project length (measured along stormline 100 and stormline 400 alignments) should be disturbed at one time without direct approval from the engineer. Each phase (550 feet maximum) should be stabilized with pavement or vegetation according to the plans, prior to beginning the next project phase.

Work should be phased to avoid properties with anticipated delays in ROW occupancy as identified in JSP 1001-12.

2.0 Method of Measurement and Basis of Payment. No separate payment will be made for project phasing and this work should be considered incidental to the project.

JOB SPECIAL PROVISION JSP-603-01
MAINTENANCE OF TRAFFIC AND TEMPORARY STRUCTURES

1.0 **Scope.** This item shall be in accordance with the project drawings and Section 603 of the current approved Arkansas State Highway and Transportation Department, Standard Specifications for Highway Construction, except as modified by this Job Special Provision.

2.0 **Method of Measurement.** Maintenance of Traffic and Temporary Structures will be measured by lump sum.

3.0 **Basis of Payment.** Payment for “Maintenance of Traffic and Temporary Structures” shall be at the contract lump sum price bid and shall include the cost of furnishing all labor, equipment, tools, fuel, and materials, and the performance of all work necessary to complete Maintenance of Traffic and Temporary Structures.

JOB SPECIAL PROVISION JSP-605-01
10 FOOT CONCRETE CHANNEL WITH CURB

1.0 Scope. This item shall be in accordance with Section 605 of the current approved Arkansas State Highway and Transportation Department, Standard Specifications for Highway Construction, except as modified by this Job Special Provision.

Variance of the channel profile from established profile grade shall not be greater than 0.03 feet. During the process of the Work, the Contractor shall provide instruments such as transits, levels, laser devices, and other facilities for transferring grades from offset hubs or for setting of batter boards or other construction guides from the control points and benchmarks provided by the Contractor. The Contractor shall provide qualified personnel to use such instruments and who shall have the duty and responsibility for placing and maintaining such construction guides. If the method of transferring grades from the offset hubs to the channel requires batter boards, they shall be at least one by six inches (1" x 6") supported on two by four inch (2" x 4") stakes or approved metal rods and shall be placed every twenty-five feet (25'). At least three boards must be in place at any given time to facilitate checking of line and grade. Both line and grade shall be checked and recorded in a field book every 25 feet (minimum) the channel is laid. Contractor is responsible for achieving a straight profile between grade checks and excessive dips or peaks resulting in water ponding greater than ½" may warrant correction or rework.

2.0 Method of Measurement. 10 foot Concrete Channel with Curb will be measured to nearest square yard.

3.0 Basis of Payment. Payment for "10 foot Concrete Channel with Curb" shall be at the contract unit price per square yard including curbs and shall include compensation for furnishing materials, including joint filler; for constructing the concrete channel; for excavation and backfilling; for subbase preparation; and for all labor, equipment, tools, and incidentals necessary to complete the 10 foot Concrete Channel with Curb.

JOB SPECIAL PROVISION JSP-606-01
PIPE CULVERTS

1.0 Scope. This item shall be in accordance with Section 606 and Section 801 of the current approved Arkansas State Highway and Transportation Department, Standard Specifications for Highway Construction, except as modified by this Job Special Provision.

Variance of the storm sewer from established profile shall not be greater than 0.03 feet. During the process of the Work, the Contractor shall provide instruments such as transits, levels, laser devices, and other facilities for transferring grades from offset hubs or for setting of batter boards or other construction guides from the control points and benchmarks provided by the Contractor. The Contractor shall provide qualified personnel to use such instruments and who shall have the duty and responsibility for placing and maintaining such construction guides. If the method of transferring grades from the offset hubs to the pipe require batter boards, they shall be at least one by six inches (1" x 6") supported on two by four inch (2" x 4") stakes or approved metal rods and shall be placed every twenty-five feet (25’). At least three boards must be in place at any given time to facilitate checking of line and grade. Both line and grade shall be checked and recorded in a field book every twenty-five feet (25’) pipe is laid or the full length of the line, whichever is less.

2.0 Method of Measurement. Pipe culverts is a planned quantity and will not be measured in the field. The bid form quantity has been measured by the linear foot measured along the alignment. Where inlets, catch basins, junction boxes, or other structures are included in lines of pipe, that length of pipe extending to and flush with the inside of the structure wall will be included for measurement, but no other portion of the structure length or width will be so included. No allowance will be made for any pipe cut-off. For multiple pipes, the measured length will be the sum of the lengths of the individual barrels measured as prescribed above.

3.0 Basis of Payment. Payment for Pipe Culverts shall be at the contract unit price per linear foot and shall include full compensation for furnishing, hauling, and installing the pipe; for materials including joint filler for concrete pipe and connecting bands for metal pipe; for excavation and backfilling, including compacting backfill; for furnishing, placing, and compacting structural bedding and structural backfill; for removing and disposing of the existing headwall and attached end joint of concrete pipe or the flared end section on all types of pipe, in order to accomplish culvert extensions; and for all labor, equipment, tools, and incidentals necessary to complete the work.

Payment will be made under:

Pay Item:	**Pay Unit:**
__” Reinforced Concrete Pipe	Linear Foot
__” x __” Reinforced Concrete Horizontal Elliptical Pipe	Linear Foot

JOB SPECIAL PROVISION JSP-606-02
FLARED END SECTIONS, WINGWALLS, AND APRONS

1.0 Scope. This item shall be in accordance with Section 606 and Section 802 of the current approved Arkansas State Highway and Transportation Department, Standard Specifications for Highway Construction, except as modified by this Job Special Provision.

All reinforced concrete wingwalls shall be precast designed for HL-93 loading. Contractor to submit shop drawings sealed by structural engineer. Cast-in-place construction of concrete wingwalls and aprons may be allowed, if the contractor provides sealed shop drawings showing reinforcement and detail of connection to precast box culvert.

2.0 Method of Measurement. Flared End Sections for pipe culverts and Box Culvert End Sections for reinforced concrete box culverts will be planned quantities and will not be measured in the field. The bid form quantity has been measured by each unit.

3.0 Basis of Payment. Payment for shall be at the contract unit price per each and shall include full compensation for furnishing, hauling, and installing the end sections; for materials, including joint filler for concrete end sections and connecting bands for metal end sections; for excavation and backfilling, including compacting backfill; and for all labor, equipment, tools, and incidentals necessary to complete the work.

Payment will be made under:

Pay Item	Pay Unit
__” Flared End Sections for __ Pipe Culverts	Each
__” Flared End Sections with Toewall for __ Pipe Culverts	Each
__’ x __’ Reinforced Concrete Box Wingwalls and Apron	Each
Double __’ x __’ Reinforced Concrete Box Culvert Wingwalls and Apron	Each

JOB SPECIAL PROVISION JSP-607-01
PRECAST REINFORCED CONCRETE BOX CULVERT

1.0 Scope. This item shall be in accordance with Section 607 of the current approved Arkansas State Highway and Transportation Department, Standard Specifications for Highway Construction, except as modified by this Job Special Provision.

Variance of the box culvert from established profile shall not be greater than 0.03 feet. During the process of the Work, the Contractor shall provide instruments such as transits, levels, laser devices, and other facilities for transferring grades from offset hubs or for setting of batter boards or other construction guides from the control points and benchmarks provided by the Contractor. The Contractor shall provide qualified personnel to use such instruments and who shall have the duty and responsibility for placing and maintaining such construction guides. If the method of transferring grades from the offset hubs to the culvert require batter boards, they shall be at least one by six inches (1" x 6") supported on two by four inch (2" x 4") stakes or approved metal rods and shall be placed every twenty-five feet (25’). At least three boards must be in place at any given time to facilitate checking of line and grade. Both line and grade shall be checked and recorded in a field book every twenty-five feet (25’) culvert is laid or the full length of the line, whichever is less.

All reinforced concrete box culverts shall be precast designed for HL-93 loading. Contractor to submit shop drawings sealed by structural engineer.

2.0 Method of Measurement. Precast Reinforced Concrete Box Culvert is a planned quantity and will not be measured in the field. The bid form quantity has been measured by the linear foot along of the alignment of the reinforced concrete box culvert. No additional payment will be made for bends. Where inlets, catch basins, junction boxes, or other structures are included in lines of reinforced concrete box culvert, that length of reinforced concrete box culvert extending to and flush with the inside of the structure wall will be included for measurement, but no other portion of the structure length or width will be so included. No allowance will be made for any reinforced concrete box culvert cut-off. For multiple reinforced concrete box culverts, the measured length will be the sum of the lengths of the individual culverts measured as prescribed above.

3.0 Basis of Payment. Payment for Precast Reinforced Concrete Box Culverts shall be at the contract linear foot price and shall include furnishing, hauling, and installing box culvert; for materials including but not limited to concrete, joint filler, and reinforcing steel for concrete box culverts and any connecting concrete pipes; for excavation and backfilling, including compacting backfill; for furnishing, placing, and compacting structural bedding and structural backfill; for removing and disposing of the existing headwall and attached end joint of concrete pipe, flared end, or box culverts, in order to accomplish culvert extensions; and for all labor, equipment, tools, and incidentals necessary to complete the work. No separate payment will be made for reinforcing steel.

Payment will be made under:

Pay Item:	**Pay Unit:**
__’x__’ Reinforced Concrete Box Culvert	Linear Foot

JOB SPECIAL PROVISION JSP-609-01
INLETS AND JUNCTION BOXES

1.0 Scope. Inlets and junction boxes shall be in accordance with Section 609 of the current approved Arkansas State Highway and Transportation Department, Standard Specifications for Highway Construction, except as modified by this Job Special Provision.

Precast inlets and junction boxes will be allowed pending Engineer approval.

2.0 Method of Measurement. Inlets and Junction Boxes are planned quantities and will not be measured in the field. The bid form quantity has been measured by each structure.

3.0 Basis of Payment. Payment for Inlets and Junction Boxes shall be at the contract unit price per each and shall include the cost of furnishing all labor, equipment, tools, materials, and the performance of all work necessary to construct each inlet and junction box. No separate payment will be made for excavation, drilling, dowels, tie bars, Portland cement concrete, steel welded wire reinforcement, subgrade compaction, aggregate base material, risers, inlet frames, gaskets, grout, collar boxes and connections, and all incidental items as these items shall be subsidiary to Inlets and Junction Boxes.

Payment will be made under:

Pay Item:	**Pay Unit:**
Reinforced Concrete Box Culvert Manhole Riser	Each
__’ x __’ Junction Box	Each
__’ x __’ Junction Box (Cast-In-Place)	Each
__’ x __’ Area Inlet	Each
__’ x __’ Combination Inlet (Neenah R-3067-L Grate)	Each
__’ x __’ Combination Inlet (Neenah R-3295-2L Grate)	Each
__’ x __’ Combination Inlet (Neenah R-3295-3L Grate)	Each
__’ x __’ Curb Inlet (Non-Setback)	Each
__’ x __’ Grate Inlet (Neenah R-2560-E2 Grate)	Each
__’ x __’ Grate Inlet (Neenah R-3338-G Grate)	Each
__’ x __’ Grate Inlet (Neenah R-3362-L Grate)	Each
__’ x __’ Grate Inlet (Neenah R-3408-L Grate)	Each

JOB SPECIAL PROVISION JSP-615-01
ASPHALT PAVEMENT REPLACEMENT

1.0 Scope. This item shall be in accordance with Section 615 of the current approved Arkansas State Highway and Transportation Department, Standard Specifications for Highway Construction, except as modified by this Job Special Provision.

2.0 Method of Measurement. Asphalt Pavement Replacement will be measured by the nearest square yard.

3.0 Basis of Payment. Payment for “Asphalt Pavement Replacement” shall be at the contract unit price per square yard and shall include the cost of furnishing all labor, equipment, tools, and materials, and the performance of all work necessary to complete asphalt pavement replacement. No separate payment will be made for sawing, drilling, dowels, tie bars, Portland cement concrete, asphalt, subgrade compaction, aggregate base material, and all incidental items as these items shall be subsidiary to “Asphalt Pavement Replacement”.

JOB SPECIAL PROVISION JSP-620-01
SEEDING, MULCHING, AND FERTILIZER

1.0 Scope. This item shall be in accordance with Section 620 of the current approved Arkansas State Highway and Transportation Department, Standard Specifications for Highway Construction, except as modified by this Job Special Provision.

Topsoil for preparation of seedbed will be provided in accordance with JSP-628-01 Topsoil Furnished and Placed.

2.0 Method of Measurement. Seeding, Mulching, and Fertilizer is a planned quantity and will not be measured in the field. The bid form quantity has been measured by the nearest 1/100 acre of the surface.

3.0 Basis of Payment. Payment for “Seeding, Mulching, and Fertilizer” shall be at the contract unit price per nearest 1/100 acre and shall include the cost of furnishing all labor, equipment, tools, and materials, and the performance of all work necessary to complete seeding, mulching, and fertilizer. No separate payment will be made for lime, fertilizer, seed, mulch, water, fuel, and all incidental items as these items shall be subsidiary to “Seeding, Mulching, and Fertilizer”.

JOB SPECIAL PROVISION JSP-624-01
SOD

1.0 Scope. This item shall be in accordance with Section 624 of the current approved Arkansas State Highway and Transportation Department, Standard Specifications for Highway Construction, except as modified by this Job Special Provision.

Topsoil for preparation of sod-bed will be provided in accordance with JSP-628-01 Topsoil Furnished and Placed.

2.0 Method of Measurement. Sod is a planned quantity and will not be measured in the field. The bid form quantity has been measured by the nearest square foot of the surface.

3.0 Basis of Payment. Payment for “Sod” shall be at the contract unit price per nearest square foot and shall include the cost of furnishing all labor, equipment, tools, and materials, and the performance of all work necessary to complete sod. No separate payment will be made for lime, fertilizer, seed, mulch, water, fuel, and all incidental items as these items shall be subsidiary to “Sod”.

JOB SPECIAL PROVISION JSP-621-01
EROSION AND SEDIMENT CONTROL

1.0 Scope. Erosion and Sediment Control shall be in accordance with Section 621 of the current approved Arkansas State Highway and Transportation Department, Standard Specifications for Highway Construction, except as modified by this Job Special Provision.

Erosion and sediment control shall include all measures necessary including, but not limited to, the installation, maintenance and removal of temporary erosion and pollution control as required during the construction of the project to prevent erosion and pollution in accordance with federal, state, and City of Bentonville requirements. The contractor shall utilize and comply with all requirements of the City of Bentonville's Stormwater Pollution Prevention Plan (SWPPP). All erosion and sediment control plans shall be incorporated in the SWPPP. Contractor shall maintain the SWPPP throughout the project and complete the required documentation until the site is stabilized and accepted by the Engineer.

Erosion control plans represent the least possible protection for the project. It is anticipated that additional Best Management Practices (BMP's) will be required to complete the project. All BMP's show on the plans and those additional BMP's required to complete the project shall be subsidiary to erosion and sediment control.

The contractor shall be responsible for all fines associated with failure to comply with the City Bentonville, General Operating Permit, and Stormwater Pollution Prevention Plan (SWPPP).

2.0 Method of Measurement. Erosion and Sediment Control will be measured by each structure type.

3.0 Basis of Payment. Payment for "Erosion and Sediment Control" shall be at the contract each unit price bid and shall include the cost of furnishing all labor, equipment, tools, and materials, and the performance of all work necessary to complete erosion and sediment control.

Payment will be made under:

Pay Item:	**Pay Unit:**
Sediment Control Barrier	Linear Foot
Inlet Protection	Each
Stabilized Gravel Construction Entrance/Exit	Square Yard
Concrete Washout	Each

JOB SPECIAL PROVISION JSP-626-01
EROSION CONTROL MATTING

1.0 Scope. This item shall be in accordance with Section 626 of the current approved Arkansas State Highway and Transportation Department, Standard Specifications for Highway Construction, except as modified by this Job Special Provision.

2.0 Method of Measurement. Erosion Control Mat will be measured by square yard.

3.0 Basis of Payment. Payment for “Erosion Control Mat” shall be at the contract unit price per square yard and shall include full compensation for furnishing all labor, materials, equipment, tools, and incidentals necessary to complete the work.

JOB SPECIAL PROVISION JSP-628-01
TOPSOIL FURNISHED AND PLACED

1.0 Scope. This item shall be in accordance with Section 628 of the current approved Arkansas State Highway and Transportation Department, Standard Specifications for Highway Construction, except as modified by this Job Special Provision.

Prior to grading activities, contractor shall remove the top 4 inches of topsoil from vegetated areas and stockpile. Stockpiled topsoil should be temporarily stabilized according to erosion control requirements. Topsoil should be reused on project site prior to seeding and sodding.

For Seeding, Mulching, and Fertilizer areas, 4 inches of Topsoil shall be provided for seedbed preparation. Topsoil shall be placed and spread over the designated areas to a depth sufficiently greater than shown on the Plans or specified so that after settling, the completed Work will conform with the thickness and elevations shown on the Plans. The seed shall be placed in accordance with JSP-620-01 Seeding, Mulching, and Fertilizer.

For Sod areas, 2 inches of Topsoil shall be provided for sod-bed preparation. Topsoil shall be placed and spread over the designated areas to a depth sufficiently greater than shown on the Plans or specified so that after settling, the completed Work will conform with the thickness and elevations shown on the Plans. The sod shall be placed in accordance with JSP-624-01 Sod.

2.0 Method of Measurement. Topsoil is a planned quantity and will not be measured in the field. The bid form quantity has been measured by the nearest square yard of the surface.

3.0 Basis of Payment. Payment for “Topsoil” shall be at the contract unit price per the nearest square yard and shall include the cost of furnishing all labor, equipment, tools, and materials, and the performance of all work necessary to complete Topsoil. No separate payment will be made for furnishing, hauling, stockpiling, moving, and placing topsoil and all incidental items as these items shall be subsidiary to “Topsoil”.

JOB SPECIAL PROVISION JSP-637-01
MAILBOX REPLACEMENT

1.0 Scope. This item shall be in accordance with Section 637 of the current approved Arkansas State Highway and Transportation Department, Standard Specifications for Highway Construction, except as modified by this Job Special Provision.

2.0 Method of Measurement. Mailbox Replacement will be measured by each.

3.0 Basis of Payment. Payment for “Mailbox Replacement” shall be at the contract unit price per each and shall include full compensation for furnishing all materials; for setting posts; for removing and reattaching existing mailboxes; and for all labor, equipment, tools, and incidentals necessary to complete the mailbox replacement.

JOB SPECIAL PROVISION JSP-641-01
WHEELCHAIR RAMPS

1.0 Scope. This item shall be in accordance with Section 641 of the current approved Arkansas State Highway and Transportation Department, Standard Specifications for Highway Construction, except as modified by this Job Special Provision.

2.0 Method of Measurement. Wheelchair Ramps will be measured by nearest square foot.

3.0 Basis of Payment. Payment for “Wheelchair Ramps” shall be at the contract unit price per square foot and shall include full compensation for excavation and backfilling; for furnishing materials including joint filler; for constructing the wheelchair ramp, including the concrete island; constructing landings shown on wheelchair ramp spot grading sheets; for furnishing and placing cast-in-place tactile panels; and for all equipment, tools, labor, and incidentals necessary to complete the work.

JOB SPECIAL PROVISION JSP-816-01
RIPRAP

1.0 Scope. This item shall be in accordance with Section 816 of the current approved Arkansas State Highway and Transportation Department, Standard Specifications for Highway Construction, except as modified by this Job Special Provision.

The material for riprap shall consist of a durable stone, shot rock. Acceptance by the engineer may be by visual inspection. All materials shall meet the following gradation:

Riprap Designation	Percent (%) Smaller than Given by Weight	Intermediate Rock Dimension (inches)	d_{50} (inches)*
Type 1 Riprap	70-100 50-70 35-50 2-10	15 12 9 3	9**

*d_{50} = mean particle size (intermediate dimension)
**Mix riprap with 30 percent (by volume) topsoil and bury it with 6 or more inches of topsoil, vibration compacted.

2.0 Method of Measurement. Riprap will be measured by the nearest cubic yard.

3.0 Basis of Payment. Payment for Riprap shall be at the contract unit price per Cubic Yard and shall include full compensation for furnishing materials, including reinforcing steel when specified on the plans; for preparation of the slope; for excavation including toe trench and backfill; for performing mix designs, and quality control and acceptance sampling and testing for concrete riprap; for placing; and for all labor, equipment, tools, and incidentals necessary to complete the work.

Payment will be made under:

Pay Item:	**Pay Unit:**
Type 1 Riprap	Cubic Yard

JOB SPECIAL PROVISION JSP-1001-01
CONCRETE DRIVEWAY REPLACEMENT

1.0 **Scope.** Construct concrete driveway in accordance with Article 400 of the current approved City of Bentonville Minimum Standard Specifications for Street.

2.0 **Method of Measurement.** Concrete Driveway Replacement will be measured by nearest square yard.

3.0 **Basis of Payment.** Payment for “Concrete Driveway Replacement” shall be at the contract unit price per square yard and shall include the cost of furnishing all labor, equipment, tools, and materials and performance of all work necessary to complete the concrete driveway. No separate payment will be made for sawing, drilling, dowels, tie bars, Portland cement concrete, steel welded wire reinforcement, subgrade compaction, aggregate base material, and all incidental items as these items shall be subsidiary to “Concrete Driveway Replacement”.

JOB SPECIAL PROVISION JSP-1001-02
CURB AND GUTTER (ALL TYPES)

1.0 **Scope.** This item shall be in accordance with Article 500 of the current approved City of Bentonville Minimum Standard Specifications for Streets, except as modified by this Job Special Provision.

2.0 **Method of Measurement.** Curb and Gutter will be measured by the linear foot along the face of the curb at the gutter line, excluding the curb and/or curb and gutter within the limits of drop inlets and drop inlet extensions as shown in the standard drawings.

3.0 **Basis of Payment.** Payment for “Curb and Gutter” shall be at the contract unit price per linear foot and shall include full compensation for furnishing materials, including joint filler; for forms; for mixing, placing, and finishing concrete; for performing mix designs and quality control and acceptance sampling and testing; for excavation and backfilling; and for all labor, equipment, tools, and incidentals necessary to complete the work.

JOB SPECIAL PROVISION JSP-1001-03
SIDEWALKS AND TRAILS

1.0 Scope. Sidewalks and Trails shall be in accordance with Article 900 of the current approved City of Bentonville Minimum Standard Specifications for Streets, except as modified by this Job Special Provision.

For trail crossing at STORMLINE 100 STA 15+10 install 12” solid white crosswalk markings (10-ft long, 30” gap).

For trail crossing at STORMLINE 100 STA 19+30, grind and remove existing striping then install 12” solid white crosswalk markings (10-ft long, 30” gap).

For road crossing at WATERLINE 3 STA 3+45 install 12” solid white crosswalk markings (10-ft long, 30” gap). Detectable warning strips for this crossing are incidental to Sidewalk Pay Item.

2.0 Method of Measurement. Sidewalks and Trails will be measured in the field to the nearest square yard. Detectable warning strips will be measured in the field to the nearest linear foot for full width of sidewalk or trail.

3.0 Basis of Payment. Payment for Sidewalks and Trails shall be paid at the contract unit price per square yard and shall include the cost of furnishing all labor, equipment, tools, and materials, and the performance of all work necessary to construct sidewalks and trails. No separate payment will be made for sawing, drilling, dowels, tie bars, Portland cement concrete, steel welded wire or fiber reinforcement, subgrade compaction, aggregate base material, and all incidental items as these items shall be subsidiary to Sidewalks and Trails. Pavement markings at trail crossings are considered subsidiary to the pay item for concrete trail. Payment for Detectable warning strips shall be paid at the contract unit price per linear foot and shall include the cost of furnishing all labor, equipment, tools, and materials, and the performance of all work necessary to construct detectable warning strips.

Payment will be made under:

Pay Item:	**Pay Unit:**
Sidewalk	Square Yard
Concrete Trail	Square Yard
Detectable Warning Strips	Linear Foot

JOB SPECIAL PROVISION JSP-1001-04
WATER LINE RELOCATION

1.0 Scope. Water Line Relocation covers the materials and construction requirements to relocate an existing water line. Water Distribution System Materials shall be in accordance with Section 12 of the current approved City of Bentonville, Water Utilities Department Specifications, except as modified by this Job Special Provision. Installation of Water Distribution System Materials shall be in accordance with Section 13 of the current approved City of Bentonville, Water Utilities Department Specifications, except as modified by this Job Special Provision.

2.0 Method of Measurement. Pipe furnishings will be measured by linear foot and pipe fittings will be measured by each.

3.0 Basis of Payment. Payment for Water Line Relocation shall be at the contracted price per pay unit and shall include the cost of furnishing all labor, equipment, tools, and materials and performance of all work necessary to complete the water line relocation. Removal and abandonment of existing water lines will be subsidiary to demolition.

Payment will be made under:

Pay Item:	**Pay Unit:**
4” Tapping Sleeve & Valve	Each
4” DI Spool 8”x4” Reducer	Each
8” Tapping Sleeve & Valve	Each
8” 11.25 Degree Bend	Each
8” 45 Degree Bend	Each
8” 90 Degree Bend	Each
8” Gate Valve	Each
8” MJ TEE	Each
8” C900/D14 Pipe	Linear Foot
16” Steel Encasement	Linear Foot
Connection of Relocation Water Meter & Service Line	Each
Fire Hydrant Assembly	Each

JOB SPECIAL PROVISION JSP-1001-05
SANITARY SEWER LATERAL ADJUSTMENT

1.0 **Scope.** Sanitary Sewer Lateral Adjustment shall be in accordance with the current approved City of Bentonville, Water Utilities Department Specifications, except as modified by this Job Special Provision.

2.0 **Method of Measurement.** Sanitary Sewer Lateral Adjustment will be measured by each. Two lateral adjustments are included in the project quantities, however this quantity will be field adjusted based on the presence and location of sewer laterals in the field.

3.0 **Basis of Payment.** The cost of “Sanitary Sewer Lateral Adjustment” will be paid for at the contract unit price per each and shall include all costs necessary to complete the work as required to complete the Sanitary Sewer Lateral

JOB SPECIAL PROVISION JSP-1001-06
CONCRETE COLLAR

1.0 Scope. This work shall consist of concrete collars constructed around a pipe joint as shown on the plans or as directed by the engineer.

2.0 Method of Measurement. Concrete Collar is a planned quantity and will not be measured in the field. The bid form quantity has been measured per each.

3.0 Basis of Payment. Payment for “Concrete Collar” shall be at the contract unit price per each and shall include full compensation for furnishing all materials, forms, falsework, and bracing; for mixing, placing, consolidating, finishing and curing; and for all labor, equipment, tools, and incidentals necessary to complete the work. Reinforcing steel placed in this concrete will not be measured or paid for separately, but full compensation therefor will be considered included in the contract unit prices bid for the concrete collar.

JOB SPECIAL PROVISION JSP-1001-07
WALK AND DRIVEWAY REPLACEMENTS

1.0 Scope. This item shall consist of removing and reconstructing existing driveways and walks where shown on the plans or designated by the Engineer, and shall be done in conformity with the plans and according to these specifications.

2.0 Construction Requirements. For Brick Walk Replacement, prior to disturbance, the Contractor shall photograph existing conditions in order to restore the existing brick walk to pre-project conditions. The Contractor shall attempt to salvage existing bricks for reconstruction. Materials that are not in a condition to be moved shall be replaced by serviceable materials of the same type and size. Replacement materials shall be furnished by the Contractor and be satisfactory to the Engineer. Excess and unserviceable materials shall be disposed of according to Section 201 of the current approved Arkansas State Highway and Transportation Department, Standard Specifications for Highway Construction. For Gravel Driveway Replacement, Class 8 Aggregate Base Course and Subgrade material shall be used for construction of the Gravel Driveway. Materials requirements for gravel driveways shall be in accordance with Section 302 of the current approved Arkansas State Highway and Transportation Department, Standard Specifications for Highway Construction, except as modified by this Job Special Provision. Gravel should be spread evenly and lightly compacted.

3.0 Method of Measurement. Brick Walk Replacement and Gravel Driveway Replacement will be measured by nearest square yard.

4.0 Basis of Payment. Payment for walk and driveway replacements shall be at the contract unit price per square yard and shall include the cost of furnishing all labor, equipment, tools, and materials and performance of all work necessary to complete the work. No separate payment will be made for subgrade compaction, aggregate base material, and all incidental items as these items shall be subsidiary to walk and driveway replacements.

Payment will be made under:

Pay Item:	**Pay Unit:**
Brick Walk Replacement	Square Yard
Gravel Driveway Replacement	Square Yard

JOB SPECIAL PROVISION JSP-1001-08
EXCAVATION FOR UTILITY POINT REPAIR BY BWUD

1.0 Scope. This item shall be in accordance with Section 801 of the current approved Arkansas State Highway and Transportation Department, Standard Specifications for Highway Construction and the current approved City of Bentonville, Water Utilities Department Specifications, except as modified by this Job Special Provision.

This item includes excavation to expose the portion of the existing water or sewer line shown for replacement on the project drawings. Contractor should contact BWUD a minimum of 5 days prior to excavation to coordinate schedule for point repair of utility line. All materials and labor for pipe repair will be provided by BWUD. Contractor will be responsible for exposing the repair length and backfilling and compacting per specifications, upon completion of the point repair.

2.0 Method of Measurement. Excavation for utility point repair is a planned quantity based on the length of pipe repair and will be measured in the field. The bid form quantity has been measured by the linear foot measured along the pipe alignment.

3.0 Basis of Payment. Payment for “Excavation for utility point repair by BWUD” shall be at the contract unit price per linear foot and shall include excavation and backfilling, including compacting backfill; for furnishing, placing, and compacting structural bedding and structural backfill; and for all labor, equipment, tools, and incidentals necessary to complete the work.

Payment will be made under:

Pay Item:	**Pay Unit:**
Excavation for Utility Point Repair by BWUD	Linear Foot

JOB SPECIAL PROVISION JSP-1001-09
MAINTAINING ACCESS TO ROADWAY, PRIVATE DRIVEWAYS, AND SIDEWALKS

1.0 Scope. The contractor shall pay special care to maintain access to private driveways and maintain function of public trails at all times during construction.

When absolutely necessary to close a driveway, the city and property owner should be notified and the maximum closure time shall be no more than 8 hours, without special approval from the city. A closure is considered any instance when a vehicle is unable to safely cross without obstruction. If necessary, temporary gravel surfacing may be used to restore service while actively coordinating placement of concrete (or other finished surface, per plans).

Specific locations where special care should be provided to maintain continuous access during construction:

- Townhome parking lot at approximately STA 21+50 to STA 24+25. One lane of access shall be maintained at all times from 5th street to the northern-most property in this lot. Additionally, the period of time between pavement removal and replacement of pavement and temporary stabilization of grassed areas within these stations shall be limited to no more than 28 calendar days.
- Contractor to coordinate schedule with city prior to demolition of any existing fences, pavement, or other personal property located between STA 21+50 and STA 26+00. 30 days written notice will be required prior to disturbance of this area. Once work commences in this area, contractor must complete sewer construction and grade and provide temporary stabilization of grassed areas within these stations within 60 calendar days. Work should start promptly, 30 days after notice is given and progress continuously until work is completed in the station range.
- Trail access at SW 5th and SE D Street shall be maintained at all times by providing aggregate base and temporary asphalt for detour route and following the traffic control recommendations in the project drawings and MUTCD.

All roadways and sidewalks shall remain open to the public except for limited closures of no more than 5 days. Temporary pavement may be used at contractor's discretion to restore access prior to permanent paving. One additional closure of no more than 24 hours will be allowed for permanent pavement replacement. Additional closures are not warranted.

2.0 Basis of Payment. No direct payment will be made for this item and any costs associated with the requirements of this section should be included in other bid items.

3.0 Liquidated Damages. Liquidated damages may be applied if the contractor is unable to meet the requirements of this section. Liquidated damages shall be $1000 per day. For driveway closures liquidated damages will be applied starting at the 9th hour and every 24 hours following until the requirements are met.

JOB SPECIAL PROVISION JSP-1001-10
TEMPORARY FENCING

1.0 Scope. The contractor shall provide temporary fencing to provide yard closure to contain pets during construction, where noted on the plans.

Temporary fencing shall be constructed before removal of any existing fencing where indicated on the plans and where required to contain animals. Temporary fencing may be woven wire or plastic with steel posts with a maximum spacing of 10 feet on center and shall effectively prevent pets from escaping yards. Nailing to trees or the use of electrified fencing shall not be permitted. Temporary fencing shall be maintained until the new permanent fencing is completed and then the temporary fencing will be removed in its entirety.

2.0 Basis of Payment. No direct payment will be made for this item and any costs associated with the requirements of this sections should be considered subsidiary to demolition and removals.

JOB SPECIAL PROVISION JSP-1001-11
CONTINGENCY ALLOWANCE

1.0 **Scope.** This item shall consist of providing $200,000 allowance for the City of Bentonville to add miscellaneous additional work to this project as need arises during construction.

2.0 **Materials:** Materials shall be as required by the City of Bentonville.

3.0 **Construction Requirements:** Contractor shall perform additional items of work per the direction of the City of Bentonville as such additional work items are deemed necessary during the course of construction. After the City has determined the need for additional work items, the Contractor will be asked to price the requested work accordingly. Any such additional work under this item will be limited to $200,000 or less depending on the City's exact construction needs and requirements. Any requested additional items of work exceeding that amount must be handled separately through a change order process requiring City Council approval. The contractor must bid exactly $200,000 for this allowance item or bid will be subject to rejection.

4.0 **Method of Measurement.** Contingency Allowance ($200,000) shall be measured as a lump sum (LS).

5.0 **Basis of Payment.** Contingency Allowance ($200,000), completed, accepted, and measured as provided above will be paid for at the actual proportionate amount of the full lump sum (LS) price that is ultimately utilized by the City of Bentonville, which price shall be full compensation for completing any such additional work items to the satisfaction of the City Engineer.

JOB SPECIAL PROVISION JSP-1001-12
DELAY IN RIGHT OF WAY OCCUPANCY

Right of occupancy and use of the right of way has been completed and will be clear for construction activities upon completion of utility relocations for all tracts except those otherwise noted below.

For the following tracts, right of way occupancy and use of the right of way will be delayed. The city and their consultant are currently working to acquire these right-of-way and easements and it is expected to be progressively completed, with all tracts expected to be complete by March 1, 2024.

Tracts
5, 24, 25, 30, 31, and 34

The Contractor is forewarned that they will in no event be allowed to perform work in the area(s) mentioned above until right of occupancy and use has, in fact, been extended to them. Contractor will be updated as more information is available. Work is only authorized within right-of-way and tracts approved for ROW occupancy.

While utility relocations are expected to be completed prior to ROW occupancy, the contractor is responsible for coordinating with each utility to confirm relocations are complete prior to starting work. City will provide updates of utility status at pre-construction meeting.

Stormwater Pollution Prevention Plan (SWPPP) for Construction Activity for Small Construction Sites

National Pollutant Discharge Elimination System (NPDES)
General Permit # ARR150000

Prepared for:

City of Bentonville,
Benton County, AR

Date:

10/24/2023

Prepared by:

Olsson
203 E. Millsap Rd.
Fayetteville, AR

Revised date: 10/20/2016

Project Name and Location: Southwest 3rd & B Street Stormwater Improvements, Bentonville, AR
Property Parcel Number (*Optional*): _____
Operator Name and Address: City of Bentonville, 3200 SW Municipal Drive, Bentonville, AR 72712

Site Description

a. Project description, intended use after NOI is filed: The project consists of storm sewer improvements for SW 3rd Street and B Street, SW 6th Street and Glover Lateral, and SW 10th Street and F Street Collection System sites which are interconnected and have been combined into one project area.

The proposed storm sewer is composed of two main sections, Stormline 100 and Stormline 400. Stormline 400 runs south from the intersection of SW 4th Street and SW E Street to the intersection of SW 6th Street and SW E Street along the west side of 4th Street. From there it runs east parallel to the Downtown Trail for approximately 380 ft where it will connect to Stormline 100. Stormline 100 begins upstream at the intersection of SW 3rd Street and SW B Street. It runs along the west side of SW B Street for approximately 495 feet to SW 4th Street. From there, the proposed storm line runs along the south side of SW 4th Street for approximately 140 feet and then runs south in an alley between 17 properties to SW 5th Street. At SW 5th Street the proposed storm line runs parallel to the existing Downtown Trail for 667 feet. The storm line then opens into a channel that will run south beside the Walmart Global People Center. At SW 8th street the flow will be enclosed in a box culvert and connected to the 8th Street Corridor Improvements project being designed by Burns and McDonnell.

B. Sequence of major activities which disturb soils:

General Sequence of activities:

1. Obtain all necessary permits (if required).
2. Know and maintain an Arkansas Department of Energy & Environment - Division Environmental Quality (ADEQ) approved Stormwater Pollution Prevention Plan (SWPPP) implemented for construction sites.
3. Inform all personnel and subcontractors of SWPPP and relate where to post the Construction Site Notice and house SWPPP.
4. Have all existing utilities located.
5. Install tree preservation, erosion and sediment control devices in accordance with the Plans and this SWPPP.
6. Grade the site per the grading plan.
7. Construct Improvements (see Plan Set). Maintain temporary erosion and sediment control devices as needed.
8. Bring all areas to final grade.
9. Stabilize all areas, place topsoil, landscaping, and sod.

10. When all construction is completed, the site is 100% stabilized at 80% density, and approved by the Engineer, remove all temporary sediment control BMPs. Stabilize with sodding or seeding any areas disturbed by their removal.

a. Total Area[1]: 3.18 Acres Disturbed Area[2]: 3.18 Acres

b. Soils Information:

i. Runoff Coefficient Pre-Construction (See Appendix A) : 0.516

ii. Runoff Coefficient Post-Construction (See Appendix A) : 0.571

iii. Describe the soil or the quality of any discharge from the site:

Soil Series	Hydrologic Soil Group
Captina silt loam, 1 to 3 percent slopes	C/D
Cherokee silt loam	D
Johnsburg silt loam, 0 to 2 percent slopes	D
Peridge silt loam, 1 to 3 percent slopes	B

C. Responsible Parties

Be sure to assign all SWPPP related activities to an individual or position; even if the specific individual is not yet known (i.e. contractor has not been chosen).

Individual/Company	Phone Number	Service Provided for SWPPP (i.e., Inspector, SWPPP revisions, Stabilization Activities, BMP Maintenance, etc.)
City of Bentonville	(479) 271-3168	Owner/Permittee
Contractor (TBD)		SWPPP revisions, Stabilization Activities, BMP Maintenance, etc.
Olsson	479-443-3404	SWPPP Developer

D. Receiving Waters

a. The following waterbody (or waterbodies) receives stormwater from this construction site: Part of the project drains to an unnamed tributary to McKisic Creek, then ultimately the Illinois and Arkansas Rivers. The other part of the project drains to an unnamed tributary to Little Osage Creek, then to Osage Creek, then ultimately to the Illinois and Arkansas Rivers.

b. Is the project located within the jurisdiction of an MS4? ☒ Yes ☐ No

i. If yes, Name of MS4: City of Bentonville

c. Ultimate Receiving Water:

☐ Red River	☐ White River
☐ Ouachita River	☐ St. Francis River
☒ Arkansas River	☐ Mississippi River

[1]Increases in total acreage require an additional acreage request, an updated SWPPP and a $200 modification fee to be submitted to ADEQ.
[2]Increases in only disturbed acreage require an additional acreage request and an updated SWPPP to be submitted to ADEQ.

E. Documentation of Permit Eligibility Related to the 303(d) list and Total Maximum Daily Loads (TMDL) (https://www.adeq.state.ar.us/water/planning/)
   a. Does the stormwater enter a waterbody on the 303(d) list or with an approved TMDL? ☐ Yes ☒ No
   b. If yes:
      i. Waterbody identified on 303(d) list:_____
      ii. Pollutant addressed on 303(d) list or TMDL: _____
      iii. This specific project ,or generally construction activity i.e. surface erosion, is identified on 303(d) list or associated assumptions and allocations identified in the TMDL for the discharge: ☐ Yes ☐ No
      iv. Additional controls implemented: _____
      _____

F. Attainment of Water Quality Standards After Authorization
   a. The permittee must select, install, implement, and maintain BMPs at the construction site that minimize pollutants in the discharge as necessary to meet applicable water quality standards. In general, except in situations explained below, the SWPPP developed, implemented, and updated to be considered as stringent as necessary to ensure that the discharges do not cause or contribute to an excursion above any applicable water quality standard.
   b. At any time after authorization, the Department may determine that the stormwater discharges may cause, have reasonable potential to cause, or contribute to an excursion above any applicable water quality standard. If such a determination is made, the Department will require the permittee to:
      i. Develop a supplemental BMP action plan describing SWPPP modifications to address adequately the identified water quality concerns and submit valid and verifiable data and information that are representative of ambient conditions and indicate that the receiving water is attaining water quality standards; or

ii. Cease discharges of pollutants from construction activity and submit an individual permit application.

I understand and agree to follow the above text regarding the attainment of water quality standards after authorization. ☒Yes ☐No

G. Site Map Requirements (Attach Site Map):
   a. Pre-construction topographic view;
   b. Direction of stormwater flow (i.e., use arrows to show which direction stormwater will flow) and approximate slopes anticipated after grading activities;
   c. Delineate on the site map areas of soil disturbance and areas that will not be disturbed under the coverage of this permit;
   d. Location of major structural and nonstructural controls identified in the plan;
   e. Location of main construction entrance and exit;
   f. Location where stabilization practices are expected to occur;
   g. Locations of off-site materials, waste, borrow area, or equipment storage area;
   h. Location of areas used for concrete wash-out;
   i. Location of all surface water bodies (including wetlands) with associated natural buffer boundary lines. Identify floodplain and floodway boundaries, if available;
   j. Locations where stormwater is discharged to a surface water and/or municipal separate storm sewer system if applicable,
   k. Locations where stormwater is discharged off-site (should be continuously updated);
   l. Areas where final stabilization has been accomplished and no further construction phase permit requirements apply;
   m. A legend that identifies any erosion and sediment control measure symbols/labels used in the site map and/or detail sheet; and
   n. Locations of any storm drain inlets on the site and in the immediate vicinity of the site.

H. Stormwater Controls
   a. Initial Site Stabilization, Erosion and Sediment Controls, and Best Management Practices:
      i. Initial Site Stabilization: <u>Construction will progress as indicated in the sequence of major activities noted in the Plan Set and this SWPPP. Erosion and sediment control measures shall be installed prior to beginning any construction activities as noted on the Erosion Control</u>

Sheets. Erosion control devices will be maintained throughout construction activities.

ii. Erosion and Sediment Controls: Erosion and sediment controls shall include sediment control barriers (silt fence), inlet protection, erosion control matting, and gravel construction entrance/exit. Additionally, to control wind erosion, disturbed areas shall be sprayed with water on an as-needed basis according to site conditions.

iii. If periodic inspections or other information indicates a control has been used inappropriately or incorrectly, the operator will replace or modify the control for site situations: ☒Yes ☐No

If No, explain: _____

iv. Off-site accumulations of sediment will be removed at a frequency sufficient to minimize off-site impacts: ☒Yes ☐No

If No, explain: _____

v. Sediment will be removed from sediment traps or sedimentation ponds when design capacity has been reduced by 50%: ☐Yes ☒No

If No, explain: Due to the size of the project and anticipated disturbed area, sediment basins and traps will not be needed during construction.

vi. Litter, construction debris, and construction chemicals exposed to stormwater shall be prevented from becoming a pollutant source for stormwater discharges: ☒Yes ☐No

If No, explain: _____

vii. Off-site material storage areas used solely by the permitted project are being covered by this SWPPP: ☐Yes ☒No

If Yes, explain additional BMPs implemented at off-site material storage area: _____

b. Stabilization Practices

i. Description and Schedule: Permanent seeding and mulch cover shall be utilized as the primary stabilization practice. Seeding shall be performed by hydro-seeding, by hand, or by a mechanical broadcasting method. Seeding rates and types shall be in accordance with the Contract Documents on which construction activities have ceased (temporarily or permanently). Sodding shall be placed in accordance with the project

plans. Exposed bare earth sections should be protected by evenly distributed hay, straw or wood mulch before a rain event. Dust shall be controlled by sufficiently wetting dusty areas, as needed. To all extents possible, construction activities shall be isolated as to limit areas of disturbance. Areas where construction ceases for more than 14 days shall be stabilized with a seed/straw mulch at a coverage rate of 2 tons/acre. Accumulated sediment and erosion control devices will be removed after 100% stabilization at 80% density.

ii. Are buffer areas required? ☐Yes ☒No

If Yes, are buffer areas being used? ☐Yes ☐No

If Yes, describe natural buffer areas: _____

_____

If No, explain why not:_____

_____

iii. A record of the dates when grading activities occur, when construction activities temporarily or permanently cease on a portion of the site, and when stabilization measures are initiated shall be included with the plan.
☒Yes ☐No

If No, explain: _____

_____

iv. Deadlines for stabilization:

1. Stabilization procedures will be initiated 14 days after construction activity temporarily ceases on a portion of the site.
2. Stabilization procedures will be initiated immediately in portions of the site where construction activities have permanently ceased.

c. Structural Practices

i. Describe any structural practices to divert flows from exposed soils, store flows, or otherwise limit runoff and the discharge of pollutants from exposed areas of the site: Sediment control barriers (silt fence) shall be in place during ongoing earthwork operations.

ii. Describe Velocity Dissipation Devices: Sediment control barriers (silt fence) shall be place at construction limits.

iii. Sediment Basins:

Are 10 or more acres draining to a common point? ☐Yes ☒No

Is a sediment basin included in the project? ☐Yes ☒No

If Yes, what is the designed capacity for the storage?

☐3600 cubic feet per acre = : _____

or

☐ 10 year, 24 hour storm = :_____

☐ Other criteria were used to design basin: _____

_____

If No, explain why no sedimentation basin was included and describe required natural buffer areas and other controls implemented instead: Due to the size of the project and anticipated disturbed area, sediment basins will not be needed during construction. Offsite drainage area will be picked up by area inlets and drainage ditches. Offsite drainage area consists of single-family residential area and undeveloped pasture. No sedimentation will be accumulated from offsite area.

I. Other Controls

a. Solid materials, including building materials, shall be prevented from being discharged to Waters of the State: ☒ Yes ☐ No

b. Off-site vehicle tracking of sediments and the generation of dust shall be minimized through the use of:

☒ A stabilized construction entrance and exit

☒ Vehicle tire washing

☒ Other controls, describe: Existing roads will be used to access construction site where practicable. Contractor shall mechanically sweep street daily as required to keep construction entrance area clean. Contractor shall comply with requirements of City of Bentonville for sediments that are found on City Right-of-Way.

c. Temporary Sanitary Facilities: Portable sanitary waste systems will be required at all times during construction. All sanitary waste will be collected from the portable units as necessary or as required by local regulation by a licensed sanitary waste management contractor. The waste management contractor shall empty the portable sanitary waste systems on a regular basis or when issues arise. Caution will be used during any sanitary sewer relocations.

d. Concrete Waste Area Provided:

☒ Yes

☐ No. Concrete is used on the site, but no concrete washout is provided.

Explain why: _____

_____

☐ N/A, no concrete will be used with this project

e. Fuel Storage Areas, Hazardous Waste Storage, and Truck Wash Areas: At a minimum, any products in the following categories shall be considered

hazardous: paints, acids for cleaning masonry surfaces, cleaning solvents, asphalt products, chemical additives for soil stabilization, or concrete curing compounds and additives. In the event of a spill which may be hazardous, the spill coordinator designated by the Contractor should be contacted immediately. City of Bentonville shall also be notified immediately following notification of the spill coordinator. All hazardous waste materials will be disposed of as specified by local or state regulations or by the product manufacturer. Fuel storage will be at least 300 feet from known wetlands or other waterbodies and shall have secondary containment as required by state and federal law. Products will be kept in original containers in covered areas unless they are not resealable. Original labels and material safety data will be retained; they contain important product information. If surplus products must be disposed of, manufacturers' or local and State recommended methods for proper disposal will be followed.

J. Non-Stormwater Discharges

a. The following allowable non-stormwater discharges comingled with stormwater are present or anticipated at the site:

☐ Fire-fighting activities;

☐ Fire hydrant flushings;

☒ Water used to wash vehicles (where detergents or other chemicals are not used) or control dust in accordance with Part II.A.4.H.2;

☒ Potable water sources including uncontaminated waterline flushings;

☒ Landscape Irrigation;

☒ Routine external building wash down which does not use detergents or other chemicals;

☒ Pavement wash waters where spills or leaks of toxic or hazardous materials have not occurred (unless all spilled materials have been removed) and where detergents or other chemicals are not used;

☒ Uncontaminated air conditioning, compressor condensate (See Part I.B.13.C of the permit);

☐ Uncontaminated springs, excavation dewatering and groundwater (See Part I.B.13.C of the permit);

☐ Foundation or footing drains where flows are not contaminated with process materials such as solvents (See Part I.B.13.C of the permit);

b. Describe any controls associated with non-stormwater discharges present at the site: To all extents possible, non-stormwater discharges shall be minimized. Discharges shall be monitored and terminated as soon as possible.

K. Permanent Controls for Post-Construction Stormwater Management:

Describe measures installed during the construction process to control pollutants in stormwater discharges that will occur after construction operations have been completed: The project will result in the installation of a storm sewer designed to convey storm water and reduce floods in the adjacent neighborhoods.

L. Applicable State or Local Programs: The SWPPP will be updated as necessary to reflect any revisions to applicable federal, state, or local requirements that affect the stormwater controls implemented at the site. ☒Yes ☐No

M. Inspections

a. Inspection frequency:

☒Every 7 calendar days

or

☐At least once every 14 calendar days and within 24 hours of the end of a storm even 0.25 inches or greater (a rain gauge must be maintained on-site)

b. Inspections:

Completed inspection forms will be kept with the SWPPP.

☒ADEQ's inspection form will be used (See Appendix B)

or

☐A form other than ADEQ's inspection form will be used and is attached (See inspection form requirements Part II.A.4.L.2)

c. Inspection records will be retained as part of the SWPPP for at least 3 years from the date of termination.

d. It is understood that the following sections describe waivers of site inspection requirements. All applicable documentation requirements will be followed in accordance with the referenced sections.

i. Winter Conditions (Part II.A.4.L.4)

ii. Adverse Weather Conditions (Part II.A.4.L.5)

N. Maintenance:

The following procedures to maintain vegetation, erosion and sediment control measures and other protective measures in good, effective operating condition will be followed: All erosion and sediment controls shall be maintained in good working order. If a repair is necessary, it shall be done at the earliest date possible, but no later than three (3) calendar days after the surrounding exposed ground has dried sufficiently to prevent further damage from heavy equipment. The areas adjacent to creeks and drainage ways shall have priority followed by devices protecting any drainage ditches.

Any necessary repairs will be completed, when practicable, before the next storm event, but not to exceed a period of 3 business days of discovery, or as otherwise directed by state or local officials.

O. Employee Training:

The following is a description of the training plan for personnel (including contractors and subcontractors) on this project: Training shall be given by a knowledgeable and qualified trainer to all project related personnel prior to them working at the project site. The Contractor shall be required to have a qualified individual as defined in the permit.

**Note, Formal training classes given by Universities or other third-party organizations are not required, but recommended for qualified trainers; the permittee is responsible for the content of the training being adequate for personnel to implement the requirements of the permit.

Certification

"I certify under penalty of law that this document and all attachments such as Inspection Form were prepared under my direction or supervision in accordance with a system designed to ensure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

Signature of Responsible or Cognizant Official: _____

Title: _____ Date: _____

SW 10TH STREET & SW F STREET STORMWATER IMPROVEMENTS

CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS

MUNIS# 21EN0025 PIIP22-0017

APPROVED FOR CONSTRUCTION
11/28/2023 8:38:20 AM

olsson
302 East Millsap Road
Fayetteville, AR 72703
TEL 479.443.3404
www.olsson.com

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
NO. 19111
09-13-23
ERIC JOSEPH SHELTON

LEGEND

- FOUND MONUMENT (AS NOTED)
- SET 1/2" REBAR W/PLASTIC CAP, "LC 366"
- SET 5/8" REBAR w/aluminum cap, "LC 366"
- AIR CONDITIONER
- BENCHMARK
- BOLLARD
- BREAKER Box
- BUSH
- CABLE BOX
- CABLE Vault
- CAMERA
- COLUMN
- CONIFEROUS Tree
- DECIDUOUS TREE
- (D) DEEDED
- ELECTRIC BOX
- ELECTRIC BOX
- ELECTRIC MANHOLE
- ELECTRIC METER
- ELECTRICAL OUTLET
- ELECTRIC VAULT
- FIRE DEPT. CONNECTION
- FIRE HYDRANT
- FIBER OPTIC BOX
- FIBER OPTIC PEDESTAL
- FLARED END SECTION
- GAS MARKER
- GAS METER
- GAS VALVE
- GAS VAULT
- GRATE INLET
- GREASE TRAP
- GUY WIRE
- IRRIGATION VALVE
- LIGHT POLE
- MAIL BOX
- (M) MEASURED
- MONITORING WELL
- (P) PLATTED
- POWER POLE
- POWER POLE W/LIGHT
- ROOF DRAIN
- SANITARY CLEANOUT
- SANITARY MANHOLE
- STORM MANHOLE
- SIGN
- SCHEDULE B-II EXCEPTION
- SPRINKLER HEAD
- STEEL POST
- TELEPHONE CABINET
- TELEPHONE PEDESTAL
- TELEPHONE RISER
- TELEPHONE MANHOLE
- TRAFFIC CONTROL BOX
- TRAFFIC SIGNAL BOX
- TRAFFIC SIGNAL POLE
- TRANSFORMER
- VENT PIPE
- WATER MANHOLE
- WATER METER
- WATER VALVE
- WOOD POST
- SPRINKLER CONTROL VALVE

- PROPOSED CENTER LINE
- EXISTING CENTER LINE
- PROPERTY LINE
- PROPOSED RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY
- PROPOSED TEMPORARY CONSTRUCTION EASEMENT
- PROPOSED PERMANENT DRAINAGE EASEMENT
- EXISTING UTILITY EASEMENT
- PROPOSED UTILITY EASEMENT
- EXISTING CONTOUR
- EXISTING CONTOUR
- EXISTING SANITARY LINE
- EXISTING STORM LINE
- EXISTING GAS LINE
- EXISTING WATER LINE
- EXISTING UNDERGROUND POWER
- EXISTING UNDERGROUND TELEPHONE
- EXISTING UNDERGROUND CABLE/TV
- EXISTING UNDERGROUND FIBER OPTIC
- EXISTING UNDERGROUND TRAFFIC
- EXISTING OVERHEAD ELECTRIC
- EXISTING OVERHEAD TELEPHONE
- EXISTING OVERHEAD CABLE/TV
- EXISTING WOVEN WIRE FENCE
- EXISTING CHAIN LINK FENCE
- EXISTING WOOD FENCE
- EXISTING TREE LINE

ABBREVIATIONS

M.G.	MATCH GRADE
PVMT.	PAVEMENT
TC	TOP OF CURB
EP	EDGE OF PAVEMENT
G	GUTTER
EL.	ELEVATION
R/W	RIGHT-OF-WAY
ROW	RIGHT-OF-WAY
TCE	TEMPORARY CONSTRUCTION EASEMENT
ESMT.	EASEMENT
PROP.	PROPOSED
EXIST.	EXISTING
TYP.	TYPICAL
(R)	REMOVAL
CONST.	CONSTRUCT
TBM	TEMPORARY BENCHMARK
C.P.	CONTROL POINT
D.N.D.	DO NOT DISTURB
U.I.P.	USE IN PLACE
CONC.	CONCRETE
AGG.	AGGREGATE
N.T.S.	NOT TO SCALE
B-B	BACK OF CURB TO BACK OF CURB
MJ	MECHANICAL JOINT

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

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE BASED ON THE BEST INFORMATION AVAILABLE AND MAY NOT REFLECT ALL EXISTING UTILITIES IN THE PROJECT AREA. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE UTILITY COMPANIES FOR LOCATING EXISTING UTILITIES PRIOR TO CONSTRUCTION AND FOR PROTECTION OF SERVICES DURING CONSTRUCTION.

SECTION 31, T-20-N, R-30-W
BENTON COUNTY, ARKANSAS

VICINITY MAP

0' 500' 1000' 2000'
SCALE IN FEET

INDEX OF SHEETS	
1	TITLE SHEET
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3	TYPICAL SECTIONS
4-12	DETAILS
13-14	BEUD DETAILS
15	TRAFFIC CONTROL PLAN
16-21	TRAFFIC CONTROL DETAILS
22	SURVEY CONTROL & ALIGNMENT TABLES
23-26	EROSION CONTROL PLANS
27-36	EASEMENT PLANS
37	STORM SEWER GENERAL LAYOUT
38-43	PLAN & PROFILE - STORMLINE 100
44	PLAN & PROFILE - STORMLINES 100 & 510
45	PLAN & PROFILE - STORMLINES 300, 800 & 900
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61	WHEELCHAIR RAMP SPOT ELEVATION PLAN
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71	CROSS SECTIONS - CONCRETE CHANNEL

UTILITY CONTACTS

NATURAL GAS
Black Hills Energy
Contact: Josh Knight
1301 Federal Way
P.O. Box 2129
Lowell, AR 72745
Phone: (479)721-4543
Email: joshua.knight@blackhillscorp.com

CABLE TELEVISION
COX Communications
Contact: Kip Smith
4901 S. 48th Street
Springdale, AR
Phone: (479)717-3796
Email: kip.smith@cox.com

WATER & SEWER
City of Bentonville
Contact: Beau Thompson
3200 S.W. Municipal Drive
Bentonville, AR 72712
Phone: (479)271-3140

ELECTRIC
City of Bentonville
Contact: April Hayes
3200 S.W. Municipal Drive
Bentonville, AR 72712
Phone: (479)271-3135

TELEPHONE
AT&T
Contact: Brent Baldwin
Phone: (479)200-9022
627 White Road
Springdale, AR 72766

WASTE WATER
City of Bentonville
Contact: Chris Earl
1901 NE A Street
Bentonville, AR
Phone: (479)271-3136

FIRE DEPARTMENT
City of Bentonville
Contact: Brent Boydston
(Fire Chief)
800 SW A Street
Bentonville, AR 72712
Phone: (479)271-5927

DEPARTMENT OF HEALTH
Arkansas Department Of Health
Division of Engineer, Slot 37
4815 W. Markham
Little Rock, AR 72205
Phone: (501)661-2623

TRANSPORTATION
City of Bentonville
Contact: Dan Weese
3200 SW Municipal Drive
Bentonville, AR 72712
Phone: (479)254-2024
Email: dweese@bentonvillear.com

BENTONVILLE ENGINEERING

PREPARED & SUBMITTED BY

CERTIFICATE OF AUTHORIZATION
Olsson Inc.
No.1010
ARKANSAS ENGINEER

REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

TITLE SHEET

SW 10TH STREET & SW F STREET
STORMWATER IMPROVEMENTS

BENTONVILLE, AR

2023

drawn by: KTF
checked by: JDA
approved by: EJS
QA/QC by: EJS
project no.: 021-04210-G
drawing no.: W_TTL01_G2104210
date: 09.13.2023

SHEET
1 of 71

DWG: F:\2021\04001-04500\021-04210-G\40-Design\AutoCAD\Final Plans\Sheets\WTRS\W_TTL01_G2104210.dwg USER: nmcneal
DATE: Sep 13, 2023 10:50am XREFS: W_PTBLK_G2104210 W_AERIAL_G2104210

GENERAL NOTES

1. ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF BENTONVILLE MINIMUM STANDARD SPECIFICATIONS FOR STREETS IN EFFECT ON THE CITY'S APPROVAL DATE SHOWN ON THESE PLANS.
2. ALL WORKMANSHIP AND MATERIALS SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY CITY PERSONNEL OR THE OWNER'S REPRESENTATIVE.
3. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL PROPERTY CORNERS, PERMANENT BENCHMARKS, AND SECTION CORNERS. ANY PROPERTY CORNER, PERMANENT BENCHMARK, OR SECTION CORNER DISTURBED OR DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE RESET BY A REGISTERED LAND SURVEYOR LICENSED IN THE STATE OF ARKANSAS, AT THE CONTRACTOR'S EXPENSE, UNLESS OTHERWISE NOTED.
4. THE CONTRACTOR SHALL PRESERVE ALL SURVEY CONTROL.
5. THE CONTRACTOR SHALL NOT CHANGE OR DEVIATE FROM THESE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE OWNER AND THE ENGINEER.
6. PRIOR TO MOVING OFF THE JOB THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND REQUEST A FINAL WALK-THROUGH OF THE CONSTRUCTION SITE.
7. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS. ANY DISCREPANCY BETWEEN THE DIMENSIONS AND ELEVATIONS SHOWN ON THE PLANS AND THOSE FOUND BY THE CONTRACTOR SHALL BE SUPPLIED TO THE ENGINEER FOR APPROVAL PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
8. THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE UTILITY COMPANIES TO COORDINATE CONNECTIONS.
9. ALL UTILITY EXTENSIONS AND CONSTRUCTION SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE APPLICABLE UTILITY COMPANIES.
10. THE EXISTING UTILITY LOCATIONS SHOWN ON THESE PLANS ARE APPROXIMATE AND MAY NOT INCLUDE ALL LINES PRESENT. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT ANY EXISTING UTILITIES OR STRUCTURES LOCATED ON OR ADJACENT TO THE WORK SITE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT UNDERGROUND SERVICE ALERT @ 811 IN ADVANCE OF ANY EXCAVATION FOR THE MARK-OUT OF THE LOCATION OF UTILITIES AND THE NOTIFICATION OF COMMENCEMENT OF WORK.
11. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITY, THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF UNDERGROUND UTILITIES. THE CONTRACTOR SHALL MAKE EXPLORATION EXCAVATIONS AND LOCATE EXISTING UNDERGROUND UTILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO ALLOW PLAN REVISIONS TO BE MADE. THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE ENGINEER FOR INSTRUCTIONS IF ANY CONFLICTS ARE DISCOVERED.
12. THE CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT ALL UTILITY LINES SHOWN AND ANY OTHER EXISTING LINES NOT OF RECORD INCLUDING THOSE NOT SHOWN ON THESE PLANS. EXISTING UTILITY LINES, EITHER OVERHEAD OR UNDERGROUND, AND PERMANENT STRUCTURES WITHIN THE PROPERTY LINES SHALL BE KEPT FREE OF DAMAGE BY CONTRACTOR'S OPERATIONS. IF A UTILITY LINE OR STRUCTURE IS DAMAGED, IT SHALL BE RESTORED AT THE CONTRACTOR'S EXPENSE.
13. A PORTABLE RESTROOM FACILITY WILL BE REQUIRED ON-SITE DURING CONSTRUCTION ACTIVITIES.
14. ALL ON-SITE FUELING WILL COMPLY WITH LOCAL, STATE AND FEDERAL REQUIREMENTS.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND PAYING ALL FEES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITY.
16. FOLLOW WRITTEN DIMENSIONS ALWAYS. DO NOT SCALE. DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
17. THE CONTOUR LINES, SPOT ELEVATIONS, AND BUILDING FLOOR ELEVATIONS SHOWN ARE TO FINISH GRADE. REFER TO CROSS SECTIONS, PROFILES, AND TYPICAL SECTIONS FOR GRADING DETAILS. REFER TO TYPICAL SECTIONS FOR PAVING, SLAB, AND AGGREGATE BASE THICKNESS TO DETERMINE GRADING LINE ELEVATIONS.
18. THE SEQUENCE AS SHOWN ON THE MAINTENANCE OF TRAFFIC PLANS IS A GENERAL OUTLINE FOR THE CONSTRUCTION OF THIS PROJECT AND IN NO WAY IS IT INTENDED TO COVER EVERY ITEM IN THE PROJECT. ITEMS NOT CRITICAL TO THE CONSTRUCTION SEQUENCE MAY BE CONSTRUCTED IN ANY STAGE AS APPROVED BY THE OWNER OR ENGINEER.
19. THE TRAFFIC CONTROL REQUIREMENTS SHOWN ON THESE PLANS ARE MINIMUM REQUIREMENTS ONLY AND DO NOT ATTEMPT TO ADDRESS IN DEPTH THE VARIETY OF SITUATIONS THAT MAY OCCUR ONCE CONSTRUCTION HAS STARTED. IN NO WAY DO THE REQUIREMENTS SHOWN ON THESE PLANS RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY FOR SELECTING THE PROPER TRAFFIC CONTROL DEVICES AND IMPLEMENTATION PROCEDURES THAT WILL ENSURE THE SAFETY OF MOTORISTS, PEDESTRIANS, AND WORKERS AT ALL TIMES. ALL PERMANENT AND TEMPORARY TRAFFIC CONTROL SHALL BE IN CONFORMANCE WITH THE CURRENT EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
20. THE CONTRACTOR IS RESPONSIBLE FOR THE PLACEMENT AND MAINTENANCE OF ALL TRAFFIC CONTROL & SAFETY MEASURES. THIS WORK IS SUBSIDIARY TO OTHER BID ITEMS.
21. THE CONTRACTOR SHALL PROVIDE TEMPORARY WALKS, FENCING, BARRICADES, AND OTHER PROTECTIVE MEASURES AS NECESSARY TO ENSURE THE SAFETY OF THE PUBLIC TRAVERSING THE CONSTRUCTION SITE. THIS WORK IS SUBSIDIARY TO OTHER BID ITEMS.
22. EQUIPMENT STORAGE AREAS AND MATERIAL STOCKPILES SHALL BE LOCATED ON SITES PROVIDED BY THE CONTRACTOR WITH DUE REGARD TO LOCATION, APPEARANCE, AND HAZARD POTENTIAL TO THE TRAVELING PUBLIC.
23. ALL ADA ACCESSIBLE ROUTES SHALL BE IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT (FEDERAL REGISTER/ VOL. 58 NO. 144/ RULES AND REGULATIONS) AND THE PROPOSED ACCESSIBILITY GUIDELINES FOR PEDESTRIAN FACILITIES IN THE PUBLIC RIGHT-OF-WAY (PROWAG).
24. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EROSION, SEDIMENT, AND DUST CONTROL. ANY DAMAGE FROM BLOWING DUST OR EROSION AND RUNOFF FROM THE SITE SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
25. ALL TREES TO BE GRUBBED ARE MARKED THUS "X" ON THE DEMOLITION SHEETS. SPARE ALL TREES THAT ARE NOT MARKED AT ALL. EXCEPTIONALLY GOOD TREES SHALL BE SPARED BY ADJUSTING BACKSLOPE LINES DURING CONSTRUCTION, AS DIRECTED BY THE ENGINEER. ALL TREES WITHIN THE CONSTRUCTION LIMITS TO REMAIN SHALL HAVE THEIR TRUNKS AND ROOT ZONE PHYSICALLY PROTECTED PRIOR TO CONSTRUCTION ACTIVITIES BY METHODS APPROVED BY THE ENGINEER.
26. THE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION ACTIVITIES TO MINIMIZE INTERRUPTIONS IN ACCESS TO ADJOINING PROPERTIES.
27. THE CONTRACTOR SHALL NOTIFY ALL PROPERTY OWNERS A MINIMUM 48 HOURS IN ADVANCE OF ALL WORK PERTAINING TO THEIR ENTRANCES.
28. IF THE CONTRACTORS OPERATIONS REQUIRE WORK ON OR ACCESS ACROSS PRIVATE PROPERTY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN WRITTEN PERMISSION FROM THE PROPERTY OWNER TO ENTER THE PROPERTY AND TO REPAIR ANY DAMAGE TO PRIVATE PROPERTY CAUSED BY HIS OPERATIONS. A COPY OF THE WRITTEN AGREEMENT SHALL BE SENT TO THE CITY.
29. THE CONTRACTOR SHALL MAINTAIN MAILBOXES FOR UNINTERRUPTED MAIL SERVICE.
30. SAWCUTS SHALL BE FULL DEPTH.
31. DRIVEWAYS AND SIDEWALKS SHALL BE REMOVED AND REPLACED TO EXISTING JOINTS, UNLESS OTHERWISE NOTED.
32. EXISTING TOPSOIL SHALL BE STRIPPED TO A POINT WHERE ALL VEGETATION IS REMOVED. THIS WORK IS SUBSIDIARY TO OTHER BID ITEMS.
33. ALL WASTE MATERIAL RESULTING FROM THE PROJECT SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR. THIS WORK IS SUBSIDIARY TO OTHER BID ITEMS.
34. THE CITY OF BENTONVILLE SHALL HAVE THE FIRST RIGHT OF REFUSAL ON DEMOLITION AND REMOVAL ITEMS.
35. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL BY THE DESIGN PROFESSIONAL. THE DESIGN PROFESSIONAL SHALL REVIEW THE SHOP DRAWINGS OR SAMPLES FOR GENERAL CONFORMANCE WITH THE DESIGN CONCEPTS ON THE PROJECT AND FOR COMPLIANCE WITH THE INFORMATION GIVEN IN THE CONTRACT DOCUMENTS. THIS REVIEW SHALL NOT EXTEND TO MEANS OR METHODS OF CONSTRUCTION. THE DESIGN PROFESSIONAL'S REVIEW SHALL NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR ANY VARIATION FROM THE REQUIREMENTS OF THE CONTRACT DOCUMENTS UNLESS THE CONTRACTOR HAS, IN WRITING, CALLED THE DESIGN PROFESSIONAL'S ATTENTION TO EACH SUCH VARIATION AT THE TIME OF SUBMISSION AND THE DESIGN PROFESSIONAL HAS GIVEN WRITTEN APPROVAL OF EACH SUCH VARIATION BY SPECIFIC WRITTEN NOTATION THEREOF INCORPORATED INTO OR ACCOMPANYING THE SHOP DRAWING OR SAMPLE. APPROVAL BY THE DESIGN PROFESSIONAL SHALL NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR ERRORS OR OMISSIONS IN SHOP DRAWINGS WITH CONFORMANCE TO CONTRACT DOCUMENTS.

    BEFORE SUBMITTING EACH SHOP DRAWING OR SAMPLE, THE CONTRACTOR SHALL HAVE DETERMINED AND VERIFIED:
    a. ALL FIELD MEASUREMENTS, QUANTITIES, DIMENSIONS, SPECIFIED PERFORMANCE CRITERIA, INSTALLATION REQUIREMENTS, MATERIALS, CATALOG NUMBERS, AND SIMILAR INFORMATION WITH RESPECT THERETO.
    b. ALL MATERIALS WITH RESPECT TO INTENDED USE, FABRICATION, SHIPPING, HANDLING, STORAGE, ASSEMBLY, AND INSTALLATION PERTAINING TO THE PERFORMANCE OF THE WORK.
    c. ALL INFORMATION RELATIVE TO MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES OF CONSTRUCTION, AND SAFETY PRECAUTIONS AND PROGRAMS INCIDENT THERETO.
    d. THE CONTRACTOR SHALL HAVE REVIEWED AND COORDINATED EACH SHOP DRAWING OR SAMPLE WITH OTHER SHOP DRAWINGS AND SAMPLES, AND WITH THE REQUIREMENTS OF THE WORK AND THE CONTRACT DOCUMENTS.

    THESE ITEMS ARE SUBSIDIARY TO OTHER BID ITEMS.

    ALL SUBMITTED SHOP DRAWINGS SHALL BEAR A STAMP OR SPECIFIC WRITTEN INDICATION AND SIGNATURE THAT THE CONTRACTOR HAS FULLY REVIEWED THE SUBMISSION AND CHECKED ALL DATA AND DETAILS. BY THE CONTRACTOR'S SIGNATURE, THE CONTRACTOR CERTIFIES SHOP DRAWING CONFORMANCE AND ACCURACY TO THE CONTRACT DOCUMENTS.
37. IF PRECAST CONCRETE STORM SEWER STRUCTURES ARE TO BE USED ON THIS PROJECT, THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND HAVE THEM APPROVED BY THE ENGINEER PRIOR TO FABRICATION OF THE STRUCTURES. FAILURE TO DO SO SHALL BE CAUSE FOR REJECTION. THIS ITEM IS SUBSIDIARY TO OTHER BID ITEMS.
38. ANY CONTRACTOR BIDDING ANY PORTION OF THIS WORK SHALL HAVE IN HIS OR HER POSSESSION A COMPLETE SET OF CONSTRUCTION DOCUMENTS AND BE FAMILIAR WITH ALL SCOPES OF WORK AND TRADES TO UNDERSTAND THEIR INTERACTIONS.
39. ALL EXISTING STORM SEWER WITHIN THE LIMITS OF CONSTRUCTION SHALL BE EXCAVATED AND REMOVED UNLESS OTHERWISE NOTED IN THE PLANS.
40. ALL PAVEMENT, CURB & GUTTER, FENCING AND OTHER SURFACE FEATURES WITHIN THE LIMITS OF CONSTRUCTION SHALL BE REMOVED UNLESS OTHERWISE NOTED IN THE PLANS. THESE ITEMS SHALL BE REPLACED AS INDICATED ON THE PLANS.
41. UNLESS SPECIFICALLY STATED OTHERWISE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL EXISTING METERS, VALVES, VALVE BOXES, BUILDING DRAINS, STORM AND SANITARY MANHOLES, ETC., AS SPECIFIED IN BENTONVILLE WATER UTILITY'S WATER SEWER SPECIFICATION. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL SANITARY SERVICE LINES WHERE REQUIRED TO MAINTAIN CONTINUOUS SERVICE. THE CONTRACTOR SHALL CONTACT CITY OF BENTONVILLE TO COORDINATE THE ADJUSTMENT OF EXISTING WATER FACILITIES.
42. CONTRACTOR SHALL KEEP A SURFACED BIKE PATH OPEN FOR THE DOWNTOWN BIKE TRAIL. ALL ROADWAYS AND SIDEWALKS SHALL REMAIN OPEN TO THE PUBLIC EXCEPT FOR LIMITED CLOSURES OF NO MORE THAN 5 DAYS. TEMPORARY PAVEMENT MAY BE USED AT CONTRACTOR'S DISCRETION TO RESTORE ACCESS PRIOR TO PERMANENT PAVING. ONE ADDITIONAL CLOSURE OF NO MORE THAN 24 HOURS WILL BE ALLOWED FOR PERMANENT PAVEMENT REPLACEMENT (SEE JSP 1001-09).
43. EXCEPT FOR TREES AND TREE GROUPINGS SPECIFICALLY CALLED OUT FOR REMOVAL, ALL TREES SHALL BE PRESERVED UNLESS APPROVED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT PURSUANT TO ARTICLE 1300.07 OF THE MUNICIPAL CODE.
44. ALL REINFORCED BOX CULVERTS AND WINGWALLS SHALL BE PRECAST DESIGNED FOR HL-93 LOADING. CONTRACTOR TO SUBMIT SHOP DRAWINGS SEALED BY STRUCTURAL ENGINEER. CAST-IN-PLACE CONSTRUCTION OF CONCRETE WINGWALLS AND APRONS MAY BE ALLOWED, IF THE CONTRACTOR PROVIDES SEALED SHOP DRAWINGS SHOWING REINFORCEMENT AND DETAIL OF CONNECTION TO PRECAST BOX CULVERT.

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SUMMARY OF QUANTITIES

	Item	Unit	Quantity
1	Mobilization	LS	1
2	Demolition	LS	1
3	Erosion Control Mat	SY	1930
4	Sediment Control Barrier	LF	1561
5	Inlet Protection	EA	38
6	Stabilized Gravel Construction Entrance/Exit	SY	167
7	Concrete Washout	EA	2
8	Clearing & Grubbing (by group)	AC	0.34
9	Clearing and Grubbing Trees (individual)	EA	19
10	Unclassified Excavation	CY	2472
11	Linear Grading	LF	2667
12	Modified Curb	LF	424
13	Type A Curb	LF	703
14	Concrete Gutter	LF	161
15	Asphalt Street	SY	2323
16	Asphalt Pavement Repair	SY	31
17	Concrete Trail	SY	420
18	Concrete Street	SY	276
19	Commercial Driveway Replacement	SY	134
20	Residential Driveway Replacement	SY	120
21	Gravel Driveway Replacement	SY	152
22	Brick Walk Replacement	SY	5
23	Sidewalk	SY	484
24	Wheelchair Ramps	SF	331
25	Detectable Warning Strip	LF	20
26	10 Foot Concrete Channel with Curb	SY	700
27	Excavation for Utility Point Repair by BWUD	LF	53
28	4" Tapping Sleeve & Valve	EA	1
29	4" DI Spool Piece 8"x4" Reducer	EA	1
30	8" Tapping Sleeve & Valve	EA	5
31	8" 11.25 Degree Bend	EA	1
32	8" 45 Degree Bend	EA	7
33	8" 90 Degree Bend	EA	5
34	8" Gate Valve	EA	3
35	8" MJ TEE	EA	1
36	8" C900/D14 Pipe	LF	519
37	16" Steel Encasement	LF	44
38	Connection of Relocated Water Meter & Service Line	EA	10
39	Fire Hydrant Assembly	EA	1
40	Type 1 Riprap	CY	60
41	Flowable Select Material	CY	26
42	Seeding, Mulching, and Fertilizer	AC	1
43	Sod	SF	31250

	Item	Unit	Quantity
44	Flared End Sections for 18" Pipe Culverts	EA	2
45	Flared End Sections with Toewall for 18" Pipe Culverts	EA	1
46	Flared End Sections for 30" Pipe Culverts	EA	1
47	Flared End Sections with Toewall for 30" Pipe Culverts	EA	2
48	Concrete Collar	EA	4
49	3' x 3' Junction Box	EA	2
50	4' x 3' Area Inlet	EA	1
51	4' x 4' Area Inlet	EA	4
52	4' x 4' Combination Inlet (Neenah R-3067-L Grate)	EA	3
53	4' x 4' Curb Inlet (Non-Setback)	EA	1
54	4' x 4' Grate Inlet (Neenah R-2560-E2 Grate)	EA	10
55	4' x 4' Grate Inlet (Neenah R-3408-L Grate)	EA	3
56	4' x 4' Junction Box	EA	7
57	4' x 4' Grate Inlet (Neenah R-2560-E1 Grate)	EA	1
58	5' x 5' Junction Box	EA	1
59	6' x 4' Combination Inlet (Neenah R-3295-2L Grate)	EA	3
60	6' x 4' Combination Inlet (Neenah R-3408-BL Grate)	EA	2
61	8' x 4' Junction Box	EA	1
62	8' x 8' Junction Box	EA	1
63	8' x 8' Junction Box with Manhole Riser	EA	1
64	8' x 10' Junction Box with Neenah R-2560-E2 Grate	EA	1
65	9' x 10' Combination Inlet (Neenah R-3067-L Grate)	EA	1
66	9' x 4' Combination Inlet (Neenah R-3295-3L Grate)	EA	1
67	9' x 4' Grate Inlet (Neenah R-2560-E2 Grate and Open 1 Side)	EA	1
68	12' x 9' Junction Box	EA	1
69	9' x 3.5' Reinforced Concrete Box Culvert Wingwalls and Apron	EA	1
70	12" Reinforced Concrete Pipe	LF	6
71	15" Reinforced Concrete Pipe	LF	11
72	18" Reinforced Concrete Pipe	LF	1020
73	24" Reinforced Concrete Pipe	LF	409
74	30" Reinforced Concrete Pipe	LF	80
75	23" x 14" Reinforced Concrete Horizontal Elliptical Pipe	LF	13
76	30" x19" Reinforced Concrete Horizontal Elliptical Pipe	LF	69
77	38" x 24" Reinforced Concrete Horizontal Elliptical Pipe	LF	38
78	6' x 3' Reinforced Concrete Box Culvert	LF	158
79	6' x 3.5' Reinforced Concrete Box Culvert	LF	950
80	9' x 3.5' Reinforced Concrete Box Culvert	LF	693
81	Sanitary Sewer Lateral Adjustment	EA	2
82	Mailbox Replacement	EA	2

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
NO. 19111
JOSEPH SHELTON
11.01.2023

REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	10.31.2023	Miscellaneous updates	EMPS

REVISIONS

GENERAL NOTES

SW 10TH STREET & SW F STREET
STORMWATER IMPROVEMENTS

BENTONVILLE, AR

2023

drawn by: KTF
checked by: JDA
approved by: EJS
QA/QC by: EJS
project no.: 021-04210-G
drawing no.: W_GEN-NOTES_G2104210
date: 09.13.2023

SHEET
2 of 71

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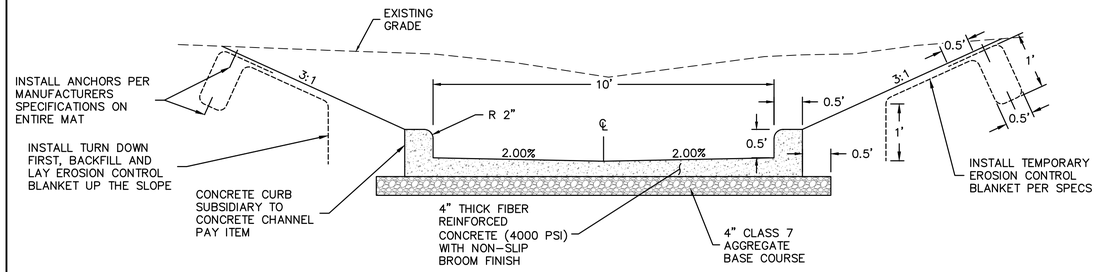
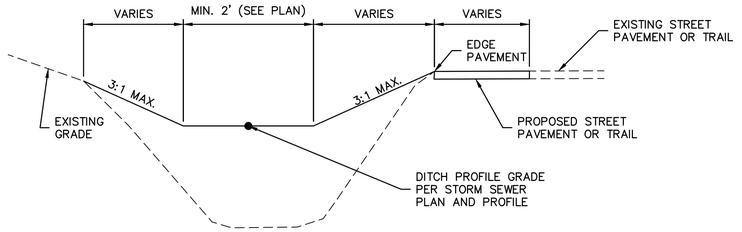
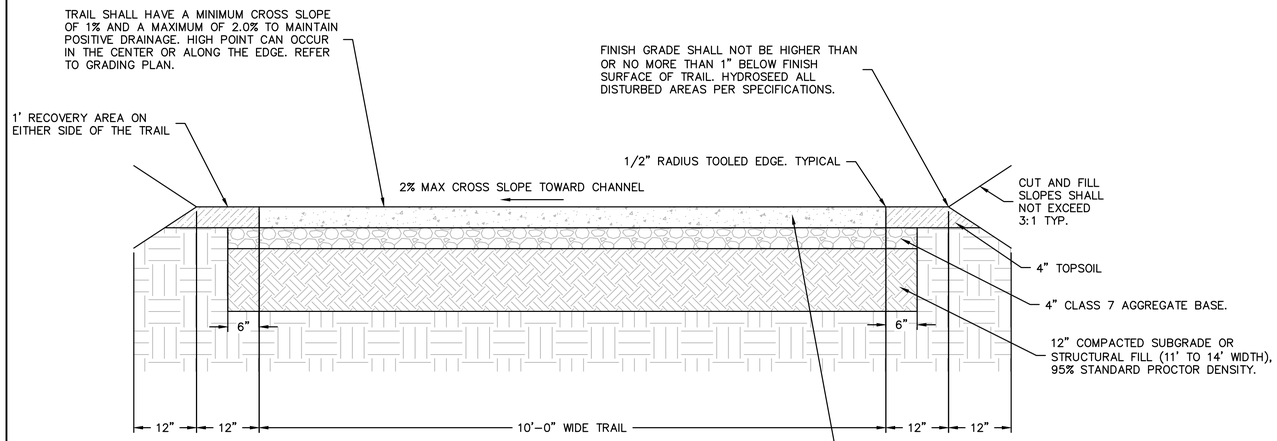


10' CONCRETE CHANNEL WITH CURB
TYPICAL SECTION
NOT TO SCALE



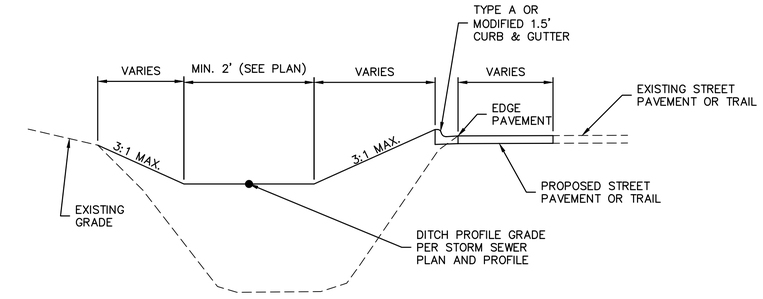
LINEAR GRADING TYPICAL SECTION - DITCH WITHOUT CURB
NOT TO SCALE



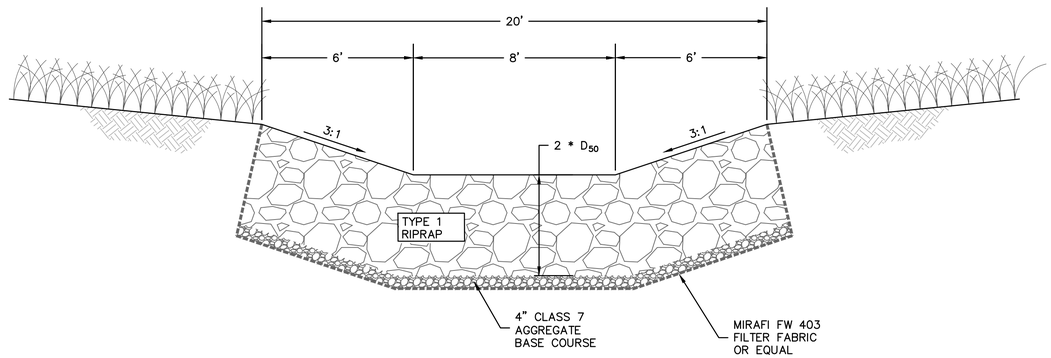
TYPICAL SECTION - CONCRETE TRAIL
NOT TO SCALE

NOTES FOR CONCRETE TRAIL:

1. IF COMPACTED SUBGRADE DOES NOT PASS DENSITY TESTING, UNDERCUT USING A MINIMUM OF 8" STRUCTURAL FILL AS REQUIRED BY ENGINEER
2. VERTICAL CLEARANCE TYP. 8' MIN.
3. SLOPES BEYOND 36" MIN. CLEAR AREA SHALL NOT EXCEED 3:1
4. MAXIMUM RUNNING SLOPE SHALL BE 5% UNLESS NOTED ON PLANS.
5. DOWELS ARE TO BE ½" X 16" DOWEL W/ EXPANSION CAP OR SLEEVE AT ONE END AT 18" O.C.
6. FILLER SHALL CONFORM TO AASHTO M213-81 AND BE ½" X 6" & HAVE A FILLER CAP



LINEAR GRADING TYPICAL SECTION - DITCH WITH CURB
NOT TO SCALE



RIPRAP APRON DETAIL
TYPICAL SECTION VIEW
N.T.S.

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
09-13-23
NO. 19111
ERIC JOSEPH SHEPTON

REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

TYPICAL SECTIONS

SW 10TH STREET & SW F STREET
STORMWATER IMPROVEMENTS

BENTONVILLE, AR

2023

drawn by: KTF
checked by: JDA
approved by: EJS
QA/QC by: EJS
project no.: 021-04210-G
drawing no.: W_TYPSEC_G2104210
date: 09.13.2023

SHEET
3 of 71

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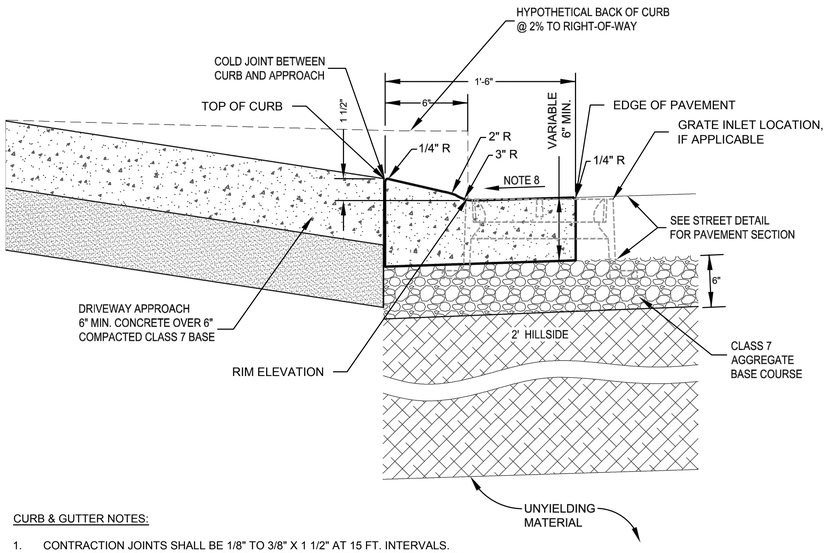


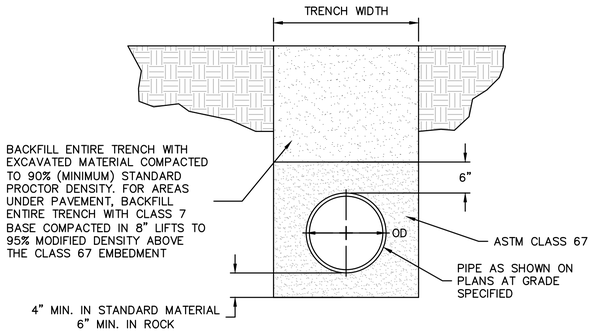
CURB & GUTTER NOTES:

1. CONTRACTION JOINTS SHALL BE 1/8" TO 3/8" X 1 1/2" AT 15 FT. INTERVALS. ALL CONTRACTION JOINTS AND COLD JOINTS SHALL BE FILLED WITH JOINT SEALANT TO FINISHED GRADE.
2. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI.
3. EXPANSION MATERIAL SHALL BE REQUIRED AT AT ALL STATIONARY STRUCTURES AND ENDS OF CURB RETURNS. THE EXANSION MATERIAL SHALL BE 1/2" ASPHALT IMPREGNATED FIBERBOARD CONFORMING TO AASHTO M-213. EXPANSION JOINT MATERIAL SHALL BE LEFT 1/2" LOWER THAN GRADE OR TRIMMED 1/2" LOWER THAN GRADE.
4. EXPANSION JOINTS SHALL BE FILLED WITH JOINT SEALANT SHAPED TO THE CROSS SECTION OF THE CURB AND CONSTRUCTED AT RIGHT ANGLES WITH THE CURB LINE.
5. FINISH SHALL BE MEDIUM BROOM FINISH.
6. CONCRETE CURING COMPOUND SHALL BE SEALTIGHT 1600-WHITE MANUFACTURED BY W.R. MEADOWS, OR AN APPROVED EQUAL.
7. CONCRETE JOINT SEALANT SHALL BE SONNEBORN "SONOLASTIC SLI" OR AND APPROVED EQUAL. CLOSED CELL BACKER ROD SHALL BE USED IN DEEP JOINTS, AS NEEDED, ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS.
8. GUTTER SHALL MATCH THE CROSS SLOPE OF THE ROAD WITHIN ± 0.5%. GUTTER DRAINING THE OPPOSITE DIRECTION AS THE ROAD WILL NOT BE ACCEPTED.

MODIFIED CURB AND GUTTER

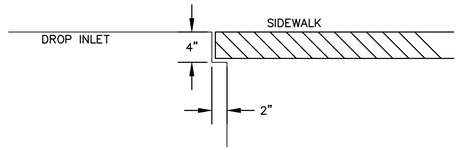
NOT TO SCALE

NOTES:
1. DIMENSIONS SHOWN ARE MINIMUM REQUIREMENTS. MANUFACTURER'S SPECIFICATIONS MAY BE MORE STRINGENT. MOST RESTRICTIVE SPECIFICATIONS SHALL GOVERN.



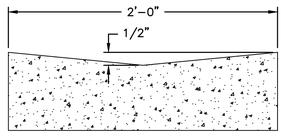
STORM PIPE BEDDING DETAIL

N.T.S.



NOTCH FOR SIDEWALKS

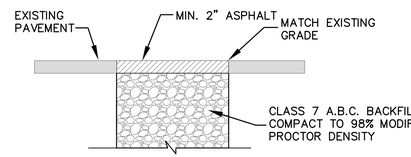
NOT TO SCALE



ON STREET PARKING GUTTER DETAIL

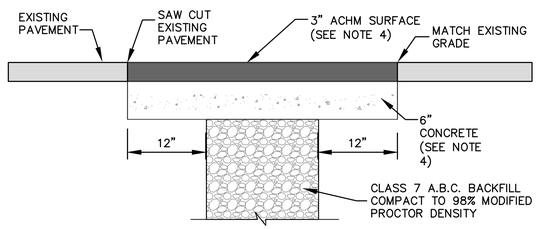
NOT TO SCALE

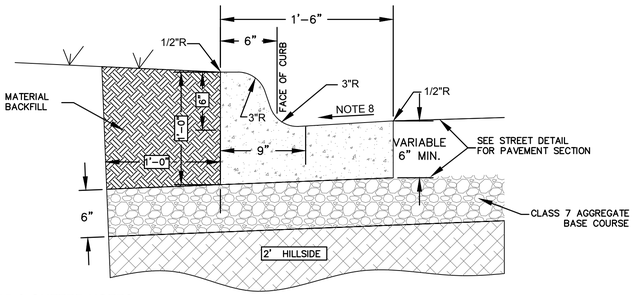
NOTES:
1. CONCRETE SHALL HAVE A MINIMUM OF 6 BAGS OF CEMENT PER CU. YD., 4-7% AE AND DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI @ 28 DAYS.
2. PERMANENT REPAIRS TO BE USED ONLY WHERE ADJACENT PAVEMENT IS TO REMAIN. USE TEMPORARY PATCH IN AREAS WHERE ADJACENT PAVEMENT IS TO BE REMOVED OR RECONSTRUCTED.
3. ASPHALT FOR TEMPORARY REPAIRS MAY BE HOT MIX OR COLD MIX.
4. COLORED CONCRETE, WHEN ASPHALT IS NOT AVAILABLE, SHALL BE AN INTEGRAL COLOR MIX . SOLOMON DRY PIGMENT - 908 CARBON BLACK "ASPHALT" (1 - 25 LB. BAG PER 3 YARDS), OR APPROVED EQUAL. TOTAL THICKNESS OF PAVEMENT SHALL BE 9 INCHES.



TEMPORARY PAVEMENT REPAIR

NOT TO SCALE



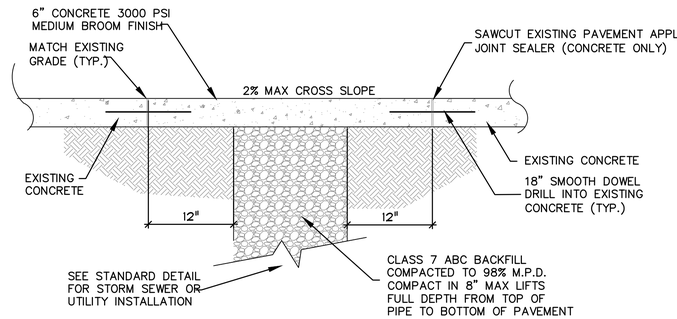


CURB & GUTTER NOTES:

1. CONTRACTION JOINTS SHALL BE 1/8" TO 3/8" X 1 1/2" AT 15 FT. INTERVALS. ALL CONTRACTION JOINTS AND COLD JOINTS SHALL BE FILLED WITH JOINT SEALANT TO FINISHED GRADE.
2. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI.
3. EXPANSION MATERIAL SHALL BE REQUIRED AT AT ALL STATIONARY STRUCTURES AND ENDS OF CURB RETURNS. THE EXANSION MATERIAL SHALL BE 1/2" ASPHALT IMPREGNATED FIBERBOARD CONFORMING TO AASHTO M-213. EXPANSION JOINT MATERIAL SHALL BE LEFT 1/2" LOWER THAN GRADE OR TRIMMED 1/2" LOWER THAN GRADE.
4. EXPANSION JOINTS SHALL BE FILLED WITH JOINT SEALANT SHAPED TO THE CROSS SECTION OF THE CURB AND CONSTRUCTED AT RIGHT ANGLES WITH THE CURB LINE.
5. FINISH SHALL BE MEDIUM BROOM FINISH.
6. CONCRETE CURING COMPOUND SHALL BE SEALTIGHT 1600-WHITE MANUFACTURED BY W.R. MEADOWS, OR AN APPROVED EQUAL.
7. CONCRETE JOINT SEALANT SHALL BE SONNEBORN "SONOLASTIC SLI" OR AND APPROVED EQUAL. CLOSED CELL BACKER ROD SHALL BE USED IN DEEP JOINTS, AS NEEDED, ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS.
8. GUTTER SHALL MATCH THE CROSS SLOPE OF THE ROAD WITHIN ± 0.5%. GUTTER DRAINING THE OPPOSITE DIRECTION AS THE ROAD WILL NOT BE ACCEPTED.

TYPE "A" CURB AND GUTTER

N.T.S.



CONCRETE TRAIL PATCH DETAIL

NOT TO SCALE

NOTES APPLY TO BOTH DETAILS:
1. ASPHALT SHALL BE ROLL COMPACTED SMOOTH WITH A CONSISTENT GRADE FROM EDGE TO EDGE.
2. CONCRETE STAINED BLACK CAN BE USED IN LIEU OF ASPHALT.
3. 2% MAXIMUM CROSS SLOPE.
4. TRAIL PATCH SHALL MEET ADA GUIDELINES.
5. CONCRETE SHALL HAVE A MINIMUM OF 5 BAGS OF CEMENT PER CU. YD. AND 5 1/2% ± 1 1/2% AE AND DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS.
6. ALL TRENCH EXCAVATION SHALL BE IN ACCORDANCE WITH OSHA REQUIREMENTS.

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NO. 19111
ERIC JOSEPH SHELTON
09-13-23

REVISIONS

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DETAIL SHEET

SW 10TH STREET & SW F STREET
STORMWATER IMPROVEMENTS

BENTONVILLE, AR

2023

drawn by: KTF
checked by: JDA
approved by: EJS
QA/QC by: EJS
project no.: 021-04210-G
drawing no.: W_DTL01_G2104210
date: 09.13.2023

SHEET
4 of 71

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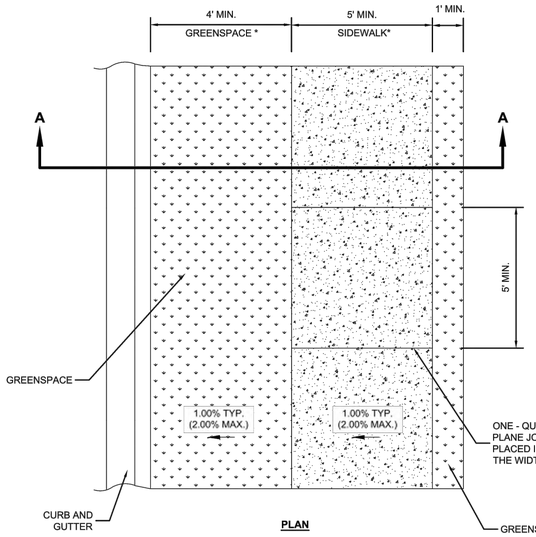
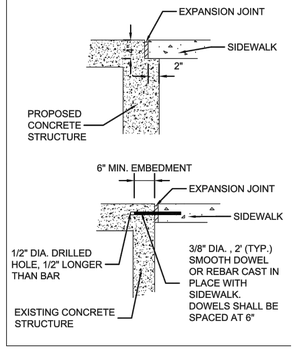
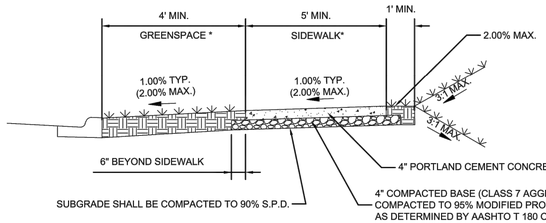


PLAN

ONE - QUARTER DEPTH (1 INCH) WEAKENED PLANE JOINTS OR SAW-CUT JOINTS SHALL BE PLACED IN SIDEWALK INTERVALS EQUAL TO THE WIDTH OF SIDEWALK

CONNECTION TO CONCRETE STRUCTURES





SECTION A-A

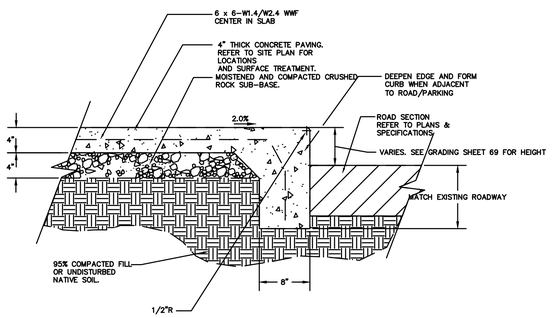
* SEE MASTER STREET PLAN TYPICAL SECTIONS FOR WIDTHS REQUIRED FOR EACH ROADWAY CLASSIFICATION.

SIDEWALK CONSTRUCTION NOTES:

1. CONTRACTION (WEAKENED PLAN) JOINTS SHALL HAVE TOOLED OR SAW-CUT TRANSVERSE JOINTS WITH JOINT SPACING MATCHING SIDEWALK WIDTH. THE CONTRACTION JOINTS SHALL BE CONSTRUCTED TO 1/4 DEPTH OF THE SIDEWALK THICKNESS AND SHALL BE 1/8" TO 3/8" WIDE. EXPANSION JOINTS SHALL BE INSTALLED PERPENDICULAR TO THE SIDEWALK AT INTERVALS EQUAL TO FIVE (5) TIMES THE SIDEWALK WIDTH. EXPANSION JOINTS SHALL BE A MINIMUM OF 1/2" WIDTH AND EXTEND THE FULL DEPTH OF THE CONCRETE.
2. EXPANSION JOINT MATERIAL SHALL MEET AASHTO M213 FOR AN ASPHALTIC FIBER EXPANSION JOINT MATERIAL AND BE INSTALLED WITH A ZIP STRIP WHICH IS REMOVED AFTER THE CONCRETE HAS CURED AND SEALED WITH A MASTIC SEALER. EXPANSION JOINT MATERIAL SHALL BE LEFT 1/2" LOWER THAN GRADE OR TRIMMED 1/2" LOWER, AND FILLED WITH SELF-LEVELING SEALANT TO FINISHED GRADE.
3. ALL SIDEWALKS SHALL RECEIVE A BROOM FINISH AND ALL EDGES SHALL HAVE A 1/2" RADIUS EDGE. CONCRETE CURING COMPOUND SHALL BE SEALTIGHT 1600-WHITE MANUFACTURED BY W.R. MEADOWS, OR AN APPROVED EQUAL.
4. CONCRETE FOR SIDEWALK SHALL CONFORM TO ARDOT CLASS "S", 3500 PSI, 6.5 BAG MIX WITH 4-7% AIR ENTRAINMENT.
5. ALL CONTRACTION JOINTS AND COLD JOINTS SHALL BE FILLED TO FINISHED GRADE WITH SELF-LEVELING SEALANT SUCH AS SONNEBORN SL-1 OR EQUIVALENT MEETING THE REQUIREMENTS OF ASTM C 920, TYPE S.
6. CLOSED CELL BACKER ROD SHALL BE USED IN DEEP JOINTS, AS NEEDED, ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS.
7. WHEN PLACING SIDEWALK AGAINST AN EXISTING CONCRETE STRUCTURE WHERE IT IS DESIRABLE THAT THE SIDEWALK REMAIN FLUSH, THE SIDEWALK SHALL BE DOWELED INTO THE STRUCTURE.

SIDEWALK DETAILS

NOT TO SCALE



SIDEWALK DETAILS

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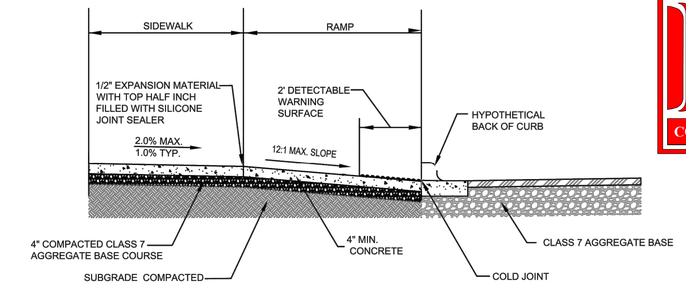
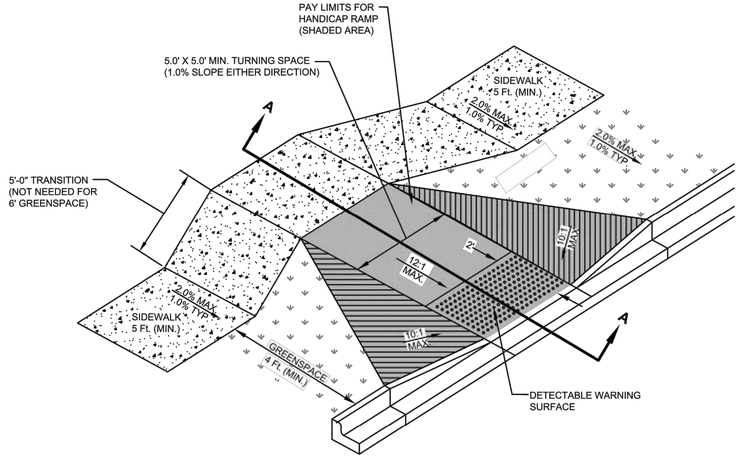


SECTION A-A



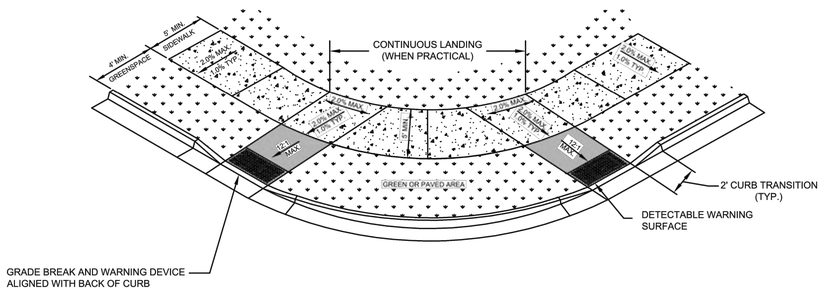
PLAN

NOTES:

1. CONCRETE FOR SIDEWALK RAMPS SHALL CONFORM TO ARDOT CLASS "S", 3500 PSI, 6.5 BAG MIX WITH 4-7% AIR ENTRAINMENT. ALL SIDEWALK RAMPS SHALL RECEIVE A BROOM FINISH AND ALL EDGES SHALL HAVE A 1/2" RADIUS EDGE. CONCRETE CURING COMPOUND SHALL BE SEALTIGHT 1600-WHITE MANUFACTURED BY W.R. MEADOWS, OR AN APPROVED EQUAL.
2. DETECTABLE WARNING SURFACES SHALL BE PLACED AT ALL LOCATIONS WHERE RAMPS CROSS A STREET OR A SIGNALIZED COMMERCIAL DRIVEWAY FOR THE FULL WIDTH OF THE RAMP. THE DETECTABLE WARNING SURFACE SHALL BE LOCATED SO THAT THE NEAREST EDGE OF THE DEVICE IS LOCATED AT THE BACK OF CURB AND PERPENDICULAR TO THE EDGE OF THE SIDEWALK RAMP. AT CURB RADII WHERE THE DISTANCE FROM THE PERPENDICULAR DETECTABLE WARNING SURFACE TO THE BACK OF CURB EXCEEDS 5-FT., THE DETECTABLE WARNING SURFACE SHALL BE PLACED AT THE BACK OF CURB.
3. ALL SIDEWALK RAMPS REQUIRE A CITY INSPECTION PRIOR TO CONCRETE PLACEMENT.

SIDEWALK RAMP DETAILS

NOT TO SCALE



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SIDEWALK RAMP DETAIL

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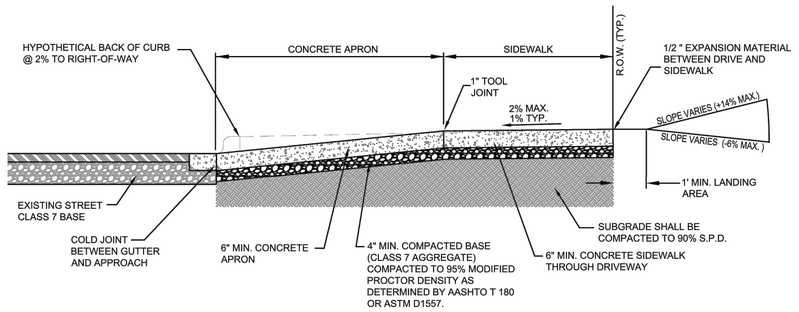
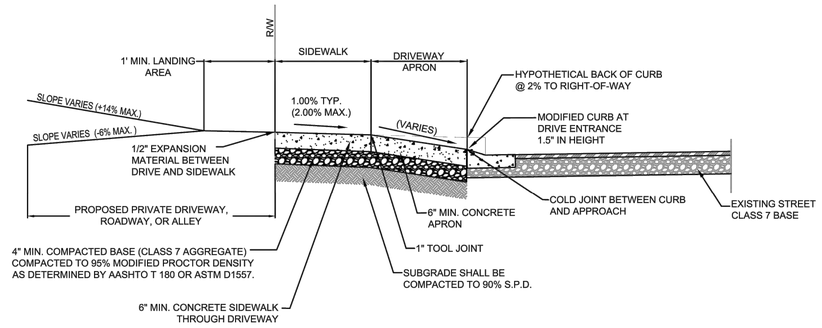


SECTION A-A



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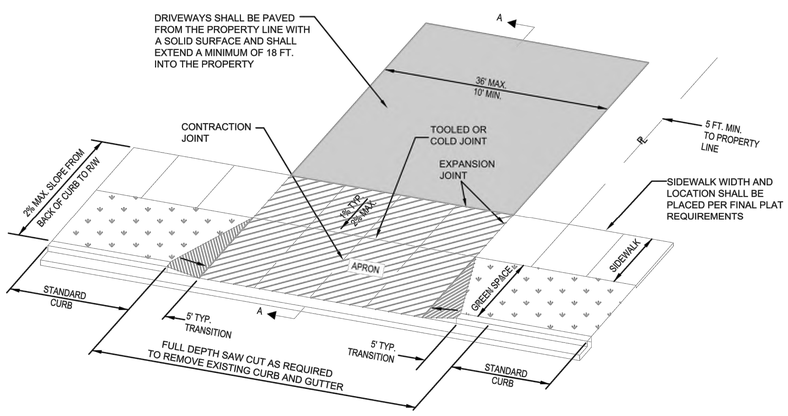
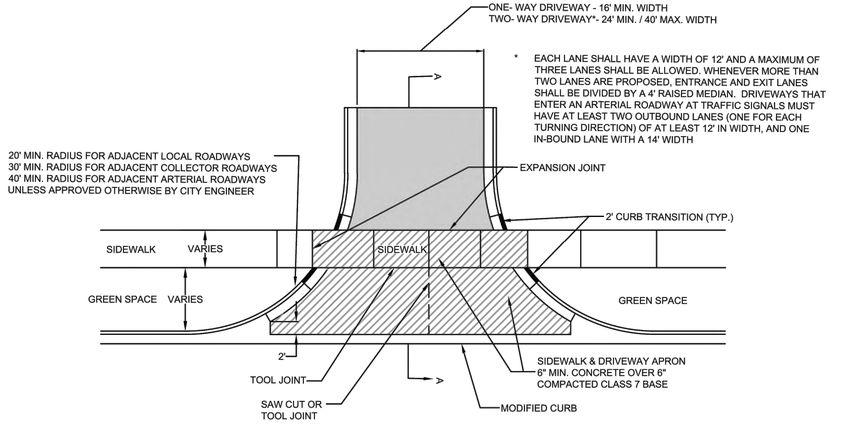


PLAN VIEW

NOTES:
1. FULL DEPTH EXPANSION JOINTS (SIX INCHES) SHALL BE PROVIDED AT THE BACK OF THE SIDEWALK THROUGH THE DRIVEWAY AND AT THE EDGE OF DRIVEWAY AS SHOWN ABOVE. EXPANSION MATERIAL SHALL BE ASPHALT IMPREGNATED FIBERBOARD OR APPROVED EQUAL. (NO WOOD)
2. CONCRETE TO BE SAW CUT OR PLACE A TOOL JOINT AT THE CENTER OF DRIVE AND SEALED. IF POSSIBLE CONTRACTOR SHALL TRY TO ALIGN THE JOINT AT THE CENTER OF THE DRIVE WITH THE A JOINT IN THE ADJACENT SIDEWALK. JOINTS SHALL BE PLACED SO THAT NO SLAB DIMENSION IS GREATER THAN 15'.
3. CONCRETE FOR DRIVEWAYS SHALL BE CLASS "S" PORTLAND CEMENT CONCRETE IN ACCORDANCE WITH SECTION 802 OR 501, ARDOT STANDARD SPECIFICATIONS WITH A 28-DAY COMPRESSIVE STRENGTH OF 3,500 PSI AND 4% TO 7% AIR ENTRAINED.
4. ALL SIDEWALKS REQUIRE A CONCRETE CURING COMPOUND, SUCH AS SEALTIGHT 1600-WHITE MANUFACTURED BY W.R. MEADOWS, OR AN APPROVED EQUAL
5. ALL DRIVEWAY APRONS SHALL BE CONSTRUCTED WITH A BROOM FINISH. TEXTURED, STAMPED, OR EXPOSED AGGREGATE CONCRETE IS NOT ALLOWED WITHIN STREET RIGHT OF WAY.
6. ALL CURB CUTS FOR DRIVEWAY APPROACHES REQUIRE AN INSPECTION PRIOR TO AND AFTER CONCRETE PLACEMENT.
7. CONCRETE DRIVEWAYS SHALL BE A MINIMUM OF 6 INCHES OF CONCRETE OVER 4 INCHES OF COMPACTED CLASS 7 AGGREGATE BASE COURSE OVER PREPARED SUBGRADE. RESIDENTIAL ASPHALT DRIVEWAYS BEYOND THE CONCRETE APRON SHALL BE A MINIMUM OF 2 INCHES OF ASPHALT SURFACE COURSE OVER 4 INCHES OF COMPACTED CLASS 7 AGGREGATE BASE COURSE OVER PREPARED SUBGRADE.

RESIDENTIAL DRIVEWAY DETAIL

NOT TO SCALE

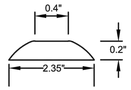


PLAN VIEW

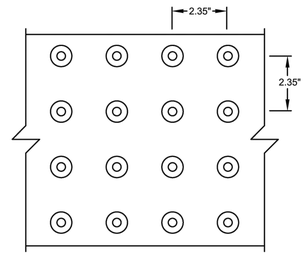
NOTES:
1. FULL DEPTH EXPANSION JOINTS (SIX INCHES) SHALL BE PROVIDED AT THE BACK OF THE SIDEWALK THROUGH THE DRIVEWAY AND AT THE EDGE OF DRIVEWAY AS SHOWN ABOVE. EXPANSION MATERIAL SHALL BE ASPHALT IMPREGNATED FIBERBOARD OR APPROVED EQUAL. (NO WOOD)
2. CONCRETE TO BE SAW CUT OR PLACE A TOOL JOINT AT THE CENTER OF DRIVE AND SEALED. IF POSSIBLE CONTRACTOR SHALL TRY TO ALIGN THE JOINT AT THE CENTER OF THE DRIVE WITH THE A JOINT IN THE ADJACENT SIDEWALK. JOINTS SHALL BE PLACED SO THAT NO SLAB DIMENSION IS GREATER THAN 15'.
3. CONCRETE FOR DRIVEWAYS SHALL BE CLASS "S" PORTLAND CEMENT CONCRETE IN ACCORDANCE WITH SECTION 802 OR 501, ARDOT STANDARD SPECIFICATIONS WITH A 28-DAY COMPRESSIVE STRENGTH OF 3,500 PSI AND 4% TO 7% AIR ENTRAINED.
4. ALL SIDEWALKS REQUIRE A CONCRETE CURING COMPOUND, SUCH AS SEALTIGHT 1600-WHITE MANUFACTURED BY W.R. MEADOWS, OR AN APPROVED EQUAL
5. ALL DRIVEWAY APRONS SHALL BE CONSTRUCTED WITH A BROOM FINISH. TEXTURED, STAMPED, OR EXPOSED AGGREGATE CONCRETE IS NOT ALLOWED WITHIN STREET RIGHT OF WAY.
6. ALL CURB CUTS FOR DRIVEWAY APPROACHES REQUIRE AN INSPECTION PRIOR TO AND AFTER CONCRETE PLACEMENT.
7. CONCRETE DRIVEWAYS SHALL BE A MINIMUM OF 6 INCHES OF CONCRETE OVER 4 INCHES OF COMPACTED CLASS 7 AGGREGATE BASE COURSE OVER PREPARED SUBGRADE. COMMERCIAL ASPHALT DRIVEWAYS BEYOND THE CONCRETE APRON SHALL BE A MINIMUM OF 3 INCHES OF ASPHALT SURFACE COURSE OVER 6 INCHES OF COMPACTED CLASS 7 AGGREGATE BASE COURSE OVER PREPARED SUBGRADE.
8. DRIVEWAY APRON AND MODIFIED CURB SHALL BE PLACED MONOLITHICALLY.

COMMERCIAL DRIVEWAY DETAIL

NOT TO SCALE



TRUNCATED DOME SECTION



TRUNCATED DOME SPACING

NOTES:
1. THE DETECTABLE WARNING DEVICE SHALL BE LOCATED SO THAT THE NEAREST EDGE OF THE DEVICE IS LOCATED AT THE BACK OF CURB.
2. TRUNCATED DOMES SHALL HAVE A DIAMETER OF 0.9 INCH AT THE BOTTOM, A DIAMETER OF 0.4 INCH AT THE TOP, A HEIGHT OF 0.2 INCH, AND A CENTER-TO-CENTER SPACING OF 2.35 INCHES MEASURED ALONG ONE SIDE OF A SQUARE ARRANGEMENT.
3. DOMES SHALL BE ALIGNED ON A SQUARE GRID IN THE PREDOMINANT DIRECTION OF TRAVEL TO PERMIT WHEELS TO ROLL BETWEEN DOMES.
4. DETECTABLE WARNING DEVICE SHALL BE 24 INCHES IN THE DIRECTION OF TRAVEL AND EXTEND THE FULL WIDTH OF THE CURB RAMP OR FLUSH SURFACE. (MIN 4')
5. TYPE OF DETECTABLE WARNING DEVICE SHALL BE APPROVED BY THE CITY OF BENTONVILLE PRIOR TO INSTALLATION. STAMPED CONCRETE SHALL NOT BE USED AS A DETECTABLE WARNING DEVICE.

DETECTABLE WARNING DEVICE DETAIL

NOT TO SCALE

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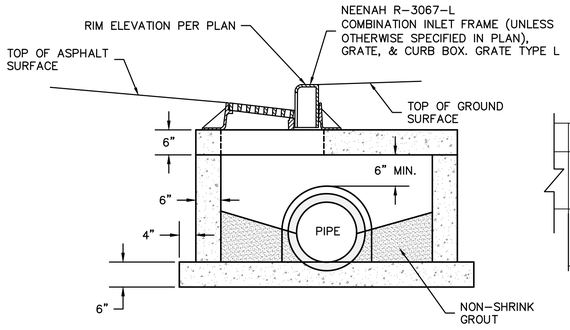
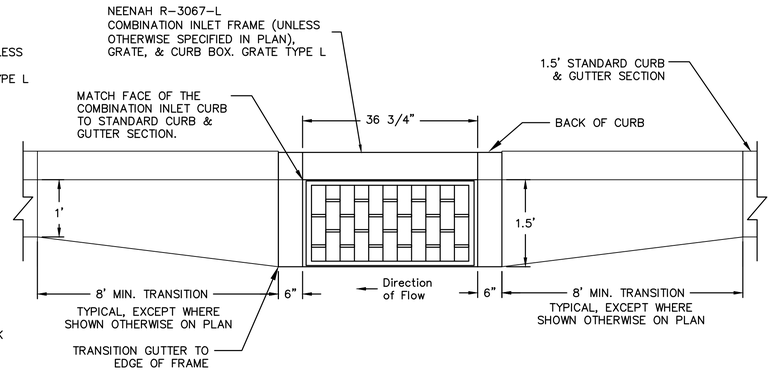


COMBINATION INLET DETAIL
N.T.S.



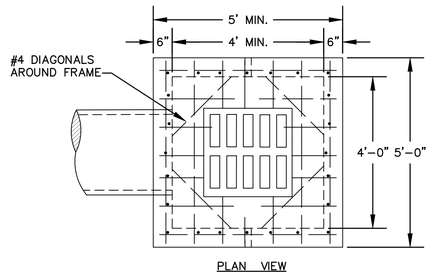
COMBINATION INLET GUTTER TRANSITION DETAIL
N.T.S.

JUNCTION BOX/AREA INLET/ CURB INLET NOTES

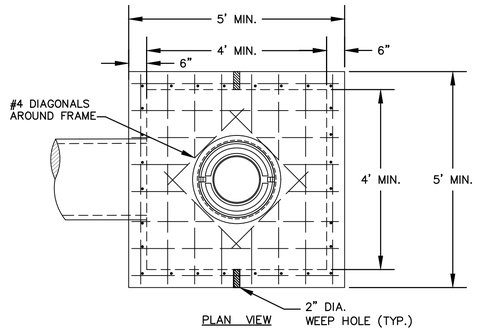
1. ALL EXPOSED CORNERS TO HAVE 3/4" CHAMFER.
2. ALL REINFORCEMENT BARS SHALL BE GRADE 60 AND SHALL HAVE A MINIMUM 2" COVER UNLESS OTHERWISE NOTED.
3. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI –TOP 18" SHALL BE CAST–IN–PLACE.
4. PIPES MAY ENTER BOX FROM ANY ANGLE OF ELEVATION AS DIRECTED BY THE ENGINEER. REINFORCING BARS SHALL BE CUT TO CLEAR PIPE BY 2".
5. STEPS ARE REQUIRED IN STORM DRAIN MANHOLES THAT ARE AT 4 FT OF DEPTH AND GREATER (FROM INVERT TO RIM). CENTERLINE OF MANHOLE LID SHALL BE 2 FT FROM THE WALL WHERE STEPS ARE LOCATED. STEPS (6" x 12") SHALL BE COPOLYMER POLYPROPYLENE PLASTIC WITH STEEL CORE AT 16" APART.
6. LIMIT DEFLECTION TO 60 DEGREES. IF GREATER, USE NEXT LARGER MANHOLE DIAMETER/SIZE.
7. FOR STRUCTURE SIZES NOT COVERED BELOW, CONTRACTOR SHALL SUBMIT SHOP DRAWINGS WITH STRUCTURAL CALCULATIONS SEALED BY A PROFESSIONAL ENGINEER IN THE STATE OF ARKANSAS.

INSIDE DIMENSION	DIAMETER OF OUTLET PIPE	MIN. WALL THICKNESS	*TOP CONCRETE SLAB REINFORCING	MIN. WALL THICKNESS
4'	15" – 18"	6"	# 4'S @ 8" O.C. E.W.	6"
5'	24" – 42"	8"	# 4'S @ 7" O.C. E.W.	8"
6'	48" – 54"	8"	# 5'S @ 9" O.C. E.W.	8"

* WHEN UNDER TRAFFIC, USE # 5'S @ 6" O.C. E.W.



PLAN VIEW



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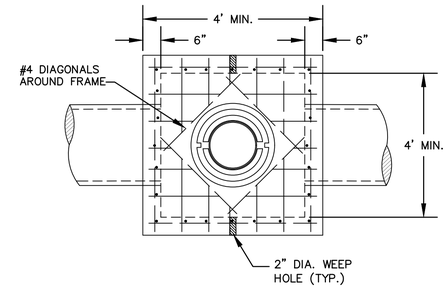

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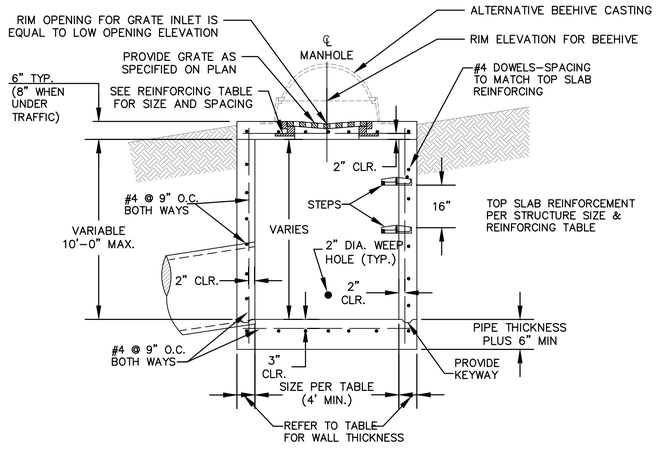
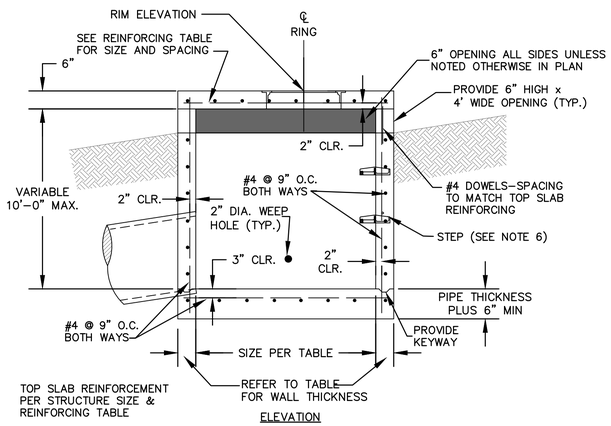


ELEVATION

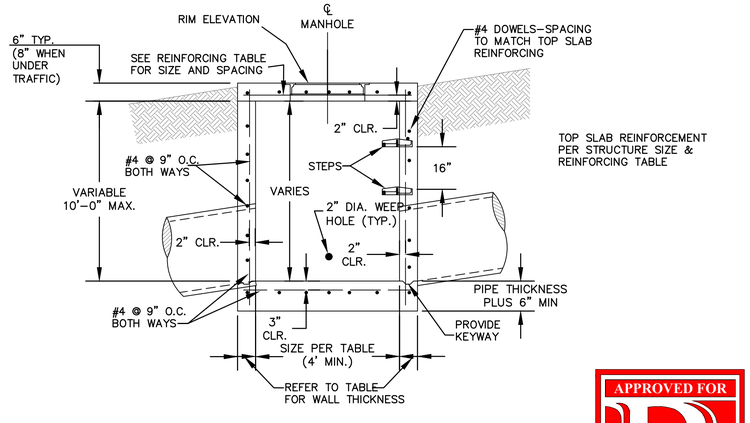
GRATE INLET
N.T.S.

NOTE: GRATES AND CASTINGS TO BE CONNECTED ON TOP OF LID WITH FLANGE, WHERE POSSIBLE, TO RECESS TOP OF CONCRETE STRUCTURE BELOW PAVEMENT OR FINISHED GRADE.



ELEVATION

AREA INLET
N.T.S.



ELEVATION

JUNCTION BOX
N.T.S.

NOTE: GRATES AND CASTINGS TO BE CONNECTED ON TOP OF LID WITH FLANGE, WHERE POSSIBLE, TO RECESS TOP OF CONCRETE STRUCTURE BELOW PAVEMENT OR FINISHED GRADE.

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11/28/2023 8:38:43 AM

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Fayetteville, AR 72703
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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
ERIC JOSEPH SHEPTOW
NO. 19111
09-13-23

REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

DETAIL SHEET

SW 10TH STREET & SW F STREET
STORMWATER IMPROVEMENTS

BENTONVILLE, AR

2023

drawn by: KTF
checked by: JDA
approved by: EJS
QA/QC by: EJS
project no.: 021-04210-G
drawing no.: W_DTL01_G2104210
date: 09.13.2023

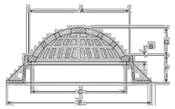
SHEET
7 of 71

DWG: F:\2021\04001-04500\021-04210-G\40-Design\AutoCAD\Final Plans\Sheets\WTRS\W_DTL01_G2104210.dwg
DATE: Sep 13, 2023 10:51am
USER: nmcneal
XREFS: W_PTBLK_G2104210

R-2560 Series
Inlet Frame, Beehive Grate

Suitable for drainage in circumstances where clogging of a flat grating is a problem. Excellent for roadside or earth ditch inlets.

CATALOG NUMBER	GRATE TYPE	SQ. FT. OPEN	WEIR PERIMETER LINEAL FEET
R-2560-A	Beehive	0.3	3.1
R-2560-C	Beehive	0.7	4.7
R-2560-C1	Beehive	0.7	5.8
R-2560-C2	Beehive	0.7	5.8
R-2560-D	Beehive	1.0	5.1
R-2560-D1	Beehive	1.2	5.8
R-2560-D2	Beehive	1.2	5.8
R-2560-D3	Beehive	1.2	5.8
R-2560-D5	Beehive	1.0	5.1
R-2560-D6	Beehive	1.0	5.1
R-2560-D7	Beehive	1.3	5.3
R-2560-D8	Beehive	1.3	5.3
R-2560-E	Beehive	1.2	6.0
R-2560-EA	Beehive	1.2	6.7
R-2560-EB	Beehive	1.8	6.7
R-2560-E1	Beehive	1.4	6.7
R-2560-E2	Beehive	2.0	6.7
R-2560-E5	Beehive	1.2	6.7
R-2560-E6	Beehive	1.8	6.7
R-2560-E7	Beehive	1.2	6.7
R-2560-E8	Beehive	1.8	6.7
R-2560-E9	Beehive	1.8	6.7
R-2560-E10	Beehive	1.8	6.7
R-2560-G	Beehive	1.5	8.4



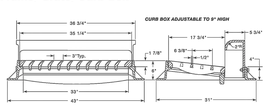
Illustrating R-2560-E

Dimensions in inches

Catalog No.	A	B	C	E	F	G	Frame/Lid
R-2560-A	12	1	11	19	4	3 1/4	R-1791-A
R-2560-C	18 1/4	1 1/4	16 3/4	30	8	4	R-1900-A
R-2560-C1	22	1 1/2	20 15/32	27 9/16	3 15/16	4 1/2	R-1690
R-2560-C2	22	1 1/2	20 1/2	28 1/4	6	4 1/2	R-1761
R-2560-D	22	1 1/2	20	35	9	4 1/2	R-1710
R-2560-D1	22	1 1/2	20 15/32	27 9/16	3 15/16	7	R-1690
R-2560-D2	22	1 1/2	20 1/2	28 1/4	6	7	R-1761
R-2560-D3	22	1 1/2	20	35	9	7	R-1710
R-2560-D5	22 3/4	1 1/2	21 1/4	34	4	4 1/2	R-1647-A
R-2560-D6	22 3/4	1 1/2	21	34	9	4 1/2	R-1713
R-2560-D7	22 3/4	1 1/2	21 1/4	34	4	7	R-1647-A
R-2560-D8	22 3/4	1 1/2	21	34	9	7	R-1713
R-2560-E	23	1 1/2	21 1/16	35 7/16	8 7/8	7	R-1550-A
R-2560-E1	25 3/4	7/8	24	35 7/16	7	6	R-1733
R-2560-E2	25 3/4	7/8	24	35 7/16	7	9	R-1733
R-2560-E5	25 3/4	7/8	24 1/8	35 1/2	8	6	R-1733-A
R-2560-E6	25 3/4	7/8	24 1/8	35 1/2	8	9	R-1733-A
R-2560-E7	25 3/4	7/8	24 1/8	35 1/2	9	6	R-1733-B
R-2560-E8	25 3/4	7/8	24 1/8	35 1/2	9	9	R-1733-B
R-2560-E9	25 3/4	7/8	24 1/8	35 1/2	10	6	R-1733-C
R-2560-E10	25 3/4	7/8	24 1/8	35 1/2	10	9	R-1733-C
R-2560-EA	25 3/4	7/8	24 1/8	35 7/16	4	6	R-1733-1
R-2560-EB	25 3/4	7/8	24 1/8	35 7/16	4	9	R-1733-1
R-2560-G	32	1 1/2	30	46	7	4	R-1740-B

R-3067-L
Combination Inlet Frame, Grate, Curb Box

Heavy Duty



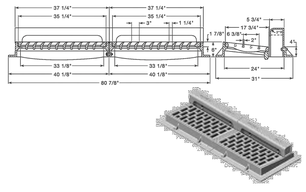
CATALOG NUMBER	GRATE TYPE	SQ. FT. OPEN	WEIR PERIMETER LINEAL FEET
R-3067-L	L	2.1	5.9

Available Curb Boxes: 2"Radius Open, 3"Radius Open.
Enviro-Curb Boxes available, see p. 129.

R-3295-2
Double Unit Frame, Grate, Curb Box

Heavy Duty

Standard Grate (shown): Type L
Also available with grate Type R-diagonal , Type C or Type V.

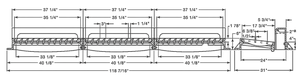


CATALOG NUMBER	GRATE TYPE	SQ. FT. OPEN	WEIR PERIMETER LINEAL FEET
R-3295-2	L	4.2	8.8
R-3295-2	V	4.8	8.8
R-3295-2	C	4.2	8.8
R-3295-2	R	3.8	8.8

R-3295-3
Triple Unit Frame, Grate, Curb Box

Heavy Duty

Standard Grate (shown): Type L
Also available with grate Type C, Type R-diagonal or Type V.

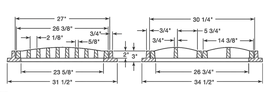


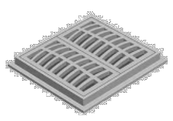
Additional center sections can be added for greater overall length – please specify.

CATALOG NUMBER	GRATE TYPE	SQ. FT. OPEN	WEIR PERIMETER LINEAL FEET
R-3295-3	L	6.3	11.8
R-3295-3	V	7.2	11.8
R-3295-3	C	6.3	11.8
R-3295-3	R	5.7	11.8

R-3338-G
Single Convex Inlet Frame, Double Grate

Light Duty



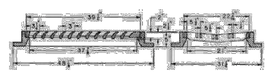


CATALOG NUMBER	GRATE TYPE	SQ. FT. OPEN	WEIR PERIMETER LINEAL FEET
R-3338-G	A	2.8	9.5

Grate reversible if flat top inlet is required.

R-3362-L (Deeter DF-2501L is approved substitute)
Concave Gutter Inlet Frame, Grate

Heavy Duty

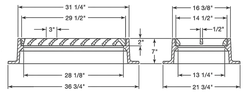


CATALOG NUMBER	GRATE TYPE	SQ. FT. OPEN	WEIR PERIMETER LINEAL FEET
R-3362-L	L	3.9	16.3

Can be furnished as double unit with side flanges removed as shown in **R-3363-1.**

R-3408-L (Deeter DF-2240L is approved substitute)
Single Gutter Inlet Frame, Grate

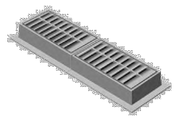
Heavy Duty



CATALOG NUMBER	GRATE TYPE	SQ. FT. OPEN	WEIR PERIMETER LINEAL FEET
R-3408-L	L	1.2	7.3

R-3408-BL (Deeter DF-2240L is approved substitute)
Double Gutter Inlet Frames, Grates

Heavy Duty



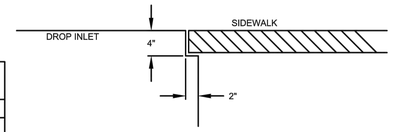
CATALOG NUMBER	GRATE TYPE	SQ. FT. OPEN	WEIR PERIMETER LINEAL FEET
R-3408-BL	L	3.4	13.5

CURB INLET NOTES

1. ALL EXPOSED CORNERS TO HAVE 3:4" CHAMFER.
2. ALL REINFORCEMENT BARS SHALL BE GRADE 60 AND SHALL HAVE A MINIMUM 2" COVER UNLESS OTHERWISE NOTED.
3. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3500 □□□-TOP 18" SHALL BE CAST-IN-PLACE.
4. INVERTS SHALL BE POURED MONOLITHICALLY WITH FOOTING.
5. CURB INLET BACK OPENING LOCATIONS SHALL BE DETERMINED IN THE FIELD BY THE ENGINEER.
6. WHEN AN INLET IS PLACED AD□ACENT TO CONCRETE PAVEMENT, THE GUTTER DEPRESSION SHALL BE FORMED IN CONCRETE PAVEMENT.
7. PIPES MAY ENTER BOX FROM ANY ANGLE OF ELEVATION AS DIRECTED BY THE ENGINEER. REINFORCING BARS SHALL BE CUT TO CLEAR PIPE BY 2".
8. THE EXPANSION □OINT SHALL HAVE A THICKNESS OF 1:2" AND CONFORM TO AASHTO M213.
9. □ REFER TO CURB AND GUTTER DETAILS FOR APPROPRIATE CURB CONFIGURATION AND GUTTER DIMENSIONS AT EACH INLET LOCATION.
10. REFER TO PLAN AND PROFILE SHEETS TO DETERMINE EXTENSIONS AND SIZE (IF ANY) ACCOMPANYING DROP INLETS.
11. STEPS ARE REQUIRED IN STORM DRAIN MANHOLES THAT ARE AT 4 FT OF DEPTH AND GREATER (FROM INVERT TO RIM). CENTERLINE OF MANHOLE LID SHALL BE 2 FT FROM THE WALL WHERE STEPS ARE LOCATED. STEPS (6" □12") SHALL BE COPOLYMER POLYPROPYLENE PLASTIC WITH STEEL CORE AT 16" APART.
12. PRIOR TO AND DURING PLACEMENT OF PAVEMENT IN FRONT OF INLETS, THE CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AT ALL TIMES. THE METHODS USED FOR THIS WORK SHALL BE APPROVED BY THE ENGINEER.
13. LIMIT DEFLECTION TO 60 DEGREES. IF GREATER, USE NEXT LARGER MANHOLE DIAMETER:SIZE.

INSIDE DIMENSION	DIAMETER OF OUTLET PIPE	MIN. WALL THICKNESS	□TOP CONCRETE SLAB REINFORCING	MIN. WALL THICKNESS
4'	15" - 18"	6"	□4'S□ 8" O.C. E.W.	6"
5'	24" - 42"	8"	□4'S□ 7" O.C. E.W.	8"
6'	48" - 54"	8"	□5'S□ □" O.C. E.W.	8"

□WHEN UNDER TRAFFIC, USE □5'S□ 6" O.C. E.W.



