



**Planning Commission
Meeting Agenda
October 1, 2024
Bentonville City Hall
Tech Review: 4:30 PM
Public Hearing: 5:00 PM**

Registration Link: <https://us06web.zoom.us/j/81304829734>

I. Call to Order

II. Approval of Minutes

- September 17th Meeting Minutes** **Approval of Meeting Minutes**

III. Consent Agenda

- Lots 73 & 74 Providence Village Phase III** **Lot Split**
Southwest Chesnut Hill Road (LS24-0027)
- Cosmas Heights Subdivision** **Preliminary Plat Extension**
Southwest Tater Black Road (PP23-0002)
- Azalea Commons** **Preliminary Plat**
Ginn Road (PP24-0005)
- Nest Apartments** **Large Scale Development Extension**
Southeast C Street (LSD23-0012)
- SW A & Main Multi-family Development** **Large Scale Development Extension**
Southwest A Street & Southwest Main Street (LSD22-0070)
- Walnut Grove Subdivision Phase 2** **Final Plat**
Southwest Barron Road and Southwest Piercy Road (FP24-0011)

IV. New Business

Advertised Public Hearings

- 814 Development** **Conditional Use Permit***
Southwest Regional Airport Boulevard (CU24-0017)
Drive-thru restaurant in C-1, Neighborhood Commercial.
- Walmart Campus** **Planned Unit Development Amendment***
Southeast 8th Street (PUD20-0002)
Revision 13.
- Shri Khuhan Business LLC** **Rezoning***

2406 Southeast 16th Street ([RZ24-0037](#))

Future Land Use Map Amendment: Low Density Residential (LDR) to General Commercial

Rezoning: R-1, Low-Density Single-Family Residential to C-2, General Commercial

4. **Bryant Partners LLC**

Rezoning*

1008 & 1011 Northwest J Street ([RZ24-0038](#))

Rezoning: RO, Residential Office to C-1, Neighborhood Commercial

V. Other New Business

1. **Mercedes Benz Sidewalk Waiver**

Waiver

1612 Southeast Moberly Lane ([LSD23-0040](#))

VI. Old Business

VII. Other Business

1. **Plan Bentonville: Schedule**

Informational

VIII. Adjournment



**Planning Commission
Meeting Minutes
September 17, 2024
Bentonville City Hall
Tech Review: 4:00 PM
Public Hearing: 5:00 PM**

Meeting Recording:

https://us06web.zoom.us/rec/share/YYTXg_kiEK29gGYihSX3ioDqGav5acdD-oqDLHYdPMH-z_8OILOy4QgRRKithPs.Z-jeweFsysfcfitK?startTime=1726606759000

Commissioners Present: Reginald Wright (Chair), Elaine Kerr, Ifeoma Ibekwe on Zoom, Danny Bennett, Dana Davis, Eric Hipp,

Commissioners Absent: Doug Bryant

Staff Present: Tyler Overstreet, Tom Adler, Sophie McAdara, Bradley Gavrielides, Dan Weese, Bonnie Bridges, Jon Stanley via Zoom, Keegan Stanton via Zoom

I. Call to Order

- Commissioner Wright calls the meeting to order at 5:00 pm.

Commissioner Kerr requests, without objection, that item number of 1 of Other New Business, Elm Tree Sidepath Waiver TIP24-0005, be moved to the Consent Agenda. No objections heard and item moved to Consent.

II. Approval of Minutes

1. **September 3rd, 2024, Meeting Minutes Approval of Meeting Minutes**
 - Motion to approve by Hipp, second by Davis.
 - Minutes are approved 6-0.

III. Consent Agenda

1. **Lots 5 and 6 of Vivian Farms Subdivision Phase 2** **Lot Split**
South Vaughn Road ([LS22-0055](#))
2. **Lots 7, 8 & 9 of McKeehan's 2nd Addition Development** **Lot Split**
907 Northwest 9th Street ([LS24-0028](#))
3. **Lot 19 Manor Heights Subdivision** **Property Line Adjustment**
410 Northwest H Street ([PLA24-0008](#))
4. **McKissic Springs Subdivision** **Final Plat**
4800 South Vaughn Road ([FP24-0006](#))

5. The Station Phase 2

1500 Southeast Griffin Drive ([LSD22-0064](#))

Large Scale Development

6. Elm Tree Road Sidepath

Southwest Elm Tree Road ([TIP24-0005](#))

Drainage Manual Waiver

Waiver

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

IV. New Business

Advertised Public Hearings

1. Oak Trace

Conditional Use Permit*

1003 SE 28th Street ([CU24-0015](#))

Kenneling in C-2, General Commercial

- Mr. Adler provides an overview of the staff report.
- Commissioner Wright opens the public hearing.
- Parker Touchstone, the applicant, is here for any questions.
- Commissioner Wright closes the public hearing.
- Commissioner Davis inquires whether overnight kenneling will take place at the facility. The applicant confirms that it will not.
- Conditional Use Permit is approved 6-0 with the following conditions:
 1. The proposed fence must account for public sewer main access in the rear of the property. There shall be gates installed to provide BWU access to public utilities on both sides of the proposed fence or the fence will need to be kept a minimum of 5' from the sewer line and manhole. The sewer main shall be located prior to fence installation by calling 811.
 2. Backflow requirements must be met, including permitting, installation, inspection and testing.
 3. Any changes in scope, use, or ownership, may require a new Conditional Use Permit. In addition, the Planning Commission has the ability to hold a public hearing on or revoke the Conditional Use at any time.
 4. The applicant shall coordinate with the Bentonville Building and Fire Safety Department for any additional permitting requirements.
 5. The Term of this CUP is for a 1-year period.
 6. The CUP does not include the allowance for overnight kenneling: hours of operation shall be limited to M-F 8am to 6pm and Sat: 9am to 4 pm.

2. Downtown Bentonville Microbrewery

Conditional Use Permit*

410 Southwest A Street ([CU24-0016](#))

Microbrewery/Restaurant in D-C, Downtown Core

- Mr. Adler provides an overview of the staff report.
- Commissioner Wright opens the public hearing.
- Rebecca Davitt, the applicant, is here for any questions.
- Commissioner Wright closes the public hearing.
- Conditional Use Permit is approved 6-0 with the following conditions:
 1. This Conditional Use Permit shall be valid in perpetuity.

2. An approved CALT - Commercial Alteration permit must be obtained from the Bentonville Building and Fire Department.
3. Any changes in scope, use, or ownership, may require a new Conditional Use Permit. In addition, the Planning Commission has the ability to hold a public hearing on or revoke the Conditional Use at any time.
4. The applicant shall coordinate with the Bentonville Building and Fire Safety Department for any additional permitting requirements.
5. Proposed use must meet all cross connection and sewer pretreatment standards.
6. This suite does not currently have a backflow device installed and this will be required.

3. Milligan Rezoning*

105 Northwest 6th Street ([RZ24-0033](#))

Rezoning: R-1, Low-Density Single-Family Residential to DN-2, Downtown Medium Density Residential

- Mr. Adler provides an overview of the staff report.
- Commissioner Wright opens the public hearing.
- Chris Milligan, the applicant, is here for any questions.
- Commissioner Wright closes the public hearing.
- Rezoning is approved 6-0.

4. Friendly Inn LLC Rezoning*

504 Northwest A Street ([RZ24-0034](#))

Rezoning: R-1, Low-Density Single-Family Residential to DN-2, Downtown Medium Density Residential

- Mr. Adler provides an overview of the staff report.
- Commissioner Wright opens the public hearing.
- Chris Milligan, the applicant, is here for any questions.
- Commissioner Wright closes the public hearing.
- Rezoning is approved 6-0.

5. Huffner Rezoning*

704 Northwest 7th Street ([RZ24-0035](#))

Rezoning: R-1, Low Density Single-Family Residential to DN-1, Downtown Neighborhood Low Density Residential

- Mr. Adler provides an overview of the staff report.
- Commissioner Wright opens the public hearing.
- Will Kellstrom, representing the applicant, is here for any questions.
- Stuart J. of 702 NW 7th Street, states that he has seen rezoning happening all around their home and feels the character of the neighborhood is going away.
- Commissioner Wright closes the public hearing.
- Chairman Wright asks Mr. Overstreet to explain the difference between R-1 and DN-1.
- Mr. Overstreet responds that the main difference is lot size, but the use is primarily the same.
- Chairman Wright states that the rezone is consistent with the future land use plan.
- Rezoning is approved 6-0.

6. **Vaisho Groups, LLC** **Planned Residential Development***

Southwest 14th Street ([PRD24-0007](#))

Rezoning: R-1, Low Density Single-Family Residential to DN-1, Downtown

Neighborhood Low Density Residential

- Mr. Adler provides an overview of the staff report, and lets the commission know that there was a mapping error with GIS and the vicinity map.
- Mr. Weese, with Transportation and Engineering, requests that the applicant provides a drainage basin in the southwest corner of the site and follows the recommendations on page 33 of the traffic report as a condition of approval.
- Commissioner Davis requests, without objection, that Dan Weese's requests be added as conditions of approval.
- Commissioner Wright opens the public hearing.
- Will Kellstrom, representing the applicant, provides an overview of the project. Mr. Kellstrom states that what is being proposed is much less intense than what could be allowed to be built under the current C-2 and C-1 zoning. The applicant states that they have submitted a PRD rather than a traditional rezoning because of the constraints provided by the wetlands.
- Mr. Kellstrom states that the applicant met with staff to make adjustments to the plan to better fit within the surrounding context, such as lowering the height of the building on the east side of the properties, aligning the single-family neighborhoods with townhomes, locating the 4-story buildings within the interior of the property. The project will be parked at 33% more than they are required by code.
- Mario Cavaretti, of 3113 Southwest Riverstone, states concern over the southern access road which would open their neighborhood to more traffic from the proposed development. Mr. Cavaretti states concern over kids playing in the yard being injured by cars cutting through the neighborhood.
- George Rogers, of 3117 Southwest Riverstone, objects to the southern street connection from this development to the Stone Meadow neighborhood.
- Carol Morrison, of 3212 Southwest Warbury Avenue, lives across from the clubhouse where the access road would abut. She states concern over traffic, safety, and crime.
- Linda Mayans, of 3310 SW Stonepoint, speaks about her concern about traffic and safety.
- Commissioner Wright closes the public hearing.
- Commissioners discuss detention, and their enthusiasm for the project as a whole while having concern over the southern access road into Stone Meadow Neighborhood.
- Commissioners discuss replacing the street connection with a bike and pedestrian connection that still allows for fire access.
- Mr. Overstreet states that the code requires that where a stub out exists a new development must stub in, but the planning commission may determine whether or not it is appropriate in this case
- Commissioner Ibekwe raises concern over the effects of this limitation here with respect to the entire outlook to the future land use.
- Chairman Wright reopens the public hearing.
- Debbie Noack, of 3308 SW stone way, states her concern over the access road.
- Chairman Wright closes the public hearing.

- Future Land Use Amendment is approved 6-0
- Rezoning, with the following conditions, is approved 6-0.
 1. Construct a 200-foot plus taper eastbound right-turn lane at Drive 1 or as approved by ARDOT.
 2. Extend the sidewalk along the frontage of the property (14th Street).
 3. Drive 1 should be constructed with two 12-foot outbound lanes and one 14-foot inbound lane in accordance with the access management policies for NWARPC.
 4. Inbound traffic at Drive 1 should be free flowing to prevent queueing onto 14th Street.
 5. Developer shall provide a drainage basin in the southwest corner of the project as shown on the PRD site plan.
 6. The southerly connection shown on the site plan to Mossy Stone Road shall be for pedestrians and bikes only and as approved by the Fire Marshall.

V. Other New Business

VI. Old Business

VII. Other Business

1. Cottage Court Discussion

Informational*

- Discussion brought forth by Commissioner Davis on the subject of Cottage Courts and the intent of the ordinance.
- Commissioner Davis highlights his concerns over the allowance and appropriateness of a cottage court in the middle of a block of single-family homes.
- Mr. Overstreet comments that the land-area requirements on the cottage court ordinance for R-1 and DN-1 were calculated to ensure that the same number of units that could be built as a Single-family with a detached ADU could be built with this ordinance. The cottage court does not increase the number of possible units that could be built on 10,000 square feet in these districts.
- Commissioner Davis requests that the Cottage Court Discussion be placed on the October 15th meeting agenda for further review by planning commissioners.

VIII. Adjournment

- Motion to adjourn by Hipp, second by Bennett.
- Meeting is adjourned.



Consent Agenda Item [LS24-0027](#)

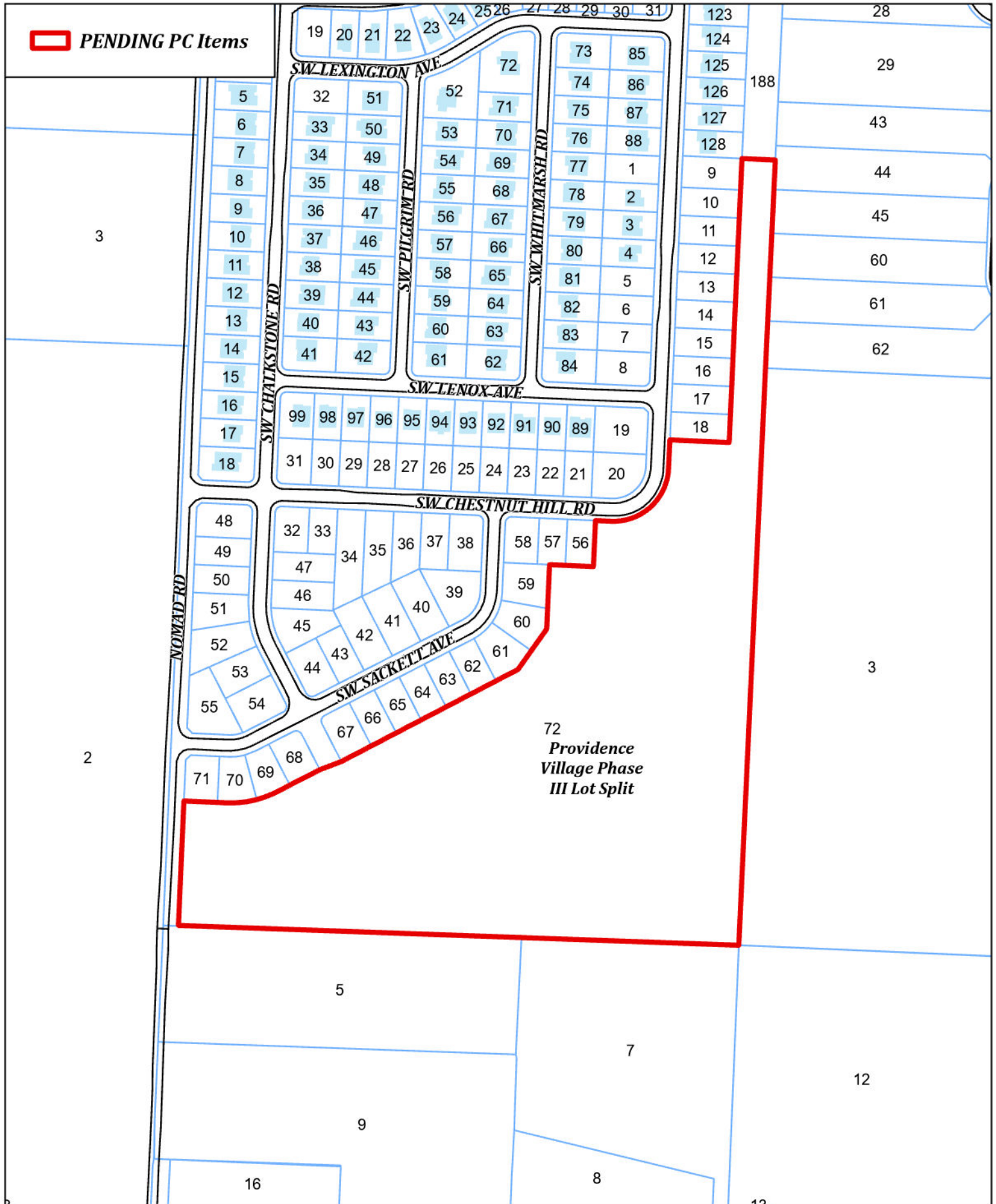
For the Planning Commission meeting on October 1, 2024

Details

Lot Split: Existing Lot 72 of Providence Village Subdivision Phase 3 Creating New Lots 73 and 74 of Providence Village Subdivision Phase 3, Southwest Chestnut Hill Road, R-1, Low-Density Single-Family Residential, *LS24-0027*

A lot split of existing Lot 72 of Providence Village Subdivision Phase 3 Creating New Lots 73 and 74 of Providence Village Subdivision Phase 3. Per the requirements of the Master Street Plan, the existing right-of-way is adequate along Southwest Nomad Road and Southwest Chestnut Hill Road. The plat will dedicate a 20-foot utility easement on Lot 74 and a 20-foot drainage easement on the northwest part of Lot 73.

 **PENDING PC Items**



LS24-0027
Providence Village Phase III Lot Split
Lot Split



DRAWING: G:\17106304_PROVIVSUB\INFRASTRUCTURE\SURVEY\DWG\17106304_TOT SPLIT.DWG
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LAST PLOTTED BY: KEVIN MONTGOMERY, 9/17/2024 2:46:58 PM ("PLOTTED BY:" VALID ON HARD COPY ONLY")



OWNER:

WE HEREBY GRANT TO THE CITY OF BENTONVILLE A BLANKET AVIGATION EASEMENT OVER THE ENTIRETY OF THIS LOT SPLIT PURSUANT TO MUNICIPAL CODE SECTION 401.12 AND 401.13.

CERTIFICATE OF OWNERSHIP PARCEL 01-20515-000

DATE OF EXECUTION: _____

(PRINT)

SOURCE OF TITLE: DEED RECORD 2015-72459 AND PLAT RECORD L202261015

NOTARY PUBLIC_____

DATE OF EXECUTION: _____

DATE OF EXECUTION: _____

RECORD INFORMATION

SEAL

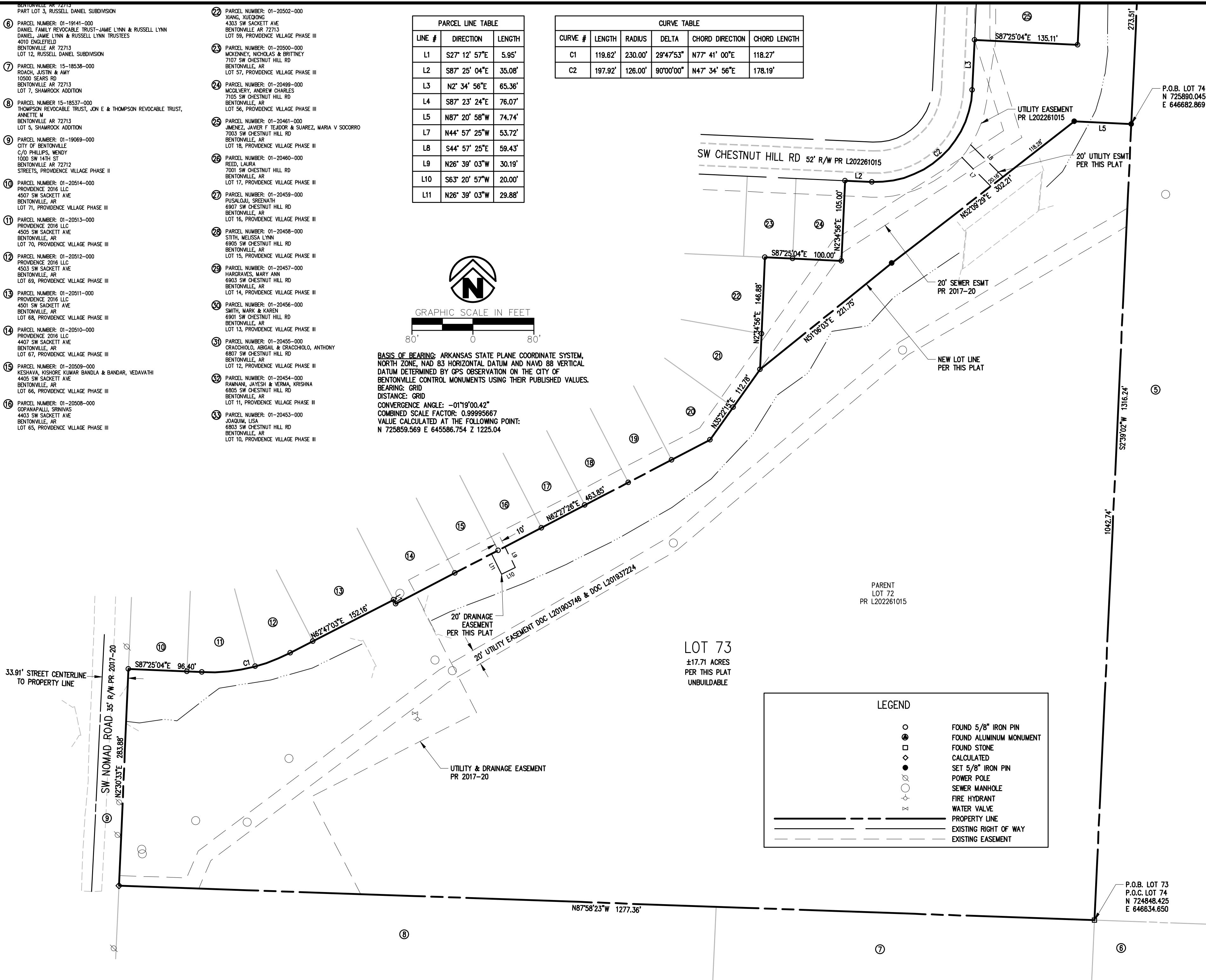
PREPARED FOR:
PROVIDENCE 2016 LLC

BENTONVILLE ARKANSAS

SHEET NO.:

1 OF 3

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LAST PLOTTED BY: KEVIN MONTGOMERY, 6/17/2024 10:52:27 PM (PLOTTED BY: VALID ON HARD COPY ONLY)



RECORD INFORMATION

STATE PLAT CODE:
500-19N-31W-0-22-110-04-1460

SEAL



LOT SPLIT PLAT OF
LOT 72

PROVIDENCE VILLAGE PHASE III

PREPARED FOR:
PROVIDENCE 2016 LLC

ARKANSAS
BENTONVILLE

DATE: 09/17/2024
PROJECT NO: 17106304
CONTACT: K MONTGOMERY



CERTIFICATE OF AUTHORIZATION:



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DELTA	DESCRIPTION	DATE

SHEET NO.:

2 OF 3

ATLAS PAGE: 564

CITY OF BENTONVILLE
PROJECT NUMBER: LS24-0027

DRAWING: G:\17106304-PROVINSUB\INFRASTRUCTURE\SURVEY\DWG\17106304-LOT SPLIT.DWG
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ADJOINING PROPERTY OWNER INFORMATION

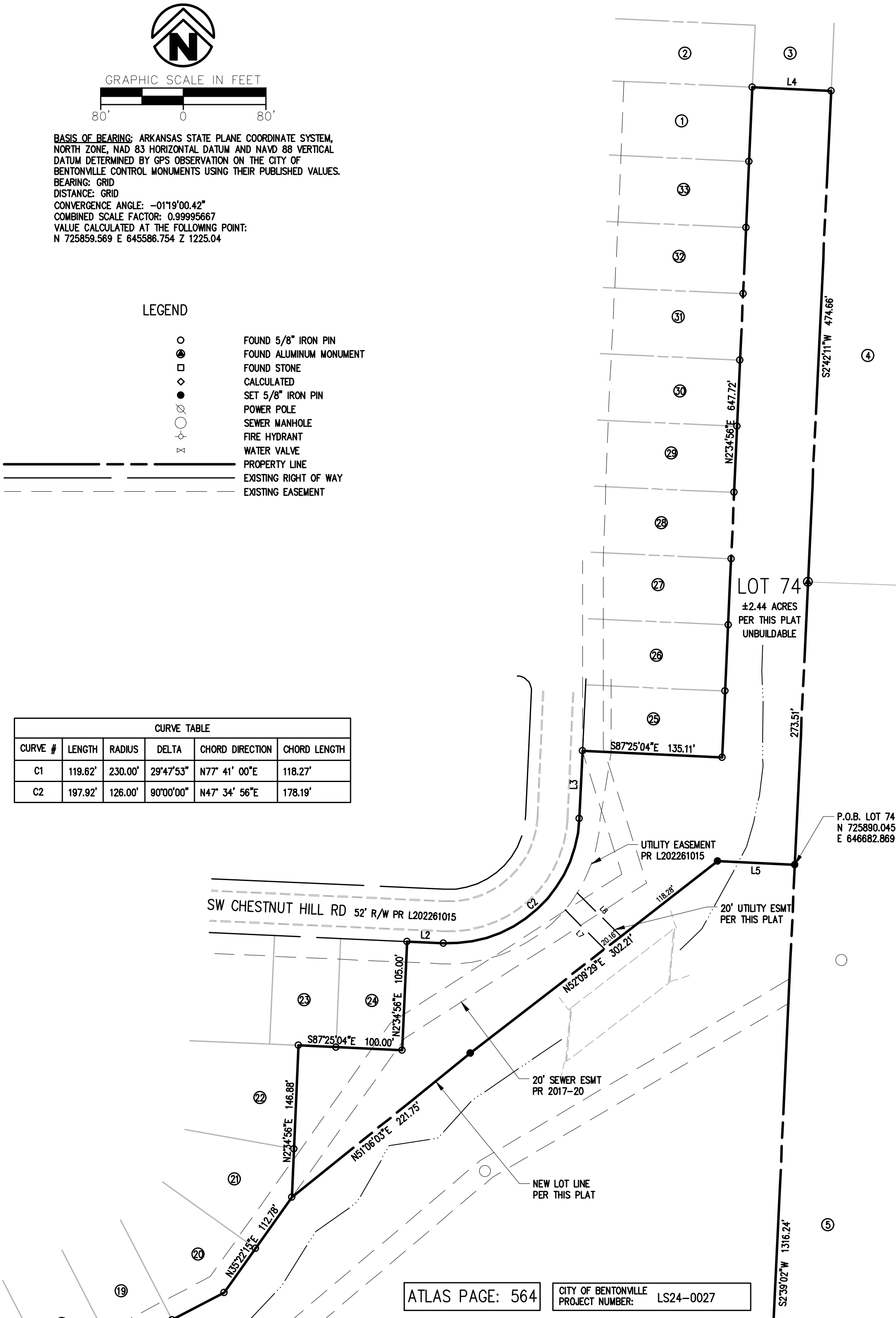
- 1 PARCEL NUMBER: 01-20452-000
XU, CHUANBI
6801 SW CHESTNUT HILL RD
BENTONVILLE, AR
LOT 9, PROVIDENCE VILLAGE PHASE III
- 2 PARCEL NUMBER: 01-17965-000
BONHAM, KENLEY
6709 SW CHESTNUT HILL RD
BENTONVILLE, AR
LOT 128, PROVIDENCE VILLAGE PHASE II
- 3 PARCEL NUMBER: 01-18025-000
PROVIDENCE VILLAGE PROPERTY OWNERS ASSOCIATION
4058 N COLLEGE AVE STE 300
BOX 9
FAYETTEVILLE AR 72703
LOT 188, PROVIDENCE VILLAGE PHASE I
- 4 PARCEL NUMBER: 01-20120-000
AMAZING LAND COMPANY LLC
7304 S YALE AVE
TULSA OK 74136-7027
LOT 4, RUSSELL DANIEL SUBDIVISION
- 5 PARCEL NUMBER: 01-20119-000
DANIEL FAMILY REVOCABLE TRUST-RUSSELL LYNN & JAMIE
DANIEL, RUSSELL LYNN & JAMIE LYNN TRUSTEES
4010 ENGLEFIELD
BENTONVILLE AR 72713
PART LOT 3, RUSSELL DANIEL SUBDIVISION
- 6 PARCEL NUMBER: 01-19141-000
DANIEL FAMILY REVOCABLE TRUST-JAMIE LYNN & RUSSELL LYNN
DANIEL, JAMIE LYNN & RUSSELL LYNN TRUSTEES
4010 ENGLEFIELD
BENTONVILLE AR 72713
LOT 12, RUSSELL DANIEL SUBDIVISION
- 7 PARCEL NUMBER: 15-18538-000
ROACH, JUSTIN & AMY
10500 SEARS RD
BENTONVILLE AR 72713
LOT 7, SHAMROCK ADDITION
- 8 PARCEL NUMBER 15-18537-000
THOMPSON REVOCABLE TRUST, JON E & THOMPSON REVOCABLE TRUST,
ANNETTE W
BENTONVILLE AR 72713
LOT 5, SHAMROCK ADDITION
- 9 PARCEL NUMBER: 01-19069-000
CITY OF BENTONVILLE
C/O PHILLIPS, WENDY
1000 SW 14TH ST
BENTONVILLE AR 72712
STREETS, PROVIDENCE VILLAGE PHASE II
- 10 PARCEL NUMBER: 01-20514-000
PROVIDENCE 2016 LLC
4507 SW SACKETT AVE
BENTONVILLE, AR
LOT 71, PROVIDENCE VILLAGE PHASE III
- 11 PARCEL NUMBER: 01-20513-000
PROVIDENCE 2016 LLC
4505 SW SACKETT AVE
BENTONVILLE, AR
LOT 70, PROVIDENCE VILLAGE PHASE III
- 12 PARCEL NUMBER: 01-20512-000
PROVIDENCE 2016 LLC
4503 SW SACKETT AVE
BENTONVILLE, AR
LOT 69, PROVIDENCE VILLAGE PHASE III
- 13 PARCEL NUMBER: 01-20511-000
PROVIDENCE 2016 LLC
4501 SW SACKETT AVE
BENTONVILLE, AR
LOT 68, PROVIDENCE VILLAGE PHASE III
- 14 PARCEL NUMBER: 01-20510-000
PROVIDENCE 2016 LLC
4407 SW SACKETT AVE
BENTONVILLE, AR
LOT 67, PROVIDENCE VILLAGE PHASE III
- 15 PARCEL NUMBER: 01-20509-000
KESHAVA, KISHORE KUMAR BANDLA & BANDAR, VEDAVATHI
4405 SW SACKETT AVE
BENTONVILLE, AR
LOT 66, PROVIDENCE VILLAGE PHASE III
- 16 PARCEL NUMBER: 01-20508-000
GOPANAPALLI, SRINIVAS
4403 SW SACKETT AVE
BENTONVILLE, AR
LOT 65, PROVIDENCE VILLAGE PHASE III

ADJOINING PROPERTY OWNER INFORMATION

- 17 PARCEL NUMBER: 01-20507-000
JAIN, ANKIT & PRASHIMA
4401 SW SACKETT AVE
BENTONVILLE, AR 72713
LOT 64, PROVIDENCE VILLAGE PHASE III
- 18 PARCEL NUMBER: 01-20506-000
BUCKNER, ASTRID ROGIO
4311 SW SACKETT AVE
BENTONVILLE, AR
LOT 63, PROVIDENCE VILLAGE PHASE III
- 19 PARCEL NUMBER: 01-20505-000
GUPTA, AMRISH & VAISHALI
4309 SW SACKETT AVE
BENTONVILLE, AR
LOT 62, PROVIDENCE VILLAGE PHASE III
- 20 PARCEL NUMBER: 01-20504-000
CARNO, WABICAR & HIMAYA, QUERLY JEFFERSON
4307 SW SACKETT AVE
BENTONVILLE AR 72713
LOT 61, PROVIDENCE VILLAGE PHASE III
- 21 PARCEL NUMBER: 01-20503-000
SUKUMARAN, VIVEK GEETHA
4305 SW SACKETT AVE
BENTONVILLE, AR
LOT 60, PROVIDENCE VILLAGE PHASE III
- 22 PARCEL NUMBER: 01-20502-000
XIANG, XUEQIONG
4303 SW SACKETT AVE
BENTONVILLE AR 72713
LOT 59, PROVIDENCE VILLAGE PHASE III
- 23 PARCEL NUMBER: 01-20500-000
MCKENNEY, NICHOLAS & BRITTNEY
7107 SW CHESTNUT HILL RD
BENTONVILLE, AR
LOT 57, PROVIDENCE VILLAGE PHASE III
- 24 PARCEL NUMBER: 01-20499-000
MCGILVER, ANDREW CHARLES
7105 SW CHESTNUT HILL RD
BENTONVILLE, AR
LOT 56, PROVIDENCE VILLAGE PHASE III
- 25 PARCEL NUMBER: 01-20461-000
JIMENEZ, JAVIER F TEJADOR & SUAREZ, MARIA V SOCORRO
7003 SW CHESTNUT HILL RD
BENTONVILLE, AR
LOT 18, PROVIDENCE VILLAGE PHASE III
- 26 PARCEL NUMBER: 01-20460-000
REED, LAURA
7001 SW CHESTNUT HILL RD
BENTONVILLE, AR
LOT 17, PROVIDENCE VILLAGE PHASE III
- 27 PARCEL NUMBER: 01-20459-000
PUSALOU, SREENATH
6907 SW CHESTNUT HILL RD
BENTONVILLE, AR
LOT 16, PROVIDENCE VILLAGE PHASE III
- 28 PARCEL NUMBER: 01-20458-000
SMITH, MELISSA LYNN
6905 SW CHESTNUT HILL RD
BENTONVILLE, AR
LOT 15, PROVIDENCE VILLAGE PHASE III
- 29 PARCEL NUMBER: 01-20457-000
HARGRAVES, MARY ANN
6903 SW CHESTNUT HILL RD
BENTONVILLE, AR
LOT 14, PROVIDENCE VILLAGE PHASE III
- 30 PARCEL NUMBER: 01-20456-000
SMITH, MARK & KAREN
6901 SW CHESTNUT HILL RD
BENTONVILLE, AR
LOT 13, PROVIDENCE VILLAGE PHASE III
- 31 PARCEL NUMBER: 01-20455-000
GRACCHIOLO, ABIGAIL & GRACCHIOLO, ANTHONY
6807 SW CHESTNUT HILL RD
BENTONVILLE, AR
LOT 12, PROVIDENCE VILLAGE PHASE III
- 32 PARCEL NUMBER: 01-20454-000
RAMNANI, JAYESH & VERMA, KRISHNA
6805 SW CHESTNUT HILL RD
BENTONVILLE, AR
LOT 11, PROVIDENCE VILLAGE PHASE III
- 33 PARCEL NUMBER: 01-20453-000
JOAQUIM, LISA
6803 SW CHESTNUT HILL RD
BENTONVILLE, AR
LOT 10, PROVIDENCE VILLAGE PHASE III

PARCEL LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S27° 12' 57"E	5.95'
L2	S87° 25' 04"E	35.08'
L3	N2° 34' 56"E	65.36'
L4	S87° 23' 24"E	76.07'
L5	N87° 20' 58"W	74.74'
L7	N44° 57' 25"W	53.72'
L8	S44° 57' 25"E	59.43'
L9	N26° 39' 03"W	30.19'
L10	S63° 20' 57"W	20.00'
L11	N26° 39' 03"W	29.88'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	119.62'	230.00'	29°47'53"	N77° 41' 00"E	118.27'
C2	197.92'	126.00'	90°00'00"	N47° 34' 56"E	178.19'



RECORD INFORMATION

STATE PLAT CODE:
500-19N-31W-0-22-110-04-1460

SEAL



LOT SPLIT PLAT OF
LOT 72
PROVIDENCE VILLAGE PHASE III

PREPARED FOR:
PROVIDENCE 2016 LLC

ARKANSAS
BENTONVILLE

DATE: 09/17/2024
PROJECT NO: 17106304
CONTACT: K MONTGOMERY

901 N. 47th St., Suite 400
Rogers, Arkansas 72756
Crafton Tull
479.636.4838
www.craftontull.com

CERTIFICATE OF AUTHORIZATION:
CRAFTON, TULL & ASSOCIATES, INC.
No. 127
© 2024 Crafton, Tull & Associates, Inc.

DELTA	DESCRIPTION	DATE

SHEET NO.:

3 OF 3

ORDINANCE NO. _____

**AN ORDINANCE ACCEPTING A LOT SPLIT OF LOT 72 OF PROVIDENCE
VILLAGE SUBDIVISION, PHASE 3 CREATING NEW LOTS 73 AND 74 OF
PROVIDENCE VILLAGE SUBDIVISION, PHASE 3 TO THE CITY OF
BENTONVILLE, ARKANSAS; AND FOR OTHER PURPOSES.
(PROJECT NUMBER: LS24-0027)**

WHEREAS, pursuant to the provisions of the Land Development Code of the Bentonville Municipal Code, the lot split of LOT 72 OF PROVIDENCE VILLAGE SUBDIVISION, PHASE 3 creating new LOTS 73 AND 74 OF PROVIDENCE VILLAGE SUBDIVISION, PHASE 3, Benton County, Arkansas, was submitted to the Bentonville Planning Commission on October 1, 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 72 OF PROVIDENCE VILLAGE SUBDIVISION, PHASE 3 creating new LOTS 73 AND 74 OF PROVIDENCE VILLAGE SUBDIVISION, PHASE 3 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:

ATTEST:

Stephanie Orman, Mayor

Malorie Marrs, City Clerk



Consent Agenda Item [PP23-0002](#)

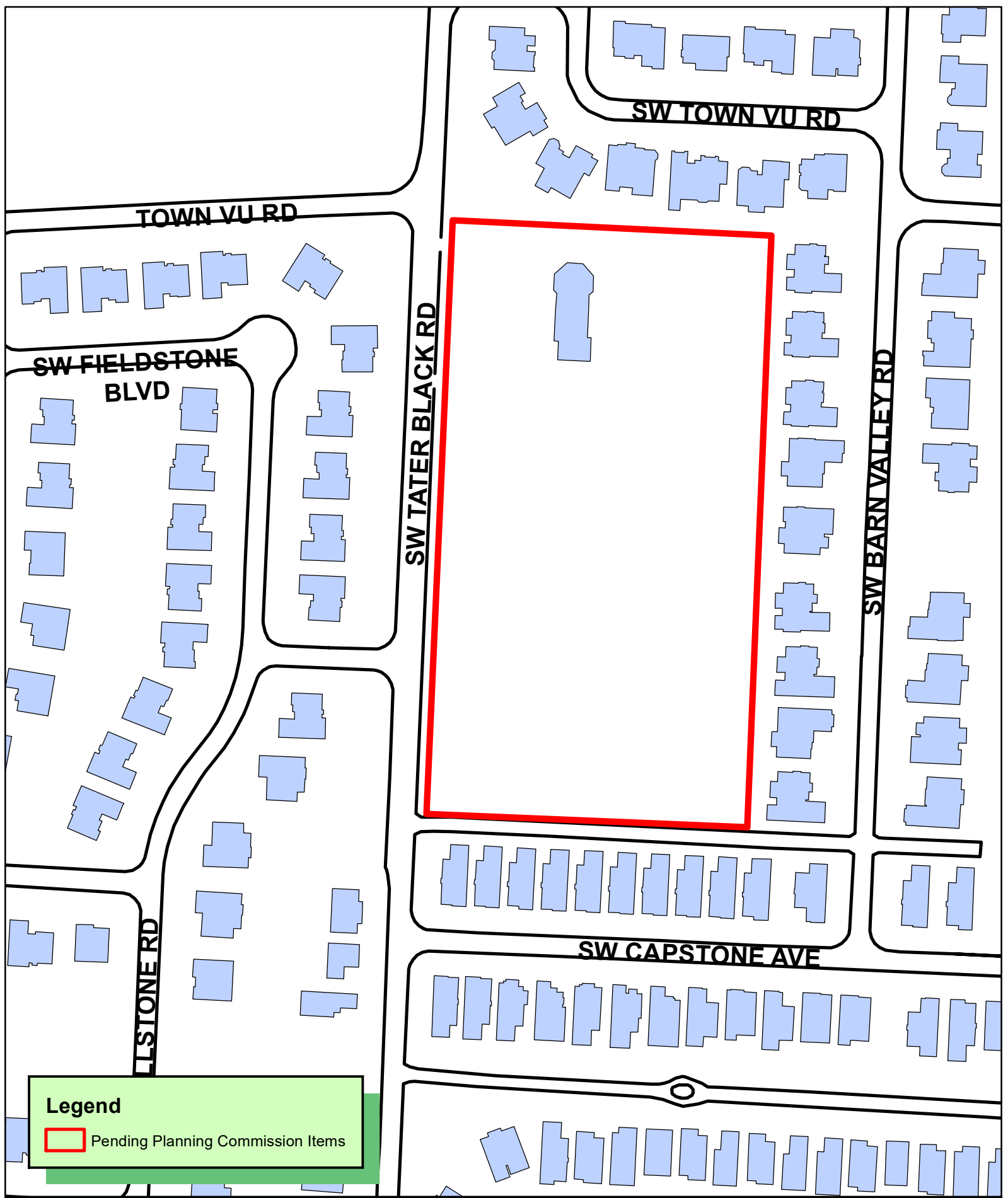
For the Planning Commission meeting on October 1, 2024

Details

Preliminary Plat: Cosmas Heights Subdivision, Southwest Tater Black Road, R-2, Medium-Density Two-family and Townhome Residential, *PP23-0002*

The preliminary plat was originally approved by the Planning Commission on September 19th, 2023. Based on the applicant's narrative, an extension has been requested because of construction delays due to the developer's health issues.

A preliminary plat to create Cosmas Heights Subdivision, consisting of 19 platted lots, one of which is an unbuildable detention lot. Right-of-way is dedicated along Southwest Tater Black Road per Master Street Plan requirements, as well as necessary easements for utility access, including a drainage easement that will link up with existing easements in The Farms subdivision to the east. Lots are arranged around a circle drive with two lots, 16 & 17 oriented toward Tater Black, but with private access in the rear. No waivers or variances are associated with this request.



PP23-0002 5/2/23
PRELIMINARY PLAT
COSMAS HEIGHTS SUBDIVISION





51997

September 19, 2024

Mr. Tyler Overstreet
Planning Department
City of Bentonville
305 S.W. "A" Street
Bentonville, AR 72712

Re: Extension Request
Cosmas Heights – PP23-0002

Mr. Overstreet,

On behalf of NTBM, LLC, Halff Associates respectfully request an extension of the approval issued. Construction has been delayed due to developer health issues. If approval is extended the developer plans to begin working with contractors to move the project forward. For this reason, the developer is requesting an extension of the approval for work to proceed.

If you have any questions or need additional information, you may reach me at (479) 273-2209.

Sincerely,

Halff Associates, Inc

A handwritten signature in blue ink, appearing to read "Patrick Foy", is written over a horizontal line.

Patrick Foy, P.E.
Land Development Team Lead

Issued For Review - 07.14.23

Sheet List Table	
Sheet Number	Sheet Title
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C004	PRELIMINARY PLAT
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C100	SITE DIMENSIONING AND PAVING
C101	SW SHONA STREET PLAN AND PROFILE
C102	ALLEY A PLAN AND PROFILE
C200	EROSION CONTROL PLAN
C201	EROSION CONTROL DETAILS
C300	GRADING PLAN
C400	STORM DRAIN PLAN
C401	STORM DRAIN PLAN AND PROFILE
C402	STORM DRAIN PLAN AND PROFILE
C500	UTILITY PLAN
C501	SANITARY SEWER PROFILES
C600	STREET DETAILS
C601	STORM SEWER DETAILS
C602	OUTLET STRUCTURE
C603	CITY WATER AND SEWER DETAILS
C604	CITY WATER AND SEWER DETAILS
C605	CITY WATER AND SEWER DETAILS
C606	CITY WATER AND SEWER DETAILS
C607	BEUD LAYOUT (1)
C608	BEUD LAYOUT (2)
C609	BEUD ELECTRIC DETAILS (1)
C610	BEUD ELECTRIC DETAILS (2)
C611	BEUD ELECTRIC DETAILS (3)
L100	LANDSCAPING PLAN

July 2023

Preliminary Plat

PP23-0002

for

COSMAS HEIGHTS SUBDIVSION

Bentonville, Benton County, Arkansas

OWNER/DEVELOPER

NGOMA HANTUBA/MAXWELL
NYAMOLO
NTBM, LLC
1603 NW SANTORINI LANE
BENTONVILLE, AR 75712
PH: 479-544-8779
E: HANTUBA@GMAIL.COM
MAXNBEE@GMAIL.COM

ENGINEER OF RECORD:

JOANNE JOHNSON, PE
HALFF ASSOCIATES, INC.
2407 SE COTTONWOOD ST
BENTONVILLE, AR 72712
PH: 479-273-2209

E:

JOANNE.JOHNSON@HALFF.COM

FLOOD CERTIFICATION:

BASED UPON REVIEW OF FEMA FIRM: BENTON COUNTY, ARKANSAS AND INCORPORATED AREAS, AND BY GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY IS DETERMINED TO BE IN ZONE X, OR AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

MAP NUMBER: 05007C0235K

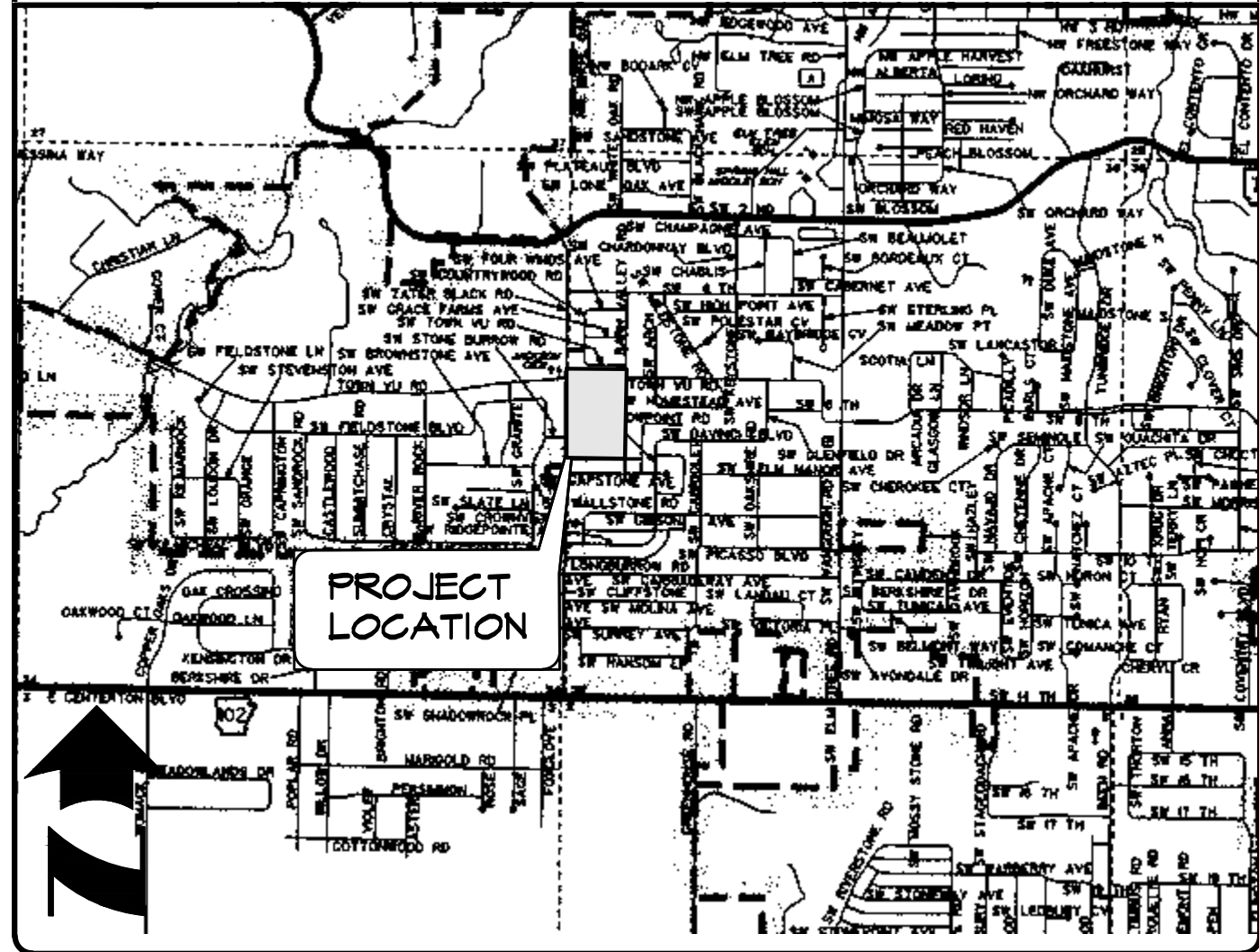
EFFECTIVE DATE: 06/05/2012

FOR
REVIEW



2407 SE COTTONWOOD ST. STE 1 • BENTONVILLE, AR 72712 • 479.273.2209 • HALFF.COM

VICINITY MAP



SITE UTILITY CONTACTS

NATURAL GAS
BLACK HILLS ENERGY
CONTACT: JOSH KNIGHT
1301 FEDERAL WAY
PO BOX 2129
LOWELL, AR 72745
PHONE: (479) 721-4543
EMAIL: joshua.knight@blackhillscorp.com

TELEPHONE
AT&T
CONTACT: BRENT BALDWIN
PHONE: (479) 571-6609 (OFFICE)
PHONE: (479) 200-9022 (CELL)
1133 HAROLD STREET
FAYETTEVILLE, ARKANSAS 72703
EMAIL: bb6585@att.com

CABLE TELEVISION
COX COMMUNICATIONS
CONTACT: CHAD HODGE
PHONE: (479) 263-7057
CONTACT: TIMOTHY GOSS
PHONE: (479) 651-5583
4901 S. 48th STREET
SPRINGDALE, ARKANSAS 72762
EMAIL: chad.hodge@cox.com
EMAIL: timothy.goss@cox.com

WASTEWATER
CITY OF BENTONVILLE
CONTACT: CHRIS EARL
1901 NE A STREET
BENTONVILLE, ARKANSAS
PHONE: (479) 271-3161

FIRE DEPARTMENT
CITY OF BENTONVILLE
CONTACT: BRENT BOYDSTON (FIRE CHIEF)
800 SW "A" STREET
BENTONVILLE, ARKANSAS 72712
PHONE: (479) 271-5927

WATER & SEWER
CITY OF BENTONVILLE
CONTACT: BEAU THOMPSON
3200 S.W. MUNICIPAL DRIVE
BENTONVILLE, ARKANSAS 72712
PHONE: (479) 271-3140

DEPARTMENT OF HEALTH ARKANSAS
DEPARTMENT OF HEALTH DIVISION OF ENGINEERING,
SLOT 37
4815 W. MARKHAM
LITTLE ROCK, AR 72205
PHONE: (501) 661-2623

ELECTRIC
CITY OF BENTONVILLE
CONTACT: CHARLIE BARNES
3200 S.W. MUNICIPAL DRIVE
BENTONVILLE, AR 72712
PHONE: (479) 271-3159

GOVERNING AGENCIES

CITY OF BENTONVILLE
3200 S.W. MUNICIPAL DRIVE
BENTONVILLE, ARKANSAS 72712

CITY PLANNING
CONTACT: TYLER OVERSTREET
305 SW A ST.
PHONE: (479) 271-3122

CITY ENGINEER
CONTACT: ELLEN NORVELL
3200 SW MUNICIPAL DR.
PHONE: (479) 271-5993

STREET DEPARTMENT
CONTACT: TONY DAVIS
3200 SW MUNICIPAL DR.
PHONE: (479) 271-3130

BUILDING AND FIRE SAFETY
CONTACT: BRAD ARNOLD
305 SW "A" ST.
PHONE: (479) 271-3108

PUBLIC WORKS
CONTACT: MIKE BENDER
PHONE: (479) 271-6720

BUILDING INSPECTION
PHONE: (479) 271-3125

STORMWATER
CONTACT: JANET PAITH
3200 SW MUNICIPAL DR/
PHONE: (479) 271-5002
jpaith@bentonvillear.com

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

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

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

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

BORING OF STREETS IS REQUIRED WHEN THE EXISTING UTILITY RESIDES OUTSIDE OF THE ROAD WAY

CITY ATLAS PAGE #446

Drawing Name: P:\NTB-01 Tater Black Subdivision\DRAWING\Sheets\BTV\C001-GW-S1997.dwg Last Modified: Jul 11, 2023 - 2:52pm Plotted on: Jul 14, 2023 - 12:15pm by alh425

SITE GENERAL NOTES:

1. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING ALL PHASES OF CONSTRUCTION OF THIS SITE. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND SHALL NOT BE LIMITED TO CONSTRUCTION WORKING HOURS.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
3. ALL DIMENSIONS, UNLESS OTHERWISE NOTED, ARE TO THE BACK OF CURB, EDGE OF PAVEMENT, OR CENTERLINE OF STRIPE. ALL RADII ARE 5' UNLESS OTHERWISE NOTED.
4. CONTRACTOR SHALL COORDINATE AND COMPLY WITH ALL UTILITY COMPANIES INVOLVED IN PROJECT AND PAY ALL REQUIRED FEES AND COSTS.
5. UNLESS OTHERWISE NOTED, ALL CURB SHALL BE 6" TYPE "A" CONCRETE CURB AND GUTTER. REFER TO DETAIL SHEETS.
6. PROPOSED SIDEWALKS SHALL BE A MINIMUM OF 5' WIDE UNLESS OTHERWISE NOTED.
7. ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF BENTONVILLE DEVELOPMENT REGULATIONS.
8. ALL SIGNAGE, PAVEMENT MARKINGS, AND STRIPING SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS AND REGULATIONS.
9. CONTRACTOR MUST OBTAIN A PERMIT PRIOR TO PERFORMING A STREET CUT WITHIN CITY RIGHT-OF-WAY. ALL CONSTRUCTION IN SAID RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH CITY DETAILS AND SPECIFICATIONS.

DEMOLITION NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSING IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES, OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE, STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
2. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING OF THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
3. THE CONTRACTOR SHALL MAINTAIN ALL UTILITY SERVICES TO THE OWNER AND SURROUNDING PROPERTY OWNERS AT ALL TIMES. UTILITY SERVICES SHALL NOT BE INTERRUPTED WITHOUT APPROVAL FROM THE RESPECTIVE UTILITY COMPANIES AND AFFECTED PROPERTY OWNERS.
4. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
5. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ONSITE LOCATIONS OF EXISTING UTILITIES.
6. ALL EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES.
7. PRIOR TO DEMOLITION OCCURRING, ALL RELEVANT EROSION CONTROL DEVICES ARE TO BE INSTALLED.
8. SHOULD REMOVAL AND/OR RELOCATION ACTIVITIES DAMAGE FENCING, LIGHTING, UTILITIES, STORM INLET STRUCTURES, ETC. THAT ARE DESIGNATED TO REMAIN, THEN THE CONTRACTOR SHALL PROVIDE NEW MATERIALS/ STRUCTURES IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. EXCEPT FOR MATERIALS DESIGNED TO BE RELOCATED ON THIS PLAN, ALL OTHER CONSTRUCTION MATERIALS SHALL BE NEW.
9. CONTRACTOR SHALL REMOVE POOR SOILS AT THE BOTTOM OF THE EXISTING POND PRIOR TO FILLING FOR STREET SUBGRADE.
10. CONTRACTOR SHALL REMOVE POOR SOILS AT THE BOTTOM OF THE EXISTING POND PRIOR TO FILLING FOR RESIDENTIAL LOTS.

SITE UTILITY GENERAL NOTES:

1. EXISTING UTILITIES ACROSS OR ALONG THE LINE OF THE PROPOSED WORK ARE SHOWN ONLY IN AN APPROXIMATE LOCATION ON THESE PLANS. THE CONTRACTOR SHALL CALL THE STATE ONE-CALL SYSTEM PRIOR TO CONSTRUCTION @ 1-800-482-8998. THE CONTRACTOR SHALL, ON HIS OWN INITIATIVE AND AT NO ADDITIONAL COST, LOCATE ALL UNDERGROUND LINES AND STRUCTURES AS NECESSARY. THE CONTRACTOR SHALL VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM HALFF ASSOCIATES, INC. AND/OR THE OWNER OF ANY CONFLICTS OR REQUIRED DEVIATIONS FROM THE PLANS. HALFF ASSOCIATES, INC. SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION.
2. IT SHALL BE DISTINCTLY UNDERSTOOD THAT FAILURE TO SPECIFICALLY INDICATE WORK WHICH IS REQUIRED TO COMPLETE THIS PROJECT SHALL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY TO PERFORM SUCH.
3. ALL METER CANS AND OTHER APPURTENANCES MUST BE INSTALLED PER SPECIFICATION IN RELATION TO GRADE.
4. ALL WATER SYSTEMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF BENTONVILLE WATER DEPARTMENT STANDARDS. WATER LINES SHALL HAVE A MINIMUM COVER OF 4'.
5. THE CONTRACTOR IS HEREBY CAUTIONED THAT THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THE PLANS ARE BASED ON ONE-CALL LOCATOR MARKINGS. THE ENGINEER DOES NOT GUARANTEE, NOR SHALL THE CONTRACTOR RELY ON THE LOCATIONS, VERTICAL OR HORIZONTAL, NOTED ON THE PLANS AS BEING EXACT OR COMPLETE. ACTUAL LOCATIONS MAY CARY FROM THE LOCATIONS NOTED ON THE PLANS, AND SOME UNDERGROUND UTILITIES MAY EXIST, BUT ARE NOT SHOWN ON THE PLANS. NO EXCAVATIONS WERE MADE TO LOCATE UNDERGROUND UTILITIES DURING THE ENGINEERING DESIGN FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY.
6. CONTRACTOR SHALL UNCOVER EXISTING UTILITY LINES AND SERVICES WHERE THE PROPOSED DRAINAGE IMPROVEMENTS CROSS, AND VERIFY GRADES, SIZES, AND LOCATIONS OF SUCH BEFORE COMMENCING CONSTRUCTION (INCLUDING LOCATIONS NOTED ON THE PLANS TO FIELD VERIFY.) NOT ALL EXISTING UTILITY LINES AND SERVICES/CONNECTIONS ARE SHOWN ON THE PLANS AND THOSE THAT ARE SHOWN WERE NOT LOCATED DURING DESIGN. ADDITIONALLY, BEFORE COMMENCING CONSTRUCTION, CONTRACTOR SHALL VERIFY INVERTS OF EXISTING DRAINAGE FACILITIES AT PROPOSED TIE-IN POINTS TO PROPOSED DRAINAGE IMPROVEMENTS. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY CONFLICTS PRIOR TO COMMENCING CONSTRUCTION TO ALLOW ENGINEER TO MAKE NECESSARY DESIGN REVISIONS.
7. ALL PROPOSED UTILITIES SHALL BE DESIGNED IN ACCORDANCE WITH BENTONVILLE 2021 WATER AND SEWER SPECIFICATIONS.

SITE GRADING AND DRAINAGE GENERAL NOTES:

1. NO LAND CLEARING SHALL BEGIN UNTIL ALL EROSION CONTROL MEASURES AND TREE PROTECTION FENCING HAVE BEEN INSTALLED. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO PREVENT SOIL SEDIMENT FROM LEAVING THE SITE. ALL EROSION CONTROL MEASURES AND TREE PROTECTION FENCING SHALL BE MAINTAINED UNTIL ALL CONTRIBUTING AREAS ARE GRADED AND STABILIZED.
2. ALL DISTURBED AREAS AND SLOPES SHALL BE GRADED SMOOTH, RECEIVE 4" TOPSOIL AND SOD.
3. ALL STORM SEWER DISTANCES ARE FROM CENTER OF INLET TO CENTER OF INLET OR FROM CENTER OF INLET TO END OF FLARED-END-SECTION.
4. ALL EXISTING UTILITY VAULTS, VALVES, METERS, AND BOXES TO BE ADJUSTED TO FINISHED GRADES IN ACCORDANCE WITH CITY OF BENTONVILLE REGULATIONS AND TO THE CORRESPONDING UTILITY COMPANIES REQUIREMENTS.
5. NO FINISHED GRADE SLOPES SHALL EXCEED 3:1.
6. ALL SOILS UNDER THE BUILDING AND PAVEMENT SHALL BE STRUCTURAL FILL APPROVED BY THE SOILS ENGINEER. CONTRACTOR WILL BE REQUIRED TO PROVIDE PROCTOR TESTS TO BE REVIEWED/APPROVED BY THE SOILS ENGINEER.
7. CONTRACTOR MUST OBTAIN A PERMIT PRIOR TO PERFORMING A STREET CUT WITHIN CITY RIGHT-OF-WAY. ALL CONSTRUCTION IN SAID RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH CITY DETAILS AND SPECIFICATIONS.
8. ALL PROPOSED SIDEWALKS AND ACCESSIBLE RAMPS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2%.
9. THERE ARE NO KNOWN EXISTING EROSION CONTROL PROBLEMS EXISTING ON SITE.
10. IF CONTRACTOR ELECTS TO ORDER PROPOSED DRAINAGE-RELATED MATERIALS (PIPE, PRE-CAST INLETS, ETC.) PRIOR TO PERFORMING THE ABOVE VERIFICATIONS, AND VERIFICATIONS RESULTS REQUIRE THE ENGINEER TO MAKE MODIFICATIONS TO THE PROPOSED DRAINAGE IMPROVEMENTS THAT REQUIRE MODIFICATIONS TO ANY MATERIALS, CONTRACTOR SHALL MAKE THE NECESSARY MODIFICATIONS TO ITS MATERIALS, WHETHER DELIVERED TO THE CONTRACTOR. AT NO COST TO THE OWNER OR ENGINEER.

LEGEND

	PROPOSED LOT LINE		Ex. Tree
	PROPOSED RIGHT OF WAY LINE		Ex. Building
	PROPOSED ROAD CENTERLINE		Ex. Section Line
	PROPOSED EASEMENT LINE		Ex. Quarter Section Line
	PROPOSED BUILDING SETBACK LINE		Ex. Quarter Quarter Section Line
	PROPOSED TYPE "A" CURB & GUTTER		Ex. Boundary Line
	PROPOSED CONCRETE SIDEWALK BY LOT BUILDER		Ex. Adjacent Boundary Line
	PROPOSED MILL AND OVERLAY		Ex. Right of Way Line
	PROPOSED STANDARD DUTY ASPHALT PAVEMENT		Ex. Road Centerline
	Proposed Concrete		Ex. Easement Line
	PROPOSED SIGN		Ex. Building Setback Line
	PROPOSED HANDICAP RAMP, TYPE "A"		Ex. Asphalt
	PROPOSED WATER METER		Ex. Concrete
	PROPOSED FIRE HYDRANT		Ex. Water Meter
	PROPOSED WATER VALVE		Ex. Fire Hydrant
	PROPOSED WATERLINE "T" FITTING		Ex. Water Valve
	PROPOSED WATERLINE 90° FITTING		Ex. Irrigation Control Valve
	PROPOSED STUB OUT		Ex. Water Spigot
	PROPOSED WATER LINE W/SIZE		Ex. Fire Department Connection
	PROPOSED 1" SERVICE LINE		Ex. Water Line
	PROPOSED DRY FIRE LINE W/SIZE		Ex. Sewer Manhole
	PROPOSED FIRE LINE W/SIZE		Ex. Sewer Clean-Out
	PROPOSED SEWER MANHOLE		Ex. Sanitary Sewer Line
	PROPOSED CLEAN-OUT		Ex. Sewer Force Main Line
	PROPOSED SANITARY SEWER LINE W/SIZE		Ex. Gas Meter
	PROPOSED FORCE MAIN SEWER LINE W/SIZE		Ex. Gas Valve
	PROPOSED 4" SAN. SEWER WYE & 4" PVC SERVICE LINE		Ex. Gas Line
	PROPOSED TELEPHONE LINE		Ex. Telephone Pedestal
	PROPOSED UNDERGROUND ELECTRIC LINE		Ex. Telephone Line
	PROPOSED OVERHEAD ELECTRIC LINE		Ex. Overhead Telephone Line
	PROPOSED POWER POLE		Ex. Electric Pedestal
	PROPOSED POWER POLE W/ GUY WIRE		Ex. Electric Meter
	PROPOSED LIGHT POLE		Ex. Power Pole
	PROPOSED STORM DRAIN PIPE		Ex. Power Pole w/ Guy Wire
	PROPOSED FLARED END SECTION		Ex. Light Pole
	PROPOSED JUNCTION BOX / CURB INLET		Ex. Electric Transformer
	PROPOSED GRATE INLET		Ex. Underground Electric Line
			Ex. Overhead Electric Line
			Ex. Mailbox
			Ex. Storm Drain Pipe
			Ex. Tree Edge Line
			Ex. Fence Line
			Ex. Ditch Line
			Ex. Contours



HALFF ASSOCIATES, INC.
2407 SE COTTONWOOD ST. STE 1
BENTONVILLE, AR 72712
479.273.2209 - HALFF.COM

COSMAS HEIGHTS
SUBDIVISION

PP23-0002

Bentonville, AR

Issued for Review
07.14.23

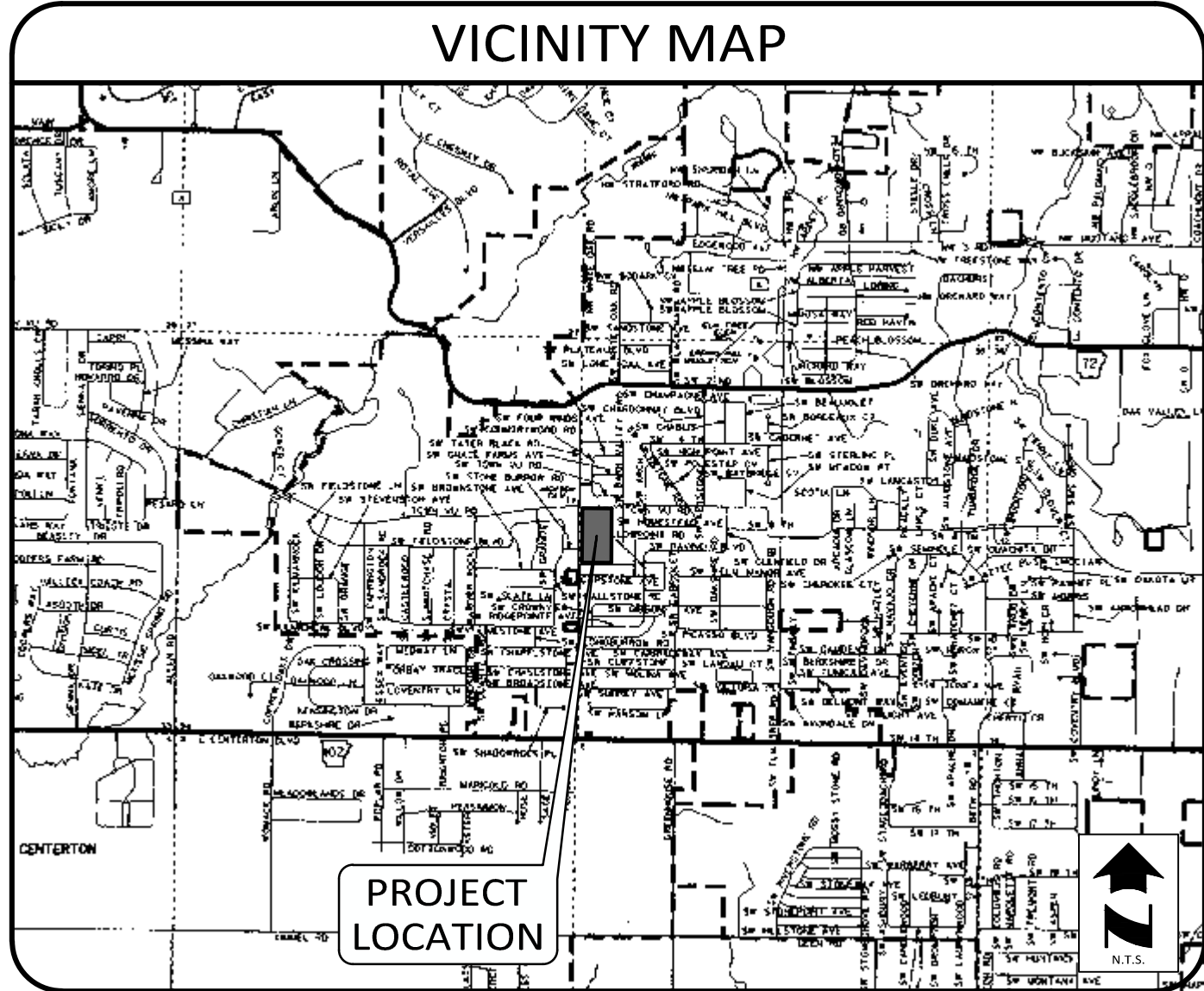
GENERAL NOTES

Revisions			

Drawn By: JKJ	Vert. Scale: N/A
Approved By: JKJ	Horiz. Scale: AS SHOWN
Date: 07.14.2023	Plot Scale: 1
Project No.: 51997.000	

SHEET **C001**

Drawing Name: P:\NTB-01 Tater Black Subdivision\08A\FTING\NTB-01 Preliminary Plat (051997).dwg Last Modified: Jul 11, 2023 - 3:34pm Plotted on: Jul 13, 2023 - 8:38am by ah5165



COSMAS HEIGHTS SUBDIVISION

Single-Family Development - Lots 1-19
A Replat of Lots 60, 61, & 62, The Farms Subdivision,
in Part of the NW1/4 SW1/4 and Part of the SW1/4 NW1/4,
Section 35, T-20-N, R-30-W
BENTONVILLE, BENTON COUNTY, ARKANSAS

LEGAL DESCRIPTION - from Warranty Deed Document No. L202058974:

Lots 60, 61, and 62, The Farms Subdivision of the City of Bentonville, Benton County, Arkansas, as per the Final Plat recorded in the records of Benton County, Arkansas in Book 2006 at Page 789, being a replat of Lot 1, O'Dell Subdivision, said Plat recorded in the records of Benton County, Arkansas in Book 2004 at Page 311.