NOTCH FOR SIDEWALKS

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11/28/2023 8:38:43 AM

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ERIC JOSEPH SHEETS

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DETAIL SHEET

SW 10TH STREET & SW F STREET
STORMWATER IMPROVEMENTS

BENTONVILLE, AR

2023

drawn by: KTF
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SHEET
8 of 71

DWG: F:\2021\04001-04500\021-04210-G\40-Design\AutoCAD\Final Plans\Sheets\WTRS\W_DTL01_G2104210.dwg USER: nmcneal
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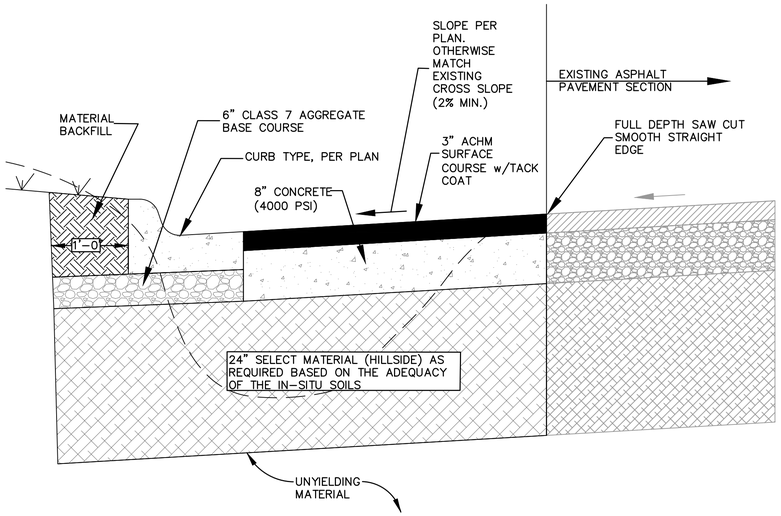
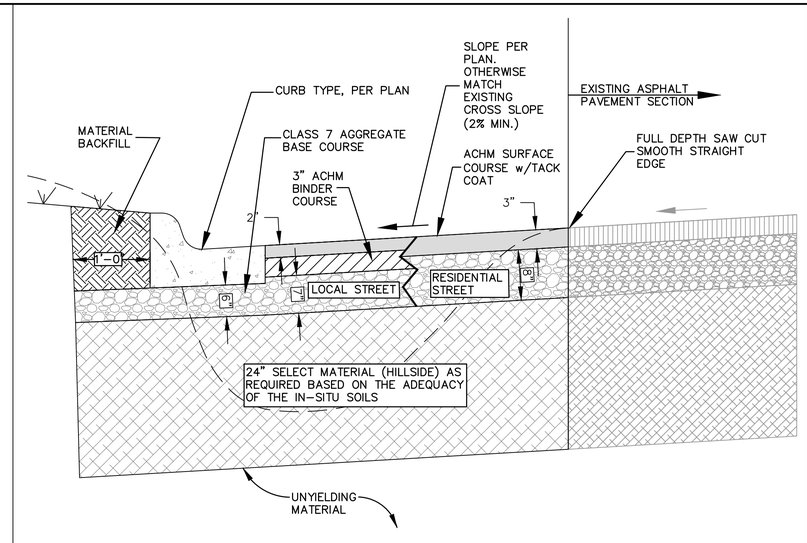


ASPHALT STREET SECTION - OPTION 1

NOT TO SCALE

NOTES

1. THIS DETAIL IS TO BE USED WHEN THE WIDTH OF WIDENING **DOES NOT ALLOW** STEEL WHEEL ROLLER TO COMPACT AGGREGATE BASE COURSE BETWEEN NEW GUTTER AND EXISTING PAVEMENT.
2. THE ENGINEER OF RECORD SHALL PERFORM "PART TIME" INSPECTION FOR THE DRAINAGE INSTALLATION AND STREET CONSTRUCTION. THE PUBLIC WORKS INSPECTOR MUST BE PRESENT FOR TESTING. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING TESTING.
3. MINIMUM DENSITY FOR ASPHALT SHALL BE 92% OF THE MAXIMUM THEORETICAL DENSITY.
4. SUBGRADE MUST BE PLACED ON UNYIELDING MATERIAL - ADDITIONAL UNDERCUT MAY BE REQUIRED.
5. ALL IN-SITU SOILS FOR SUBGRADE SHALL HAVE A LIQUID LIMIT LESS THAN 40, A PLASTICITY INDEX LESS THAN 15, AND A CBR GREATER THAN 8. INADEQUATE SOILS SHALL BE UNDERCUT 2 FEET AND REPLACED WITH "HILLSIDE MATERIAL" (SOILS WITH CBR OF 8 OR GREATER, AND AS CLASSIFIED AS GM OR GC SOILS) - GEOTECHICAL TESTING REQUIRED TO DETERMINE SOIL ACCEPTANCE.
6. SUBGRADE (HILLSIDE) SHALL BE COMPACTED TO 95% OF STANDARD PROCTOR. PROCTOR CURVE DATA SHALL BE SUPPLIED TO THE CITY ON ALL MATERIAL BY THE ENGINEER OF RECORD. WITHOUT THE COPY OF THE SITE SPECIFIC PROCTOR CURVE, MOISTURE CONTENT MUST BE WITHIN 2% OF OPTIMUM WHEN TESTED.
7. BASE COURSE (CLASS 7 AGGREGATE BASE) SHALL BE COMPACTED TO 98% OF MODIFIED PROCTOR ON LOCAL AND RESIDENTIAL STREETS. COLLECTOR AND ABOVE SHALL BE COMPACTED TO 100% MODIFIED PROCTOR.
8. CURING COMPOUND IS REQUIRED FOR ALL CONCRETE IN RIGHT OF WAY OR EASEMENTS, ANY COLOR EXCEPT CLEAR. FOLLOW STANDARD ENGINEERING PRACTICE FOR PLACEMENT IN HOT, WINDY, AND COLD WEATHER.
9. CURB MUST BE CAULKED BEFORE BACKFILLED AND STREET PAVED. ACCEPTABLE SUPPLIERS ARE OMNI SEAL 50, PECORA 864 AND 865, DOW CORNING 888, OR PRE-APPROVED EQUAL.



ASPHALT STREET SECTION - OPTION 2

NOT TO SCALE

NOTES

1. THIS DETAIL IS TO BE USED WHEN THE WIDTH OF WIDENING ALLOWS STEEL WHEEL ROLLER TO COMPACT AGGREGATE BASE COURSE BETWEEN NEW GUTTER AND EXISTING PAVEMENT.
2. THE ENGINEER OF RECORD SHALL PERFORM "PART TIME" INSPECTION FOR THE DRAINAGE INSTALLATION AND STREET CONSTRUCTION. THE PUBLIC WORKS INSPECTOR MUST BE PRESENT FOR TESTING. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING TESTING.
3. MINIMUM DENSITY FOR ASPHALT SHALL BE 92% OF THE MAXIMUM THEORETICAL DENSITY.
4. SUBGRADE MUST BE PLACED ON UNYIELDING MATERIAL - ADDITIONAL UNDERCUT MAY BE REQUIRED.
5. ALL IN-SITU SOILS FOR SUBGRADE SHALL HAVE A LIQUID LIMIT LESS THAN 40, A PLASTICITY INDEX LESS THAN 15, AND A CBR GREATER THAN 8. INADEQUATE SOILS SHALL BE UNDERCUT 2 FEET AND REPLACED WITH "HILLSIDE MATERIAL" (SOILS WITH CBR OF 8 OR GREATER, AND AS CLASSIFIED AS GM OR GC SOILS) - GEOTECHICAL TESTING REQUIRED TO DETERMINE SOIL ACCEPTANCE.
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7. BASE COURSE (CLASS 7 AGGREGATE BASE) SHALL BE COMPACTED TO 98% OF MODIFIED PROCTOR ON LOCAL AND RESIDENTIAL STREETS. COLLECTOR AND ABOVE SHALL BE COMPACTED TO 100% MODIFIED PROCTOR.
8. CURING COMPOUND IS REQUIRED FOR ALL CONCRETE IN RIGHT OF WAY OR EASEMENTS, ANY COLOR EXCEPT CLEAR. FOLLOW STANDARD ENGINEERING PRACTICE FOR PLACEMENT IN HOT, WINDY, AND COLD WEATHER.
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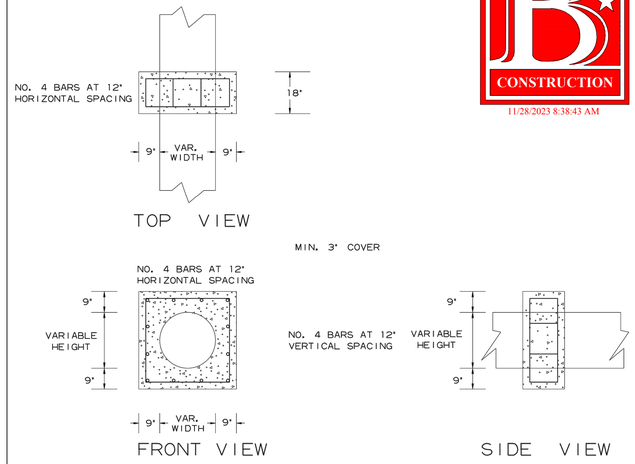
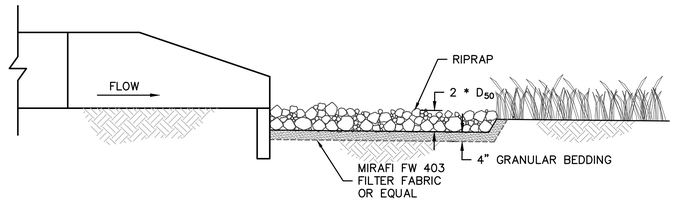


SINGLE PIPE EXTENSION REINFORCED CONCRETE COLLAR DETAIL

NOT TO SCALE

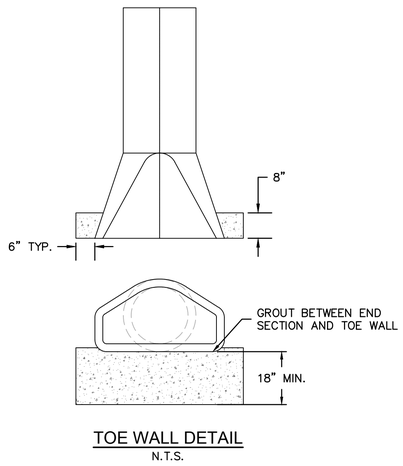


RIPRAP APRON DETAIL
PROFILE VIEW

N.T.S.

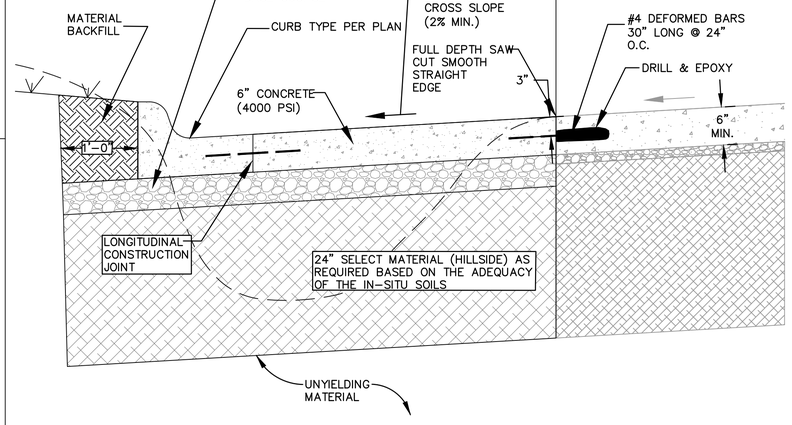
NOTES:

1. RIPRAP SHALL BE PLACED IN SUCH A MANNER AS TO AVOID SEGREGATION OF VARIOUS SIZES OF ROCK, AND DISTRIBUTED SO THAT THERE WILL BE NO LARGE ACCUMULATION OF EITHER THE LARGER OR SMALLER SIZES OF STONE.
2. INDIVIDUAL ROCKS SHALL BE PLACED IN TIGHT CONTACT WITH ONE ANOTHER IN SUCH A WAY TO PRODUCE THE LEAST AMOUNT OF VOID SPACES.
3. RIPRAP SHALL BE SOLID, UNFRACTURED ROCK OR CONCRETE, BULKY IN SHAPE WITH SHARP, ANGULAR EDGES.
4. GRANULAR BEDDING SHALL CONSIST OF 1" CLEAN, FRACTURED LIMESTONE.
5. INSTALL FILTER FABRIC ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.



TOE WALL DETAIL

N.T.S.



CONCRETE STREET SECTION

NOT TO SCALE

NOTES

1. CONCRETE STREET WIDENING SHALL MATCH JOINT PATTERN OF EXISTING PAVEMENT.
2. THE ENGINEER OF RECORD SHALL PERFORM "PART TIME" INSPECTION FOR THE DRAINAGE INSTALLATION AND STREET CONSTRUCTION. THE PUBLIC WORKS INSPECTOR MUST BE PRESENT FOR TESTING. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING TESTING.
3. SUBGRADE MUST BE PLACED ON UNYIELDING MATERIAL - ADDITIONAL UNDERCUT MAY BE REQUIRED.
4. ALL IN-SITU SOILS FOR SUBGRADE SHALL HAVE A LIQUID LIMIT LESS THAN 40, A PLASTICITY INDEX LESS THAN 15, AND A CBR GREATER THAN 8. INADEQUATE SOILS SHALL BE UNDERCUT 2 FEET AND REPLACED WITH "HILLSIDE MATERIAL" (SOILS WITH CBR OF 8 OR GREATER, AND AS CLASSIFIED AS GM OR GC SOILS) - GEOTECHICAL TESTING REQUIRED TO DETERMINE SOIL ACCEPTANCE.
5. SUBGRADE (HILLSIDE) SHALL BE COMPACTED TO 95% OF STANDARD PROCTOR. PROCTOR CURVE DATA SHALL BE SUPPLIED TO THE CITY ON ALL MATERIAL BY THE ENGINEER OF RECORD. WITHOUT THE COPY OF THE SITE SPECIFIC PROCTOR CURVE, MOISTURE CONTENT MUST BE WITHIN 2% OF OPTIMUM WHEN TESTED.
6. BASE COURSE (CLASS 7 AGGREGATE BASE) SHALL BE COMPACTED TO 98% OF MODIFIED PROCTOR ON LOCAL AND RESIDENTIAL STREETS. COLLECTOR AND ABOVE SHALL BE COMPACTED TO 100% MODIFIED PROCTOR.
7. CURING COMPOUND IS REQUIRED FOR ALL CONCRETE IN RIGHT OF WAY OR EASEMENTS, ANY COLOR EXCEPT CLEAR. FOLLOW STANDARD ENGINEERING PRACTICE FOR PLACEMENT IN HOT, WINDY, AND COLD WEATHER.
8. CURB MUST BE CAULKED BEFORE BACKFILLED AND STREET PAVED. ACCEPTABLE SUPPLIERS ARE OMNI SEAL 50, PECORA 864 AND 865, DOW CORNING 888, OR PRE-APPROVED EQUAL.

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
NO. 19111
ERIC JOSEPH SHEPTOCK
09-13-23

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

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DETAIL SHEET

SW 10TH STREET & SW F STREET
STORMWATER IMPROVEMENTS

BENTONVILLE, AR

2023

drawn by: KTF
checked by: JDA
approved by: EJS
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SHEET
9 of 71

DWG: F:\2021\04001-04500\021-04210-G\40-Design\AutoCAD\Final Plans\Sheets\WTRS\W_DTL01_G2104210.dwg USER: nmcneal
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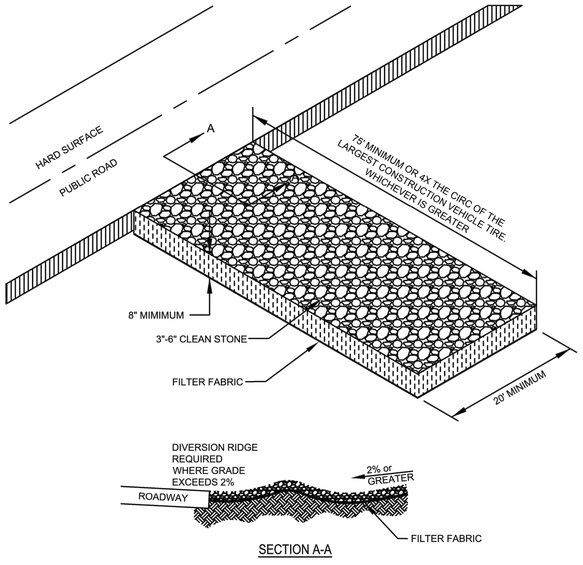


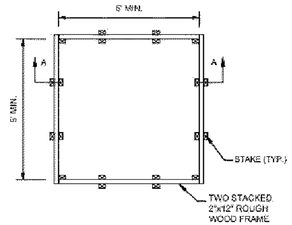
SECTION A-A

NOTES:

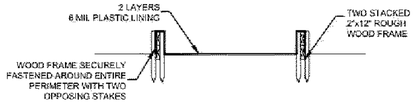
1. REPLACE CONTAMINATED STONE AS REQUIRED TO PREVENT TRACKING OF SEDIMENT OR MUD ON PUBLIC STREETS.
2. CLEAN STREETS DAILY WITH BROOM (NO POWER BROOM) AND SHOVEL. THE USE OF WATER IS PROHIBITED.
3. ALL VEHICLES MUST USE CONSTRUCTION EXIT.
4. IF WHEEL WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

STABILIZED CONSTRUCTION EXIT

NOT TO SCALE

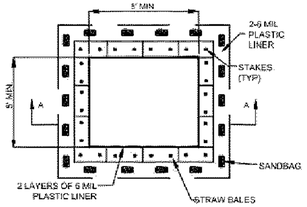


PLAN



SECTION A-A

TIMBER CONCRETE WASHOUT



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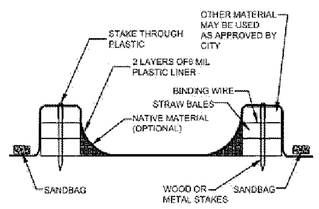
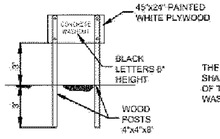


SECTION A-A

STRAW CONCRETE WASHOUT

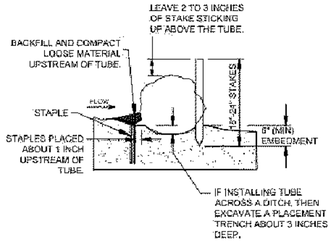


THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

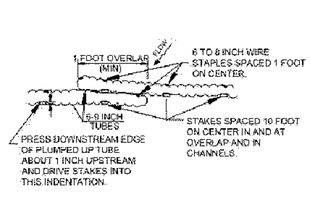
CONCRETE WASHOUT SIGN DETAIL

CONCRETE WASHOUT

NOT TO SCALE



SECTION



PLAN

GENERAL GUIDELINES FOR SPACING OF TUBE TRENCHES FOR SLOPE INSTALLATIONS	
SLOPE GRADIENT	TUBE INTERVAL
1H:1V	15 FEET
2H:1V	25 FEET
3H:1V	35 FEET
4H:1V	60 FEET

GENERAL GUIDELINES FOR SPACING OF TUBE TRENCHES FOR CHANNEL INSTALLATIONS	
SLOPE	TUBE INTERVAL
2%	25 FEET

EXAMPLES OF ACCEPTABLE COMMERCIALLY AVAILABLE SEDIMENT LOGS ARE:

1. SILT SOCK
2. BIO RED
3. EROSION EEL

SEDIMENT LOG MAINTENANCE AND INSTALLATION NOTES:

1. SEDIMENT LOGS SHALL BE INSPECTED ALONG ITS ENTIRETY AND MUST BE CLEANED WHEN SEDIMENT HAS ACCUMULATED TO ONE-THIRD THE HEIGHT OF THE SEDIMENT LOG. MAINTENANCE CLEANOUT MUST BE CONDUCTED REGULARLY TO PREVENT ACCUMULATED SEDIMENTS FROM REACHING ONE-THIRD THE HEIGHT OF THE SEDIMENT LOG.
2. SPECIAL ATTENTION SHOULD BE PAID TO ENSURE THAT NO UNDERMINING OF SEDIMENT LOG HAS OCCURRED AND THAT NO BYPASS IS OCCURRING AT JOINING SECTIONS.
3. IF EXCESS SEDIMENT IS ACCUMULATING IN ANY SECTION OF A SEDIMENT LOG, THE CONTRACTOR SHOULD IMPLEMENT ADDITIONAL UPSTREAM STABILIZATION MEASURES OR ADDITIONAL BMPS TO PREVENT EXCESSIVE BUILDUP ON SEDIMENT LOG.
4. SEDIMENT LOG SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED (RUN OVER OR FLATTENED).
5. TUBES MAY BE INSTALLED BEFORE OR AFTER THE INSTALLATION OF ROLLED EROSION CONTROL PRODUCTS. BEFORE INSTALLATION OF TUBE, SMOOTH AND SHAPE EARTH SURFACE AND REMOVE ALL STONES, ROOTS, OR OTHER DEBRIS GREATER THAN 2 INCHES IN DIAMETER.
6. SEDIMENT LOGS SHALL HAVE A MIN. WEIGHT PER LINEAR FOOT OF 4.5 LBS AND SHALL EXCLUDE **STRAW** OR **SAND** MEDIA.

SEDIMENT LOG DETAIL

NOT TO SCALE

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SHEET
10 of 71

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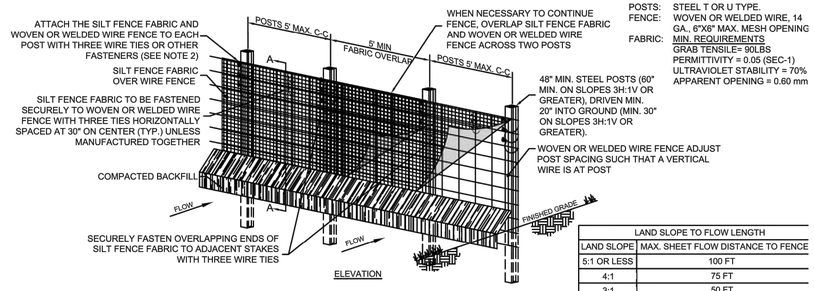
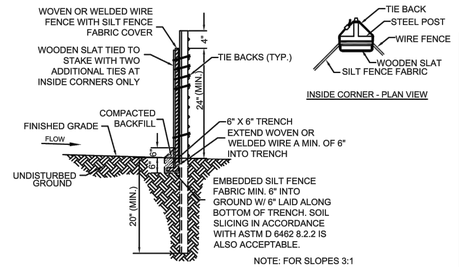


ELEVATION

POSTS: STEEL T OR U TYPE.
FENCE: WOVEN OR WELDED WIRE, 14 GA., 6"X6" MAX. MESH OPENING
FABRIC: MIN. REQUIREMENTS
GRAB TENSILE= 90LBS
PERMITTIVITY = 0.05 (SEC-1)
ULTRAVIOLET STABILITY = 70%
APPARENT OPENING = 0.60 mm

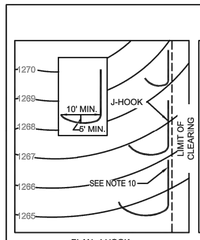
LAND SLOPE TO FLOW LENGTH	
LAND SLOPE	MAX. SHEET FLOW DISTANCE TO FENCE
5:1 OR LESS	100 FT
4:1	75 FT
3:1	50 FT
2:1	25 FT



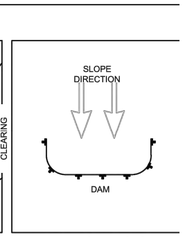
A-A-SECTION
(FOR SLOPES LESS THAN 3:1)

NOTE: FOR SLOPES 3:1 AND GREATER USE 60" T-POST AND EMBED POST 30" MIN.

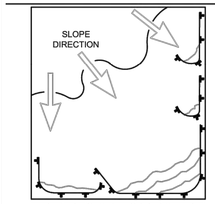
INSIDE CORNER - PLAN VIEW



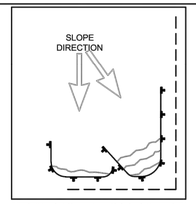
PLAN: J-HOOK INSTALLATION



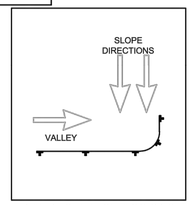
PLAN: PLACEMENT ON ONE SLOPE



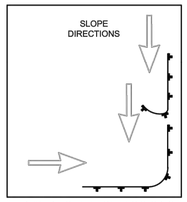
PLAN: PLACEMENT FOR PERIMETER CONTROL



PLAN: PLACEMENT FOR PERIMETER CONTROL



PLAN: PLACEMENT ON TWO SLOPES



PLAN: PLACEMENT ON TWO SLOPES

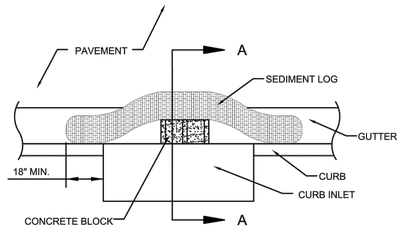
INSTALLATION NOTES:
1. MATERIALS AND INSTALLATION SHALL COMPLY WITH ASTM D 6462 LATEST EDITION.
2. INSTALL SILT FENCE AT A FAIRLY LEVEL GRADE ALONG THE CONTOUR WITH THE ENDS CURVED UPHILL TO PROVIDE SUFFICIENT UPSTREAM STORAGE VOLUME FOR THE ANTICIPATED RUNOFF.
3. ATTACH THE GEOTEXTILE OR FABRIC TO THE WOVEN OR WELDED WIRE FENCE WITH THREE WIRE TIES OR OTHER FASTENERS (HORIZONTALLY SPACED EVERY 30"), ALL SPACED WITHIN THE TOP 8" OF THE FABRIC. ATTACH EACH TIE DIAGONALLY 45 DEGREES THROUGH THE FABRIC, WITH EACH PUNCTURE AT LEAST 1" VERTICALLY APART. AT EACH POST, ATTACH THE GEOTEXTILE OR FABRIC AND THE WOVEN OR WELDED WIRE FENCE TO THE POST AS PREVIOUSLY STATED. IN ADDITION, EACH TIE PLACED ON A POST SHOULD BE POSITIONED TO HANG ON A POST NIPPLE WHEN TIGHTENED TO PREVENT SAGGING.
4. WHEN TWO SECTIONS OF SILT FENCE FABRIC ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED A MINIMUM OF 60" ACROSS TWO POSTS, AS SHOWN.
5. ALL SILT FENCE SHALL INCLUDE WIRE SUPPORT.
6. WRAP APPROXIMATELY 8" OF FABRIC AROUND THE END POSTS AND SECURE WITH 3 TIES.
7. COMPACT THE SOIL IMMEDIATELY NEXT TO THE SILT FENCE FABRIC WITH THE FRONT WHEEL OF THE TRACTOR, SKID STEER, OR ROLLER EXERTING AT LEAST 60 POUNDS PER SQ. INCH. COMPACT THE UPSTREAM SIDE FIRST. COMPACT EACH SIDE TWICE FOR A TOTAL OF FOUR TRIPS.
8. ADD POST CAPS AS NEEDED BASED ON SITE CONDITIONS AND APPLICABLE AGENCY REQUIREMENTS.

J-HOOK NOTES:
9. J-HOOKS SHALL BE USED WHENEVER THE SILT FENCE LINE IS INSTALLED AT AN ANGLE OF 30 DEGREES OR GREATER FROM PARALLEL TO CONTOURS.
10. START DOWN-GRADIENT SILT FENCE LINE AS CLOSE AS POSSIBLE TO UP-GRADIENT J-HOOK.

MAINTENANCE NOTES:
11. SILT FENCES SHALL BE INSPECTED ALONG ITS ENTIRETY AND MUST BE CLEANED WHEN SEDIMENT HAS ACCUMULATED TO ONE-THIRD THE HEIGHT OF THE SILT FENCE. MAINTENANCE CLEANOUT MUST BE CONDUCTED REGULARLY TO PREVENT ACCUMULATED SEDIMENTS FROM REACHING ONE-THIRD THE HEIGHT OF THE SILT FENCE.
12. SPECIAL ATTENTION SHOULD BE PAID TO ENSURE THAT NO UNDERMINING OF SILT FENCE HAS OCCURRED AND THAT NO BYPASS IS OCCURRING AT JOINING SECTIONS.
13. IF EXCESS SEDIMENT IS ACCUMULATING IN ANY SECTION OF SILT FENCE, THE CONTRACTOR SHOULD IMPLEMENT ADDITIONAL UPSTREAM STABILIZATION MEASURES OR ADDITIONAL BMPS (PENDING CITY APPROVAL) TO PREVENT EXCESSIVE BUILDUP ON SILT FENCE.
14. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED.

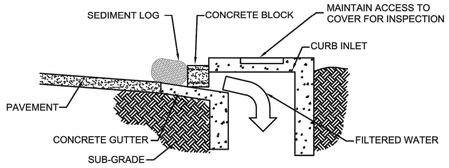
SILT FENCE WITH WIRE BACKING NOTES & REQUIREMENTS

NOT TO SCALE



SEDIMENT LOGS SHALL HAVE A MIN. WEIGHT PER LINEAR FOOT OF 4.5 LBS AND SHALL EXCLUDE **STRAW** OR **SAND** MEDIA.

PLAN



SECTION A-A

EXAMPLES OF ACCEPTABLE COMMERCIALLY AVAILABLE SEDIMENT LOGS ARE:

1. SILT SOCK
2. BIG RED
3. EROSION EEL

NOTES:

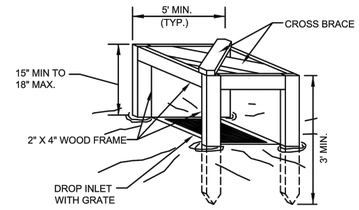
1. PLACE DEVICES AROUND PERIMETER OF GRATE/AREA INLET, WITH ENDS OF ADJACENT SEDIMENT LOGS OVERLAPPING 12" MIN.
2. PLACEMENT OF DEVICES SHALL EXTEND 12" MIN BEYOND THE LIMITS OF THE CURB INLET STRUCTURE ON BOTH SIDES.
3. IF ROAD OR PARKING AREA IS OPEN TO PUBLIC, VERIFY SUITABILITY OF BMP WITH CITY INSPECTOR.

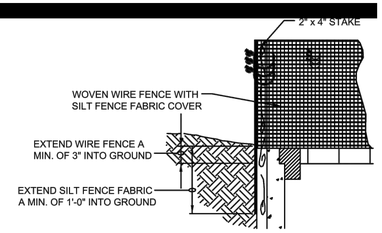
MAINTENANCE NOTES:

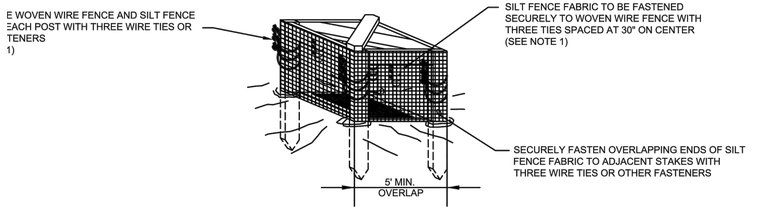
4. INLET PROTECTION DEVICES MUST BE INSPECTED FOR SEDIMENT ACCUMULATION WITHIN THE CATCH BASIN OR UPGRADIENT OF THE INLET.
7. ANY SEDIMENT ACCUMULATED IN OR ADJACENT TO A STORM DRAIN INLET MUST BE REMOVED AS SOON AS PRACTICABLE BUT NOT LATER THAN 3 DAYS AFTER DISCOVERY.
8. INLET PROTECTION DEVICES SHALL BE INSPECTED FOR UNINTENDED BYPASS OR IMPROPER FLOW-RATES THAT MAY CAUSE DOWNSTREAM FLOODING.
9. CONTACT THE CITY INSPECTOR FOR ALTERNATE INLET PROTECTION IF THE DESIGNED PROTECTION MAY IMPACT DOWNSTREAM BMPS, ADJACENT SLOPES, ETC., DUE TO PONDING ISSUES. ENSURE THAT NO UNDERMINING OF INLET PROTECTION DEVICES HAS OCCURRED.
10. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.

SEDIMENT LOG CURB INLET PROTECTION (ON GRADE)

NOT TO SCALE







POSTS: 2" X 4" WOODEN STAKE
FENCE: WOVEN WIRE, 14-1/2 GA., 6" MAX. MESH OPENING
FABRIC: IN ACCORDANCE WITH ASTM D 6461 LATEST EDITION

NOTES:

1. ATTACH THE WOVEN WIRE FENCE AND THE GEOTEXTILE TO EACH POST (SPACED EVERY 30") WITH THREE WIRE TIES OR OTHER FASTENERS, ALL SPACED WITHIN THE TOP 8" OF THE FABRIC. ATTACH EACH TIE DIAGONALLY 45 DEGREES THROUGH THE FABRIC, WITH EACH PUNCTURE AT LEAST 1" VERTICALLY APART.
2. WHEN TWO SECTIONS OF SILT FENCE FABRIC ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED ACROSS TWO POSTS.
3. MAINTENANCE SHALL BE PERFORMED AS NOTED IN THE SWPPP. DEPTH OF ACCUMULATED SEDIMENTS MAY NOT EXCEED ONE-THIRD THE HEIGHT OF THE FABRIC.
4. ALL SILT FENCE INLET PROTECTIONS SHALL INCLUDE WIRE SUPPORT.

MAINTENANCE NOTES:

5. INLET PROTECTION DEVICES MUST BE INSPECTED FOR SEDIMENT ACCUMULATION WITHIN THE CATCH BASIN (IF USING INSERT-TYPE DEVICE) OR UPGRADIENT OF THE INLET.
7. ANY SEDIMENT ACCUMULATED IN OR ADJACENT TO A STORM DRAIN INLET MUST BE REMOVED AS SOON AS PRACTICABLE BUT NOT LATER THAN 3 DAYS AFTER DISCOVERY.
8. INLET PROTECTION DEVICES SHALL BE INSPECTED FOR UNINTENDED BYPASS OR IMPROPER FLOW-RATES THAT MAY CAUSE DOWNSTREAM FLOODING.
9. CONTACT THE CITY INSPECTOR FOR ALTERNATE INLET PROTECTION IF THE DESIGNED PROTECTION MAY IMPACT DOWNSTREAM BMPS, ADJACENT SLOPES, ETC., DUE TO PONDING ISSUES. ENSURE THAT NO UNDERMINING OF INLET PROTECTION DEVICES HAS OCCURRED.
10. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.

DROP INLET SILT FENCE

NOT TO SCALE

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STORMWATER IMPROVEMENTS

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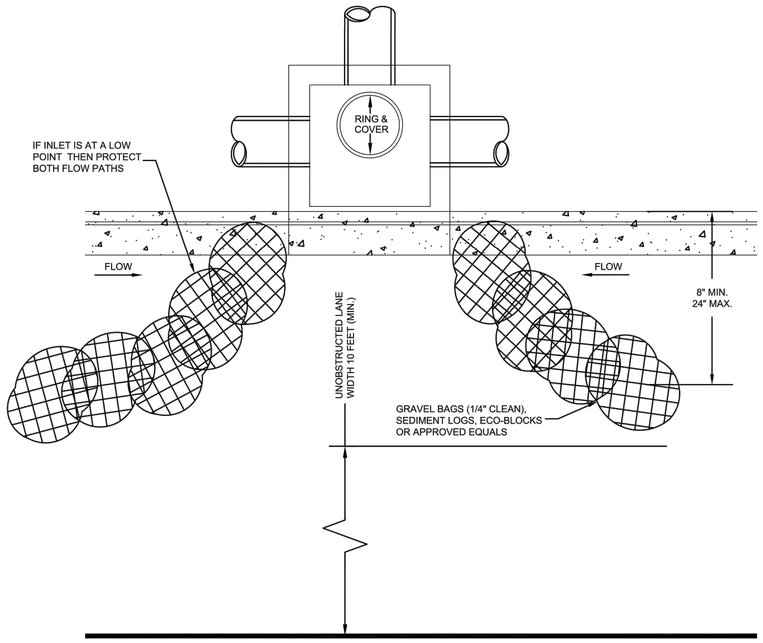

J-HOOK CURB TRAP

MAINTENANCE NOTES:

1. INLET PROTECTION DEVICES MUST BE INSPECTED FOR SEDIMENT ACCUMULATION WITHIN THE CATCH BASIN OR UPGRADIENT OF THE INLET.
2. ANY SEDIMENT ACCUMULATED IN OR ADJACENT TO A STORM DRAIN INLET MUST BE REMOVED AS SOON AS PRACTICABLE BUT NOT LATER THAN 3 DAYS AFTER DISCOVERY.
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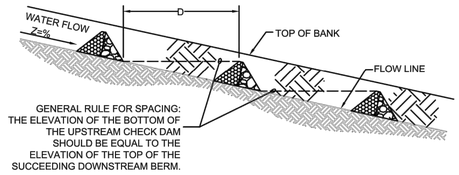
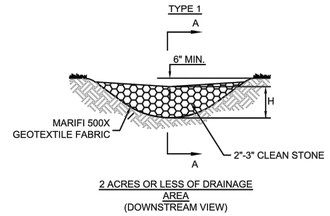
4. CONTACT THE CITY INSPECTOR FOR ALTERNATE INLET PROTECTION IF THE DESIGNED PROTECTION MAY IMPACT DOWNSTREAM BMPS, ADJACENT SLOPES, ETC., DUE TO PONDING ISSUES. ENSURE THAT NO UNDERMINING OF INLET PROTECTION DEVICES HAS OCCURRED.
5. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.

J-HOOK CURB INLET PROTEECTION DEVICE

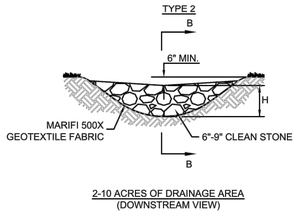
NOT TO SCALE



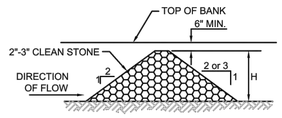
CHECK DAMS IN SWALE



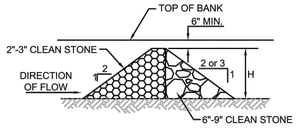
2 ACRES OR LESS OF DRAINAGE AREA
(DOWNSTREAM VIEW)



2-10 ACRES OF DRAINAGE AREA
(DOWNSTREAM VIEW)



ELEVATION A



ELEVATION B

INSTALLATION NOTES:
1. STONES SHOULD BE PLACED UP THE CHANNEL BANKS TO PREVENT WATER FROM CUTTING AROUND THE DITCH CHECK.
2. INSTALLATION SHALL BE PLACED EITHER BY HAND OR MECHANICALLY (NOT JUST DUMPED) TO ACHIEVE COMPLETE COVERAGE OF THE DITCH AND ENSURE THE CENTER OF THE DAMN IS LOWER THAN THE EDGES.
3. MAXIMUM SPACING BETWEEN MULTIPLE DAMS SHOULD BE SUCH THAT THE TOE OF THE UPSTREAM CHECK IS THE SAME AS THE TOP OF THE DOWNSTREAM CHECK.

INSPECTION NOTES:
4. SEDIMENT SHOULD BE REMOVED WHEN IT REACHES 1/2 THE ORIGINAL CHECK HEIGHT.
5. IN THE CASE OF GRASS-LINED DITCHES OR SWALES, ROCK DITCH CHECKS SHOULD BE REMOVED WHEN THE GRASS HAS MATURED SUFFICIENTLY TO PROTECT THE DITCH OR SWALE, IF THE SLOPE IS 4% OR LESS.
6. THE AREA BENEATH THE ROCK DITCH CHECKS SHOULD BE SEEDED AND MULCHED IMMEDIATELY AFTER THE CHECK DAM REMOVAL.

ROCK CHECK DAM

NOT TO SCALE

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11/28/2023 8:38:44 AM

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
NO. 19111
ERIC JOSEPH SHEPPARD
09-13-2023

REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

DETAIL SHEET

SW 10TH STREET & SW F STREET
STORMWATER IMPROVEMENTS

BENTONVILLE, AR

2023

drawn by: KTF
checked by: JDA
approved by: EJS
QA/QC by: EJS
project no.: 021-04210-G
drawing no.: W_DTL_ERC_G2104210
date: 09.13.2023

SHEET
12 of 71

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DATE: Sep 13, 2023 10:51am XREFS: W_PTBLK_G2104210

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CONSTRUCTION
11/28/2023 8:38:44 AM

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TEL 479.443.3404
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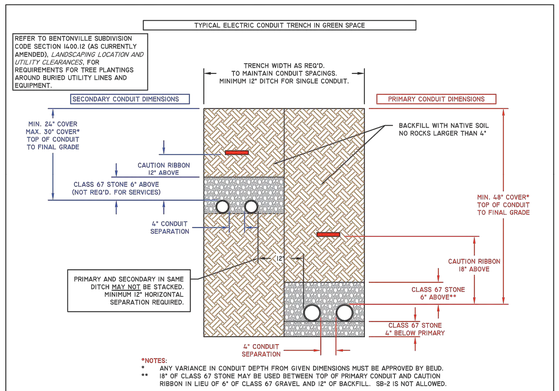
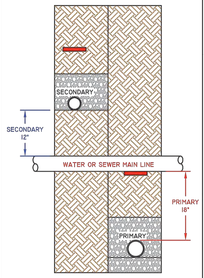
REFERENCE DOCUMENTS

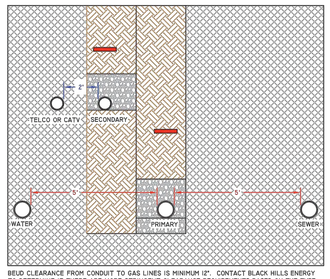
TYPICAL ELECTRIC CONDUIT TRENCH IN GREEN SPACE



VERTICAL SEPARATION BETWEEN ELECTRIC CONDUITS CROSSING WATER OR SEWER MAIN LINE



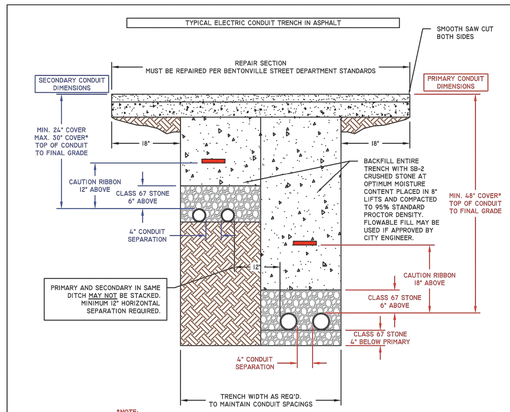
HORIZONTAL SEPARATION FOR ELECTRIC CONDUITS RUNNING PARALLEL TO OTHER UTILITIES



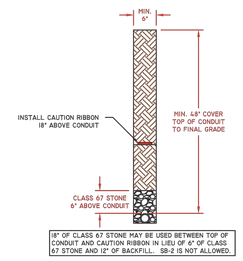
BEUD CLEARANCE FROM CONDUIT TO GAS LINES IS MINIMUM 12". CONTACT BLACK HILLS ENERGY TO DETERMINE IF THERE ARE MORE STRINGENT CLEARANCE REQUIREMENTS BASED ON THE TYPE OF GAS LINE.

THE CITY OF BENTONVILLE	ELECTRIC TRENCH DETAILS SHEET 1	REV 4 - 2019 DS-1403*

TYPICAL ELECTRIC CONDUIT TRENCH IN ASPHALT

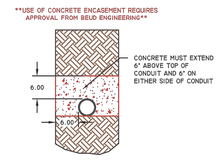


TYPICAL ELECTRIC CONDUIT TRENCH CONDUCTOR IN CONDUIT (CIC)



18" OF CLASS 67 STONE MAY BE USED BETWEEN TOP OF CONDUIT AND CAUTION RIBBON IN LIEU OF 6" OF CLASS 67 STONE AND 12" OF BACKFILL. SB-2 IS NOT ALLOWED.

ELECTRIC CONDUIT WITH RED-DYED CONCRETE ENCASEMENT

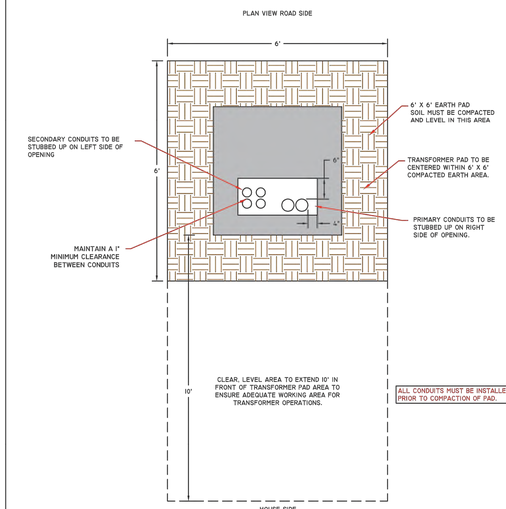


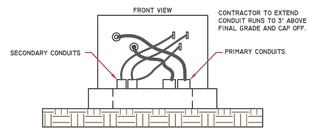
NOTES:
- RED PIGMENT MUST BE INTEGRALLY MIXED INTO THE CONCRETE. DRY SHAKE OR BROADCAST COLORING AGENTS ARE NOT ALLOWED.
- TO ACHIEVE "RED-DYED" CONCRETE - USE IRON OXIDE AT 100 LB PER 8 CUBIC YARDS OF CONCRETE.

PER BEUD SPEC 10.11.9, THE USE OF RED-DYED CONCRETE IS ONLY APPLICABLE TO PRIMARY AND SECONDARY CONDUITS - NOT SERVICES.

THE CITY OF BENTONVILLE	ELECTRIC TRENCH DETAILS SHEET 2	REV 4 - 2019 DS-1404*

PLAN VIEW ROAD SIDE





THE CITY OF BENTONVILLE	SINGLE PHASE TRANSFORMER SITE REQUIREMENTS	DS-1405

REV. NO.	DATE	REVISIONS DESCRIPTION	BY
		REVISIONS	

ELC DETAIL SHEET

SW 10TH STREET & SW F STREET
STORMWATER IMPROVEMENTS
BENTONVILLE, AR

2023

drawn by:
checked by:
approved by:
QA/QC by:
project no.: 021-04210-G
drawing no.: W_ELC01_G2104210
date: 03.10.2023

SHEET
13 of 71

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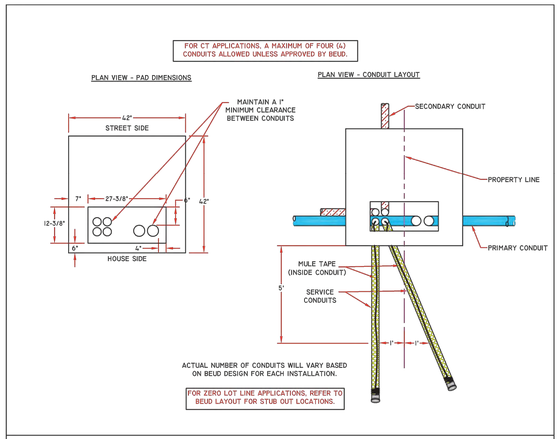
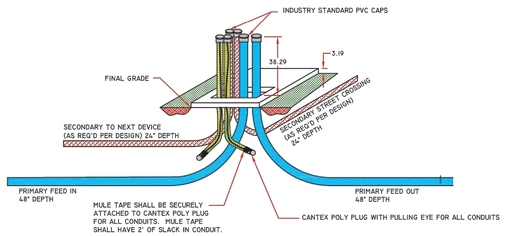
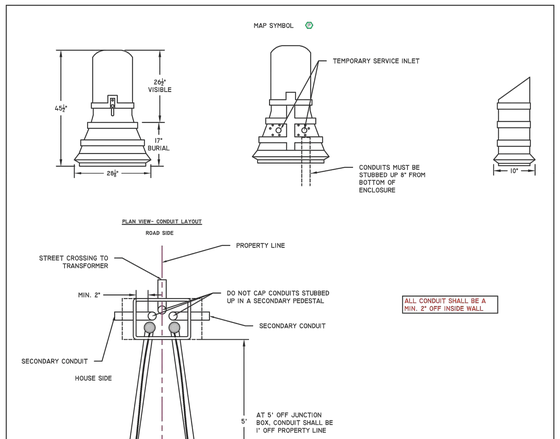




SINGLE PHASE TRANSFORMER PAD SMALLER THAN 100 kVA | DS-1406



NOTES:
1. EXCAVATE A 30" W X 24" H X 17" D PIT CENTERED IN A 5' X 5' CLEAR, LEVEL AREA. PEDESTAL SHALL NOT BE SITUATED IN A LOW AREA OR SWALE THAT WOULD CAUSE WATER TO COLLECT IN PIT.
2. CONTRACTOR TO USE ONLY SHORT SWEEP ELBOWS.
3. 6" OF CLASS 67 GRAVEL SHALL BE PLACED IN THE BOTTOM OF THE EARTH BOX. EXTENDING 6" BEYOND EDGE OF SLEEVE.

SECONDARY JUNCTION BOX | DS-1414

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REFERENCE DOCUMENTS

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

REVISIONS

ELC DETAIL SHEET

SW 10TH STREET & SW F STREET
STORMWATER IMPROVEMENTS

BENTONVILLE, AR

2023

drawn by:
checked by:
approved by:
QA/QC by:
project no.: 021-04210-G
drawing no.: W_ELC01_G2104210
date: 03.10.2023

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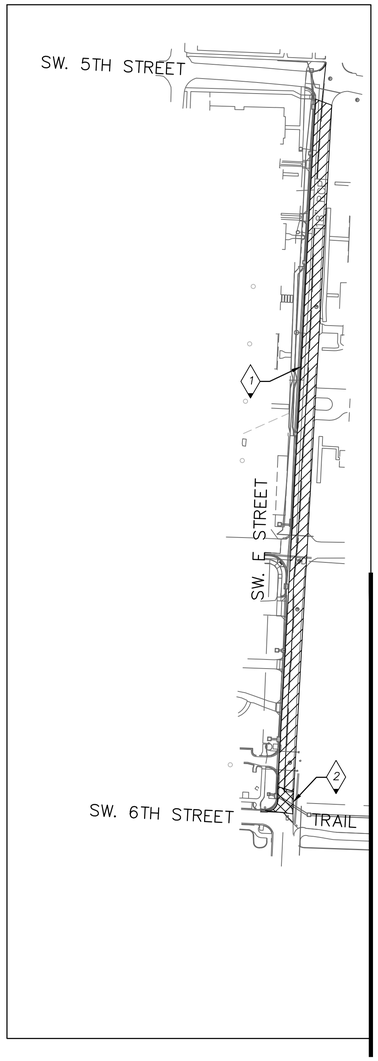

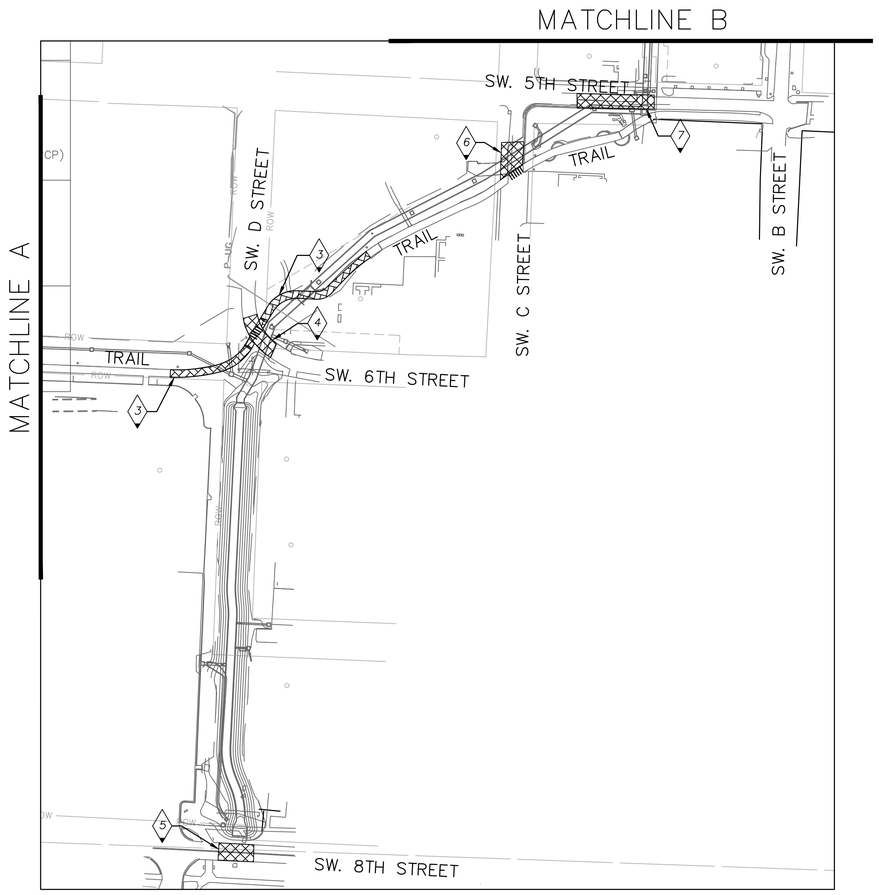

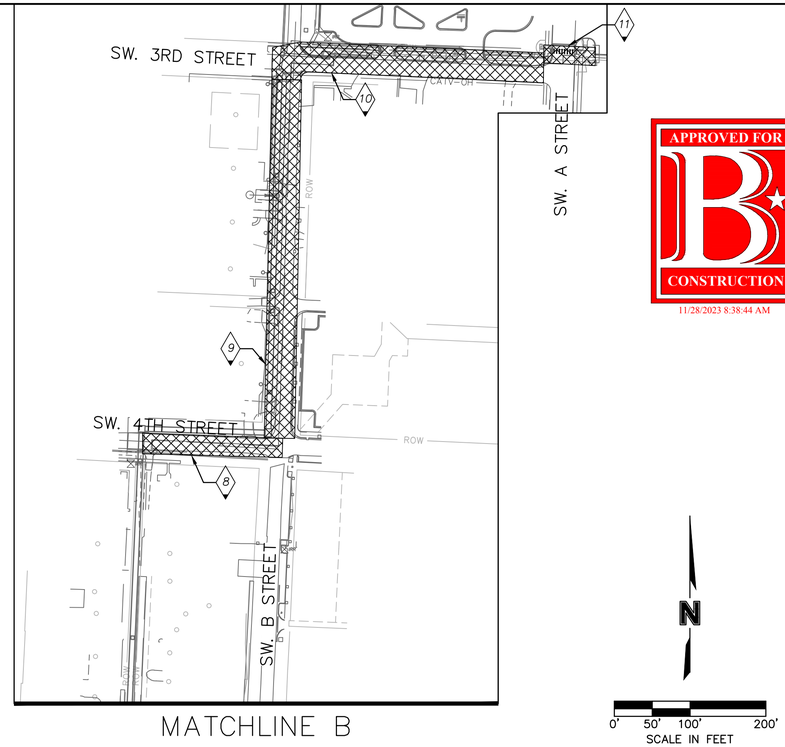

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0' 50' 100' 200'
SCALE IN FEET

CONSTRUCTION NOTES:

1. LANE CLOSURE OF SW. E ST WITH FLAGGER OPERATIONS. SEE DETAIL 1 ON SHEET 21.
2. FULL CLOSURE OF SW. E ST FOR STORM INSTALLATION. SEE DETAIL 4 ON SHEET 21. PLACE BARRICADES AT SW 5TH STREET AND SW 6TH SREET INTERSECTIONS WITH SW E STREET. NO DETOUR SIGNING REQUIRED.
3. PARTIAL OR FULL TRAIL CLOSURE AS NEEDED FOR STORM INSTALLATION. SEE DETAIL 5 ON SHEET 21.
4. FULL CLOSURE OF SW. 6TH ST FOR STORM INSTALLATION. SEE DETAIL 4 ON SHEET 21. PLACE BARRICADES AT SW 5TH STREET WITH SW D STREET AND SW 6TH STREET WITH SW C STREET INTERSECTIONS. NO DETOUR SIGNING REQUIRED.
5. FULL CLOSURE OF SW. 8TH ST FOR STORM INSTALLATION. WORK TO BE PHASED TO PROVIDE ONE LANE OF TRAFFIC. SEE DETAIL 1 ON SHEET 21.
6. FULL CLOSURE OF SW. C ST FOR STORM INSTALLATION. SEE DETAIL 4 ON SHEET 21. PLACE BARRICADES AT SW 5TH STREET AND SW 6TH STREET INTERSECTIONS WITH SW E STREET. NO DETOUR SIGNING REQUIRED.
7. FULL CLOSURE OF SW. 5TH ST FOR STORM INSTALLATION. SEE DETAIL 4 ON SHEET 21. PLACE BARRICADES AT SW 5TH STREET INTERSECTIONS WITH SW C STREET AND SW B STREET. NO DETOUR SIGNING REQUIRED.
8. FULL CLOSURE OF SW. 4TH ST FOR STORM INSTALLATION. SEE DETAIL 4 ON SHEET 21. PLACE BARRICADES AT SW 4TH STREET INTERSECTIONS WITH SW C STREET AND SW B STREET. NO DETOUR SIGNING REQUIRED.
9. FULL CLOSURE OF SW. B ST FOR STORM INSTALLATION. SEE DETAIL 4 ON SHEET 21. PLACE BARRICADES AT SW B STREET INTERSECTIONS WITH SW 3RD STREET AND SW 4TH STREET. NO DETOUR SIGNING REQUIRED.
10. FULL CLOSURE OF SW. 3RD ST FOR STORM INSTALLATION. SEE DETAIL 4 ON SHEET 21. PLACE BARRICADES AT SW 3RD STREET INTERSECTIONS WITH SW B STREET AND SW A STREET. NO DETOUR SIGNING REQUIRED.
11. FULL CLOSURE OF SW. A ST FOR PROPOSED WATERLINE INSTALLATION. SEE DETAIL 5 ON SHEET 21 SIDEWALK CLOSURE SIGNAGE. PLACE BARRICADES AT SW A STREET INTERSECTIONS WITH SW 4TH STREET AND SW HENRY STREET. DETOUR VEHICLES TO MAIN STREET DURING CONSTRUCTION OF PROPOSED WATER LINE.

GENERAL NOTES:

1. ROADWAY CLOSURES SHALL OCCUR IN STAGES AND/OR TEMPORARY ACCESS PROVIDED SO THAT PRIVATE ACCESS IS MAINTAINED AT ALL TIMES. CONTRACTOR TO DETERMINE CONSTRUCTION AND TEMPORARY TRAFFIC CONTROL SEQUENCING.
2. ALL TEMPORARY TRAFFIC CONTROL SHALL CONFORM TO THE STANDARDS OUTLINED IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.) AND THE CITY OF BENTONVILLE "MINIMUM STANDARD SPECIFICATIONS FOR STREETS". WHERE THE CITY OF BENTONVILLE SPECIFICATIONS ARE NOT APPLICABLE, ARKANSAS DEPARTMENT OF TRANSPORTATION (ARDOT) STANDARDS SHALL ALSO APPLY.
3. ADDITIONAL REQUIREMENTS ON STANDARD TRAFFIC CONTROL DETAIL SHEETS PROVIDED HEREIN SHALL ALSO APPLY.
4. AS WITH ALL CONSTRUCTION ACTIVITIES, TRAFFIC SITUATIONS ARE SUBJECT TO CHANGE. ALTERNATE TRAFFIC CONTROL AND/OR DETOUR PLANS SHALL RECEIVE WRITTEN APPROVAL FROM THE CITY ENGINEER PRIOR TO COMMENCEMENT.
5. CONTRACTOR SHALL KEEP A SURFACED BIKE PATH OPEN FOR THE DOWNTOWN BIKE TRAIL. ALL ROADWAYS AND SIDEWALKS SHALL REMAIN OPEN TO THE PUBLIC EXCEPT FOR LIMITED CLOSURES OF NO MORE THAN 5 DAYS. TEMPORARY PAVEMENT MAY BE USED AT CONTRACTOR'S DISCRETION TO RESTORE ACCESS PRIOR TO PERMANENT PAVING. ONE ADDITIONAL CLOSURE OF NO MORE THAN 24 HOURS WILL BE ALLOWED FOR PERMANENT PAVEMENT REPLACEMENT.

LEGEND

- WORK AREA (FULL CLOSURE)
- WORK AREA (LANE CLOSURE)
- WORK AREA (PARTIAL OR FULL TRAIL CLOSURE)
- WORK AREA (PARTIAL PARKING LOT CLOSURE)

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
ERIC JOSEPH SHEPTON
NO. 19111
09-13-23

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

REVISIONS

TRAFFIC CONTROL PLAN SHEET
TIGER BOULEVARD & G STREET

SW 3RD STREET & SW B STREET
IMPROVEMENTS

BENTONVILLE, AR

2023

drawn by: ERM
checked by: JMP
approved by: JSS
QA/QC by: KJR
project no.: 021-04210-G
drawing no.: F_TRFC_0214210
date: 03.10.2023

SHEET
15 of 71

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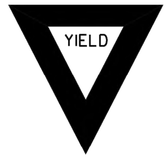
R1-1

STANDARD 30"X30"
EXPRESSWAY 36"X36"
SPECIAL 48"X48"

R1-2



STD. 36"X36"X36"
EXPWY. 48"X48"X48"
FWY. 60"X60"X60"

R2-1

STD. 24"X30"
EXPWY. 36"X48"
FWY. 48"X60"

W3-5

STD. 36"X36"
EXPWY. 48"X48"
FWY. 48"X48"

W3-5a

STD. 36"X36"
EXPWY. 48"X48"
FWY. 48"X48"

R4-1

STD. 24"X30"
EXPWY. 36"X48"
FWY. 48"X60"

R4-2

STD. 24"X30"
EXPWY. 36"X48"
FWY. 48"X60"

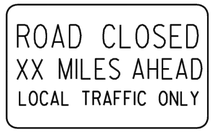
R5-1

STD. 30"X30"
EXPWY. 36"X36"
SPECIAL 48"X48"

RII-2

48"X30"

RII-3A



60"X30"

RII-4

60"X30"

W21-5a

STD. 36"X36"
FWY. 48"X48"

WI-1

STD. 36"X36"
FWY. 48"X48"

WI-2

STD. 36"X36"
FWY. 48"X48"

WI-3

STD. 48"X48"

WI-4

STD. 48"X48"

WI-6

STD. 48"X24"
SPECIAL 60"X30"

WI-8

STD. 18"X24"
SPECIAL 24"X30"
EXPWY. 30"X36"
FWY. 36"X48"

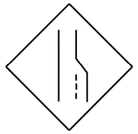
W3-1

STD. 36"X36"
SPECIAL 48"X48"

W3-2

STD. 36"X36"
SPECIAL 48"X48"

W4-2



STD. 36"X36"
FWY. 48"X48"

W5-1

STD. 36"X36"
SPECIAL 48"X48"

W6-3

EXPWY. 36"X36"
SPECIAL 48"X48"

W8-7

EXPWY. 36"X36"
FWY. 48"X48"

W9-2

STD. 36"X36"
FWY. 48"X48"

WI3-1

STD. 24"X24"

W20-1

STD. 48"X48"

W20-2

STD. 48"X48"

W20-3

STD. 48"X48"

W20-4

STD. 48"X48"

W20-5

STD. 48"X48"

W20-7a

STD. 36"X36"
FWY. 48"X48"

W21-2

STD. 30"X30"
SPECIAL 36"X36"

W21-5

STD. 30"X30"
SPECIAL 36"X36"

W24-1

STD. 36"X36"

WI-4b

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R56-1

STD. 18"X18"

W8-11

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W8-9

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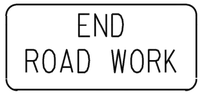
G20-1

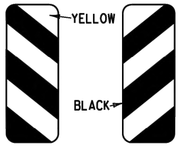
60"X24"

G20-2



48"X24"

OM-3L OM-3R



12"X36"

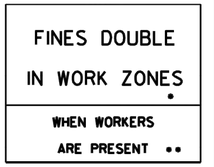
M4-9

STD. 30"X24"
SPECIAL 48"X36"
SPECIAL 60"X48"

M4-10

48"X18"

R55-1



36"X60"

• USE 6" C LETTERS
•• USE 4" D LETTERS

ADVANCE DISTANCES
(XXXX)

500 FT	½ MILE
1000 FT	¾ MILE
1500 FT	1 MILE
	AHEAD

GENERAL NOTES:

1. ALL TRAFFIC CONTROL DEVICES USED ON ROAD CONSTRUCTION SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION, AND TO THE STANDARD HIGHWAY SIGNS, LATEST EDITION, OR AS APPROVED BY THE FEDERAL HIGHWAY ADMINISTRATION.
2. TRAFFIC CONTROL DEVICES SHALL BE SET UP JUST BEFORE THE START OF CONSTRUCTION OPERATIONS AND SHALL BE PROPERLY MAINTAINED DURING THE TIME SUCH CONDITIONS EXIST. THEY SHALL REMAIN IN PLACE ONLY AS LONG AS NEEDED AND REMOVED THEREAFTER.
3. EXISTING SIGNS AND CONSTRUCTION SIGNS SHALL BE KEPT IN PROPER POSITION, AND BE CLEAN AND LEGIBLE AT ALL TIMES. SIGNS THAT DO NOT APPLY TO EXISTING CONDITIONS SHALL BE REMOVED. SIGNS THAT ARE DAMAGED, DEFACED, OR THAT ACCUMULATE DIRT DURING CONSTRUCTION SHALL BE CLEANED, REPAIRED, OR REPLACED.
- 4. SIGNS ARE USUALLY MOUNTED ON A SINGLE POST, ALTHOUGH THOSE WIDER THAN 36" OR LARGER THAN 10 SQ. FT. SHALL BE MOUNTED ON TWO POSTS OR ABOVE A TYPE III BARRICADE.
- 5. SIGN POSTS DIRECT BURIED IN SOIL SHALL BE 2 LB. MINIMUM CHANNEL POST OR 4"x4" WOOD POSTS. CHANNEL POSTS SHALL BE PAINTED GREEN. WOOD POSTS SHALL BE PAINTED WHITE. ALL POSTS SHALL BE NEATLY CONSTRUCTED, AND SHALL BE REPLUMBED, CLEANED, OR REPAIRED AS NEEDED FOR THE DURATION OF THE JOB. THERE SHALL NOT BE MORE THAN 2 POSTS IN A 7' PATH FOR WOOD OR CHANNEL POSTS. ANY CHANNEL POST SPLICE SHALL BE IN ACCORDANCE WITH STANDARD DRAWING TC-3.
6. POST MOUNTED SIGNS IN RURAL AREAS SHALL BE CONSTRUCTED WITH THE NEAR EDGE OF THE SIGN FROM 6 TO 12 FEET FROM THE PAVEMENT EDGE. SIGNS IN URBAN AREAS AND BARRICADE MOUNTED SIGNS SHALL BE MOUNTED A MINIMUM OF 2 FEET FROM THE PAVEMENT EDGE.
7. ALL POST AND BARRICADE MOUNTED SIGNS MOUNTED IN URBAN AREAS SHALL BE MOUNTED A MINIMUM DISTANCE OF 7' FROM THE BOTTOM OF THE SIGN TO THE ROADWAY SURFACE. ALL POST AND BARRICADE MOUNTED SIGNS MOUNTED IN RURAL AREAS SHALL BE MOUNTED A MINIMUM DISTANCE OF 7' FROM THE BOTTOM OF THE SIGN TO THE ROADWAY SURFACE, EXCEPT A MINIMUM OF 6' SHALL BE USED WHEN MOUNTING AN ADVISORY SIGN BELOW A WARNING SIGN. TEMPORARY SIGNS MAY BE MOUNTED ON PORTABLE SUPPORTS FOR INTERMEDIATE TERM STATIONARY WORK CONDITIONS. THE SIGNS MINIMUM MOUNTING HEIGHT SHALL BE 5'. RETROREFLECTIVE DEVICES SHALL BE USED. TEMPORARY SIGNS MAY BE MOUNTED ON PORTABLE SUPPORTS FOR SHORT-TERM, SHORT DURATION, AND MOBILE CONDITIONS. THEY SHALL BE NO LESS THAN ONE (1) FOOT ABOVE THE TRAVELED WAY. LONG-TERM STATIONARY SIGNS SHALL BE DIRECT BURIED IN SOIL, UNLESS CONDITIONS NECESSITATE THE USE OF PORTABLE SIGNS, OR AS APPROVED BY THE ENGINEER. CONCRETE PADS, CONCRETE OR ROCK BALLAST, OR OTHER SOLID MATERIALS SHALL NOT BE UTILIZED WITH PORTABLE SIGN SUPPORTS.
8. FLAGGERS SHALL USE REFLECTORIZED STOP-SLOW PADDLES. FLAGS MAY BE USED ONLY FOR EMERGENCY SITUATIONS.
9. MOST OF THE SIGNS SHOWN ARE ORIENTED TO THE RIGHT. HOWEVER, THIS DOES NOT PRECLUDE THE USE OF MIRROR IMAGES OF THESE SIGNS WHERE THE REVERSE ORIENTATION MIGHT BETTER CONVEY TO MOTORISTS THE PROPER DIRECTION OF MOVEMENT.
10. R55-1 SIGNS SHALL BE PLACED AT LEAST 1500' BUT NOT MORE THAN 1 MILE IN ADVANCE OF THE WORK ZONE. IF A SPEED LIMIT REDUCTION IS IN EFFECT, THE SIGN SHALL BE PLACED A MINIMUM OF 500' IN ADVANCE OF THE "REDUCED SPEED AHEAD" SIGN.

• NOTE: SUPPORTS FOR SIGNS, BARRICADES, AND VERTICAL PANELS THAT ARE DIFFERENT FROM THE REQUIREMENTS SHOWN IN NOTES 4 & 5, BUT MEET THE REQUIREMENTS OF MANUAL FOR ASSESSING SAFETY HARDWARE (MASH), WILL BE ACCEPTED. COMPLIANCE WITH THE REQUIREMENTS OF MANUAL FOR ASSESSING SAFETY HARDWARE (MASH) IS REQUIRED FOR ALL PROJECTS.

DATE	REVISION	FILMED
11-07-19	REVISED FOR MASH	
4-13-17	DELETED RSP-1 & ADDED W21-5a	
9-2-15	REVISED REDUCED SPEED LIMIT AHEAD SIGNS REVISED ROAD WORK NEXT XX MILES	
12-15-11	REVISED W24-1	
11-17-10	DELETED W8-9a & ADDED W8-9	
10-15-09	ADDED REFERENCE TO MASH & ADDED SIGN W24-1	
4-17-08	REVISED SIGN DESIGNATIONS	
11-18-04	REVISED NOTES	
10-9-03	REVISED NOTE 1	
11-16-01	REVISED NOTE 7	
9-28-00	REVISED NOTE	
11-18-98	ADDED NOTE	
6-26-97	REVISED NOTE 5	
4-03-97	REVISED NOTE 5	
10-18-96	ADDED CONTROLLED ACCESS HWY. SIGN & TO NOTE 7	
10-12-95	ADDED R55-1	
6-8-95	REVISED TO CORRECT SIGN ILLUSTRATIONS	6-8-95
2-2-95	REVISED PER PART VI, MUTCD SEPT. 3, 1993	
8-15-91	DRAWN AND PLACED IN USE	

ARKANSAS STATE HIGHWAY COMMISSION

STANDARD TRAFFIC CONTROLS FOR HIGHWAY CONSTRUCTION

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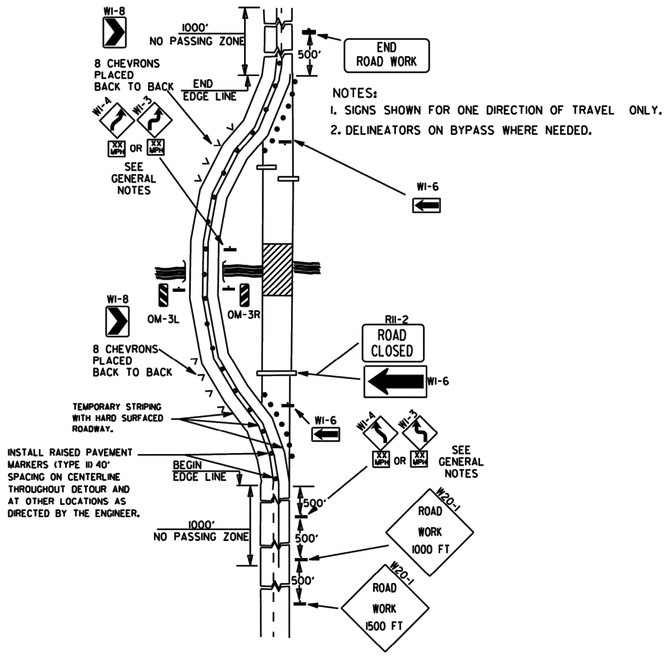
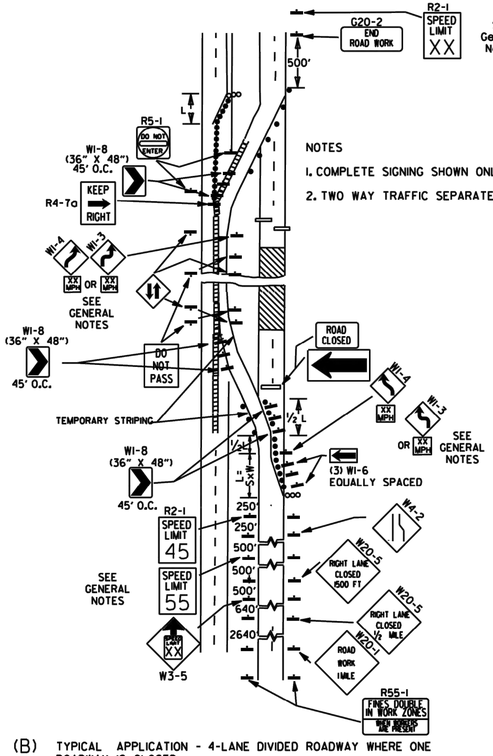


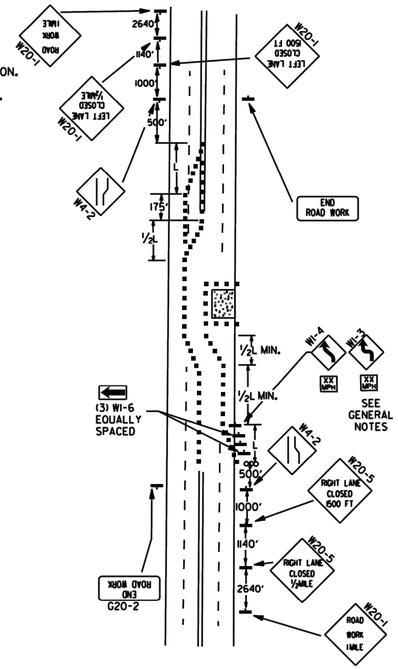
NOTES:
1. SIGNS SHOWN FOR ONE DIRECTION OF TRAVEL ONLY.
2. DELINEATORS ON BYPASS WHERE NEEDED.

(A) TYPICAL APPLICATION OF TRAFFIC CONTROL DEVICES ON A 2-LANE HIGHWAY WHERE THE ENTIRE ROADWAY IS CLOSED AND A BYPASS DETOUR IS PROVIDED.

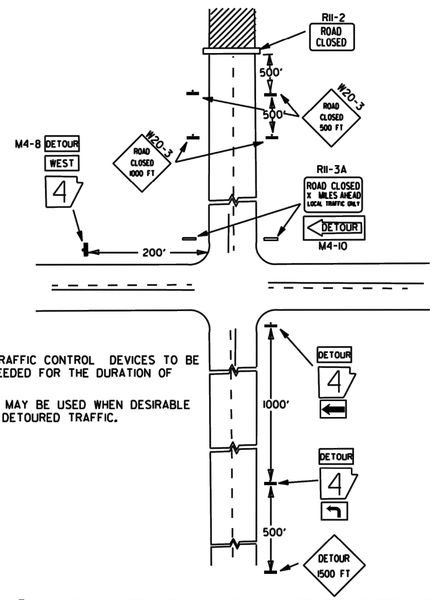


NOTES
1. COMPLETE SIGNING SHOWN ONLY IN CROSSOVER DIRECTION.
2. TWO WAY TRAFFIC SEPARATED WITH POSITIVE BARRIER.

(B) TYPICAL APPLICATION - 4-LANE DIVIDED ROADWAY WHERE ONE ROADWAY IS CLOSED.

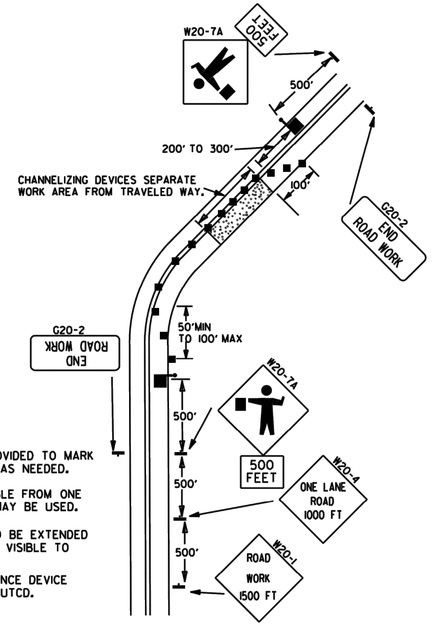


(C) TYPICAL APPLICATION - 4-LANE UNDIVIDED ROADWAY WHERE HALF OF THE ROADWAY IS CLOSED.



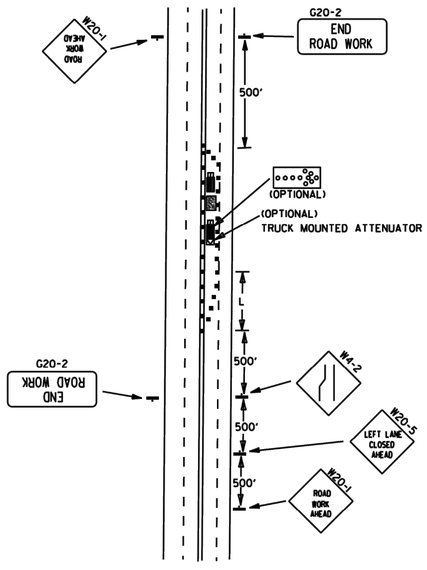
NOTES:
1. REGULATORY TRAFFIC CONTROL DEVICES TO BE MODIFIED AS NEEDED FOR THE DURATION OF THE DETOUR.
2. STREET NAMES MAY BE USED WHEN DESIRABLE FOR DIRECTING DETOURED TRAFFIC.

(D) TYPICAL APPLICATION - ROADWAY CLOSED BEYOND DETOUR POINT.



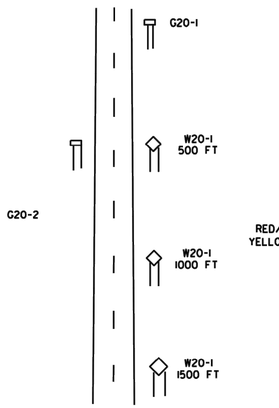
NOTES:
1. FLOOD LIGHTS SHOULD BE PROVIDED TO MARK FLAGGER STATIONS AT NIGHT AS NEEDED.
2. IF ENTIRE WORK AREA IS VISIBLE FROM ONE STATION, A SINGLE FLAGGER MAY BE USED.
3. CHANNELIZING DEVICES ARE TO BE EXTENDED TO A POINT WHERE THEY ARE VISIBLE TO APPROACHING TRAFFIC.
4. AUTOMATED FLAGGER ASSISTANCE DEVICE (AFAD) OPTIONAL. REFER TO MUTCD.

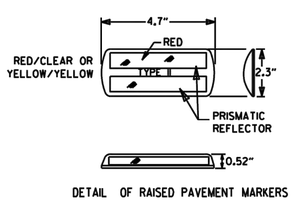
(E) TYPICAL APPLICATION OF TRAFFIC CONTROL DEVICES ON 2-LANE HIGHWAY WHERE ONE LANE IS CLOSED AND FLAGGING IS PROVIDED.



(F) TYPICAL APPLICATION - 4-LANE UNDIVIDED ROADWAY WITH INSIDE LANE CLOSED.

KEY:
- FLAGGER
- POSITIVE BARRIER
- ARROW PANEL (IF REQUIRED)
- TYPE III BARRICADE
- CHANNELIZING DEVICE
- TRAFFIC DRUM
- RAISED PAVEMENT MARKER





DETAIL OF RAISED PAVEMENT MARKERS

TYPICAL ADVANCE WARNING SIGN PLACEMENT

TAPER FORMULAE:

L=SXW FOR SPEEDS OF 45MPH OR MORE.

$L = \frac{WS^2}{60}$ FOR SPEEDS OF 40MPH OR LESS.

WHERE:
L= MINIMUM LENGTH OF TAPER.
S= NUMERICAL VALUE OF POSTED SPEED LIMIT PRIOR TO WORK OR 85TH PERCENTILE SPEED.
W= WIDTH OF OFFSET.

GENERAL NOTES:
1. THE MAINTENANCE DIVISION SHALL CONDUCT A BALL BANK STUDY TO DETERMINE THE ADVISORY SPEED LIMIT PRIOR TO OPENING TO TRAFFIC. THE ADVISORY SPEED WILL BE POSTED ON W1-3 OR W1-4 CURVE WARNING SIGNS. USE W1-4 WHEN SPEED IS GREATER THAN 30MPH AND W1-3 WHEN 30MPH OR LESS
2. WHEN THE EXISTING SPEED LIMIT IS 55MPH AND THE PLANS REQUIRE A SPEED LIMIT OF 45MPH, THE R2-1(55) SHALL BE OMITTED AND THE W3-5 SHALL BE INSTALLED AT THAT LOCATION. ADDITIONAL R2-1 45MPH SPEED LIMIT SIGNS SHALL BE INSTALLED AT A MAXIMUM OF 1MILE INTERVALS. AT THE END OF THE WORK AREA A R2-1(XX) SHALL BE INSTALLED TO MATCH ORIGINAL SPEED LIMIT.
3. WHEN THE EXISTING SPEED LIMIT IS 65MPH AND THE PLANS REQUIRE A SPEED LIMIT OF 55MPH, THE R2-1(45) SHALL BE OMITTED. ADDITIONAL R2-1 55MPH SPEED LIMIT SIGNS SHALL BE INSTALLED AT A MAXIMUM OF 1MILE INTERVALS. AT THE END OF THE WORK AREA A R2-1(XX) SHALL BE INSTALLED TO MATCH ORIGINAL SPEED LIMIT.
4. THE MAXIMUM SPACING BETWEEN CHANNELIZING DEVICES IN A TAPER SHOULD BE APPROXIMATELY EQUAL IN FEET TO THE SPEED LIMIT. BEYOND THE TAPER, MAXIMUM SPACING SHALL BE TWO TIMES THE SPEED LIMIT, OR AS DIRECTED BY THE ENGINEER.
5. WARNING LIGHTS AND/OR FLAGS MAY BE MOUNTED TO SIGNS OR CHANNELIZING DEVICES AT NIGHT AS NEEDED.
6. PAVEMENT MARKINGS NO LONGER APPLICABLE WHICH MIGHT CREATE CONFUSION IN THE MINDS OF VEHICLE OPERATORS SHALL BE REMOVED OR OBLITERATED AS SOON AS PRACTICABLE.
7. TRAILER MOUNTED DEVICES SUCH AS ARROW PANELS AND PORTABLE CHANGEABLE MESSAGE SIGNS SHALL BE DELINEATED BY AFFIXING CONSPICUITY MATERIAL IN A CONTINUOUS LINE ON THE FACE OF THE TRAILER. WHEN PLACED ON OR ADJACENT TO THE SHOULDER AND NOT BEHIND A POSITIVE BARRIER, THESE DEVICES SHALL BE DELINEATED BY PLACING FIVE (5) TRAFFIC DRUMS, EQUALLY SPACED ALONG THE TRAFFIC SIDE OF THE DEVICE. PAYMENT FOR TRAFFIC DRUMS SHALL BE CONSIDERED INCLUDED IN THE PRICE BID FOR VARIOUS TRAILER MOUNTED DEVICES.
8. DIMENSIONS SHOWN FOR RAISED PAVEMENT MARKERS ARE TYPICAL. THE CONTRACTOR MAY SUBSTITUTE SIMILAR MARKERS WITH THE APPROVAL OF THE ENGINEER. REQUESTING APPROVAL FOR SIMILAR MARKERS MAY BE MADE BY REFERRING TO THE ARDOT QUALIFIED PRODUCTS LIST.
9. ALL TRAILER MOUNTED DEVICES SUCH AS ARROW PANELS AND PORTABLE CHANGEABLE MESSAGE SIGNS SHALL MEET THE REQUIREMENTS OF THE MANUAL FOR ASSESSING SAFETY HARDWARE (MASH).

DATE	REVISION	FILMED
05-20-21	REVISED NOTE 7	
11-07-19	REVISED NOTE 1, ADDED NOTE 9	
9-2-15	REVISED NOTE 2, ADDED NOTE 8, REVISED DRAWING (A) & REPLACED R2-5A WITH W3-5	
9-12-13	REVISED DETAIL OF RAISED PAVEMENT MARKERS	
3-11-10	ADDED (AFAD)	
11-20-08	REVISED SIGN DESIGNATIONS	
11-18-04	ADDED GENERAL NOTE	
10-18-96	ADDED R55-1	
4-26-96	CORRECTED (a) BEHIND G20-2	
6-8-95	CORRECTED SIGN IDENT. ON W1-4A	6-8-95
2-2-95	REVISED PER PART VI, MUTCD, SEPT. 3, 1993	
8-15-91	DRAWN AND PLACED IN USE	

ARKANSAS STATE HIGHWAY COMMISSION

STANDARD TRAFFIC CONTROLS FOR HIGHWAY CONSTRUCTION

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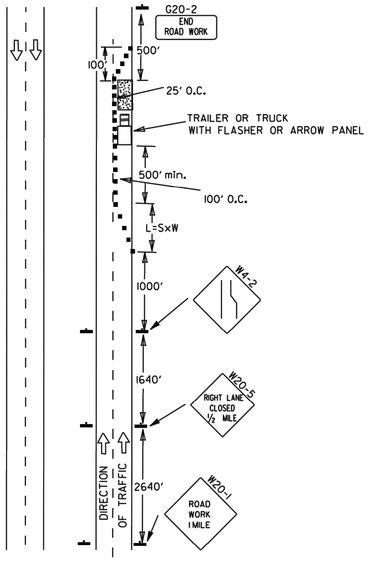
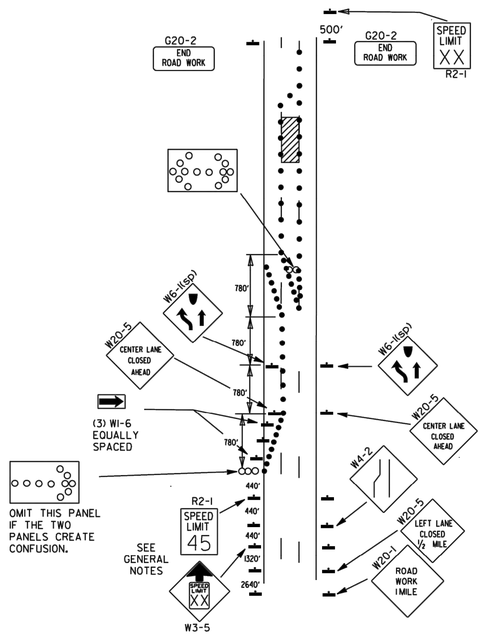


(A) TYPICAL APPLICATION - DAYTIME MAINTENANCE OPERATIONS OF SHORT DURATION ON A 4-LANE DIVIDED ROADWAY WHERE HALF OF THE ROADWAY IS CLOSED.



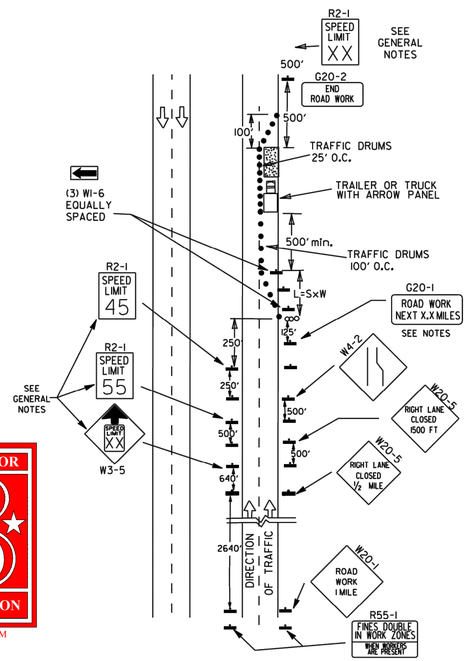
(B) TYPICAL APPLICATION - 3-LANE ONEWAY ROADWAY WHERE CENTER LANE IS CLOSED.

KEY:

- ARROW PANEL (IF REQUIRED)
- ■ CHANNELIZING DEVICE
- ● TRAFFIC DRUM

GENERAL NOTES:

1. A SPEED LIMIT REDUCTION MAY BE IMPLEMENTED ONLY WHEN DESIGNATED IN THE PLAN OR WHEN RECOMMENDED BY THE ROADWAY DESIGN DIVISION.
2. WHEN THE EXISTING SPEED LIMIT IS 55MPH AND THE PLANS REQUIRE A SPEED LIMIT OF 45MPH, THE R2-1(55) SHALL BE OMITTED AND THE W3-5 SHALL BE INSTALLED AT THAT LOCATION. ADDITIONAL R2-1 45MPH SPEED LIMIT SIGNS SHALL BE INSTALLED AT A MAXIMUM OF 1 MILE INTERVALS. AT THE END OF THE WORK AREA A R2-1(XX) SHALL BE INSTALLED TO MATCH ORIGINAL SPEED LIMIT.
3. WHEN THE EXISTING SPEED LIMIT IS 65MPH AND THE PLANS REQUIRE A SPEED LIMIT OF 55MPH, THE R2-1(45) SHALL BE OMITTED. ADDITIONAL R2-1 55MPH SPEED LIMIT SIGNS SHALL BE INSTALLED AT A MAXIMUM OF 1 MILE INTERVALS. AT THE END OF THE WORK AREA A R2-1(XX) SHALL BE INSTALLED TO MATCH ORIGINAL SPEED LIMIT.
4. THE MAXIMUM SPACING BETWEEN CHANNELIZING DEVICES IN A TAPER SHOULD BE APPROXIMATELY EQUAL IN FEET TO THE SPEED LIMIT. BEYOND THE TAPER, MAXIMUM SPACING SHALL BE TWO TIMES THE SPEED LIMIT OR AS DIRECTED BY THE ENGINEER.
5. WARNING LIGHTS AND/OR FLAGS MAY BE MOUNTED TO SIGNS OR CHANNELIZING DEVICES AT NIGHT AS NEEDED.
6. PAVEMENT MARKINGS NO LONGER APPLICABLE WHICH MIGHT CREATE CONFUSION IN THE MINDS OF VEHICLE OPERATORS SHALL BE REMOVED OR OBLITERATED AS SOON AS PRACTICABLE.
7. THE G20-1 SIGN WILL BE REQUIRED ON JOBS OF OVER TWO MILES IN LENGTH. WHEN THE LANE CLOSURE IS NOT AT THE BEGINNING OF THE PROJECT, THE G20-1 SIGN SHALL BE ERECTED 125' IN ADVANCE OF THE JOB LIMIT. ADDITIONAL W20-1 (1 MILE) SIGNS ARE NOT REQUIRED IN ADVANCE OF LANE CLOSURES THAT BEGIN INSIDE THE PROJECT LIMITS.
8. FLAGGERS SHALL USE STOP/SLOW PADDLES FOR CONTROLLING TRAFFIC THROUGH WORK ZONES. FLAGS MAY BE USED ONLY FOR EMERGENCY SITUATIONS.
9. ALL PLASTIC DRUMS AND CONES SHALL MEET THE REQUIREMENTS OF MANUAL FOR ASSESSING SAFETY HARDWARE (MASH).
10. TRAILER MOUNTED DEVICES SUCH AS ARROW PANELS AND PORTABLE CHANGEABLE MESSAGE SIGNS SHALL BE DELINEATED BY AFFIXING CONSPICUITY MATERIAL IN A CONTINUOUS LINE ON THE FACE OF THE TRAILER. WHEN PLACED ON OR ADJACENT TO THE SHOULDER AND NOT BEHIND A POSITIVE BARRIER, THESE DEVICES SHALL BE DELINEATED BY PLACING FIVE (5) TRAFFIC DRUMS, EQUALLY SPACED ALONG THE TRAFFIC SIDE OF THE DEVICE. PAYMENT FOR TRAFFIC DRUMS SHALL BE CONSIDERED INCLUDED IN THE PRICE BID FOR VARIOUS TRAILER MOUNTED DEVICES.
11. ALL TRAILER MOUNTED DEVICES SUCH AS ARROW PANELS AND PORTABLE CHANGEABLE MESSAGE SIGNS SHALL MEET THE REQUIREMENTS OF THE MANUAL FOR ASSESSING SAFETY HARDWARE (MASH).



(C) TYPICAL APPLICATION - CONSTRUCTION OPERATIONS OF INTERMEDIATE TO LONG TERM DURATION ON A 4-LANE DIVIDED ROADWAY WHERE HALF OF THE ROADWAY IS CLOSED.

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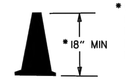
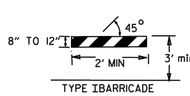
CHANNELIZING DEVICES

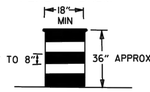


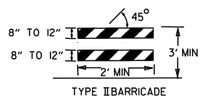
* WHEN CONES ARE USED ON FREEWAYS AND MULTI-LANE HIGHWAYS, THEY SHALL BE 28" MIN. DURING HOURS OF DARKNESS, 28" CONES SHALL BE USED ON ALL ROADWAYS, AND SHALL BE REFLECTORIZED IN ACCORDANCE WITH THE M.U.T.C.D.

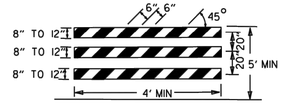
CONES



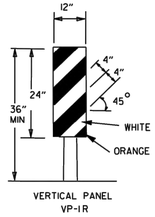
PLASTIC DRUM



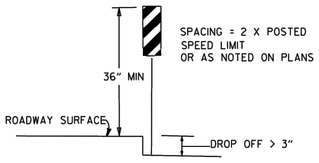




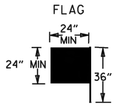
NOTE:
FOR ALL ROAD CLOSURES, THE TYPE III BARRICADES SHALL BE OF SUFFICIENT LENGTH TO EXTEND ACROSS ENTIRE ROADWAY.



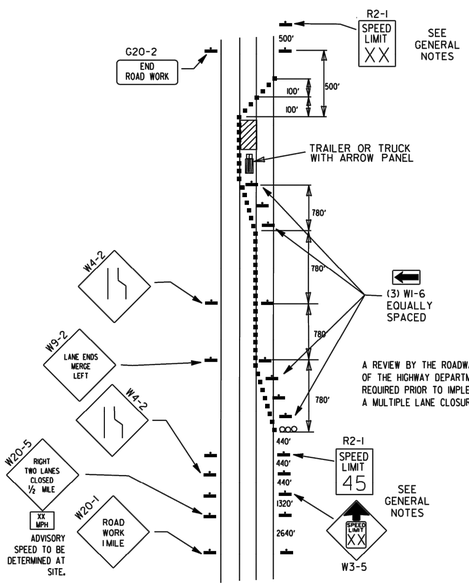
VERTICAL PANEL PLACEMENT



FLAG



FLAG SHALL BE OF GOOD GRADE RED MATERIAL



(D) TYPICAL APPLICATION - CLOSING MULTIPLE LANES OF A MULTILANE HIGHWAY.

A REVIEW BY THE ROADWAY DESIGN DIVISION OF THE HIGHWAY DEPARTMENT WILL BE REQUIRED PRIOR TO IMPLEMENTING A MULTIPLE LANE CLOSURE.

TRAFFIC CONTROL DEVICES

NON-INTERSTATE

VERTICAL DIFFERENTIAL	LOCATION	TRAFFIC CONTROL	
		≤ 45 MPH	> 45 MPH
≤ 1"	CENTERLINE	W8-11	W8-11
> 1" ≤ 3"	CENTERLINE	W8-11 AND CENTERLINE LANE STRIPING	W8-11 AND CENTERLINE LANE STRIPING
> 3"	CENTERLINE	STANDARD LANE CLOSURE[6]	STANDARD LANE CLOSURE[6]
≤ 3"	EDGE OF TRAVELED LANE OR EDGE OF SHOULDER	W8-9 AND TRAFFIC DRUMS[1]	W8-9 AND TRAFFIC DRUMS[1]
> 3" ≤ 6"	EDGE OF TRAVELED LANE OR EDGE OF SHOULDER	W8-17, EDGE LINE STRIPING, AND TRAFFIC DRUMS[1]	W8-17, EDGE LINE STRIPING, AND TRAFFIC DRUMS[1]
> 6" ≤ 18"	EDGE OF TRAVELED LANE OR EDGE OF SHOULDER	W8-17, EDGE LINE STRIPING, AND TRAFFIC DRUMS[1]	W8-17, EDGE LINE STRIPING, AND TRAFFIC DRUMS[2]
> 18" ≤ 24"	EDGE OF TRAVELED LANE OR EDGE OF SHOULDER	W8-17, EDGE LINE STRIPING, AND TRAFFIC DRUMS[1]	A STABILIZED WEDGE, W8-17, EDGE LINE STRIPING, AND TRAFFIC DRUMS[3]
> 24"	EDGE OF TRAVELED LANE OR EDGE OF SHOULDER	PRECAST CONCRETE BARRIER[4] & EDGE LINES	PRECAST CONCRETE BARRIER[4] & EDGE LINES

INTERSTATE

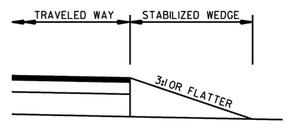
VERTICAL DIFFERENTIAL	LOCATION	TRAFFIC CONTROL
≤ 3"	CENTERLINE	W8-11 AND LANE STRIPING
≤ 3"	EDGE OF TRAVELED LANE OR EDGE OF SHOULDER	W8-9, EDGE LINE STRIPING, AND TRAFFIC DRUMS[2]
> 3" ≤ 6"	EDGE OF TRAVELED LANE OR EDGE OF SHOULDER	W8-17, EDGE LINE STRIPING, AND TRAFFIC DRUMS[2]
> 6"	EDGE OF TRAVELED LANE OR EDGE OF SHOULDER	PRECAST CONCRETE BARRIER & EDGE LINES

INTERSTATE AND NON-INTERSTATE

FORESLOPE	HEIGHT	TRAFFIC CONTROL
1:1	> 2 FT	PRECAST CONCRETE BARRIER
2:1	≤ 5 FT	TRAFFIC DRUMS
2:1	> 5 FT	PRECAST CONCRETE BARRIER
Flatter than 2:1	N/A	TRAFFIC DRUMS

GENERAL NOTES:

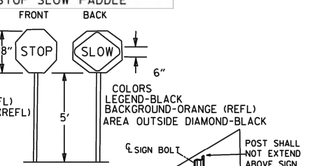
1. WHEN THE SHOULDER AREA IS USED AS PART OF THE TRAVELED LANE AND THERE IS INSUFFICIENT WIDTH TO PLACE TRAFFIC DRUMS ON THE REMAINING SHOULDER WIDTH, THEN VERTICAL PANELS SHALL BE USED.
2. WHEN THERE IS INSUFFICIENT WIDTH TO PLACE TRAFFIC DRUMS ON THE REMAINING SHOULDER WIDTH, A STABILIZED WEDGE SHALL BE USED.
3. PRECAST CONCRETE BARRIER WALL CAN BE USED IN LIEU OF A STABILIZED WEDGE, W8-17 SIGN, EDGE LINE STRIPING, AND TRAFFIC DRUMS, IF AND WHERE DIRECTED BY THE ENGINEER.
4. A STABILIZED WEDGE, W8-17 SIGN, EDGE LINE STRIPING, AND TRAFFIC DRUMS CAN BE USED IN LIEU OF PRECAST CONCRETE BARRIER WALL, IF AND WHERE DIRECTED BY THE ENGINEER.
5. W21-5, W21-5a, AND/OR W21-5b SIGNS SHALL BE USED WHERE THE ROADWAY IS UNOBSTRUCTED IF AND WHERE DIRECTED BY THE ENGINEER.
6. TIME LIMITATIONS MUST CONFORM TO SECTION 603 OF THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION (CURRENT EDITION).

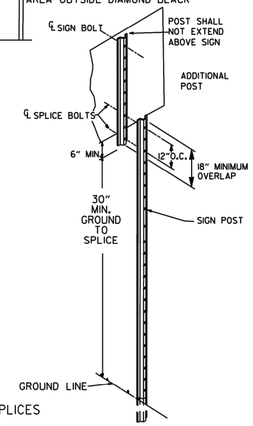


STABILIZED WEDGE

NOTE:
MATERIALS FOR THE STABILIZED WEDGE SHALL MEET THE REQUIREMENTS PROVIDED IN SECTION 603.02 OF THE STANDARD SPECIFICATIONS.

STOP SLOW PADDLE

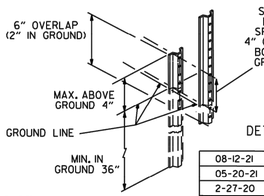




NOTES: USE SPLICES ONLY WHEN NECESSARY FOR INSTALLATION. TYPICAL INSTALLATION SHOULD HAVE NO SPLICES (SEE STD. DRAWING NO. SHS-2)

NORMAL INSTALLATIONS WILL REQUIRE 1/4" DIA. BOLTS TO MOUNT SIGNS TO POST AND 5/16" DIA. BOLTS TO ASSEMBLE THE VARIOUS POST SUPPORTS. EACH OF THESE BOLTS SHALL BE CARRIAGE BOLTS.

SIGN POSTS SHALL BE PAINTED GREEN; SIGNS SHALL NOT BE PAINTED. AND ALL SIGN POSTS SHALL BE PLUMB.



DETAIL OF SPLICES

DATE	REVISION	FILMED
08-12-21	REVISED TRAFFIC CONTROL DEVICES AND NOTES	
05-20-21	REVISED NOTE 10	
2-27-20	REVISED TRAFFIC CONTROL DEVICES DETAILS	
11-07-19	REVISED NOTE 9, ADDED NOTE 11	
7-25-19	REVISED TRAFFIC CONTROL DEVICES DETAILS	
9-2-15	REVISED NOTE 2 & REPLACED R2-5A WITH W3-5	
10-15-09	ADDED REFERENCE TO MASH	
11-20-08	REVISED SIGN DESIGNATIONS	
11-18-04	ADDED NOTE	
10-1-98	ADDED NOTE	
4-03-97	ADDED (SP) TO W6-1 & REVISED TRAFFIC CONTROL DEVICES NOTE	
10-18-96	ADDED R55-1	
10-12-95	MOVED UPPER SPLICE	
6-8-95	REVISED SPLICE DETAIL, TEXT	6-8-95
2-2-95	REVISED PER PART VI, MUTCD, SEPT. 3, 1993	
8-15-91	DRAWN AND PLACED IN USE	

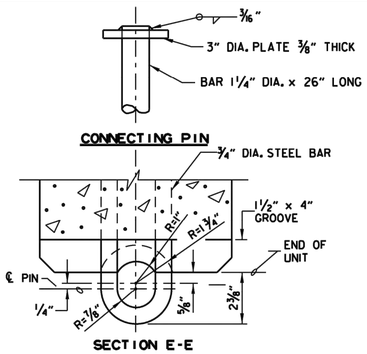
ARKANSAS STATE HIGHWAY COMMISSION

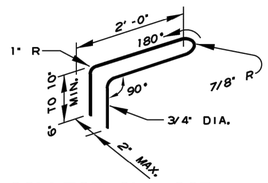
STANDARD TRAFFIC CONTROLS FOR HIGHWAY CONSTRUCTION

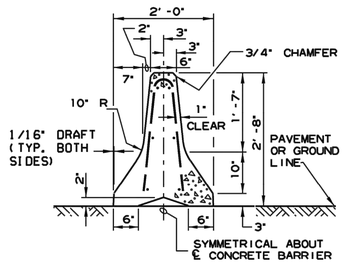
STANDARD DRAWING TC-3

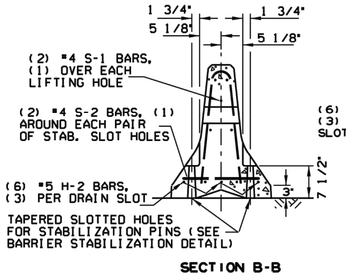
REINFORCING BAR TABLE PER BARRIER UNIT

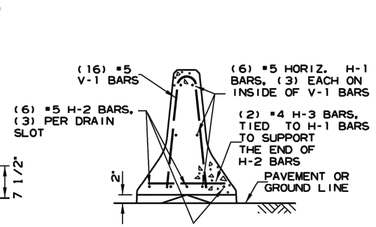
MARK	LOCATION	BAR SIZE	(NO. BARS)	SKETCH
H-1	HORIZONTAL IN BARRIER TIED INSIDE V-1 BARS	#5	(6)	19'-3"
H-2	CENTERED ABOVE DRAIN SLOTS LONG. & TRANSVERSELY	#5	(6)	6'-6"
H-3	TIED ABOVE H-1 BARS TO SUPPORT H-2, TIED TO V-1	#4	(2)	1'-6"
S-1	OVER LIFT HOLES	#4	(2)	2'-5", 90°, 3 3/8" R, LIFTING HOLE
S-2	HORIZ. AROUND SLOTS BETWEEN V-1'S @ DRAIN SLOTS	#4	(2)	1 1/2" R, SLOTS, 7", 1'-6", 1" MIN. CLEAR TO BAR; 5'-1" BAR W/(4) 1 1/2" R BENDS & MIN. 1'-0" OVERLAP
V-1	VERTICAL IN BARRIER(3) EACH END & (2) AT EACH DRAIN SLOTS	#5	(16)	TOTAL LENGTH 4'-9", 2 3/16" R, 12°, 1 1/2", 9", 2'-1 3/8", 4 3/8"

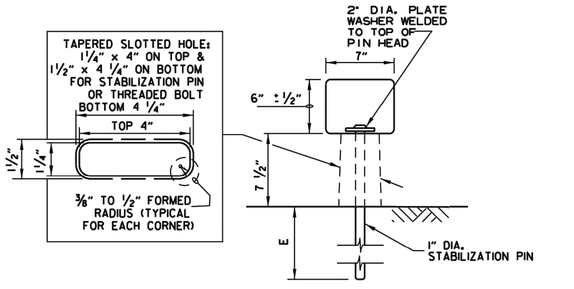


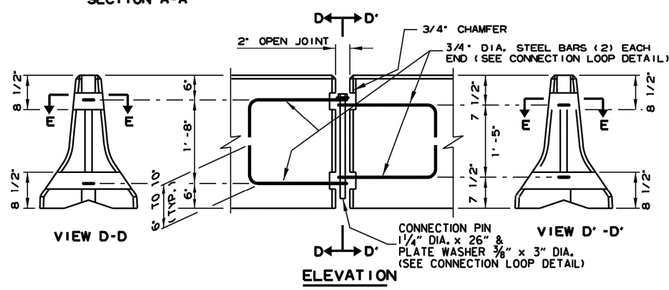


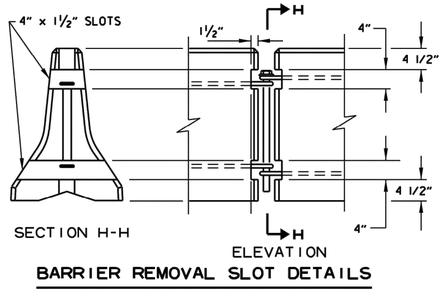


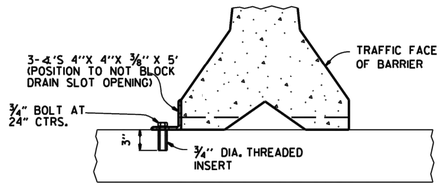




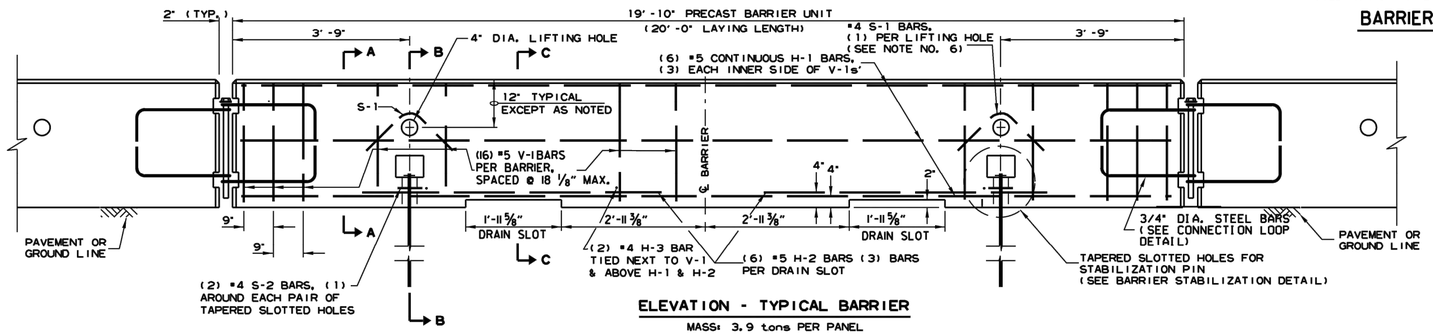








NOTE: " THREADED INSERTS SHALL BE CAST IN PLACE FOR ALL NEW BRIDGE DECKS AND DRILLED AND GROUTED FOR EXISTING BRIDGE DECKS. INSERTS SHALL HAVE A MINIMUM ULTIMATE LOAD CAPACITY OF 8000 LBS. IN TENSION. AFTER REMOVAL OF BARRIER, BOLTS, AND ANGLES, THE INSERTS SHALL BE FILLED WITH APPROVED NON-SHRINK EPOXY.



GENERAL NOTES

(1) THE CONTRACTOR SHALL FURNISH THE PRECAST CONCRETE BARRIER UNITS AND SHALL BE RESPONSIBLE FOR THE MANUFACTURE, SHIPMENT, STORAGE, PLACEMENT AND REMOVAL. AT THE COMPLETION OF THE PROJECT, THE PRECAST UNITS WILL REMAIN THE PROPERTY OF THE CONTRACTOR.

(2) MATERIALS SHALL MEET THE FOLLOWING MINIMUM REQUIREMENTS:
CONCRETE: 2500 PSI COMPRESSIVE STRENGTH AT 28 DAYS.
REINFORCING STEEL: AASHTO M 31 OR M 53, GRADE 60
STRUCTURAL STEEL: AASHTO-M270 GRADE 36 SHALL BE USED FOR THE CONNECTION PIN, CONNECTION LOOPS, AND STABILIZATION PINS. A ONE PIECE PIN WITH A 3" ROUNDED TOP MAY BE USED IN PLACE OF THE DETAILED CONNECTION PIN.
DELINEATORS: DELINEATORS SHALL BE MOUNTED AT 10' SPACING ON TOP OF PRECAST BARRIER.

IN APPLICATIONS WHERE BARRIER WALL IS WITHIN 6 FEET OF A TRAFFIC LANE, ADDITIONAL DELINEATORS SHALL BE PLACED ON THE BARRIER AT 10' SPACING APPROXIMATELY ONE (1) FOOT FROM THE TOP OF THE BARRIER. DELINEATORS SHALL BE ON THE ARDOT QUALIFIED PRODUCTS LIST FOR CONSTRUCTION CONCRETE BARRIER MARKERS.
DELINEATOR COLOR SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
PAYMENT FOR DELINEATORS SHALL BE CONSIDERED INCLUDED IN THE PRICE BID PER LIN. FT. FOR "FURNISHING AND INSTALLING PRECAST CONCRETE BARRIER". THE CONTRACTOR SHALL CERTIFY TO THE ENGINEER THAT THE MATERIAL AND THE DESIGN USED IN THE PRECAST BARRIER UNITS MEETS THE REQUIREMENTS AS SHOWN ON THIS STANDARD DRAWING.

(3) OTHER PRECAST CONCRETE BARRIERS THAT HAVE BEEN CRASH TESTED AND APPROVED BY THE FEDERAL HIGHWAY ADMINISTRATION TO MEET THE REQUIREMENTS OF MANUAL FOR ASSESSING SAFETY HARDWARE (MASH) WILL BE ACCEPTED IN LIEU OF THE BARRIER SHOWN. DRAIN SLOTS SHALL BE PROVIDED AS NEEDED OR AS DIRECTED BY THE ENGINEER. THE CONTRACTOR SHALL FURNISH A CERTIFICATION OF MANUAL FOR ASSESSING SAFETY HARDWARE (MASH) COMPLIANCE FOR ANY OTHER TYPES OF PRECAST BARRIER TO BE USED. THE CERTIFICATION SHALL STATE THAT THE PRECAST CONCRETE BARRIER MEETS THE REQUIREMENTS OF MANUAL FOR ASSESSING SAFETY HARDWARE (MASH). MIXING OF SHAPES WILL NOT BE ALLOWED IN A CONTINUOUS LINE OF UNITS.

(4) DOWEL HOLES IN PAVEMENT OR BRIDGE SLABS THAT ARE TO REMAIN IN PLACE SHALL BE FILLED. HOLES IN CONCRETE PAVEMENT AND BRIDGE SLABS SHALL BE FILLED WITH AN APPROVED NON-SHRINK EPOXY GROUT. HOLES IN ASPHALT PAVEMENT SHALL BE FILLED WITH AN APPROVED ASPHALT JOINT FILLER. PAYMENT FOR DRILLING AND FILLING HOLES TO BE INCLUDED IN THE PRICE FOR VARIOUS BARRIER ITEMS.

(5) ATTACH UNITS TO ROADWAY SURFACE WITH STABILIZATION PINS AND TO DECK SLABS USING BOLTS WHEN REQUIRED.

(6) A 4" WHITE PVC SLEEVE MAY BE USED TO FORM THE LIFTING HOLE AND IF USED THE SLEEVE IS TO BE LEFT IN PLACE.

DATE	REVISION	FILMED
11-07-19	REVISED NOTE 3	
2-27-14	REVISED BARRIER STABILIZATION DETAIL	
10-15-09	ADDED REFERENCE TO MASH	
8-5-09	REV. NOTE 3 CONCERNING DRAIN SLOTS	
11-29-07	REVISED NOTE 3	
5-25-06	DELETED GENERAL NOTE 7	
11-18-04	REVISED BARRIER STABILIZATION DETAIL BRIDGE DECKS	
4-10-03	REVISED GENERAL NOTE 2	
8-22-02	ISSUED NEW DRAWING	

ARKANSAS STATE HIGHWAY COMMISSION

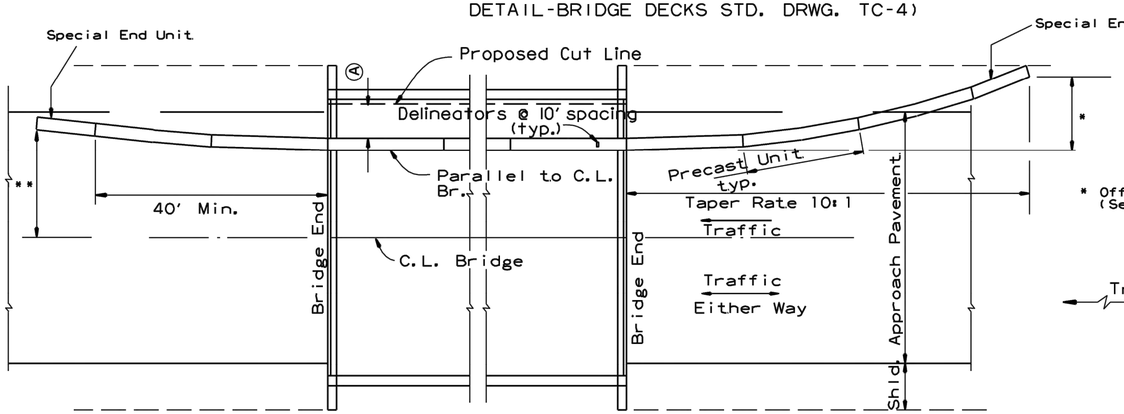
STANDARD TRAFFIC CONTROLS FOR HIGHWAY CONSTRUCTION - TEMPORARY PRECAST BARRIER

STANDARD DRAWING TC-4 19 of 71

APPROVED FOR CONSTRUCTION
11/28/2023 8:38:44 AM

APPROVED FOR CONSTRUCTION
11/28/2023 8:38:44 AM

Ⓐ 4 feet or greater preferred. If less than 4 feet, Precast Units shall be connected to slab (SEE BARRIER STABILIZATION DETAIL-BRIDGE DECKS STD. DRWG. TC-4)

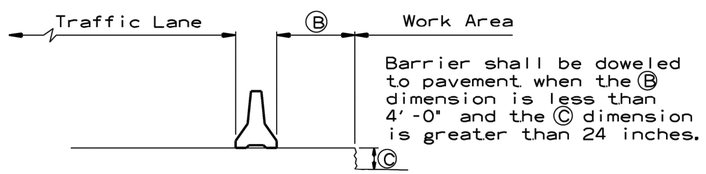


BARRIER PLACEMENT ALONG BRIDGE WITH OFFSET

No Scale

* Offset Distance (See Table)

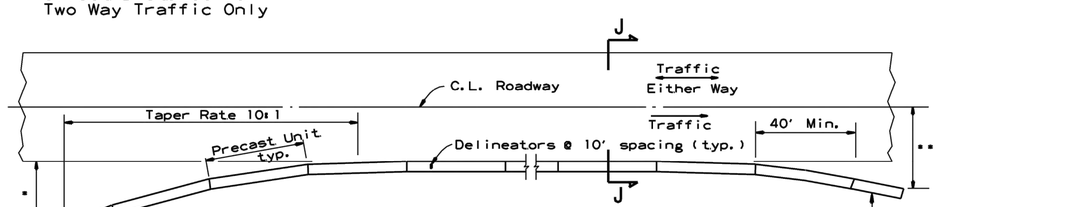
** Offset Distance for Two Way Traffic Only



Barrier shall be doweled to pavement when the Ⓑ dimension is less than 4'-0" and the Ⓒ dimension is greater than 24 inches.

SECTION J-J

No Scale



BARRIER PLACEMENT ALONG ROADWAY WITH OFFSET

No Scale

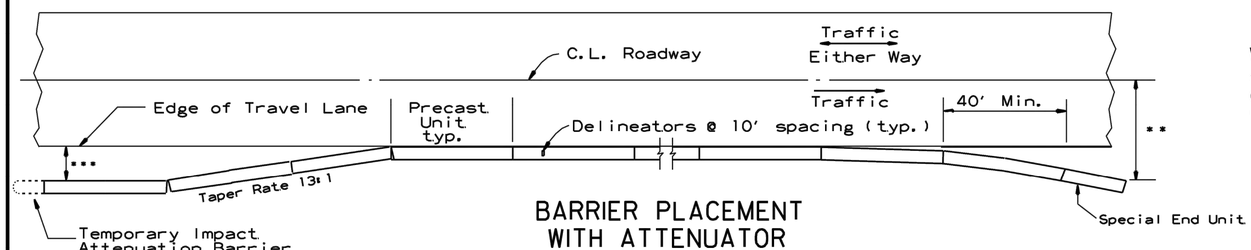
* Offset Distance (See Table)

** Offset Distance For Two Way Traffic Only

Offset Distance Table

Speed (MPH)	Offset Distance (FT.)
≤ 45	12
> 45	18

If offset distance is not attainable, then see "Barrier Placement With Attenuator" Detail shown below.

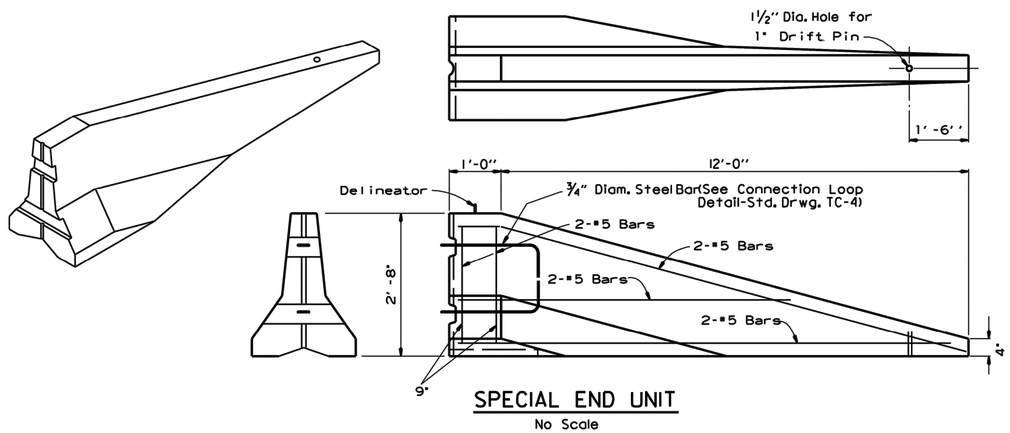


BARRIER PLACEMENT WITH ATTENUATOR

No Scale

** Offset Distance For Two Way Traffic Only

*** Min. 3'-0" From Edge of Travel Lane to Nearest Edge of Attenuator



SPECIAL END UNIT

No Scale

General Notes

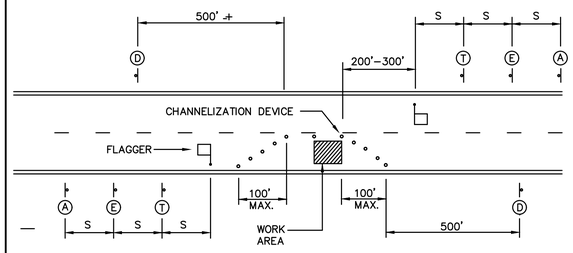
When shown on the Plans, the ends of the Temporary Precast Concrete Barrier shall be protected with a Manual For Assessing Safety Hardware (MASH) approved Crash Cushion. Payment for Crash Cushions shall be made under the item of "Temporary Impact Attenuation Barrier."

DATE	REVISION	FILMED
11-07-19	REVISED NOTE	
10-15-09	ADDED REFERENCE TO MASH	
5-25-06	REVISED BARRIER PLACEMENT	
8-22-02	ISSUED NEW DRAWING	

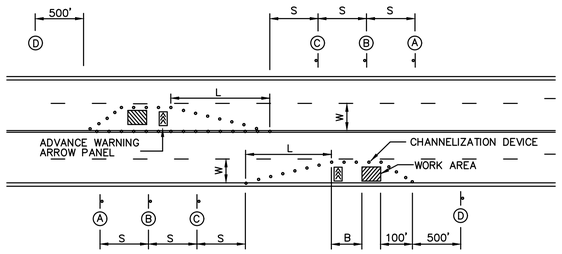
ARKANSAS STATE HIGHWAY COMMISSION

STANDARD TRAFFIC CONTROLS FOR HIGHWAY CONSTRUCTION - TEMPORARY PRECAST BARRIER

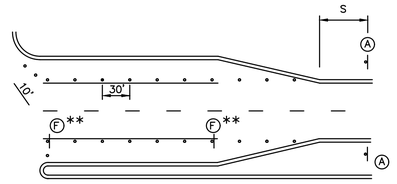
STANDARD DRAWING TC-5 20 of 71



DETAIL 1: TYPICAL CLOSURE – TWO–LANE STREET

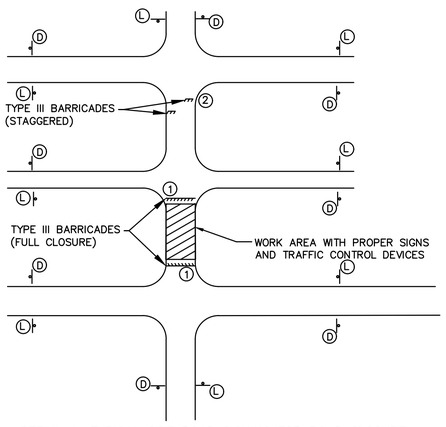


DETAIL 2: TYPICAL LANE CLOSURE – FOUR–LANE STREET



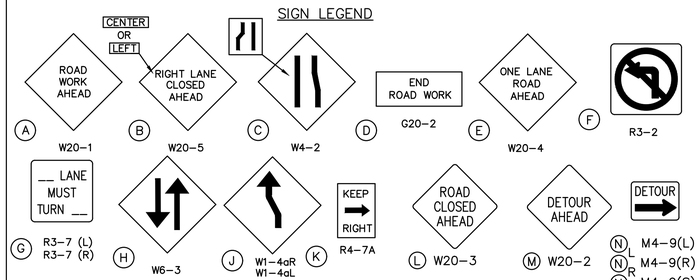
** USE ONLY AS APPROVED BY CITY TRAFFIC ENGINEER

DETAIL 3: TYPICAL RIGHT–TURN LANE AND LEFT–TURN LANE CLOSURES



DETAIL 4: TYPICAL SIDE ROAD SIGNING FOR ROAD CLOSURE

SIGN LEGEND



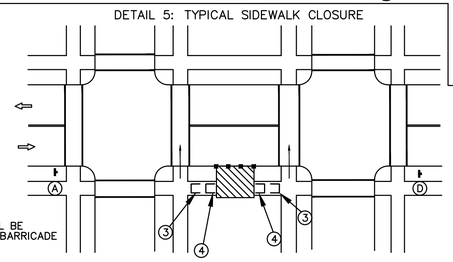
A W20–1 · B W20–5 · C W4–2 · D G20–2 · E W20–4 · F R3–2

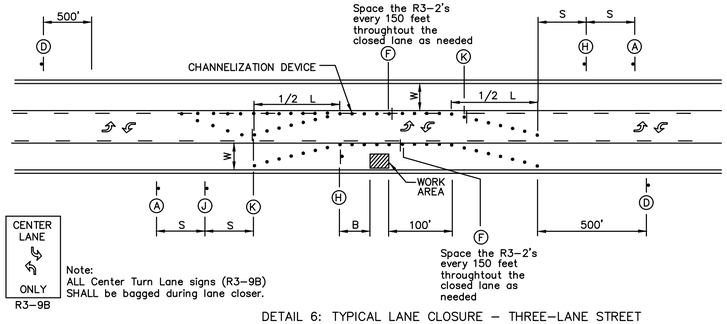
G R3–7 (L) R3–7 (R) · H W6–3 · J W1–4aR W1–4aL · K R4–7A · L W20–3 · M W20–2 · N L M4–9(L) N R M4–9(R) N S M4–9(S)

O M4–8a · P L M4–10(L) P R M4–10(R) · Q R1–1 · R W12–1 · S R6–1(L) S R6–1(R) · T W20–7A · U G20–5aP · W R3–2

1 R11–2 · 2 R11–4 · 3 R9–11A · 4 R9–9 · V R2–1 · X R3–8

DETAIL 5: TYPICAL SIDEWALK CLOSURE





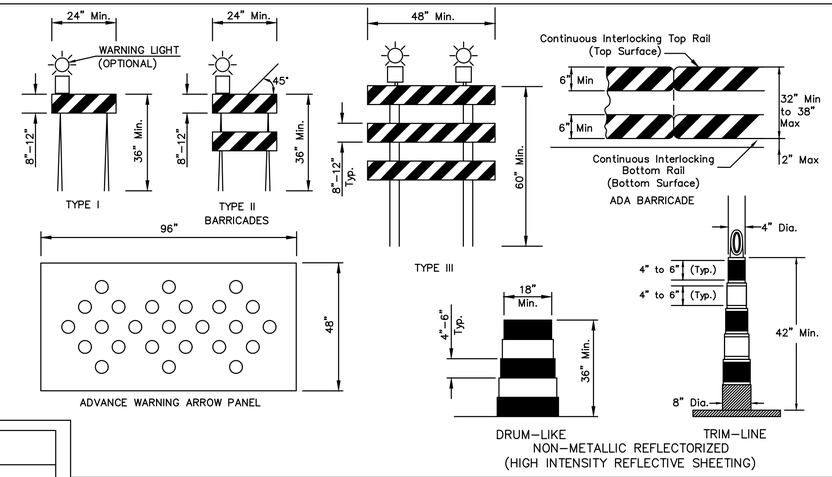
CENTER LANE ONLY R3–9B

Note: ALL Center Turn Lane signs (R3–9B) SHALL be bagged during lane closer.

DETAIL 6: TYPICAL LANE CLOSURE – THREE–LANE STREET

GENERAL NOTES:

1. All signs, barricades, drums, markings and other traffic control devices shall conform to the Manual on Uniform Traffic Control Devices (M.U.T.C.D.), most current edition.
2. All traffic control devices shall be standard in size, shape, color and message, in good condition, and reflectorized. All signs and barricades in place at night shall be reflectorized with high intensity sheeting. All signs shall be securely mounted with height and lateral location as described in the M.U.T.C.D.
3. Warning lights should be used on all channelization devices and warning signs per M.U.T.C.D. Type A Low–Intensity Flashing Warning lights should be mounted on warning signs as well as barricades where used singley to warn users of potentially hazardous areas during nighttime hours. Type B High–Intensity Flashing warning lights should be used during day and nighttime operations to increase awareness of potentially hazardous areas. Type C Steady–Burn lights should be mounted on barricades where used in series to delineate the edge of the travel way.
4. Advance Warning Arrow Panels shall be used for all lane closures on multi–lane streets but should not be used in lieu of proper traffic control signs, barricades and channelization devices.
5. Flaggers shall be used where indicated on the plans, where construction vehicles interact with normal traffic or where construction activities impose a restriction on traffic, as directed by the Engineer in charge of construction. Where flaggers are used, advance signing shall be erected as shown above or as specified in the M.U.T.C.D. Flaggers shall meet the requirements in the M.U.T.C.D. in regard to character, training, attire and behavior.
6. Channelization devices used in the street shall be either drums, cones or Trimline channelizers.
7. Traffic control devices not in use or not applicable shall be either covered or removed from the work area.
8. The Contractor shall place as many barricades as needed to effectively shield pedestrians and traffic from exposed objects, excavations and construction activities. ADA Pedestrian Barricades shall be installed around all excavations left open during non–construction times or as directed by the Engineer in charge of construction.
9. Access shall be maintained to all driveways and side streets unless noted otherwise on the plans.
10. Construction materials shall be kept off of sidewalks, consolidated in one location within City Right–Of–Way, and removed daily unless otherwise approved by the Engineer in charge of construction.
11. Dirt, mud and other construction debris on streets and sidewalks shall be removed immediately.
12. The Contractor shall not perform any work that will restrict traffic in any way between the hours of 7:00 a.m. and 8:30 a.m. or 4:30 p.m. and 6:00 p.m. unless prior approval has been given.
13. The Contractor shall be responsible for maintaining all traffic control devices on an around–the–clock basis, whether or not work is actively being pursued and any deficiencies noted shall be corrected immediately.
14. The traffic control requirements shown on these plans are minimum requirements only and do not attempt to address in depth the variety of situations that may occur once construction has started. In no way do the requirements shown on these plans relieve the contractor of his responsibility for selecting the proper traffic control devices and implementation procedures that will assure the safety of motorist, pedestrians, and workers at all times. Any additional quantities of traffic control devices necessary to complete the contract or as ordered by the Engineer shall be considered subsidiary to the contract bid price.
15. Construction vehicles parked along streets and construction signs shall not restrict sight distance for vehicles exiting at streets or any drives.
16. Should the contractor fail to enforce the traffic control plan or fail to clean, replace or otherwise maintain the traffic control devices when directed to do so by the Engineer or representative, the City/Controlling Jurisdiction may take one or more of the following actions:
    - A) Employ another agency to correct deficiencies in signing or warning devices and deduct the cost from the contractor's pay estimate
    - B) Suspend all pay Estimates until deficiencies are corrected.
    - C) Stop the work until deficiencies are corrected.
    - D) Place the contractor in default.
17. The Contractor shall keep roadway closures due to construction activities to a minimum and provide advanced notice to affected users.
18. The Contractor shall notify enforcement and emergency agencies before the start of construction to request their cooperation and to provide coordination of services when emergencies arise during the construction at the project site. When the contractor completes this notification with enforcement and emergency agencies, a report shall be furnished to the engineer on the status of incident management.
19. The Contractor may, if need arises or at the request of the Engineer, place reduced speed limit signing and work zone speed limit signing in advance of all active work zone areas. Work zone speed limit reduction shall not be greater than 10 mph throughout construction areas without advanced signing in place. Contractor shall cover or replace all speed limit signs in conflict with the work zone speed limit throughout the construction area.



Guidelines for length of longitudinal buffer space (B)	
Speed* (mph)	Length (Feet)
20	35
25	55
30	85
35	120
40	170
45	220
50	300

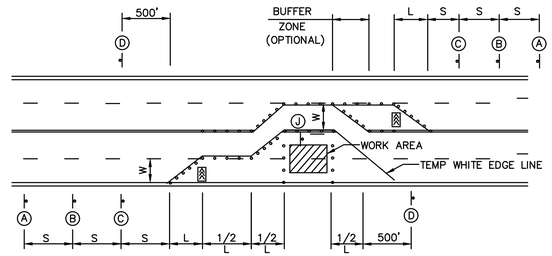
*Posted speed

SIGN SPACING(S)	
Speed Limit M.P.H.	Spacing (Feet)
≤ 30	100
35 – 45	350
≥ 55	500

MAXIMUM CHANNELIZATION SPACING IN FEET *		
Speed Limit M.P.H.	Along Taper	After Taper
20	20	40
25	25	50
30	30	60
35	35	70
40	40	80
45	45	90
50	50	100
55	55	100

* The maximum distance in feet between devices in a taper should not exceed 1.0 times the speed limit in MPH.