SURVEY DESCRIPTION - SW TATER BLACK ROAD RIGHT-OF-WAY DEDICATION:

Part of Lots 60, 61, and 62, The Farms Subdivision of the City of Bentonville, per the Final Plat recorded in Book 2006 at Page 789, Benton County, Arkansas and being more particularly described as follows:

BEGINNING at the northwest corner of Lot 60; thence South 87°15'54" East along the north line of said Lot 60 a distance of 3.86 feet; thence leaving said north line, South 02°28'50" West a distance of 737.45 feet to the south line of Lot 62; thence North 87°23'53" West along said south line a distance of 4.81 feet to the southwest corner of said Lot 62; thence North 02°32'28" East along the west line of said Lot 62 and 61 a distance of 337.61 feet; thence North 02°33'53" East continuing along said west line of Lot 61 and the west line of Lot 60 a distance of 399.84 feet to the Point of Beginning.

SURVEY DESCRIPTION - COSMOS HEIGHTS SUBDIVISION:

Part of Lots 60, 61, and 62, The Farms Subdivision of the City of Bentonville, per the Final Plat recorded in Book 2006 at Page 789, Benton County, Arkansas and being more particularly described as follows:

COMMENCING at the northwest corner of Lot 60; thence South 87°15'54" East along the north line of said Lot 60 a distance of 3.86 feet to the POINT OF BEGINNING; thence continued along said north line, South 87°15'54" West a distance of 391.70 feet; thence South 02°20'20" West a distance of 736.54 feet; thence North 87°23'53" West a distance of 393.51 feet; thence North 02°28'50" East distance of 737.45 feet to the Point of Beginning.

Building Setbacks

Setbacks shall be per the current zoning district as stated in the most recent City of Bentonville Zoning Code. For more info visit www.bentonvilleplanning.com or call the Planning Department @ 479-271-3122.

SURVEYOR
Halff Associates, Inc.
2407 SE Cottonwood St.
Bentonville, AR 72712
Contact: Keith Sikes
Telephone: (479) 273-2209

OWNER / DEVELOPER
NTBM, LLC
1603 NW Santorini Lane
Bentonville, AR 72712
Contact: Nigoma Hantuba / Maxwell Nyamolo
Telephone: (479) 544-8779

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: _____

State Of Arkansas)

County Of Benton)

SOS

Sworn To And Subscribed Before Me This _____ Day Of _____, 2023.

Notary Public _____

My Commission Expires _____

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

CERTIFICATE OF SURVEYING ACCURACY:

I, Keith A Sikes, hereby certify that this plat correctly represents a boundary survey made by me and boundary markers and lot corners shown hereon actually exist and their location, type and material are correctly shown and all minimum requirements of the Arkansas Minimum Standards for Land Surveyors have been met.

Date of Execution: _____

PRELIMINARY
FOR REVIEW

Signed: _____
Keith A. Sikes, Arkansas PS #1507



HALFF ASSOCIATES, INC.
2407 SE COTTONWOOD ST., STE 1
BENTONVILLE, AR 72712
479.273.2209 - HALFF.COM

COSMAS HEIGHTS SUBDIVISION

Bentonville, Arkansas

Prepared For: NTBM, LLC

PRELIMINARY PLAT

Atlas Page: 401
City of Bentonville Project # = PP23-0002

Revisions	

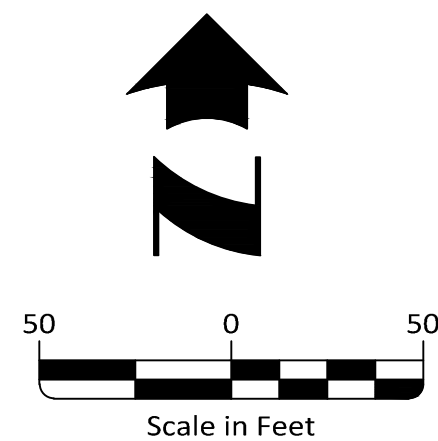
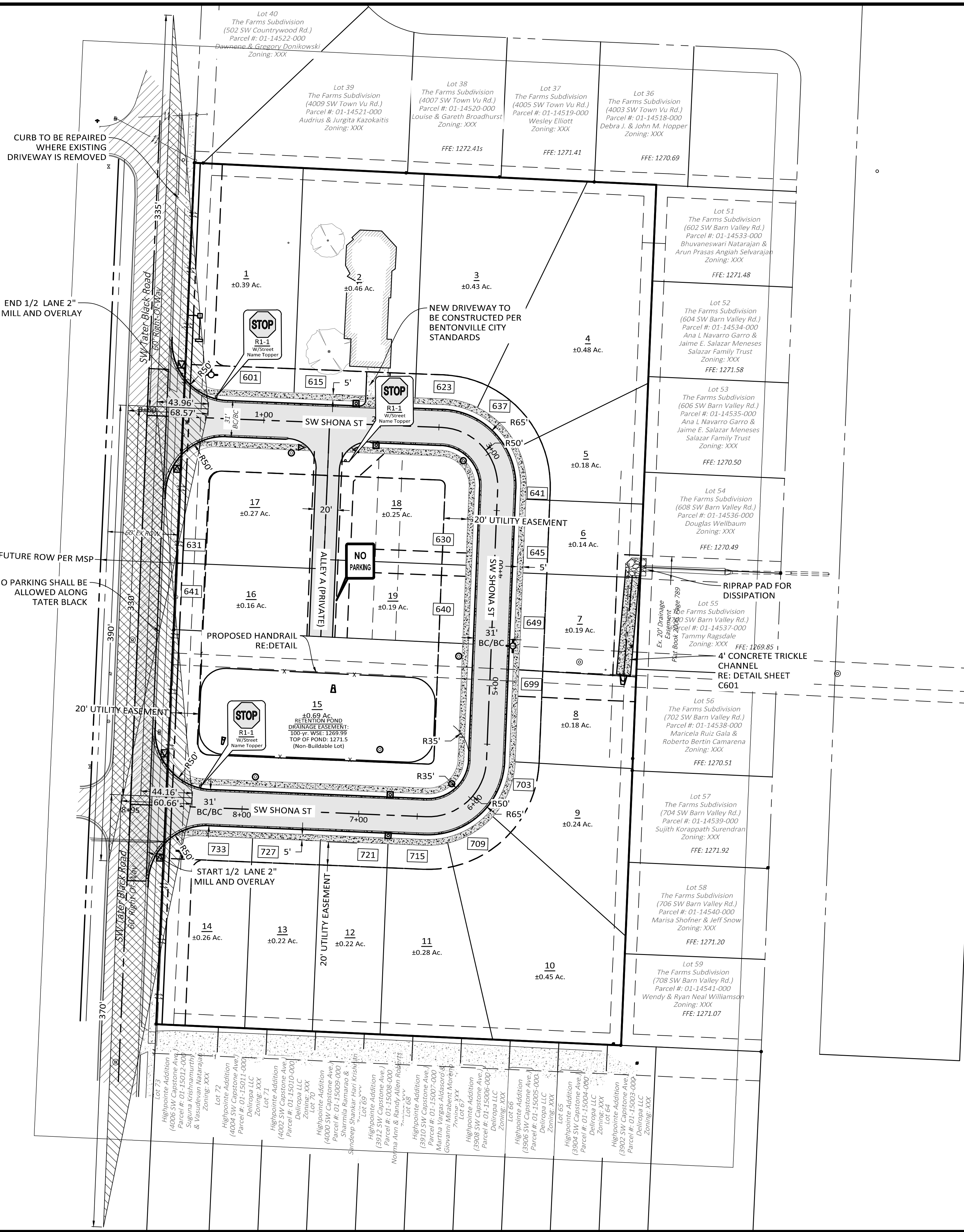
Drawn By: JDS	Vert. Scale: N/A
Approved By: KAS	Horiz. Scale: 1" = 1'
Date: 07.13.2023	Plot Scale: 1
Project No.: NTB-01	DWG Name: PLAT

Arkansas Plat Code: 500-20N-30W-0-30-140-04-1507

SHEET

1

of 2



LEGEND

	PROPOSED LOT LINE		PROPOSED WATER METER
	PROPOSED RIGHT OF WAY LINE		PROPOSED FIRE HYDRANT
	PROPOSED ROAD CENTERLINE		PROPOSED WATER VALVE
	PROPOSED EASEMENT LINE		PROPOSED WATERLINE "T" FITTING
	PROPOSED BUILDING SETBACK LINE		PROPOSED WATERLINE 90° FITTING
	PROPOSED TYPE "A" CURB & GUTTER		PROPOSED SEWER MANHOLE
	PROPOSED CONCRETE SIDEWALK BY LOT BUILDER		PROPOSED FLARED END SECTION
	PROPOSED MILL AND OVERLAY		PROPOSED JUNCTION BOX / CURB INLET
	PROPOSED STANDARD DUTY ASPHALT PAVEMENT		PROPOSED SIGN
	Proposed Concrete		PROPOSED HANDICAP RAMP, TYPE "A"

NOTE:

1. THERE CANNOT BE ANYTHING BETWEEN 3' AND 8' IN HEIGHT WITHIN THE SHADED AREAS.
2. NO SIGNAGE IS PROPOSED AT THIS TIME. ALL PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
3. NO FENCING IS CURRENTLY PROPOSED. ANY PROPOSED FENCING WILL REQUIRE A SEPARATE PERMIT.
4. CONTACT BEUD AT (479) 271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.
5. BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN.
6. ELECTRIC FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION OF THE ELECTRIC SPECIFICATIONS FOUND ON THE WEBSITE. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THIS DOCUMENT.
7. PROPOSED SITE IS IN ZONE D(4) TRAFFIC PATTERN ZONE (TPZ).
8. BEFORE ANY WORK IN THE RIGHT OF WAY COMMENCES, CONTRACTOR AND/OR OWNER IS TO OBTAIN RIGHT OF WAY PERMIT FROM THE CITY OF BENTONVILLE TRANSPORTATION DEPARTMENT.

****ALL CORNER LOTS TO HAVE 25%
MORE ROADWAY FRONTAGE**

Lot Table	
Parcel #	Area



HALFF ASSOCIATES, INC.
2407 SE COTTONWOOD ST. STE 1
BENTONVILLE, AR 72712
479.273.2209 - HALFF.COM

**COSMAS HEIGHTS
SUBDIVISION**

PP23-0002

Bentonville, AR

**Issued for Review
07.14.23**

SITE DIMENSIONING AND PAVING

Revisions

Drawn By: JKJ	Vert. Scale: N/A
Approved By: JKJ	Horiz. Scale: AS SHOWN
Date: 07.14.2023	Plot Scale: 1
Project No.: 51997.000	

SHEET **C100**



Consent Agenda Item [PP24-0005](#)

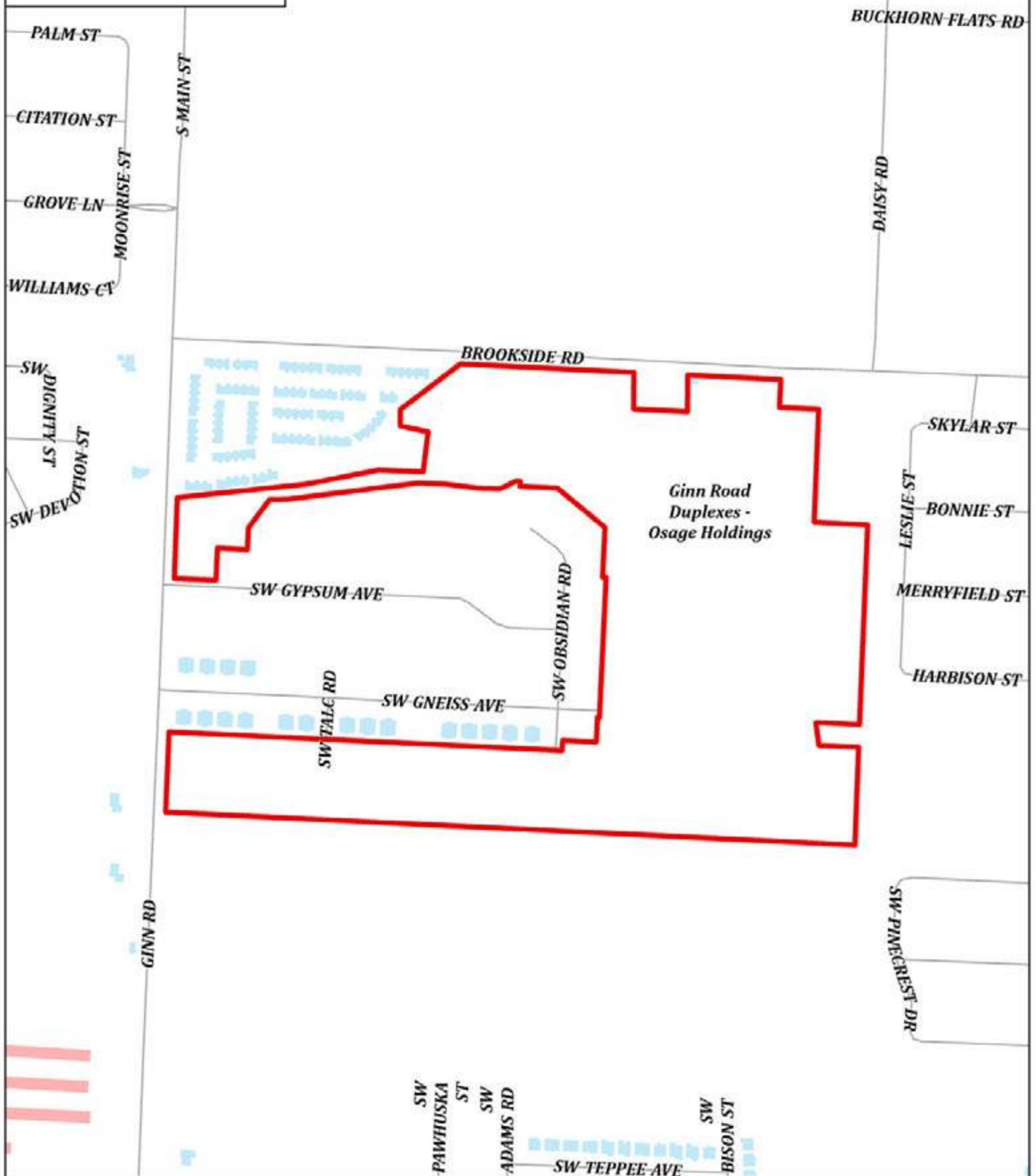
For the Planning Commission meeting on October 1, 2024

Details

Preliminary Plat : Azalea Commons Subdivision, West Osage Holdings LLC, Ginn Road, R-2, Medium Density Two Family and Townhome Residential, PP24-0005

A preliminary plat for Azalea Commons Subdivision situated on Ginn Road. The plat creates 46 lots, zoned R-2, Medium Density Two Family and Townhome Residential, with one lot being un-buildable and one lot being an outlot for future development. The developer is proposing 88 units total. A street network provides access off of Ginn Road, Southwest Talc Road, and Southwest Obsidian Road. Easements are dedicated throughout for utility services. Sidewalks and landscaping will be provided in accordance with the provisions of the Land Development Code.

 **PENDING PC Items**



PP24-0005
Ginn Road Duplexes
Preliminary Plat



GENERAL NOTES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

WETLAND NOTE

THERE ARE POSSIBLE WETLAND AREAS THAT EXIST WITHIN THE PROPERTY BOUNDARIES OF THIS SITE AS NOTED PER THE US FISH & WILDLIFE WETLAND MAPPER.

FLOOD CERTIFICATION

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

FIRM PANEL: #05007C0235K
EFFECTIVE DATE: JUNE 5, 2012

BUILDING CODES

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

WAIVERS AND VARIACES

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

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

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

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

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

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

CONTACTS

PLANNING
CITY OF BENTONVILLE
305 SW 'A' STREET,
BENTONVILLE, AR 72712
TYLER OVERSTREET
PHONE: 479.271.3122
EMAIL: toverstreet@bentonvillear.com

CITY ENGINEER
CITY OF BENTONVILLE
3200 SW MUNICIPAL DRIVE,
BENTONVILLE, AR 72712
ELLEN NORVELL / CITY ENGINEER
PHONE: 479.271.5993
EMAIL: enorvell@bentonvillear.com

WATER / SEWER DEPARTMENT
CITY OF BENTONVILLE
3200 SW MUNICIPAL DRIVE,
BENTONVILLE, AR 72712
BEAU THOMPSON
PHONE: 479.271.3140
EMAIL: bthompson@bentonvillear.com

STREET DEPARTMENT
CITY OF BENTONVILLE
3200 SW MUNICIPAL DRIVE,
BENTONVILLE, AR 72712
TONY DAVIS / MANAGER
PHONE: 479.271.3130
EMAIL: tdavis@bentonvillear.com

WASTEWATER DEPARTMENT
CITY OF BENTONVILLE
901 NE 'A' STREET,
BENTONVILLE, AR 72712
CHRIS EARL
PHONE: 479.271.3161
EMAIL: cearl@bentonvillear.com

STORMWATER DEPARTMENT
CITY OF BENTONVILLE
3200 SW MUNICIPAL DRIVE,
BENTONVILLE, AR 72712
ALLISON WEST / COORDINATOR
PHONE: 479.271.6719
EMAIL: jwest@bentonvillear.com

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

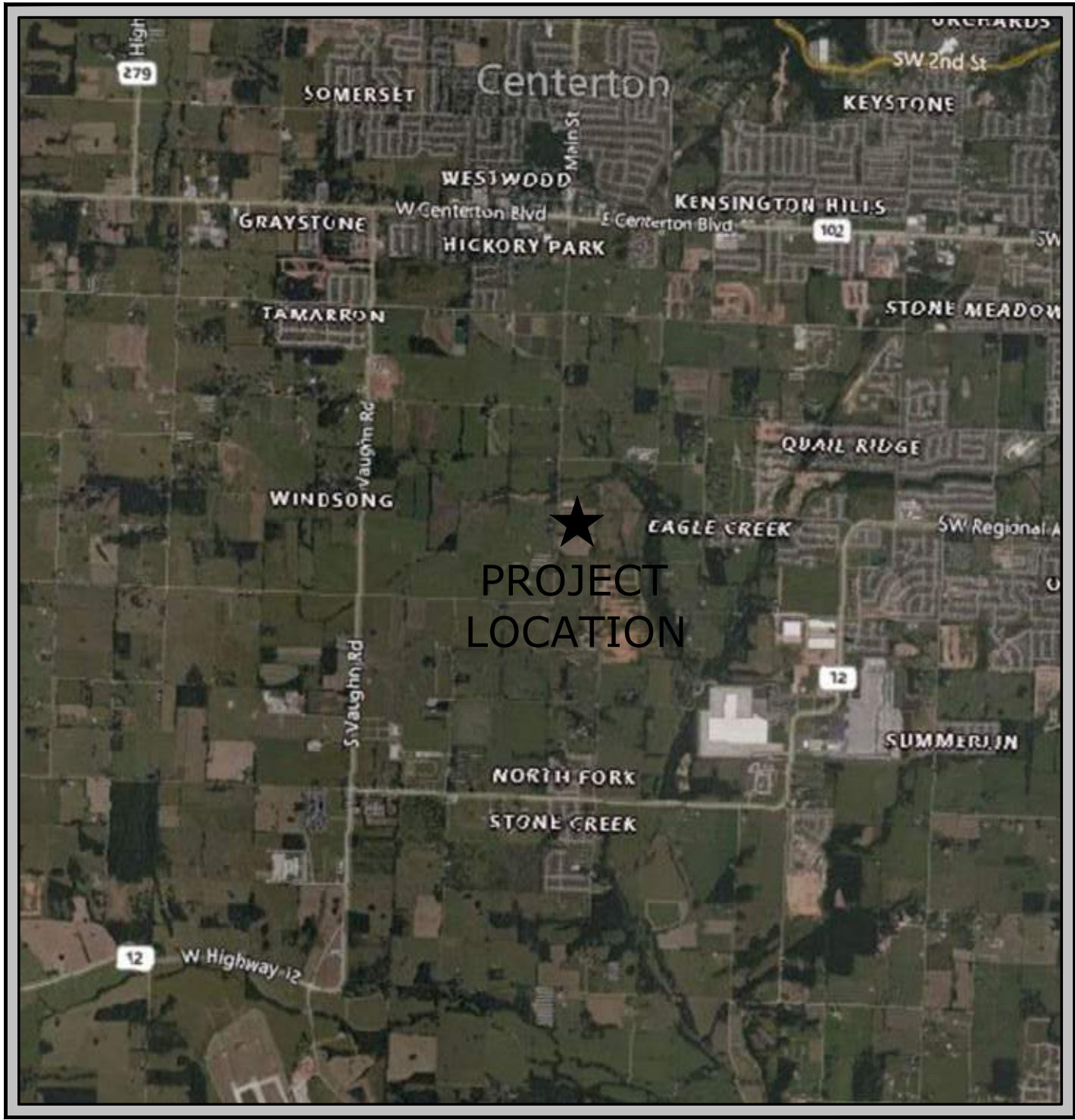
BOUNDARY DESCRIPTION

LOT 18 OSAGE HILLS SUBDIVISION PER THIS PLAT

A PART OF LOT 16 OF OF THE LOT SPLIT FOR PART OF 12 OF OSAGE HILLS SUBDIVISION CREATING LOTS 15 & 16, IN THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS AND AS SHOWN ON PLAT DUTY RECORDED IN THE BENTON COUNTY CIRCUIT CLERK'S OFFICE IN INSTRUMENT L202275906, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

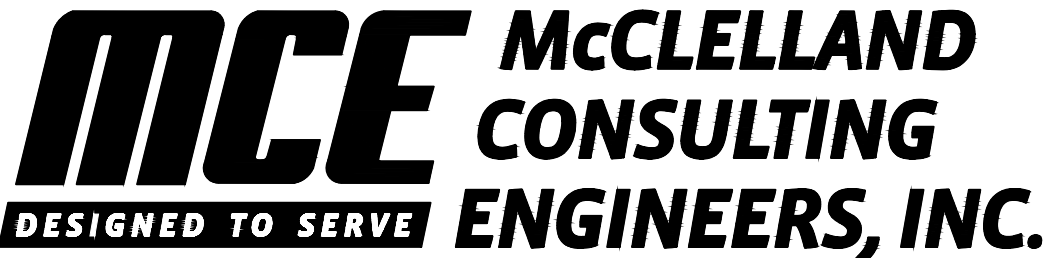
COMMENCING AT A FOUND RAILROAD SPIKE MARKING THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS; THENCE S87°12'58"E, ALONG THE NORTH LINE OF SAID QUARTER QUARTER , A DISTANCE OF 45.01 FEET; THENCE DEPARTING SAID NORTH LINE S02°00'07"W, A DISTANCE OF 45.01 FEET TO THE POINT OF INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF BROOKSIDE ROAD, AS ESTABLISHED, AND THE EAST RIGHT-OF-WAY LINE OF S MAIN STREET, AS NOW ESTABLISHED, SAID POINT BEING THE NORTHWEST CORNER OF LOT 16, OF THE LOT SPLIT FOR PART OF LOT 12 OF OSAGE HILLS SUBDIVISION CREATING LOTS 15 & 16, A PLAT DULY RECORDED IN THE BENTON COUNTY CIRCUIT CLERK'S OFFICE IN INSTRUMENT L202275906; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE S87°12'16" E ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 1037.5 FEET FOR A POINT OF BEGINNING, THENCE CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE S87°12'16" , A DISTANCE OF 648.11 FEET TO THE NORTHWEST CORNER OF THE TRACT OF LAND DULY RECORDED IN BENTON COUNTY CIRCUIT CLERK'S OFFICE IN BOOK 2017, AT PAGE 1499; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY S00°31'56" W ALONG THE WEST LINE OF SAID TRACT OF LAND, A DISTANCE OF 136.59 FEET TO A FOUND ¾" REBAR MARKING THE SOUTHWEST CORNER THEREOF; THENCE DEPARTING SAID WEST LINE S87°16'31"E ALONG THE SOUTH LINE FO SAID TRACT OF LAND, A DISTANCE OF 201.10 FEET TO A FOUND ¾" REBAR WITH AN ILLIGIBLE CAP MARKING THE SOUTHEAST CORNER THEREOF; THENCE DEPARTING SAID SOUTH LINE N00°32'28"E ALONG THE EAST LINE OF SAID TRACT OF LAND, A DISTANCE OF 136.54 FEET TO SAID SOUTH RIGHT-OF-WAY LINE; THENCE DEPARTING SAID EAST LINE S87°13'23"E ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 347.46 FEET TO THE EAST LINE OF SAID LOT 16; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, ALONG THE EAST LINE OF SAID LOT 16 THE FOLLOWING NINE COURSES: S02°42'11"W, A DISTANCE OF 104.74 FEET; THENCE S87°31'34"E, A DISTANCE OF 146.49 FEET; THENCE S02°18'29"W, A DISTANCE OF 421.84 FEET TO A FOUND REBAR WITH CAP, "RLS 1181 BUESCHER"; THENCE S87°11'02"E A DISTANCE OF 199.92 FEET TO A FOUND REBAR WITH REBAR, "RLS 1181 BUESCHER"; THENCE S02°20'39", A DISTANCE OF 745.65 FEET TO A FOUND 12"x6: LIMESTONE MARKING THE SOUTH EAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 9, TOWNSHIP 19 NORTH, RANGE 31 WEST; THENCE N87°22'51"W, A DISTANCE OF 162.82 FEET; THENCE S07°32'02"E, A DISTANCE OF 86.41 FEET; THENCE S87°37'36"E, A DISTANCE OF 148.26" FEET; THENCE S02°10'56"W, A DISTANCE OF 365.35 FEET TO THE SOUTHWEST CORNER OF SAID LOT 16; THENCE DEPARTING SAID EAST LINE N87°16'22"W ALONG THE SOUTH LINE OF SAID LOT 16, A DISTANCE OF 2574.18 FEET TO THE EAST RIGHT-OF-WAY LINE OF SAID GINN ROAD; THENCE DEPARTING SAID SOUTH LINE N02°22'47"E ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 300.02 FEET TO THE SOUTHWEST CORNER LINE OF FINAL PLAT MOUNTAINBROOK SUBDIVISION, BEING THE WEST LINE OF SAID LOT 16 THE FOLLOWING TWENTY-FOUR (24) COURSES: S87°16'04", 1468.15 FEET THENCE N02°44'05"E, A DISTANCE OF 38.00 FEET; THENCE S87°15'59"E, A DISTANCE OF 126.01 FEET; THENCE N02°44'05"E, A DISTANCE OF 92.00 FEET; THENCE S87°15'55"E A DISTANCE OF 7.00 FEET; THENCE N02°44'05"E, A DISTANCE OF OF 523.25 FEET; THENCE N87°15'55", A DISTANCE OF 13.01 FEET; THENCE N02°44'05"E, A DISTANCE OF 186.04 FEET; THENCE N50°29'36"W, A DISTANCE OF 230.21 FEET; THENCE N87°15'55"W, A DISTANCE OF 139.60 FEET; THENCE N02°44'05"E, A DISTANCE OF 20.00 FEET; THENCE N87°15'55"W, A DISTANCE OF 14.77 FEET; THENCE S63°24'17"W, A DISTANCE OF 66.72 FEET; THENCE N88°48'34"W, A DISTANCE OF 76.54 FEET; THENCE N84°37'31"W, A DISTANCE OF 126.01 FEET; THENCE N87°23'05"W, A DISTANCE OF 103.22 FEET; THENCE S83°40'08"W, A DISTANCE OF 141.49 FEET; THENCE S82°37'31"W, A DISTANCE OF 352.92 FEET; THENCE S88°14'13"W, A DISTANCE OF 65.27 FEET; THENCE S36°49'49"W, A DISTANCE OF 132.10 FEET; THENCE S02°44'05"W, A DISTANCE OF 80.75 FEET; THENCE N87°15'55"W, A DISTANCE OF 111.58 FEET; THENCE S02°44'05"W, A DISTANCE OF 120.00 FEET; THENCE N87°15'55"W, A DISTANCE OF 154.24 FEET TO A POINT IN SAID EAST RIGHT-OF-WAY LINE, BEING THE NORTHWEST CORNER OF SAID MOUNTAINBROOK SUBDIVISION; THENCE AWAY FROM SAID MOUNTAINBROOK SUBDIVISION AND CONTINUING ALONG SAID WEST LINE OF LOT 16 AND SAID EAST RIGHT-OF-WAY LINE N40°06'07"E, A DISTANCE OF 301.35 FEET; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE AND SAID WEST LINE, N84°08'04"E, A DISTANCE OF 476.08 FEET; THENCE N79°04'44 E, A DISTANCE OF 281.86 FEET; THENCE S87°46'59"E, A DISTANCE OF 166.39 FEET; THENCE N07°03'39"E, A DISTANCE OF 148.86 FEET; THENCE N77°55'04"W, A DISTANCE OF 105.96 FEET; N00°00'00"W, DISTANCE OF 61.07 FEET; THENCE N52°45'29"E, A DISTANCE OF 281.45 FEET TO THE POINT OF BEGINNING. CONTACTING 2435473 SQUARE FEET OF 55.911 ACRES, MORE OR LESS. SUBJECT TO ANY COVENANTS, EASEMENTS OF RIGHT-OF-WAY OF RECORD.

PRELIMINARY PLAT
AZALEA COMMONS
GINN RD BENTONVILLE, ARKANSAS
1ST SUBMITTAL



VICINITY MAP

August 14, 2024
MCE PROJECT NUMBER 23-2143



http://www.mce.us.com

1580 E STEARNS ST
FAYETTEVILLE, ARKANSAS 72703
(479) 443-2377

LITTLE ROCK, AR • FAYETTEVILLE, AR • FORT SMITH, AR

Sheet List Table

Sheet Number	Sheet Title
C0.0	COVER
C0.1	PLAT - SHEET 1
C0.2	PLAT - SHEET 2
C0.3	PLAT - SHEET 3
C0.4	PLAT - SHEET 4
C1.0	OVERALL DEMOLITION PLAN
C1.1	DEMOLITION PLAN - SHEET 1
C1.2	DEMOLITION PLAN - SHEET 2
C1.3	DEMOLITION PLAN - SHEET 3
C2.0	OVERALL SITE PLAN
C2.1	SITE PLAN - SHEET 1
C2.2	SITE PLAN - SHEET 2
C2.3	SITE PLAN - SHEET 3
C3.0	ROAD A P&P SHEET 1
C3.1	ROAD A P&P SHEET 2
C3.2	ROAD A P&P SHEET 3
C3.3	ROAD B P&P SHEET
C3.4	ROAD C P&P SHEET
C4.0	CROSS SECTIONS - ROAD A
C4.1	CROSS SECTIONS - ROAD B
C4.2	CROSS SECTIONS - ROAD C
C5.0	OVERALL GRADING PLAN
C5.1	GRADING PLAN - SHEET 1
C5.2	GRADING PLAN - SHEET 2
C5.3	GRADING PLAN - SHEET 3
C6.0	OVERALL DRAINAGE PLAN
C6.1	DRAINAGE PLAN - SHEET 1
C6.2	DRAINAGE PLAN - SHEET 2
C6.3	DRAINAGE PLAN - SHEET 3
C7.0	PLAN & PROFILE - STORM - A - SHEET 1
C7.1	PLAN & PROFILE - STORM - A - SHEET 2
C7.2	PLAN & PROFILE - STORM - A - SHEET 3
C7.3	PLAN & PROFILE - STORM B, C & D
C7.4	PLAN & PROFILE - STORM E, F, G & H
C7.5	PLAN & PROFILE - STORM I, J & K
C7.6	PLAN & PROFILE - STORM L & M (OUTFALL)

Sheet List Table

Sheet Number	Sheet Title
C8.0	OVERALL EROSION CONTROL PLAN PH I
C8.1	EROSION CONTROL PLAN PH I - SHEET 1
C8.2	EROSION CONTROL PLAN PH I - SHEET 2
C8.3	EROSION CONTROL PLAN PH I - SHEET 3
C9.0	OVERALL EROSION CONTROL PLAN PH II
C9.1	EROSION CONTROL PLAN PH II - SHEET 1
C9.2	EROSION CONTROL PLAN PH II - SHEET 2
C9.3	EROSION CONTROL PLAN PH II - SHEET 3
C10.0	OVERALL UTILITY PLAN
C10.1	UTILITY PLAN - SHEET 1
C10.2	UTILITY PLAN - SHEET 2
C10.3	UTILITY PLAN - SHEET 3
C11.0	PLAN & PROFILE - SEWER MAIN A - SHEET 1
C11.1	PLAN & PROFILE - SEWER MAIN A - SHEET 2
C11.2	PLAN & PROFILE - SEWER MAIN A - SHEET 3
C11.3	PLAN & PROFILE - SEWER MAIN A - SHEET 4
C12.0	PLAN & PROFILE - WATER MAIN A - SHEET 1
C12.1	PLAN & PROFILE - WATER MAIN A - SHEET 2
C12.2	PLAN & PROFILE - WATER MAIN A - SHEET 3
C12.3	PLAN & PROFILE - WATER MAIN A - SHEET 4
C12.4	WATER B P&P
C12.5	WATER C P&P
C12.6	FH LEADS
C13.0	Landscape Plan
C13.1	Landscape Notes & Details
--	1 of 2 BENTONVILLE WATER DETAILS
--	2 of 2 BENTONVILLE WATER DETAILS
--	BENTONVILLE WATER & SEWER DETAILS
--	1 of 2 BENTONVILLE SEWER DETAILS
--	2 of 2 BENTONVILLE SEWER DETAILS
C14.0	DETAIL SHEET 1
C14.1	DETAIL SHEET 2
C14.2	DETAIL SHEET 3
C14.3	DETAIL SHEET 4

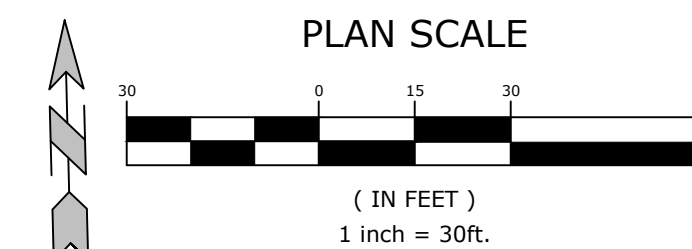


Know what's below.
Call before you dig.



PRELIMINARY
NOT FOR
CONSTRUCTION

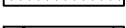
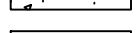
ORIGINAL SIGNATURE ON FILE



GENERAL PLAT NOTES

1. CONTRACTOR SHALL RETAIN A FULL SET OF LATEST APPROVED CONSTRUCTION PLANS ON SITE DURING CONSTRUCTION ACTIVITIES.
2. CONSTRUCTION METHODS AND MATERIALS NOT SPECIFIED IN THESE PLANS ARE TO MEET OR EXCEED THE SITE WORK SPECIFICATIONS PROVIDED BY MCGILLAND CONSULTING ENGINEERS, INC. OR AS SPECIFIED BY THE OWNER'S RESIDENT REPRESENTATIVE.
3. ALL CONSTRUCTION WORK AND UTILITY WORK OUTSIDE OF PROPERTY BOUNDARIES SHALL BE PERFORMED IN COOPERATION WITH AND IN ACCORDANCE WITH REGULATIONS OF THE AUTHORITIES CONCERNED.
4. PUBLIC CONVENIENCE AND SAFETY:
THE CONTRACTOR SHALL CONDUCT THE WORK IN A MANNER THAT WILL INSURE AS FAR AS PRACTICABLE, THE LEAST OBSTRUCTION TO TRAFFIC AND SHALL PROVIDE FOR THE CONVENIENCE AND SAFETY OF THE GENERAL PUBLIC AND RESIDENTS ALONG AND ADJACENT TO HIGHWAYS IN THE CONSTRUCTION AREA IN AN ADEQUATE AND SATISFACTORY MANNER IN ACCORDANCE WITH THE ARKANSAS DOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.
5. UNLESS OTHERWISE NOTED, ALL CURBING INDICATED SHALL BE 18" CONCRETE CURB AND GUTTER.
6. ALL DIMENSIONS, UNLESS OTHERWISE NOTED, ARE FROM THE FACE OF CURB OR FACE OF BUILDING, OR CENTERLINE OF STRIPE.
7. CONTRACTOR SHALL REFER TO ARCHITECT PLANS FOR EXACT BUILDING LOCATION, DIMENSIONS, AND UTILITY ENTRANCE LOCATIONS.
8. CONTRACTOR SHALL REFER TO PROJECT SPECIFICATIONS AND GEOTECHNICAL REPORT DETAILS FOR PAVING DESIGN AND PROPER MATERIALS.
9. ALL RADII FOR CURBS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
10. ALL RADI ON CURBS ARE 3'-0" UNLESS OTHERWISE NOTED.
11. GENERAL CONTRACTOR SHALL COORDINATE AND COMPLY WITH ALL UTILITY COMPANIES INVOLVED IN PROJECT AND PAY ALL REQUIRED FEES AND COSTS.
12. FOR SITE UTILITIES, SEE UTILITY PLAN(S).
13. ALL WORK TO BE DONE IN STRICT ACCORDANCE WITH THE OWNER'S STANDARD SITE SPECIFICATIONS.
14. CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION LOGYARD AND STAKING (UNLESS APPROVED OTHERWISE BY THE ENGINEER OF RECORD).
15. ALL FENCE SEGMENTS ABUTTING A THOROUGHFARE, EXCEPT FOR CORNER LOTS, SHALL PROVIDE ONE GATE OPENING PER LOT TO ALLOW ACCESS TO THE AREA BETWEEN THE FENCE AND THE STREET FOR MAINTENANCE AND MOVING. AN EXCEPTION MAY BE GRANTED IF THE CITY RECEIVES A LETTER FROM THE HOMEOWNERS' ASSOCIATION STATING THAT THIS AREA IS MAINTAINED BY THE ASSOCIATION AND NOT BY THE INDIVIDUAL HOMEOWNERS.
16. THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURE BUILT IN ANY DRAINAGE EASEMENT.
17. NO RESIDENTIAL LOT SHALL BE PERMITTED DIRECT ACCESS TO A COLLECTOR OR ARTERIAL STREET. ALL RESIDENTIAL SUBDIVISION DEVELOPMENT CONTIGUOUS TO A COLLECTOR OR ARTERIAL STREET SHALL ORIENT FRONTAGE TO A LOCAL STREET AND BACK OF THE PROJECT WITHOUT ACCESS TO THE SAID MAJOR STREETS.

PROPOSED LEGEND

- | | |
|---|----------------------------------|
|  | CURB AND GUTTER |
|  | EASEMENT |
|  | SETBACK |
|  | TEMPORARY CONSTRUCTION EASEMENT |
|  | FENCE |
|  | PAINTED / THERMOPLASTIC STRIPING |
|  | ASPHALT PAVEMENT |
|  | CONCRETE PAVEMENT |
|  | CONCRETE SIDEWALK |
|  | CATCH BASIN |
|  | FLARED END SECTION |
|  | SANITARY SEWER MANHOLE |
|  | PARKING STALL COUNT |
|  | BUILDING CONTROL POINT |
|  | FIRE HYDRANT |
|  | WATER METER |
|  | LIGHT POLE |
|  | ELECTRICAL TRANSFORMER |

EXISTING LEGEND

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

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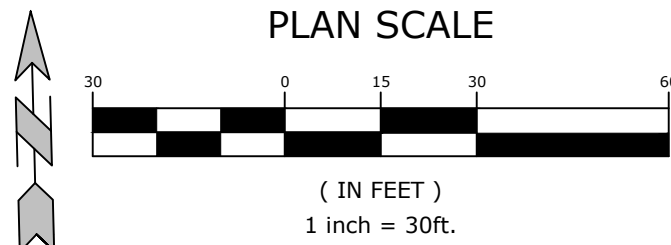
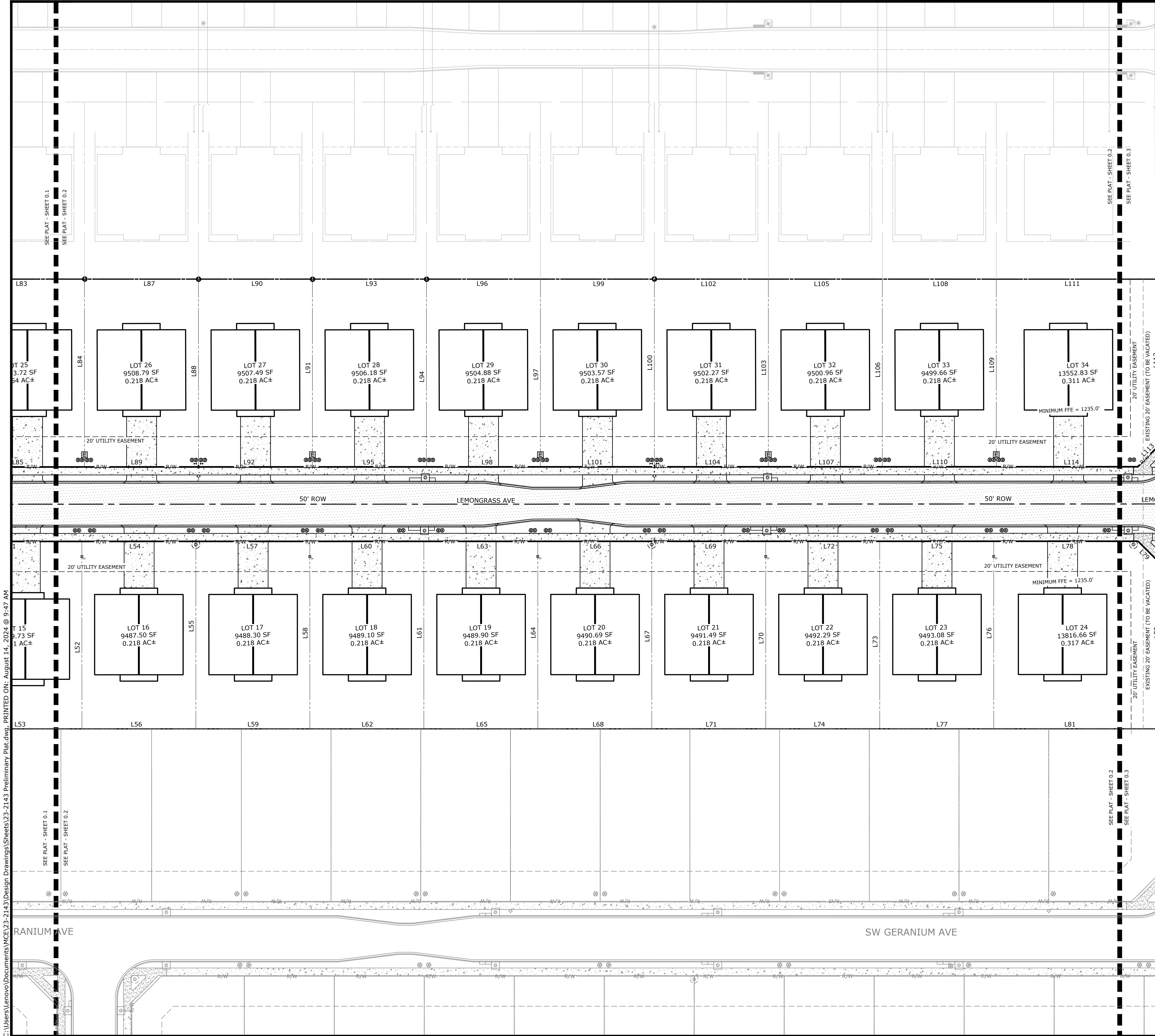
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REV	DATE	DESCRIPTION

PLAT - SHEET 1

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DATE: 8/14/2024	REVISION: CONCEP
SCALE: AS NOTED	JOB NUMBER: 23-2143

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GENERAL PLAT NOTES

- CONTRACTOR SHALL RETAIN A FULL SET OF LATEST APPROVED CONSTRUCTION PLANS ON SITE DURING CONSTRUCTION ACTIVITIES.
- CONSTRUCTION METHODS AND MATERIALS NOT SPECIFIED IN THESE PLANS ARE TO MEET OR EXCEED THE SITE WORK SPECIFICATIONS PROVIDED BY MCLELLAND CONSULTING ENGINEERS, INC. OR AS SPECIFIED BY THE OWNER'S RESIDENT REPRESENTATIVE.
- ALL CONSTRUCTION WORK AND UTILITY WORK OUTSIDE OF PROPERTY BOUNDARIES SHALL BE PERFORMED IN COOPERATION WITH AND IN ACCORDANCE WITH REGULATIONS OF THE AUTHORITIES CONCERNED.
- PUBLIC CONVENIENCE AND SAFETY: THE CONTRACTOR SHALL CONDUCT THE WORK IN A MANNER THAT WILL INSURE, AS FAR AS PRACTICABLE, THE LEAST OBSTRUCTION TO TRAFFIC AND SHALL PROVIDE FOR THE CONVENIENCE AND SAFETY OF THE GENERAL PUBLIC AND RESIDENTS ALONG AND ADJACENT TO HIGHWAYS IN THE CONSTRUCTION AREA IN AN ADEQUATE AND SATISFACTORY MANNER IN ACCORDANCE WITH THE ARKANSAS DOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.
- UNLESS OTHERWISE NOTED, ALL CURBING INDICATED SHALL BE 18" CONCRETE CURB AND GUTTER.
- ALL DIMENSIONS, UNLESS OTHERWISE NOTED, ARE FROM THE FACE OF CURB, FACE OF BUILDING, OR CENTERLINE OF STRIPE.
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- ALL WORK TO BE DONE IN STRICT ACCORDANCE WITH THE OWNER'S STANDARD SITE SPECIFICATIONS.
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- ALL FENCE SEGMENTS ABUTTING A THOROUGHFARE, EXCEPT FOR CORNER LOTS, SHALL PROVIDE ONE GATE OPENING PER LOT TO ALLOW ACCESS TO THE AREA BETWEEN THE FENCE AND THE STREET PAVEMENT FOR MAINTENANCE AND MOWING. AN EXCEPTION MAY BE GRANTED IF THE CITY RECEIVES A LETTER FROM THE HOMEOWNERS' ASSOCIATION SAYING THAT THIS AREA IS MAINTAINED BY THE ASSOCIATION AND NOT BY THE INDIVIDUAL HOMEOWNERS.
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PROPOSED LEGEND

- CURB AND GUTTER
- EASEMENT
- SETBACK
- TCE
- TEMPORARY CONSTRUCTION EASEMENT
- FENCE
- PAINTED / THERMOPLASTIC STRIPING
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- CATCH BASIN
- FLARED END SECTION
- SANITARY SEWER MANHOLE
- PARKING STALL COUNT
- BUILDING CONTROL POINT
- FIRE HYDRANT
- WATER METER
- LIGHT POLE
- ELECTRICAL TRANSFORMER

EXISTING LEGEND

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

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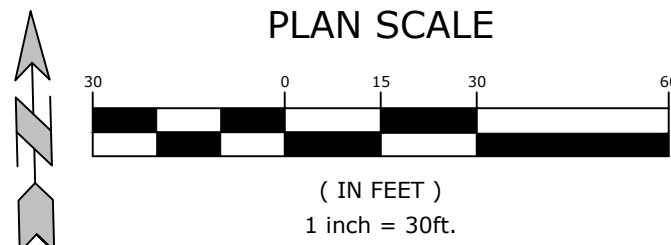
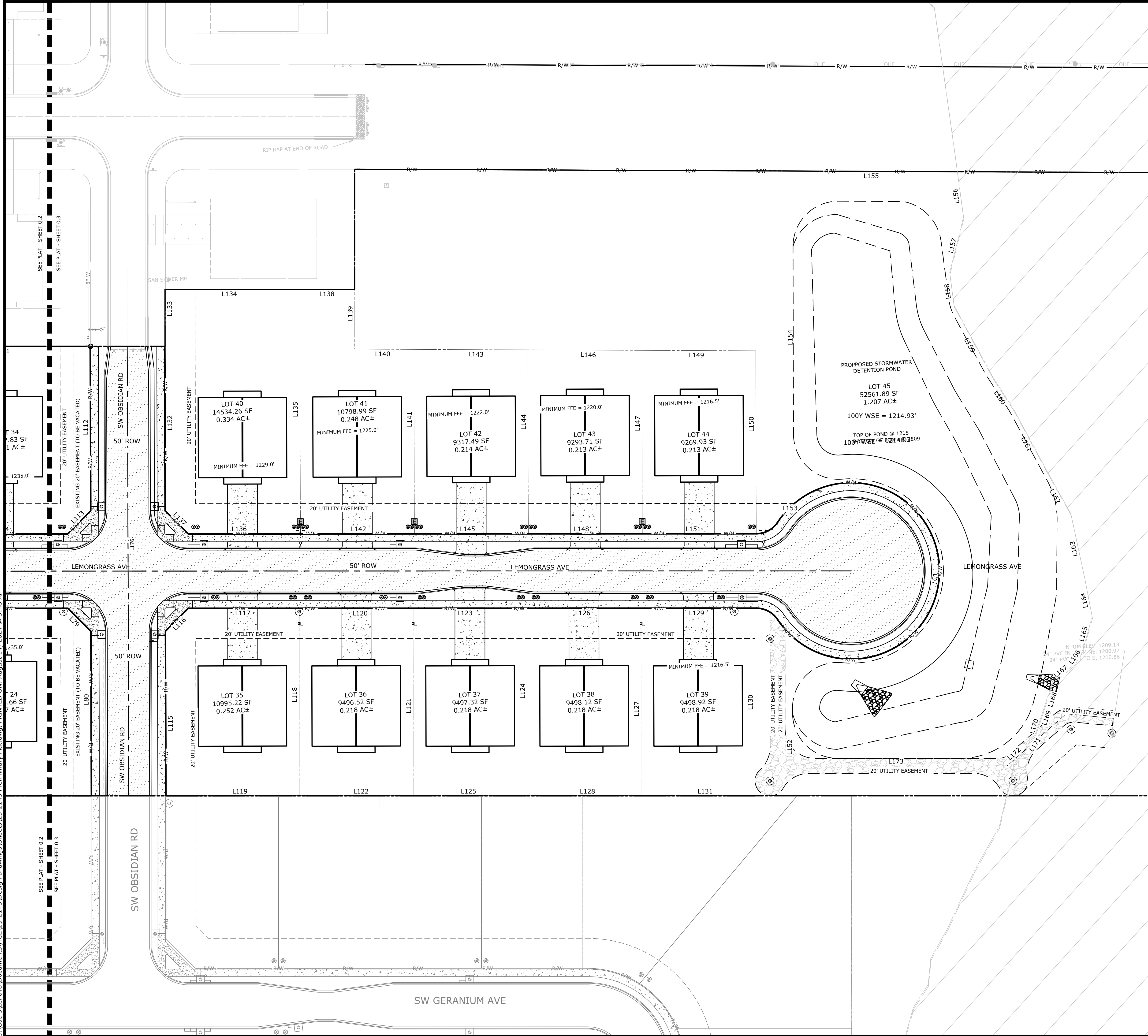
PLAT - SHEET 2

DESIGNED BY: LM	DRAWN BY: LM
DATE: 8/14/2024	REVISION: CONCEPT
SCALE: AS NOTED	JOB NUMBER: 23-2143

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GENERAL PLAT NOTES

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PROPOSED LEGEND

- CURB AND GUTTER
- EASEMENT
- SETBACK
- TEMPORARY CONSTRUCTION EASEMENT
- FENCE
- PAINTED / THERMOPLASTIC STRIPING
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- CATCH BASIN
- FLARED END SECTION
- SANITARY SEWER MANHOLE
- PARKING STALL COUNT
- BUILDING CONTROL POINT
- FIRE HYDRANT
- WATER METER
- LIGHT POLE
- ELECTRICAL TRANSFORMER

EXISTING LEGEND

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

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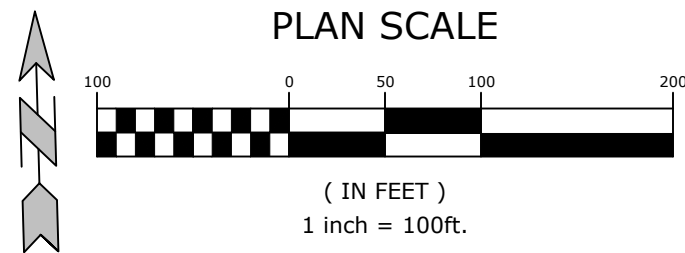
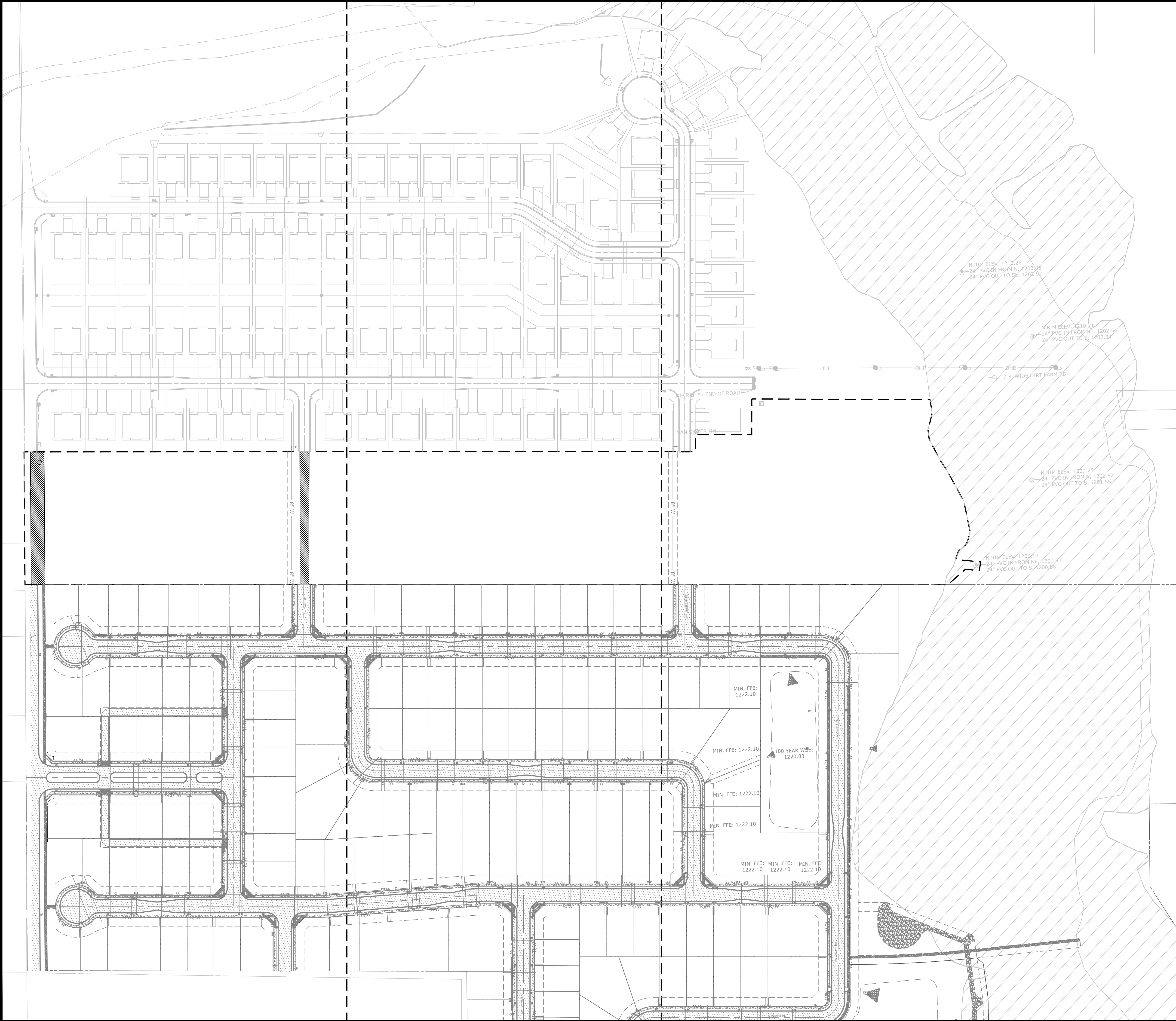
PLAT - SHEET 3

DESIGNED BY: LM	DRAWN BY: LM
DATE: 8/14/2024	REVISION: CONCEPT
SCALE: AS NOTED	JOB NUMBER: 23-2143

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EXISTING LEGEND

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

PROPOSED LEGEND

- | | |
|--|--|
| | LIMITS OF PAVEMENT AND / OR STRUCTURE DEMOLITION |
| | TREE(S) TO BE REMOVED AND DISPOSED OF |
| | TREE PROTECTION |
| | LIMITS OF DEMOLITION |
| | LAYDOWN / STORAGE AREA |

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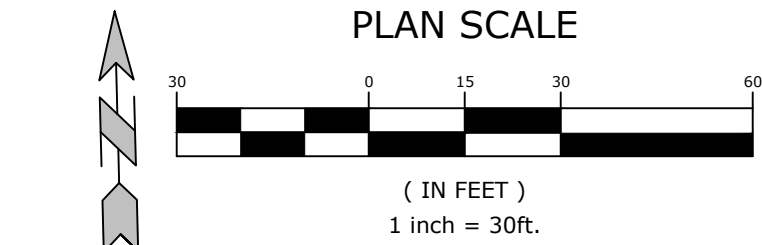
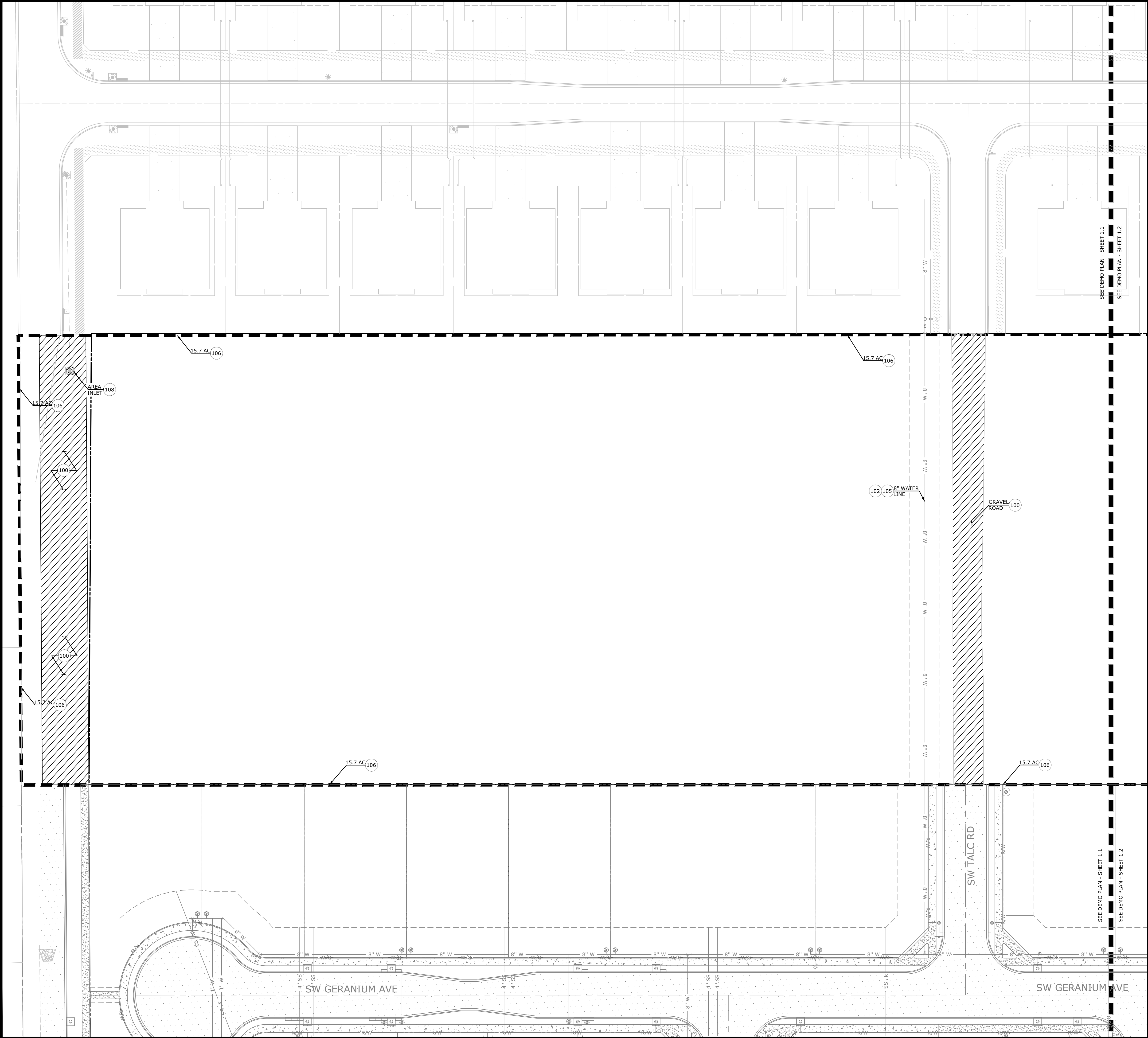
OVERALL
DEMOLITION
PLAN

DESIGNED BY: LM	DRAWN BY: LM
DATE: 8/14/2024	REVISION: CONCEPT
SCALE: AS NOTED	JOB NUMBER: 23-2143

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GENERAL DEMOLITION NOTES

- ALL AREAS WITHIN THE LIMITS OF DISTURBANCE TO BE DEMOLISHED AND REMOVED UNLESS OTHERWISE NOTED ON THIS PLAN.
- THE CONTRACTOR IS REQUIRED TO NOTIFY THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS PRIOR TO EXCAVATING IN ORDER THAT UNDERGROUND UTILITIES IN THE AREA CAN BE LOCATED.
- THIS PLAN SHOULD BE USED IN CONJUNCTION WITH THE TOPOGRAPHICAL SURVEY FOR REFERENCE. THE LOCATION OF KNOWN SUBSURFACE STRUCTURES, PIPES, POWER, GAS, PHONE, ETC. ARE SHOWN ON THE PLANS. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING INFORMATION AND SATISFYING HIMSELF TO AS TO THE LOCATION OF THE AFOREMENTIONED ITEMS, SHOWN AND NOT SHOWN. ALL REPAIRS OR RELOCATIONS NECESSARY SHALL BE MADE AS REQUIRED BY THE OWNER OF THE UTILITY OR STRUCTURE. THE COST OF SUCH REPAIRS OR RELOCATIONS NECESSARY SHALL BE BORNE BY THE CONTRACTOR.
- CONTRACTOR SHALL DISPOSE OF ALL MATERIALS RESULTING FROM DEMOLITION IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS THAT GOVERN SUCH OPERATIONS.
- ALL ABANDONED SERVICE LINES SHALL BE DISCONNECTED AND CAPPED PER UTILITY COMPANIES REQUIREMENTS. COORDINATE ALL DISCONNECTIONS WITH UTILITY COMPANIES.
- CONTRACTOR IS TO BRING TO THE ATTENTION OF THE CIVIL ENGINEER ANY AREA OF DEMOLITION IN QUESTION BEFORE PROCEEDING WITH WORK.
- CONTRACTOR TO REVIEW AND COORDINATE DEMOLITION LIMITS WITH PROPOSED CONSTRUCTION PLANS.
- EXISTING CLEAN TOPSOIL TO BE STOCKPILED FOR FUTURE USE ON THIS SITE AND IS TO BE COORDINATED BY THE GENERAL CONTRACTOR.
- ALL EXISTING WATER, GAS AND / OR ELECTRICAL METERS AS NOTED TO BE REMOVED WITHIN THE PROJECT AREA ARE TO BE RETURNED TO THE APPROPRIATE AUTHORITY.