TAPER DETAIL				
Speed Limit M.P.H.	Minimum Taper Length (L) Lane Width (W) 10	11	12	Minimum Number of Channelizing Devices for Taper
20	70	75	80	5
25	105	115	125	6
30	150	165	180	7
35	205	225	245	8
40	270	295	320	9
45	450	495	540	13
50	500	550	600	13
55	550	605	660	13



DETAIL 7: TYPICAL LANE CLOSURE – FOUR–LANE STREET

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REV. NO.	DATE	REVISIONS DESCRIPTION	BY

REVISIONS

TRAFFIC CONTROL DETAILS

SW 3RD STREET & SW B STREET IMPROVEMENTS

BENTONVILLE, AR

2023

drawn by:	ERM
checked by:	JMP
approved by:	JSS
QA/QC by:	KJR
project no.:	021-04210-G
drawing no.:	F_TRFC_0214210
date:	03.10.2023

SHEET 21 of 71

DWG: F:\2021\04001-04500\021-04210-G\40-Design\AutoCAD\Final Plans\Sheets\TFTC\F_TRFC_DTLS_0214210.dwg USER: nmcneal
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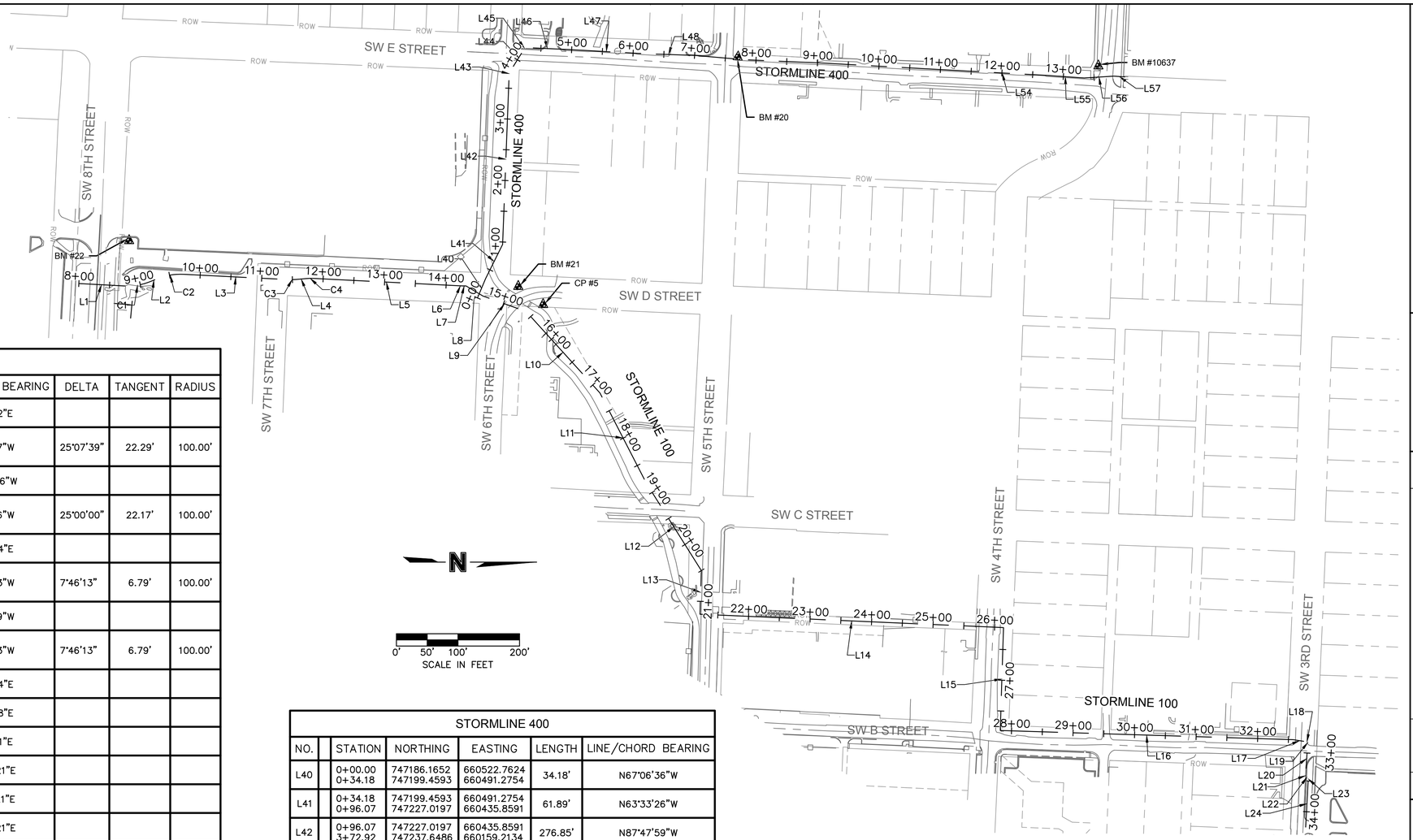
11/28/2023 8:38:45 AM



STORMLINE 100									
NO.		STATION	NORTHING	EASTING	LENGTH	LINE/CHORD BEARING	DELTA	TANGENT	RADIUS
L1		8+00.00 8+73.71	746538.6863 746612.2913	660499.3768 660503.2566	73.71'	N3°01'02"E			
C1	PC= PI= PT=	8+73.71 8+95.99 9+17.56	746612.2913 746634.5465 746655.1938	660503.2566 660504.4296 660496.0414	43.86'	N9°32'47"W	25°07'39"	22.29'	100.00'
L2		9+17.56 9+29.34	746655.1938 746666.1013	660496.0414 660491.6101	11.77'	N22°06'36"W			
C2	PC= PI= PT=	9+29.34 9+51.51 9+72.97	746666.1013 746686.6405 746708.7818	660491.6101 660483.2658 660484.3835	43.63'	N9°36'36"W	25°00'00"	22.17'	100.00'
L3		9+72.97 11+42.63	746708.7818 746878.2315	660484.3835 660492.9376	169.67'	N2°53'24"E			
C3	PC= PI= PT=	11+42.63 11+49.43 11+56.20	746878.2315 746885.0141 746891.7807	660492.9376 660493.2800 660492.7022	13.56'	N0°59'43"W	7°46'13"	6.79'	100.00'
L4		11+56.20 11+72.20	746891.7807 746907.7257	660492.7022 660491.3408	16.00'	N4°52'49"W			
C4	PC= PI= PT=	11+72.20 11+78.99 11+85.76	746907.7257 746914.4924 746921.2750	660491.3408 660490.7630 660491.1054	13.56'	N0°59'43"W	7°46'13"	6.79'	100.00'
L5		11+85.76 14+19.98	746921.2750 747155.1955	660491.1054 660502.9140	234.22'	N2°53'24"E			
L6		14+19.98 14+26.40	747155.1955 747161.6099	660502.9140 660503.1912	6.42'	N2°28'28"E			
L7		14+26.40 14+32.50	747161.6099 747167.7068	660503.1912 660503.2770	6.10'	N0°48'21"E			
L8		14+32.50 14+64.34	747167.7068 747195.0540	660503.2770 660519.5830	31.84'	N30°48'21"E			
L9		14+64.34 15+38.97	747195.0540 747265.2693	660519.5830 660544.8703	74.63'	N19°48'21"E			
L10		15+38.97 17+17.42	747265.2693 747385.1282	660544.8703 660677.0837	178.46'	N47°48'21"E			
L11		17+17.42 18+81.88	747385.1282 747460.2871	660677.0837 660823.3642	164.46'	N62°48'21"E			
L12		18+81.88 20+50.00	747460.2871 747549.8596	660823.3642 660965.6355	168.12'	N57°48'21"E			
L13		20+50.00 21+20.97	747549.8596 747547.6230	660965.6355 661036.5729	70.97'	S88°11'39"E			
L14		21+20.97 26+14.46	747547.6230 748040.6286	661036.5729 661058.2658	493.48'	N2°31'10"E			
L15		26+14.46 27+81.70	748040.6286 748035.3906	661058.2658 661225.4292	167.25'	S88°12'19"E			
L16		27+81.70 32+57.60	748035.3906 748511.0574	661225.4292 661240.3028	475.90'	N1°47'28"E			
L17		32+57.60 32+79.14	748511.0574 748532.3504	661240.3028 661243.5612	21.54'	N8°42'01"E			
L18		32+79.14 32+81.86	748532.3504 748535.0479	661243.5612 661243.8669	2.71'	N6°27'57"E			
L19		32+81.86 32+83.86	748535.0479 748534.8569	661243.8669 661245.8621	2.00'	S84°31'49"E			
L20		32+83.86 33+34.34	748534.8569 748531.4574	661245.8621 661296.2254	50.48'	S86°08'18"E			
L21		33+34.34 33+39.34	748531.4574 748531.1153	661296.2254 661301.2139	5.00'	S86°04'37"E			
L22		33+39.34 33+44.06	748531.1153 748535.8276	661301.2139 661301.4981	4.72'	N3°27'05"E			
L23		33+44.06 33+49.06	748535.8276 748535.5622	661301.4981 661306.4912	5.00'	S86°57'26"E			
L24		33+49.06 34+25.00	748535.5622 748531.4940	661306.4912 661382.3207	75.94'	S86°55'45"E			

STORMLINE 400						
NO.		STATION	NORTHING	EASTING	LENGTH	LINE/CHORD BEARING
L40		0+00.00 0+34.18	747186.1652 747199.4593	660522.7624 660491.2754	34.18'	N67°06'36"W
L41		0+34.18 0+96.07	747199.4593 747227.0197	660491.2754 660435.8591	61.89'	N63°33'26"W
L42		0+96.07 3+72.92	747227.0197 747237.6486	660435.8591 660159.2134	276.85'	N87°47'59"W
L43		3+72.92 3+74.92	747237.6486 747237.7294	660159.2134 660157.2150	2.00'	N87°41'11"W
L44		3+74.92 4+21.21	747237.7294 747262.3443	660157.2150 660118.0171	46.29'	N57°52'21"W
L45		4+21.21 4+23.21	747262.3443 747262.4524	660118.0171 660116.0200	2.00'	N86°54'11"W
L46		4+23.21 4+97.89	747262.4524 747337.0635	660116.0200 660119.4191	74.69'	N2°36'31"E
L47		4+97.89 6+15.20	747337.0635 747454.1904	660119.4191 660125.8932	117.31'	N3°09'49"E
L48		6+15.20 6+99.99	747454.1904 747538.9337	660125.8932 660128.8159	84.79'	N1°58'31"E
L54		11+28.39 12+72.46	747966.5769 748110.4346	660153.4178 660161.2256	144.07'	N3°06'24"E
L55		12+72.46 13+33.98	748110.4346 748171.8121	660161.2256 660165.4723	61.52'	N3°57'29"E
L56		13+33.98 13+82.10	748171.8121 748219.8393	660165.4723 660162.4706	48.12'	N3°34'35"W
L57		13+82.10 14+00.00	748219.8393 748237.6906	660162.4706 660163.7353	17.90'	N4°03'09"E

BENCHMARK & CONTROL POINT INFORMATION

BM #20
TOP OPERATING NUT OF FIRE HYDRANT
N: 747609.06
E: 660131.6
ELEV. = 1303.29

BM #21
TOP OPERATING NUT OF FIRE HYDRANT
N: 747252.41
E: 660504.39
ELEV. = 1292.91

BM #22
TOP OPERATING NUT OF FIRE HYDRANT
N: 746620.39
E: 660429.99
ELEV. = 1290.36

BM #10637
TOP OPERATING NUT OF FIRE HYDRANT
N: 748194.76
E: 660146.18
ELEV. = 1309.50

CP #1
#5 REBAR WITH OLSSON CONTROL CAP
N: 745986.87
E: 660973.72
ELEV. = 1285.52

CP #2
#5 REBAR WITH OLSSON CONTROL CAP
N: 745996.36
E: 661311.13
ELEV. = 1287.37

CP #3
90D NAIL IN PARKING LOT ISLAND
N: 746096.48
E: 660410.74
ELEV. = 1284.07

CP #5
#5 REBAR WITH OLSSON CONTROL CAP
N: 747292.6
E: 660533.51
ELEV. = 1290.62

CP #9
BRONZE CAP MONUMENT CITY OF BENTONVILLE CONTROL
N: 743842.92
E: 661364.39
ELEV. = 1283.34 (NAVD88 PROJECT DATUM)
C.O.B. ELEV = 1283.63 (PUBLISHED)

CP #10
BRONZE CAP MONUMENT CITY OF BENTONVILLE CONTROL
N: 746496.56
E: 661509.95
ELEV. = 1288.71 (NAVD88 PROJECT DATUM)
C.O.B. ELEV = 1289.05 (PUBLISHED)

NOTE: ALL STREET AND ROAD CONSTRUCTION IN THE CITY OF BENTONVILLE SHALL BE TIED TO THE CITY OF BENTONVILLE SURVEY MONUMENTATION SYSTEM BASED UPON THE STATE PLANE COORDINATE SYSTEM ARKANSAS NORTH ZONE USING THE NORTH AMERICAN DATUM OF 1983 (NAD 83) IN ACCORDANCE WITH COB STREET SPECS

NORTH AMERICAN DATUM 1983 (NAD 83) AND NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88) USED FOR SURVEY

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302 East Millsap Road
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TEL 479.443.3404
www.olsson.com

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
09-13-23
NO. 19111
ERIC JOSEPH SHEETS

REV. NO.	DATE	REVISIONS DESCRIPTION	BY
		REVISIONS	

SURVEY CONTROL & ALIGNMENT TABLES

SW 10TH STREET & SW F STREET
STORMWATER IMPROVEMENTS

BENTONVILLE, AR

2023

drawn by: KTF
checked by: JDA
approved by: EJS
QA/QC by: EJS
project no.: 021-04210-G
drawing no.: W_ALIGN_G2104210
date: 09.13.2023

SHEET
22 of 71

DWG: F:\2021\04001-04500\021-04210-G\40-Design\AutoCAD\Final Plans\Sheets\WTRS\W_ALIGN_G2104210.dwg USER: nmcneal
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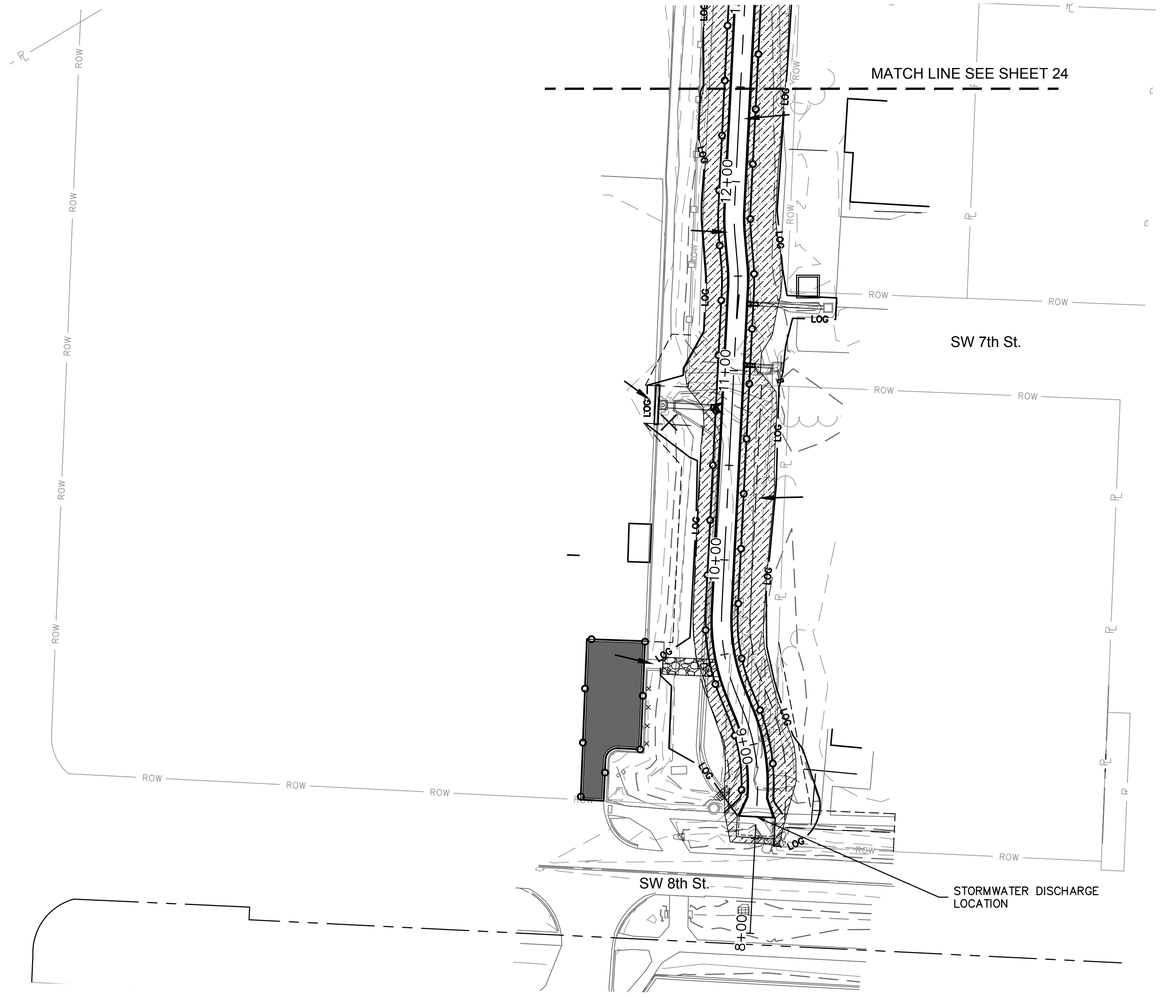

APPROVED FOR CONSTRUCTION
11/28/2023 8:38:45 AM

LEGEND

- LOG — LIMITS OF GRADING
- SEDIMENT CONTROL BARRIER
- STABILIZED GRAVEL CONSTRUCTION ENTRANCE/EXIT
- INSTALL INLET PROTECTION
- TREE REMOVAL
- CONCRETE WASHOUT
- CONSTRUCTION STAGING AREA
- EROSION CONTROL MAT, NA-GREEN SC-150 OR EQUAL
- SEEDING
- SOD

N

0' 20' 40' 80'
SCALE IN FEET

NOTE:
PRE-CONSTRUCTION TOPOGRAPHIC VIEW:
REFER TO THE PLAN AND PROFILE SHEETS (38-52) FOR TOPOGRAPHIC INFORMATION

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
ERIC JOSEPH SHEETS
NO. 19111
09-13-23

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

REVISIONS

EROSION CONTROL PLAN

SW 10TH STREET & SW F STREET
STORMWATER IMPROVEMENTS

BENTONVILLE, AR

2023

drawn by: KTF
checked by: JDA
approved by: EJS
QA/QC by: EJS
project no.: 021-04210-G
drawing no.: W_ERC01_G2104210
date: 09.13.2023

SHEET
23 of 71

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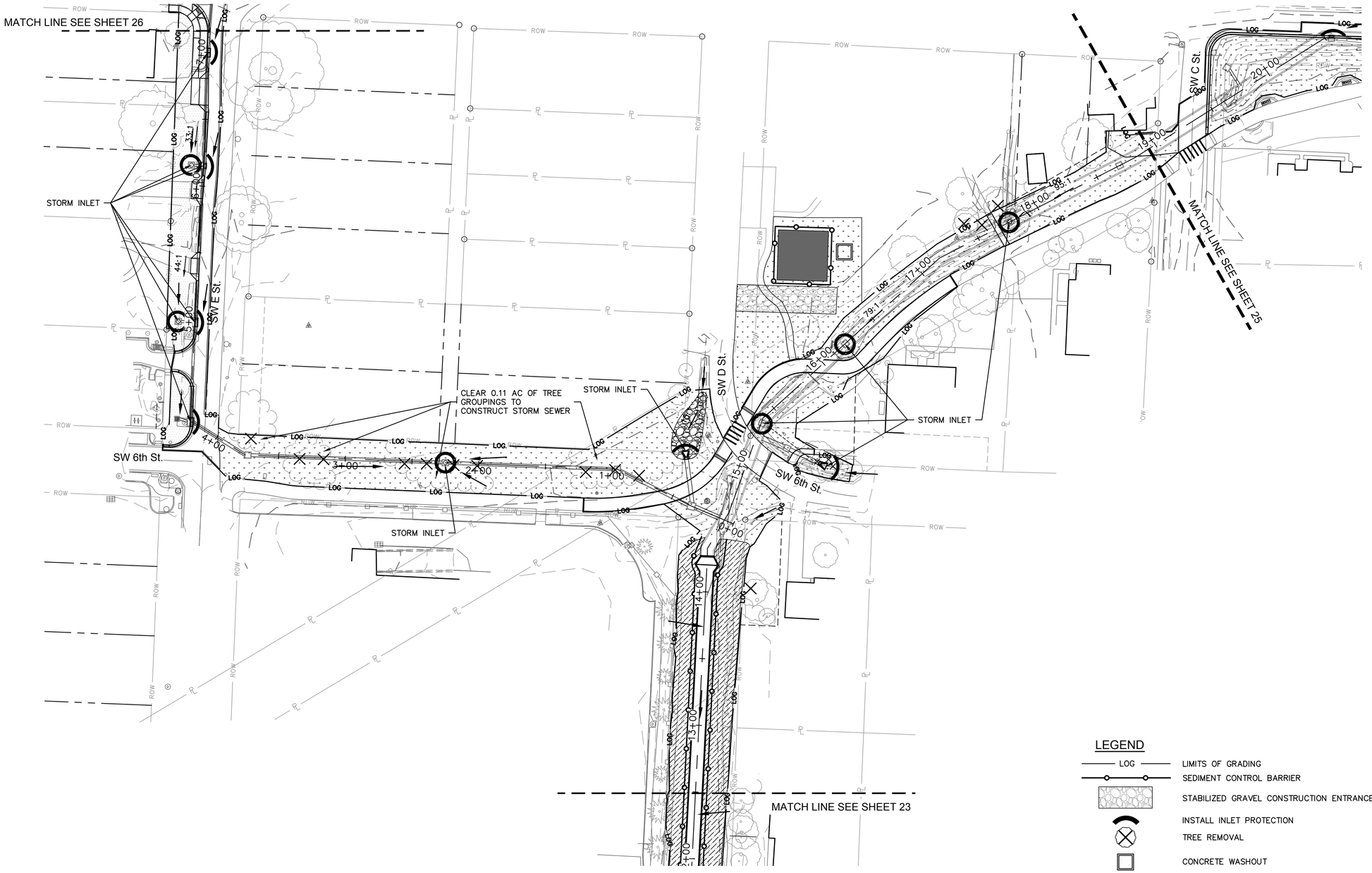

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11/28/2023 8:38:45 AM

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
NO. 19111
ERIC JOSEPH SHEETS
09-13-23

REV. NO.	DATE	REVISIONS DESCRIPTION	BY
		REVISIONS	

NOTE:
PRE-CONSTRUCTION TOPOGRAPHIC VIEW:
REFER TO THE PLAN AND PROFILE SHEETS
(38-52) FOR TOPOGRAPHIC INFORMATION

LEGEND

- LOG — LIMITS OF GRADING
- SEDIMENT CONTROL BARRIER
- STABILIZED GRAVEL CONSTRUCTION ENTRANCE/EXIT
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- CONCRETE WASHOUT
- CONSTRUCTION STAGING AREA
- EROSION CONTROL MAT, NA-GREEN SC-150 OR EQUAL
- SEEDING
- SOD

N

0' 20' 40' 80'
SCALE IN FEET

EROSION CONTROL PLAN

SW 10TH STREET & SW F STREET
STORMWATER IMPROVEMENTS

BENTONVILLE, AR

2023

drawn by:	KTF
checked by:	JDA
approved by:	EJS
QA/QC by:	EJS
project no.:	021-04210-G
drawing no.:	W_ERC01_G2104210
date:	09.13.2023

SHEET
24 of 71

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DATE: Sep 13, 2023 10:55am
XREFS: V_XBNDY_G2104210 W_PTBLK_G2104210 W_PBASE_G2104210
USER: nmcneal W_AERIAL_G2104210 W_PESMT_G2104210 W_PSURF_G2104210 W_XTOPO_G2104210

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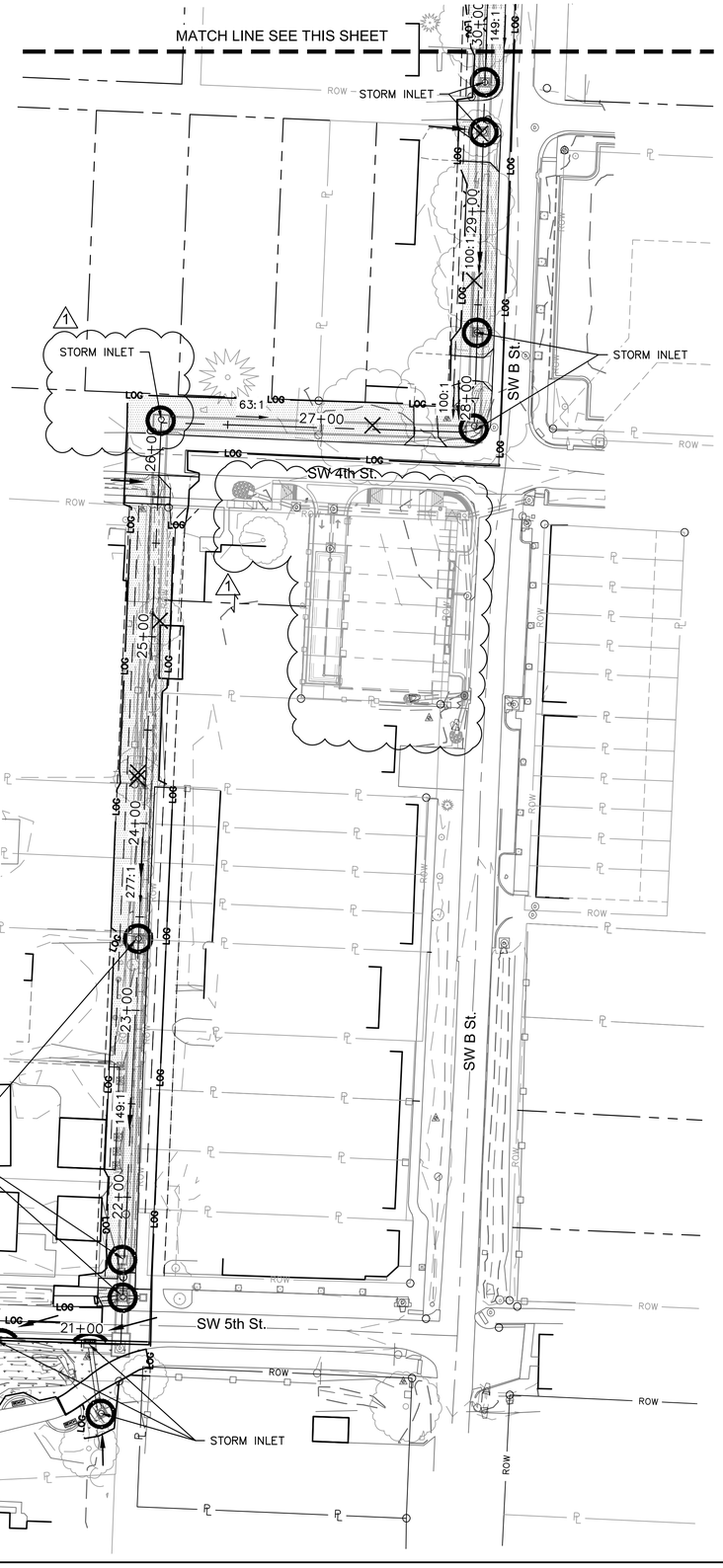
11/28/2023 8:38:45 AM



NOTE:
PRE-CONSTRUCTION TOPOGRAPHIC VIEW:
REFER TO THE PLAN AND PROFILE SHEETS
(38-52) FOR TOPOGRAPHIC INFORMATION

LEGEND

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- SEDIMENT CONTROL BARRIER
- STABILIZED GRAVEL CONSTRUCTION ENTRANCE/EXIT
- INSTALL INLET PROTECTION
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- CONSTRUCTION STAGING AREA
- EROSION CONTROL MAT, NA-GREEN SC-150 OR EQUAL
- SEEDING
- SOD

N

0' 20' 40' 80'
SCALE IN FEET

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
NO. 19111
JOSEPH SHEAD
11.01.2023

REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	10.31.2023	Miscellaneous updates	EMPS

REVISIONS

EROSION CONTROL PLAN

SW 10TH STREET & SW F STREET
STORMWATER IMPROVEMENTS

BENTONVILLE, AR

2023

drawn by: KTF
checked by: JDA
approved by: EJS
QA/QC by: EJS
project no.: 021-04210-G
drawing no.: W_ERC01_G2104210
date: 09.13.2023

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25 of 71

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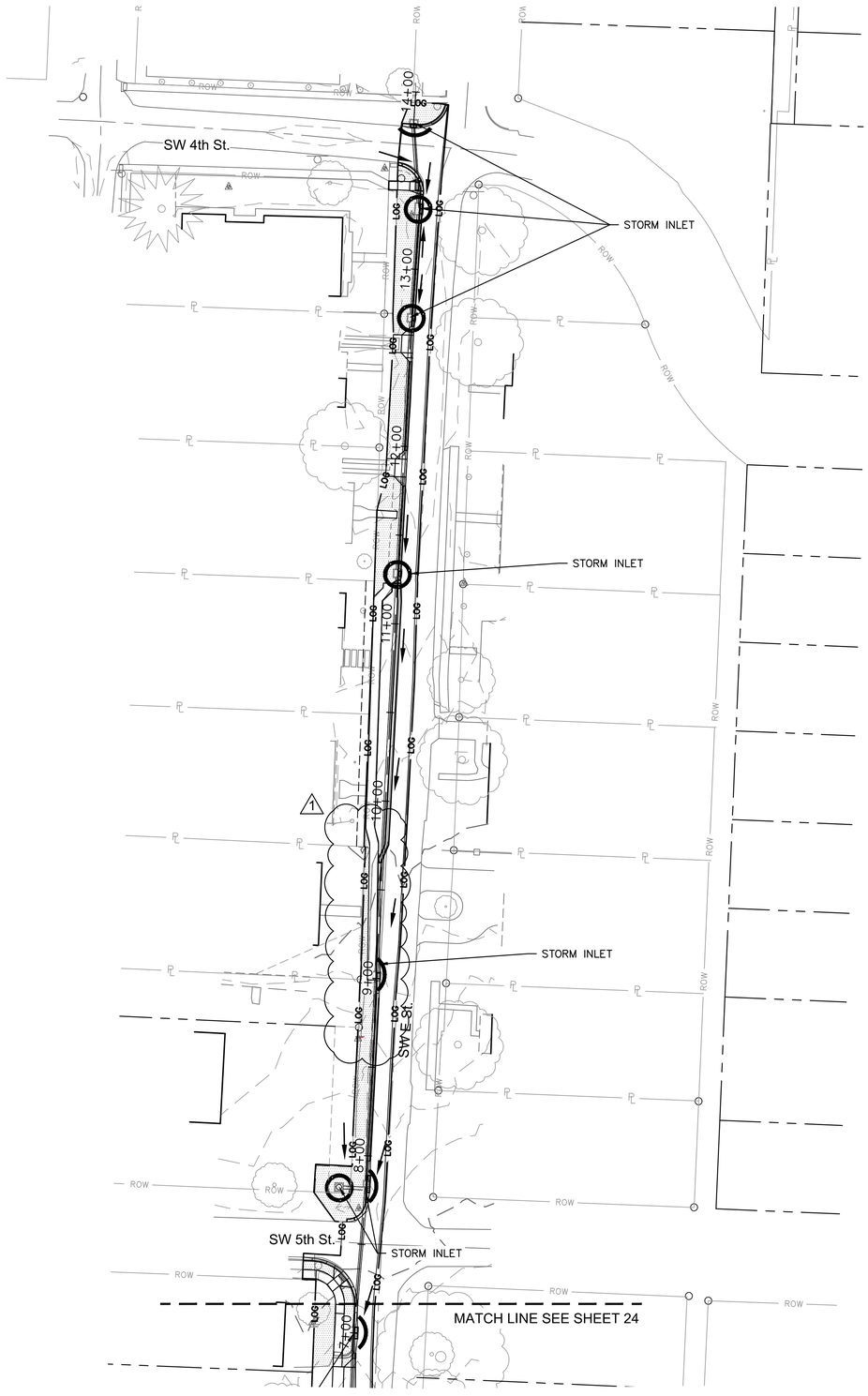

NOTE:
PRE-CONSTRUCTION TOPOGRAPHIC VIEW:
REFER TO THE PLAN AND PROFILE SHEETS
(38-52) FOR TOPOGRAPHIC INFORMATION

LEGEND

- LOG — LIMITS OF GRADING
- SEDIMENT CONTROL BARRIER
- STABILIZED GRAVEL CONSTRUCTION ENTRANCE/EXIT
- INSTALL INLET PROTECTION
- TREE REMOVAL
- CONCRETE WASHOUT
- CONSTRUCTION STAGING AREA
- EROSION CONTROL MAT, NA-GREEN SC-150 OR EQUAL
- SEEDING
- SOD

N

0' 20' 40' 80'
SCALE IN FEET

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11.01.2023

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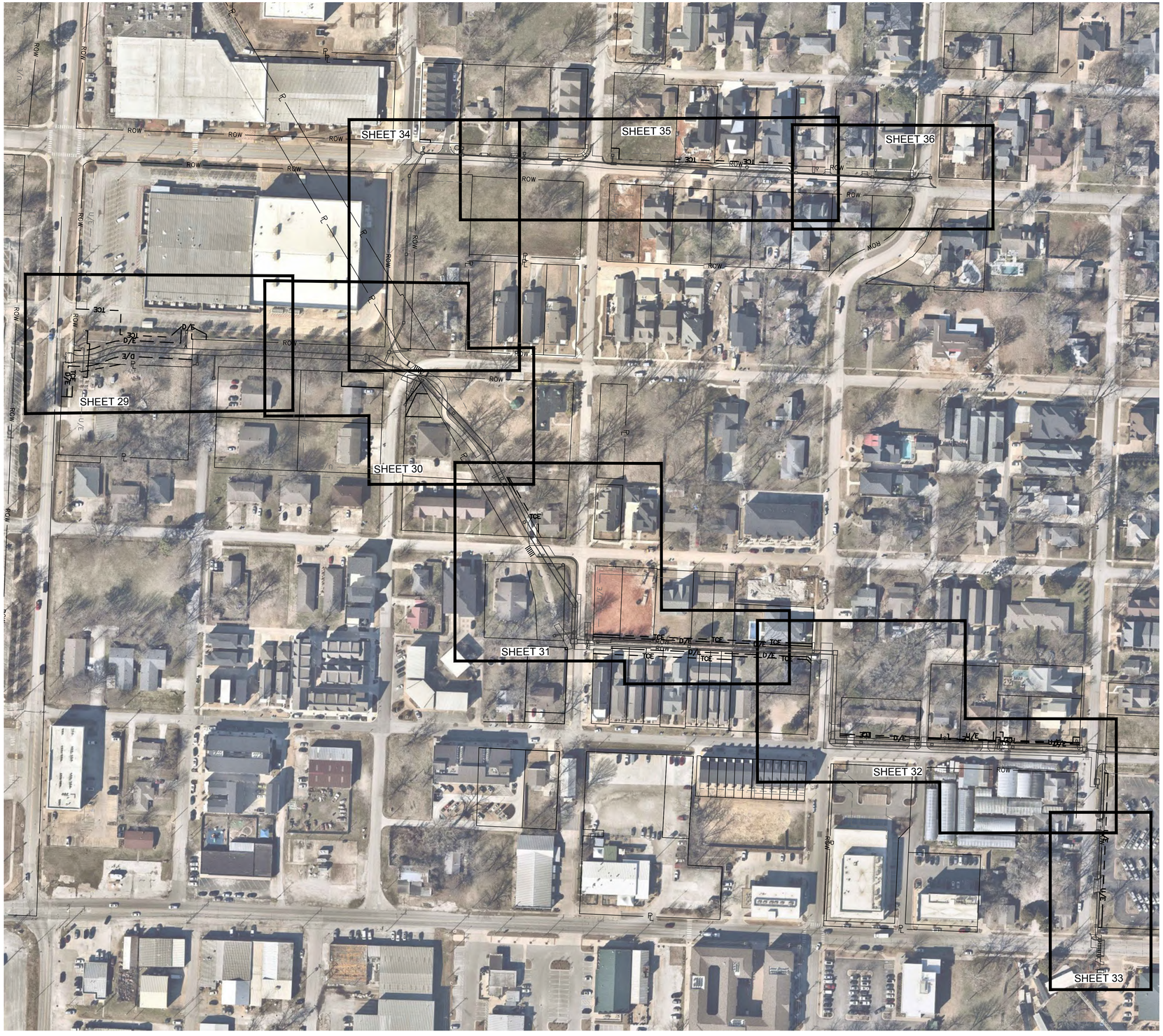

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LEGEND

TCE	PROPOSED TEMPORARY CONSTRUCTION EASEMENT
D/E	PROPOSED PERMANENT DRAINAGE EASEMENT
U/E	PROPOSED UTILITY EASEMENT
ROW	PROPOSED PERMANENT RIGHT-OF-WAY
U/E	EXISTING UTILITY EASEMENT
ROW	EXISTING RIGHT-OF-WAY

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0' 50' 100' 200'
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OVERALL EASEMENT PLAN

SW 10TH STREET & SW F STREET
STORMWATER IMPROVEMENTS

BENTONVILLE, AR

2023

drawn by: KTF
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EASEMENT INFORMATION					
PARCEL NUMBER	OWNER/ OWNER ADDRESS	PERMANENT DRAINAGE EASEMENT	TEMPORARY CONSTRUCTION EASEMENT	PERMANENT RIGHT-OF-WAY	UTILITY EASEMENT
1	WAL-MART STORES INC. WAL MART PROPERTY TAX DEPT PO BOX 8050 MS 0555 BENTONVILLE, AR 72712	7204 sf	10108 sf	-	419 sf
2	MAB EMPRESAS LLC 5543 EDMONDSON PIKE #1122 NASHVILLE, TN 37211	969 sf	1238 sf	-	215 sf
3	BRIAN L & PATRICIA K LARSON 802 NW D ST BENTONVILLE AR 72712	-	2167 sf	-	-
4	BRIAN L & PATRICIA K LARSON FAMILY TRUST 802 NW D ST BENTONVILLE AR 72712	617 sf	1934 sf	771 sf	-
5	NFD LLC PO BOX 808 BENTONVILLE AR 72712	36 sf	586 sf	-	-
6	MATTHEW W & DAPHNE GREEN 500 SW B ST BENTONVILLE AR 72712	-	19 sf	-	-
7	N & J FAMILY PROPERTIES LLC 1402 SW SUSANA ST UNIT 6 BENTONVILLE AR 72712	390	251 sf	-	-
8	BENTONVILLE B-SIDE HORIZONTAL PROPERTY REGIME HUBERT CHARLES AGEE, JR. & SLADER AGEE 4515 BAYWOOD AVE SPRINGDALE, AR 72762	7 sf	325 sf	-	-
9	DAVID & BRANDY HUBENER 468 SW B ST BENTONVILLE AR 72712	110 sf	370 sf	-	-
10	HUNTER & CELINA BANWARTH 644 W DICKSON ST STE 208 FAYETTEVILLE AR 72701	241 sf	315 sf	-	-
11	BENJAMIN W BUSE & KRISTIN COPHER 400 SW 5TH ST BENTONVILLE AR 72712	283 sf	354 sf	-	-
12	SATOKO KATO 403 SW C ST BENTONVILLE AR 72712	170 sf	199 sf	-	-
13	SATOKO KATO 403 SW C ST BENTONVILLE AR 72712	167 sf	199 sf	-	-
14	TODD D & AUDRA J PETERSON 319 SW 4TH ST BENTONVILLE AR 72712	632 sf	744 sf	-	-
15	ROBERT M & LESLIE R TUCKER 466 SW B ST BENTONVILLE AR 72712	110 sf	370 sf	-	-
16	NATALIE JULICH & SEAN THURMAN 464 SW B ST BENTONVILLE AR 72712	110 sf	370 sf	-	-
17	DANIEL M HINTZ & KASSIE M MISIEWICZ 452 SW B ST BENTONVILLE AR 72712	165 sf	554 sf	-	-
18	MARK & TARA KINSLEY 3702 SPRING HILL RD JOPLIN MO 64804	72 sf	242 sf	-	-
19	PETER MCGEE & YEE-LIN LAI 650 N LONGFELLOW LN FAYETTEVILLE AR 72704	71 sf	237 sf	-	-
20	BRIAN MOTTET 442 SW B ST BENTONVILLE AR 72712	71 sf	238 sf	-	-
21	CHRISTOPHER E CONWAY REVOCABLE TRUST 329 N B ST CENTERTON AR 72719	71 sf	239 sf	-	-
22	REEDA M RUSH 2014 REVOCABLE TRUST HABITAT FOR HUMANITY OF BENTON 1212 N WALTON BLVD BENTONVILLE AR 72712	183 sf	248 sf	-	-
23	TONY & LEAH A GAGLIARDO 303 SW 4TH ST BENTONVILLE AR 72712	420 sf	507 sf	-	-
24	PBR HOLDINGS LLC PO BOX 3450 BENTONVILLE AR 72712	450 sf	450 sf	-	113 sf
25	PBR HOLDINGS LLC PO BOX 3450 BENTONVILLE AR 72712	180 sf	180 sf	-	246 sf
26	JESSIE A WAGNER FAMILY TRUST 306 SW B ST BENTONVILLE AR 72712	204 sf	278 sf	-	238 sf
27	JUSTIN PURKEY & FRANCISCO SERPA 607 SW 2ND ST BENTONVILLE AR 72712	238 sf	306 sf	-	187 sf
28	PHILIP H & LESLEY E HERR 301 SW 3RD ST BENTONVILLE AR 72712	299 sf	299 sf	-	339 sf
29	CAPSTONE INVESTMENTS GROUP LLC PO BOX 1915 BENTONVILLE AR 72712	-	100 sf	-	-
30	PENSAGO LLC 604 SW 5TH ST BENTONVILLE AR 72712	300 sf	-	-	-
31	MARK STEVEN KELLEY 410 SW E ST BENTONVILLE, AR	-	-	-	-
32	ROBERT K & JULIE A CARLSON 408 SW E ST BENTONVILLE AR 72712	-	374 sf	-	-
33	ROBERT KELLY & CORTNEY M CARLSON 406 SW E ST BENTONVILLE AR 72712-5721	-	375 sf	-	-
34	FIRST BAPTIST CHURCH OF BENTONVILLE 200 SW A ST BENTONVILLE AR 72712-5963	-	-	-	2123 sf

1

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11.01.2023

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EASEMENT TABLE

SW 10TH STREET & SW F STREET
STORMWATER IMPROVEMENTS

BENTONVILLE, AR

2023

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28 of 71

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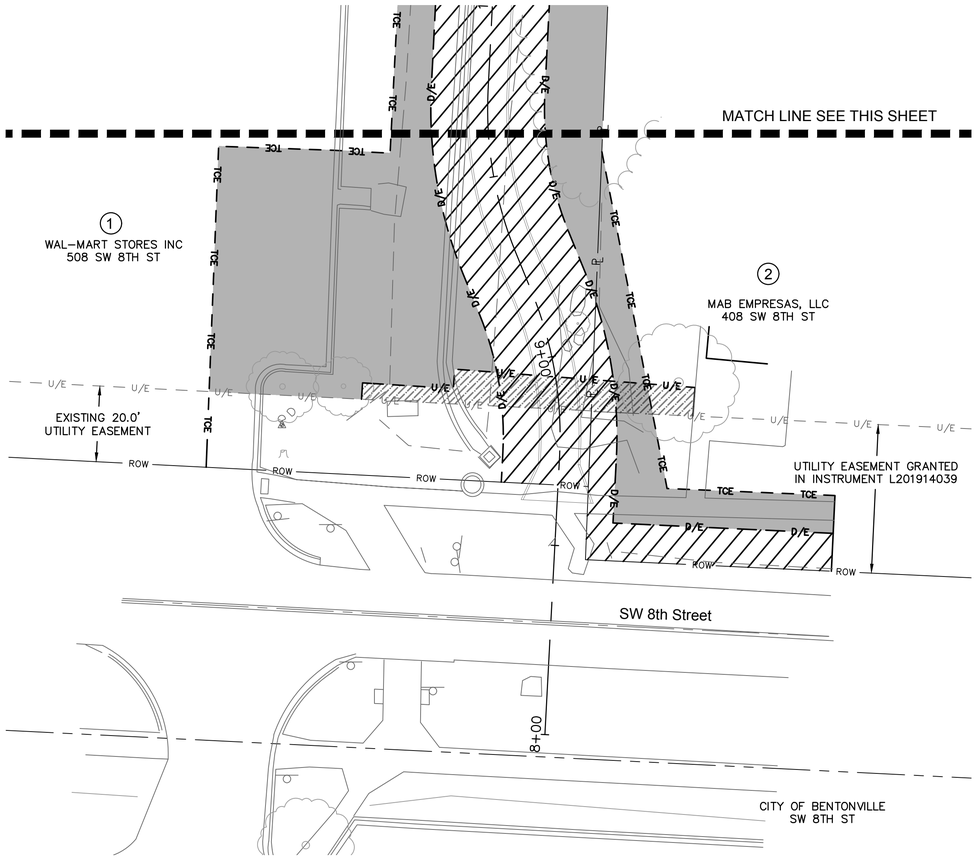

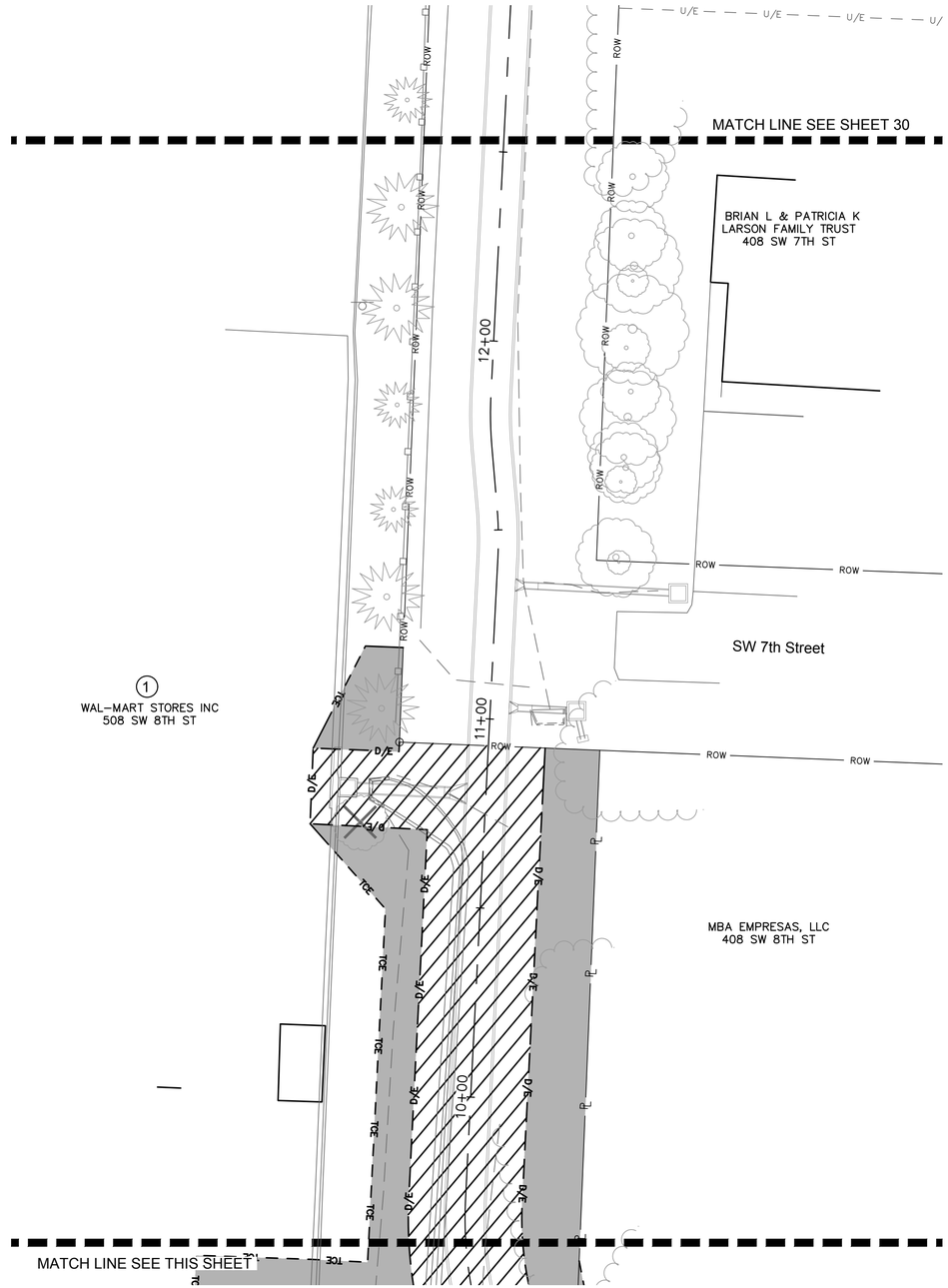

LEGEND

- PERMANENT DRAINAGE EASEMENT
- PERMANENT RIGHT-OF-WAY (PROPOSED)
- PERMANENT UTILITY EASEMENT
- TEMPORARY CONSTRUCTION EASEMENT
- PROPERTY LINE
- LOT LINE
- EXISTING RIGHT OF WAY
- EXISTING UTILITY EASEMENT

ABREVIATIONS

D/E	EXISTING DRAINAGE EASEMENT
TRAIL/E	EXISTING TRAIL EASEMENT
ACCESS/E	EXISTING ACCESS EASEMENT
SWB/E	EXISTING SOUTH WESTERN BELL EASEMENT

N

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RIGHT OF WAY EASEMENT PLAN

SW 10TH STREET & SW F STREET
STORMWATER IMPROVEMENTS

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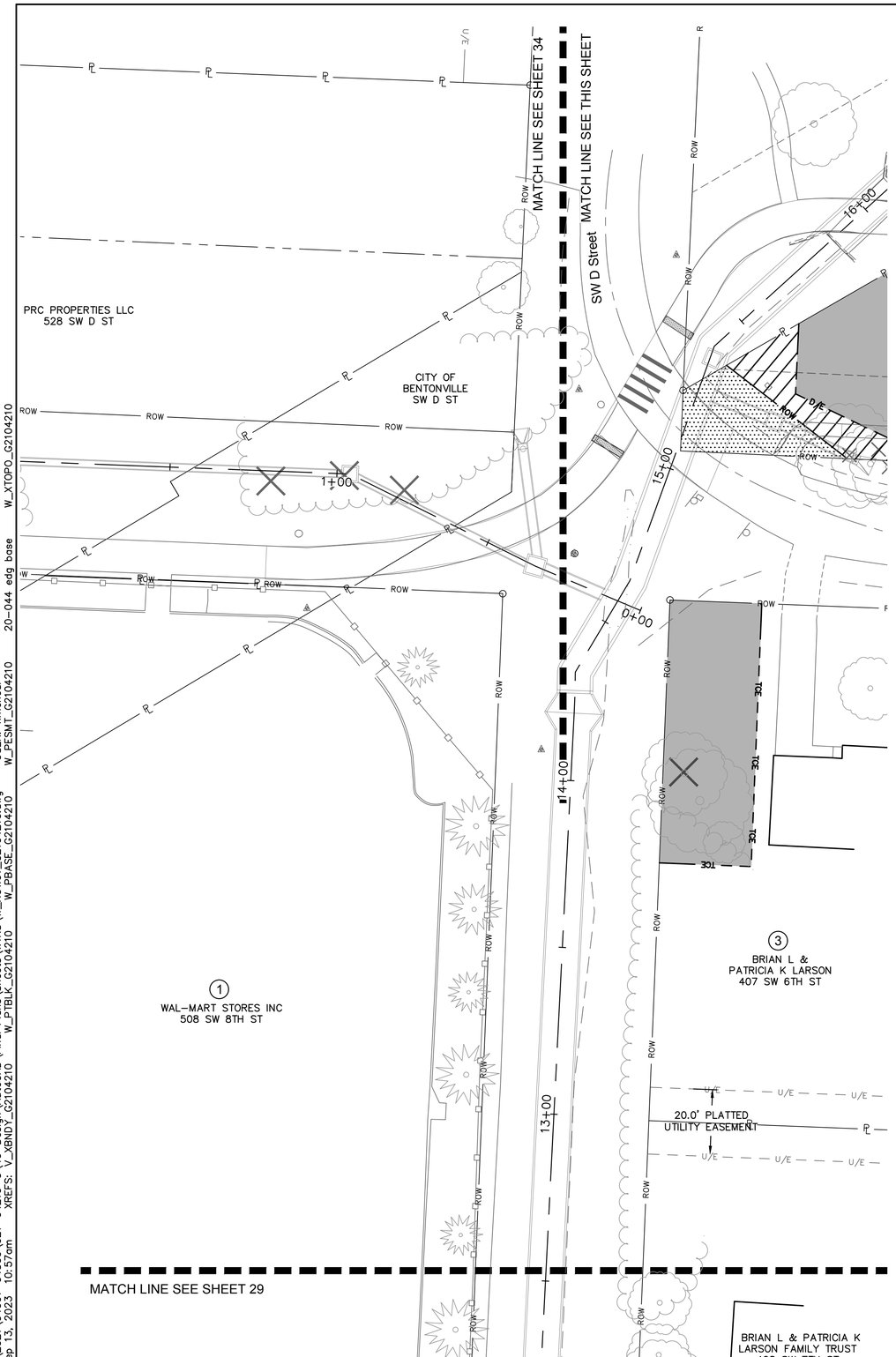

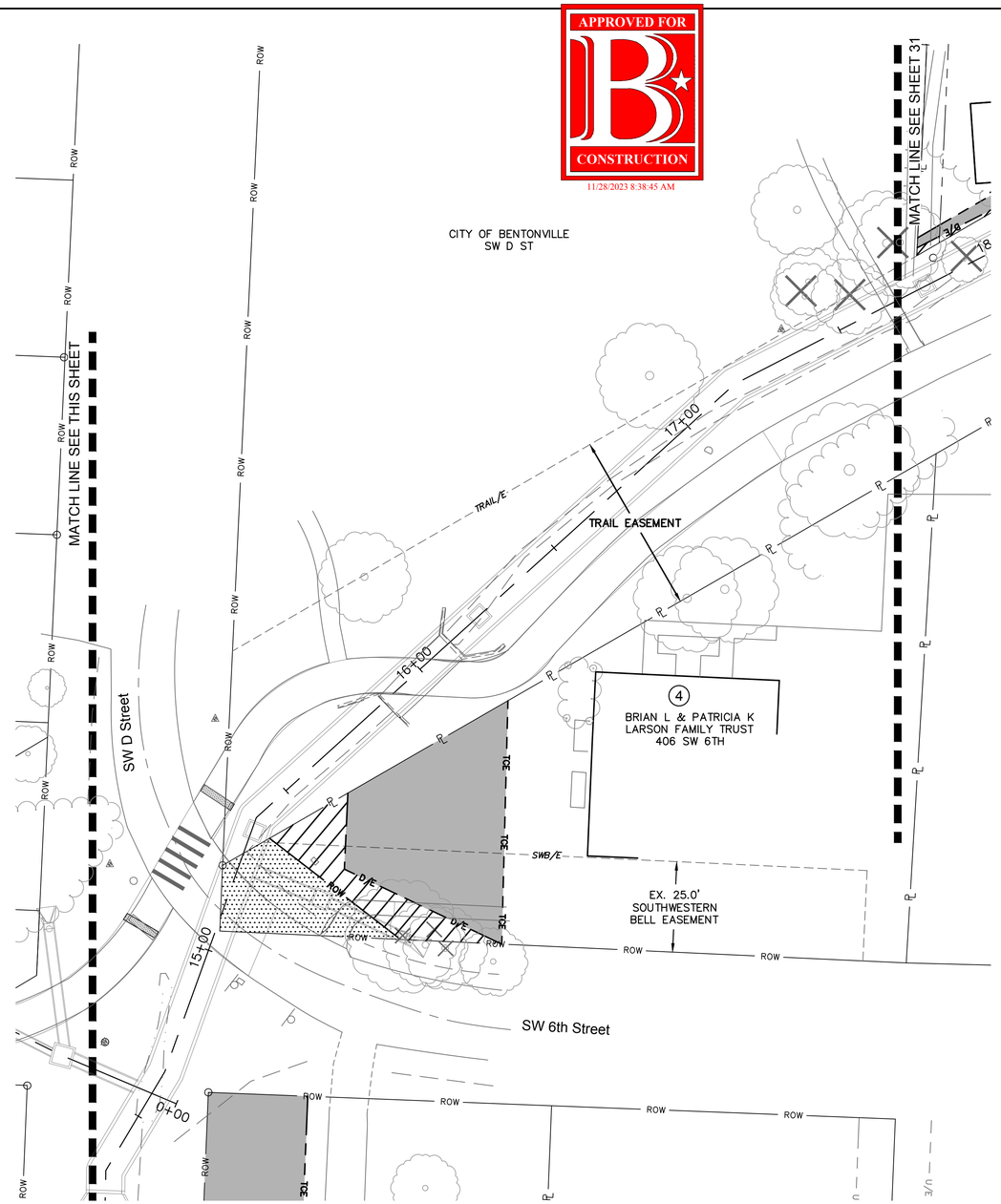

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ROW	PERMANENT RIGHT-OF-WAY (PROPOSED)
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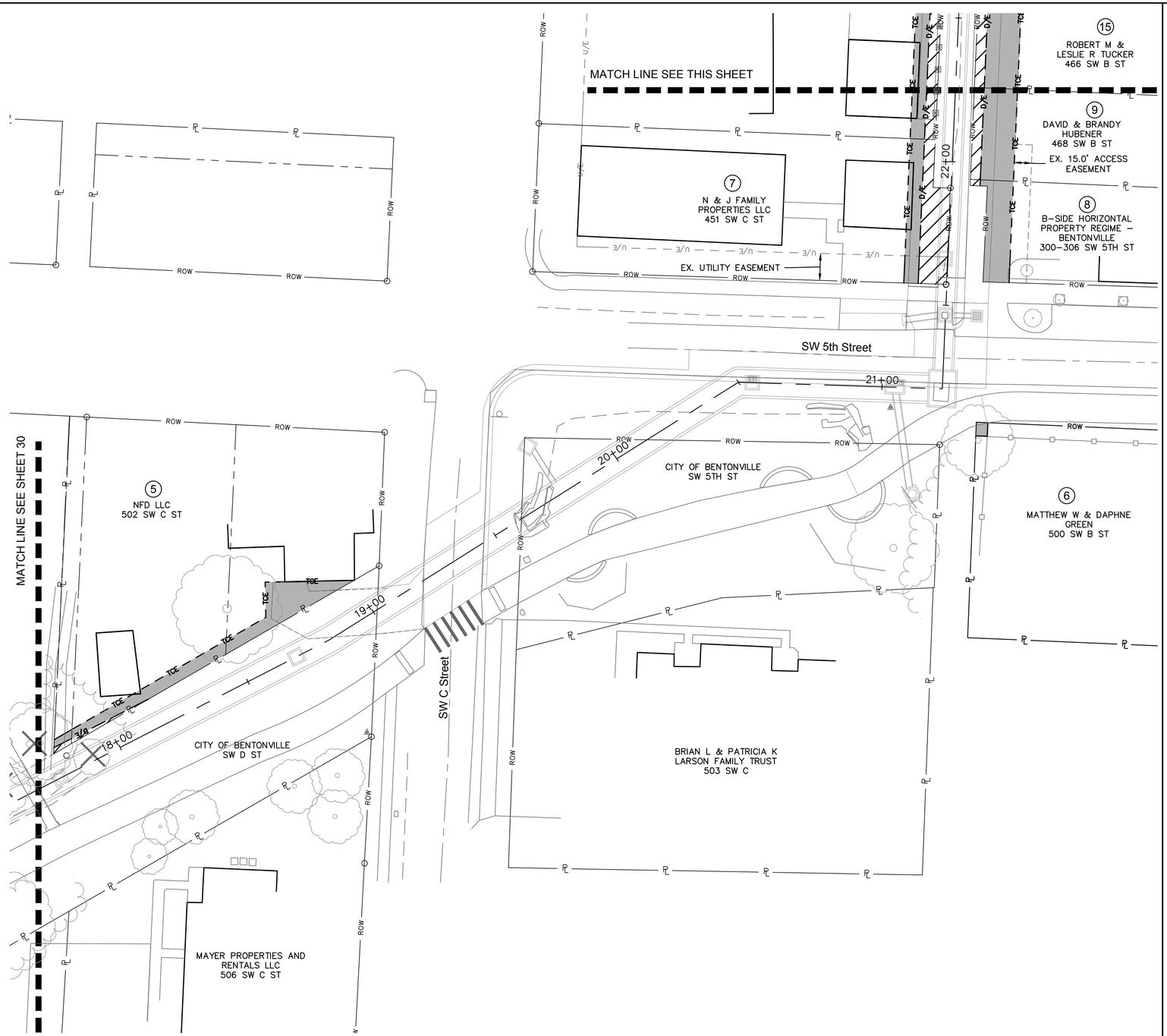

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MATCH LINE SEE THIS SHEET

25 PBR HOLDINGS LLC
308 SW B ST

HAZEL MATKINS REVOCABLE TRUST
SW B ST

24 PBR HOLDINGS LLC
310 SW B ST

SOUTHWEST 4&A LLC
350 SW A ST

SW B Street

SW 4TH Street

14 TODD D & AUDRA J PETERSON
319 SW 4TH ST

23 TONY & LEAH A GAGLIARDO
303 SW 4TH ST

NFD LLC
301 SW 4TH ST

MATCH LINE SEE SHEET 31

1 34 FIRST BAPTIST CHURCH OF BENTONVILLE
200 SW A ST

SW 3rd Street

28 PHILIP H & LESLEY E HERR
301 SW 3RD ST

27 JUSTIN PURKEY & FRANCISCO SERPA
304 SW B ST

HAZEL MATKINS REVOCABLE TRUST
205 SW 3RD ST

26 JESSIE A WAGNER FAMILY TRUST
306 SW B ST

MATCH LINE SHEET 33

MATCH LINE SEE THIS SHEET

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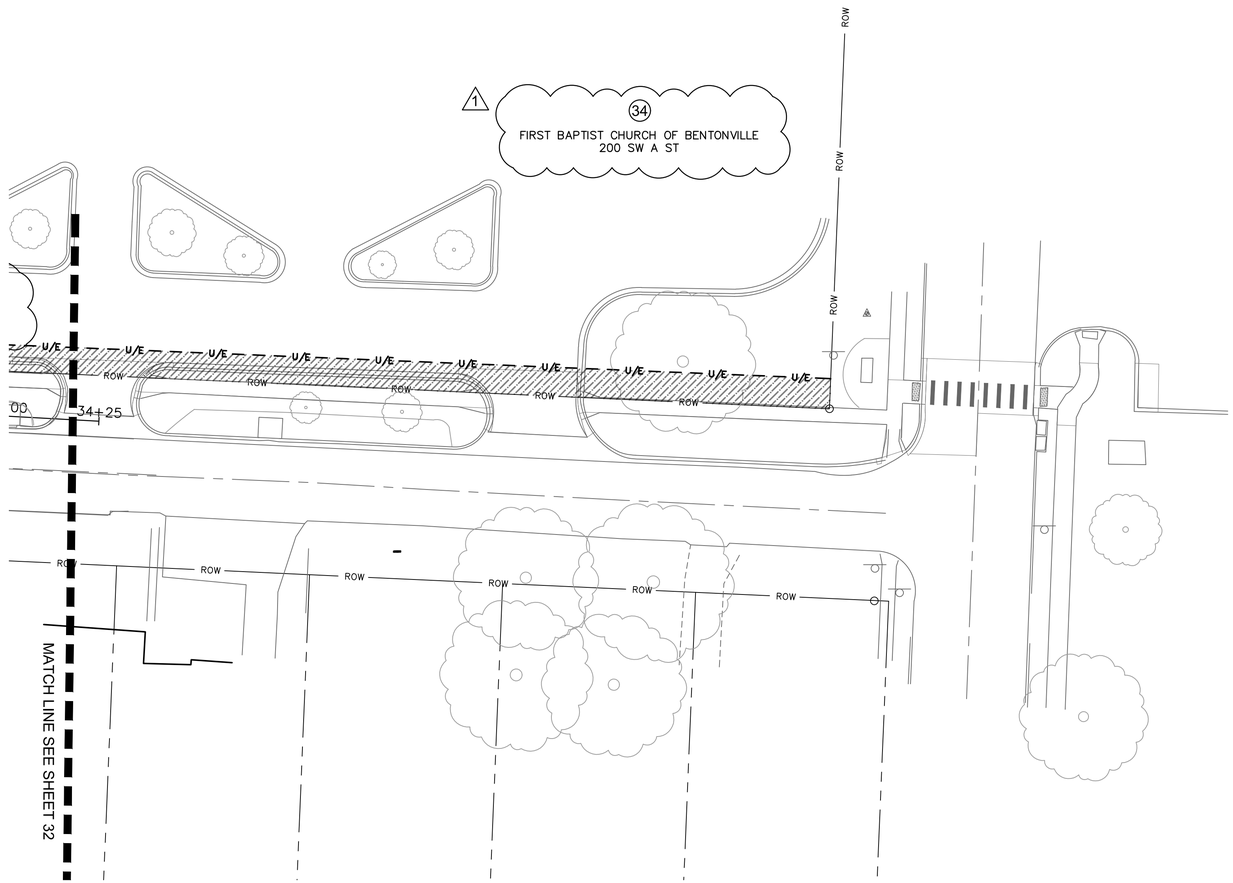

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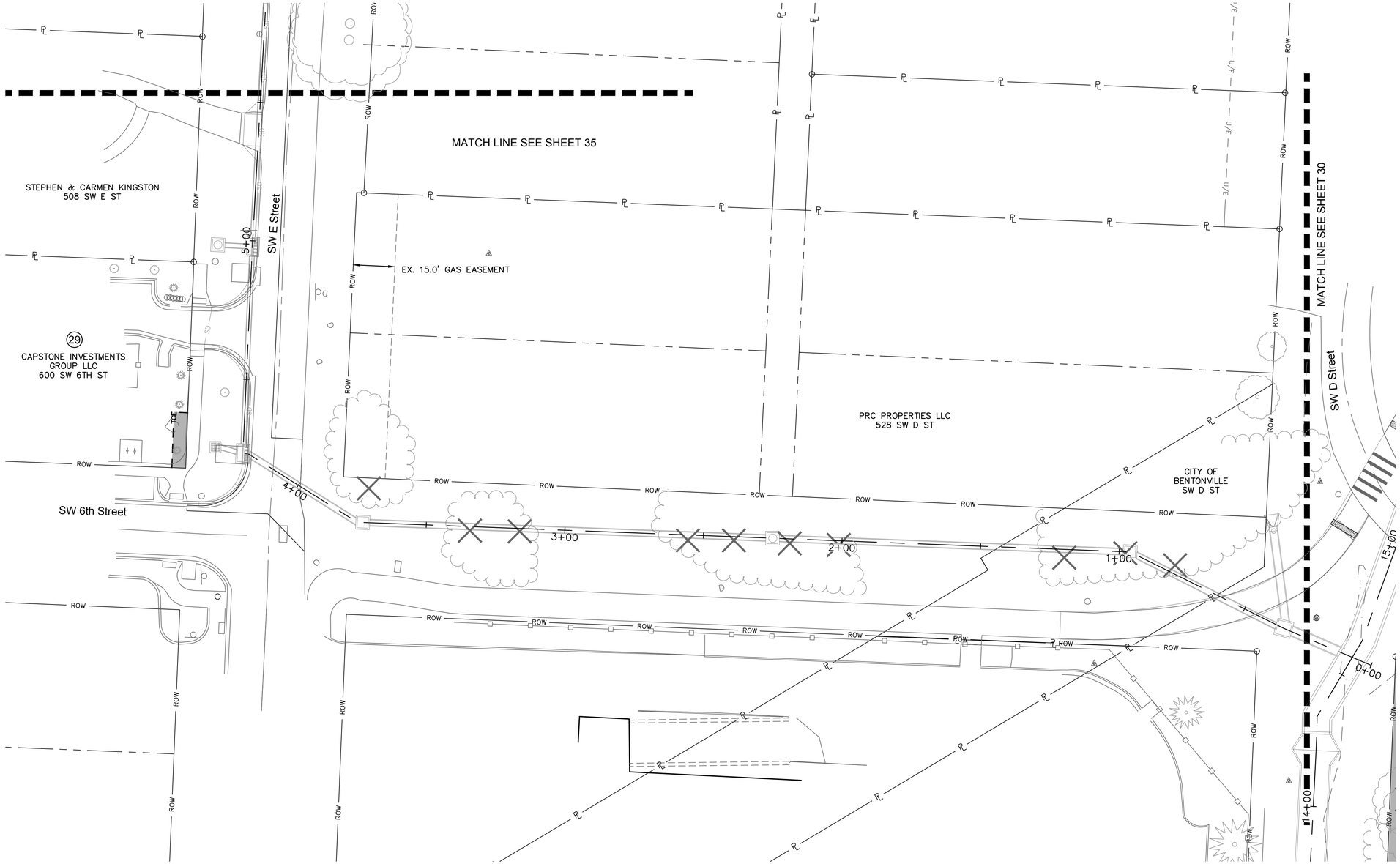

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drawing no.W_ROW01_G2104210
date: 09.13.2023

SHEET
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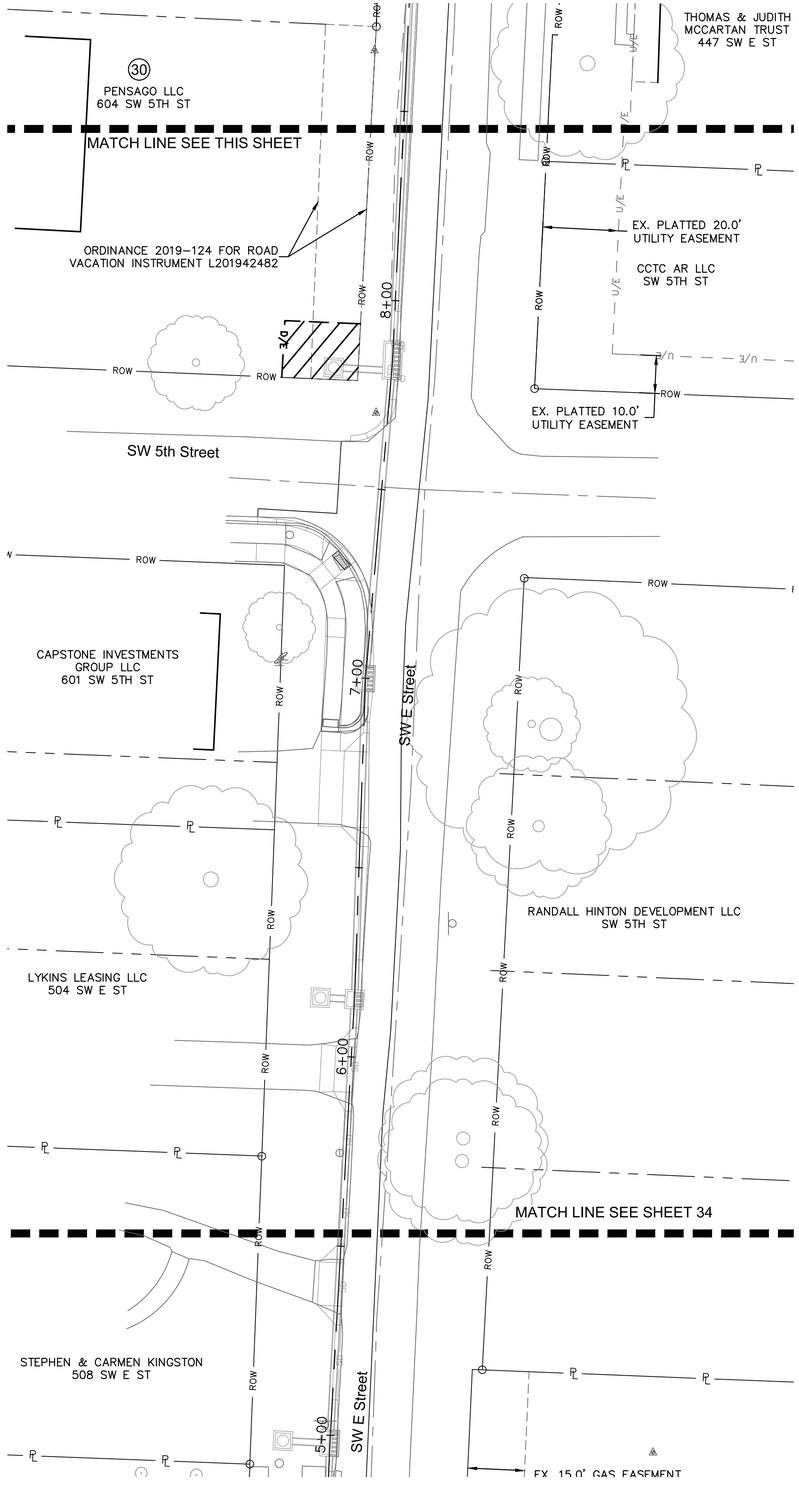

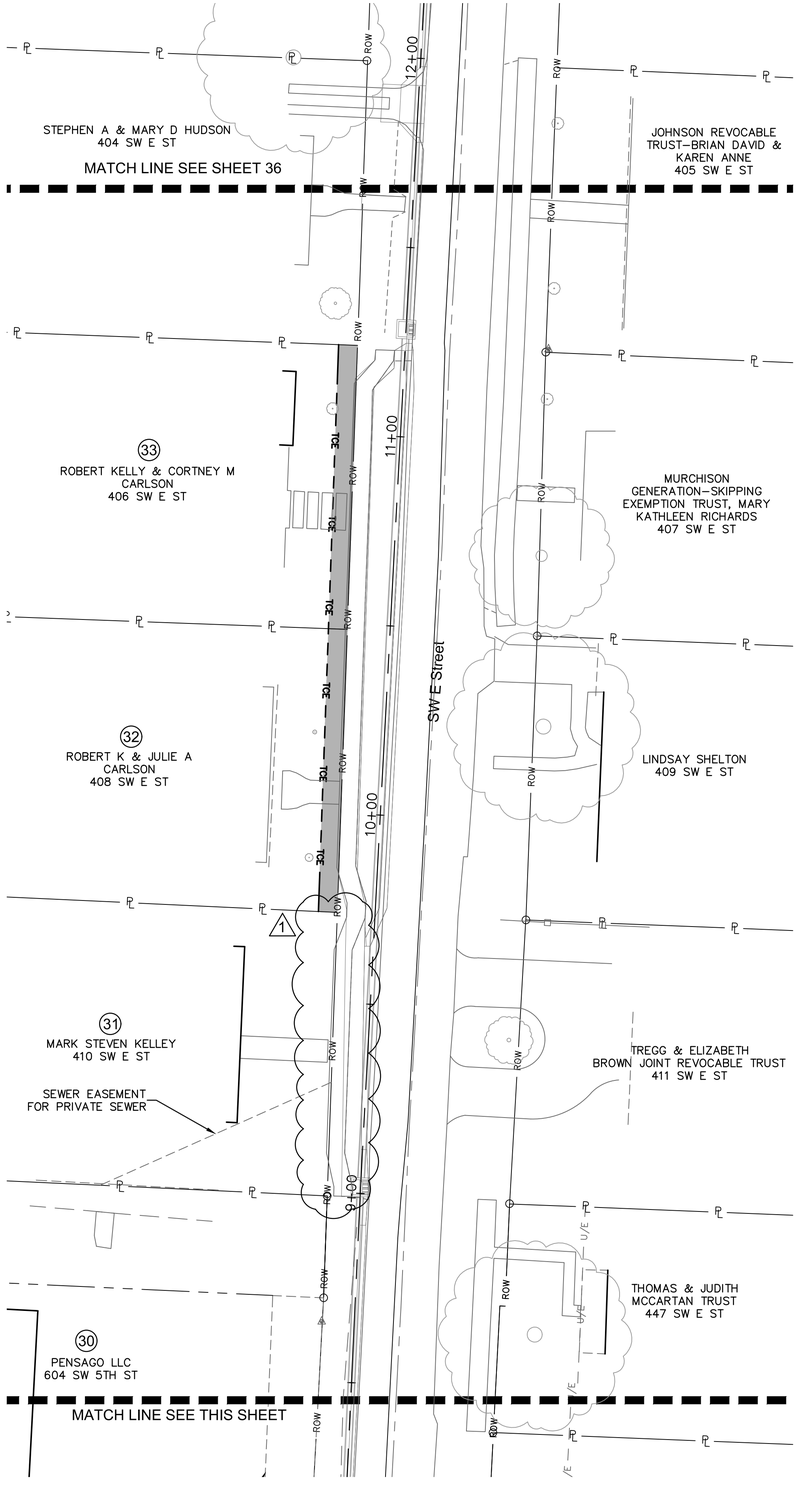

LEGEND

3/D, D/E	PERMANENT DRAINAGE EASEMENT
ROW	PERMANENT RIGHT-OF-WAY (PROPOSED)
3/D, U/E	PERMANENT UTILITY EASEMENT
TCE	TEMPORARY CONSTRUCTION EASEMENT
PL	PROPERTY LINE
	LOT LINE
ROW	EXISTING RIGHT OF WAY
U/E	EXISTING UTILITY EASEMENT

ABREVIATIONS

D/E	EXISTING DRAINAGE EASEMENT
TRAIL/E	EXISTING TRAIL EASEMENT
ACCESS/E	EXISTING ACCESS EASEMENT
SWB/E	EXISTING SOUTH WESTERN BELL EASEMENT

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JOSEPH SHELTON
REGISTERED PROFESSIONAL ENGINEER
NO. 19111
11-01-2023

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1	10.31.2023	Miscellaneous updates	EMPS

REVISIONS

RIGHT OF WAY EASEMENT PLAN

SW 10TH STREET & SW F STREET STORMWATER IMPROVEMENTS

BENTONVILLE, AR

2023

drawn by: KTF
checked by: JDA
approved by: EJS
QA/QC by: EJS
project no.: 021-04210-G
drawing no.W_ROW01_G2104210
date: 09.13.2023

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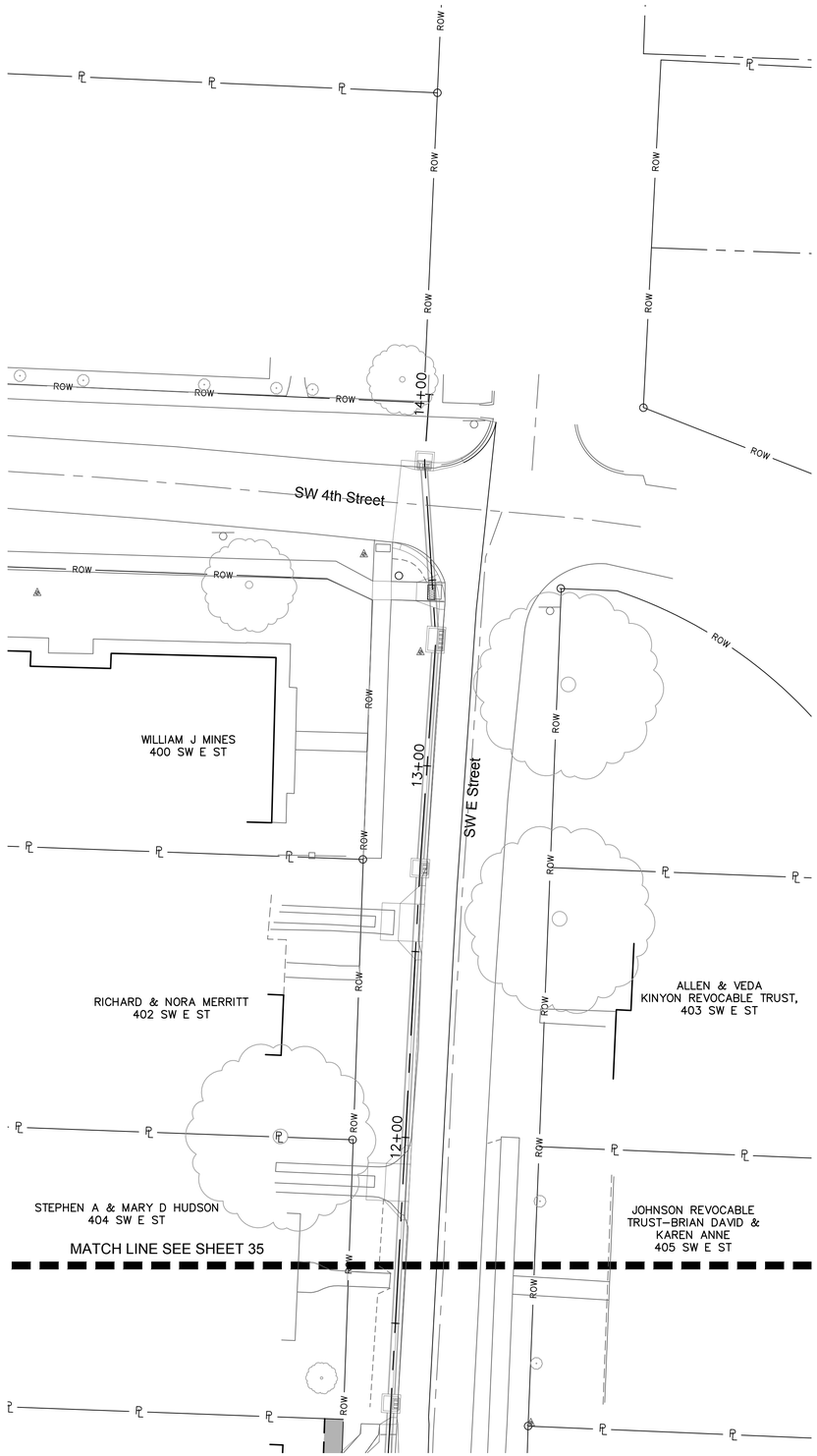

LEGEND

D/E	PERMANENT DRAINAGE EASEMENT
ROW	PERMANENT RIGHT-OF-WAY (PROPOSED)
U/E	PERMANENT UTILITY EASEMENT
T/E	TEMPORARY CONSTRUCTION EASEMENT
PL	PROPERTY LINE
	LOT LINE
ROW	EXISTING RIGHT OF WAY
U/E	EXISTING UTILITY EASEMENT

ABREVIATIONS

D/E	EXISTING DRAINAGE EASEMENT
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ERIC JOSEPH SHELTON

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RIGHT OF WAY EASEMENT PLAN

SW 10TH STREET & SW F STREET
STORMWATER IMPROVEMENTS

BENTONVILLE, AR

2023

drawn by: KTF
checked by: JDA
approved by: EJS
QA/QC by: EJS
project no.: 021-04210-G
drawing no.W_ROW01_G2104210
date: 09.13.2023

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0' 50' 100' 200'
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drawn by:	KTF
checked by:	JDA
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QA/QC by:	EJS
project no.:	021-04210-G
drawing no.:	W_GEN01_G2104210
date:	09.13.2023

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STORM SEWER GENERAL LAYOUT

SW 10TH STREET & SW F STREET
STORMWATER IMPROVEMENTS

BENTONVILLE, AR 2023

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

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STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 19111 EXPIRES 12/31/23

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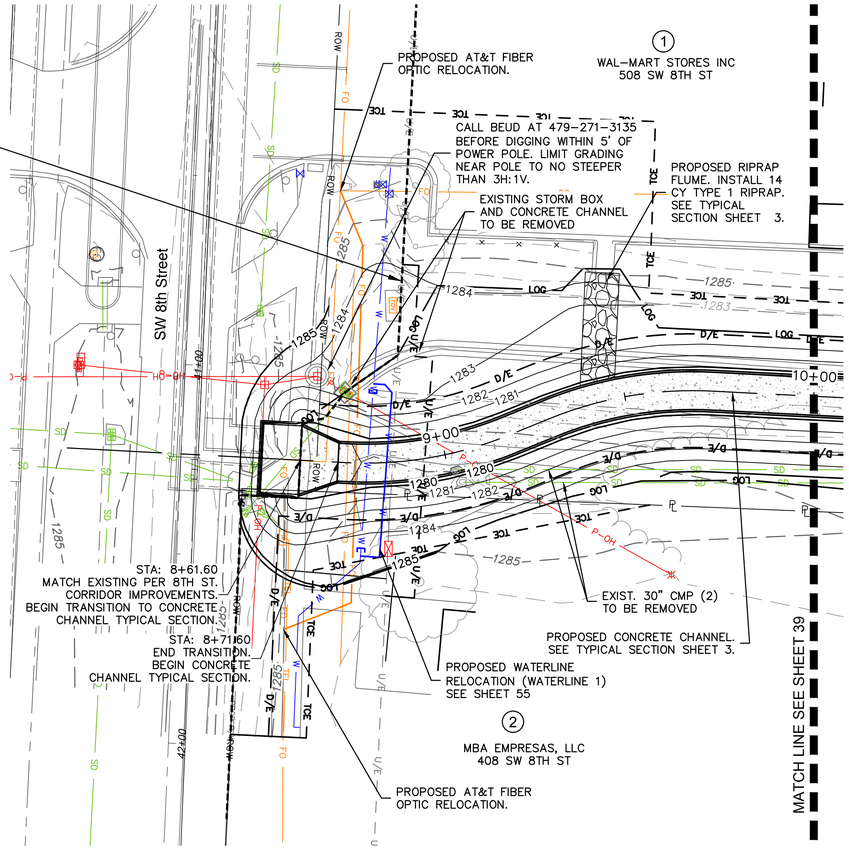
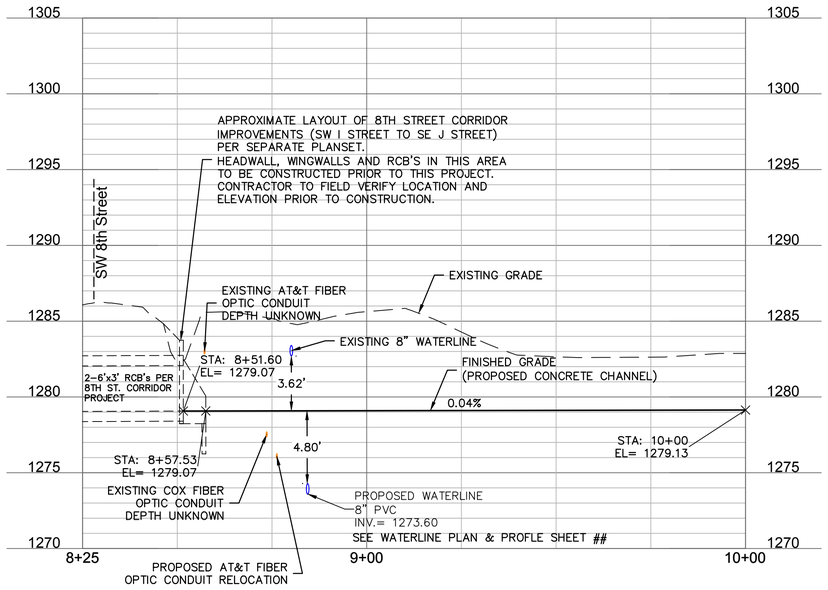


STORMLINE 100 (8+25 - 10+00)



LEGEND

- LIMITS OF GRADING
- ASPHALT STREET
- ASPHALT PAVEMENT REPAIR
- BRICK
- COMMERCIAL DRIVEWAY
- CONCRETE CHANNEL
- CONCRETE STREET
- CONCRETE TRAIL
- GRAVEL (CLASS 8 AGGREGATE BASE COURSE)
- RESIDENTIAL DRIVEWAY
- SIDEWALK
- TCE — PROPOSED TEMPORARY CONSTRUCTION EASEMENT
- D/E — PROPOSED PERMANENT DRAINAGE EASEMENT
- U/E — PROPOSED UTILITY EASEMENT
- U/E — EXISITNG UTILITY EASEMENT

NOTE:
SEE GRADING ENLARGEMENT PLANS FOR PROPOSED CURB TYPES AND LOCATIONS.

SUMMARY OF HARDSCAPE

	ITEM	UNIT	QUANTITY
1	10 FOOT CONCRETE CHANNEL WITH CURB	SY	176

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NO. 19111
09-13-23

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SCALE IN FEET

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0' 10' 20' 40'
SCALE IN FEET

PLAN & PROFILE - STORMLINE 100

SW 10TH STREET & SW F STREET
STORMWATER IMPROVEMENTS

BENTONVILLE, AR

2023

drawn by: KTF
checked by: JDA
approved by: EJS
QA/QC by: EJS
project no.: 021-04210-G
drawing no.: W_STM01_G2104210
date: 09.13.2023

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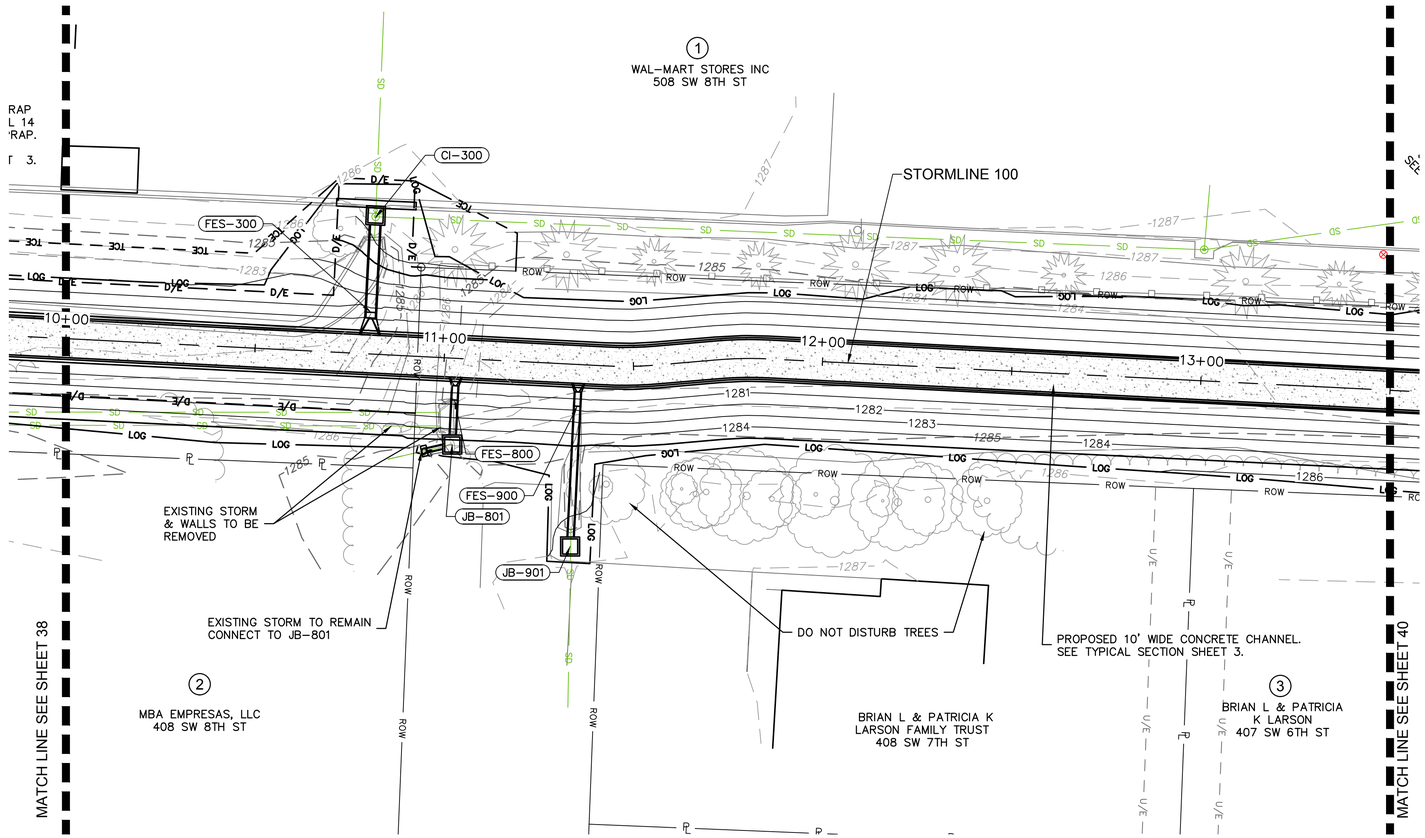

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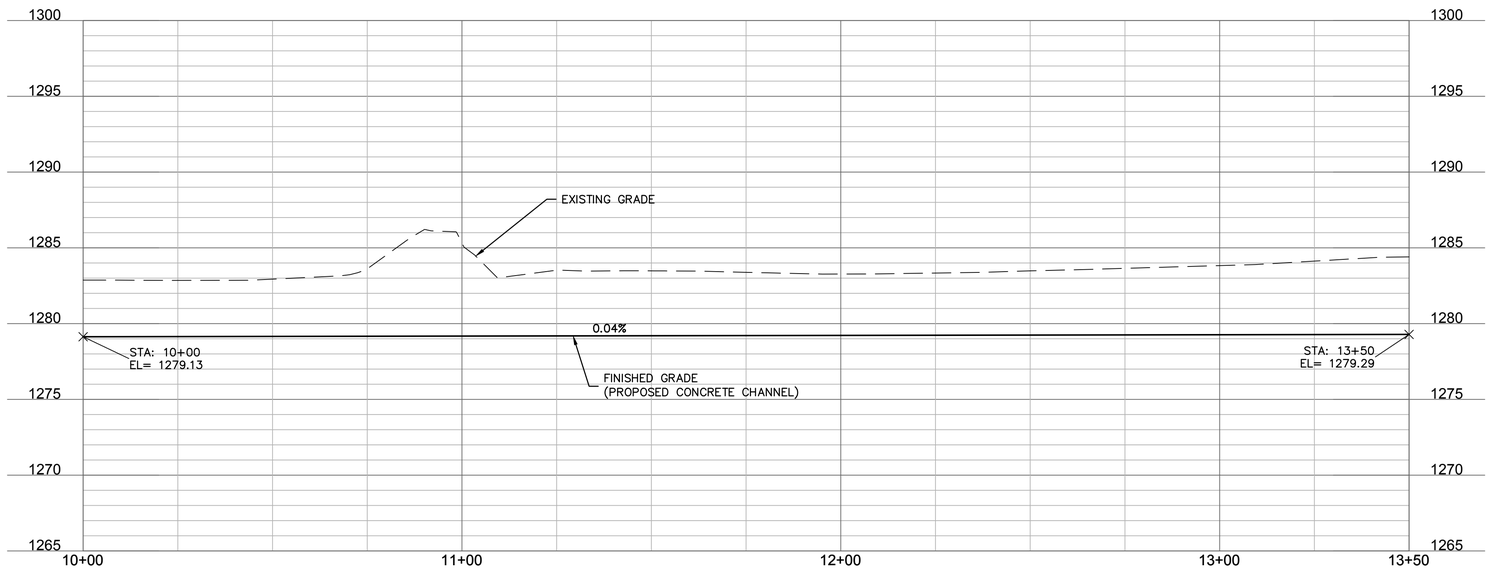

LEGEND

- LIMITS OF GRADING
- ASPHALT STREET
- ASPHALT PAVEMENT REPAIR
- BRICK
- COMMERCIAL DRIVEWAY
- CONCRETE CHANNEL
- CONCRETE STREET
- CONCRETE TRAIL
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- RESIDENTIAL DRIVEWAY
- SIDEWALK
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NOTE:
SEE GRADING ENLARGEMENT PLANS FOR PROPOSED CURB TYPES AND LOCATIONS.

SUMMARY OF HARDSCAPE

	ITEM	UNIT	QUANTITY
1	10 FOOT CONCRETE CHANNEL WITH CURB	SY	428

N

0' 10' 20' 40'
SCALE IN FEET

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10' 5' 2.5' 0'

0' 10' 20' 40'
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NO. 19111
09-13-2023

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REVISIONS

PLAN & PROFILE - STORMLINE 100

SW 10TH STREET & SW F STREET
STORMWATER IMPROVEMENTS

2023

BENTONVILLE, AR

drawn by: KTF
checked by: JDA
approved by: EJS
QA/QC by: EJS
project no.: 021-04210-G
drawing no.: W_STM01_G2104210
date: 09.13.2023

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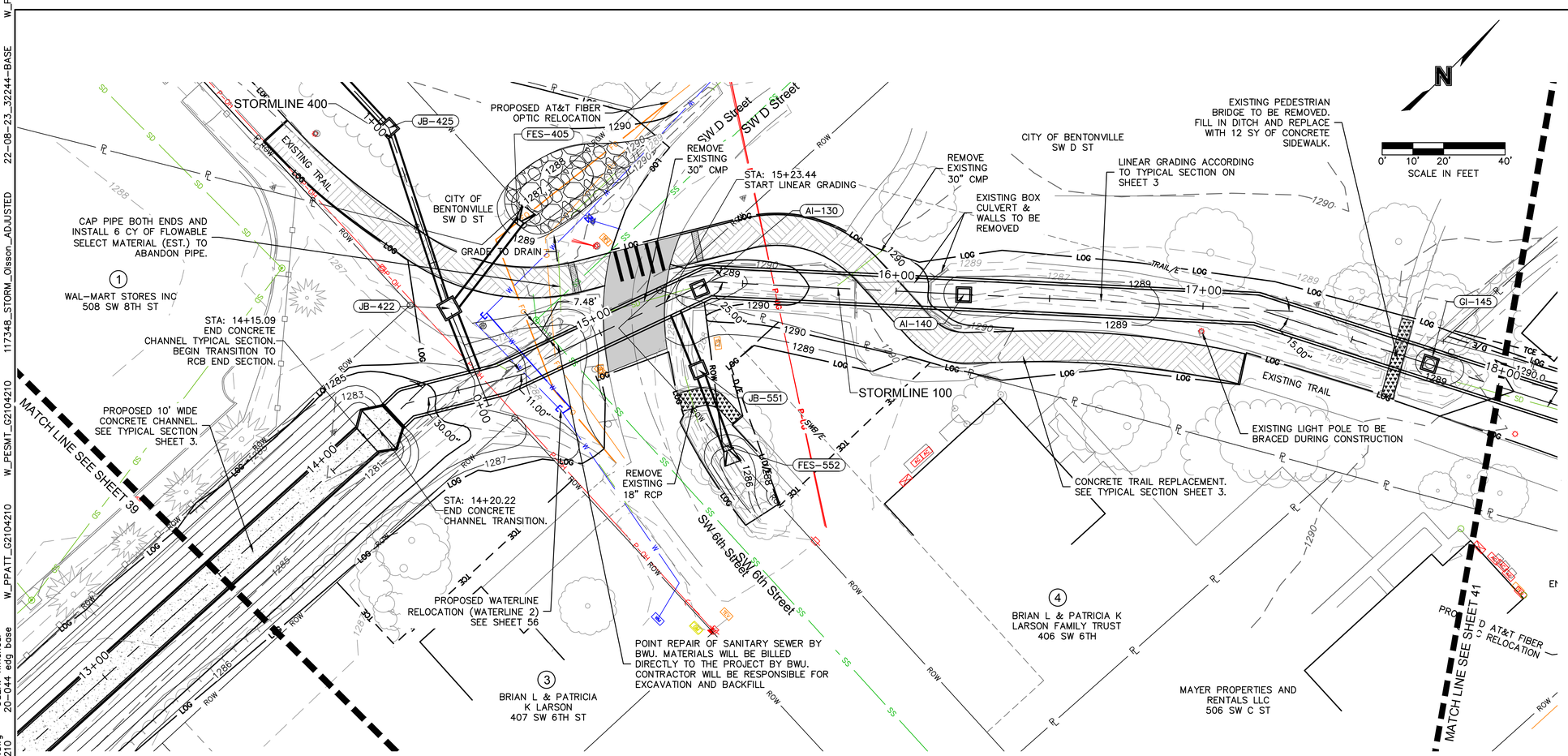

LEGEND

- LIMITS OF GRADING
- ASPHALT STREET
- ASPHALT PAVEMENT REPAIR
- BRICK
- COMMERCIAL DRIVEWAY
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NOTE:
SEE GRADING ENLARGEMENT PLANS FOR PROPOSED CURB TYPES AND LOCATIONS.

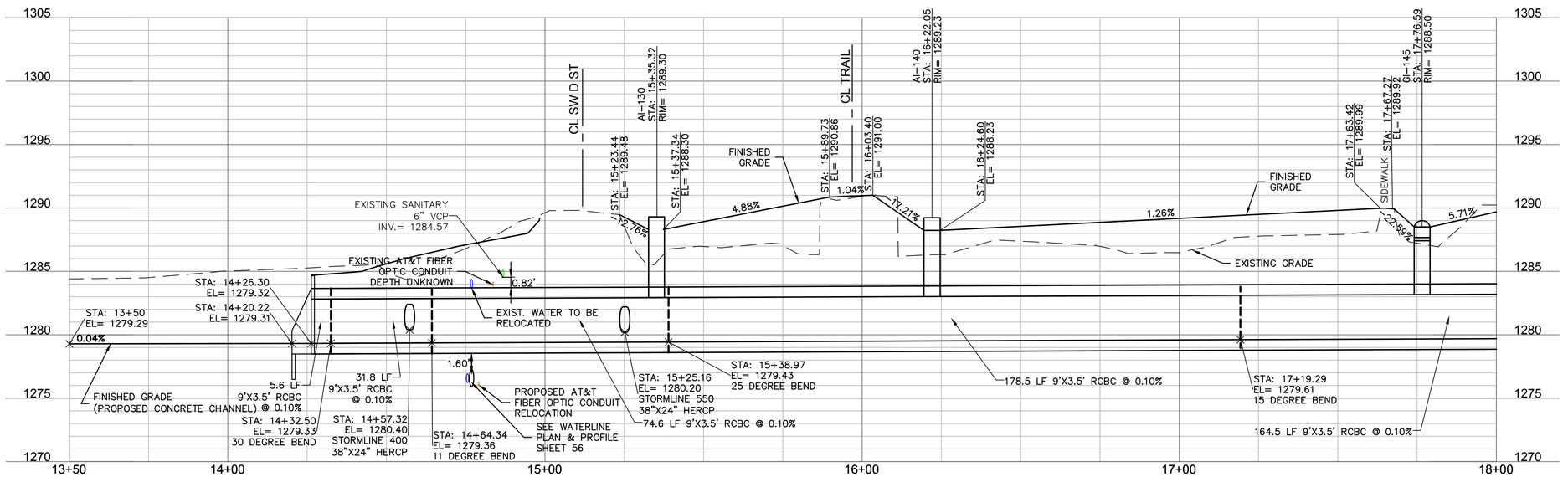
STRUCTURES

ID	DESCRIPTION
AI-130	4'X4' AREA INLET OPEN ALL SIDES 15+35.32, 0.80' RT STORMLINE 100
AI-140	4'X4' AREA INLET OPEN ALL SIDES 16+22.05, 0.12' RT STORMLINE 100
GI-145	4'X4' GRATE INLET (NEENAH R-2560-E2 GRATE) 17+76.59, -0.15' LT STORMLINE 100

SUMMARY OF HARDSCAPE

	ITEM	UNIT	QUANTITY
1	ASPHALT STREET	SY	85
2	CONCRETE TRAIL	SY	360
3	SIDEWALK	SY	24
4	10 FOOT CONCRETE CHANNEL WITH CURB	SY	96

STORMLINE 100 (13+50 - 18+00)



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NO. 19111
09-13-23

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PLAN & PROFILE - STORMLINE 100

SW 10TH STREET & SW F STREET STORMWATER IMPROVEMENTS

BENTONVILLE, AR

2023

drawn by: KTF
checked by: JDA
approved by: EJS
QA/QC by: EJS
project no.: 021-04210-G
drawing no.:W_STM01_G2104210
date: 09.13.2023

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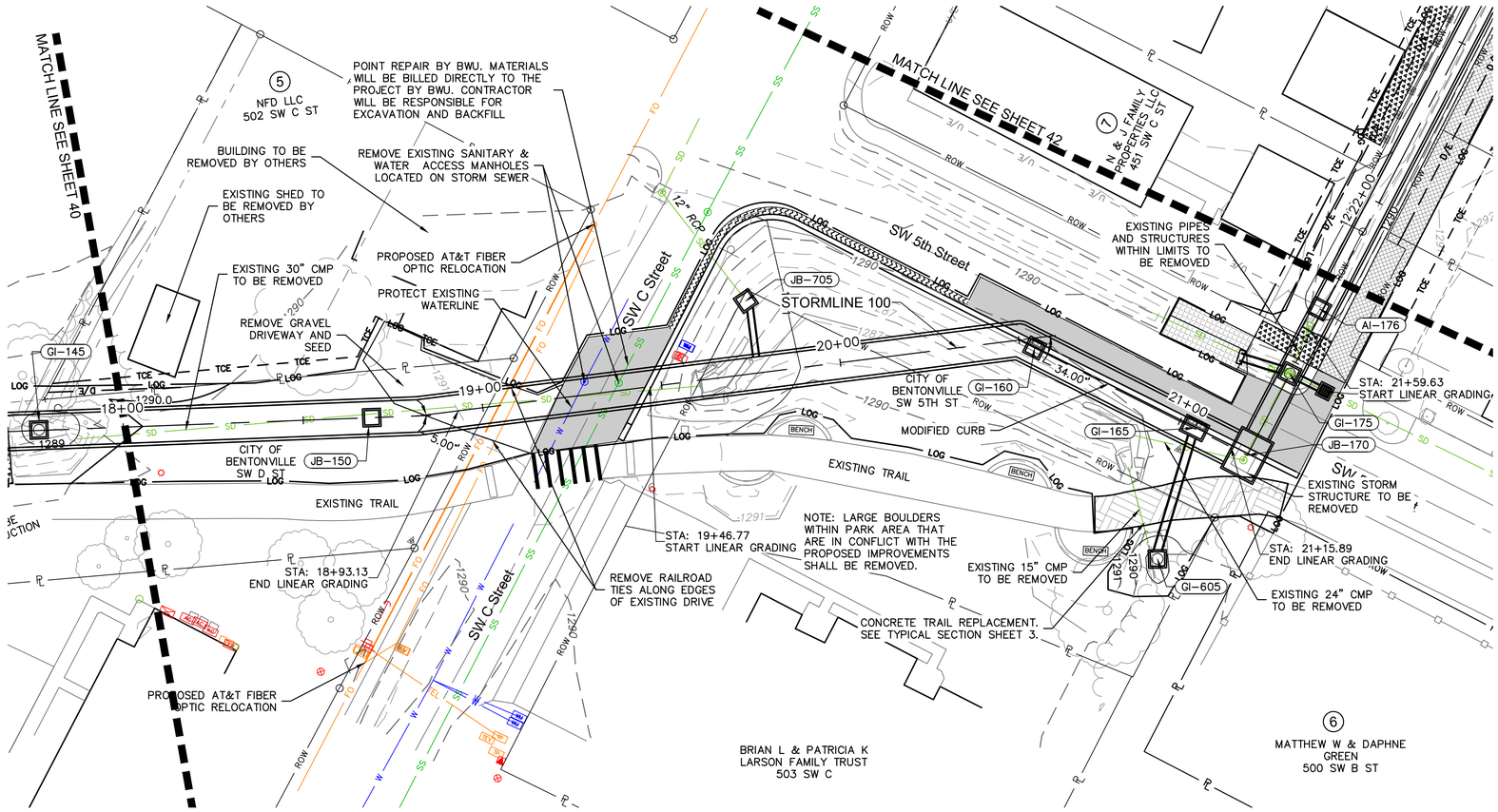

STRUCTURES	
ID	DESCRIPTION
AI–176	4'X4' AREA INLET OPEN N, E, W 21+66.30, –1.00' LT STORMLINE 100
GI–160	4'X4' GRATE INLET (NEENAH R–3408–L GRATE) 20+54.87, 0.03' RT STORMLINE 100
GI–165	6'X4' GRATE INLET (NEENAH R–3408–BL GRATE) 21+04.47, –0.14' LT STORMLINE 100
GI–175	4'X4' GRATE INLET (NEENAH R–2560–E1 GRATE) 21+46.57, 0.00' STORMLINE 100
JB–150	4'X4' JUNCTION BOX, OPEN ON BOTTOM WITH 8" FLANGE ALL AROUND 18+69.01, –0.01' LT STORMLINE 100
JB–170	12X9' JUNCTION BOX 21+20.97, 0.00' STORMLINE 100

LEGEND

- LIMITS OF GRADING
- ASPHALT STREET
- ASPHALT PAVEMENT REPAIR
- BRICK
- COMMERCIAL DRIVEWAY
- CONCRETE CHANNEL
- CONCRETE STREET
- CONCRETE TRAIL
- GRAVEL (CLASS 8 AGGREGATE BASE COURSE)
- RESIDENTIAL DRIVEWAY
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- TCE — PROPOSED TEMPORARY CONSTRUCTION EASEMENT
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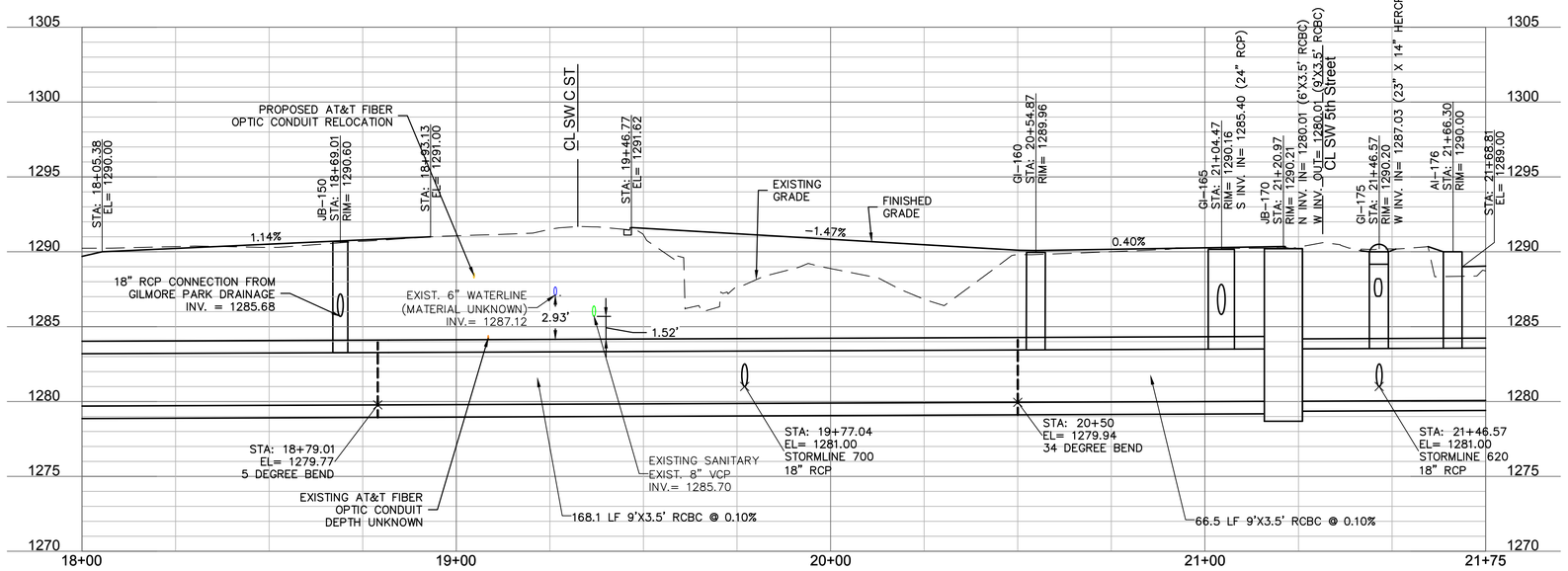
- U/E — PROPOSED UTILITY EASEMENT
- U/E — EXISITNG UTILITY EASEMENT

NOTE:
SEE GRADING ENLARGEMENT PLANS FOR PROPOSED CURB TYPES AND LOCATIONS.

NOTE: CONTRACTOR SHALL MAINTAIN PRIVATE ACCESS TO PARKING LOT AND GARAGES NORTH OF SW 5TH STREET. CONTRACTOR MAY LIMIT THE DURATION OF CLOSURE TO A FEW HOURS IF CLOSURE IS ABSOLUTELY NECESSARY. REFER TO JSP 1001–10.

STORMLINE 100 (18+00 - 21+75)



SUMMARY OF HARDSCAPE			
	ITEM	UNIT	QUANTITY
1	ASPHALT STREET	SY	220
2	ASPHALT PAVEMENT REPAIR	SY	24
3	COMMERCIAL DRIVEWAY	SY	29
4	CONCRETE STREET	SY	23
5	CONCRETE TRAIL	SY	60
6	SIDEWALK	SY	15

NOTE: CONTRACTOR TO COORDINATE SCHEDULE WITH CITY PRIOR TO DEMOLITION OF ANY EXISTING FENCES, PAVEMENT, OR OTHER PERSONAL PROPERTY LOCATED BETWEEN STATION 21+60 AND 26+00. 30 DAYS WRITTEN NOTICE WILL BE REQUIRED PRIOR TO DISTURBANCE OF THIS AREA. ONCE WORK COMMENCES IN THIS AREA, CONTRACTOR IS REQUIRED TO MEET THE SCHEDULE/TIMELINE REQUIREMENTS OF JSP 1001–09. WORK SHOULD START PROMPTLY, 30 DAYS AFTER NOTICE IS GIVEN AND PROGRESS CONTINUOUSLY UNTIL WORK IS COMPLETED IN THE STATION RANGE.

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10' 5' 2.5' 0'
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ERIC JOSEPH SHEETS
NO. 19111
09-13-23

REVISIONS			
REV. NO.	DATE	REVISIONS DESCRIPTION	BY

PLAN & PROFILE - STORMLINE 100

SW 10TH STREET & SW F STREET
STORMWATER IMPROVEMENTS

BENTONVILLE, AR

2023

drawn by: KTF
checked by: JDA
approved by: EJS
QA/QC by: EJS
project no.: 021-04210-G
drawing no.: W_STM01_G2104210
date: 09.13.2023

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DWG: F:\2021\04001-04500\021-04210-G\40-Design\AutoCAD\Final Plans\Sheets\WTRS\W_STM01_G2104210.dwg
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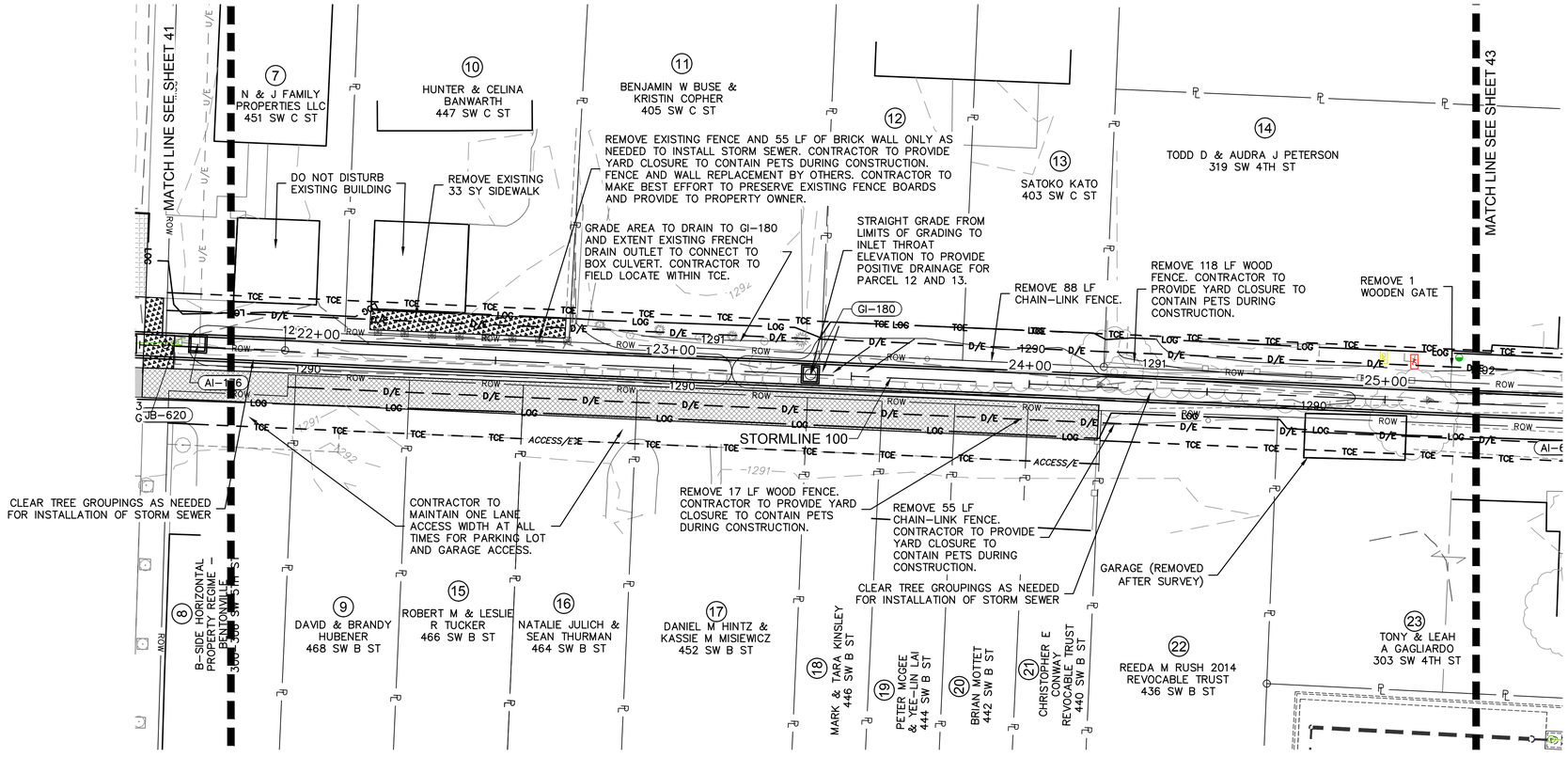
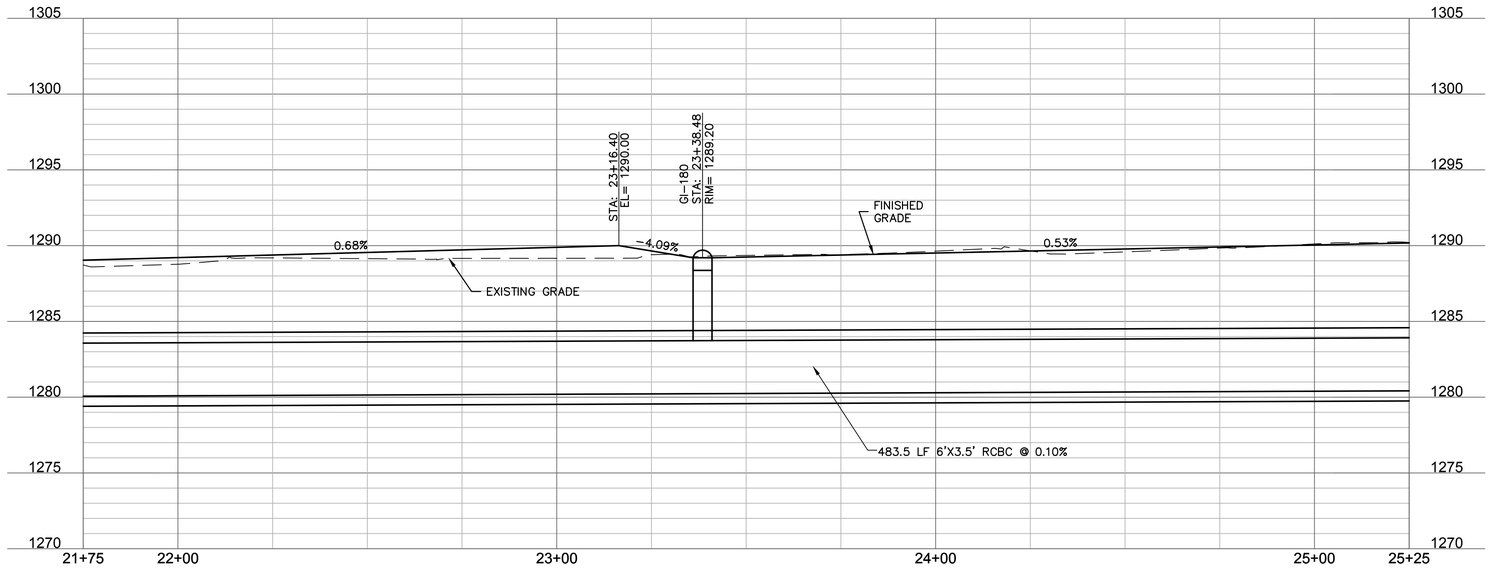


STORMLINE 100 (21+75 - 25+25)



LEGEND

- LIMITS OF GRADING
- ASPHALT STREET
- ASPHALT PAVEMENT REPAIR
- BRICK
- COMMERCIAL DRIVEWAY
- CONCRETE CHANNEL
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- U/E — PROPOSED UTILITY EASEMENT
- U/E — EXISITNG UTILITY EASEMENT

NOTE:
SEE GRADING ENLARGEMENT PLANS FOR PROPOSED CURB TYPES AND LOCATIONS.

STRUCTURES	
ID	DESCRIPTION
GI-180	4'X4' GRATE INLET (NEENAH R-2560-E2 GRATE) 23+38.48, 0.00' STORMLINE 100

N

0' 10' 20' 40'
SCALE IN FEET

SUMMARY OF HARDSCAPE			
	ITEM	UNIT	QUANTITY
1	CONCRETE DRIVEWAY REPLACEMENT	SY	253
2	SIDEWALK	SY	33

NOTE: CONTRACTOR TO COORDINATE SCHEDULE WITH CITY PRIOR TO DEMOLITION OF ANY EXISTING FENCES, PAVEMENT, OR OTHER PERSONAL PROPERTY LOCATED BETWEEN STATION 21+60 AND 26+00. 30 DAYS WRITTEN NOTICE WILL BE REQUIRED PRIOR TO DISTURBANCE OF THIS AREA. ONCE WORK COMMENCES IN THIS AREA, CONTRACTOR IS REQUIRED TO MEET THE SCHEDULE/TIMELINE REQUIREMENTS OF JSP 1001-09. WORK SHOULD START PROMPTLY, 30 DAYS AFTER NOTICE IS GIVEN AND PROGRESS CONTINUOUSLY UNTIL WORK IS COMPLETED IN THE STATION RANGE.

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
NO. 19111
ERIC JOSEPH SHOCK
09-13-23

REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

PLAN & PROFILE - STORMLINE 100

SW 10TH STREET & SW F STREET
STORMWATER IMPROVEMENTS

BENTONVILLE, AR

2023

drawn by: KTF
checked by: JDA
approved by: EJS
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project no.: 021-04210-G
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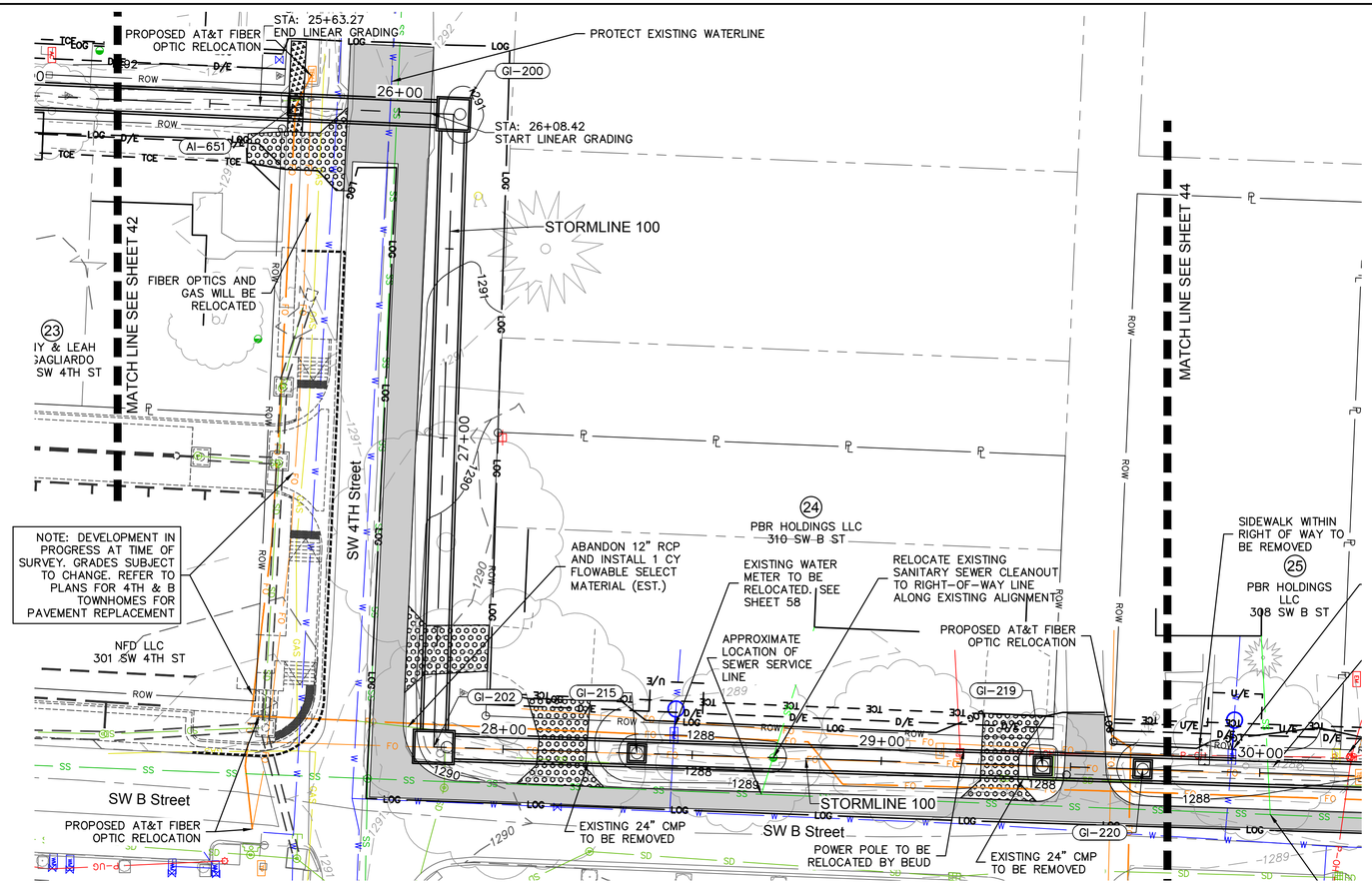
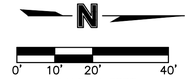




STRUCTURES	
ID	DESCRIPTION
GI-200	8'X8' GRATE INLET (NEENAH R-2560-E2 GRATE) 26+14.46, 0.00' STORMLINE 100
GI-202	8'X10' JUNCTION BOX WITH NEENAH R-2560-E2 GRATE 27+81.70, 0.00' STORMLINE 100
GI-215	4'X4' GRATE INLET (NEENAH R-2560-E2 GRATE) 28+35.37, -0.03' LT STORMLINE 100
GI-219	4'X4' GRATE INLET (NEENAH R-2560-E2 GRATE) 29+42.65, -0.02' LT STORMLINE 100
GI-220	4'X4' GRATE INLET (NEENAH R-2560-E2 GRATE) 29+69.07, -0.02' LT STORMLINE 100

SUMMARY OF HARDSCAPE			
	ITEM	UNIT	QUANTITY
1	ASPHALT STREET	SY	379
2	GRAVEL	SY	135
3	SIDEWALK	SY	10

LEGEND

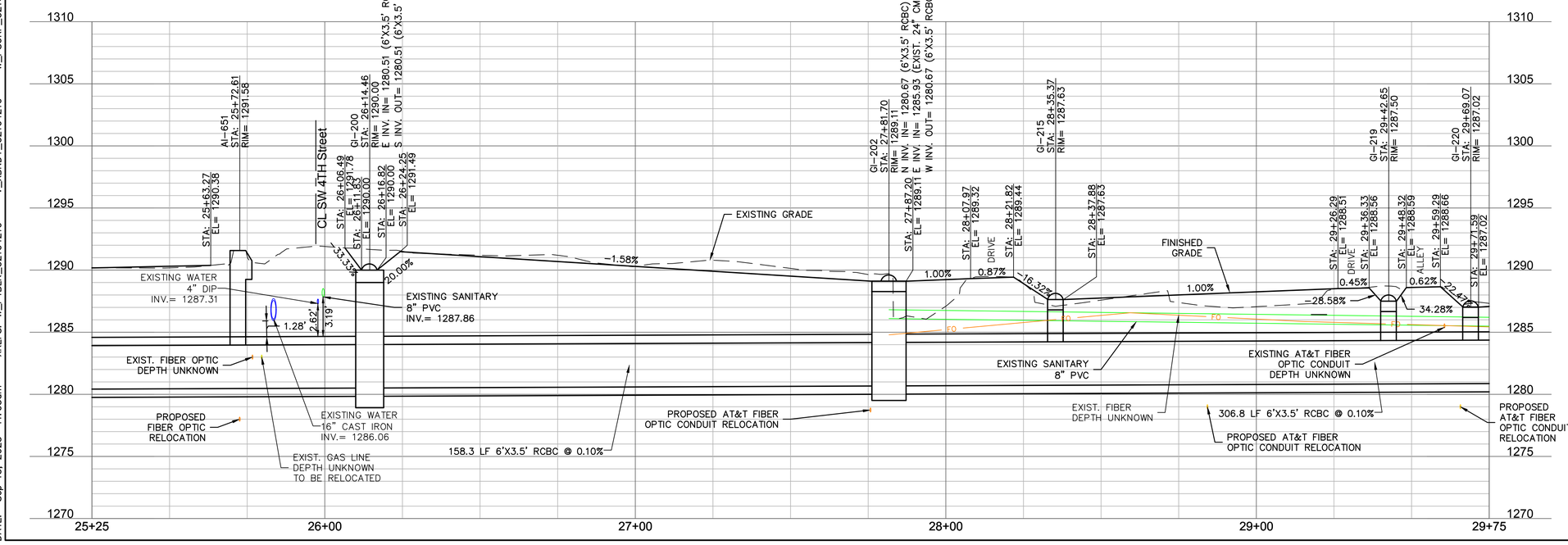
- LIMITS OF GRADING
- ASPHALT STREET
- ASPHALT PAVEMENT REPAIR
- BRICK
- COMMERCIAL DRIVEWAY
- CONCRETE CHANNEL
- CONCRETE STREET
- CONCRETE TRAIL
- GRAVEL (CLASS 8 AGGREGATE BASE COURSE)
- RESIDENTIAL DRIVEWAY
- SIDEWALK
- TCE — PROPOSED TEMPORARY CONSTRUCTION EASEMENT
- D/E — PROPOSED PERMANENT DRAINAGE EASEMENT
- U/E — PROPOSED UTILITY EASEMENT
- U/E — EXISITNG UTILITY EASEMENT

NOTE:
SEE GRADING ENLARGEMENT PLANS FOR PROPOSED CURB TYPES AND LOCATIONS.

NOTE: EXACT LOCATIONS OF SERVICE LINES FOR WATER, SEWER, GAS, AND OTHER UTILITIES ARE UNKNOWN. APPROXIMATE LOCATIONS PROVIDED ARE BASED AS BEST AVAILABLE INFORMATION AND SHOULD BE FIELD VERIFIED BY THE CONTRACTOR

NOTE: CONTRACTOR TO COORDINATE SCHEDULE WITH CITY PRIOR TO DEMOLITION OF ANY EXISTING FENCES, PAVEMENT, OR OTHER PERSONAL PROPERTY LOCATED BETWEEN STATION 21+60 AND 26+00. 30 DAYS WRITTEN NOTICE WILL BE REQUIRED PRIOR TO DISTURBANCE OF THIS AREA. ONCE WORK COMMENCES IN THIS AREA, CONTRACTOR IS REQUIRED TO MEET THE SCHEDULE/TIMELINE REQUIREMENTS OF JSP 1001-09. WORK SHOULD START PROMPTLY, 30 DAYS AFTER NOTICE IS GIVEN AND PROGRESS CONTINUOUSLY UNTIL WORK IS COMPLETED IN THE STATION RANGE.

STORMLINE 100 (25+25 - 29+75)



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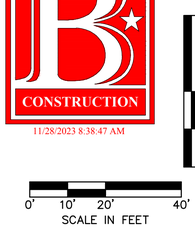

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
ERIC JOSEPH SHEETS
NO. 19111
09-13-23

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

REVISIONS

PLAN & PROFILE - STORMLINE 100

SW 10TH STREET & SW F STREET
STORMWATER IMPROVEMENTS

2023

BENTONVILLE, AR

drawn by: KTF
checked by: JDA
approved by: EJS
QA/QC by: EJS
project no.: 021-04210-G
drawing no.: W_STM01_G2104210
date: 09.13.2023

SHEET
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W_PPATT_G2104210 W_PESMT_G2104210 117348_STORM_Olsson_ADJUSTED 22-08-23_32244-BASE W_PBASE
USER: nmcneal
20-044 edg base

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USER: eshelton 20-044 edg base
W_PPATT_G2104210 W_PESMT_G2104210 117348_STORM_Olsson_ADJUSTED 22-08-23_32244-BASE W_PBASE

MATCH LINE SEE SHEET 43

SIDEWALK WITHIN RIGHT OF WAY TO BE REMOVED

25 PBR HOLDINGS LLC 308 SW B ST

EXISTING WATER METER TO BE RELOCATED. SEE SHEET 58

REMOVE 34 LF CHAIN-LINK FENCE

POWER POLE TO BE RELOCATED BY BEUD

26 JESSIE A WAGNER FAMILY TRUST 306 SW B ST

27 JUSTIN PURKEY & FRANCISCO SERPA 304 SW B ST

STA: 0+29.71 END LINEAR GRADING

STORMLINE 510

STA: 0+09.07 START LINEAR GRADING

ADJUST SANITARY SEWER CLEANOUT TO ROW LINE

28 PHILIP H & LESLEY E HERR 301 SW 3RD ST

ALL EXISTING UTILITIES IN THIS AREA TO BE RELOCATED

POWER POLE TO BE RELOCATED BY BEUD

STA: 32+53.10 END LINEAR GRADING

EXISTING WATER METERS (2) TO BE RELOCATED. SEE SHEET 58

STORMLINE 100

4'X3' RCBC CONNECTION BY OTHERS

GRAVEL DRIVE BY OTHERS

GRADE DITCH TO DRAIN TO GI-245 3' X 0.5' SIDE OPENING AT 1286.60'. GRADING IS INCIDENTAL TO GI-245

DO NOT DISTURB EXISTING RAMP

JB-224

GI-245

AI-225

JB-235

CI-250

EXISTING 24" CMP TO BE REMOVED

EXISTING 18" CMP TO BE REMOVED

SW B Street

POINT REPAIR OF SANITARY SEWER BY BWU. MATERIALS WILL BE BILLED DIRECTLY TO THE PROJECT BY BWU. CONTRACTOR WILL BE RESPONSIBLE FOR EXCAVATION AND BACKFILL

EXISTING FIRE HYDRANT TO BE RELOCATED. SEE SHEET 57

EXISTING INLET TO REMAIN

PROPOSED WATERLINE RELOCATION (WATERLINE 3) SEE SHEET 57

OFF CENTER CONNECTION AT JB-235 TO FACILITATE EXISTING STORM SEWER. INSTALL CONCRETE COLLAR AND 3 LF OF 15" RCP TO EXTEND STORM SEWER TO CONNECT TO JB-235 AT ELEV. = 1286.43

TYPE "A" CURB

REMOVE 12" RCP TO EDGE OF ROW. CAP OPEN ENDS OF EXISTING PIPES. INSTALL 1 CY FLOWABLE SELECT MATERIAL (EST.) TO ABANDON PIPE.

APPROXIMATE LOCATIONS OF SEWER SERVICE LINES TO BE FIELD VERIFIED

PROPOSED AT&T FIBER OPTIC RELOCATION

EXISTING 18" CMP TO BE REMOVED AND ABANDONED AS NEEDED

HAZEL MATKINS REVOCABLE TRUST SW B ST

OFF CENTER PIPE CONNECTIONS AT GI-245 AND CI-250 TO FACILITATE CLEARANCE WITH WATER LINE

EXISTING STORM STRUCTURE TO BE REMOVED

1 34 FIRST BAPTIST CHURCH OF BENTONVILLE 200 SW A ST

N

0' 10' 20' 40'
SCALE IN FEET

STRUCTURES	
ID	DESCRIPTION
FES-510	18" RCP FLARED END SECTION (WITH TOEWALL) 0+20, 0.00' STORMLINE 510

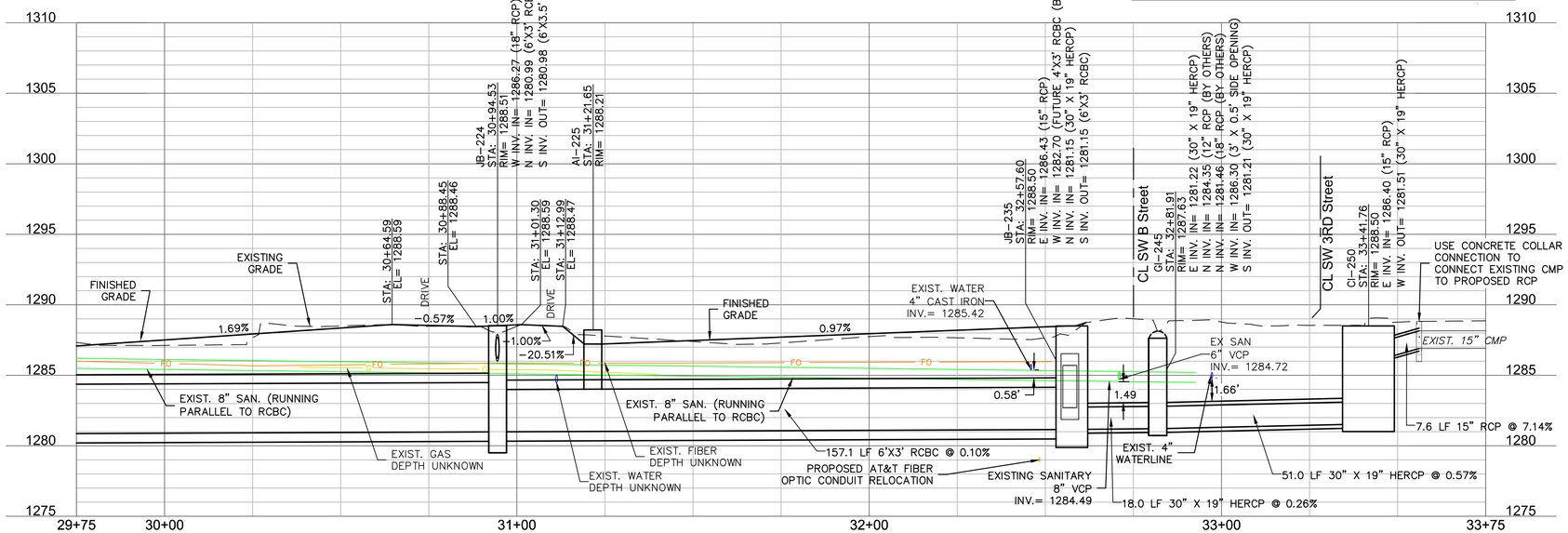
STRUCTURES	
ID	DESCRIPTION
AI-225	4'X4' AREA INLET (OPEN N, E & W) 31+21.65, -0.01' LT STORMLINE 100
CI-250	9' X 10' COMBINATION INLET (NEENAH R-3295-3L GRATE) 33+41.76, 0.00' STORMLINE 100
GI-245	9' X 4' GRATE INLET (NEENAH R-2560-E2 GRATE AND OPEN W) 32+81.91, -2.28' LT STORMLINE 100

STRUCTURES	
ID	DESCRIPTION
JB-224	4'X8' JUNCTION BOX 30+94.53, 0.00' STORMLINE 100
JB-235	8'X8' JUNCTION BOX WITH MANHOLE RISER 32+57.60, 0.00' STORMLINE 100

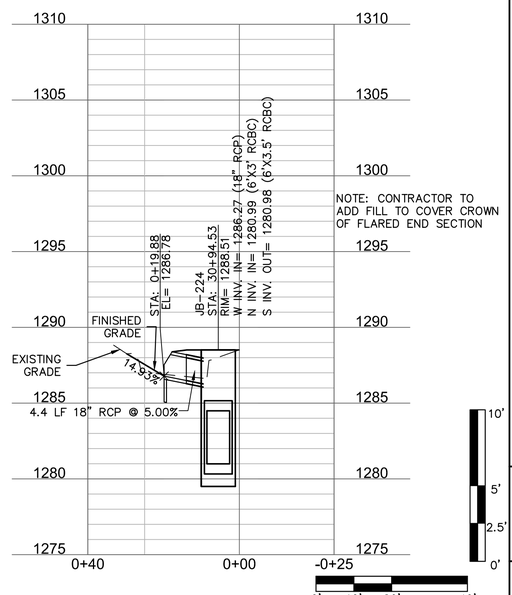
SUMMARY OF HARDSCAPE			
	ITEM	UNIT	QUANTITY
1	ASPHALT STREET	SY	314
2	RESIDENTIAL DRIVEWAY REPLACEMENT	SY	57
3	GRAVEL	SY	17
5	SIDEWALK	SY	108

NOTE: EXACT LOCATIONS OF SERVICE LINES FOR WATER, SEWER, GAS, AND OTHER UTILITIES ARE UNKNOWN. APPROXIMATE LOCATIONS PROVIDED ARE BASED AS BEST AVAILABLE INFORMATION AND SHOULD BE FIELD VERIFIED BY THE CONTRACTOR

STORMLINE 100 (29+75 - 33+75)



STORMLINE 510 (-0+25 - 0+40)



NOTE: CONTRACTOR TO ADD FILL TO COVER CROWN OF FLARED END SECTION

10' 5' 2.5' 0'
0' 10' 20' 40'
SCALE IN FEET

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11/28/2023 8:38:47 AM

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
JOSEPH SHOCK
NO. 19111
11.01.2023

REVISIONS			
REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	10.31.2023	Miscellaneous updates	EMPS

PLAN & PROFILE - STORMLINES 100 & 510

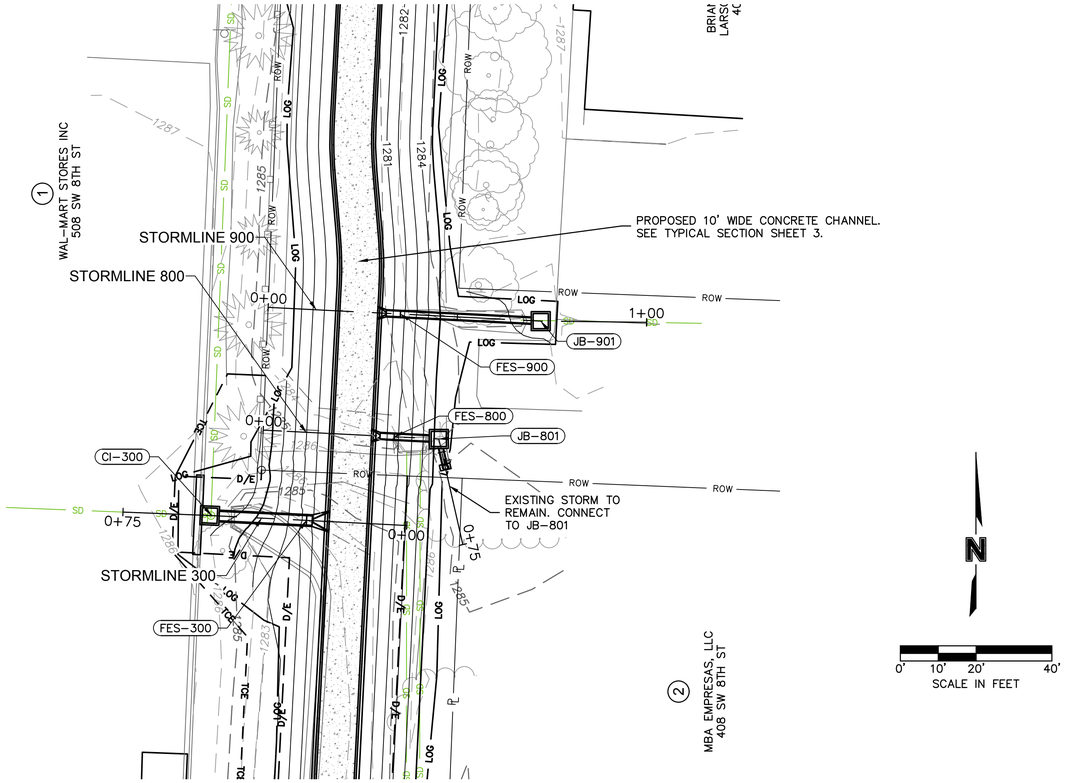
SW 10TH STREET & SW F STREET
STORMWATER IMPROVEMENTS

BENTONVILLE, AR

2023

drawn by: KTE
checked by: JDA
approved by: EJS
QA/QC by: EJS
project no.: 021-04210-G
drawing no.: W_STM01_G2104210
date: 09.13.2023

SHEET 44 of 71



LEGEND

- LIMITS OF GRADING
- ASPHALT STREET
- ASPHALT PAVEMENT REPAIR
- BRICK
- COMMERCIAL DRIVEWAY
- CONCRETE CHANNEL
- CONCRETE STREET
- CONCRETE TRAIL
- GRAVEL (CLASS 8 AGGREGATE BASE COURSE)
- RESIDENTIAL DRIVEWAY
- SIDEWALK
- TCE — PROPOSED TEMPORARY CONSTRUCTION EASEMENT
- D/E — PROPOSED PERMANENT DRAINAGE EASEMENT
- U/E — PROPOSED UTILITY EASEMENT
- U/E — EXISITNG UTILITY EASEMENT

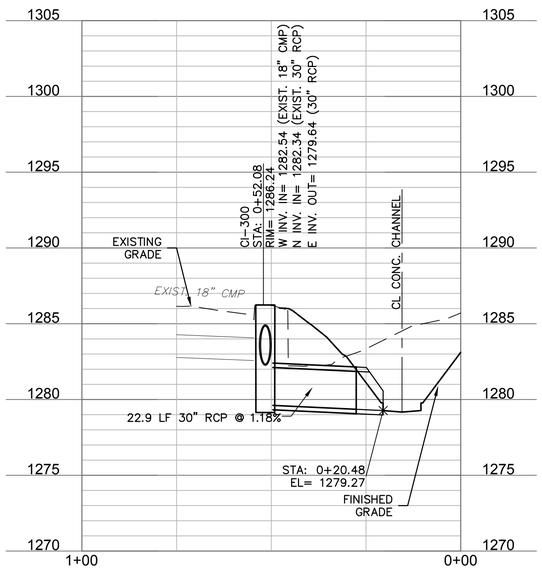
NOTE:
SEE GRADING ENLARGEMENT PLANS FOR PROPOSED CURB TYPES AND LOCATIONS.