PROPOSED LEGEND

- LIMITS OF PAVEMENT AND / OR STRUCTURE DEMOLITION
- TREE(S) TO BE REMOVED AND DISPOSED OF
- TREE PROTECTION
- LIMITS OF DEMOLITION
- LAYDOWN / STORAGE AREA

DEMOLITION KEYNOTES

- 100 EXISTING TO BE REMOVED AND / OR DEMOLISHED
- 101 EXISTING TO BE SALVAGED AND RETURNED TO THE OWNER
- 102 EXISTING TO REMAIN
- 103 EXISTING TO BE RELOCATED
- 104 LIMITS OF SAWCUT AND PAVEMENT REMOVAL
- 105 PROTECT EXISTING STRUCTURES AND / OR PIPES DURING DEMOLITION AND CONSTRUCTION PHASES
- 106 LIMITS OF DISTURBANCE
- 107 CONTRACTOR TO COORDINATE w/ LOCAL UTILITY PROVIDER FOR REMOVAL / RELOCATION OF EXISTING UTILITY
- 108 REMOVE TOP OF DRAINAGE STRUCTURE

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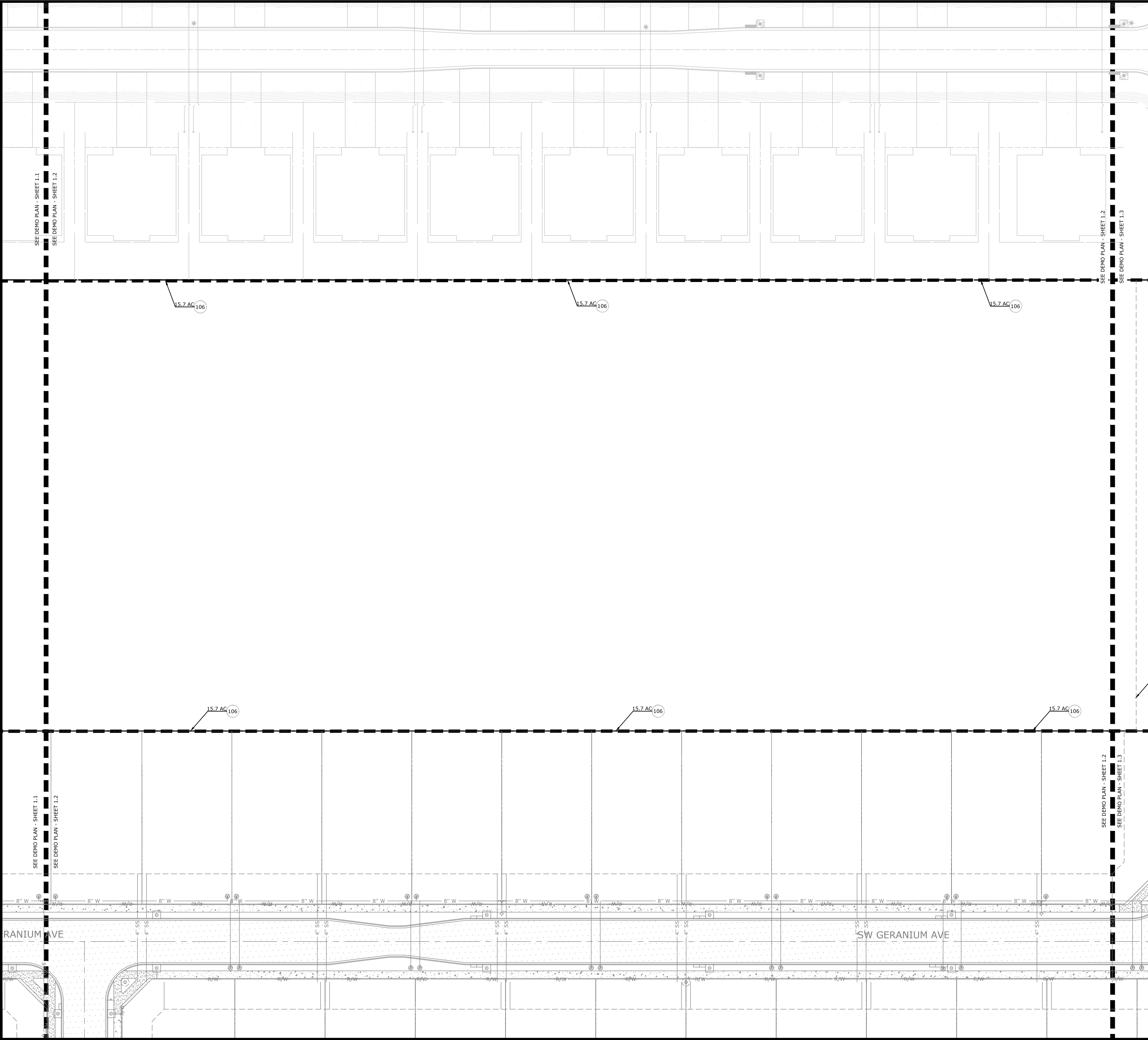
DEMOLITION
PLAN - SHEET 1

DESIGNED BY: LM	DRAWN BY: LM
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SCALE: AS NOTED	JOB NUMBER: 23-2143

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PLAN SCALE

GENERAL DEMOLITION NOTES

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- CONTRACTOR TO REVIEW AND COORDINATE DEMOLITION LIMITS WITH PROPOSED CONSTRUCTION PLANS.
- EXISTING CLEAN TOPSOIL TO BE STOCKPILED FOR FUTURE USE ON THIS SITE AND IS TO BE COORDINATED BY THE GENERAL CONTRACTOR.
- ALL EXISTING WATER, GAS AND / OR ELECTRICAL METERS AS NOTED TO BE REMOVED WITHIN THE PROJECT AREA ARE TO BE RETURNED TO THE APPROPRIATE AUTHORITY.

PROPOSED LEGEND

LIMITS OF PAVEMENT AND / OR STRUCTURE DEMOLITION

TREE(S) TO BE REMOVED AND DISPOSED OF

TREE PROTECTION

LIMITS OF DEMOLITION

LAYDOWN / STORAGE AREA

DEMOLITION KEYNOTES

100 EXISTING TO BE REMOVED AND / OR DEMOLISHED

101 EXISTING TO BE SALVAGED AND RETURNED TO THE OWNER

102 EXISTING TO REMAIN

103 EXISTING TO BE RELOCATED

104 LIMITS OF SAWCUT AND PAVEMENT REMOVAL

105 PROTECT EXISTING STRUCTURES AND / OR PIPES DURING DEMOLITION AND CONSTRUCTION PHASES

106 LIMITS OF DISTURBANCE

107 CONTRACTOR TO COORDINATE w/ LOCAL UTILITY PROVIDER FOR REMOVAL / RELOCATION OF EXISTING UTILITY

108 REMOVE TOP OF DRAINAGE STRUCTURE

MCE McCLELLAND CONSULTING ENGINEERS, INC.
1580 E STEARNS ST
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HTTP://WWW.MCE.US.COM

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PRELIMINARY PLAT
AZALEA COMMONS
GINN RD
BENTONVILLE, ARKANSAS

811
Know what's below.
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REV	DATE	DESCRIPTION	

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LM

DATE:
8/14/2024

SCALE:
AS NOTED

DRAWN BY:
LM

REVISION:
CONCEPT

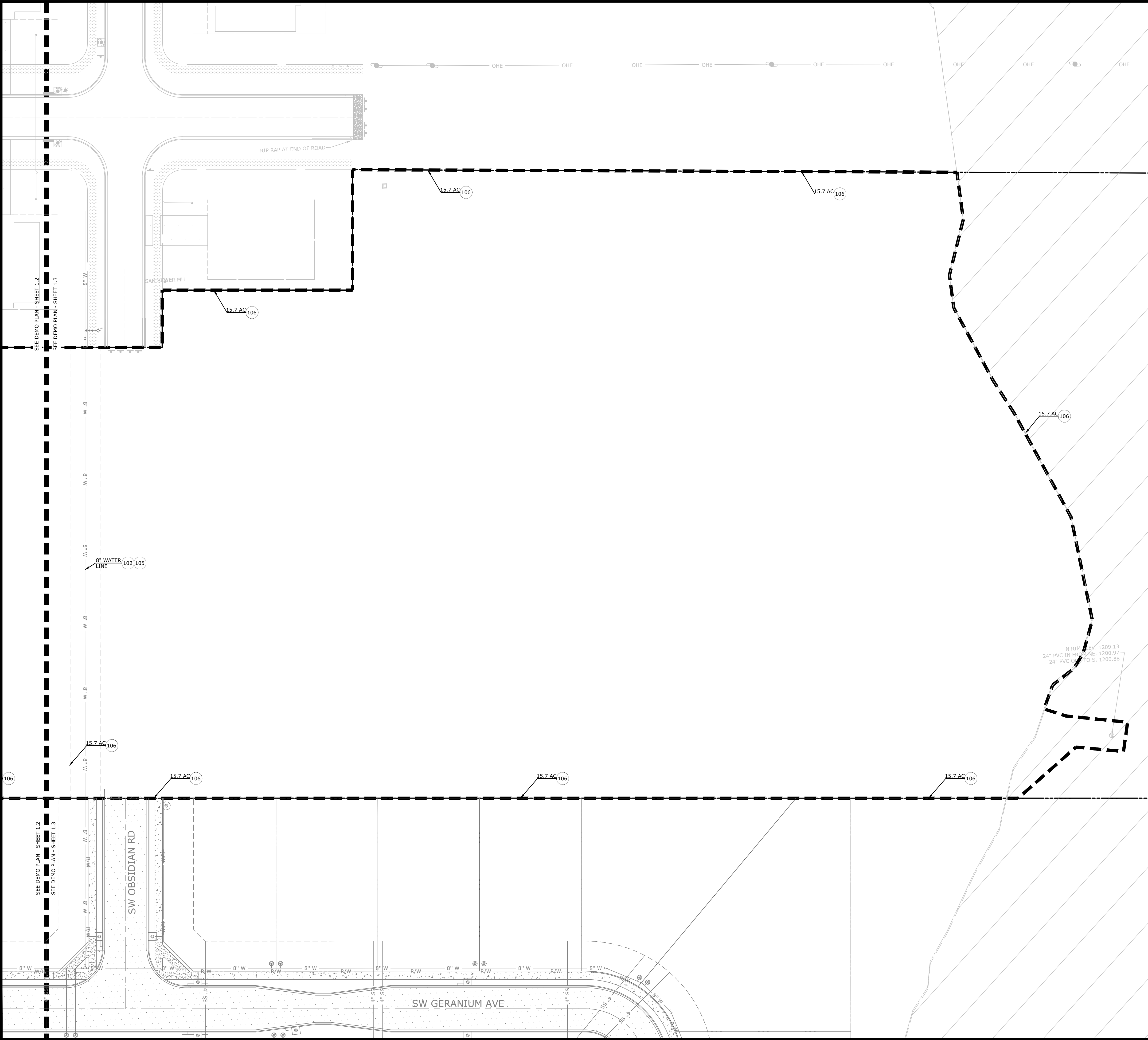
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23-2143

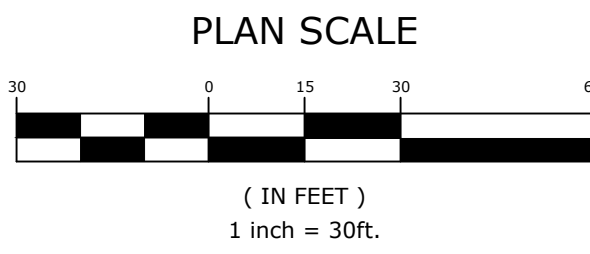
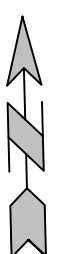
DEMOLITION
PLAN - SHEET 2

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GENERAL DEMOLITION NOTES

1.

ALL AREAS WITHIN THE LIMITS OF DISTURBANCE TO BE DEMOLISHED AND REMOVED UNLESS OTHERWISE NOTED ON THIS PLAN.

2.

THE CONTRACTOR IS REQUIRED TO NOTIFY THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS PRIOR TO EXCAVATING IN ORDER THAT UNDERGROUND UTILITIES IN THE AREA CAN BE LOCATED.

3.

THIS PLAN SHOULD BE USED IN CONJUNCTION WITH THE TOPOGRAPHICAL SURVEY FOR REFERENCE. THE LOCATION OF KNOWN SUBSURFACE STRUCTURES, PIPES, POWER, GAS, PHONE, ETC. ARE SHOWN ON THE PLANS. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING INFORMATION AND SATISFYING HIMSELF TO AS TO THE LOCATION OF THE AFOREMENTIONED ITEMS, SHOWN AND NOT SHOWN. ALL REPAIRS OR RELOCATIONS NECESSARY SHALL BE MADE AS REQUIRED BY THE OWNER OF THE UTILITY OR STRUCTURE. THE COST OF SUCH REPAIRS OR RELOCATIONS NECESSARY SHALL BE BORNE BY THE CONTRACTOR.

4.

CONTRACTOR SHALL DISPOSE OF ALL MATERIALS RESULTING FROM DEMOLITION IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS THAT GOVERN SUCH OPERATIONS.

5.

ALL ABANDONED SERVICE LINES SHALL BE DISCONNECTED AND CAPPED PER UTILITY COMPANIES REQUIREMENTS. COORDINATE ALL DISCONNECTIONS WITH UTILITY COMPANIES.

6.

CONTRACTOR IS TO BRING TO THE ATTENTION OF THE CIVIL ENGINEER ANY AREA OF DEMOLITION IN QUESTION BEFORE PROCEEDING WITH WORK.

7.

CONTRACTOR TO REVIEW AND COORDINATE DEMOLITION LIMITS WITH PROPOSED CONSTRUCTION PLANS.

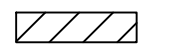
8.

EXISTING CLEAN TOPSOIL TO BE STOCKPILED FOR FUTURE USE ON THIS SITE AND IS TO BE COORDINATED BY THE GENERAL CONTRACTOR.

9.

ALL EXISTING WATER, GAS AND / OR ELECTRICAL METERS AS NOTED TO BE REMOVED WITHIN THE PROJECT AREA ARE TO BE RETURNED TO THE APPROPRIATE AUTHORITY.

PROPOSED LEGEND

LIMITS OF PAVEMENT AND / OR STRUCTURE DEMOLITION

TREE(S) TO BE REMOVED AND DISPOSED OF

TREE PROTECTION

LIMITS OF DEMOLITION

LAYDOWN / STORAGE AREA

DEMOLITION KEYNOTES

100

EXISTING TO BE REMOVED AND / OR DEMOLISHED

101

EXISTING TO BE SALVAGED AND RETURNED TO THE OWNER

102

EXISTING TO REMAIN

103

EXISTING TO BE RELOCATED

104

LIMITS OF SAWCUT AND PAVEMENT REMOVAL

105

PROTECT EXISTING STRUCTURES AND / OR PIPES DURING DEMOLITION AND CONSTRUCTION PHASES

106

LIMITS OF DISTURBANCE

107

CONTRACTOR TO COORDINATE w/ LOCAL UTILITY PROVIDER FOR REMOVAL / RELOCATION OF EXISTING UTILITY

108

REMOVE TOP OF DRAINAGE STRUCTURE



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REVISIONS

REV	DATE	DESCRIPTION

DEMOLITION
PLAN - SHEET 3

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8/14/2024

SCALE:
AS NOTED

DRAWN BY:
LM

REVISION:
CONCEPT

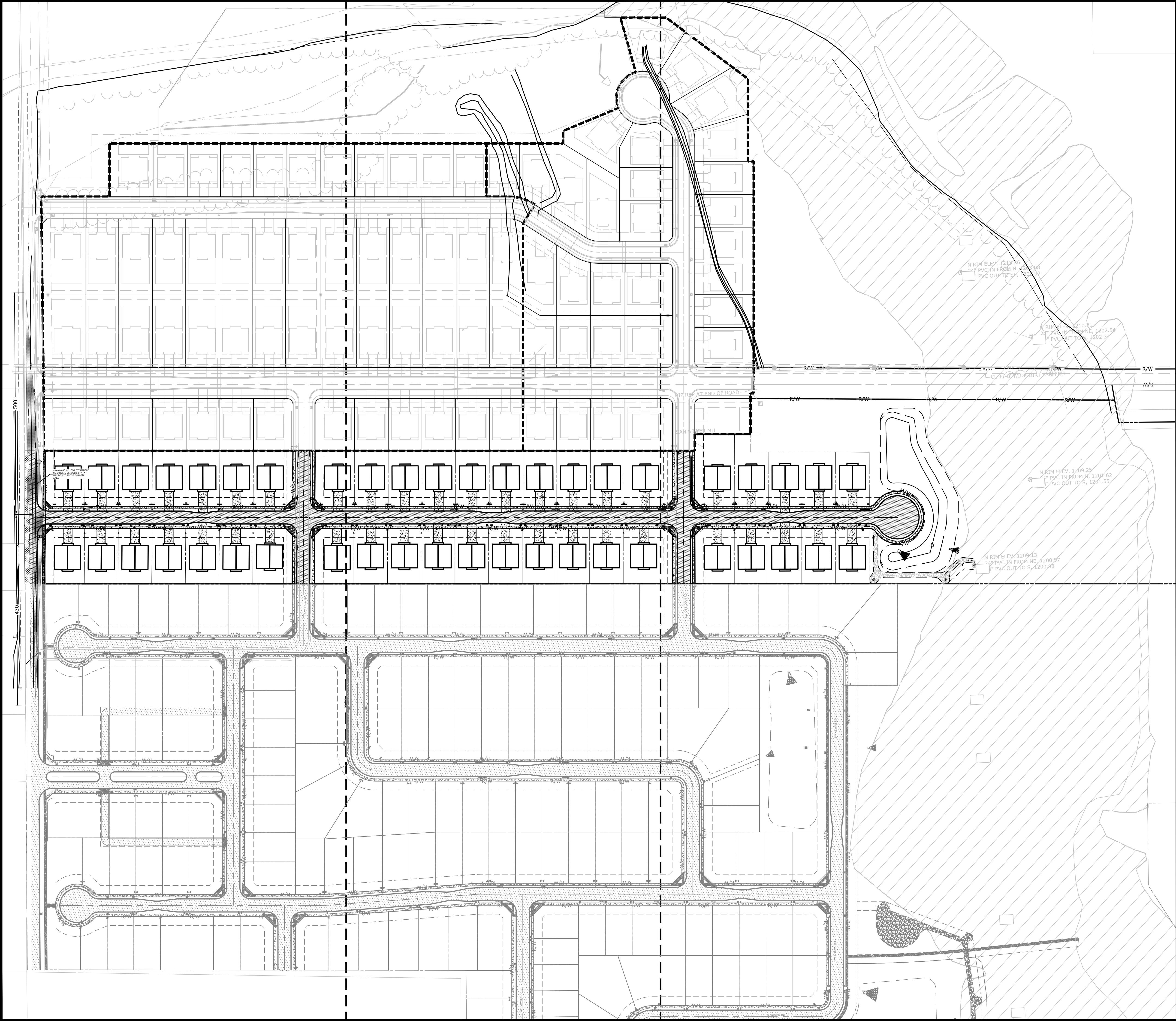
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23-2143

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Page 33 of 229

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PLAN SCALE

(IN FEET)

1 inch = 100ft.

EXISTING LEGEND

PROPERTY LINE

R/W

RIGHT OF WAY

SS

SANITARY SEWER LINE

W

WATER LINE

GAS

GAS LINE

UGT

UNDERGROUND TELEPHONE

UGE

UNDERGROUND ELECTRIC

UGTV

UNDERGROUND TELEVISION

UFO

UNDERGROUND FIBER

OHE

OVERHEAD ELECTRIC

FENCE

ROAD CENTERLINE

DITCH FLOWLINE

EASEMENT LINE

GRAVEL LINE

FIRE HYDRANT

WATER METER

WATER VALVE

WATER FAUCET

SANITARY SEWER MH

CLEAN-OUT

DRAINAGE MH

POWER POLE

GUY WIRE W/ ANCHOR

GAS METER

GAS RISER

STREET LIGHT POLE

TELEPHONE PEDESTAL

CABLE TV PEDESTAL

ELECTRIC VAULT

FIBER VAULT

GAS VAULT

TELEPHONE VAULT

WATER VAULT

SIGN (AS NOTED)

POST (AS NOTED)

BENCHMARK

FOUND IRON PIN (AS NOTED)

CONTROL POINT

RR SPIKE

BUSH

DECIDUOUS TREE

CONIFEROUS TREE

CURB AND GUTTER

EASEMENT

SETBACK

TCE

TEMPORARY CONSTRUCTION EASEMENT

FENCE

PAINTED / THERMOPLASTIC STRIPING

ASPHALT PAVEMENT

CONCRETE PAVEMENT

CONCRETE SIDEWALK

CATCH BASIN

FLARED END SECTION

SANITARY SEWER MANHOLE

FIRE HYDRANT

WATER METER

LIGHT POLE

ELECTRICAL TRANSFORMER

SITE DATA

OVERALL SITE AREA

882,167 S.F.

20.25 AC

LOTS

44

UNITS

88

SETBACKS SHALL BE PER THE CURRENT ZONING DISTRICT AS STATED IN THE MOST RECENT CITY OF BENTONVILLE ZONING CODE. FOR MORE INFO VISIT [HTTP://WWW.BENTONVILLEPLANNING.COM/](http://www.bentonvilleplanning.com/) OR CALL THE PLANNING DEPARTMENT @ (479) 271-3122.

MCE

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REV	DATE	DESCRIPTION

OVERALL SITE PLAN

DESIGNED BY: LM

DATE: 8/14/2024

SCALE: AS NOTED

DRAWN BY: LM

REVISION: CONCEPT

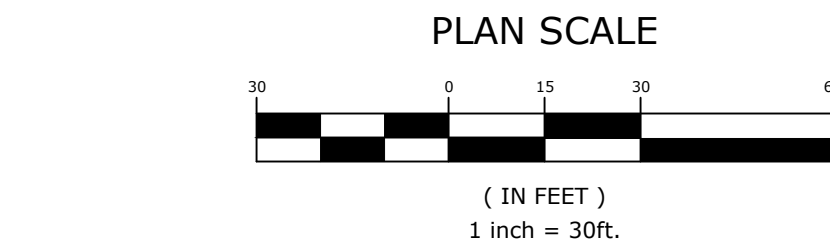
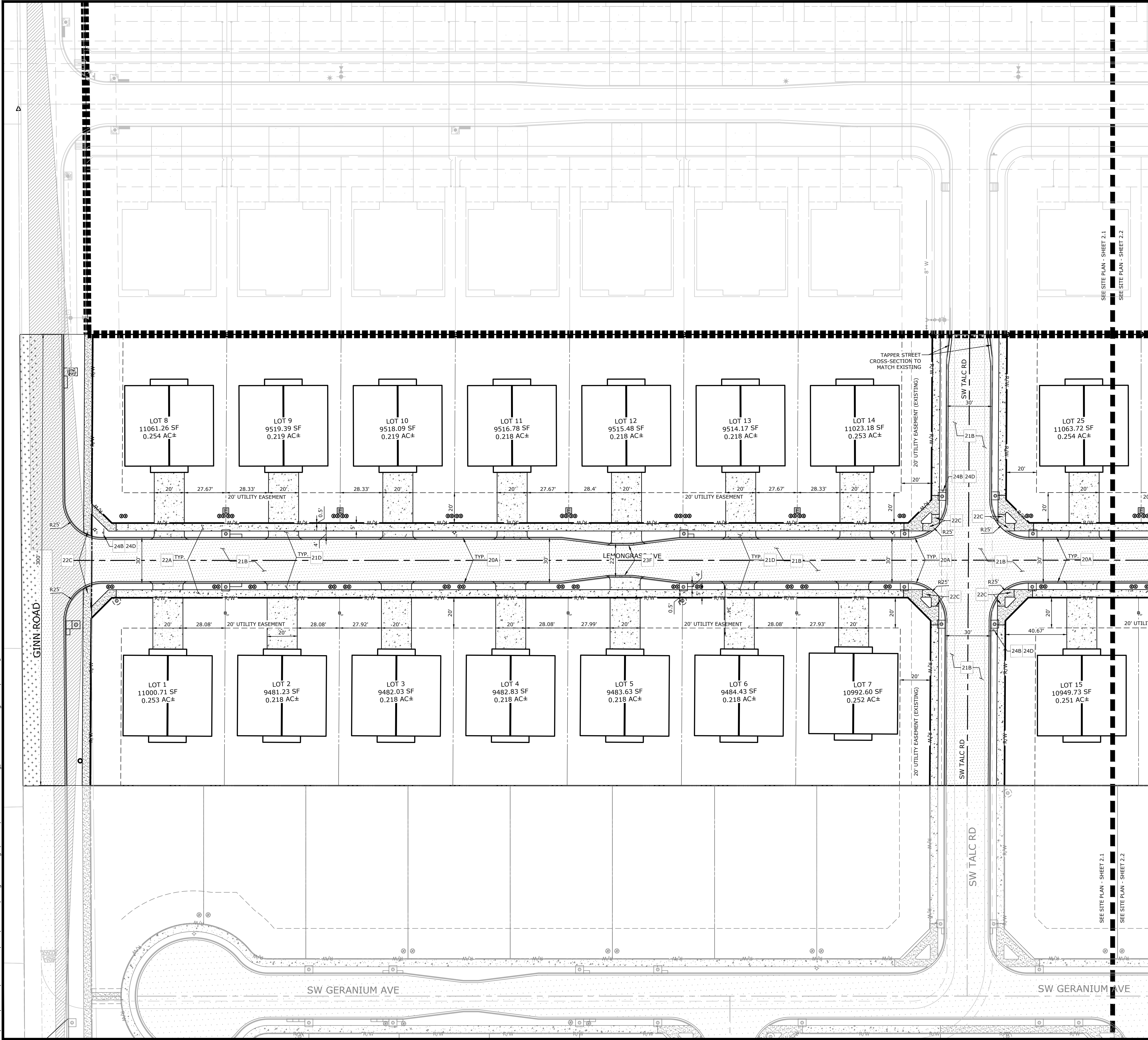
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Page 34 of 229

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GENERAL SITE NOTES

- CONTRACTOR SHALL RETAIN A FULL SET OF LATEST APPROVED CONSTRUCTION PLANS ON SITE DURING CONSTRUCTION ACTIVITIES.
- CONSTRUCTION METHODS AND MATERIALS NOT SPECIFIED IN THESE PLANS ARE TO MEET OR EXCEED THE SITE WORK SPECIFICATIONS PROVIDED BY MCLELLAND CONSULTING ENGINEERS, INC. OR AS SPECIFIED BY THE OWNER'S RESIDENT REPRESENTATIVE.
- ALL CONSTRUCTION WORK AND UTILITY WORK OUTSIDE OF PROPERTY BOUNDARIES SHALL BE PERFORMED IN COOPERATION WITH AND IN ACCORDANCE WITH REGULATIONS OF THE AUTHORITIES CONCERNED.
- PUBLIC CONVENIENCE AND SAFETY: THE CONTRACTOR SHALL CONDUCT THE WORK IN A MANNER THAT WILL INSURE, AS FAR AS PRACTICABLE, THE LEAST OBSTRUCTION TO TRAFFIC AND SHALL PROVIDE FOR THE CONVENIENCE AND SAFETY OF THE GENERAL PUBLIC AND RESIDENTS ALONG AND ADJACENT TO HIGHWAYS IN THE CONSTRUCTION AREA IN AN ADEQUATE AND SATISFACTORY MANNER IN ACCORDANCE WITH THE ARKANSAS DOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.
- UNLESS OTHERWISE NOTED, ALL CURBING INDICATED SHALL BE 18" CONCRETE CURB AND GUTTER.
- ALL DIMENSIONS, UNLESS OTHERWISE NOTED, ARE FROM THE FACE OF CURB, FACE OF BUILDING, OR CENTERLINE OF STRIPE.
- CONTRACTOR SHALL REFER TO ARCHITECT PLANS FOR EXACT BUILDING LOCATION, DIMENSIONS, AND UTILITY ENTRANCE LOCATIONS.
- CONTRACTOR SHALL REFER TO PROJECT SPECIFICATIONS AND GEOTECHNICAL REPORT DETAILS FOR PAVING DESIGN AND PROPER MATERIALS.
- ALL RADII ON CURBS ARE 3'-0" UNLESS OTHERWISE NOTED.
- GENERAL CONTRACTOR SHALL COORDINATE AND COMPLY WITH ALL UTILITY COMPANIES INVOLVED IN PROJECT AND PAY ALL REQUIRED FEES AND COSTS.
- FOR SITE UTILITIES, SEE UTILITY PLAN(S).
- ALL WORK TO BE DONE IN STRICT ACCORDANCE WITH THE OWNER'S STANDARD SITE SPECIFICATIONS.
- CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION LAYOUT AND STAKING (UNLESS APPROVED OTHERWISE BY THE ENGINEER OF RECORD).
- SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT THE TIME OF BUILDING PERMIT ISSUANCE.
- BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, CONTRACTOR AND OR OWNER IS TO OBTAIN RIGHT-OF-WAY PERMIT FROM THE CITY OF BENTONVILLE TRANSPORTATION DEPARTMENT.
- NO FENCES ARE BEING PROPOSED AT THIS TIME. A SEPARATE FENCING PERMIT WILL BE REQUIRED.
- NO SIGNAGE IS BEING PROPOSED AT THIS TIME. ALL PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
- THE PROJECT IS NOT WITHIN ANY XNA AIRPORT ZONES. THE PROJECT IS WITHIN THE CONSTRUCTION NOTICE ZONE OF THE BENTONVILLE MUNICIPAL AIRPORT. A NOTICE OF PROPOSED CONSTRUCTION OR ALTERATIONS FORM (FORM 7460) WILL BE FILED WITH THE FAA.

PROPOSED LEGEND

- CURB AND GUTTER
- EASEMENT
- SETBACK
- TEMPORARY CONSTRUCTION EASEMENT
- FENCE
- PAINTED / THERMOPLASTIC STRIPING
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- CATCH BASIN
- FLARED END SECTION
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- WATER METER
- LIGHT POLE
- ELECTRICAL TRANSFORMER

EXISTING LEGEND

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

SITE KEYNOTES

- 200 LANDSCAPED AREA (SEE LANDSCAPE PLAN)
- 201 TRANSFORMER PAD (PER ELECTRIC COMPANY REQUIREMENTS)
- 212 REPLACE / RESTORE CURBS TO MATCH EXISTING OR TO LOCAL CODES
- 213 TAPER CURB TO MATCH EXISTING
- 214 TAPER CURB HEIGHT FROM 6" TO 0" OVER 2'
- 220 LIGHT POLE / FIXTURE (SEE PHOTOMETRIC PLANS)

SITE DETAILS

- 20A TYPE 'A' STANDARD CONCRETE CURB & GUTTER
- 21B HEAVY DUTY ASPHALT PAVEMENT
- 21D HEAVY DUTY CONCRETE PAVEMENT
- 22A CONCRETE SIDEWALK
- 22C PEDESTRIAN RAMP (PERPENDICULAR)
- 22D PEDESTRIAN RAMP (CURB RETURN)
- 22F DETECTABLE WARNING SURFACE
- 22G CROSSWALK STRIPING
- 23E STOP BAR
- 23F FIRE LANE STRIPING
- 24B SIGN POST
- 24D 'STOP' SIGN
- 24J 'NO PARKING - FIRE LANE' SIGN
- 24K 'PEDESTRIAN CROSSING' SIGN

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GINN RD
BENTONVILLE, ARKANSAS



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SITE PLAN -
SHEET 1

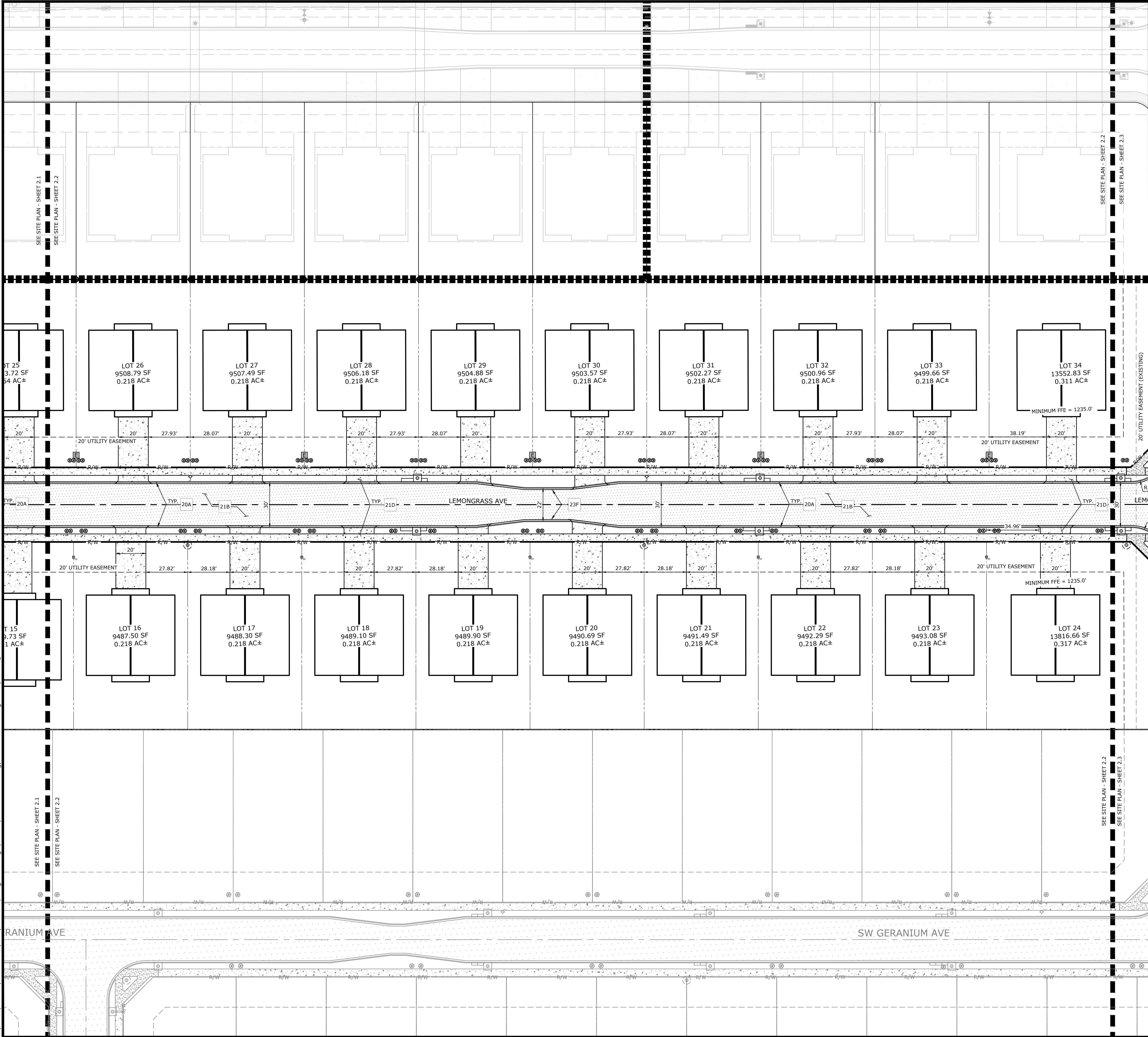
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PLAN SCALE
(IN FEET)
1 inch = 30ft.

GENERAL SITE NOTES

- CONTRACTOR SHALL RETAIN A FULL SET OF LATEST APPROVED CONSTRUCTION PLANS ON SITE DURING CONSTRUCTION ACTIVITIES.
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- ALL RADII FOR CURBS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL RADII ON CURBS ARE 3'-0" UNLESS OTHERWISE NOTED.
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PROPOSED LEGEND

THE CONSTRUCTION NOTICE ZONE OF THE BENTONVILLE MUNICIPAL AIRPORT, A NOTICE OF PROPOSED CONSTRUCTION FOR ALTERATIONS FORM (FORM 7460) WILL BE FILED WITH THE FAA.

- EASEMENT
- SETBACK
- TCE
- FENCE
- PAINTED / THERMOPLASTIC STRIPING
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
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- CLEAN-OUT
- DRAINAGE MH
- POWER POLE
- GUY WIRE W/ ANCHOR
- GAS METER
- GAS RISER
- STREET LIGHT POLE
- TELEPHONE PEDESTAL
- CABLE TV PEDESTAL
- CABLE VAULT
- ELECTRIC VAULT
- FIBER VAULT
- GAS VAULT
- TELEPHONE VAULT
- WATER VAULT
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- POST (AS NOTED)
- BENCHMARK
- FOUND IRON PIN (AS NOTED)
- CONTROL POINT
- RR SPIKE
- BUSH
- DECIDUOUS TREE
- CONIFEROUS TREE

SITE KEYNOTES

- LANDSCAPED AREA (SEE LANDSCAPE PLAN)
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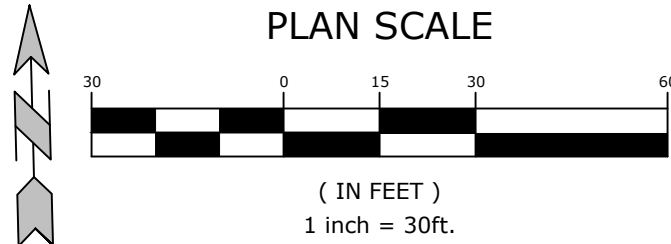
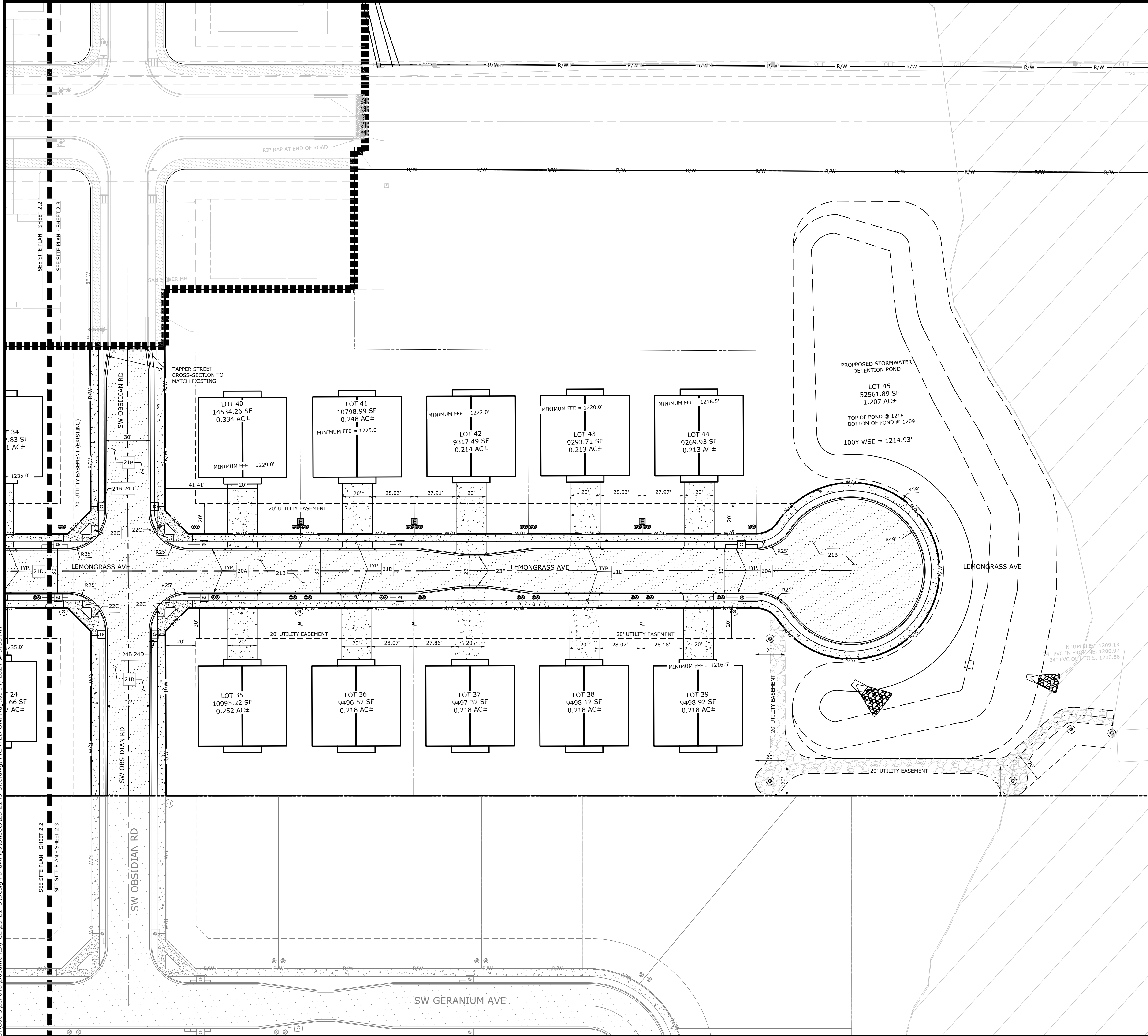
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REV	DATE	

SITE PLAN - SHEET 2

DESIGNED BY: LM	DRAWN BY: LM
DATE: 8/14/2024	REVISION: CONCEPT
SCALE: AS NOTED	JOB NUMBER: 23-2143

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- BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, CONTRACTOR OR OWNER IS TO OBTAIN RIGHT-OF-WAY PERMIT FROM THE CITY OF BENTONVILLE TRANSPORTATION DEPARTMENT.
- NO FENCES ARE BEING PROPOSED AT THIS TIME. A SEPARATE FENCING PERMIT WILL BE REQUIRED.
- NO SIGNAGE IS BEING PROPOSED AT THIS TIME. ALL PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT

PROPOSED LEGEND

- THE CONSTRUCTION NOTICE ZONE OF THE BENTONVILLE MUNICIPAL AIRPORT, A NOTICE OF PROPOSED CONSTRUCTION FOR ALTERATIONS FORM (FORM 7460) WILL BE FILED WITH THE FAA.
- EASEMENT
 - SETBACK
 - TCE
 - FENCE
 - PAINTED / THERMOPLASTIC STRIPING
 - ASPHALT PAVEMENT
 - CONCRETE PAVEMENT
 - CONCRETE SIDEWALK
 - CATCH BASIN
 - FLARED END SECTION
 - SANITARY SEWER MANHOLE
 - FIRE HYDRANT
 - WATER METER
 - LIGHT POLE
 - ELECTRICAL TRANSFORMER

EXISTING LEGEND

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

SITE KEYNOTES

- 200 LANDSCAPED AREA (SEE LANDSCAPE PLAN)
- 201 TRANSFORMER PAD (PER ELECTRIC COMPANY REQUIREMENTS)
- 212 REPLACE / RESTORE CURBS TO MATCH EXISTING OR TO LOCAL CODES
- 213 TAPER CURB TO MATCH EXISTING
- 214 TAPER CURB HEIGHT FROM 6" TO 0" OVER 2'
- 220 LIGHT POLE / FIXTURE (SEE PHOTOMETRIC PLANS)

SITE DETAILS

- 20A TYPE 'A' STANDARD CONCRETE CURB & GUTTER
- 21B HEAVY DUTY ASPHALT PAVEMENT
- 21D HEAVY DUTY CONCRETE PAVEMENT
- 22A CONCRETE SIDEWALK
- 22C PEDESTRIAN RAMP (PERPENDICULAR)
- 22D PEDESTRIAN RAMP (CURB RETURN)
- 22F DETECTABLE WARNING SURFACE
- 22G CROSSWALK STRIPING
- 23E STOP BAR
- 23F FIRE LANE STRIPING
- 24B SIGN POST
- 24D 'STOP' SIGN
- 24J 'NO PARKING - FIRE LANE' SIGN
- 24K 'PEDESTRIAN CROSSING' SIGN



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CONSTRUCTION

ORIGINAL SIGNATURE ON FILE

PRELIMINARY PLAT
AZALEA COMMONS
GINN RD
BENTONVILLE, ARKANSAS



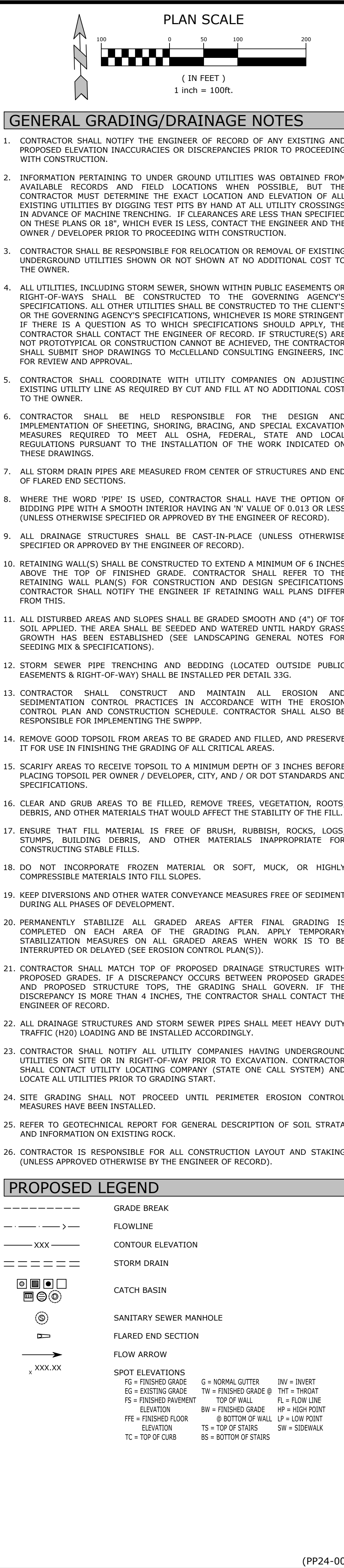
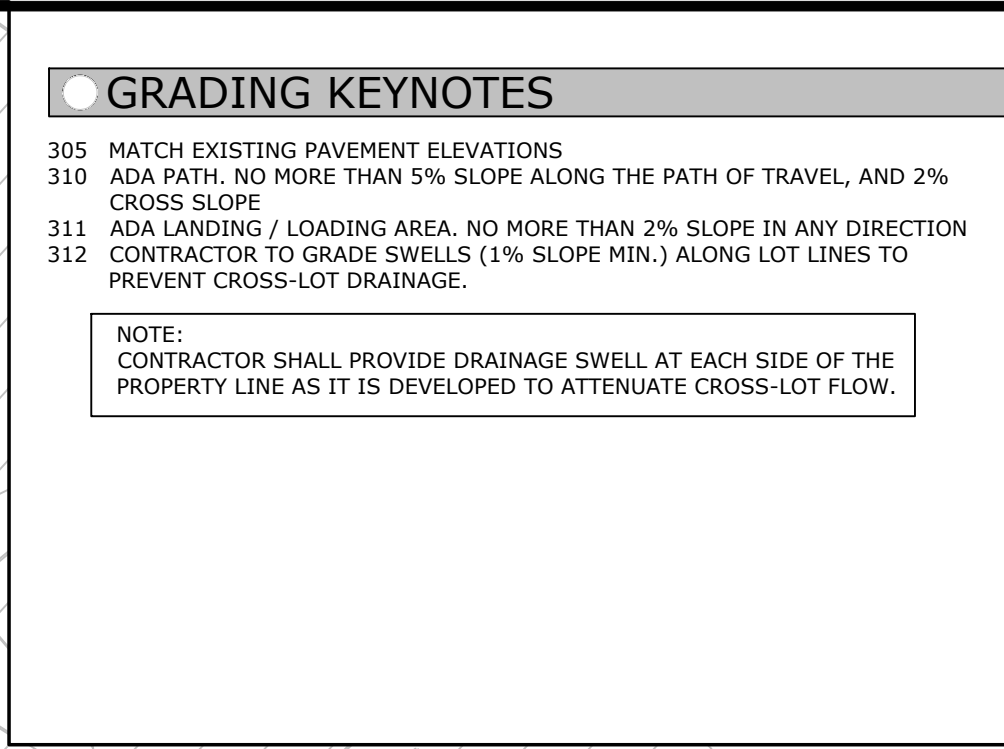
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SITE PLAN -
SHEET 3

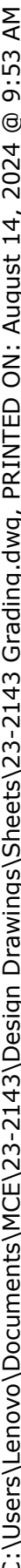
DESIGNED BY: LM	DRAWN BY: LM
DATE: 8/14/2024	REVISION: CONCEPT
SCALE: AS NOTED	JOB NUMBER: 23-2143

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(PP24-0005)



MCE DESIGNED TO MEET ENGINEERS, INC.						1580 E STEARNS ST FAYETTEVILLE, ARKANSAS 72703 (479) 443-2377 HTTP://WWW.MCE-US.COM						
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REVISIONS												
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OVERALL GRADING PLAN												
DESIGNED BY: LM						DRAWN BY: LM						
DATE: 8/14/2024						REVISION: CONCEPT						
SCALE: AS NOTED						JOB NUMBER: 23-2143						
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NOTE:
CONTRACTOR SHALL PROVIDE DRAINAGE SWELL AT EACH SIDE OF THE
PROPERTY LINE AS IT IS DEVELOPED TO ATTENUATE CROSS-LOT FLOW.



1. CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD OF ANY EXISTING AND PROPOSED ELEVATION INACCURACIES OR DISCREPANCIES PRIOR TO PROCEEDING WITH CONSTRUCTION.
2. INFORMATION PERTAINING TO UNDER GROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS AND FIELD LOCATIONS WHEN POSSIBLE, BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS IN ADVANCE OF MACHINE TRENCHING. IF CLEARANCES ARE LESS THAN SPECIFIED ON THESE PLANS OR 18" WHICH EVER IS LESS, CONTACT THE ENGINEER AND THE OWNER / DEVELOPER PRIOR TO PROCEEDING WITH CONSTRUCTION.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR RELOCATION OR REMOVAL OF EXISTING UNDERGROUND UTILITIES SHOWN OR NOT SHOWN AT NO ADDITIONAL COST TO THE OWNER.
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5. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES ON ADJUSTING EXISTING UTILITY LINE AS REQUIRED BY CUT AND FILL AT NO ADDITIONAL COST TO THE OWNER.
6. CONTRACTOR SHALL BE HELD RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF SHEETING, SHORING, BRACING, AND SPECIAL EXCAVATION MEASURES REQUIRED TO MEET ALL OSHA, FEDERAL, STATE AND LOCAL REQUIREMENTS PURSUANT TO THE INSTALLATION OF THE WORK INDICATED ON THESE PLANS.
7. ALL STORM DRAIN PIPES ARE MEASURED FROM CENTER OF STRUCTURES AND ENDS OF FLARED END SECTIONS.
8. WHEN THE WORD "PIPE" IS USED, CONTRACTOR SHALL HAVE THE OPTION OF BIDDING PIPE WITH A SMOOTH INTERIOR HAVING AN I.D. VALUE OF 0.013 OR LESS (UNLESS OTHERWISE SPECIFIED OR APPROVED BY THE ENGINEER OF RECORD).
9. ALL DRAINAGE STRUCTURES SHALL BE CAST-IN-PLACE (UNLESS OTHERWISE SPECIFIED OR APPROVED BY THE ENGINEER OF RECORD).
10. RETAINING WALL(S) SHALL BE CONSTRUCTED TO EXTEND A MINIMUM OF 6 INCHES ABOVE THE TOP OF FINISHED GRADE. CONTRACTOR SHALL REFER TO THE RETAINING WALL PLANS FOR CONSTRUCTION AND DESIGN SPECIFICATIONS. CONTRACTOR SHALL NOTIFY THE ENGINEER IF RETAINING WALL PLANS DIFFER FROM THIS.
11. ALL DISTURBED AREAS AND SLOPES SHALL BE GRADED SMOOTH AND (4") OF TOP SOIL APPLIED. THE AREA SHALL BE SEEDED AND WATERED UNTIL HARDY GRASS GROWS. SEEDING SHALL BE ESTABLISHED (SEE LANDSCAPING GENERAL NOTES FOR SEEDING MIX & SPECIFICATIONS).
12. STORM SEWER PIPE TRENCHING AND BEDDING (LOCATED OUTSIDE PUBLIC EASEMENTS & RIGHT-OF-WAY) SHALL BE INSTALLED PER DETAIL 33G.
13. CONTRACTOR SHALL CONSTRUCT AND MAINTAIN ALL EROSION AND SEDIMENTATION CONTROL PRACTICES IN ACCORDANCE WITH THE EROSION CONTROL AND CONSTRUCTION SPECIFICATIONS. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR IMPLEMENTING THE SWPPP.
14. REMOVE GOOD TOPSOIL FROM AREAS TO BE GRADED AND FILLED, AND PRESERVE IT FOR USE IN FINISHING THE GRADING OF ALL CRITICAL AREAS.
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16. CLEAR AND GRUB AREAS TO BE FILLED, REMOVE TREES, VEGETATION, ROOTS, DEBRIS, AND OTHER MATERIALS THAT WOULD AFFECT THE STABILITY OF THE FILL.
17. ENSURE THAT FILL MATERIAL IS FREE OF BRUSH, RUBBISH, ROCKS, LOGS, STUMPS, BUILDING DEBRIS, AND OTHER MATERIALS INAPPROPRIATE FOR CONSTRUCTING STABLE FILLS.
18. DO NOT INCORPORATE FROZEN MATERIAL OR SOFT, MUCK, OR HIGHLY COMPRESSIBLE MATERIALS INTO FILL SLOPES.
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21. CONTRACTOR SHALL MATCH TOP OF PROPOSED DRAINAGE STRUCTURES WITH PROPOSED GRADES. IF A DISCREPANCY OCCURS BETWEEN PROPOSED GRADES AND PROPOSED STRUCTURE TOPS, THE GRADING SHALL GOVERN. IF THE DISCREPANCY IS MORE THAN 4 INCHES, THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD.
22. ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES SHALL MEET HEAVY DUTY TRAFFIC (H20) LOADING AND BE INSTALLED ACCORDINGLY.
23. CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES HAVING UNDERGROUND UTILITIES ON SITE OR IN RIGHT-OF-WAY PRIOR TO EXCAVATION. CONTRACTOR SHALL CONTACT UTILITY LOCATING COMPANY (STATE ONE CALL SYSTEM) AND LOCATE ALL UTILITIES PRIOR TO GRADING START.
24. SITE GRADING SHALL NOT PROCEED UNTIL PERIMETER EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
25. REFER TO GEOTECHNICAL REPORT FOR GENERAL DESCRIPTION OF SOIL STRATA AND INFORMATION ON EXISTING ROCK.
26. CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION LAUNCH AND STAKING (UNLESS APPROVED OTHERWISE BY THE ENGINEER OF RECORD).

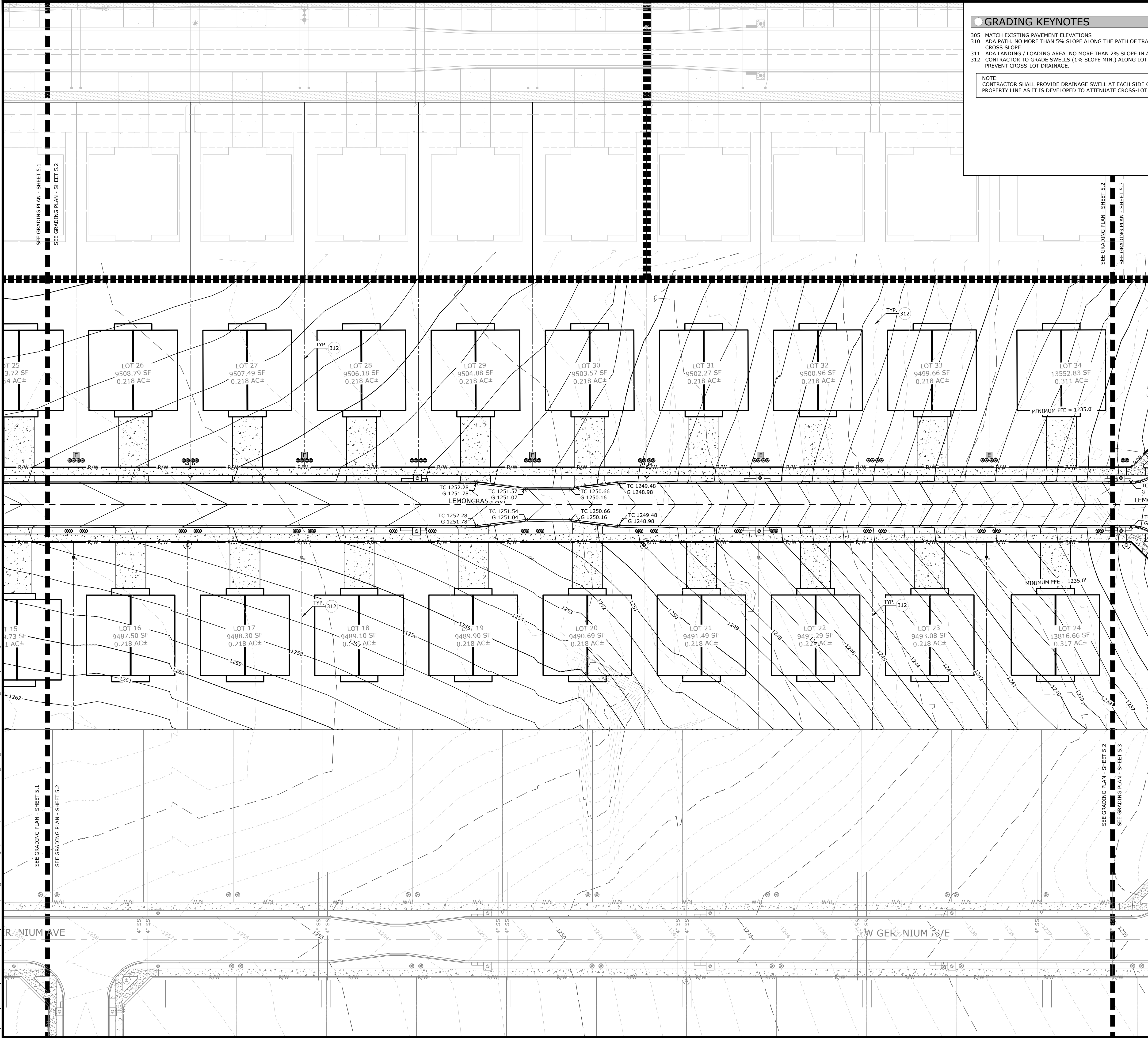
	GRADE BREAK	
	FLOWLINE	
	CONTOUR ELEVATION	
	STORM DRAIN	
	CATCH BASIN	
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FE = FINISHED FLOOR ELEVATION	TS = TOP OF STAIRS	HP = HIGH POINT
TC = TOP OF CURB	BS = BOTTOM OF STAIRS	LP = LOW POINT
		SW = SIDEWALK

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DESIGNED BY: LM	DRAWN BY: LM
DATE: 8/14/2024	REVISION: CONCEP
SCALE: AS NOTED	JOB NUMBER: 23-2143

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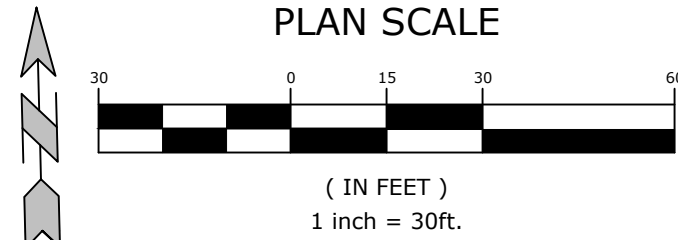
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● GRADING KEYNOTES

- 305 MATCH EXISTING PAVEMENT ELEVATIONS
- 310 ADA PATH, NO MORE THAN 5% SLOPE ALONG THE PATH OF TRAVEL, AND 2% CROSS SLOPE
- 311 ADA LANDING / LOADING AREA, NO MORE THAN 2% SLOPE IN ANY DIRECTION
- 312 CONTRACTOR TO GRADE SWELLS (1% SLOPE MIN.) ALONG LOT LINES TO PREVENT CROSS-LOT DRAINAGE.

NOTE:
CONTRACTOR SHALL PROVIDE DRAINAGE SWELL AT EACH SIDE OF THE PROPERTY LINE AS IT IS DEVELOPED TO ATTENUATE CROSS-LOT FLOW.



GENERAL GRADING/DRAINAGE NOTES

- CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD OF ANY EXISTING AND PROPOSED ELEVATION INACCURACIES OR DISCREPANCIES PRIOR TO PROCEEDING WITH CONSTRUCTION.
- INFORMATION PERTAINING TO UNDER GROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS AND FIELD LOCATIONS WHEN POSSIBLE, BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS IN ADVANCE OF MACHINE TRENCHING. IF CLEARANCES ARE LESS THAN SPECIFIED ON THESE PLANS OR 18", WHICH EVER IS LESS, CONTACT THE ENGINEER AND THE OWNER / DEVELOPER PRIOR TO PROCEEDING WITH CONSTRUCTION.
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- WHERE THE WORD 'PIPE' IS USED, CONTRACTOR SHALL HAVE THE OPTION OF BIDDING PIPE WITH A SMOOTH INTERIOR HAVING AN 'N' VALUE OF 0.013 OR LESS (UNLESS OTHERWISE SPECIFIED OR APPROVED BY THE ENGINEER OF RECORD).
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- SITE GRADING SHALL NOT PROCEED UNTIL PERIMETER EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
- REFER TO GEOTECHNICAL REPORT FOR GENERAL DESCRIPTION OF SOIL STRATA AND INFORMATION ON EXISTING ROCK.
- CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION LAYOUT AND STAKING (UNLESS APPROVED OTHERWISE BY THE ENGINEER OF RECORD).

PROPOSED LEGEND

- GRADE BREAK
- FLOWLINE
- CONTOUR ELEVATION
- STORM DRAIN
- CATCH BASIN
- SANITARY SEWER MANHOLE
- FLARED END SECTION
- FLOW ARROW
- SPOT ELEVATIONS
 - FG = FINISHED GRADE
 - EG = EXISTING GRADE
 - FS = FINISHED PAVEMENT ELEVATION
 - FEE = FINISHED FLOOR ELEVATION
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 - FL = FLOW LINE
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 - SW = SIDEWALK

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

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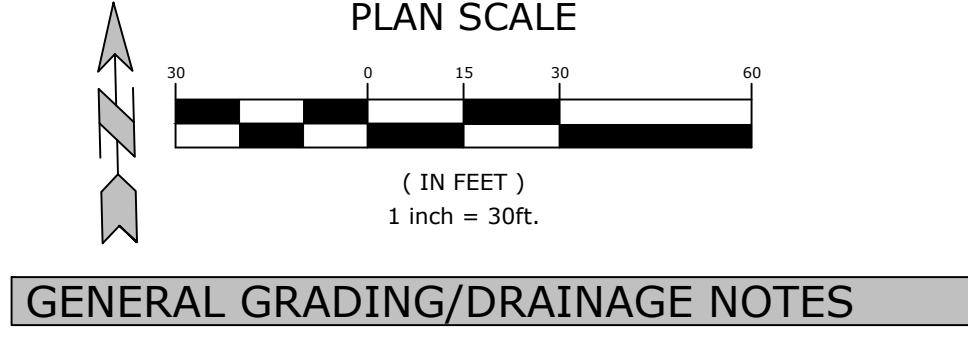
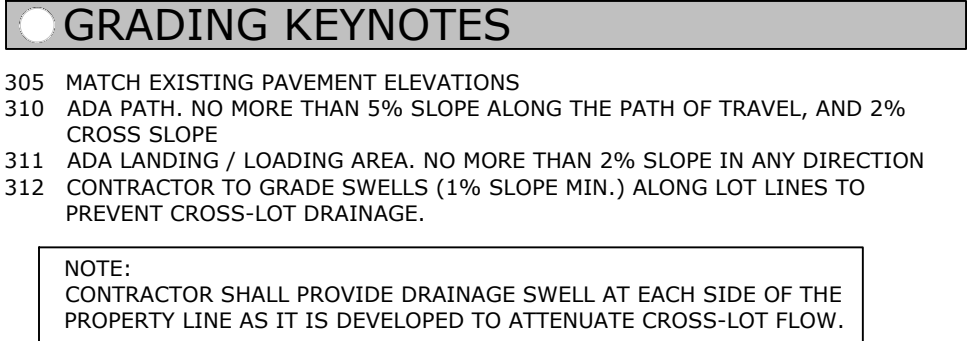
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GRADING PLAN
- SHEET 2

DESIGNED BY: LM	DRAWN BY: LM
DATE: 8/14/2024	REVISION: CONCEPT
SCALE: AS NOTED	JOB NUMBER: 23-2143

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(PP24-0005)



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23. CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES HAVING UNDERGROUND UTILITIES ON SITE OR IN RIGHT-OF-WAY PRIOR TO EXCAVATION. CONTRACTOR SHALL CONTACT UTILITY LOCATING COMPANY (STATE ONE CALL SYSTEM) AND LOCATE ALL UTILITIES PRIOR TO GRADING START.
24. SITE GRADING SHALL NOT PROCEED UNTIL PERIMETER EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
25. REFER TO GEOTECHNICAL REPORT FOR GENERAL DESCRIPTION OF SOIL STRATA AND INFORMATION ON EXISTING ROCK.
26. CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION LOGGING AND STAKING (UNLESS APPROVED OTHERWISE BY THE ENGINEER OF RECORD).

	GRADE BREAK	
	FLOWLINE	
	CONTOUR ELEVATION	
	STORM DRAIN	
	CATCH BASIN	
	SANITARY SEWER MANHOLE	
	FLARED END SECTION	
	FLOW ARROW	
	SPOT ELEVATIONS	
FS = FINISHED GRADE	G = NORMAL GUTTER	INV = INVERT
EG = EXISTING GRADE	TW = FINISHED GRADE @	TH = THROAT
FS = FINISHED PAVEMENT	TOP OF WALL	FL = FLOW LINE
ELEVATION	BW = FINISHED GRADE	HP = HIGH POINT
FFE = FINISHED FLOOR	@ BOTTOM OF WALL	LP = LOW POINT
ELEVATION	TS = TOP OF STAIRS	SW = SIDEWALK
TC = TOP OF CURB	BS = BOTTOM OF STAIRS	

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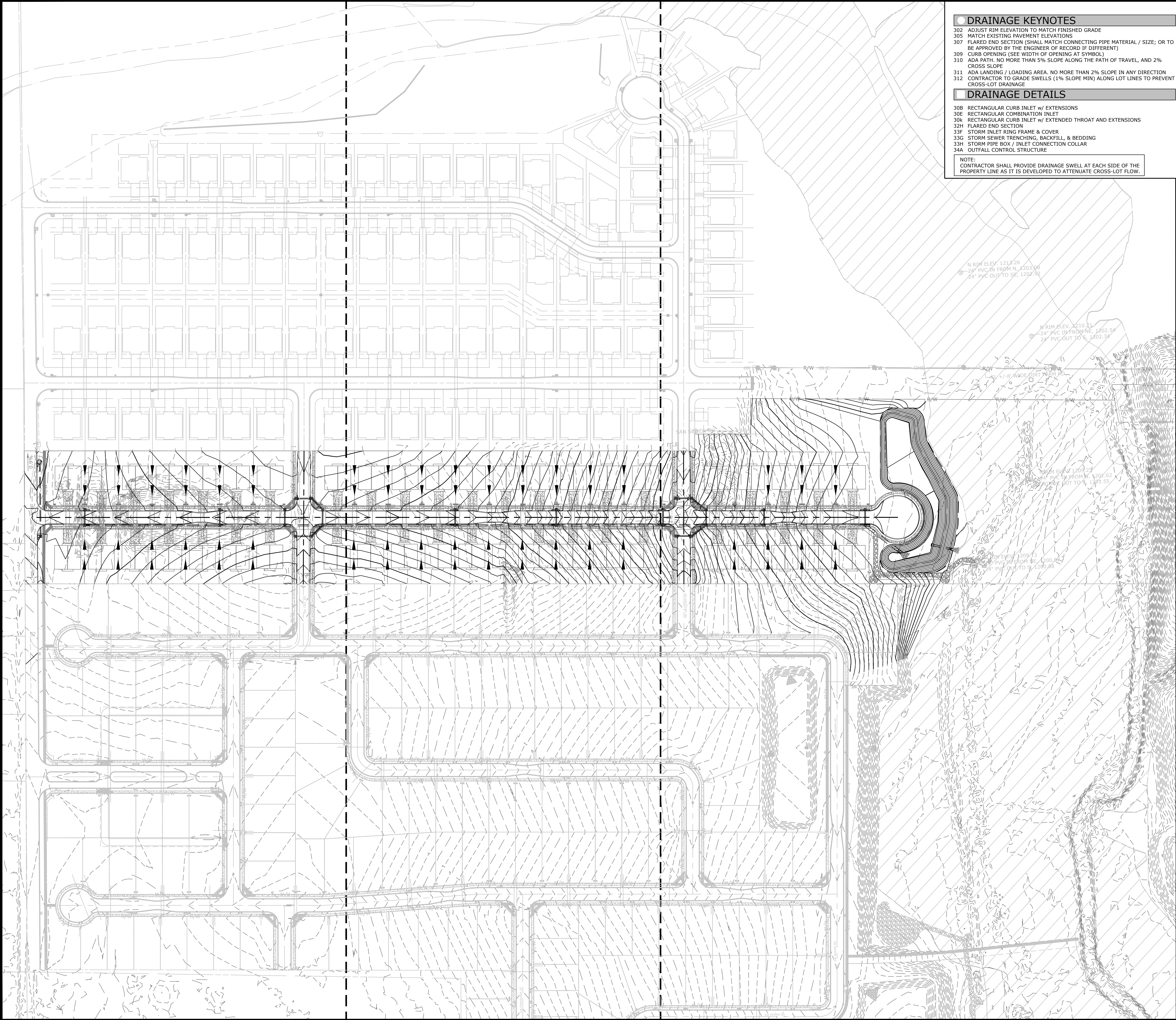
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GRADING PLAN - SHEET 3

DESIGNED BY: LM	DRAWN BY: LM
DATE: 8/14/2024	REVISION: CONCEPT
SCALE: AS NOTED	JOB NUMBER: 23-2143

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● DRAINAGE KEYNOTES
302 ADJUST RIM ELEVATION TO MATCH FINISHED GRADE
305 MATCH EXISTING PAVEMENT ELEVATIONS
307 FLARED END SECTION (SHALL MATCH CONNECTING PIPE MATERIAL / SIZE; OR TO BE APPROVED BY THE ENGINEER OF RECORD IF DIFFERENT)
309 CURB OPENING (SEE WIDTH OF OPENING AT SYMBOL)
310 ADA PATH: NO MORE THAN 5% SLOPE ALONG THE PATH OF TRAVEL, AND 2% CROSS SLOPE
311 ADA LANDING / LOADING AREA. NO MORE THAN 2% SLOPE IN ANY DIRECTION
312 CONTRACTOR TO GRADE SWELLS (1% SLOPE MIN) ALONG LOT LINES TO PREVENT CROSS-LOT DRAINAGE

DRAINAGE DETAILS
30B RECTANGULAR CURB INLET w/ EXTENSIONS
30E RECTANGULAR COMBINATION INLET
30K RECTANGULAR CURB INLET w/ EXTENDED THROAT AND EXTENSIONS
32H FLARED END SECTION
33F STORM INLET RING FRAME & COVER
33G STORM SEWER TRENCHING, BACKFILL, & BEDDING
33H STORM PIPE BOX / INLET CONNECTION COLLAR
34A OUTFALL CONTROL STRUCTURE

NOTE:
CONTRACTOR SHALL PROVIDE DRAINAGE SWELL AT EACH SIDE OF THE PROPERTY LINE AS IT IS DEVELOPED TO ATTENUATE CROSS-LOT FLOW.

PLAN SCALE
(IN FEET)
1 inch = 100ft.

GENERAL GRADING/DRAINAGE NOTES
1. CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD OF ANY EXISTING AND PROPOSED ELEVATION INACCURACIES OR DISCREPANCIES PRIOR TO PROCEEDING WITH CONSTRUCTION.
2. INFORMATION PERTAINING TO UNDER GROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS AND FIELD LOCATIONS WHEN POSSIBLE, BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS IN ADVANCE OF MACHINE TRENCHING. IF CLEARANCES ARE LESS THAN SPECIFIED ON THESE PLANS OR 18", WHICH EVER IS LESS, CONTACT THE ENGINEER AND THE OWNER / DEVELOPER PRIOR TO PROCEEDING WITH CONSTRUCTION.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR RELOCATION OR REMOVAL OF EXISTING UNDERGROUND UTILITIES SHOWN OR NOT SHOWN AT NO ADDITIONAL COST TO THE OWNER.
4. ALL UTILITIES, INCLUDING STORM SEWER, SHOWN WITHIN PUBLIC EASEMENTS OR RIGHT-OF-WAYS SHALL BE CONSTRUCTED TO THE GOVERNING AGENCY'S SPECIFICATIONS. ALL OTHER UTILITIES SHALL BE CONSTRUCTED TO THE CLIENT'S OR THE GOVERNING AGENCY'S SPECIFICATIONS, WHICHEVER IS MORE STRINGENT. IF THERE IS A QUESTION AS TO WHICH SPECIFICATIONS SHOULD APPLY, THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD. IF STRUCTURE(S) ARE NOT PROTOTYPICAL OR CONSTRUCTION CANNOT BE ACHIEVED, THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO MCCLELLAND CONSULTING ENGINEERS, INC. FOR REVIEW AND APPROVAL.
5. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES ON ADJUSTING EXISTING UTILITY LINE AS REQUIRED BY CUT AND FILL AT NO ADDITIONAL COST TO THE OWNER.
6. CONTRACTOR SHALL BE HELD RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF SHEETING, SHORING, BRACING, AND SPECIAL EXCAVATION MEASURES REQUIRED TO MEET ALL OSHA, FEDERAL, STATE AND LOCAL REGULATIONS PURSUANT TO THE INSTALLATION OF THE WORK INDICATED ON THESE DRAWINGS.
7. ALL STORM DRAIN PIPES ARE MEASURED FROM CENTER OF STRUCTURES AND END OF FLARED END SECTIONS.
8. WHERE THE WORD 'PIPE' IS USED, CONTRACTOR SHALL HAVE THE OPTION OF BIDDING PIPE WITH A SMOOTH INTERIOR HAVING AN 'N' VALUE OF 0.013 OR LESS (UNLESS OTHERWISE SPECIFIED OR APPROVED BY THE ENGINEER OF RECORD).
9. ALL DRAINAGE STRUCTURES SHALL BE CAST-IN-PLACE (UNLESS OTHERWISE SPECIFIED OR APPROVED BY THE ENGINEER OF RECORD).
10. RETAINING WALL(S) SHALL BE CONSTRUCTED TO EXTEND A MINIMUM OF 6 INCHES ABOVE THE TOP OF FINISHED GRADE. CONTRACTOR SHALL REFER TO THE RETAINING WALL PLAN(S) FOR CONSTRUCTION AND DESIGN SPECIFICATIONS. CONTRACTOR SHALL NOTIFY THE ENGINEER IF RETAINING WALL PLANS DIFFER FROM THIS.
11. ALL DISTURBED AREAS AND SLOPES SHALL BE GRADED SMOOTH AND (4") OF TOP SOIL APPLIED. THE AREA SHALL BE SEEDED AND WATERED UNTIL HARDY GRASS GROWTH HAS BEEN ESTABLISHED (SEE LANDSCAPING GENERAL NOTES FOR SEEDING MIX & SPECIFICATIONS).
12. STORM SEWER PIPE TRENCHING AND BEDDING (LOCATED OUTSIDE PUBLIC EASEMENTS & RIGHT-OF-WAY) SHALL BE INSTALLED PER DETAIL 33G.
13. CONTRACTOR SHALL CONSTRUCT AND MAINTAIN ALL EROSION AND SEDIMENTATION CONTROL PRACTICES IN ACCORDANCE WITH THE EROSION CONTROL PLAN AND CONSTRUCTION SCHEDULE. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR IMPLEMENTING THE SWPPP.
14. REMOVE GOOD TOPSOIL FROM AREAS TO BE GRADED AND FILLED, AND PRESERVE IT FOR USE IN FINISHING THE GRADING OF ALL CRITICAL AREAS.
15. SCARIFY AREAS TO RECEIVE TOPSOIL TO A MINIMUM DEPTH OF 3 INCHES BEFORE PLACING TOPSOIL PER OWNER / DEVELOPER, CITY, AND / OR DOT STANDARDS AND SPECIFICATIONS.
16. CLEAR AND GRUB AREAS TO BE FILLED, REMOVE TREES, VEGETATION, ROOTS, DEBRIS, AND OTHER MATERIALS THAT WOULD AFFECT THE STABILITY OF THE FILL.
17. ENSURE THAT FILL MATERIAL IS FREE OF BRUSH, RUBBISH, ROCKS, LOGS, STUMPS, BUILDING DEBRIS, AND OTHER MATERIALS INAPPROPRIATE FOR CONSTRUCTING STABLE FILLS.
18. DO NOT INCORPORATE FROZEN MATERIAL OR SOFT, MUCK, OR HIGHLY COMPRESSIBLE MATERIALS INTO FILL SLOPES.
19. KEEP DIVERSIONS AND OTHER WATER CONVEYANCE MEASURES FREE OF SEDIMENT DURING ALL PHASES OF DEVELOPMENT.
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PROPOSED LEGEND
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---> FLOWLINE
--- XXX --- CONTOUR ELEVATION
===== STORM DRAIN
 CATCH BASIN
 SANITARY SEWER MANHOLE
 FLARED END SECTION
--> FLOW ARROW
xxx.xx SPOT ELEVATIONS
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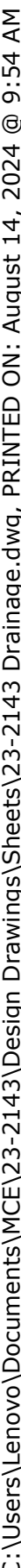
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OVERALL DRAINAGE PLAN

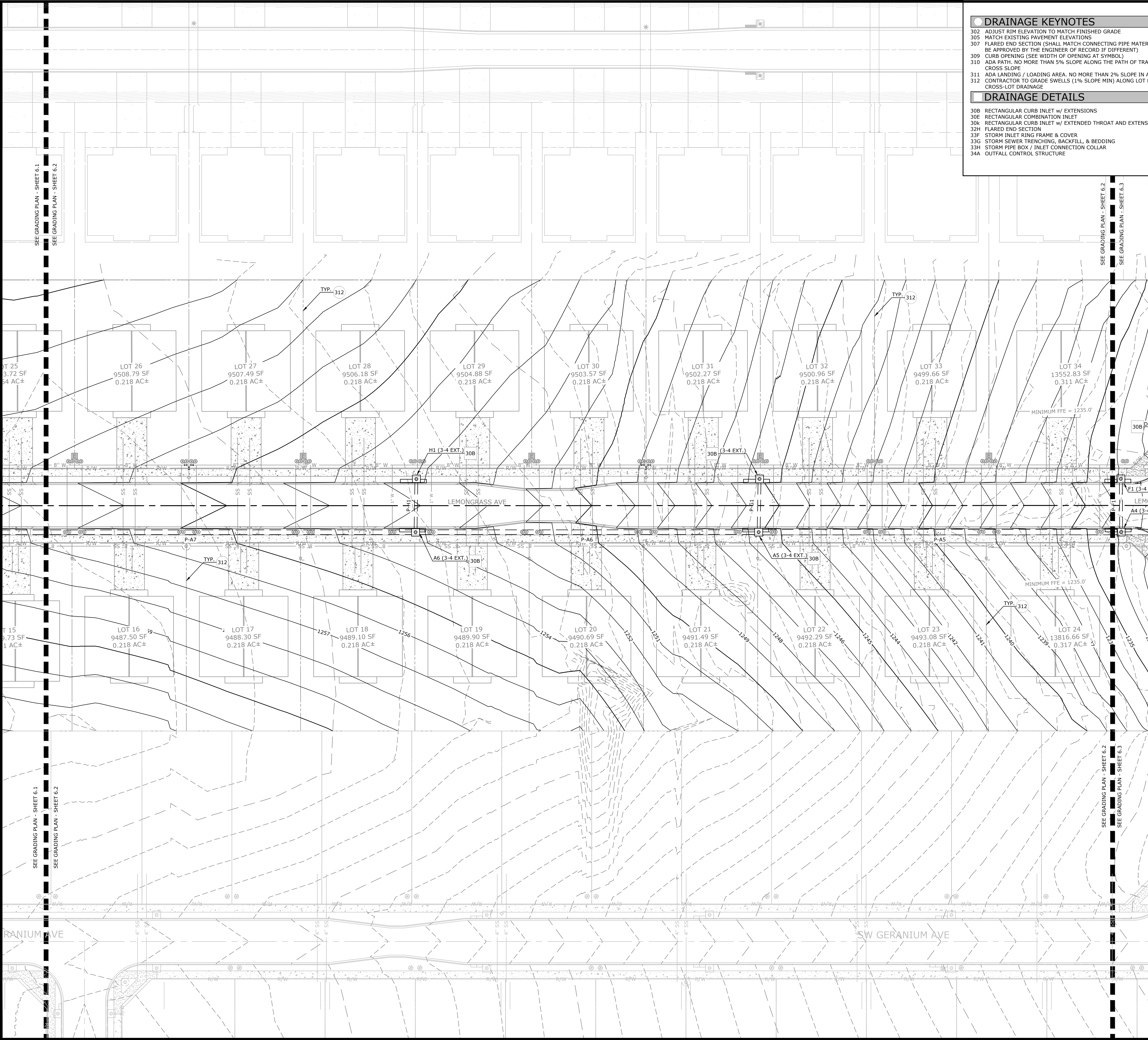
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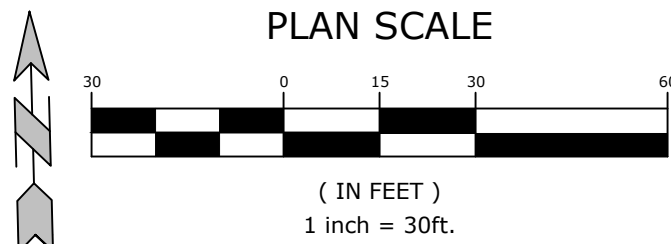


● DRAINAGE KEYNOTES

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PROPOSED LEGEND

- GRADE BREAK
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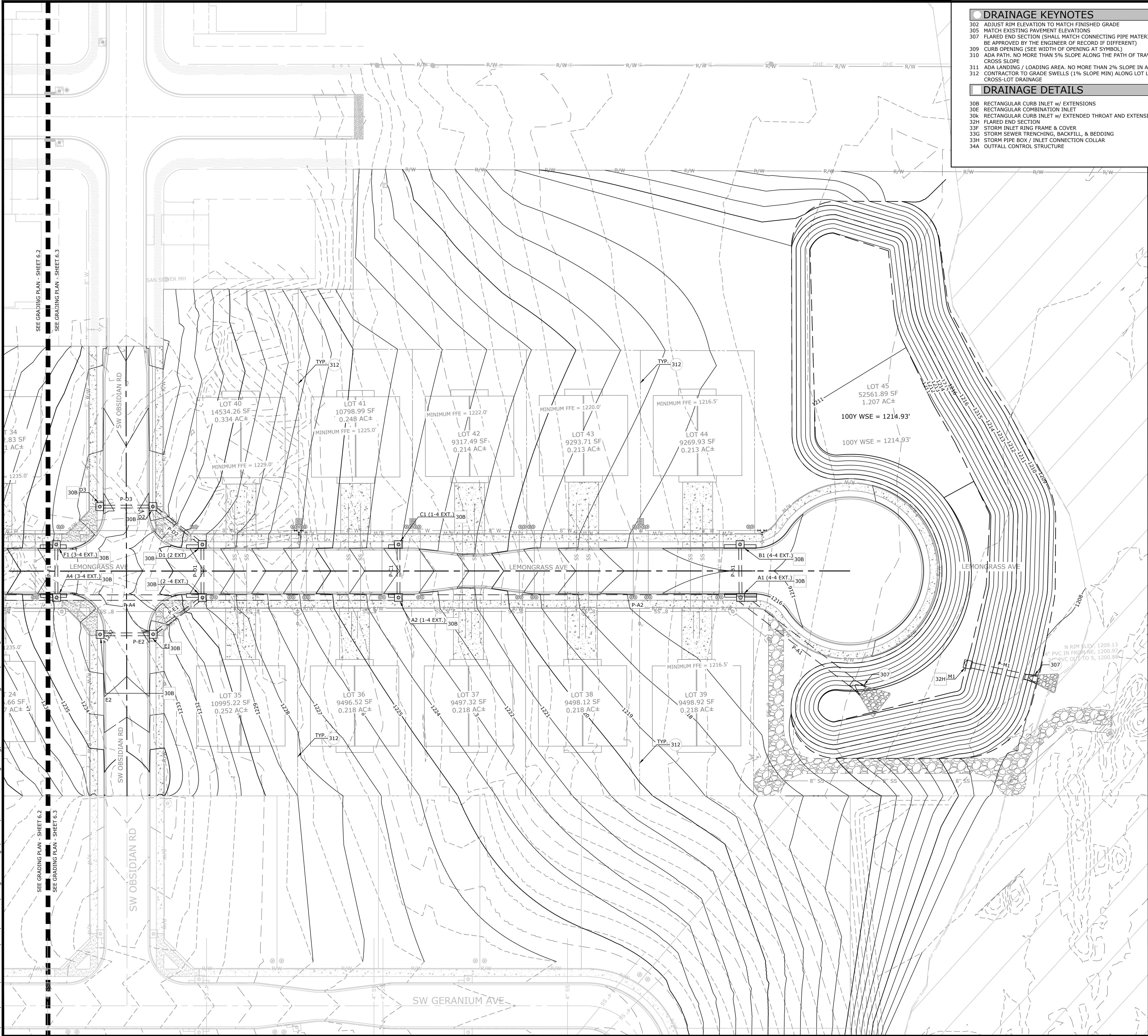
DRAINAGE PLAN
- SHEET 2

DESIGNED BY: LM	DRAWN BY: LM
DATE: 8/14/2024	REVISION: CONCEPT
SCALE: AS NOTED	JOB NUMBER: 23-2143

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FLARED END SECTION

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STORM INLET RING FRAME & COVER

33G

STORM SEWER TRENCHING, BACKFILL, & BEDDING

33H

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OUTFALL CONTROL STRUCTURE

PLAN SCALE

30

0

15

30

60

(IN FEET)

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14.

REMOVE GOOD TOPSOIL FROM AREAS TO BE GRADED AND FILLED, AND PRESERVE IT FOR USE IN FINISHING THE GRADING OF ALL CRITICAL AREAS.

15.

SCARIFY AREAS TO RECEIVE TOPSOIL TO A MINIMUM DEPTH OF 3 INCHES BEFORE PLACING TOPSOIL PER OWNER / DEVELOPER, CITY, AND / OR DOT STANDARDS AND SPECIFICATIONS.

16.

CLEAR AND GRUB AREAS TO BE FILLED, REMOVE TREES, VEGETATION, ROOTS, DEBRIS, AND OTHER MATERIALS THAT WOULD AFFECT THE STABILITY OF THE FILL.

17.

ENSURE THAT FILL MATERIAL IS FREE OF BRUSH, RUBBISH, ROCKS, LOGS, STUMPS, BUILDING DEBRIS, AND OTHER MATERIALS INAPPROPRIATE FOR CONSTRUCTING STABLE FILLS.

18.

DO NOT INCORPORATE FROZEN MATERIAL OR SOFT, MUCK, OR HIGHLY COMPRESSIBLE MATERIALS INTO FILL SLOPES.

19.

KEEP DIVERSIONS AND OTHER WATER CONVEYANCE MEASURES FREE OF SEDIMENT DURING ALL PHASES OF DEVELOPMENT.

20.

PERMANENTLY STABILIZE ALL GRADED AREAS AFTER FINAL GRADING IS COMPLETED ON EACH AREA OF THE GRADING PLAN. APPLY TEMPORARY STABILIZATION MEASURES ON ALL GRADED AREAS WHEN WORK IS TO BE INTERRUPTED OR DELAYED (SEE EROSION CONTROL PLAN(S)).

21.

CONTRACTOR SHALL MATCH TOP OF PROPOSED DRAINAGE STRUCTURES WITH PROPOSED GRADES. IF A DISCREPANCY OCCURS BETWEEN PROPOSED GRADES AND PROPOSED STRUCTURE TOPS, THE GRADING SHALL GOVERN. IF THE DISCREPANCY IS MORE THAN 4 INCHES, THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD.

22.

ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES SHALL MEET HEAVY DUTY TRAFFIC (H20) LOADING AND BE INSTALLED ACCORDINGLY.

23.

CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES HAVING UNDERGROUND UTILITIES ON SITE OR IN RIGHT-OF-WAY PRIOR TO EXCAVATION. CONTRACTOR SHALL CONTACT UTILITY LOCATING COMPANY (STATE ONE CALL SYSTEM) AND LOCATE ALL UTILITIES PRIOR TO GRADING START.

24.

SITE GRADING SHALL NOT PROCEED UNTIL PERIMETER EROSION CONTROL MEASURES HAVE BEEN INSTALLED.

25.

REFER TO GEOTECHNICAL REPORT FOR GENERAL DESCRIPTION OF SOIL STRATA AND INFORMATION ON EXISTING ROCK.

26.

CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION LAYOUT AND STAKING (UNLESS APPROVED OTHERWISE BY THE ENGINEER OF RECORD).

PROPOSED LEGEND

GRADE BREAK

FLOWLINE

CONTOUR ELEVATION

STORM DRAIN

CATCH BASIN

SANITARY SEWER MANHOLE

FLARED END SECTION

FLOW ARROW

xxx.xx

SPOT ELEVATIONS

FG = FINISHED GRADE

EG = EXISTING GRADE

FS = FINISHED PAVEMENT ELEVATION

FEE = FINISHED FLOOR ELEVATION

TC = TOP OF CURB

G = NORMAL GUTTER

TW = FINISHED GRADE @ TOP OF WALL

BW = FINISHED GRADE @ BOTTOM OF WALL

TS = TOP OF STAIRS

BS = BOTTOM OF STAIRS

INV = INVERT

TH = THROAT

FL = FLOW LINE

HP = HIGH POINT

LP = LOW POINT

SW = SIDEWALK

PRELIMINARY PLAT

AZALEA COMMONS

GINN RD

BENTONVILLE, ARKANSAS

811

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DESCRIPTION

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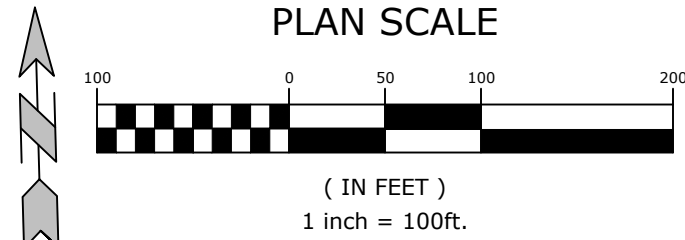
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EXISTING LEGEND

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

PROPOSED LEGEND

- | | |
|---------|----------------------------|
| --- | GRADE BREAK |
| —>--- | FLOW LINE |
| — XXX — | CONTOUR ELEVATION |
| --- | STORM DRAIN |
| ⊠ | CATCH BASIN |
| ⊙ | SANITARY SEWER MANHOLE |
| ⊐ | FLARED END SECTION |
| → | FLOW ARROW |
| --- | LIMITS OF DISTURBANCE |
| ⊠ | CONSTRUCTION ROCK ENTRANCE |
| SF | SILT FENCE |
| ⊠ | INLET PROTECTION |
| --- | SILT SOCK / BIG RED |

SITE AREA: 20.4 ACRES
LIMITS OF DISTURBANCE AREA: 15.7 ACRES

MCE McClelland Consulting Engineers, Inc.
1580 E STEARNS ST
FAYETTEVILLE, ARKANSAS 72703
(479) 443-2377
HTTP://WWW.MCE.US.COM

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AZALEA COMMONS
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REVISIONS

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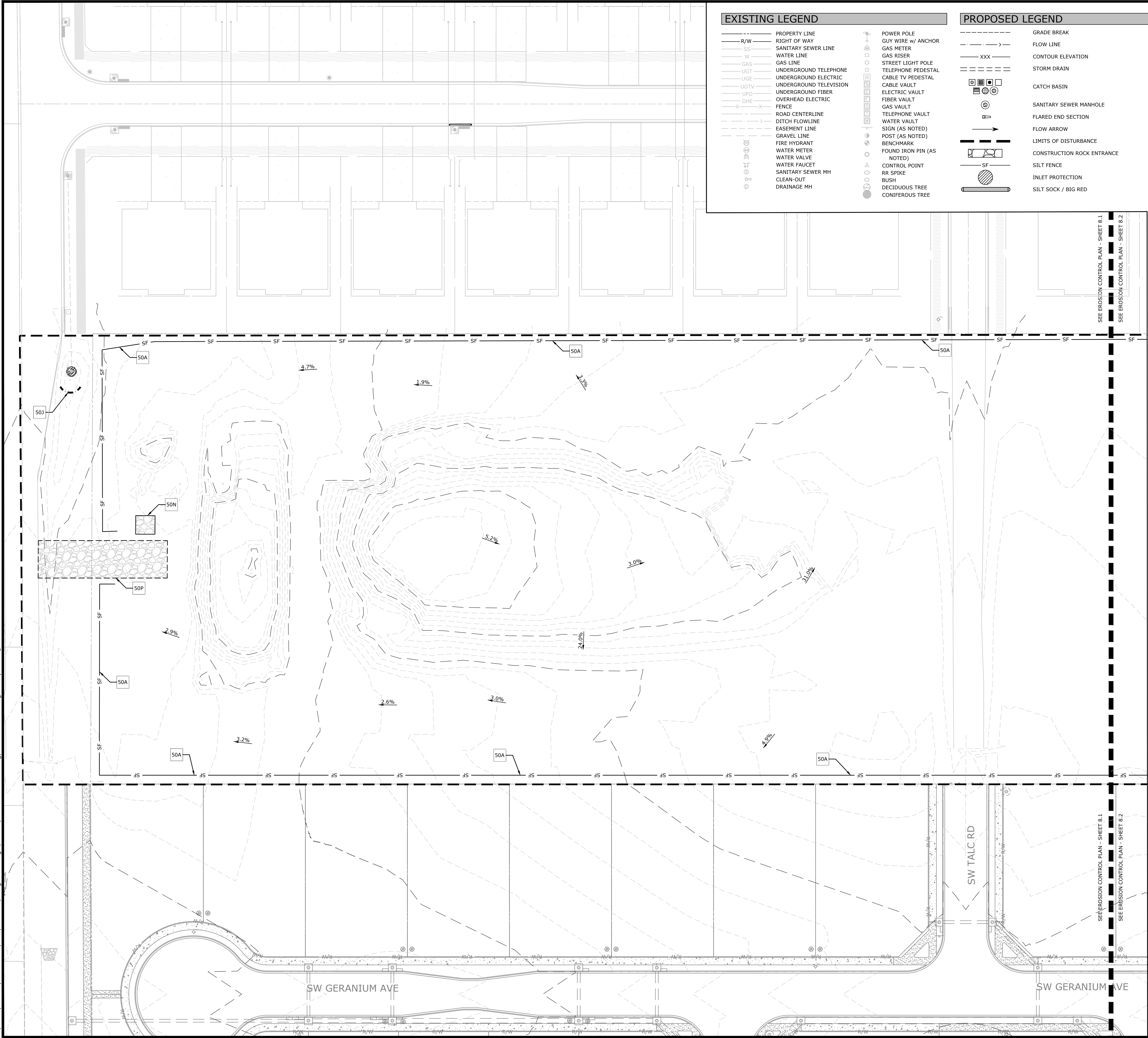
OVERALL
EROSION
CONTROL PLAN
PH I

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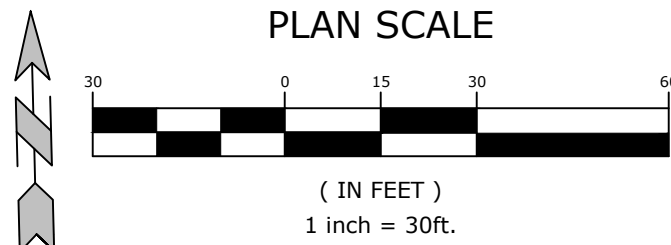


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- G GAS LINE
- UGT UNDERGROUND TELEPHONE
- UGE UNDERGROUND ELECTRIC
- UGTV UNDERGROUND TELEVISION
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- CONTROL POINT
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- CONTOUR ELEVATION
- STORM DRAIN
- CATCH BASIN
- SANITARY SEWER MANHOLE
- FLARED END SECTION
- FLOW ARROW
- LIMITS OF DISTURBANCE
- CONSTRUCTION ROCK ENTRANCE
- SILT FENCE
- INLET PROTECTION
- SILT SOCK / BIG RED



GENERAL EROSION CONTROL NOTES

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BMP MAINTENANCE

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- THE EMBANKMENT OF THE SEDIMENT BASIN(S) AND/OR TEMPORARY SEDIMENT TRAPS AND THEIR OUTFALL STRUCTURES SHALL BE CHECKED REGULARLY TO ENSURE THEY ARE STRUCTURALLY SOUND AND HAS NOT BEEN DAMAGED DUE TO EROSION OR CONSTRUCTION (SITE SPECIFIC).
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SEQUENCE OF CONSTRUCTION

- INSTALL PERIMETER EROSION CONTROL MEASURES AND TEMPORARY CONSTRUCTION ENTRANCES/CONCRETE WASHOUT.
- HALT, CONTRACTOR MUST CALL FOR AND PASS A CITY BMP INSPECTION PRIOR TO ANY ADDITIONAL WORK ONSITE.
- EXCAVATION AND EMBANKMENT TO FORM THE PAVEMENT OR GRADED AREAS.
- INSTALL STORM SEWER (ADJUST EXISTING SEDIMENT BARRIERS AS NECESSARY TO MAINTAIN SEDIMENT CONTROL).
- INSTALL UNDERGROUND UTILITIES (ADJUST EXISTING SEDIMENT BARRIERS AS NECESSARY TO MAINTAIN SEDIMENT CONTROL); ADDITIONAL SEDIMENT BARRIERS SHALL BE UTILIZED AS REQUIRED TO BOUND THE DOWN SLOPE SIDE OF UTILITY CONSTRUCTION AND SOIL STOCKPILES.
- FINAL GRADING (SEDIMENT BARRIERS SHALL BE MAINTAINED DOWN SLOPE FROM DISTURBED SOIL DURING THIS OPERATION).
- INSTALL PAVING.
- COMPLETION OF ONSITE STABILIZATION.
- REMOVE PERIMETER EROSION CONTROL MEASURES.

EROSION CONTROL DETAILS

- 50A SILT FENCE
- 50B SILT SOCK
- 50C TEMPORARY CURB & AREA INLET SEDIMENT FILTER
- 50D TEMPORARY GRATE INLET, JUNCTION BOX, & OPEN LID SEDIMENT FILTER
- 50E TEMPORARY OUTFALL PROTECTION SEDIMENT FILTER
- 50N TEMPORARY CONCRETE WASHOUT
- 50P TEMPORARY STABILIZED CONSTRUCTION ENTRANCE
- 50Q PERMANENT RIP-RAP PAD

SITE AREA: 20.4 ACRES
LIMITS OF DISTURBANCE AREA: 15.7 ACRES

MCE **McCLELLAND**
DESIGNED TO SERVE **CONSULTING ENGINEERS, INC.**
1580 E STEARNS ST
FAYETTEVILLE, ARKANSAS 72703
(479) 443-2377
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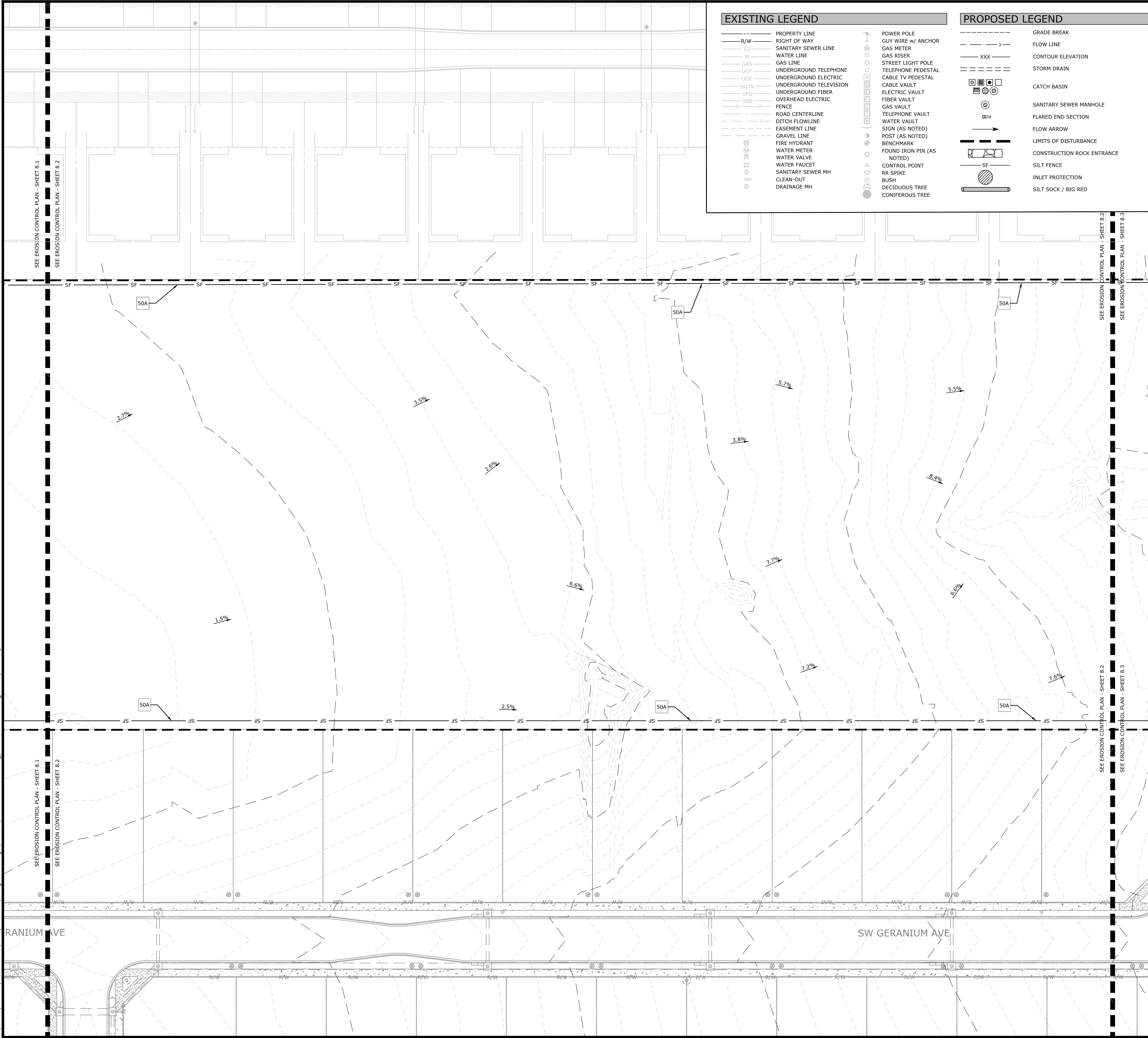
EROSION
CONTROL PLAN
PH I - SHEET 1

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DATE: 8/14/2024	REVISION: CONCEPT
SCALE: AS NOTED	JOB NUMBER: 23-2143

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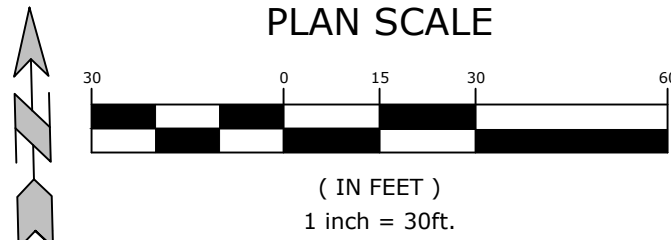


EXISTING LEGEND

- PROPERTY LINE
- R/W RIGHT OF WAY
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- W WATER LINE
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- INSTALL STORM SEWER (ADJUST EXISTING SEDIMENT BARRIERS AS NECESSARY TO MAINTAIN SEDIMENT CONTROL).
- INSTALL UNDERGROUND UTILITIES (ADJUST EXISTING SEDIMENT BARRIERS AS NECESSARY TO MAINTAIN SEDIMENT CONTROL); ADDITIONAL SEDIMENT BARRIERS SHALL BE UTILIZED AS REQUIRED TO BOUND THE DOWN SLOPE SIDE OF UTILITY CONSTRUCTION AND SOIL STOCKPILES.
- FINAL GRADING (SEDIMENT BARRIERS SHALL BE MAINTAINED DOWN SLOPE FROM DISTURBED SOIL DURING THIS OPERATION).
- INSTALL PAVING.
- COMPLETION OF ONSITE STABILIZATION.
- REMOVE PERIMETER EROSION CONTROL MEASURES.

EROSION CONTROL DETAILS

- 50A SILT FENCE
- 50B SILT SOCK
- 50C TEMPORARY CURB & AREA INLET SEDIMENT FILTER
- 50D TEMPORARY GRATE INLET, JUNCTION BOX, & OPEN LID SEDIMENT FILTER
- 50E TEMPORARY OUTFALL PROTECTION SEDIMENT FILTER
- 50N TEMPORARY CONCRETE WASHOUT
- 50P TEMPORARY STABILIZED CONSTRUCTION ENTRANCE
- 50Q PERMANENT RIP-RAP PAD

SITE AREA: 20.4 ACRES
LIMITS OF DISTURBANCE AREA: 15.7 ACRES

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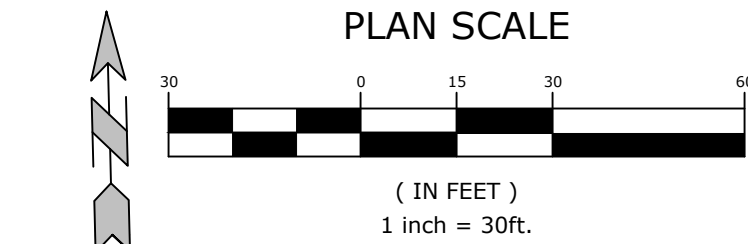
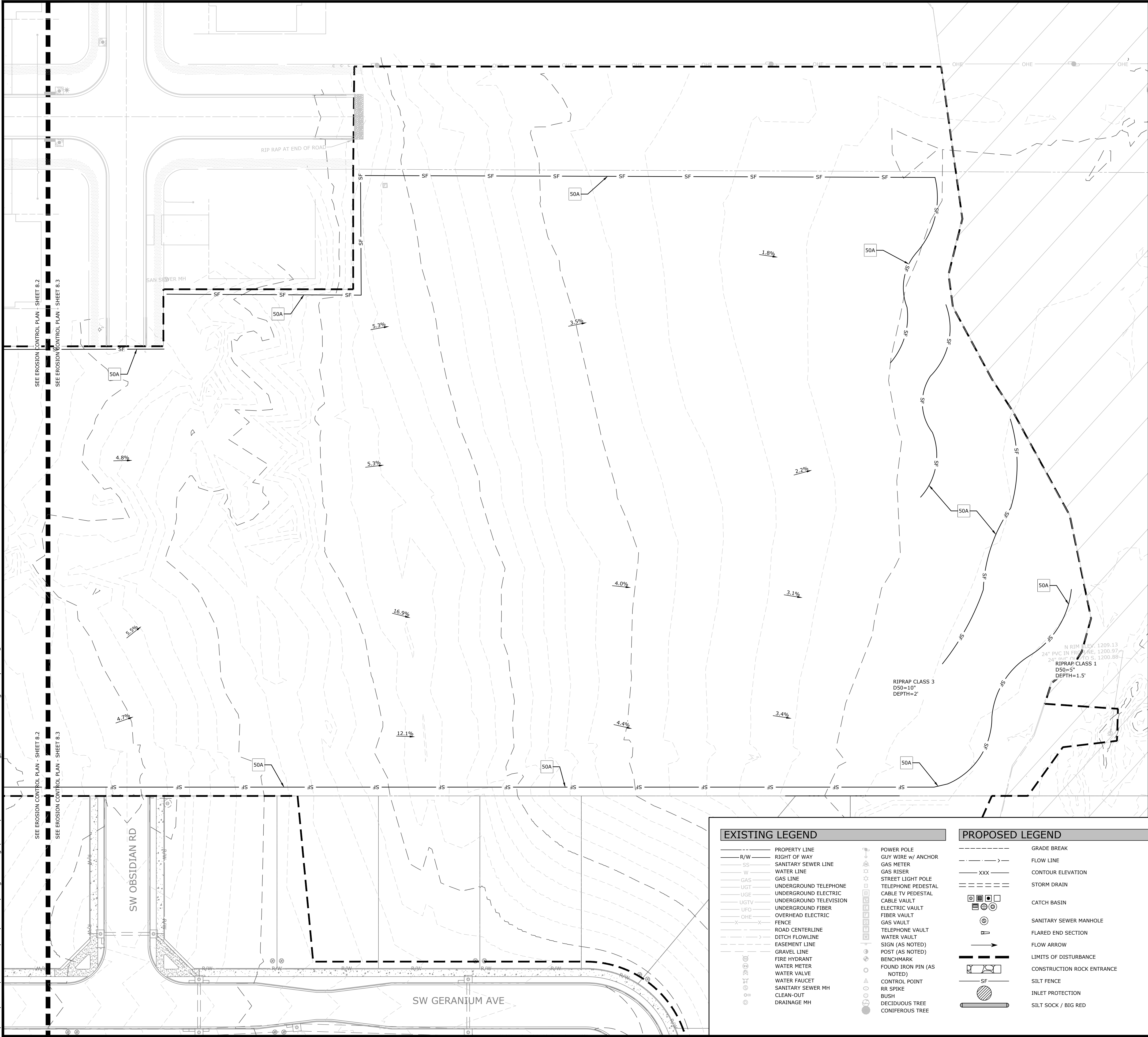
EROSION
CONTROL PLAN
PH I - SHEET 2

DESIGNED BY: LM	DRAWN BY: LM
DATE: 8/14/2024	REVISION: CONCEPT
SCALE: AS NOTED	JOB NUMBER: 23-2143

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GENERAL EROSION CONTROL NOTES

- CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AND CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DIRECTED BY PERMITTING AGENCY AND OWNER OR AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST TO OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
- PERMIT FOR ANY CONSTRUCTION ACTIVITY MUST BE MAINTAINED ON SITE AT ALL TIMES.
- CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
- GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
- ALL WASH WATER SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
- SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
- DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
- RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
- DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS STOPPED FOR AT LEAST 14 DAYS, SHALL BE TEMPORARILY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 14 DAYS FROM THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS.
- IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.
- ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
- SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
- CONTRACTOR SHALL DESIGNATE / IDENTIFY AREAS INSIDE THE LIMITS OF DISTURBANCE, FOR WASTE DISPOSAL AND DELIVERY AND MATERIAL STORAGE.
- ALL BMP'S SHALL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETE AND THE SITE IS STABILIZED BY A MINIMUM OF 80% GRASS COVERAGE.
- ALL DEWATERING ACTIVITIES SHALL CONFORM TO ALL FEDERAL, STATE, AND LOCAL REQUIREMENTS. DISCHARGED WATER MUST BE PROPERLY TREATED BEFORE RELEASING FROM THE SITE.

BMP MAINTENANCE

THE CONTRACTOR SHALL IMPLEMENT ALL MEASURES SHOWN ON THE EROSION CONTROL PLAN AND IN THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) TO THE FULLEST EXTENT PRACTICAL. THE CONTRACTOR SHALL HAVE CHECKED ALL SEDIMENT AND EROSION CONTROL MEASURES BY A QUALIFIED PERSON AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS OR EVERY FOURTEEN (14) DAYS AND WITHIN 24 HOURS OF THE END OF A RAINFALL EVENT EXCEEDING 0.25". ALL SITE BMPS SHALL BE MAINTAINED IN A FULLY FUNCTIONAL CONDITION UNTIL FINAL STABILIZATION OF THE SITE HAS OCCURRED. ALL SITE BMPS SHALL BE REPAIRED AND / OR CLEANED IN ACCORDANCE WITH THE FOLLOWING:

- THE CONTRACTOR SHALL MAINTAIN THE CONSTRUCTION ENTRANCE(S) IN A SUCH A CONDITION THAT WILL PREVENT MUD BEING TRACKED INTO ANY PUBLIC RIGHT OF WAY(S). THIS MAY REQUIRE PERIODIC TOP DRESSING OF ALL CONSTRUCTION ENTRANCE(S) AS NECESSARY.
- THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION. THIS MAY REQUIRE PERIODIC TOP DRESSING OF ALL PARKING AND STORAGE AREA(S) AS NECESSARY.
- CONTRACTOR SHALL REPAIR ALL SILT FENCING TO THEIR ORIGINAL CONDITION IF DAMAGED; SEDIMENT SHALL BE REMOVED FROM ALONG THE FENCE WHEN SEDIMENT REACHES NO MORE THAN ONE-HALF THE HEIGHT OF THE SILT FENCE.
- INLET BMPS SHALL BE REPAIRED AND/OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING. CONTRACTOR SHALL REPLACE IF THEY SHOW SIGNS OF DETERIORATION.
- ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. CONTRACTOR SHALL FERTILIZE AND RESEED THOSE AREAS AS NECESSARY.
- IF THE GRAVEL FOUND IN ANY SEDIMENT FILTER(S) BECOME CLOGGED WITH SEDIMENT, CONTRACTOR SHALL PULL THE GRAVEL AWAY, CLEAN THE GRAVEL, AND REPLACE IN THE SEDIMENT FILTER(S).
- OUTFALL STRUCTURES IN SEDIMENT BASINS SHALL BE KEPT IN OPERATIONAL CONDITIONS AT ALL TIMES AND DURING ALL PHASES OF CONSTRUCTION. ANY SEDIMENT FOUND IN THE BASIN SHALL NOT EXCEED THE DEPTH OF THE CLEAN-OUT LEVEL (SITE SPECIFIC).
- THE EMBANKMENT OF THE SEDIMENT BASIN(S) AND/OR TEMPORARY SEDIMENT TRAPS AND THEIR OUTFALL STRUCTURES SHALL BE CHECKED REGULARLY TO ENSURE THEY ARE STRUCTURALLY SOUND AND HAS NOT BEEN DAMAGED DUE TO EROSION OR CONSTRUCTION (SITE SPECIFIC).
- ALL SEDIMENT FOUND IN THE TEMPORARY SEDIMENT TRAP SHALL BE REMOVED AND THE TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS REACHED NO MORE THAN ONE-HALF THE DEPTH OF THE TEMPORARY SEDIMENT TRAP (SITE SPECIFIC).

SEQUENCE OF CONSTRUCTION

- INSTALL PERIMETER EROSION CONTROL MEASURES AND TEMPORARY CONSTRUCTION ENTRANCES/CONCRETE WASHOUT.
- HALT, CONTRACTOR MUST CALL FOR AND PASS A CITY BMP INSPECTION PRIOR TO ANY ADDITIONAL WORK ONSITE.
- EXCAVATION AND EMBANKMENT TO FORM THE PAVEMENT OR GRADED AREAS.
- INSTALL STORM SEWER (ADJUST EXISTING SEDIMENT BARRIERS AS NECESSARY TO MAINTAIN SEDIMENT CONTROL).
- INSTALL UNDERGROUND UTILITIES (ADJUST EXISTING SEDIMENT BARRIERS AS NECESSARY TO MAINTAIN SEDIMENT CONTROL); ADDITIONAL SEDIMENT BARRIERS SHALL BE UTILIZED AS REQUIRED TO BOUND THE DOWN SLOPE SIDE OF UTILITY CONSTRUCTION AND SOIL STOCKPILES.
- FINAL GRADING (SEDIMENT BARRIERS SHALL BE MAINTAINED DOWN SLOPE FROM DISTURBED SOIL DURING THIS OPERATION).
- INSTALL PAVING.
- COMPLETION OF ONSITE STABILIZATION.
- REMOVE PERIMETER EROSION CONTROL MEASURES.

EROSION CONTROL DETAILS

- 50A SILT FENCE
- 50B SILT SOCK
- 50C TEMPORARY CURB & AREA INLET SEDIMENT FILTER
- 50D TEMPORARY GRATE INLET, JUNCTION BOX, & OPEN LID SEDIMENT FILTER
- 50E TEMPORARY OUTFALL PROTECTION SEDIMENT FILTER
- 50N TEMPORARY CONCRETE WASHOUT
- 50P TEMPORARY STABILIZED CONSTRUCTION ENTRANCE
- 50Q PERMANENT RIP-RAP PAD

SITE AREA: 20.4 ACRES
LIMITS OF DISTURBANCE AREA: 15.7 ACRES

EXISTING LEGEND

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

PROPOSED LEGEND

- GRADE BREAK
- FLOW LINE
- CONTOUR ELEVATION
- STORM DRAIN
- CATCH BASIN
- SANITARY SEWER MANHOLE
- FLARED END SECTION
- FLOW ARROW
- LIMITS OF DISTURBANCE
- CONSTRUCTION ROCK ENTRANCE
- SILT FENCE
- INLET PROTECTION
- SILT SOCK / BIG RED

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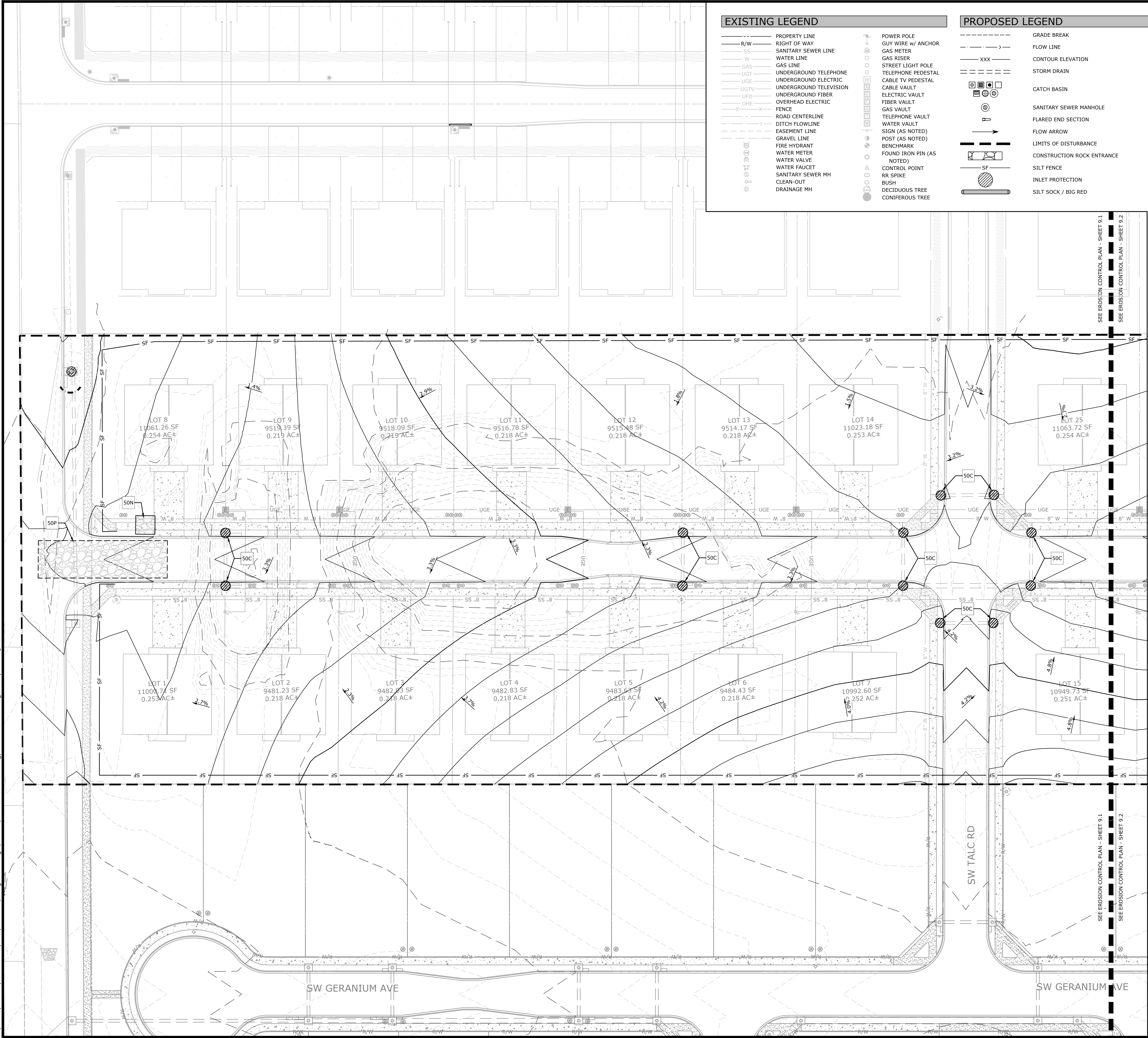
EROSION
CONTROL PLAN
PH I - SHEET 3

DESIGNED BY: LM
DATE: 8/14/2024
SCALE: AS NOTED
DRAWN BY: LM
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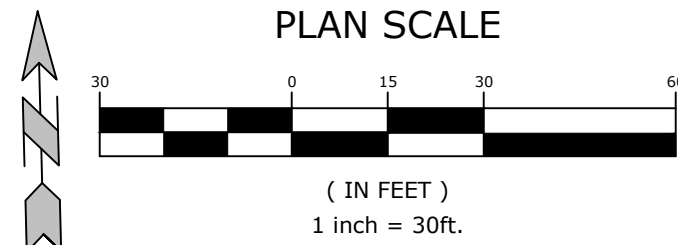


EXISTING LEGEND

- PROPERTY LINE
- R/W RIGHT OF WAY
- SS SANITARY SEWER LINE
- W WATER LINE
- GAS GAS LINE
- UGT UNDERGROUND TELEPHONE
- UGE UNDERGROUND ELECTRIC
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- SANITARY SEWER MH
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- DRAINAGE MH
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- GAS METER
- GAS RISER
- STREET LIGHT POLE
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- CABLE VAULT
- ELECTRIC VAULT
- FIBER VAULT
- GAS VAULT
- TELEPHONE VAULT
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- POST (AS NOTED)
- BENCHMARK
- FOUND IRON PIN (AS NOTED)
- CONTROL POINT
- RR SPIKE
- BUSH
- DECIDUOUS TREE
- CONIFEROUS TREE

PROPOSED LEGEND

- GRADE BREAK
- FLOW LINE
- CONTOUR ELEVATION
- STORM DRAIN
- CATCH BASIN
- SANITARY SEWER MANHOLE
- FLARED END SECTION
- FLOW ARROW
- LIMITS OF DISTURBANCE
- CONSTRUCTION ROCK ENTRANCE
- SILT FENCE
- INLET PROTECTION
- SILT SOCK / BIG RED



GENERAL EROSION CONTROL NOTES

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 - CONTRACTOR SHALL REPAIR ALL SILT FENCING TO THEIR ORIGINAL CONDITION IF DAMAGED; SEDIMENT SHALL BE REMOVED FROM ALONG THE FENCE WHEN SEDIMENT REACHES NO MORE THAN ONE-HALF THE HEIGHT OF THE SILT FENCE.
 - INLET BMP'S SHALL BE REPAIRED AND/OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING. CONTRACTOR SHALL REPLACE IF THEY SHOW SIGNS OF DETERIORATION.
 - ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. CONTRACTOR SHALL FERTILIZE AND RESEED THOSE AREAS AS NECESSARY.
 - IF THE GRAVEL FOUND IN ANY SEDIMENT FILTER(S) BECOME CLOGGED WITH SEDIMENT, CONTRACTOR SHALL PULL THE GRAVEL AWAY, CLEAN THE GRAVEL, AND REPLACE IN THE SEDIMENT FILTER(S).
 - OUTFALL STRUCTURES IN SEDIMENT BASINS SHALL BE KEPT IN OPERATIONAL CONDITIONS AT ALL TIMES AND DURING ALL PHASES OF CONSTRUCTION. ANY SEDIMENT FOUND IN THE BASIN SHALL NOT EXCEED THE DEPTH OF THE CLEAN-OUT LEVEL (SITE SPECIFIC).
 - THE EMBANKMENT OF THE SEDIMENT BASIN(S) AND/OR TEMPORARY SEDIMENT TRAPS AND THEIR OUTFALL STRUCTURES SHALL BE CHECKED REGULARLY TO ENSURE THEY ARE STRUCTURALLY SOUND AND HAS NOT BEEN DAMAGED DUE TO EROSION OR CONSTRUCTION (SITE SPECIFIC).
 - ALL SEDIMENT FOUND IN THE TEMPORARY SEDIMENT TRAP SHALL BE REMOVED AND THE TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS REACHED NO MORE THAN ONE-HALF THE DEPTH OF THE TEMPORARY SEDIMENT TRAP (SITE SPECIFIC).

SEQUENCE OF CONSTRUCTION

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- INSTALL PAVING.
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- REMOVE PERIMETER EROSION CONTROL MEASURES.

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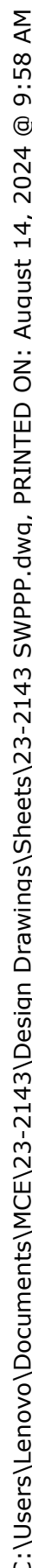
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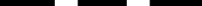
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SCALE: AS NOTED	JOB NUMBER: 23-2143

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(PP24-0005)



PROPOSED LEGEND

	GRADE BREAK
	FLOW LINE
	CONTOUR ELEVATION
	STORM DRAIN
	CATCH BASIN
	SANITARY SEWER MANHOLE
	FLARED END SECTION
	FLOW ARROW
	LIMITS OF DISTURBANCE
	CONSTRUCTION ROCK ENTRANCE
	SILT FENCE
	INLET PROTECTION
	SILT SOCK / BIG RED



1. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AND CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS ORDERED BY PERMITTING AGENCY AND OWNER OR AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST TO OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
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3. CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
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5. ALL WASH WATER SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
6. SUFFICIENT OIL AND CHEMICAL ABSORBING MATERIALS AND FLOATATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR GREASE SPILLS AND LEAKS.
7. DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION IS PROHIBITED.
8. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
9. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS STOPPED FOR AT LEAST 14 DAYS, SHALL BE TEMPORARILY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 14 DAYS FROM THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS.
10. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.
11. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
12. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
13. CONTRACTOR SHALL DESIGNATE / IDENTIFY AREAS INSIDE THE LIMITS OF DISTURBANCE, FOR WASTE DISPOSAL AND DELIVERY AND MATERIAL STORAGE.
14. ALL BMP'S SHALL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETE AND THE SITE IS STABILIZED BY A MINIMUM OF 80% GRASS COVERAGE.
15. ALL WEATHERING ACTIVITIES SHALL CONFORM TO ALL FEDERAL, STATE, AND LOCAL REQUIREMENTS. DISCHARGED WATER MUST BE PROPERLY TREATED BEFORE RELEASING FROM THE SITE.

THE CONTRACTOR SHALL IMPLEMENT ALL MEASURES SHOWN ON THE EROSION CONTROL PLAN AND IN THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) TO THE FULLEST EXTENT PRACTICAL. THE CONTRACTOR SHALL HAVE CHECKED ALL SEDIMENT AND EROSION CONTROL MEASURES BY A QUALIFIED PERSON AT LEAST 24 HOURS BEFORE ANY RAINFALL EVENT. IF ANY RAINFALL OCCURS WITHIN 24 HOURS OF THE END OF A RAINFALL EVENT EXCEEDING 0.25", ALL SITE BMPs SHALL BE MAINTAINED IN A FULLY FUNCTIONAL CONDITION UNTIL FINAL STABILIZATION OF THE SITE HAS OCCURRED. ALL SITE BMPs SHALL BE REPAIRED AND / OR CLEANED IN ACCORDANCE WITH THE FOLLOWING:

1. THE CONTRACTOR SHALL MAINTAIN THE CONSTRUCTION ENTRANCE(S) IN A SUCH A CONDITION THAT WILL PREVENT MUD BEING TRACKED INTO ANY PUBLIC RIGHT OF WAY(S). THIS MAY REQUIRE PERIODIC TOP DRESSING OF ALL CONSTRUCTION ENTRANCE(S) AS NECESSARY.
2. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION. THIS MAY REQUIRE PERIODIC TOP DRESSING OF ALL PARKING AND STORAGE AREA(S) AS NECESSARY.
3. CONTRACTOR SHALL REPAIR ALL SILT FENCING TO THEIR ORIGINAL CONDITION IF DAMAGED; SEDIMENT SHALL BE REMOVED FROM ALONG THE FENCE WHEN SEDIMENT REACHES NO MORE THAN ONE-HALF THE HEIGHT OF THE SILT FENCE.
4. INLET BMP'S SHALL BE REPAIRED AND/OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING. CONTRACTOR SHALL REPLACE IF THEY SHOW SIGNS OF DETERIORATION.
5. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. CONTRACTOR SHALL FERTILIZE AND RESEED THOSE AREAS AS NECESSARY.
6. IF THE GRAVEL FLOW IN ANY SEDIMENT FILTER(S) BECOME CLOGGED WITH SEDIMENT, CONTRACTOR SHALL PULL THE GRAVEL AWAY, CLEAN THE GRAVEL, AND REPLACE IN THE SEDIMENT FILTER(S).
7. OUTFALL STRUCTURES IN SEDIMENT BASINS SHALL BE KEPT IN OPERATIONAL CONDITION AT ALL TIMES AND DURING ALL PHASES OF CONSTRUCTION. ANY SEDIMENT FOUND IN THE BASIN SHALL NOT EXCEED THE DEPTH OF THE CLEAN-OUT LEVEL (SITE SPECIFIC).
8. THE EMBANKMENT OF THE SEDIMENT BASIN(S) AND/OR TEMPORARY SEDIMENT TRAPS AND THEIR OUTFALL STRUCTURES SHALL BE CHECKED REGULARLY TO ENSURE THEY ARE STRUCTURALLY SOUND AND HAS NOT BEEN DAMAGED DUE TO EROSION OR CONSTRUCTION (SITE SPECIFIC).
9. ALL SEDIMENT FOUND IN THE TEMPORARY SEDIMENT TRAP SHALL BE REMOVED AND THE TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT DEPTH IS MORE THAN ONE-HALF THE DEPTH OF THE TEMPORARY SEDIMENT TRAP (SITE SPECIFIC).

1. INSTALL PERIMETER EROSION CONTROL MEASURES AND TEMPORARY CONSTRUCTION ENTRANCES/CONCRETE WASHOUT.
2. HALT, CONTRACTOR MUST CALL FOR AND PASS A CITY BMP INSPECTION PRIOR TO ANY ADDITIONAL WORK ON SITE.
3. EXCAVATION AND EMBANKMENT TO FORM THE PAVEMENT OR GRADED AREAS.
4. INSTALL STORM SEWER (ADJUST EXISTING SEDIMENT BARRIERS AS NECESSARY TO MAINTAIN SEDIMENT CONTROL).
5. INSTALL UNDERGROUND UTILITY (ADJUST EXISTING SEDIMENT BARRIERS AS NECESSARY TO MAINTAIN SEDIMENT CONTROL); ADDITIONAL SEDIMENT BARRIERS SHALL BE UTILIZED AS REQUIRED TO BOUND THE DOWN SLOPE SIDE OF UTILITY TO MAINTAIN AN EROSION AND SEDIMENT CONTROL PLAN.
6. FINAL GRADING (SEDIMENT BARRIERS SHALL BE MAINTAINED DOWN SLOPE FROM DISTURBED SOIL DURING THIS OPERATION).
7. INSTALL PAVING.
8. COMPLETION OF ONSITE STABILIZATION.
9. REMOVE PERIMETER EROSION CONTROL MEASURES.

50A SILT FENCE
50B SILT SOCK
50C TEMPORARY CURB & AREA INLET SEDIMENT FILTER
50D TEMPORARY GRATE INLET, JUNCTION BOX, & OPEN LID SEDIMENT FILTER
50E TEMPORARY OUTFALL PROTECTION SEDIMENT FILTER
50N TEMPORARY CONCRETE WASHOUT
50P TEMPORARY STABILIZED CONSTRUCTION ENTRANCE
50Q PERMANENT RIP-RAP PAD

SITE AREA: 20.4 ACRES
LIMITS OF DISTURBANCE AREA: 15.7 ACRES

PRELIMINARY
NOT FOR
CONSTRUCTION

ORIGINAL SIGNATURE ON FILE

PRELIMINARY PLAT
AZALEA COMMONS
GINN RD
BENTONVILLE, ARKANSAS



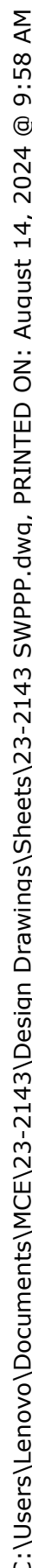
**Know what's below.
Call before you dig**

REVISIONS		
REV	DATE	DESCRIPTION

EROSION
CONTROL PLAN
PH II - SHEET 2

DESIGNED BY: LM	DRAWN BY: LM
DATE: 8/14/2024	REVISION: CONCEPT
SCALE: AS NOTED	JOB NUMBER: 23-2143

C9.2



PROPOSED LEGEND

	GRADE BREAK
	FLOW LINE
	CONTOUR ELEVATION
	STORM DRAIN
	CATCH BASIN
	SANITARY SEWER MANHOLE
	FLARED END SECTION
	FLOW ARROW
	LIMITS OF DISTURBANCE
	CONSTRUCTION ROCK ENTRANCE
	SILT FENCE
	INLET PROTECTION
	SILT SOCK / BIG RED



1. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AND CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DIRECTED BY PERMITTING AGENCY AND OWNER OR AS DICTATED BY COTD IF THERE IS NO ADDITIONAL COST TO OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
2. PERMIT FOR ANY CONSTRUCTION ACTIVITY MUST BE MAINTAINED ON SITE AT ALL TIMES.
3. CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
4. GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WITHIN 500 FEET OF THE EXISTING OR PROPOSED MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
5. ALL WASH WATER SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
6. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
7. DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
8. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
9. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS STOPPED FOR AT LEAST 14 DAYS, SHALL BE TEMPORARILY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 14 DAYS FROM THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS.
10. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.
11. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
12. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
13. CONTRACTOR SHALL DESIGNATE / IDENTIFY AREAS WITHIN THE LIMITS OF DISTURBANCE, FOR WASTE DISPOSAL AND DELIVERY AND MATERIAL STORAGE.
14. ALL BMPs SHALL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETE AND THE SITE IS STABILIZED BY A MINIMUM OF 80% GRASS COVERAGE.
15. ALL Dewatering Activities SHALL CONFORM TO ALL FEDERAL, STATE, AND LOCAL REQUIREMENTS. DISCHARGED WATER MUST BE PROPERLY TREATED BEFORE RELEASING FROM THE SITE.