STRUCTURES	
ID	DESCRIPTION
CI-300	4'X4' CURB INLET (NON-SETBACK) 0+52.08, -0.02' LT STORMLINE 300
FES-300	30" RCP FLARED END SECTION 0+26.50, 0.01' RT STORMLINE 300

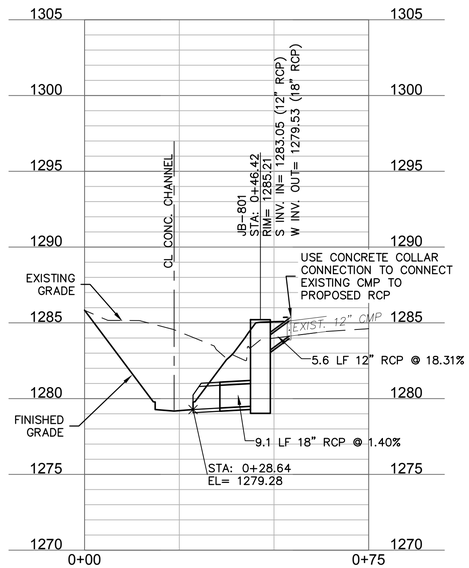
STRUCTURES	
ID	DESCRIPTION
FES-800	18" RCP FLARED END SECTION 0+34.64, 0.00' STORMLINE 800
JB-801	4'X4' JUNCTION BOX 0+46.42, 0.00' STORMLINE 800

STRUCTURES	
ID	DESCRIPTION
FES-900	18" RCP FLARED END SECTION 0+34.96, 0.00' STORMLINE 900
JB-901	4'X4' JUNCTION BOX 0+72.04, 0.00' STORMLINE 900

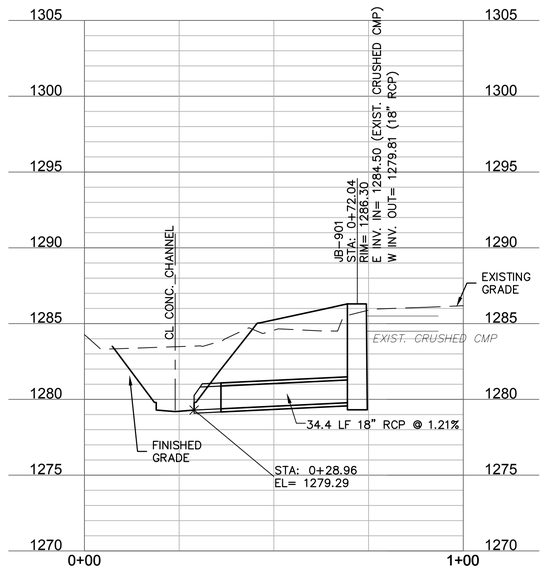
STORMLINE 300 (0+00 - 1+00)



STORMLINE 800 (0+00 - 0+75)



STORMLINE 900 (0+00 - 1+00)



NOTE: CONTRACTOR TO ADD FILL TO COVER CROWN OF FLARED END SECTIONS

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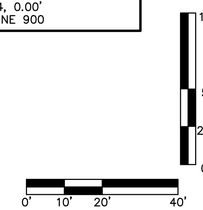

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
ERIC JOSEPH SHEETS
NO. 19111
09-13-23

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

REVISIONS

PLAN & PROFILE - STORMLINES 300, 800 & 900

SW 10TH STREET & SW F STREET
STORMWATER IMPROVEMENTS

BENTONVILLE, AR

2023

drawn by: KTF
checked by: JDA
approved by: EJS
QA/QC by: EJS
project no.: 021-04210-G
drawing no.: W_STM01_G2104210
date: 09.13.2023

SHEET
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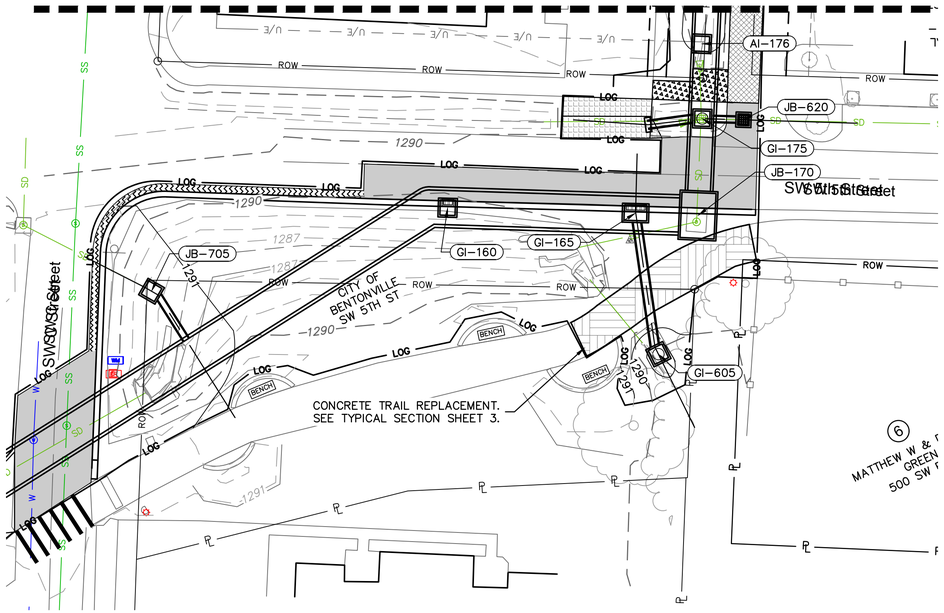
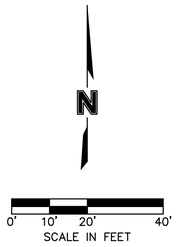
USER: nmcneal
20-044 edg base



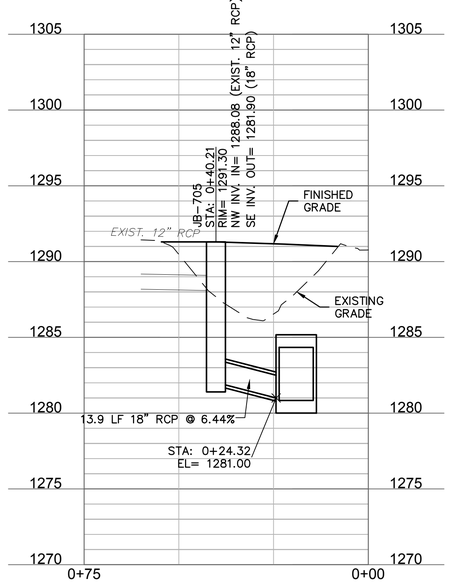


LEGEND

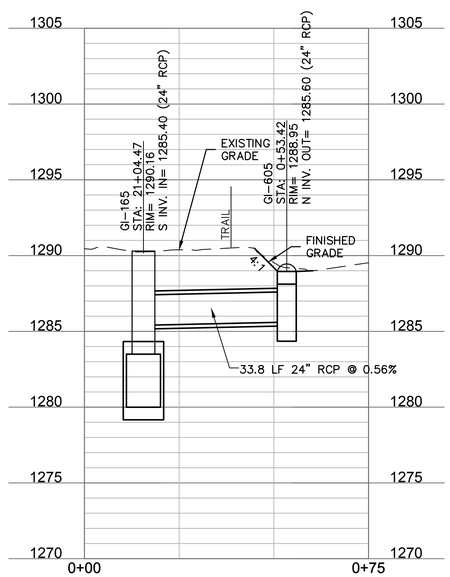
- LIMITS OF GRADING
- ASPHALT STREET
- ASPHALT PAVEMENT REPAIR
- BRICK
- COMMERCIAL DRIVEWAY
- CONCRETE CHANNEL
- CONCRETE STREET
- CONCRETE TRAIL
- GRAVEL (CLASS 8 AGGREGATE BASE COURSE)
- RESIDENTIAL DRIVEWAY
- SIDEWALK
- TCE — PROPOSED TEMPORARY CONSTRUCTION EASEMENT
- D/E — PROPOSED PERMANENT DRAINAGE EASEMENT
- U/E — PROPOSED UTILITY EASEMENT
- U/E — EXISITNG UTILITY EASEMENT

NOTE:
SEE GRADING ENLARGEMENT PLANS FOR PROPOSED CURB TYPES AND LOCATIONS.

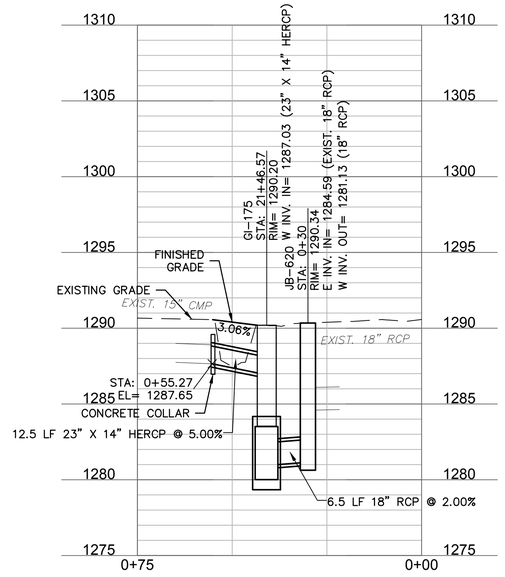
STORMLINE 700 (0+00 - 0+75)



STORMLINE 600 (0+00 - 0+75)



STORMLINE 610 (0+00 - 0+75)

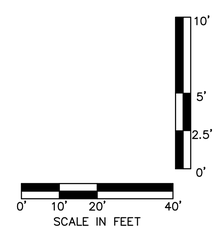


STRUCTURES	
ID	DESCRIPTION
GI-605	4'X4' GRATE INLET (NEENAH R-2560-E2 GRATE) 0+53.42, 0.00' STORMLINE 600

STRUCTURES	
ID	DESCRIPTION
JB-620	3'X3' JUNCTION BOX 0+30, 0.02' RT STORMLINE 610

STRUCTURES	
ID	DESCRIPTION
JB-705	4'X4' JUNCTION BOX 0+40.21, 0.00' STORMLINE 700

APPROVED FOR CONSTRUCTION
11/28/2023 8:38:47 AM



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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
NO. 19111
ERIC JOSEPH SLOTTOW
09-13-23

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

REVISIONS

PLAN & PROFILE - STORMLINES 600, 610, 620 & 700

SW 10TH STREET & SW F STREET
STORMWATER IMPROVEMENTS

BENTONVILLE, AR

2023

drawn by: KTF
checked by: JDA
approved by: EJS
QA/QC by: EJS
project no.: 021-04210-G
drawing no.: W_STM01_G2104210
date: 09.13.2023

SHEET
46 of 71

DWG: F:\2021\04001-04500\021-04210-G\40-Design\AutoCAD\Final Plans\Sheets\WTRS\W_STM01_G2104210.dwg
DATE: Sep 13, 2023 11:05am
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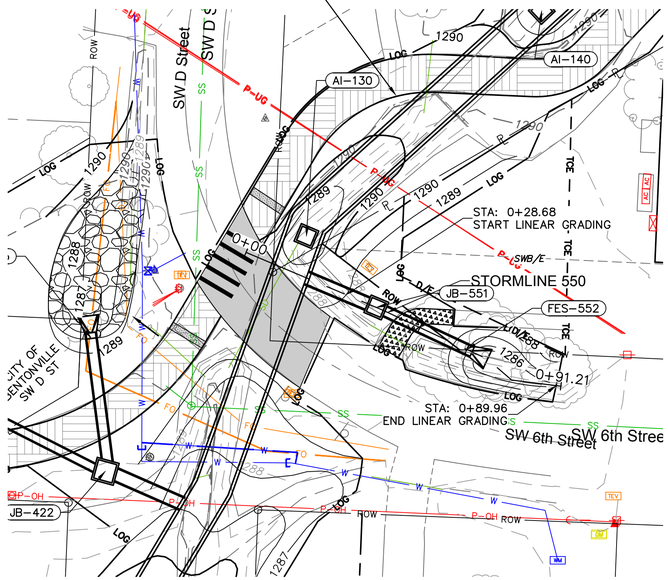
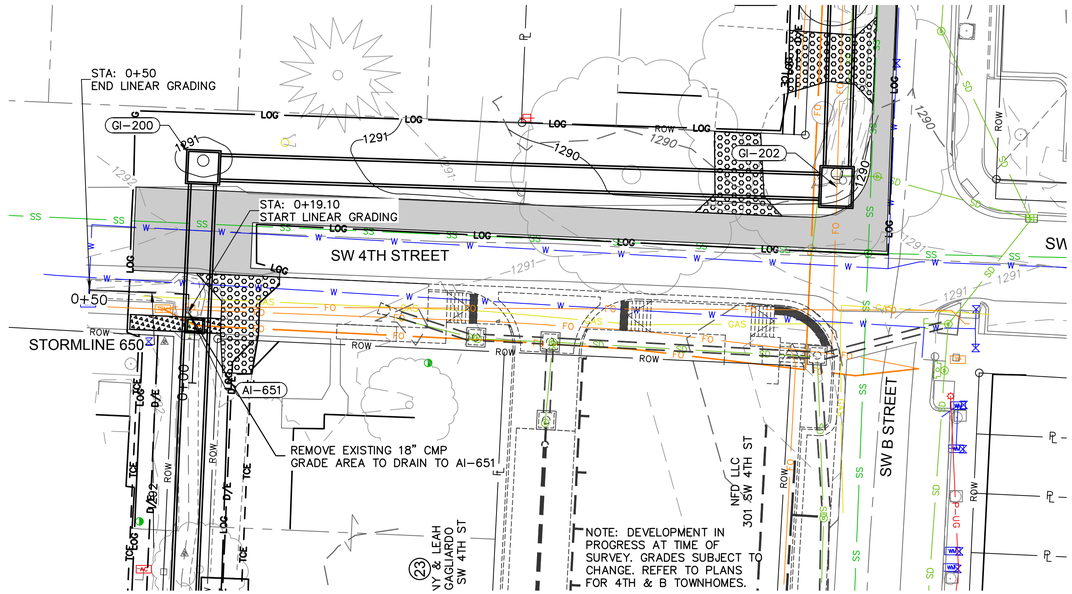
USER: nmcneal
20-044 edg base

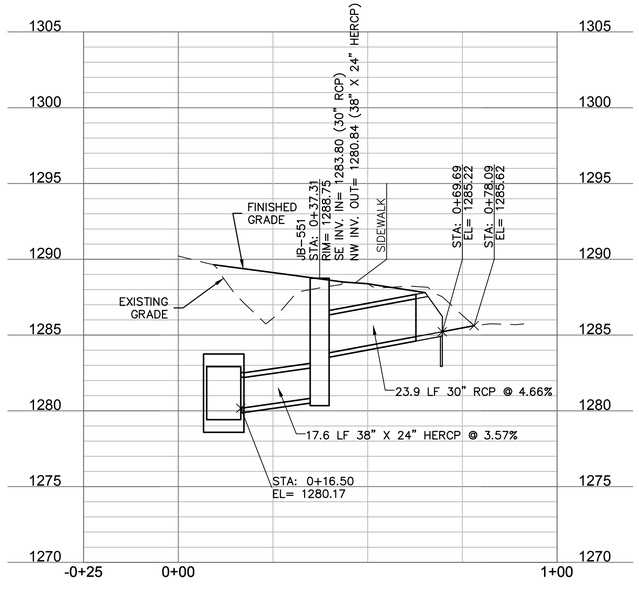
STRUCTURES	
ID	DESCRIPTION
FES-552	30" RCP FLARED END SECTION (WITH TOEWALL) 0+63.69, 0.00' STORMLINE 550
JB-551	4'X4' JUNCTION BOX 0+37.31, 0.00' STORMLINE 550

STRUCTURES	
ID	DESCRIPTION
AI-651	4' X 3' AREA INLET 25+72.61, -0.33' LT STORMLINE 100

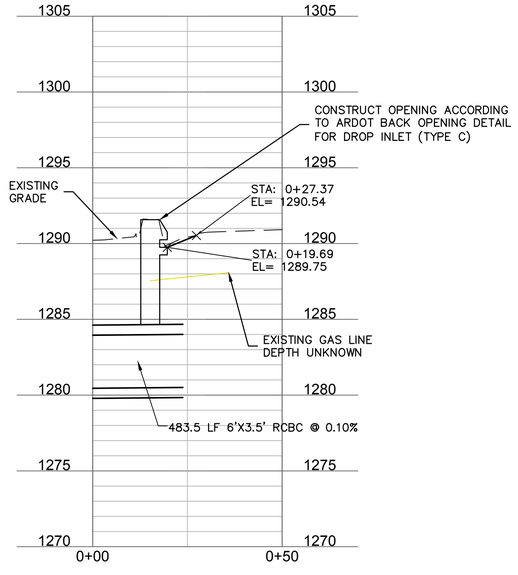


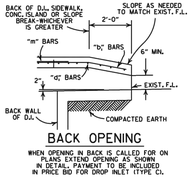


STORMLINE 550 (-0+25 - 1+00)



STORMLINE 650 (0+00 - 0+50)





LEGEND	
	LIMITS OF GRADING
	ASPHALT STREET
	ASPHALT PAVEMENT REPAIR
	BRICK
	COMMERCIAL DRIVEWAY
	CONCRETE CHANNEL
	CONCRETE STREET
	CONCRETE TRAIL
	GRAVEL (CLASS 8 AGGREGATE BASE COURSE)
	RESIDENTIAL DRIVEWAY
	SIDEWALK
TCE	PROPOSED TEMPORARY CONSTRUCTION EASEMENT
D/E	PROPOSED PERMANENT DRAINAGE EASEMENT
U/E	PROPOSED UTILITY EASEMENT
U/E	EXISITNG UTILITY EASEMENT

NOTE:
SEE GRADING ENLARGEMENT PLANS FOR PROPOSED CURB TYPES AND LOCATIONS.

N

0' 10' 20' 40'
SCALE IN FEET

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11/28/2023 8:38:47 AM

10'
5'
2.5'
0'
0' 10' 20' 40'
SCALE IN FEET

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TEL 479.443.3404
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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
ERIC JOSEPH SHEETS
NO. 19111
09-13-23

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

REVISIONS

PLAN & PROFILE - STORMLINES 500, 550 & 650

SW 10TH STREET & SW F STREET
STORMWATER IMPROVEMENTS

BENTONVILLE, AR

2023

drawn by: KTF
checked by: JDA
approved by: EJS
QA/QC by: EJS
project no.: 021-04210-G
drawing no.: W_STM01_G2104210
date: 09.13.2023

SHEET
47 of 71

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USER: nmcneal
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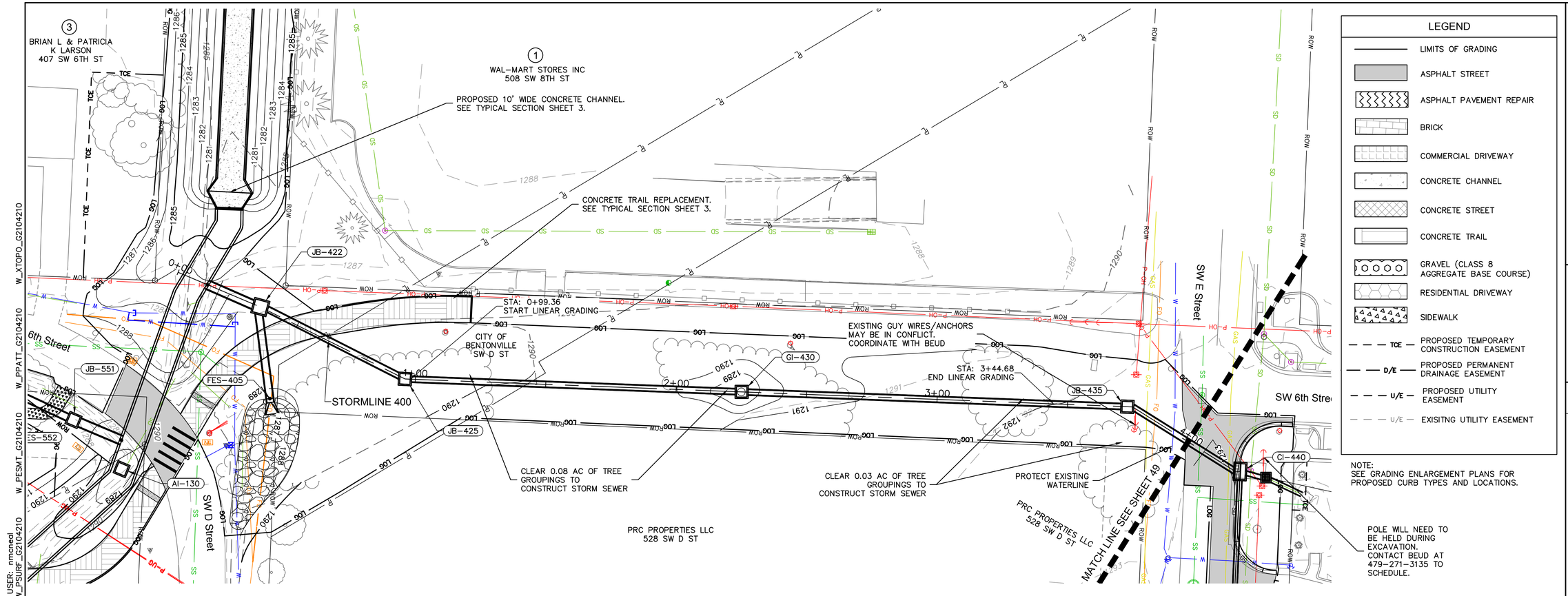
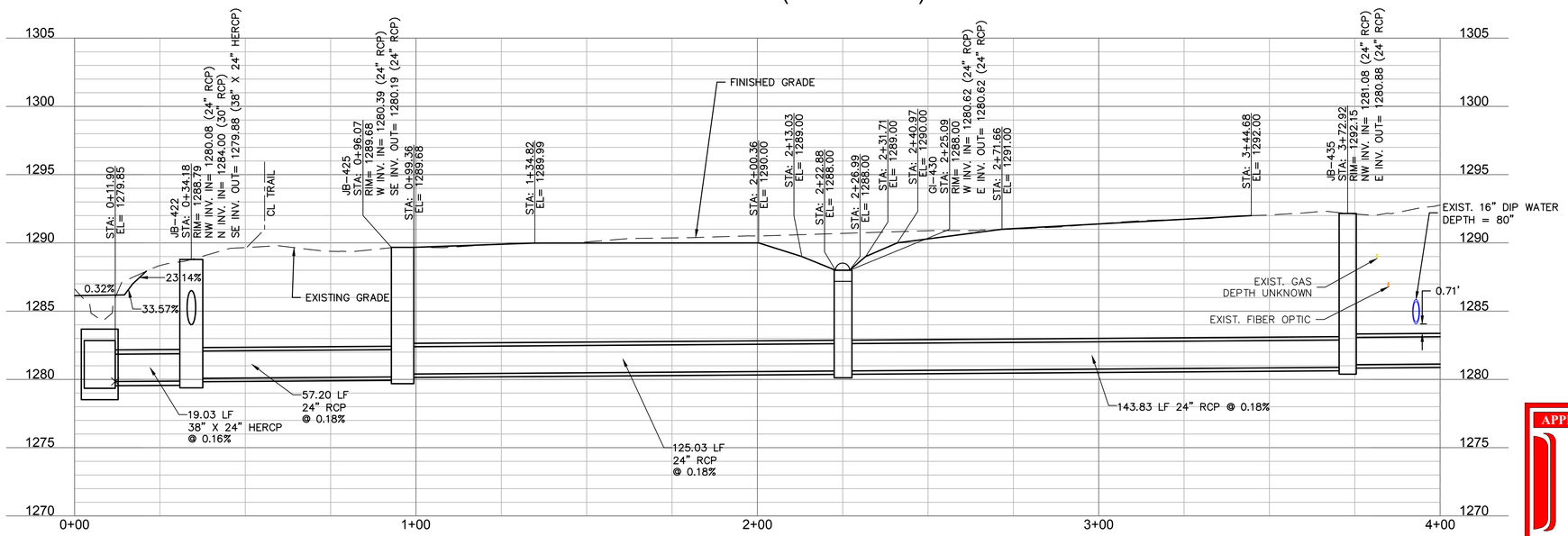


STORMLINE 400 (0+00 - 4+00)



SUMMARY OF HARDSCAPE			
	ITEM	UNIT	QUANTITY
1	ASPHALT STREET	SY	14

STRUCTURES	
ID	DESCRIPTION
GI-430	4' X 4' GRATE INLET (NEENAH R-2560-E2 GRATE) 2+25.09, 0.00' LT STORMLINE 400
JB-422	5'X5' JUNCTION BOX 0+34.18, 0.00' STORMLINE 400
JB-425	4'X4' JUNCTION BOX 0+96.07, 0.00' STORMLINE 400
JB-435	4'X4' JUNCTION BOX 3+72.92, 0.00' STORMLINE 400

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10' 5' 2.5' 0'
0' 10' 20' 40'
SCALE IN FEET

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
NO. 19111
ERIC JOSEPH SHOTT
09-13-23

REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

PLAN & PROFILE - STORMLINE 400
SW 10TH STREET & SW F STREET
STORMWATER IMPROVEMENTS
BENTONVILLE, AR
2023

drawn by: KTF
checked by: JDA
approved by: EJS
QA/QC by: EJS
project no.: 021-04210-G
drawing no.: W_STM02_G2104210
date: 09.13.2023

SHEET
48 of 71

USER: nmcneal
W_PSURF_G2104210 W_PBTLK_G2104210 W_PESMT_G2104210 W_PPATT_G2104210 W_XTOPO_G2104210
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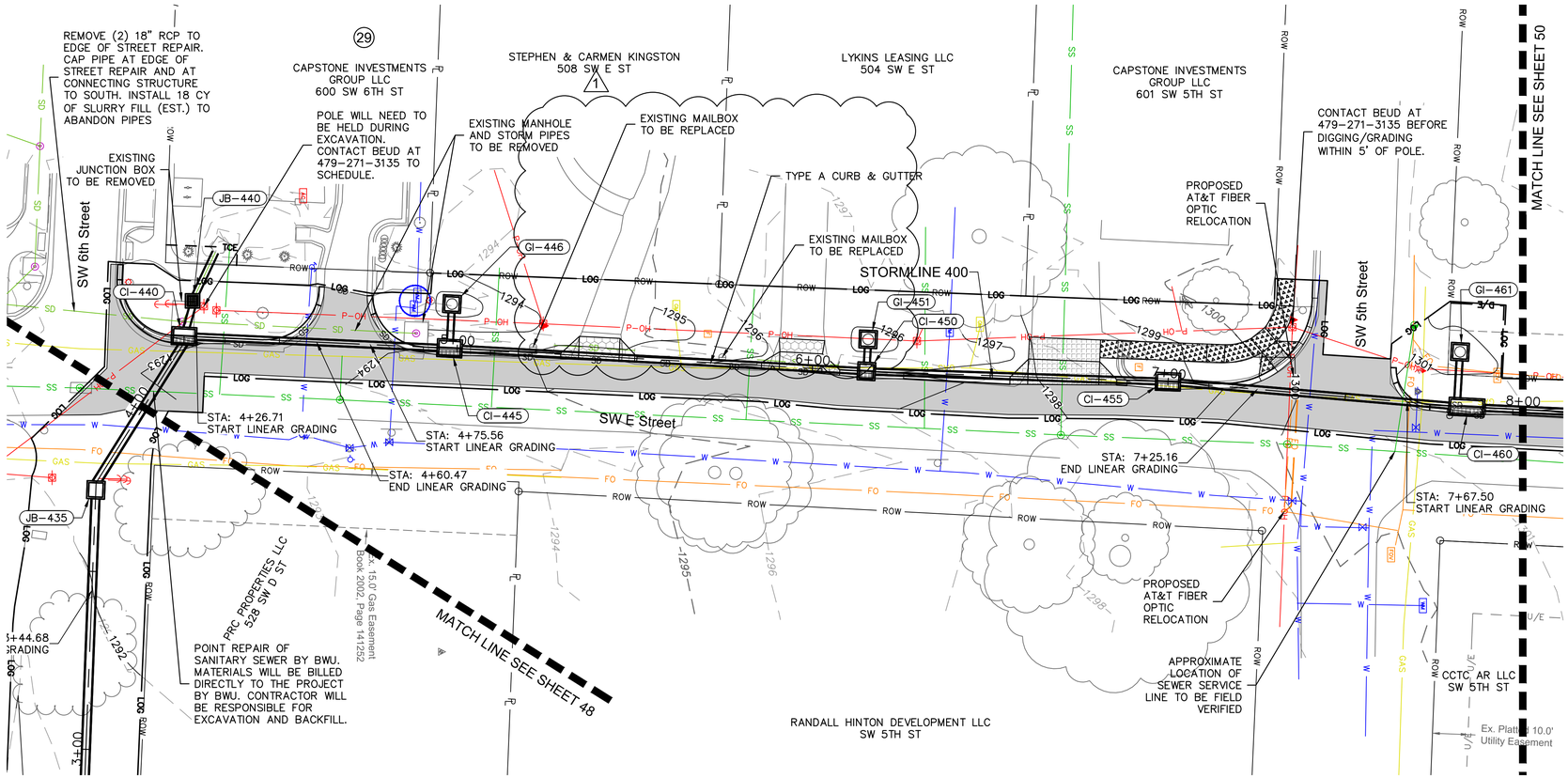
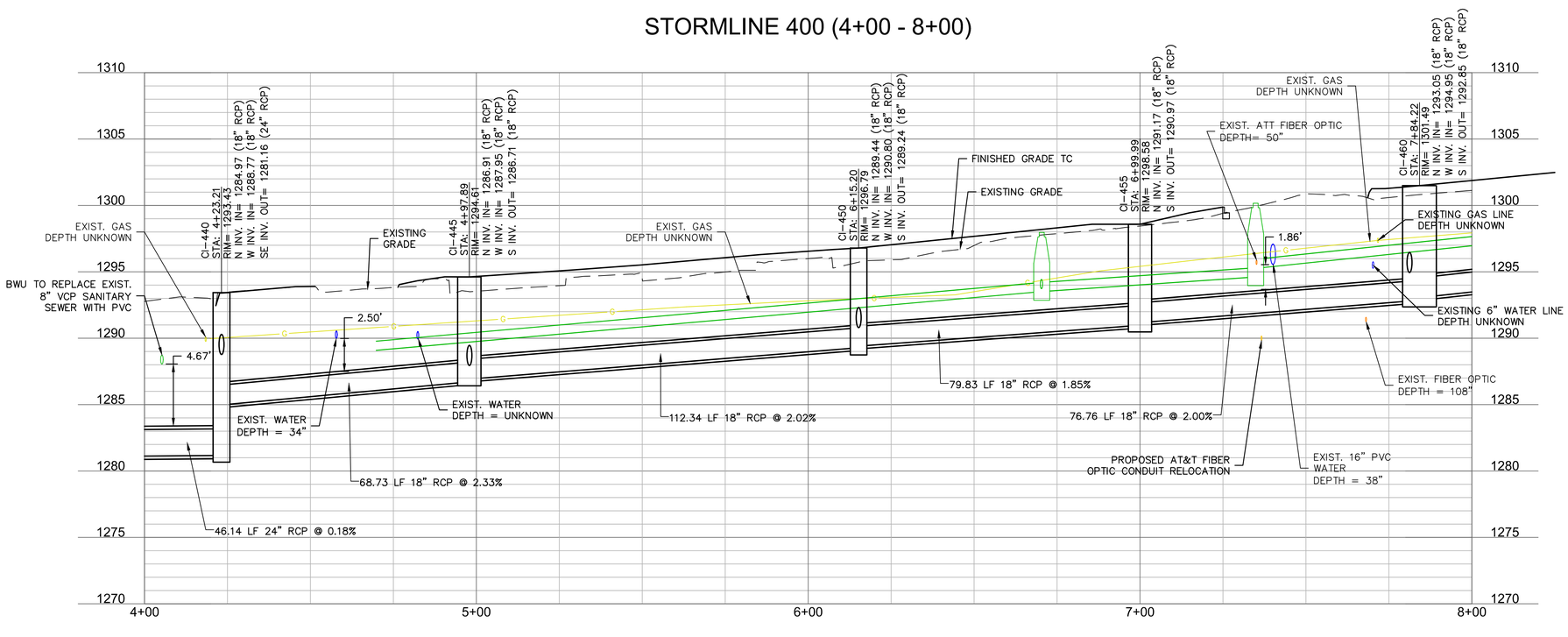
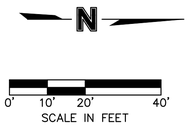
11/28/2023 8:38:47 AM







LEGEND

- LIMITS OF GRADING
- ASPHALT STREET
- ASPHALT PAVEMENT REPAIR
- BRICK
- COMMERCIAL DRIVEWAY
- CONCRETE CHANNEL
- CONCRETE STREET
- CONCRETE TRAIL
- GRAVEL (CLASS 8 AGGREGATE BASE COURSE)
- RESIDENTIAL DRIVEWAY
- SIDEWALK
- TCE — PROPOSED TEMPORARY CONSTRUCTION EASEMENT
- D/E — PROPOSED PERMANENT DRAINAGE EASEMENT
- U/E — PROPOSED UTILITY EASEMENT
- U/E — EXISITNG UTILITY EASEMENT

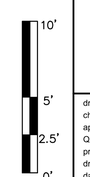
NOTE:
SEE GRADING ENLARGEMENT PLANS FOR PROPOSED CURB TYPES AND LOCATIONS.

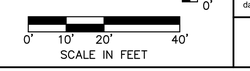
SUMMARY OF HARDSCAPE

	ITEM	UNIT	QUANTITY
1	ASPHALT STREET	SY	533
2	COMMERCIAL DRIVEWAY REPLACEMENT	SY	34
3	RESIDENTIAL DRIVEWAY REPLACEMENT	SY	29
	SIDEWALK	SY	17
4	WHEELCHAIR RAMPS	SF	233

STRUCTURES

ID	DESCRIPTION
CI-440	6'X4' COMBINATION INLET (NEENAH R-3295-2L GRATE) 4+23.21, 0.00' STORMLINE 400
CI-445	6'X4' COMBINATION INLET (NEENAH R-3295-2L GRATE) 4+97.89, 0.00' STORMLINE 400
CI-450	4'X4' COMBINATION INLET (NEENAH R-3067-L GRATE) 6+15.20, 0.00' STORMLINE 400
CI-455	6'X4' COMBINATION INLET (NEENAH R-3295-2L GRATE) 6+99.99, 0.00' STORMLINE 400
CI-460	9'X4' COMBINATION INLET (NEENAH R-3295-3L GRATE) 7+84.22, 0.00' STORMLINE 400





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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
ERIC JOSEPH SHELTON
NO. 19111
11.01.2023

REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	10.31.2023	Miscellaneous updates	EMPS

REVISIONS

PLAN & PROFILE - STORMLINE 400

SW 10TH STREET & SW F STREET
STORMWATER IMPROVEMENTS

BENTONVILLE, AR

2023

drawn by: KTF
checked by: JDA
approved by: EJS
QA/QC by: EJS
project no.: 021-04210-G
drawing no.: W_STM02_G2104210
date: 09.13.2023

SHEET
49 of 71

DWG: F:\2021\04001-04500\021-04210-G\40-Design\AutoCAD\Final Plans\Sheets\WTRS\W_STM02_G2104210.dwg
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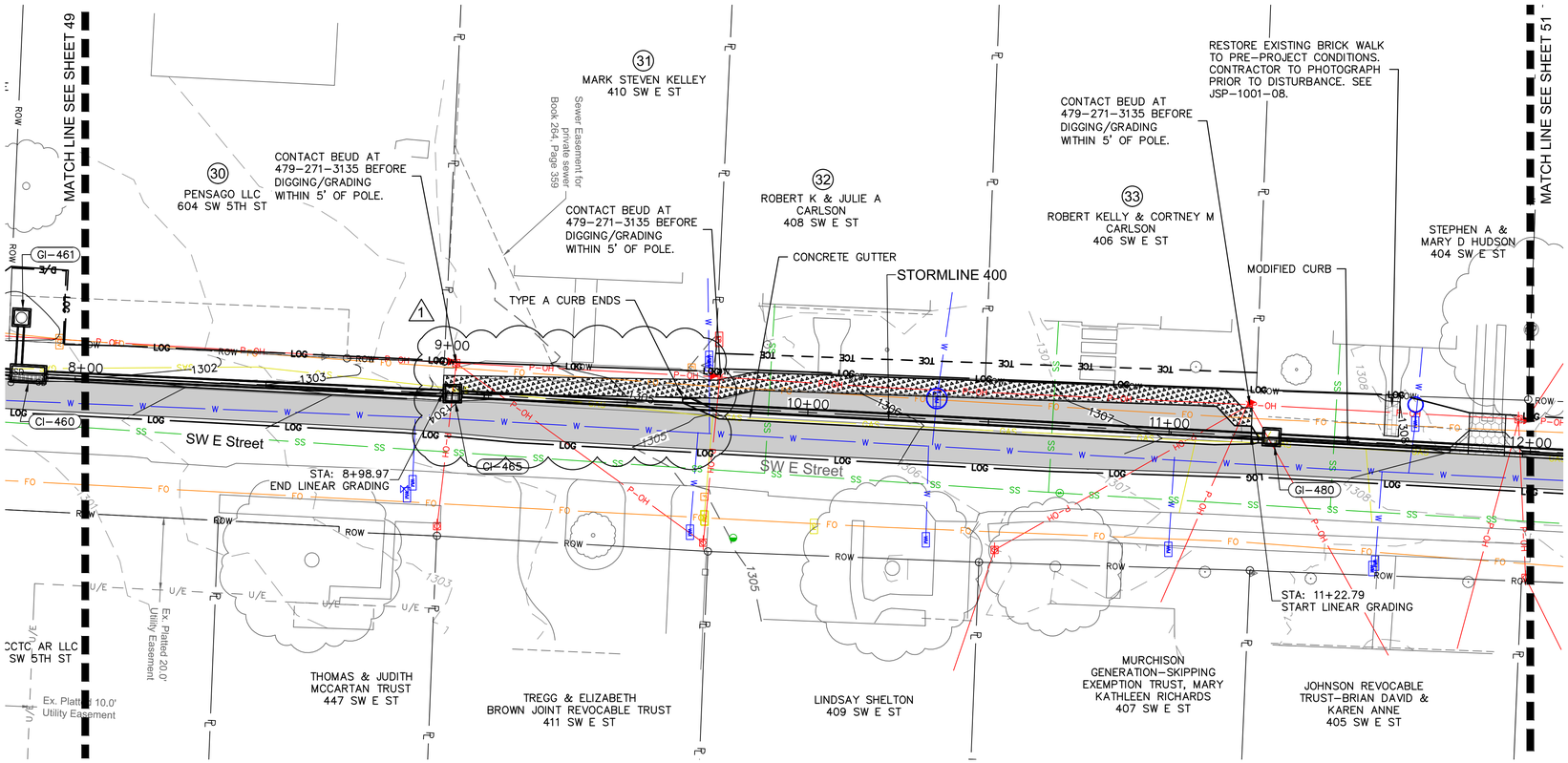
USER: eshelton



LEGEND

- LIMITS OF GRADING
- ASPHALT STREET
- ASPHALT PAVEMENT REPAIR
- BRICK
- COMMERCIAL DRIVEWAY
- CONCRETE CHANNEL
- CONCRETE STREET
- CONCRETE TRAIL
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- U/E — PROPOSED UTILITY EASEMENT
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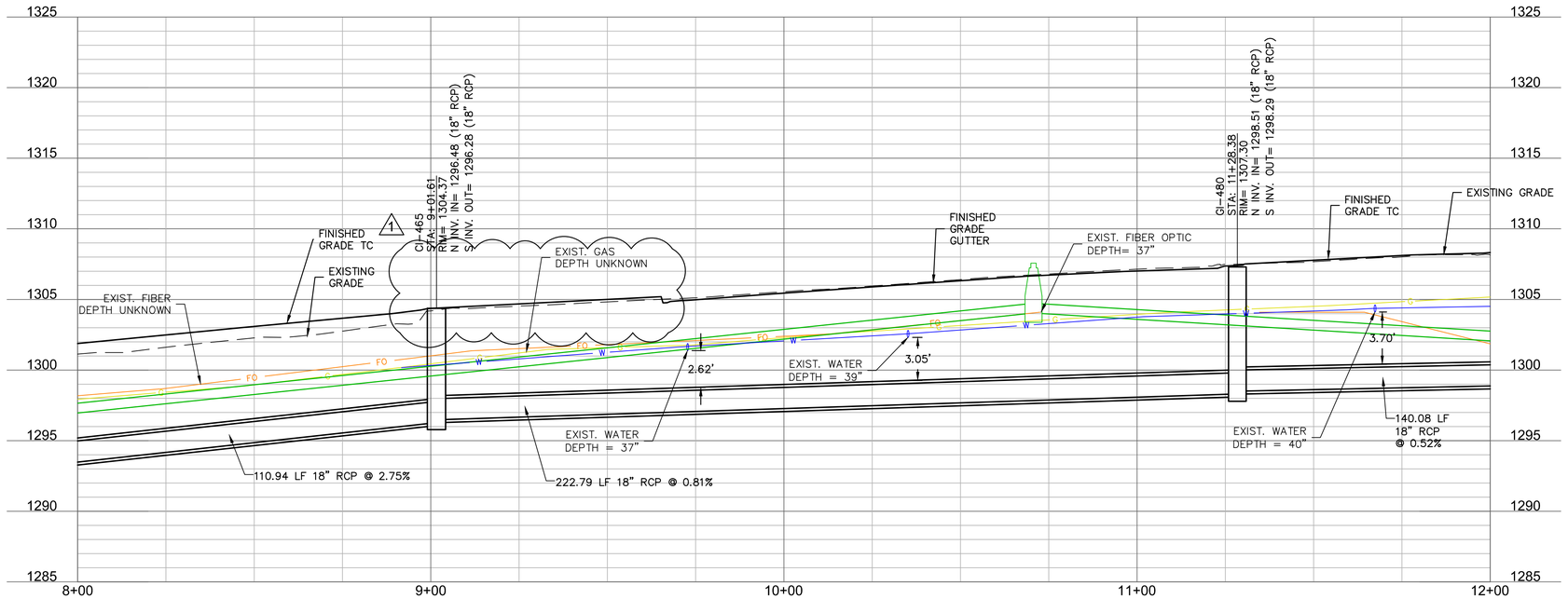
NOTE:
SEE GRADING ENLARGEMENT PLANS FOR PROPOSED CURB TYPES AND LOCATIONS.

N

0' 10' 20' 40'
SCALE IN FEET

STORMLINE 400 (8+00 - 12+00)



SUMMARY OF HARDSCAPE

	ITEM	UNIT	QUANTITY
1	ASPHALT PAVEMENT REPLACEMENT	SY	545
2	RESIDENTIAL DRIVEWAY REPLACEMENT	SY	17
3	SIDEWALK	SY	126
4	BRICK WALK REPLACEMENT	SY	5
5	CONCRETE GUTTER	LF	226

STRUCTURES

ID	DESCRIPTION
Gl-465	4'X4' COMBINATION INLET (NEENAH R-3067-L GRATE) 9+01.61, 0.00' STORMLINE 400
Gl-480	4'X4' GRATE INLET (NEENAH R-3408-L GRATE) 11+28.38, 0.00' STORMLINE 400

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11/28/2023 8:38:48 AM

0' 10' 20' 40'
SCALE IN FEET

0' 2.5' 5' 10'

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
NO. 19111
11.01.2023
ERIC JOSEPH SHELTON

REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	10.31.2023	Miscellaneous updates	EMPS

REVISIONS

PLAN & PROFILE - STORMLINE 400

SW 10TH STREET & SW F STREET STORMWATER IMPROVEMENTS

BENTONVILLE, AR

2023

drawn by: KTF
checked by: JDA
approved by: EJS
QA/QC by: EJS
project no.: 021-04210-G
drawing no.: W_STM02_G2104210
date: 09.13.2023

SHEET 50 of 71

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USER: eshelton
W_PSURF_G2104210

APPROVED FOR CONSTRUCTION
11/28/2023 8:38:48 AM

SUMMARY OF HARDSCAPE			
	ITEM	UNIT	QUANTITY
1	ASPHALT STREET	SY	218
2	RESIDENTIAL DRIVEWAY REPLACEMENT	SY	17

NOTE:
SEE GRADING ENLARGEMENT PLANS FOR PROPOSED CURB TYPES AND LOCATIONS.

STRUCTURES	
ID	DESCRIPTION
CI–490	4'X4' COMBINATION INLET (NEENAH R–3067–L GRATE) 13+82.10, 0.00' STORMLINE 400
GI–482	4'X4' GRATE INLET (NEENAH R–3408–L GRATE) 12+72.46, 0.00' STORMLINE 400
GI–485	6'X4' GRATE INLET (NEENAH R–3408–BL GRATE) 13+33.98, 0.00' STORMLINE 400

LEGEND

- ASPHALT STREET
- ASPHALT PAVEMENT REPAIR
- BRICK
- COMMERCIAL DRIVEWAY
- CONCRETE CHANNEL
- CONCRETE STREET
- CONCRETE TRAIL
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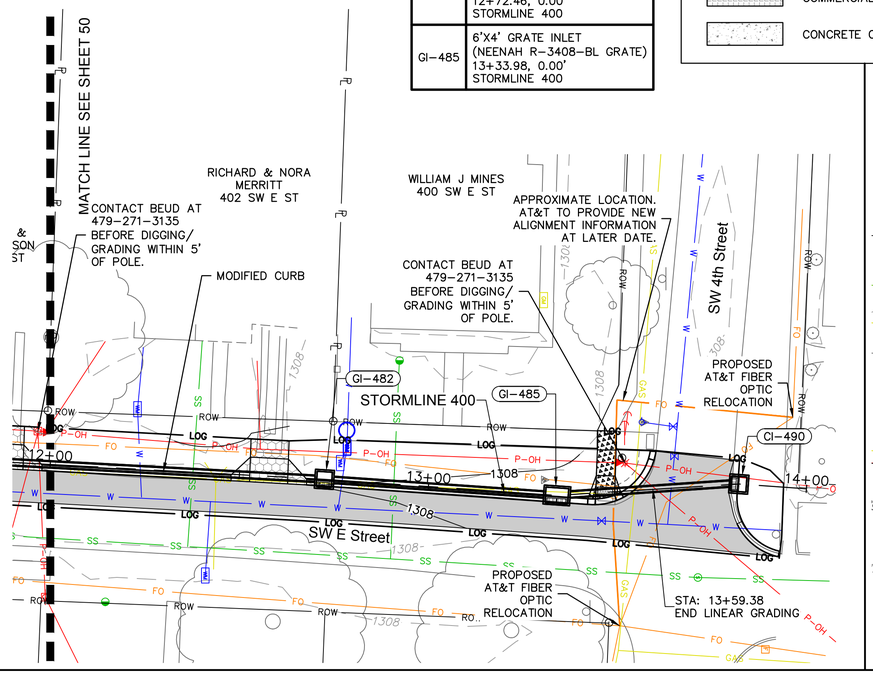
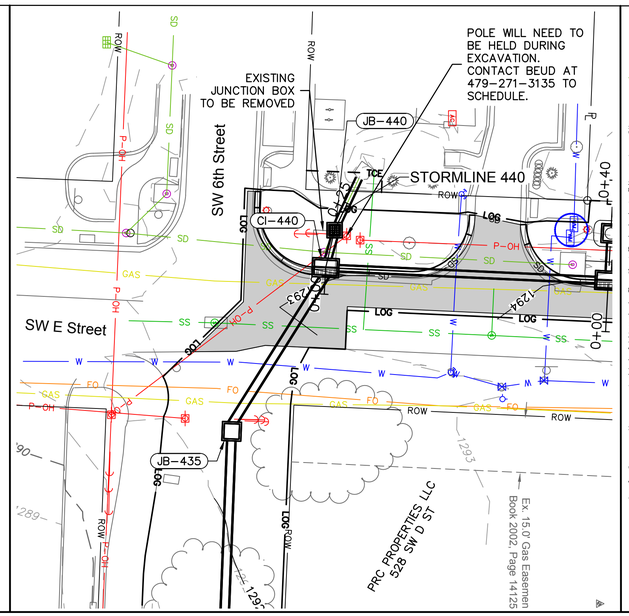
- U/E — PROPOSED UTILITY EASEMENT
- U/E — EXISITNG UTILITY EASEMENT

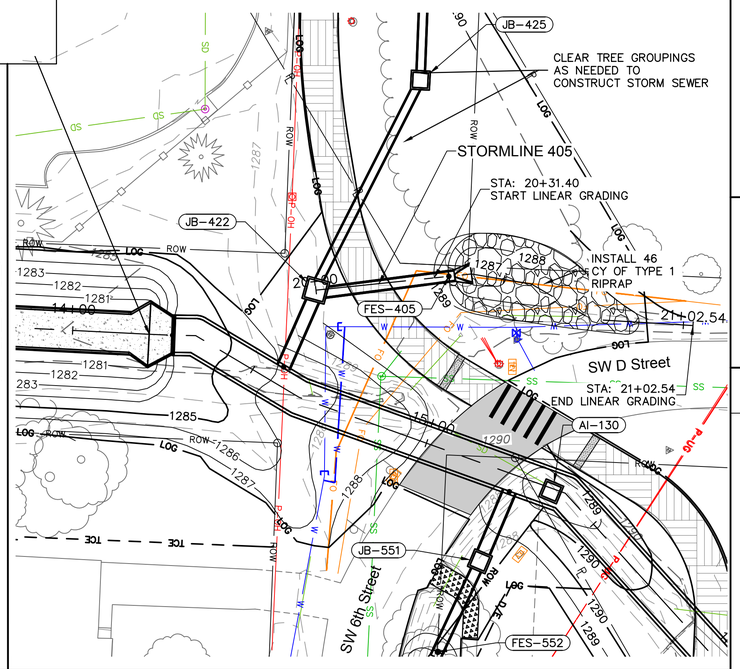
N
0' 10' 20' 40'
SCALE IN FEET

STRUCTURES	
ID	DESCRIPTION
JB–440	3' X 3' JUNCTION BOX 4+25.11, –10.00' LT STORMLINE 400

STRUCTURES	
ID	DESCRIPTION
FES–405	30" RCP FLARED END SECTION (WITH TOEWALL) 20+35.26, 0.00' STORMLINE 405







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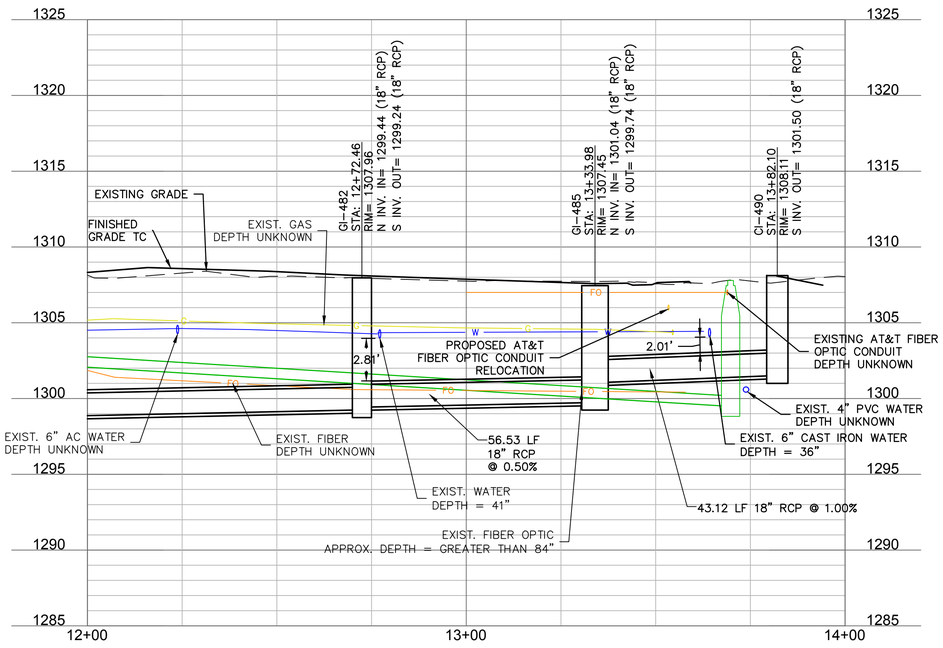

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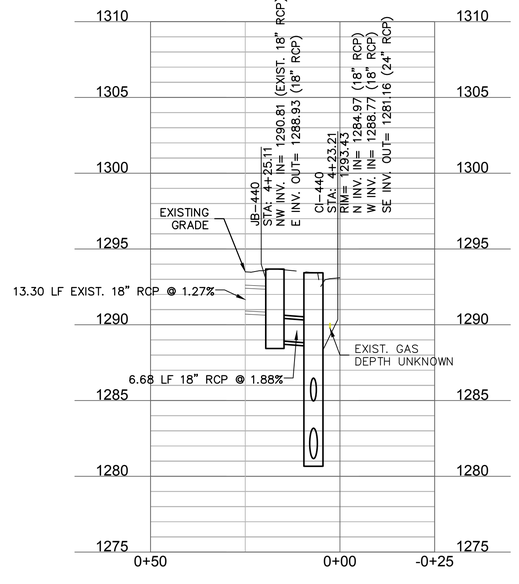
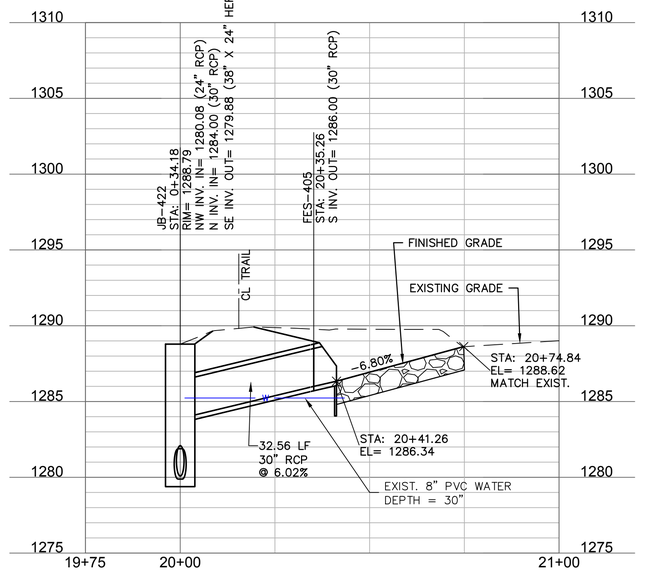


STORMLINE 405 (19+75 - 21+00)



NOTE: CONTRACTOR TO ADD FILL TO COVER CROWN OF FLARED END SECTION

10' 5' 2.5' 0'
0' 10' 20' 40'
SCALE IN FEET

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Fayetteville, AR 72703
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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
09-13-23
ERIC JOSEPH SHELTON
NO. 19111

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

REVISIONS

PLAN & PROFILE - STORMLINES 400, 405 & 440

SW 10TH STREET & SW F STREET
STORMWATER IMPROVEMENTS

BENTONVILLE, AR

2023

drawn by:	KTF
checked by:	JDA
approved by:	EJS
QA/QC by:	EJS
project no.:	021-04210-G
drawing no.:	W_STM02_G2104210
date:	09.13.2023

SHEET
51 of 71

DWG: F:\2021\04001-04500\021-04210-G\40-Design\AutoCAD\Final Plans\Sheets\WTRS\W_STM02_G2104210.dwg
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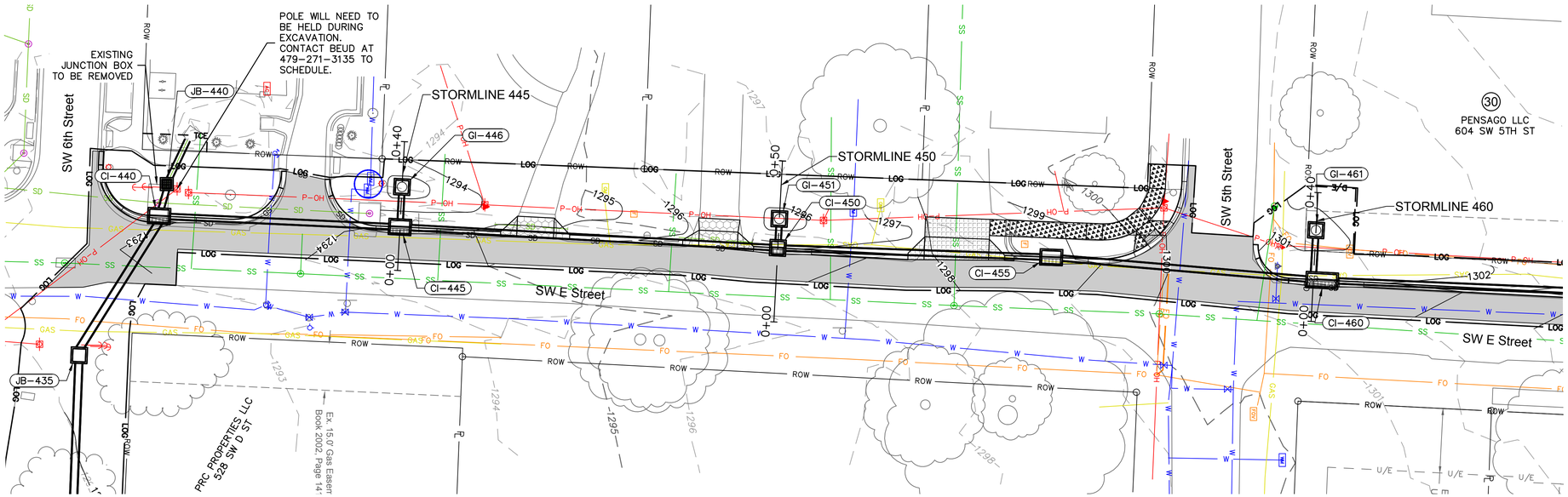
W_PSURF_G2104210 W_PESMT_G2104210 W_PPATT_G2104210 W_XTOPO_G2104210
USER: nmcneel

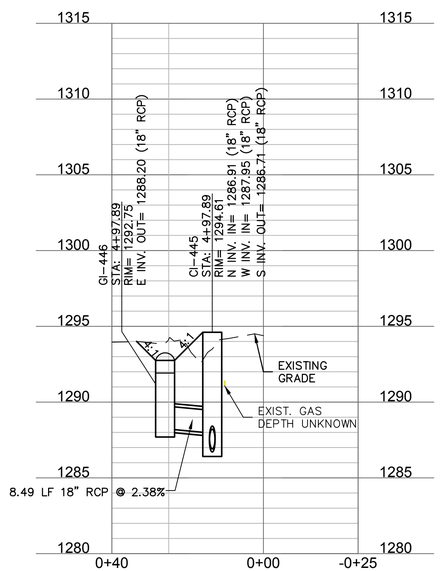
STRUCTURES	
ID	DESCRIPTION
GI-446	4'X4' GRATE INLET (NEENAH R-2560-E2 GRATE) 4+97.89, -12.44' LT STORMLINE 400

STRUCTURES	
ID	DESCRIPTION
GI-451	4'X4' GRATE INLET (NEENAH R-2560-E2 GRATE) 6+15.37, -9.00' LT STORMLINE 400

STRUCTURES	
ID	DESCRIPTION
GI-461	4'X4' GRATE INLET (NEENAH R-2560-E2 GRATE) 7+81.05, -15.34' LT STORMLINE 400



STORMLINE 445 (-0+25 - 0+40)



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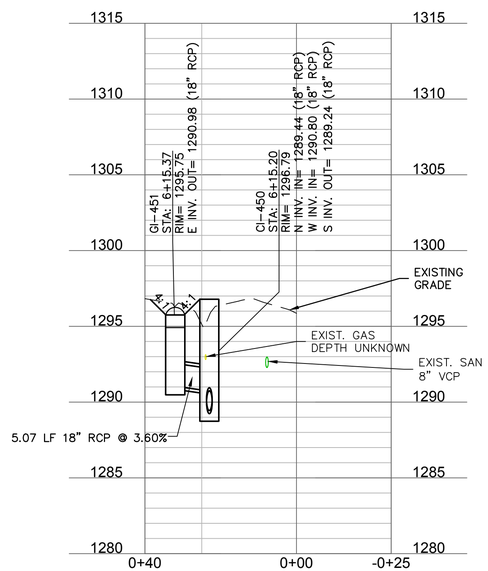

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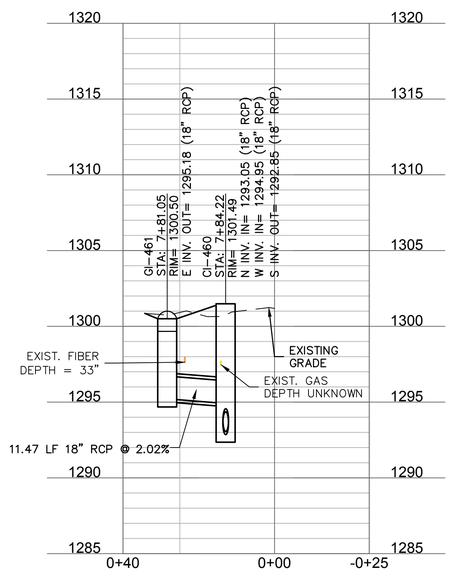

LEGEND

- LIMITS OF GRADING
- ASPHALT STREET
- ASPHALT PAVEMENT REPAIR
- BRICK
- COMMERCIAL DRIVEWAY
- CONCRETE CHANNEL
- CONCRETE STREET
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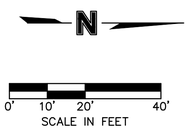
- U/E — PROPOSED UTILITY EASEMENT
- U/E — EXISITNG UTILITY EASEMENT

NOTE:
SEE GRADING ENLARGEMENT PLANS FOR PROPOSED CURB TYPES AND LOCATIONS.



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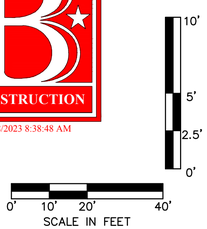

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
NO. 19111
09-13-23
ERIC JOSEPH SHEETS

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

REVISIONS

PLAN & PROFILE - STORMLINES 445, 450 & 460

SW 10TH STREET & SW F STREET
STORMWATER IMPROVEMENTS

BENTONVILLE, AR

2023

drawn by: KTF
checked by: JDA
approved by: EJS
QA/QC by: EJS
project no.: 021-04210-G
drawing no.: W_STM02_G2104210
date: 09.13.2023

SHEET
52 of 71

DWG: F:\2021\04001-04500\021-04210-G\40-Design\AutoCAD\Final Plans\Sheets\WTRS\W_STM02_G2104210.dwg
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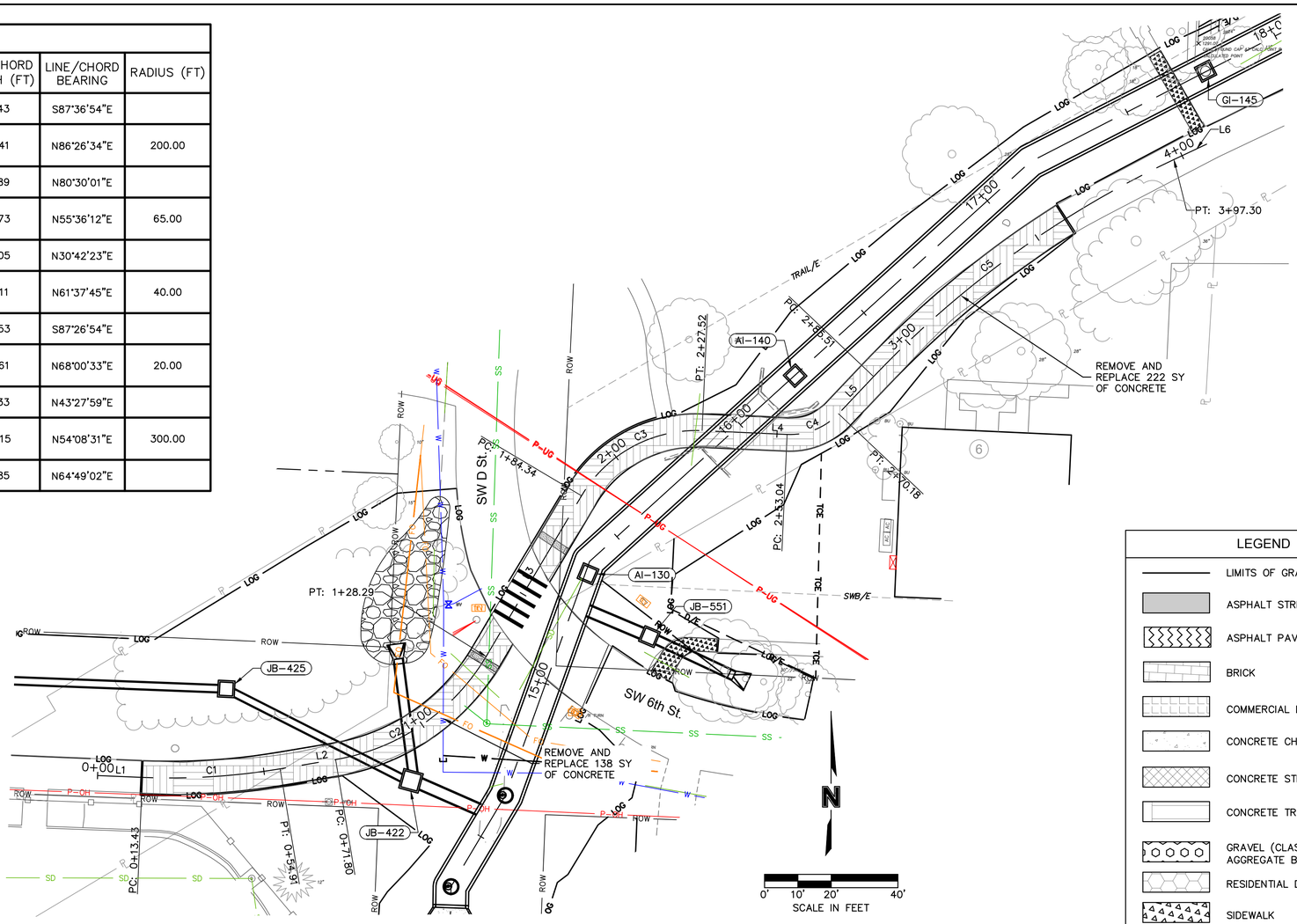
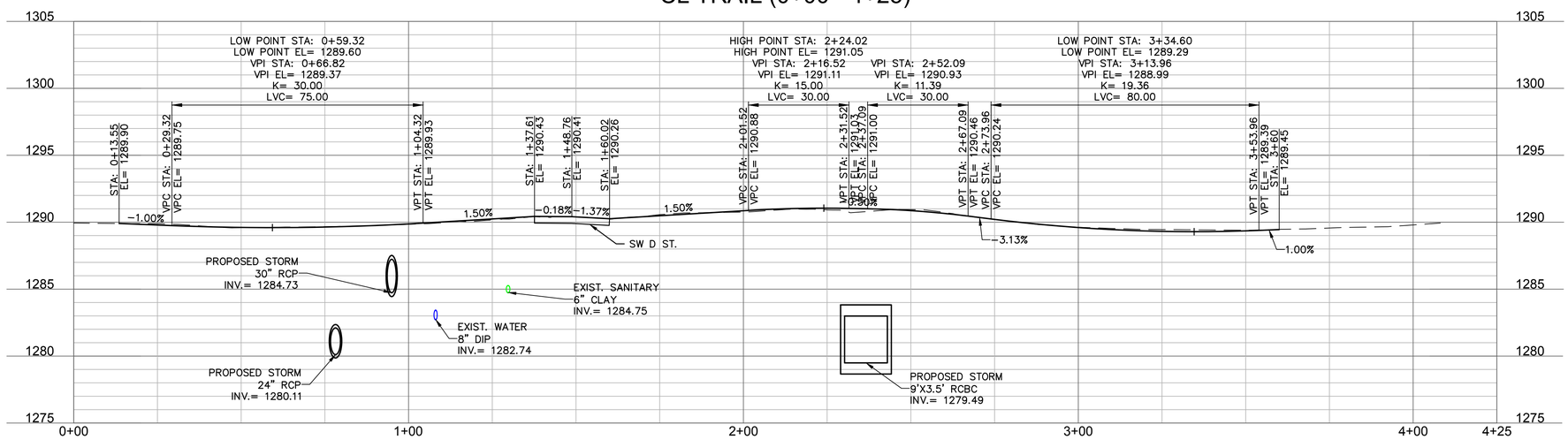
W_PESMT_G2104210 W_PPATT_G2104210 W_XTOPO_G2104210
USER: nmcneel
W_PSURF_G2104210

CL TRAIL								
ID #	STATION RANGE	START COORD.	END COORD.	PI STATION	PI COORD.	LINE/CHORD LENGTH (FT)	LINE/CHORD BEARING	RADIUS (FT)
L1	0+00 0+13.43	N: 747201.05 E: 660397.26	N: 747200.49 E: 660410.68			13.43	S87°36'54"E	
C1	PC 0+13.43 PT 0+54.91	PC N: 747200.49 E: 660410.68	PT N: 747203.06 E: 660452.01	0+34.25	N: 747199.63 E: 660431.48	41.41	N86°26'34"E	200.00
L2	0+54.91 0+71.80	N: 747203.06 E: 660452.01	N: 747205.85 E: 660468.66			16.89	N80°30'01"E	
C2	PC 0+71.80 PT 1+28.29	PC N: 747205.85 E: 660468.66	PT N: 747236.77 E: 660513.82	1+01.97	N: 747210.83 E: 660498.42	54.73	N55°36'12"E	65.00
L3	1+28.29 1+84.34	N: 747236.77 E: 660513.82	N: 747284.96 E: 660542.44			56.05	N30°42'23"E	
C3	PC 1+84.34 PT 2+27.52	PC N: 747284.96 E: 660542.44	PT N: 747304.49 E: 660578.62	2+08.30	N: 747305.56 E: 660554.68	41.11	N61°37'45"E	40.00
L4	2+27.52 2+53.04	N: 747304.49 E: 660578.62	N: 747303.36 E: 660604.12			25.53	S87°26'54"E	
C4	PC 2+53.04 PT 2+70.18	PC N: 747303.36 E: 660604.12	PT N: 747309.58 E: 660619.52	2+62.18	N: 747302.95 E: 660613.24	16.61	N68°00'33"E	20.00
L5	2+70.18 2+85.51	N: 747309.58 E: 660619.52	N: 747320.70 E: 660630.07			15.33	N43°27'59"E	
C5	PC 2+85.51 PT 3+97.30	PC N: 747320.70 E: 660630.07	PT N: 747385.81 E: 660720.15	3+42.06	N: 747361.75 E: 660668.97	111.15	N54°08'31"E	300.00
L6	3+97.30 4+08.15	N: 747385.81 E: 660720.15	N: 747390.43 E: 660729.97			10.85	N64°49'02"E	

NOTE: CONTRACTOR SHALL KEEP A SURFACED BIKE PATH OPEN FOR THE DOWNTOWN BID TRAIL. ALL ROADWAYS AND SIDEWALKS SHALL REMAIN OPEN TO THE PUBLIC EXCEPT FOR LIMITED CLOSURES OF NO MORE THAN 5 DAYS. TEMPORARY PAVEMENT MAY BE USED AT CONTRACTOR'S DISCRETION TO RESTORE ACCESS PRIOR TO PERMANENT PAVING. ONE ADDITIONAL CLOSURE OF NO MORE THAN 24 HOURS WILL BE ALLOWED FOR PERMANENT PAVEMENT REPLACEMENT. (SEE JSP 1001-10).





LEGEND

- LIMITS OF GRADING
- ASPHALT STREET
- ASPHALT PAVEMENT REPAIR
- BRICK
- COMMERCIAL DRIVEWAY
- CONCRETE CHANNEL
- CONCRETE STREET
- CONCRETE TRAIL
- GRAVEL (CLASS 8 AGGREGATE BASE COURSE)
- RESIDENTIAL DRIVEWAY
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- TCE — PROPOSED TEMPORARY CONSTRUCTION EASEMENT
- D/E — PROPOSED PERMANENT DRAINAGE EASEMENT
- U/E — PROPOSED UTILITY EASEMENT
- U/E — EXISITNG UTILITY EASEMENT

NOTE:
SEE GRADING ENLARGEMENT PLANS FOR PROPOSED CURB TYPES AND LOCATIONS.

SCALE IN FEET

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
NO. 19111
09-13-23
ERIC JOSEPH SHEPHERD

REVISIONS			
REV. NO.	DATE	REVISIONS DESCRIPTION	BY

PLAN & PROFILE - PROPOSED TRAIL

SW 10TH STREET & SW F STREET
STORMWATER IMPROVEMENTS

BENTONVILLE, AR

2023

drawn by: KTF
checked by: JDA
approved by: EJS
QA/QC by: EJS
project no.: 021-04210-G
drawing no.: W_TRAIL_G2104210
date: 09.13.2023

SHEET
53 of 71

DWG: F:\2021\04001-04500\021-04210-G\40-Design\AutoCAD\Final Plans\Sheets\WTRS\W_TRAIL_G2104210.dwg W_PTBLK_G2104210
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USER: nmcneal W_PESMT_G2104210

WATERLINE ADJUSTMENTS. SEE SHEET 59.

WATERLINE 1. SEE SHEET 55.

STORMLINE 100

STORMLINE 400

WATERLINE 2. SEE SHEET 56.

WATERLINE ADJUSTMENTS. SEE SHEET 58.

WATERLINE 3. SEE SHEET 57.

SW 8th St.
SW 6th St.
SW 4th St.
SW E St.
SW D St.
SW 5th St.
SW 3rd St.
SW C St.
SW 7th St.
SW B St.

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N

0' 10' 20' 40'
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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 14497
CHRIS DOUGHERTY
12/12/23

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

REVISIONS

WATERLINE RELOCATION GENERAL LAYOUT

SW 10TH STREET & SW F STREET
STORMWATER IMPROVEMENTS

BENTONVILLE, AR

2023

drawn by: NDHM
checked by: EJS
approved by: CBD
QA/QC by: CBD
project no.: 021-04210-G
drawing no.: W_WAT_G2104210
date: 09.01.2023

SHEET
54 of 71

DWG: F:\2021\04001-04500\021-04210-G\40-Design\AutoCAD\Final Plans\Sheets\WTRS\W_WAT_G2104210.dwg
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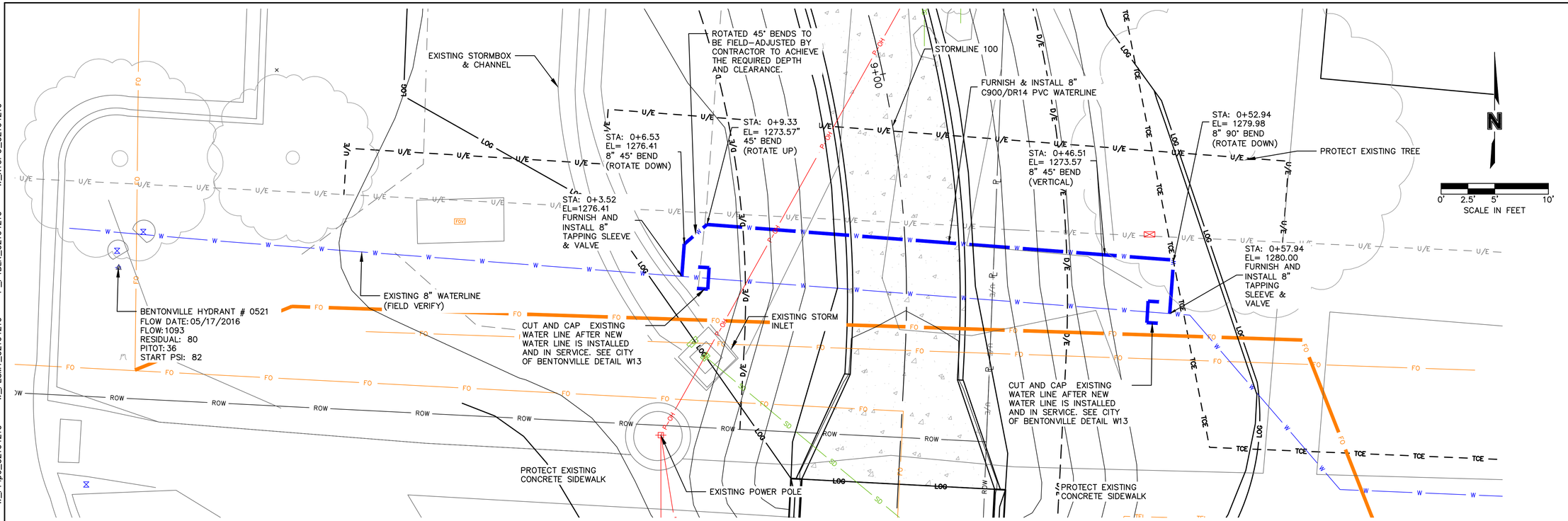

LEGEND

- LIMITS OF GRADING
- ASPHALT STREET
- ASPHALT PAVEMENT REPAIR
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- CONCRETE STREET
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- U/E — EXISITNG UTILITY EASEMENT

NOTE:
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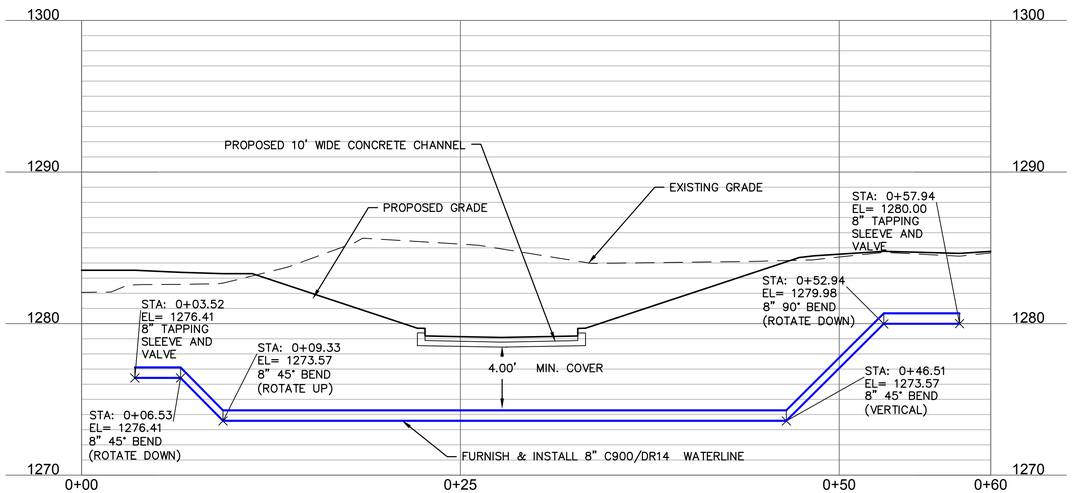
WATERLINE 1 (0+00 - 0+60)



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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 14497
CHRIS DOUGHERTY
11/28/23

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

REVISIONS

PLAN & PROFILE - WATERLINE 1

SW 10TH STREET & SW F STREET
STORMWATER IMPROVEMENTS

2023

BENTONVILLE, AR

drawn by: NDHM
checked by: EJS
approved by: CBD
QA/QC by: CBD
project no.: 021-04210-G
drawing no.W_WAT01_G2104210
date: 09.01.2023

SHEET
55 of 71

DWG: F:\2021\04001-04500\021-04210-G\40-Design\AutoCAD\Final Plans\Sheets\WTRS\W_WAT01_G2104210.dwg USER: nmcneal
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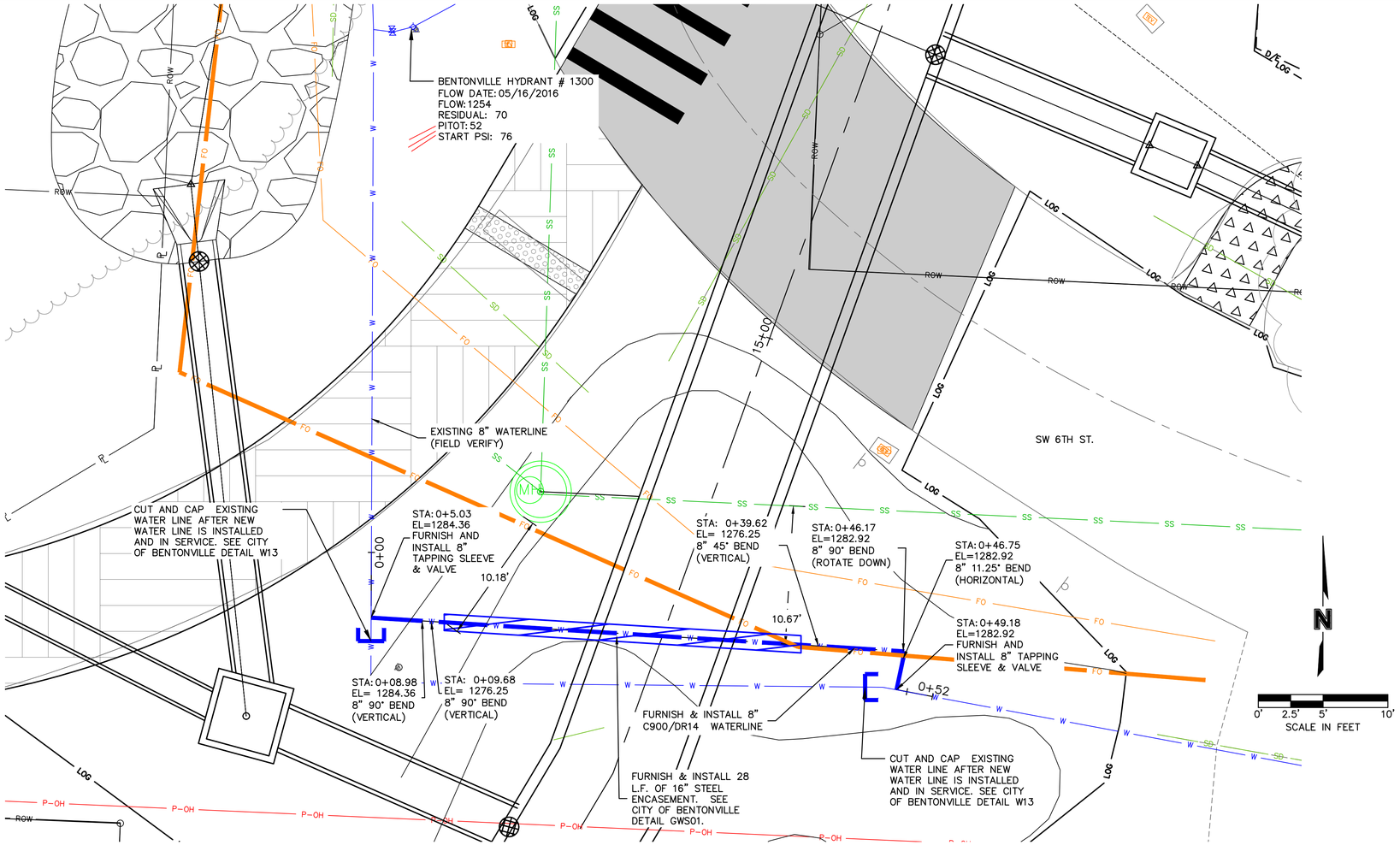

LEGEND

- LIMITS OF GRADING
- ASPHALT STREET
- ASPHALT PAVEMENT REPAIR
- BRICK
- COMMERCIAL DRIVEWAY
- CONCRETE CHANNEL
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NOTE:
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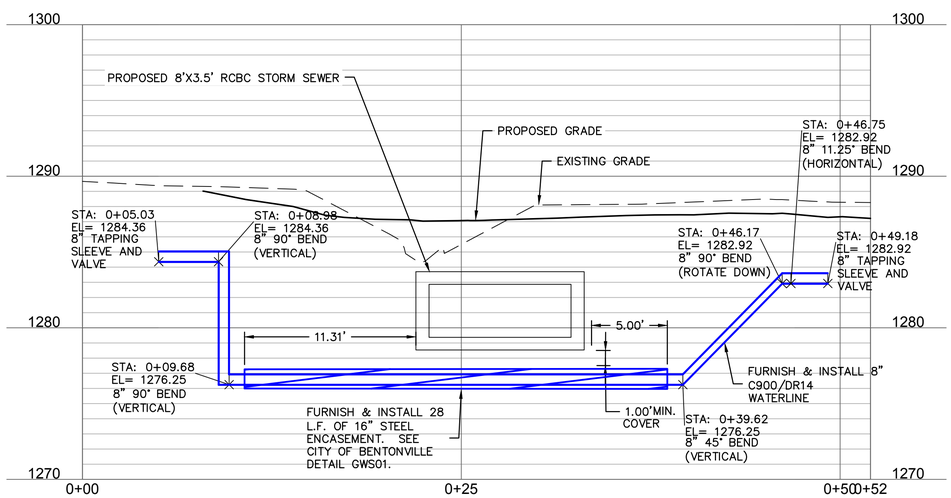
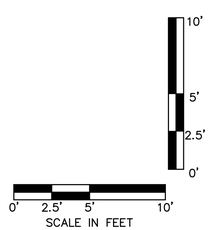
WATERLINE 2 (0+00 - 0+52)





NOTE: CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE WATER UTILITIES DEPARTMENT SPECIFICATIONS FOR THE CITY OF BENTONVILLE DATED 2021.

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 14497
CHRIS DOUGHERTY
12/12/23

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REVISIONS

PLAN & PROFILE - WATERLINE 2

SW 10TH STREET & SW F STREET
STORMWATER IMPROVEMENTS

BENTONVILLE, AR

2023

drawn by: NDHM
checked by: EJS
approved by: CBD
QA/QC by: CBD
project no.: 021-04210-G
drawing no. W_WAT01_G2104210
date: 09.01.2023

SHEET
56 of 71

DWG: F:\2021\04001-04500\021-04210-G\40-Design\AutoCAD\Final Plans\Sheets\WTRS\W_WAT01_G2104210.dwg
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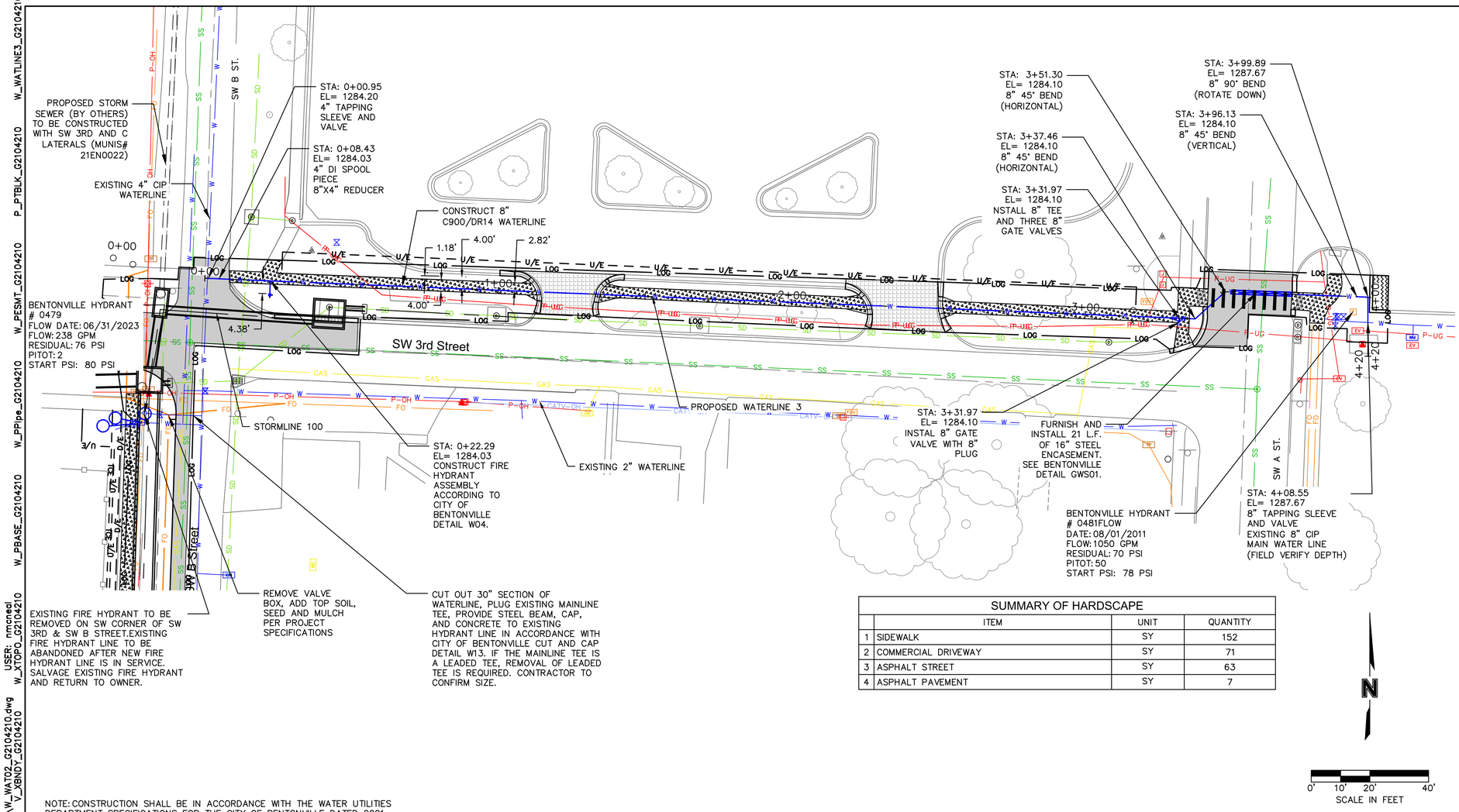

SUMMARY OF HARDSCAPE			
	ITEM	UNIT	QUANTITY
1	SIDEWALK	SY	152
2	COMMERCIAL DRIVEWAY	SY	71
3	ASPHALT STREET	SY	63
4	ASPHALT PAVEMENT	SY	7

LEGEND

- LIMITS OF GRADING
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NOTE:
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0' 10' 20' 40'
SCALE IN FEET

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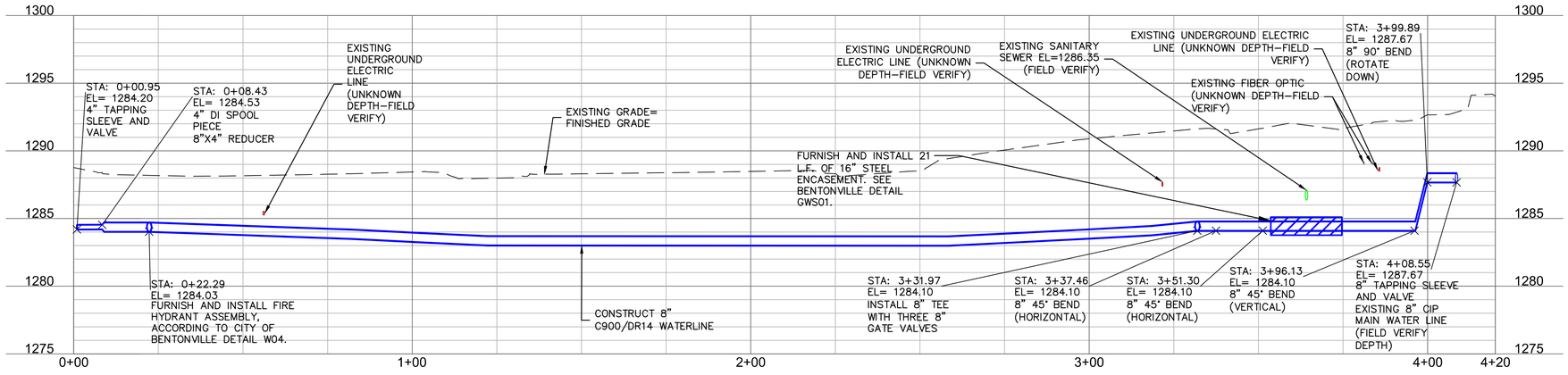
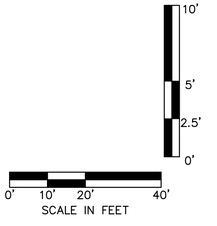
WATERLINE 3 (0+00 - 4+20)





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CHRIS DOUGHERTY
12/31/25

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PLAN & PROFILE - WATERLINE 3

SW 10TH STREET & SW F STREET
STORMWATER IMPROVEMENTS

BENTONVILLE, AR

2023

drawn by: NDHM
checked by: EJS
approved by: CBD
QA/QC by: CBD
project no.: 021-04210-G
drawing no.W_WAT02_G2104210
date: 09.01.2023

SHEET
57 of 71

DWG: F:\2021\04001-04500\021-04210-G\40-Design\AutoCAD\Final Plans\Sheets\WTRS\W_WAT02_G2104210.dwg
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USER: nmcneel W_XTOPO_G2104210
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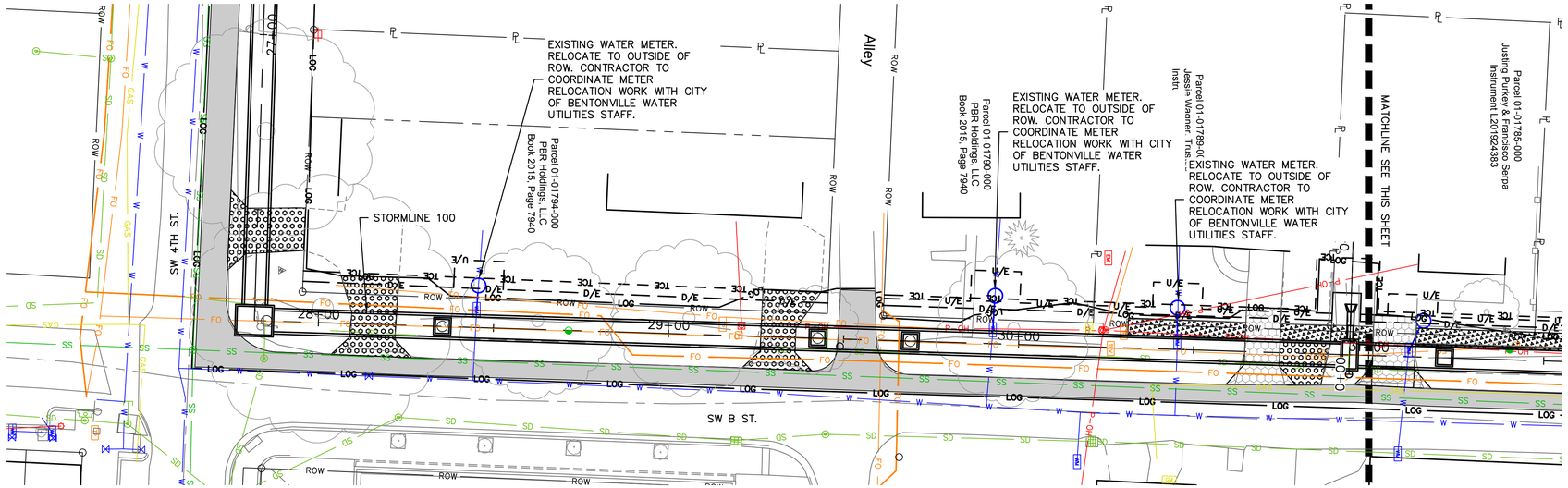

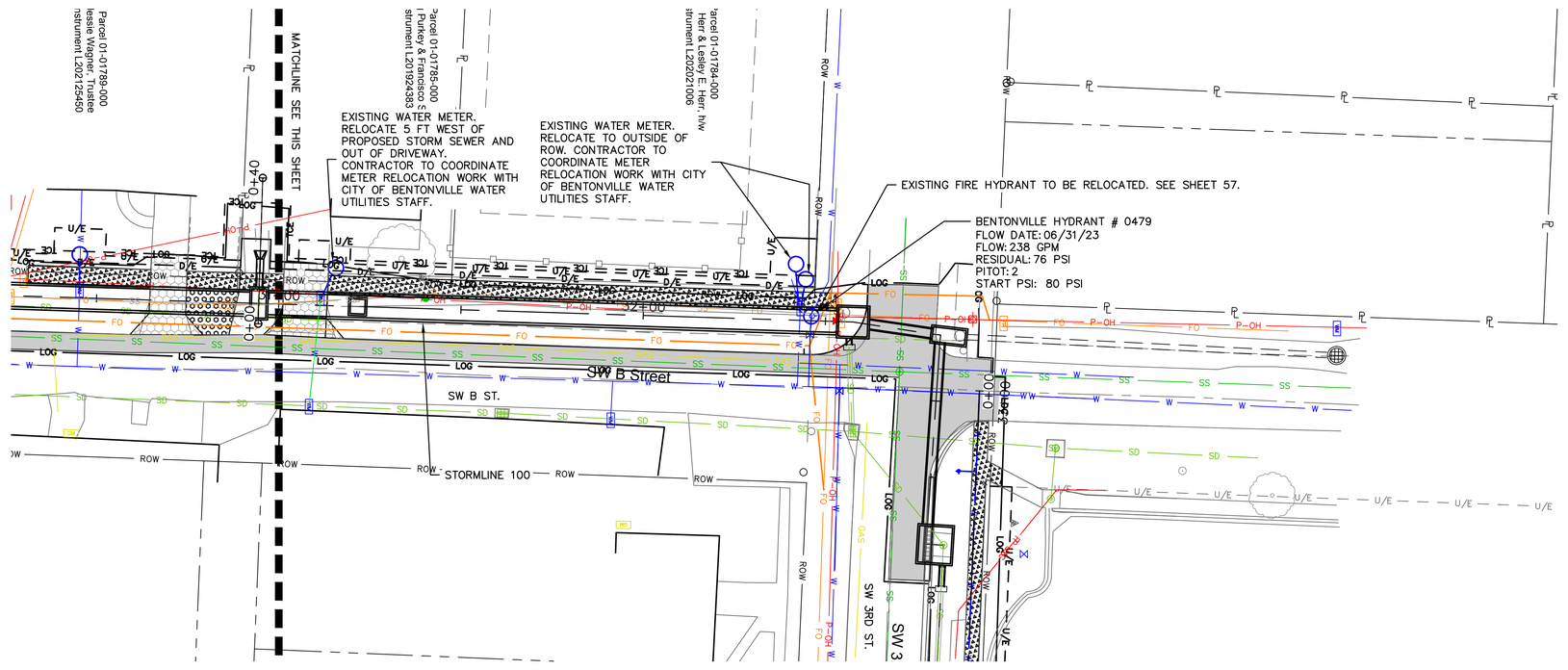

NOTE:
COORDINATE WITH BWU INSPECTOR FOR WATER METER RELOCATIONS BY BWU CREWS. NO COST BILLED TO CONTRACTOR. CONTRACTOR RESPONSIBLE FOR PROVIDING LICENSED PLUMBER TO TIE PRIVATE SERVICE TO NEW METER LOCATION.

N

0' 10' 20' 40'
SCALE IN FEET

LEGEND

- LIMITS OF GRADING
- ASPHALT STREET
- ASPHALT PAVEMENT REPAIR
- BRICK
- COMMERCIAL DRIVEWAY
- CONCRETE CHANNEL
- CONCRETE STREET
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NOTE:
SEE GRADING ENLARGEMENT PLANS FOR PROPOSED CURB TYPES AND LOCATIONS.

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0' 10' 20' 40'
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NOTE: CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE WATER UTILITIES DEPARTMENT SPECIFICATIONS FOR THE CITY OF BENTONVILLE DATED 2021.

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 14497
CHRIS DOUGHERTY
12/12/23

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

REVISIONS

WATERLINE ADJUSTMENTS - STORMLINE 100

SW 10TH STREET & SW F STREET
STORMWATER IMPROVEMENTS

BENTONVILLE, AR

2023

drawn by:	NDHM
checked by:	EJS
approved by:	CBD
QA/QC by:	CBD
project no.:	021-04210-G
drawing no.	W_WAT01_G2104210
date:	09.01.2023

SHEET
58 of 71

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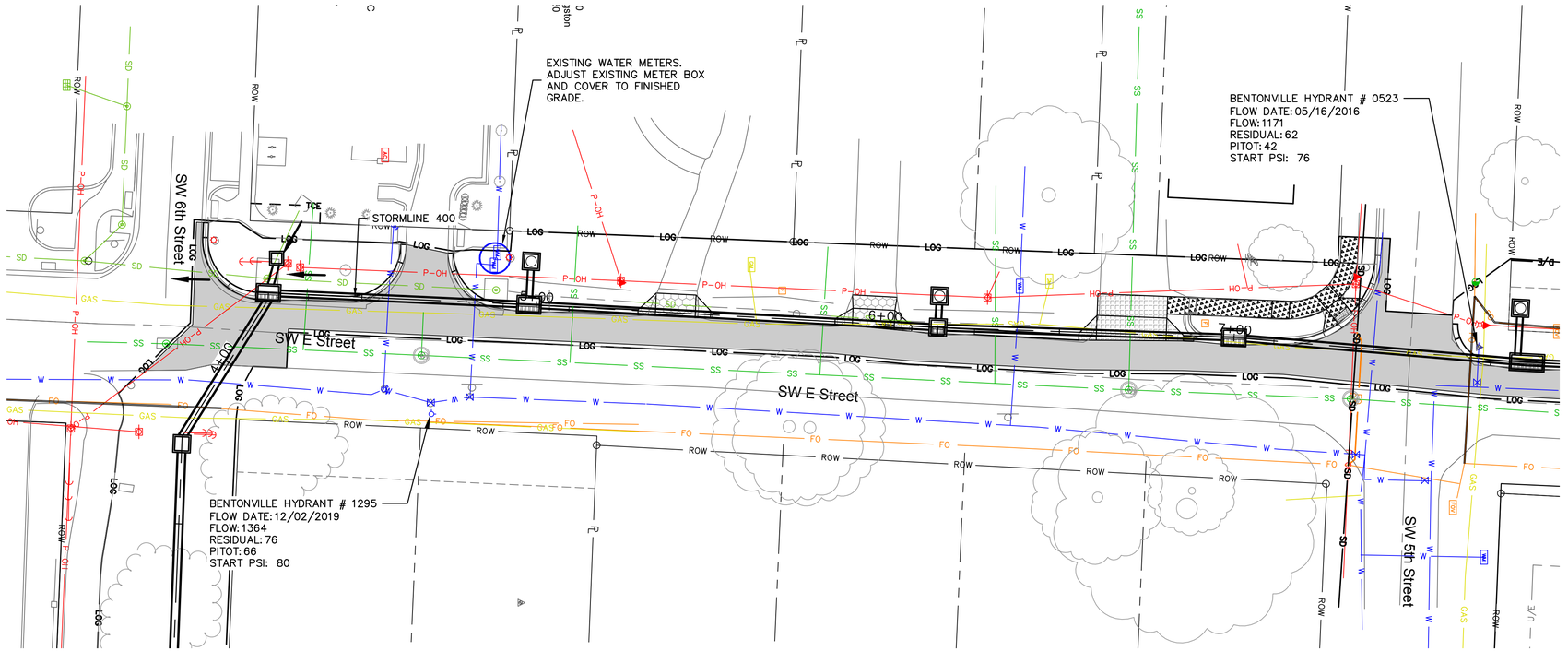

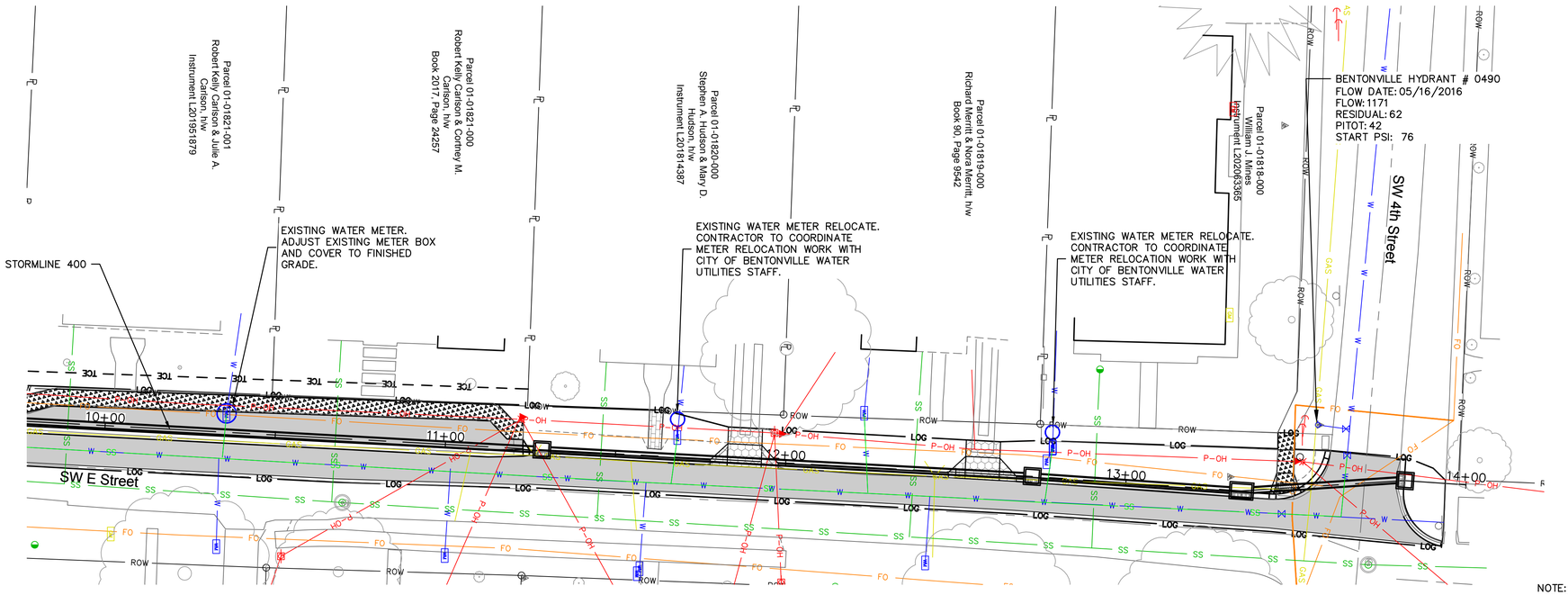

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11/28/2023 8:38:49 AM

N

0' 10' 20' 40'
SCALE IN FEET

LEGEND

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 14497
CHRIS DOUGHERTY
12/12/23

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

REVISIONS

WATERLINE ADJUSTMENTS - STORMLINE 400

SW 10TH STREET & SW F STREET
STORMWATER IMPROVEMENTS

2023

BENTONVILLE, AR

drawn by: NDHM
checked by: EJS
approved by: CBD
QA/QC by: CBD
project no.: 021-04210-G
drawing no W_WAT01_G2104210
date: 09.01.2023

SHEET
59 of 71

DWG: F:\2021\04001-04500\021-04210-G\40-Design\AutoCAD\Final Plans\Sheets\WTRS\W_WAT01_G2104210.dwg W_XTOPO_G2104210
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USER: nmcneal W_PBASE_G2104210

PRIMARY WIRE RUNS					
Loc Number	Loc Name	Conduit Size	Wire Size	Phase	Length
6	TRUG6666	3"	1/0	1-PH	45
7	TRUG6667	3"	1/0	1-PH	217
SECONDARY WIRE RUNS					
Loc Number	Loc Name	Conduit Size	Wire Size	Phase	Length
2	JBS4769	3"	1/0T	SEC	10
4	JBS4770	3"	1/0T	SEC	7
8	JBS4771	3"	1/0T	SEC	69
9	1093	3"	1/0T	SEC	73
	SVC A	3"	1/0T	SEC	22

Revisions

THE CITY OF BENTONVILLE

Electric Layout

PIIP22-0012 & PIIP22-0017 UG

SW 3rd & B St

Date: 01/13/2023
W/O #: WF1060609
WO Charg:
Drawn: JDM
Checked: AJH
TRAKIT: PIIP22-0012

Page 1 of 2

Revisions

THE CITY OF BENTONVILLE

Electric Layout

PIIP22-0012 & PIIP22-0017 UG

SW 3rd & B St

Date: 01/13/2023
W/O #: WF1060609
WO Charg:
Drawn: JDM
Checked: AJH
TRAKIT: PIIP22-0012

Page 2 of 2

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11/28/2023 8:38:49 AM

olsson
302 East Millsap Road
Fayetteville, AR 72703
TEL 479.443.3404
www.olsson.com

REFERENCE DOCUMENTS

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

REVISIONS

BEUD ELECTRIC RELOCATION GENERAL LAYOUT

SW 10TH STREET & SW F STREET STORMWATER IMPROVEMENTS

BENTONVILLE, AR

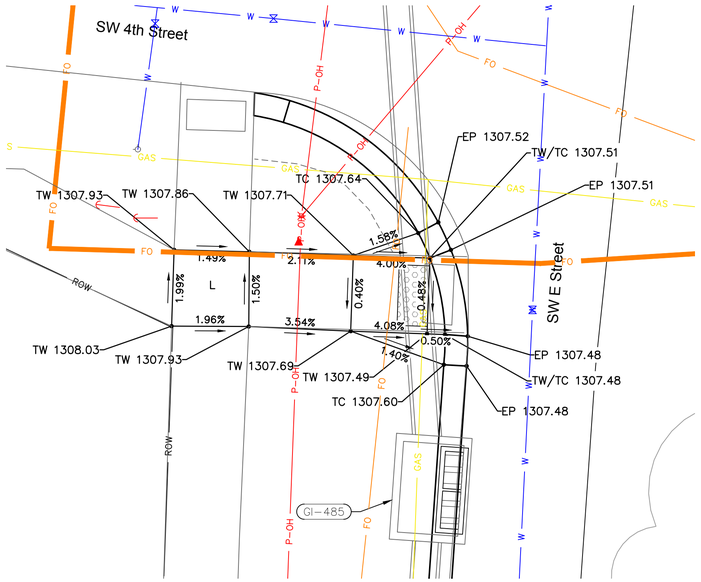
2023

drawn by:
checked by:
approved by:
QA/QC by:
project no.: 021-04210-G
drawing no.: W_ELC01_G2104210
date: 03.10.2023

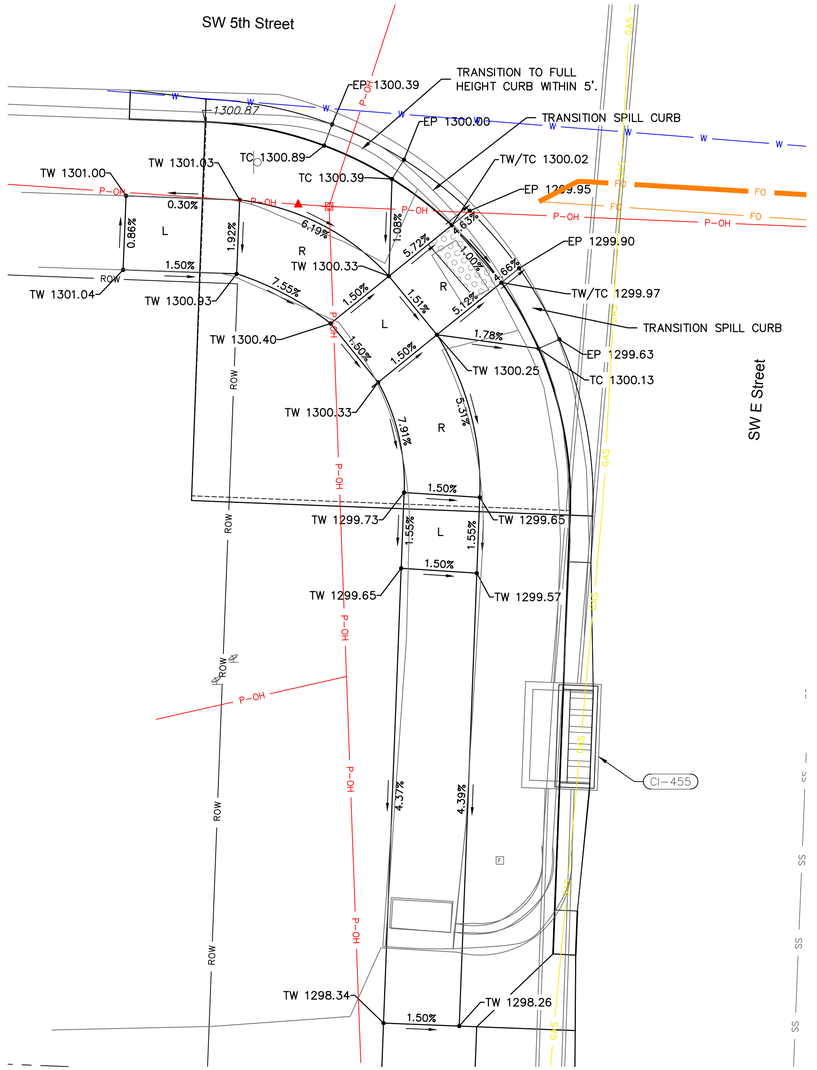
SHEET 60 of 71

DWG: F:\2021\04001-04500\021-04210-G\40-Design\AutoCAD\Final Plans\Sheets\WTRS\W_ELC01_G2104210.dwg USER: nmcneal
DATE: Sep 13, 2023 11:15am XREFS: E_PTBLK_G2104210

SW 4TH STREET AND SW E STREET - SW QUADRANT



SW 5TH STREET AND SW E STREET - SW QUADRANT



LEGEND

TRUNCATED DOMES

ABBREVIATION TABLE

TC	TOP OF CURB
TW	TOP OF SIDEWALK
EP	EDGE OF PAVEMENT
L	LANDING
R	RAMP

N

0' 2.5' 5' 10'
SCALE IN FEET

APPROVED FOR CONSTRUCTION
11/28/2023 8:38:49 AM

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
ERIC JOSEPH SHELTON
NO. 19111
09-13-23

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

REVISIONS

WHEELCHAIR RAMP SPOT ELEVATION PLAN

SW 10TH STREET & SW F STREET
STORMWATER IMPROVEMENTS

BENTONVILLE, AR

2023

drawn by: KTF
checked by: JDA
approved by: EJS
QA/QC by: EJS
project no.: 021-04210-G
drawing no.: W_RAMP_G2104210
date: 09.13.2023

SHEET
61 of 71

DWG: F:\2021\04001-04500\021-04210-G\40-Design\AutoCAD\Final Plans\Sheets\WTRS\W_RAMP_G2104210.dwg
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USER: nmcneal V_XBNDY_G2104210 W_XTOPO_G2104210

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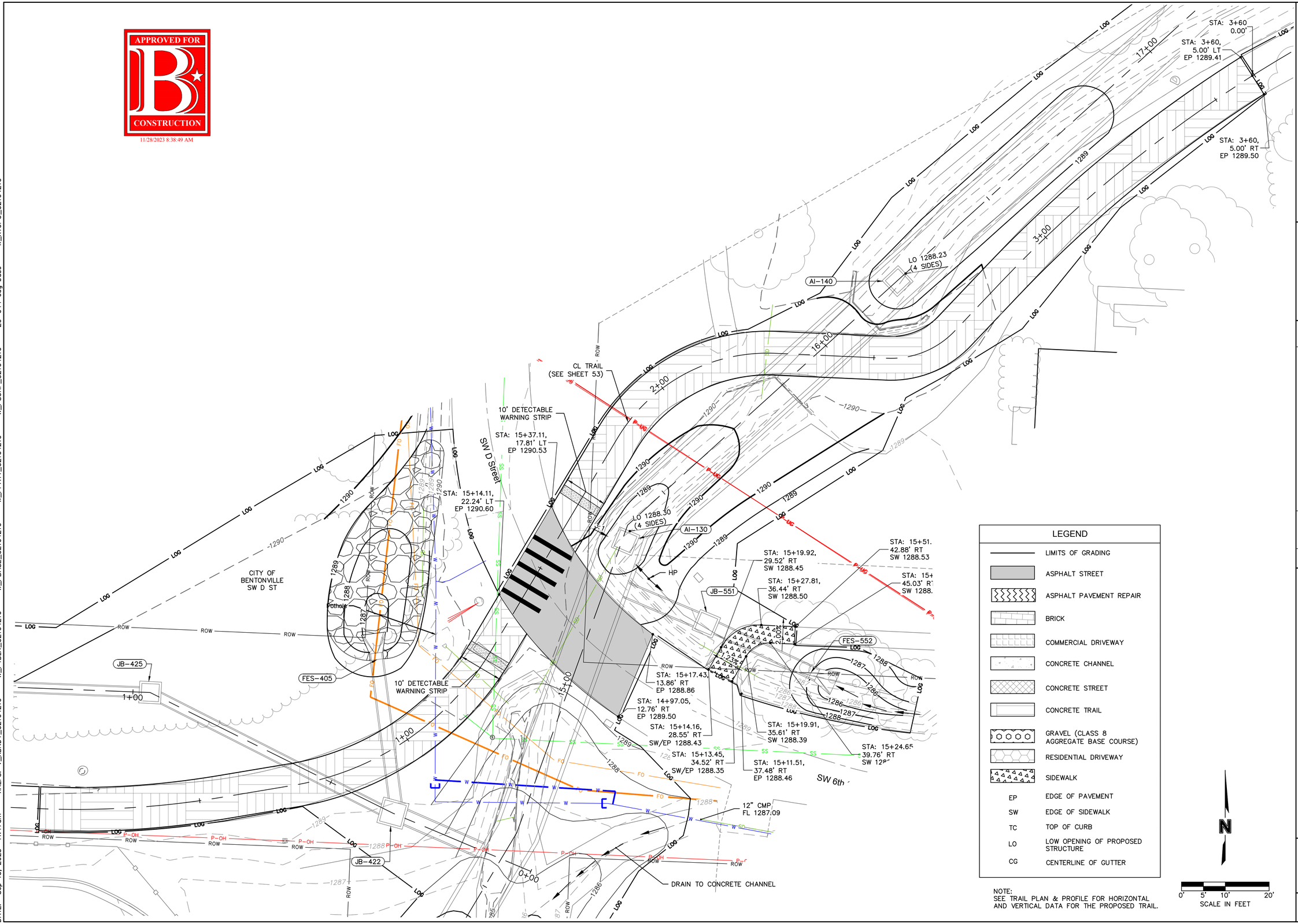

LEGEND

- LIMITS OF GRADING
- ASPHALT STREET
- ASPHALT PAVEMENT REPAIR
- BRICK
- COMMERCIAL DRIVEWAY
- CONCRETE CHANNEL
- CONCRETE STREET
- CONCRETE TRAIL
- GRAVEL (CLASS 8 AGGREGATE BASE COURSE)
- RESIDENTIAL DRIVEWAY
- SIDEWALK
- EP — EDGE OF PAVEMENT
- SW — EDGE OF SIDEWALK
- TC — TOP OF CURB
- LO — LOW OPENING OF PROPOSED STRUCTURE
- CG — CENTERLINE OF GUTTER

NOTE:
SEE TRAIL PLAN & PROFILE FOR HORIZONTAL AND VERTICAL DATA FOR THE PROPOSED TRAIL.

N

0' 5' 10' 20'
SCALE IN FEET

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
ERIC JOSEPH SHEETS
NO. 19111
09-13-23

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

REVISIONS

GRADING ENLARGEMENT PLAN - 6TH & D STREET

SW 10TH STREET & SW F STREET
STORMWATER IMPROVEMENTS

BENTONVILLE, AR

2023

drawn by:	KTF
checked by:	JDA
approved by:	EJS
QA/QC by:	EJS
project no.:	021-04210-G
drawing no.:	W_PAV01_G2104210
date:	09.13.2023

SHEET
62 of 71

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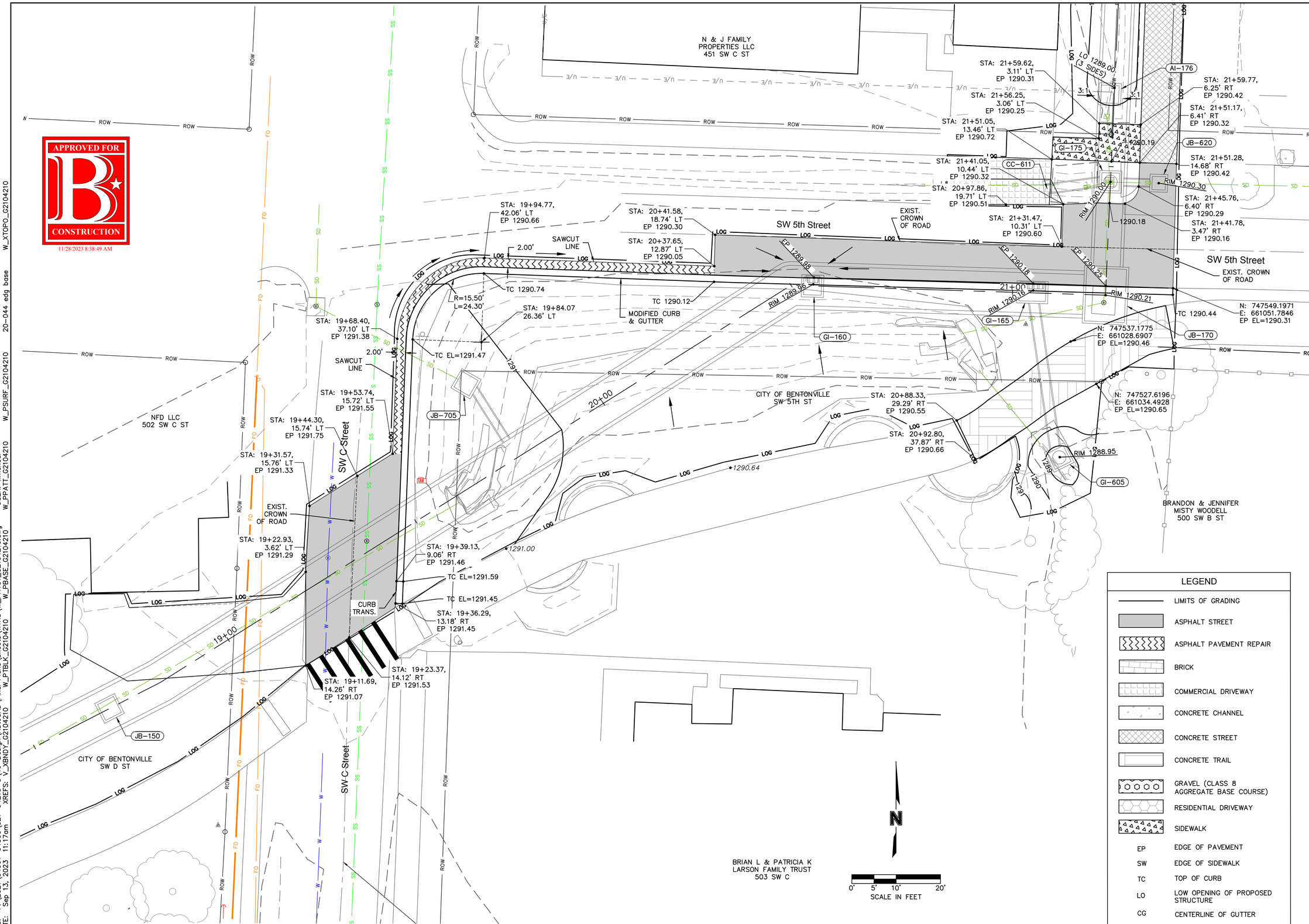
W_PSURF_G2104210 20-044 edg base W_XTOPO_G2104210



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REGISTERED PROFESSIONAL ENGINEER
NO. 19111
ERIC JOSEPH SHELTON
09-13-2023

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

REVISIONS

GRADING ENLARGEMENT PLAN - 5TH & C STREET

SW 10TH STREET & SW F STREET STORMWATER IMPROVEMENTS

BENTONVILLE, AR

2023

drawn by: KTF
checked by: JDA
approved by: EJS
QA/QC by: EJS
project no.: 021-04210-G
drawing no.: W_PAV01_G2104210
date: 09.13.2023

SHEET
63 of 71

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W_PPATT_G2104210 W_PSURF_G2104210 20-044 edg base W_XTOPO_G2104210

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LEGEND

- LIMITS OF GRADING
- ASPHALT STREET
- ASPHALT PAVEMENT REPAIR
- BRICK
- COMMERCIAL DRIVEWAY
- CONCRETE CHANNEL
- CONCRETE STREET
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- RESIDENTIAL DRIVEWAY
- SIDEWALK
- EP — EDGE OF PAVEMENT
- SW — EDGE OF SIDEWALK
- TC — TOP OF CURB
- LO — LOW OPENING OF PROPOSED STRUCTURE
- CG — CENTERLINE OF GUTTER

N

0' 5' 10' 20'
SCALE IN FEET

PBR HOLDINGS LLC
310 SW B ST

MATCH LINE SEE SHEET 65

SW B Street

29+00

SOUTHWEST 4&A LLC
350 SW A ST

REFER TO LINEAR GRADING TYPICAL SECTION ON SHEET 3

GI-215

RIM 1287.63

STA: 28+26.87,
9.17' RT
EP 1289.63

STA: 28+02.88,
8.93' RT
EP 1288.97

28+00

RIM 1289.11

STA: 27+88.50
6.22' LT
R=15.00'
L=23.56'

STA: 27+88.35,
8.78' RT
EP 1290.30

STA: 27+75.33,
8.20' RT
EP 1290.62

GI-202

STA: 26+00.18,
181.19' RT
EP 1291.13

STA: 27+68.09,
8.13' RT
EP 1290.54

27+00

GI-200

RIM 1291.66

STA: 25+97.85,
17.48' LT
EP 1292.11

STA: 25+87.48,
17.47' LT
EP 1291.85

STA: 25+86.44,
17.48' LT
EP 1291.69

STA: 25+74.77,
17.48' LT
EP 1291.81

STA: 25+70.87,
17.49' LT
EP 1291.86

STA: 25+74.71,
6.46' RT
EP 1291.45

26+00

AI-651

RIM 1291.75

SW 4TH Street

SW 4th Street
SW 4th Street

Pothole
Elevation=1290.29

SEE SW 4TH ST & SW B ST TOWNHOMES PLANS. TO BE CONSTRUCTED PRIOR TO THIS PROJECT.

TODD D & AUDRA J PETERSON
319 SW 4TH ST

TONY & LEAH A GAGLIARDO
303 SW 4TH ST

NFD LLC
301 SW 4TH ST

olsson
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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
NO. 19111
09-13-23
ERIC JOSEPH SHEETS

REV. NO.	DATE	REVISIONS DESCRIPTION	BY
		REVISIONS	

GRADING ENLARGEMENT PLAN - 4TH & B STREET

SW 10TH STREET & SW F STREET
STORMWATER IMPROVEMENTS

BENTONVILLE, AR

2023

drawn by:	KTF
checked by:	JDA
approved by:	EJS
QA/QC by:	EJS
project no.:	021-04210-G
drawing no.:	W_PAV01_G2104210
date:	09.13.2023

SHEET
64 of 71

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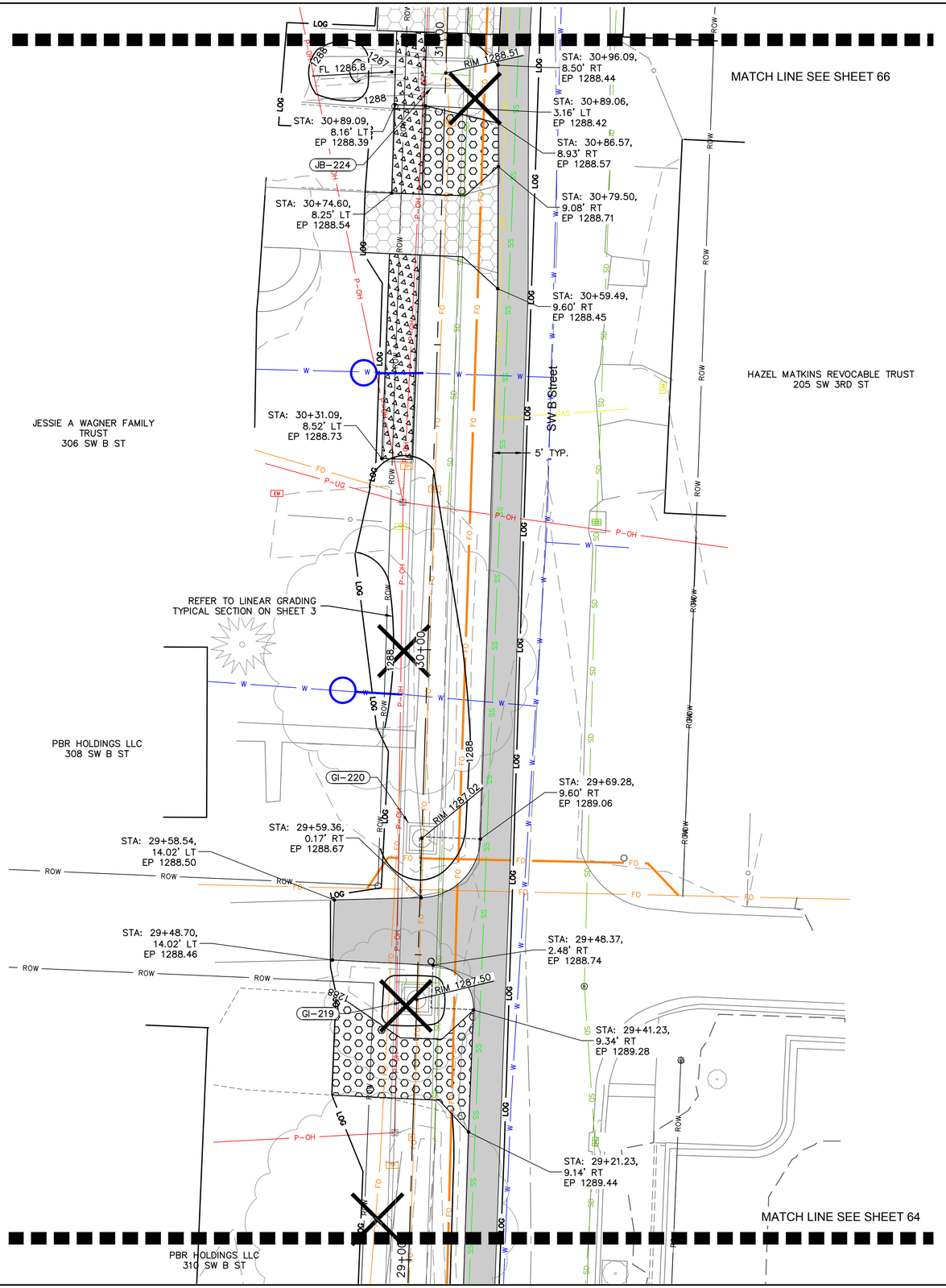

LEGEND

- LIMITS OF GRADING
- ASPHALT STREET
- ASPHALT PAVEMENT REPAIR
- BRICK
- COMMERCIAL DRIVEWAY
- CONCRETE CHANNEL
- CONCRETE STREET
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- GRAVEL (CLASS 8 AGGREGATE BASE COURSE)
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- EP — EDGE OF PAVEMENT
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- TC — TOP OF CURB
- LO — LOW OPENING OF PROPOSED STRUCTURE
- CG — CENTERLINE OF GUTTER

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NO. 19111
ERIC JOSEPH SHELTON

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

REVISIONS

GRADING ENLARGEMENT PLAN - B ST

SW 10TH STREET & SW F STREET
STORMWATER IMPROVEMENTS

BENTONVILLE, AR

2023

drawn by: KTF
checked by: JDA
approved by: EJS
QA/QC by: EJS
project no.: 021-04210-G
drawing no.: W_PAV01_G2104210
date: 09.13.2023

SHEET
65 of 71

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W_PSURF_G2104210 20-044 edg base W_XTOPO_G2104210

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11/28/2023 8:38:49 AM

MATCH LINE SEE THIS SHEET

STA: 32+87.46, 14.16' LT EP 1288.51
STA: 32+87.36, 10.17' LT EP 1288.40
STA: 32+87.39, 5.21' LT EP 1288.67
R=6.38' L=10.43' N: 748540.12 E: 661243.60
STA: 32+80.46, 0.97' LT EP 1288.92
STA: 32+79.67, 13.52' LT EP 1288.85
STA: 32+69.64, 12.18' LT EP 1289.03
STA: 32+60.38, 10.82' LT EP 1288.71
STA: 32+60.59, 6.01' LT EP 1288.71
R=13.50' L=21.04'
STA: 32+46.30 5.68' LT
STA: 32+46.41, 9.31' RT EP 1288.64
STA: 32+47.36, 14.33' RT EP 1288.75
STA: 33+15.45, 15.13' LT SW 1288.20
STA: 33+04.37, 14.81' LT EP 1288.43
STA: 33+04.85, 10.86' LT EP 1288.39
STA: 33+17.26, 19.27' LT SW 1288.16
R=21.71' L=17.14'
STA: 33+23.40 23.15' LT
STA: 33+22.21, 19.40' LT SW 1288.07
STA: 33+20.45, 15.14' LT SW 1288.15
STA: 33+55.21, 11.12' LT SW 1288.13
STA: 33+55.43, 7.17' LT SW 1288.12
STA: 33+54.06, 4.76' RT EP 1288.52
STA: 33+54.18, 14.51' RT EP 1288.95
STA: 33+20.91, 0.41' RT EP 1288.58
STA: 33+05.13, 8.67' LT EP 1288.39
STA: 32+94.10, 10.66' RT EP 1289.08
LO 1286.30 1287 OPEN W
1288
33+00
RIM 1288.63
RIM 1288.50
RIM 1288.64
JB-235
Pothole
CI-250
SW 3rd Street
MATCH EXISTING EP
EXIST. CROWN OF ROAD
TYPE A CURB & GUTTER
EXIST. CROWN OF ROAD
5' TYP.
PHILIP H & LESLEY E HERR
301 SW 3RD ST
MATCH LINE SEE SHEET 67
MATCH LINE SEE THIS SHEET

MATCH LINE SEE THIS SHEET
SW B Street
32+00
1288
REFER TO LINEAR GRADING TYPICAL SECTION ON SHEET 3
LP 1288.00
AI-225
LO 1287.21 OPEN N,E,W
STA: 31+18.17, 8.94' RT EP 1288.32
JUSTIN PURKEY & FRANCISCO SERPA
304 SW B ST
31+00
1287
FL 1286.8
RIM 1288.51
STA: 30+96.09, 8.50' RT EP 1288.44
MATCH LINE SEE SHEET 65

LEGEND

- LIMITS OF GRADING
- ASPHALT STREET
- ASPHALT PAVEMENT REPAIR
- BRICK
- COMMERCIAL DRIVEWAY
- CONCRETE CHANNEL
- CONCRETE STREET
- CONCRETE TRAIL
- GRAVEL (CLASS 8 AGGREGATE BASE COURSE)
- RESIDENTIAL DRIVEWAY
- SIDEWALK
- EP EDGE OF PAVEMENT
- SW EDGE OF SIDEWALK
- TC TOP OF CURB
- LO LOW OPENING OF PROPOSED STRUCTURE
- CG CENTERLINE OF GUTTER

N

0' 5' 10' 20'
SCALE IN FEET

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TEL 479.443.3404
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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
NO. 19111
09-13-23
ERIC JOSEPH SHEETS

REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

GRADING ENLARGEMENT PLAN - 3RD & B STREET

SW 10TH STREET & SW F STREET
STORMWATER IMPROVEMENTS

BENTONVILLE, AR

2023

drawn by:	KTF
checked by:	JDA
approved by:	EJS
QA/QC by:	EJS
project no.:	021-04210-G
drawing no.:	W_PAV01_G2104210
date:	09.13.2023

SHEET
66 of 71

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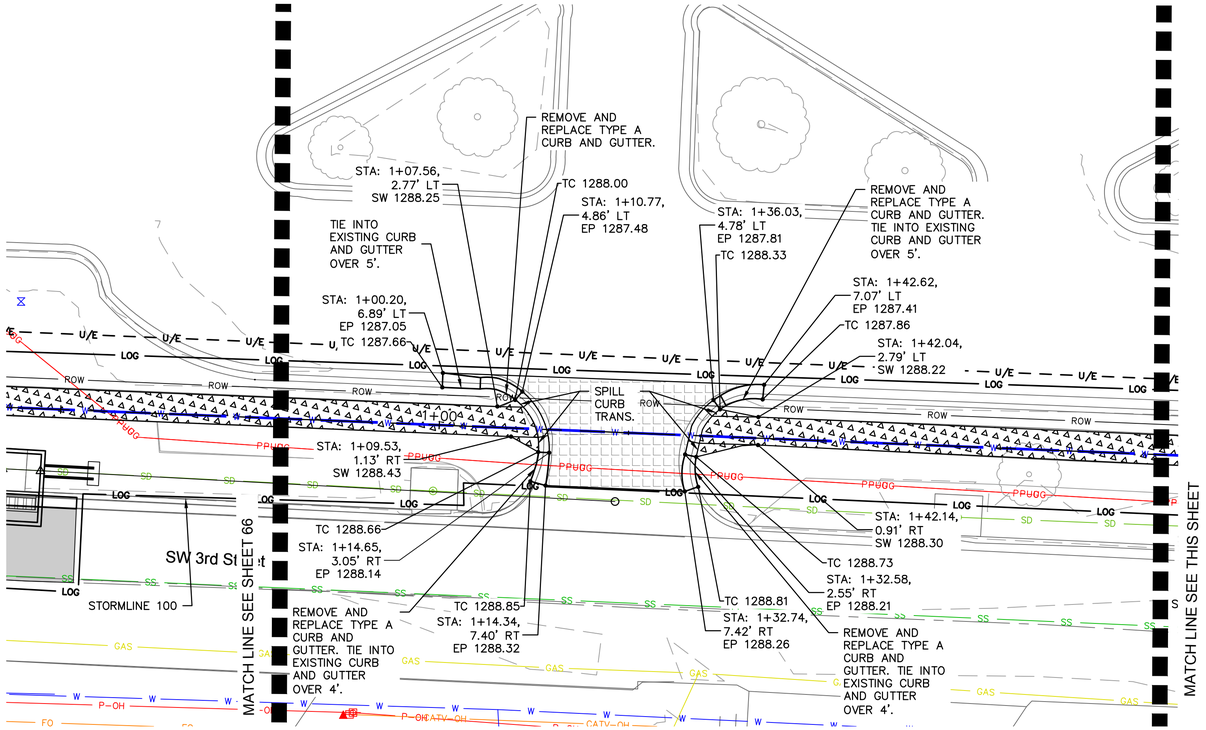
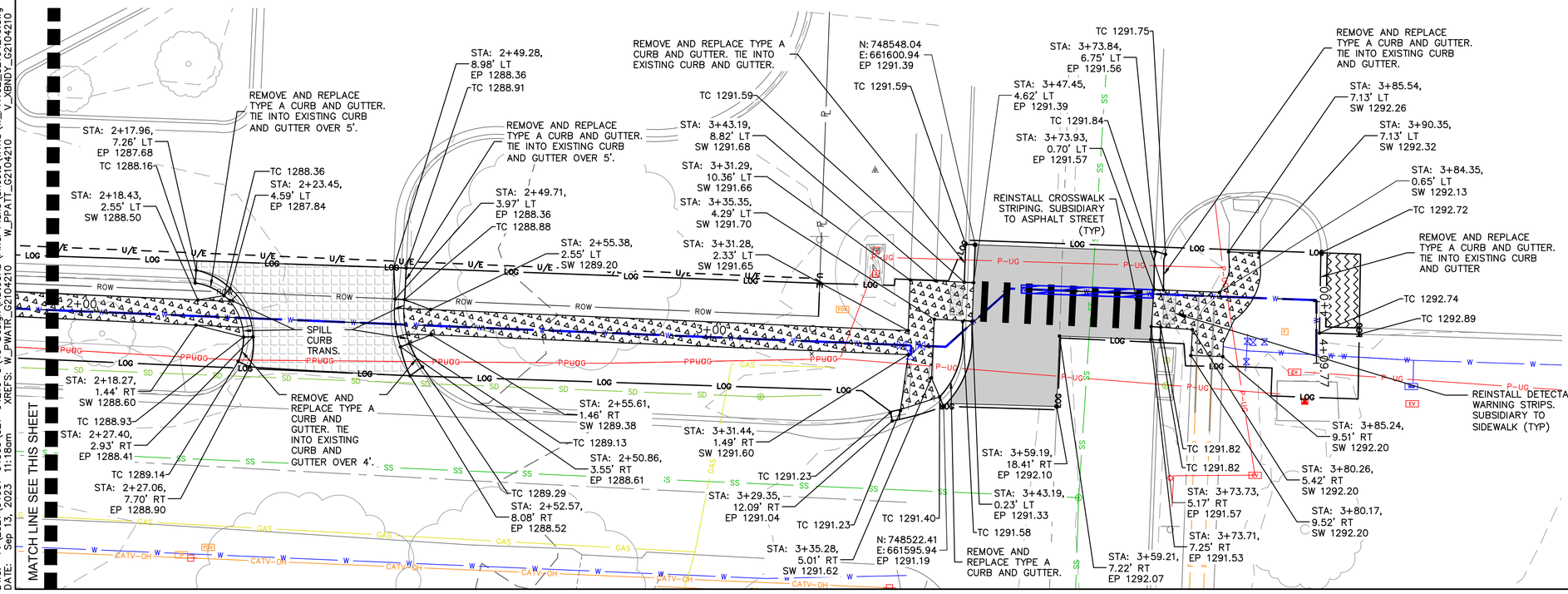
W_PPATT_G2104210 W_PSURF_G2104210 20-044 edg base W_XTOPO_G2104210





LEGEND

- LIMITS OF GRADING
- ASPHALT STREET
- ASPHALT PAVEMENT REPAIR
- BRICK
- COMMERCIAL DRIVEWAY
- CONCRETE CHANNEL
- CONCRETE STREET
- CONCRETE TRAIL
- GRAVEL (CLASS 8 AGGREGATE BASE COURSE)
- RESIDENTIAL DRIVEWAY
- SIDEWALK
- TCE — PROPOSED TEMPORARY CONSTRUCTION EASEMENT
- D/E — PROPOSED PERMANENT DRAINAGE EASEMENT
- U/E — PROPOSED UTILITY EASEMENT
- U/E — EXISITNG UTILITY EASEMENT

N

0' 5' 10' 20'
SCALE IN FEET

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REGISTERED PROFESSIONAL ENGINEER
ERIC JOSEPH SHEETS
NO. 19111
09-13-23

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

REVISIONS

GRADING ENLARGEMENT PLAN - 3RD ST

SW 10TH STREET & SW F STREET
STORMWATER IMPROVEMENTS

BENTONVILLE, AR

2023

drawn by:	NDHM
checked by:	EJS
approved by:	CBD
QA/QC by:	CBD
project no.:	021-04210-G
drawing no.:	W_PAV02_G2104210
date:	09.01.2023

SHEET
67 of 71

USER: nmcneel
XREFS: W_PBASE_G2104210 W_PPIpe_G2104210 W_PESMT_G2104210 W_PWATR_G2104210 P_PTBLK_G2104210 W_PPATT_G2104210 W_XBNDY_G2104210 W_XTOPO_G2104210
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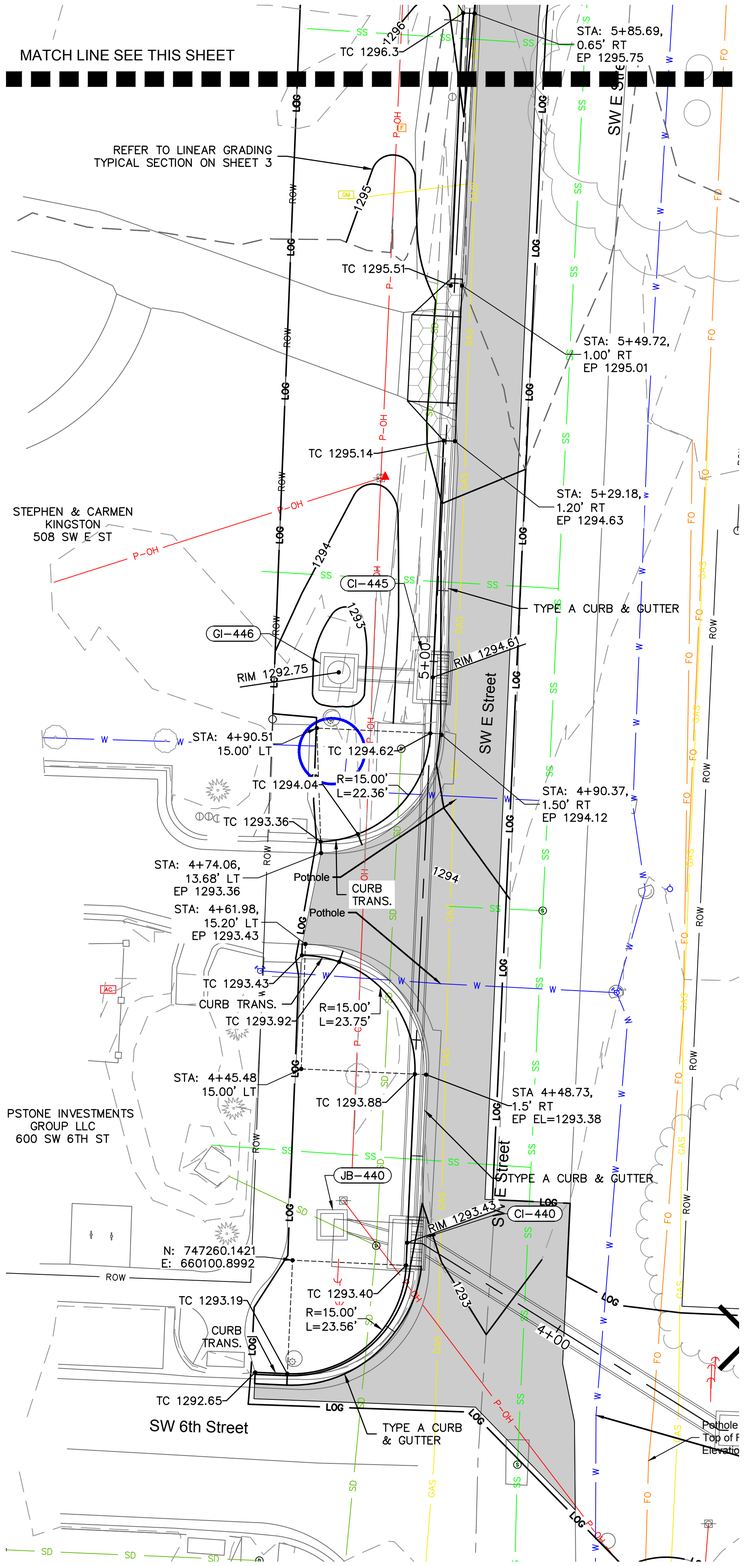
DATE: Sep 13, 2023 11:18am



N

0' 5' 10' 20'
SCALE IN FEET

APPROVED FOR CONSTRUCTION
11/28/2023 8:38:49 AM

LEGEND

- LIMITS OF GRADING
- ASPHALT STREET
- ASPHALT PAVEMENT REPAIR
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- COMMERCIAL DRIVEWAY
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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
NO. 19111
ERIC JOSEPH SHEETS
09-13-2023

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

REVISIONS

GRADING ENLARGEMENT PLAN - E ST

SW 10TH STREET & SW F STREET
STORMWATER IMPROVEMENTS

BENTONVILLE, AR

2023

drawn by:	KTF
checked by:	JDA
approved by:	EJS
QA/QC by:	EJS
project no.:	021-04210-G
drawing no.:	W_PAV01_G2104210
date:	09.13.2023

SHEET
68 of 71

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W_PSURF_G2104210 20-044 edg base W_XTOPO_G2104210
USER: nmcneel
W_PPATT_G2104210

MATCH LINE SEE THIS SHEET

TC 1304.85
STA: 9+37.44, 6.31' LT SW 1304.91
5' TYP.
TC 1304.50
STA: 9+10.35, 5.31' LT SW 1304.58
RIM 1303.89
CI-465
STA: 8+99.01, 4.91' LT SW 1304.43
TC 1304.36
TC 1304.28
TC 1304.00
STA: 8+89.02, 1.95' RT EP 1303.50
SW E Street
TYPE A CURB & GUTTER
REFER TO LINEAR GRADING TYPICAL SECTION ON SHEET 3
LLC
H ST
TC 1303.01
9+00
8+00
CI-460
RIM 1301.49
RIM 1300.50
GI-461
STA: 7+73.92, 1.73' RT EP 1300.76
STA: 7+73.54, 9.77' LT EP 1301.08
Pothole
TC 1301.26
CURB TRANS.
TC 1300.70
STA: 7+62.05, 9.25' LT EP 1300.74
TYPE A CURB & GUTTER
TC 1301.25
STA: 7+39.87, 26.93' LT
MATCH LINE SEE SHEET 68

MODIFIED CURB & GUTTER
MATCH LINE SEE THIS SHEET
GI-480
Pothole
Top of Fiber Elevation 1304.26
RIM 1307.30
CURB TRANS.
TC 1307.37
TC 1307.22
STA: 11+22.66, 2.71' LT SW 1307.56 EP 1307.34
STA: 11+22.57, 7.71' LT SW 1307.78
STA: 11+19.93, 7.66' LT SW 1307.71
STA: 11+14.70, 12.70' LT SW 1307.62
STA: 11+12.71, 7.63' LT SW/EP 1307.55
5' TYP.
STA: 10+87.30, 7.19' LT SW/EP 1307.21
STA: 10+87.21, 12.17' LT SW 1307.26
STA: 10+24.71, 1.80' RT EP 1307.32 BEGIN MODIFED CURB
STA: 11+22.95, 2.18' RT EP 1307.22 END ON-STREET PARKING GUTTER
STA: 11+18.27, 1.56' RT CG 1307.18
STA: 11+17.95, 2.62' LT SW 1307.58 EP 1307.36
STA: 11+12.71, 1.95' RT CG 1307.16
11+00
STA: 10+87.30, 1.94' RT CG 1306.88
STA: 10+57.37, 1.95' RT CG 1306.45
STA: 10+57.36, 6.64' LT SW/EP 1306.75
STA: 10+57.28, 11.60' LT SW 1306.83
ON STREET PARKING GUTTER. SEE DETAIL SHEET 4
SW E Street
STA: 10+14.65, 2.01' RT CG 1305.69
STA: 10+14.64, 5.83' LT SW/EP 1306.00
STA: 10+14.52, 10.84' LT SW 1306.07
10+00
STA: 9+84.83, 2.04' RT CG 1305.16
STA: 9+84.82, 5.29' LT SW/EP 1305.60
STA: 9+84.07, 10.28' LT SW 1305.79
STA: 9+75.54, 2.05' RT CG 1304.99
STA: 9+75.54, 2.62' LT SW/EP 1305.30
STA: 9+74.79, 7.60' LT SW 1305.31
STA: 9+70.79, 7.53' LT SW 1305.34
STA: 9+70.22, 2.52' LT SW 1305.26 EP 1205.01
5' CURB TRANS.
TC 1305.20
STA: 9+65.24, 1.83' LT CG 1304.79
STA: 9+65.04, 7.32' LT SW 1305.26
STA: 9+65.28, 0.83' LT EP 1304.87 BEGIN ON-STREET PARKING GUTTER
STA: 9+60.79, 7.16' LT SW 1305.20
TC 1305.14
MATCH LINE SEE THIS SHEET

1078.06' LT
MODIFIED CURB & GUTTER
MATCH LINE SEE SHEET 70
13+00
SW E Street
Pothole
RIM 1307.96
GI-482
TC 1308.15
STA: 12+67.79, 1.31' RT EP 1308.01
TC 1308.40
STA: 12+47.88, 1.70' RT EP 1308.27
MODIFIED CURB & GUTTER
STA: 12+15.84 0.23' RT TC 1308.64 HIGH POINT
TC 1308.28
12+00
STA: 11+97.87, 1.74' RT EP 1308.15
TC 1308.15
MODIFIED CURB & GUTTER
STA: 11+77.87, 1.76' RT EP 1308.02
STA: 11+63.33, 13.55' LT EP 1308.01
TC 1307.97
TC 1307.93
STA: 11+59.26, 13.48' LT EP 1308.05
MODIFIED CURB & GUTTER
MATCH LINE SEE THIS SHEET

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11/28/2023 8:38:50 AM

N

0' 5' 10' 20'
SCALE IN FEET

LEGEND

- LIMITS OF GRADING
- ASPHALT STREET
- ASPHALT PAVEMENT REPAIR
- BRICK
- COMMERCIAL DRIVEWAY
- CONCRETE CHANNEL
- CONCRETE STREET
- CONCRETE TRAIL
- GRAVEL (CLASS 8 AGGREGATE BASE COURSE)
- RESIDENTIAL DRIVEWAY
- SIDEWALK
- EP EDGE OF PAVEMENT
- SW EDGE OF SIDEWALK
- TC TOP OF CURB
- LO LOW OPENING OF PROPOSED STRUCTURE
- CG CENTERLINE OF GUTTER

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
NO. 19111
JOSEPH SHEAD
11-01-2023

REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	10.31.2023	Miscellaneous updates	EMPS

REVISIONS

GRADING ENLARGEMENT PLAN - E ST

SW 10TH STREET & SW F STREET
STORMWATER IMPROVEMENTS

2023

BENTONVILLE, AR

drawn by: KTF
checked by: JDA
approved by: EJS
QA/QC by: EJS
project no.: 021-04210-G
drawing no.: W_PAV01_G2104210
date: 09.13.2023

SHEET
69 of 71

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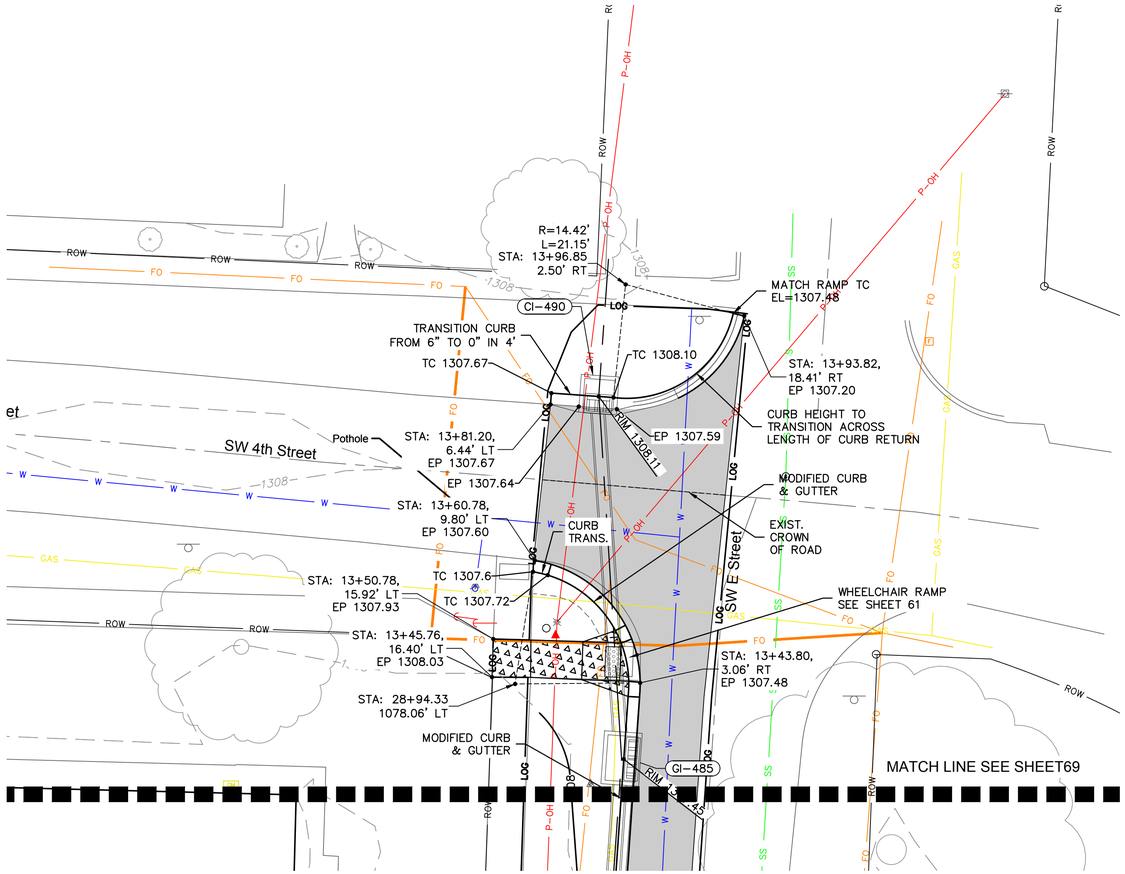

LEGEND

- LIMITS OF GRADING
- ASPHALT STREET
- ASPHALT PAVEMENT REPAIR
- BRICK
- COMMERCIAL DRIVEWAY
- CONCRETE CHANNEL
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- LO — LOW OPENING OF PROPOSED STRUCTURE
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N

0' 5' 10' 20'
SCALE IN FEET

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REGISTERED PROFESSIONAL ENGINEER
NO. 19111
ERIC JOSEPH SHEPTON
09-13-23

REV. NO.	DATE	REVISIONS DESCRIPTION	BY
		REVISIONS	

GRADING ENLARGEMENT PLAN - 4TH & E STREET

SW 10TH STREET & SW F STREET
STORMWATER IMPROVEMENTS

BENTONVILLE, AR

2023

drawn by: KTF
checked by: JDA
approved by: EJS
QA/QC by: EJS
project no.: 021-04210-G
drawing no.: W_PAV01_G2104210
date: 09.13.2023

SHEET
70 of 71

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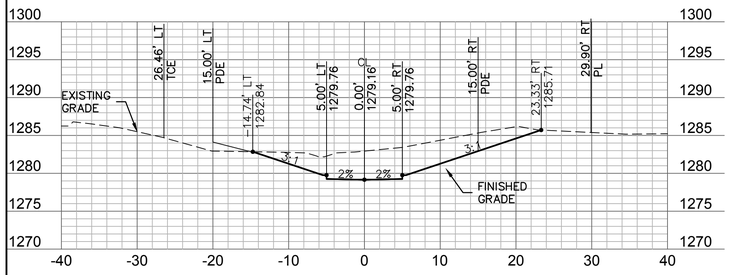

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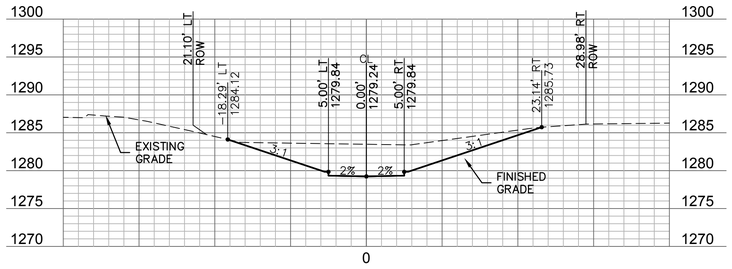

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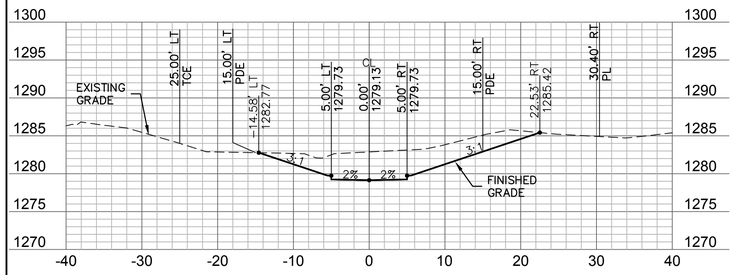

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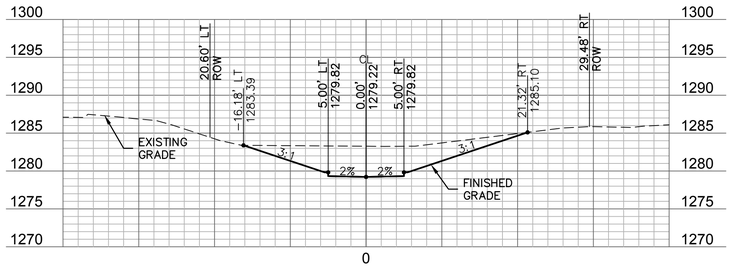

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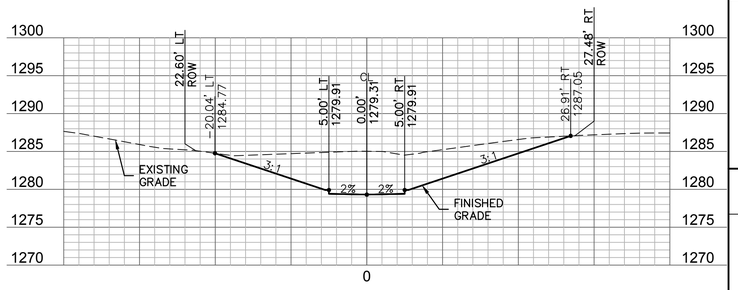

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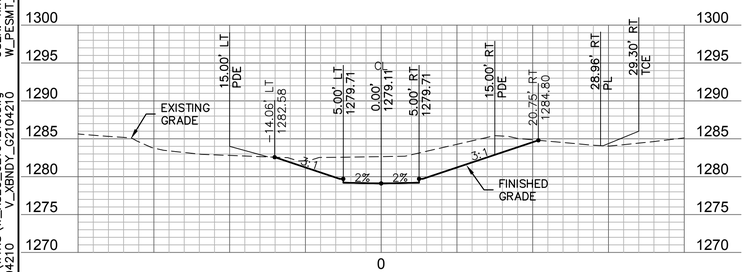

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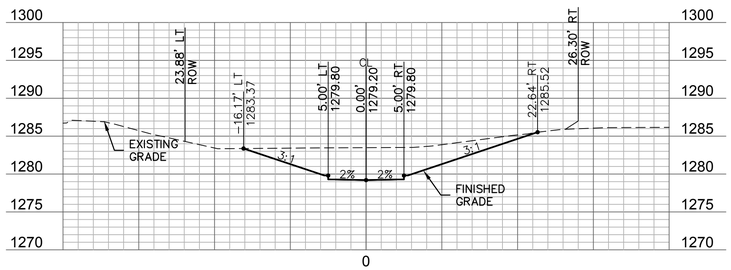

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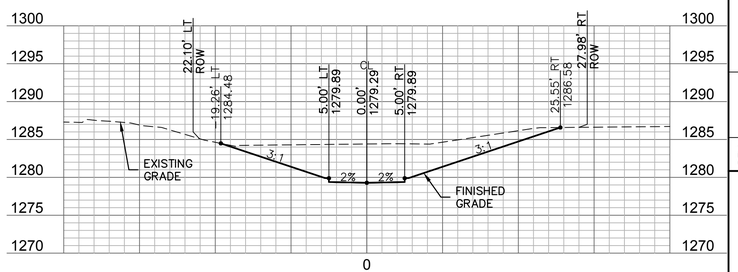

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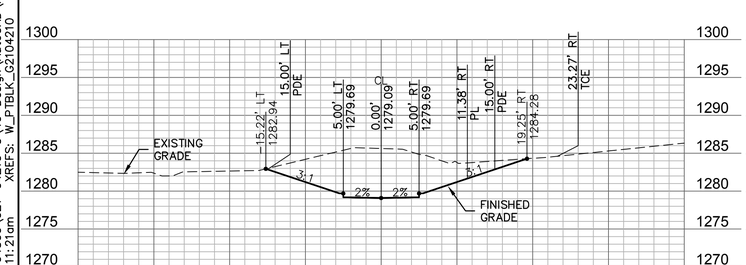

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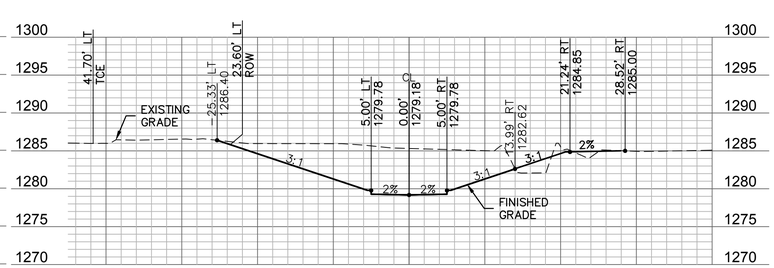

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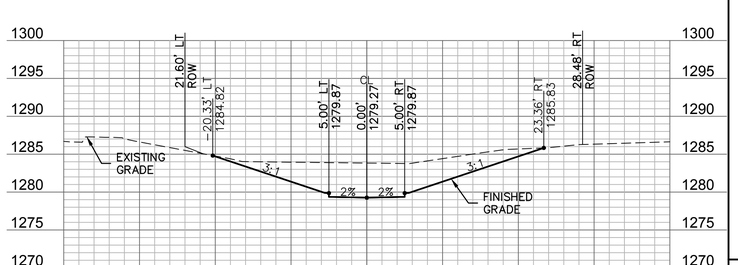

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0' 5' 10' 20'
SCALE IN FEET

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SCALE IN FEET

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NO. 19111
ERIC JOSEPH SHELTON
09-13-23

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

REVISIONS

CROSS SECTIONS - CONCRETE CHANNEL

SW 10TH STREET & SW F STREET
STORMWATER IMPROVEMENTS

BENTONVILLE, AR

2023

drawn by: KTF
checked by: JDA
approved by: EJS
QA/QC by: EJS
project no.: 021-04210-G
drawing no.: W_XSEC_G2104210
date: 09.13.2023

SHEET
71 of 71

DWG: F:\2021\04001-04500\021-04210-G\40-Design\AutoCAD\Final Plans\Sheets\WTRS\W_XSEC_G2104210.dwg
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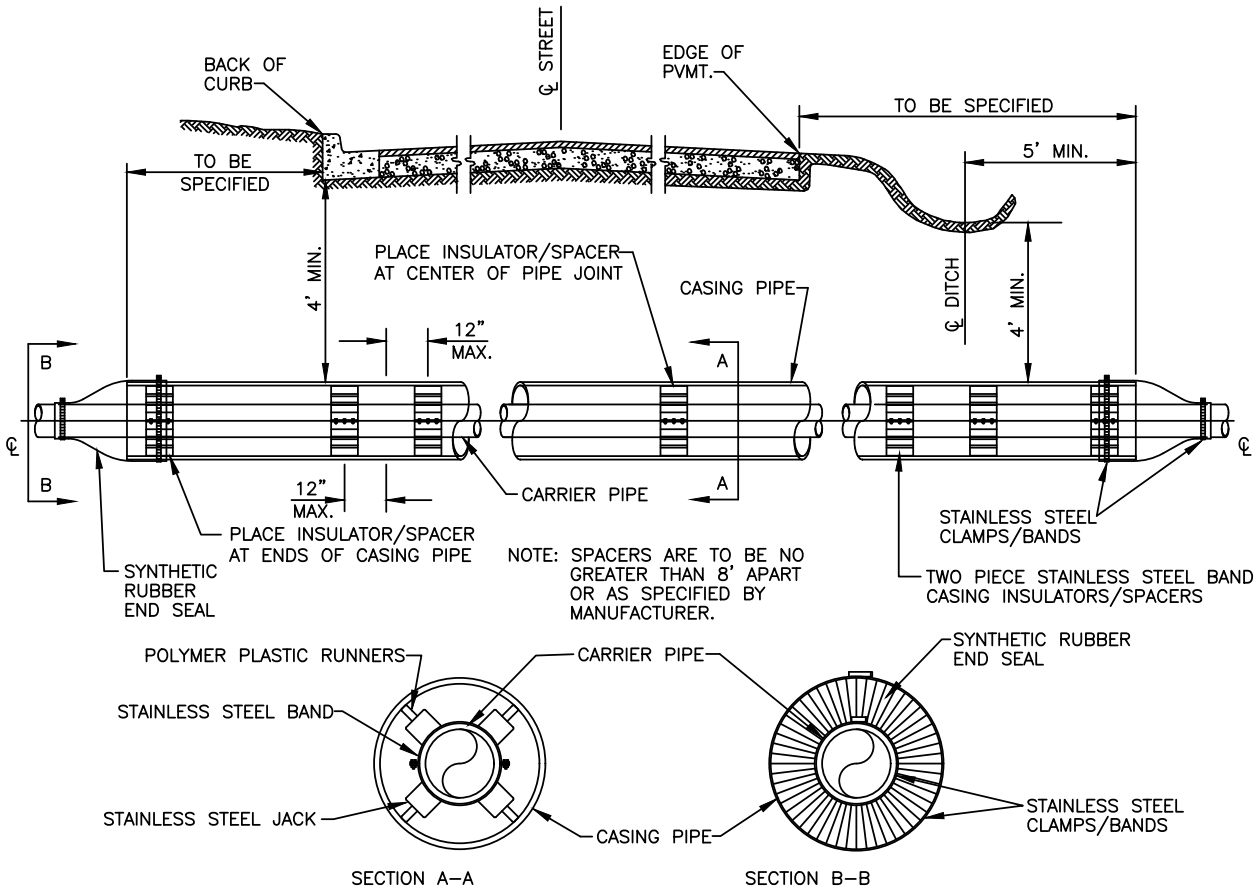
USER: nmcneal

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.

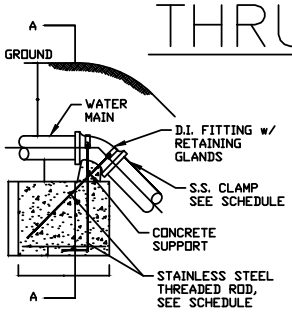
Bentonville Water Utilities

Approved for ADH review

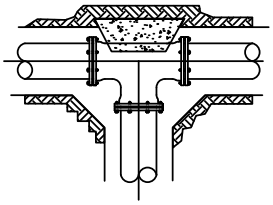
04/04/2023 2:59:40 PM

	DRAWN BY: JI	CHECKED BY: PN
	GEN WATER/SEWER DETAIL: GWS01	
	LAST REVISION DATE: 01/27/2020	
	APPROVED:	06/22/2021

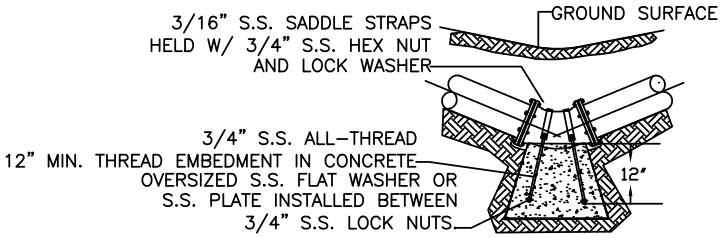
THRUST BLOCKING



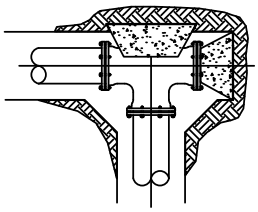
BLOCKING FOR VERTICAL TIE DOWN



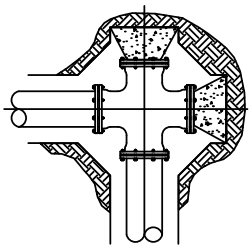
BLOCKING FOR TEE



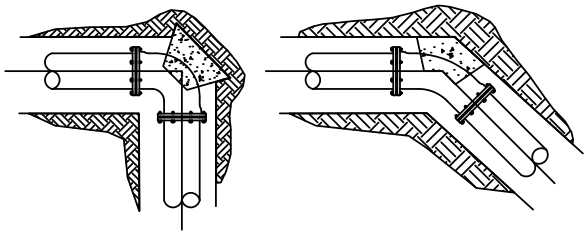
TYPICAL BLOCKING FOR VERTICAL BENDS



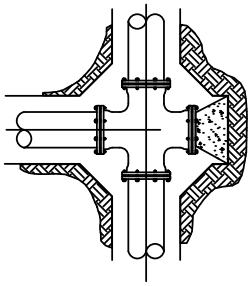
SPECIAL BLOCKING OF TEE & PLUG (WHEN DIRECTED BY WATER DEPT.)



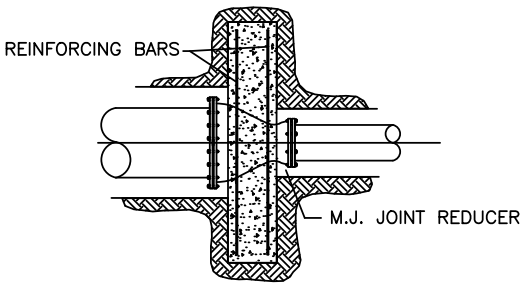
TYPICAL SECTION OF CROSS & 2 PLUG BLOCKING (WHEN DIRECTED BY WATER DEPT.)



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.)

Bentonville Water Utilities

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04/04/2023 2:59:25 PM

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

DRAWN BY: JI	CHECKED BY: PN
GEN WATER/SEWER DETAIL: GWS02	
LAST REVISION DATE: 01/27/2020	
APPROVED:	06/22/2021

REACTION BACKING TABLE

BLOCKING SCHEDULE					
PIPE SIZE		BENDS			
		45°	22 1/2°	11 1/4°	ROD DIA.
VOLUME REQ'D (CU. FT.)		98.5	50.2	25.2	3/4 IN.
8"	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.			
VOLUME REQ'D (CU. FT.)		209.5	106.8	53.7	3/4 IN.
12"	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.			
VOLUME REQ'D (CU. FT.)		457.2	233.1	117.1	1 IN.
18"	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.			
VOLUME REQ'D (CU. FT.)		800.3	408.0	205.0	1 1/4 IN.
24"	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.

Bentonville Water Utilities

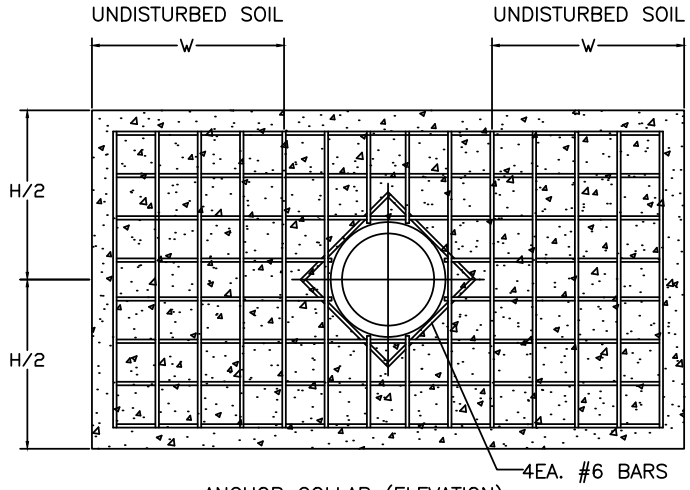
Approved for ADH review

04/04/2023 2:59:17 PM

DRAWN BY: JI	CHECKED BY: PN
GEN WATER/SEWER DETAIL: GWS03	
LAST REVISION DATE: 01/27/2020	
APPROVED:	06/22/2021

ANCHOR COLLAR SPECIFICATIONS

ANCHOR COLLAR SCHEDULE						
PIPE SIZE	DIMENSIONS				REINFORCING BARS	
	W	H	T	M	"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)

Bentonville Water Utilities

Approved for ADH review

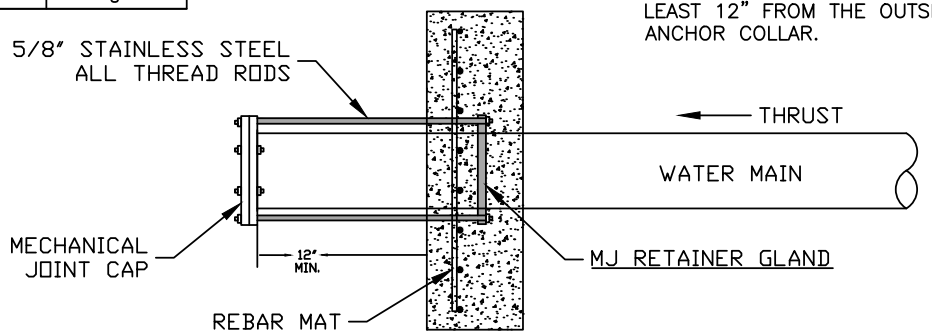
04/04/2023 2:59:11 PM

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.

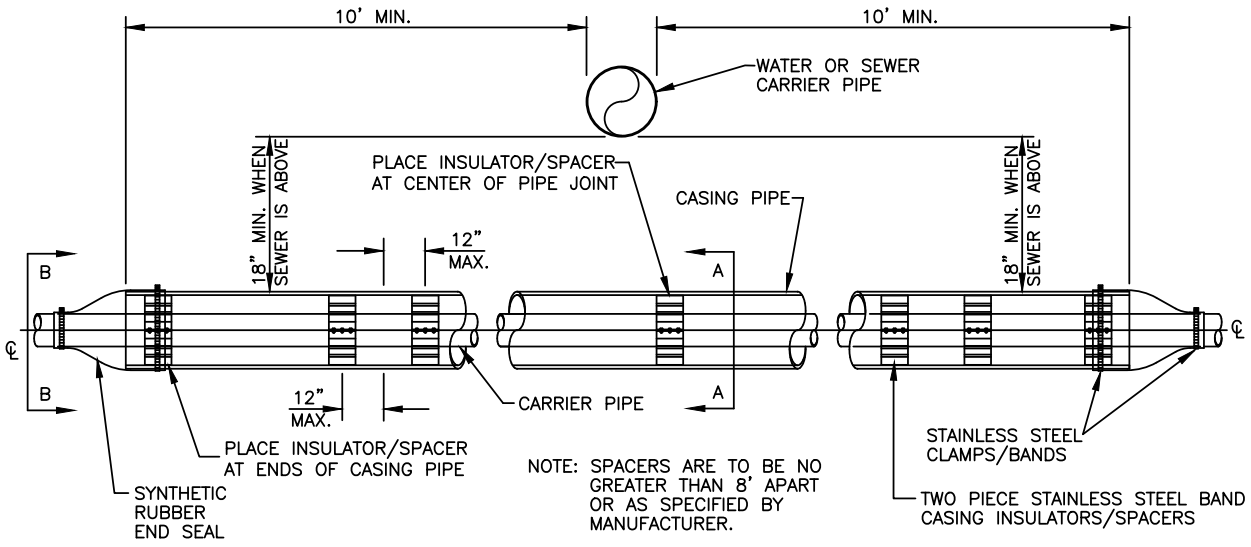


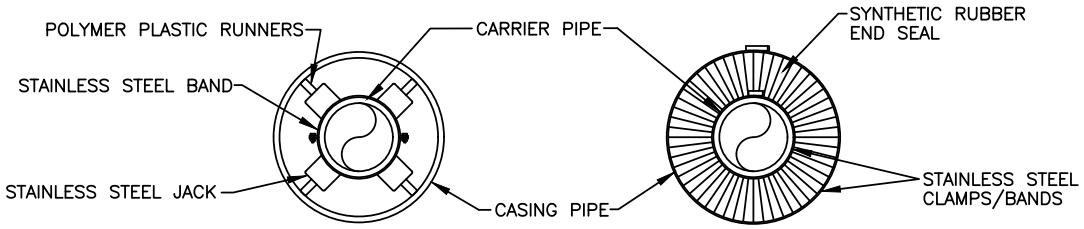
ANCHOR COLLAR (SIDE)

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

DRAWN BY: JI	CHECKED BY: PN
GEN WATER/SEWER DETAIL: GWS04	
LAST REVISION DATE: 01/27/2020	
APPROVED:	06/22/2021

ENCASEMENT CROSSING DETAIL





SECTION A–A SECTION B–B

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.

Bentonville Water Utilities

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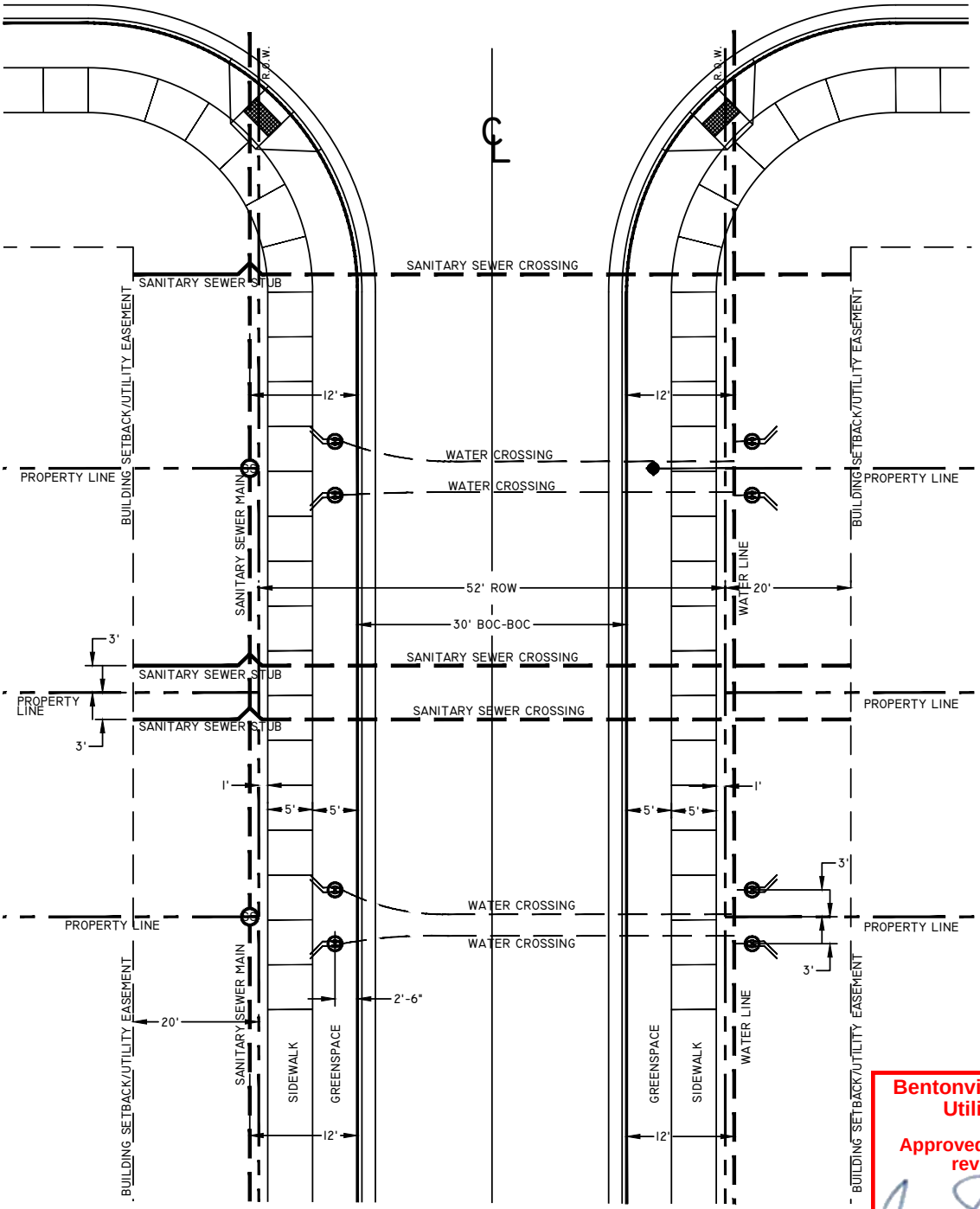
04/04/2023 2:59:01 PM

DRAWN BY: JI	CHECKED BY: PN
GEN WATER/SEWER DETAIL: GWS05	
LAST REVISION DATE: 01/27/2020	
APPROVED:	06/22/2021

SUBDIVISION UTILITY PLACEMENT



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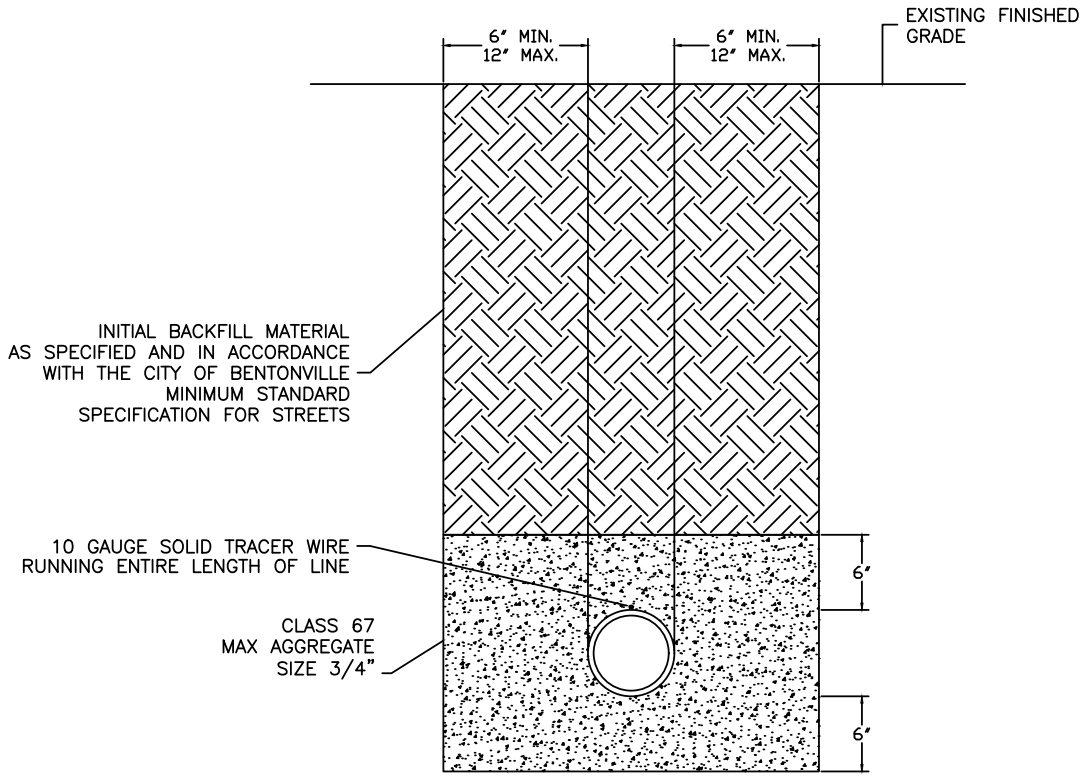
04/04/2023 2:58:51 PM

UTILITY SEPARATIONS:

10' HORZ. BETWEEN WATER & SEWER
18" VERT. BETWEEN WATER & SEWER
5' HORZ. BETWEEN ELECTRIC & WATER OR SEWER(MAINS)
18" MIN. VERT. BETWEEN ELEC. & WATER OR SEWER
12" MIN. HORZ. BETWEEN ELEC. & FRANCHISE UTIL.
12" MIN. VERT. BETWEEN SECONDARY CONDUIT AND WATER & SEWER

DRAWN BY: JI	CHECKED BY: PN
GEN WATER/SEWER DETAIL: GWS06	
LAST REVISION DATE: 01/27/2020	
APPROVED:	06/22/2021

TYPICAL BEDDING DETAIL



* REFER TO STREET SPECIFICATIONS FOR STREET REPAIR INFORMATION

Bentonville Water Utilities

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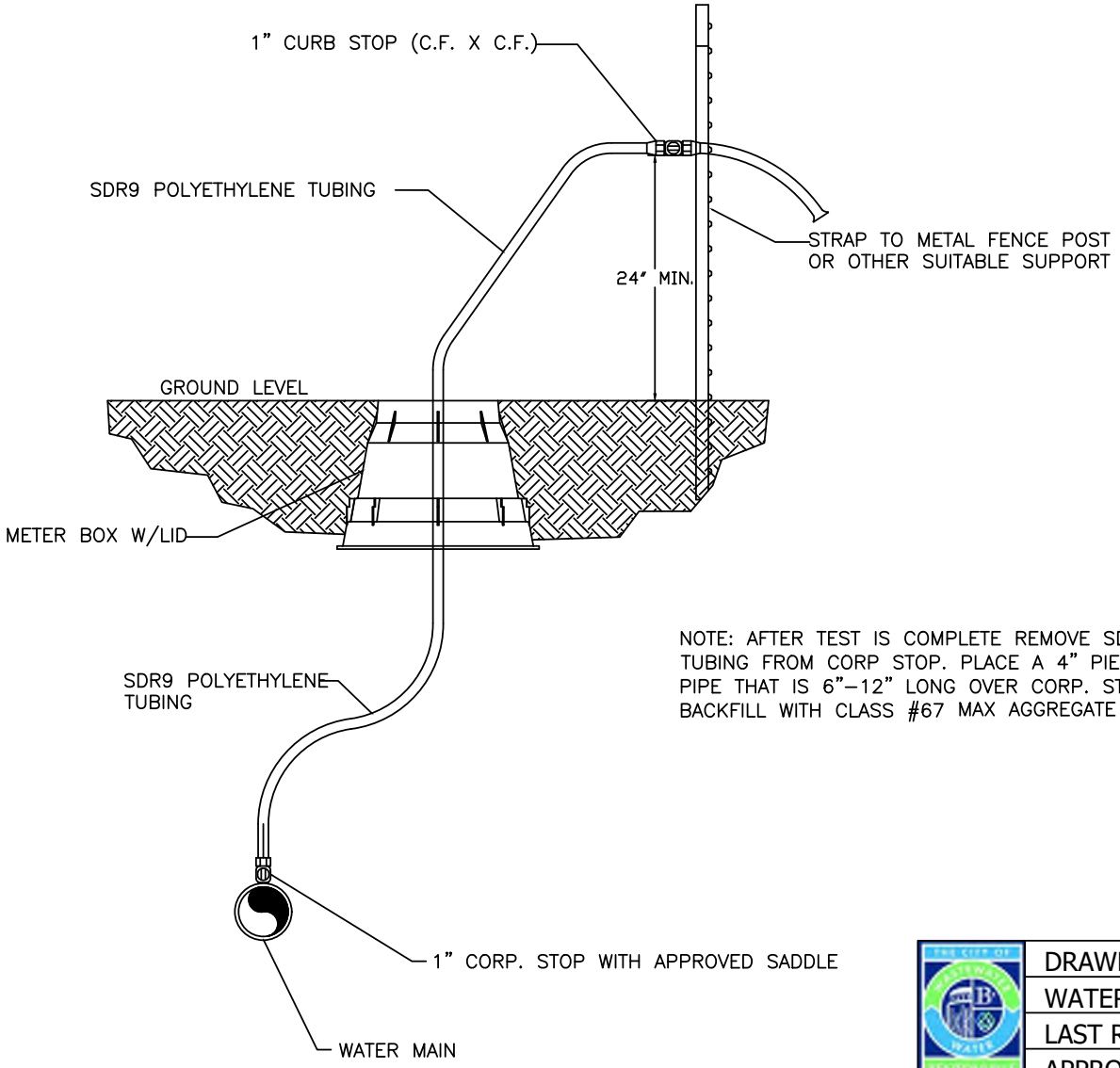
04/04/2023 2:58:39 PM

DRAWN BY: JI	CHECKED BY: PN
GEN WATER/SEWER DETAIL: GWS07	
LAST REVISION DATE: 01/27/2020	
APPROVED:	06/22/2021

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"

Bentonville Water Utilities

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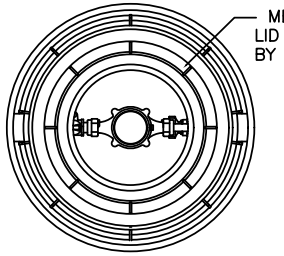
04/04/2023 2:58:30 PM

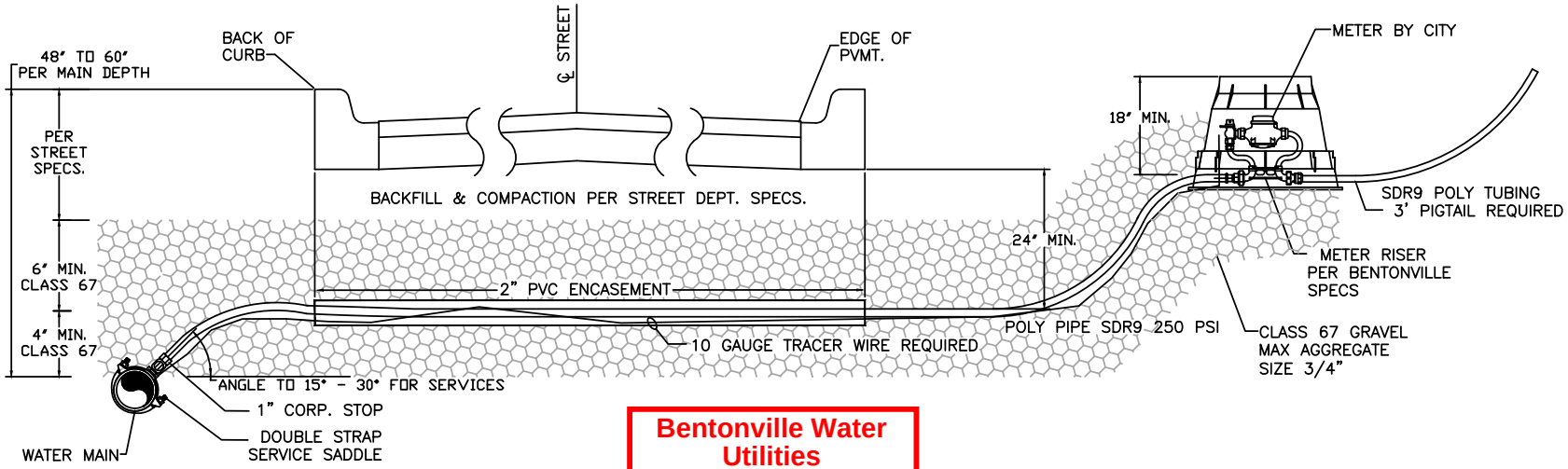
DRAWN BY: JI	CHECKED BY: PN
WATER DETAIL: W01	
LAST REVISION DATE: 01/27/2020	
APPROVED:	06/22/2021

WATER SERVICE DETAIL 1”

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



SINGLE SET



Bentonville Water Utilities

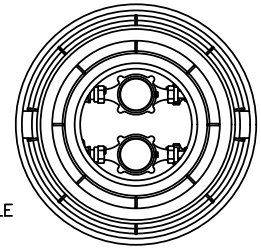
Approved for ADH review

04/04/2023 2:58:20 PM

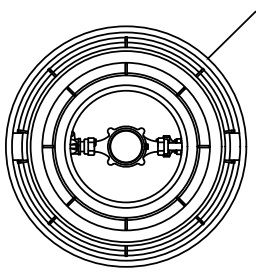
DRAWN BY: JI	CHECKED BY: PN
WATER DETAIL: W02	
LAST REVISION DATE: 01/27/2020	
APPROVED:	06/22/2021

WATER SERVICE DETAIL 5/8"

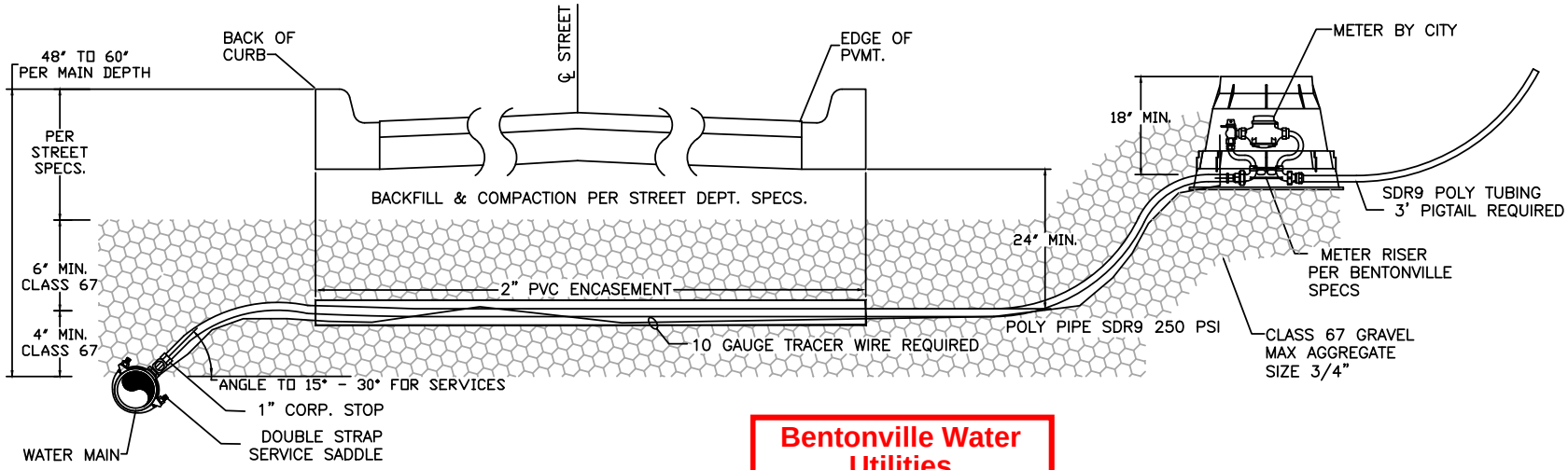
NOTE:
1" TUBING WILL
SUPPLY WATER TO A SINGLE
5/8" METER SERVICE OR A DOUBLE
5/8" METER SERVICE.



DOUBLE SET



SINGLE SET



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Approved for ADH review

04/04/2023 2:58:10 PM

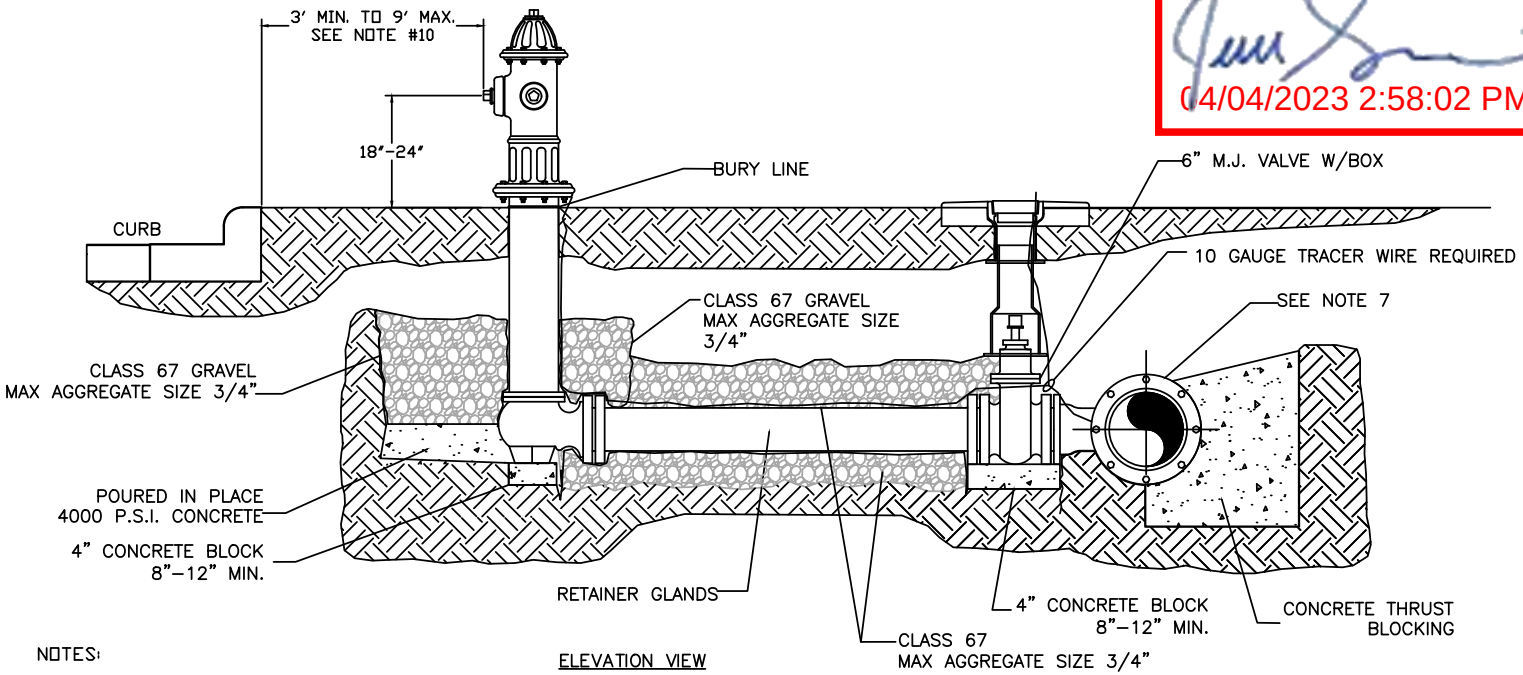
DRAWN BY: JI	CHECKED BY: PN
WATER DETAIL: W03	
LAST REVISION DATE: 01/27/2020	
APPROVED:	06/22/2021

FIRE HYDRANT DETAIL W/ RETAINER GLANDS

Bentonville Water Utilities

Approved for ADH review

04/04/2023 2:58:02 PM



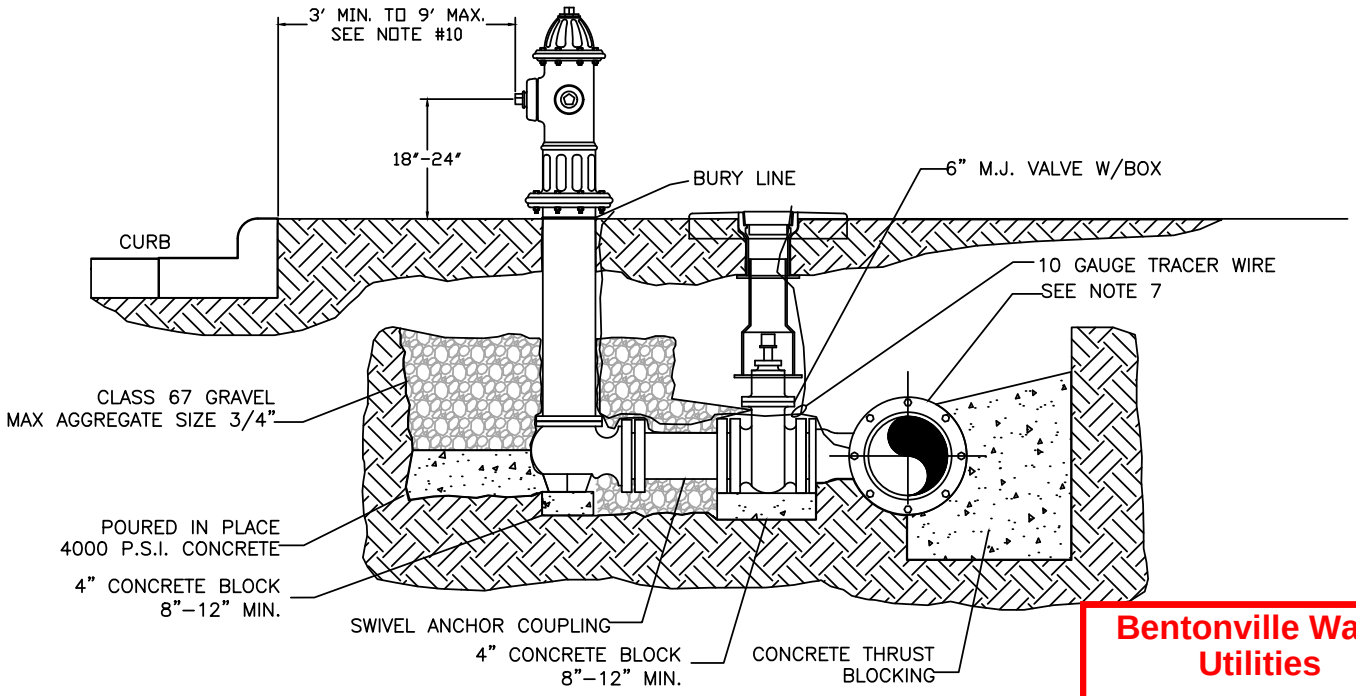
ELEVATION VIEW

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.

DRAWN BY: JI	CHECKED BY: PN
WATER DETAIL: W04	
LAST REVISION DATE: 03/16/2021	
APPROVED:	06/22/2021

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.

Bentonville Water Utilities

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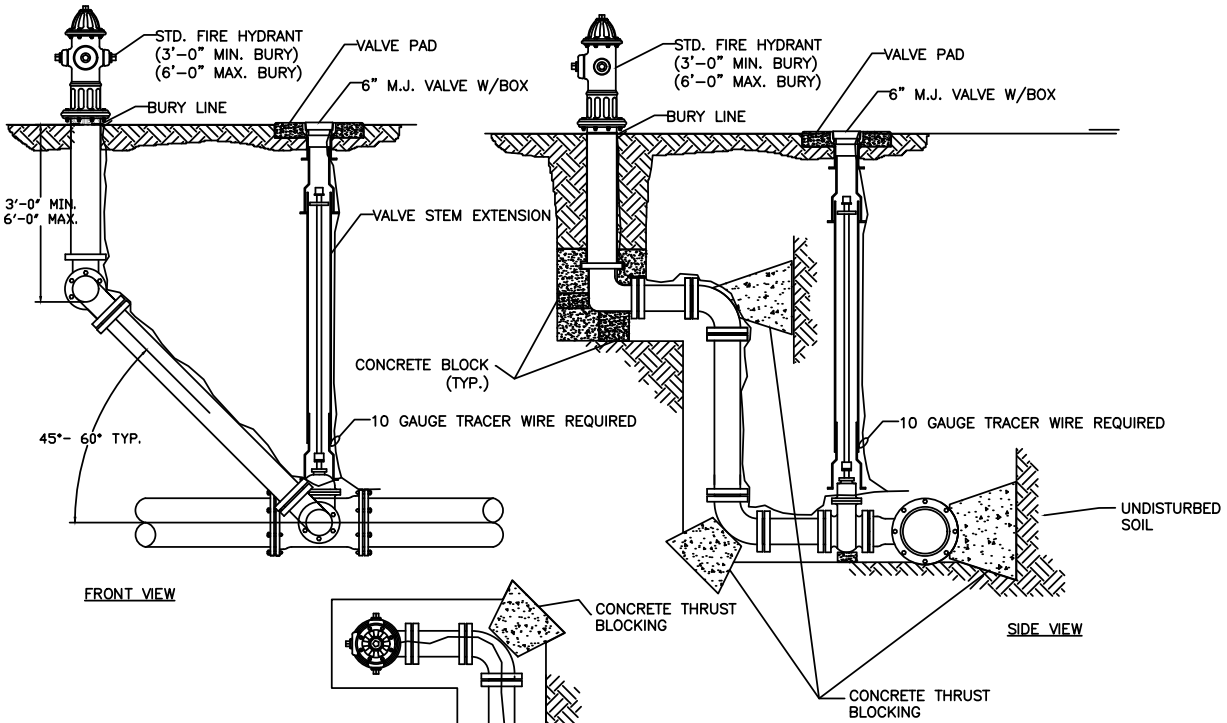
04/04/2023 2:57:43 PM

DRAWN BY: JI	CHECKED BY: PN
WATER DETAIL: W05	
LAST REVISION DATE: 03/16/2021	
APPROVED:	06/22/2021

DEEP BURY FIRE HYDRANTS

(BURY DEEPER THAN 6'–0")



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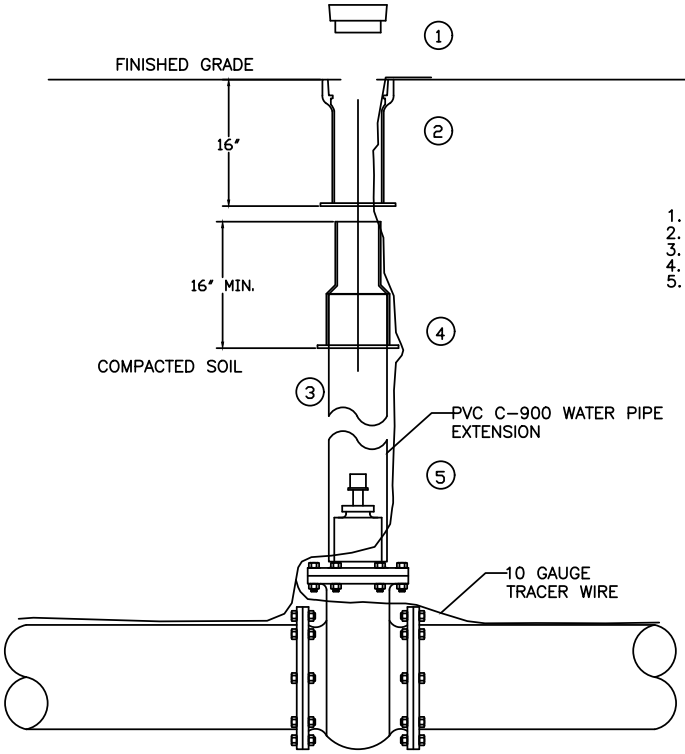
Approved for ADH review

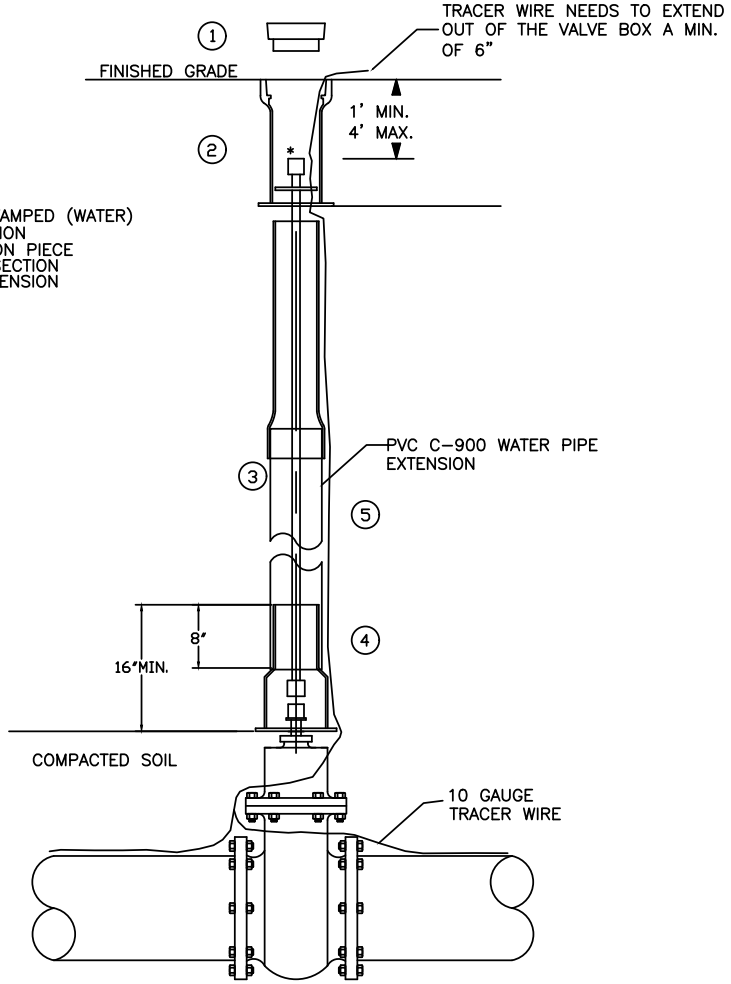
04/04/2023 2:57:41 PM

DRAWN BY: JI	CHECKED BY: PN
WATER DETAIL: W06	
LAST REVISION DATE: 03/16/2021	
APPROVED:	06/22/2021

VALVE BOX VALVE STEM & TRACER WIRE INSTALLATION



LIST OF MATERIAL
1. CAST IRON COVER STAMPED (WATER)
2. CAST IRON TOP SECTION
3. PVC C-900 EXTENSION PIECE
4. CAST IRON BOTTOM SECTION
5. PVC WATER PIPE EXTENSION



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.*

Bentonville Water Utilities

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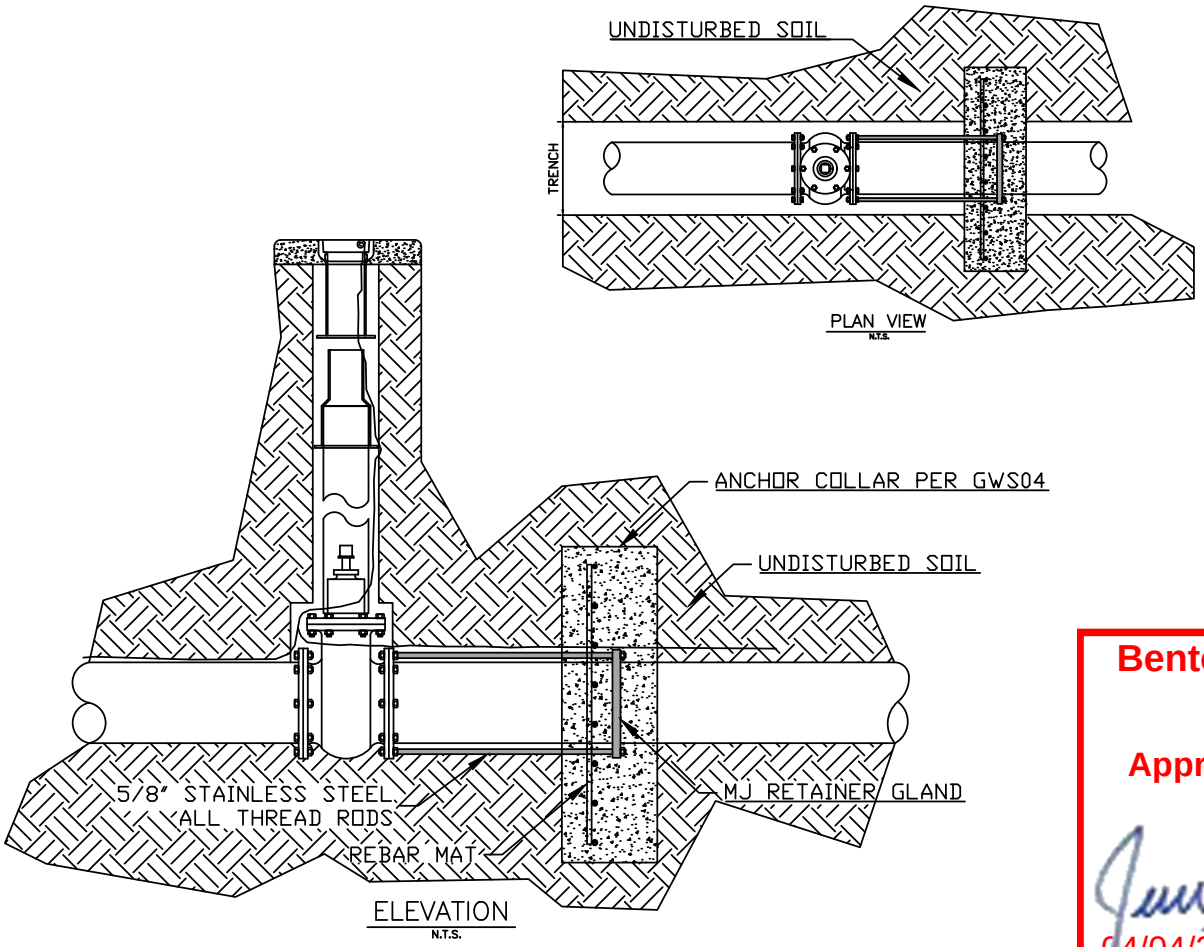
04/04/2023 2:57:31 PM

DRAWN BY: JI	CHECKED BY: PN
WATER DETAIL: W07	
LAST REVISION DATE: 01/27/2020	
APPROVED:	06/22/2021

RESTRAINED GATE VALVE



Bentonville Water Utilities

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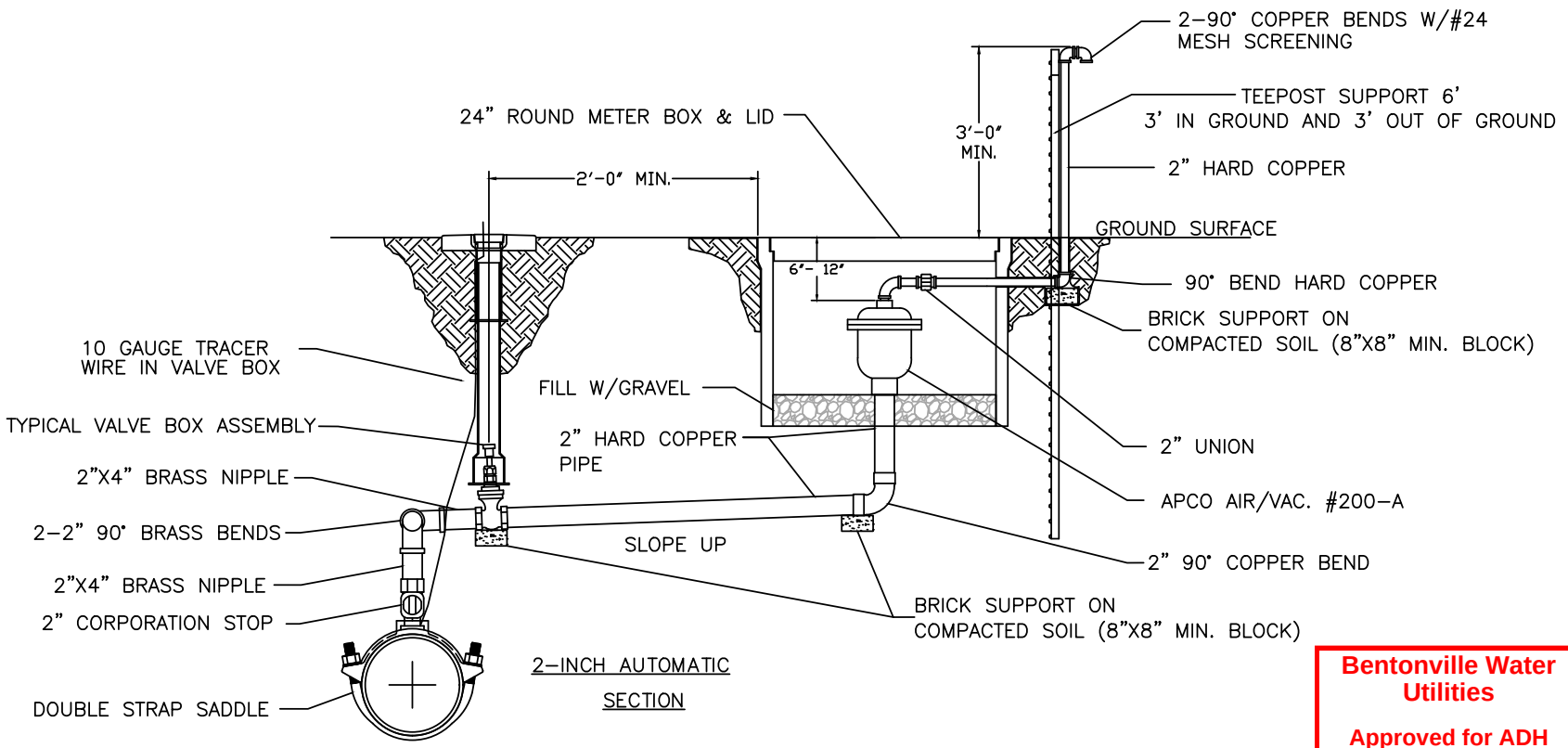
04/04/2023 2:57:27 PM

DRAWN BY: JI	CHECKED BY: PN
WATER DETAIL: W08	
LAST REVISION DATE: 01/27/2020	
APPROVED:	06/22/2021

2" COMBINATION AIR/VACUUM VALVE DETAIL



Bentonville Water Utilities

Approved for ADH review

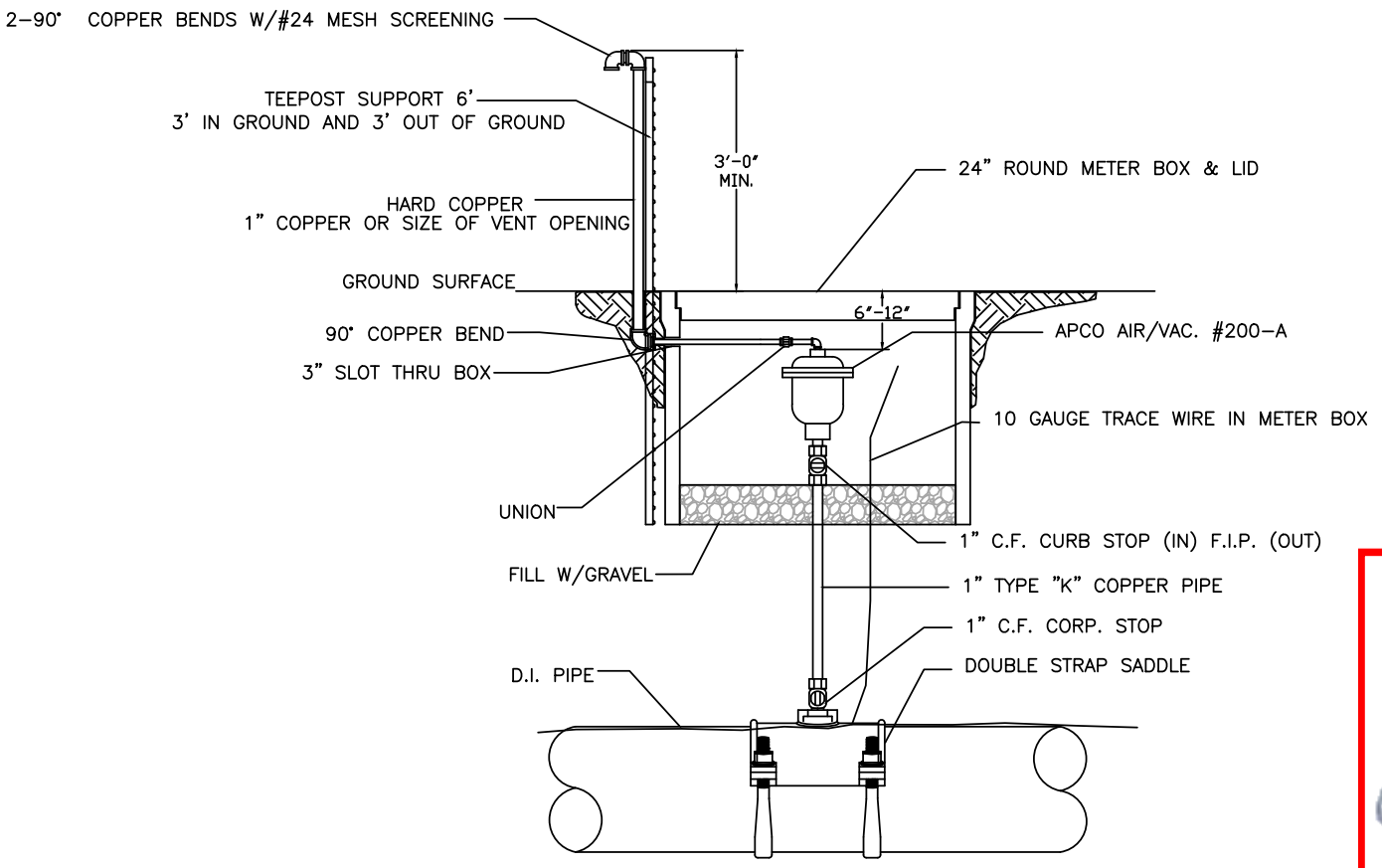
04/04/2023 2:57:20 PM

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.

DRAWN BY: JI	CHECKED BY: PN
WATER DETAIL: W09	
LAST REVISION DATE: 01/27/2020	
APPROVED:	06/22/2021

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.

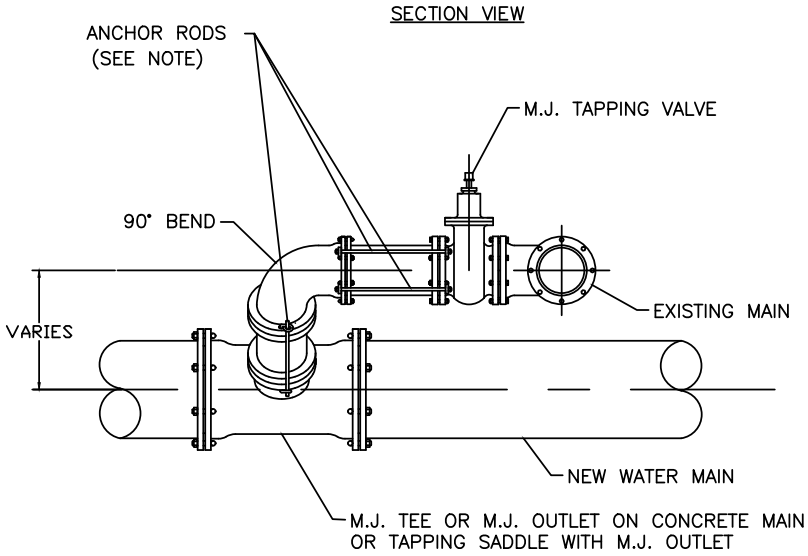
Bentonville Water Utilities

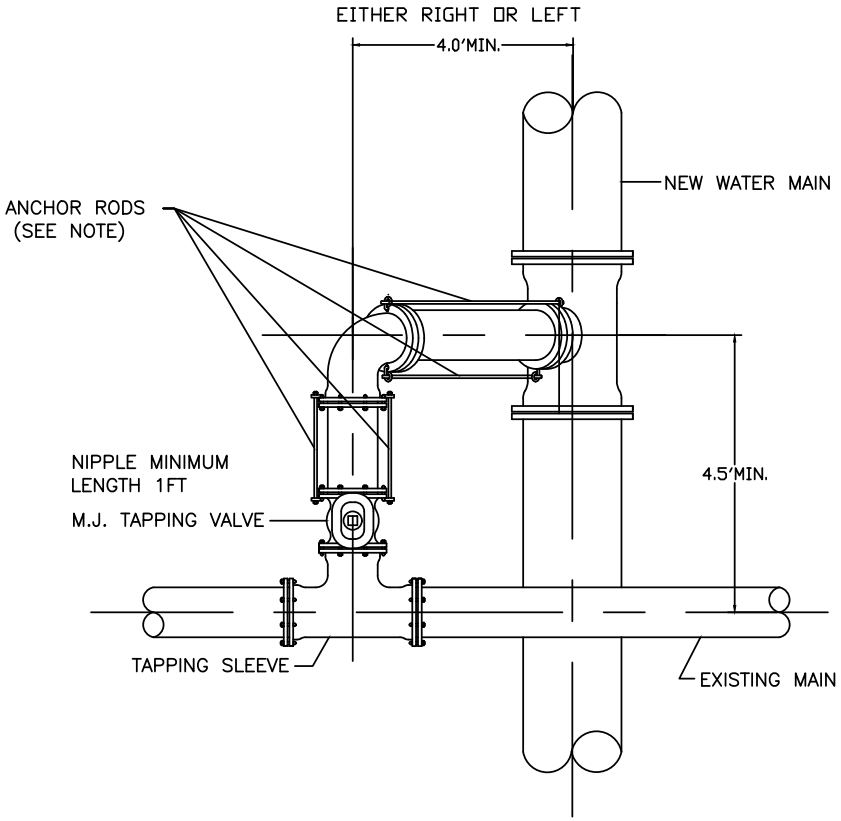
Approved for ADH review

04/04/2023 2:57:18 PM

DRAWN BY: JI	CHECKED BY: PN
WATER DETAIL: W10	
LAST REVISION DATE: 01/27/2020	
APPROVED:	06/22/2021

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

Bentonville Water Utilities

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04/04/2023 2:57:10 PM

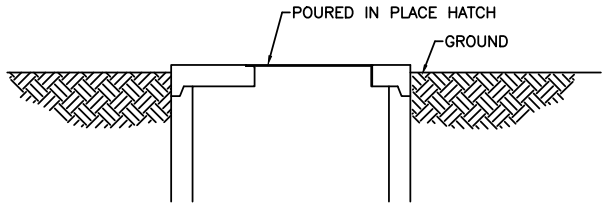
NOTES:

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.

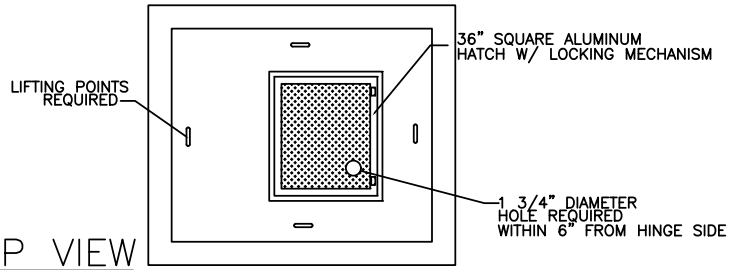
DRAWN BY: JI	CHECKED BY: PN
WATER DETAIL: W11	
LAST REVISION DATE: 01/27/2020	
APPROVED:	06/22/2021

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

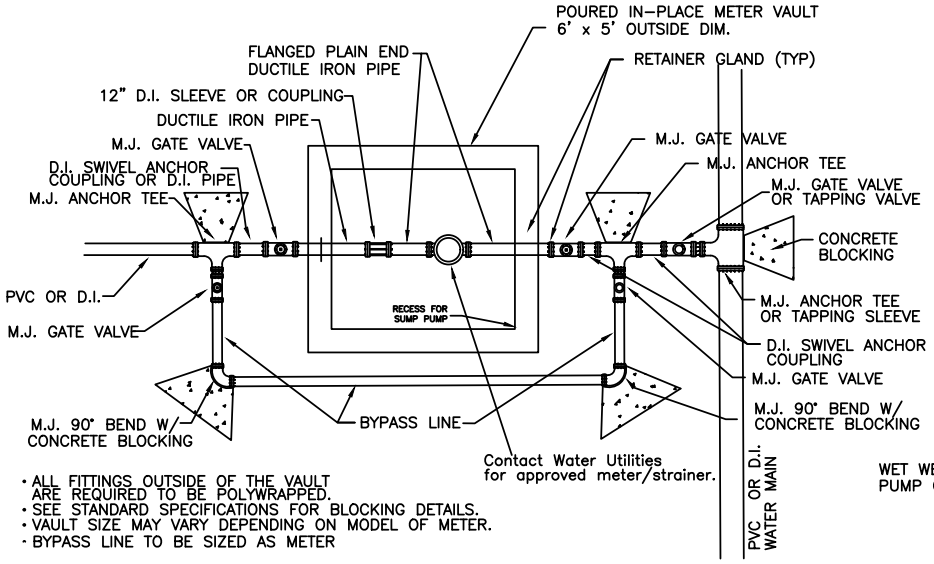
(DIMENSIONS MAY VARY FOR METER SIZES)



SIDE VIEW



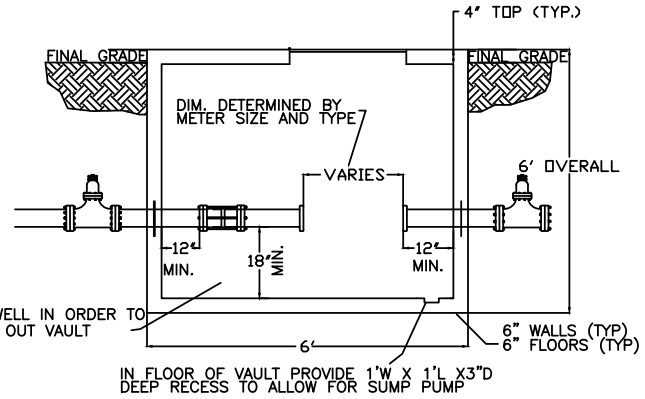
TOP VIEW



- 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



ELEVATION
N.T.S.

Bentonville Water Utilities

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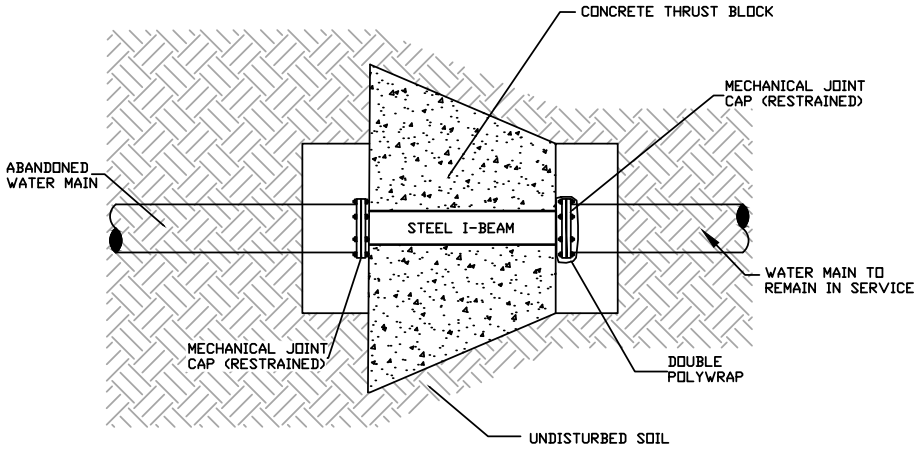
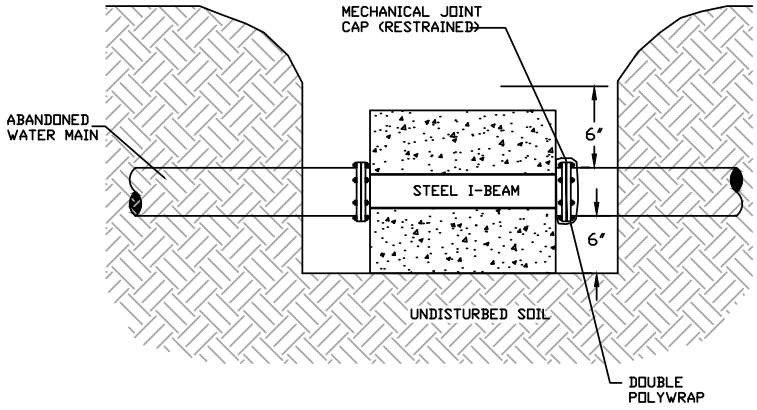
04/04/2023 2:57:02 PM

DRAWN BY: JI	CHECKED BY: PN
WATER DETAIL: W12	
LAST REVISION DATE: 01/27/2020	
APPROVED:	06/22/2021

TYPICAL CUT/CAP DETAIL



PLAN VIEW



PROFILE VIEW

Bentonville Water Utilities

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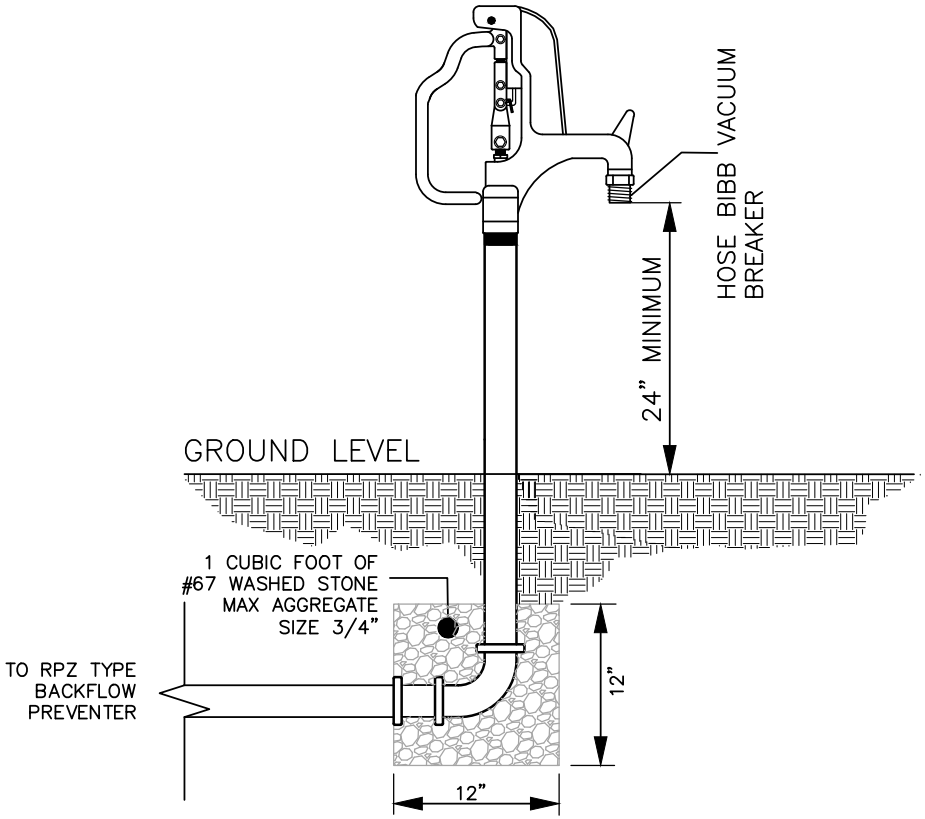
04/04/2023 2:56:52 PM

DRAWN BY: JI	CHECKED BY: PN
WATER DETAIL: W13	
LAST REVISION DATE: 01/27/2020	
APPROVED:	06/22/2021

FROST FREE HOSE BIBB WITH VACUUM BREAKER



Bentonville Water Utilities

Approved for ADH review

04/04/2023 2:56:48 PM

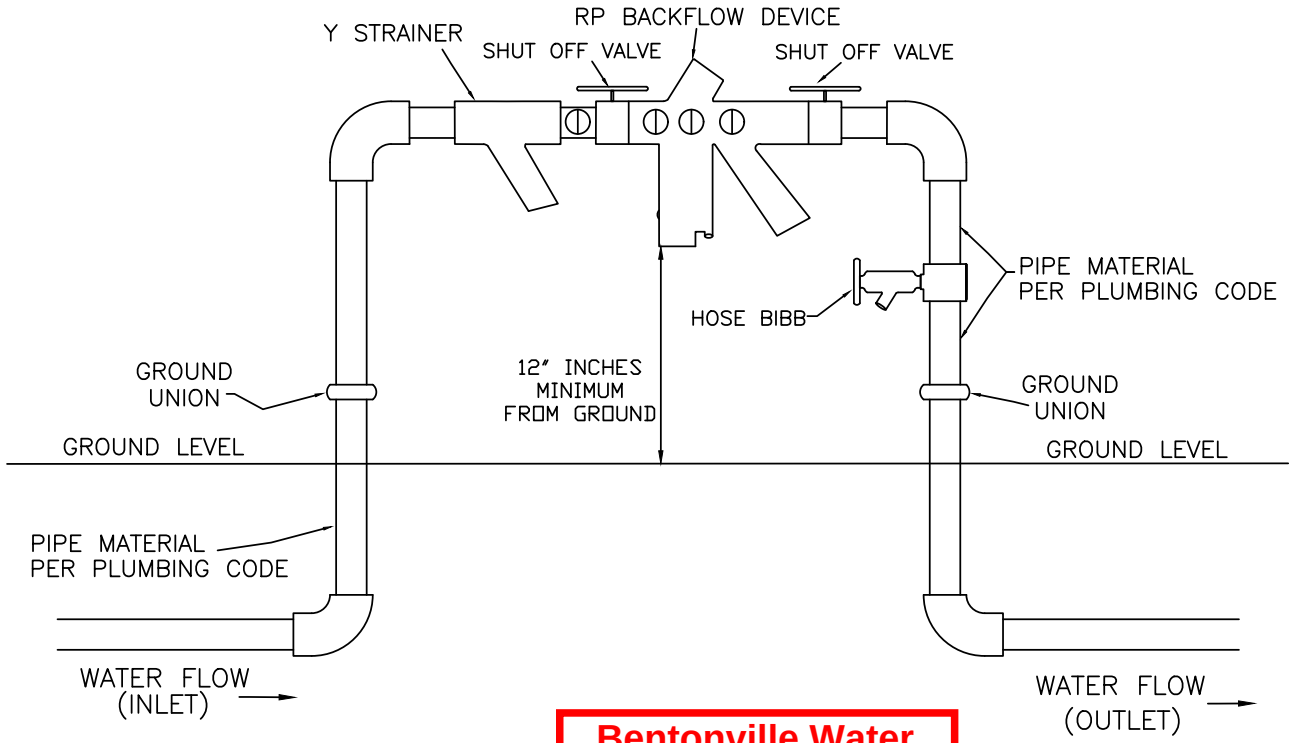
ELEVATION

N.T.S.

DRAWN BY: JI	CHECKED BY: PN
WATER DETAIL: W14	
LAST REVISION DATE: 03/16/2021	
APPROVED:	06/22/2021

REDUCED PRESSURE (RP) BACKFLOW

IRRIGATION ONLY



Bentonville Water Utilities

Approved for ADH review

04/04/2023 2:56:43 PM

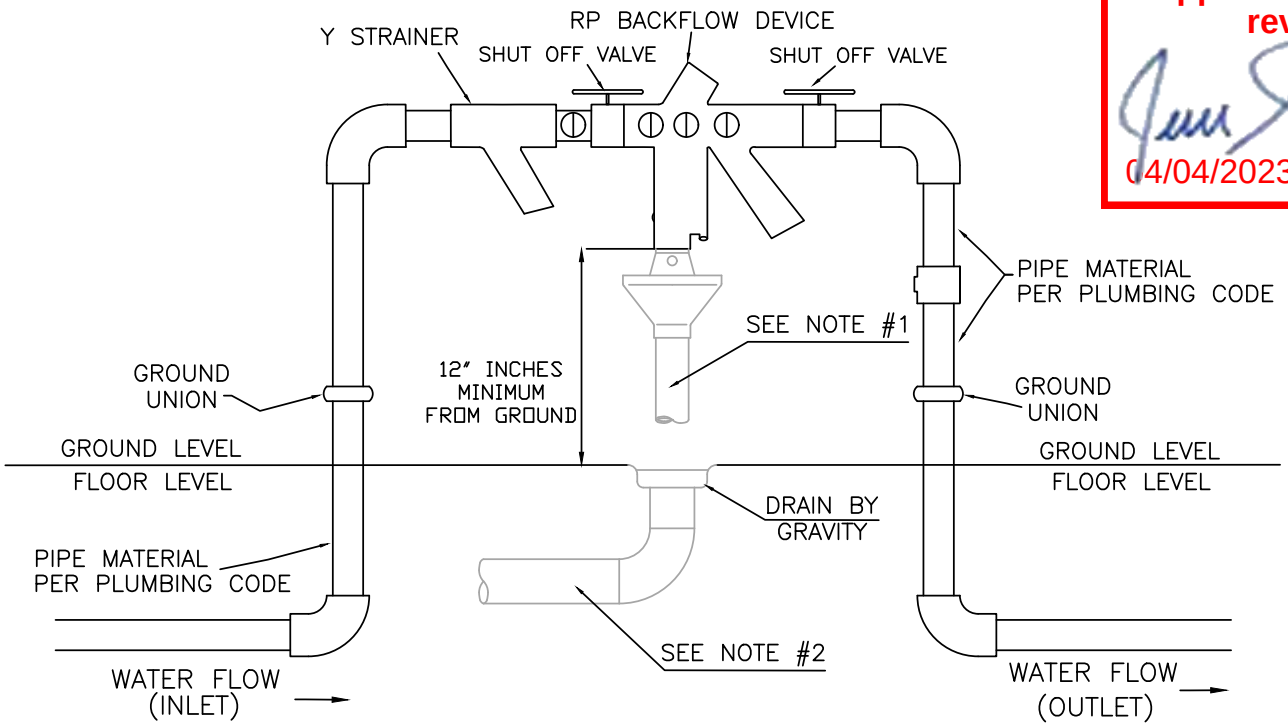
DRAWN BY: JI	CHECKED BY: PN
WATER DETAIL: W15	
LAST REVISION DATE: 01/27/2020	
APPROVED:	06/22/2021

REDUCED PRESSURE (RP) BACKFLOW
DOMESTIC ONLY

Bentonville Water Utilities

Approved for ADH review

04/04/2023 2:56:37 PM



INDOOR APPLICATION ONLY NOTES:

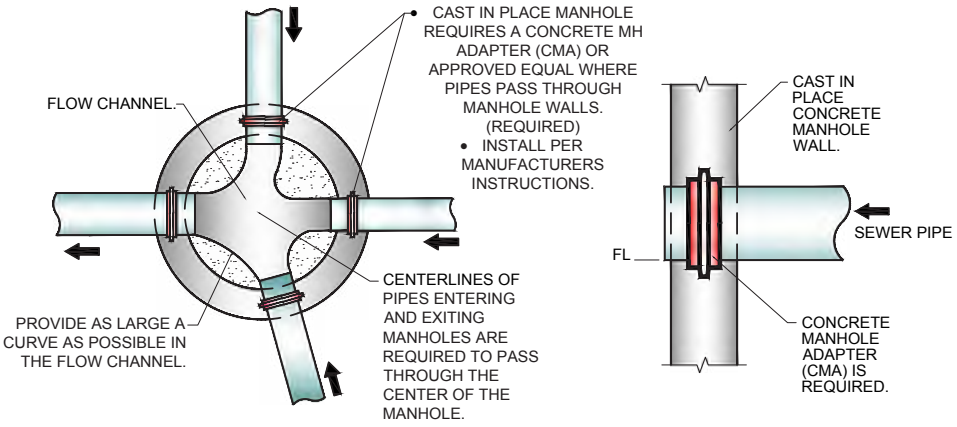
1. AN AIR GAP DRAIN IS REQUIRED TO REDUCE SPLASHING OF MINOR DISCHARGES FROM THE RELIEF VALVE DRAIN PORT.

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.

DRAWN BY: JI	CHECKED BY: PN
WATER DETAIL: W16	
LAST REVISION DATE: 01/27/2020	
APPROVED:	06/22/2021

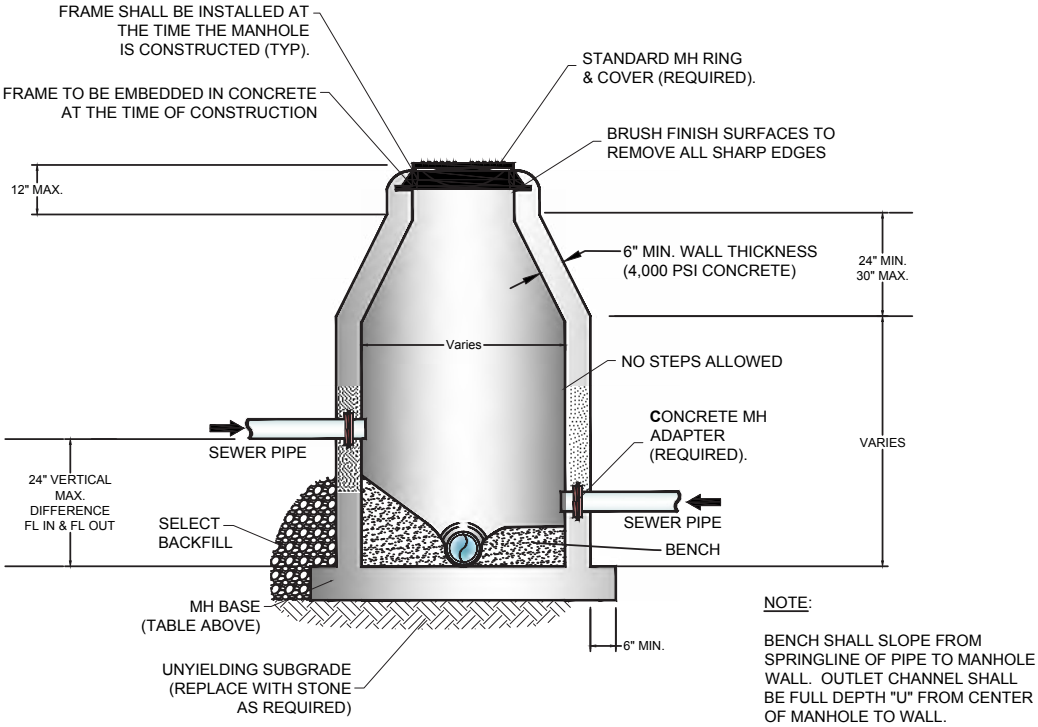
SANITARY SEWER
CAST IN PLACE MANHOLE

4,000 PSI CONCRETE



MANHOLE FLOW CHANNEL

CONCRETE MANHOLE ADAPTER (CMA) DETAIL



NOTE:

BENCH SHALL SLOPE FROM SPRINGLINE OF PIPE TO MANHOLE WALL. OUTLET CHANNEL SHALL BE FULL DEPTH "U" FROM CENTER OF MANHOLE TO WALL.

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

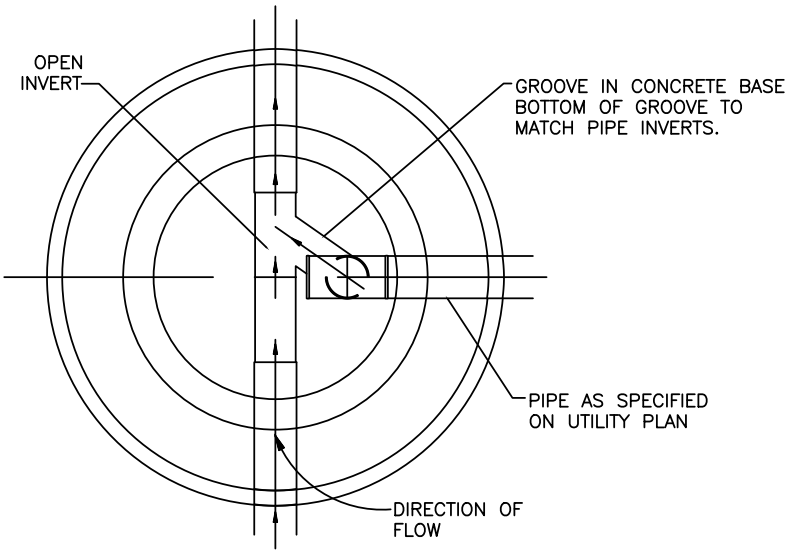
Bentonville Water Utilities

Approved for ADH review

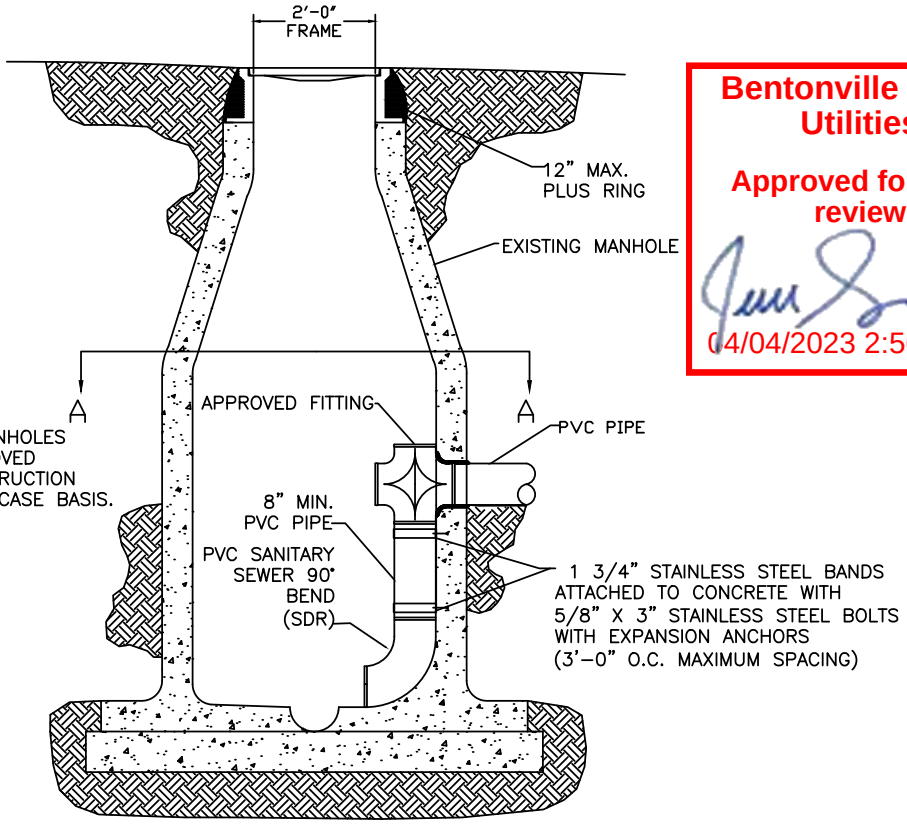
04/04/2023 2:56:19 PM

DRAWN BY: JI	CHECKED BY: PN
SANITARY SEWER DETAIL: SS01	
LAST REVISION DATE: 01/27/2020	
APPROVED:	06/22/2021

SANITARY SEWER
INTERIOR DROP MANHOLE



SECTION A-A



NOTE:
INSIDE DROP MANHOLES SHALL BE APPROVED PRIOR TO CONSTRUCTION ON A CASE-BY-CASE BASIS.

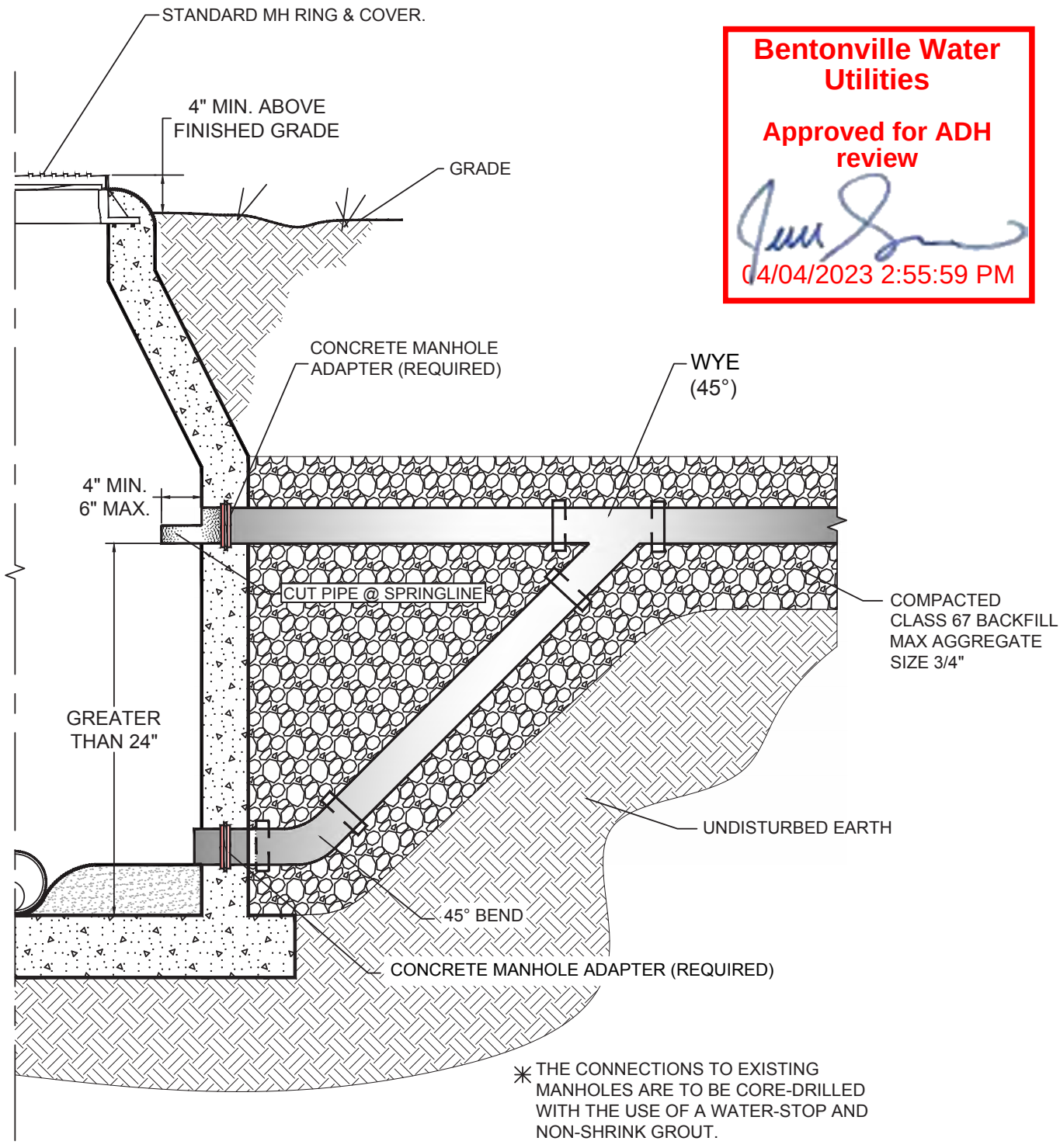
Bentonville Water Utilities

Approved for ADH review

04/04/2023 2:56:07 PM

DRAWN BY: JI	CHECKED BY: PN
SANITARY SEWER DETAIL: SS02	
LAST REVISION DATE: 01/27/2020	
APPROVED:	06/22/2021

SANITARY SEWER
EXTERIOR DROP MANHOLE



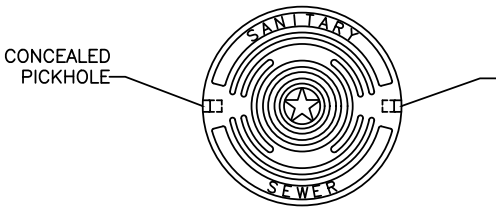
Bentonville Water Utilities

Approved for ADH review

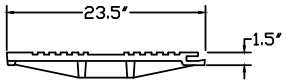
04/04/2023 2:55:59 PM

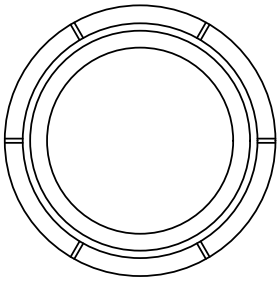
DRAWN BY: JI	CHECKED BY: PN
SANITARY SEWER DETAIL: SS03	
LAST REVISION DATE: 01/27/2020	
APPROVED:	06/22/2021

HEAVY DUTY MANHOLE LID & FRAME



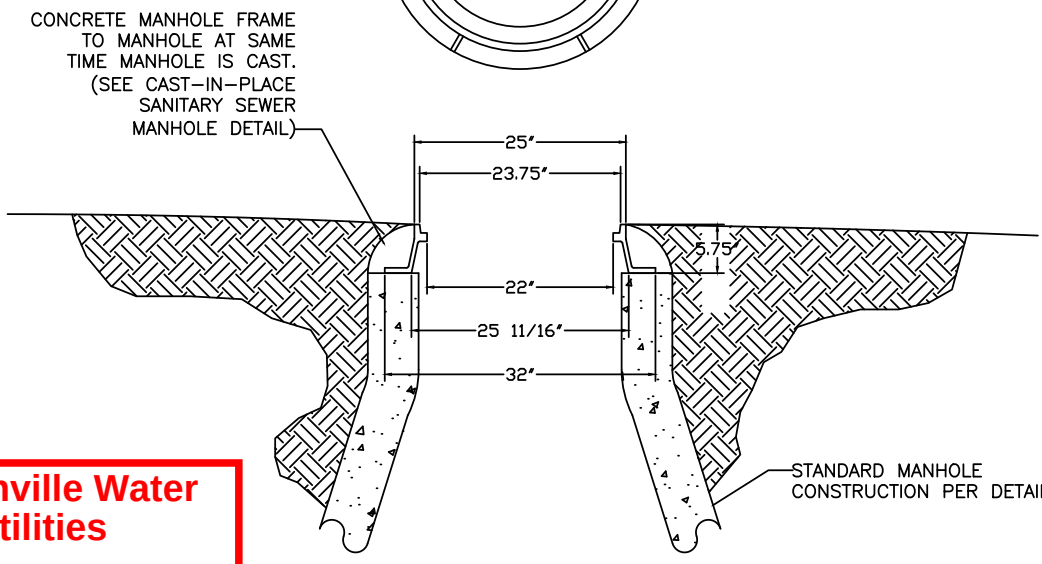
MINIMUM 260LB IN STREETS





USA MANUFACTURED
RING AND LID
ASSEMBLY REQUIRED

* SEE PLANS FOR
PROPER MANHOLE ELEVATION



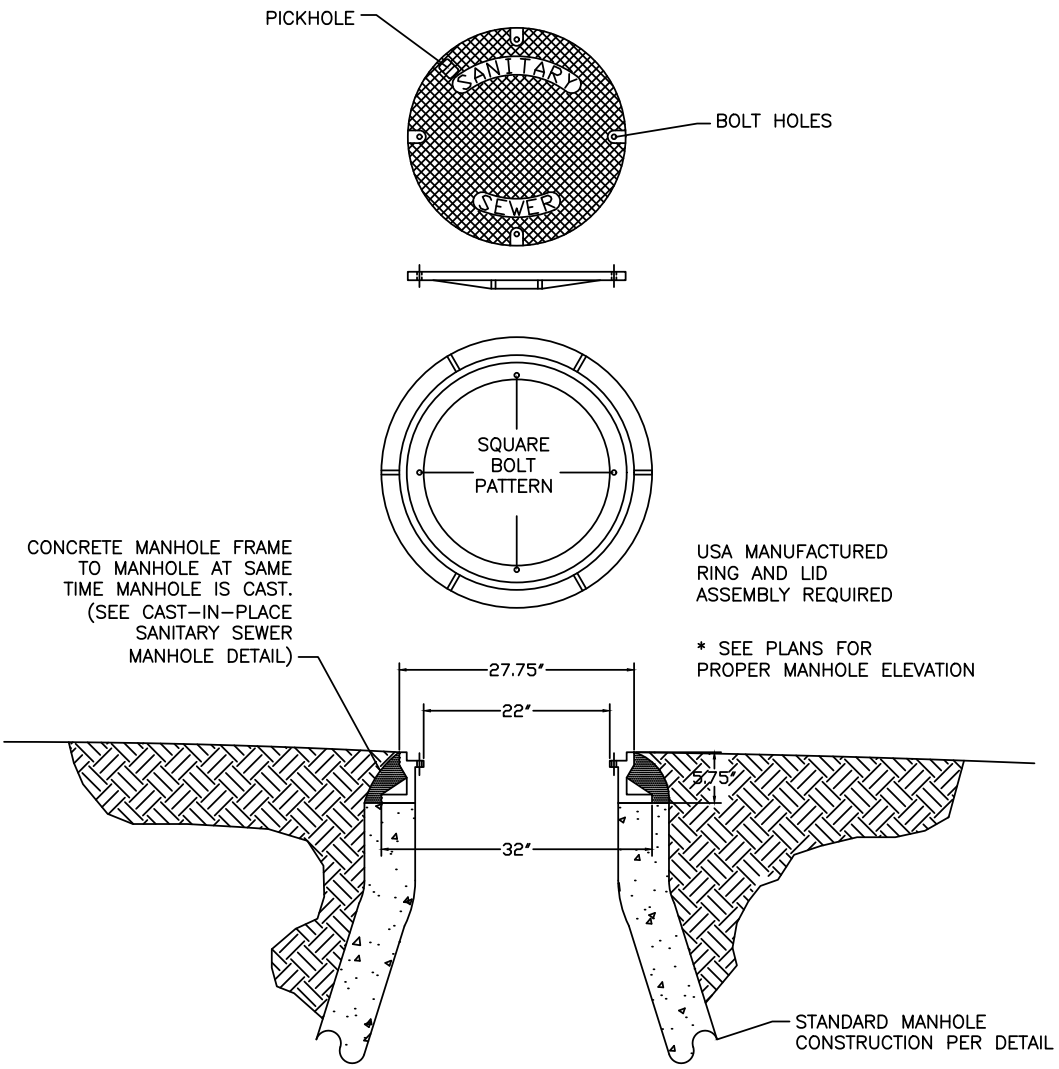
Bentonville Water Utilities

Approved for ADH review

04/04/2023 2:55:50 PM

DRAWN BY: JI	CHECKED BY: PN
SANITARY SEWER DETAIL: SS04	
LAST REVISION DATE: 01/27/2020	
APPROVED:	06/22/2021

WATER TIGHT BOLTED MANHOLE LID & FRAME



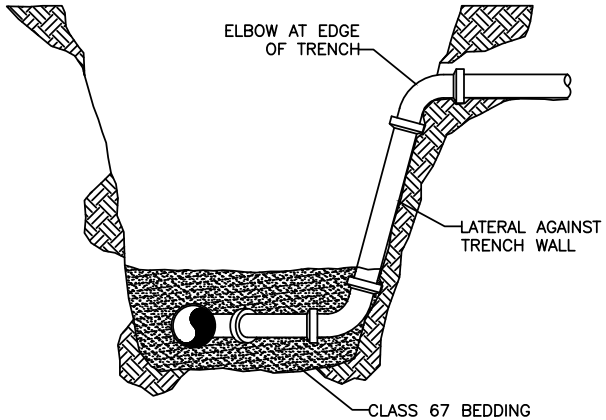
Bentonville Water Utilities

Approved for ADH review

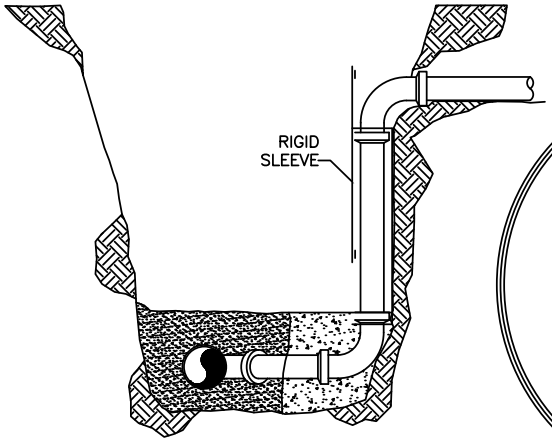
04/04/2023 2:55:47 PM

DRAWN BY: JI	CHECKED BY: PN
SANITARY SEWER DETAIL: SS05	
LAST REVISION DATE: 01/27/2020	
APPROVED:	06/22/2021

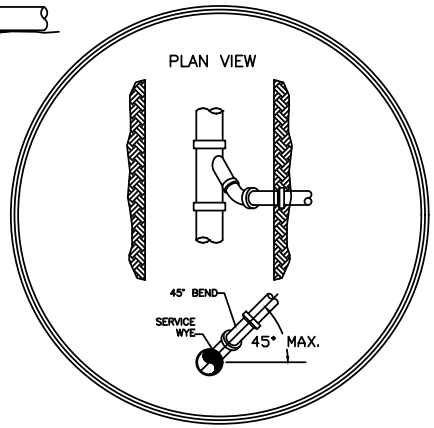
SANITARY SEWER
SERVICE WYE

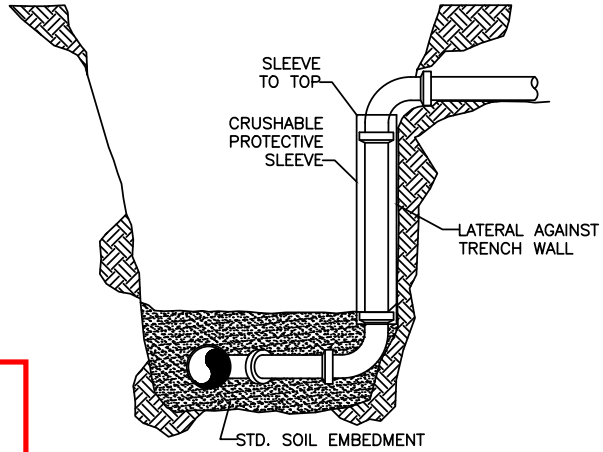


FOR MODERATE TRENCH DEPTH

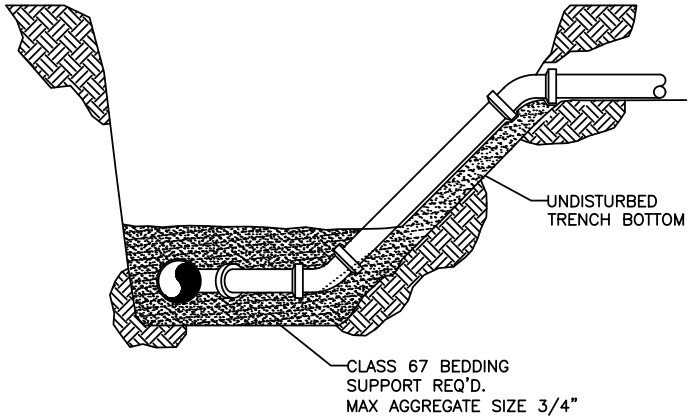


RIGID SLEEVE FOR ANY TRENCH
(CONCRETE MUST SUPPORT SLEEVE)





CRUSHABLE SLEEVE – ANY DEPTH
(SLEEVE OF NEAR ZERO COLUMN STRENGTH)



SLOPING LATERAL TRENCH – ANY DEPTH
(SLOPE AT 1:1 OR FLATTER)

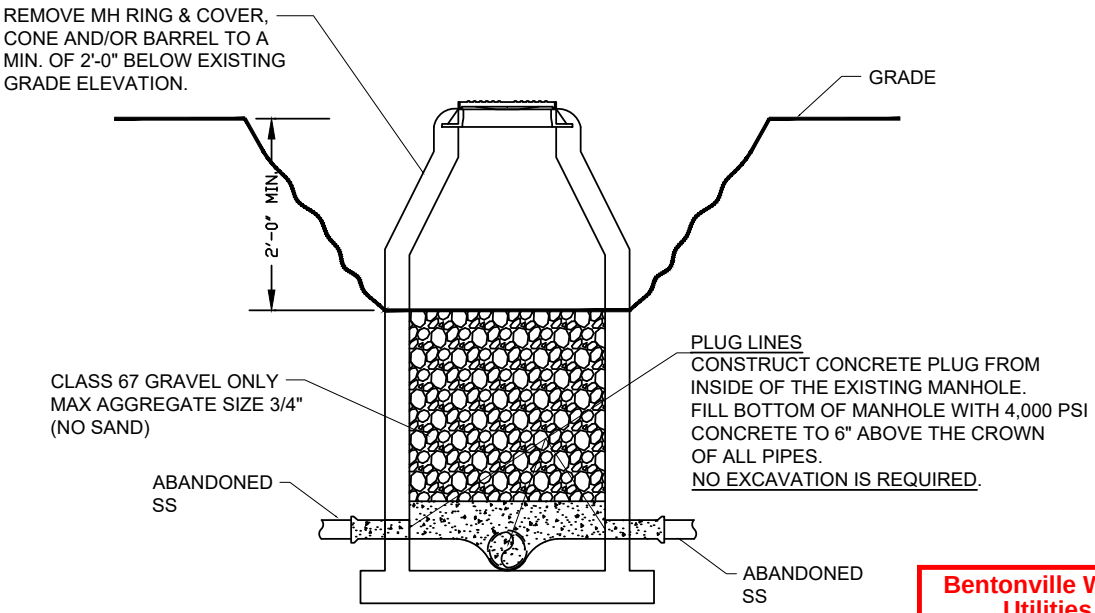
Bentonville Water Utilities

Approved for ADH review

04/04/2023 2:55:38 PM

DRAWN BY: JI	CHECKED BY: PN
SANITARY SEWER DETAIL: SS06	
LAST REVISION DATE: 01/27/2020	
APPROVED:	06/22/2021

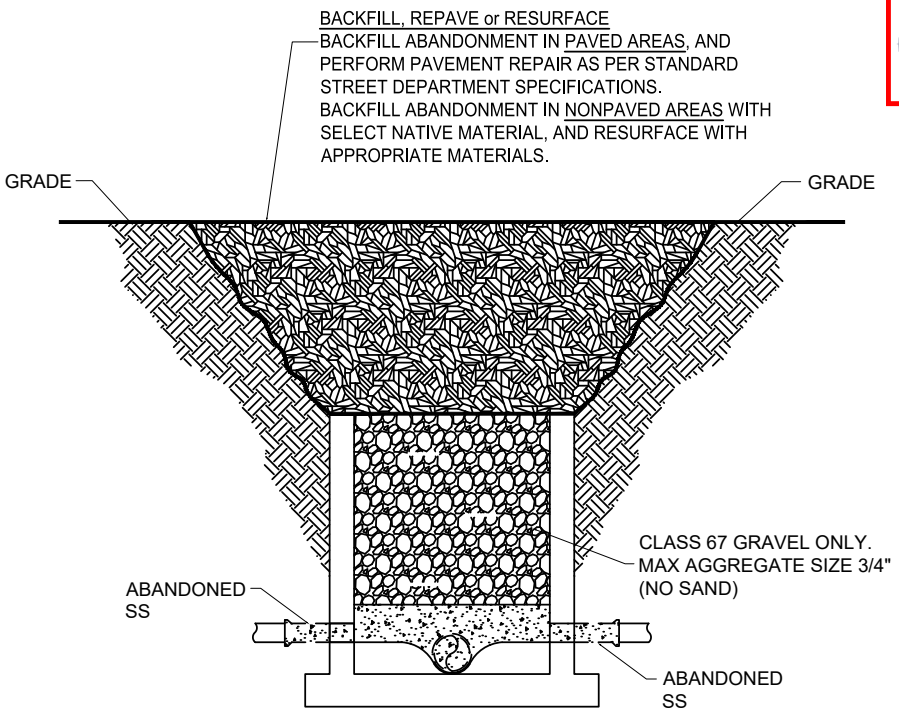
EXISTING MANHOLE ABANDONMENT DETAIL 5 FT OR DEEPER



Bentonville Water Utilities

Approved for ADH review

04/04/2023 2:55:24 PM



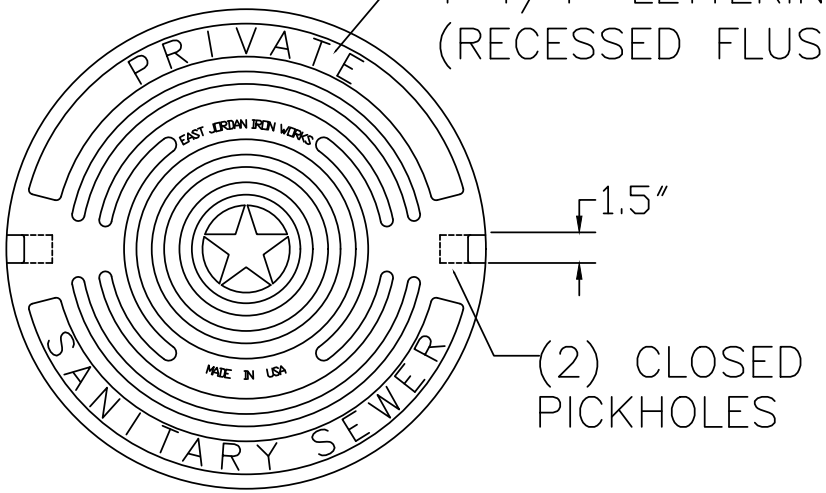
DRAWN BY: JI	CHECKED BY: PN
SANITARY SEWER DETAIL: SS07	
LAST REVISION DATE: 01/27/2020	
APPROVED:	06/22/2021

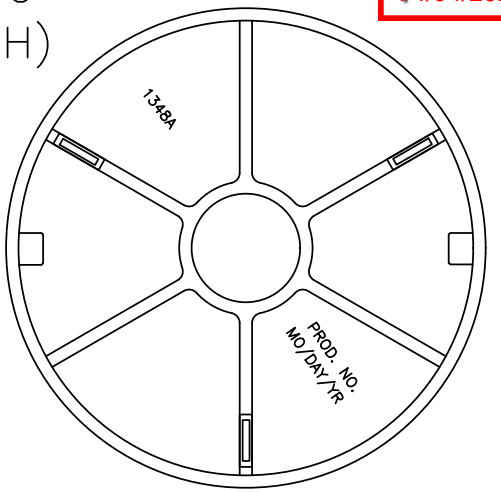
PRIVATE MANHOLE RING AND LID

Bentonville Water Utilities

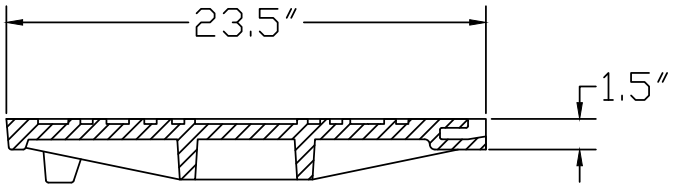
Approved for ADH review

04/04/2023 2:55:14 PM

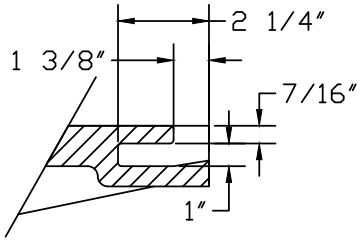




BOTTOM VIEW



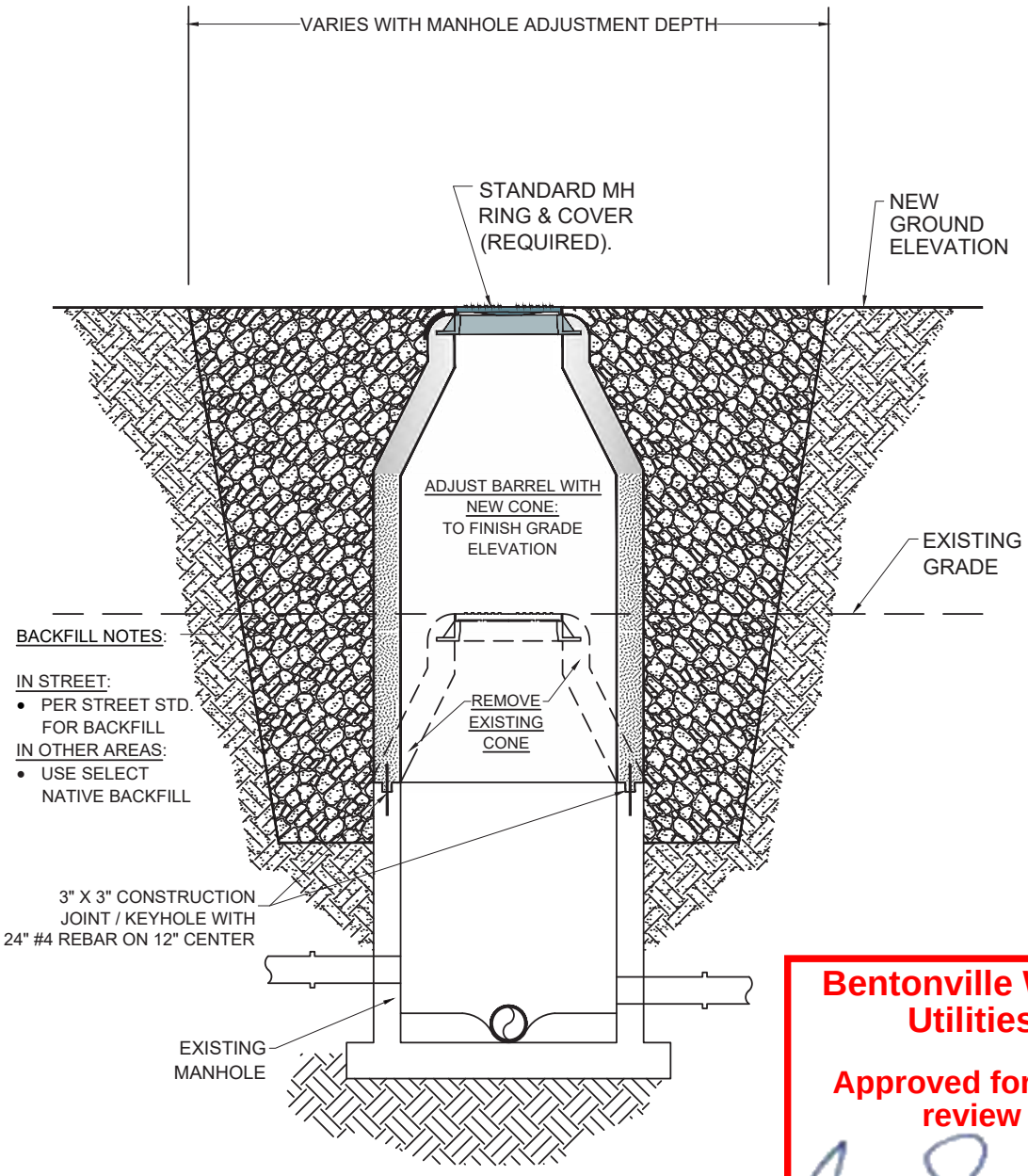
COVER SECTION



PICKHOLE DETAIL

DRAWN BY: JI	CHECKED BY: PN
SANITARY SEWER DETAIL: SS08	
LAST REVISION DATE: 01/27/2020	
APPROVED:	06/22/2021

TYPICAL MANHOLE ADJUST TO GRADE DETAIL



Bentonville Water Utilities

Approved for ADH review

04/04/2023 2:54:39 PM

DRAWN BY: JI	CHECKED BY: PN
SANITARY SEWER DETAIL: SS09	
LAST REVISION DATE: 01/27/2020	
APPROVED:	06/22/2021

RESOLUTION NO. _____

A RESOLUTION APPROVING CHANGE ORDER NO. 3 WITH CROSSLAND HEAVY CONTRACTORS, INC., ADDING THE SW 10TH STREET AND F STREET DRAINAGE PROJECTS TO THE SCOPE OF THE CURRENT 8TH STREET PROJECT, IN THE ESTIMATED AMOUNT OF SIX MILLION TWO HUNDRED TWENTY-THREE THOUSAND SIX HUNDRED THIRTEEN DOLLARS AND NINETEEN CENTS ($6,223,613.19); AND FOR OTHER PURPOSES.

WHEREAS, Crossland Heavy Contractors Inc. was previously awarded the contract for the 8th Street project for the City of Bentonville, Arkansas; and

WHEREAS, a change order to that contract is requested to allow for an additional scope of work, including the SW 10th Street and F Street drainage projects; and

WHEREAS, this change order is in the approximate amount of six million two hundred twenty-three thousand six hundred thirteen dollars and nineteen cents ($6,223,613.19), which will be paid with Drainage bond funds.

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

Section 1: The Mayor and City Clerk are authorized to execute Change Order Three (3) to the contract with Crossland Heavy Contractors, Inc., for additional work related to the 8th Street project, in the approximate amount of six million two hundred twenty-three thousand six hundred thirteen dollars and nineteen cents ($6,223,613.19);

Section 2 - Severability Provision: If any part of this Resolution is held invalid, the remainder of this Resolution shall continue in effect as if such invalid portion never existed; and

Section 3 - Repeal of Conflicting Provisions: All Ordinances, Resolutions, or Orders of the City Council, or parts of the same, in conflict with this Resolution are repealed to the extent of such conflict.

PASSED and APPROVED this _____day of _____, 2024.

APPROVED:

_____
STEPHANIE ORMAN, Mayor

ATTEST:

_____
KIRBY ROMINES, City Clerk

City of Bentonville, Arkansas Agenda Item Form

Item Details

Council Meeting Date:	2/13/2024	**Submitted By:**	Travis Matlock
Phone:	479-271-5941	**For Department(s):**	Electric
Email:	tmatlock@bentonvillear.com		

Item Type (Check all that apply)

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

Title, Recommendation & Justification

Title:	Resolution to Purchase a Grapple Truck through Sourcewell Cooperative (Co-Op)
Action Recommendation & Justification:	Authorization to purchase a grapple truck from River City Hydraulics, Inc., through participation in the Sourcewell Cooperative (Co-Op) contract 040621-PII, in the amount of $258,136.25. Approved by Utility Board 5-0. No budget adjustment is needed.
Additional Comments for Consideration (Optional):	This is for replacement of BEUD's grapple truck originally purchased in 2010. This is a 2024 budgeted item. Use of a Co-op is allowed pursuant to Arkansas State Statute 19-11-249; Purchasing performed an evaluation of 040621-PII, determining that the solicitation was in line with both Arkansas State Statute and the City's Purchasing Policy.
Amount for Approval:	**$** 258,136.25

Budget Impact

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

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

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

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

Budget Impact Notes for Consideration (Optional):

River City Hydraulics, Inc.
P.O. Box 6033
Sherwood, AR 72124
Phone: (501) 835-5230
Fax: (501) 834-1233

Purchase Agreement

Date	Estimate #
1/9/2024	19003

Name / Address	Ship To
Alonzo Crow City of Bentonville 3200 SW Municipal Dr Bentonville, AR 72712	--ESTIMATES ONLY--

PRICE IS VALID FOR 5 BUSINESS DAYS

P.O. No.	Terms	Rep	Unit Number	Serial Number	VIN
	Due on receipt	CK			

Item	Description	Qty	U/M	Rate	Total
PETERSEN TL3	Petersen TL3 Lightning Loader	1	ea	72,059.00	72,059.00T
SOURCEWELL...	Sourcewell Discount			-2.00%	-1,441.18T
Petersen Body	Petersen Hardox 18'x30 cubic yard Dump Body	1	ea	46,168.00	46,168.00T
SOURCEWELL...	Sourcewell Discount			-2.00%	-923.36T
CHASSIS	New and Unused Kenworth Chassis	1	ea	137,480.28	137,480.28T
SOURCEWELL...	Sourcewell Discount			-2.00%	-2,749.61T
SURCHARGE (...	SURCHARGE (Steel Surcharge for 2024)	1		5,911.35	5,911.35T
SOURCEWELL...	Sourcewell Discount			-2.00%	-118.23T
	Sub Total				256,386.25
DELIVERY FEE	Delivery Fee			1,750.00	1,750.00T
Options	3rd Eye				0.00T
	Boom up Warning Device				
	LED Light Package Single Rear Door w/ Air Latch Extended 12" Pedestal	1			0.00
	LED Light Package Single Rear Door w/ Air Latch				
	Rear Strobe				
	Cone Holder				
	Pilot Hydraulice Joysticks				
	Loader Orange				
	Petersen Sourcewell Contract #040621-PII				

All documents pertaining to and required for financing/loan must be submitted to lienholder before delivery of unit. All payments are required within five business days of delivery.

Signature _____ Date _____

Print _____

Subtotal	$258,136.25
Sales Tax (0.0%)	$0.00
Total	$258,136.25

All payments made by credit card will be assesed a 4% processing fee. Overdue invoices will be subject to a monthly finance charge of 3%.

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK TO ENTER INTO AN AGREEMENT WITH RIVER CITY HYDRAULICS INC., FOR THE PURCHASE OF A GRAPPLE TRUCK, IN AN AMOUNT NOT TO EXCEED TWO HUNDRED FIFTY-EIGHT THOUSAND ONE HUNDRED THIRTY-SIX DOLLARS AND TWENTY-FIVE CENTS ($258,136.25); AND FOR OTHER PURPOSES.