BMP MAINTENANCE

THE CONTRACTOR SHALL IMPLEMENT ALL MEASURES SHOWN ON THE EROSION CONTROL PLAN AND IN THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) TO THE FULLEST EXTENT PRACTICAL. THE CONTRACTOR SHALL HAVE CHECKED ALL SEDIMENT AND EROSION CONTROL MEASURES BY A QUALIFIED PERSON AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS OR EVERY FOURTEEN (14) DAYS AND WITHIN 24 HOURS OF THE END OF A RAINFALL EVENT EXCEEDING 0.25". ALL SITE BMPs SHALL BE MAINTAINED IN GOOD WORKING ORDER AND IN FULL CONDITION UNTIL FINAL STABILIZATION OF THE SITE HAS OCCURRED. ALL SITE BMPs SHALL BE REPAIRED AND / OR CLEANED IN ACCORDANCE WITH THE FOLLOWING:

1. THE CONTRACTOR SHALL MAINTAIN THE CONSTRUCTION ENTRANCE(S) IN A SUCH A CONDITION THAT WILL PREVENT MUD BEING TRACKED INTO ANY PUBLIC RIGHT OF WAY(S). THIS MAY REQUIRE PERIODIC TOP DRESSING OF ALL CONSTRUCTION ENTRANCE(S) AS NECESSARY.
2. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION. THIS MAY REQUIRE PERIODIC TOP DRESSING OF ALL PARKING AND STORAGE AREA(S) AS NECESSARY.
3. CONTRACTOR SHALL REPAIR ALL SILT FENCING TO THEIR ORIGINAL CONDITION IF DAMAGED; SEDIMENT SHALL BE REMOVED FROM ALONG THE FENCE WHEN SEDIMENT REACHES NO MORE THAN ONE-HALF THE HEIGHT OF THE SILT FENCE.
4. INLET BMPs SHALL BE REPAIRED AND/OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING. CONTRACTOR SHALL REPLACE IF THEY SHOW SIGNS OF DETERIORATION.
5. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. CONTRACTOR SHALL FERTILIZE AND RESEED THOSE AREAS AS NECESSARY.
6. IF THE GRAVEL FLOW IN ANY SEDIMENT FILTER(S) BECAME CLOGGED WITH SEDIMENT, CONTRACTOR SHALL PULL THE GRAVEL AWAY, CLEAN THE GRAVEL, AND REPLACE IN THE SEDIMENT FILTER(S).
7. OUTFALL STRUCTURES IN SEDIMENT BASINS SHALL BE KEPT IN OPERATIONAL CONDITIONS AT ALL TIMES AND DURING ALL PHASES OF CONSTRUCTION. ANY SEDIMENT FOUND IN THE BASIN SHALL NOT EXCEED THE DEPTH OF THE CLEAN-OUT LEVEL (SITE SPECIFIC).
8. THE EMBANKMENT OF THE SEDIMENT BASIN(S) AND/OR TEMPORARY SEDIMENT TRAPS AND THEIR OUTFALL STRUCTURES SHALL BE CHECKED REGULARLY TO ENSURE THEY ARE STRUCTURALLY SOUND AND HAS NOT BEEN DAMAGED DUE TO EROSION OR CONSTRUCTION (SITE SPECIFIC).
9. ALL SEDIMENT FLOW IN THE TEMPORARY SEDIMENT TRAP SHALL BE REMOVED AND THE TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS REACHED NO MORE THAN ONE-HALF THE DEPTH OF THE TEMPORARY SEDIMENT TRAP (SITE SPECIFIC).

SEQUENCE OF CONSTRUCTION

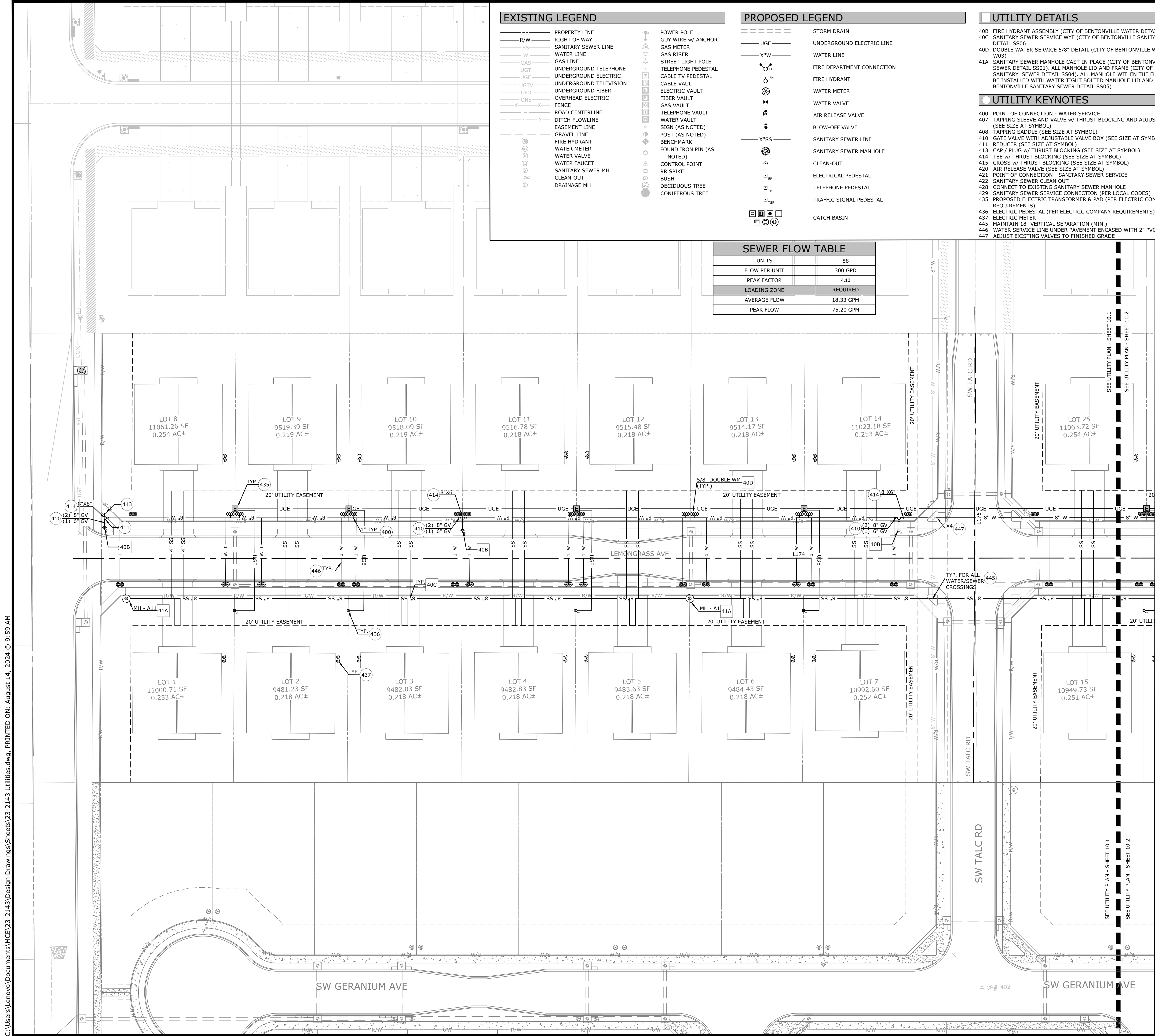
1. INSTALL PERIMETER EROSION CONTROL MEASURES AND TEMPORARY CONSTRUCTION ENTRANCES/CONCRETE WASHOUT.
2. HALT, CONTRACTOR MUST CALL FOR AND PASS A CITY BMP INSPECTION PRIOR TO ANY ADDITIONAL WORK ON-SITE.
3. EXCAVATION AND EMBANKMENT TO FORM THE PAVEMENT OR GRADED AREAS.
4. INSTALL STORM SEWER (ADJUST EXISTING SEDIMENT BARRIERS AS NECESSARY TO MAINTAIN SEDIMENT CONTROL).
5. COMPLETE UNDERGROUND (ADJUST EXISTING SEDIMENT BARRIERS AS NECESSARY TO MAINTAIN SEDIMENT CONTROL); ADDITIONAL SEDIMENT BARRIERS SHALL BE UTILIZED AS REQUIRED TO BOUND THE DOWN SLOPE SIDE OF UTILITY TRENCH AND SIDEWALK.
6. FINAL GRADING (SEDIMENT BARRIERS SHALL BE MAINTAINED DOWN SLOPE FROM DISTURBED SOIL DURING THIS OPERATION).
7. INSTALL PAVING.
8. COMPLETE OF ON-SITE STABILIZATION.
9. REMOVE PERIMETER EROSION CONTROL MEASURES.

EROSION CONTROL DETAILS

- 50A SILT FENCE
50B SILT SOCK
50C TEMPORARY CURB & AREA INLET SEDIMENT FILTER
50D TEMPORARY GRATE INLET, JUNCTION BOX, & OPEN LID SEDIMENT FILTER
50E TEMPORARY OUTFALL PROTECTION SEDIMENT FILTER
50N TEMPORARY CONCRETE WASHOUT
50P TEMPORARY STABILIZED CONSTRUCTION ENTRANCE
50Q PERMANENT RIP-RAP PAD

SITE AREA: 20.4 ACRES
LIMITS OF DISTURBANCE AREA: 15.7 ACRES

Page 53 of 22



EXISTING LEGEND

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

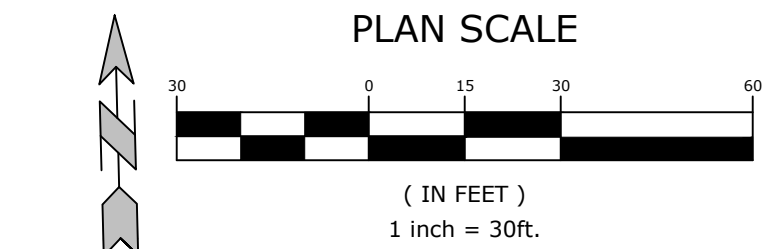
PROPOSED LEGEND

- STORM DRAIN
- UNDERGROUND ELECTRIC LINE
- WATER LINE
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- AIR RELEASE VALVE
- BLOW-OFF VALVE
- SANITARY SEWER LINE
- SANITARY SEWER MANHOLE
- CLEAN-OUT
- ELECTRICAL PEDESTAL
- TELEPHONE PEDESTAL
- TRAFFIC SIGNAL PEDESTAL
- CATCH BASIN

UTILITY DETAILS

- 40B FIRE HYDRANT ASSEMBLY (CITY OF BENTONVILLE WATER DETAIL W04)
- 40C SANITARY SEWER SERVICE WYE (CITY OF BENTONVILLE SANITARY SEWER DETAIL SS06)
- 40D DOUBLE WATER SERVICE 5/8" DETAIL (CITY OF BENTONVILLE WATER DETAIL W03)
- 41A SANITARY SEWER MANHOLE CAST-IN-PLACE (CITY OF BENTONVILLE SANITARY SEWER DETAIL SS01). ALL MANHOLE LID AND FRAME (CITY OF BENTONVILLE SANITARY SEWER DETAIL SS04). ALL MANHOLE WITHIN THE FLOOD PLAIN SHALL BE INSTALLED WITH WATER TIGHT BOLTED MANHOLE LID AND FRAME (CITY OF BENTONVILLE SANITARY SEWER DETAIL SS05)
- 400 POINT OF CONNECTION - WATER SERVICE
- 407 TAPPING SLEEVE AND VALVE w/ THRUST BLOCKING AND ADJUSTABLE VALVE BOX (SEE SIZE AT SYMBOL)
- 408 TAPPING SADDLE (SEE SIZE AT SYMBOL)
- 410 GATE VALVE WITH ADJUSTABLE VALVE BOX (SEE SIZE AT SYMBOL)
- 411 REDUCER (SEE SIZE AT SYMBOL)
- 413 CAP / PLUG w/ THRUST BLOCKING (SEE SIZE AT SYMBOL)
- 414 TEE w/ THRUST BLOCKING (SEE SIZE AT SYMBOL)
- 415 CROSS w/ THRUST BLOCKING (SEE SIZE AT SYMBOL)
- 420 AIR RELEASE VALVE (SEE SIZE AT SYMBOL)
- 421 POINT OF CONNECTION - SANITARY SEWER SERVICE
- 422 SANITARY SEWER CLEAN OUT
- 428 CONNECT TO EXISTING SANITARY SEWER MANHOLE
- 429 SANITARY SEWER SERVICE CONNECTION (PER LOCAL CODES)
- 435 PROPOSED ELECTRIC TRANSFORMER & PAD (PER ELECTRIC COMPANY REQUIREMENTS)
- 436 ELECTRIC PEDESTAL (PER ELECTRIC COMPANY REQUIREMENTS)
- 437 ELECTRIC METER
- 445 MAINTAIN 18" VERTICAL SEPARATION (MIN.)
- 446 WATER SERVICE LINE UNDER PAVEMENT ENCASED WITH 2" PVC
- 447 ADJUST EXISTING VALVES TO FINISHED GRADE

UTILITY KEYNOTES



GENERAL UTILITY NOTES

- ALL WATER MAINS SHALL BE PVC (C-900; DR-14), UNLESS OTHERWISE SPECIFIED ON THE PLANS. SIZE AS NOTED ON THE PLANS AND TO MAINTAIN 48" OF COVER (MINIMUM). ALL SEWER MAINS SHALL BE PVC (SDR-26), UNLESS OTHERWISE SPECIFIED ON THE PLANS. SIZE AS NOTED ON THE PLANS AND TO MAINTAIN 36" OF COVER (MINIMUM). ALL FIRE / FDC LINES SHALL BE DUCTILE IRON, UNLESS OTHERWISE SPECIFIED ON THE PLANS. SIZE AS NOTED ON THE PLANS AND TO MAINTAIN 36" OF COVER (MINIMUM). ALL DOMESTIC WATER SERVICE LINES AFTER THE METER TO BUILDINGS SHALL BE POLYETHYLENE PIPE, UNLESS OTHERWISE SPECIFIED ON THE PLANS. SIZE AS NOTED ON THE PLANS AND TO MAINTAIN 48" OF COVER (MINIMUM). ALL DOMESTIC SANITARY SEWER SERVICE LINES SHALL BE PVC (SDR-26), OR OTHERWISE SPECIFIED ON THE PLANS. SIZE AS NOTED ON THE PLANS AND TO MAINTAIN 36" OF COVER (MINIMUM).
- EXISTING UTILITIES SHOWN ON PLANS HAVE BEEN SHOWN IN THEIR APPROXIMATE LOCATIONS PER AVAILABLE INFORMATION.
- CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED FROM THE APPROPRIATE UTILITY AUTHORITIES AND THE OWNER, AND THE CONTRACTOR HAS BEEN NOTIFIED BY MCLELLAND CONSULTING ENGINEERS, INC.
- CONTRACTOR SHALL NOT OPEN, TURN OFF, INTERFERE WITH, OR ATTACH ANY PIPE OR HOSE TO OR TAP ANY WATER MAIN UNLESS DULY AUTHORIZED TO DO SO BY THE CITY. ANY ADVERSE CONSEQUENCES OF ANY SCHEDULED OR UNSCHEDULED DISRUPTIONS OF SERVICE TO THE PUBLIC ARE TO BE THE LIABILITY OF THE CONTRACTOR. MCLELLAND CONSULTING ENGINEERS, INC. AND THE OWNER ARE TO BE HELD HARMLESS.
- ALL TRENCHING, BACKFILLING AND PIPE LAYING IS TO MEET ALL OSHA REQUIREMENTS.
- THE LOCATION, DESCRIPTION AND SIZE OF ALL ABOVE-GROUND AND UNDER-GROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN DETERMINED WITH DUE CARE AND DILIGENCE, USING CURRENT TECHNIQUES, EQUIPMENT AND PROPER ACCURACY CONTROL PROCEDURES. HOWEVER, INFORMATION SHOWN HEREON IS NOT WARRANTED TO BE CORRECT IN EVERY DETAIL BECAUSE OF INACCURACIES IN OR LACK OF EXISTING DATA OR MAPS AND THE INABILITY TO VERIFY IN THE FIELD. PERSONS USING INFORMATION CONTAINED HEREON ARE HEREBY CAUTIONED ACCORDINGLY.
- REFER TO BUILDING PLANS FOR SITE LIGHTING ELECTRICAL PLANS.
- ALL WATER & SEWER DESIGNS ARE SUBJECT TO THE CITY'S LATEST DESIGN CRITERIA (CITY OF BENTONVILLE 2021 WATER UTILITIES DEPARTMENT SPECIFICATIONS). REVIEW FOR PLAT APPROVAL IS NOT APPROVAL OF PUBLIC IMPROVEMENTS, AND ALL PROPOSED IMPROVEMENTS ARE SUBJECT TO FURTHER REVIEW AT THE TIME CONSTRUCTION PLANS ARE SUBMITTED.
- ANY DAMAGE TO THE EXISTING PUBLIC STREET DUE TO CONSTRUCTION SHALL BE REPAIRED / REPLACED AT THE OWNER'S / DEVELOPER'S EXPENSE.
- WATER AND SEWER IMPACT FEES WILL APPLY FOR THE ADDITIONAL IMPACT TO THE SYSTEM (IF APPLICABLE). THE FEES WILL BE BASED ON THE PROPOSED METER SIZE AND WILL BE CHARGED AT THE TIME OF METER SET (IF APPLICABLE).
- ALL UTILITY SERVICE LINES TO BE CONNECTED TO NEW MAINS OR RELOCATED AS NEEDED FOR INSTALLATION OF STORM SEWER SYSTEM.
- ALL CONDUITS PLACED BY CONTRACTOR MUST HAVE 24" OF COVER AT FINAL GRADE AND MARKED WITH POSTS TO IDENTIFY THE ENDS OF CONDUITS. THERE MUST BE A MINIMUM SEPARATION OF 12" BETWEEN ELECTRICAL CONDUITS AND CONDUITS FOR OTHER UTILITIES.
- SERVICE TAPS ON UTILITY MAINS (PROPOSED AND / OR EXISTING) SHALL BE MADE BY THE CITY OF BENTONVILLE, AND FEES PAID BY CONTRACTOR.
- ALL UNDERGROUND LINES SHALL BE INSPECTED BY THE ENGINEER, OR HIS REPRESENTATIVE, PRIOR TO BACK FILLING.
- PUBLIC SANITARY SEWER MAIN LINE TRENCHING AND BEDDING SHALL BE INSTALLED PER DETAIL GW507. PRIVATE DOMESTIC SANITARY SEWER SERVICE LINE TRENCHING AND BEDDING SHALL BE INSTALLED PER DETAIL 41N.
- PUBLIC WATER MAIN, WATER SERVICE LINE TO METER, BUILDING SPRINKLER, AND / OR FDC LINE TRENCHING AND BEDDING SHALL BE INSTALLED PER DETAIL GW507. PRIVATE DOMESTIC WATER SERVICE LINE AFTER METER TRENCHING AND BEDDING SHALL BE INSTALLED PER CITY UTILITY DETAIL GW507.
- ALL WATER LINE DIMENSIONS SHOWN ARE TO CENTER OF PIPE OR FITTING; ALL SEWER LINE DIMENSIONS ARE SHOWN TO CENTER OF MANHOLE OR CENTER OF PIPE.
- TESTING OF WATER AND SEWER LINES SHALL BE AT THE CONTRACTOR'S EXPENSE.
- TOPS OF EXISTING MANHOLES SHALL BE RAISED AS NECESSARY TO BE EITHER FLUSH WITH FINISHED GRADES IN PAVED AREAS, OR 4" ABOVE FINISHED GRADES IN UNPAVED AREAS. TOPS OF PROPOSED MANHOLES SHALL BE FLUSH WITH FINISHED GRADES IN PAVED AREAS, OR 4" ABOVE FINISHED GRADES IN UNPAVED AREAS.
- ALL UTILITIES UNDER PAVED AREAS SHALL RECEIVE CLASS 7 BASE BACKFILL FULL DEPTH.
- MAINTAIN MINIMUM HORIZONTAL SEPARATION OF 10' BETWEEN WATER AND SEWER MAINS AND BETWEEN OTHER UNDERGROUND UTILITIES SUCH AS STORM SEWER, ELECTRICAL, GAS, DOMESTIC WATER / SEWER SERVICE LINES, AND CONDUITS.
- ALL EXISTING WATER, GAS AND / OR ELECTRICAL METERS AS NOTED TO BE ABANDONED AND / OR REMOVED PER THE DEMOLITION PLAN WITHIN THE PROJECT AREA ARE TO BE RETURNED TO THE APPROPRIATE AUTHORITY.
- COORDINATION OF ALL CONDUIT PLACEMENT SHALL BE MADE WITH UTILITY PROVIDERS.
- ALL WATER AND SEWER FORCE MAIN FITTINGS SHALL BE RESTRAINED THROUGH THE USE OF THRUST BLOCKING PER DETAIL GW502 & GW503.
- PROPOSED UTILITIES THAT ARE TO BE BURIED IN THE SAME TRENCH SHALL BE COORDINATED WITH, AND APPROVED BY, THE INVOLVED UTILITIES PRIOR TO INSTALLATION.
- CONTRACTOR SHALL FIELD VERIFY DEPTH AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION OF PROPOSED UTILITIES.
- ALL PROPOSED UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH GOVERNING AGENCY.
- CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION LAYOUT AND STAKING (UNLESS APPROVED OTHERWISE BY THE ENGINEER OF RECORD).
- IFR INSPECTION SHALL BE SCHEDULED AFTER THE SUBMISSION OF THE FIRE LINE PLAN TO THE CITY OF BENTONVILLE. COMMENCEMENT OF UNDERGROUND FIRE LINE CONSTRUCTION IS CONTINGENT UPON THE FIRE LINE CONTRACTOR OBTAINING APPROVAL FROM ADH, FOLLOWING SUBMISSION OF THE UNDERGROUND FIRE LINE PLAN.
- OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO ENSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.
- CONDENSATE AND ANY UN-METERED WATER AREA ADDRESSED AS A PROHIBITED DISCHARGE AND IS NOT APPROVED TO DISCHARGE INTO THE BENTONVILLE SANITARY SEWER SYSTEM.
- CONTACT BEUD AT (479) 271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.
- BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN.
- ELECTRIC FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION OF THE ELECTRIC SPECIFICATIONS FOUND ON THE WEBSITE. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THIS DOCUMENT.

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

PRELIMINARY
NOT FOR
CONSTRUCTION

ORIGINAL SIGNATURE ON FILE

PRELIMINARY PLAT
AZALEA COMMONS
GINN RD
BENTONVILLE, ARKANSAS

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

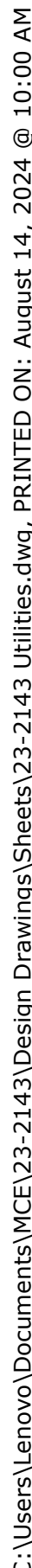
REVISIONS		DESCRIPTION
REV	DATE	

UTILITY PLAN -
SHEET 1

DESIGNED BY: LM	DRAWN BY: LM
DATE: 8/14/2024	REVISION: CONCEPT
SCALE: AS NOTED	JOB NUMBER: 23-2143

C10.1

(PP24-0005)



1. ALL WATER MAINS SHALL BE PVC (C-900; DR-14), UNLESS OTHERWISE SPECIFIED ON THE PLANS. SIZE AS NOTED ON THE PLANS AND TO MAINTAIN 48" OF COVER (MINIMUM).
2. ALL SEWER MAINS SHALL BE PVC (SDR-26), UNLESS OTHERWISE SPECIFIED ON THE PLANS. SIZE AS NOTED ON THE PLANS AND TO MAINTAIN 36" OF COVER (MINIMUM).
3. ALL FIRE / FDC LINES SHALL BE DUCTILE IRON, UNLESS OTHERWISE SPECIFIED ON THE PLANS. SIZE AS NOTED ON THE PLANS AND TO MAINTAIN 36" OF COVER (MINIMUM).
4. ALL DOMESTIC WATER SERVICE LINES AFTER THE METER TO BUILDINGS SHALL BE POLYETHYLENE PIPE, UNLESS OTHERWISE SPECIFIED ON THE PLANS. SIZE AS NOTED ON THE PLANS AND TO MAINTAIN 48" OF COVER (MINIMUM).
5. ALL DOMESTIC SANITARY SEWER SERVICE LINES SHALL BE PVC (SDR-26), OR OTHERWISE SPECIFIED ON THE PLANS. SIZE AS NOTED ON THE PLANS AND TO MAINTAIN 36" OF COVER (MINIMUM).
6. EXISTING UTILITIES SHOWN ON PLANS HAVE BEEN SHOWN IN THEIR APPROXIMATE LOCATIONS PER AVAILABLE INFORMATION.
7. CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED FROM THE APPROPRIATE UTILITY AUTHORITIES AND THE OWNER, AND THE CONTRACTOR HAS BEEN NOTIFIED BY MCCLLEAN CONSULTING ENGINEERS, INC.
8. CONTRACTOR SHALL NOT OPEN, TURN OFF, INTERFERE WITH, OR ATTACH ANY PIPE OR HOSE TO OR TAP ANY WATER MAIN UNLESS DULY AUTHORIZED TO DO SO BY THE CITY OF BENTONVILLE. ANY ADVERSE CONSEQUENCES OF ANY SCHEDULED OR UNSCHEDULED DISRUPTIONS OF SERVICE TO THE PUBLIC ARE TO BE THE LIABILITY OF THE CONTRACTOR. MCCLLEAN CONSULTING ENGINEERS, INC. AND THE OWNER ARE TO BE HELD HARMLESS.
9. ALL TRENCHING, BACKFILLING AND PIPE LAYING IS TO MEET ALL OSHA REQUIREMENTS.
10. THE LOCATION, DESCRIPTION AND SIZE OF ALL ABOVE-GROUND AND UNDER-GROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN DETERMINED BY THE CITY OF BENTONVILLE USING CURRENT TECHNIQUES, EQUIPMENT AND PROPER ACCURACY CONTROL PROCEDURES. HOWEVER, INFORMATION SHOWN HEREON IS NOT WARRANTED TO BE CORRECT IN EVERY DETAIL BECAUSE OF THE INCOMPLETE OR IN OMISSION OF ANY SCHEDULED OR UNSCHEDULED DISRUPTIONS OF SERVICE TO THE PUBLIC ARE TO BE THE LIABILITY OF THE CONTRACTOR. MCCLLEAN CONSULTING ENGINEERS, INC. AND THE OWNER ARE TO BE HELD HARMLESS.
11. REFER TO BUILDING PLANS FOR SITE LIGHTING ELECTRICAL PLANS.
12. ALL WATER & SEWER DESIGNS ARE SUBJECT TO THE CITY'S LATEST DESIGN CRITERIA. (CITY OF BENTONVILLE 2021 WATER UTILITIES DEPARTMENT SPECIFICATIONS), REVIEW FOR PLAT APPROVAL IS NOT APPROVAL OF PUBLIC IMPROVEMENTS, AND ALL PROPOSED IMPROVEMENTS ARE SUBJECT TO FURTHER REVIEW AT THE TIME CONSTRUCTION PLANS ARE SUBMITTED.
13. ANY DAMAGE TO THE EXISTING PUBLIC STREET DUE TO CONSTRUCTION SHALL BE REPAIRED / REPLACED AT THE OWNER'S / DEVELOPER'S EXPENSE.
14. WATER AND SEWER IMPACT FEES WILL APPLY FOR THE ADDITIONAL IMPACT TO THE SYSTEM (IF APPLICABLE). THE FEES WILL BE BASED ON THE PROPOSED METER SIZE AND WILL BE CHARGED AT THE TIME OF METER SET (IF APPLICABLE).
15. ALL UTILITY SERVICE LINES TO BE CONNECTED TO NEW MAINS OR RELOCATED AS NEEDED FOR INSTALLATION OF STORM SEWER SYSTEM.
16. ALL CONDUITS PLACED BY CONTRACTOR MUST HAVE 24" OF COVER AT FINAL GRADE AND MARKED WITH POSTS TO IDENTIFY THE ENDS OF CONDUITS. THERE SHALL BE A MINIMUM SEPARATION OF 12" BETWEEN ELECTRICAL CONDUITS AND CONDUITS FOR OTHER UTILITIES.
17. SERVICE TAPS ON UTILITY MAINS (PROPOSED AND / OR EXISTING) SHALL BE MADE BY THE CITY OF BENTONVILLE, AND FEES PAID BY CONTRACTOR.
18. ALL UNDERGROUND LINES SHALL BE INSPECTED BY THE ENGINEER, OR HIS REPRESENTATIVE, PRIOR TO BACK FILLING.
19. PUBLIC SANITARY SEWER MAIN LINE TRENCHING AND BEDDING SHALL BE INSTALLED PER DETAIL GWS07.
20. PRIVATE DOMESTIC SANITARY SEWER SERVICE LINE TRENCHING AND BEDDING SHALL BE INSTALLED PER DETAIL 41N.
21. PUBLIC WATER MAIN, WATER SERVICE LINE TO METER, BUILDING SPRINKLER, AND / OR FDC LINE TRENCHING AND BEDDING SHALL BE INSTALLED PER DETAIL GWS07. PRIVATE DOMESTIC WATER SERVICE LINE AFTER METER TRENCHING AND BEDDING SHALL BE INSTALLED PER CITY UTILITY DETAIL GWS07.
22. ALL WATER LINE DIMENSIONS SHOWN ARE TO CENTER OF PIPE OR FITTING; ALL SEWER LINE DIMENSIONS ARE SHOWN TO CENTER OF MANHOLE OR CENTER OF PIPE.
23. TESTING OF WATER AND SEWER LINES SHALL BE AT THE CONTRACTOR'S EXPENSE.
24. TOPS OF EXISTING MANHOLES SHALL BE RAISED AS NECESSARY TO BE EITHER FLUSH WITH FINISHED GRADES IN PAVED AREAS, OR 4" ABOVE FINISHED GRADES IN UNPAVED AREAS.
25. TOPS OF PROPOSED MANHOLES SHALL BE FLUSH WITH FINISHED GRADES IN PAVED AREAS, OR 4" ABOVE FINISHED GRADES IN UNPAVED AREAS.
26. ALL UTILITIES UNDER PAVED AREAS SHALL RECEIVE CLASS 7 BASE BACKFILL FULL DEPTH.
27. MAINTAIN MINIMUM HORIZONTAL SEPARATION OF 10' BETWEEN WATER AND SEWER MAINS AND 5' BETWEEN OTHER UNDERGROUND UTILITIES SUCH AS STORM SEWER, ELECTRICAL, GAS, DOMESTIC WATER / SEWER SERVICE LINES, AND CONDUITS.
28. ALL EXISTING WATER, GAS AND / OR ELECTRICAL METERS AS NOTED TO BE ABANDONED AND / OR REMOVED FOR THE DEMOLITION PLAN WITHIN THE PROJECT AREA ARE TO BE RETURNED TO THE APPROPRIATE AUTHORITY.
29. COORDINATION OF ALL CONDUIT PLACEMENT SHALL BE MADE WITH UTILITY PROVIDERS.
30. WATER AND SEWER FORCE MAIN FITTINGS SHALL BE RESTRAINED THROUGH THE USE OF THRUST BLOCKING PER DETAIL GWS02 & GWS03.
31. PROPOSED UTILITIES THAT ARE TO BE BURIED IN THE SAME TRENCH SHALL BE COORDINATED WITH, AND APPROVED BY, THE INVOLVED UTILITIES PRIOR TO INSTALLATION.
32. CONTRACTOR SHALL FIELD VERIFY DEPTH AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION OF PROPOSED UTILITIES.
33. ALL PROPOSED UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH GOVERNING AGENCY.
34. CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION LOGGING AND STAKING (UNLESS APPROVED OTHERWISE BY THE ENGINEER OR RECORD).
35. IRR INSPECTION SHALL BE SCHEDULED AFTER THE SUBMISSION OF THE FIRE LINE PLAN TO THE CITY OF BENTONVILLE. COMMENCEMENT OF UNDERGROUND FIRE LINE CONSTRUCTION IS CONTINGENT UPON THE FIRE LINE CONTRACTOR RECEIVING APPROVAL FROM ADI, FOLLOWING SUBMISSION OF THE UNDERGROUND FIRE LINE PLAN.
36. OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO ENSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.
37. CONDENSATE AND ANY UN-METERED WATER AREA ADDRESSED AS A PROHIBITED DISCHARGE TO THE SEWER SHALL BE MODIFIED TO DISCHARGE INTO THE BENTONVILLE SANITARY SEWER AT (479) 271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.
38. BEUD DESIGN LOGGING DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN.
39. ELECTRICAL FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION OF THE ELECTRICAL SPECIFICATIONS FOUND ON THE WEBSITE.
40. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THIS DOCUMENT.

PROPOSED LEGEND

— — — — —	STORM DRAIN
— UGE —	UNDERGROUND ELECTRIC LINE
— "X" W —	WATER LINE
 FDC	FIRE DEPARTMENT CONNECTION
 FH	FIRE HYDRANT
	WATER METER
	WATER VALVE
	AIR RELEASE VALVE
	BLOW-OFF VALVE
— "X" SS —	SANITARY SEWER LINE
	SANITARY SEWER MANHOLE
	CLEAN-OUT
 EP	ELECTRICAL PEDESTAL
 TP	TELEPHONE PEDESTAL
 TSP	TRAFFIC SIGNAL PEDESTAL
	CATCH BASIN

-  POWER POLE
-  GUY WIRE w/ ANCHOR
-  GAS METER
-  GAS RISER
-  STREET LIGHT POLE
-  TELEPHONE PEDESTAL
-  CABLE TV PEDESTAL
-  CABLE VAULT
-  ELECTRIC VAULT
-  FIBER VAULT
-  GAS VAULT
-  TELEPHONE VAULT
-  WATER VAULT
-  SIGN (AS NOTED)
-  POST (AS NOTED)
-  BENCHMARK
-  FOUND IRON PIN (AS NOTED)
-  CONTROL POINT
-  RR SPIKE
-  BUSH
-  DECIDUOUS TREE
-  CONIFEROUS TREE

UTILITY DETAILS

408 FIRE HYDRANT ASSEMBLY (CITY OF BENTONVILLE WATER DETAIL W04)
409 SANITARY SEWER SERVICE VUE (CITY OF BENTONVILLE SANITARY SEWER
410 DETAIL S506)
411 DOUBBLE WATER SERVICE 5/8" DETAIL (CITY OF BENTONVILLE WATER DETAIL
412 W03)

414 SANITARY SEWER MANHOLE CAST-IN-PLACE (CITY OF BENTONVILLE SANITARY
415 SEWER DETAIL S501). ALL MANHOLE LID AND FRAME (CITY OF BENTONVILLE
416 SANITARY SEWER DETAIL S504). ALL MANHOLE WITHIN THE FLOOD PLAIN SHALL
417 BE INSTALLED WITH A 12" TIGHT BOLTED MANHOLE LID AND FRAME (CITY OF
418 BENTONVILLE SANITARY SEWER DETAIL S505)

UTILITY KEYNOTES

400 POINT OF CONNECTION - WATER SERVICE
401 TAPPING LEEDE AND VALVE W/ THRUST BLOCKING AND ADJUSTABLE VALVE BOX
402 (SEE SIZE AT SYMBOL)
403 TAPPING SADDLE (SEE SIZE AT SYMBOL)
404 GATE VALVE WITH ADJUSTABLE VALVE BOX (SEE SIZE AT SYMBOL)
405 REDUCER (SEE SIZE AT SYMBOL)
406 CAP / PLUG W/ THRUST BLOCKING (SEE SIZE AT SYMBOL)
407 TEE W/ THRUST BLOCKING (SEE SIZE AT SYMBOL)
408 CROSS W/ THRUST BLOCKING (SEE SIZE AT SYMBOL)
409 AIR RELEASE VALVE (SEE SIZE AT SYMBOL)
410 POINT OF CONNECTION - SANITARY SEWER SERVICE
411 SANITARY SEWER CLEAN OUT
412 CONNECTION TO EXISTING SANITARY SEWER MANHOLE
413 SANITARY SEWER SERVICE CONNECTION (PER LOCAL CODES)
414 PROPOSED ELECTRIC TRANSFORMER & PAD (PER ELECTRIC COMPANY
415 REQUIREMENTS)
416 ELECTRIC PEDISTAL (PER ELECTRIC COMPANY REQUIREMENTS)
417 ELECTRIC METER
418 MAINTAIN 18" VERTICAL SEPARATION (MIN.)
419 WATER SERVICE LINE UNDER PAVEMENT ENCASED WITH 2" PVC
420 ADJUST EXISTING VALVES TO FINISHED GRADE

PRELIMINARY
NOT FOR
CONSTRUCTION

ORIGINAL SIGNATURE ON FILE

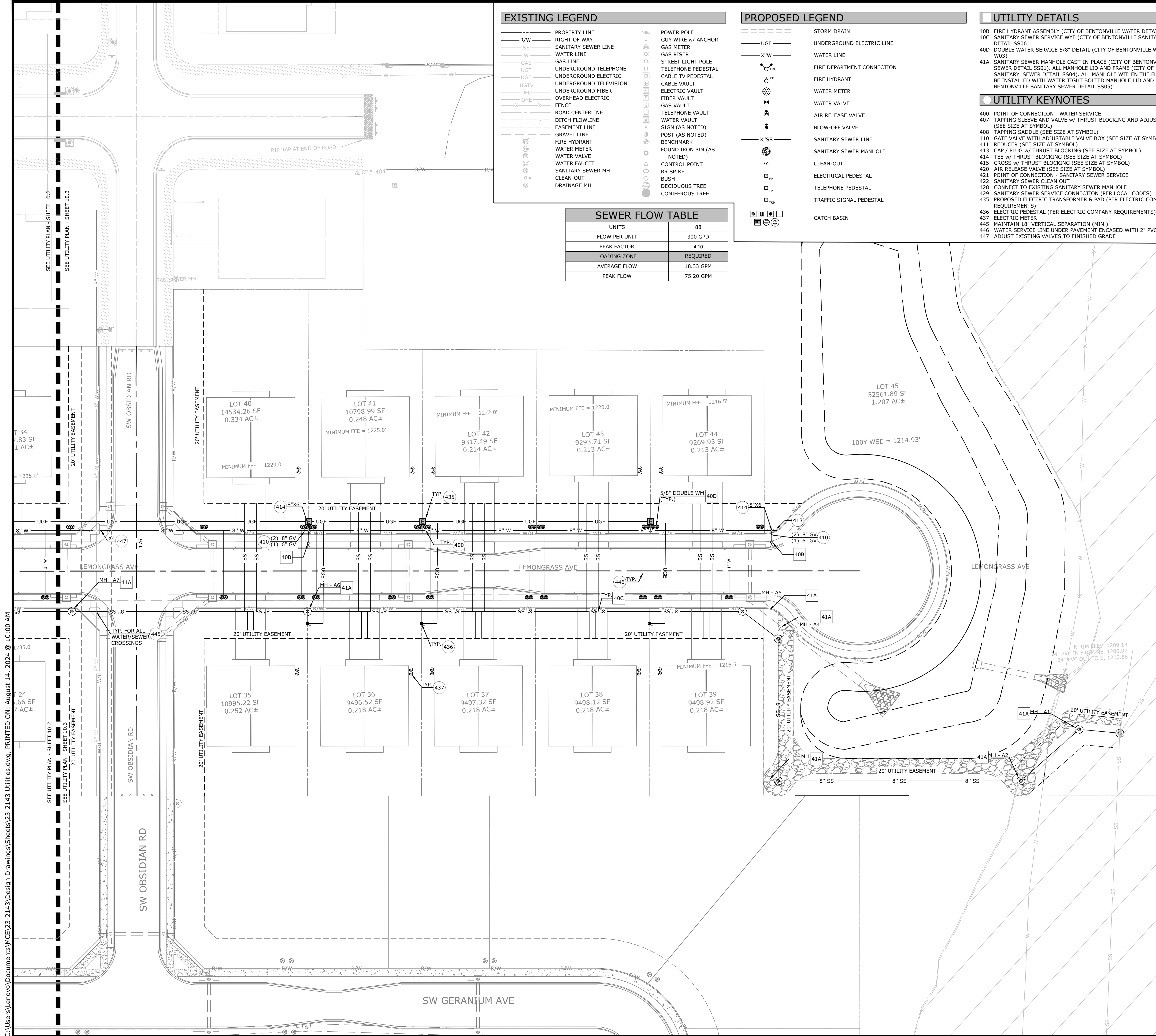
PRELIMINARY PLAT
AZALEA COMMONS
GINN RD
BENTONVILLE, ARKANSAS

[illegible]

UTILITY PLAN -
SHEET 2

DESIGNED BY: LM	DRAWN BY: LM
DATE: 8/14/2024	REVISION: CONCEPT
SCALE: AS NOTED	JOB NUMBER: 23-2143

C10.2



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

SEWER FLOW TABLE	
UNITS	88
FLOW PER UNIT	300 GPD
PEAK FACTOR	4.10
LOADING ZONE	REQUIRED
AVERAGE FLOW	18.33 GPM
PEAK FLOW	75.20 GPM

PROPOSED LEGEND	
---	STORM DRAIN
---	UNDERGROUND ELECTRIC LINE
X"W	WATER LINE
X"W	FIRE DEPARTMENT CONNECTION
X"W	FIRE HYDRANT
X"W	WATER METER
X"W	WATER VALVE
X"W	AIR RELEASE VALVE
X"W	BLOW-OFF VALVE
X"SS	SANITARY SEWER LINE
X"SS	SANITARY SEWER MANHOLE
X"SS	CLEAN-OUT
X"SS	ELECTRICAL PEDESTAL
X"SS	TELEPHONE PEDESTAL
X"SS	TRAFFIC SIGNAL PEDESTAL
X"SS	CATCH BASIN

UTILITY DETAILS	
40B	FIRE HYDRANT ASSEMBLY (CITY OF BENTONVILLE WATER DETAIL W04)
40C	SANITARY SEWER SERVICE WYE (CITY OF BENTONVILLE SANITARY SEWER DETAIL SS06)
40D	DOUBLE WATER SERVICE 5/8" DETAIL (CITY OF BENTONVILLE WATER DETAIL W03)
41A	SANITARY SEWER MANHOLE CAST-IN-PLACE (CITY OF BENTONVILLE SANITARY SEWER DETAIL SS01). ALL MANHOLE LID AND FRAME (CITY OF BENTONVILLE SANITARY SEWER DETAIL SS04). ALL MANHOLE WITHIN THE FLOOD PLAIN SHALL BE INSTALLED WITH WATER TIGHT BOLTED MANHOLE LID AND FRAME (CITY OF BENTONVILLE SANITARY SEWER DETAIL SS05)
400	POINT OF CONNECTION - WATER SERVICE
407	TAPPING SLEEVE AND VALVE w/ THRUST BLOCKING AND ADJUSTABLE VALVE BOX (SEE SIZE AT SYMBOL)
408	TAPPING SADDLE (SEE SIZE AT SYMBOL)
410	GATE VALVE WITH ADJUSTABLE VALVE BOX (SEE SIZE AT SYMBOL)
411	REDUCER (SEE SIZE AT SYMBOL)
413	CAP / PLUG w/ THRUST BLOCKING (SEE SIZE AT SYMBOL)
414	TEE w/ THRUST BLOCKING (SEE SIZE AT SYMBOL)
415	CROSS w/ THRUST BLOCKING (SEE SIZE AT SYMBOL)
420	AIR RELEASE VALVE (SEE SIZE AT SYMBOL)
421	POINT OF CONNECTION - SANITARY SEWER SERVICE
422	SANITARY SEWER CLEAN OUT
428	CONNECT TO EXISTING SANITARY SEWER MANHOLE
429	SANITARY SEWER SERVICE CONNECTION (PER LOCAL CODES)
435	PROPOSED ELECTRIC TRANSFORMER & PAD (PER ELECTRIC COMPANY REQUIREMENTS)
436	ELECTRIC PEDESTAL (PER ELECTRIC COMPANY REQUIREMENTS)
437	ELECTRIC METER
445	MAINTAIN 18" VERTICAL SEPARATION (MIN.)
446	WATER SERVICE LINE UNDER PAVEMENT ENCASED WITH 2" PVC
447	ADJUST EXISTING VALVES TO FINISHED GRADE

PLAN SCALE

30 0 15 30 60

(IN FEET)

1 inch = 30ft.

GENERAL UTILITY NOTES

1.

ALL WATER MAINS SHALL BE PVC (C-900; DR-14), UNLESS OTHERWISE SPECIFIED ON THE PLANS. SIZE AS NOTED ON THE PLANS AND TO MAINTAIN 48" OF COVER (MINIMUM).
ALL SEWER MAINS SHALL BE PVC (SDR-26), UNLESS OTHERWISE SPECIFIED ON THE PLANS. SIZE AS NOTED ON THE PLANS AND TO MAINTAIN 36" OF COVER (MINIMUM).
ALL FIRE / FDC LINES SHALL BE DUCTILE IRON, UNLESS OTHERWISE SPECIFIED ON THE PLANS. SIZE AS NOTED ON THE PLANS AND TO MAINTAIN 36" OF COVER (MINIMUM).
ALL DOMESTIC WATER SERVICE LINES AFTER THE METER TO BUILDINGS SHALL BE POLYETHYLENE PIPE, UNLESS OTHERWISE SPECIFIED ON THE PLANS. SIZE AS NOTED ON THE PLANS AND TO MAINTAIN 48" OF COVER (MINIMUM).
ALL DOMESTIC SANITARY SEWER SERVICE LINES SHALL BE PVC (SDR-26), OR OTHERWISE SPECIFIED ON THE PLANS. SIZE AS NOTED ON THE PLANS AND TO MAINTAIN 36" OF COVER (MINIMUM).

2.

EXISTING UTILITIES SHOWN ON PLANS HAVE BEEN SHOWN IN THEIR APPROXIMATE LOCATIONS PER AVAILABLE INFORMATION.

3.

CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED FROM THE APPROPRIATE UTILITY AUTHORITIES AND THE OWNER, AND THE CONTRACTOR HAS BEEN NOTIFIED BY MCLELLAND CONSULTING ENGINEERS, INC.

4.

CONTRACTOR SHALL NOT OPEN, TURN OFF, INTERFERE WITH, OR ATTACH ANY PIPE OR HOSE TO OR TAP ANY WATER MAIN UNLESS DULY AUTHORIZED TO DO SO BY THE CITY. ANY ADVERSE CONSEQUENCES OF ANY SCHEDULED OR UNSCHEDULED DISRUPTIONS OF SERVICE TO THE PUBLIC ARE TO BE THE LIABILITY OF THE CONTRACTOR. MCLELLAND CONSULTING ENGINEERS, INC. AND THE OWNER ARE TO BE HELD HARMLESS.

5.

ALL TRENCHING, BACKFILLING AND PIPE LAYING IS TO MEET ALL OSHA REQUIREMENTS.

6.

THE LOCATION, DESCRIPTION AND SIZE OF ALL ABOVE-GROUND AND UNDER-GROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN DETERMINED WITH DUE CARE AND DILIGENCE, USING CURRENT TECHNIQUES, EQUIPMENT AND PROPER ACCURACY CONTROL PROCEDURES. HOWEVER, INFORMATION SHOWN HEREON IS NOT WARRANTED TO BE CORRECT IN EVERY DETAIL BECAUSE OF INACCURACIES IN OR LACK OF EXISTING DATA OR MAPS AND THE INABILITY TO VERIFY IN THE FIELD. PERSONS USING INFORMATION CONTAINED HEREON ARE HEREBY CAUTIONED ACCORDINGLY.

7.

REFER TO BUILDING PLANS FOR SITE LIGHTING ELECTRICAL PLANS.

8.

ALL WATER & SEWER DESIGNS ARE SUBJECT TO THE CITY'S LATEST DESIGN CRITERIA (CITY OF BENTONVILLE 2021 WATER UTILITIES DEPARTMENT SPECIFICATIONS). REVIEW FOR PLAT APPROVAL IS NOT APPROVAL OF PUBLIC IMPROVEMENTS, AND ALL PROPOSED IMPROVEMENTS ARE SUBJECT TO FURTHER REVIEW AT THE TIME CONSTRUCTION PLANS ARE SUBMITTED.

9.

ANY DAMAGE TO THE EXISTING PUBLIC STREET DUE TO CONSTRUCTION SHALL BE REPAIRED / REPLACED AT THE OWNER'S / DEVELOPER'S EXPENSE.

10.

WATER AND SEWER IMPACT FEES WILL APPLY FOR THE ADDITIONAL IMPACT TO THE SYSTEM (IF APPLICABLE). THE FEES WILL BE BASED ON THE PROPOSED METER SIZE AND WILL BE CHARGED AT THE TIME OF METER SET (IF APPLICABLE).

11.

ALL UTILITY SERVICE LINES TO BE CONNECTED TO NEW MAINS OR RELOCATED AS NEEDED FOR INSTALLATION OF STORM SEWER SYSTEM.

12.

ALL CONDUITS PLACED BY CONTRACTOR MUST HAVE 24" OF COVER AT FINAL GRADE AND MARKED WITH POSTS TO IDENTIFY THE ENDS OF CONDUITS. THERE MUST BE A MINIMUM SEPARATION OF 12" BETWEEN ELECTRICAL CONDUITS AND CONDUITS FOR OTHER UTILITIES.

13.

SERVICE TAPS ON UTILITY MAINS (PROPOSED AND / OR EXISTING) SHALL BE MADE BY THE CITY OF BENTONVILLE, AND FEES PAID BY CONTRACTOR.

14.

ALL UNDERGROUND LINES SHALL BE INSPECTED BY THE ENGINEER, OR HIS REPRESENTATIVE, PRIOR TO BACK FILLING.

15.

PUBLIC SANITARY SEWER MAIN LINE TRENCHING AND BEDDING SHALL BE INSTALLED PER DETAIL GWS07.
PRIVATE DOMESTIC SANITARY SEWER SERVICE LINE TRENCHING AND BEDDING SHALL BE INSTALLED PER DETAIL 41N.

16.

PUBLIC WATER MAIN, WATER SERVICE LINE TO METER, BUILDING SPRINKLER, AND / OR FDC LINE TRENCHING AND BEDDING SHALL BE INSTALLED PER DETAIL GWS07. PRIVATE DOMESTIC WATER SERVICE LINE AFTER METER TRENCHING AND BEDDING SHALL BE INSTALLED PER CITY UTILITY DETAIL GWS07.

17.

ALL WATER LINE DIMENSIONS SHOWN ARE TO CENTER OF PIPE OR FITTING; ALL SEWER LINE DIMENSIONS ARE SHOWN TO CENTER OF MANHOLE OR CENTER OF PIPE.

18.

TESTING OF WATER AND SEWER LINES SHALL BE AT THE CONTRACTOR'S EXPENSE.

19.

TOPS OF EXISTING MANHOLES SHALL BE RAISED AS NECESSARY TO BE EITHER FLUSH WITH FINISHED GRADES IN PAVED AREAS, OR 4" ABOVE FINISHED GRADES IN UNPAVED AREAS.
TOPS OF PROPOSED MANHOLES SHALL BE FLUSH WITH FINISHED GRADES IN PAVED AREAS, OR 4" ABOVE FINISHED GRADES IN UNPAVED AREAS.

20.

ALL UTILITIES UNDER PAVED AREAS SHALL RECEIVE CLASS 7 BASE BACKFILL FULL DEPTH.

21.

MAINTAIN MINIMUM HORIZONTAL SEPARATION OF 10' BETWEEN WATER AND SEWER MAINS AND 5' BETWEEN OTHER UNDERGROUND UTILITIES SUCH AS STORM SEWER, ELECTRICAL, GAS, DOMESTIC WATER / SEWER SERVICE LINES, AND CONDUITS.

22.

ALL EXISTING WATER, GAS AND / OR ELECTRICAL METERS AS NOTED TO BE ABANDONED AND / OR REMOVED PER THE DEMOLITION PLAN WITHIN THE PROJECT AREA ARE TO BE RETURNED TO THE APPROPRIATE AUTHORITY.

23.

COORDINATION OF ALL CONDUIT PLACEMENT SHALL BE MADE WITH UTILITY PROVIDERS.

24.

ALL WATER AND SEWER FORCE MAIN FITTINGS SHALL BE RESTRAINED THROUGH THE USE OF THRUST BLOCKING PER DETAIL GWS02 & GWS03.

25.

PROPOSED UTILITIES THAT ARE TO BE BURIED IN THE SAME TRENCH SHALL BE COORDINATED WITH, AND APPROVED BY, THE INVOLVED UTILITIES PRIOR TO INSTALLATION.

26.

CONTRACTOR SHALL FIELD VERIFY DEPTH AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION OF PROPOSED UTILITIES.

27.

ALL PROPOSED UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH GOVERNING AGENCY.

28.

CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION LAYOUT AND STAKING (UNLESS APPROVED OTHERWISE BY THE ENGINEER OF RECORD).

29.

18K INSPECTION SHALL BE SCHEDULED AFTER THE SUBMISSION OF THE FIRE LINE PLAN TO THE CITY OF BENTONVILLE. COMMENCEMENT OF UNDERGROUND FIRE LINE CONSTRUCTION IS CONTINGENT UPON THE FIRE LINE CONTRACTOR OBTAINING APPROVAL FROM ADH, FOLLOWING SUBMISSION OF THE UNDERGROUND FIRE LINE PLAN.

30.

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

31.

CONDENSATE AND ANY UN-METERED WATER AREA ADDRESSED AS A PROHIBITED DISCHARGE AND IS NOT APPROVED TO DISCHARGE INTO THE BENTONVILLE SANITARY SEWER SYSTEM.

32.

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

33.

BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN.

34.

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

PRELIMINARY PLAT

AZALEA COMMONS

GINN RD

BENTONVILLE, ARKANSAS

811

Know what's below.

Call before you dig.

DESIGNED BY:
LM

DATE:
8/14/2024

SCALE:
AS NOTED

DRAWN BY:
LM

REVISION:
CONCEPT

JOB NUMBER:
23-2143

UTILITY PLAN - SHEET 3

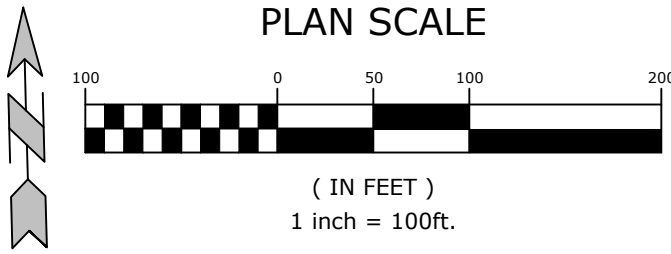
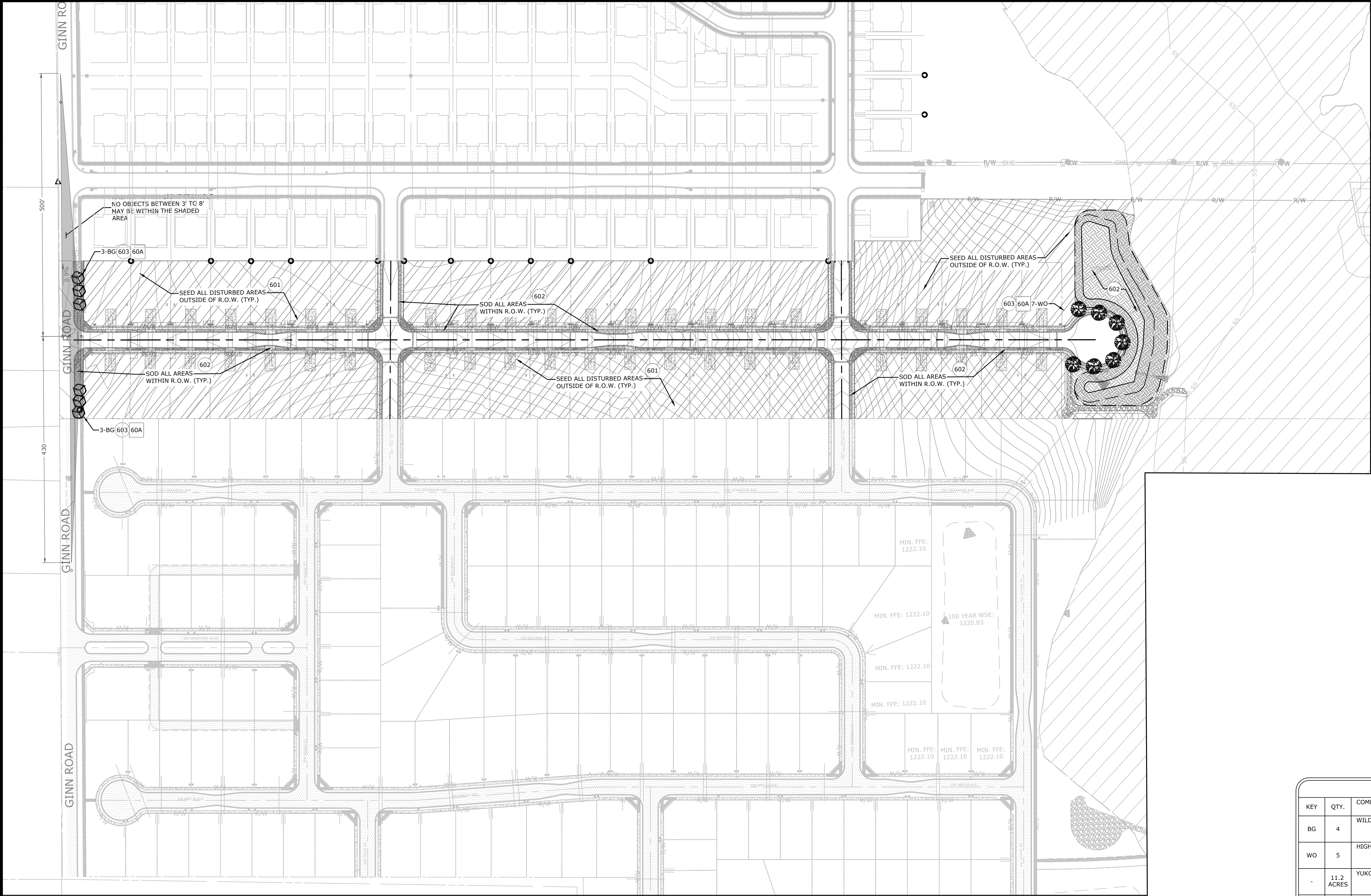
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EXISTING LEGEND

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

PROPOSED LEGEND

----	STORM DRAIN
⬮	CATCH BASIN
⬮	SANITARY SEWER MANHOLE
⬮	FLARED END SECTION
⬮	GAS METER
⬮	FIRE HYDRANT
⬮	WATER METER
⬮	SANITARY SEWER MANHOLE
⬮	ELECTRIC TRANSFORMER
⬮	LIGHT POLE
⬮	SEED (SEE PLANTING LIST - THIS SHEET)
⬮	SOD (SEE PLANTING LIST - THIS SHEET)
⬮	TREE PLANTING (SEE PLANTING LIST - THIS SHEET)
—GAS—	GAS LINE
—UGE—	UNDERGROUND ELECTRIC LINE
—X"W—	WATER LINE
—X"SS—	SANITARY SEWER LINE

LANDSCAPE KEYNOTES

601 SEEDED AREA
602 SODDED AREA
603 APPLY A 3" LAYER OF SHREDDED HARDWOOD MULCH (NATURAL COLOR) TO THE OUTSIDE EDGE OF THE PLANTING PIT (SEE PLANTING DETAILS)

LANDSCAPE DETAILS

60A TREE PLANTING

PLANT LIST

KEY	QTY.	COMMON NAME	Botanical name	SYMBOL	SIZE / COMMENTS:
BG	4	WILDFIRE BLACKGUM	Nyssa sylvatica 'Wildfire'	⬮	2.5" Caliper
WO	5	HIGHTOWER WILLOW OAK	Quercus phellos 'Hightower'	⬮	2.5" Caliper
-	11.2 ACRES	YUKON BERMUDA SEED	Cynodon dactylon 'YUKON'	⬮	Seed with Straw Mulch Cover / Seed all Disturbed Areas
-	8,071 S.Y.	YUKON BERMUDA SOD	Cynodon dactylon 'YUKON'	⬮	Solid Sod

NOTE: CALIPER MEASUREMENTS AS PER AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z-60.1 - 2014) REQUIREMENTS.

CITY OF BENTONVILLE LANDSCAPE NOTES:

- ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED. (SEC. 1400.05-12)
- TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES. (SEC. 1400.05-13)
- HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES (SEC. 1400.05-14)
- WHERE LANDSCAPE MAY PRESENT POTENTIAL UTILITY CONFLICTS, UTILITY LOCATIONS SHALL BE FIELD VERIFIED.
- WHERE POTENTIAL UTILITY CONFLICTS WITH LANDSCAPING, UTILITY LOCATIONS SHALL BE FIELD VERIFIED.

NEWLY CONSTRUCTED SINGLE FAMILY RESIDENTIAL STRUCTURES:
ONE (1) SHADE TREE SHALL BE PLANTED IN EACH YARD ADJACENT TO THE ROADWAY AND ONE (1) SHADE TREE SHALL BE PLANTED IN EACH RIGHT-OF-WAY ADJACENT TO THE ROADWAY. TREES PLANTED IN THE RIGHT-OF-WAY SHALL BE LOCATED ON A RESIDENTIAL OR LOCAL STREET AS DESIGNATED ON THE MASTER STREET PLAN. FINAL OCCUPANCY PERMITS MAY BE HELD FOR THOSE WHO FAIL TO COMPLETE LANDSCAPE REQUIREMENTS. (SEC. 1400.10-1)

CITY OF BENTONVILLE FRONTAGE TREE PLANTING REQUIREMENTS:

PRELIMINARY PLAT STREET FRONTAGE TREE PLANTING (SEC. 1400.10-2)
1 SHADE TREE PER EVERY 50 LINEAR FEET
220 L.F. / 50 = 4.4 (4) 4 SHADE TREES REQUIRED / 4 PROVIDED

COMMON/DRAINAGE LOTS FRONTAGE TREES
1 SHADE TREE PER EVERY 50 LINEAR FEET
259 L.F. / 50 = 5.18 (5) 5 SHADE TREES REQUIRED / 2 PROVIDED

PRELIMINARY
NOT FOR
CONSTRUCTION

ORIGINAL SIGNATURE ON FILE

PRELIMINARY PLAT
AZALEA COMMONS
GINN RD
BENTONVILLE, ARKANSAS

REVISIONS

DESCRIPTION

DATE

REV

LANDSCAPE
PLANS

DESIGNED BY:

LM

DATE:

8/14/2024

SCALE:

AS NOTED

DRAWN BY:

LM

REVISION:

CONCEPT

JOB NUMBER:

23-2143



Nest Apartments

Southeast C Street

PC Date: 10/3/2023

Staff Report Details

Project Number	LSD23-0012
Applicant / Current Owner	Halff Associates / Gopi Chandran
Site Area	+/- 1.01 Acres
Current Zoning	C-2, General Commercial
Requested Zoning	N/A
Current Future Land Use Map Designation	Residential Estate
Requested Future Land Use Map Designation	N/A
Development Type / Use	Multifamily Apartment Complex
Related projects	N/A

Property Description

This property is located on the east side of Southeast C Street near the corner of Southeast 22nd Street. It is currently zoned C-2, General Commercial with a future land use classification of Residential Estate. This property presently is vacant.

Project Details

This project was originally approved by the Planning Commission on October 3rd, 2023. The applicant has requested an extension because of construction delays due to economic uncertainty.

This project is a large-scale development that consists of a single structure that will serve as the first building of the Nest Apartments. The proposed structure will be approximately 24,610 square feet, providing 18 total units. It is also shown to be approximately 42 feet tall at its highest point. The project will provide 27 parking spaces, which is what is required. One means of access is proposed: shared drive (SE Nest Circle) from Southeast C Street.