WHEREAS, the City of Bentonville Electric Department requests to enter into an agreement with River City Hydraulics Inc. to replace an existing grapple truck originally purchased in 2010;

WHEREAS, this purchase is through participation in the Sourcewell Cooperative purchasing contract, 040621-PII, for two hundred fifty-eight thousand one hundred thirty-six dollars and twenty-five cents ($258,136.25);

WHEREAS, the City's Purchasing office performed an evaluation, determining that the solicitation is in line with both Arkansas State Statute §19-11-249 and the City's Purchasing Policy; and

WHEREAS, this is a budgeted item.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF BENTONVILLE, ARKANSAS.

Section 1: That the Mayor and City Clerk are hereby authorized to enter into an agreement with River City Hydraulics, Inc. for the purchase of a grapple truck, in an amount not to exceed two hundred fifty-eight thousand one hundred thirty-six dollars and twenty-five cents ($258,136.25) using the Sourcewell Cooperative purchasing contract, 040621-PII;

Section 2: Since this purchase is being made through a cooperative purchasing contract utilizing State law and the City's Purchasing Policy, this does not need to be bid;

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

Section 4 - Repeal of Conflicting Provisions: All Ordinances, Resolutions, or Orders of the City Council, or parts of the same, in conflict with this Resolution are repealed to the extent of such conflict.

PASSED and APPROVED this _____ day of _____, 2024.

APPROVED:

ATTEST:

_____
STEPHANIE ORMAN, Mayor

_____
KIRBY ROMINES, City Clerk

City of Bentonville, Arkansas Agenda Item Form

Item Details

Council Meeting Date:	2/13/2024	**Submitted By:**	Travis Matlock
Phone:	479-271-5941	**For Department(s):**	Inventory Warehouse
Email:	tmatlock@bentonvillear.com		

Item Type (Check all that apply)

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

Title, Recommendation & Justification

Title:	Ordinance to Waive Competitive Bidding to Order 750 UG Wire
Action Recommendation & Justification:	Approval of an Ordinance to waive competitive bidding to purchase 750 UG Wire from AECI, Unit Prices and estimated quantities attached, plus applicable taxes. Approved by Utility Board 5-0. No budget adjustment is needed.
Additional Comments for Consideration (Optional):	Due to market volatility and lead times related to these products, it would be neither practical or feasible to solicit competitive bids. Award is based on the low responsive bid AND shortest lead time per line item, for estimated totals: AECI in the estimated amount of $161,880.00, plus applicable taxes (16-20 weeks). Stuart Irby in the estimated amount of $160,740, plus applicable taxes (54 weeks). Techline - No Quote
Amount for Approval:	**$** 161,880.00

Budget Impact

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

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

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

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

Budget Impact Notes for Consideration (Optional):

City of Bentonville Electric Utilities Department
15KV Underground Primary Cable
Bid Form

BEUD Inventory Part Number	Wire Size	Feet Required	Price Per Foot - AECI	Extended Price	Lead Time	Irby	lead time	Techline
2192	750 1/3 Neutral AL	6 Reels @ 1500'	$14.20	$161,880.00	16-20 weeks	$14.10	54 weeks	No quote
		3 Reels @ 800'						
		TOTAL QTY: 11,400'						
Total Price for All Line Items								

Bid Submitted By: _____

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING THE MAYOR AND THE CITY CLERK TO ENTER INTO AN AGREEMENT WITH AECI FOR 750 UNDERGROUND WIRE IN, THE AMOUNT OF ONE HUNDRED SIXTY-ONE THOUSAND EIGHT HUNDRED EIGHTY DOLLARS ($161,880.00) PLUS APPLICABLE TAXES; WAIVING THE REQUIREMENT OF COMPETITIVE BIDDING; AND FOR OTHER PURPOSES.

WHEREAS, the City of Bentonville Inventory Department requires 750 underground wire to provide for Electric Utility installations and projects;

WHEREAS, due to current supply chain issues and price volatility, soliciting bids is not feasible; and

WHEREAS, this purchase will be made using budgeted funds.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF BENTONVILLE, ARKANSAS.

Section 1: That the Mayor and City Clerk are hereby authorized to enter into an agreement with AECI for the purchase of 750 underground wire in the amount of one hundred sixty-one thousand eight hundred eighty dollars ($161,880.00), plus applicable taxes;

Section 2: Due to current market volatility and supply chain issues with this product, it would be neither practical nor feasible to advertise for competitive bidding so that requirement is herein waived;

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

Section 4 - Repeal of Conflicting Provisions: All Ordinances of the City Council, or parts of Ordinances of the City Council, in conflict herewith are hereby repealed to the extent of such conflict.

PASSED and APPROVED this _____ day of _____, 2024.

APPROVED:

_____
STEPHANIE ORMAN, Mayor

ATTEST:

_____
KIRBY ROMINES, City Clerk

City of Bentonville, Arkansas Agenda Item Form

Item Details

Council Meeting Date:	2/13/2024	**Submitted By:**	Travis Matlock
Phone:	479-271-5941	**For Department(s):**	Electric
Email:	tmatlock@bentonvillear.com		

Item Type (Check all that apply)

☐ Informational ☐ Bid Award ☑ Enter into an Agreement ☐ Change Order

☐ Recognizing Funds ☐ Budget Adjustment ☐ Waiver of Bid ☐ Emergency Clause

☐ Ordinance ☑ Resolution ☐ Informational

Title, Recommendation & Justification

Title:	Resolution to enter into an Agreement with Allgeier, Martin, and Associates
Action Recommendation & Justification:	BEUD proposes to use Allgeier, Martin, and Assoc. to prepare bid documents, assist in procurement, construction monitoring, and possible factory oversight for a cost not to exceed $52,500.00. Approved by Utility Board 4-0. No budget adjustment is needed.
Additional Comments for Consideration (Optional):	Substation transformers have an estimated lead time of 2-4 yrs. Ordering the transformer is the first step in the expansion of Substation "A". This is a 2024 budgeted cost. Allgeier, Martin, and Assoc. was selected from the City's annual SOQ list for professional services.
Amount for Approval:	**$** 52,500.00

Budget Impact

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

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

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

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

Budget Impact Notes for Consideration (Optional):

PROFESSIONAL SERVICES AGREEMENT

PROJECT NAME: Engineering Services to procure a 67-12.47kV, Dyn1, 18/24/30 MVA Class II power transformer to support the future expansion of Substation A in 2024 for City of Bentonville Electric Utility Department (BEUD) ("PROJECT")

THIS AGREEMENT ("AGREEMENT") is made in Benton County, Arkansas, by and between the City of Bentonville, Arkansas, hereinafter referred to as "CITY", and Allgeier, Martin and Associates, Inc. hereinafter referred to as "PROFESSIONAL CONSULTANT" (collectively, the "PARTIES").

The PARTIES have caused this AGREEMENT to be effective this ____day of _____, 20___ ("EFFECTIVE DATE").

RECITALS:

A. WHEREAS, the CITY has a need procure a 67-12.47kV, Dyn1, 18/24/30 MVA Class II power transformer to support the future expansion of Substation A for the City of Bentonville Electric Utility Department; and

B. WHEREAS, The CITY has selected the PROFESSIONAL CONSULTANT and negotiated this AGREEMENT using the procedures as set forth in Ark. Code Ann. § 19-11-801 et. seq.; and

C. WHEREAS, the CITY wishes to contract for Professional Services; and

D. WHEREAS, The PROFESSIONAL CONSULTANT has the skill, experience, ability, background, certifications and knowledge to provide these services; and

E. WHEREAS, The PROFESSIONAL CONSULTANT wishes to perform such professional services under this AGREEMENT with the CITY.

NOW, THEREFORE, in consideration of the terms in this AGREEMENT, the CITY and PROFESSIONAL CONSULTANT agree to the following:

ARTICLE I - PROJECT DESCRIPTION

The PROJECT shall be as described in APPENDIX A, "Proposed Scope of Work," attached hereto and incorporated herein by reference.

ARTICLE II - SCOPE OF SERVICE

Upon issuance of a written Notice to Proceed by the CITY, PROFESSIONAL CONSULTANT agrees to provide the CITY the necessary professional services related to the PROJECT, as set forth in APPENDIX A, "Proposed Scope of Work," attached hereto and incorporated herein by reference.

ARTICLE III - STANDARD OF CARE

PROFESSIONAL CONSULTANT shall at all times material hereto adhere to the generally accepted standard of care typically exhibited by similarly situated professionals performing similar scope(s) of service on projects of like size, scope, nature, cost, schedule, and complexity, at the same time and in the same general regional locale ("Standard of Care").

ARTICLE IV - ADDITIONAL SERVICES

A. Any service outside of the work described herein or included by reference hereto must be pre-approved by the CITY and executed as an AMENDMENT to this AGREEMENT by the Parties prior to any such work being completed; any such AMENDMENT shall be in accordance with the CITY's purchasing laws and guidelines and may require approval from the Bentonville City Council.

B. PROFESSIONAL CONSULTANT shall make no claims for additional services or changes in the services until an AMENDMENT has been fully executed by the Parties.

ARTICLE V - SCHEDULE OF FEES, SERVICES AND PAYMENT

A. The term of this AGREEMENT shall commence on the EFFECTIVE DATE and shall proceed in accordance with APPENDIX A, "Proposed Scope of Work", attached hereto and incorporated herein by reference.

B. The cost of this AGREEMENT shall be in accordance with APPENDIX A.

C. The cost of this AGREEMENT shall not exceed $52,500.00 without approval by the Bentonville Utility Board and Bentonville City Council.

D. CITY agrees to pay PROFESSIONAL CONSULTANT for all services authorized by inclusion in this AGREEMENT which have been properly performed by PROFESSIONAL CONSULTANT in accordance with this AGREEMENT.

E. All fees paid to PROFESSIONAL CONSULTANT shall be based on invoices submitted by PROFESSIONAL CONSULTANT for work performed under this AGREEMENT, less any previous payments. PROFESSIONAL CONSULTANT shall submit invoices for services related to this AGREEMENT on a monthly basis.

F. CITY reserves the right to delay, without penalty, any partial payment when, in the opinion of the CITY, PROFESSIONAL CONSULTANT has not made satisfactory progress on the Project based on the SCOPE. If CITY objects to any portion of an invoice, the CITY shall notify PROFESSIONAL CONSULTANT and shall pay all other portions of the invoice which are not in dispute. In the event of dispute, CITY and PROFESSIONAL CONSULTANT shall immediately make every effort to settle the disputed portion of the invoice.

G. In the event that the CITY becomes credibly informed that any representations of PROFESSIONAL CONSULTANT provided in its invoicing are wholly or partially inaccurate, CITY may withhold payment of sums then, or in the future, otherwise due to PROFESSIONAL CONSULTANT until the inaccuracy and the cause thereof is corrected to the CITY's reasonable satisfaction.

H. If the CITY fails to make any payment, not in dispute, due to PROFESSIONAL CONSULTANT within thirty (30) days after receipt of an invoice, then the amount due to the PROFESSIONAL CONSULTANT will increase at the lesser of one percent (1 %) per month or the maximum amount allowed by law after the 30th day. In addition, PROFESSIONAL CONSULTANT may, after giving seven (7) days' written notice to CITY, suspend its services and any deliverables until PROFESSIONAL CONSULTANT has been paid in full for all amounts outstanding more than thirty (30) days.

ARTICLE VI - INSURANCE

A. PROFESSIONAL CONSULTANT shall during the term hereof maintain in full force and effect the following insurance:

1. A comprehensive general liability policy of insurance for bodily injury, death and property damage insuring against all claims, demands or actions relating to the PROFESSIONAL CONSULTANT's performance of services pursuant to this AGREEMENT with a combined single limit of not less than $1,000,000.00 per occurrence and $2,000,000 in the aggregate for injury to persons (including death), and for property damage;

2. A policy of automobile liability insurance covering any vehicles owned and/or operated by PROFESSIONAL CONSULTANT, its officers, agents, and employees, and used in the performance of this AGREEMENT with policy limits of not less than $1,000,000.00 combined single limit and aggregate for bodily injury and property damage;

3. Statutory Worker's Compensation Insurance at the statutory limits and Employers Liability covering all of PROFESSIONAL CONSULTANT's employees involved in the provision of services under this AGREEMENT with policy limit of not less than $1,000,000.00; and

4. Professional Liability/Errors and Omissions coverage covering negligent acts, errors and omissions in the performance of professional services with policy limit of not less than $1,000,000.00.

B. All insurance and certificate(s) of insurance shall contain the following provisions:

1. Include CITY as additional insured as to all applicable coverage with the exception of Workers Compensation Insurance and Professional Liability/Errors and Omissions coverage; and

2. provide for at least thirty (30) days prior written notice to CITY for cancellation or non-renewal of the insurance;

3. provide for a waiver of subrogation against CITY for injuries, including death, property damage, or any other loss to the extent the same is covered by the proceeds of insurance, except for Professional Liability/Errors and Omissions coverage.

C. PROFESSIONAL CONSULTANT shall provide 30 day written notice to CITY of any material change of or to the insurance required herein.

D. All insurance companies providing the required insurance shall be authorized to transact business in Arkansas and rated at least "A" by AM Best or other equivalent rating service. A certificate of insurance evidencing the required insurance and all endorsements required by this Agreement shall be submitted prior to commencement of services.

E. In the event that additional or greater insurance requirements are warranted, these requirements shall be included as an Appendix, which will be attached hereto and incorporated by reference.

ARTICLE VII - RIGHT OF ACCESS

A. CITY will obtain and/or furnish right-of-access for PROFESSIONAL CONSULTANT to perform any required studies, surveys, tests or other necessary investigations in relation to the PROJECT.

B. PROFESSIONAL CONSULTANT will take reasonable precautions to minimize damage to the personal or real property in the performance of such surveys, tests, studies and investigations.

C. CITY recognizes that PROFESSIONAL CONSULTANT's operations and use of equipment may unavoidably alter existing conditions or affect the environment at the PROJECT site. The cost of repairing such damage shall be the responsibility of PROFESSIONAL CONSULTANT, at no additional cost to the CITY. In the event that PROFESSIONAL CONSULTANT fails to correct such damages, CITY is entitled to utilize CITY forces or other labor to repair the damage; any costs incurred by CITY for such work shall be deducted from the monies due to PROFESSIONAL CONSULTANT.

ARTICLE VIII - RECORDS AND RETENTION

A. All surveys, studies, proposals, applications, drawings, plans, specifications and other documents, including those in electronic form, prepared by PROFESSIONAL CONSULTANT and its PROFESSIONAL CONSULTANTs, subcontractors, agents, representatives, and/or employees in connection with this AGREEMENT ("PROJECT DOCUMENTS") are intended for the use and benefit of CITY. PROFESSIONAL CONSULTANT and its PROFESSIONAL CONSULTANTs, subcontractors, agents, representatives, and/or employees shall be deemed the authors of their respective part of the PROJECT DOCUMENTS. Notwithstanding anything to the contrary, CITY shall own, have, and retain all rights, title and interest in and to all PROJECT DOCUMENTS, whether in draft form or final form, which are produced at CITY's request or otherwise produced from PROFESSIONAL CONSULTANT's performance of the work described herein for CITY. The CITY's ownership of PROJECT DOCUMENTS shall not apply to PROFESSIONAL CONSULTANT's proprietary standard details that were developed by the PROFESSIONAL CONSULTANT prior to the commencement of this PROJECT.

B. CITY shall have full authority to reuse, reproduce, publish, disclose and distribute PROJECT DOCUMENTS, as needed, according to Arkansas State Law.

C. PROFESSIONAL CONSULTANT shall, upon completion of the services and full payment for the PROFESSIONAL CONSULTANT'S services by the CITY, or earlier termination and appropriate compensation as provided by this AGREEMENT, provide the CITY with all PROJECT DOCUMENTS prepared by PROFESSIONAL CONSULTANT pursuant to this AGREEMENT in formats requested by the CITY.

D. All instruments of service (including plans, specifications, drawings, reports, designs, computations, computer programs, estimates, surveys, other data or work items, etc.) prepared under this AGREEMENT shall be submitted for approval to the CITY. All instruments of service shall be professionally sealed in accordance to applicable laws or at CITY's request.

E. Acceptance and approval of the PROJECT DOCUMENTS by the CITY shall not constitute nor be deemed a release of the responsibility and liability of PROFESSIONAL CONSULTANT, its employees, associates, agents and PROFESSIONAL CONSULTANT's for the accuracy or competency of their designs, working drawings and specifications, or other documents and work; nor shall such approval be deemed to be an

assumption of such responsibility by the CITY for any defect in the designs, working drawings and specifications, or other documents prepared by PROFESSIONAL CONSULTANT, its employees, contractor, agents and PROFESSIONAL CONSULTANT's.

F. PROFESSIONAL CONSULTANT will retain the PROJECT DOCUMENTS for a period of three years following project completion. During this three year period, any requests for document recovery and reproduction will be assessed a fee in accordance with PROFESSIONAL CONSULTANT's FEES.

ARTICLE IX - SAFETY

A. CITY agrees to inform PROFESSIONAL CONSULTANT of any applicable site safety procedures and regulations known to CITY as well as any special safety concerns or dangerous conditions at the site of which the CITY is aware, which PROFESSIONAL CONSULTANT shall communicate to its employees. PROFESSIONAL CONSULTANT and its employees shall adhere to such procedures and regulations once notice has been given by the CITY.

B. Unless specifically provided in the SCOPE, PROFESSIONAL CONSULTANT shall not have any responsibility for overall job safety at the site. If in the PROFESSIONAL CONSULTANT's opinion, its field personnel are unable to access required locations or perform required services in conformance with applicable safety standards, PROFESSIONAL CONSULTANT may immediately suspend performance until such safety standards can be attained.

C. PROFESSIONAL CONSULTANT agrees to indemnify and hold harmless the CITY for any safety conditions that may arise out of PROFESSIONAL CONSULTANT's performance of this AGREEMENT.

ARTICLE X - TERMINATION

A. CITY may suspend or terminate this AGREEMENT for cause or without cause at any time by giving written notice to PROFESSIONAL CONSULTANT. In the event suspension or termination is without cause, payment to PROFESSIONAL CONSULTANT, in accordance with the terms of this AGREEEMENT, will be made on the basis of services reasonably determined by the CITY to be satisfactorily performed to the date of suspension or termination. Such payment will be due upon delivery of all instruments of service to CITY.

B. Should the CITY require a modification of this AGREEMENT with the PROFESSIONAL CONSULTANT, and in the event the CITY and PROFESSIONAL CONSULTANT fail to agree upon a modification to this AGREEMENT, the CITY shall have the option of terminating this AGREEMENT and the PROFESSIONAL CONSULTANT's services hereunder at no additional cost other than the payment to PROFESSIONAL CONSULTANT, in accordance with the terms of this AGREEMENT, for the services reasonably determined by the CITY to be properly performed by PROFESSIONAL CONSULTANT prior to such termination date.

C. If, for whatever reason adequate funding is not made available by CITY to support or justify continuation of the level of services to be provided by PROFESSIONAL CONSULTANT under this AGREEMENT, CITY may terminate or reduce the amount of services to be provided by PROFESSIONAL CONSULTANT under this AGREEMENT. In such event, CITY will notify PROFESSIONAL CONSULTANT in writing at least thirty (30) days in advance of such termination or reduction of services for lack of funds.

D. In no event shall the CITY pay to PROFESSIONAL CONSULTANT fees for termination outside of payment for services reasonably determined by the City to be properly performed prior to termination.

ARTICLE XI - INDEMNIFICATION

A. For purposes of this AGREEMENT, PROFESSIONAL CONSULTANT agrees to indemnify, hold harmless the CITY, its officers and employees from any loss, damage, liability or expense, of any nature whatsoever to the extent caused by the negligence, willful misconduct, or other actionable fault of PROFESSIONAL CONSULTANT, its affiliates, subsidiaries, employees, agents, assignees, and subcontractors and their respective employees and agents. PROFESSIONAL CONSULTANT is not required hereunder to defend the CITY, its officers, appointees, employees, or agents from assertions that they were negligent, nor to indemnify and hold them harmless from liability based on the CITY's negligence

B. Nothing contained herein shall waive any governmental immunity CITY may be entitled to by law.

C. This provision shall survive the termination of this AGREEMENT.

ARTICLE XII - CONTINGENCY CLAUSE

A. NOT USED

ARTICLE XIII - RELATIONSHIP OF THE PARTIES

It is understood and agreed by and between the parties that the PROFESSIONAL CONSULTANT, in satisfying the conditions of this AGREEMENT, is acting independently, and that the CITY assumes no responsibility or liabilities to any third party in connection with PROFESSIONAL CONSULTANT's actions. All services to be performed by the PROFESSIONAL CONSULTANT pursuant to this AGREEMENT shall be in the capacity of an Independent Contractor, and not as an agent or employee of CITY. The PROFESSIONAL CONSULTANT shall supervise the performance of its services and shall be entitled to control the manner and means by which its services are to be performed, subject to the terms of this AGREEMENT. There is no intended third party beneficiary to the AGREEMENT and nothing contained herein shall create a contractual relationship with, or any rights in favor of, any third party.

ARTICLE XIV - DISPUTE RESOLUTION

A. CITY and PROFESSIONAL CONSULTANT agree that disputes relative to the services will first be addressed by negotiations between the Parties. If direct negotiations fail to resolve the dispute, the Party initiating the claim that is the basis for dispute may take such steps as it deems necessary to protect its interests; provided, however, that notwithstanding any such dispute, PROFESSIONAL CONSULTANT will proceed with the services as per this AGREEMENT as if no dispute existed, and CITY will continue to make payment for PROFESSIONAL CONSULTANT's completed services; and provided further that no dispute will be submitted to arbitration without both Parties' express written consent.

ARTICLE XV - OPINIONS OF PROBABLE COST

A. Since the PROFESSIONAL CONSULTANT has no control over the cost of labor, materials, equipment or services furnished by others, or over methods of determining prices, or over competitive bidding or market conditions, the PROFESSIONAL CONSULTANT's estimates of PROJECT costs and construction costs provided for herein are to be made on the basis of the PROFESSIONAL CONSULTANT's experience and qualifications and represent the PROFESSIONAL CONSULTANT's judgement in accordance with the "Standard of Care". The PROFESSIONAL CONSULTANT cannot and does not guarantee that proposals,

bids or actual PROJECT or construction costs will not vary from estimates prepared by the PROFESSIONAL CONSULTANT.

B. The CITY understands that the construction cost estimates developed by the PROFESSIONAL CONSULTANT do not establish a limit for construction contract amount. If the actual amount of the low construction bid exceeds the construction budget established by the CITY, the PROFESSIONAL CONSULTANT will not be required to re-design the PROJECT or any part thereof without additional compensation.

ARTICLE XVI - APPLICABLE LAWS

PROFESSIONAL CONSULTANT shall comply with all Federal, State, Local laws, ordinances, resolutions, specifications, regulations and all other laws or regulations relating or applicable to service to be performed under this AGREEMENT. Interpretation of this AGREEMENT and disputes arising out of or related to this AGREEMENT will be subject to and governed by the laws of the State of Arkansas. Jurisdiction and venue for any suit arising out of or related to this AGREEMENT will be in the District Court of Benton County, Arkansas.

ARTICLE XVII - PRECEDENCE

This AGREEMENT shall take precedence over any inconsistent or contradictory provisions contained in any proposal, contract, purchase order, requisition, notice to proceed, or any other like document regarding the PROJECT or PROFESSIONAL CONSULTANT's services.

ARTICLE XVIII - SEVERABILITY

A. In the event that one or more provisions contained herein shall, for any reason, be deemed invalid, illegal, void or unenforceable, in whole or in part, the remaining provisions hereof shall remain in full force and effect.

B. In the event that any provision hereof is in conflict with any statutory provision of the State of Arkansas, said provision, which may be in conflict therewith, shall be deemed inoperative, null and void insofar as it may be in conflict therewith, and shall be deemed modified to conform to such statutory provisions; provided, however, that the remaining provisions of this AGREEMENT will be unaffected and will continue to be valid and enforceable.

ARTICLE XIX - SURVIVAL OF OBLIGATIONS

The obligations of the Parties contained in this AGREEMENT, which by their nature survive after the term of the AGREEMENT, shall survive the termination or expiration of this AGREEMENT and continue indefinitely or as otherwise provided by this AGREEMENT.

ARTICLE XX – ENTIRE AGREEMENT

This AGREEMENT, including all documents and Appendices included by reference herein, constitutes the entire agreement between the PARTIES and supersedes all prior agreements, whether oral or written, covering the same subject matter. This AGREEMENT may not be modified or amended except in writing, mutually agreed upon and accepted by both PARTIES to this AGREEMENT.

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The cost of this AGREEMENT including all reimbursable expenses as described in the FEES AND SCHEDULE, **shall not exceed** fifty-two thousand five hundred dollars ($52,500.00), unless otherwise approved by the CITY through an official AMENDMENT agreed and executed by CITY and PROFESSIONAL CONSULTANT.

IN WITNESS THEREOF, the CITY and PROFESSIONAL CONSULTANT have executed this AGREEMENT, the EFFECTIVE DATE of which is indicated on page 1 of this AGREEMENT.

CITY OF BENTONVILLE	
CITY	PROFESSIONAL CONSULTANT
BY	BY
MAYOR	
TITLE	TITLE
DATE SIGNED	DATE SIGNED

APPENDIX A

PROPOSED SCOPE OF WORK

ALLGEIER, MARTIN and ASSOCIATES, INC.
CONSULTING ENGINEERS
JOPLIN, MISSOURI

City of Bentonville

Power Transformer Procurement Scope

December 22, 2023

Project Understanding:

Bentonville Electric Utility Department (BEUD) seeks to procure a 67-12.47kV, Dyn1, 18/24/30 MVA Class II power transformer to support the future construction of a new substation. Allgeier, Martin & Associates (AMA) will provide engineering services as outlined below in support of the procurement to ensure BEUD receives a transformer from a reputable manufacturer that will meet industry and BEUD's performance specifications.

Procurement:

AMA scope:

1. Review BEUD specifications and suggest any appropriate changes.
2. Provide additional qualification questions appropriate to screening manufacturers, but can be readily answered in a public venue.
3. Answer any technical questions submitted by vendors during the bid process.
4. Perform bid evaluation, work with vendors on any necessary clarifications and make a recommendation to the BEUD.

BEUD scope:

1. Provide contract documents and specifications.
2. Provide public bid notification and send notices to select vendors.
3. Perform all T&C negotiations.
4. Issue PO and place the transformer on order.
5. Answer questions and provide clarifications in a timely manner.

Project Management:

AMA scope:

1. Attend a specification review or kickoff call with selected vendor.
2. Track manufacturing status.
3. Work on behalf of BEUD to resolve any supplier issues and/or approve proposed substitutions by the vendor.
4. Review and recommend any milestone invoices.
5. Receive and review up to two rounds of design data and make comments to the manufacturer.
6. Receive and review up to two rounds of approval drawings and make comments to the manufacturer, assuming a turnaround time of ten (10) business days.
7. Receive and review up to two rounds of vendor's Certified Test Report.
8. Receive and review field assembly and test report.

BEUD scope:

1. Provide examples of preferred fan control schemes as well as alarm and indication schematics.

Factory Acceptance Testing Witness:

AMA scope:

1. Perform witnessing of factory testing on site, including losses, heat run and dielectric tests.
2. Includes two (2) days of travel @ eight (8) hours and three (3) days on site at twelve (12) hours.

3. Provide a report with narrative of testing and pictures of the unit in the test bay.

BEUD scope:

4. No specific scope.

Pricing:

Allgeier Martin proposes to perform the above scopes for the following amounts on a Not to Exceed basis:

1. Procurement – $11,000
2. Project Management –$22,000
3. Factory Acceptance Testing Witness – $16,000, including $3500 in estimated travel costs.

Above amounts are based on AMA's 2024 Rate Table. Work performed under these scopes after January 1, 2025 shall be subject to the latest published rate table and a subsequent increase in the Not to Exceed amounts in line with the increase in rates.

CITY OF BENTONVILLE	**ALLGEIER, MARTIN AND ASSOCIATES, INC.**
By: _____	By: [redacted]
Printed Name_____	Printed Name Kris Ziber
Title_____	Title Vice President
Date_____	Date 12/22/23

ALLGEIER, MARTIN and ASSOCIATES, INC.

2024 CLASSIFICATION FEE SCHEDULE - Electrical Division

(Effective January 1, 2024)

Title	Classification	Hourly Rate
ENG VI	ENGINEER VI	**$ 297.00**
ENG V	ENGINEER V	**$ 266.00**
ENG IV	ENGINEER IV	**$ 236.00**
ENG III	ENGINEER III	**$ 198.00**
ENG II	ENGINEER II	**$ 158.00**
ENG I	ENGINEER I	**$ 118.00**
TEC V	TECHNICIAN V	**$ 170.00**
TEC IV	TECHNICIAN IV	**$ 152.00**
TEC III	TECHNICIAN III	**$ 133.00**
TEC II	TECHNICIAN II	**$ 110.00**
TEC I	TECHNICIAN I	**$ 77.00**
DRF III	DRAFTER III	**$ 70.00**
DRF II	DRAFTER II	**$ 60.00**
DRF I	DRAFTER I	**$ 47.00**
SCA VI	CLERK / ASSISTANT VI	**$ 100.00**
SCA V	CLERK / ASSISTANT V	**$ 92.00**
SCA IV	CLERK / ASSISTANT IV	**$ 77.00**
SCA III	CLERK / ASSISTANT III	**$ 61.00**
SCA II	CLERK / ASSISTANT II	**$ 53.00**
SCA I	CLERK / ASSISTANT I	**$ 46.00**
RW V	RIGHT OF WAY REPRESENTATIVE V	**$ 168.00**
RW IV	RIGHT OF WAY REPRESENTATIVE IV	**$ 154.00**
RW III	RIGHT OF WAY REPRESENTATIVE III	**$ 134.00**
RW II	RIGHT OF WAY REPRESENTATIVE II	**$ 98.00**
RW I	RIGHT OF WAY REPRESENTATIVE I	**$ 75.00**
PR VI	PROJECT REPRESENTATIVE VI	**$ 160.00**
PR V	PROJECT REPRESENTATIVE V	**$ 134.00**
PR IV	PROJECT REPRESENTATIVE IV	**$ 115.00**
PR III	PROJECT REPRESENTATIVE III	**$ 100.00**
PR II	PROJECT REPRESENTATIVE II	**$ 86.00**
PR I	PROJECT REPRESENTATIVE I	**$ 70.00**
RLS III	REGISTERED LAND SURVEYOR III	**$ 165.00**
RLS II	REGISTERED LAND SURVEYOR II	**$ 145.00**
RLS I	REGISTERED LAND SURVEYOR I	**$ 120.00**
SVY VI	SURVEY CREW MEMBER VI	**$ 115.00**
SVY V	SURVEY CREW MEMBER V	**$ 90.00**
SVY IV	SURVEY CREW MEMBER IV	**$ 80.00**
SVY III	SURVEY CREW MEMBER III	**$ 71.00**
SVY II	SURVEY CREW MEMBER II	**$ 65.00**
SVY I	SURVEY CREW MEMBER I	**$ 59.00**
CS IV	COMPUTING SPECIALIST IV	**$ 170.00**
CS III	COMPUTING SPECIALIST III	**$ 133.00**
CS II	COMPUTING SPECIALIST II	**$ 93.00**
CS I	COMPUTING SPECIALIST I	**$ 60.00**
PRT III	PRINT & PHOTOGRAPHY SPECIALIST III	**$ 90.00**
PRT II	PRINT & PHOTOGRAPHY SPECIALIST II	**$ 70.00**
PRT I	PRINT & PHOTOGRAPHY SPECIALIST I	**$ 48.00**

ALLGEIER, MARTIN and ASSOCIATES, INC.

2024 Standard Ancillary Rates - Electrical Division

Vehicle Mileage	$ **0.67** per mile *(or current IRS rate)*
Travel Expenses	Actual Cost
Lodging	Actual Cost
Meals	Current AM Per Diem or Actual Cost
Special Postage or Shipping	Actual Cost
Special Engineering Software:	
PLS (CADD, Pole, Tower, Etc.)	$ 5.00 per hour
Aspen OneLiner	$ 11.00 per hour
MilSoft	$ 6.00 per hour
3D Design	$ 16.00 per hour
Electrical Design	$ 16.00 per hour
Cyme	$ 26.00 per hour
Special Survey Materials	Actual Cost + 10%
Rental Equipment	Actual Cost + 10%
Subcontracted Services	Actual Cost + 10%
All-Terrain Vehicle (ATV)	$ 40.00/Day
Utility Vehicle (UTV, Side-by-Side)	$ 66.00/Day
GPS	$ 50.00/Hour

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE MAYOR AND CLERK TO ENTER INTO A PROFESSIONAL SERVICES AGREEMENT WITH ALLGEIER, MARTIN, AND ASSOCIATES, INC. FOR SERVICES RELATED TO THE EXPANSION OF SUBSTATION "A" IN THE AMOUNT OF FIFTY-TWO THOUSAND FIVE HUNDRED DOLLARS ($52,500.00); AND FOR OTHER PURPOSES.

WHEREAS, the City of Bentonville requires professional services related to the expansion of Substation "A";

WHEREAS, Allgeier, Martin, and Associates, Inc. will prepare bid documents, assist in procurement, monitor during construction, and possible factory oversight; and

WHEREAS, this agreement will be paid with budgeted funds.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF BENTONVILLE, ARKANSAS.

Section 1: That the Mayor and Clerk are hereby authorized to enter into a professional services agreement with Allgeier, Martin and Associates, Inc. in the amount of fifty-two thousand five hundred dollars ($52,500.00) for professional services related to the expansion of Substation "A";

Section 2 - Severability Provision: If any part of this Resolution is held invalid, the remainder of this Resolution shall continue in effect as if such invalid portion never existed; and

Section 3 - Repeal of Conflicting Provisions: All Ordinances, Resolutions, or Orders of the City Council, or parts of the same, in conflict with this Resolution are repealed to the extent of such conflict.

PASSED and APPROVED this _____ day of _____, 2024.

APPROVED:

_____
MAYOR

ATTEST:

_____
CITY CLERK

City of Bentonville, Arkansas Agenda Item Form

Item Details

Council Meeting Date:	2/13/2024	**Submitted By:**	Mike Bender
Phone:	479-271-3140	**For Department(s):**	Wastewater - Water Resource Recovery Facility
Email:	mbender@bentonvillear.com		

Item Type (Check all that apply)

☐ Informational ☐ Bid Award ☐ Enter into an Agreement ☐ Change Order

☑ Recognizing Funds ☐ Budget Adjustment ☐ Waiver of Bid ☐ Emergency Clause

☐ Ordinance ☑ Resolution ☐ Informational

Title, Recommendation & Justification

Title:	Resolution of Intent Regarding the Water Resource Recovery Facility (WRRF) Improvements Project
Action Recommendation & Justification:	Resolution - This Resolution expresses the City's intent to advance its own funds to pay project costs in advance of Program funds prior to issuance of the WRRF Improvement Bond and to reimburse itself with Program funds once the WRRF Improvement Bond has been issued and pay debt service on said Bond with sewer revenues. Utility Board approved this item 4-0. No budget adjustment is needed.
Additional Comments for Consideration (Optional):	City Council approved Resolution No. 08-08-23A in August of 2023 stating its willingness to accept financial assistance from Arkansas Natural Resources Commission in the amount of $97,759,381.00 for improvements at the City's Water Resource Recovery Facility.
Amount for Approval:	$

Budget Impact

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

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

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

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

Budget Impact Notes for Consideration (Optional):

RESOLUTION NO. _____

A RESOLUTION OF INTENT REGARDING THE BENTONVILLE WATER RESOURCE RECOVERY FACILITY (WRRF) IMPROVEMENTS PROJECT; AND FOR OTHER PURPOSES

WHEREAS, the City of Bentonville, Arkansas (the "City"), proposes to make improvements to the City's sewer system (the "Project"), described as follows:

The Water Resource Recovery Facility (WRRF) Improvements Project consists of a Capital Improvement Plan to repair/replace failing/obsolete infrastructure and Process Intensification to increase capacity to accommodate growth in the served basin. The Capital Improvement Plan includes, without limitation, replacement of Clarifier No. 1 including relocation of a maintenance shop and vehicle storage facilities and new Clarifier No. 3; replacement of obsolete ultra-violet (UV) disinfection system; installation of tertiary filters; installation of effluent pumping; relocation of electrical service; construction of digester valve vaults; laboratory facilities and administration building improvements; and associated ancillary improvements. The Process Intensification includes, without limitation, new plant headworks, expansion of anoxic basins, aeration basin modifications, addition of density baffles to clarifiers and other clarifier improvements, installation of dual use filters, and associated ancillary improvements. Items included in the Capital Improvement Plan will be sized to accommodate the capacity identified for the intensification improvements;

WHEREAS, the Project will also ensure compliance with the Clean Water Act;

WHEREAS, the City proposes to obtain funds to accomplish the Project from the proceeds of a sewer revenue bond (the "WRRF Improvement Bond") to be issued by the City and purchased by the Arkansas Natural Resources Commission (the "Commission") as a part of the Clean Water Revolving Loan Fund Program (the "Program") or other funds;

WHEREAS, the purchase price for the WRRF Improvement Bond will be paid from state funds made available by the Program ("Program funds");

WHEREAS, the estimated cost of the Project and expenses of issuing the Bond is ninety-seven million, seven hundred fifty-nine thousand, three hundred eighty-one dollars ($97,759,381.00);
and

WHEREAS, the purpose of this Resolution is for the City to declare its "official intent" for the issuance of the WRRF Improvement Bond within the meaning of the applicable income tax regulations promulgated by the United States Treasury Department.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Bentonville, Arkansas:

Section 1: The City hereby expresses its intent to advance its own funds to pay costs of the Project, including but not limited to legal, engineering, and right-of-way costs and with Commission approval, to reimburse itself from Program Funds for all expenditures for costs paid by the City prior to the issuance of the WRRF Improvement Bond. Debt service on the Bond will be paid from sewer revenues. Interest on the Bond shall be exempt from federal income taxation;

Section 2: The City expects that, but does not limit the sources of, funds to be advanced for the Project and bond issuance costs prior to issuance of the Bond will be sewer system revenue;

Section 3: A copy of this Resolution shall be filed in the official records of the City in the office of the City Clerk/Recorder within ten (10) days from the adoption hereof. It shall be continuously available for public inspection during regular business hours on every business day until the date of issuance of the WRRF Improvement Bond;

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

Section 5 – Repeal of Conflicting Provisions: All Ordinances, Resolutions, or Orders of the City Council, or parts of the same, in conflict with this Resolution are repealed to the extent of such conflict.

PASSED: _____, 2024.

APPROVED:

BY: _____
Stephanie Orman, Mayor
City of Bentonville

ATTEST:

BY: _____
Kirby Romines, Clerk/Recorder
City of Bentonville

	Lot Split - Lots 5 and 6 of Vivian Farm Subdivision, Phase 2 (LS22-0055)
	South Vaughn Road
	PC Date: 2/6/2024

Staff Report Details

Project Number	LS22-0055
Applicant / Current Owner	
Site Area	+/- **52.66** Acres
Current Zoning	
Requested Zoning	
Current Future Land Use Map Designation	
Requested Future Land Use Map Designation	
Development Type / Use	
Related projects	

Property Description

Lot Split: Lots 5 & 6, Vivian Farms Subdivision, Phase 2, Elite Equity Group of Arkansas, LLC, South Vaughn Road, R-2 Medium Density Two Family and Townhome Residential, LS22-0055

A lot split of existing Lot 3, Vivian Farms Subdivision Phase 2, creating new Lots 26 & 27 of Vivian Farms Subdivision and dedicating 20-foot wide utility easements along the southern and western property boundary. Additional right of way is also dedicated per the plat along the southern and western boundaries to meet the requirements of the 2021 Master Street Plan.

Project Details

Relationship to the General Plan / Projected Traffic Impact

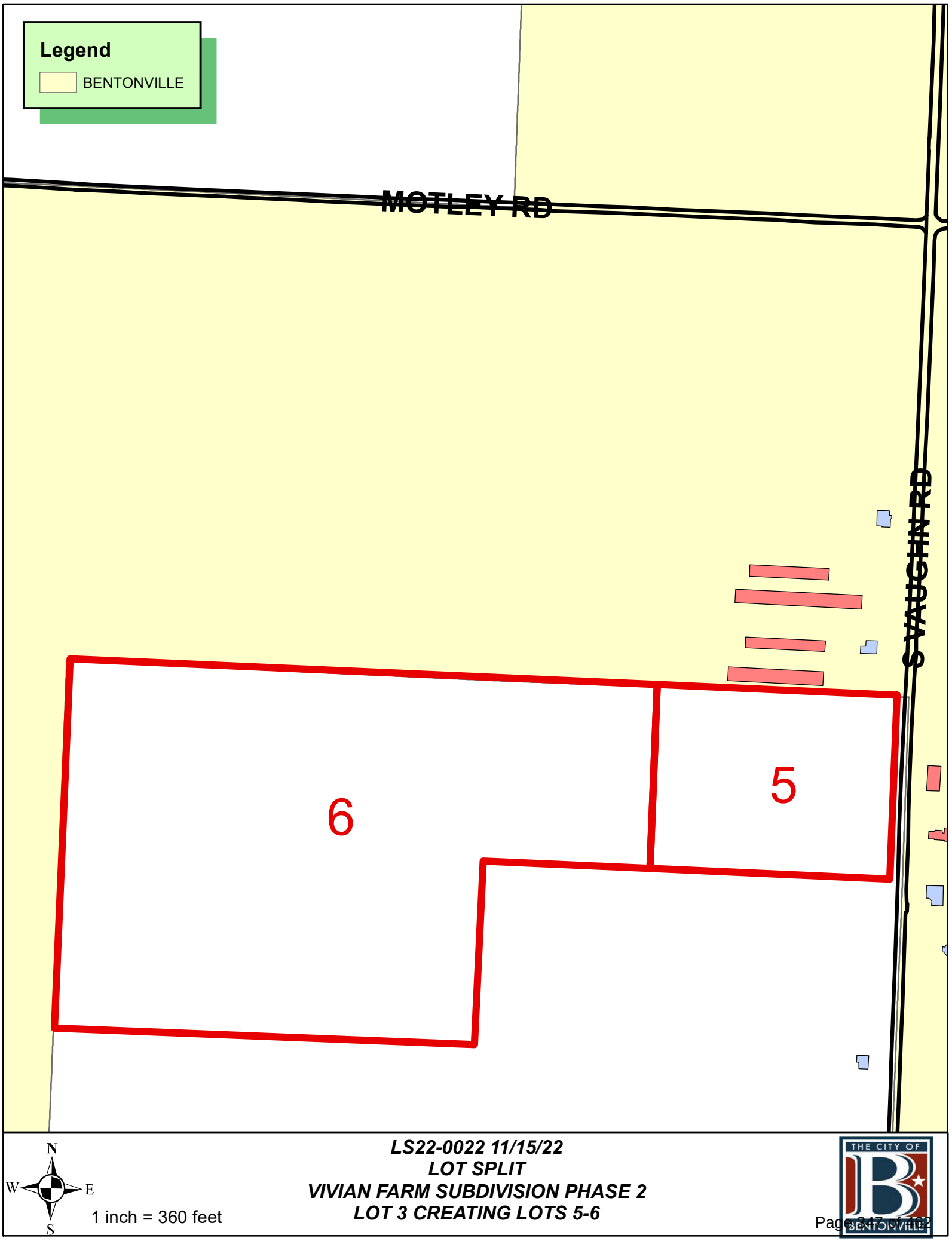
Public Comment

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

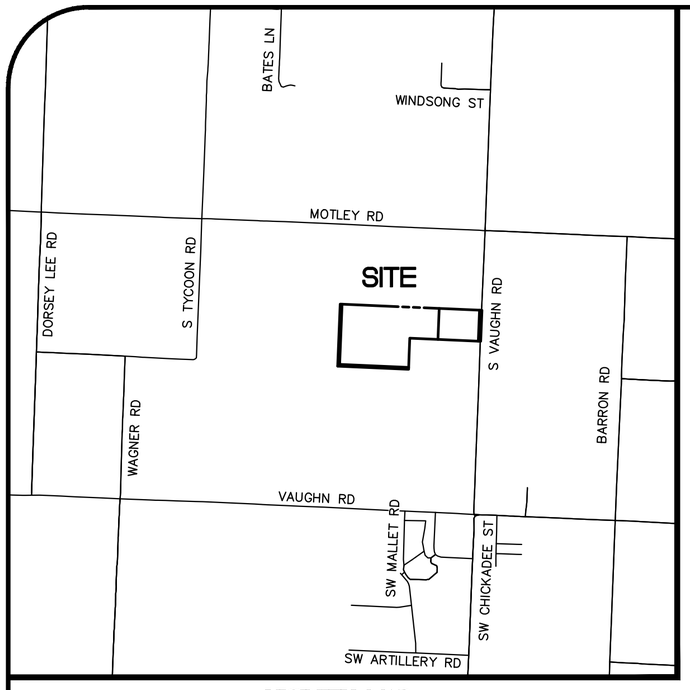
Analysis / Waivers

Conclusion

Additional Details



LS22-0022 11/15/22
LOT SPLIT
VIVIAN FARM SUBDIVISION PHASE 2
LOT 3 CREATING LOTS 5-6



VICINITY MAP

PART OF NW1/4, SECTION 17, T19N, R31W
SCALE: 1"=2000'

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THE PARENT TRACTS ARE IN ZONE X, AN AREA OF MINIMAL FLOOD HAZARD, ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 05007C0235K, WHICH BEARS AN EFFECTIVE DATE OF JUNE 5, 2012. THE PARENT TRACTS ARE NOT IN A FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.

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 _____

PRINT NAME: _____

SOURCE OF TITLE: D.R. 2015 PAGE 43067

CERTIFICATE OF APPROVAL

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

DATE OF EXECUTION: _____

SIGNED _____
BENTONVILLE PLANNING
COMMISSION CHAIRMAN

SIGNED_____
MAYOR CITY OF BENTONVILLE

SIGNED _____
CITY CLERK, CITY OF BENTONVILLE

SURVEY DESCRIPTION OF EXISTING LOT 3

LOT 3 OF OF VIVIAN FARM SUBDIVISION, PHASE 2, BENTON COUNTY, ARKANSAS ACCORDING TO PLAT INSTR. NO. L202209326, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 5/8" REBAR AT THE MOST SOUTHERN SOUTHEAST CORNER OF SAID LOT 3, THE SAME CORNER BEING THE SOUTHEAST CORNER OF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 19 NORTH, RANGE 31 WEST, FIFTH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THENCE N87°30'07"W 1322.17 FEET TO A 1/2" REBAR WITH CAP PLS 944 AT THE SOUTHWEST CORNER OF SAID LOT 3 THE SAME CORNER BEING THE WEST QUARTER CORNER OF SAID SECTION 17; THENCE N02°18'15"E 1157.20 FEET TO A FOUND 1/2" REBAR WITH CAP PLS 944 AT THE NORTHWEST CORNER OF SAID LOT 3; THENCE S87°30'04"E 2644.50 FEET TO A FOUND RR SPIKE AT THE NORTHEAST CORNER OF SAID LOT 3; THENCE S02°19'21"W 577.99 FEET TO A SET MAG NAIL WITH WASHER PLS 1337; THENCE ALONG THE SOUTHERN LINE OF SAID LOT 3, THE FOLLOWING THREE (3) COURSES:

1.) N87°30'18"W 1322.74 FEET TO A FOUND 5/8" REBAR;
2.) S02°17'14"W 329.89 FEET TO A FOUND 5/8" REBAR;
3.) S02°11'24"W 249.21 FEET TO THE POINT OF BEGINNING, CONTAINING 2,294,040 SQUARE FEET OR 52.66 ACRES, MORE OR LESS, SUBJECT TO ANY EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD OR FACT.

SURVEY DESCRIPTION OF NEW LOT 5

PART OF LOT 3 OF OF VIVIAN FARM SUBDIVISION, PHASE 2, BENTON COUNTY, ARKANSAS ACCORDING TO PLAT INSTR. NO. L202209326, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 5/8" REBAR AT THE MOST SOUTHERN SOUTHEAST CORNER OF SAID LOT 3, THE SAME CORNER BEING THE SOUTHEAST CORNER OF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 19 NORTH, RANGE 31 WEST, FIFTH PRINCIPAL MERIDIAN;

THENCE ALONG THE SOUTHERN LINE OF SAID LOT 3 THE FOLLOWING (3) THREE COURSES:
1.) N02°11'24"E 249.21 FEET TO A FOUND 5/8" REBAR;
2.) N02°17'14"E 329.89 FEET TO A FOUND 5/8" REBAR;
3.) S87°30'18"E 524.12 FEET TO A SET 5/8" REBAR WITH CAP PLS 1337 FOR THE POINT OF BEGINNING;

THENCE DEPARTING SAID SOUTHERN LINE, N02°19'21"E 578.04 FEET TO A SET 5/8" REBAR WITH CAP PLS 1337 ON THE NORTH LINE OF SAID LOT 3; THENCE ALONG SAID NORTH LINE, S87°30'04"E 753.62 FEET TO A SET 5/8" REBAR WITH CAP PLS 1337; THENCE DEPARTING SAID NORTH LINE, S02°19'21"W 577.99 FEET TO A SET 5/8" REBAR WITH CAP PLS 1337 ON THE SOUTHERN LINE OF SAID LOT 3; THENCE ALONG SAID SOUTHERN LINE, N87°30'18"W 753.62 FEET TO THE POINT OF BEGINNING, CONTAINING 435,600 SQUARE FEET OR 10.00 ACRES, MORE OR LESS, SUBJECT TO ANY EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD OR FACT.

SURVEY DESCRIPTION OF NEW LOT 6

PART OF LOT 3 OF OF VIVIAN FARM SUBDIVISION, PHASE 2, BENTON COUNTY, ARKANSAS ACCORDING TO PLAT INSTR. NO. L202209326, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 5/8" REBAR AT THE MOST SOUTHERN SOUTHEAST CORNER OF SAID LOT 3, THE SAME CORNER BEING THE SOUTHEAST CORNER OF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 19 NORTH, RANGE 31 WEST, FIFTH PRINCIPAL MERIDIAN;

THENCE N02°11'24"E 35.00 FEET TO A SET 5/8" REBAR WITH CAP PLS 1337 FOR THE POINT OF BEGINNING; THENCE N87°30'07"W 1287.10 FEET TO A SET 5/8" REBAR WITH CAP PLS 1337; THENCE N02°18'15"E 1122.20 FEET TO A SET 5/8" REBAR WITH CAP PLS 1337 ON THE NORTH LINE OF SAID LOT 3; THENCE ALONG SAID NORTH LINE, S87°30'04"E 1810.88 FEET TO A SET 5/8" REBAR WITH CAP PLS 1337; THENCE DEPARTING SAID NORTH LINE, S02°19'21"W 578.04 FEET TO A SET 5/8" REBAR WITH CAP PLS 1337 ON THE SOUTHERN LINE OF SAID LOT 3; THENCE ALONG SAID SOUTHERN LINE, THE FOLLOWING THREE (3) COURSES:

1.) N87°30'18"W 524.12 FEET TO A FOUND 5/8" REBAR;
2.) S02°17'14"W 329.89 FEET TO A FOUND 5/8" REBAR;
3.) S02°11'24"W 214.21 FEET TO THE POINT OF BEGINNING, CONTAINING 1,746,879 SQUARE FEET OR 40.10 ACRES, MORE OR LESS, SUBJECT TO ANY EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD OR FACT.

45' PUBLIC RIGHT OF WAY

PART LOT 3 OF OF VIVIAN FARM SUBDIVISION, PHASE 2, BENTON COUNTY, ARKANSAS ACCORDING TO PLAT INSTR. NO. L202209326, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 5/8" REBAR AT THE MOST SOUTHERN SOUTHEAST CORNER OF SAID LOT 3, THE SAME CORNER BEING THE SOUTHEAST CORNER OF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 19 NORTH, RANGE 31 WEST, FIFTH PRINCIPAL MERIDIAN;

THENCE ALONG THE SOUTHERN LINE OF SAID LOT 3, THE FOLLOWING (3) THREE COURSES:
1.) N02°11'24"E 249.21 FEET TO A FOUND 5/8" REBAR;
2.) N02°17'14"E 329.89 FEET TO A FOUND 5/8" REBAR;
3.) S87°30'18"E 1277.74 FEET TO A SET 5/8" REBAR WITH CAP PLS 1337 FOR THE POINT OF BEGINNING;

THENCE DEPARTING SAID SOUTHERN LINE, N02°19'21"E 577.99 FEET TO A SET 5/8" REBAR WITH CAP PLS 1337 ON THE NORTH LINE OF SAID LOT 3; THENCE S87°30'04"E 45.00 FEET TO A FOUND RR SPIKE AT THE NORTHEAST CORNER OF SAID LOT 3; THENCE S02°19'21"W 577.99 FEET TO A SET MAG NAIL WITH WASHER PLS 1337 AT THE SOUTHEAST CORNER OF SAID LOT 3; THENCE N87°30'18"W 45.00 FEET TO THE POINT OF BEGINNING, CONTAINING 26,009 SQUARE FEET OR 0.60 ACRES, MORE OR LESS.

OWNER:
ELITE EQUITY GROUP OF ARKANSAS LLC
6077 SW REGIONAL AIRPORT BLVD., STE 1
BENTONVILLE, AR 72713
PHONE (479) 250 0524

DEVELOPER:
ROTH FAMILY INC.
6077 SW REGIONAL AIRPORT BLVD., STE 1
BENTONVILLE, AR 72713
PHONE (479) 250 0524

UTILITY NOTE

THIS SURVEY REFLECTS ABOVE GROUND INDICATIONS OF UTILITIES AND INFORMATION READILY AVAILABLE FROM UTILITY COMPANIES. 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 WARRANTY THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION READILY AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. LOCATE TICKET NUMBER 220609-1774.

NOTES

1. THIS PLAT REPRESENTS A LOT SPLIT OF LOT 3 OF VIVIAN FARM SUBDIVISION, PHASE 2, BENTON COUNTY, ARKANSAS PER PLAT INSTR. NO. L202209326.
2. BASIS OF BEARINGS: GRID NORTH OF ARKANSAS STATE PLANE COORDINATE SYSTEM OF 1983, NORTH ZONE ESTABLISHED BY OPUS REFERENCE FRAME: (2011)(EPOCH: 2010.0000).
3. ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
4. SUBJECT TRACT IS LOCATED IN BENTON COUNTY, ARKANSAS.
5. THIS SURVEY MEETS THE 2020 "ARKANSAS STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS AND PLATS", WHICH IS ALSO KNOWN AS "STANDARDS OF PRACTICE NO. 1".
6. A ZONING REPORT OR LETTER WAS NOT PROVIDED TO THE SURVEYOR.
7. ENVIRONMENTAL AND SUBSURFACE CONDITIONS WERE NOT EXAMINED AS PART OF THIS SURVEY.
8. ALL UTILITIES SHOWN HEREON ARE EXISTING UTILITIES.
9. DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THE SURVEY AND IS NOT TRANSFERABLE.
10. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR PRESENT.
11. BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, CONTRACTOR AND OR OWNER IS TO CONTACT THE CITY OF BENTONVILLE ENGINEERING AND TRANSPORTATION DEPARTMENTS AND NOTIFY SAID DEPARTMENTS ON THE INTENT AND TYPE OF THE WORK THAT WILL TAKE PLACE WITH-IN THE RIGHT-OF-WAY. WORK IN RIGHT-OF-WAY MAY REQUIRE A SEPARATE PERMIT.
12. OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO ENSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.
13. SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE.
14. THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.

35' PUBLIC RIGHT OF WAY

PART LOT 3 OF OF VIVIAN FARM SUBDIVISION, PHASE 2, BENTON COUNTY, ARKANSAS ACCORDING TO PLAT INSTR. NO. L202209326, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 5/8" REBAR AT THE MOST SOUTHERN SOUTHEAST CORNER OF SAID LOT 3, THE SAME CORNER BEING THE SOUTHEAST CORNER OF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 19 NORTH, RANGE 31 WEST, FIFTH PRINCIPAL MERIDIAN;

THENCE ALONG THE SOUTH LINE OF SAID LOT 3, N87°30'07"W 1322.17 FEET TO A FOUND 1/2" REBAR WITH CAP PLS 944 AT THE SOUTHWEST CORNER OF SAID LOT 3 THE SAME CORNER BEING THE WEST QUARTER CORNER OF SAID SECTION 17; THENCE N02°18'15"E 1157.20 FEET TO A FOUND 1/2" REBAR WITH CAP PLS 944 AT THE NORTHWEST CORNER OF SAID LOT 3; THENCE ALONG THE NORTH LINE OF SAID LOT 3, S87°30'04"E 35.00 FEET TO A SET 5/8" REBAR WITH CAP PLS 1337; THENCE DEPARTING SAID NORTH LINE, S02°18'15"W 1122.20 FEET TO A SET 5/8" REBAR WITH CAP PLS 1337; THENCE S87°30'07"E 1287.10 FEET TO A SET 5/8" REBAR WITH CAP PLS 1337; THENCE S02°11'24"W 35.00 FEET TO THE POINT OF BEGINNING, CONTAINING 85,552 SQUARE FEET OR 1.96 ACRES, MORE OR LESS.

CERTIFICATE OF SURVEYING ACCURACY

I, JAMES COLLINS, 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.

JAMES E. COLLINS
REGISTERED LAND SURVEYOR
STATE OF ARKANSAS REGISTRATION NO. 1337

DATE OF EXECUTION

CERTIFICATE OF AUTHORIZATION
Anderson Engineering Inc. No. 335
ARKANSAS

REGISTERED
STATE OF ARKANSAS NO.1337
SIGNATURE
JAMES E. COLLINS
PROFESSIONAL LAND SURVEYOR

LS22-0055

CITY OF BENTONVILLE
ATLAS PAGE: 521

STATE PLAT CODE: 500-19N-31W-0-17-400-04-1337

ANDERSON ENGINEERING
EMPLOYEE OWNED
ENGINEERS • SURVEYORS • LABORATORIES • DRILLING • GIS
811 E. 3RD STREET• JOPLIN, MISSOURI 64801•PHONE (417) 782-7399

DRAWING INFO.
FIELD BY: MULT.
DRAWN BY: KLM
CHECK BY: JEC
DATE: 10/04/22
FIELD BOOK:
JOB NUMBER: 22R010026

REVISIONS

NO.	DESCRIPTION	BY	DATE
1	ADDRESS CITY COMMENTS	NKN	10/18/22
2	ADDRESS CITY COMMENTS	NKN	11/02/22
3	ADDRESS CITY COMMENTS	NKN	11/17/22

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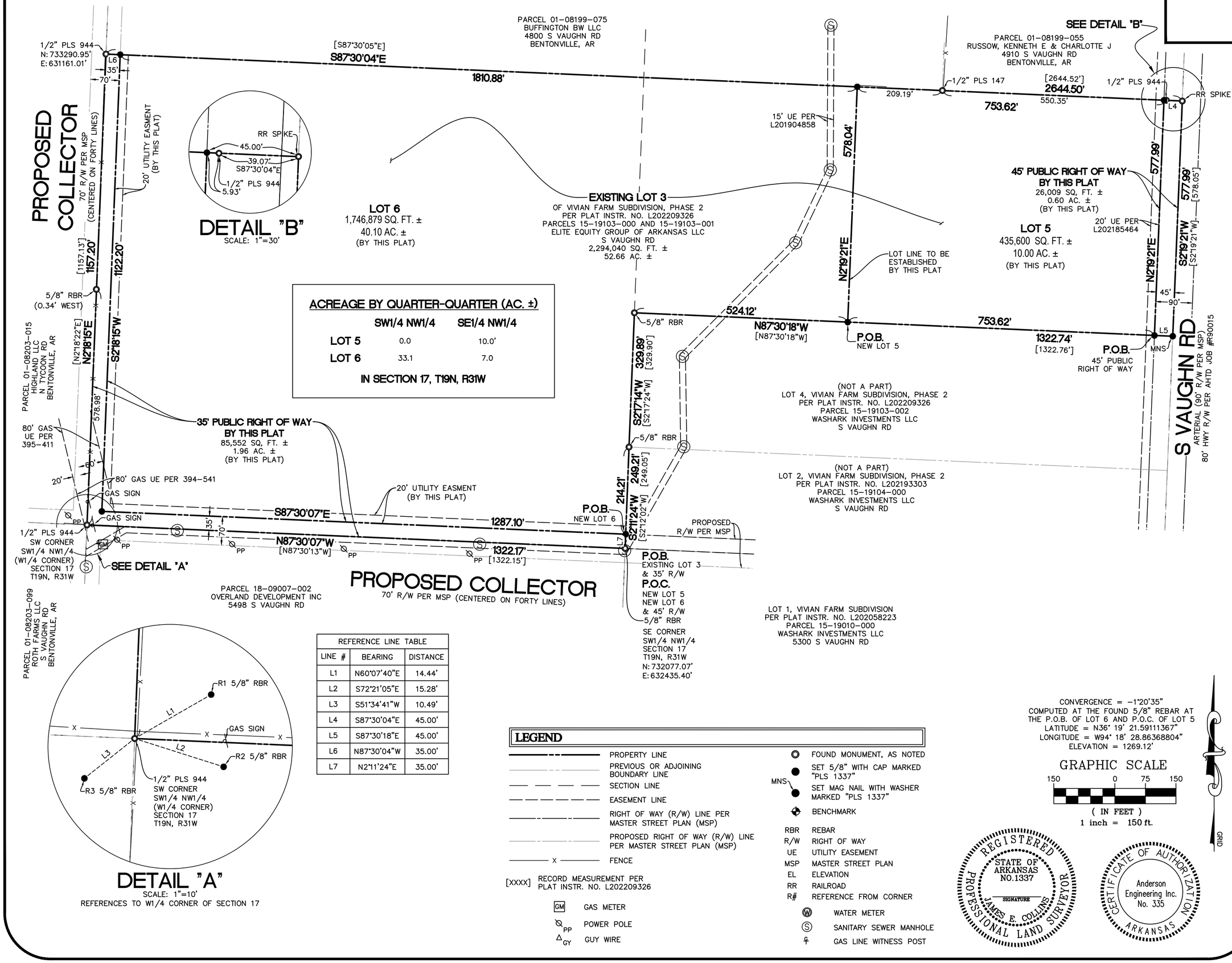
RANDY ROTH
LOT SPLIT OF LOT 3, VIVIAN FARM SUBDIVISION, PHASE 2, CREATING LOTS 5 & 6
S1/2 NW1/4, SECTION 17, T19N, R31W
S VAUGHN RD
CITY OF BENTONVILLE
BENTON COUNTY, ARKANSAS

DRAWING NO. NWA-100-0249
SHEET NUMBER 1 OF 2



ACREAGE BY QUARTER-QUARTER (AC. ±)

	SW1/4 NW1/4	SE1/4 NW1/4
LOT 5	0.0	10.0'
LOT 6	33.1	7.0

IN SECTION 17, T19N, R31W

REFERENCE LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N60°07'40"E	14.44'
L2	S72°21'05"E	15.28'
L3	S51°34'41"W	10.49'
L4	S87°30'04"E	45.00'
L5	S87°30'18"E	45.00'
L6	N87°30'04"W	35.00'
L7	N2°11'24"E	35.00'

LEGEND

- PROPERTY LINE
- PREVIOUS OR ADJOINING BOUNDARY LINE
- SECTION LINE
- EASEMENT LINE
- RIGHT OF WAY (R/W) LINE PER MASTER STREET PLAN (MSP)
- PROPOSED RIGHT OF WAY (R/W) LINE PER MASTER STREET PLAN (MSP)
- X FENCE
- [XXXX] RECORD MEASUREMENT PER PLAT INSTR. NO. L202209326
- GM GAS METER
- PP POWER POLE
- GY GUY WIRE
- FOUND MONUMENT, AS NOTED
- SET 5/8" WITH CAP MARKED "PLS 1337"
- MNS SET MAG NAIL WITH WASHER MARKED "PLS 1337"
- BENCHMARK
- RBR REBAR
- R/W RIGHT OF WAY
- UE UTILITY EASEMENT
- MSP MASTER STREET PLAN
- EL ELEVATION
- RR RAILROAD
- R# REFERENCE FROM CORNER
- W WATER METER
- S SANITARY SEWER MANHOLE
- GAS LINE WITNESS POST

CONVERGENCE = -1°20'35"
COMPUTED AT THE FOUND 5/8" REBAR AT THE P.O.B. OF LOT 6 AND P.O.C. OF LOT 5
LATITUDE = N36° 19' 21.59111367"
LONGITUDE = W94° 18' 28.86368804"
ELEVATION = 1269.12'

GRAPHIC SCALE
150 0 75 150
(IN FEET)
1 inch = 150 ft.

GRID

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO.1337
SIGNATURE
JAMES E. COLLINS

CERTIFICATE OF AUTHORIZATION
Anderson Engineering Inc.
No. 335
ARKANSAS

ANDERSON ENGINEERING
EMPLOYEE OWNED
ENGINEERS • SURVEYORS • LABORATORIES • DRILLING • GIS
811 E. 3RD STREET•JOPLIN, MISSOURI 64801•PHONE (417) 782-7399

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3	ADDRESS CITY COMMENTS	NKN	11/17/22

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RANDY ROTH
LOT SPLIT OF LOT 3,
VIVIAN FARM SUBDIVISION, PHASE 2
CREATING LOTS 5 & 6
S1/2 NW1/4, SECTION 17, T19N, R31W
S VAUGHN RD
CITY OF BENTONVILLE
BENTON COUNTY, ARKANSAS

DRAWING NO.
NWA-100-0249
SHEET NUMBER
2
OF 2

ORDINANCE NO._____

AN ORDINANCE ACCEPTING A LOT SPLIT OF LOT 3 OF VIVIAN FARM SUBDIVISION CREATING NEW LOTS 5 AND 6 OF VIVIAN FARM SUBDIVISION TO THE CITY OF BENTONVILLE, ARKANSAS; AND FOR OTHER PURPOSES. (PROJECT NUMBER: LS22-0055)

WHEREAS, pursuant to the provisions of the Land Development Code of the Bentonville Municipal Code, the lot split of LOT 3 OF VIVIAN FARM SUBDIVISION creating new LOTS 5 AND 6 OF VIVIAN FARM SUBDIVISION, Benton County, Arkansas, was submitted to the Bentonville Planning Commission on January 2, 2024;

WHEREAS, said lot split is attached hereto as Exhibit "A";

WHEREAS, the Bentonville Planning Commission considered said lot split on the date stated, and at other times, and voted to recommend the approval of said lot split to the City Council; and

WHEREAS, the lot split of real property as described herein has been submitted to the City Council of the City of Bentonville and, after consideration and deliberation, said Council is of the opinion that said lot split should be approved.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF BENTONVILLE, ARKANSAS:

Section 1: That the lot split of LOT 3 OF VIVIAN FARM SUBDIVISION creating new LOTS 5 AND 6 OF VIVIAN FARM SUBDIVISION to the City of Bentonville, Arkansas, should be and the same is hereby accepted and approved for all purposes;

Section 2: That the Mayor and City Clerk be and are hereby authorized and directed to evidence the acceptance of said lot split by certifying said acceptance on the approved lot split;

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

Section 4 - Repeal of Conflicting Provisions: All Ordinances, Resolutions, or Orders of the City Council, or parts of the same, in conflict with this Ordinance are repealed to the extent of such conflict.

PASSED AND APPROVED this_____ day of _____, 2024.

APPROVED:

_____

Stephanie Orman, Mayor

ATTEST:

_____

Kirby Romines, City Clerk

Future Land Use Map Amendment - Bentonville Schools, Public/Semi-Public to Medium Density Residential (MDR) (RZ23-0087)

1801 Southeast J Street

PC Date: 2/6/2024

Staff Report Details

Project Number	RZ23-0087
Applicant / Current Owner	Olsson /Bentonville Schools
Site Area	+/- 7.79 Acres
Current Zoning	A-1, Agriculture
Requested Zoning	R-3, Medium-High Density Multifamily Residential
Current Future Land Use Map Designation	Public/Semi-Public
Requested Future Land Use Map Designation	Medium Density Residential (MDR)
Development Type / Use	Housing
Related projects	LS23-0063

Property Description

This property is located at 1801 Southeast J Street. The property is currently zoned A-1, Agriculture and has a land use classification of Public/Semi-Public. The properties to the north are zoned R-1, Low-Density Single-Family Residential, while the properties to the west, south, and east are zoned R-3, Medium-High Density Multifamily Residential with a few commercial properties in the vicinity. The adjacent properties fall within a variety of land use classifications including Low Density Residential (LDR), High Density Residential (HDR), Residential Estate, and Mixed-use Commercial.

Project Details

N/A

Relationship to the General Plan / Projected Traffic Impact

The Future Land Use Plan currently shows this property as Public/Semi-Public, in which the proposed rezoning of R-3 is not compatible. However, the applicant is requesting a change to the Future Land Use Map to Medium-Density Residential. These areas include townhouses or duplex residential properties with

Relationship to the General Plan / Projected Traffic Impact

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.

This property is located within Priority Area 2, Infill, as identified in Chapter 4 of the Bentonville Community Plan. This area looks to leverage the City's existing investments in utilities and streets to accommodate new development.

Public Comment

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

Analysis / Waivers

The R-3 District is established to provide suitable areas for medium-density residential development. Such units would be located in areas where adequate city facilities existed prior to development or would be provided in conjunction with development, and where a suitable environment for medium density residential development would be available. Such districts could be used in suburban portions of the city as buffer or transitional zones between single-family and other uses not compatible with low-density residential development. Within this district, zero lot line and townhouses are permitted.

Per comments from Bentonville Water Utilities staff, a down stream sewer capacity study will be required as part of the LSD/Preliminary Plat process if this rezoning request is approved. Capacity in the existing infrastructure will need to be confirmed with the addition of the proposed dwelling units.

Conclusion

This request is not consistent with the Future Land Use Plan. However, the context of the property - with a significant number of existing two-family residential uses immediately adjacent to the subject property, along with the goals of the Community Plan to capitalize on the existing infrastructure in this part of the City, an amendment to the Future Land Use Plan to Medium-Density Residential would be appropriate.

Should the Planning Commission approve the Future Land Use Plan Amendment, the rezoning request would fit into the Future Land Use Plan and the rezoning request would be in line with the plan. Should the Planning Commission deny the Future Land Use Plan Amendment, the rezoning request would not fit into the Future Land Use Plan and the rezoning request would not be in line with the plan.

Additional Details

RZ23-0087
REZONE - A-1 to R-3
Affordable Housing Bentonville

December 27, 2023

City of Bentonville Planning Department
City of Bentonville Planning Commission
Bentonville, AR 71712

RE: Request for Rezoning the Proposed Site Currently Zoned A-1, Agricultural District to R-3, Medium-High Density Multifamily Residential to Facilitate the Development of Multifamily Housing for a 99-unit Residential Community. +/- 10 Acres. Parcel: 01-08399-000

Dear Planning Staff and Commissioners:

This letter is a request for rezoning the proposed site currently zoned as A-1, Agricultural to R-3, Medium-High Density Multifamily Residential to facilitate the development of 99 units of multifamily housing for a Residential Community. Rezoning is required to permit this land use. The tract of land is located on Southeast South Street north of Southeast 21st Street and south of Southeast 18th Street.

Currently, the proposed site is a part of a 10-acre parcel owned by the Bentonville School District and is in the process of being split and platted as a separate parcel. With the new replat, the proposed site will be bounded by R-3 (Educational/School) to the west, R-1, single family residential to the north, R-3, Medium-High Density Multifamily Residential to the south and east. Rezoning the proposed site to R-3 would allow development of multifamily housing for a 99-unit Residential Community that is compatible with neighboring land uses and consistent with the Bentonville Master Plan.

The proposed development includes Craftsman style one and two-story single-family houses, three-story apartments, a club house/community building, pavilion, various outdoor use areas including direct access to the Razorback Greenway that runs adjacent to the proposed development, and parking for both motorized vehicles and bikes. This development facilitates active transportation, recreation, and a healthy active healthy lifestyle. Additionally, it provides students a safe route to walk or ride their bikes to school and supports sustainable living.

One hundred eight-four (184) parking spaces are anticipated be provided. A monument sign meeting City criteria is anticipated near the proposed development entrance. An initial traffic study indicated multifamily housing for 99 units will generate AM peak trips of 75 and PM peak trips of 70.

3537 N Steele Blvd, Suite 310 / Fayetteville, AR 72703
O 479.443.3404 / **Olsson.com**

According to the US Government Accountability Office, housing has hit crisis level in the United States with high interest rates and low inventory contributing to the issue along with increased land and construction cost. It is particularly tough for low-income families to find housing. Increasing the supply of housing is one way to address shortages. If rezoning to R-3 is allowed, this development will help increase the supply of housing in Bentonville, help boost the local economy, promote a healthier population, and encourage active transportation and a more sustainable lifestyle. Given this, a future land use plan amendment from Public to Medium Density Residential is being requested.

Thank you for your consideration of the proposed rezoning.

Sincerely,

[redacted]

Matthew K. Loos, PE
Vice President/Civil Olsson

3537 N Steele Blvd, Suite 310 / Fayetteville, AR 72703
O 479.443.3404 / olsson.com

Bentonville Schools Attainable Teacher Housing

Why is Bentonville Schools entering the affordable housing discussion?

The median home price in Bentonville is about half a million, which is a barrier for many families. Annually, we hire about 140 teachers, but in the last couple of years, Bentonville Schools has extended offers to promising educators only to lose them when they search for a home.

What is your plan?

The Bentonville Schools' Board of Education voted to donate about nine acres of land for affordable workforce housing. Arkansas Attorney General Tim Griffin issued an opinion agreeing land donations for teacher housing is lawful.

Where is the land located?

Behind Bentonville High School

What is the Excellerate Foundation?

Excellerate is a not-for-profit organization based in Northwest Arkansas, working to build and manage affordable housing across our region. The Excellerate team will be responsible for all aspects of construction and will manage the living agreements.

Will only Bentonville Schools' teachers live at the site near BHS?

Forty two-bedroom cottages will be deed restricted for only Bentonville Schools' employees. Excellerate will make another 60 apartments available to qualifying members of the community, including our staff. We're committed to keeping district employees informed when additional space becomes available.

Important Dates

Planning Commission Meeting
February 6
5:00 p.m.
305 SW A St

City Council Meeting
February 13
6:00 p.m.
305 SW A St

More Questions?

Dr. Debbie Jones, Superintendent
479-321-9169

Kelly Carlson, Board President
501-593-0502

Tatum Aicklen, Board Member
925-303-9084

RZ23-0087
(1)

NOTICE OF INTENT TO REZONE

Olsson has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from A-1, Agricultural to R-3, Medium-High Density Multifamily Residential

The legal description of the property is as follows:

Twenty-five acres squarely off the South Side of S.W. ¼ of the N.E. ¼ of Section 5, Township 19 North, Range 30 West.

A part of the S. W. ¼ of N.E. ¼ of Section 5, Township 19 North, Range 30 West, described as follows: Begging at a point 10 rods South of the Northwest corner of said 40 acres, run thence South 20 rods, thence East 80 rods, thence North 20 rods, thence West 80 rods to the place of beginning, containing 10 acres, more or less.

The S ½ of the SE ¼ of the NE ¼ of Section 5, Township 19 North, Range 30 West., containing 20 acres, more or less.

The common description of the property is: The Eastern portion of the property located at 1801 SE J St, along SE S St

The public hearing will be held February 6th, 2024 at 5:00 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:

21st Street is already a thoroughfare for the High School + SAM's. Conjestion, Speeding, Traffic is already an issue. Cars park along the street on both sides, causing it to become one lane.

[redacted]

Signature and Physical Address

Signature and Physical Address

[redacted]

Bentonville, AR 72712

RZ23-0087.
45

NOTICE OF INTENT TO REZONE

Olsson has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from A-1, Agricultural to R-3, Medium-High Density Multifamily Residential

The legal description of the property is as follows:

Twenty-five acres squarely off the South Side of S.W. ¼ of the N.E. ¼ of Section 5, Township 19 North, Range 30 West.

A part of the S. W. ¼ of N.E. ¼ of Section 5, Township 19 North, Range 30 West, described as follows: Begging at a point 10 rods South of the Northwest corner of said 40 acres, run thence South 20 rods, thence East 80 rods, thence North 20 rods, thence West 80 rods to the place of beginning, containing 10 acres, more or less.

The S ½ of the SE ¼ of the NE ¼ of Section 5, Township 19 North, Range 30 West., containing 20 acres, more or less.

The common description of the property is: The Eastern portion of the property located at 1801 SE J St, along SE S St

The public hearing will be held February 6th, 20 24 at 5:00 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:

[redacted]

Signature and Physical Address

[redacted]

Signature and Physical Address

property address:

[redacted]

[redacted]

RZ23-00007
(9)

NOTICE OF INTENT TO REZONE

Olsson has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from A-1, Agricultural to R-3, Medium-High Density Multifamily Residential

The legal description of the property is as follows:

Twenty-five acres squarely off the South Side of S.W. ¼ of the N.E. ¼ of Section 5, Township 19 North, Range 30 West.

A part of the S. W. ¼ of N.E. ¼ of Section 5, Township 19 North, Range 30 West, described as follows: Begging at a point 10 rods South of the Northwest corner of said 40 acres, run thence South 20 rods, thence East 80 rods, thence North 20 rods, thence West 80 rods to the place of beginning, containing 10 acres, more or less.

The S ½ of the SE ¼ of the NE ¼ of Section 5, Township 19 North, Range 30 West., containing 20 acres, more or less.

The common description of the property is: The Eastern portion of the property located at 1801 SE J St, along SE S St

The public hearing will be held February 6th, 2024 at 5:00 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:

more traffic problems - these ARE SMALL Streets!
We have High School + Sams Club traffic [redacted]
already

[redacted]
Bentonville

[redacted]
BENTONVILLE

RZ23-0087
(3)

NOTICE OF INTENT TO REZONE

Olsson has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from A-1, Agricultural to R-3, Medium-High Density Multifamily Residential

The legal description of the property is as follows:

Twenty-five acres squarely off the South Side of S.W. ¼ of the N.E. ¼ of Section 5, Township 19 North, Range 30 West.

A part of the S. W. ¼ of N.E. ¼ of Section 5, Township 19 North, Range 30 West, described as follows: Begging at a point 10 rods South of the Northwest corner of said 40 acres, run thence South 20 rods, thence East 80 rods, thence North 20 rods, thence West 80 rods to the place of beginning, containing 10 acres, more or less.

The S ½ of the SE ¼ of the NE ¼ of Section 5, Township 19 North, Range 30 West., containing 20 acres, more or less.

The common description of the property is: The Eastern portion of the property located at 1801 SE J St, along SE S St

The public hearing will be held February 6th, 2024 at 5:00 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:

we are 100% against This!! That Land was paid for by The Taxpayers and Now They want To give it To Someone To make money on? Why would you put Low Income housing [redacted]

Signature and Physical Address

Signature and Physical Address

That close To a High School? I Can Tell you one Thing for Sure if they do This we will NEVER vote for a millage increase for the School System in Bentonville again!!

R223-0087
(2)

NOTICE OF INTENT TO REZONE

Olsson has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from A-1, Agricultural to R-3, Medium-High Density Multifamily Residential

The legal description of the property is as follows:

Twenty-five acres squarely off the South Side of S.W. ¼ of the N.E. ¼ of Section 5, Township 19 North, Range 30 West.

A part of the S. W. ¼ of N.E. ¼ of Section 5, Township 19 North, Range 30 West, described as follows: Begging at a point 10 rods South of the Northwest corner of said 40 acres, run thence South 20 rods, thence East 80 rods, thence North 20 rods, thence West 80 rods to the place of beginning, containing 10 acres, more or less.

The S ½ of the SE ¼ of the NE ¼ of Section 5, Township 19 North, Range 30 West., containing 20 acres, more or less.

The common description of the property is: The Eastern portion of the property located at 1801 SE J St, along SE S St

The public hearing will be held February 6th, 20 24 at 5:00 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:

① potential flooding of my home ② increased traffic thru the subdivision w/ safety to kids & grandkids in the area

[redacted]

RESOLUTION NO. _____

A RESOLUTION AMENDING THE CITY OF BENTONVILLE FUTURE LAND USE MAP FOR A SPECIFIC AREA FROM PUBLIC/SEMI-PUBLIC TO MEDIUM-DENSITY RESIDENTIAL; AND FOR OTHER PURPOSES.
(PROJECT NUMBER: RZ23-0087)

WHEREAS, the Bentonville School District duly filed a petition with the Planning Commission requesting that the hereinafter described property situated in Benton County, Arkansas, be changed from its present land use classification of PUBLIC/SEMI-PUBLIC to MEDIUM-DENSITY RESIDENTIAL, which property is described as follows:

PART OF LOT 1, SCHOOL SUBDIVISION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT MARKING THE NORTHWEST CORNER OF LOT 1. THENCE ALONG THE NORTH LINE OF SAID LOT 1 THE FOLLOWING BEARINGS AND DISTANCES: SOUTH 87 DEGREES 24 MINUTES 46 SECONDS EAST, 1,283.54 FEET TO AN EXISTING REBAR. SOUTH 02 DEGREES 10 MINUTES 45 SECONDS WEST, 495.22 FEET TO AN EXISTING REBAR. SOUTH 87 DEGREES 19 MINUTES 14 SECONDS EAST, 686.04 FEET TO A SET REBAR WITH CAP AND THE POINT OF BEGINNING. THENCE CONTINUE ALONG SAID NORTH LINE, SOUTH 87 DEGREES 19 MINUTES 14 SECONDS EAST, 443.37 FEET TO A SET REBAR WITH CAP. THENCE LEAVING SAID NORTH LINE, AROUND A CURVE TO THE LEFT, HAVING A RADIUS OF 285.00 FEET, AND SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 18 DEGREES 49 MINUTES 10 SECONDS EAST, 208.87 FEET TO A SET REBAR WITH CAP. THENCE AROUND A CURVE TO THE RIGHT, HAVING A RADIUS OF 215.00 FEET, AND SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 19 DEGREES 21 MINUTES 40 SECONDS EAST, 153.78 FEET TO A SET REBAR WITH CAP. THENCE SOUTH 01 DEGREES 35 MINUTES 37 SECONDS WEST, 85.27 FEET TO A SET REBAR WITH CAP. THENCE AROUND A CURVE TO THE RIGHT, HAVING A RADIUS OF 115.00 FEET, AND SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 26 DEGREES 39 MINUTES 39 SECONDS WEST, 97.45 FEET TO A SET REBAR WITH CAP. THENCE AROUND A CURVE TO THE LEFT, HAVING A RADIUS OF 185.00 FEET, AND SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 27 DEGREES 05 MINUTES 56 SECONDS WEST, 154.19 FEET TO A SET REBAR WITH CAP ON THE SOUTH LINE OF LOT 1. THENCE ALONG THE SOUTH LINE OF SAID LOT 1, NORTH 87 DEGREES 31 MINUTES 47 SECONDS WEST, 473.58 FEET TO A SET REBAR WITH

CAP. THENCE LEAVING SAID SOUTH LINE, NORTH 02 DEGREES 28 MINUTES 37 SECONDS EAST, 653.31 FEET TO THE POINT OF BEGINNING, CONTAINING 7.79 ACRES AND SUBJECT TO ANY EASEMENTS OF RECORD;

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held February 6, 2024 at the Council Chambers of the City of Bentonville;

WHEREAS, public notice of said hearing having been published in the Northwest Arkansas Democrat Gazette for the time and in the manner required by law; and

WHEREAS, the Planning Commission voted to recommend to the City Council that the petition be approved and that said future land use classification as presented on the property be changed.

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

Section 1: That the above described real property is hereby changed from its present land use classification of OFFICE and PUBLIC/SEMI-PUBLIC to MEDIUM-DENSITY RESIDENTIAL on the City of Bentonville Future Land Use Map;

Section 2 - Severability Provision: If any part of this Resolution is held invalid, the remainder of this Resolution shall continue in effect as if such invalid portion never existed; and

Section 3 - Repeal of Conflicting Provisions: All Ordinances, Resolutions, or Orders of the City Council, or parts of the same, in conflict with this Resolution are repealed to the extent of such conflict.

PASSED AND APPROVED this ___ day of _____, 2024.

APPROVED:

_____

Stephanie Orman, Mayor

ATTEST:

_____

Kirby Romines, City Clerk

ORDINANCE NO. _____

AN ORDINANCE CHANGING REAL ESTATE IN THE CITY OF BENTONVILLE, ARKANSAS, FROM ITS PRESENT ZONING CLASSIFICATION OF A-1, AGRICULTURAL TO R-3, MEDIUM-HIGH DENSITY MULTIFAMILY RESIDENTIAL; AND FOR OTHER PURPOSES. (PROJECT NUMBER: RZ23-0087)

WHEREAS, the Bentonville School District duly filed a petition with the Planning Commission requesting that the hereinafter described property situated in Benton County, Arkansas, be changed from its present zoning classification of A-1, AGRICULTURAL to R-3, MEDIUM-HIGH DENSITY MULTIFAMILY RESIDENTIAL to be used in accordance with city zoning laws and state laws, which property is described as follows:

PART OF LOT 1, SCHOOL SUBDIVISION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT MARKING THE NORTHWEST CORNER OF LOT 1. THENCE ALONG THE NORTH LINE OF SAID LOT 1 THE FOLLOWING BEARINGS AND DISTANCES: SOUTH 87 DEGREES 24 MINUTES 46 SECONDS EAST, 1,283.54 FEET TO AN EXISTING REBAR. SOUTH 02 DEGREES 10 MINUTES 45 SECONDS WEST, 495.22 FEET TO AN EXISTING REBAR. SOUTH 87 DEGREES 19 MINUTES 14 SECONDS EAST, 686.04 FEET TO A SET REBAR WITH CAP AND THE POINT OF BEGINNING. THENCE CONTINUE ALONG SAID NORTH LINE, SOUTH 87 DEGREES 19 MINUTES 14 SECONDS EAST, 443.37 FEET TO A SET REBAR WITH CAP. THENCE LEAVING SAID NORTH LINE, AROUND A CURVE TO THE LEFT, HAVING A RADIUS OF 285.00 FEET, AND SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 18 DEGREES 49 MINUTES 10 SECONDS EAST, 208.87 FEET TO A SET REBAR WITH CAP. THENCE AROUND A CURVE TO THE RIGHT, HAVING A RADIUS OF 215.00 FEET, AND SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 19 DEGREES 21 MINUTES 40 SECONDS EAST, 153.78 FEET TO A SET REBAR WITH CAP. THENCE SOUTH 01 DEGREES 35 MINUTES 37 SECONDS WEST, 85.27 FEET TO A SET REBAR WITH CAP. THENCE AROUND A CURVE TO THE RIGHT, HAVING A RADIUS OF 115.00 FEET, AND SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 26 DEGREES 39 MINUTES 39 SECONDS WEST, 97.45 FEET TO A SET REBAR WITH CAP. THENCE AROUND A CURVE TO THE LEFT, HAVING A RADIUS OF 185.00 FEET, AND SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 27 DEGREES 05 MINUTES 56 SECONDS WEST, 154.19 FEET TO A SET REBAR WITH CAP ON THE SOUTH LINE

OF LOT 1. THENCE ALONG THE SOUTH LINE OF SAID LOT 1, NORTH 87 DEGREES 31 MINUTES 47 SECONDS WEST, 473.58 FEET TO A SET REBAR WITH CAP. THENCE LEAVING SAID SOUTH LINE, NORTH 02 DEGREES 28 MINUTES 37 SECONDS EAST, 653.31 FEET TO THE POINT OF BEGINNING, CONTAINING 7.79 ACRES AND SUBJECT TO ANY EASEMENTS OF RECORD;

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held February 6, 2024 in the Council Chambers of the City of Bentonville;

WHEREAS, public notice of said hearing having been published in the Northwest Arkansas Democrat-Gazette for the time and in the manner required by law; and

WHEREAS, the Planning Commission voted to recommend to the City Council that the petition be approved and that said property be rezoned from its present classification of A-1, AGRICULTURAL to R-3, MEDIUM-HIGH DENSITY MULTIFAMILY RESIDENTIAL.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF BENTONVILLE, ARKANSAS:

Section 1: That the above described real property is hereby changed from its present zoning classification of A-1, AGRICULTURAL to R-3, MEDIUM-HIGH DENSITY MULTIFAMILY RESIDENTIAL to be used in accordance with the city zoning laws and state laws;

Section 2 - Severability Provision: If any part of this Ordinance is held invalid, the remainder of this Ordinance shall continue in effect as if such invalid portion never existed; and

Section 3 - Repeal of Conflicting Provisions: All Ordinances, Resolutions, or Orders of the City Council, or parts of the same, in conflict with this Ordinance are repealed to the extent of such conflict.

PASSED AND APPROVED this_____ day of _____, 2024.

APPROVED:

_____

Stephanie Orman, Mayor

ATTEST:

_____

Kirby Romines, City Clerk

Rezoning - Crabtree, R-1, Low-Density Single-Family Residential to DN-2, Downtown Medium Density Residential, (RZ23-0088)

404 Southeast C Street

PC Date: 2/6/2024

Staff Report Details

Project Number	RZ23-0088
Applicant / Current Owner	David Harris Construction/Tammy & Mark Crabtree
Site Area	+/- 0.2 Acres
Current Zoning	R-1, Low-Density Single-Family Residential
Requested Zoning	DN-2, Downtown Medium Density Residential
Current Future Land Use Map Designation	Medium Density Residential (MDR)
Requested Future Land Use Map Designation	
Development Type / Use	
Related projects	

Property Description

The subject property is located at 410 Southeast C Street, and is a double frontage lot with access to both Southeast C and Southeast B Streets. The property is currently zoned R-1, Low-Density Single-Family Residential with a future land use designation of Medium Density Residential (MDR). The property is presently vacant.

Project Details

The applicant has proposed to rezone the subject property to DN-2, Downtown Medium Density Residential. Per the applicant's narrative, they are looking to take advantage of the features of the DN-2 district in order to build a single-family home. The existing zoning would not permit the lot coverage they are proposing.

Relationship to the General Plan / Projected Traffic Impact

The proposed zoning meets the intent of the Community Plan in supporting downtown intensification and the request complies with the zoning district-land use alignment policy. Traffic impact from this zoning

Relationship to the General Plan / Projected Traffic Impact

change would be negligable.

Public Comment

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

Analysis / Waivers

Conclusion

Staff recommends approval of this rezoning request.

Additional Details

DN-2
306
307
309
310
R-1
309
R-1
401
403
407
405
308
R-1
SE 4TH ST
402
400
401
DN-2
SE B ST
SE C ST
407
404
R-1
406
D-E
416
425
R-1
421
408
423
422
425
424
DN-2
439
427
426
420
429
422
D-E
429
428
Legend
Planning Commission Items
Construction Lines
DN-2
N
W
E
S
RZ23-0088
00323 ORCHARD ADDITION
R-1 TO R-2
THE CITY OF
BENTONVILLE

Legal description:

All of Lot 3 and the South six (6) feet of Lot 2, Block A, Orchard Addition to the City of Bentonville, Benton County, Arkansas. Street address of said property is: 410 SE C St. Bentonville, AR 72712. The lot is 156.82' deep and 55.95' wide including the 6 additional feet purchased from lot 2. Parcel #01-03538-000. After the property line adjustment, the lot has been labeled "New Lot 9". The lot is roughly .20 acres and currently R-1 zoned.

Narrative:

Currently, the Crabtree's .20 acre lot is R-1 zoned with no existing structure. David Harris Construction previously tore down the single-family home in 08/27/2021. Our request is that this lot be rezoned to DN-2 in order to build the Crabtree's single family residential home within the lot coverage requirements. As of now, the home blueprint shows that we cover more than 40% of the total lot. By rezoning to DN-2, we would meet the requirements and be able to build the plans that have been designed. There will be no other improvements other than this single-family home.

ORDINANCE NO. _____

AN ORDINANCE CHANGING REAL ESTATE IN THE CITY OF BENTONVILLE, ARKANSAS, FROM ITS PRESENT ZONING CLASSIFICATION OF R-1, LOW DENSITY SINGLE FAMILY RESIDENTIAL TO DN-2, DOWNTOWN MEDIUM-DENSITY RESIDENTIAL; AND FOR OTHER PURPOSES. (PROJECT NUMBER: RZ23-0088)

WHEREAS, Mark and Tammy Crabtree duly filed a petition with the Planning Commission requesting that the hereinafter described property situated in Benton County, Arkansas, be changed from its present zoning classification of R-1, LOW DENSITY SINGLE FAMILY RESIDENTIAL to DN-2, DOWNTOWN MEDIUM-DENSITY RESIDENTIAL to be used in accordance with city zoning laws and state laws, which property is described as follows:

ALL OF LOT 3 AND THE SOUTH SIX (6) FEET OF LOT 2, BLOCK A, ORCHARD ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS;

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held February 6, 2024 in the Council Chambers of the City of Bentonville;

WHEREAS, public notice of said hearing having been published in the Northwest Arkansas Democrat-Gazette for the time and in the manner required by law; and

WHEREAS, the Planning Commission voted to recommend to the City Council that the petition be approved and that said property be rezoned from its present classification of R-1, LOW DENSITY SINGLE FAMILY RESIDENTIAL to DN-2, DOWNTOWN MEDIUM-DENSITY RESIDENTIAL.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF BENTONVILLE, ARKANSAS:

Section 1: That the above described real property is hereby changed from its present zoning classification of R-1, LOW DENSITY SINGLE FAMILY RESIDENTIAL to DN-2, DOWNTOWN MEDIUM-DENSITY RESIDENTIAL to be used in accordance with the city zoning laws and state laws;

Section 2 - Severability Provision: If any part of this Ordinance is held invalid, the remainder of this Ordinance shall continue in effect as if such invalid portion never existed; and

Section 3 - Repeal of Conflicting Provisions: All Ordinances, Resolutions, or Orders of the City Council, or parts of the same, in conflict with this Ordinance are repealed to the extent of such conflict.

PASSED AND APPROVED this_____ day of _____, 2024.

APPROVED:

_____
Stephanie Orman, Mayor

ATTEST:

_____
Kirby Romines, City Clerk

	Rezoning - Walmart Campus PUD Revision, PUD to PUD, (PUD20-0002)
	Southeast 8th Street
	PC Date: 2/6/2024

Staff Report Details

Project Number	PUD20-0002
Applicant / Current Owner	John Easterling/Walmart Stores, Inc.
Site Area	+/- 252.38 Acres
Current Zoning	Planned Unit Development (PUD)
Requested Zoning	Revision
Current Future Land Use Map Designation	General Commercial, Mixed-use Commercial
Requested Future Land Use Map Designation	
Development Type / Use	Walmart Campus
Related projects	All campus large-scale developments and plats.

Property Description

The Planning Commission voted 7-0, recommending approval.
An Ordinance Changing real estate in the city of Bentonville, Arkansas, from its present zoning classification of PUD, Planned Unit Development to PUD, Planned Unit Development; and for other purposes.

This PUD revision includes all of the under-construction Walmart Campus, including property within the bounds of Southeast J Street, Central Avenue, Southeast Moberly Lane, and Southeast 14th Street, owned by Walmart.

Project Details

This PUD revision contains three main components.

1. The applicant is requesting a new provision be added to the development standards to allow for encroachment into the right-of-way for things such as canopies, awnings, or balconies. The code proposed mimics the city code as it pertains to encroachments in the Downtown districts where a minimum height of 8' above grade, and minimum setback from either back of curb or edge of pavement of 2' is provided.

Project Details

2. The applicant is requesting to adjust the phasing plans of Zone 1, Zone 4, and Zone 5. Each of the amended phases still maintains the required open space requirements.

3. Lastly, the applicant is requesting approval to amended elevations for 4 of the parking decks, noted as PD02, PD04, PD08, & PD09. These amendments provide for the addition of retail facades to the street-sides of the parking decks, with a wrap around the corner. Street-level retail space would be added to these structures.

Additional information including color elevations can be found in the applicant's materials.

Relationship to the General Plan / Projected Traffic Impact

With the addition of retail spaces to 4 of the parking decks, additional traffic to those stores would be expected. Much of the traffic will likely come from associates on-campus, who may choose to walk or bike to these stores. Additionally, the improvements to 8th Street include significant bike and pedestrian infrastructure which may allow for additional vehicle trip replacement for individuals coming from off-campus.

Public Comment

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

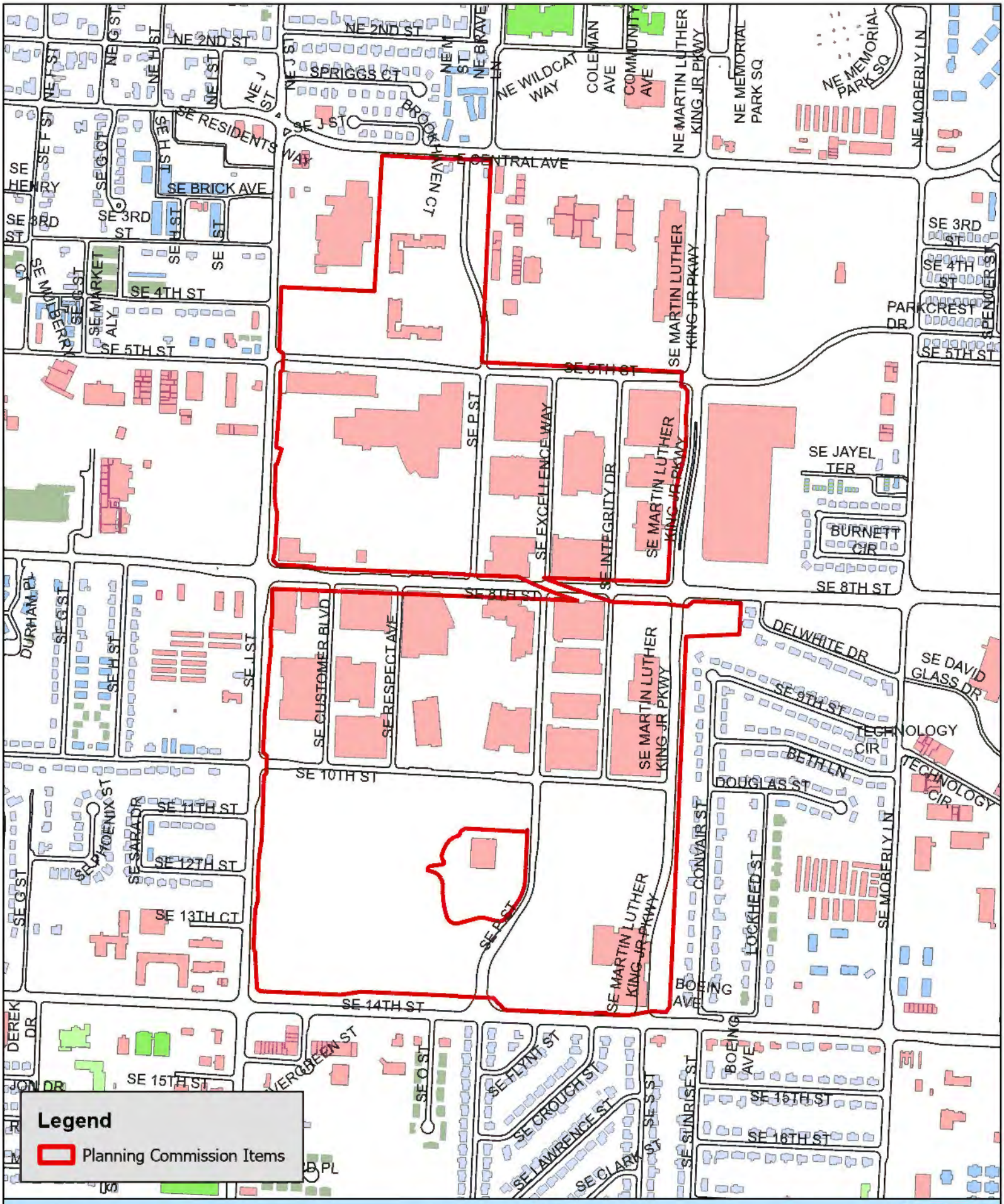
Analysis / Waivers

The proposed amendment to the parking deck elevations adds both an aesthetic value and creates new destinations along the 8th Street corridor.

Conclusion

Staff recommends approval of this PUD revision.

Additional Details



PUD20-0002
Planned Unit Development
Walmart Campus PUD

WALMART CAMPUS

PUD SUBMISSION - 7TH REVISED SUBMISSION; 2TH SUBMITTAL
DECEMBER 27, 2023

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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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P22 Public City Street | 8th Street
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P55 Building G-04 | Auditorium, Conference and Training Center
P56 Parking Garage | PD07
P57 Parking Garage | PD08
P58 Parking Garage | PD09

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Houston, TX 77010

LANDSCAPE ARCHITECT
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8th Floor
Los Angeles, CA 90017

Walmart Home Office Campus

PUD Submission - Revision 7

December 27, 2023

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. Minimum Tree Size at Time of Planting: As required for similar developments, except minimum size requirements for shrubs, flowering perennials, and other ground cover shall not apply.
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(f)(3) Encroachment standards.

The table below establishes the standards for encroachments such as canopies, awnings and balconies. Height clearance is measured from the pavement to the bottom most potion of the encroachment. The setback is measured from back of curb or, if no curb is present, from the edge of street pavement.

Minimum height clearance	Minimum setback adjacent to a public street	Minimum setback adjacent to a private street
8’	2’	2’

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.

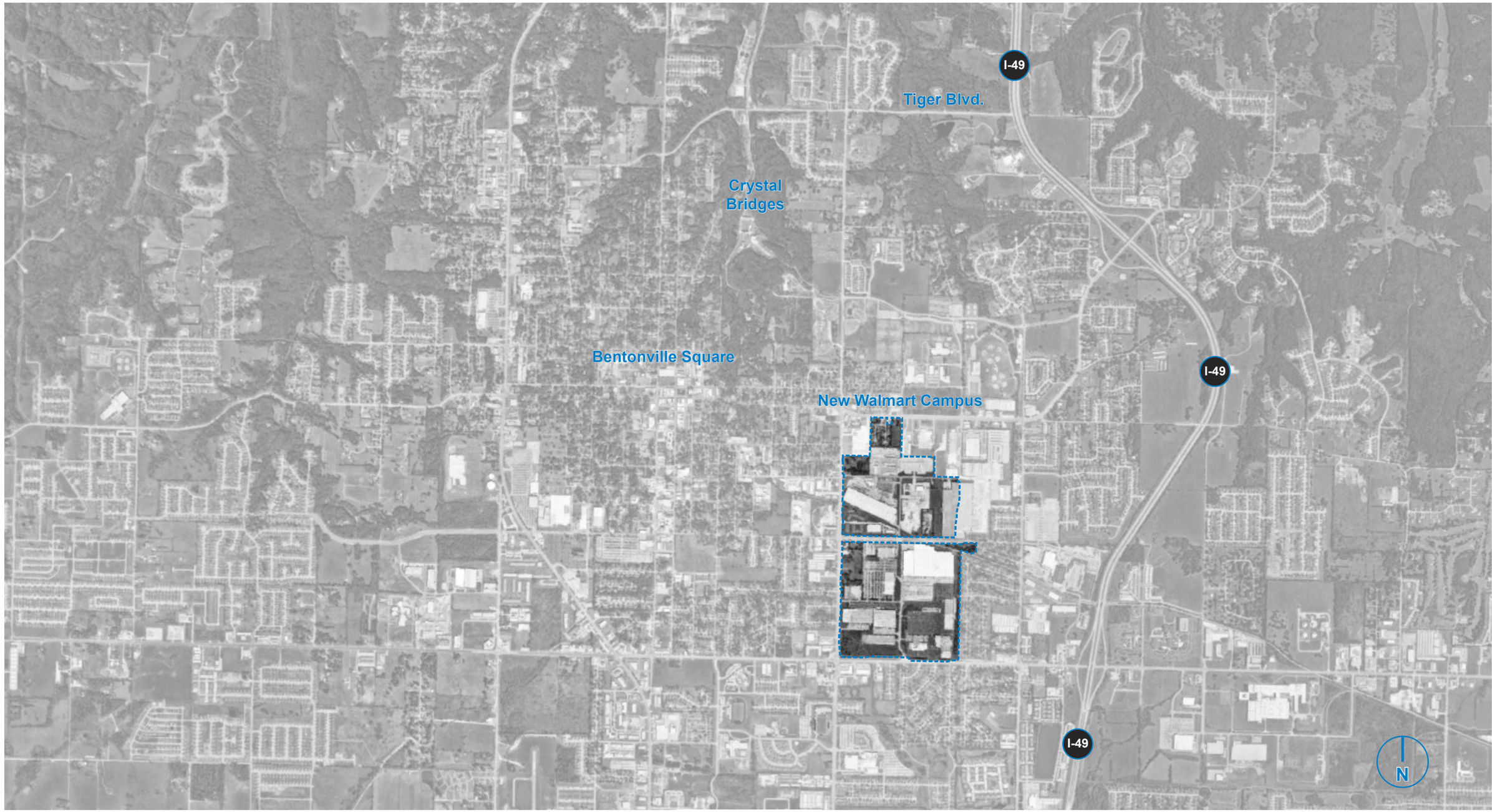
401.10(g)(3) PUD districts perimeter requirements.

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.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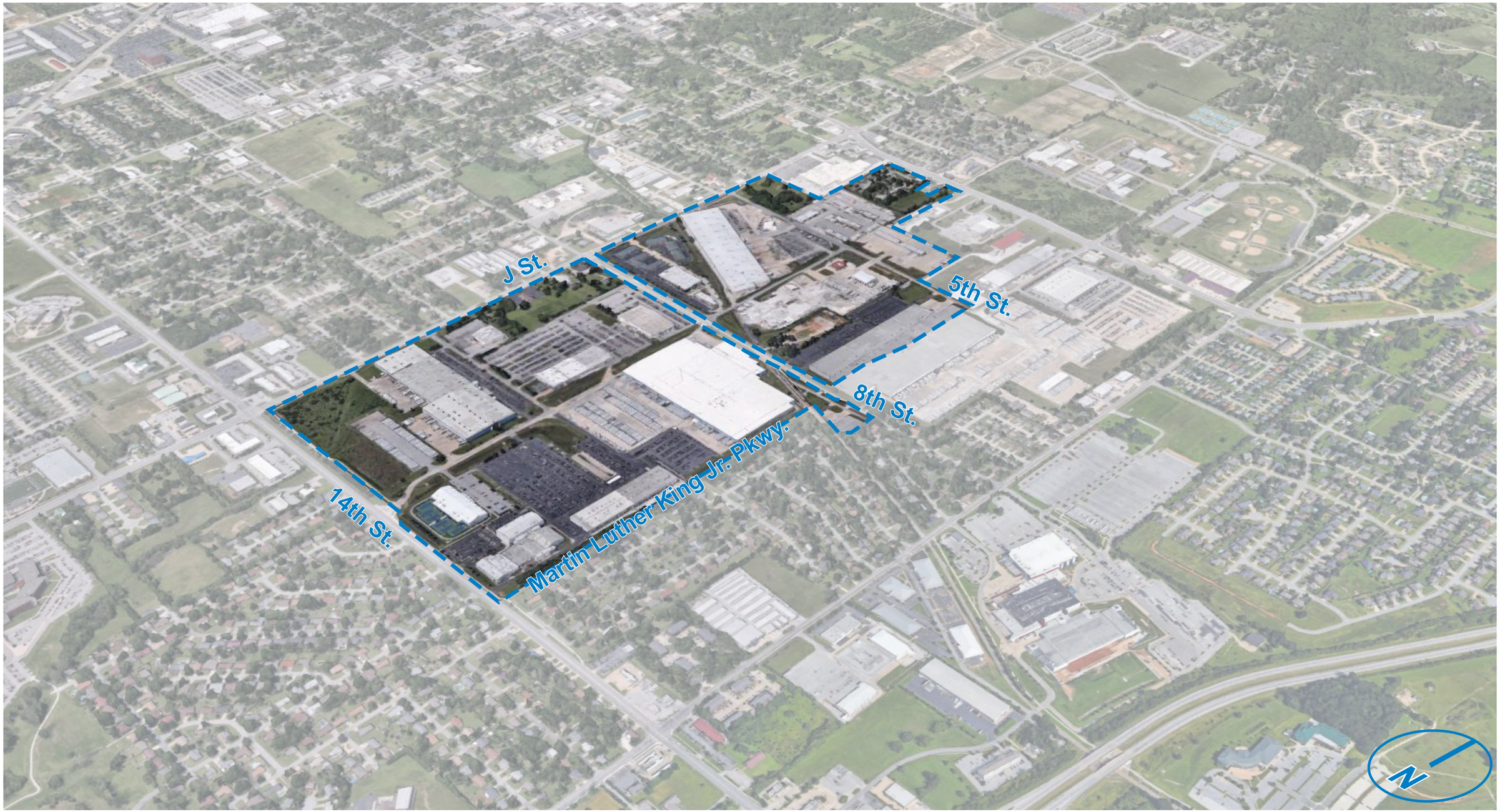

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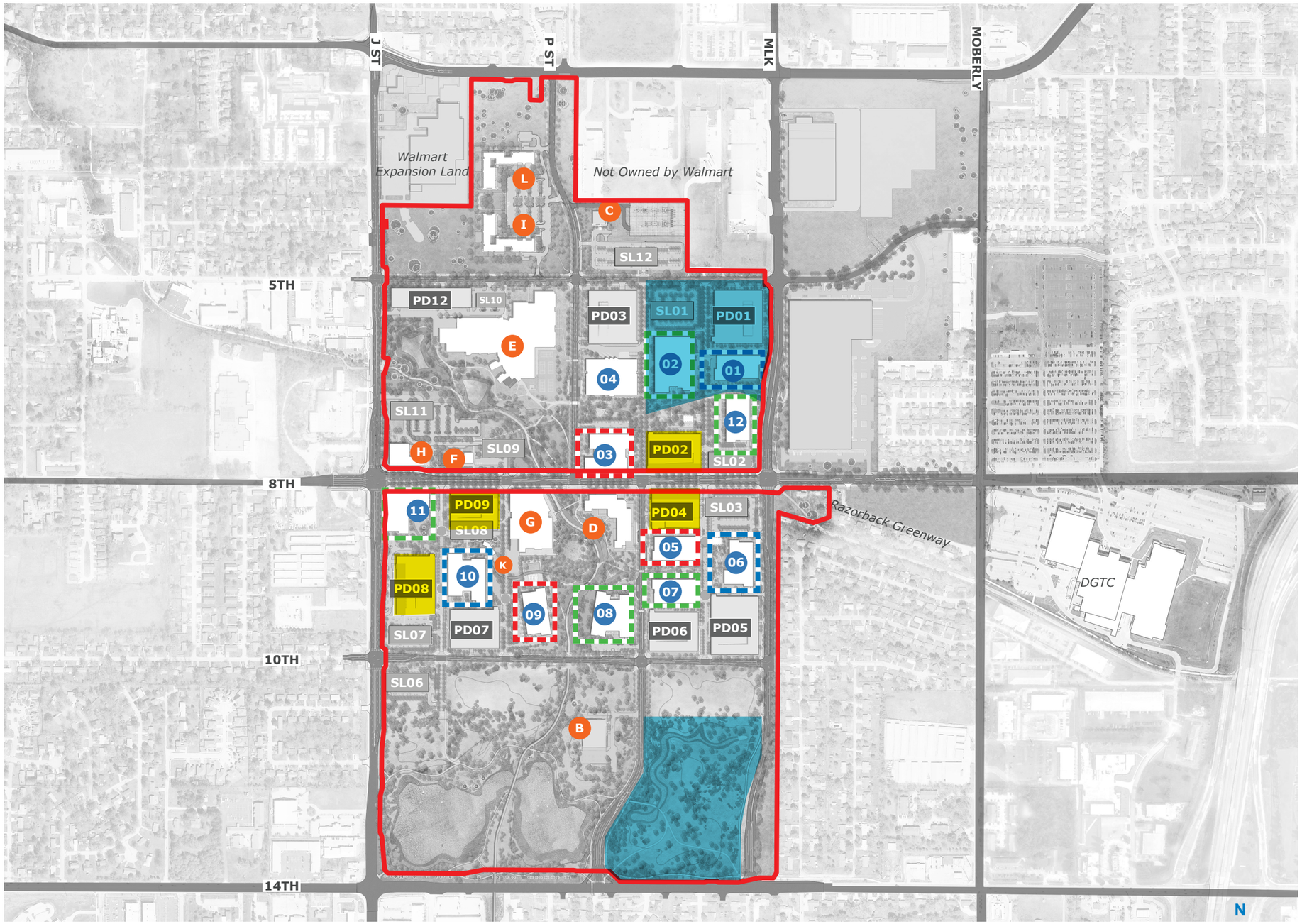
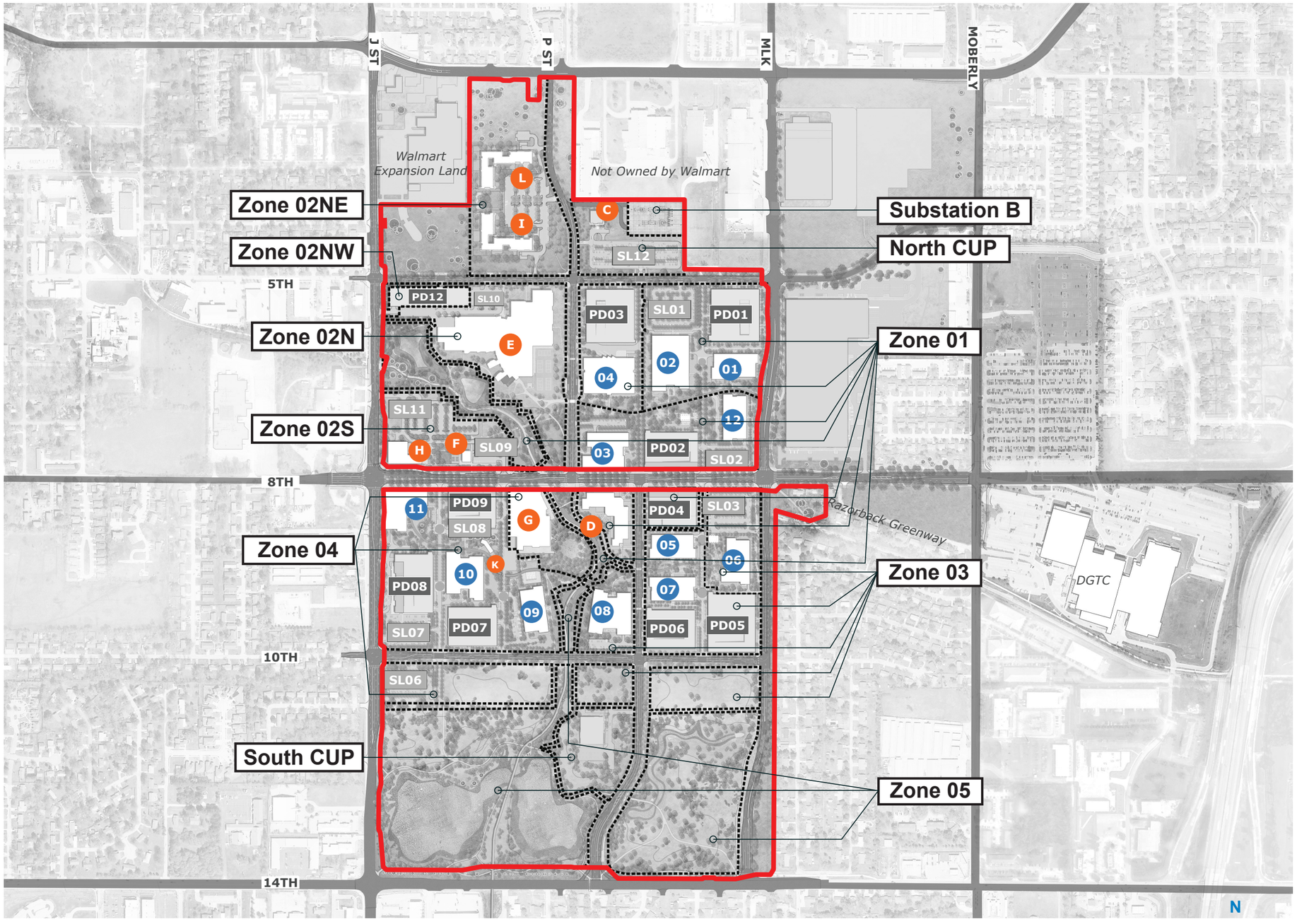


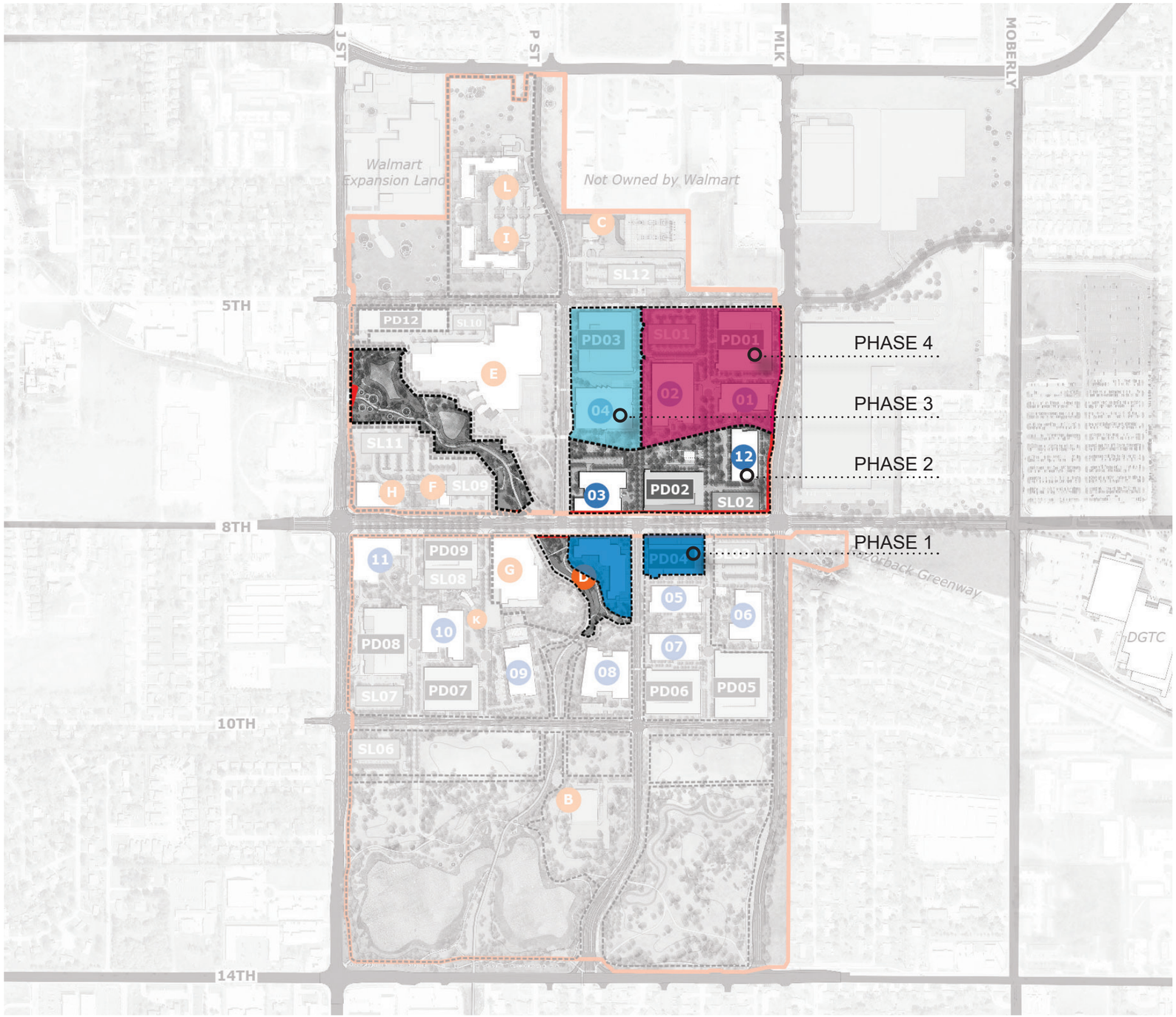
Legend

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



Legend

- # — Office Building Number
- A — Amenity & Support
- PD# — Parking Deck
- SL# — Surface Lot
- Zone Boundary


J ST
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MOBERLY
Walmart Expansion Land
Not Owned by Walmart
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14TH
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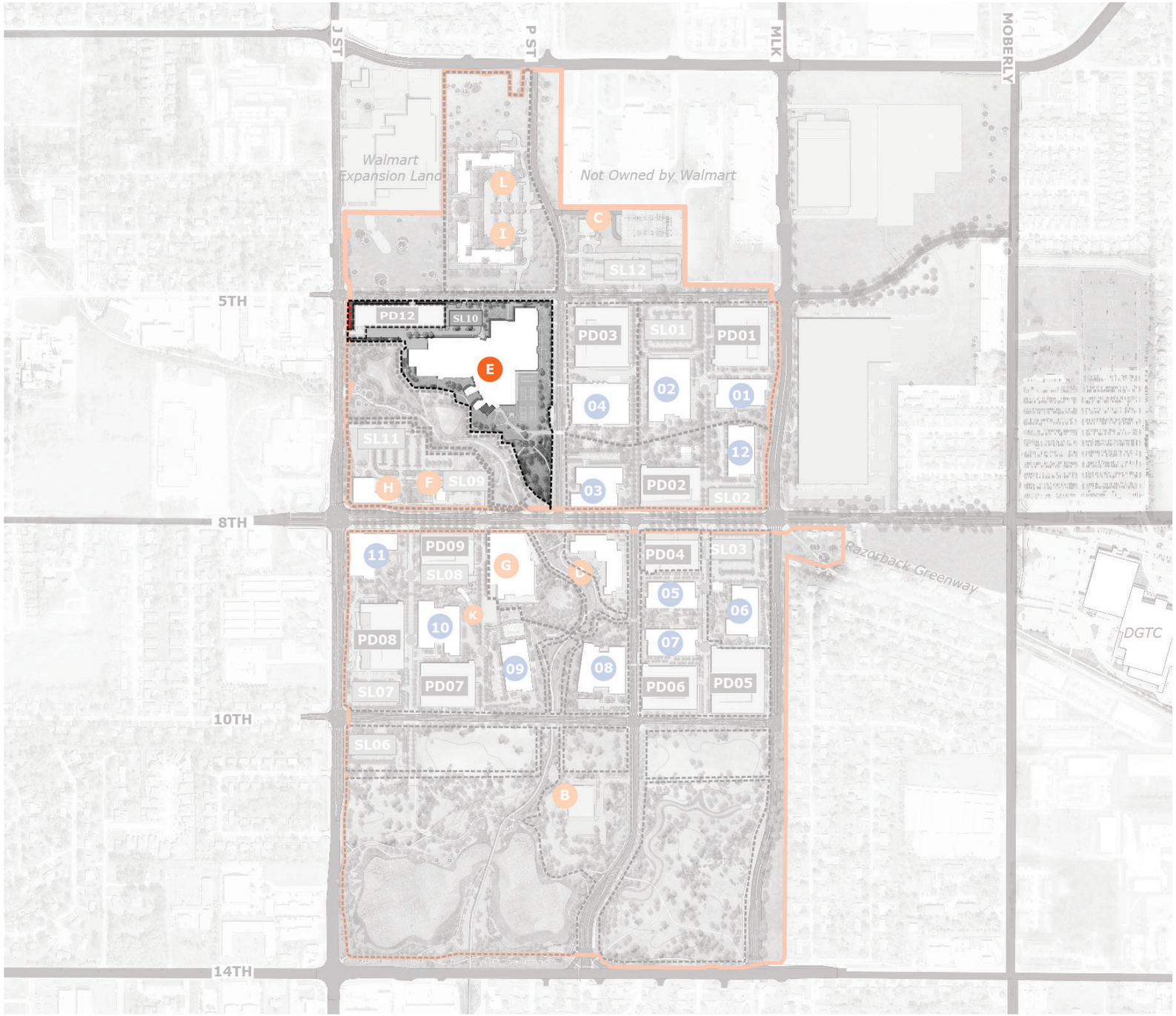
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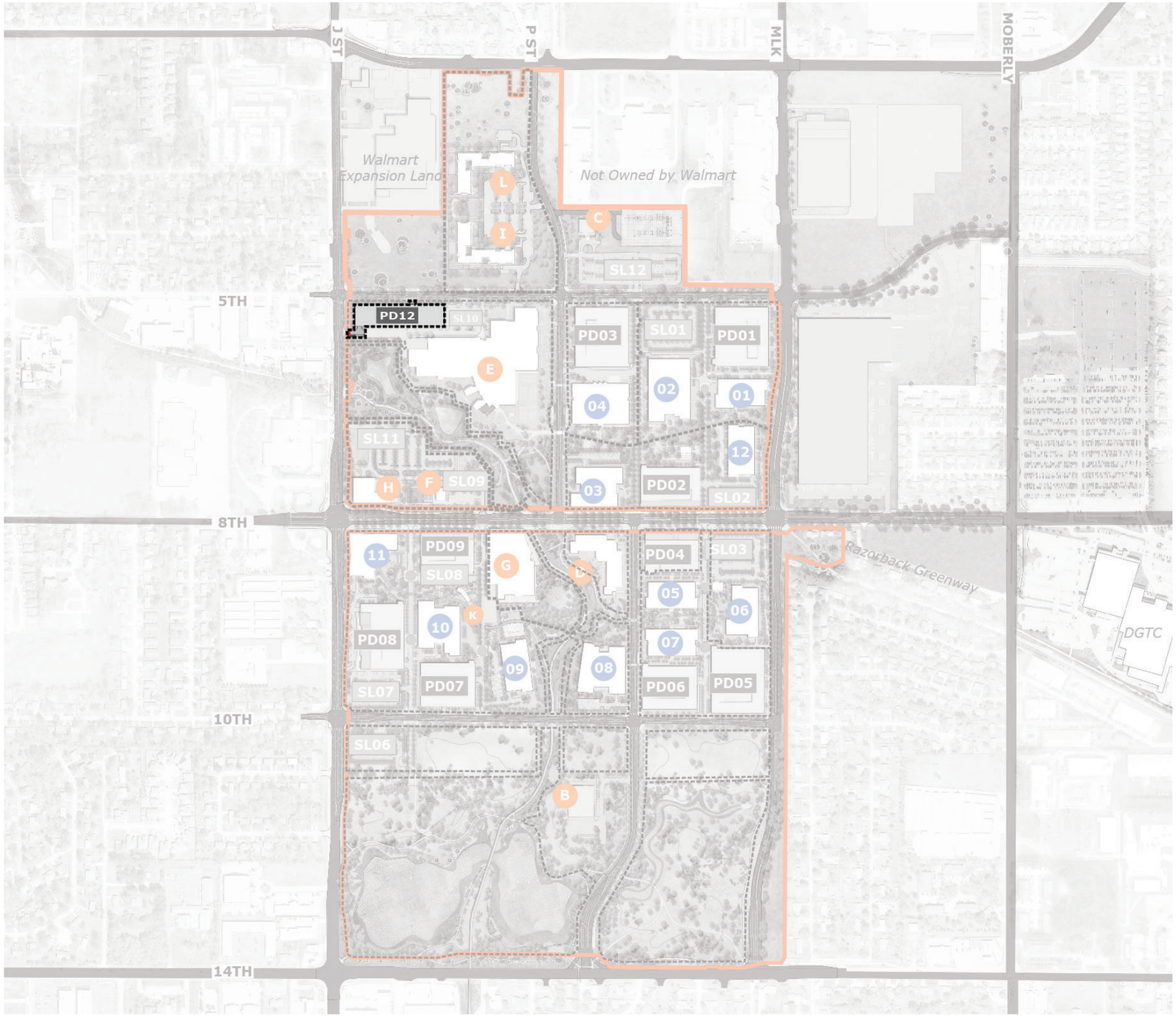
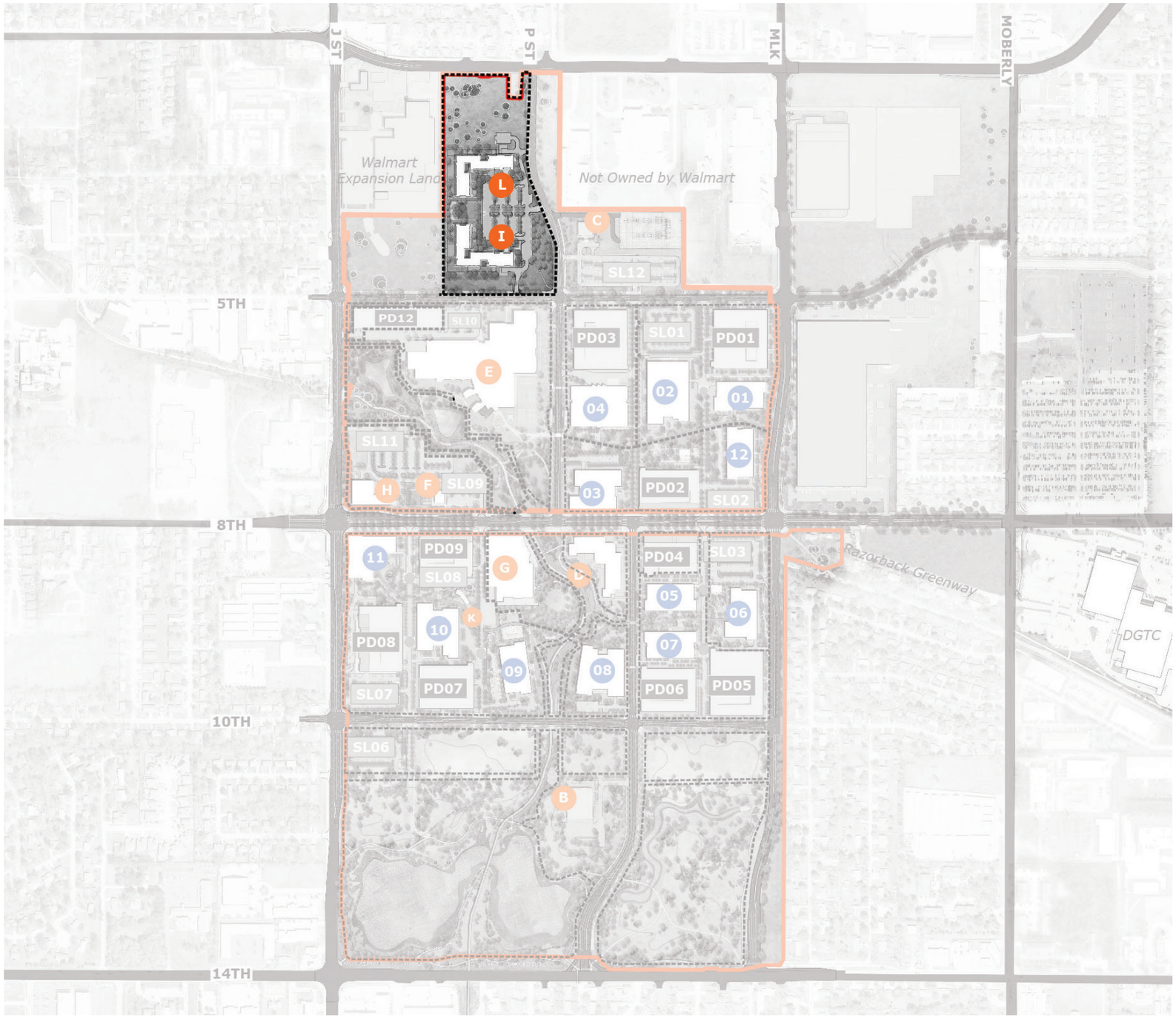
Razorback Greenway
DGTC
14TH

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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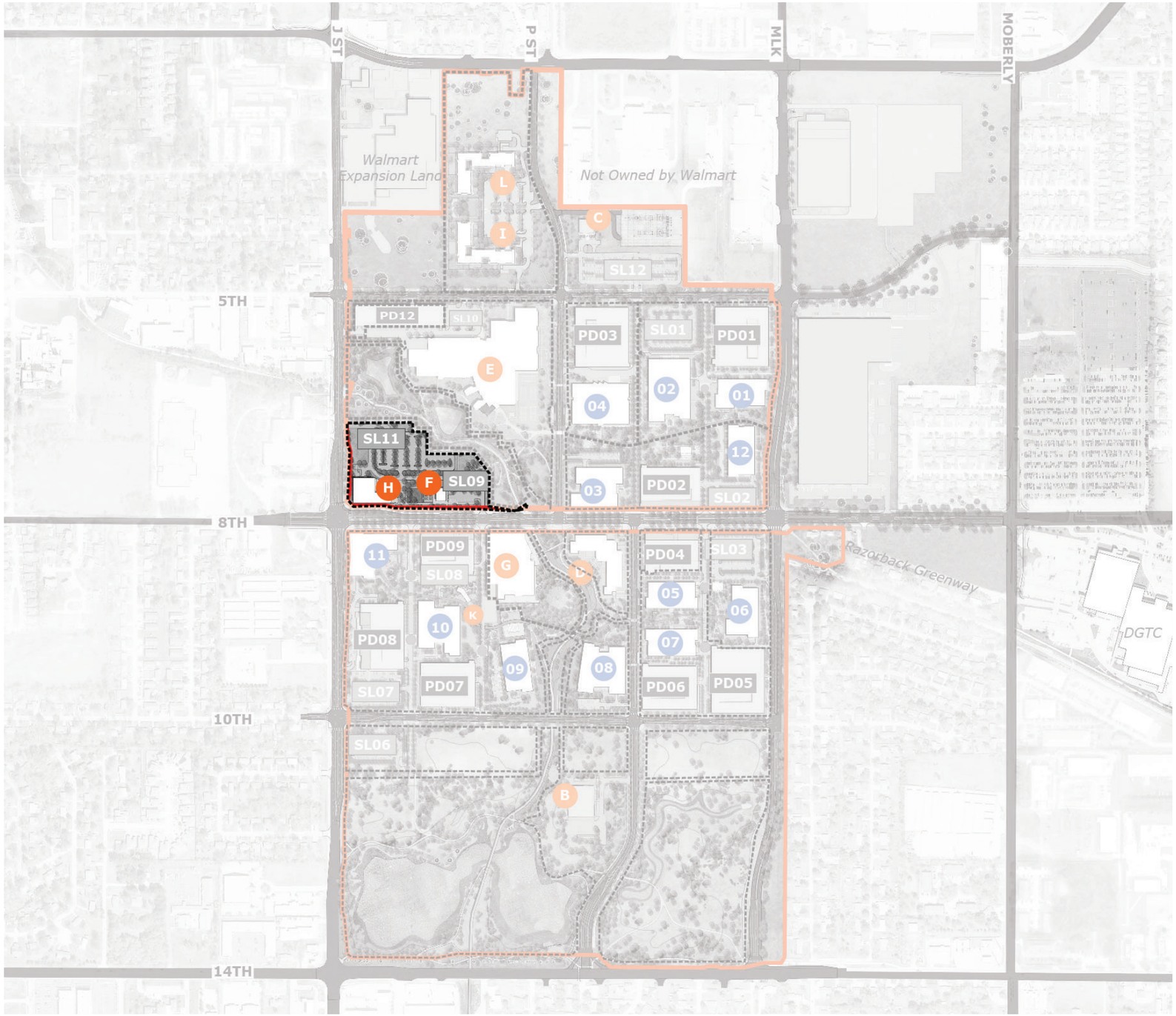
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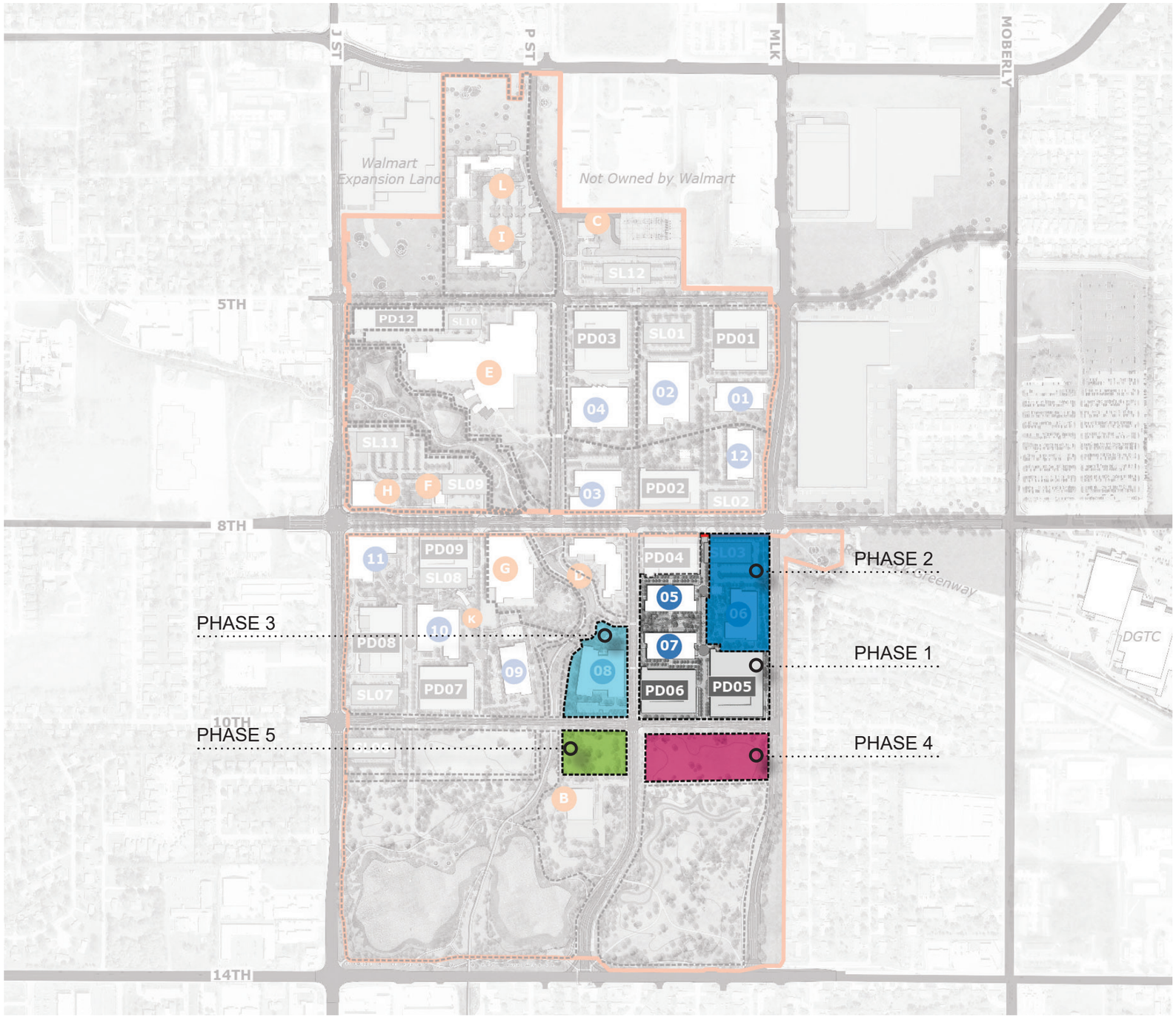
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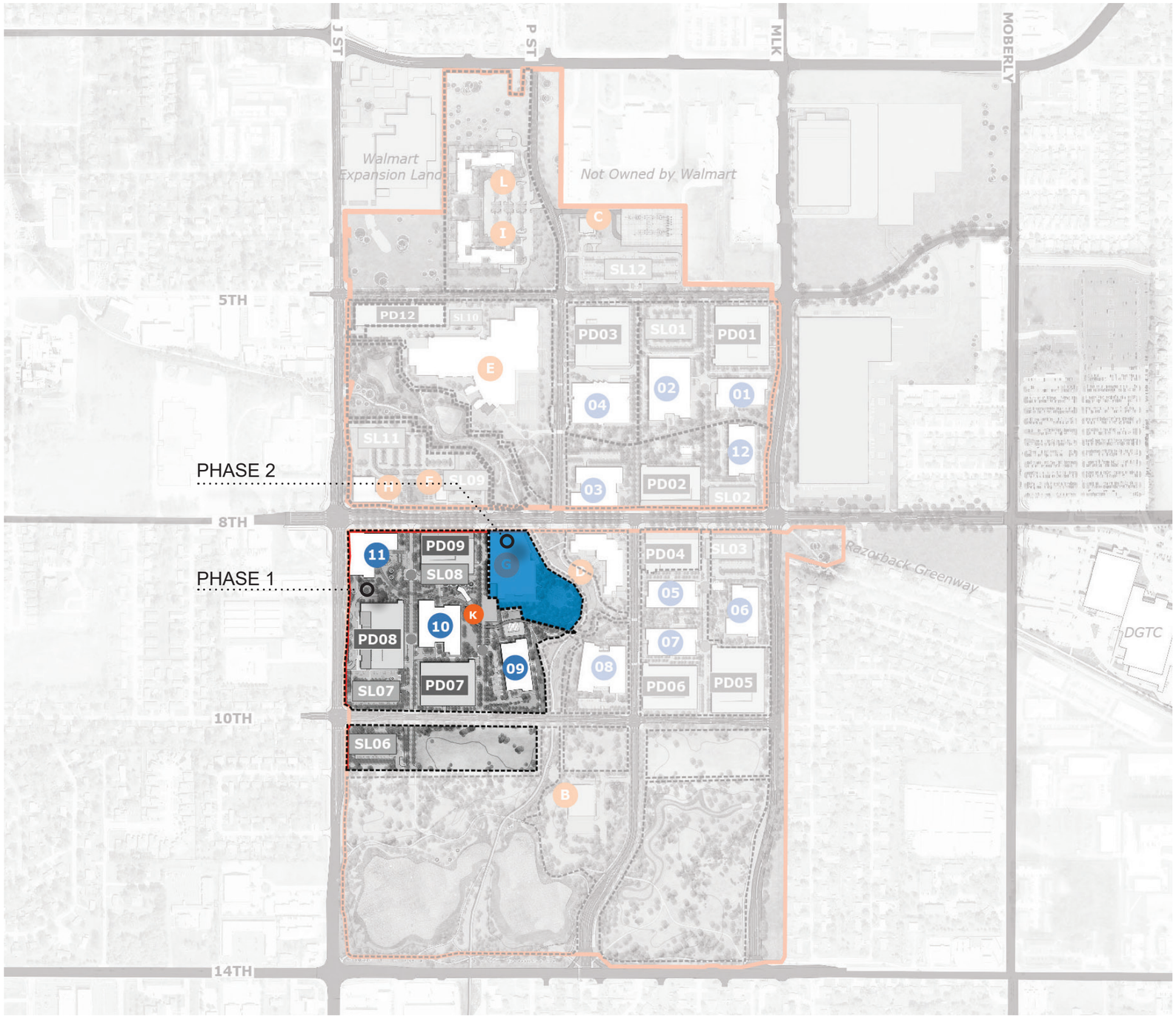
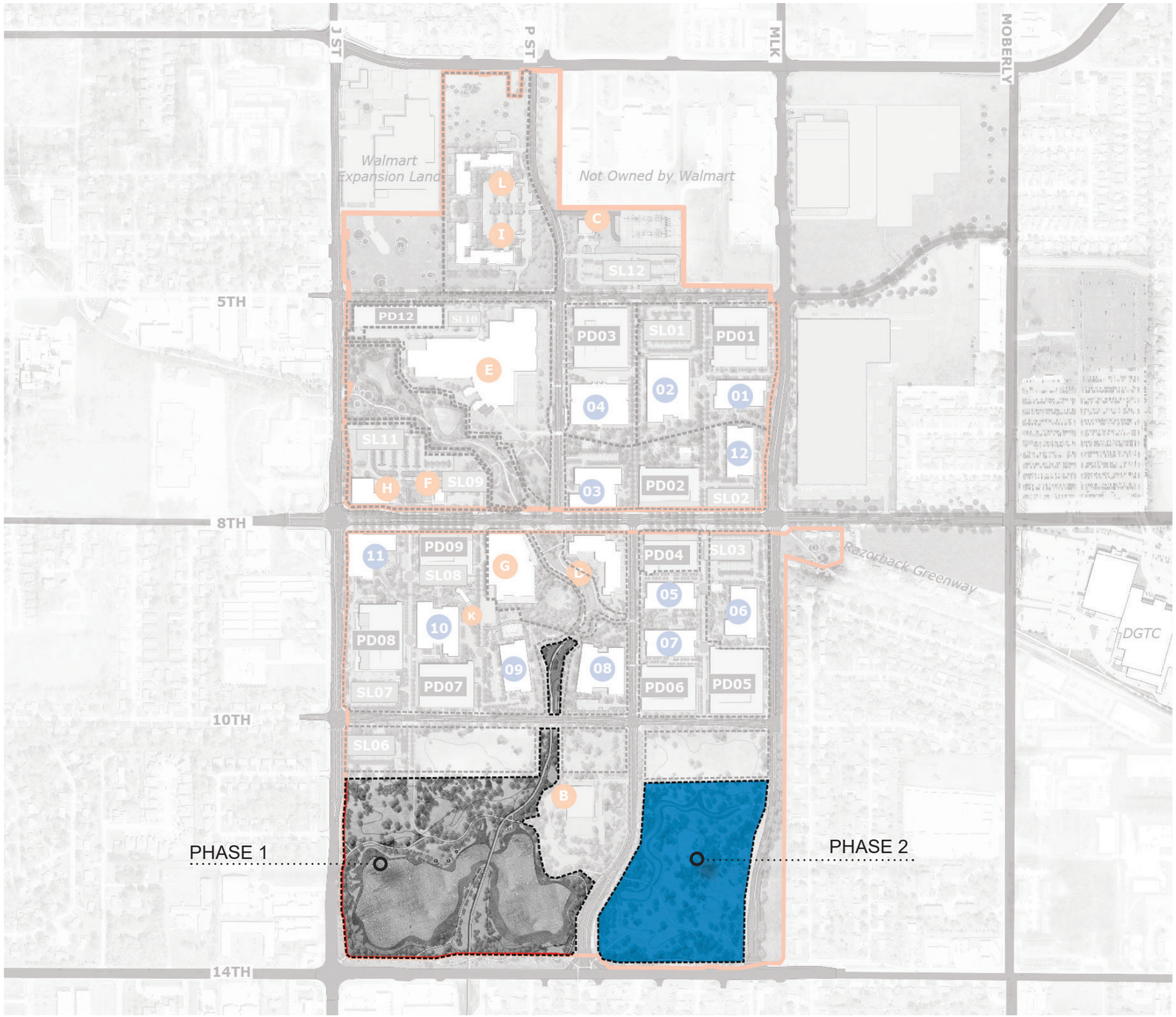
PD05
PHASE 2
PHASE 3
PHASE 1
PHASE 5
PHASE 4
Greenway
DGTC


J ST
P ST
MLK
MOBERLY
Walmart Expansion Land
Not Owned by Walmart
L
I
C
SL12
5TH
PD12
SL10
PD03
SL01
PD01
E
02
04
01
12
SL11
PHASE 2
F
SL09
03
PD02
SL02
8TH
11
PD09
SL08
G
D
PD04
SL03
Razorback Greenway
PHASE 1
K
05
06
10
PD08
07
DGTC
09
08
PD06
PD05
SL07
PD07
10TH
SL06
B
14TH


J ST
P ST
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MOBERLY
Walmart Expansion Land
Not Owned by Walmart
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PD01
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SL11
12
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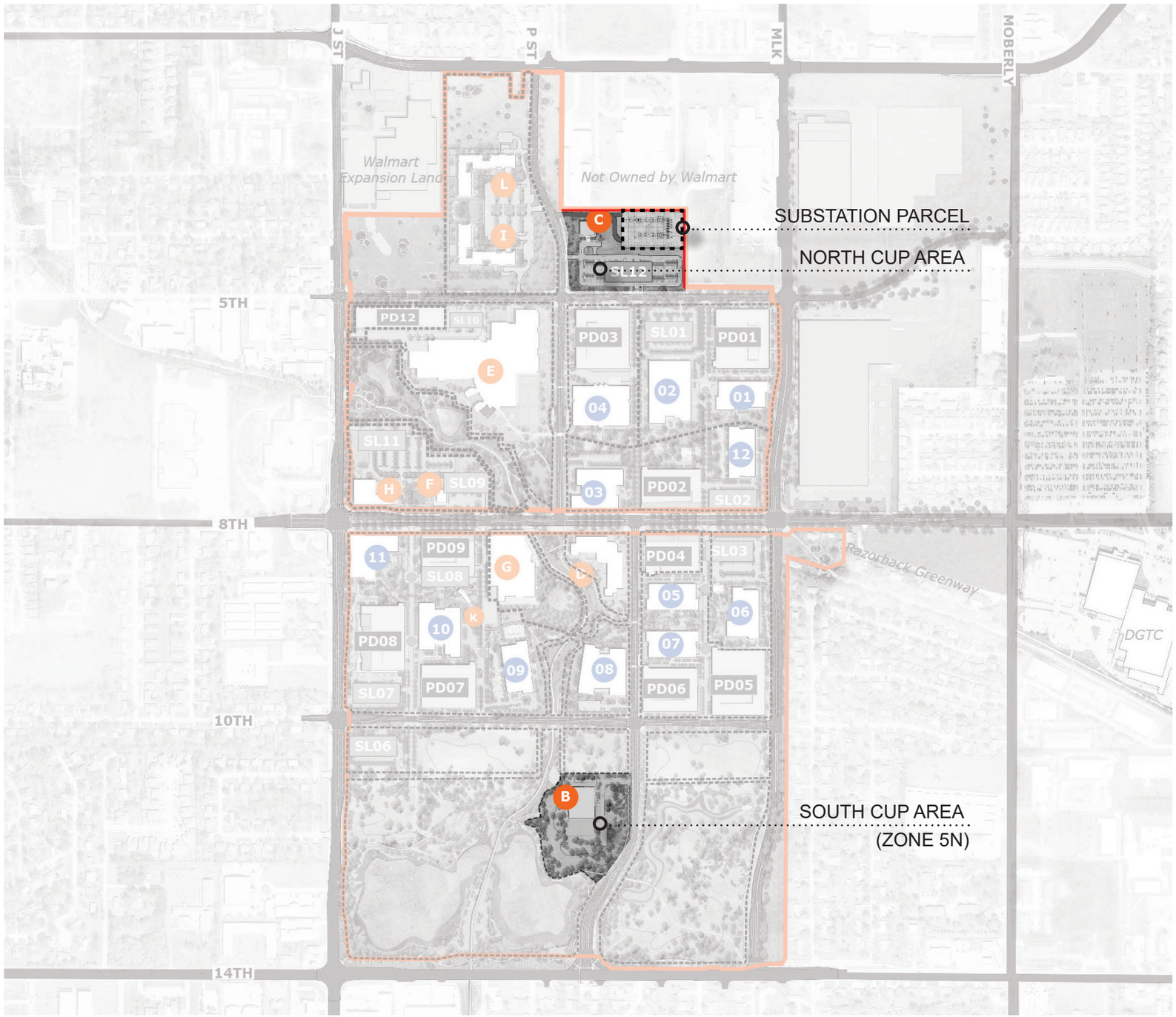
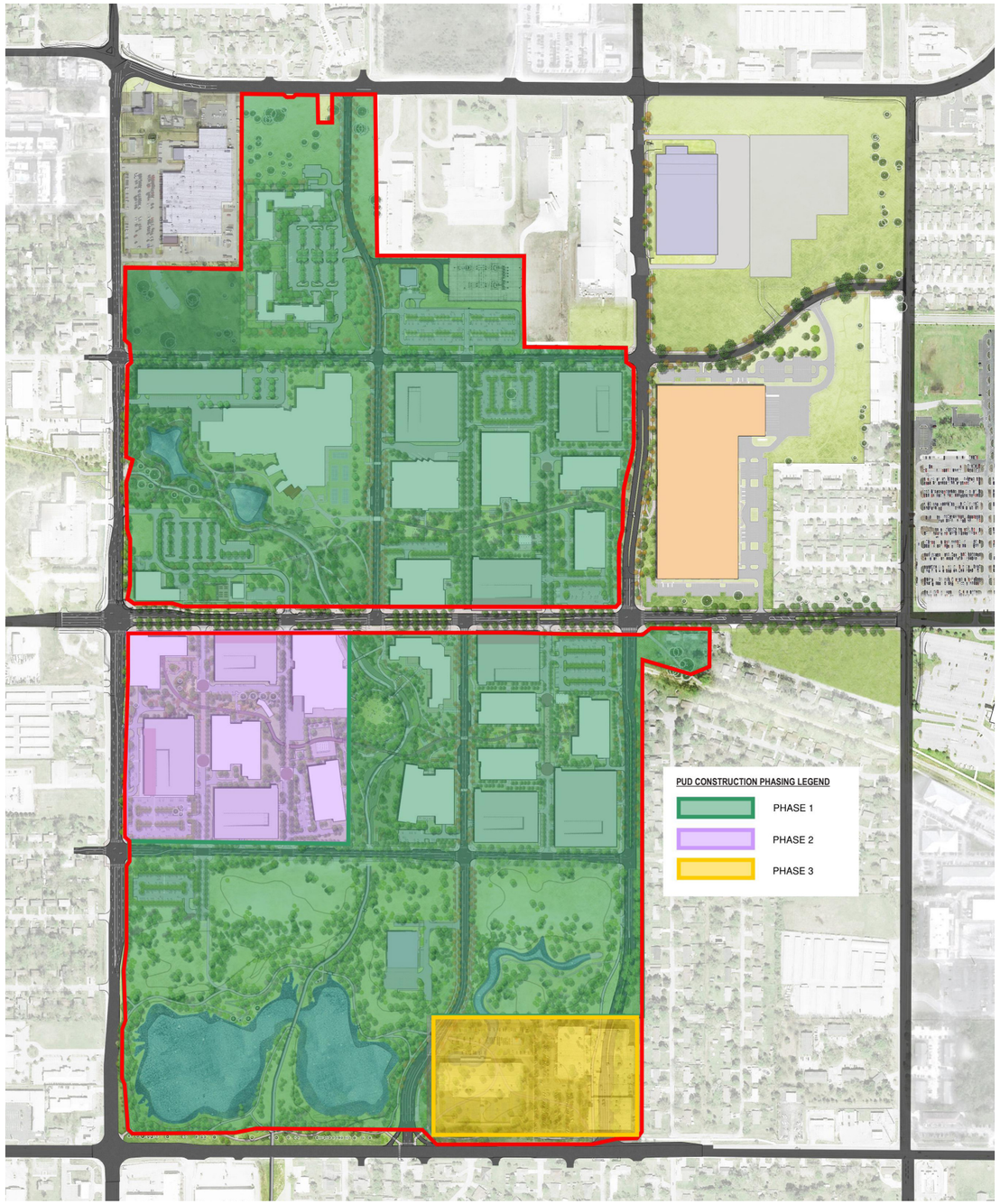
F
SL09
03
PD02
SL02
8TH
11
PD09
SL08
G
D
PD04
SL03
Razorback Greenway
05
06
K
10
PD08
07
09
08
DGTC
SL07
PD07
PD06
PD05
10TH
SL06
B
PHASE 1
PHASE 2
14TH

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:	9,903

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

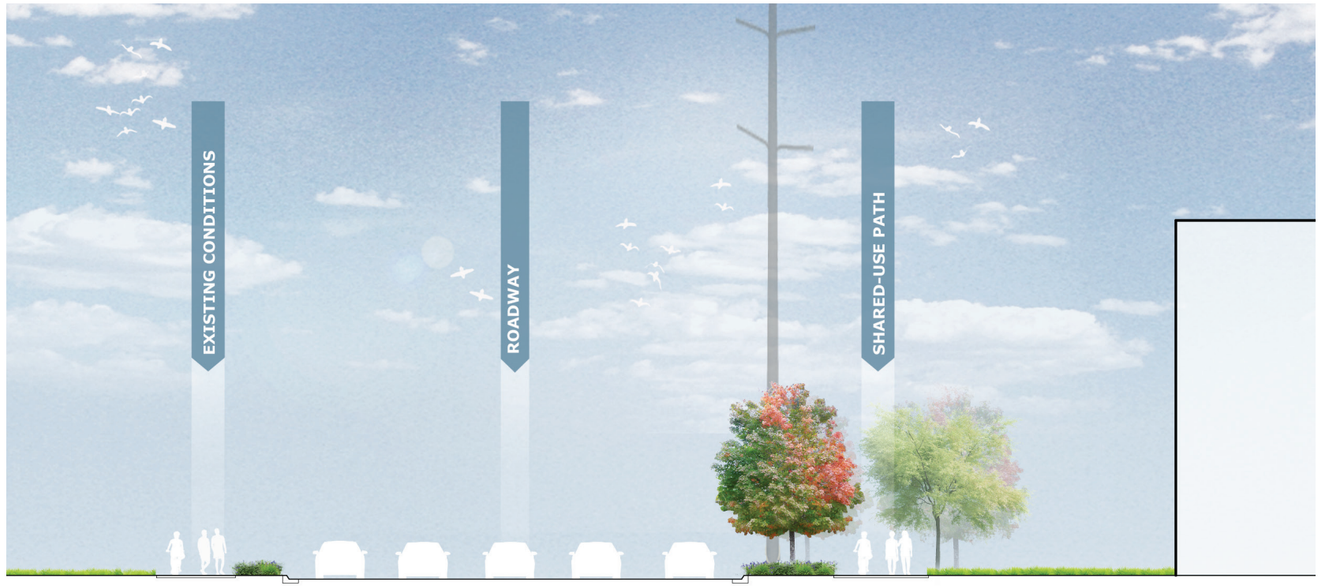
EXISTING ROW/EXISTING PROPERTY LINE

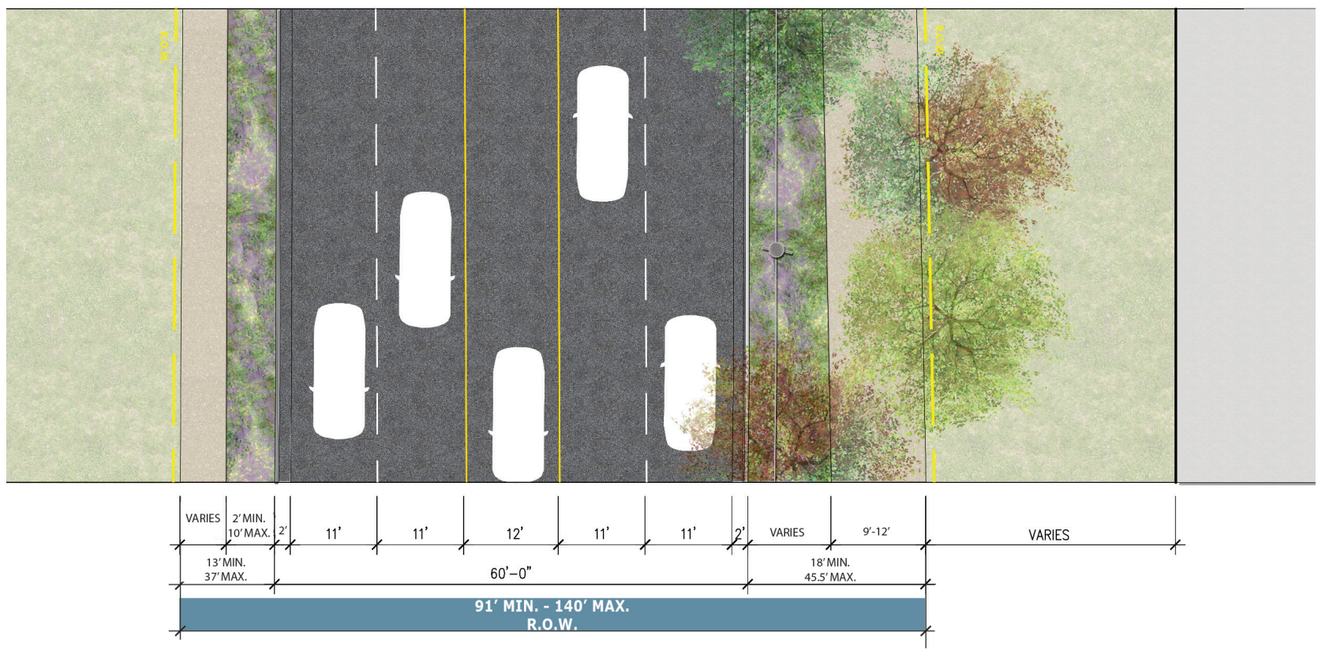
BUILDING SETBACK

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



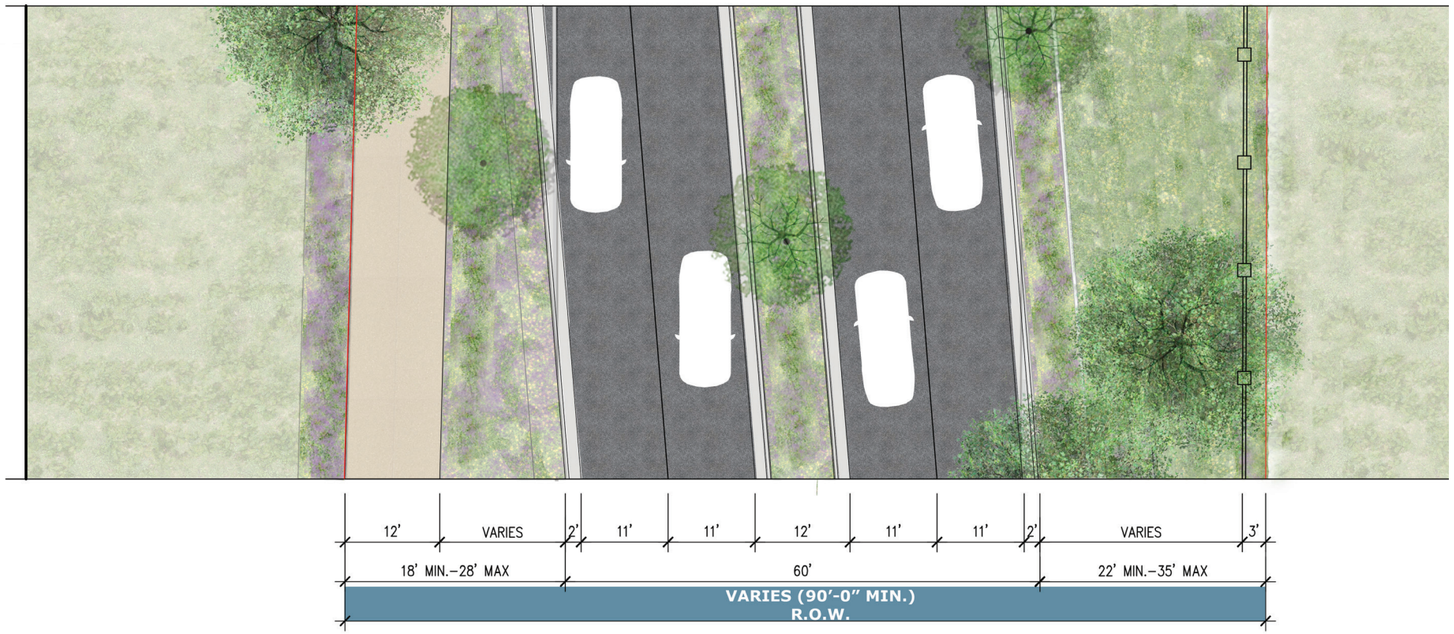


PROPOSED GUIDELINES

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

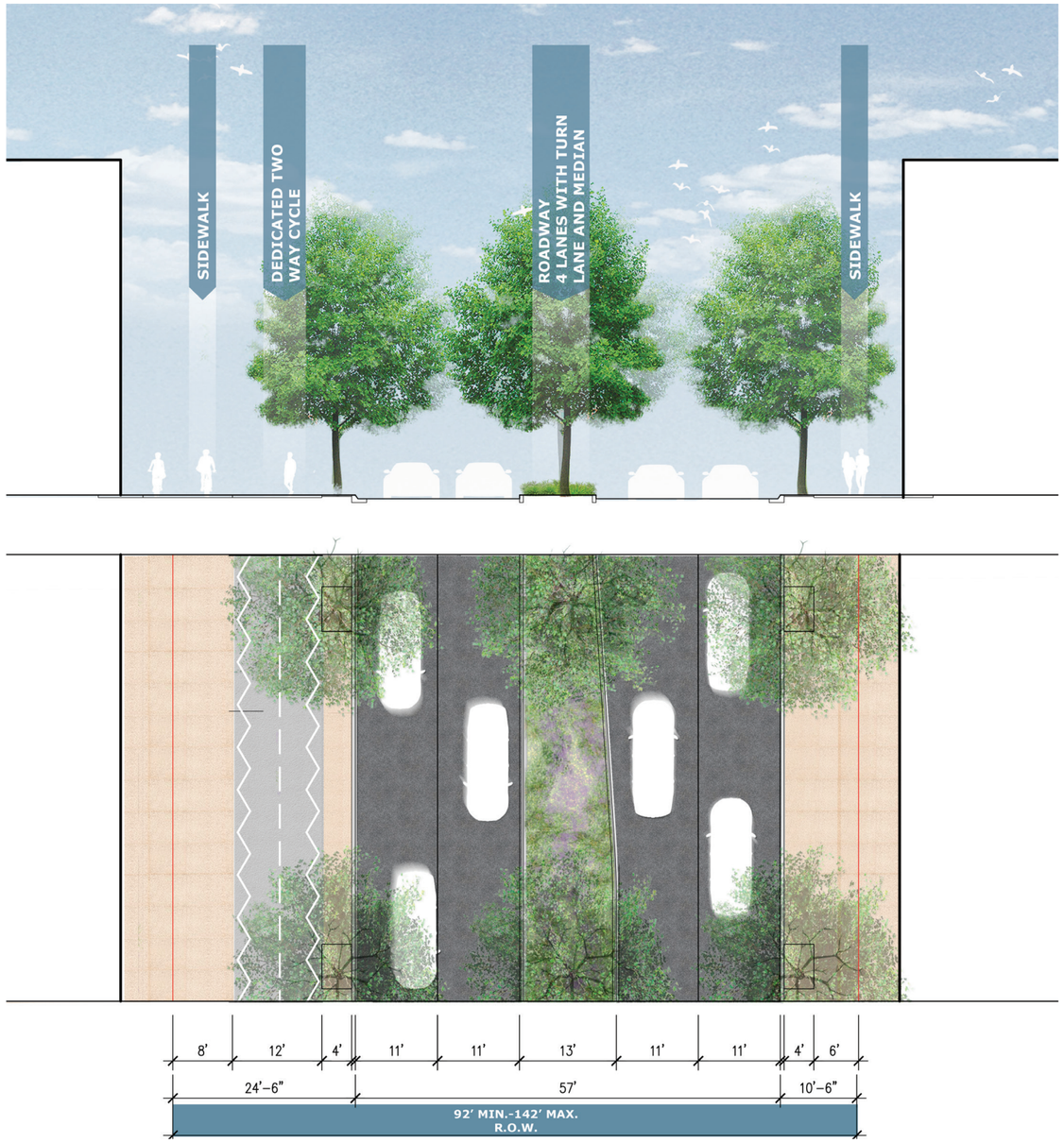


PROPOSED GUIDELINES

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

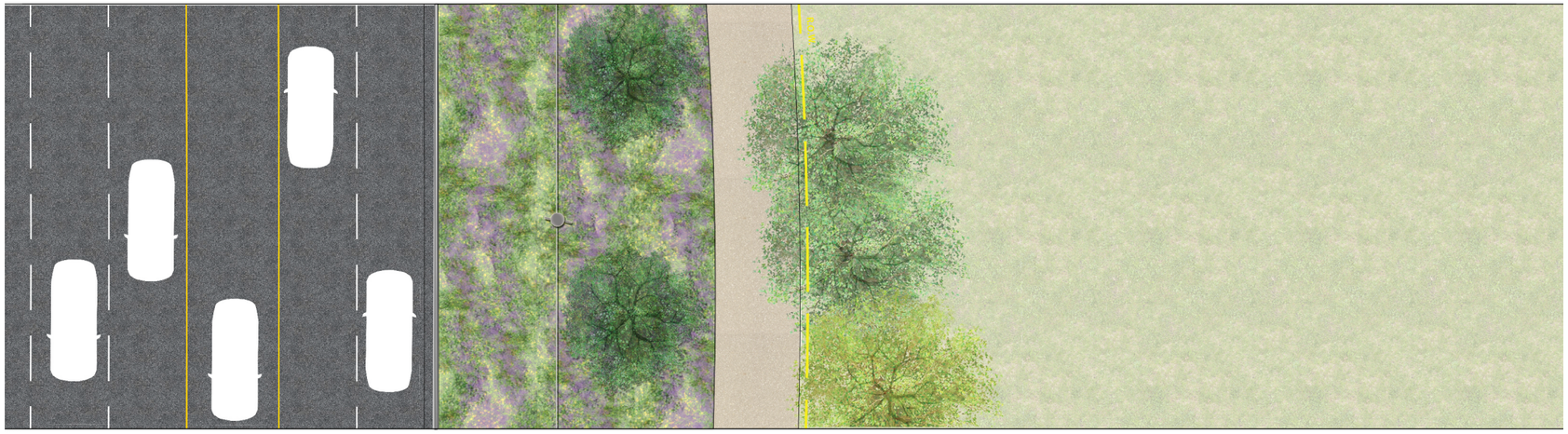
- *4' wide paved curb zone*
- *6' Min. wide sidewalk*

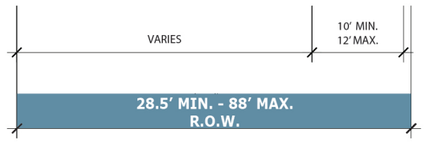
SOUTH

- *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



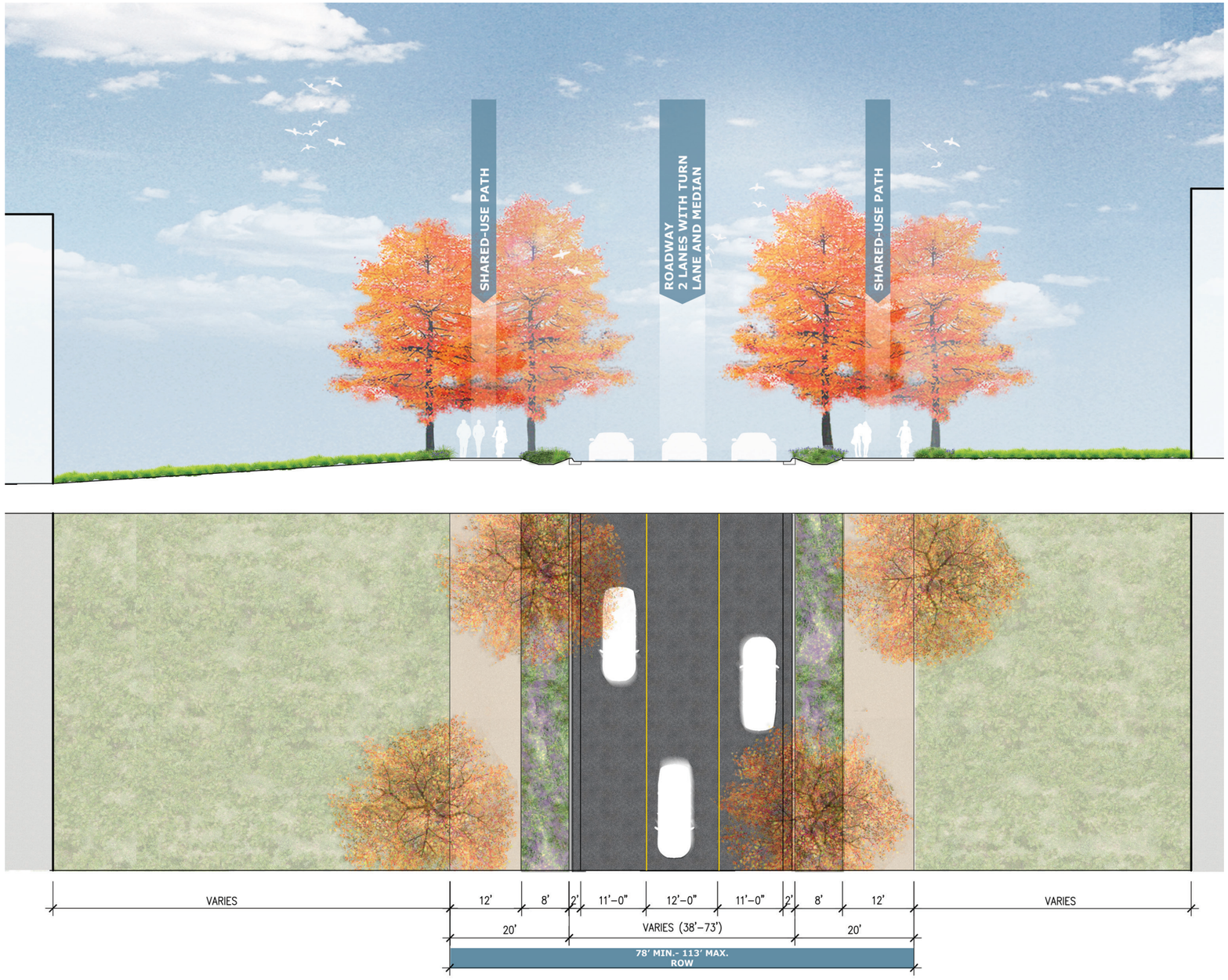


PROPOSED GUIDELINES

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.*

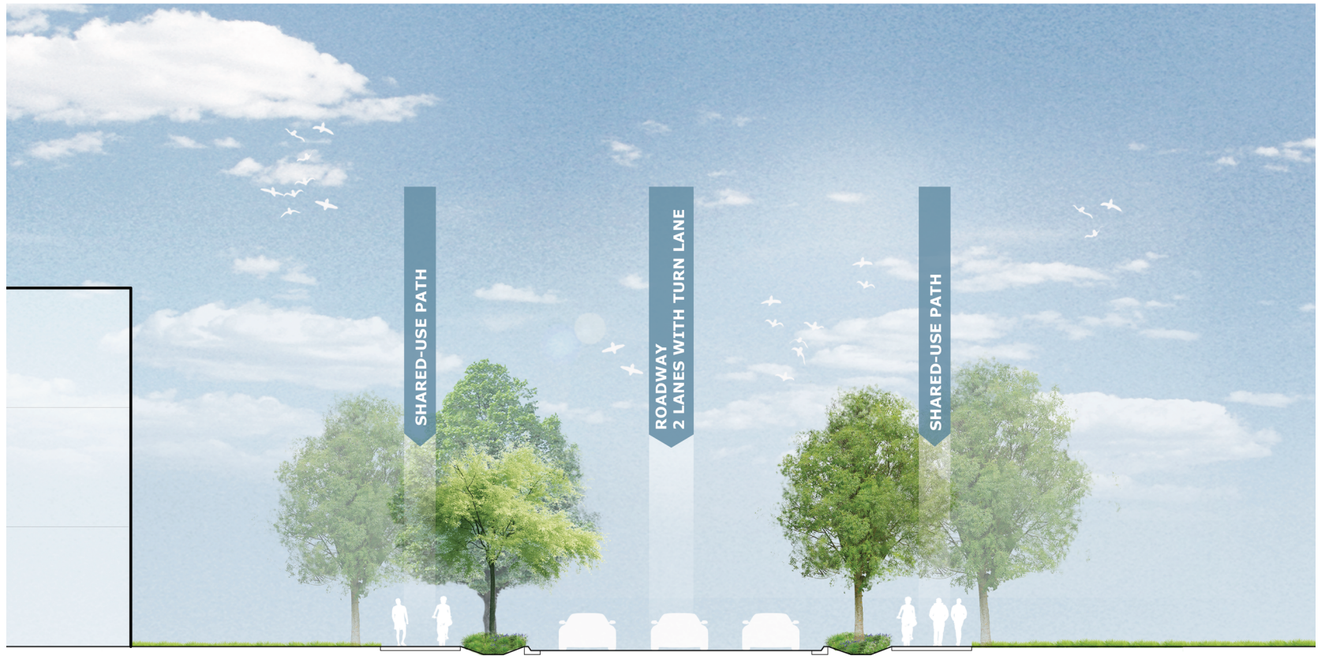
*All utility clearance standards (trees, pavement, adjacent utilities) will be coordinated with the City of Bentonville during Large Scale Development
**Roadway lane layout provided for reference only and subject to change based on approved documents

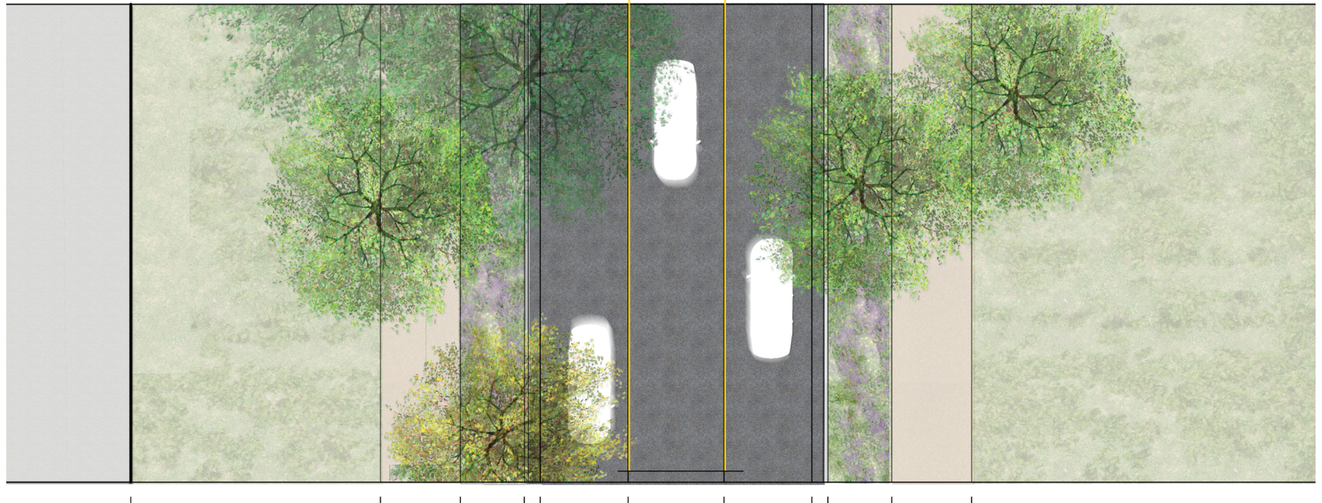


PROPOSED GUIDELINES

- *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

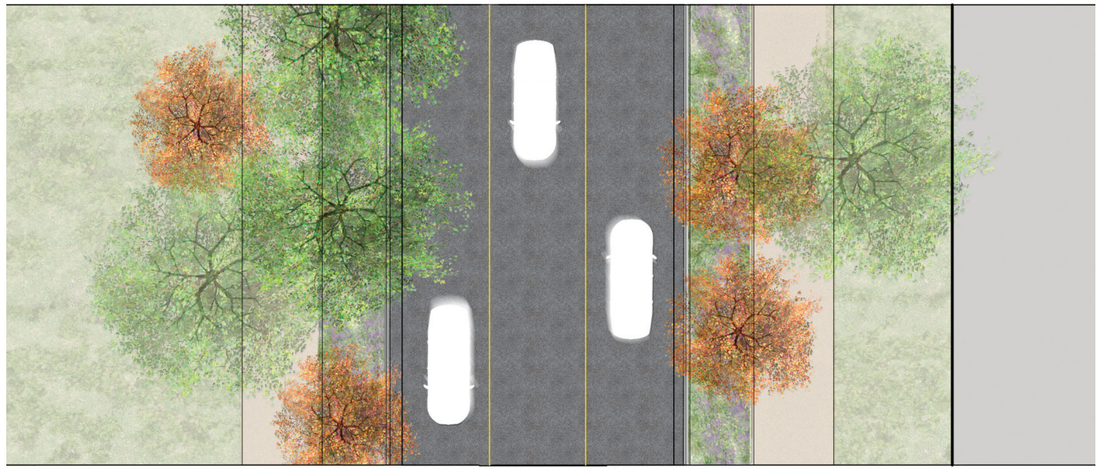




*All utility clearance standards (trees, pavement, adjacent utilities) will be coordinated with the City of Bentonville during Large Scale Development

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.*



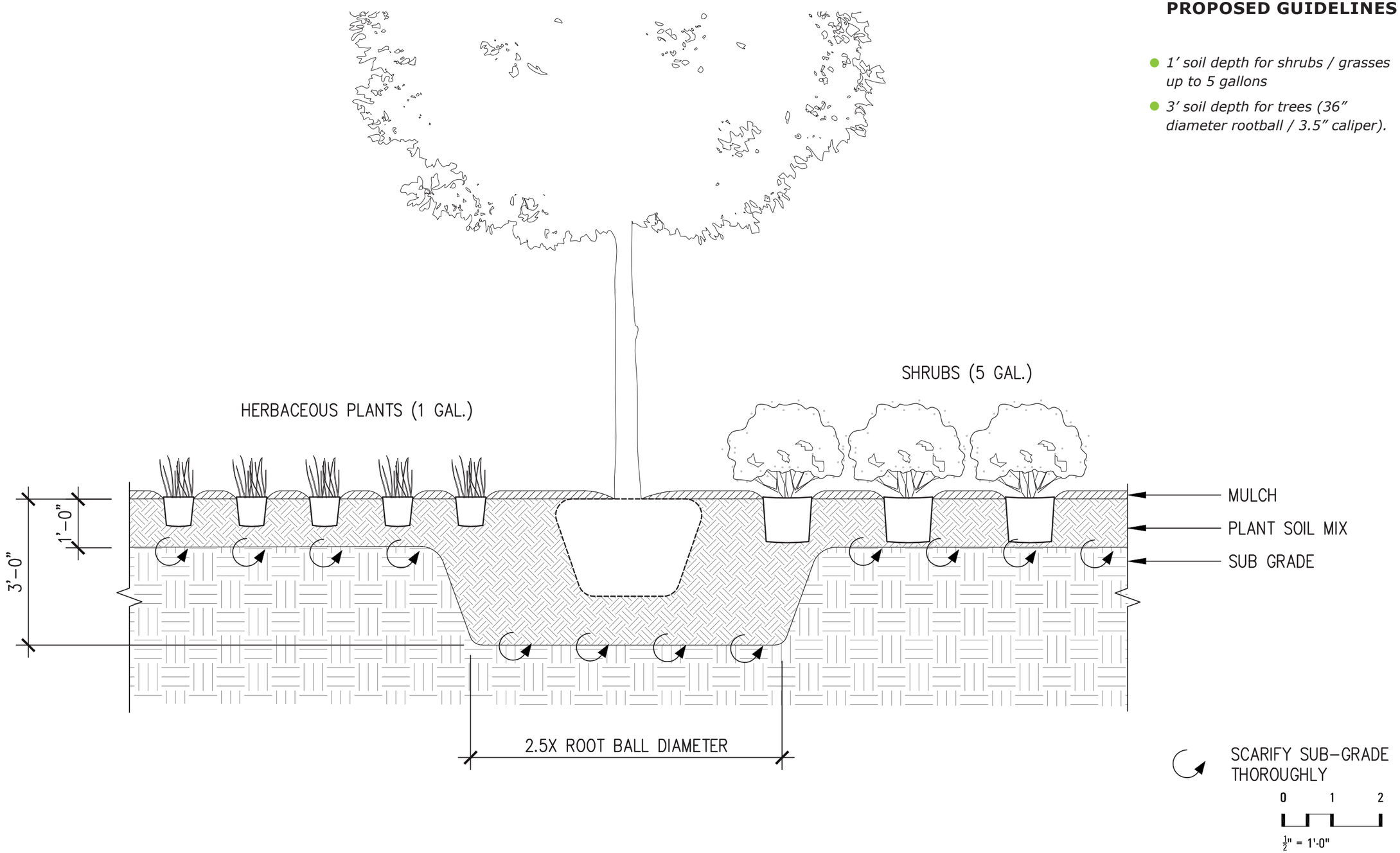
*All utility clearance standards (trees, pavement, adjacent utilities) will be coordinated with the City of Bentonville during Large Scale Development

PROPOSED GUIDELINES

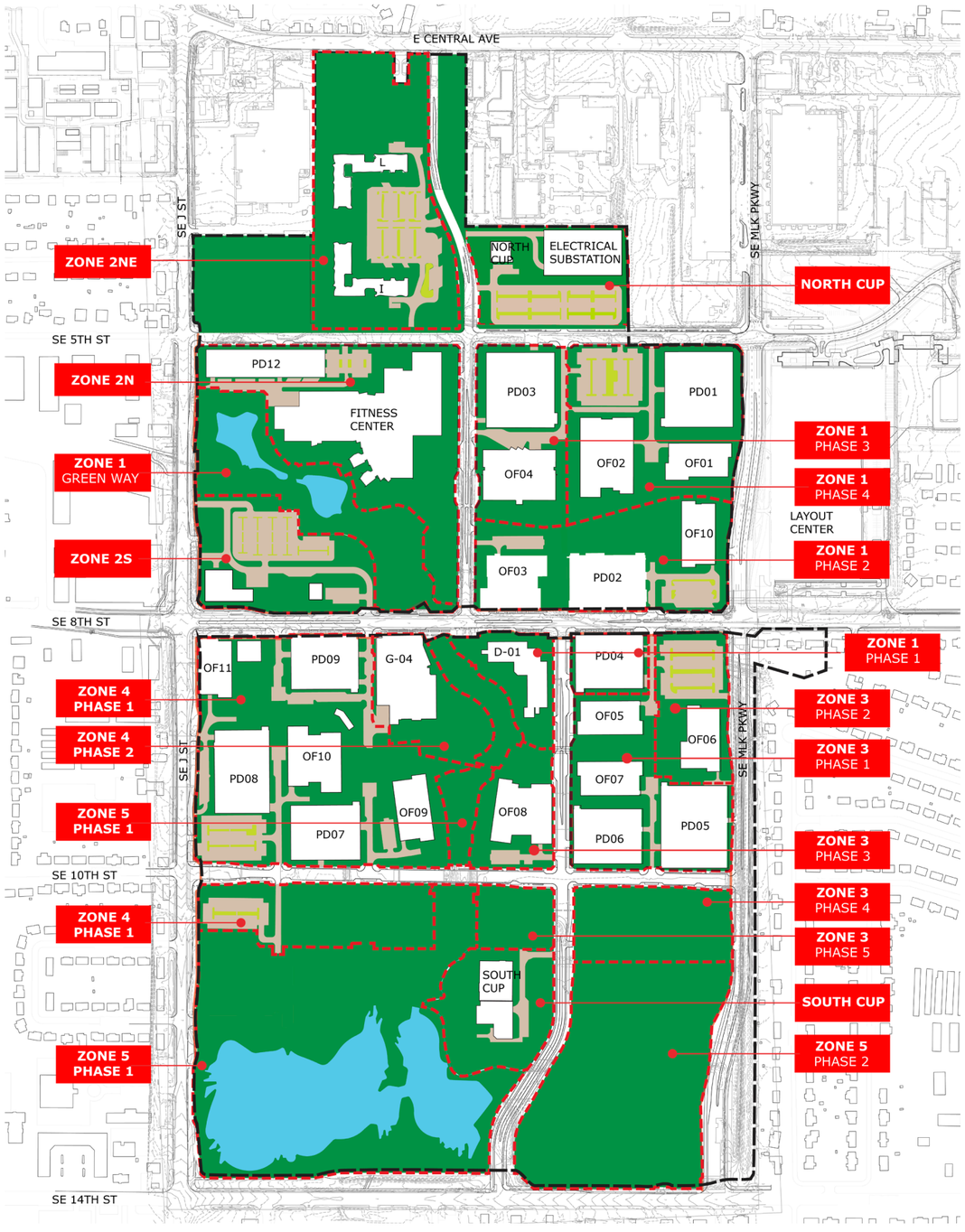
- *8' wide green space curb zone*
- *10' Min. wide shared-use sidewalk on at least one side of the street*
- *Shade trees provided at a minimum rate of one (1) shade tree per every forty (40) linear feet or fraction thereof of street frontage.*

PROPOSED GUIDELINES

- *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: 11.26 acres
OPEN SPACE: 5.65 acres
OPEN SPACE PERCENTAGE: 50%
(30% ABOVE REQUIREMENT)

ZONE 1 PHASE 3
AREA: 7.73 acres
OPEN SPACE: 2.55 acres
OPEN SPACE PERCENTAGE: 33%
(13% ABOVE REQUIREMENT)

ZONE 1 PHASE 4
AREA: 14.03 acres
OPEN SPACE: 6.08 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: 10.31 acres
OPEN SPACE: 3.88 acres
OPEN SPACE PERCENTAGE: 38%
(18% ABOVE REQUIREMENT)

ZONE 3 PHASE 2
AREA: 5.64 acres
OPEN SPACE: 2.26 acres
OPEN SPACE PERCENTAGE: 40%
(20% ABOVE REQUIREMENT)

ZONE 3 PHASE 3
AREA: 3.87 acres
OPEN SPACE: 2.37 acres
OPEN SPACE PERCENTAGE: 40%
(20% ABOVE REQUIREMENT)

ZONE 3 PHASE 4
AREA: 5.61 acres
OPEN SPACE: 5.61 acres
OPEN SPACE PERCENTAGE: 100%
(80% ABOVE REQUIREMENT)

ZONE 3 PHASE 5
AREA: 2.24 acres
OPEN SPACE: 2.24 acres
OPEN SPACE PERCENTAGE: 100%
(80% ABOVE REQUIREMENT)

ZONE 4 PHASE 1
AREA: 33.9 acres
OPEN SPACE: 19.55 acres
OPEN SPACE PERCENTAGE: 57%
(37% ABOVE REQUIREMENT)

ZONE 4 PHASE 2
AREA: 4.7 acres
OPEN SPACE: 2.4 acres
OPEN SPACE PERCENTAGE: 51%
(31% ABOVE REQUIREMENT)

ZONE 5 PHASE 1
AREA: 31.48 acres
OPEN SPACE: 18.98 acres
OPEN SPACE POND: 12.5 acres
OPEN SPACE PERCENTAGE: 100%
(80% ABOVE REQUIREMENT)

ZONE 5 PHASE 2
AREA: 17.02 acres
OPEN SPACE: 17.02 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)

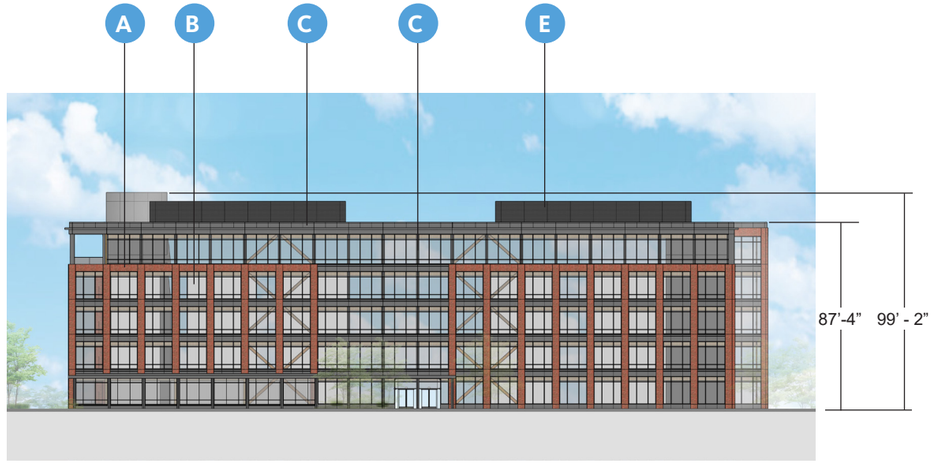
TOTAL AREA: 252.38 ACRES
OPEN SPACE: 131.47 acres
OPEN SPACE PERCENTAGE: 52%
(32% ABOVE REQUIREMENT)

KEY

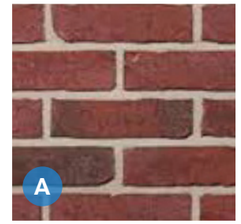
- OPEN SPACE AREA - SOFTSCAPE OR PEDESTRIAN HARDSCAPE
- OPEN SPACE AREA - POND OR SEASONAL WATERWAY
- FUTURE EXPANSION ZONE (NOT INCLUDED IN OPEN SPACE AREA)
- PARKING LOT/VEHICULAR PAVING AREA (NOT INCLUDED IN OPEN SPACE AREA)
- PARKING LOT PLANTING (NOT INCLUDED IN OPEN SPACE AREA)

Note: PUD Revision 7 includes the separation of Zone 5 into two phases; reductions to open space area in Zone 4 due to the additional driveways at PD09; separation of Zone 1 phase 4 and separation of Zone 4 into two phases

NORTH ELEVATION



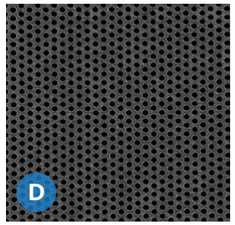
SOUTH ELEVATION



BR01- RED THIN BRICK

GL01- VISION GLASS

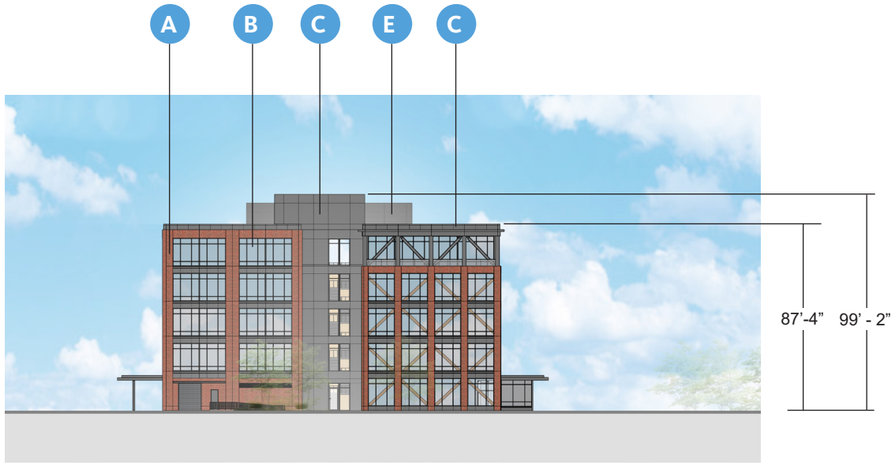
MP01- GRAY METAL MINIMUM 24 GAUGE



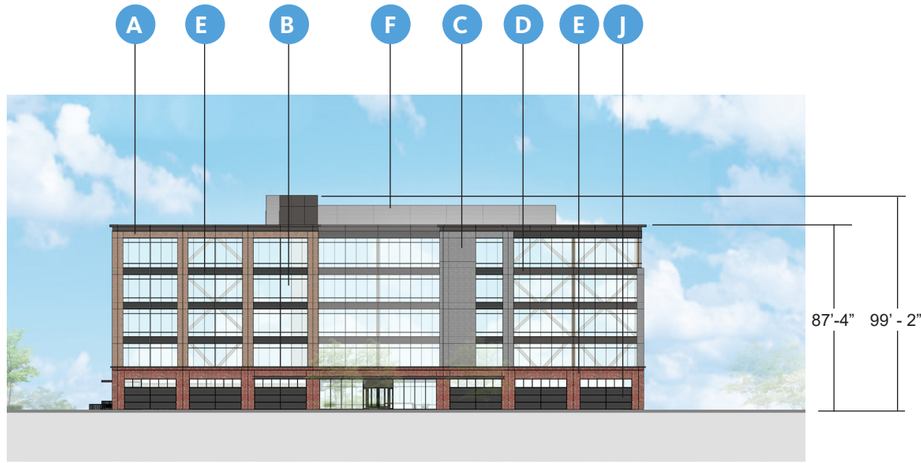
MP05- PERFORATED METAL MINIMUM 24 GAUGE

WD01- WOOD FINISH (CANOPY AND TERRACE SOFFITS)

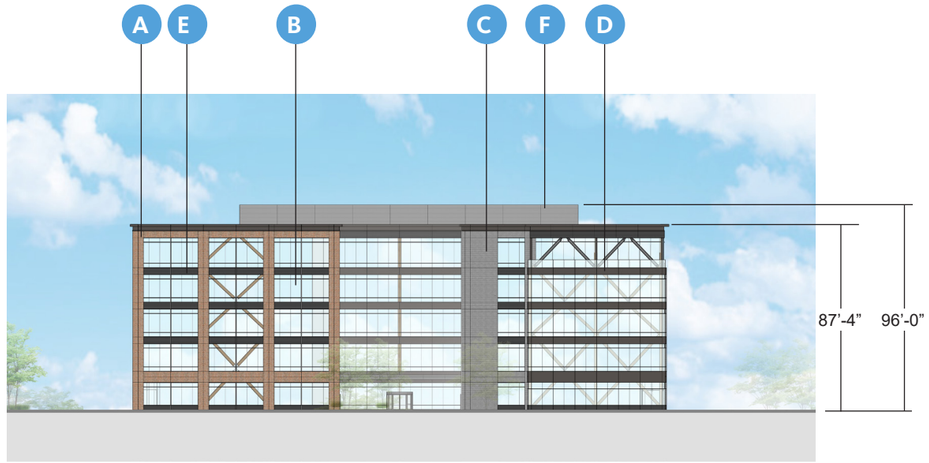
EAST ELEVATION



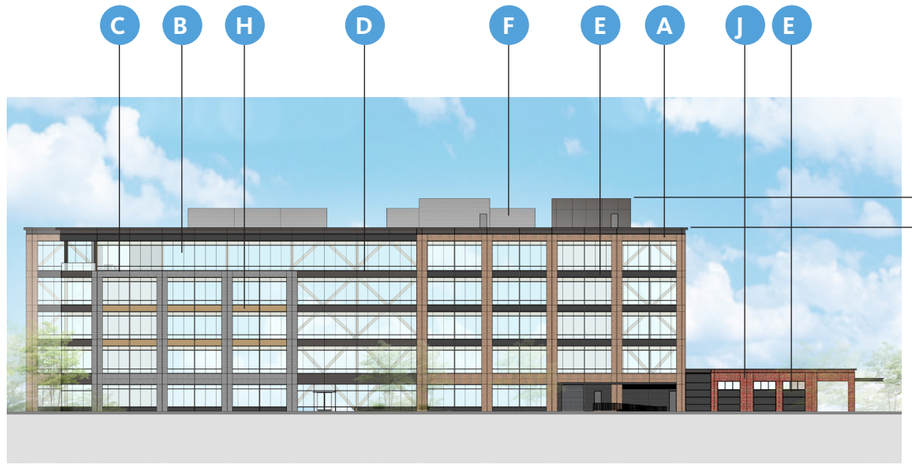
WEST ELEVATION



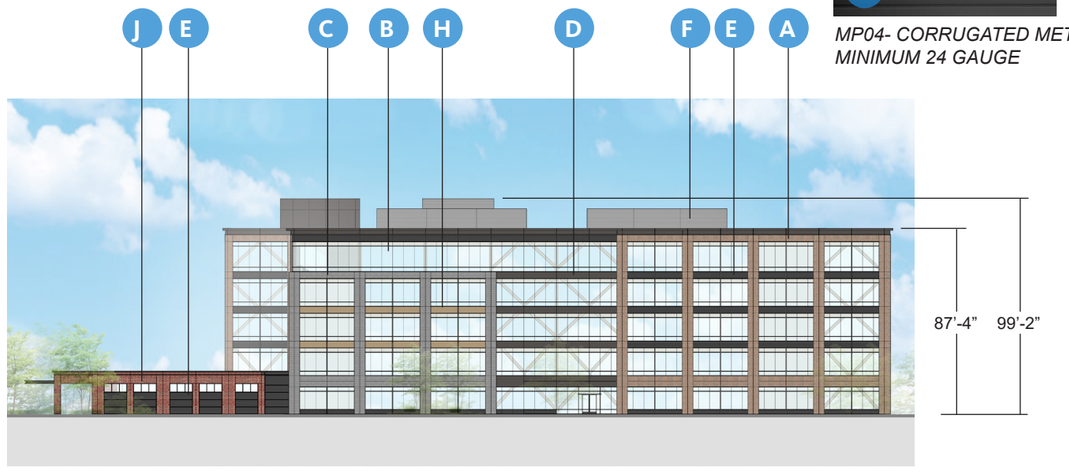
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION

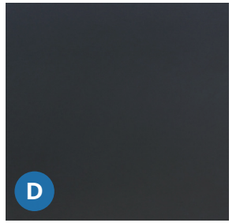


WEST ELEVATION

BR02- RED THIN BRICK

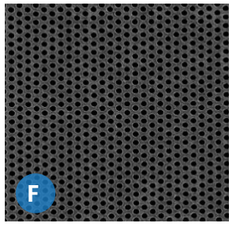
GL01- VISION GLASS

BR04- GRAY THIN BRICK

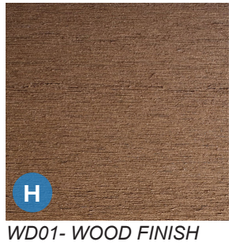


MP03- BLACK METAL
MINIMUM 24 GAUGE

MP04- CORRUGATED METAL
MINIMUM 24 GAUGE

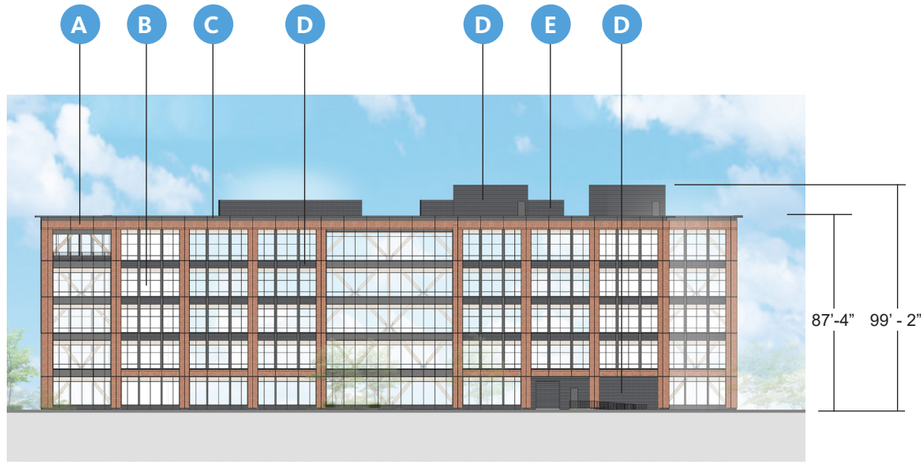


MP05- PERFORATED METAL
MINIMUM 24 GAUGE



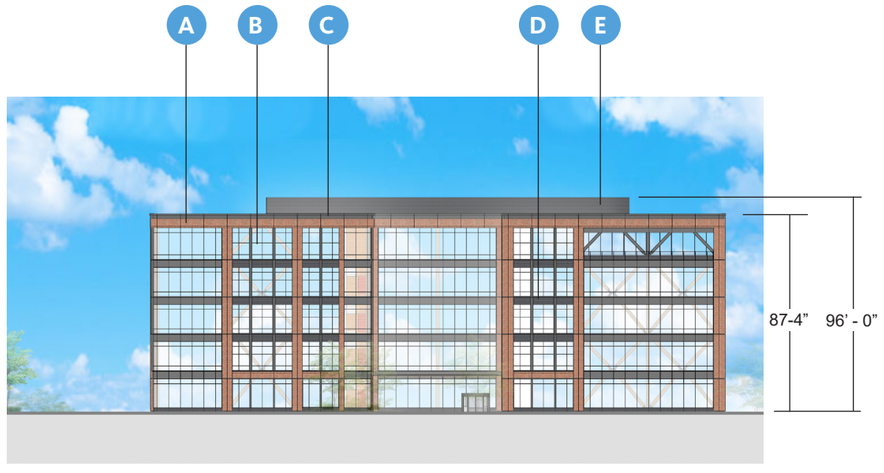
WD01- WOOD FINISH
(CANOPY AND
TERRACE SOFFITS)

BR05- RED THIN BRICK



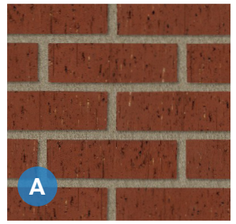
NORTH ELEVATION

SOUTH ELEVATION



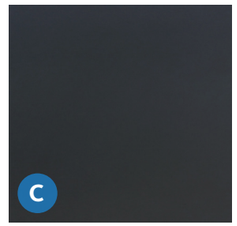
EAST ELEVATION

WEST ELEVATION



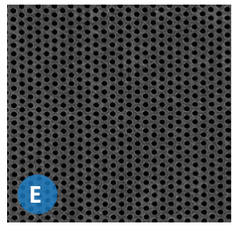
BR01- RED THIN BRICK

GL01- VISION GLASS

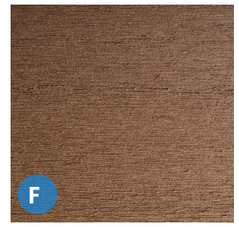


MP03- BLACK METAL MINIMUM 24 GAUGE

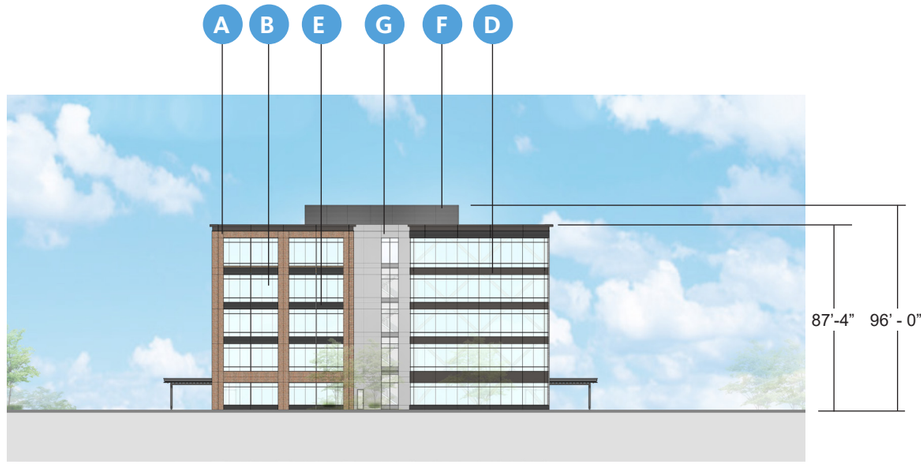
MP04- CORRUGATED METAL MINIMUM 24 GAUGE



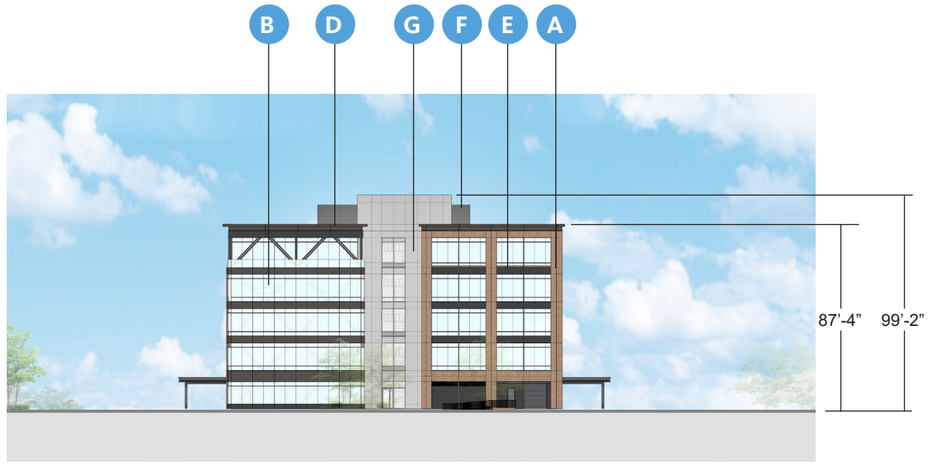
MP05- PERFORATED METAL MINIMUM 24 GAUGE



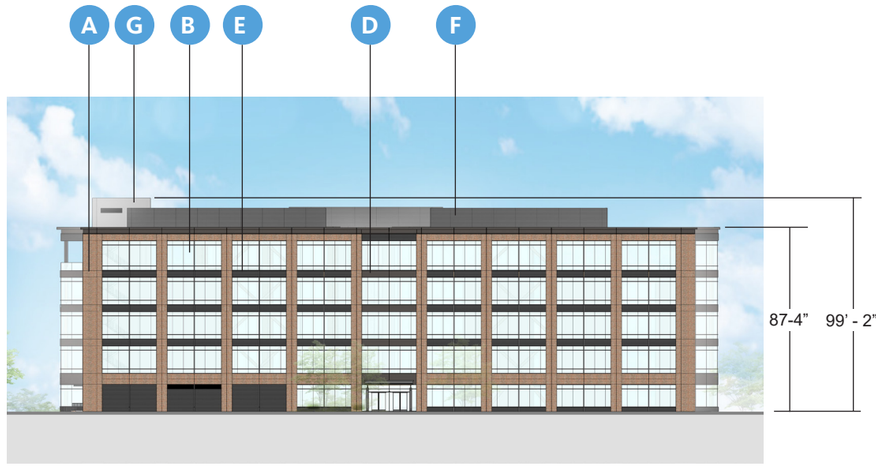
WD01- WOOD FINISH (CANOPY AND TERRACE SOFFITS)



NORTH ELEVATION



SOUTH ELEVATION



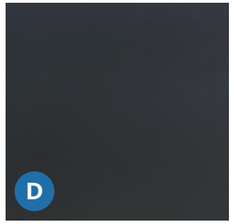
EAST ELEVATION

WEST ELEVATION

BR02- RED THIN BRICK

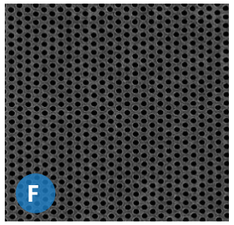
GL01- VISION GLASS

BR04- GRAY THIN BRICK



MP03- BLACK METAL
MINIMUM 24 GAUGE

MP04- CORRUGATED METAL
MINIMUM 24 GAUGE

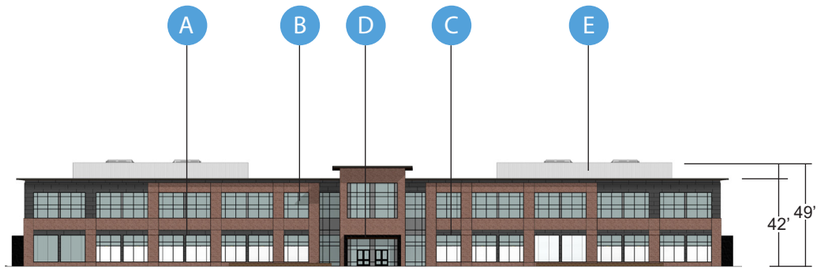


MP05- PERFORATED METAL
MINIMUM 24 GAUGE

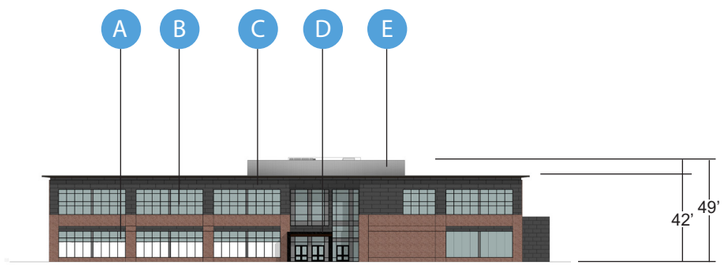
MP01- GRAY METAL
MINIMUM 24 GAUGE

WD01- WOOD FINISH
(CANOPY AND
TERRACE SOFFITS)

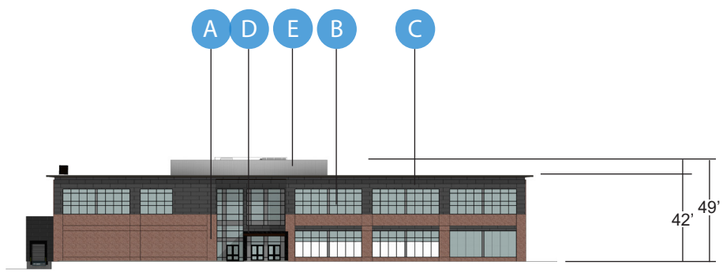
NORTH ELEVATION



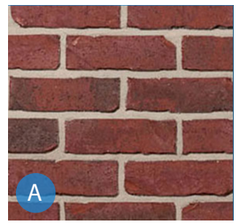
SOUTH ELEVATION



EAST ELEVATION

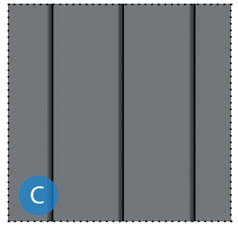


WEST ELEVATION

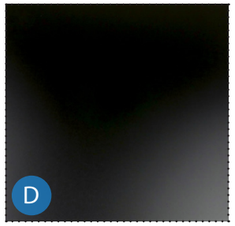


BR01- RED BRICK

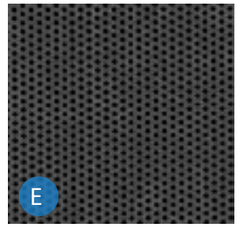
GL01- VISION GLASS



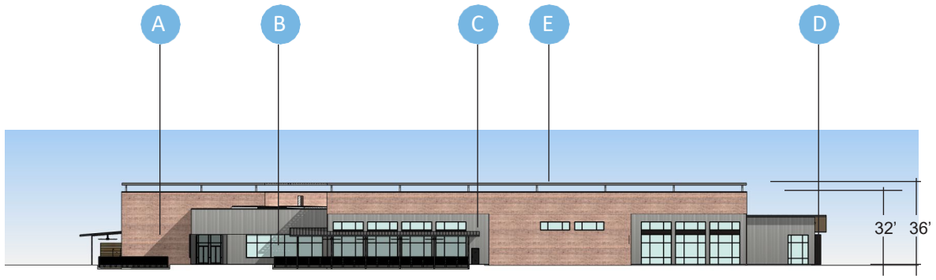
MP01- GRAY METAL
MINIMUM 24 GAUGE



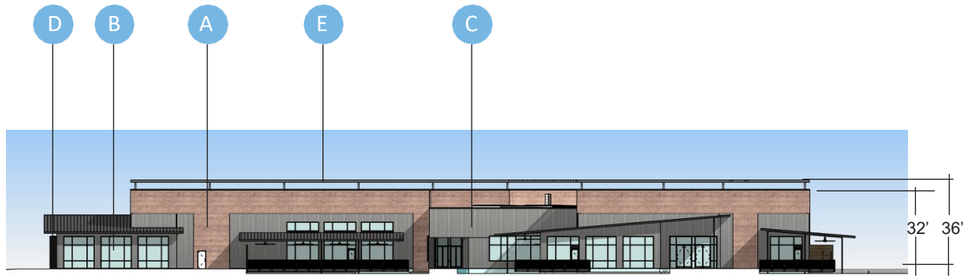
MP03- BLACK METAL
MINIMUM 24 GAUGE



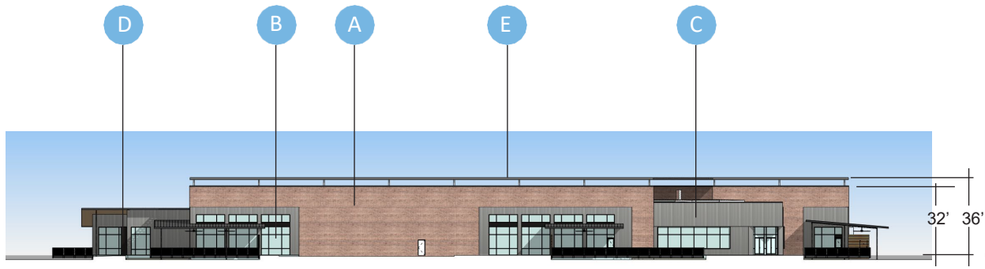
MP05- PERFORATED METAL
MINIMUM 24 GAUGE



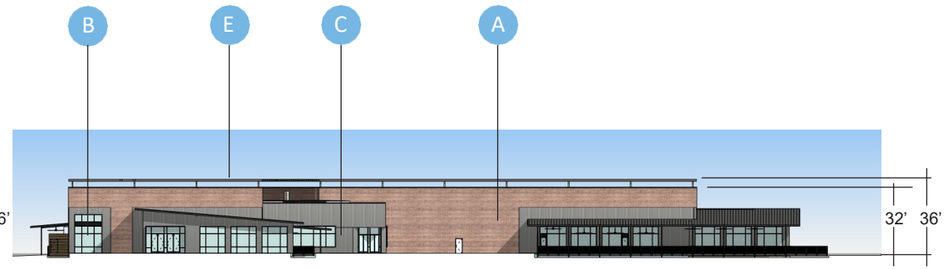
NORTH ELEVATION



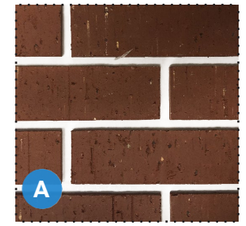
SOUTH ELEVATION



EAST ELEVATION

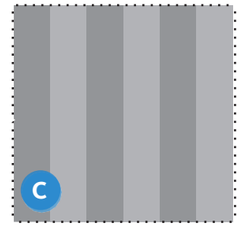


WEST ELEVATION

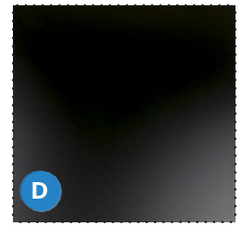


BR01- RED BRICK

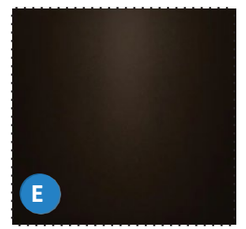
GL01- VISION GLASS



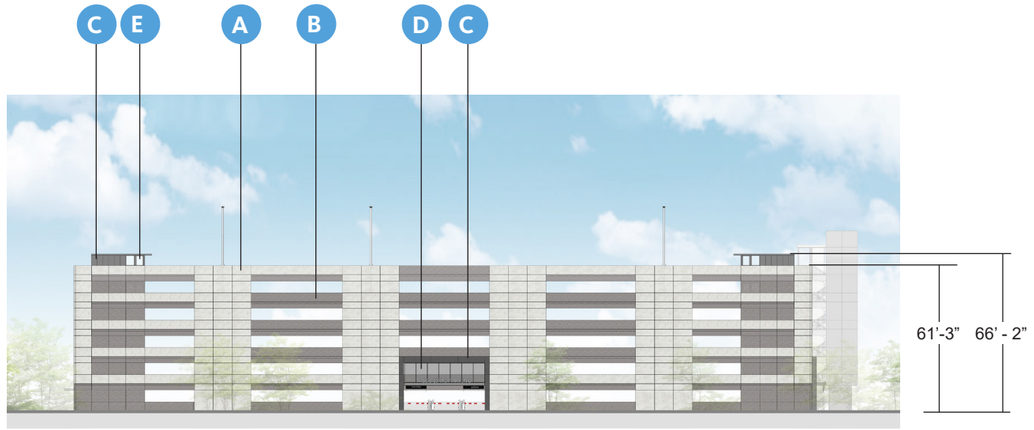
MP01- CONCEALED FASTENER METAL PANEL MINIMUM 24 GAUGE



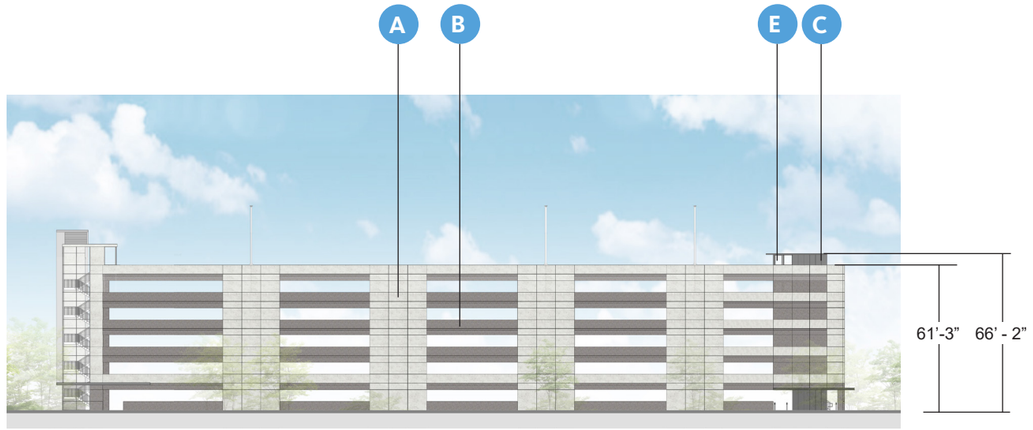
MP02- DARK METAL MINIMUM 24 GAUGE



RS01- DARK BRONZE ALUMINUM ROOF SCREENING

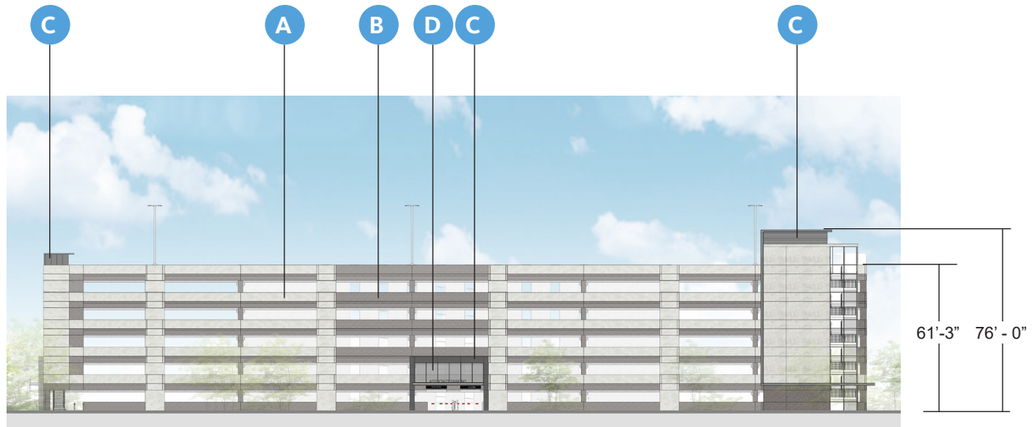


NORTH ELEVATION

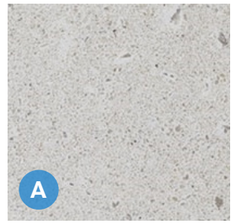


SOUTH ELEVATION

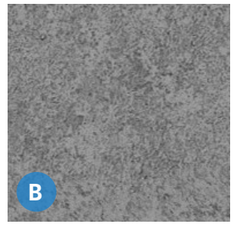
EAST ELEVATION



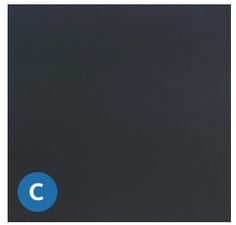
WEST ELEVATION



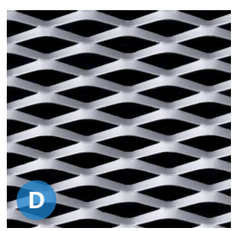
PC01- PRECAST LIGHT



PC02- PRECAST DARK



MP03- BLACK METAL
MINIMUM 24 GAUGE

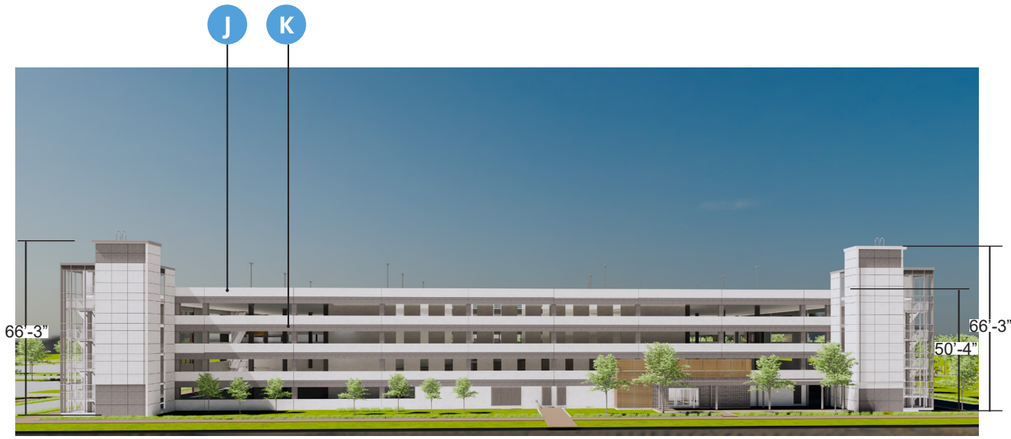


MP06 - EXPANDED METAL
MINIMUM 24 GAUGE

GL01- VISION GLASS

PARKING GARAGE | PD02

*NOTE: Canopies encroach up to 16' into ROW

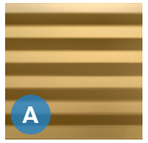


NORTH ELEVATION

SOUTH ELEVATION

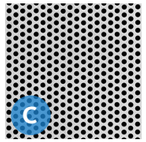
EAST ELEVATION

WEST ELEVATION



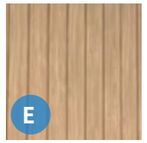
MP01- METAL PANEL TAMBOURINE HORIZONTAL MINIMUM 24 GAUGE

BR01 - CHARTER WHITE



MP02 - PERFORATED METAL MINIMUM 24 GAUGE

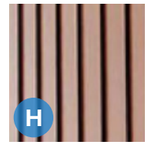
BR02 - BARLOW HANDMADE



MP04 - WOOD GRAIN METAL SIDING 24 GAUGE COLOR: LIGHT PINE

MP03 - CHARCOAL METAL PANEL MINIMUM 24 GAUGE

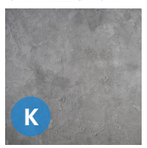
MF01 - MESH FABRIC - SERGE FERRARI



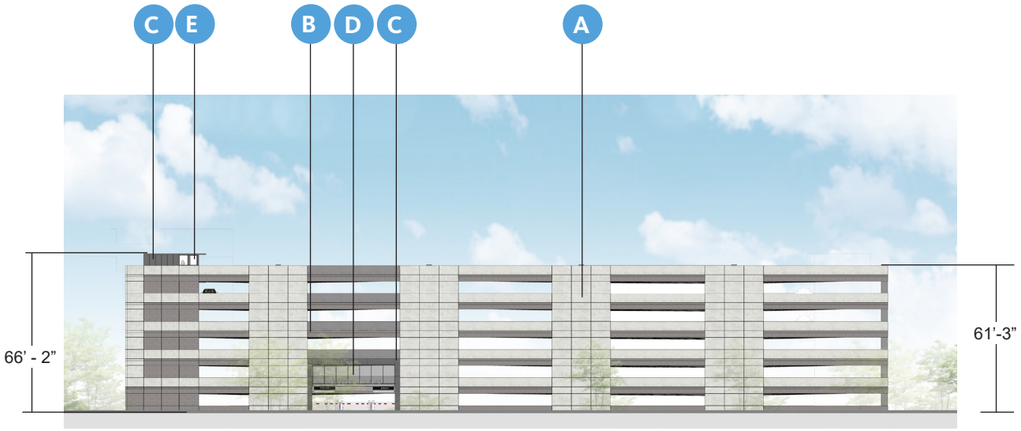
MP05 - WOOD GRAIN METAL SIDING 24 GAUGE COLOR: SADDLE

BR03 - CHARLESTON

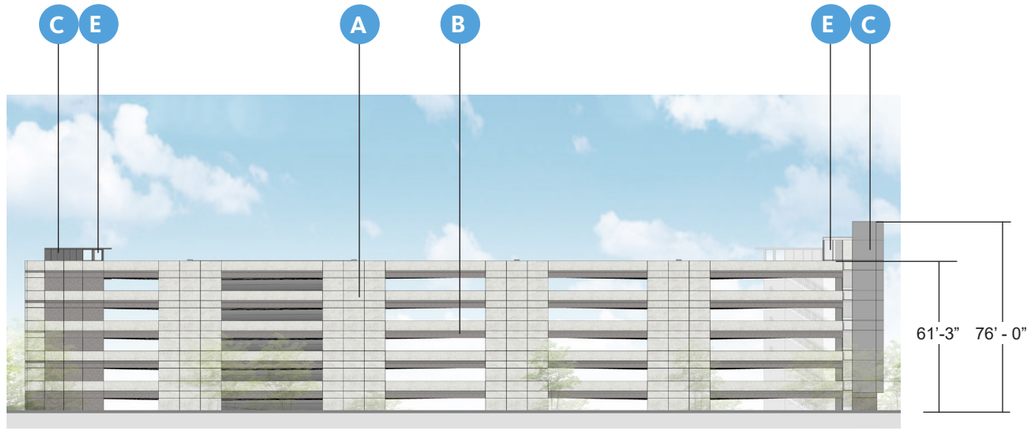
PC01 - PRECAST LIGHT



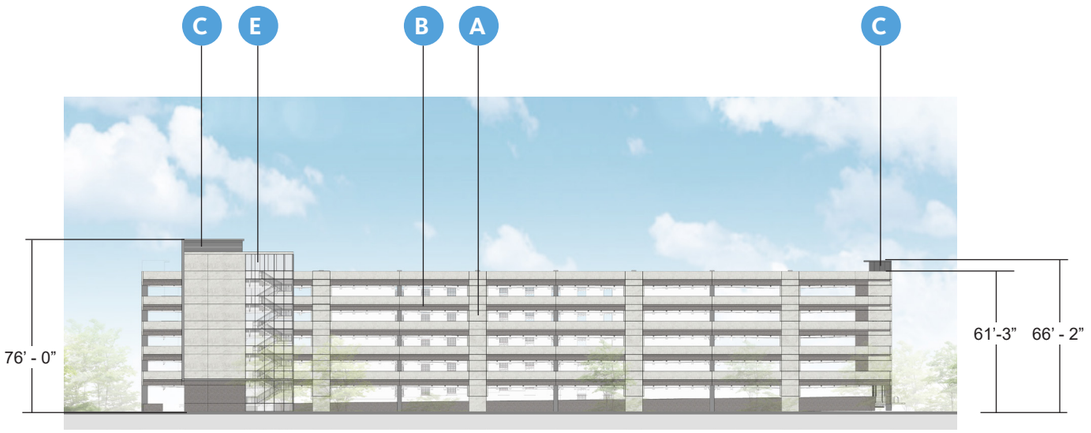
PC02 - PRECAST DARK



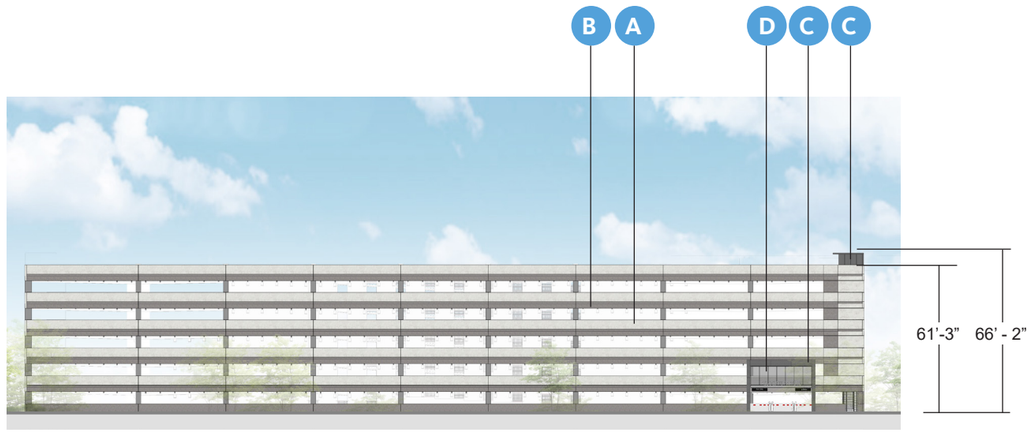
NORTH ELEVATION



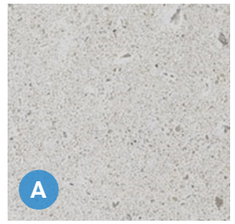
SOUTH ELEVATION



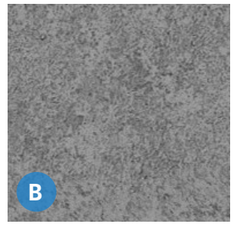
EAST ELEVATION



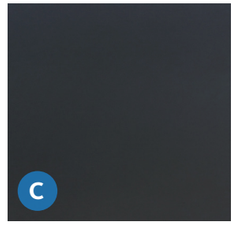
WEST ELEVATION



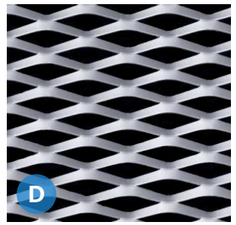
PC01- PRECAST LIGHT



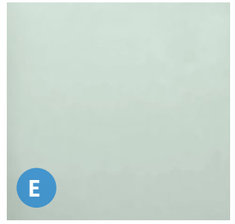
PC02- PRECAST DARK



MP03- BLACK METAL
MINIMUM 24 GAUGE



MP06 - EXPANDED METAL
MINIMUM 24 GAUGE



GL01- VISION GLASS

PARKING GARAGE | PD04

*NOTE: Canopies encroach up to 11' into ROW

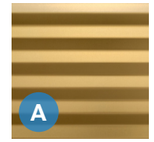
NORTH ELEVATION

SOUTH ELEVATION

EAST ELEVATION

WEST ELEVATION

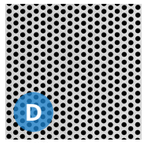
*ALL METAL PANEL MINIMUM 24 GAUGE



MP01- METAL PANEL TAMBOURINE HORIZONTAL*

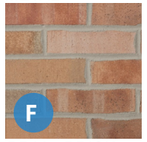
ST01 - LIMESTONE CALCIUM SILICATE

BR01 - BRICK CHARTER WHITE

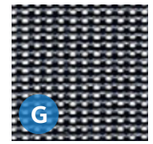


MP02 - PERFORATED METAL*

BR02 - BRICK BURNT ALMOND WIRECUT



BR03 - BRICK LLLINI COMMONS



MF01 - MESH FABRIC - SERGE FERRARI

BR04 -BRICK BARLOW HANDMADE

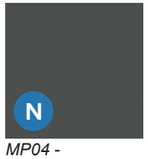
BR05 - CHARLESTON

BR06 -BRICK MIDLOTHIAN

MP03 - DARK BRONZE ALUM*

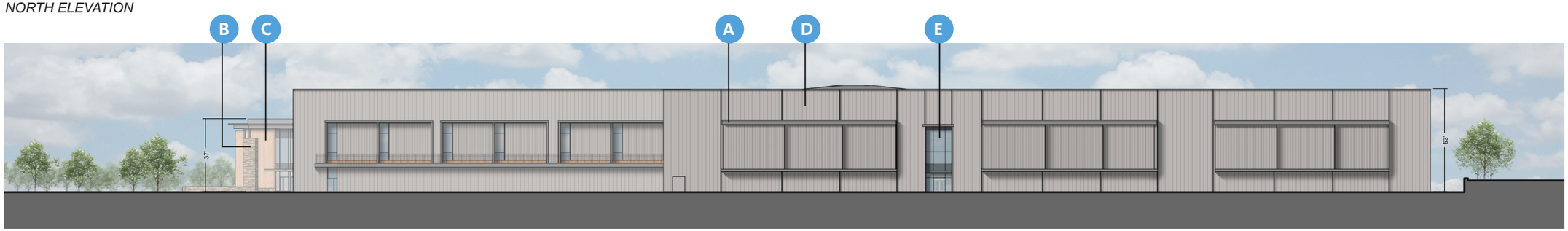
PC01 - PRECAST LIGHT

PC02 - PRECAST DARK



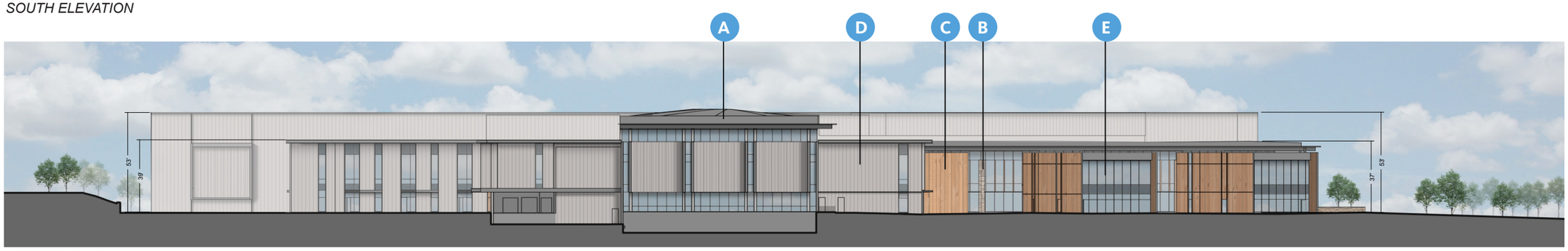
MP04 - CHARCOAL METAL PANEL*

NORTH ELEVATION



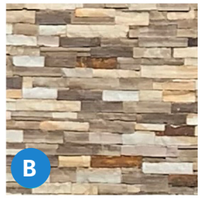
EAST ELEVATION

SOUTH ELEVATION

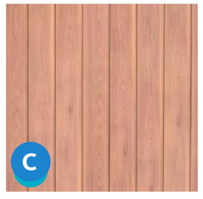


WEST ELEVATION

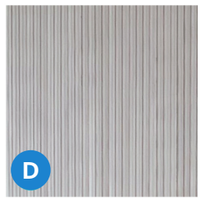
MCM1 - Florupon Classic II



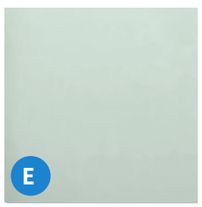
ST1 - Hackett Blue-Brown Multi-Strip



CL7 - Concrete Panel



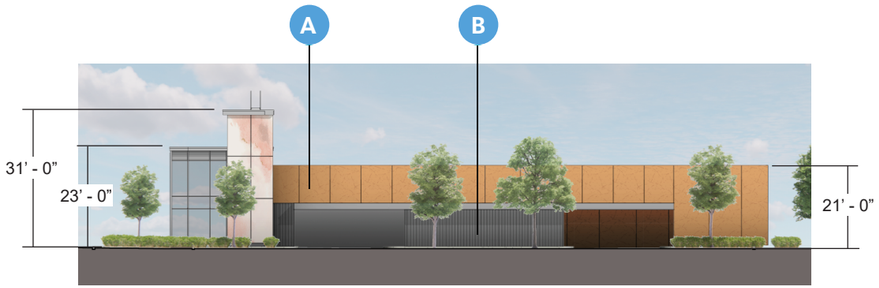
MWP (1,2,3) - Metal Wall Panel, min. 24 ga



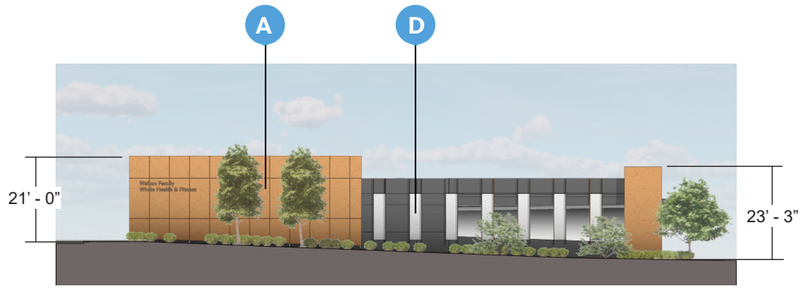
GL1 - Vision Glass

NORTH ELEVATION

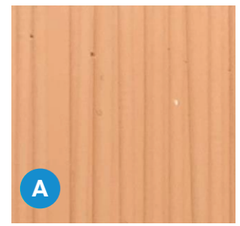
SOUTH ELEVATION



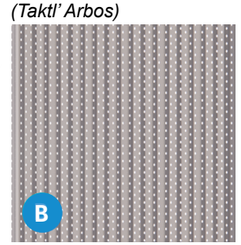
EAST ELEVATION



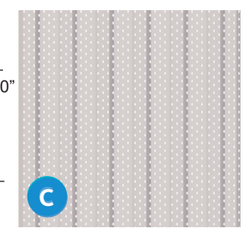
WEST ELEVATION



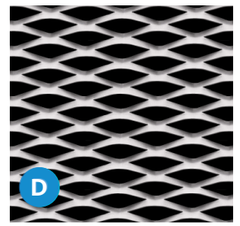
CFP- Concrete Facade Panel (Taktl' Arbos)



MWP1- Corrugated Metal Panel, min. 24 ga.

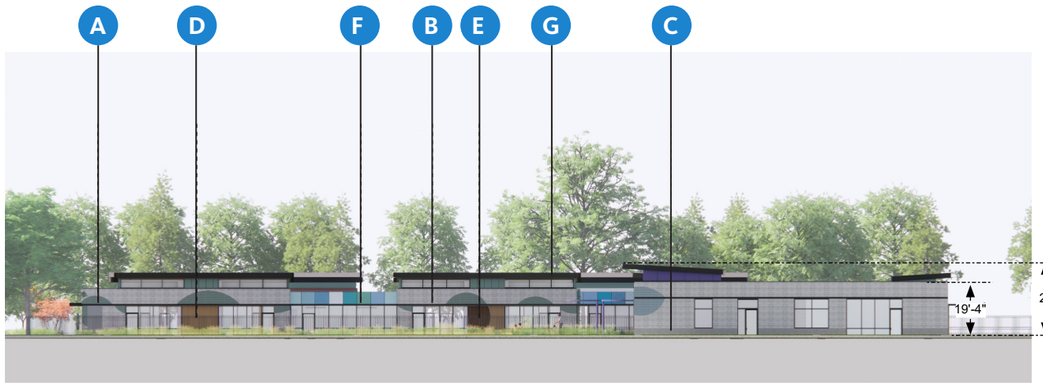


MWP2- Corrugated Metal Panel, min. 24 ga.

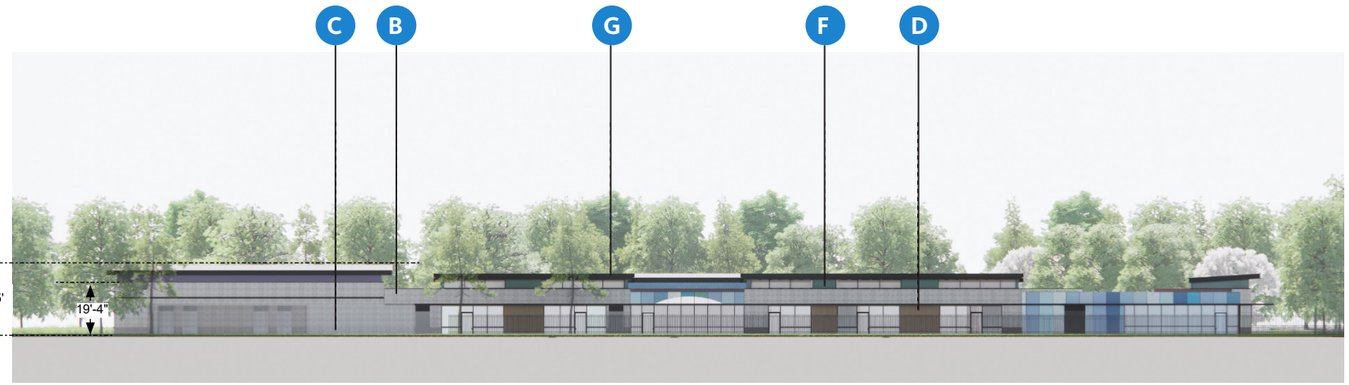


EMP- Expanded Metal Panel, min 1/8 in.

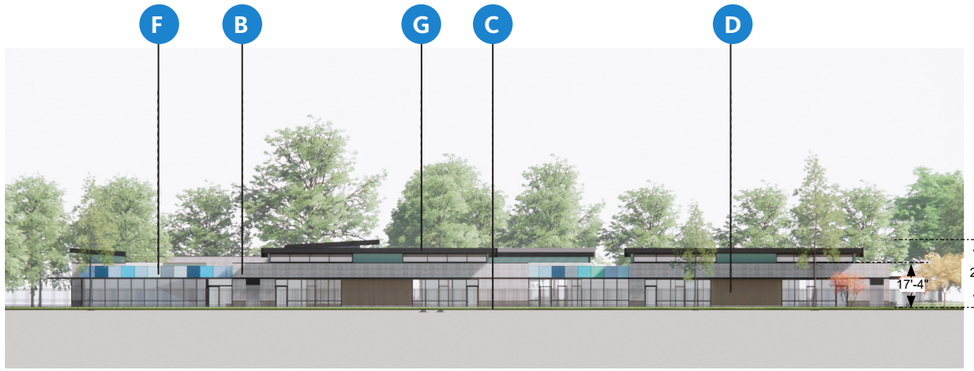
NOTE: Childcare Building I-02 is a mirror image of Childcare Building L-02 (shown below)



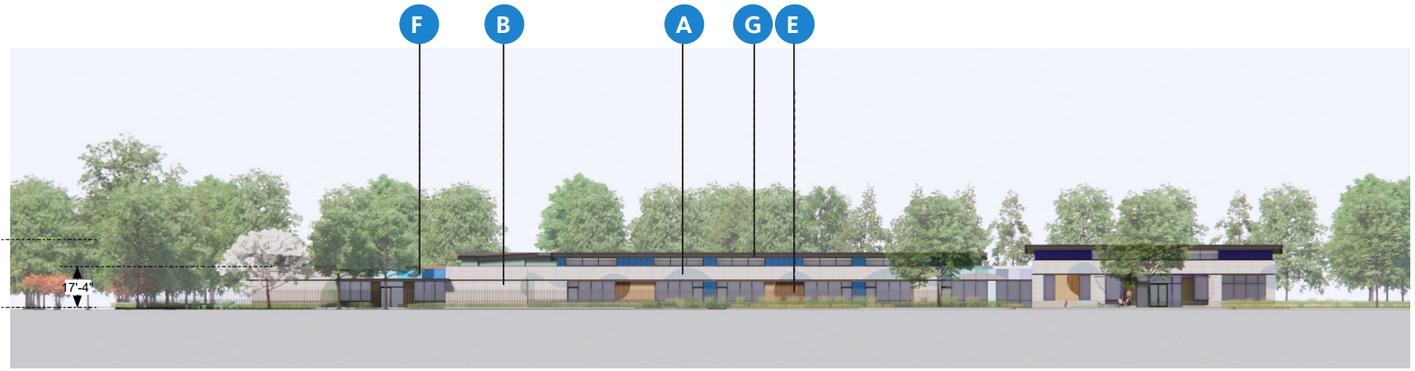
EAST ELEVATION (BUILDING L-02)



NORTH ELEVATION (BUILDING L-02)



WEST ELEVATION (BUILDING L-02)



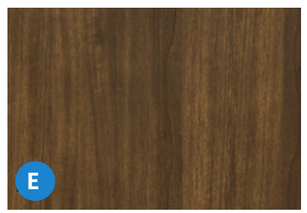
SOUTH ELEVATION (BUILDING L-02)

BRICK 01

BRICK 02

BURNISHED BLOCK

WOOD 01
(LONGBOARD METAL PANEL)



WOOD 02
(LONGBOARD METAL PANEL)

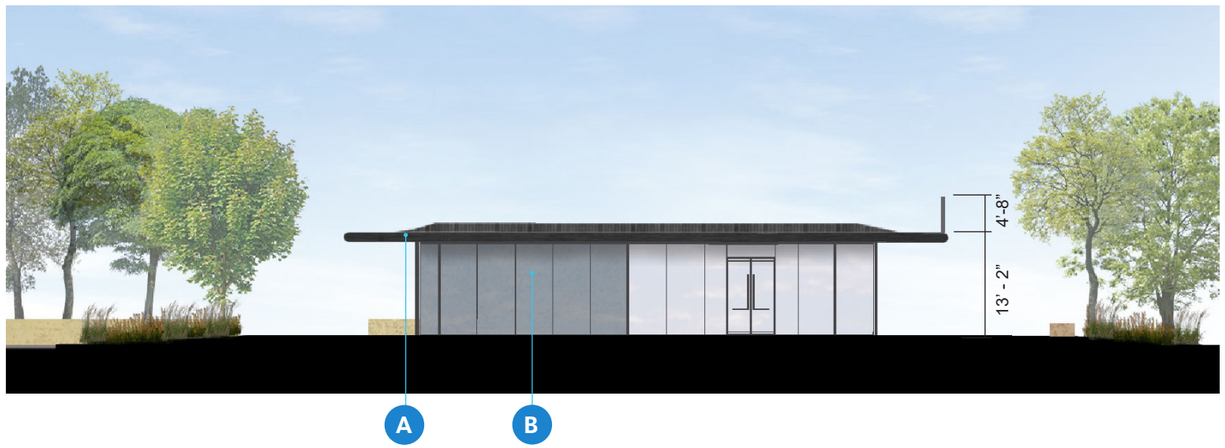
METAL PANEL, MIN. 24 GA

MULLION

SOUTH ELEVATION

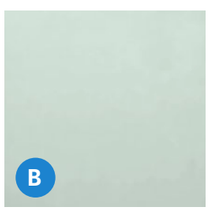
EAST ELEVATION

NORTH ELEVATION



WEST ELEVATION

ACM PANEL 01
TRICORN BLACK
MINIMUM 24 GAUGE



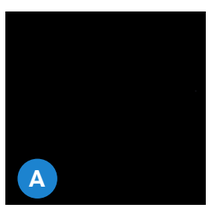
VISION GLASS

SOUTH ELEVATION

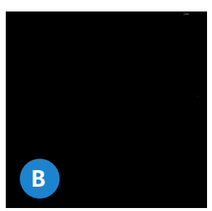
EAST ELEVATION

NORTH ELEVATION

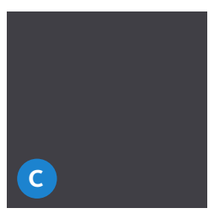
WEST ELEVATION



ACM PANEL 01
TRICORN BLACK
MINIMUM 24 GAUGE

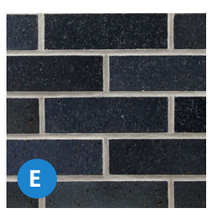


METAL,
PAINTED TO MATCH
TRICORN BLACK
MINIMUM 24 GAUGE
(PERFORATED AT
SELECT LOCATIONS)

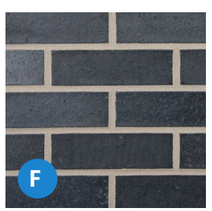


ACM PANEL 02
DUSTY CHARCOAL II
MINIMUM 24 GAUGE
(PERFORATED AT
SELECT LOCATIONS)

BRICK 01
GLAZED WHITE VC1
VELOUR TEXTURE



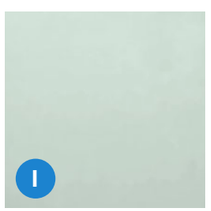
BRICK 02
MANGANESE
IRONSPOT,
VELOUR TEXTURE



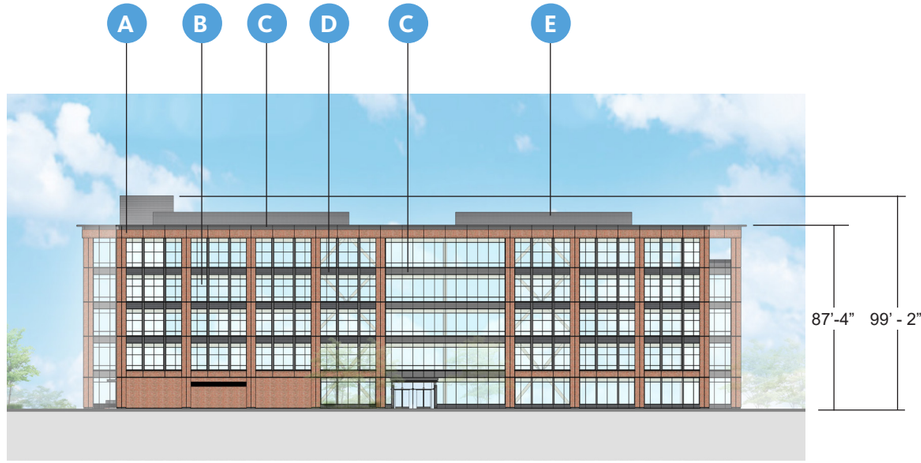
BRICK 03
MANGANESE
IRONSPOT,
SMOOTH TEXTURE

STO EIFS
RAL 7038
WIPE, UNBLOTTED

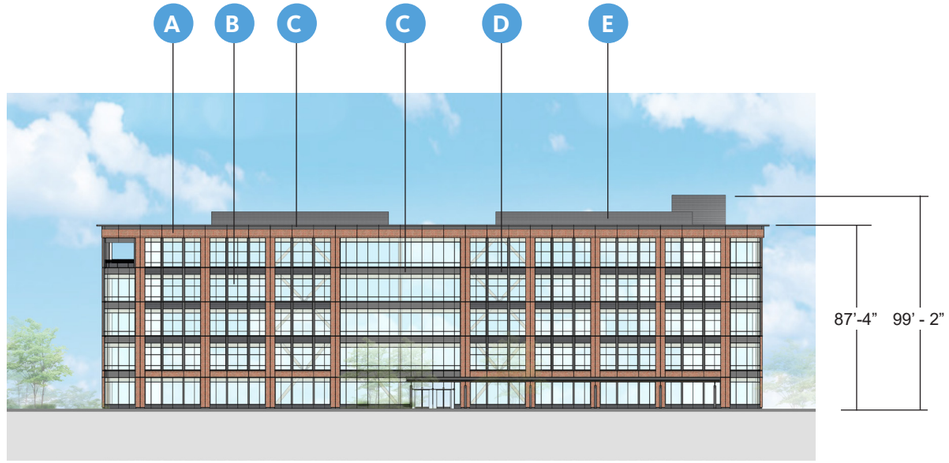
STO EIFS
RAL 7011
CLEAR SEALER
MATTE



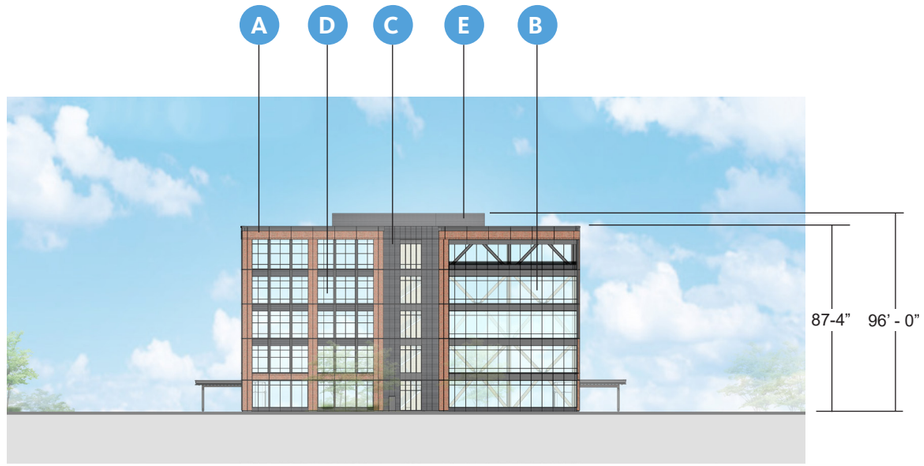
VISION GLASS



NORTH ELEVATION

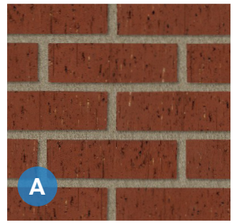


SOUTH ELEVATION



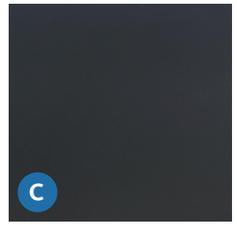
EAST ELEVATION

WEST ELEVATION



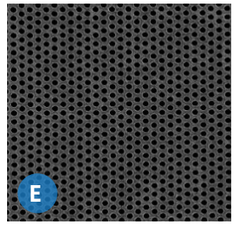
BR01- RED THIN BRICK

GL01- VISION GLASS



MP03- BLACK METAL MINIMUM 24 GAUGE

MP04- CORRUGATED METAL MINIMUM 24 GAUGE

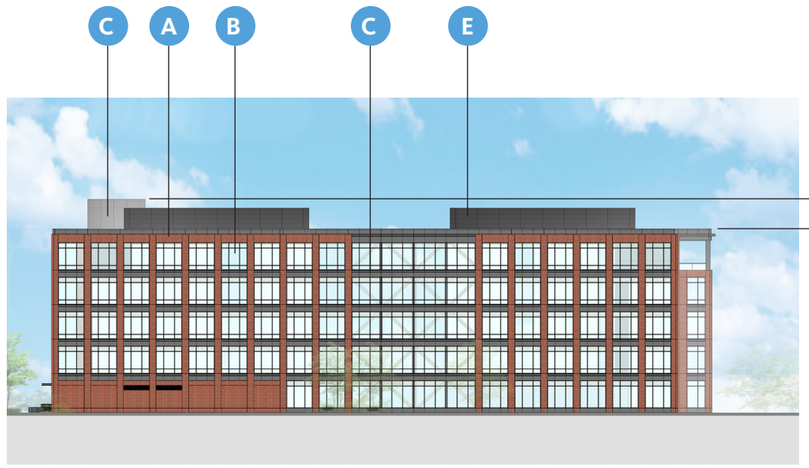


MP05- PERFORATED METAL MINIMUM 24 GAUGE

WD01- WOOD FINISH (CANOPY AND TERRACE SOFFITS)

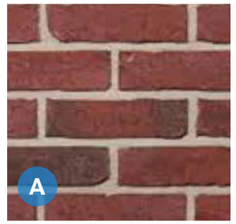
NORTH ELEVATION

SOUTH ELEVATION



EAST ELEVATION

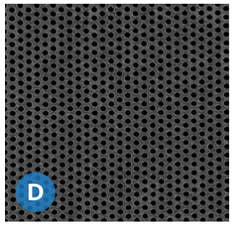
WEST ELEVATION



BR01- RED THIN BRICK

GL01- VISION GLASS

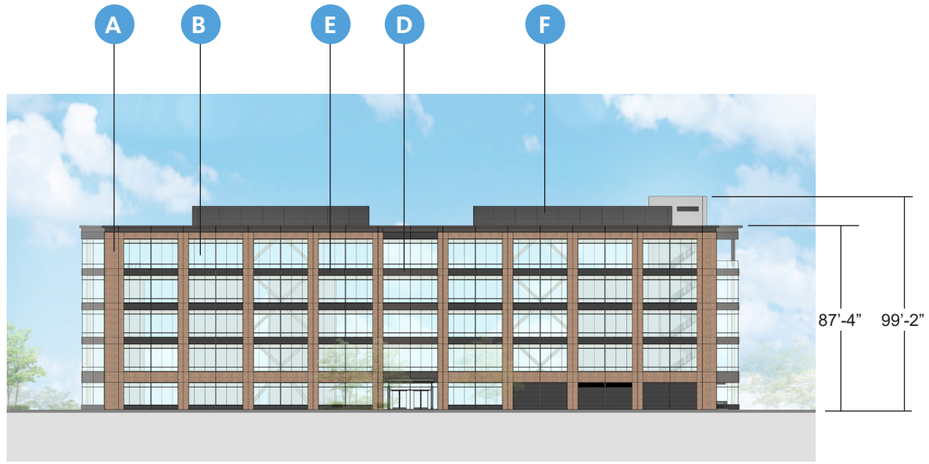
MP01- GRAY METAL MINIMUM 24 GAUGE



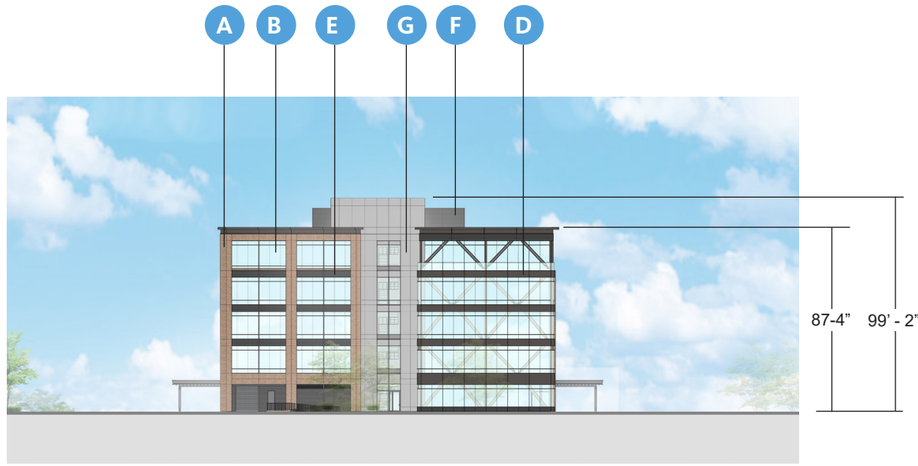
MP05- PERFORATED METAL MINIMUM 24 GAUGE

WD01- WOOD FINISH (CANOPY AND TERRACE SOFFITS)

NORTH ELEVATION



SOUTH ELEVATION



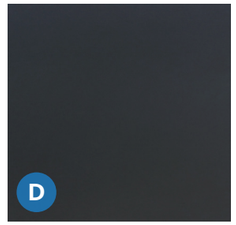
EAST ELEVATION

WEST ELEVATION

BR02- RED THIN BRICK

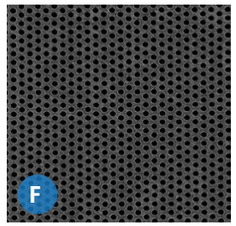
GL01- VISION GLASS

BR04- GRAY THIN BRICK



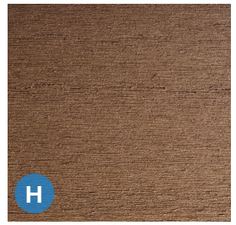
MP03- BLACK METAL MINIMUM 24 GAUGE

MP04- CORRUGATED METAL MINIMUM 24 GAUGE

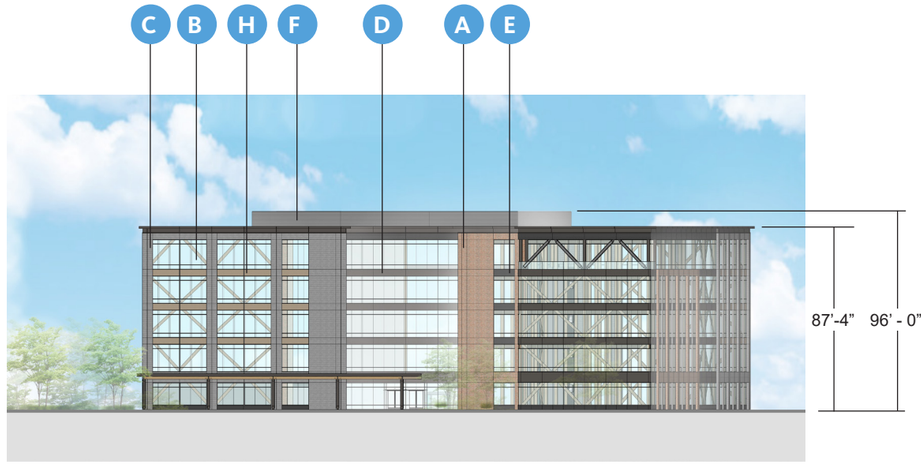


MP05- PERFORATED METAL MINIMUM 24 GAUGE

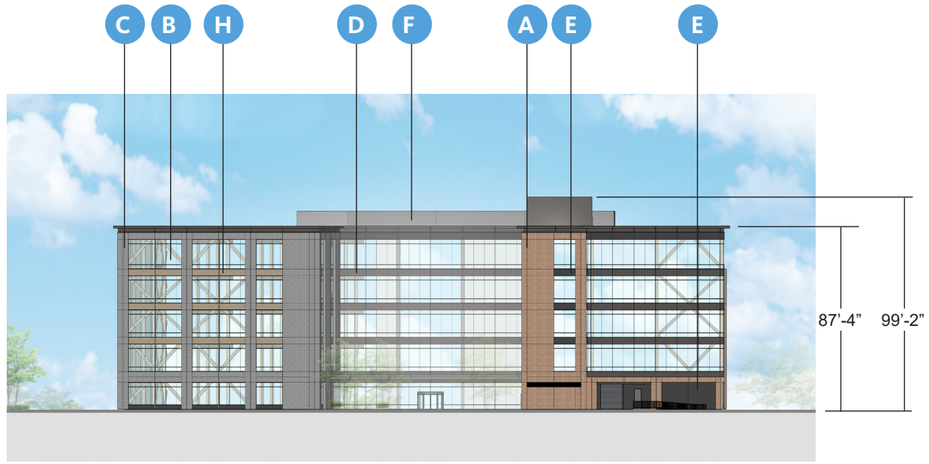
MP01- GRAY METAL MINIMUM 24 GAUGE



WD01- WOOD FINISH (CANOPY AND TERRACE SOFFITS)

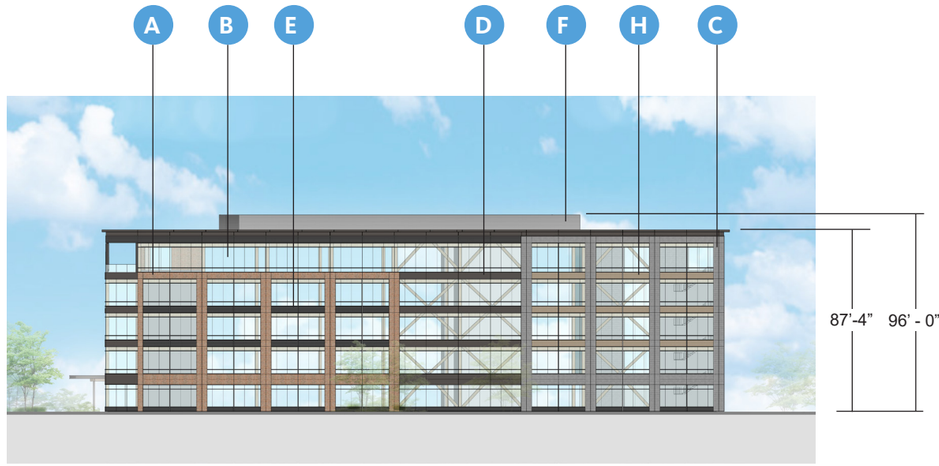


NORTH ELEVATION

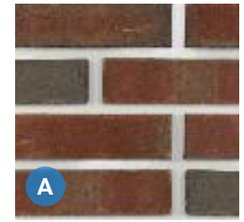


SOUTH ELEVATION

EAST ELEVATION



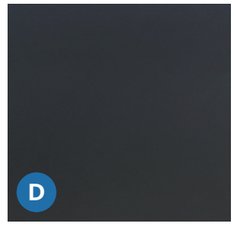
WEST ELEVATION



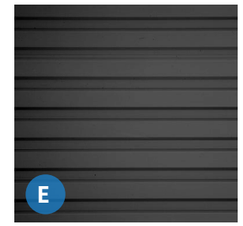
BR02- RED THIN BRICK

GL01- VISION GLASS

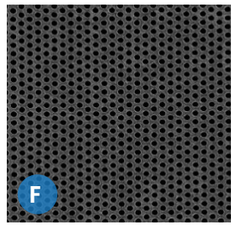
BR04- GRAY THIN BRICK



MP03- BLACK METAL
MINIMUM 24 GAUGE

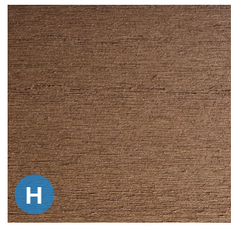


MP04- CORRUGATED METAL
MINIMUM 24 GAUGE

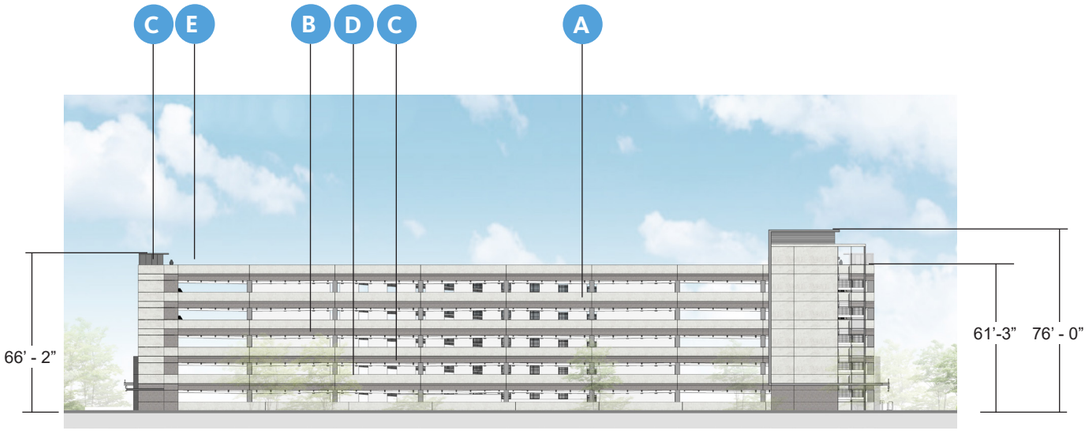


MP05- PERFORATED METAL
MINIMUM 24 GAUGE

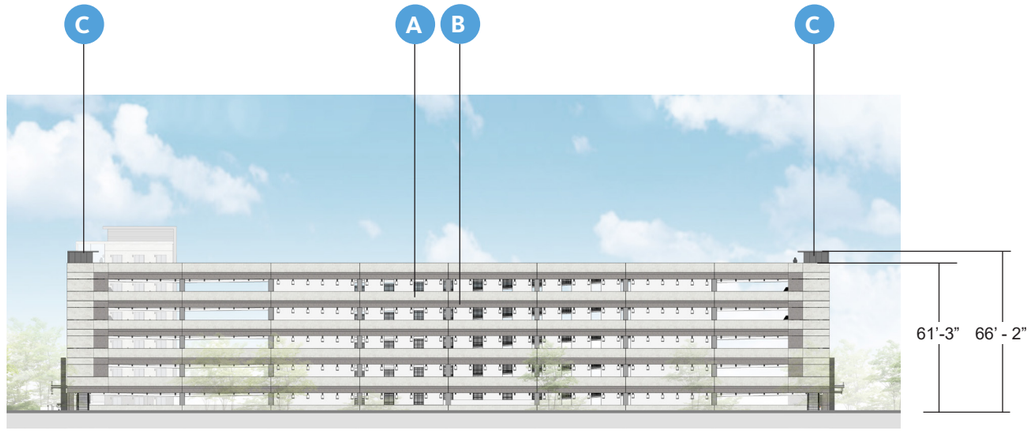
MP01- GRAY METAL
MINIMUM 24 GAUGE



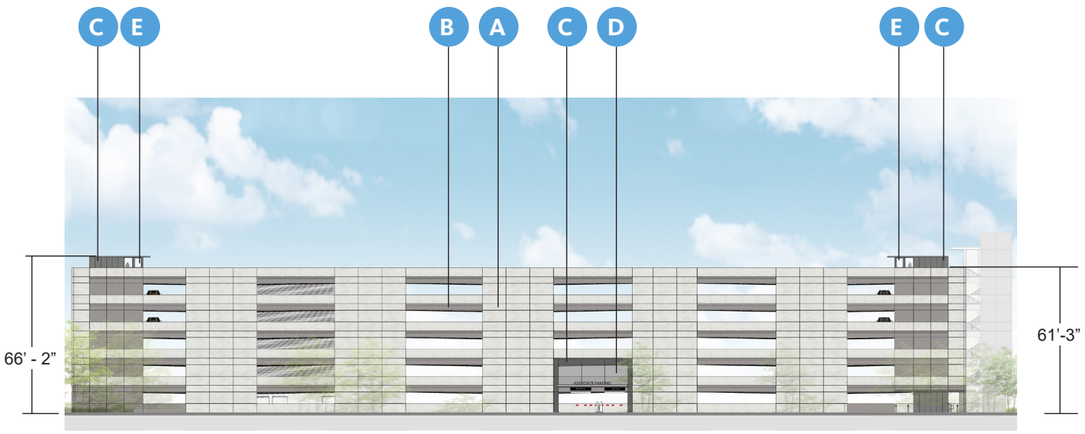
WD01- WOOD FINISH
(CANOPY AND
TERRACE SOFFITS)