Relationship to the General Plan / Projected Traffic Impact

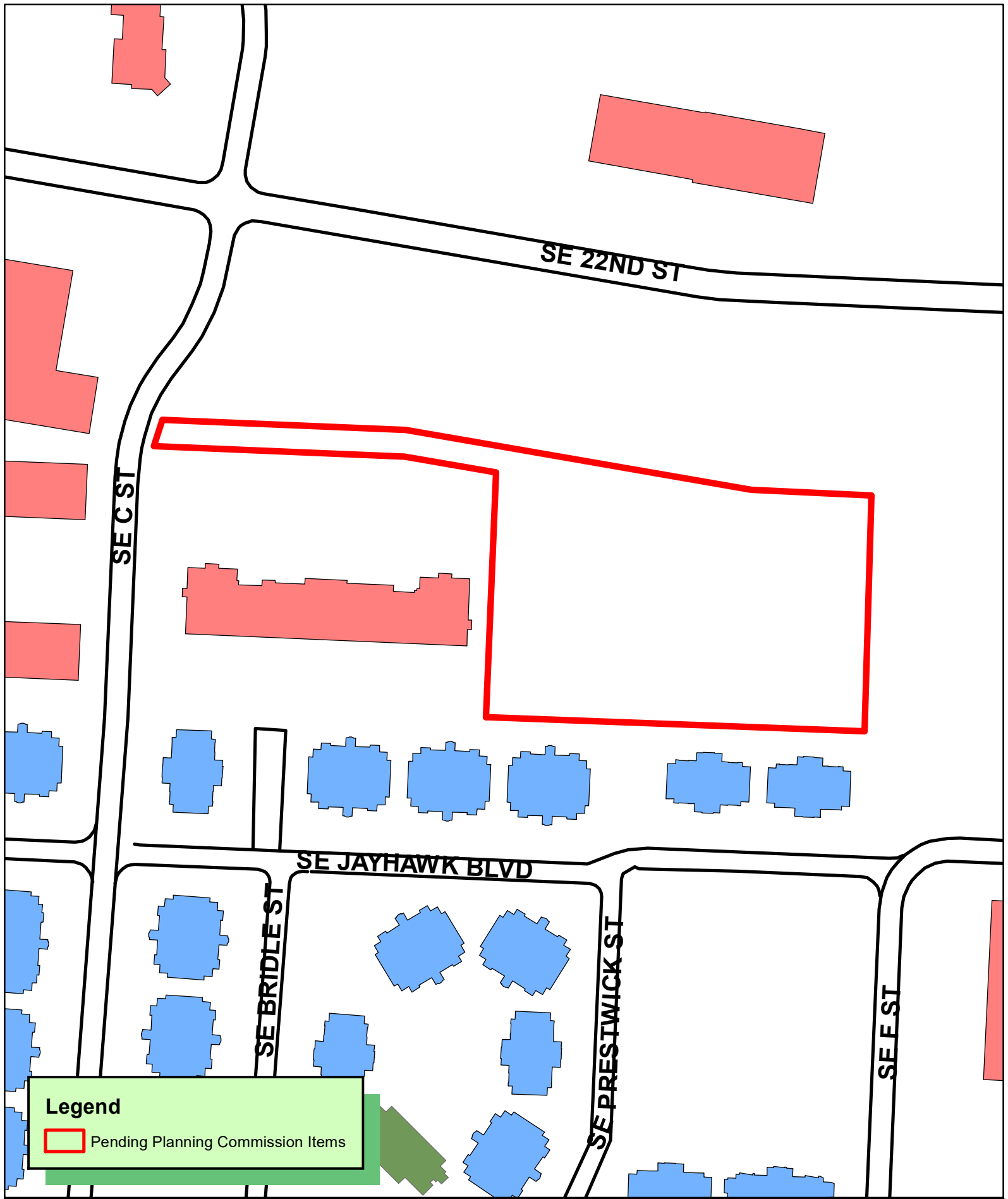
Relationship to the General Plan / Projected Traffic Impact

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

Analysis / Waivers
No waivers are associated with this request.

Conclusion
Staff recommends approval of this Large Scale Development extension request.

Additional Details





52045

September 19, 2024

Mr. Tyler Overstreet
Planning Department
City of Bentonville
305 S.W. "A" Street
Bentonville, AR 72712

Re: LSD Approval Extension Request
Nest Apartments – LSD 23-0012

Mr. Overstreet,

On behalf of Gopi Chandran, Halff Associates respectfully request an extension of the Large-Scale Development Approval issued. Construction has been delayed as a result of economic uncertainty, however, if approval is extended, the developer intends to begin working with contractors and moving the project forward in the spring. For this reason, the developer is requesting an extension of the approval.

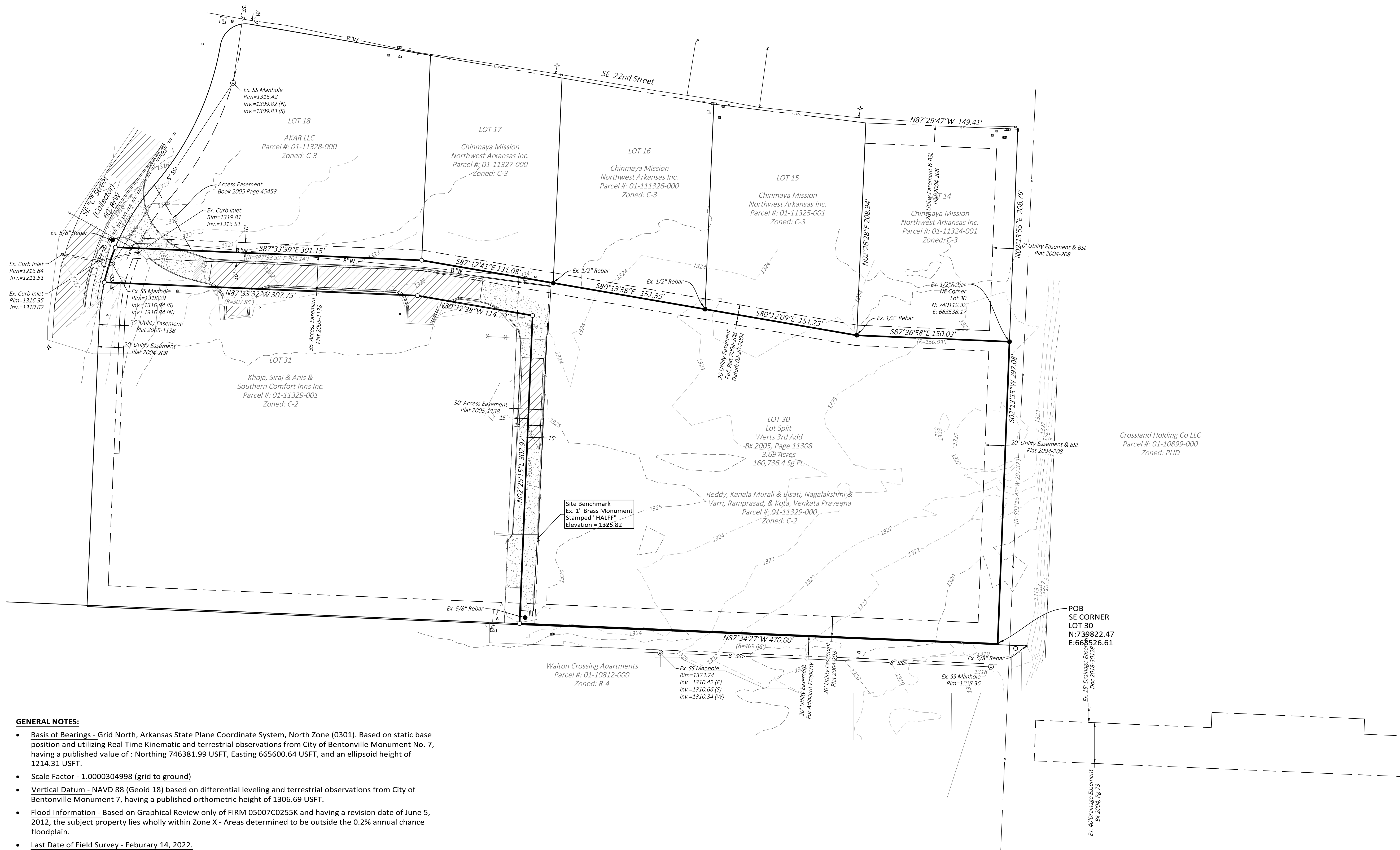
If you have any questions or need additional information, you may reach me at (479) 273-2209.

Sincerely,

Halff Associates, Inc

A handwritten signature in blue ink, appearing to read "Patrick Foy", written over a horizontal line.

Patrick Foy, P.E.
Land Development Team Lead



GENERAL NOTES:

- Basis of Bearings - Grid North, Arkansas State Plane Coordinate System, North Zone (0301). Based on static base position and utilizing Real Time Kinematic and terrestrial observations from City of Bentonville Monument No. 7, having a published value of : Northing 746381.99 USFT, Easting 665600.64 USFT, and an ellipsoid height of 1214.31 USFT.
- Scale Factor - 1.0000304998 (grid to ground)
- Vertical Datum - NAVD 88 (Geoid 18) based on differential leveling and terrestrial observations from City of Bentonville Monument 7, having a published orthometric height of 1306.69 USFT.
- Flood Information - Based on Graphical Review only of FIRM 05007C025K and having a revision date of June 5, 2012, the subject property lies wholly within Zone X - Areas determined to be outside the 0.2% annual chance floodplain.
- Last Date of Field Survey - February 14, 2022.
- Reference Documents - Warranty Deeds filed for record at Document Numbers 201748650 and L202241768.
- Record Plat of Benham Company LLC, Lot Split, as file for record at Plat Book 2005 Page 1138 on September 16, 2005.

WARRANTY DEED L202241768 DESCRIPTION:

Lot 30, in the Replat of Lot 19, Werts 3rd Addition, to the City of Bentonville, Benton County, Arkansas, as shown on Plat Record "2005" at Page 1138, being more particularly described as follows, To-Wit: Beginning at the SE Corner of said Lot 19 and running thence N87°34'27"W, 469.66 feet to a set iron pin; thence N02°25'15"E, 303.04 feet to a set iron pin; thence N80°12'38"W, 114.79 feet to a set iron pin; thence N87°33'32"E, 307.85 feet to a set iron pin located on the East Right-of-Way of Southeast "C" Street; thence along said Right-of-Way with a curve to the right, with a radius of 215.00 feet and an arc length of 38.38 feet to a found iron pin; thence leaving said Right-of-Way, S87°33'32"E, 301.14 feet to a found iron pin; thence S80°12'41"E, 131.08 feet to a found iron pin; thence S80°13'38"E 151.35 feet to a found iron pin; thence S80°12'09"E 151.25 feet to a found iron pin; thence S87°36'58"E, 150.03 feet to a found iron pin; thence S02°16'42"W, 297.32 feet to the Point of Beginning, containing 3.69 acres, more or less.

Subject to Easement and Right-of-Way of Record.

FLOOD CERTIFICATION:

Based Upon Review Of FEMA Firm: Benton County, Arkansas And Incorporated Areas, And By Graphic Plotting Only, The Subject Property Is Determined To Be In Zone X, Or Areas Determined To Be Outside The 0.2% Annual Chance Floodplain.

Map Number: 05007C0255K

Effective Date: June 5, 2012

Surveyor/Engineer

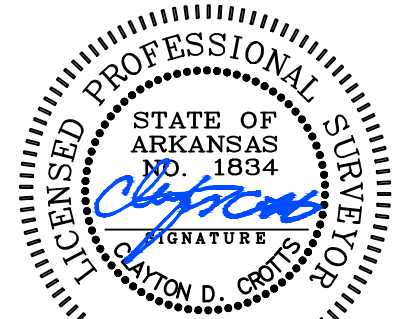
Halff Associates, Inc
2407 SE Cottonwood Street, Ste 1
Bentonville, AR 72712
Telephone: (479) 273-2209

Owner/Developer

Gopi Chandran
802 SW
Edinburgh Ave,
Bentonville, AR,
72713
(404) 428-4674

BOUNDARY SURVEY CERTIFICATION:

I, Clayton D. Crofts, do hereby declare that on this the 3rd day of November, 2022, that this survey was completed under my direct supervision, that the boundary lines and corner monuments, to the best of my knowledge, are found and were established as indicated, and that this survey meets the Arkansas Standards of Practice for Property Boundary Surveys and Plats.

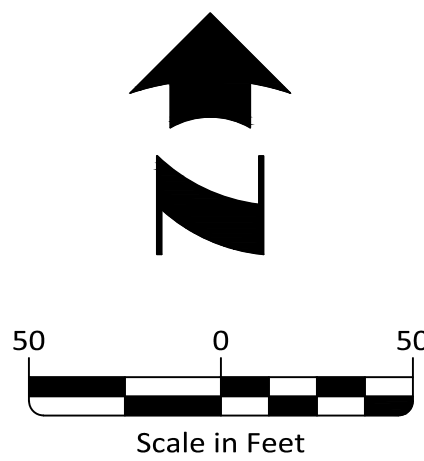
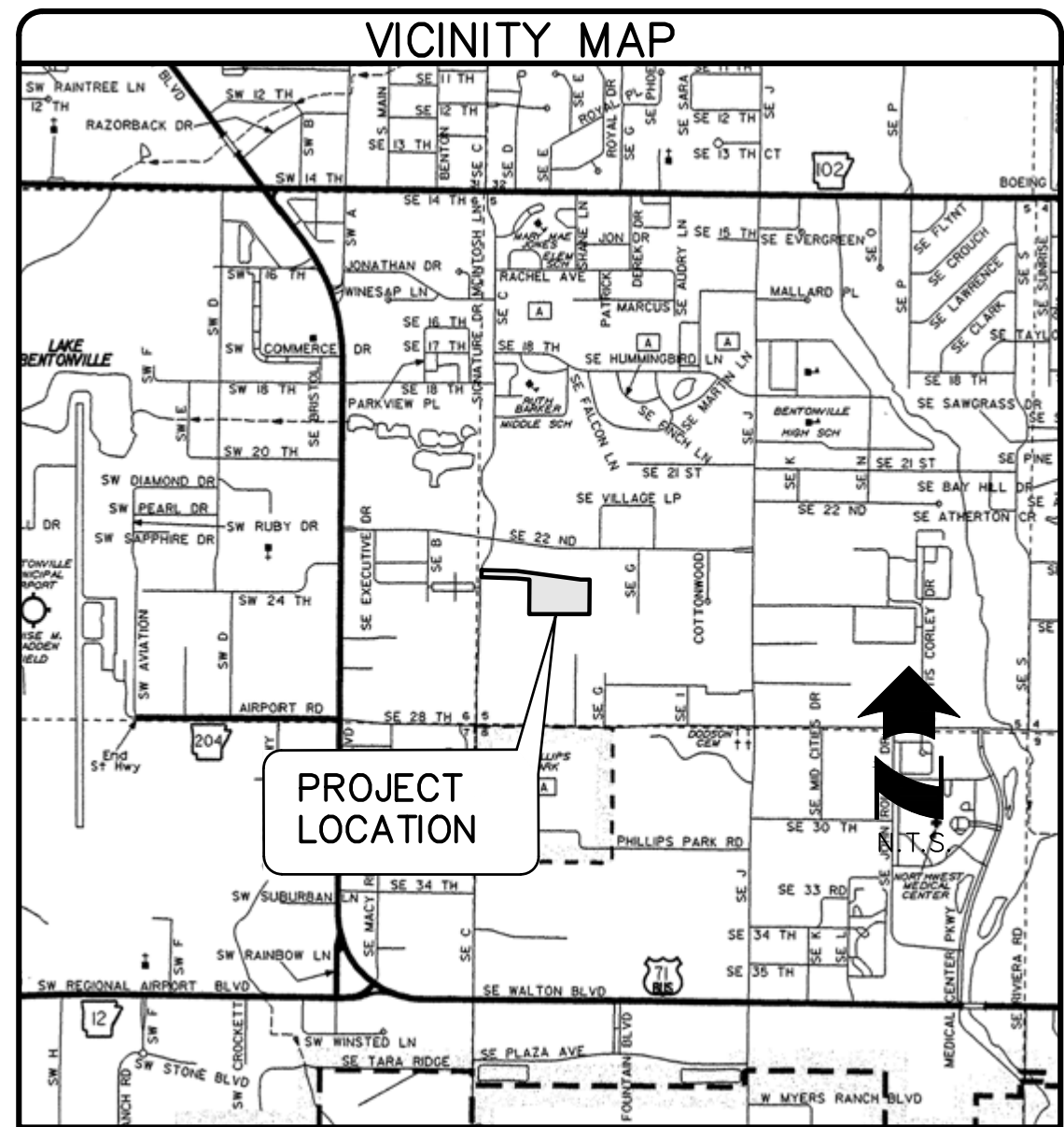


11-3-22

Clayton D. Crofts, Arkansas PS #1834



Curve Table					
Curve #	Length	Radius	Tangent	Chord Bearing	Chord Length
C1	38.38'	215.00'	18.10'	N 17° 31' 17" E	36.08'



HALFF ASSOCIATES, INC.
2407 SE COTTONWOOD ST. STE 1
BENTONVILLE, AR 72712
479.273.2209 - HALFF.COM

LOT 30
WERTS 3RD ADDITION

Bentonville, Arkansas

**Issued for Review
11.03.22**

BOUNDARY SURVEY

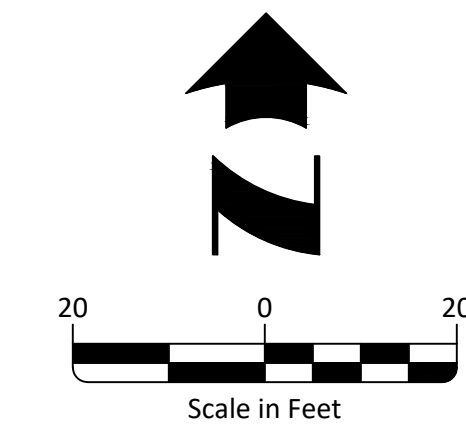
Revisions		

Drawn By:	RLA	Vert. Scale:	-
Approved By:	CDC	Horiz. Scale:	1"=50'
Date:	11.03.2022	Plot Scale:	1
Project No.:	GOP-01	DWG Name:	PRELIM PLAT

SHEET

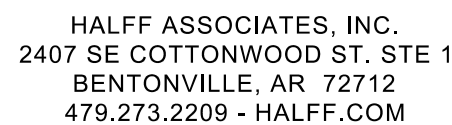
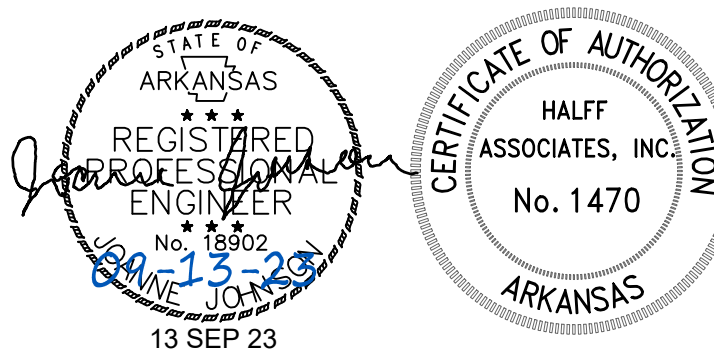
1

of 1



Total Site Area: 141,890 S.F.
Total Impervious Area: 90,326 S.F. (64%)
Total Green Space Area: 51,564 S.F. (36%)
Interior Green Space Calculations:
Total Parking Lot Area: 14,996 S.F.
Total Interior Green Space Required: 3,573 S.F. (8%)
Total Interior Green Space Provided: 1,563 S.F. (10%)

Proposed Site Is In Zone C (3) Outer Safety, Zone (OSZ)



Bentonville, Arkansas
LSD #23-0012

Issued for Review
09.13.23

Drawn By: JRC	Vert. Scale: N/A
Approved By: JKJ	Horiz. Scale: 1"=20'
Date: 09.13.23	Plot Scale: 1
Project No.: GOP-01	DWG Name: GOP-01 SITE DIM

of 37

Drawing Name: P:\GOP-01\DRAWING\Sheets8TVGOP-01 Site Dimensioning.dwg Last Modified: Sep 12, 2023 - 10:19am Plotted on: Sep 13, 2023 - 4:40pm by ah5213

Notes:

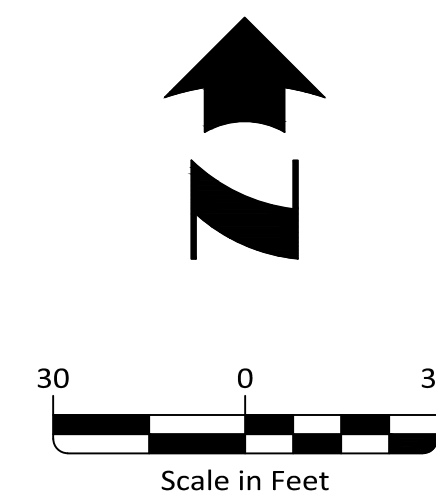
1. Any New Lighting Will Require That It Be Cut-Off Or B-U-G (With a U Rating of U), And Approved By Planning Department.
2. All Mechanical Equipment (Roof and Ground Mounted) Will Be Screened On All Sides By Similar Materials As The Building.
3. Location Of Any Signage Is Unknown At This Time. All Proposed Signage Will Require A Separate Permit.
4. All Proposed Fencing Will Require A Separate Permit.
5. Electric Facilities Shall Be Installed In Accordance With The Latest Revision Of The Electric Specifications, Found On The Website. Contractor Is Responsible For Compliance With This Document.
6. Contact BEUD At (479) 271-3135 Before Performing Any Grading Within 5' Of Existing Or Proposed Power Poles.
7. BEUD Design Layout Drawing Takes Precedence Over Any Electric Information Shown On The Site Plan.
8. Dumpster Enclosure Shall Be Constructed With Similar Materials As The Building And Be A Minimum Of 9' In Depth And 11' In Width.
9. This Site Is In Zone C (3) Outer Safety Zone (OSZ). We Meet The Requirements Of Our Zone.

Zoning - General Commercial (C-2)					
Building Setbacks					
Front		Side		Rear	
With Front Parking	Without Front Parking	Adj. To Non-Residential District	Adj. To Residential District	Adj. To Non-Residential District	Adj. To Residential District
50'	20'	7'	30'	20'	30'

PARKING SUMMARY FOR MULTI-FAMILY DWELLING			
Description	Parking Requirement	Spaces Required	Spaces Provided
Phase 1 Development (18 Dwellings)	3 Sp. Per 2 Dwelling Units	27*	27*
HC Accessible Spaces	2 Spaces Per 26-50 Spaces	2	2
Total spaces (Multi-Family)		27*	27*

* Includes HC Accessible Spaces

* Includes HC Accessible Spaces



Overall Site Area Calculations:

Total Site Area: 141,890 S.F.

Total Impervious Area: 90,326 S.F. (.64%)

Total Green Space Area: 51,564 S.F. (.36%)

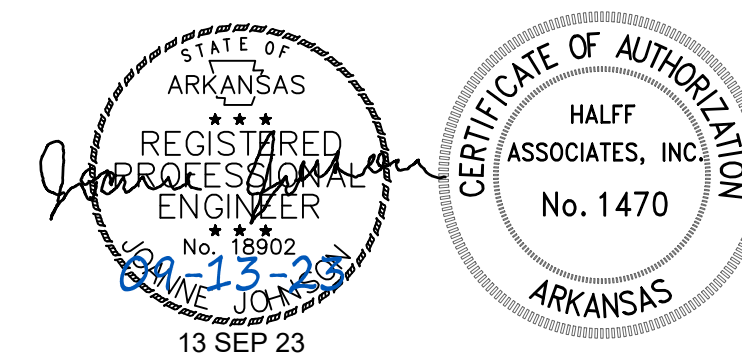
Interior Green Space Calculations:

Total Parking Lot Area: 44,658 S.F.

Total Interior Green Space Required: 3,573 S.F. (.8%)

Total Interior Green Space Provided: S.F. (%)

Will Provide Interior Parking Greenspace Requirement
8% of Impervious Material, and At Least 80% will be Living
Material for Parking Islands.



HALFF ASSOCIATES, INC.
2407 SE COTTONWOOD ST. STE 1
BENTONVILLE, AR 72712
479.273.2209 - HALFF.COM

NEST APARTMENTS

Bentonville, Arkansas
LSD #23-0012

Issued for Review
09.13.23

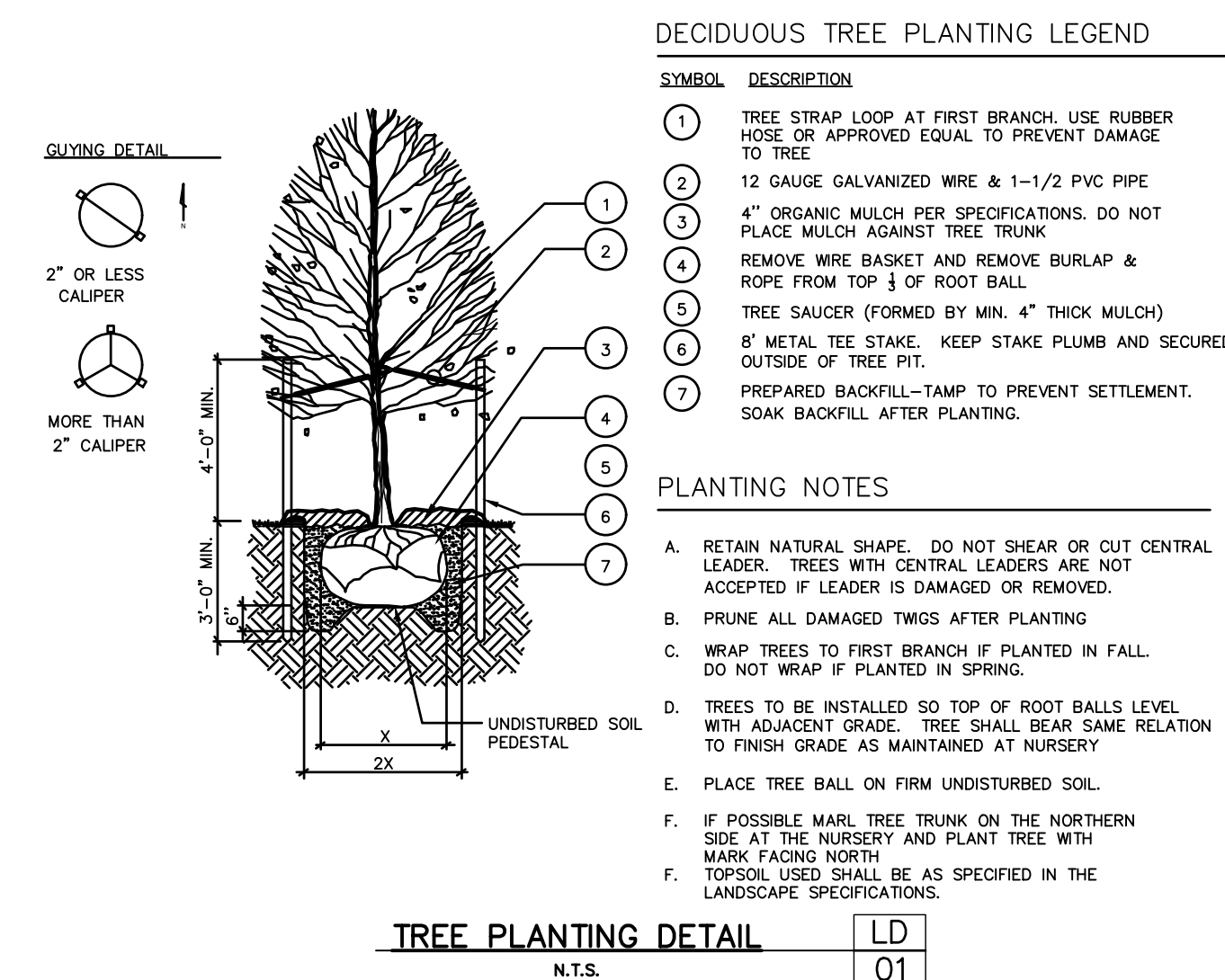
LANDSCAPING PLAN

Revisions		
Drawn By:	JRC	Vert. Scale:
Approved By:	JKJ	Horiz. Scale:
Date:	09.13.23	Plot Scale:
Project No.:	GOP-01	DWG Name:

SHEET

37

of 37



PLANT SCHEDULE					
Key	COMMON NAME	Botanical Name	Size	Spacing	Quantity
MG	LITTLE GEM MAGNOLIA	Magnolia grandiflora 'Little Gem'	6'-8" B&B	As Shown	4
PA	NORWAY SPRUCE	Picea abies	6'-8" B&B	As Shown	13
CK	OKLAHOMA REDBUD	Cercis canadensis 'Oklahoma'	2" Cal. B&B	As Shown	7
ZS	GREEN VASE ZELKOVA	Zelkova serrata 'Green Vase'	2.5" Cal. B&B	As Shown	8
STREET TREES					
PC	CHINESE PISTACHE	PISTACHIA CHINENSIS	4" Cal. B&B	As Shown	13

Seeding And Sodding Note:

All Disturbed Areas Under A 10% Slope Shall Be Topsoiled To A Minimum Depth Of 4" Fertilized At A Rate Of 250 Pounds Per Acre And Seeded With Annual Ryegrass At A Rate Of 3-4 Pounds Per 1000 Square Feet And Turf-Type Fescue At A Rate Of 8 Pounds Per 1000 Square Feet, Or Sodded With Bermuda Grass If The Area Is Designated For Sod. The Area Must Also Be Mulched. The Contractor Shall Water And Maintain The Grass Until A Healthy Permanent Stand Is Established.

All Areas Over 15% Shall Be Plated As Above, But Shall Be Covered With Erosion Control Fabric Edges.

Street Frontage Buffer Landscaping Requirements:

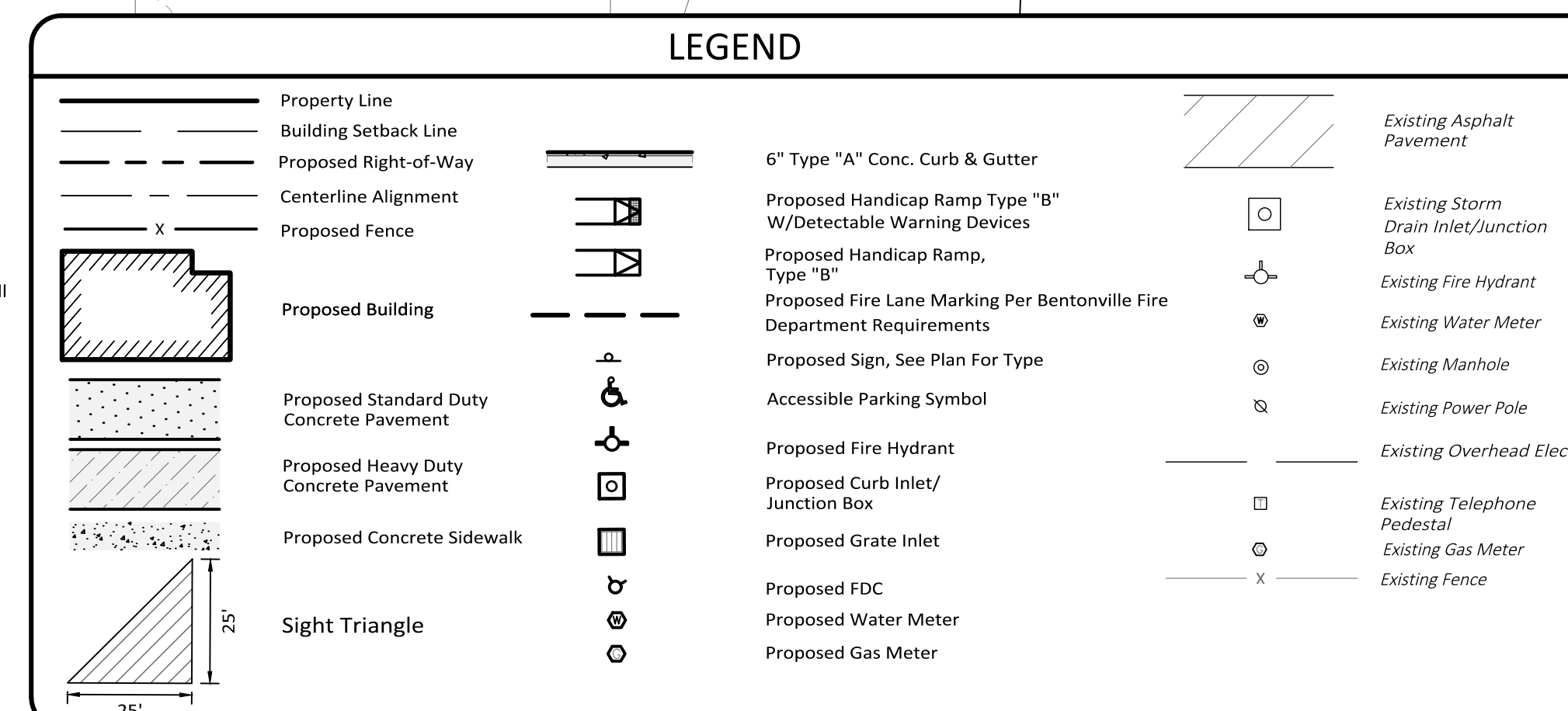
Shade Trees Shall Be Provided At A Min Rate Of 1 Shade Tree Per
20 LF Of Street Frontage, Applicable Only To The Exterior Of The
Plat Adjacent To A Public Right-Of-Way.
Required:
303 LF / 20 = 15 Trees
Provided:
15 Shade Trees

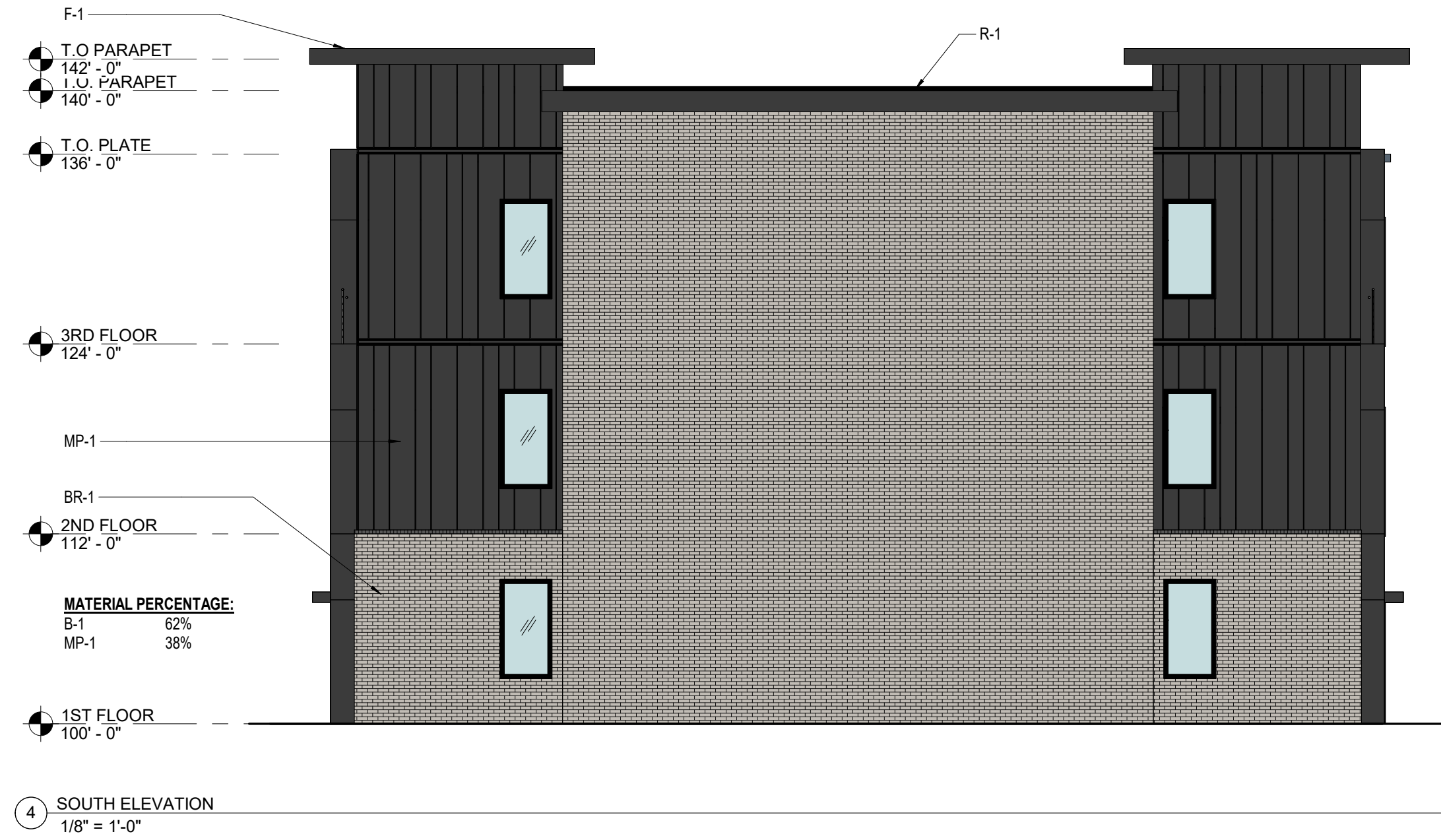
Perimeter Buffer Planting Required:
1 Tree Shall Be Provided Per 50 LF Of Perimeter
Required:
 $1208 \text{ LF} / 50 = 24 \text{ Trees}$
Provided:
24 Perimeter Trees

Landscape Plan General Notes

1. The Contractor Shall Furnish All Labor, Materials, Tools, Equipment, And Related Items Required For The Complete Installation Of Landscape.
2. All Plant Material Shall Be Nursery Grown. Plant Material Sizes And Grading Shall Comply With The Latest Edition Of American Standards For Nursery Stock, Published By The American Nursery And Landscape Association.
3. All Plant Material Shall Be Healthy And Free From All Visible Signs Of Disease Or Pest Infestation.
4. Contractor Shall Ascertain Location Of All Utilities Prior To Excavation. Prior To Commencing With Any Work, Contact The State One-Call.
5. No Changes To Approved Plant Schedule (If Any) Will Be Allowed Without The Approval Of The City Of Bentonville And The Owner's Representative.
6. The Contractor Shall Provide A Two Year Minimum Warranty For All Proposed Plant Materials And Installation From The Date Of Acceptance, Or As Required By The City Of Bentonville.
7. The Contractor Shall Spoil Any Excess Topsoil Located On The Site That Is Not Required To Perform Landscape Operations. If Sufficient Topsoil Is Not Present On Site, The Contractor Shall Import Topsoil To The Site In Order To Complete The Landscape Operations.
8. All Trees Shall Be Installed, Mulched, Guyed, And Staked Per The Details. All Shrubs Shall Be Mulched Per The Details.
9. Irrigation System Shall Be Designed By Others. Irrigation System Shall Be Underground Sprinkler System Or Drip Irrigation System. The System Shall Be Protected By An RP RT Type Backflow Preventor. Backflow Prevention Assemblies Installed Outside Shall Be Protected By An Enclosure Which Complies With The Standards And Specifications Set Forth By The American Society Of Sanitary Engineering (ASSE) Code 1060.

10. Proposed Trees Shall Be Placed A Minimum Distance Of 10' From Fire Hydrants, 20' From Overhead Utility Lines, And 5' From Any Public Underground Utility.
11. Contractor Shall Replace All Dead, Diseased, And Damaged Trees On Site. Coordinate With The Landscape Architect.
12. Once Installed, Landscaping Shall Be Maintained In Healthy Living Condition And All Plant Material That Dies Shall Be Replaced. (Sec. 1400.5C-10)
13. Trees Shall Not Be Topped At Any Time And Proper Tree Pruning Techniques As Established By The Latest Addition Of ANSI A300 'Standards For Tree Care' Shall Be Utilized For Maintenance purposes. (Sec 1400.5, C-11)
14. Healthy Trees Shall Not Be Removed At Any Time And Proper Tree Pruning Techniques As Established By The Latest Addition Of ANSI A300 'Standards For Tree Care' Shall Be Utilized For Maintenance Purposes. (Sec 1400.5, C-12)
15. All Trees Planted In The Public Right-Of-Way Shall Be 4" Caliber And The Lowest Limb Shall Be 96" Or Higher From Final Grade At The Time Of Planting.
16. All Proposed Trees Shall Be A Minimum Of 5' From All Public Utilities.
17. Where Potential Utility Conflicts With Landscaping, Utility Locations Shall Be Field Verified.





FINISH LEGEND			
BR-1 BRICK MATERIAL: BRICK VENEER COLOR: STEELE GRAY MNF: ACME BRICK		R-1 ROOFING MATERIAL: TPO COLOR: WHITE MNF: TBD	
MP-1 - ARCHITECTURAL METAL PANEL MATERIAL: 24 GA. MS1 MODULAR COLOR: PREFINISHED ANTHRACITE MNF: MAC METAL ARCHITECTURAL		D-1 DOORS MATERIAL: PREHUNG METAL COLOR: MATCH FACIA MNF: TBD	
MP-2 - ARCHITECTURAL METAL PANEL MATERIAL: 24 GA. 1'-0"X5'-0" METAL BLOCK COLOR: PREFINISHED TITANIUM WHITE MNF: MAC METAL ARCHITECTURAL		F-1 FASCIA & GUTTER MATERIAL: ALUM COLOR: MATCH ADJACENT MATERIAL MNF: TBD	
MP-3 - ARCHITECTURAL METAL PANEL MATERIAL: 24 GA. NORWOOD MINI COLOR: SCANDINAVIAN FIR MNF: MAC METAL ARCHITECTURAL			

C STREET ARPARTMENTS BUILDING A



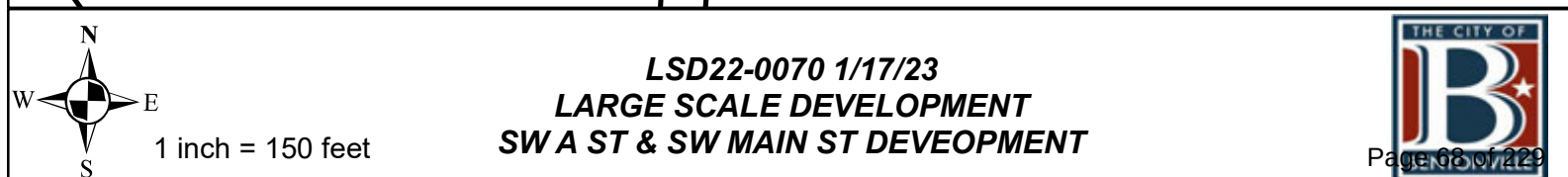
Consent Agenda Item [LSD22-0070](#)

For the Planning Commission meeting on October 1, 2024

Details

Large Scale Development Extension: SW A & Main Multi-family Development, Main & A Connect LLC, South Main Street and Southwest A Street, Large-scale Development, *LSD22-0070*

This is a large scale development extension for the SW A & Main Multi-family Development project that was originally approved on April 18th, 2023 and extended for 6 months on March 5, 2024. This would be the second extension request for the project. The applicant has stated that they are requesting an additional 6 months to finalize construction contracts. The project consists of 238 residential units of 6 3-story structures, approximately 5k square feet of commercial, built of brick, glass, stone and Hardie Board.





Ecological Design Group, Inc
216 W Birch St.
Rogers, AR 72756

Date: July 25, 2024

Project: SW A & Main Multi-Family Development

Location: SW A St, Bentonville, AR

EDG Project No: #22-010

RE: Request for LSD Extension – SW A & Main Multi-Family Development #LSD22-0070

Dear Planning Commissioners:

On behalf of Main and A Connect LLC, Ecological Design Group, Inc. is requesting an extension for the Large Scale Development approval for the aforementioned project as allowed in the City of Bentonville Subdivision Code and further defined in Article 700.7(B): Large Scale Developments; Expiration of Large Scale Development Approval; Extension. The design team requires an additional 6 months to finalize the construction contract.

Please let us know if you need any additional information in regard to the extension request. We appreciate your review and consideration of this project. If you need any additional information or have any questions, please do not hesitate to contact me at 918-399-3717 or via email at khopkins@@ecologicaldg.com.

Sincerely,

A handwritten signature in black ink, appearing to read 'Katelynn Hopkins', is positioned above the printed name.

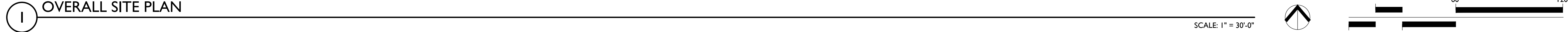
Katelynn Hopkins, EIT
Engineering Designer
(918) 399-3717

I OVERALL SITE PLAN

SITE SUMMARY		
ZONING:	PLANNED RESIDENTIAL DEVELOPMENT (PRD)	
USE:	MIXED USE (MULTI-FAMILY & COMMERCIAL)	
AREA:	4.74 AC TOTAL	
ZONING SUMMARY - EAST PARCEL		
LOT AND AREA STANDARDS		
MIN LOT AREA MIN:	REQUIRED	PROVIDED
MAX AREA MAX:	NONE	154,638 SF
MIN LAND AREA / DWELLING UNIT	NONE	154,638 SF
MIN WIDTH MIN:	NONE	854 SF
MAX WIDTH MAX:	NONE	500'
MIN LOT DEPTH:	NONE	500'
MAX LOT COVERAGE:	NONE	336'
(MIXED USE, INTERIOR LOT)	100%	34%
BUILDING SETBACK STANDARDS		
MIN FRONT YARD:	REQUIRED	PROVIDED
MAX FRONT YARD:	NONE	17'
MIN SIDE YARD:	50'	47'
MAX SIDE YARD:	NONE	8'
MIN REAR YARD:	NONE	98'
MAX REAR YARD:	NONE	53'
MIN REAR YARD:	NONE	63'
OPEN SPACE REQUIREMENTS		
MIN OPEN SPACE	REQUIRED	PROVIDED
	15%	20%

ZONING SUMMARY - WEST PARCEL		
LOT AND AREA STANDARDS		
MIN LOT AREA:	REQUIRED	PROVIDED
MAX LOT AREA:	NONE	51,836 SF
MIN LAND AREA / DWELLING UNIT	NONE	1,037 SF
MIN LOT WIDTH:	NONE	200'
MAX LOT WIDTH:	NONE	200'
MIN LOT DEPTH:	NONE	259'
MAX LOT COVERAGE:	100%	25%
(MIXED USE, INTERIOR LOT)		
BUILDING SETBACK STANDARDS		
MIN FRONT YARD:	REQUIRED	PROVIDED
MAX FRONT YARD:	NONE	9'
MIN SIDE YARD:	50'	7'
MAX SIDE YARD:	NONE	50'
MIN REAR YARD:	NONE	129'
MAX REAR YARD:	NONE	129'
OPEN SPACE REQUIREMENTS		
MIN OPEN SPACE	REQUIRED	PROVIDED
	15%	21%

BUILDING DATA		PARKING DATA	
COMMERCIAL SF:	4,910	PARKING PROVIDED BY UNIT:	0.92 SPACES PER UNIT 231 UNITS 213 SPACES
STUDIO UNITS:	77		
1 BEDROOM UNITS:	134		
2 BEDROOM UNITS:	20	COMMERCIAL:	1 SPACE / 250 SF 4,910 SF / 250 SF = 19.64 20 SPACES
TOTAL	231	TOTAL	237 SPACES
		PARKING PROVIDED	
		ON SITE STANDARD PARKING	89 SPACES
		ON SITE COMPACT PARKING	44 COMPACT
		ON SITE GARAGE PARKING	80 SPACES
		ON STREET PARKING	18 SPACES
		ADA SPACES	2 SPACES
		TOTAL	233 SPACES



EXISTING LEGEND

- BOUNDARY LINE
- BOUNDARY LINE (PREVIOUS)
- FORTY LINE TIE LINE
- CENTERLINE OF ROAD
- RIGHT-OF-WAY
- WATER LINE
- OVERHEAD POWER LINE
- SEWER LINE
- FENCE
- UTILITY EASEMENT
- FOUND 5/8" REBAR/ CAP
- SET 5/8" REBAR/CAP
- FOUND PIPE
- FOUND 1/2" REBAR
- COMPUTED POINT
- TELEPHONE PEDESTAL
- CABLE PEDESTAL
- WATER METER
- SEWER CLEANOUT
- SANITARY SEWER MH
- POWER POLE
- WATER VALVE
- GAS METER
- SPOT ELEVATIONS

PROPOSED LEGEND

- ASPHALT PAVEMENT
- 2" MILL & OVERLAY
- TYPICAL CONCRETE PAVEMENT
- TYPICAL CONC. SIDEWALK
- TYPICAL CONCRETE PAVEMENT W/ SAWCUT JOINT PATTERN
- PAVERS
- CRUSHED STONE
- DETENTION LIMITS

GENERAL NOTES:

- EXISTING SURVEY DATA WAS OBTAINED FROM A TOPOGRAPHIC & BOUNDARY SURVEY PERFORMED BY BATES & ASSOCIATES, INC AND DATED AUGUST 11, 2021.
- SURVEY DATA IS BASED UPON NAD 83, STATE STATE PLANE, ARKANSAS NORTH FEET COORDINATE SYSTEM.
- ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM.
- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY, COUNTY, STATE, AND FEDERAL REGULATIONS AND CODES AS WELL AS OSHA STANDARDS. SITE CONTRACTOR SHALL MEET OR EXCEED ALL LOCAL, STATE, AND FEDERAL EROSION CONTROL MEASURES.
- THE APPROXIMATE LOCATION OF KNOWN UTILITIES & SUBSURFACE STRUCTURES AS SHOWN HEREON ARE BASED ON ABOVE-GROUND VISIBLE STRUCTURES & RECORD DRAWINGS PROVIDED. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF THESE & ALL OTHER SUBSURFACE AND/OR LATENT FACILITIES PRIOR TO BEGINNING WORK. ALL REPAIRS OR RELOCATIONS NECESSARY SHALL BE MADE AS REQUIRED BY THE OWNER OF THE UTILITY OR STRUCTURE & THE COST OF SUCH REPAIRS NECESSARY SHALL BE BORNE BY THE CONTRACTOR.
- ALL WORK PERFORMED WITHIN THE RIGHT-OF-WAY SHALL BE COORDINATED WITH THE CITY OF BENTONVILLE ENGINEERING DEPARTMENT AND TRAFFIC DEPARTMENT.
- ALL STREETS, DRIVES, WALKS, DRAINAGE STRUCTURES, FENCES, ETC. THAT ARE DISTURBED SHALL BE RESTORED TO THEIR ORIGINAL OR BETTER CONDITION USING LIKE MATERIALS. COST OF SUCH REPAIRS SHALL BE BORNE BY THE CONTRACTOR UNLESS PROVISION FOR PAYMENT IS MADE IN THE PROPOSAL.
- THE CONTRACTOR IS REQUIRED TO NOTIFY THE ONE CALL CENTER AT 1-800-482-8998 48 HOURS PRIOR TO DIGGING IN ORDER THAT UNDERGROUND UTILITIES IN THE AREA CAN BE LOCATED.
- THE CONTRACTOR SHALL NOT BEGIN WORK UNTIL THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN IMPLEMENTED, AND THE SWPPP, EROSION CONTROL PLAN, AND SIGNED AUTOMATIC NOTICE OF COVERAGE IS POSTED ON SITE.
- CONTRACTOR IS RESPONSIBLE FOR ALL FIELD TESTING AS DESCRIBED IN THE SPECIFICATIONS (INCLUDING BUT NOT LIMITED TO COMPACTION DENSITY TESTING, ETC.), AND SHALL PROVIDE RESULTS TO ENGINEER, AND MAINTAIN RECORDS AND RESULTS OF ALL TESTS PERFORMED DURING CONSTRUCTION. TESTING BY THE CONTRACTOR SHALL BE INCLUDED IN THE BID.
- EXISTING FACILITIES AND FEATURES ARE SHOWN LIGHT-LINED AND/OR SCREENED. NEW FACILITIES AND FEATURES ARE SHOWN SOLID AND HEAVY-LINED.
- SLOPES AND GRADES SHOWN ARE IN UNITS OF FT/FT UNLESS OTHERWISE NOTED.
- ALL PAVEMENT AND CURB MEASUREMENTS ARE TAKEN FROM FACE OF CURB OR EDGE OF PAVEMENT.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
- ALL HVAC AND OTHER MECHANICAL EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW.
- ELEVATION CERTIFICATE IS REQUIRED IF FLOODPLAIN IS ON SITE (SECTION 14-256).
- ALL ROOF MOUNTED EQUIPMENT (EXCEPT SOLAR PANELS) SHALL BE SCREENED FROM VIEW OF A PERSON STANDING ON THE PROPERTY LINE ON THE FAR SIDE OF THE ADJOINING STREET.
- ALL PROPOSED EXTERIOR SITE LIGHTING SHALL HAVE SHIELDS INSTALLED.
- THE DUMPSTER ENCLOSURES SHALL BE CONSTRUCTED WITH SIMILAR MATERIALS AS THE BUILDINGS ON SITE.
- FREESTANDING SIGNAGE IS NOT PROPOSED AT THIS TIME. ALL PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
- PROPOSED BENCHES WILL BE A MINIMUM OF 6 FEET IN LENGTH AND BE VICTOR STANLEY "CLASSIC" (MODEL# C-10) OR APPROVED EQUAL.
- BIKE RACKS SHALL BE DERO SWERVE SINGLE HOOP, COLOR BLACK OR APPROVED EQUAL.

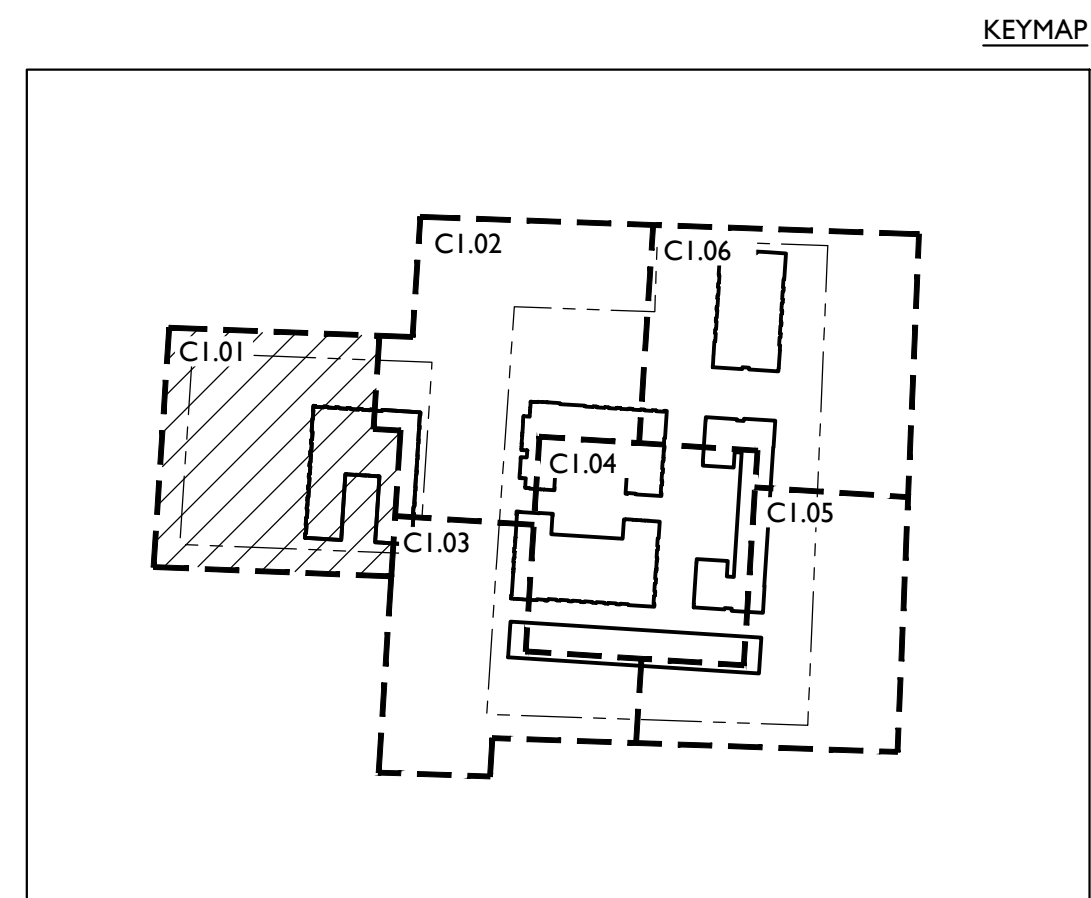
SW A AND MAIN ST DEVELOPMENT
Bentonville, Arkansas

EXISTING LEGEND

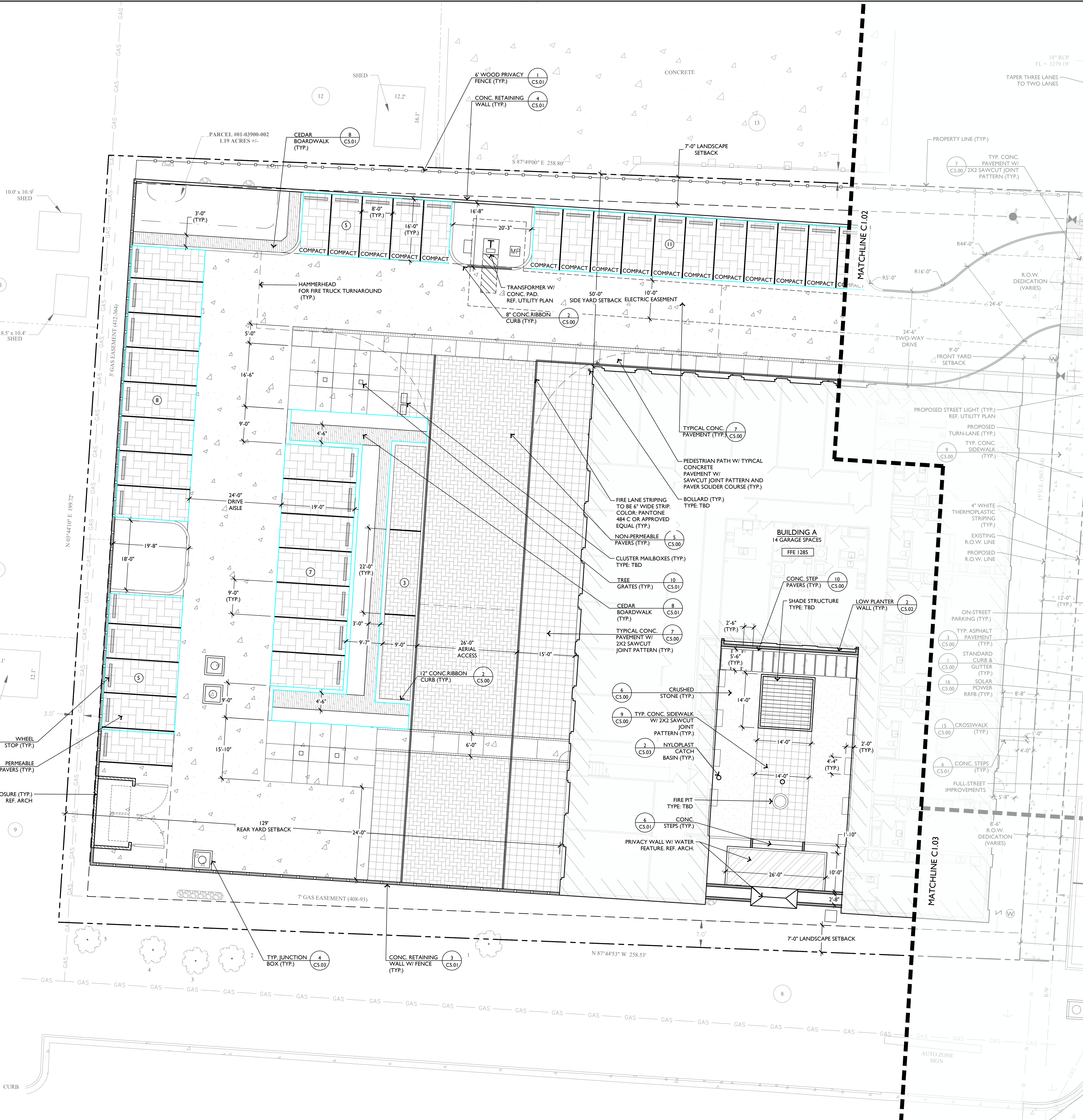
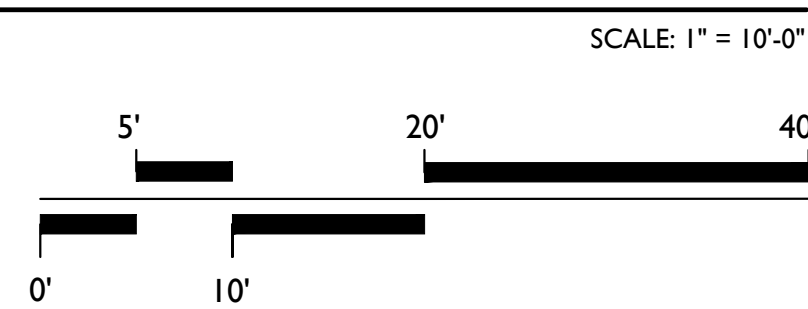
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- WATER VALVE
- GAS METER
- SPOT ELEVATIONS

PROPOSED LEGEND

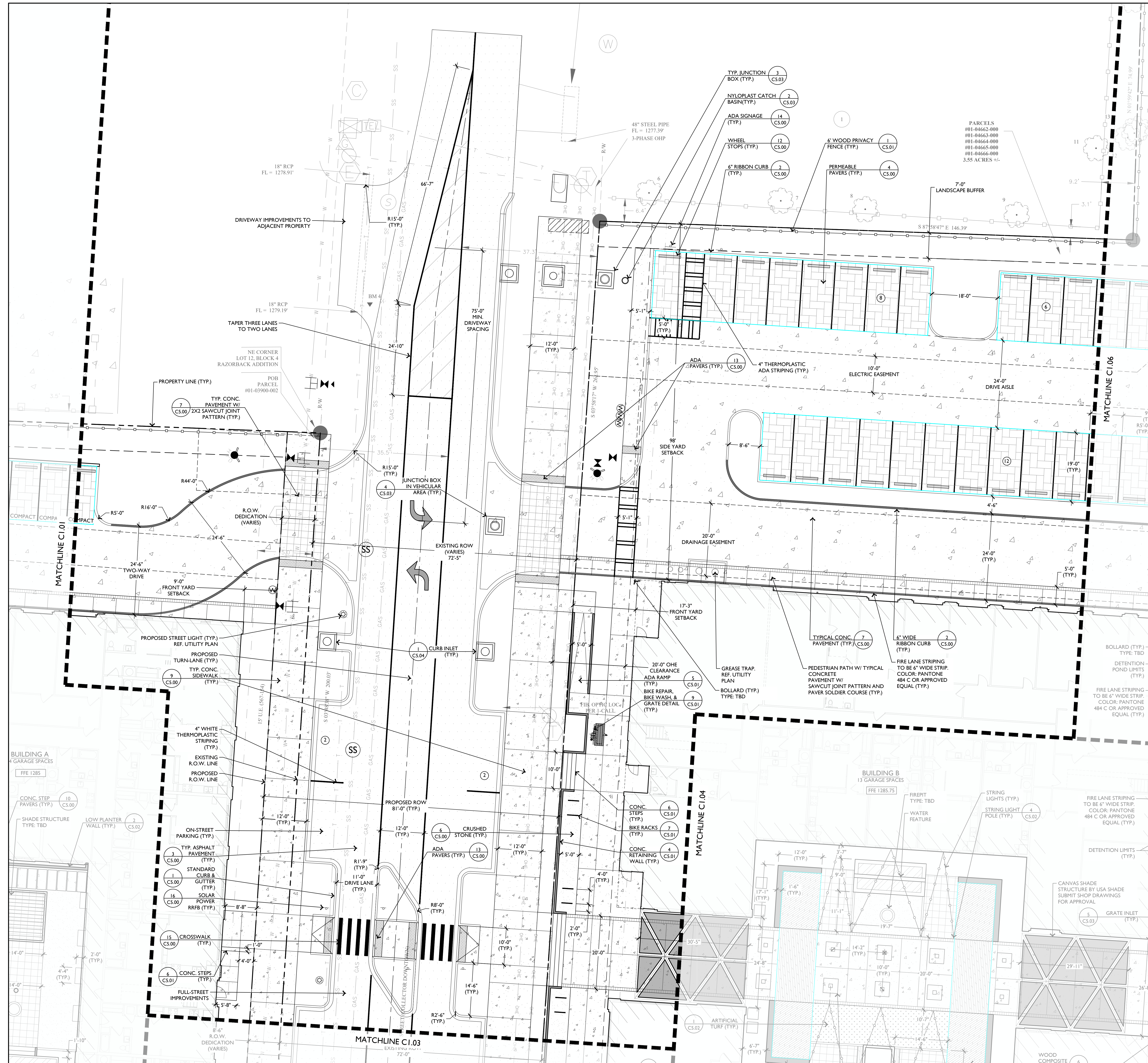
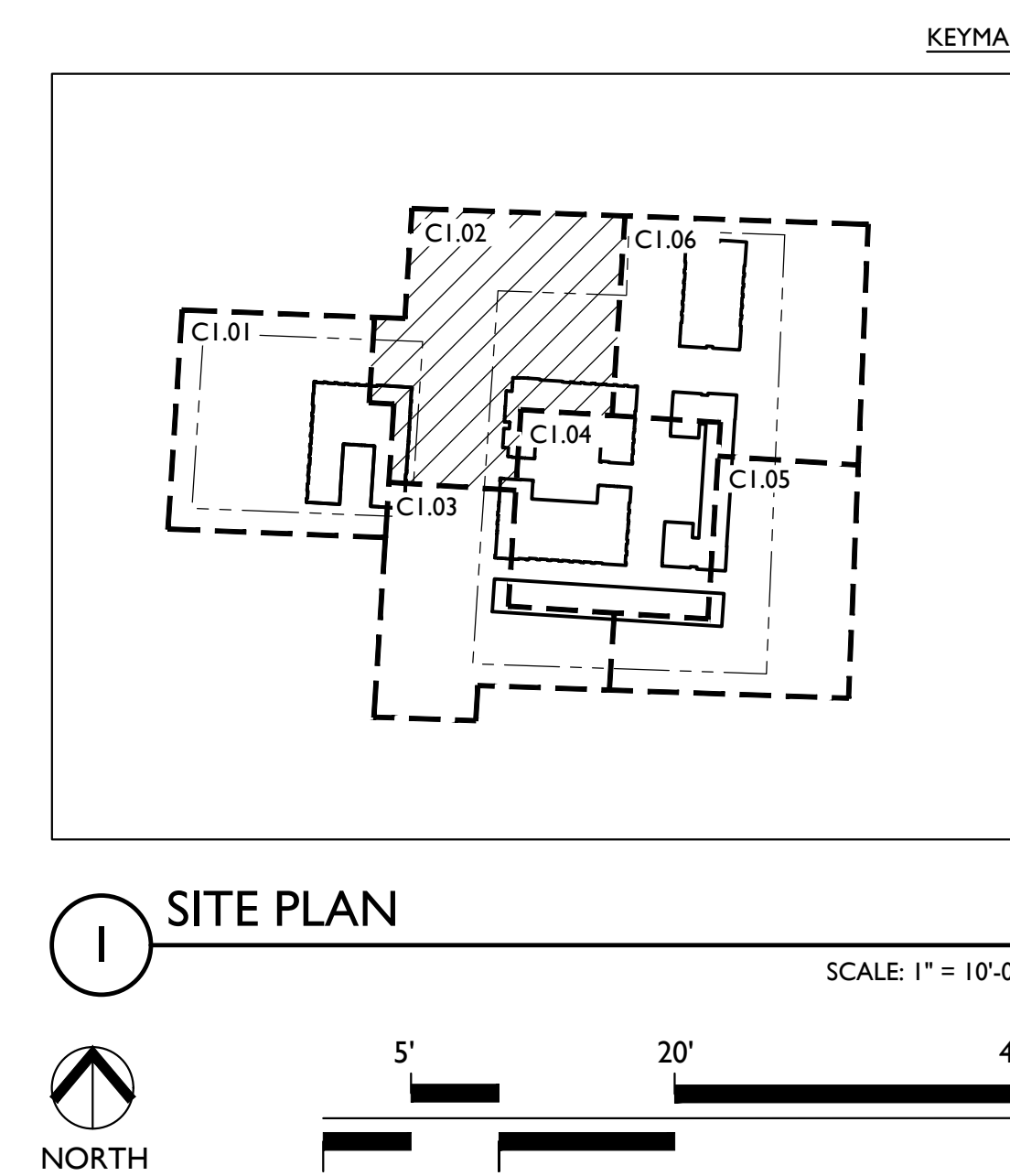
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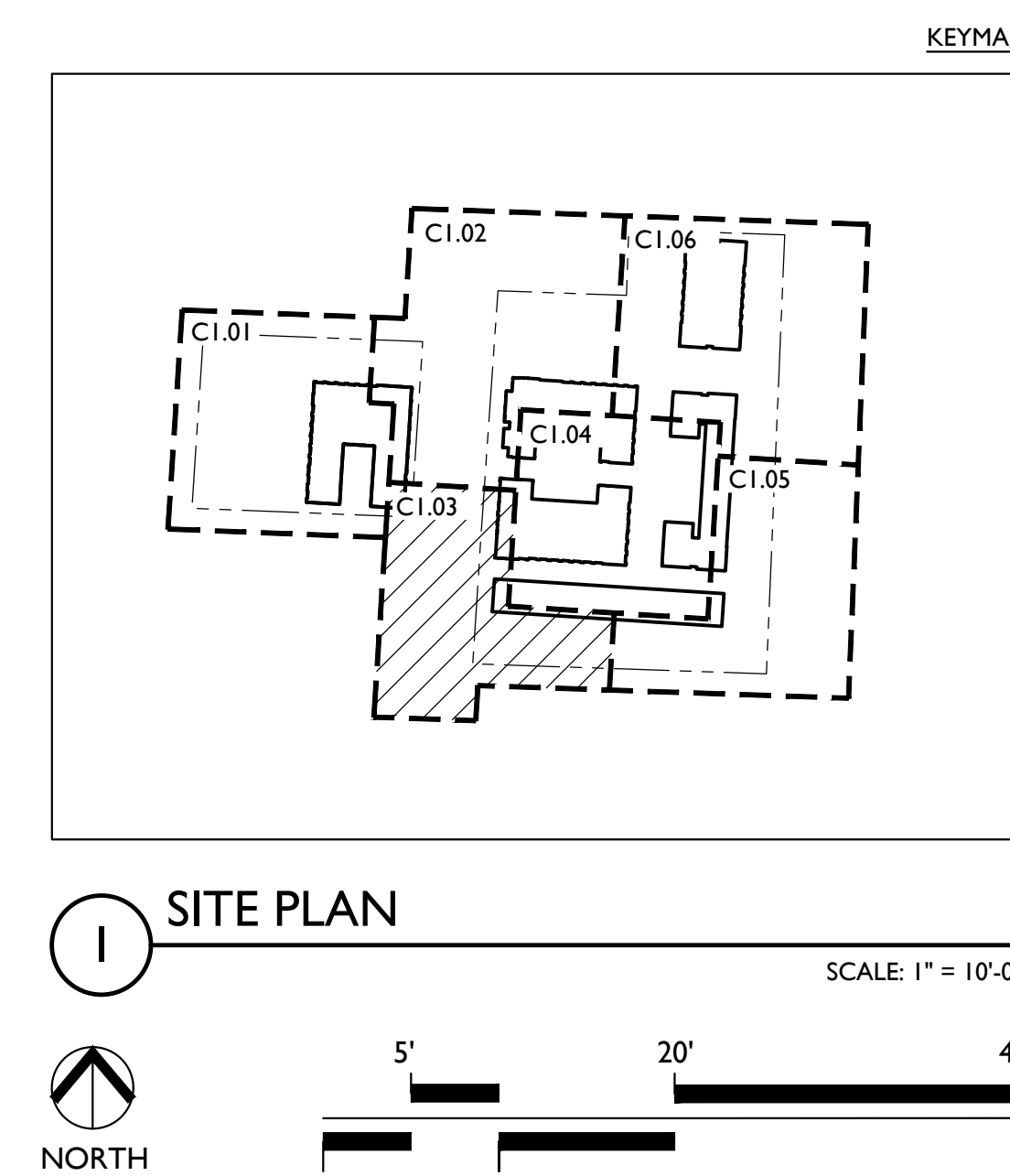
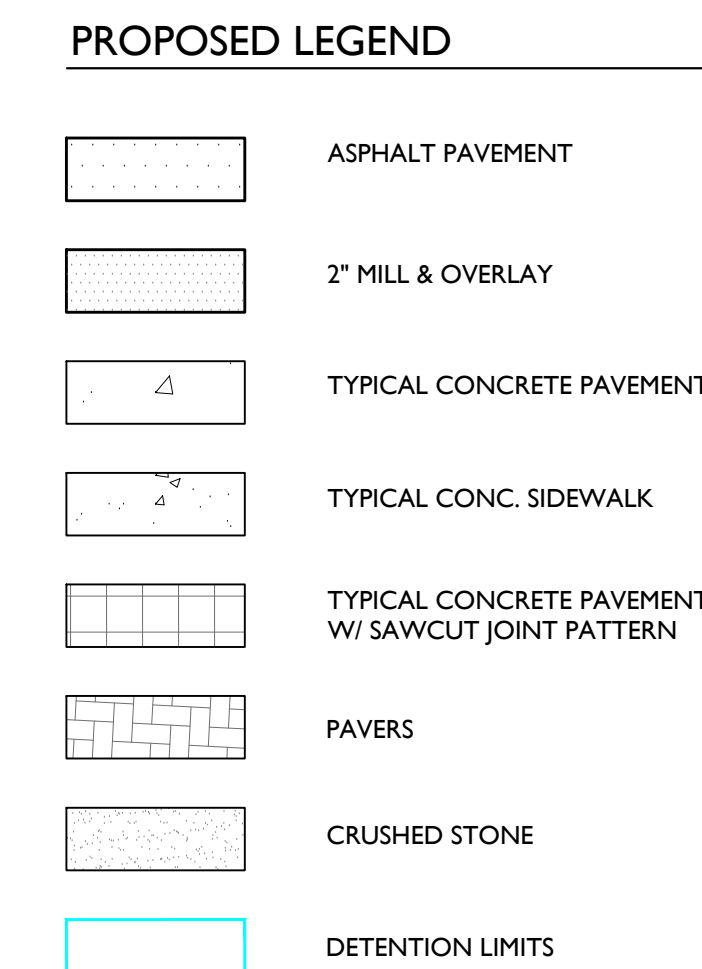
1 SITE PLAN

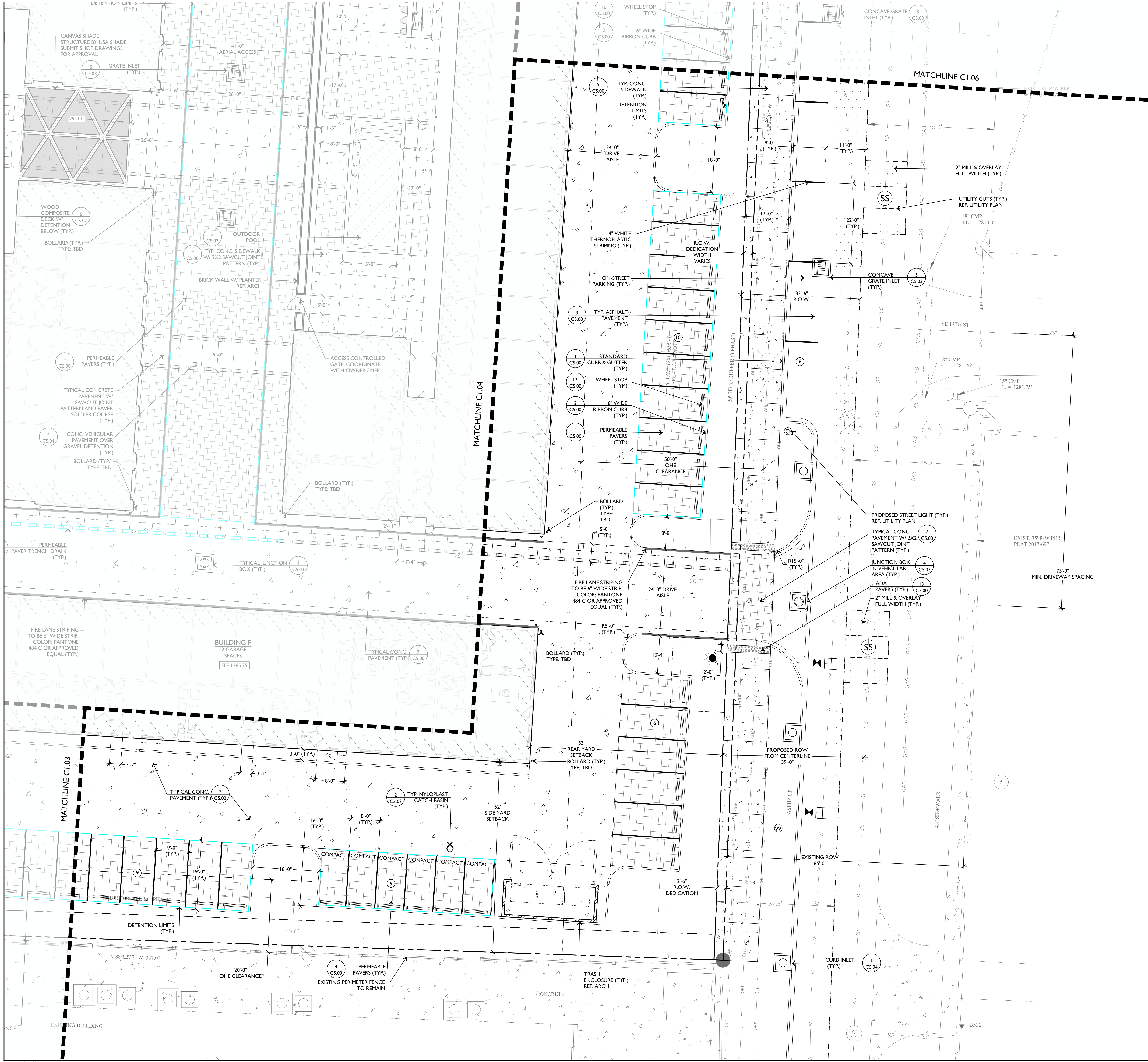


EDG PROJECT NO.		ZZ-010	
DATE		2022.12.27	
REVISIONS			
Number			Date
PHASE		Construction Documents	
TITLE		Site Plan	
SHEET NO.		C1.02	



EDG PROJECT NO.	22-010
DATE	2022.12.27
REVISIONS	
Number	Date
PHASE	
	Construction Documents
TITLE	
	Site Plan
SHEET NO.	
	C1.03





EXISTING LEGEND

- BOUNDARY LINE
- FOURTY LINE TIE LINE
- CENTERLINE OF ROAD
- RIGHT-OF-WAY
- WATER LINE
- OVERHEAD POWER LINE
- SEWER LINE
- FENCE
- UTILITY EASEMENT
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- SET 5/8" REBAR/CAP
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E | D | G
Ecological Design Group, Inc.
www.ecologicaldg.com
phone: 501 378 0200
LITTLE ROCK | ROGERS | WYNNIE

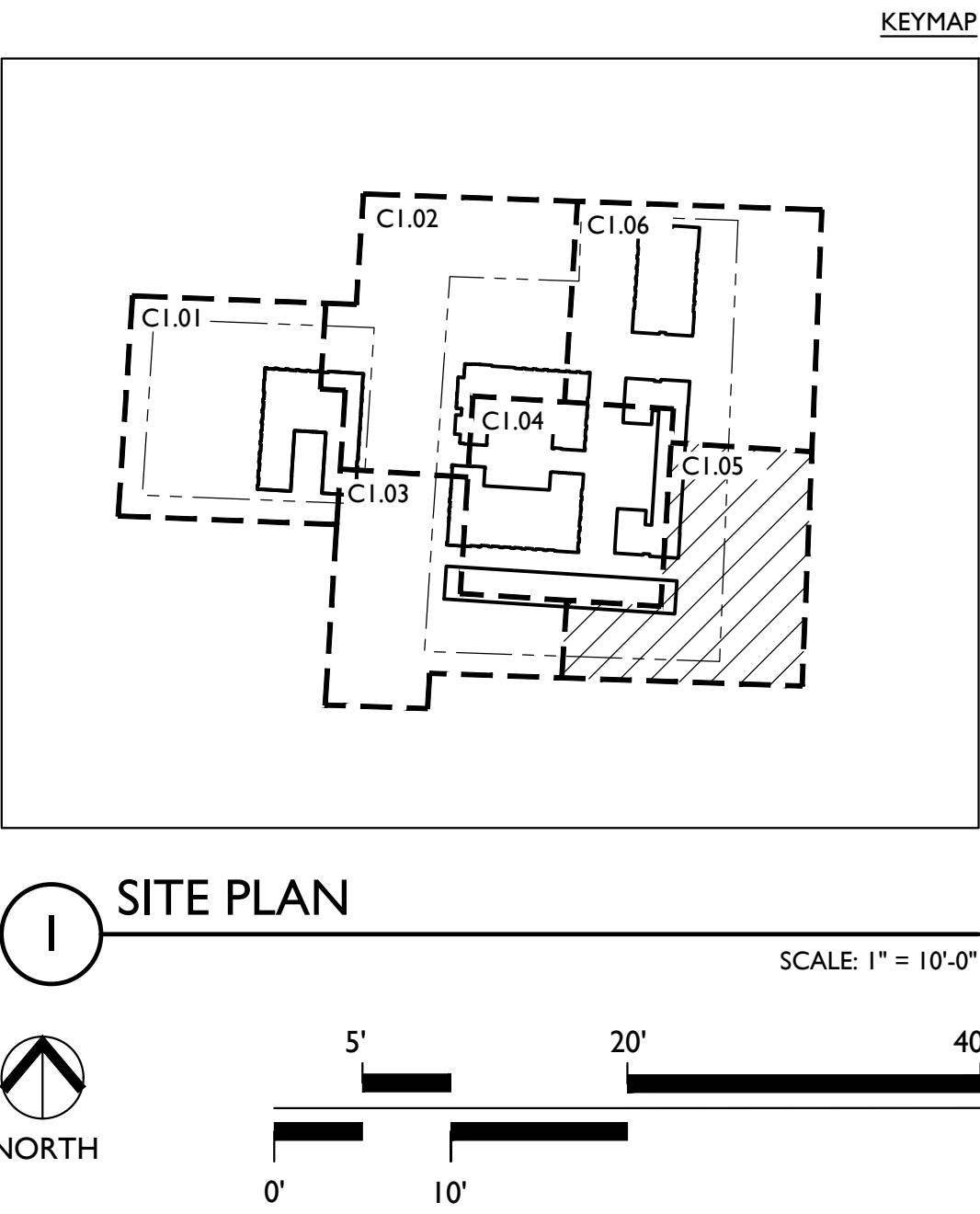
NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

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

SW A AND MAIN ST DEVELOPMENT
Bentonville, Arkansas





BRICK.....	3651 SQ/FT	61%
GLASS.....	1440 SQ/FT	26%
CAST STONE PANEL.....	400 SQ/FT	7%
METAL AWNING.....	279 SQ/FT	5%
FIBER CEMENT.....	32 SQ/FT	1%





1

BUILDING A - PRESENTATION ELEVATION - SOUTH

3/32" = 1'-0"

MAIN & A STREET APARTMENTS

COURTYARD BUILDING & BLOCK LLC

22 DECEMBER 2022





METAL PANEL.....	2626 SQ/FT	48%
BRICK.....	1255 SQ/FT	22%
GLASS.....	864 SQ/FT	15%
PAINTED OVERHEAD DOOR.....	531 SQ/FT	9%
FIBER CEMENT.....	192 SQ/FT	3%
SHINGLE.....	169 SQ/FT	3%





BRICK.....	1607	SQ/FT	38%
METAL PANEL.....	1393	SQ/FT	33%
GLASS.....	468	SQ/FT	11%
PAINTED GARAGE DOOR.....	336	SQ/FT	8%
FIBER CEMENT.....	220	SQ/FT	6%
METAL AWNING.....	170	SQ/FT	5%

1 BUILDING A - PRESENTATION ELEVATION - NORTH

3/32" = 1'-0"

MAIN & A STREET APARTMENTS

COURTYARD BUILDING & BLOCK LLC

22 DECEMBER 2022







METAL PANEL.....	1872 SQ/FT	40%
BRICK.....	1207 SQ/FT	26%
GLASS.....	948 SQ/FT	20%
GARAGE DOOR.....	648 SQ/FT	14%

1 BUILDING B - PRESENTATION ELEVATION - SIDE A

3/32" = 1'-0"

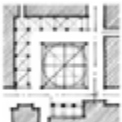
MAIN & A STREET APARTMENTS

COURTYARD BUILDING & BLOCK LLC

22 DECEMBER 2022









GLASS.....	1384 SQ/FT	38%
BRICK.....	1278 SQ/FT	35%
FIBER CEMENT.....	853 SQ/FT	23%
ACCENT TILE.....	144 SQ/FT	4%





FIBER CEMENT.....	1872 SQ/FT	40%
BRICK.....	1207 SQ/FT	26%
GLASS.....	948 SQ/FT	20%
GARAGE DOOR.....	648 SQ/FT	14%

1 BUILDING C - SOUTH ELEVATION

3/32" = 1'-0"

MAIN & A STREET APARTMENTS

COURTYARD BUILDING & BLOCK LLC

22 DEC 2022





FIBER CEMENT.....	1792 SQ/FT	50%
BRICK.....	717 SQ/FT	20%
GLASS.....	587 SQ/FT	16%
GARAGE DOOR.....	486 SQ/FT	14%

1

BUILDING C - EAST ELEVATION

3/32" = 1'-0"

MAIN & A STREET APARTMENTS

COURTYARD BUILDING & BLOCK LLC

22 DEC 2022





FIBER CEMENT.....	3271 SQ/FT	55%
BRICK.....	1559 SQ/FT	27%
GLASS.....	970 SQ/FT	17%
ACCENT TILE.....	50 SQ/FT	1%

1 BUILDING C - NORTH ELEVATION

3/32" = 1'-0"

MAIN & A STREET APARTMENTS

COURTYARD BUILDING & BLOCK LLC

22 DEC 2022





BRICK.....	4455 SQ/FT	55%
GLASS.....	1820 SQ/FT	23%
PAINTED GARAGE DOOR.....	1296 SQ/FT	16%
METAL AWNING.....	503 SQ/FT	6%

1 BUILDING D - PRESENTATION ELEVATION - EAST

1/16" = 1'-0"





FIBER CEMENT PANEL.....	4032 SQ/FT	50%
BRICK.....	2325 SQ/FT	30%
GLASS.....	912 SQ/FT	11%
PAINTED DOOR ENTRY DOORS.....	391 SQ/FT	5%
PARGE COATED CMU.....	350 SQ/FT	4%

1

BUILDING D - PRESENTATION ELEVATION - WEST

1/16" = 1'-0"

MAIN & A STREET APARTMENTS

COURTYARD BUILDING & BLOCK LLC

22 DEC 2022





BRICK.....	1587	SQ/FT	55%
FIBER CEMENT PANEL.....	748	SQ/FT	26%
GLASS.....	550	SQ/FT	19%

1 BUILDING D - PRESENTATION ELEVATION - NORTH

1/16" = 1'-0"



BRICK.....	1609	SQ/FT	54%
FIBER CEMENT PANEL.....	748	SQ/FT	26%
GLASS.....	528	SQ/FT	20%

2 BUILDING D - PRESENTATION ELEVATION - SOUTH

1/16" = 1'-0"









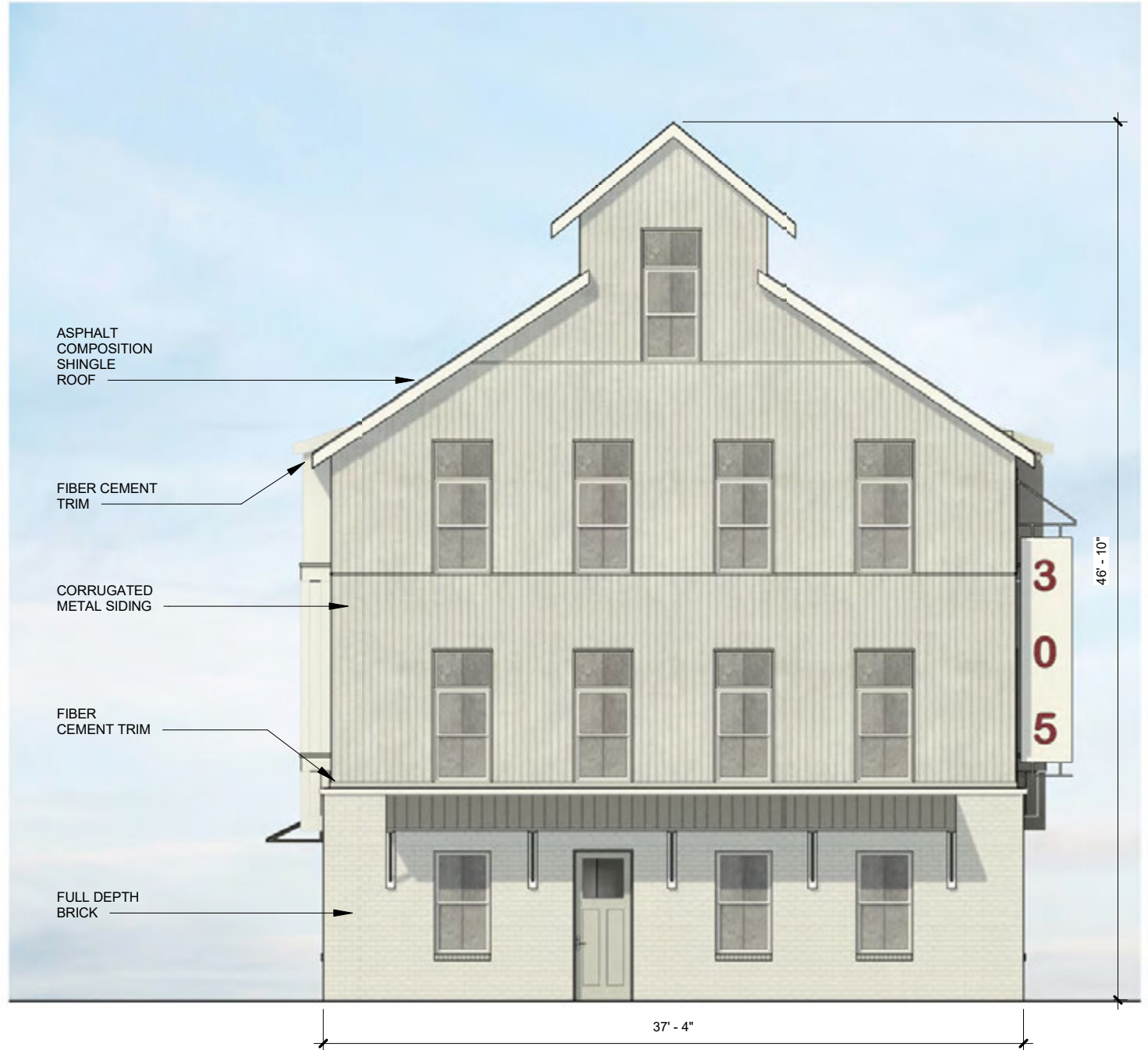
BRICK.....	756 SQ/FT	24%
ARCHITECTURAL METAL PANEL.....	753 SQ/FT	24%
FIBER CEMENT PANEL & TRIM.....	659 SQ/FT	21%
ASPHALT COMPOSITION SHINGLE.....	522 SQ/FT	17%
GLASS.....	421 SQ/FT	14%





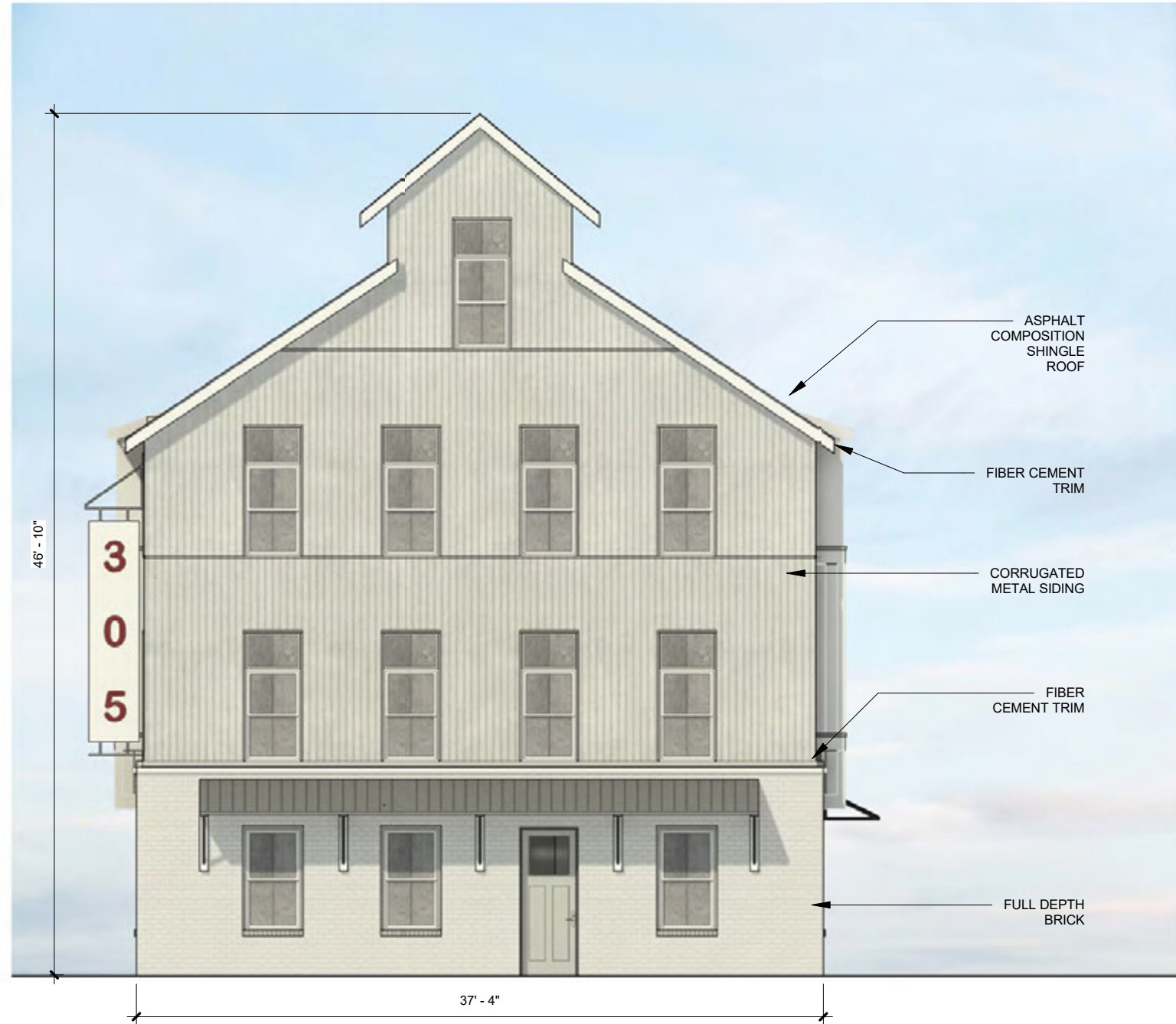
FIBER CEMENT PANEL.....	1668 SQ/FT	27%
ASPHALT COMPOSITION SHINGLE.....	1645 SQ/FT	27%
BRICK.....	1102 SQ/FT	19%
GLASS.....	1054 SQ/FT	17%
PAINTED GARAGE DOOR.....	647 SQ/FT	10%





1 BUILDING F - PRESENTATION ELEVATION - EAST
1/8" = 1'-0"

ARCHITECTURAL METAL PANEL.....	770 SQ/FT	53%
BRICK.....	381 SQ/FT	26%
GLASS.....	234 SQ/FT	16%
FIBER CEMENT.....	48 SQ/FT	5%



2 BUILDING F - PRESENTATION ELEVATION - WEST
1/8" = 1'-0"

ARCHITECTURAL METAL PANEL.....	770 SQ/FT	53%
BRICK.....	381 SQ/FT	26%
GLASS.....	234 SQ/FT	16%
FIBER CEMENT.....	48 SQ/FT	5%

MAIN & A STREET APARTMENTS

COURTYARD BUILDING & BLOCK LLC

22 DEC 2022





ARCHITECTURAL METAL PANEL.....	3109 SQ/FT	29%
ASPHALT COMPOSITION SHINGLE.....	2946 SQ/FT	28%
BRICK.....	1890 SQ/FT	18%
GLASS.....	1056 SQ/FT	10%
GARAGE DOOR.....	972 SQ/FT	9%
FIBER CEMENT.....	536 SQ/FT	6%

2

BUILDING F - PRESENTATION ELEVATION - NORTH

3/64" = 1'-0"



ARCHITECTURAL METAL PANEL.....	2733 SQ/FT	26%
ASPHALT COMPOSITION SHINGLE.....	2946 SQ/FT	28%
BRICK.....	2582 SQ/FT	25%
GLASS.....	1578 SQ/FT	15%
FIBER CEMENT.....	670 SQ/FT	6%

1

BUILDING F - PRESENTATION ELEVATION - SOUTH

3/64" = 1'-0"

MAIN & A STREET APARTMENTS

COURTYARD BUILDING & BLOCK LLC

22 DEC 2022





Consent Agenda Item [FP24-0011](#)

For the Planning Commission meeting on October 1, 2024

Details

Final Plat: Walnut Grove Subdivision Phase 2, creating new Lots 1-82, RLP Developments LLC, Southwest Barron road and Southwest Piercy Road, R-1, Low-Density Single-Family Residential, FP24-0011

A final plat of Walnut Grove Subdivision Phase 2, creating new lots 1-82 This plat dedicates utility easements along the exterior of the new lots, as well as multiple drainage easements to serve the subdivision. Lots 78 and 79 are both storm water detention ponds, while Lot 51 is a common area lot and lots 80-82 are out lots for future phases. The plat also dedicates right of way for the new public streets that were built to serve the subdivision. The plat adheres to all requirements of the Land Development Code.

ORDINANCE NO. _____

**AN ORDINANCE ACCEPTING A FINAL PLAT OF LOTS 1 THROUGH 82 OF
WALNUT GROVE SUBDIVISION, PHASE 2
TO THE CITY OF BENTONVILLE, ARKANSAS; AND FOR OTHER PURPOSES.
(PROJECT NUMBER: FP24-0011)**

WHEREAS, pursuant to the provisions of the Land Development Code of the Bentonville Municipal Code, the final plat of LOTS 1 THROUGH 82 OF WALNUT GROVE SUBDIVISION, PHASE 2, to the City of Bentonville, Benton County, Arkansas, was submitted to the Bentonville Planning Commission on October 1, 2024;

WHEREAS, said final plat is attached hereto as Exhibit “A”;

WHEREAS, the Bentonville Planning Commission considered said final plat on the date stated, and at other times, and voted to recommend the approval of said final plat to the City Council; and

WHEREAS, the final plat 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 final plat should be approved.

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

Section 1: That the final plat of LOTS 1 THROUGH 82 OF WALNUT GROVE SUBDIVISION, PHASE 2 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 final plat by certifying said acceptance on the approved final plat;

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.

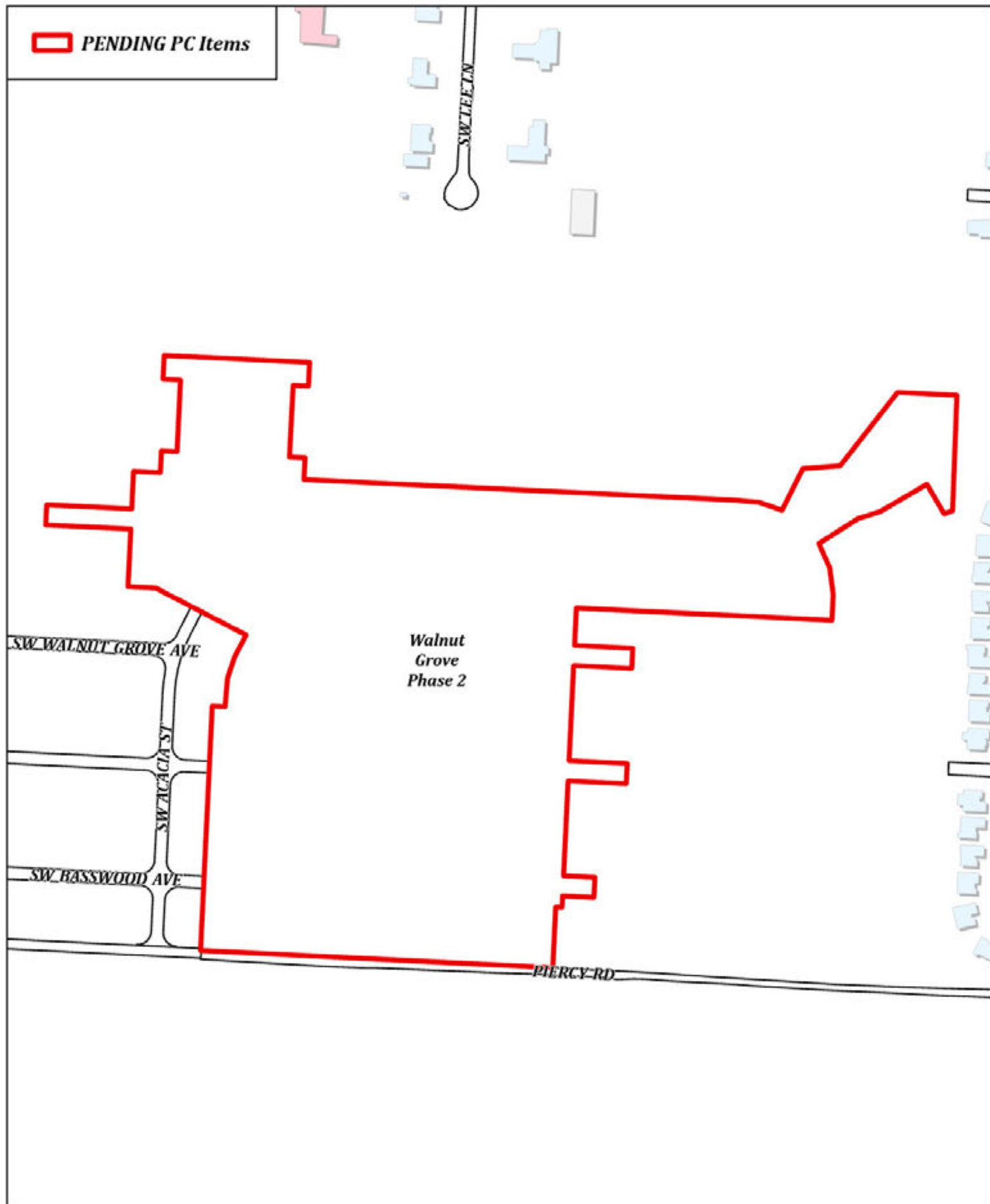
APPROVED:

ATTEST:

Stephanie Orman, Mayor

Malorie Marrs, City Clerk

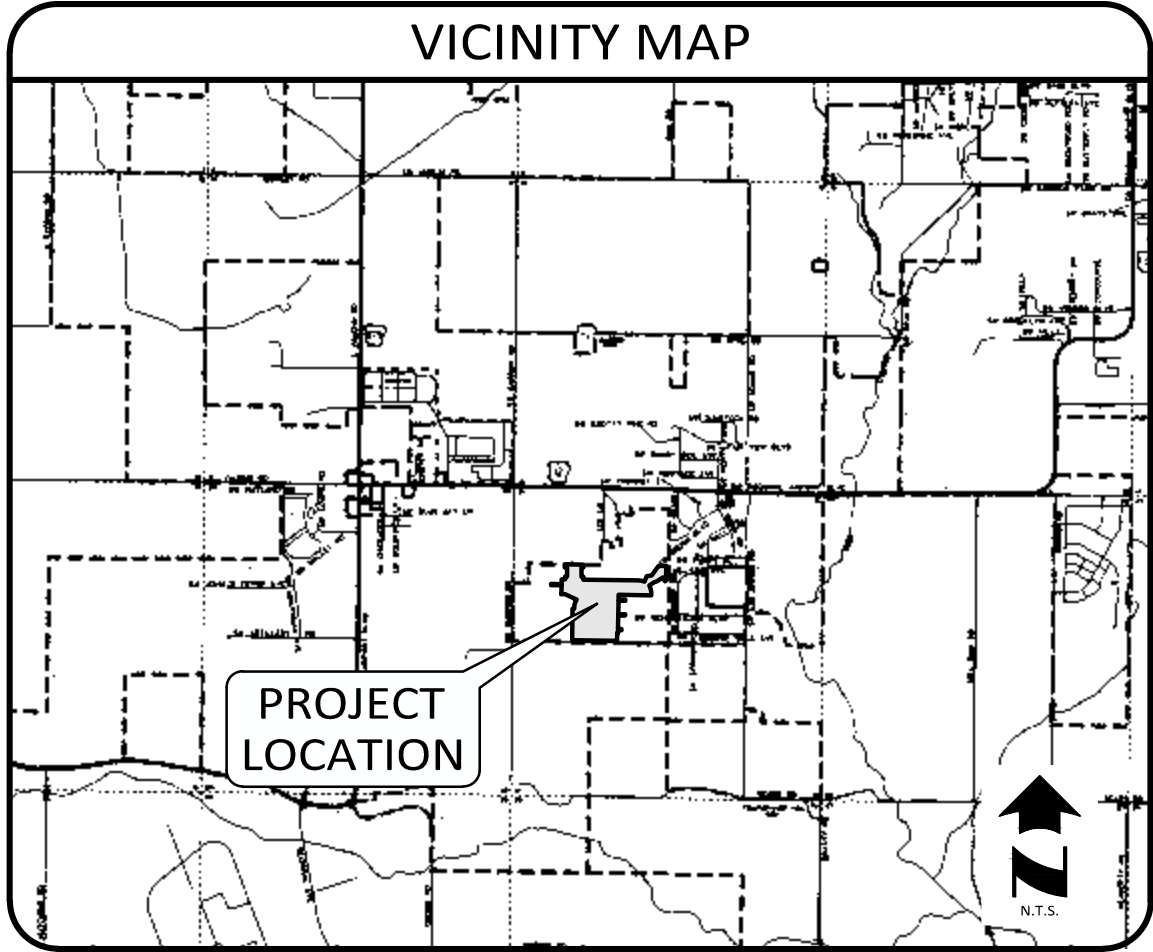
 **PENDING PC Items**



FP24-0011
Walnut Grove Phase II
Final Plat



Drawing Name: A:\1000a\1425\001\TY\RLP-P-56 Main Walnut Grove Drafting\RLP-P-56 (B1425) FINAL PLAT PHASE II.dwg Last Modified: Sep 25, 2024 - 4:24am Plotted on: Sep 25, 2024 - 4:28am by dms174



GENERAL NOTES:

- **BASIS OF BEARINGS:** GRID NORTH, STATE PLANE COORDINATE SYSTEM, ARKANSAS NORTH ZONE (0301), NAD 83 (2011)(EPOCH:2010.0000), BASED ON RT KINEMATIC GNSS OBSERVATIONS DERIVED FROM A STATIC GNSS BASE AND OPUS POST-PROCESSED SOLUTION, HAVING PUBLISHED VALUES OF: LATITUDE 36°18'27.8443" N; LONGITUDE 94°17'18.4157" W; AND A COMPUTED COMBINED SCALE FACTOR (GRID TO GROUND) OF 1.0000388257.
- **GRID NORTH CONVERGENCE:** AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 21, ROTATE FROM GRID NORTH 01°20'07.3" TO THE LEFT FOR TRUE (GEODETIC) NORTH.
- **FLOOD INFORMATION:** BASED UPON REVIEW OF NFIP FIRM, BENTON COUNTY, ARKANSAS, AND INCORPORATED AREAS, MAP NUMBER 05007C0245K, EFFECTIVE DATE JUNE 5, 2012, AND BY GRAPHIC PLOTTING ONLY, THAT PART OF THE SUBJECT PROPERTY LIES WITHIN: ZONE X, OR AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD PLAIN.
- **EVERY RECORDED DOCUMENT REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON.** SURVEYOR HAS NOT MADE A THOROUGH INVESTIGATION OR INDEPENDENT SEARCH FOR ANY EASEMENTS OR OTHER ENCUMBRANCES OR FACTS THAT AN ACCURATE, COMPLETE AND CURRENT TITLE SEARCH AND/OR TITLE COMMITMENT WOULD DISCLOSE. OTHER DOCUMENTS OF RECORD, RIGHTS, OR FACTS, MAY EXIST AND AFFECT THIS SUBJECT PROPERTY.
- **SUBSURFACE OR ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY.**
- **EXISTING UTILITIES SHOWN HEREON WERE LOCATED BY REASONABLE VISUAL OBSERVED SURFACE IMPROVEMENTS, UNLESS NOTED OTHERWISE.** NO ATTEMPT HAS BEEN MADE TO LOCATE OR DEPICT ANY UNDERGROUND UTILITIES FOR THIS SURVEY. THE ACTUAL LOCATION OF UNDERGROUND UTILITIES MAY NEED TO BE VERIFIED TO DETERMINE WHAT RIGHTS, IF ANY, THAT MAY EXIST.
- **LOT 78 & LOT 79 ARE DRAINAGE EASEMENTS**

CITY OF BENTONVILLE DEVELOPMENT NOTES:

- **BEFORE ANY WORK IN THE STREET RIGHT-OF-WAY COMMENCES, CONTRACTOR AND/OR OWNER IS TO CONTACT THE CITY OF BENTONVILLE ENGINEERING AND TRANSPORTATION DEPARTMENTS AND NOTIFY SAID DEPARTMENTS OF THE INTENT AND TYPE OF WORK THAT WILL TAKE PLACE WITHIN THE RIGHT-OF-WAY.**
- **SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT THE TIME OF BUILDING PERMIT ISSUANCE.**
- **THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.**
- **SETBACKS SHALL BE PER THE CURRENT ZONING DISTRICT AS STATED IN THE MOST RECENT CITY OF BENTONVILLE ZONING CODE. FOR MORE INFO VISIT WWW.BENTONVILLEPLANNING.COM OR CALL THE PLANNING DEPARTMENT @ 479-271-3122.**
- **OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO ENSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.**
- **THERE ARE NO WAIVERS, VARIANCES AND/OR CONDITIONAL USES AT THE TIME OF PREPARING THIS PLAT OR PLAN.**
- **WE HEREBY GRANT TO THE CITY OF BENTONVILLE A BLANKET AVIGATION EASEMENT OVER THE ENTIRETY OF THIS SUBDIVISION PURSUANT TO MUNICIPAL CODE SECTION 401.13.**
- **NO RESIDENTIAL LOT SHALL BE PERMITTED DIRECT ACCESS TO A COLLECTOR OR ARTERIAL STREET. ALL RESIDENTIAL SUBDIVISION DEVELOPMENT CONTIGUOUS TO A COLLECTOR OR ARTERIAL STREET SHALL ORIENT FRONTAGE TO A LOCAL STREET, AND BACK OF THE PROJECT, WITHOUT ACCESS TO THE SAID MAJOR STREETS.**

WALNUT GROVE SUBDIVISION PHASE II

Phase II Lots 1-82

PART OF THE S1/2 OF THE NW1/4 OF SECTION 21 ,
TOWNSHIP 19 NORTH, RANGE 31 WEST, 5TH PRINCIPAL
MERIDIAN, BENTON COUNTY, ARKANSAS

PHASE II DESCRIPTION:

A PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY ARKANSAS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 21 BEING A FOUND COTTON PICKER SPINDLE: THENCE SOUTH 87°12'54" EAST A DISTANCE OF 999.91 FEET TO A POINT AT THE SOUTHEAST CORNER OF WALNUT GROVE SUBDIVISION, PHASE I, BEING FILED FOR RECORD AT DOCUMENT NUMBER L202353286 AND BEING THE POINT OF BEGINNING;

THENCE ALONG THE EAST BOUNDARY OF SAID WALNUT GROVE PHASE I THE FOLLOWING COURSES AND DISTANCES: THENCE NORTH 02° 44' 02" EAST FOR A DISTANCE OF 546.06 FEET TO A POINT; THENCE SOUTH 87° 15' 58" EAST FOR A DISTANCE OF 28.70 FEET TO A POINT; THENCE NORTH 05° 00' 33" EAST FOR A DISTANCE OF 64.49 FEET TO A POINT; THENCE NORTH 18° 27' 16" EAST FOR A DISTANCE OF 48.03 FEET TO A POINT; THENCE NORTH 27° 17' 24" EAST FOR A DISTANCE OF 56.61 FEET TO A POINT; THENCE NORTH 62° 32' 19" WEST A DISTANCE OF 227.68 FEET TO A POINT; THENCE NORTH 87° 15' 58" WEST FOR A DISTANCE OF 61.43 FEET TO A POINT; THENCE NORTH 02° 44' 02" EAST FOR A DISTANCE OF 128.69 FEET TO A POINT; THENCE NORTH 87° 15' 58" WEST FOR A DISTANCE OF 196.00 FEET TO A POINT; THENCE NORTH 02° 44' 02" EAST FOR A DISTANCE OF 45.00 FEET TO A POINT; THENCE SOUTH 87° 15' 58" EAST FOR A DISTANCE OF 196.00 FEET TO A POINT; THENCE NORTH 02° 44' 02" EAST FOR A DISTANCE OF 83.70 FEET TO A POINT; THENCE SOUTH 87° 16' 00" EAST FOR A DISTANCE OF 60.00 FEET TO A POINT; THENCE NORTH 02° 44' 02" EAST FOR A DISTANCE OF 48.70 FEET TO A POINT; THENCE SOUTH 87° 15' 58" EAST FOR A DISTANCE OF 35.00 FEET TO A POINT; THENCE NORTH 02° 44' 02" EAST FOR A DISTANCE OF 160.00 FEET TO A POINT; THENCE NORTH 87° 15' 58" WEST FOR A DISTANCE OF 39.00 FEET TO A POINT; THENCE NORTH 02° 44' 02" EAST FOR A DISTANCE OF 53.12 FEET TO A ONE HALF INCH REBAR WITH PS 1834 CAP BEING ON THE NORTH BOUNDARY OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21; THENCE ALONG SAID NORTH LINE SOUTH 87° 15' 04" EAST FOR A DISTANCE OF 325.00 FEET TO A POINT; THENCE SOUTH 02° 44' 02" WEST FOR A DISTANCE OF 53.04 FEET TO A POINT; THENCE NORTH 87° 15' 58" WEST FOR A DISTANCE OF 34.19 FEET TO A POINT; THENCE SOUTH 02° 57' 22" WEST FOR A DISTANCE OF 160.00 FEET TO A POINT; THENCE SOUTH 87° 15' 58" EAST FOR A DISTANCE OF 34.81 FEET TO A POINT; THENCE SOUTH 02° 44' 02" WEST FOR A DISTANCE OF 48.70 FEET TO A POINT; THENCE SOUTH 87° 15' 58" EAST FOR A DISTANCE OF 960.00 FEET TO A POINT; THENCE SOUTH 84° 55' 35" EAST FOR A DISTANCE OF 56.93 FEET TO A POINT; THENCE SOUTH 71° 03' 44" EAST FOR A DISTANCE OF 54.54 FEET TO A POINT; THENCE NORTH 26° 32' 00" EAST FOR A DISTANCE OF 103.70 FEET TO A POINT; THENCE NORTH 85° 41' 26" EAST FOR A DISTANCE OF 83.47 FEET TO A POINT; THENCE NORTH 38° 00' 58" EAST FOR A DISTANCE OF 208.51 FEET TO A ONE HALF INCH REBAR WITH PS 1834 CAP BEING ON THE NORTH BOUNDARY OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21; THENCE ALONG SAID NORTH LINE SOUTH 87° 04' 36" EAST FOR A DISTANCE OF 132.52 FEET TO A POINT; THENCE SOUTH 02° 09' 09" WEST FOR A DISTANCE OF 257.69 FEET TO A POINT; THENCE SOUTH 68° 46' 30" WEST FOR A DISTANCE OF 20.08 FEET TO A POINT; THENCE NORTH 30° 16' 18" WEST FOR A DISTANCE OF 76.60 FEET TO A POINT; THENCE SOUTH 59° 43' 42" WEST FOR A DISTANCE OF 121.07 FEET TO A POINT; THENCE SOUTH 72° 21' 42" WEST FOR A DISTANCE OF 51.45 FEET TO A POINT; THENCE SOUTH 57° 38' 53" WEST FOR A DISTANCE OF 103.70 FEET TO A POINT; THENCE SOUTH 24° 01' 13" EAST FOR A DISTANCE OF 59.79 FEET TO A POINT; THENCE SOUTH 07° 21' 23" EAST FOR A DISTANCE OF 59.79 FEET TO A POINT; THENCE SOUTH 02° 44' 02" WEST FOR A DISTANCE OF 57.43 FEET TO A POINT; THENCE NORTH 87° 15' 58" WEST FOR A DISTANCE OF 571.20 FEET TO A POINT; THENCE SOUTH 02° 44' 02" WEST FOR A DISTANCE OF 83.70 FEET TO A POINT; THENCE SOUTH 87° 15' 58" EAST FOR A DISTANCE OF 135.00 FEET TO A POINT; THENCE SOUTH 02° 44' 02" WEST FOR A DISTANCE OF 45.00 FEET TO A POINT; THENCE NORTH 87° 15' 58" WEST FOR A DISTANCE OF 135.00 FEET TO A POINT; THENCE SOUTH 02° 44' 02" WEST FOR A DISTANCE OF 212.39 FEET TO A POINT; THENCE SOUTH 87° 15' 58" EAST FOR A DISTANCE OF 135.00 FEET TO A POINT; THENCE SOUTH 02° 44' 02" WEST FOR A DISTANCE OF 45.00 FEET TO A POINT; THENCE NORTH 87° 15' 58" WEST FOR A DISTANCE OF 75.00 FEET TO A POINT; THENCE SOUTH 02° 44' 02" WEST FOR A DISTANCE OF 45.00 FEET TO A POINT; THENCE NORTH 87° 15' 58" WEST FOR A DISTANCE OF 75.00 FEET TO A POINT; THENCE SOUTH 02° 44' 02" WEST FOR A DISTANCE OF 25.00 FEET TO A POINT; THENCE NORTH 87° 15' 56" WEST FOR A DISTANCE OF 14.24 FEET TO A POINT; THENCE SOUTH 02° 44' 02" WEST FOR A DISTANCE OF 83.07 FEET TO A POINT; THENCE SOUTH 87° 22' 35" EAST FOR A DISTANCE OF 136.00 FEET TO A POINT; THENCE SOUTH 02° 44' 02" WEST FOR A DISTANCE OF 52.98 FEET TO A POINT; THENCE NORTH 87° 12' 54" WEST FOR A DISTANCE OF 923.33 FEET TO THE POINT OF BEGINNING, CONTAINING 27.76 ACRES, MORE OR LESS.

BLACK HILL ENERGY: JOSH KNIGHT, 1301 FEDERAL WAY, PO BOX 2129, LOWELL, AR 72745, (479) 721-4543, JOSHUA.KNIGHT@BLACKHILLSCORP.COM

AT&T: BRENT BALDWIN, 1133 E. HAROLD ST., FAYETTEVILLE, AR 72701, (479) 200-9022 OR (479) 571-6609, 886585@ATT.COM

COX COMMUNICATIONS: TIMOTHY GOSS, 4901 S. 48TH STREET, SPRINGDALE, AR 72762, (479) 651-5583 TIMOTHY.GOSS@COX.COM

FIRE DEPT.: CITY OF BENTONVILLE, JUSTIN SCANTLIN, FIRE CHIEF, 800 SW A STREET, BENTONVILLE, AR 72712, (479) 271-5927 OR (479) 685-1096

STREET DEPT.: CITY OF BENTONVILLE, TONY DAVIS, 3200 SW MUNICIPAL DRIVE, BENTONVILLE, AR 72712, (479) 271-3130

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

ELECTRIC DEPT.: CITY OF BENTONVILLE, CHARLIE BARNES, 3200 SW MUNICIPAL DRIVE, BENTONVILLE, AR 72712, (479) 271-3159

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

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

BUILDING AND FIRE SAFETY: CITY OF BENTONVILLE, BRAD ARNOLD, 305 SW A STREET, BENTONVILLE, AR, (479) 271-3108

CITY ENGINEER: CITY OF BENTONVILLE, ELLEN NORVELL, 3200 SW MUNICIPAL DRIVE, BENTONVILLE, AR, (479) 271-5993

STORMWATER: CITY OF BENTONVILLE, JASON WEST, 3200 SW MUNICIPAL DRIVE, BENTONVILLE, AR, (479) 271-6719, JWEST@BENTONVILLEAR.COM

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: _____

STATE OF _____)
COUNTY OF _____) SS

SWORN TO AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

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: _____
CITY CLERK, CITY OF BENTONVILLE

SIGNED: _____
BENTONVILLE PLANNING COMMISSION CHAIRMAN

SIGNED: _____
MAYOR, CITY OF BENTONVILLE

CERTIFICATE OF SURVEYING ACCURACY:

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

DATE OF EXECUTION: _____

SIGNED: _____
CLAYTON D. CROTTS, ARKANSAS PS #1834

Filing Block

SURVEYOR

CLAYTON D. CROTTS, P.L.S.
HALFF
1111 N LEE AVENUE, STE 400
OKLAHOMA CITY, OK 73103
TELEPHONE: (405) 546-3822

ENGINEER

PATRICK R. FOY, P.E.
HALFF
2407 SE COTTONWOOD STREET, STE 1
BENTONVILLE, AR 72712
TELEPHONE: (479) 273-2209

OWNER/DEVELOPER

RLP DEVELOPMENTS, LLC
PO BOX 3207
BENTONVILLE, AR 72712
TELEPHONE: (479) 530-2337



HALFF ASSOCIATES, INC.
2407 SE COTTONWOOD ST. STE 1
BENTONVILLE, AR 72712
479.273.2209 - HALFF.COM

WALNUT GROVE SUBDIVISION PHASE II

Bentonville, Arkansas

Prepared For: RLP Developments, Inc.
City Project #: FP24-0011
Atlas Page: 563

FINAL PLAT

Revisions

Drawn By: JDS	Vert. Scale: N/A
Approved By: CDC	Horiz. Scale: N/A
Date: 09.20.2024	Plot Scale: 1
Project No.: 51925.001	DWG Name: PLAT



PRELIMINARY
FOR REVIEW

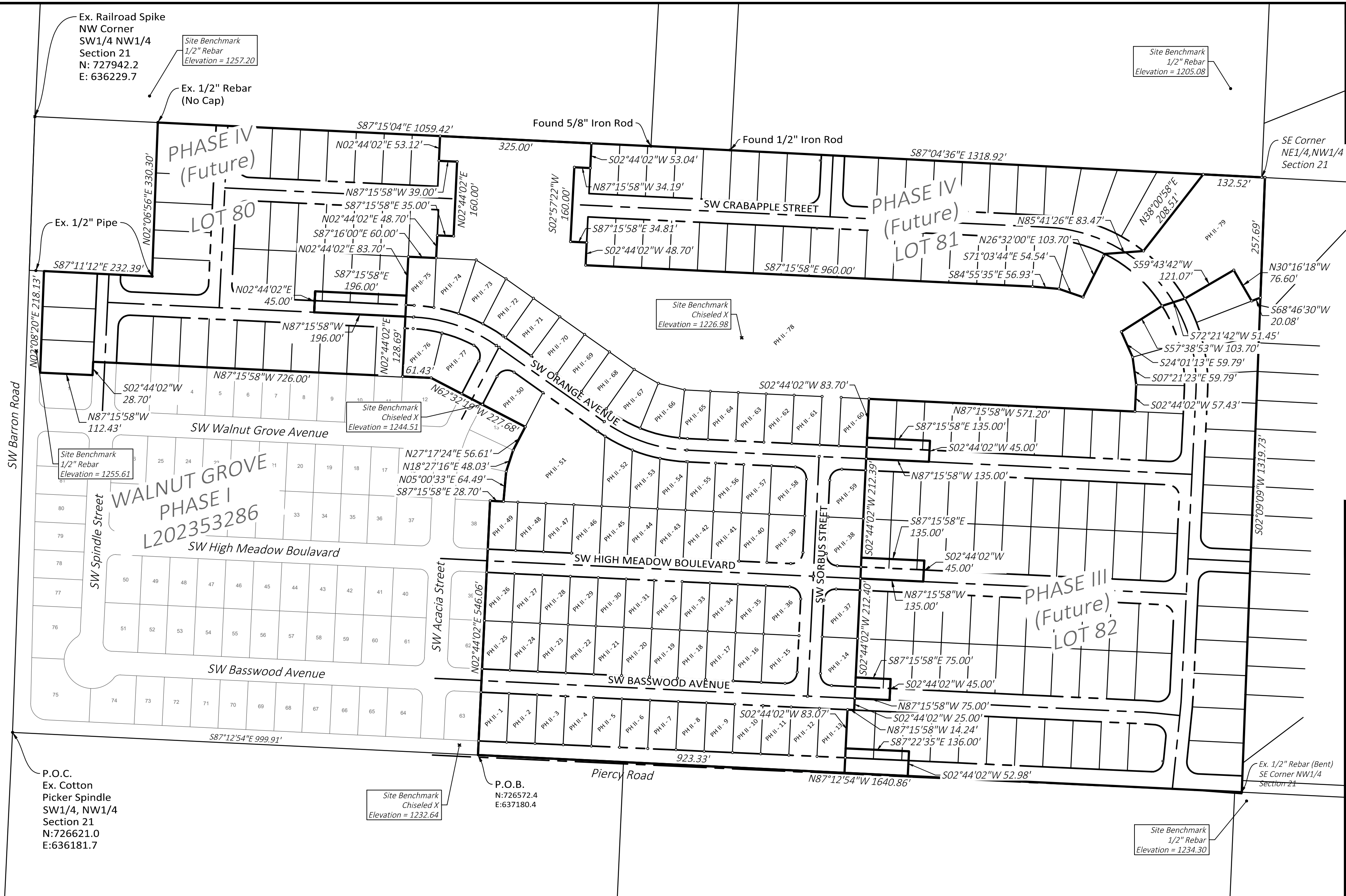
ARKANSAS PLAT CODE: 500-19N-31W-0-21-400-04-1834

SHEET

1

of 5

Drawing Name: A:\1000a\1425\00\1BTV\RLP-56 Walnut Grove Drafting\RLP-56 (1425) FINAL PLAT PHASE II.dwg Last Modified: Sep 25, 2024 - 4:24am Plotted on: Sep 25, 2024 - 4:35am by dlb174



PRELIMINARY
FOR REVIEW



HALFF ASSOCIATES, INC.
2407 SE COTTONWOOD ST. STE 1
BENTONVILLE, AR 72712
479.273.2209 - HALFF.COM

WALNUT GROVE SUBDIVISION PHASE II

Bentonville, Arkansas

Prepared For: RLP Developments, Inc.
City Project #: FP24-0011
Atlas Page: 563

FINAL PLAT

Revisions

Drawn By:	JDS	Vert. Scale:	N/A
Approved By:	CDC	Horiz. Scale:	1" = 100'
Date:	09.20.2024	Plot Scale:	1
Project No.:	51925.001	DWG Name:	PLAT

SHEET

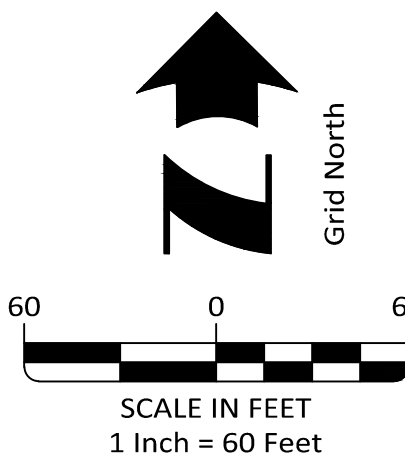
2

of 5

Drawing Name: A:\B000a\B0425\001\BTVR-P-36 (B0425) FINAL PLAT PHASE II.dwg Last Modified: Sep 25, 2024 - 9:24am by d05174



Filing Block



PRELIMINARY
FOR REVIEW



HALFF ASSOCIATES, INC.
2407 SE COTTONWOOD ST. STE 1
BENTONVILLE, AR 72712
479.273.2209 - HALFF.COM

WALNUT GROVE SUBDIVISION PHASE II

Bentonville, Arkansas

Prepared For: RLP Developments, Inc.
City Project #: FP24-0011
Atlas Page: 563

FINAL PLAT

Revisions

Drawn By: **JDS** Vert. Scale: **N/A**
Approved By: **CDC** Horiz. Scale: **1" = 60'**
Date: **09.20.2024** Plot Scale: **1**
Project No.: **51925.001** DWG Name: **PLAT**

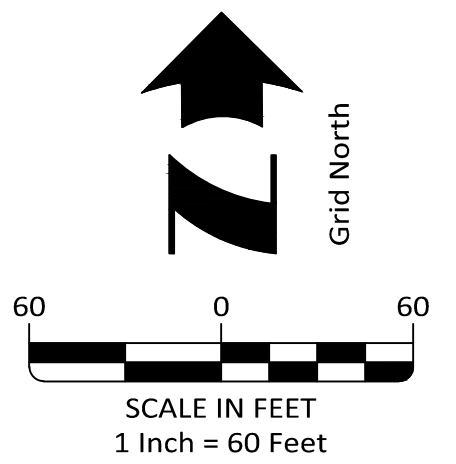
SHEET

3

of 5

Curve Table					
Curve #	Length	Radius	Tangent	Chord Bearing	Chord Length
C3	150.18'	335.00'	76.37'	S 44° 04' 30" E	148.93'
C15	39.27'	25.00'	25.00'	S 42° 15' 58" E	35.36'
C16	39.27'	25.00'	25.00'	N 47° 44' 02" E	35.36'
C27	168.35'	310.00'	86.30'	S 47° 54' 34" E	166.29'
C28	136.42'	360.00'	69.04'	N 41° 07' 00" W	135.61'

Site Benchmark
1/2" Rebar
Elevation = 1205.08



PRELIMINARY
FOR REVIEW



HALFF ASSOCIATES, INC.
2407 SE COTTONWOOD ST. STE 1
BENTONVILLE, AR 72712
479.273.2209 - HALFF.COM

**WALNUT GROVE SUBDIVISION
PHASE II**

Bentonville, Arkansas

Prepared For: RLP Developments, Inc.
City Project #: FP24-0011
Atlas Page: 563

FINAL PLAT

Revisions

Drawn By: JDS	Vert. Scale: N/A
Approved By: CDC	Horiz. Scale: 1" = 60'
Date: 09.20.2024	Plot Scale: 1
Project No.: 51925.001	DWG Name: PLAT

SHEET

5

of 5

	814 Development
	Southwest Regional Airport Boulevard
	PC Date: 10/1/2024

Staff Report Details	
Project Number	CU24-0017
Applicant / Current Owner	815 Development LLC
Site Area	+/- 2.05 Acres
Current Zoning	C-1, Neighborhood Commercial
Requested Zoning	NA
Current Future Land Use Map Designation	General Commercial
Requested Future Land Use Map Designation	NA
Development Type / Use	Drive-through
Related projects	

Property Description
The subject property is located at Northwest Regional Airport Road & Southwest Sunbrooke Street. The site will have two points of access located off Southwest Sunbrooke Street and Southwest Banbury Street. The property is zoned C-1, Neighborhood Commercial, with a Future Land Use Map Designation of General Commercial. While the child-care facility is allowed by-right in C-1, the Drive-through requires a conditional use permit in C-1, Neighborhood Commercial.

Project Details
Per the applicant's narrative, 814 Services LLC is proposing a Childcare Facility and a Little Ceasars Drive-through on this property located on Northwest Regional Airport Road. The restaurant will be open Sunday-Thursday from 11:00 AM – 9:00 PM and Friday-Saturday from 11:00 AM-10:00 PM. The Child Care Tenant will operate between the hours of 6:00am and 6:00pm. The Little Caesars tenant estimates approximately 50-100 customers per day and will employ approximately 6-10 employees (3 employees/shift). Per the applicant's narrative, there will be no indoor or outdoor seating available for the Little Caesars

Project Details

building, and no outdoor menu board as typically seen at a drive-through, as the lane and pickup window will be designated for HOT-TO-GO products only.

The site plan provides 31 parking spaces, including 2 ADA parking spaces for the childcare tenant and 12 parking spaces, including 1 ADA parking space for the drive-thru restaurant. A food delivery for Little Caesars will occur once a week at 2:00am. The delivery is outside of operating hours and will not present a challenge with parking or access to the site.

The Child Care tenant will produce peak on-site traffic flow during primary drop off/pick up times in the mornings and evenings -between 6:00am and 9:00am, and between 3:00pm and 6:00pm, respectively. Parents/Guardians are required to park their vehicle, walk and sign their children in through a computer system. The tenant does not allow curb side drop off. All children must be escorted into the staffed reception area. Deliveries are conducted with small cargo vans and single rear axle trucks. No Loading zone is required. It should be noted that licensed child care facilities are allowed by right in C-2 and none of the child care description provided by the applicant is germane to the consideration of the drive-thru conditional use permit.

The applicant states in their narrative that if the Conditional Use Permit is approved, they will submit a lot split application to separate the two uses onto their own parcel. A parking agreement and access easement will be recorded amongst the two lots at time of subdivision.

Relationship to the General Plan / Projected Traffic Impact

The proposed conditional use as a drive-through may have a slight increase in traffic on Northwest Regional Airport Road as the lot was vacant before.