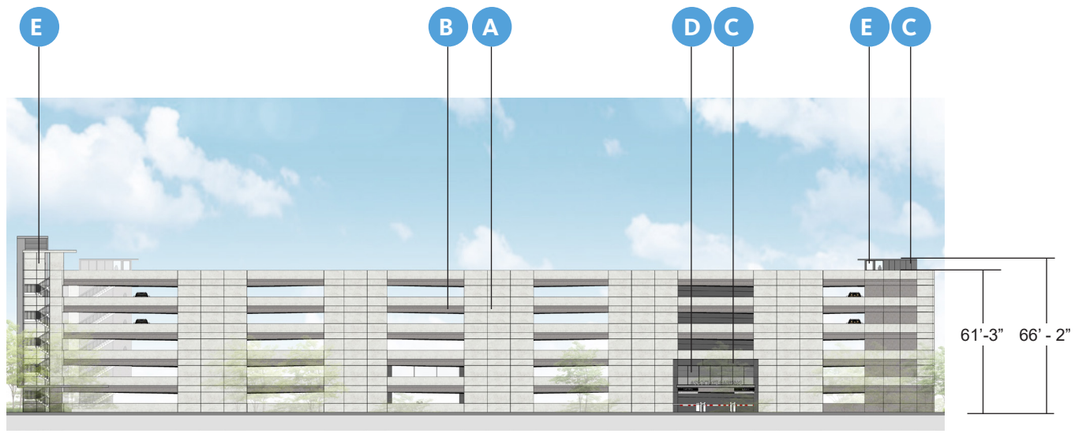
NORTH ELEVATION



SOUTH ELEVATION

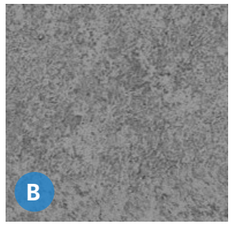


EAST ELEVATION

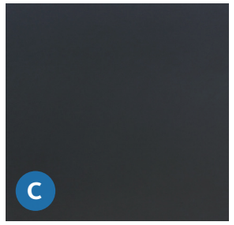


WEST ELEVATION

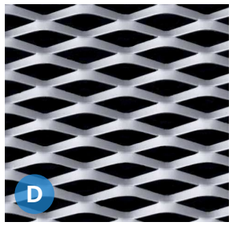
PC01- PRECAST LIGHT



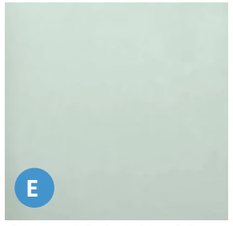
PC02- PRECAST DARK



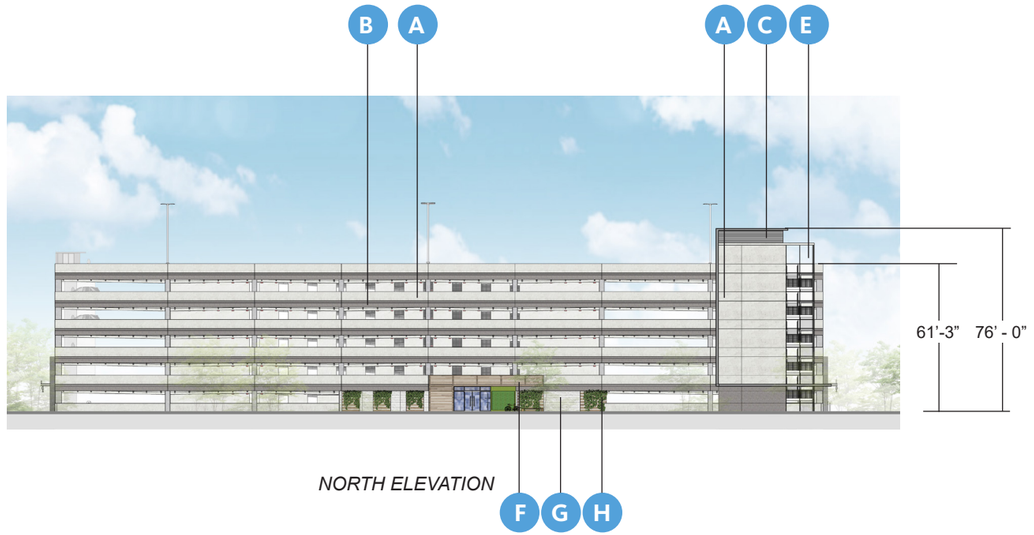
MP03- BLACK METAL
MINIMUM 24 GAUGE



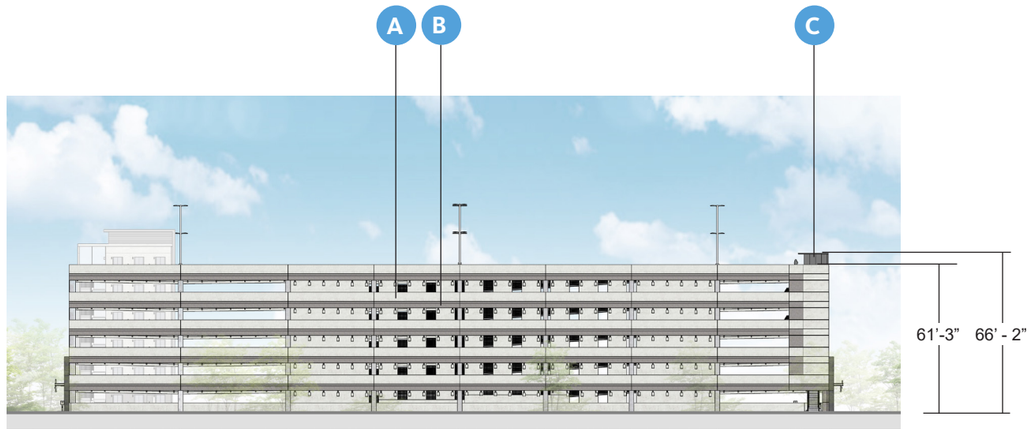
MP06 - EXPANDED METAL
MINIMUM 24 GAUGE



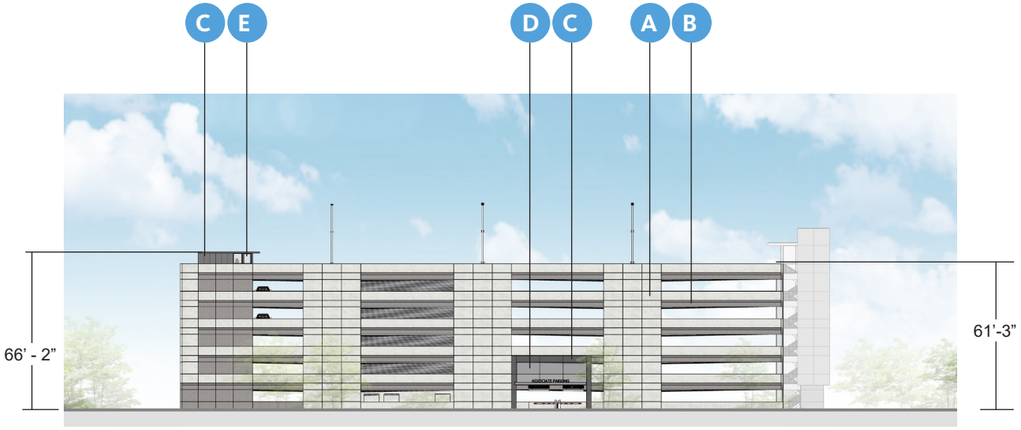
GL01- VISION GLASS



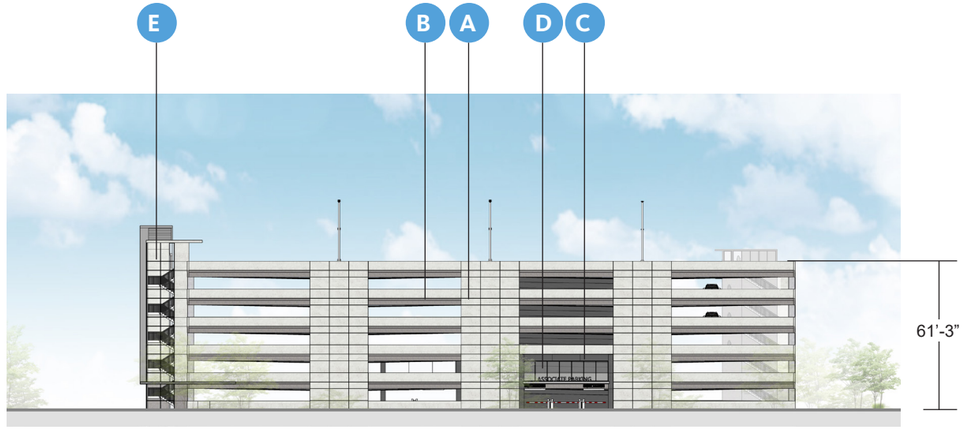
NORTH ELEVATION



SOUTH ELEVATION

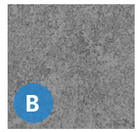


EAST ELEVATION

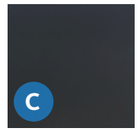


WEST ELEVATION

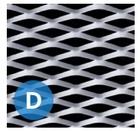
PC01- PRECAST LIGHT



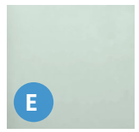
PC02- PRECAST DARK



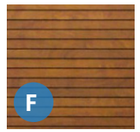
MP03- BLACK METAL
MINIMUM 24 GAUGE



MP06 - EXPANDED METAL
MINIMUM 24 GAUGE



GL01- VISION GLASS

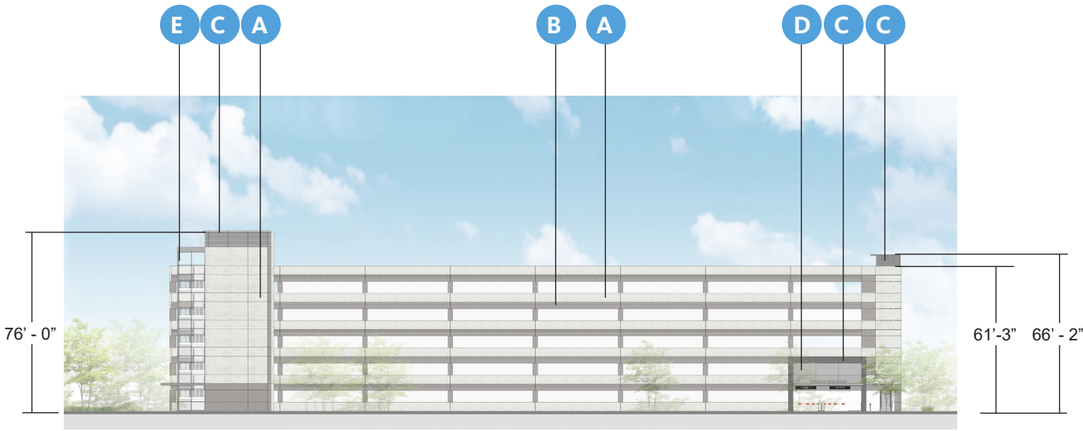


WD01 - WOOD VENEER

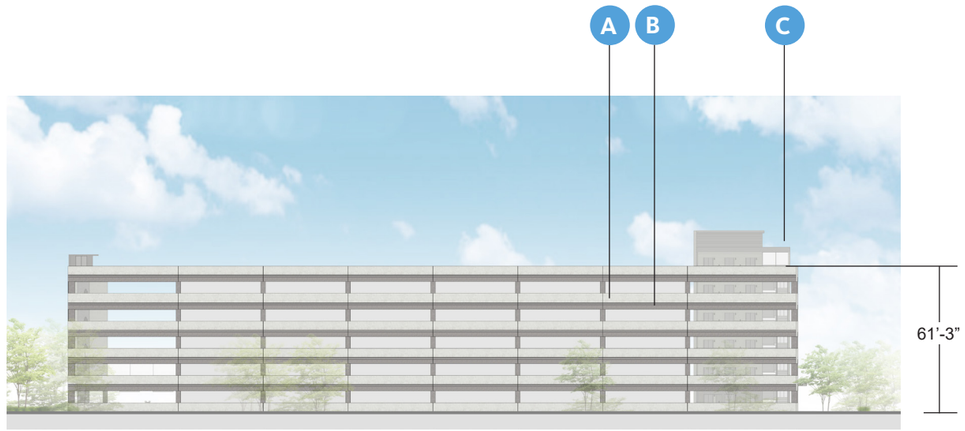
BR01 - BRICK VENEER

WC01 - GREEN WALL

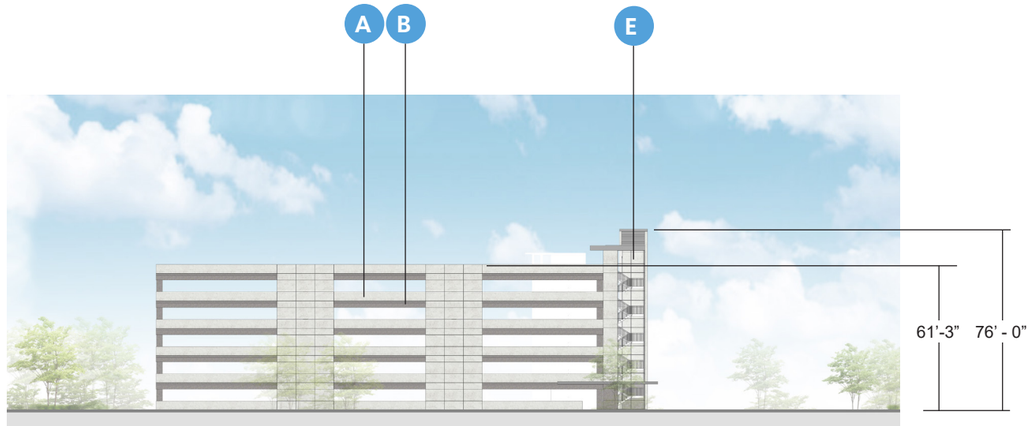
WC01 - GREEN WALL



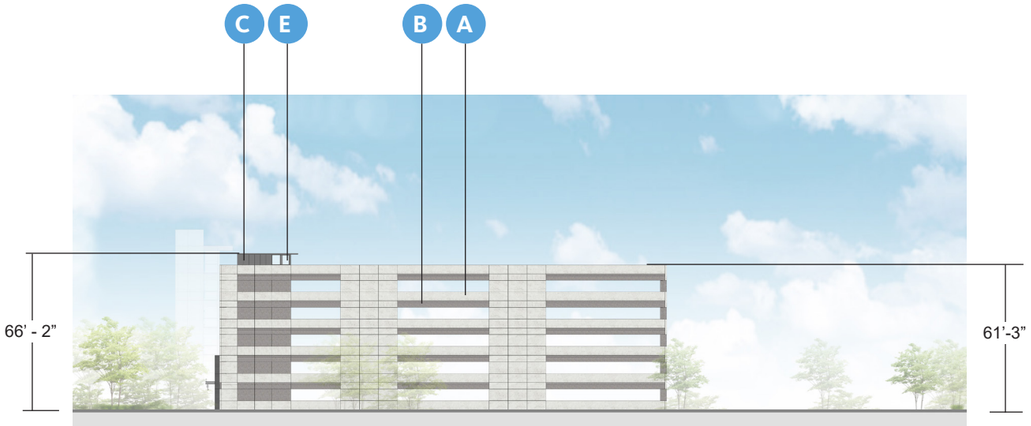
NORTH ELEVATION



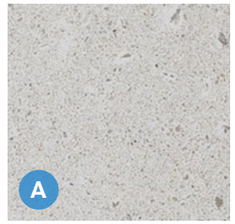
SOUTH ELEVATION



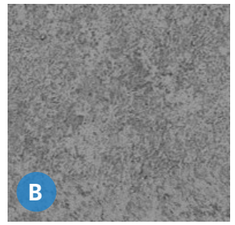
EAST ELEVATION



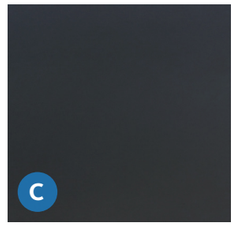
WEST ELEVATION



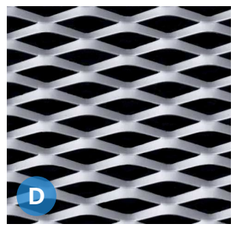
PC01- PRECAST LIGHT



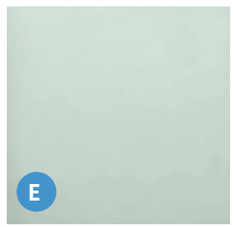
PC02- PRECAST DARK



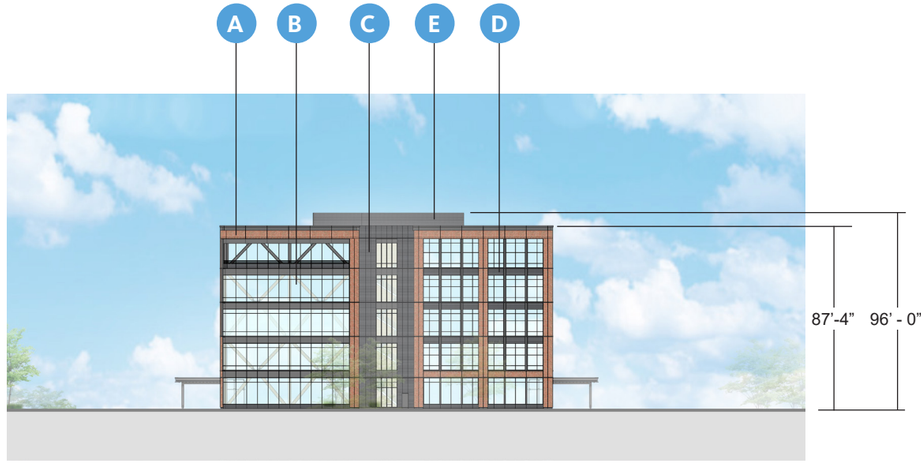
MP03- BLACK METAL
MINIMUM 24 GAUGE



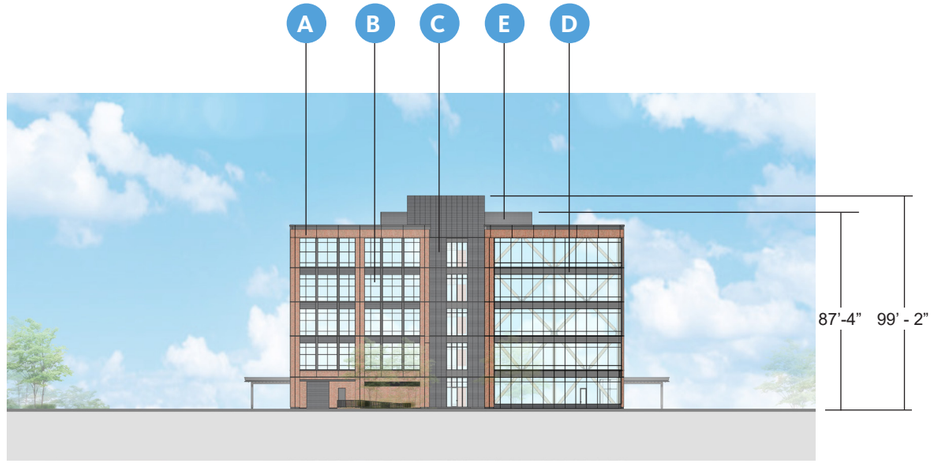
MP06 - EXPANDED METAL
MINIMUM 24 GAUGE



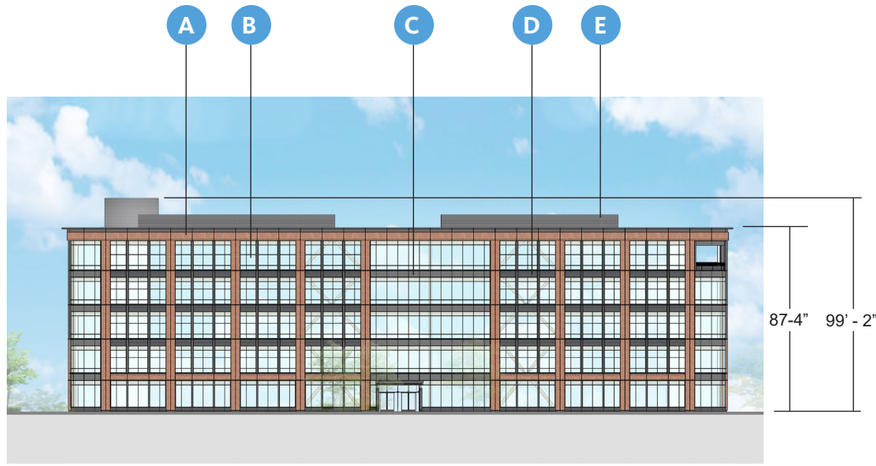
GL01- VISION GLASS



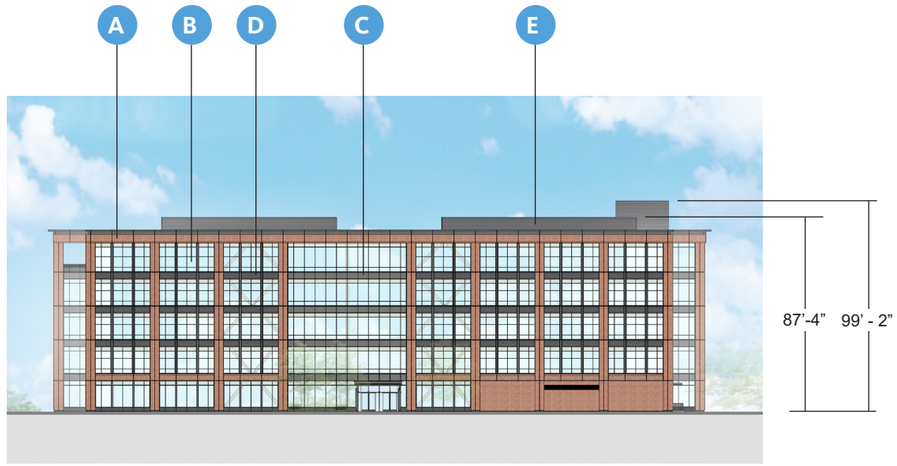
NORTH ELEVATION



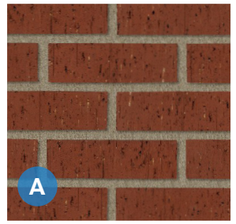
SOUTH ELEVATION



EAST ELEVATION

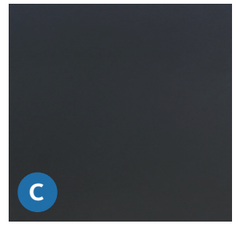


WEST ELEVATION



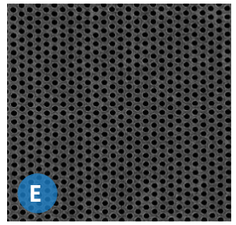
BR01- RED THIN BRICK

GL01- VISION GLASS



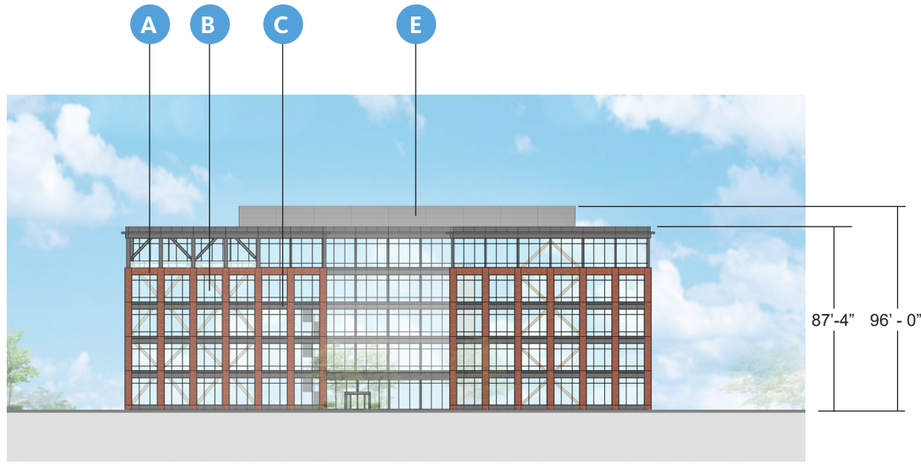
MP03- BLACK METAL MINIMUM 24 GAUGE

MP04- CORRUGATED METAL MINIMUM 24 GAUGE

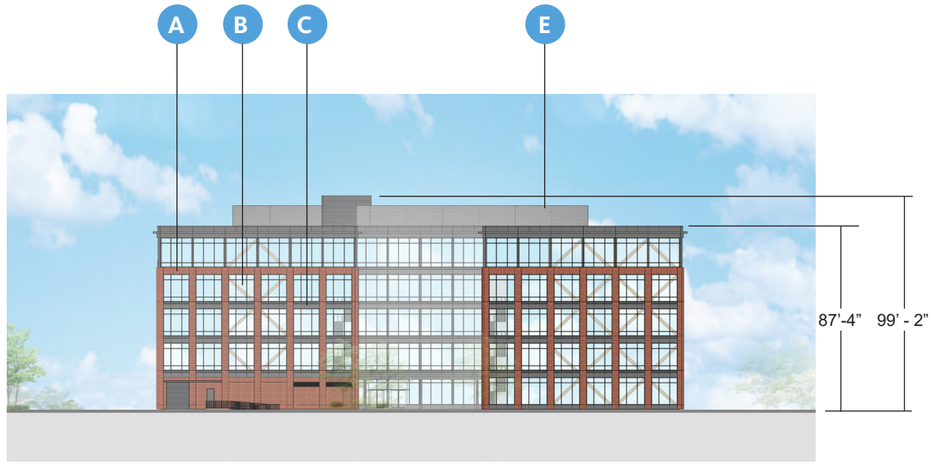


MP05- PERFORATED METAL MINIMUM 24 GAUGE

WD01- WOOD FINISH (CANOPY AND TERRACE SOFFITS)

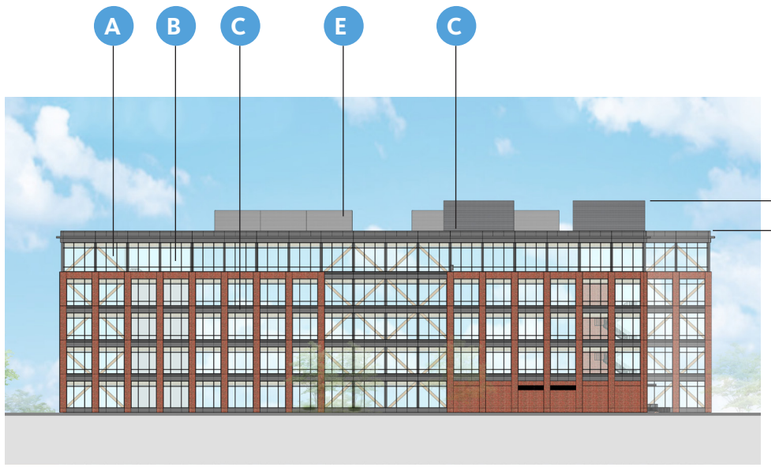


NORTH ELEVATION

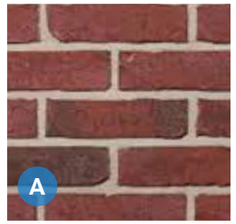


SOUTH ELEVATION

EAST ELEVATION



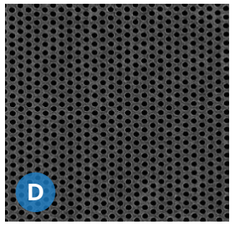
WEST ELEVATION



BR01- RED THIN BRICK

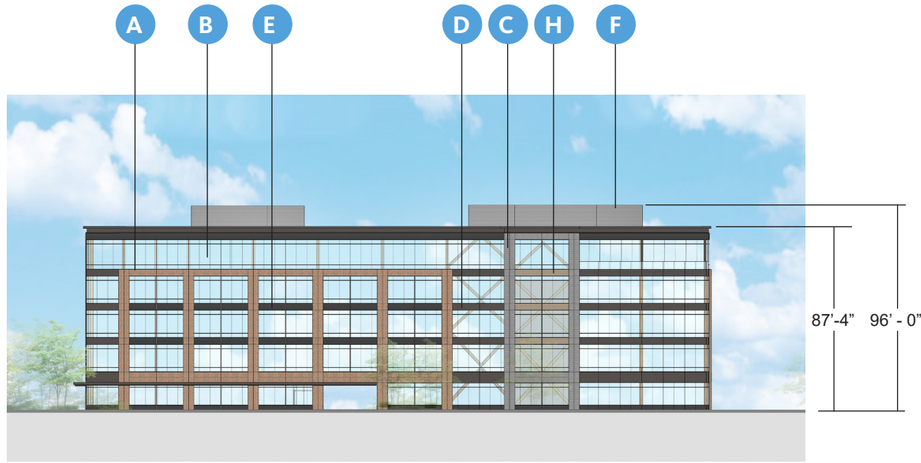
GL01- VISION GLASS

MP01- GRAY METAL MINIMUM 24 GAUGE

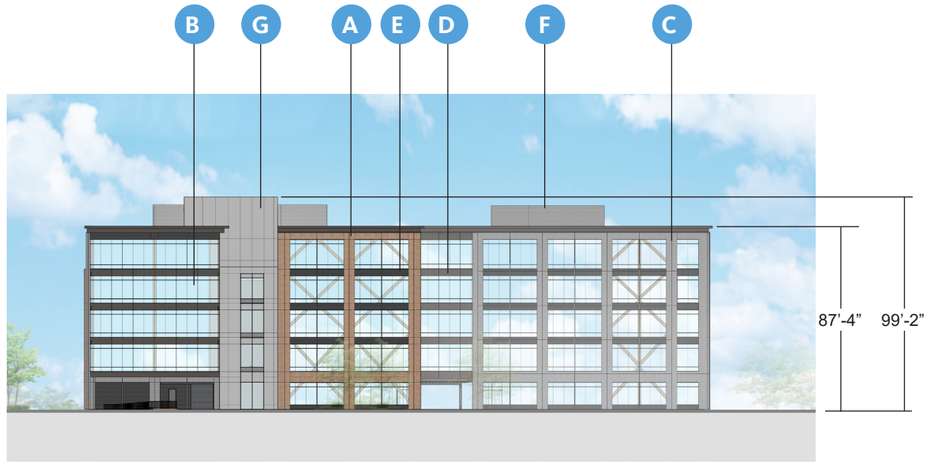


MP05- PERFORATED METAL MINIMUM 24 GAUGE

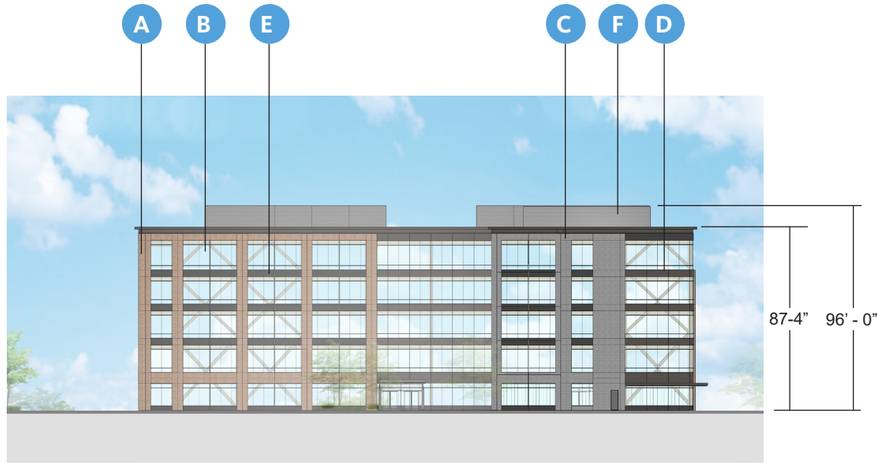
WD01- WOOD FINISH (CANOPY AND TERRACE SOFFITS)



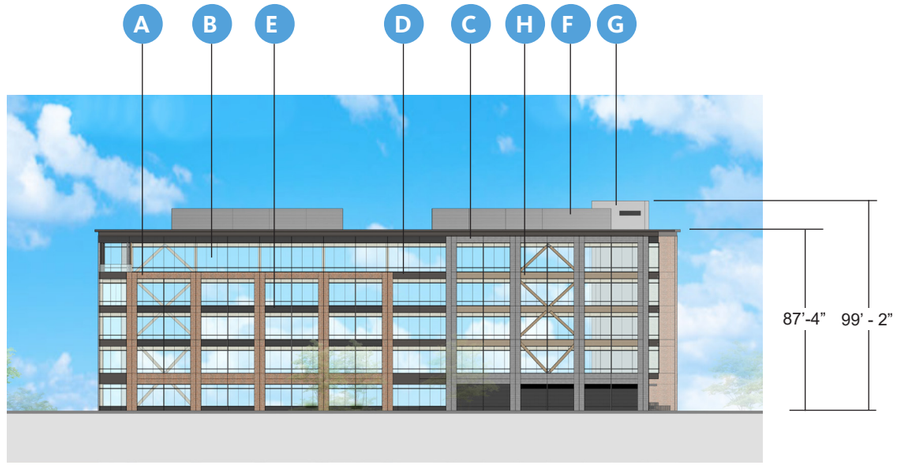
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION

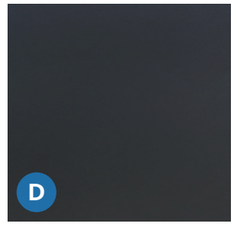


WEST ELEVATION

BR02- RED THIN BRICK

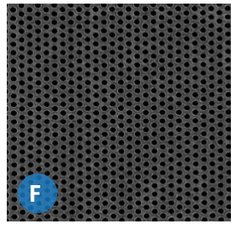
GL01- VISION GLASS

BR04- GRAY THIN BRICK



MP03- BLACK METAL
MINIMUM 24 GAUGE

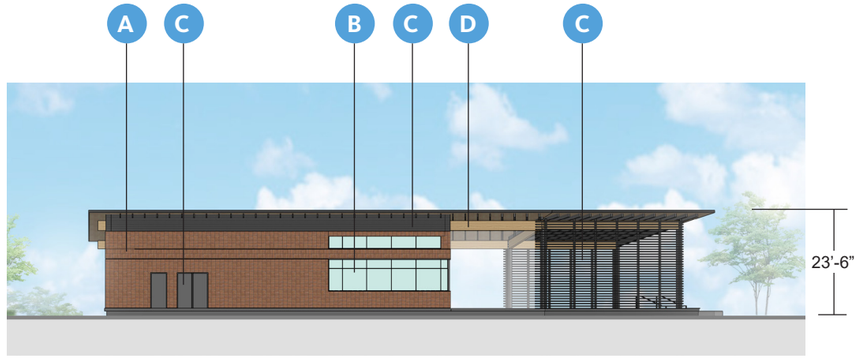
MP04- CORRUGATED METAL
MINIMUM 24 GAUGE



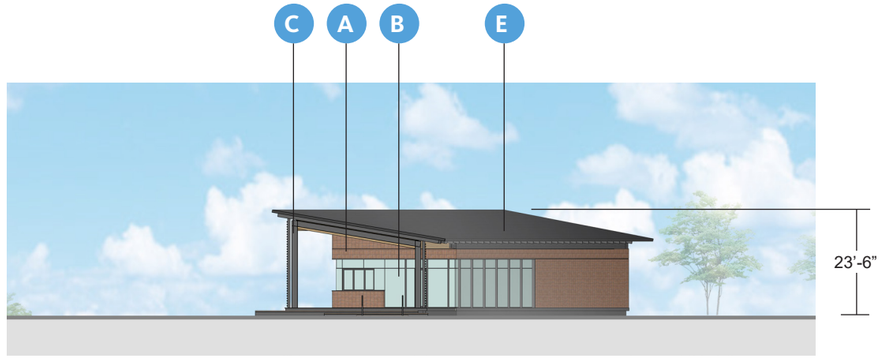
MP05- PERFORATED METAL
MINIMUM 24 GAUGE

MP01- GRAY METAL
MINIMUM 24 GAUGE

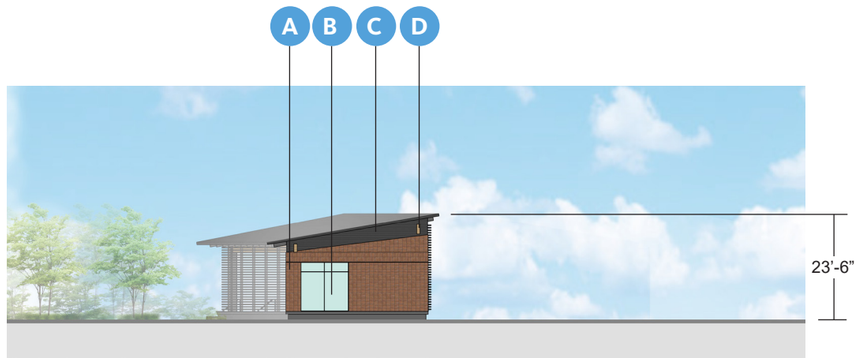
WD01- WOOD FINISH
(CANOPY AND
TERRACE SOFFITS)



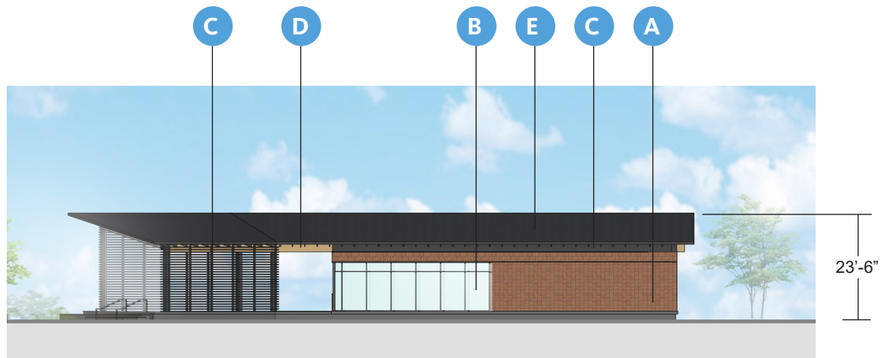
NORTHEAST ELEVATION



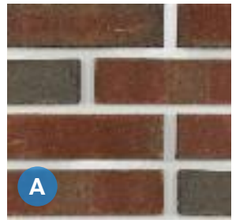
NORTHWEST ELEVATION



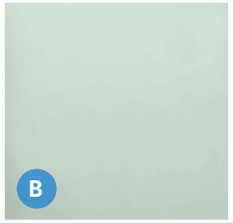
SOUTH ELEVATION



SOUTHWEST ELEVATION



BR02- RED THIN BRICK

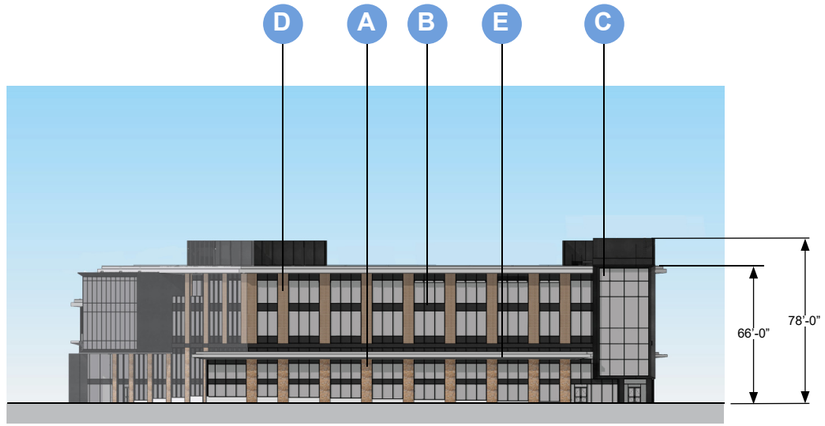


GL01- VISION GLASS

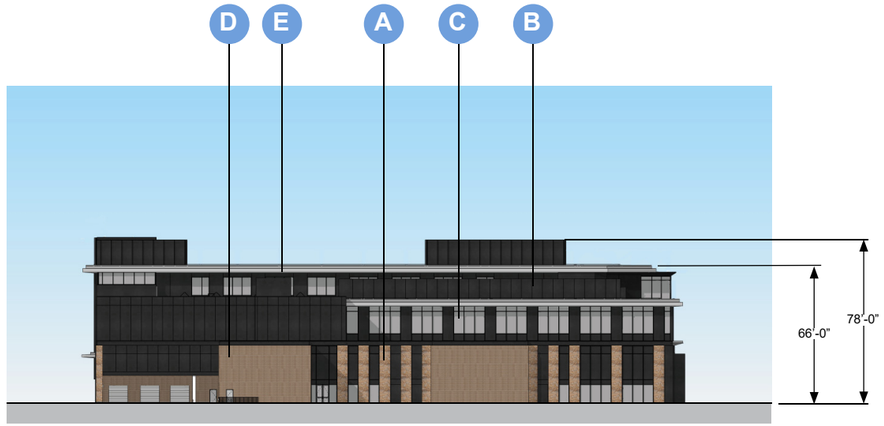
MP01- GRAY METAL
MINIMUM 24 GAUGE

WD01- WOOD FINISH
(CANOPY SOFFITS)

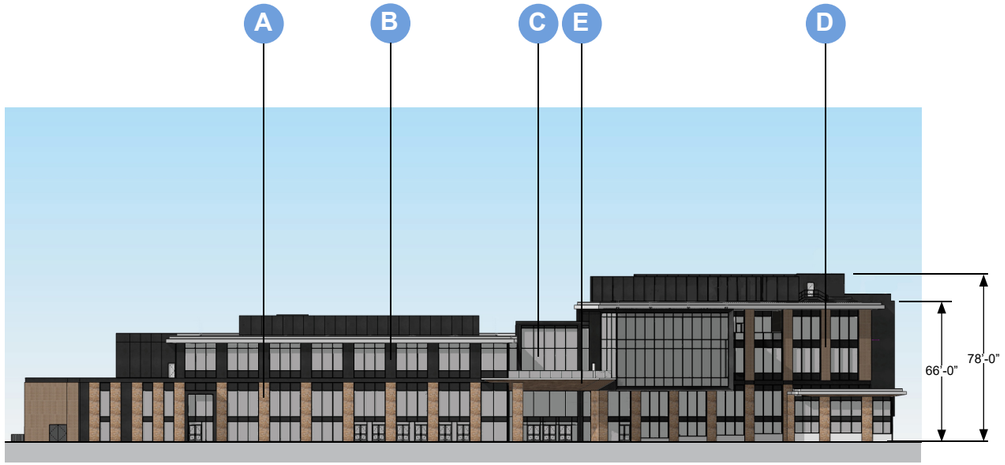
RF01- STANDING SEAM
METAL ROOF
MINIMUM 24 GAUGE



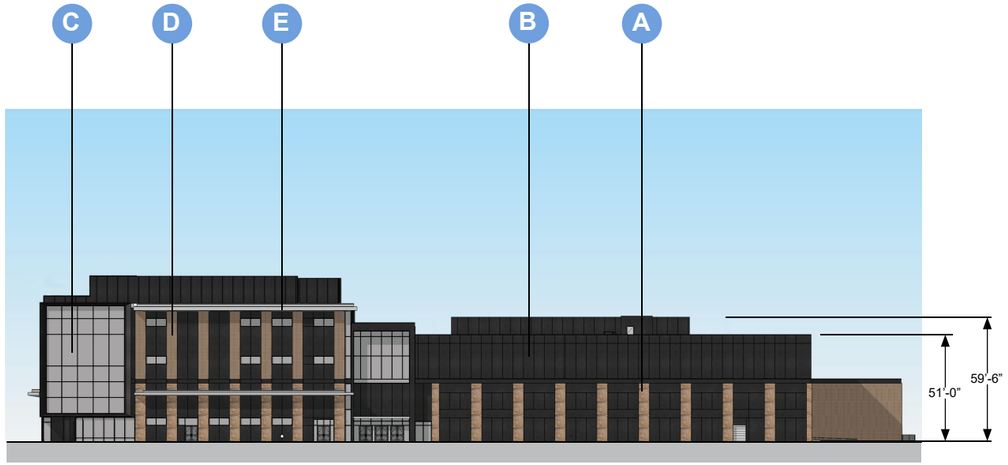
NORTH ELEVATION



SOUTH ELEVATION

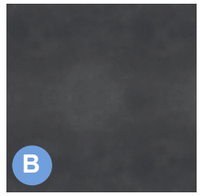


EAST ELEVATION



WEST ELEVATION

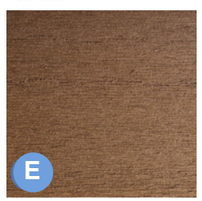
ST9 STONE VENEER



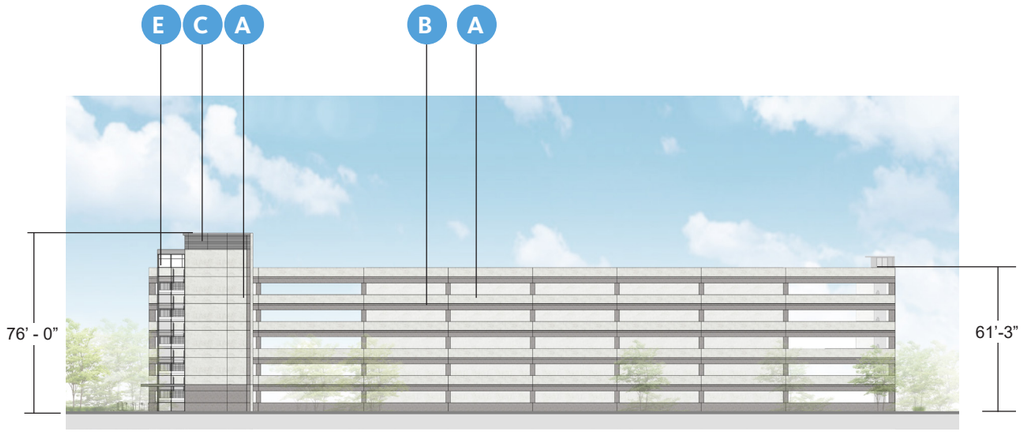
MP9 ANODIZED ALUMINUM PANEL, MIN. 24 GAUGE

GL9 VISION GLASS

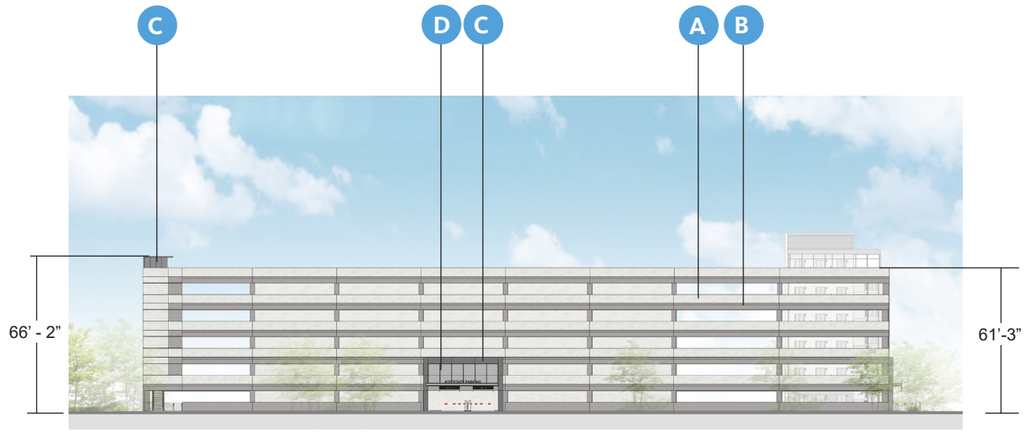
BR9 MODULAR BRICK VENEER



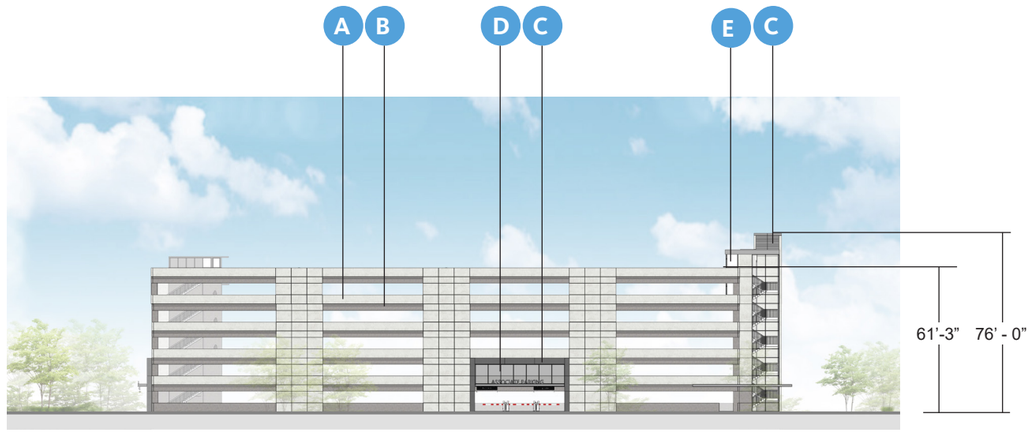
WD9 WOOD FINISH ALUMINUM SOFFIT



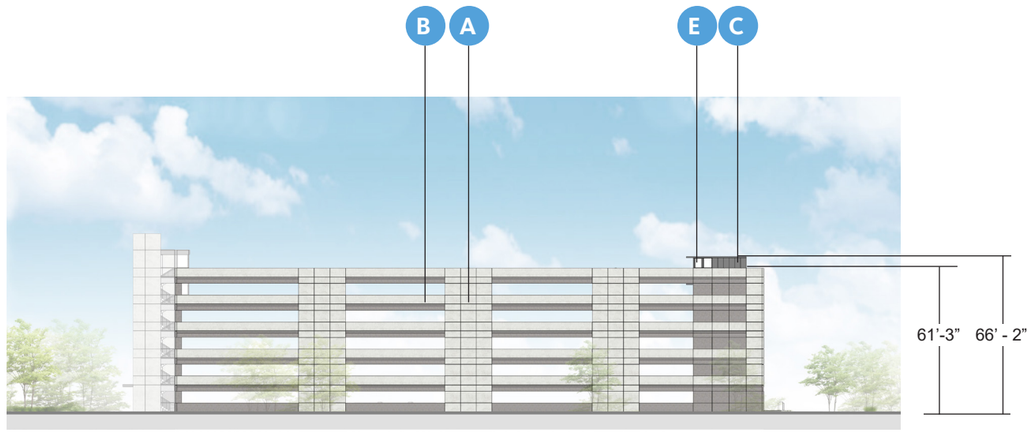
NORTH ELEVATION



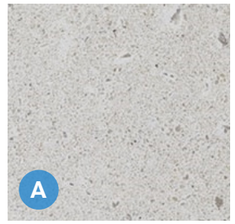
SOUTH ELEVATION



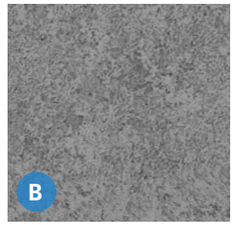
EAST ELEVATION



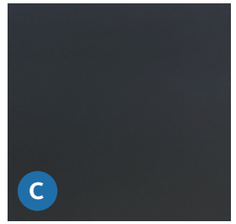
WEST ELEVATION



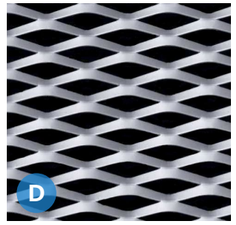
PC01- PRECAST LIGHT



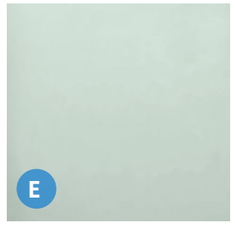
PC02- PRECAST DARK



MP03- BLACK METAL
MINIMUM 24 GAUGE



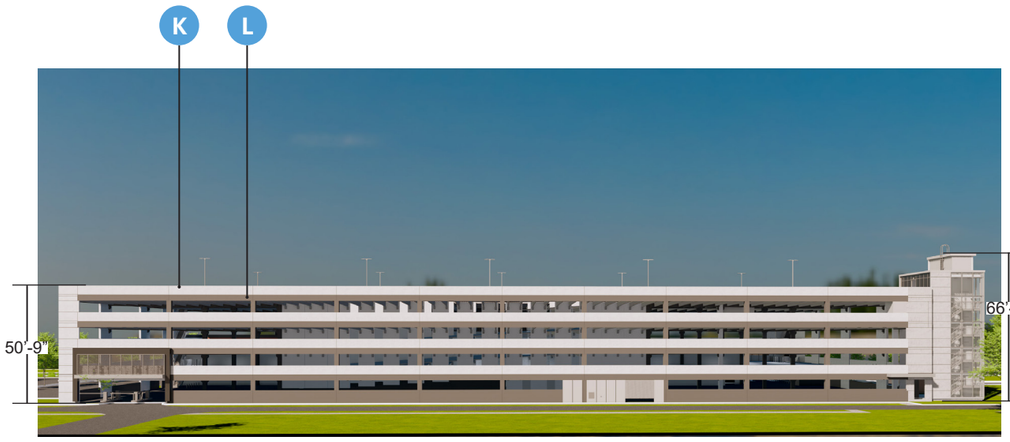
MP06 - EXPANDED METAL
MINIMUM 24 GAUGE



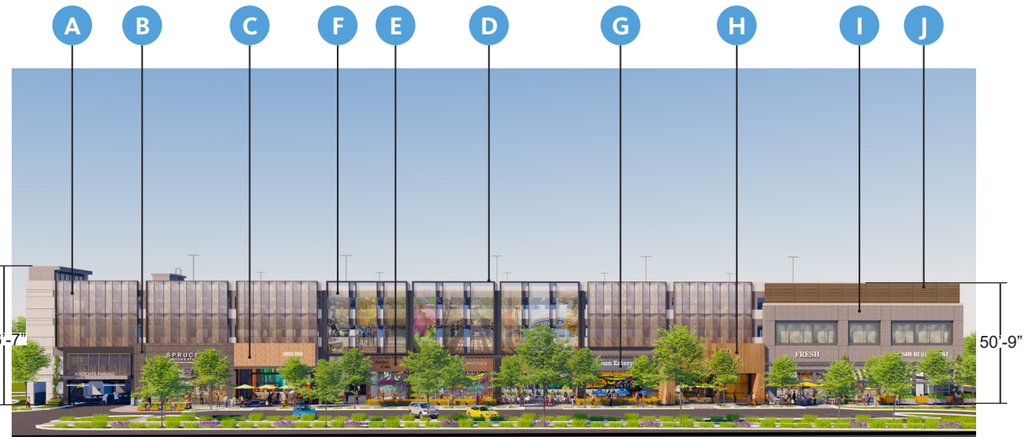
GL01- VISION GLASS

NORTH ELEVATION

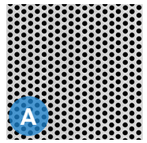
SOUTH ELEVATION



EAST ELEVATION

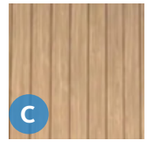


WEST ELEVATION



MP01 - PERFORATED METAL MINIMUM 24 GAUGE

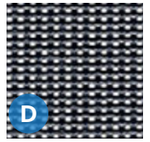
BR01- BRICK GRAY



MP05 - WOOD GRAIN METAL SIDING 24 GAUGE COLOR: LIGHT PINE

MP02 CHARCOAL – METAL PANEL MINIMUM 24 GAUGE

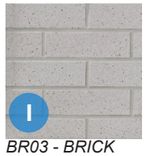
BR02 -BRICK MIDLOTHIAN



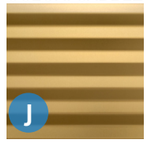
MF01 - MESH FABRIC - SERGE FERRARI

MP03 - METAL PANEL LIGHT GREY MINIMUM 24 GAUGE

MP06 - WOOD GRAIN METAL SIDING 24 GAUGE COLOR: SADDLE



BR03 - BRICK LIGHT GREY



MP04 - METAL PANEL TAMBOURINE HORIZONTAL MINIMUM 24 GAUGE

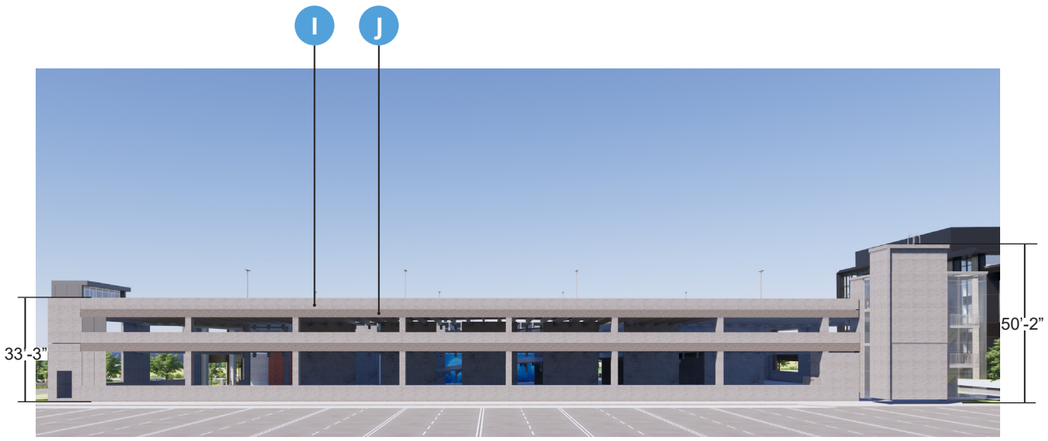
PC01 - PRECAST LIGHT

PC02 - PRECAST DARK

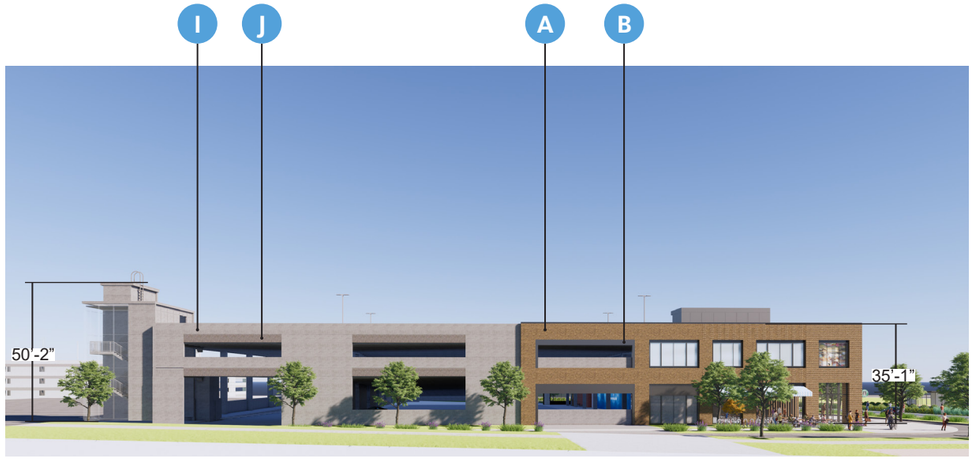
PARKING GARAGE | PD09

*NOTE: Canopies encroach up to 5' into ROW

NORTH ELEVATION

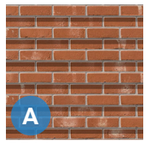


SOUTH ELEVATION



EAST ELEVATION

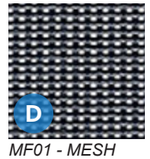
WEST ELEVATION



BR01 - CORBELLED BRICK

MP01 - CHARCOAL – METAL PANEL MINIMUM 24 GAUGE

MP02 - BRONZE ALUMINUM PANEL MINIMUM 24 GAUGE



MF01 - MESH FABRIC - SERGE FERRARI

MP03 - DARK METAL PANEL MINIMUM 24 GAUGE

ST01 - LIMESTONE CALCIUM SILICATE

BR01 - BRICK CHARTER WHITE

MP04 - DARK BRONZE ALUMINUM MINIMUM 24 GAUGE

PC01 - PRECAST LIGHT

PC02 - PRECAST DARK

ORDINANCE NO. _____

AN ORDINANCE CHANGING REAL ESTATE IN THE CITY OF BENTONVILLE, ARKANSAS, FROM ITS PRESENT ZONING CLASSIFICATION OF PUD, PLANNED UNIT DEVELOPMENT TO PUD, PLANNED UNIT DEVELOPMENT; AND FOR OTHER PURPOSES.
(PROJECT NUMBER: PUD20-0002)

WHEREAS, Walmart Stores Inc. duly filed a petition with the Planning Commission requesting that the hereinafter described property situated in Benton County, Arkansas, be changed from its present zoning classification of PUD, PLANNED UNIT DEVELOPMENT to PUD, PLANNED UNIT DEVELOPMENT to be used in accordance with city zoning laws and state laws, which property is described as follows:

Zone 1 NW - A part of Lot 4, Wal-Mart East Addition per Plat Book 2011 Page 508, Lot 1, Wal-Mart South Addition per Plat Book 2011, Page 509, and Lots 1 and 2, Janus Subdivision Phase 2 per Plat Book 2003, Page 220, in the public records of Benton County, Arkansas and being described by metes and bounds as follows: BEGINNING at a 5/8-inch rebar with cap LS1618 found at the southwest corner of Lot 2, Wal-Mart Campus Subdivision, Phase 3 per Plat Instrument #L202361008; THENCE along the south boundary line of said Lot 2, South 86°01'19" East, 327.82 feet to a 5/8-inch rebar with cap LS1618 found at the southerly northwest corner of Lot 1, Wal-Mart Campus Subdivision, Phase 3 per Plat Instrument #L202361008; THENCE along the west boundary line of said Lot 1 the following twelve (12) courses: 1. South 01°17'07" West, 170.50 feet to a 5/8-inch re bar with cap LS1618; 2. South 42°16'59" East, 84.67 feet to a 5/8-inch rebar with cap LS1618; 3. South 69°58'16" East, 87.24 feet to a 5/8-inch rebar with cap LS1618;4. South 83°20'07" East, 178.71 feet to a 5/8-inch rebar with cap LS1618;5. South 29°31'58" East, 67.38 feet to a 5/8-inch rebar with cap LS1618;6. South 55°25'48" East, 60.14 feet to a 5/8-inch rebar with cap LS1618;7. South 07°37'10" West, 108.74 feet to a 5/8-inch rebar with cap LS1618;8. South 84°43'24" East, 177.69 feet to a 5/8-inch rebar with cap LS1618;9. South 40°51'08" East, 164.74 feet to a 5/8-inch rebar with cap LS1618;10. South 17°47'36" East, 259.11 feet to a 5/8-inch rebar with cap LS1618;11. South 48°42'55" West, 89.70 feet to a 5/8-inch rebar with cap LS1618;12. South 65°17'53" West, 5.33 feet to a 5/8-inch rebar with cap LS1618; THENCE departing said west boundary line, South 65°17'53" West, 71.87 feet; THENCE South 25°34'07" East, 9.67 feet to the north right-of-way line of Southeast 8th Street; THENCE along said north right-of-way line the following three (3) courses: 1. North 87°49'33" West, 142.07 feet; 2. North 40°48'02" West, 16.99 feet; 3. North 87°40'00" West, 5.73 feet; HENCE departing said north right-of-way line, North 02°15'28" East, 91.39 feet; THENCE North 02°15'28" East, 111.44 feet; THENCE Northwesterly along the arc of a curve to the left 248.68 feet, having a radius of 187.47 feet, through a central angle of 76°00'24", having a chord bearing and distance of North 49°41'23" West, 230.85 feet; THENCE North 87°38'37" West, 172.24 feet; THENCE North 02°10'27" East, 104.67 feet; THENCE

North 87°49'33" West, 84.33 feet; THENCE North 02°21'05" East, 68.57 feet; THENCE North 87°38'53" West, 384.88 feet to the east right-of-way line of Southeast J Street; THENCE along said east right-of-way line the following six (6) courses: 1. North 01°46'25" East, 102.48 feet;2. South 88°10'33" East, 9.56 feet; 3. North 01 °45'04" East, 101.93 feet; 4. North 87°50'22" West, 9.56 feet; 5. North 02°09'38" East, 47.00 feet;6. North 04°44'46" East, 174.40 feet to the POINT OF BEGINNING containing 371,844 square feet or 8.54 acres, more or less. Zone 1 NE - All of Lots 1 and 2, Mid-Continent Addition per Plat Book 2009, Page 94, Lot 6 and part of a vacated street, Walmart Layout Subdivision per Plat Instrument #L202108441, Lot 1, Terravista Addition per Plat Book 2006, Page 796, and all of the parcel of land as conveyed at Deed Book 2016, Page 67546 in the public records of Benton County, Arkansas and being described by metes and bounds as follows: BEGINNING at a 5/8-inch rebar with cap LS1618 found at the northeast corner of Lot 1, Wal-Mart Campus Subdivision, Phase 3 per Plat Instrument #L202361008; THENCE along the south boundary line of Lot 2, Wal-Mart East Addition per Plat Book 2007, Page 953, South 87°31'53" East, 7.18 feet; THENCE along the east boundary line of said Lot 2, North 02°34'43" East, 20.54 feet; THENCE along the south boundary line of Lot 2, Wal-Mart Campus Subdivision, Phase 1 per Plat Instrument #L202338168, the following four (4) courses: 1. South 87°15'43" East, 55.38 feet to a 5/8-inch rebar;2. South 87°15'42" East, 608.67 feet to a 5/8-inch rebar;3. South 88°39'20" East, 208.75 feet to a 5/8-inch rebar;4.South 87°14'44" East, 354.94 feet to the west right-of-way line of Martin Luther King Jr. Parkway; THENCE along said west right-of-way line the following thirteen (13) courses: 1. South 02°28'13" West, 38.74 feet;2. South 87°31'55" East, 18.58 feet;3. South 36°00'17" East, 36.21 feet;4. South 02°21'07" West, 58.41 feet;5. South 04°59'55" West, 48.92 feet;6. South 02°04'26" West, 92.46 feet;7. South 00°06'40" East, 100.00 feet;8. Southerly along the arc of a curve to the right 193.14 feet, having a radius of 739.68 feet, through a central angle of 14°57'38", having a chord bearing and distance of South10°27'02" West, 192.59 feet;9. Southerly along the arc of curve to the left 196.73 feet, having a radius of 723.52 feet, through a central angle of 15°34'44", having a chord bearing and distance of South10°08'29" West, 196.12 feet;10. South 02°21'07" West, 53.37 feet; 11. Southerly along the arc of a curve to the right 79.59 feet, having a radius of 346.03 feet, through a central angle of 13°10'45", having a chord bearing and distance of South08°56'30" West, 79.42 feet;12. Southerly along the arc of a curve to the left 85.56 feet, having a radius of 394.76 feet, through a central angle of 12"25'05", having a chord bearing and distance of South 09"19'20" West, 85.39 feet;13. South 02°46'24" West, 259.68 feet to the intersection of said west right-of-way line and the north right-of-way line of Southeast 8th Street; THENCE along said north right-of-way line the following ten (10) courses: 1. South 46°00'26" West, 36.64 feet;2. North 87°49'33" West, 246.13 feet;3. North 57°26'15" West, 27.78 feet;4. North 87°57'32" West, 71.17 feet;5. South 02°10'24" West, 18.89 feet;6. North 87°49'33" West, 359.75 feet;7. North 02°10'12" East, 15.50 feet;8. North 87°49'33" West, 418.39 feet;9. North 42°49'33" West, 9.27 feet;10. North 87°49'33" West, 63.40 feet to a 5/8-inch rebar with cap LS1618 found at the southeast corner of said Lot 1, Wal-Mart Campus Subdivision Phase 3; THENCE along the east boundary line of said Lot 1, North 02°53'08" East, 1,224.47 feet to the POINT OF BEGINNING containing 1,561,602 square feet or 35.85 acres, more or less.

Zone 1 SE - Description A part of Lot 2, Wal-Mart Subdivision Number 1 per Plat Book P2, Page 691 in the public records of Benton County, Arkansas and being described by metes and bounds as follows: COMMENCING at a 5/8-inch rebar found at the northwest corner of said Lot 2; THENCE along the north boundary line of said Lot 2, South 87°15'56" East, 481.09 feet; THENCE departing said north boundary line, South 02°44'04" West, 8.61 feet to the proposed south right-of-way line of SE 8th Street and the POINT OF BEGINNING; THENCE along said proposed south right-of-way line the following three (3) courses: 1. South 87°49'48" East, 331.50 feet;2. South 02°10'12" West, 13.50 feet;3. South 87°52'34" East, 4.02 feet; THENCE departing said proposed south right-of-way line, South 02°13'30" West, 54:08 feet; THENCE South 87°52'04" East, 16.16 feet; THENCE South 02°36'06" West, 218.75 feet; THENCE North 87°44'38" West, 361.29 feet; THENCE North 02°02'53" East, 260.73 feet to said proposed south right-of-way line; THENCE along said proposed south right-of-way line, South 87°47'30" East, 11.87 feet; THENCE continuing along said proposed south right-of-way line, North 02°10'12" East, 25.05 feet to the POINT OF BEGINNING containing 102,280 square feet or 2.35 acres, more or less. Zone 1 SW - A part of of Lots 1 and 2, Wal-Mart Subdivision Number 1 per Plat Book P2, Page 691 in the public records of Benton County, Arkansas and being described by metes and bounds as follows: COMMENCING at a 5/8-inch rebar found at the northwest corner of said Lot 2; THENCE along the west boundary line of said Lot 2, South 02°24'25" West, 32.07 feet to the proposed south right-of-way line of SE 8th Street and the POINT OF BEGINNING; THENCE along said proposed south right-of-way line the following ten {10} courses: 1. South 87°35'41" East, 45.57 feet;2. South 56°56'32" East, 31.26 feet;3. South 87°49'23" East, 29.29 feet;4. North 72°35'49" East, 39.33 feet;5. South 87°49'23" East, 47.69 feet;6. North 72°35'49" East, 56.13 feet;7. South 87°49'29" East, 122.26 feet;8. South 02°28'05" West, 13.10 feet;9. South 87°49'30" East, 19.54 feet;10. South 50°17'00" East, 14.60 feet; THENCE departing said proposed south right-of-way line, South 02°24'46" West, 344.09 feet; THENCE South 87°31'54" East, 20.00 feet; THENCE South 02°28108" West, 33.00 feet; THENCE North 87°34'56" West, 20.66 feet; THENCE South 02°02156" West, 126.47 feet; THENCE Westerly along the arc of a curve to the left, 59.66 feet, having a radius of 248.10 feet, through a central angle of 13°46'38", having a chord bearing and distance of South 88°56'29" West, 59.51 feet; THENCE North 74°3211111 West, 17.18 feet; THENCE North 62°46103" West, 72.91 feet; THENCE South 38°1915411 West, 16.75 feet; THENCE Southwesterly along the arc of a curve to the right 18.61 feet, having a radius of 23.09 feet, through a central angle of 46°11'14", having a chord bearing and distance of South 66°32'58" West, 18.11 feet; THENCE Southwesterly along the arc of a curve to the left 38.14 feet, having a radius of 31.07 feet, through a central angle of 70°20'30", having a chord bearing and distance of South 56°20'38" West, 35.79 feet; THENCE South 18°16'40" West, 57.42 feet; THENCE South 08°20'28" West, 16.25 feet; THENCE Westerly along the arc of a curve to the right 52.59 feet, having a radius of 48.47 feet, through a central angle of 62°1010511, having a chord bearing and distance of South 79°5612811 West, 50.04 feet; THENCE North 72°3513811 West, 89.03 feet; THENCE North 67°1312811 West, 14.45 feet; THENCE North 10°4515511 East, 35.03 feet; THENCE Northeasterly along the arc of a curve to the left 145.66 feet, having a radius of 101.75 feet, through a central angle of 82°01'0611, having a chord bearing and distance of North

37°0612411 East, 133.54 feet; THENCE Northerly along the arc of a curve to the left 109.46 feet, having a radius of 166.04 feet, through a central angle of 37°4611611, having a chord bearing and distance of North 19°2010811 West, 107.49 feet; THENCE South 51°5214611 West, 9.71 feet; THENCE North 41 °23'4811 West, 21.14 feet; THENCE North 45°19137" East, 10.48 feet; THENCE Northwesterly along the arc of a curve to the left 67.09 feet, having a radius of 138.62 feet, through a central angle of 27°4314211, having a chord bearing and distance of North 53°49127" West, 66.43 feet to east boundary line of said Lot 1; THENCE Northwesterly along the arc of a curve to the right 155.88 feet, having a radius of 197.34 feet, through a central angle of 45°15'3511, having a chord bearing and distance of North 44°5810411 West, 151.86 feet; THENCE North 24°22'07" West, 102.62 feet; THENCE North 25°2010011 West, 67.45 feet to said proposed south right-of-way line; THENCE along said proposed south right-of-way line, North 65°3615411 East, 48.82 feet; THENCE continuing along said proposed right-of-way line, South 87°35'4111 East, 145.05 feet to the POINT OF BEGINNING containing 225,674 square feet or 5.18 acres, more or less. Zone 4 - A part of Lots 1 and 2, Wal-Mart Subdivision Number 1 per Plat Book P2, Page 691, part of Lots 3 and 4, True Addition per Plat Book 2011, Pages 56 and 57, all of Lots 1-5, Lots 10-13, and Lot 15 Shady Grove Subdivision per Plat Book 2005, Page 959 in the public records of Benton County, Arkansas and being described by metes and bounds as follows: COMMENCING at a 5/8-inch rebar found at the northwest corner of said Lot 1, Wal-Mart Subdivision Number 1; THENCE along the west boundary line of said Lot 1, South 02°24'19" West, 23.17 feet to the proposed south right-of-way line of SE 8th Street and the POINT OF BEGINNING; THENCE along said proposed south right-of-way line the following eight (8) courses: 1. South 87°49'33" East, 301.44 feet;2. South 02°20'31" West, 16.68 feet;3. South 87°49'33" East, 81.00 feet;4. North 02°10113" East, 6.51 feet;5. South 87°4914811 East, 13.21 feet;6. North 00°00'0011 East, 10.19 feet;7. South 87°49'2011 East, 200.53 feet;8. South 24°24'2211 East, 42.49 feet; THENCE departing said proposed south right-of-way line, South 25°20'0011 East, 67.45 feet; THENCE South 24°22'0711 East, 102.62 feet; THENCE Southeasterly along the arc of a curve to the left 155.89 feet, having a radius of 197.21 feet, through a central angle of 45°17'27", having a chord bearing and distance of South 44°58'04" East, 151.86 feet; THENCE Southeasterly along the arc of a curve to the right 67.09 feet, having a radius of 138.62 feet, through a central angle of 27°43'4211, having a chord bearing and distance of South 53°49'27" East, 66.43 feet; THENCE South 45°19'3711 West, 10.48 feet; THENCE South 41 °23'4811 East, 21.14 feet; THENCE North 51 °52'4611 East, 9.71 feet; THENCE Southerly along the arc of a curve to the right 109.46 feet, having a radius of 166.04 feet, through a central angle of 37°46'16", having a chord bearing and distance of South 19°20'0811 East, 107 .49 feet; THENCE Southwesterly along the arc of a curve to the right 145.66 feet, having a radius of 101.75 feet, through a central angle of 82°01'06", having a chord bearing and distance of South 37°0612411 West, 133.54 feet; THENCE South 10°45'5511 West, 35.03 feet; THENCE South 46°54'27" West, 65.73 feet; THENCE South 24°46'36" East, 9.41 feet; THENCE South 38°13'36" West, 3.24 feet; THENCE Westerly along the arc of a curve to the right 47.24 feet, having a radius of 88.68 feet, through a central angle of 30°31'14", having a chord bearing and distance of South 79°53'2011 West, 46.68 feet; THENCE North 70°01'1111 West, 6.61 feet; THENCE North 03°26'0211 East, 2.03 feet;

THENCE North 70°41'3311 West, 29.81 feet; THENCE North 73°30'3311 West, 35.81 feet; THENCE South 73°37'5711 West, 12.00 feet; THENCE South 07°09'33" West, 45.53 feet; THENCE South 05°23'3211 East, 85.79 feet; THENCE North 84°54'5811 East, 8.43 feet; THENCE South 04°44'3411 East, 122.90 feet; THENCE South 85°16'1111 West, 10.31 feet; THENCE South 05°05'0211 East, 83.29 feet; THENCE Southerly along the arc of a curve to the right 45.89 feet, having a radius of 320.50 feet, through a central angle of 08°12'1211, having a chord bearing and distance of South 00°58'5211 East, 45.85 feet; THENCE South 03°07'1411 West, 48.37 feet; THENCE North 87°13'30" West, 295.67 feet; THENCE North 49°11'3011 West, 14.67 feet; THENCE North 86°58'2311 West, 69.32 feet; THENCE South 62°06'4211 West, 19.12 feet; THENCE North 86°36'30" West, 304.51 feet; THENCE South 02°10'2711 West, 2.76 feet; THENCE North 86°41'3711 West, 5.00 feet; THENCE North 02°10'2711 East, 14.74 feet; THENCE North 88°41'3011 West, 14.00 feet; THENCE South 02°10'27" West, 4.96 feet; THENCE North 87°01'06" West, 75.60 feet; THENCE South 53°07'1411 West, 11.05 feet; THENCE North 87°30'13" West, 82.06 feet; THENCE North 80°20'0011 West, 107.73 feet; THENCE North 83°44'3711 West, 13.13 feet; THENCE North 87°53'23" West, 108.54 feet; THENCE North 86°52'4611 West, 7.55 feet to the proposed east right-of-way line of SE J Street; THENCE along said proposed east right-of-way line the following eight (8) courses: 1. North 50°24'2511 West, 31.57 feet;2. North 03°15'0411 East, 158.34 feet;3. North 00°52'4111 East, 77.78 feet;4. North 07°26'03" East, 108.93 feet;5. North 04°09'2911 East, 173.97 feet;6. North 06°48'1211 East, 137.01 feet;7. North 10°52'3611 West, 47.74 feet;8. North 02°10'27" East, 310.76 feet to the proposed south right-of-way line of SE 8th Street; THENCE along said proposed south right-of-way line the following seven (7) courses: 1. South 87°50'25" East, 141.98 feet; 2. South 61 °15'38" East, 11.75 feet; 3. South 87°49'33"' East, 11.81 feet; 4. North 65°36'33" East, 11.76 feet; 5. South 87°50'25"' East, 250.49 feet; 6. North 02°10'37" East, 11.78 feet; 7. South 87°49'33" East, 8.05 feet to the POINT OF BEGINNING containing 1,242,190 square feet or 28.52 acres, more or less. Zone 5 North - A part of Lots 1 and 2, Wal-Mart Subdivision Number 1 per Plat Book P2, Page 691 in the public records of Benton County, Arkansas and being described by metes and bounds as follows: COMMENCING at a 5/8-inch rebar found at the northeast corner of said Lot 1; THENCE along the east boundary line of said Lot 1, South 02°24'2511 West, 636.12 feet to the POINT OF BEGINNING; THENCE departing said east boundary line, North 46°54'2711 East, 42.15 feet; THENCE South 67"13'2811 East, 14.45 feet; THENCE South 72°35'3811 East, 89.03 feet; THENCE Easterly along the arc of a curve to the left 52.59 feet, having a radius of 48.47 feet, through a central angle of 62°10'0511, having a chord bearing and distance of North 79°56'2811 East, 50.04 feet; THENCE South 26°13'4311 East, 20.28 feet; THENCE Westerly along the arc of a curve to the right 64.63 feet, having a radius of 79.82 feet, through a central angle of 46°23'3711, having a chord bearing and distance of South 85°21'0111 West, 62.88 feet; THENCE South 27"03'2411 West, 27.99 feet; THENCE South 53"43'2411 West, 54.21 feet; THENCE Southwesterly along the arc of a curve to the left 29.38 feet, having a radius of 46.40 feet, through a central angle of 36"17'14", having a chord bearing and distance of South 35"59'0011 West, 28.90 feet; THENCE South 17"53'1211 West, 20.37 feet; THENCE South 10"47'4011 West, 129.69 feet; THENCE South 04"22'2211 West, 108.97 feet; THENCE South 26"04'1411 West, 26.41 feet;

THENCE South 04"15'4711 West, 67.98 feet; THENCE North 86"52'4511 West, 107.78 feet; THENCE South 03"07'1511 West, 5.92 feet; THENCE North 87"13'3011 West, 12.90 feet; THENCE North 03°07'i411 East, 48.37 feet; THENCE Northerly along the arc of a curve to the left 45.89 feet, having a radius of 320.50 feet, through a central angle of 08"12'1211, having a chord bearing and distance of North 00"58'5211 West, 45.85 feet; THENCE North 05"05'0211 West, 83.29 feet; THENCE North 85"16'1111 East, 10.31 feet; THENCE North 04"44'3411 West, 122.90 feet; THENCE South 84"54'5811 West, 8.43 feet; THENCE North 05°23'3211 West, 85.79 feet; THENCE North 07"09'3311 East, 45.53 feet; THENCE North 73"37'5711 East, 12.00 feet; THENCE South 73°30'3311 East, 35.81 feet; THENCE South 70°41'3311 East, 29.81 feet; THENCE South 03°26102" West, 2.03 feet; THENCE South 70°01111" East, 6.61 feet; THENCE Easterly along the arc of a curve to the left 47.24 feet, having a radius of 88.68 feet, through a central angle of 30°31114", having a chord bearing and distance of North 79°5312011 East, 46.68 feet; THENCE North 38°13136" East, 3.24 feet; THENCE North 24°46136" West, 9.41 feet; THENCE North 46°54127" East, 23.58 feet to the POINT OF BEGINNING containing 73,733 square feet or 1.69 acres, more or less. Zone 5 SW - A part of Lots 1 and 2, Wal-Mart Subdivision Number 4 per Plat Instrument #L202117212 in the public records of Benton County, Arkansas and being described by metes and bounds as follows: BEGINNING at the northwest corner of Lot 1, Wal-Mart Campus Subdivision, Phase 2 per Plat Instrument #L202338125; THENCE along the west boundary line of said Lot 1, South 02°39112" West, 12.50 feet; THENCE departing said west boundary line, Southwesterly along the arc of a curve to the right 19.88 feet, having a radius of 253.43 feet, through a central angle of 04°2914211, having a chord bearing and distance of South 60°17'58" West, 19.88 feet; THENCE South 17°57'00" West, 25.58 feet; THENCE Southwesterly along the arc of a curve to the left 51.28 feet, having a radius of 350.51 feet, through a central angle of 08°22154", having a chord bearing and distance of South 64°37'11" West, 51.23 feet; THENCE Southwesterly along the arc of a curve to the left 50.01 feet, having a radius of 89.86 feet, through a central angle of 31 °53118", having a chord bearing and distance of South 44°29105" West, 49.37 feet; THENCE Southwesterly along the arc of a curve to the left 57.97 feet, having a radius of 483.84 feet, through a central angle of 06°51152", having a chord bearing and distance of South 25°06130" West, 57.93 feet; THENCE Southerly along the arc of a curve to the left 56.69 feet, having a radius of 52.70 feet, through a central angle of 61 °38128", having a chord bearing and distance of South 09°08140" East, 54.00 feet; THENCE Southerly along the arc of a curve to the right 24.18 feet, having a radius of 11.49 feet, through a central angle of 120°31148", having a chord bearing and distance of South 20°18100" West, 19.96 feet; THENCE Westerly along the arc of a curve to the left 74.76 feet, having a radius of 403.30 feet, through a central angle of 10°37'1511, having a chord bearing and distance of South 82°57'3511 West, 74.65 feet; THENCE Westerly along the arc of a curve to the left 4.26 feet, having a radius of 196.85 feet, through a central angle of 01 °14124", having a chord bearing and distance of South 77°0114611 West, 4.26 feet; THENCE Southwesterly along the arc of a curve to the left 15.11 feet, having a radius of 14.24 feet, through a central angle of 60°46'50", having a chord bearing and distance of South 46°01'09" West, 14.41 feet; THENCE South 15°02'30" West, 15.41 feet; THENCE South 74°57'30" East, 31.16 feet; THENCE Southeasterly along the arc of a curve to the right 114.36 feet, having a radius of 85.00 feet, through a central angle of

77°05'22", having a chord bearing and distance of South 36°24'49" East, 105.93 feet; THENCE Southerly along the arc of a curve to the left 163.02 feet, having a radius of 585.70 feet, through a central angle of 15°56'51", having a chord bearing and distance of South 05°50'33" East, 162.49 feet; THENCE South 15°17'05" East, 30.00 feet; THENCE Southeasterly along the arc of a curve to the left 91.20 feet, having a radius of 60.00 feet, through a central angle of 87°05'31", having a chord bearing and distance of South 60°30'48" East, 82.67 feet; THENCE Easterly along the arc of a curve to the left 115.66 feet, having a radius of 3,047.30 feet, through a central angle of 02°10'29", having a chord bearing and distance of North 74°51'13" East, 115.65 feet; THENCE Easterly along the arc of a curve to the right 66.46 feet, having a radius of 110.00 feet, through a central angle of 34°37'04", having a chord bearing and distance of South 88°55'30" East, 65.45 feet; THENCE Easterly along the arc of a curve to the left 69.73 feet, having a radius of 405.77 feet, through a central angle of 09°50'44", having a chord bearing and distance of South 76°32'20" East, 69.64 feet; THENCE Easterly along the arc of a curve to the left 41.32 feet, having a radius of 49.19 feet, through a central angle of 48°08'00", having a chord bearing and distance of North 74°41'55" East, 40.12 feet; THENCE South 60°14'16" East, 19.25 feet to the west line of an access easement per Deed Instrument #L202110326; THENCE along said west line the following four (4) courses: 1. South 41 °19'04" West, 142.18 feet; 2. South 34°28'30" West, 57.81 feet; 3. Southerly along the arc of a curve to the left 203.52 feet, having a radius of 363.00 feet, through a central angle of 32°07'23", having a chord bearing and distance of South 18°24'48" West, 200.86 feet; 4. South 02°21'07" West, 122.16 feet to the north right-of-way line of SE 14th Street per Deed Instrument #L202110326; THENCE along said north right-of-way line the following four (4) courses: 1. North 87°16'10" West, 705.32 feet to a rebar; 2. South 81 °10'04" West, 122.27 feet to a rebar; 3. North 87°30'44" West, 496.34 feet to a rebar; 4. North 46°44'15" West, 28.06 feet to a rebar found at the intersection of said north right-of-way line and the east right-of-way line of SE J Street per Plat Book 2011, Page 509; THENCE along said east right-of-way line the following nine (9) courses: 1. North 02°37'27" West, 221.30 feet to a rebar; 2. North 21 °56'24" West, 26.75 feet to a rebar; 3. North 02°23'08" East, 236.13 feet to a rebar; 4. North 14°12'47" East, 71.10 feet to a rebar; 5. North 01°14'13" East, 33.82 feet to a rebar; 6. North 05°55'17" West, 92.14 feet to a rebar; 7. North 02°02'25" East, 207.44 feet to a rebar; 8. North 02°29'11" East, 210.22 feet to a rebar; 9. North 26°33'35" East, 14.53 feet;

THENCE departing said east right-of-way line, South 86°48'0311 East, 271.25 feet; THENCE Southeasterly along the arc of a curve to the left 84.30 feet, having a radius of 53.39 feet, through a central angle of 90°28'07", having a chord bearing and distance of South 33°38'34" East, 75.81 feet; THENCE South 86°52146" East, 31.53 feet; THENCE South 03°07'49" West, 15.00 feet; THENCE South 86°52'11" East, 70.99 feet; THENCE South 82°21117" East, 50.60 feet; THENCE South 86°52146" East, 627.75 feet; THENCE North 03°03148" East, 27.59 feet; THENCE South 87°3115511 East, 8.05 feet; THENCE North 10°5415911 East, 22.87 feet; THENCE North 86°5214611 West, 11.12 feet; THENCE North 03°07'1411 East, 265.76 feet; THENCE South 86°5214611 East, 65.95 feet; THENCE South 03°07'1611 West, 11.42 feet; THENCE South 86°5214211 East, 94.21 feet; THENCE North 03°07'1611 East, 11.42 feet; THENCE

South 86°52'46" East, 35.09 feet; THENCE South 03°07'1511 West, 44.00 feet; THENCE North 86°52151" West, 2.53 feet; THENCE South 03°3113811 West, 211.25 feet; THENCE South 54°4215211 East, 11.36 feet; THENCE South 62°0210711 West, 53.22 feet to the POINT OF BEGINNING containing 1,380,515 square feet or 31.69 acres, more or less.

Zone 5 SE - A part of Lots 2 and 3, Wal-Mart Subdivision Number 4 per Plat Instrument #L202117212 in the public records of Benton County, Arkansas and being described by metes and bounds as follows:

BEGINNING at the southeast corner of Lot 1, Wal-Mart Campus Subdivision, Phase 2 per Plat Instrument #L202338125; THENCE along the east boundary line of said Lot 1 the following ten (10) courses: 1. North 02°21'0711 East, 122.35 feet; 2. Northerly along the arc of a curve to the right 162.59 feet, having a radius of 290.00 feet, through a central angle of 32°07'23", having a chord bearing and distance of North 18°24'4811 East, 160.47 feet; 3. North 34°28'3011 East, 57.74 feet; 4. North 31 °1913711 East, 200.30 feet; 5. North 34°23'1611 East, 71.06 feet; 6. North 33°48'4311 East, 21.83 feet; 7. Northerly along the arc of a curve to the left 166.99 feet, having a radius of 345.81 feet, through a central angle of 27°40'03", having a chord bearing and distance of North 16°26'5811 East, 165.37 feet; 8. North 02°28'0511 East, 80.04 feet; 9. North 08°10'4311 East, 120.60 feet; 10. North 02°28'0511 East, 46.64 feet; THENCE departing said east boundary line, South 87°30'27" East, 52.58 feet; THENCE South 41 °17'5211 East, 2.07 feet; THENCE South 02°27'4911 West, 18.00 feet; THENCE South 87°31'59" East, 618.00 feet; THENCE North 04°01'0311 East, 18.49 feet; THENCE South 88°10'3711 East, 75.00 feet to the west right-of-way line of Martin Luther King Jr Parkway; THENCE along said west right-of-way line the following ten (10) courses: 1. South 02°42'3311 West, 60.05 feet; 2. South 11°07'18" West, 84.70 feet; 3. Southwesterly along the arc of a curve to the right 51.95 feet, having a radius of 288.39 feet, through a central angle of 10°19'17", having a chord bearing and distance of South 24°43'3611 West, 51.88 feet; 4. South 29°55'1111 West, 133.53 feet; 5. South 06°16'2811 West, 176.18 feet; 6. South 10°57'5311 West, 46.94 feet; 7. South 15°39'1911 West, 145.41 feet; 8. South 00°57'0911 West, 331.29 feet; 9. South 57°25'39" West, 11.45 feet; 10. South 01°34'34" West, 44.74 feet to the north right-of-way line of SE 14th Street per Deed Instrument #L202110326; THENCE along said north right-of-way line the following seven (7) courses: 1. North 87°39'12" West, 132.29 feet to a rebar; 2. North 38°48'29" West, 9.59 feet to a rebar; 3. North 87°32'29" West, 70.69 feet to a rebar; 4. South 38°22'59" West, 8.89 feet to a rebar; 5. North 87°32'16" West, 549.94 feet; 6. North 43°32'05" West, 100.65 feet; 7. North 87°29'45" West, 36.72 feet to the POINT OF BEGINNING containing 808,297 square feet or 18.56 acres, more or less.;

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held February 6, 2024 in the Council Chambers of the City of Bentonville;

WHEREAS, public notice of said hearing having been published in the Northwest Arkansas Democrat-Gazette for the time and in the manner required by law; and

WHEREAS, the Planning Commission voted to recommend to the City Council that the petition be approved and that said property be rezoned from its present classification of PUD, PLANNED UNIT DEVELOPMENT to PUD, PLANNED UNIT DEVELOPMENT.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF BENTONVILLE, ARKANSAS:

Section 1: That the above described real property is hereby changed from its present zoning classification of PUD, PLANNED UNIT DEVELOPMENT to PUD, PLANNED UNIT DEVELOPMENT to be used in accordance with the city zoning laws and state laws;

Section 2 - Severability Provision: If any part of this Ordinance is held invalid, the remainder of this Ordinance shall continue in effect as if such invalid portion never existed; and

Section 3 - Repeal of Conflicting Provisions: All Ordinances, Resolutions, or Orders of the City Council, or parts of the same, in conflict with this Ordinance are repealed to the extent of such conflict.

PASSED AND APPROVED this_____ day of _____, 2024.

APPROVED:

_____
Stephanie Orman, Mayor

ATTEST:

_____
Kirby Romines, City Clerk

	Rezoning - Haitham Alley PRD Revision, PRD to PRD, (PRD22-0004)
	Southwest Parnell Road
	PC Date: 1/16/2024

Staff Report Details

Project Number	PRD22-0004
Applicant / Current Owner	Haitham Alley
Site Area	+/- 39.94 Acres
Current Zoning	Planned Residential Development (PRD)
Requested Zoning	
Current Future Land Use Map Designation	R-E, Residential Estate
Requested Future Land Use Map Designation	
Development Type / Use	Multi-family & Townhomes
Related projects	

Property Description

This property is a roughly square, approximately 39.94 acre unplatted parcel of land. The property has access to Southwest Parnell Drive, as well as Southwest Bright Road which will be extended North along the Western boundary of the site. The property is presently zoned Planned Residential Development (PRD), with a Future Land Use Map designation of Residential Estate.

Project Details

The applicant is proposing a Planned Residential Development (PRD) consisting of 16 3-story multi-family structures (1 fewer than previously approved) and 19 (1 additional than previously approved) townhome structures, together consisting of 515 total units (17 more than previously approved). Additional amenity and green space located amidst the multi-family structures.

The applicant states they will provide more than the required 15% common usable open space. 612 surface parking spaces are proposed to for the project, which is in line with the 1.5 spaces/unit that was a condition of approval from the original request. while each townhome is designed to have a 2-car garage, or a total of 190 off-street parking spaces. As design details materialize, this PRD may need to be amended accordingly. Major amendments to the PRD shall require additional Planning Commission review and

Project Details

approval. See the applicant's attachments for master plan, elevations, and architectural style.

A modified road section for Southwest Bright Road is proposed along the West side of the property in order to continue Bright Road to the North. The modification is due to the existing alignment of Bright Road as it comes into the site from the South. In order to be consistent with the planned location of Bright Road, the applicant is proposing this modified section, a Local Road section to be built along the West side. This would allow Bright Road to continue through the site and would require future development West of this site to finish out Bright Road to a Collector Road section per the Master Street Plan. This alignment has been amended from the original proposal. Rather than following the western boundary of the property north to south as originally designed, the alignment shifts east at the northern side of the property, and is proposed to shift back west on the property to the north. This alignment allows Bright Road to cross the stream and floodway at a perpendicular alignment and avoids the existing detention pond that services the existing single-family neighborhood to the northwest. The realignment also allows for more of Bright Road to be built to full Master Street Plan specs.

In addition to extending Bright Road, Southwest Parnell Road will be brought into the site from the East, and new roads will split off from Parnell to the North and South and ultimately complete a loop around the multi-family portion of the project and connect into Bright Road. Another road is proposed that will run parallel to Bright Road between the townhomes and multi-family uses.

No architectural changes are considered with this amendment request. The applicant has included renderings of the design of the structures. These resemble roughly a farmhouse-style design for the multi-family project, and a more contemporary or modern design for the townhomes. The applicant is proposing brick and cement board siding as the principal façade materials. Conditions of approval from the original request allowed for a max. of 25% of Hardie board on the apartments, a max of 10% Hardie board on the townhomes, and a min. of 80% brick on the townhomes. The previous approval also carried a maximum of 1.5 parking spaces per dwelling to ensure more greenspace within the project. Finally, the proposed PRD will be required to conform to Article 1400 Landscaping of the Land Development Code as landscaping requirements are explicitly not permitted to be amended.

Relationship to the General Plan / Projected Traffic Impact

The Future Land Use Plan currently depicts this property as Residential Estate. The first time this project appeared before Planning Commission, the future land use map was intentionally not amended.

The property is located within Priority Area 2, Infill, as identified in Chapter 4 of the Bentonville Community Plan. This area highlights supporting development along existing public infrastructure investments.

Public Comment

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

Analysis / Waivers

This request is not consistent with the Future Land Use Plan without approval of the requested amendment but is consistent with the vision of the Bentonville Community Plan as the property is located

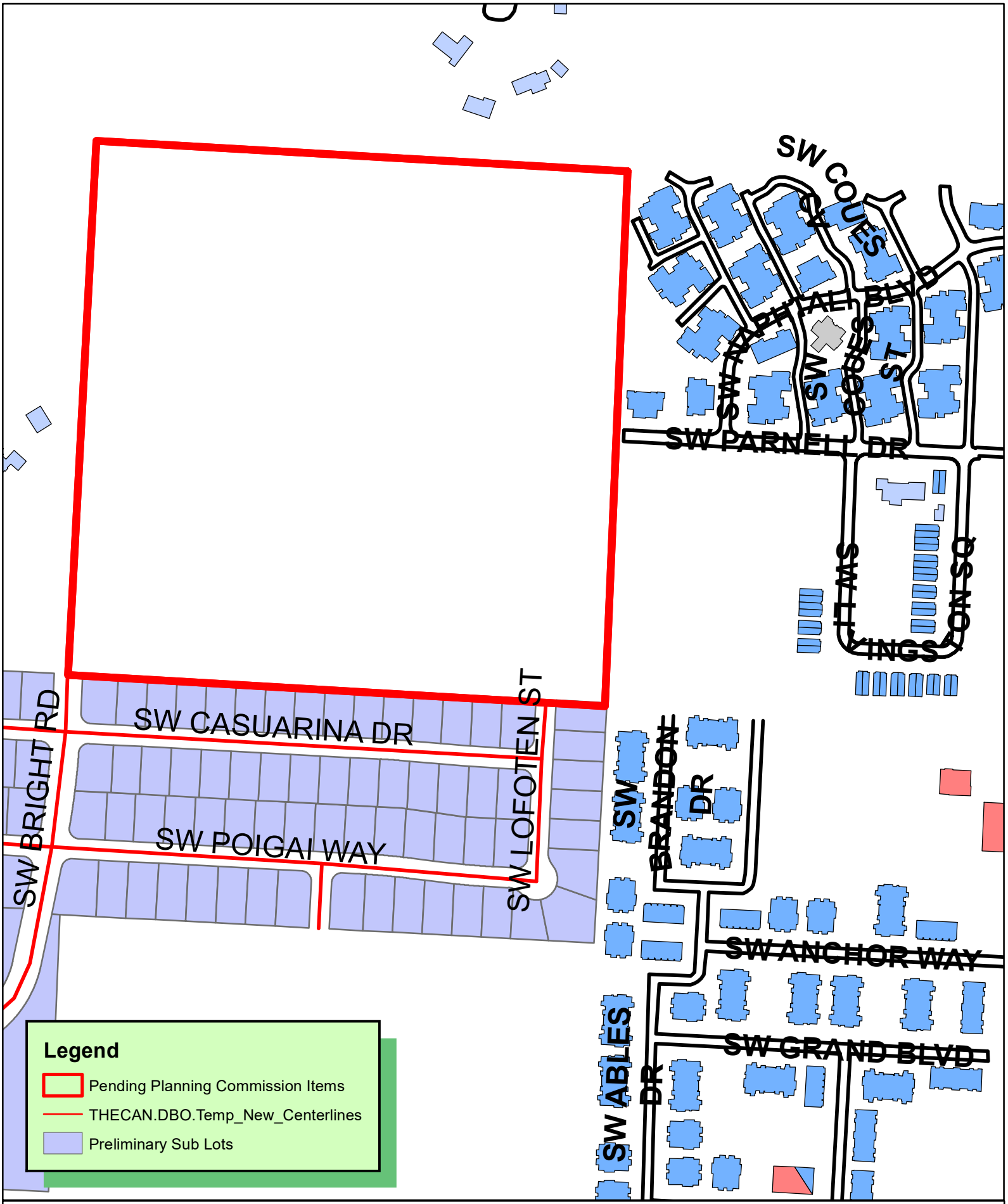
Analysis / Waivers

within Priority Area 2, Infill which encourages new development along with existing public infrastructure. This request is compatible with the surrounding development pattern and is appropriate along Bright Rd., a future collector level street.

Conclusion

Staff recommends approval of this PRD amendment. It is largely in keeping with the original proposal and thoughtfully considers the Bright Road extension. The City Engineer is working with the applicant on the detailed final design geometrics.

Additional Details



N
W E
S

1 inch = 300 feet

PRD22-0004 1/17/23
PLANNED RESIDENTIAL DEVELOPMENT
BUTTON PROPERTY MULTIFAMILY

THE CITY OF BENTONVILLE

Planned Residential Development Revision (PRD22-0004)

SW Parnell Project

Phases 1A, 1B, and 2

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

CT JOB NO. 23106800

Prepared by: Crafton Tull

901 N 47th Street, Suite 400 | Rogers, AR 72756 | 479-636-4838 | www.craftontull.com

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Phasing ..... **Error! Bookmark not defined.**

Property Description

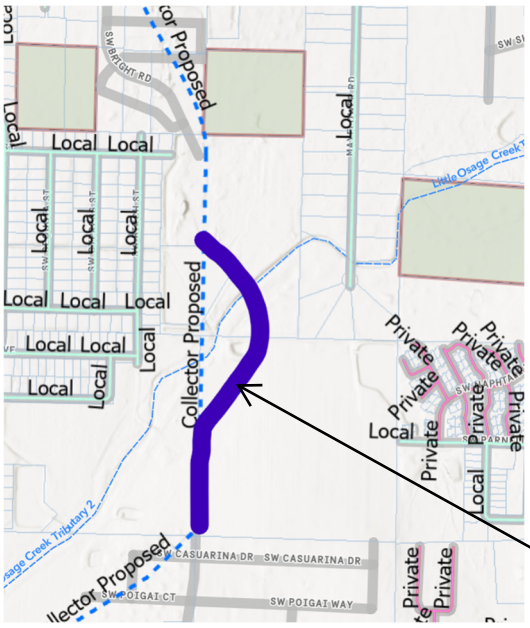
PART OF THE NW 1/4 OF THE SE 1/4 OF SECTION 1, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 1, SAID POINT BEING A 5/8" IRON PIN;
THENCE S87°02'06"E 1313.94 FEET TO A 5/8" IRON PIN ON THE WEST LINE OF VINTAGE ESTATES SUBDIVISION, PLAT RECORD 2007-548;
THENCE ALONG SAID WEST LINE S02°13'51"W 1319.70 FEET TO A 5/8" IRON PIN ON THE NORTH LINE OF POIGAI ESTATES PHASE 1, PLAT RECORD L202331395;
THENCE ALONG SAID NORTH LINE N86°57'12"W 1326.70 FEET TO A 5/8" IRON PIN ON THE EAST LINE OF LITTLE OSAGE FARMS ADDITION, PLAT RECORD 2016-610;
THENCE ALONG SAID EAST LINE N02°47'04"E 1317.71 FEET TO THE POINT OF BEGINNING, CONTAINING 39.97 ACRES, MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

Scope & Concept

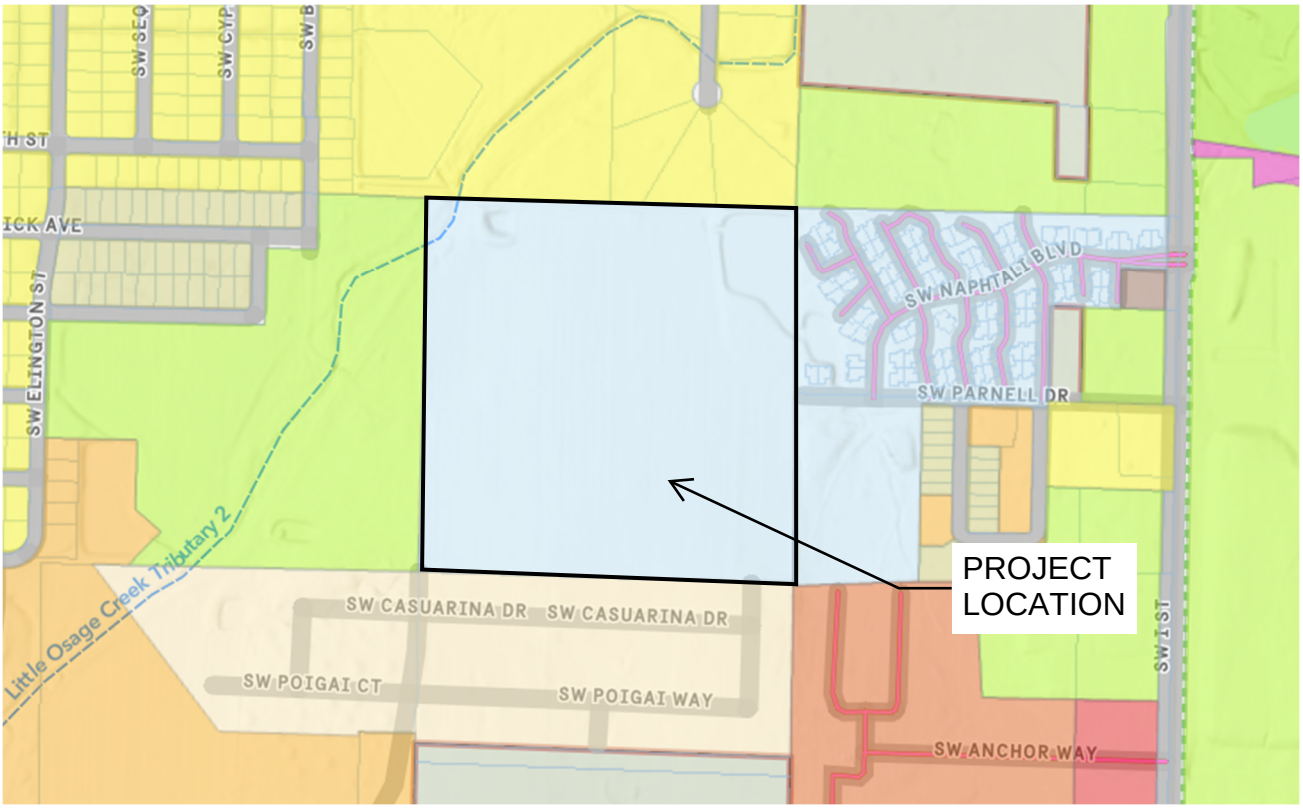
The SW Parnell Project will be a residential project with single- and multi-family uses located west of the end of SW Parnell Road (west of Arbors at Deer Crossing Project). The project will consist of 35 buildings with associated right-of-way dedication, site amenities, parking spaces, private drives, multi-purpose community areas, and a retention pond. This project is currently zoned PRD (approved under PRD22-0004). This document will serve as a revision to the approved PRD.

The biggest change noted in this PRD revision is the new alignment of SW Bright Road through the site. The extension of SW Bright Road will connect to the existing stub from Poigai Estates subdivision and run through this site to the north property line. This project is proposing to follow the alignment from the Master Street Plan for approximately 750’ with half street improvements. The alignment will then curve to cross Little Osage Creek Tributary 2 perpendicularly. Where the entire street alignment is fully on this property, full street improvements are proposed. The proposed extension will stub at the north property line, which will allow the City of Bentonville to eventually cross Little Osage Creek Tributary 2 and connect SW Bright Road.



PROPOSED ALIGNMENT OF COLLECOR ROAD PER SITE PLAN

The northern property boundary borders existing single-family homes and undeveloped wooded areas (zoned R-1). The eastern property boundary borders the Arbors at Deer Crossing (zoned PRD). This project will connect to the existing stub of SW Parnell Road and allow cross access through the site via the proposed ROW. The southern property boundary borders Poigai Estates Subdivision (zoned R-2) which is currently under construction. The western property boundary borders an existing single-family home (zoned A-1).



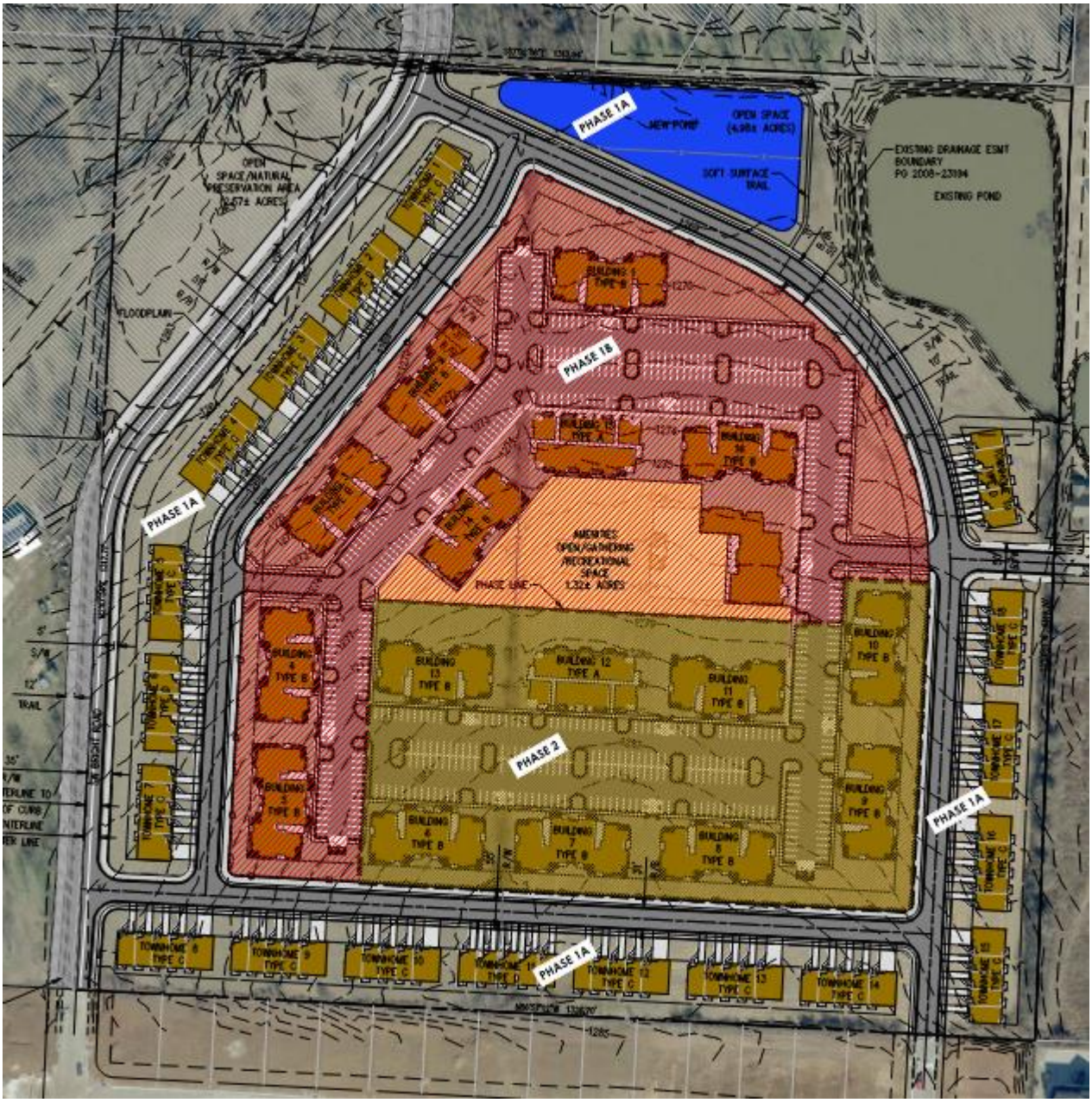
Water connections will be made to the utilities located along SW Parnell Drive to the east and SW Bright Road to the south. Sewer connections will be made to the existing 18” line in the NW corner of the site. These utilities will be designed per Bentonville Water Utilities Standard Specifications and will be reviewed by Bentonville Water Utilities and the Arkansas Department of Health.

Stormwater will be designed in accordance with the City of Bentonville Drainage Manual.

A portion of this property lies in Flood Zone AE and is inside the 100-year flood plain as shown on FEMA Flood Insurance Rate Map 05007C0255K, effective June 5, 2012.

Master Development Plan

A full site plan has been included with this submittal.



There are a total of 515 units proposed with this project (498 units were proposed with the original PRD). The site is a total of 39.97 acres. This results in an overall density of 12.9 units per acre.

Allowable Modifications – Sec. 401.11(e)(1)

This PRD shall be governed by the use and development regulations of the City of Bentonville Zoning code except as follows:

a. *Density*: The approved PRD proposed 498 units. This revision to the PRD proposes 515 units. This would result in an increase in density from 12.5 units/acre to 12.9 units/acre

b. *Building and garage setbacks*:

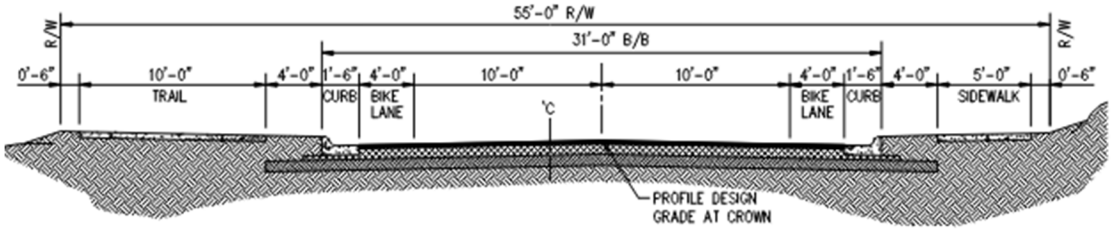
Setbacks per approved PRD:	Setbacks per revised PRD:
Front setback (apartments) = 25’	Front setback (apartments) = 25’
Front setback (townhomes) = 30’	Front setback (townhomes) = 30’
Exterior side setback (apartments) = 25’	Exterior side setback (apartments) = 25’
Exterior side setback (townhomes) = 20’	Exterior side setback (townhomes) = 15’
Rear setback (all unit types) = 25’	Rear setback (all unit types) = 25’

c. *Height of buildings or structures*: All buildings will be less than 30’ at the eave of roof. The tallest structures will be 42’-6” at the highest peak.

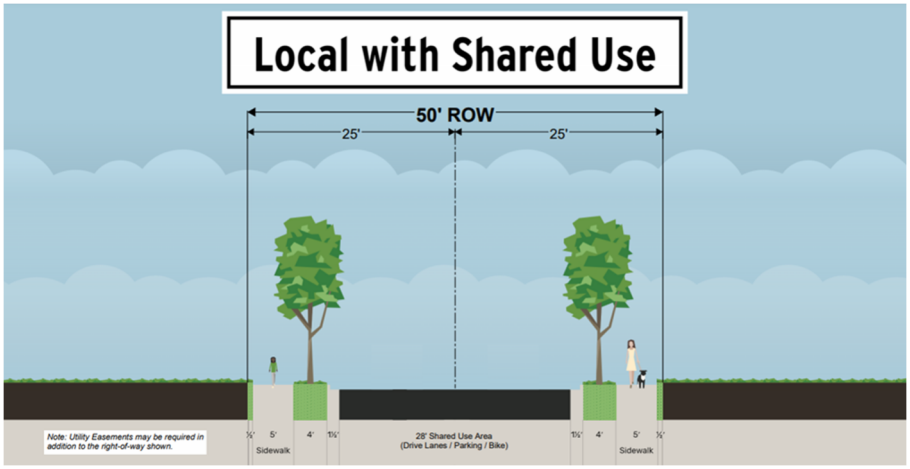
d. *Lot size, depth, and width*: Lot size, depth, and width standards will not be modified.

e. *Required off-street parking spaces*: Sec. 501.06(f) requires 2 off-street parking spaces per dwelling unit. Per Planning Commission’s condition of approval of the original PRD, parking will be provided at a ratio of 1.5 stalls per multi-family. For the townhome units, parking will be provided within the garages and driveways at a minimum ratio of 2 stalls per unit.

f. Street widths: Local Streets with Shared Use are proposed throughout. The City of Bentonville’s Typical Street Section has been modified to add a 10’ trail on one side of the road. A 55’ ROW is shown instead of a 50’ ROW per the TSS.



TYPICAL ASPHALT STREET SECTION



A 50’ ROW is proposed for SW Parnell Road to match the existing street stub. A 70’ ROW is proposed for the extension of SW Bright Road to match the MSP.

Prohibited Modifications – Sec. 401.11(e)(2)

This project will abide by and meet all City of Bentonville’s zoning and development standards for sign requirements, grading and drainage, access management, outdoor lighting, landscaping and screening, residential light standards, and flood damage prevention.

Phasing – Sec. 401.11(f)

This project will be constructed in three phases. Phase lines are shown on the site plan that has been provided. Phase 1A and Phase 1B will be constructed at the same time but will be prepared as separate large scale development plan sets. Phase 2 will likely begin construction within a year of Phases 1A and 1B.

Open Space and Landscaping – Sec. 401.11(g)(1)

As stated above, street trees and all landscaping will be designed in accordance with the City of Bentonville’s Municipal Codes and Ordinances. Street trees will be provided along the proposed local streets per the Typical Street Section.

Per PRD requirements, 15% common, useable, open space is required. For this site (39.97 acres), 6.0 acres of open space is required. This requirement is being met with this PRD by providing a dedicated 4.98-acre lot which contains 2 water bodies and a shared walking path. This area will also be vegetated with existing and new trees. Another dedicated 2.57-acre lot is proposed in the NW corner of the site as a preservation/open space area. Little Osage Creek Tributary 2 flows through this corner, so additional open space area is being shown to preserve natural areas near the stream. This area will also be planted with some new trees. 1.32 acres of central gathering space with amenities are proposed in the middle of the site near the clubhouse. A total of 8.87 acres of common, useable, open space is being provided with this PRD.

OWNER:
BEDROCK COMMERCIAL PARTNERS, LLC
1 Information Way, Suite 300
Little Rock, Arkansas 72202

APPLICANT/ REPRESENTATIVE:
McCLELLEND CONSULTING ENGINEERS, INC
1580 East Stearns Street
Fayetteville, Arkansas 72703
(479) 443-2377

PROPERTY:
PARCEL ID:
18-08645-000

ADDRESS:
1904 MAYFLOWER RD
BENTONVILLE AR 72713

TOTAL AREA:
±39.97 AC

PROPERTY DESCRIPTION:
Real property located in Benton County, Arkansas, to-wit:
Tract 1:
Part of the SE ¼ of Section 1, Township 19 North, Range 31 West, described as beginning at the NW corner of the said SE ¼; thence South 89°29' East 1312.1 feet; thence South 00°18' East 1320 35 feet; thence North 89°24' West 1325.6 feet; thence North 00°17' East1318.3 feet to the point of beginning.

Tract 2:
All our right, title and interest in and to a right-of-way easement dated March 7, 1979, and appearing in Deed Record 538 at Page 846 of the Deed Records of Benton County, Arkansas, for the purposes of ingress and egress across the following-described real property located in Benton County, Arkansas, to-wit:
Part of the SE/4 of Section 1, Township 19 North, Range 31 West, described as follows: Commencing at the SE corner of the said SE/4, run thence North 2640 feet, run thence N 89°27' West 1335.14 feet, run thence S 00°18' East 635 feet for a point of beginning, thence S 00°18' East 50 feet, thence S 89°27' East 1335.14 feet, thence North 50 feet, thence N 89°27' West 1335.14 feet to the point of beginning.

LINE TYPES
- EASEMENT (UTILITY)
- FENCING
- FLOOD HAZARD
- FLOOD WAY
- PROPERTY LINE
- ROAD RIGHT OF WAY (ROW)
- SETBACKS
- SANITARY SEWER
- SIDEWALKS
- WATER

1 MASTER SITE PLAN
1" = 100'-0"

BUILDING TYPE	COUNT ESTIMATE	ACRES	UNITS / ACRE	PARKING	SETBACKS			
					FRONT	INTERIOR	EXTERIOR	REAR
APARTMENT BUILDING	408	20.57	19.8	800 =/-	25'	TBD	25'	25'
TOWNHOMES	90	14.63	6.15	2 CAR GAR.	30'	TBD	20'	25'
TOTAL	498	35.2	14.15					

PARCEL ID: 18-08645-000
BUTTON, MICHAEL J & DOROTHY L TRUSTEES
1904 MAYFLOWER RD
BENTONVILLE AR 72713
DEED: L202241795
1741077.01 SQ. FT., ±39.97 ACRES
ZONE: UNINCORPORATED

APPROVED
PREVIOUSLY

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12/23/2022 9:55:21 AM C:\Users\badams\Documents\Bentonville MF_REV2_bryadams.rvt

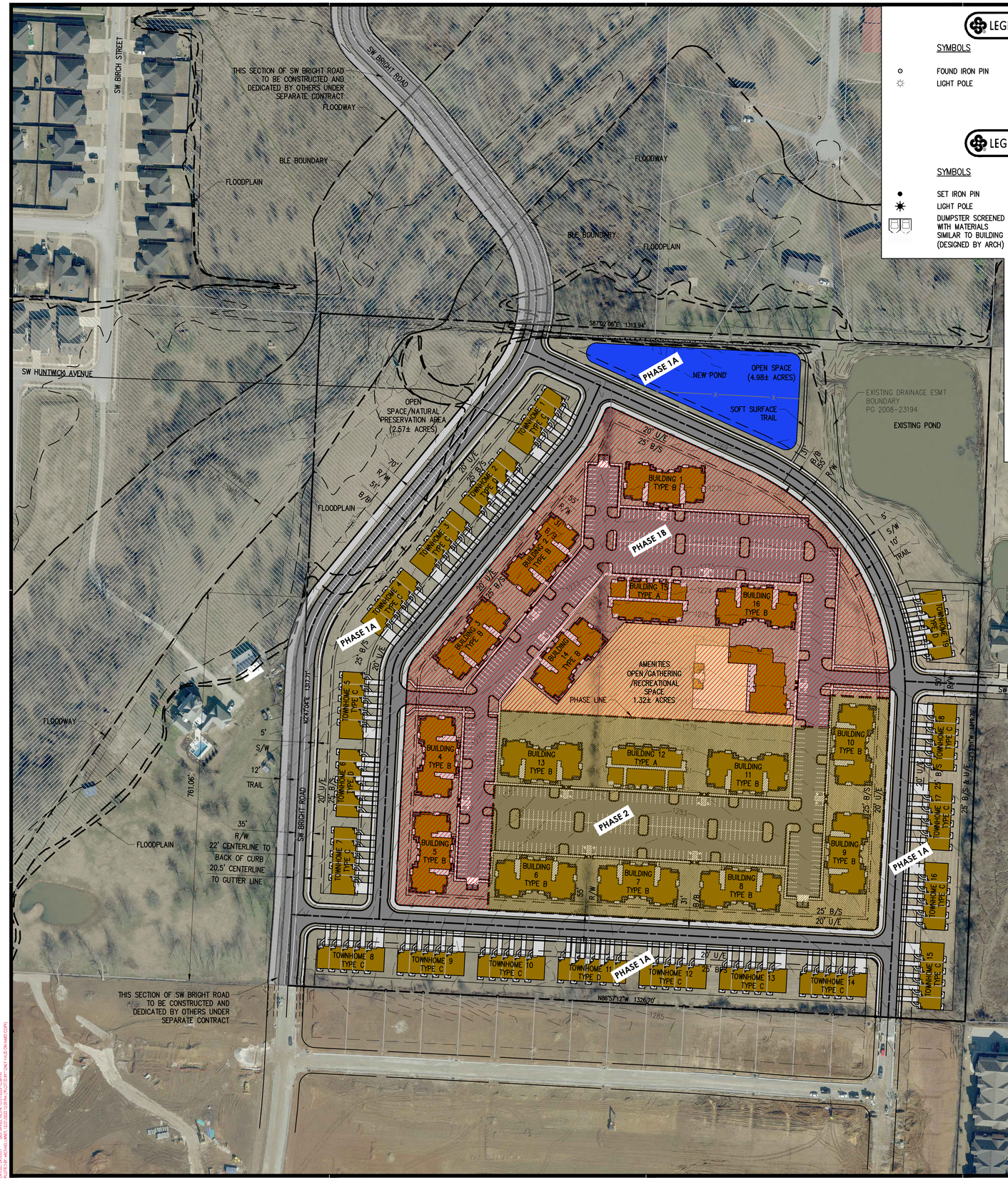
DESIGN + CONSTRUCTION INTEGRATION

Design & Construction Integration, LLC
1 Information Way
Suite 300
Little Rock, AR 72202
501-376-0017
www.dci-services.com

SW PARNELL ROAD PLANNED RESIDENTIAL DEVELOPMENT
1904 MAYFLOWER RD, BENTONVILLE ARKANSAS
Project number: 0990
Project Issue Date: 12-09-2022

MASTER SITE PLAN

A101
Scale: As indicated



LEGEND (EXISTING SYMBOLS)

SYMBOLS	LINEWORK
FOUND IRON PIN	CURB
LIGHT POLE	RIGHT OF WAY
	ROAD CENTERLINE

LEGEND (CONSTRUCT)

SYMBOLS	LINEWORK
SET IRON PIN	CURB
LIGHT POLE	BUILDING SET BACK
DUMPSTER SCREENED WITH MATERIALS SIMILAR TO BUILDING (DESIGNED BY ARCH)	RIGHT OF WAY
	PROPERTY LINE
	PERIMETER FENCE (DETERMINED BY ARCHITECT)
	ROAD CENTERLINE
	PHASE LINE
	NEW EASEMENT
	SIDEWALK
	PHASE 1A
	PHASE 1B
	PHASE 2

SITE INFORMATION:

SITE ADDRESS:
REFER TO OVERALL SITE PLAN
ZONING:
PRD
BUILDING USE:
RESIDENTIAL

BUILDING SETBACKS: (PER EXISTING PRD)

TOWNHOMES		APARTMENTS	
FRONT:	30'	FRONT:	25'
EXTERIOR SIDE:	15'	EXTERIOR SIDE:	25'
INTERIOR SIDE:	TBD	INTERIOR SIDE:	TBD
REAR:	25'	REAR:	25'

OVERALL SITE CALCULATIONS:
SITE AREA 39.97± ACRES (1,741,031± SQ FT)
39.97± ACRES / 515 UNITS = 12.9 UNITS PER ACRE
IMPERVIOUS AREA 59% (12.47± ACRES 543,445± SQ FT)
PERVIOUS AREA 41% (8.54± ACRES 371,878± SQ FT)
OPEN SPACE REQUIRED PER PRD 1,741,031± X 15% = (261,155± SQ FT)
OPEN SPACE PROVIDED = 261,155± SQ FT 15%

APARTMENT SITE CALCULATIONS: (MINUS R\W AND PONDS)
SITE AREA 17.34± ACRES (755,449± SQ FT)
17.34± ACRES / 408 UNITS = 23.5 UNITS PER ACRE
TOWNHOME SITE CALCULATIONS: (MINUS R\W AND PONDS)
SITE AREA 8.28± ACRES (360,709± SQ FT)
8.28± ACRES / 107 UNITS = 13 UNITS PER ACRE

UNIT CALCULATIONS (APARTMENT):

BUILDING A 36 UNITS:	2 BUILDINGS	72 UNITS
BUILDING B 24 UNITS:	14 BUILDINGS	336 UNITS
TOTAL:	16 BUILDINGS	408 UNITS

UNIT CALCULATIONS (TOWNHOMES):

BUILDING C 5 UNITS:	15 BUILDINGS	75 UNITS
BUILDING D 8 UNITS:	4 BUILDINGS	32 UNITS
TOTAL:	19 BUILDINGS	107 UNITS

BEDROOM (BEDS) (APARTMENTS):

BUILDING A 36 BEDS:	2 BUILDINGS	72 BEDS
BUILDING B 48 BEDS:	14 BUILDINGS	672 BEDS
TOTAL:	16 BUILDINGS	744 BEDS

BEDROOM (BEDS) (TOWNHOMES):

BUILDING C 16 BEDS:	15 BUILDINGS	240 BEDS
BUILDING D 15 BEDS:	4 BUILDINGS	60 BEDS
TOTAL:	19 BUILDINGS	300 BEDS

BUILDING SQUARE FOOTAGE (FOOTPRINT):

BUILDING A 8,825± SQ FT	2 BUILDINGS	17,650± SQ FT
BUILDING B 8,825± SQ FT	14 BUILDINGS	123,550± SQ FT
BUILDING C 5,615± SQ FT	15 BUILDINGS	84,225± SQ FT
BUILDING D 5,443± SQ FT	4 BUILDINGS	21,772± SQ FT

TOTAL: 247,197± SQ FT (FOOTPRINTS)

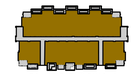
APARTMENT PARKING CALCULATIONS:

REQUIRED PARKING:		PROVIDED PARKING:	
MULTI-FAMILY:	1.5 SPACE PER UNIT 408 UNITS X 1.5 = 612 STALLS	STANDARD PARKING:	598 PARKING STALLS
ADA:	612 X 2% = 12	ADA STALL:	14 ADA STALLS
TOTAL REQUIRED:	612 PARKING STALLS	TOTAL STALLS:	612 PARKING STALLS

TOWNHOME PARKING CALCULATIONS:

REQUIRED PARKING:		PROVIDED PARKING:	
MULTI-FAMILY:	2 SPACE PER UNIT 107 UNITS X 2 = 214 STALLS	DRIVEWAY PARKING:	107 DRIVEWAY PARKING
ADA:	201 TO 300 = 7	GARAGES:	130 GARAGE
TOTAL REQUIRED:	214 PARKING STALLS	TOTAL STALLS:	237 PARKING STALLS

SITE AMENITIES:
POOL
CLUB HOUSE

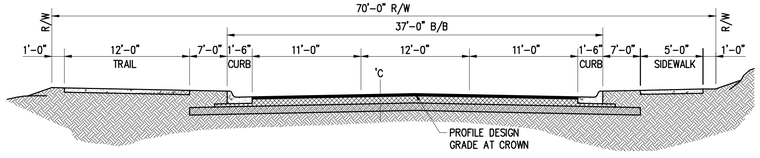

36 UNIT BUILDING A
36 BEDROOMS
3 STORY
30'-0" AT EAVE

24 UNIT BUILDING B
48 BEDROOMS
3 STORY
30'-0" AT EAVE

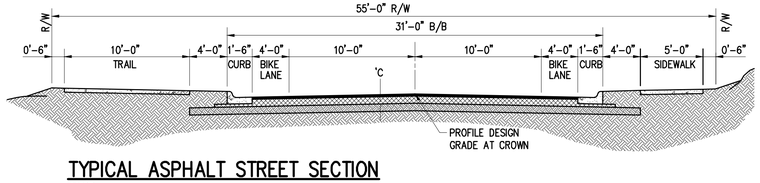
5 UNIT TOWNHOME C
16 BEDROOMS
6 GARAGES
3 STORY
30'-0" AT EAVE

8 UNIT TOWNHOME D
15 BEDROOMS
5 GARAGES
3 STORY
30'-0" AT EAVE

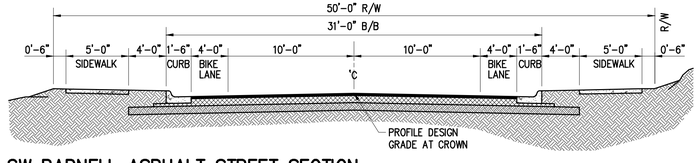
CLUBHOUSE



SW BRIGHT ROAD ASPHALT STREET SECTION
NTS



TYPICAL ASPHALT STREET SECTION
NTS



SW PARNELL ASPHALT STREET SECTION
NTS

901 N. 47th St., Suite 400
Rogers, Arkansas 72756
Crafton Tull
architecture | engineering | surveying
479.636.4838 t
www.craftontull.com

CERTIFICATE OF AUTHORIZATION:
CRAFTON, TULL & ASSOCIATES, INC. No. 109
CERTIFICATE OF AUTHORIZATION ARKANSAS ENGINEER

GRAPHIC SCALE IN FEET
100' 0 100'

PROJECT TITLE
BENTONVILLE, ARKANSAS

Key Plan

No.	Description	Date

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PROJECT NO: 23106800
ISSUE DATE: 09-29-23
CONTACT: A. KARR
QC by:
QC Date:

PRELIMINARY PLANS

THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL, SIGNED AND SEALED DOCUMENT

NOT FOR CONSTRUCTION ··· REVIEW SET ···

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CONCEPT 5

DRAWING C:\23106800_PARKERS\BUILDINGPRODUCTS\DWG\CONCEPTS\CONCEPT 5.DWG
LAST SAVED BY: MICHAEL.LANG 10/27/2023 2:28 PM
PLOTTED BY: MICHAEL.LANG 10/27/2023 2:28 PM

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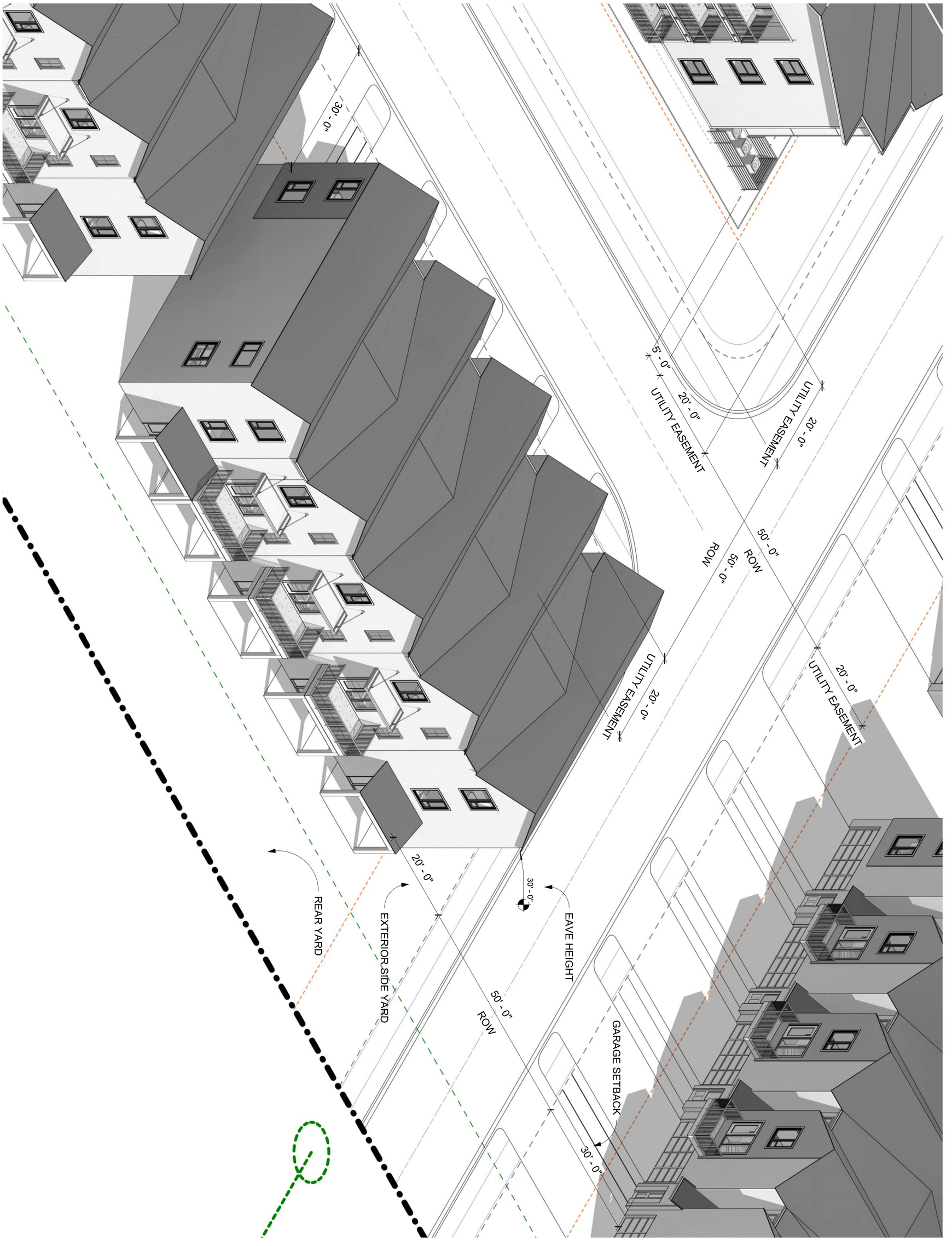
1 TOWNHOME



SW PARNELL ROAD PLANNED RESIDENTIAL DEVELOPMENT

1904 MAYFLOWER RD, BENTONVILLE
ARKANSAS
Project number: 0990

Project Issue Date: 12-09-2022

Design & Construction Integration, LLC

1 Information Way
Suite 300
Little Rock, AR 72202

501-376-0017
www.dci-services.com

DESIGN + CONSTRUCTION INTEGRATION

TOWNHOME PROTOTYPE

A103

Scale:

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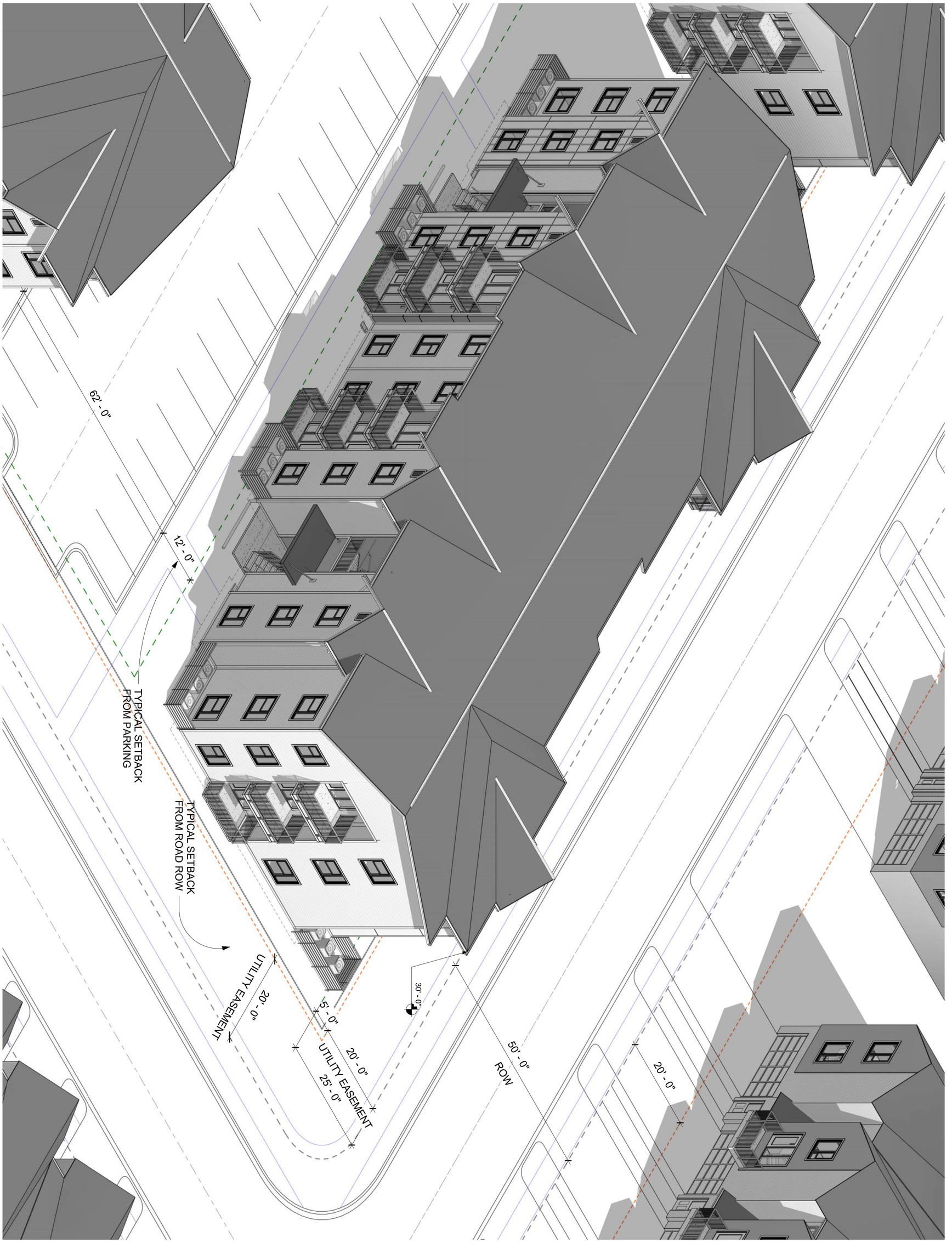
1 MULTI-FAMILY



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MULTI FAMILY PROTOTYPE

A104

Scale:

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MATERIALS LIST (ALL STRUCTURES):

BRICK
CEMENT BOARD SIDING AND TRIM
ARCHITECTURAL SHINGLES
FIBERGLASS WINDOWS
PREFINISHED METAL GUTTERS AND DOWNSPOUTS

MULTI FAMILY CONCEPT IMAGERY

SW PARNELL ROAD PLANNED RESIDENTIAL DEVELOPMENT

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Scale:

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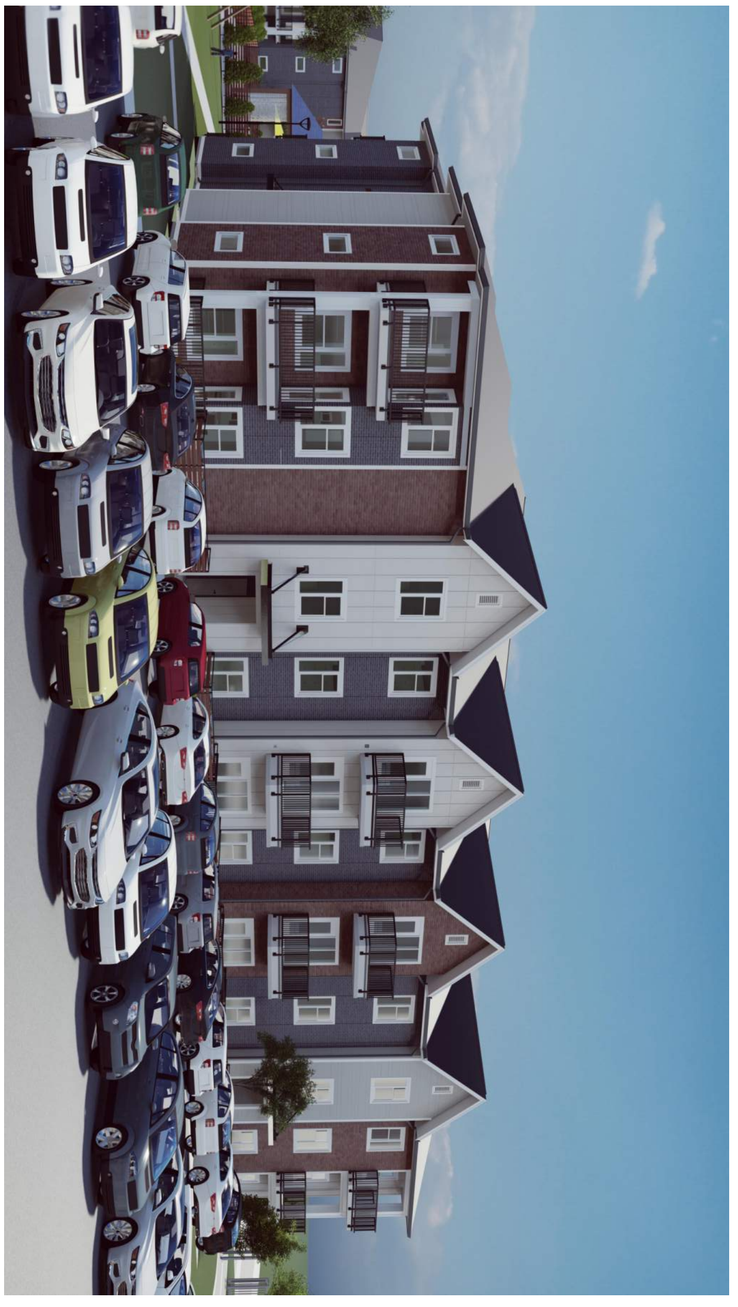

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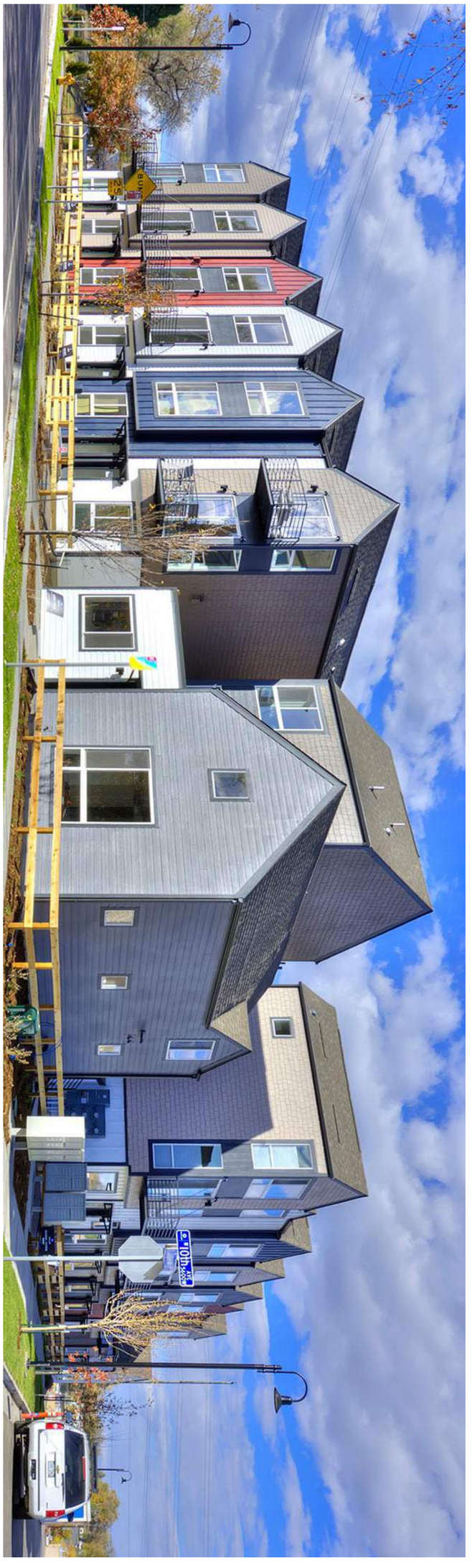
MULTI FAMILY CONCEPT IMAGERY

Scale:

A106

@ Copyright 2021 12/23/2022 9:56:14 AM C:\Users\badams\Documents\Bentonville MF_REV2_bryadams.rvt



SW PARNELL ROAD PLANNED RESIDENTIAL DEVELOPMENT

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ARKANSAS
Project number: 0990

Project Issue Date: 12-09-2022

TOWNHOME CONCEPT IMAGERY

A107

Scale:

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DESIGN + CONSTRUCTION INTEGRATION

ORDINANCE NO. _____

AN ORDINANCE CHANGING REAL ESTATE IN THE CITY OF BENTONVILLE, ARKANSAS, FROM ITS PRESENT ZONING CLASSIFICATION OF PRD, PLANNED RESIDENTIAL DEVELOPMENT TO PRD, PLANNED RESIDENTIAL DEVELOPMENT; AND FOR OTHER PURPOSES.
(PROJECT NUMBER: PRD22-0004)

WHEREAS, Haitham Alley duly filed a petition with the Planning Commission requesting that the hereinafter described property situated in Benton County, Arkansas, be changed from its present zoning classification of PRD, PLANNED RESIDENTIAL DEVELOPMENT to PRD, PLANNED RESIDENTIAL DEVELOPMENT to be used in accordance with city zoning laws and state laws, which property is described as follows:

REAL PROPERTY LOCATED IN BENTON COUNTY, ARKANSAS, TO-WIT: TRACT 1: PART OF THE SE ¼ OF SECTION 1, TOWNSHIP 19 NORTH, RANGE 31 WEST, DESCRIBED AS BEGINNING AT THE NW CORNER OF THE SAID SE ¼; THENCE SOUTH 89°29’ EAST 1312.1 FEET; THENCE SOUTH 00°18’ EAST 1320 35 FEET; THENCE NORTH 89°24’ WEST 1325.6 FEET; THENCE NORTH 00°17’ EAST1318.3 FEET TO THE POINT OF BEGINNING. TRACT 2: ALL OUR RIGHT, TITLE AND INTEREST IN AND TO A RIGHT-OF-WAY EASEMENT DATED MARCH 7, 1979, AND APPEARING IN DEED RECORD 538 AT PAGE 846 OF THE DEED RECORDS OF BENTON COUNTY, ARKANSAS, FOR THE PURPOSES OF INGRESS AND EGRESS ACROSS THE FOLLOWING-DESCRIBED REAL PROPERTY LOCATED IN BENTON COUNTY, ARKANSAS, TO-WIT:PART OF THE SE/4 OF SECTION 1, TOWNSHIP 19 NORTH, RANGE 31 WEST, DESCRIBED AS FOLLOWS: COMMENCING AT THE SE CORNER OF THE SAID SE/4, RUN THENCE NORTH 2640 FEET, RUN THENCE N 89°27’ WEST 1335.14 FEET, RUN THENCE S 00°18’ EAST 635 FEET FOR A POINT OF BEGINNING, THENCE S 00°18’ EAST 50 FEET, THENCE S 89°27’ EAST 1335.14 FEET, THENCE NORTH 50 FEET, THENCE N 89°27’ WEST 1335.14 FEET TO THE POINT OF BEGINNING.. ;

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held February 6, 2024 in the Council Chambers of the City of Bentonville;

WHEREAS, public notice of said hearing having been published in the Northwest Arkansas Democrat-Gazette for the time and in the manner required by law; and

WHEREAS, the Planning Commission voted to recommend to the City Council that the petition be approved and that said property be rezoned from its present classification of PRD, PLANNED RESIDENTIAL DEVELOPMENT to PRD, PLANNED RESIDENTIAL DEVELOPMENT.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF BENTONVILLE, ARKANSAS:

Section 1: That the above described real property is hereby changed from its present zoning classification of PRD, PLANNED RESIDENTIAL DEVELOPMENT to PRD, PLANNED RESIDENTIAL DEVELOPMENT to be used in accordance with the city zoning laws and state laws;

Section 2 - Severability Provision: If any part of this Ordinance is held invalid, the remainder of this Ordinance shall continue in effect as if such invalid portion never existed; and

Section 3 - Repeal of Conflicting Provisions: All Ordinances, Resolutions, or Orders of the City Council, or parts of the same, in conflict with this Ordinance are repealed to the extent of such conflict.

PASSED AND APPROVED this_____ day of _____, 2024.

APPROVED:

_____

Stephanie Orman, Mayor

ATTEST:

_____

Kirby Romines, City Clerk