Public Comment

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

Analysis / Waivers

Conclusion

The following conditions of approval, and any others not listed, may be considered by the Planning Commission:

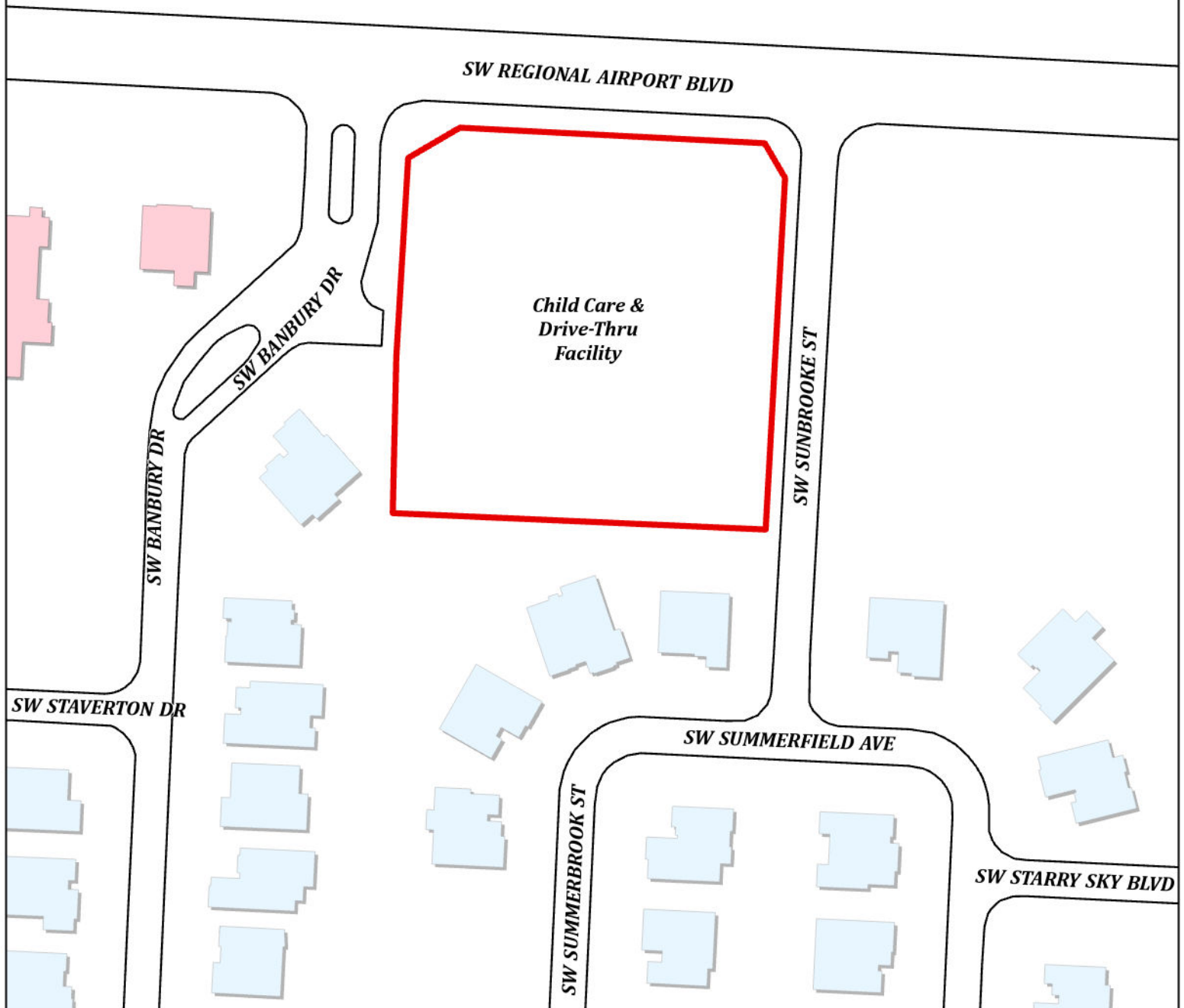
1. This Conditional Use Permit shall be valid in perpetuity.
3. Any changes in scope, use, or ownership, may require a new Conditional Use Permit. In addition, the Planning Commission has the ability to hold a public hearing on or revoke the Conditional Use at any time.
4. The applicant shall coordinate with the Bentonville Building and Fire Safety Department for any additional permitting requirements.

Water and Sewer requests that the Planning Commission consider the following conditions of approval:

1. Proposed use must meet all cross connection and sewer pretreatment standards.

Additional Details

 **PENDING PC Items**



CU24-0017
Child Care & Drive-Thru Facility
Conditional Use



Project Narrative
Proposed Child Care & Drive-Thru Facility

INTRODUCTION:

The subject property is a new construction multi-tenant development comprised of approximately 2.05 acres, located at NW Regional Airport Road & SW Sunbrooke Street in Bentonville, AR 72713 (Parcel #01-15112-000). The development will consist of a +/- 11,100 SF child care facility and +/- 1,664 SF drive-thru restaurant. The property is currently zoned C-1, in which a child care facility is a use by right and the drive-thru restaurant will require a conditional use permit. The subject property is currently comprised of vacant land.

The site will have two points of access located off SW Sunbrooke Street and SW Banbury Street. The site plan provides 31 parking spaces, including 2 ADA parking spaces for the childcare tenant and 12 parking spaces, including 1 ADA parking space for the drive-thru restaurant. The childcare tenant will have an approximate 9560 SF playground, comprised of separate playground areas with age-specific playground equipment. The drive-thru restaurant tenant will have a drive-thru aisle that loops around their building, with an ordering window and directional signage throughout.

If the Conditional Use Permit is approved, we will submit a lot spit/subdivision application to separate the two users onto their own parcel. A cross access and cross parking easement will be recorded amongst the two parcels. A photometric plan will be provided with our LSD submittal to meet the City of Bentonville standards and specifications.

CHILD CARE TENANT INFORMATION:

The Child Care Tenant is a leading provider of early education services for children in the Southeast U.S. They offer preschool, before/after school, summer camp and family membership programs educating over 5,000 children annually. The Tenant serves children ages 0-13 through their various programs. The Tenant allows kids to experiment with a rich variety of activities and discover their passions, and parents enjoy unrivaled convenience and value. Their magical facilities give a safe neighborhood back to kids and deliver valuable enrichment and character-building opportunities to our future generations.

The Child Care Tenant will operate between the hours of 6:00am and 6:00pm. Peak on-site traffic flow will occur during primary drop off/pick up times in the mornings and evenings -between 6:00am and 9:00am, and between 3:00pm and 6:00pm, respectively. Parents/Guardians are required to park their vehicle, walk and sign their children in through a computer system. They do not allow curb side drop off. All children must be escorted into the staffed reception area. Deliveries are conducted with small cargo vans and single rear axle trucks. No Loading zone is required.

The Child Care Tenant has implemented various security measures to make sure all children are safe and well cared for while in their facilities. Additional Security measures include a secured front door entry, video-monitored classrooms, open classrooms with large windows, door alarms, computer

Project Narrative
Proposed Child Care & Drive-Thru Facility

check-in, staffed reception desk, first aid kits, tamper proof electrical outlets, and age-appropriate toys & furnishings. Parents/Guardians can monitor their child throughout the day via digital communication with daily reports, special moments, pictures & achievement badges. Child assessments and parent conferences are also available.

LITTLE CAESARS TENANT:

Little Caesars is an American multinational chain of pizza restaurants. They are the third largest pizza chain by total sales in the United States, and operate and franchise pizza restaurants in the United States and internationally. Little Caesars provides a variety of pizzas, wings, and bread. Several core menu items are part of the HOT-N-READY menu, designed to make popular items available for immediate carry-out, while others are considered either specialty pizzas or custom pizzas.

Little Caesars will operate Sunday through Thursday from 11:00am to 9:00pm and on Friday and Saturday from 11:00am to 10:00pm. There is no indoor or outdoor seating available. Customers can order in-store, at the pick-up window, via phone, or online. The pick-up window is designated for the HOT-N-READY products only. There is no menu board as you would see at a typical fast-food drive-thru restaurant.

Little Caesars estimates approximately 50-100 customers per day and will employ approximately 6-10 employees (3 employees/shift). A food delivery via Little Caesars will occur once a week at 2:00am. The delivery is outside of operating hours and will not present a challenge with parking or access to the site.

We appreciate your review of our Conditional Use Permit Application. We are looking forward to reviewing this project with the City of Bentonville Planning Commission at an upcoming meeting.

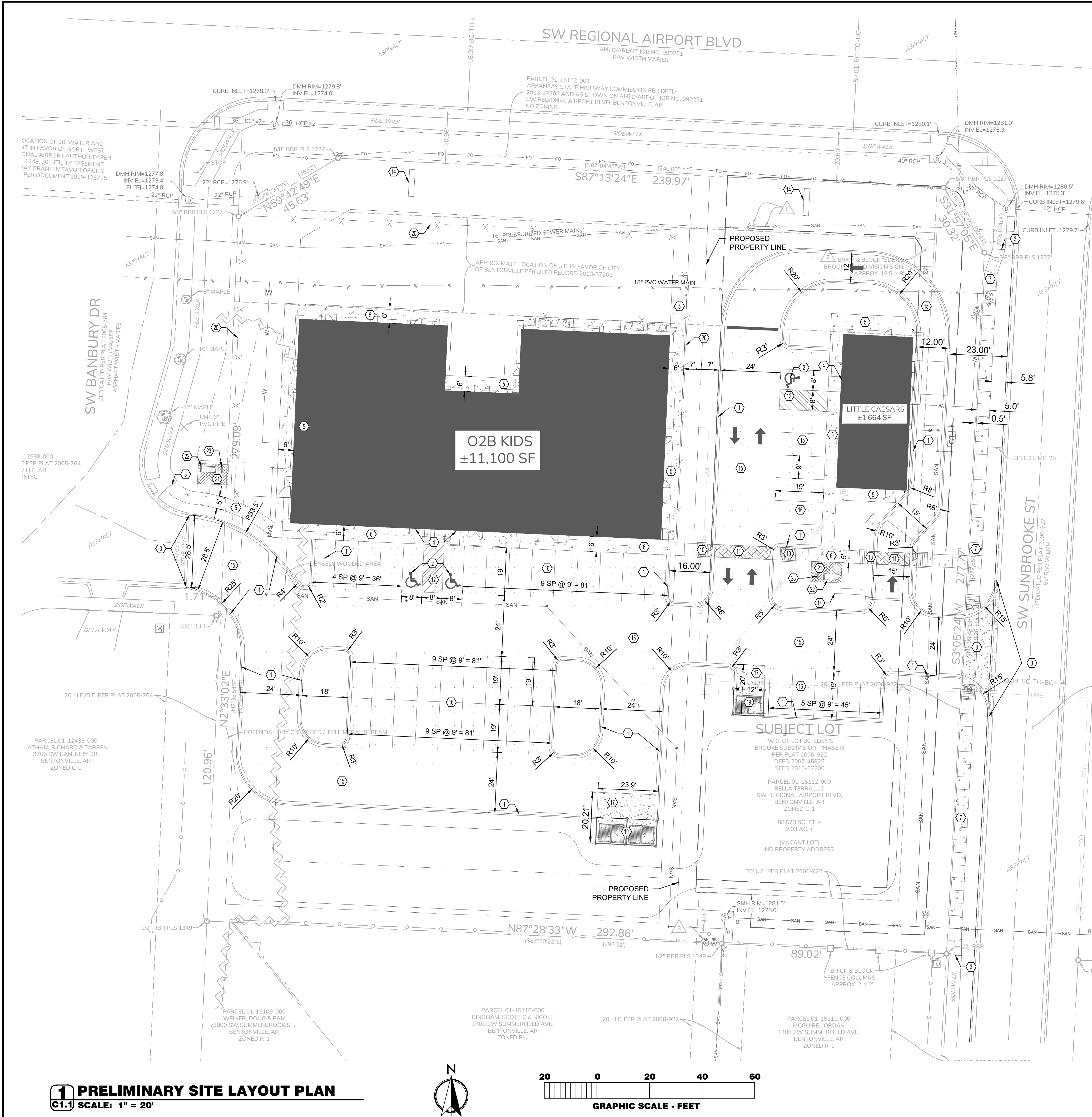
Please contact me with any questions directly at Samantha@814cre.com or (734) 260-6820 prior to the meeting.

Sincerely,

Samantha Kozlowski

814 SERVICES, LLC

Development Manager



NOTES:

- ALL TREES SHALL MAINTAIN A MINIMUM DISTANCE OF 5' FROM ALL PUBLIC UTILITIES.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH WATER UTILITIES DEPARTMENT SPECIFICATIONS FOR THE CITY OF BENTONVILLE DATED 2021.
- IBR INSPECTION ONLY AFTER FIRE LINE PLAN SUBMITTAL TO CITY OF BENTONVILLE. UNDERGROUND FIRE LINE CONSTRUCTION IS NOT TO BEGIN UNTIL ADH APPROVAL IS RECEIVED BY FIRE LINE CONTRACTOR ON THE UNDERGROUND FIRE LINE PLAN.

KEY NOTES:

- NEW CURB AND GUTTER PER DETAIL 4/C1.1.
- INSTALL ADA ACCESSIBLE SYMBOL PER DETAIL 6/C1.1.
- MATCH NEW PAVEMENT FLUSH WITH EXISTING PAVEMENT.
- INSTALL ADA BUILDING MOUNTED SIGNAGE PER DETAIL 5/C1.1.
- NEW SIDEWALK REFER TO DETAIL 2/C1.1. REFER TO STRUCTURE PLAN FOR TERMINATING SIDEWALK ADJACENT TO BUILDING.
- NEW TURNDOWN SIDEWALK WHERE EDGE FACES PARKING LOT. SEE DETAIL 1/C1.1. REFER TO STRUCTURE PLAN FOR TERMINATING SIDEWALK ADJACENT TO BUILDING.
- NEW ROW SIDEWALK PER CITY OF BENTONVILLE STANDARDS AND SPECIFICATIONS. SEE SHEET C1.2.
- NEW COMMERCIAL DRIVEWAY & SIDEWALK PER CITY OF BENTONVILLE STANDARDS AND SPECIFICATIONS. SEE BENTONVILLE DETAILS ON SHEET C1.2.
- NEW STANDARD DUTY ASPHALT PAVEMENT PER DETAIL 3/C1.1.
- INSTALL ADA RAMP PER DETAIL 3/C1.1.
- STRIPED SIDEWALK CROSSING WITH STAMPED CONCRETE PER CITY OF BENTONVILLE REQUIREMENTS. COORDINATE STAMP WITH ARCHITECT.
- HANDICAP ACCESS UNLOADING ZONE: SLOPE 2% MAX. EACH WAY (ADA COMPLIANT) AND STRIPE AS SHOWN. 4" STRIPES @ 24" O.C. AT 45 DEGREES. PAINT COLOR TO BE HI-VIS WHITE PER CITY OF BENTONVILLE STANDARDS
- INSTALL ADA RAMP PER DETAIL 7/C1.1
- NEW MONUMENT SIGN PER CITY OF BENTONVILLE STANDARDS AND SPECIFICATIONS. REFER TO ARCHITECTURAL PLANS.
- NEW HEAVY DUTY ASPHALT PAVEMENT. SEE DETAIL 9/C1.1. INSTALL IN DRIVE AISLES AS GENERALLY SHOWN.
- NEW STANDARD DUTY ASPHALT PAVEMENT. SEE DETAIL 9/C1.1. INSTALL IN PARKING AREAS AS GENERALLY SHOWN.
- NEW HEAVY DUTY TRASH PAD CONCRETE. SEE DETAIL 10/C1.1.
- INSTALL ADA POLE MOUNTED SIGNAGE PER DETAIL 5/C1.1.
- TRASH ENCLOSURE PER ARCHITECTURAL PLANS. SHALL BE CONSTRUCTED WITH SIMILAR MATERIALS AS THE BUILDING.
- NEW FENCE. REFER TO ARCHITECTURAL PLANS.
- PERVIOUS PAVERS EQUAL TO AQUA-BRIC TYPE 4. COLOR MATCH TO CONCRETE. CONTRACTOR TO PROVIDE SUBMITTALS TO OWNER FOR APPROVAL.
- PEDESTRIAN BENCH EQUAL TO BELSON OUTDOORS MODEL CBPC-65B-BK COMMERCIAL STEEL OUTDOOR BENCH WITH STRAIGHT BACK. COLOR TO BE BLACK.
- BIKE RACK TO BE PER CITY OF BENTONVILLE STANDARDS AND SPECIFICATIONS.

PAVEMENT LEGEND	
	STANDARD DUTY CONCRETE
	HEAVY DUTY CONCRETE
	SIDEWALK
	STAMPED CONCRETE
	HEAVY DUTY CONCRETE



5311 W. Village Parkway
Rogers, AR 72758
479.286.8181
weareown.com

FORMERLY ANDERSON ENGINEERING

CLIENT:
814 SERVICES LLC

02B Kids & Little Caesars

SW Regional Airport Blvd
CITY OF BENTONVILLE

REVISIONS		
NO.	DESCRIPTION	DATE

DRAWING INFORMATION

PROJECT NO: 24RO10006

DRAWN BY: KOW

CHECK BY: -

ISSUED FOR: PRELIMINARY

ISSUED DATE: 08/30/2024

PRELIMINARY
NOT FOR
CONSTRUCTION
OR PERMIT

ISSUED BY: L. ERNIE DEATON II

LICENSE NO: PE No. 6904

A licensed Arkansas
Engineering Corporation
COA #335

SHEET TITLE

**PRELIMINARY
SITE LAYOUT
PLAN**

SHEET NUMBER

C1.0







Walmart Campus

Southeast 8th Street

PC Date: 10/1/2024

Staff Report Details

Project Number	PUD20-0002
Applicant / Current Owner	Wal-Mart Stores, Inc.
Site Area	+/- 231 Acres
Current Zoning	Planned Unit Development (PUD)
Requested Zoning	Planned Unit Development (PUD)
Current Future Land Use Map Designation	General Commercial
Requested Future Land Use Map Designation	
Development Type / Use	Walmart Campus
Related projects	

Property Description

The subject property is the new Walmart Campus, generally bounded by East Central Avenue to the north, Southeast 14th Street to the south, Southeast Moberly Avenue to the East, and Southeast J Street to the West. Public streets Southeast 5th Street, Southeast 8th Street, and Southeast Martin Luther King Jr. Parkway run through the campus, along with several private streets.

Project Details

The proposed PUD revision provides the following changes from the most recently approved revision:

1. The total parking in Construction Phase 1 is reduced by 4 spaces to 9,900, still well above the 5,730 that are required. Construction Phase 2 parking is reduced by 3 spaces to 3,259 spaces, again, still above the required 2,846 required spaces.
2. Open space calculations have been updated, each zone and phase are still above the required amount.
3. Each of PD-01, PD-03, PD-05, PD-06, and PD-07's elevation has been updated; the previously approved modifications have been further refined.

Relationship to the General Plan / Projected Traffic Impact

These revisions would not affect the traffic impact of the PUD.

Public Comment

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

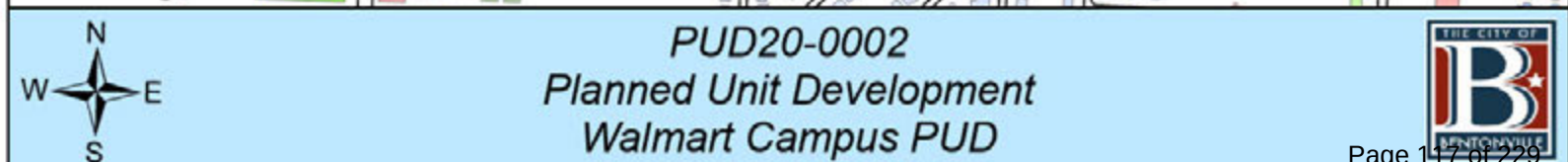
Analysis / Waivers

No waivers are requested with this revision. The proposed revision constitutes a few minor changes to the parking count, open space calculations, and parking deck elevations. These elevation changes should enhance the parking decks' interaction with the public domain.

Conclusion

Staff recommends approval of this PUD revision.

Additional Details



Parking Deck Tier 2 Elevations (non-retail garage cladding)

- PD01, PD03, PD05, PD06, & PD07

Parking Count Update
-SL06 & SL07 reduction

Open Space Area Calculations Update R11 & R12

Pg **Revision**

1	Updated date and revision number
3	Updated date and revision number
7	Updated areas of revision for the current package
20	Updated provided parking counts to reflect surface lot revisions
30	Updated open space calculations to reflect current phasing in Zones 1, 3, and 4
38	Revised elevations for current PD01 enhancements
41	Revised elevations for current PD03 enhancements
53	Revised elevations for current PD05 enhancements
55	Revised elevations for current PD06 enhancements
62	Revised elevations for current PD07 enhancements

CONTACTS

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WALMART CAMPUS

PUD SUBMISSION - 13TH REVISED SUBMISSION
AUGUST 23, 2024



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- P08 Master Plan | Zones
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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 04 Phase 2
- P17 Zone Map | LSD Package Zone 05
- P18 Zone Map | LSD Package Zone 06
- P19 Zone Map | South CUP, North CUP + Substation B
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Walmart Campus



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P45 Buildings L-02 + I-02 | Childcare Center

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ZONE 05 - ELEVATIONS & MATERIALS

P65 Building M-05 | Coffee Shop

PROJECT DIRECTORY

P02



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Walmart
Bentonville, AR



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CIVIL ENGINEER

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CIVIL ENGINEER

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ARCHITECT

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ARCHITECT

5G Studio Collaborative
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ARCHITECT

Marlon Blackwell Architects
42 East Center St
Fayetteville, Arkansas 72701

Walmart Home Office Campus

PUD Submission - Revision 13
August 23, 2024

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 P20.

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 P21, 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 P22-P28 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 P22-P28 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 P30, 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 P20, Phasing Plan, for additional details.

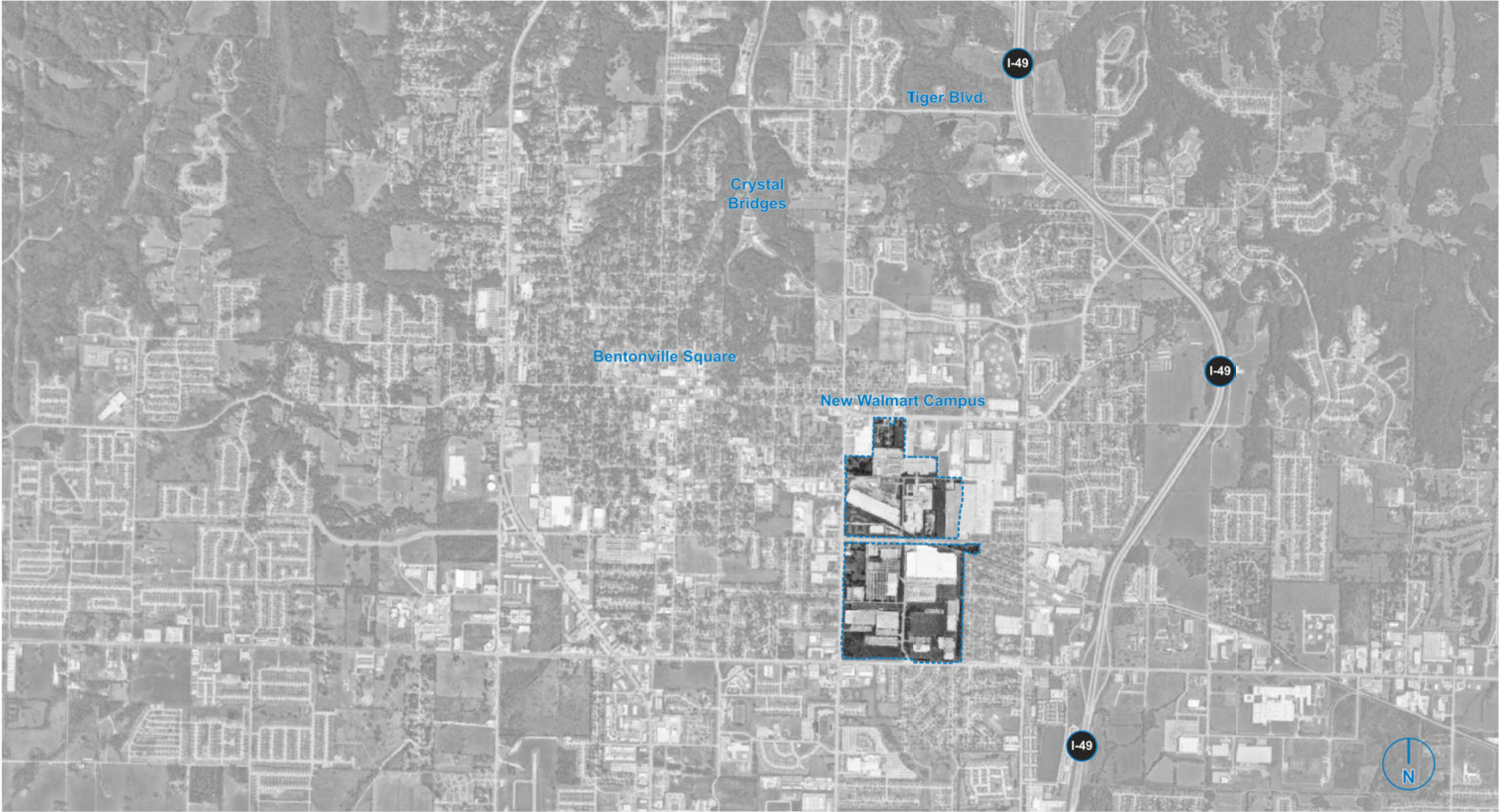
401.10(g)(3) PUD districts perimeter requirements.

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.

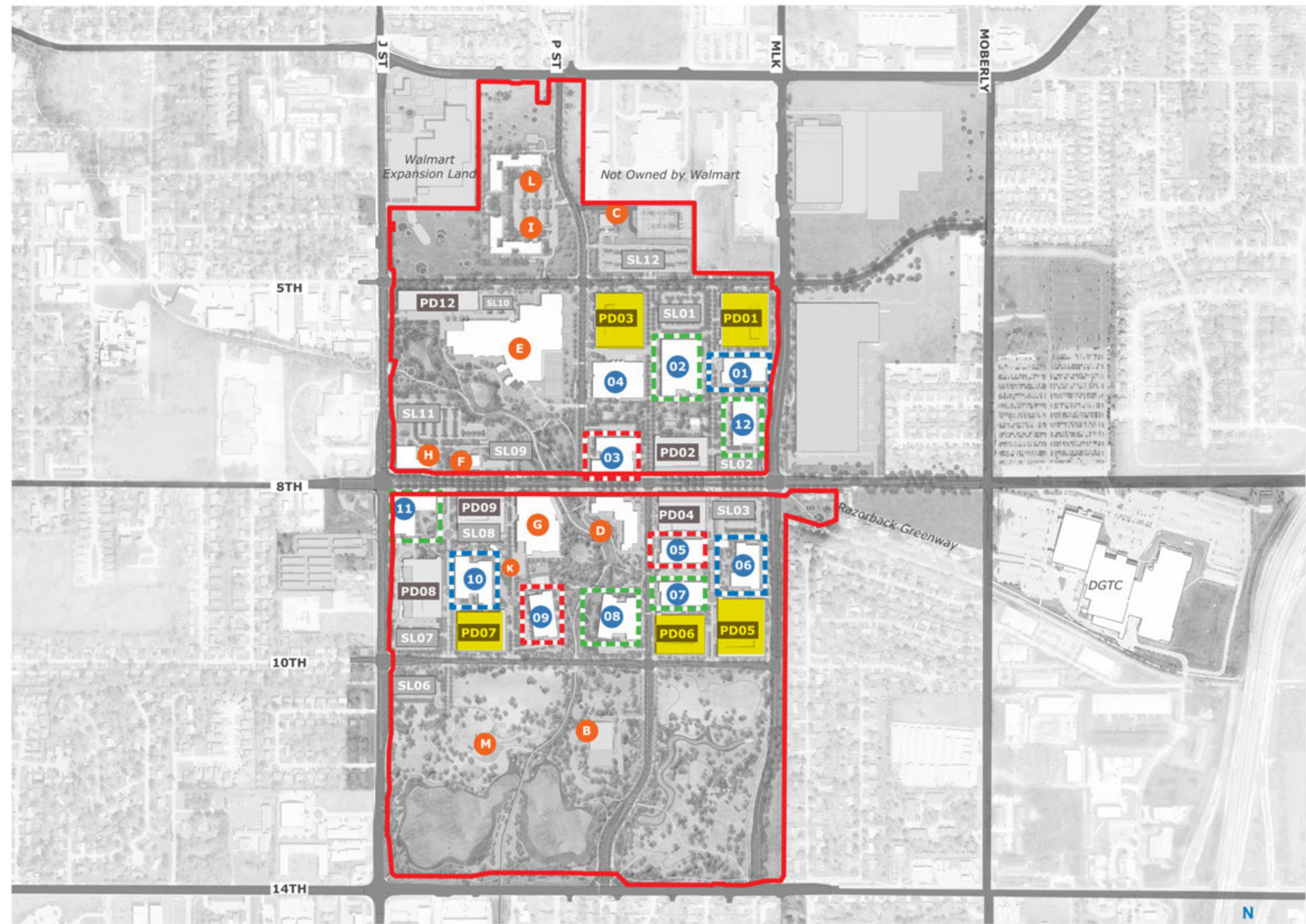
Refer to P31 and the following pages for documentation showing compliance with structural design standards, such as elevations and material palettes.



Google Maps

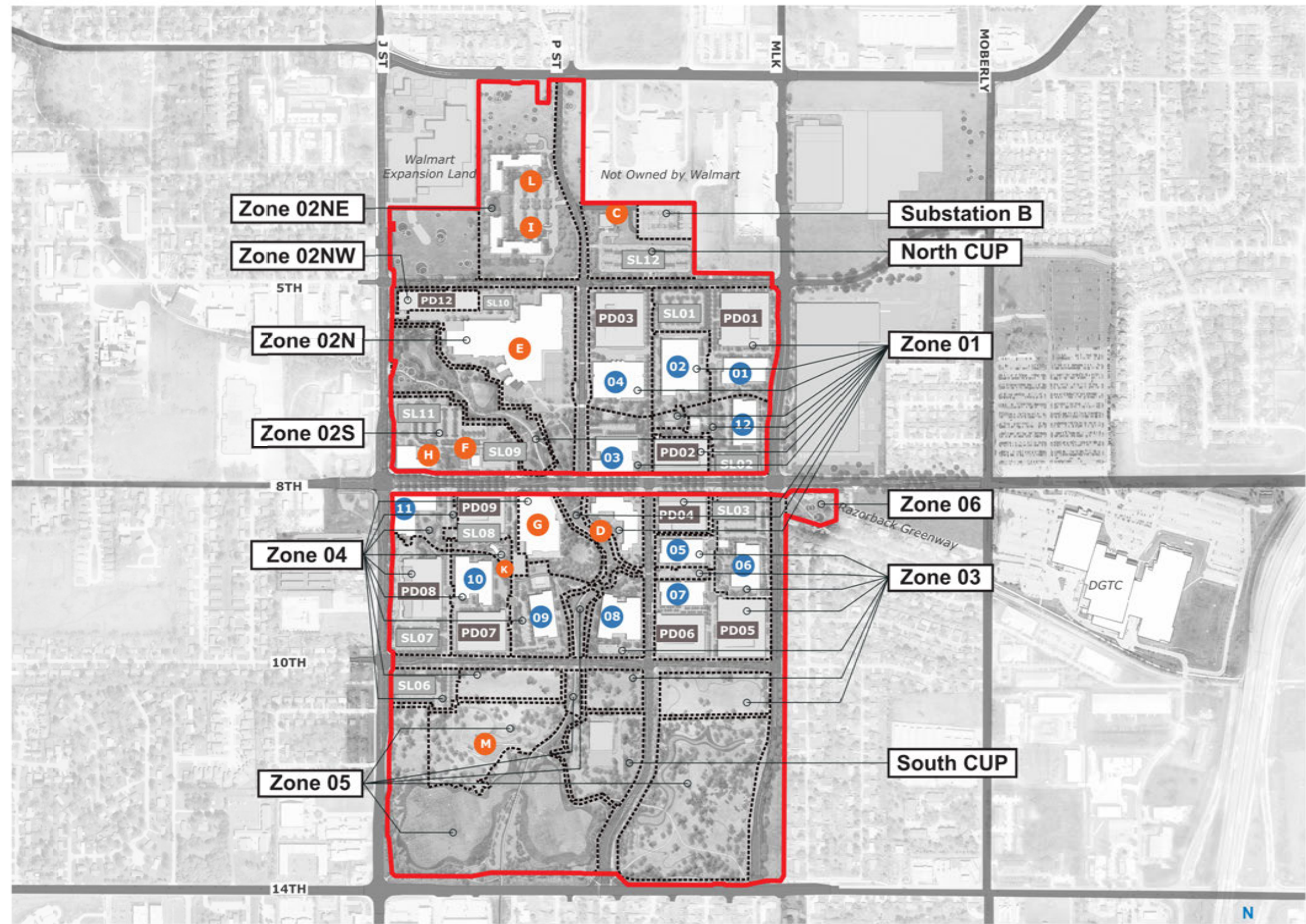


Google Maps



Legend

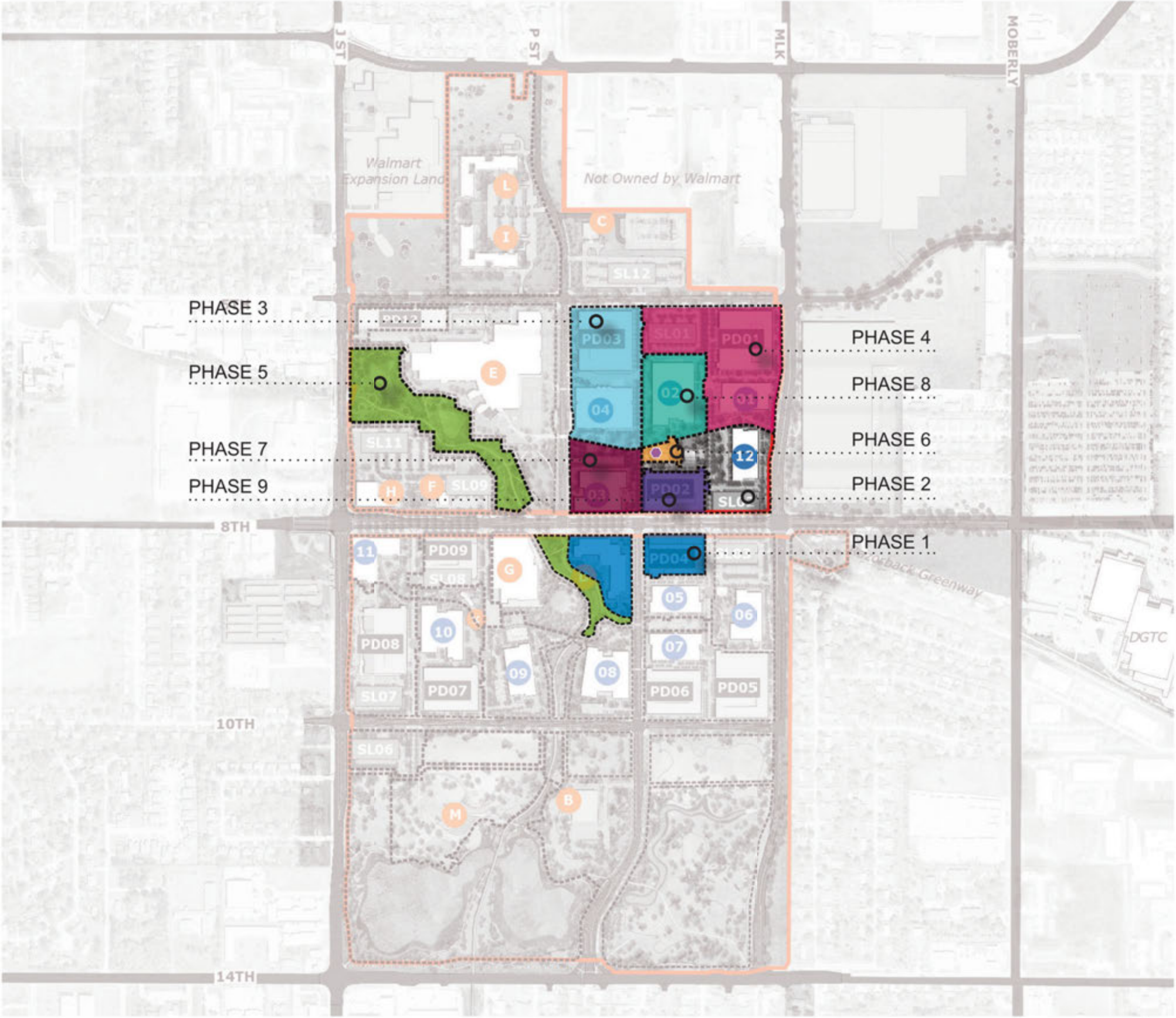
- # Office Building Number
- A Amenity & Support
- PD# Parking Deck
- SL# Surface Lot
- “Mill” Building
- “Foundry” Building
- “Collection” Building
- Elevations Revised from Previous Submission
- Zone Phases Revised from Previous Submission

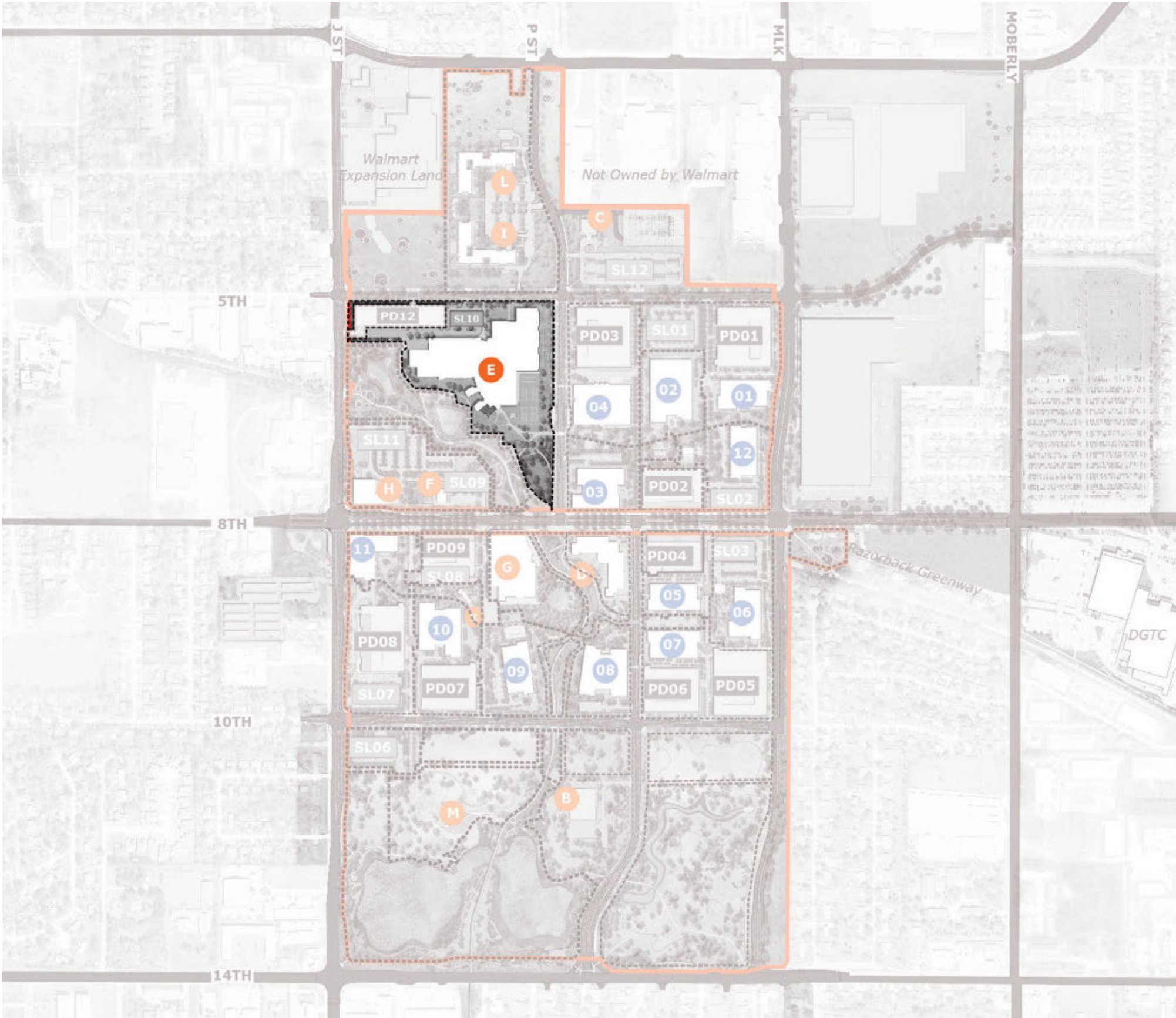


Legend

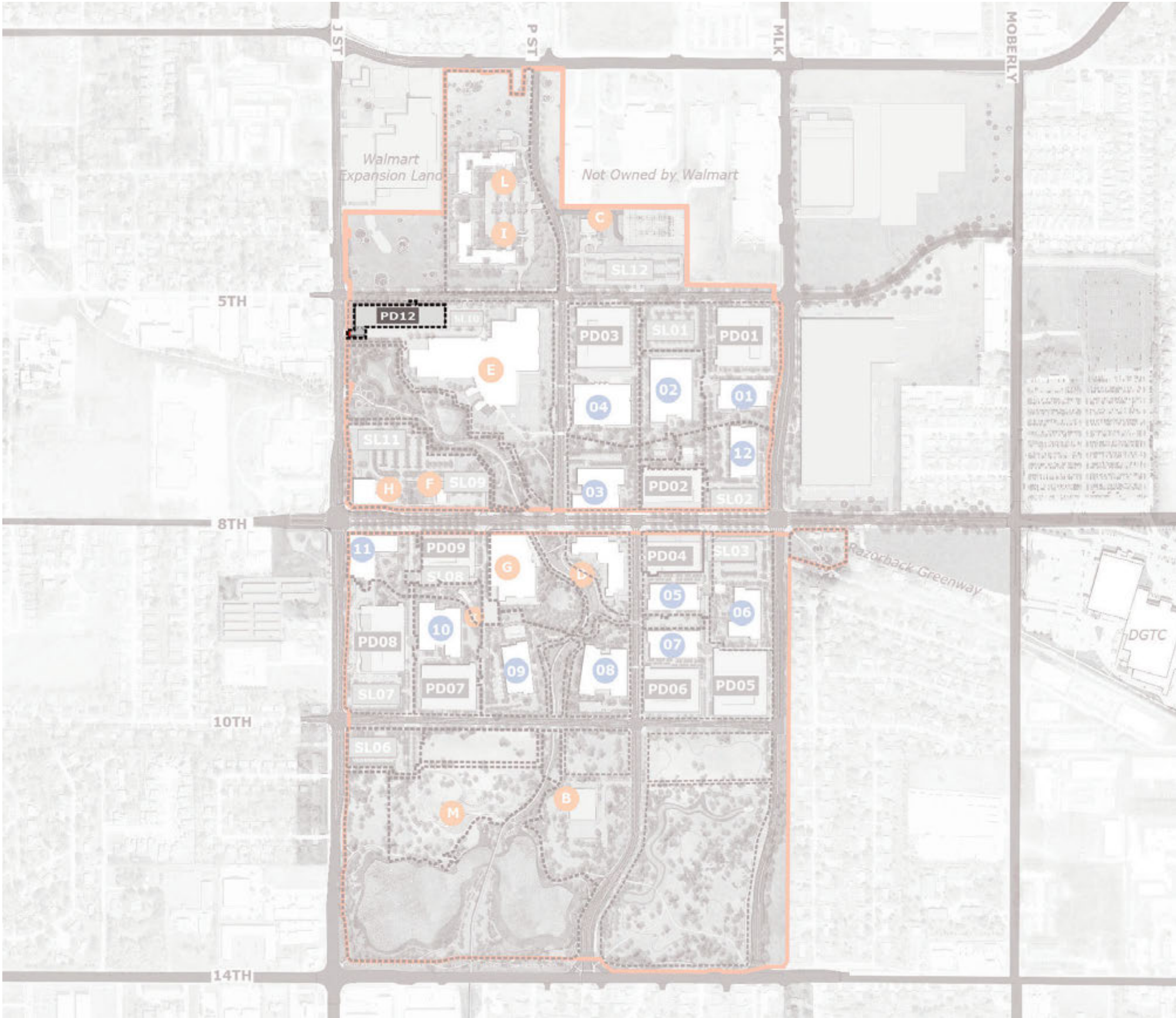
- # Office Building Number
- A Amenity & Support
- PD# Parking Deck
- SL# Surface Lot
- Zone Boundary

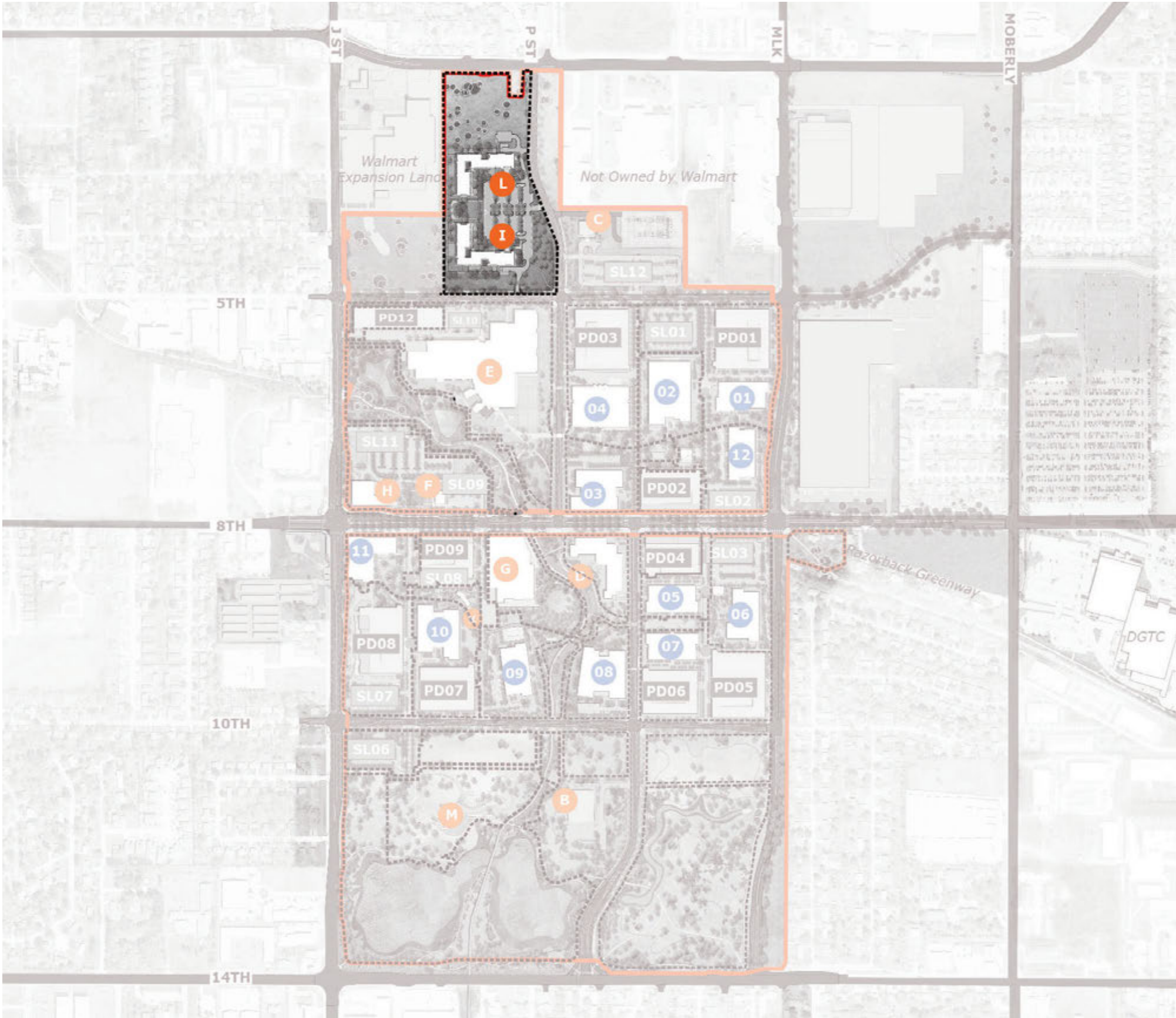
 Barn Water Feature

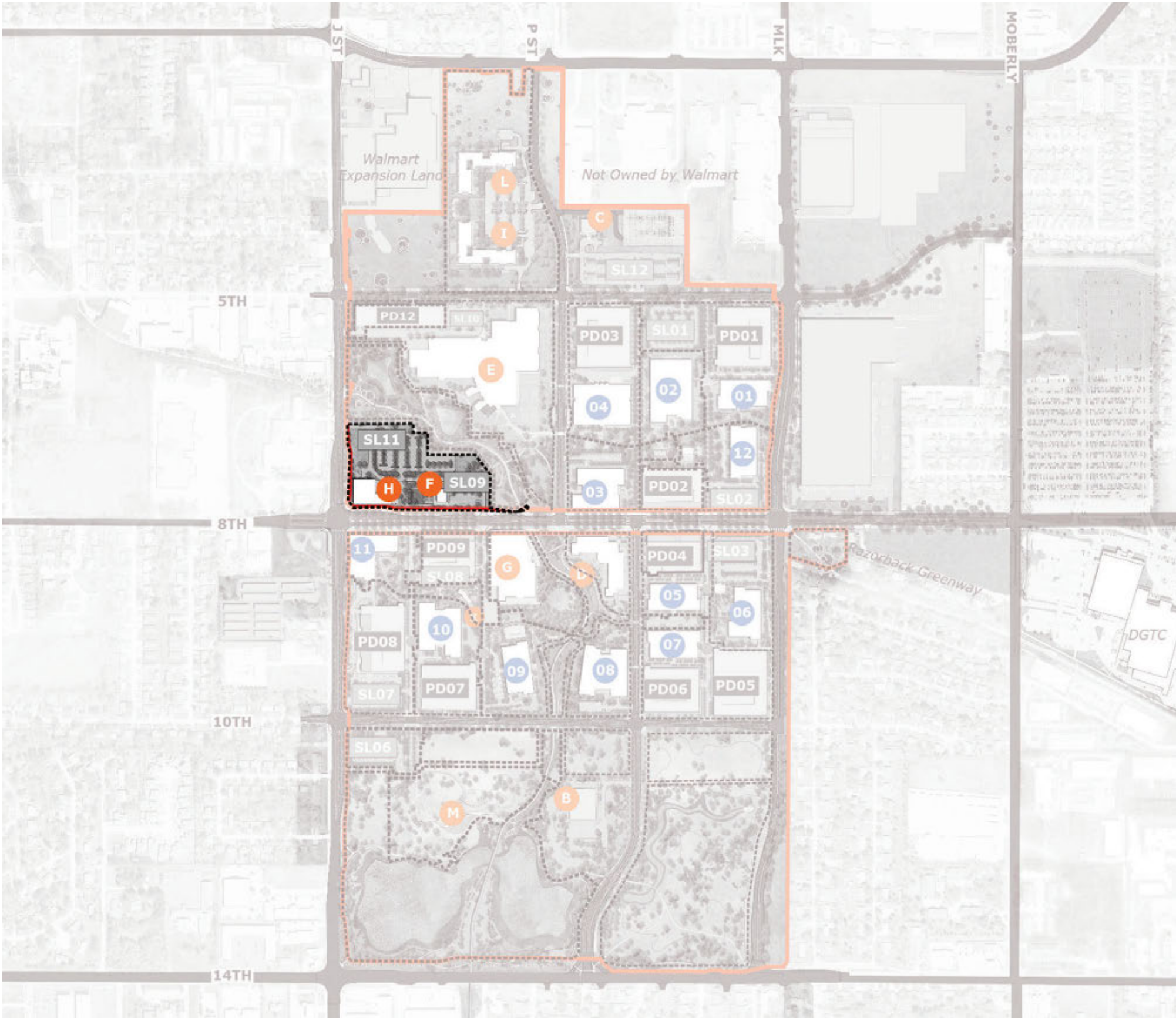




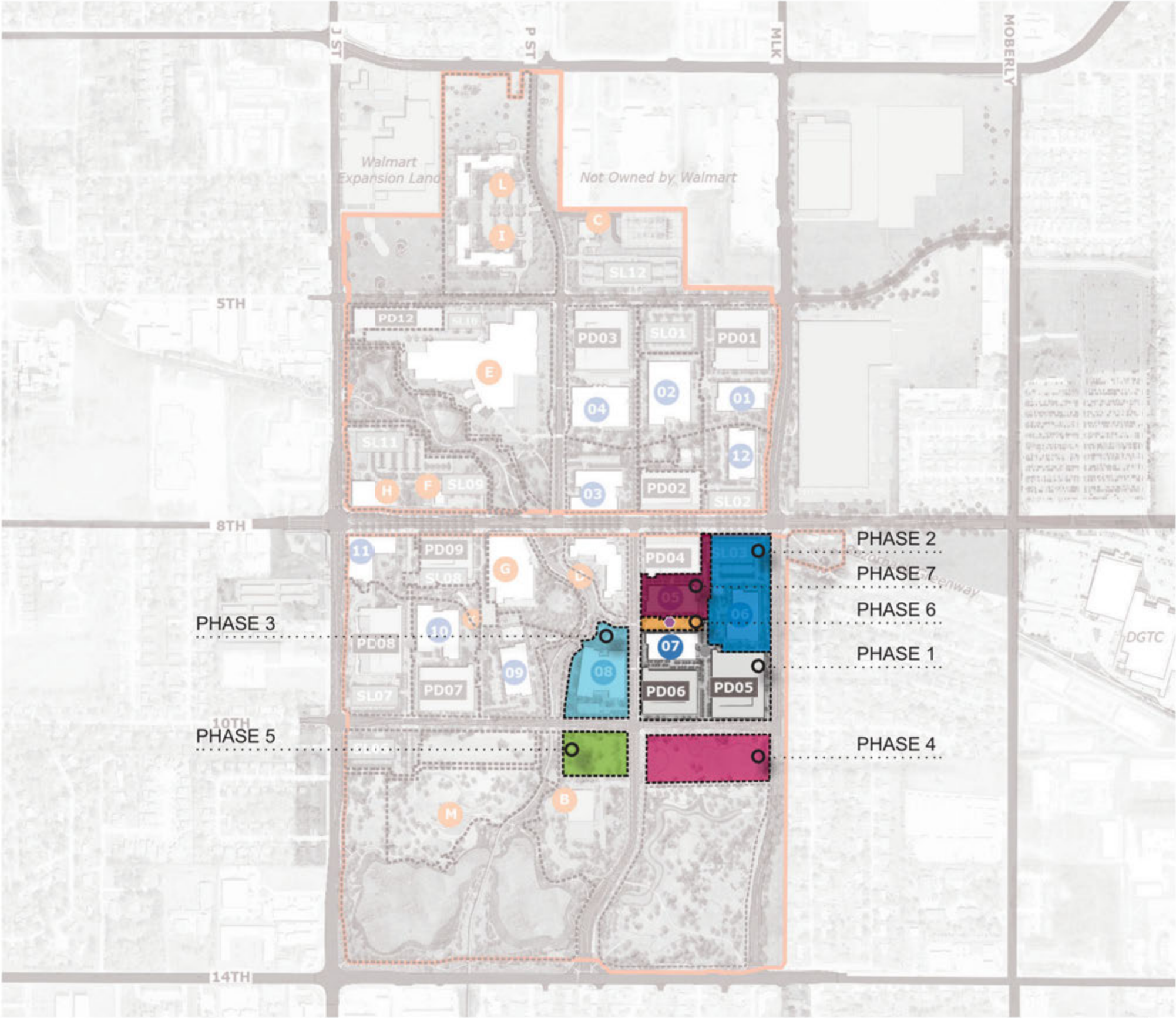
The PD12 parking garage will be constructed in an early phase without landscaping. Landscaping will be added during the construction of the adjacent Zone 02N/Fitness Center and will be complete before Grand Opening of Fitness Center.



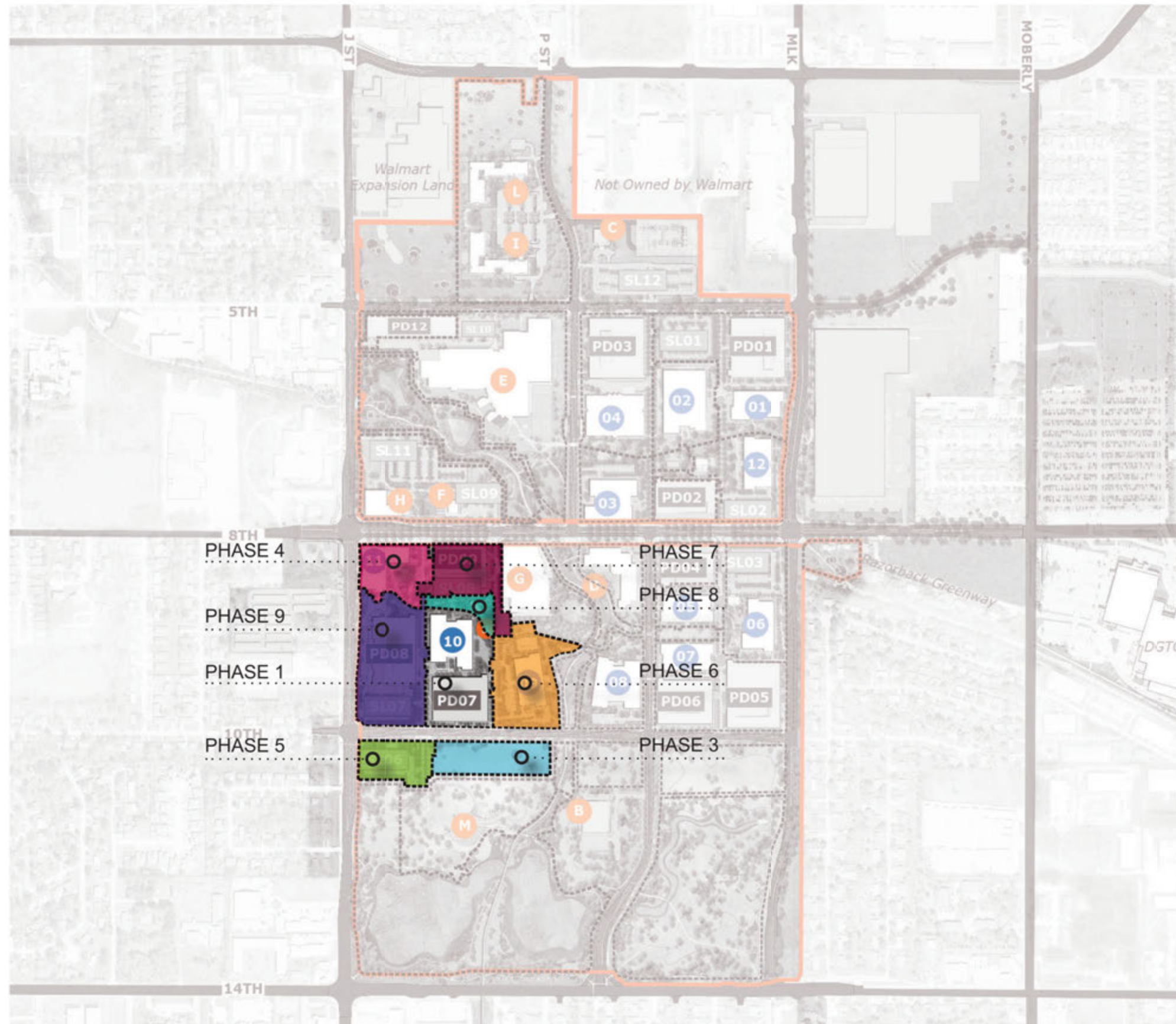


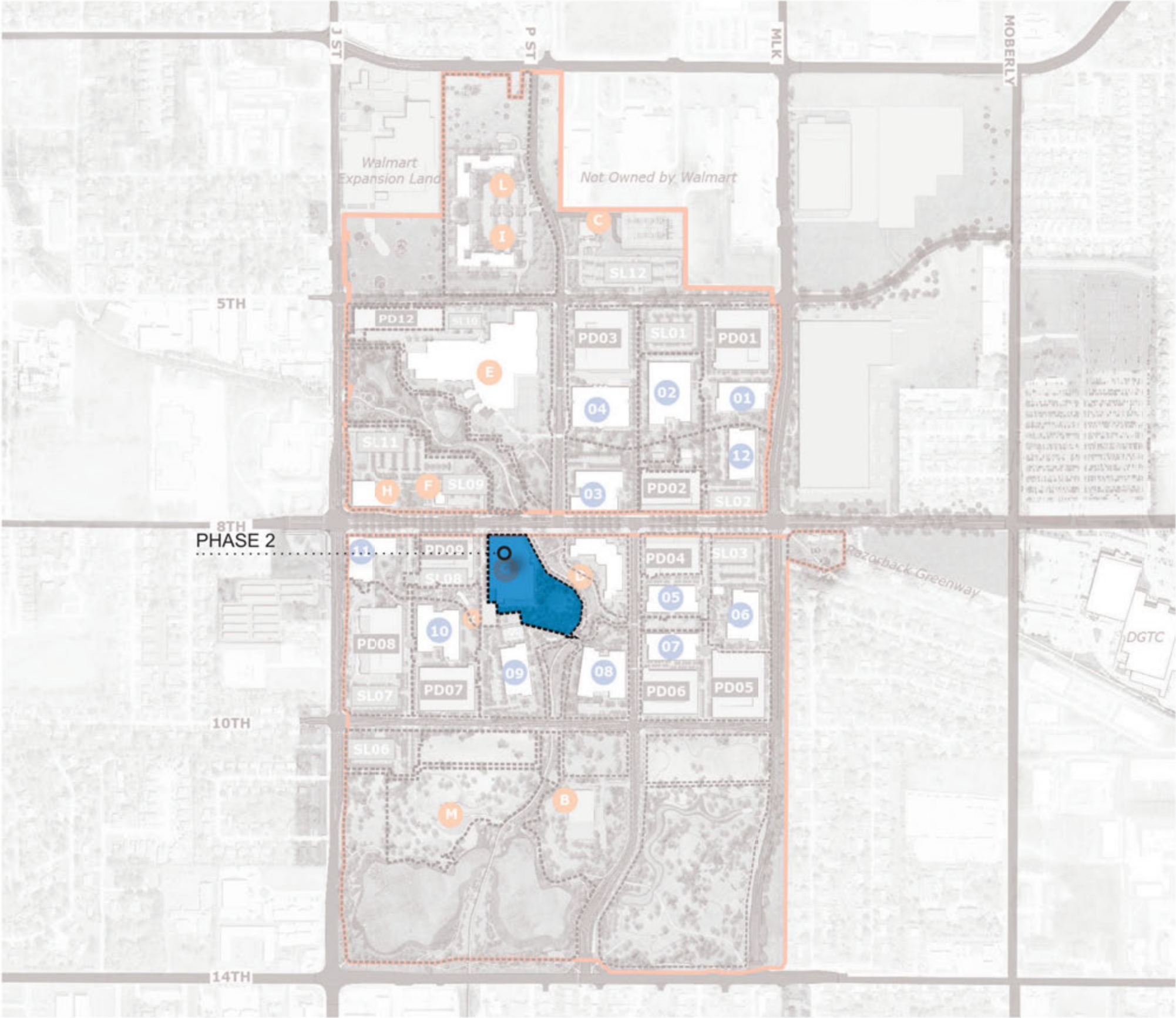


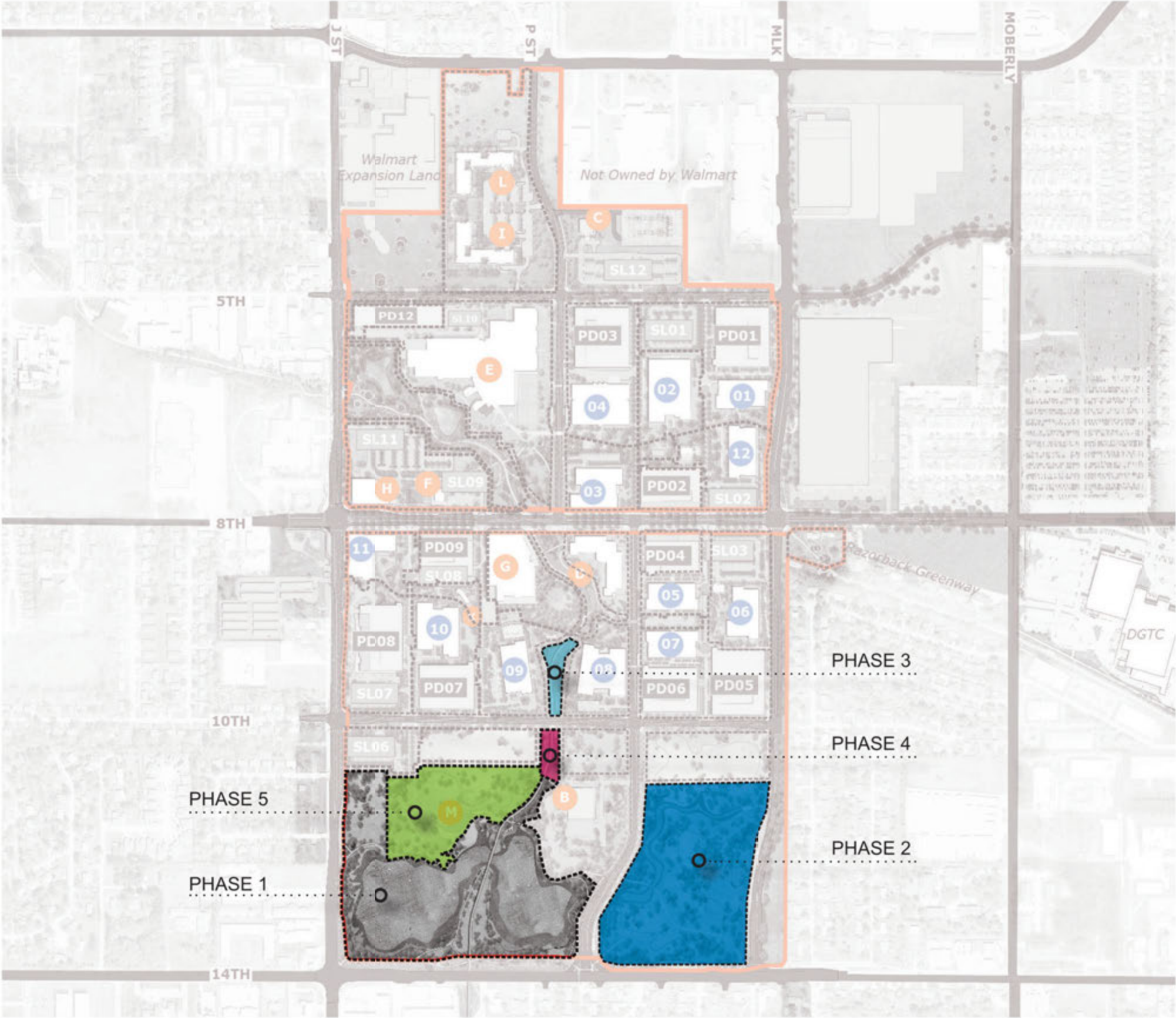
Stream Spring Water Feature

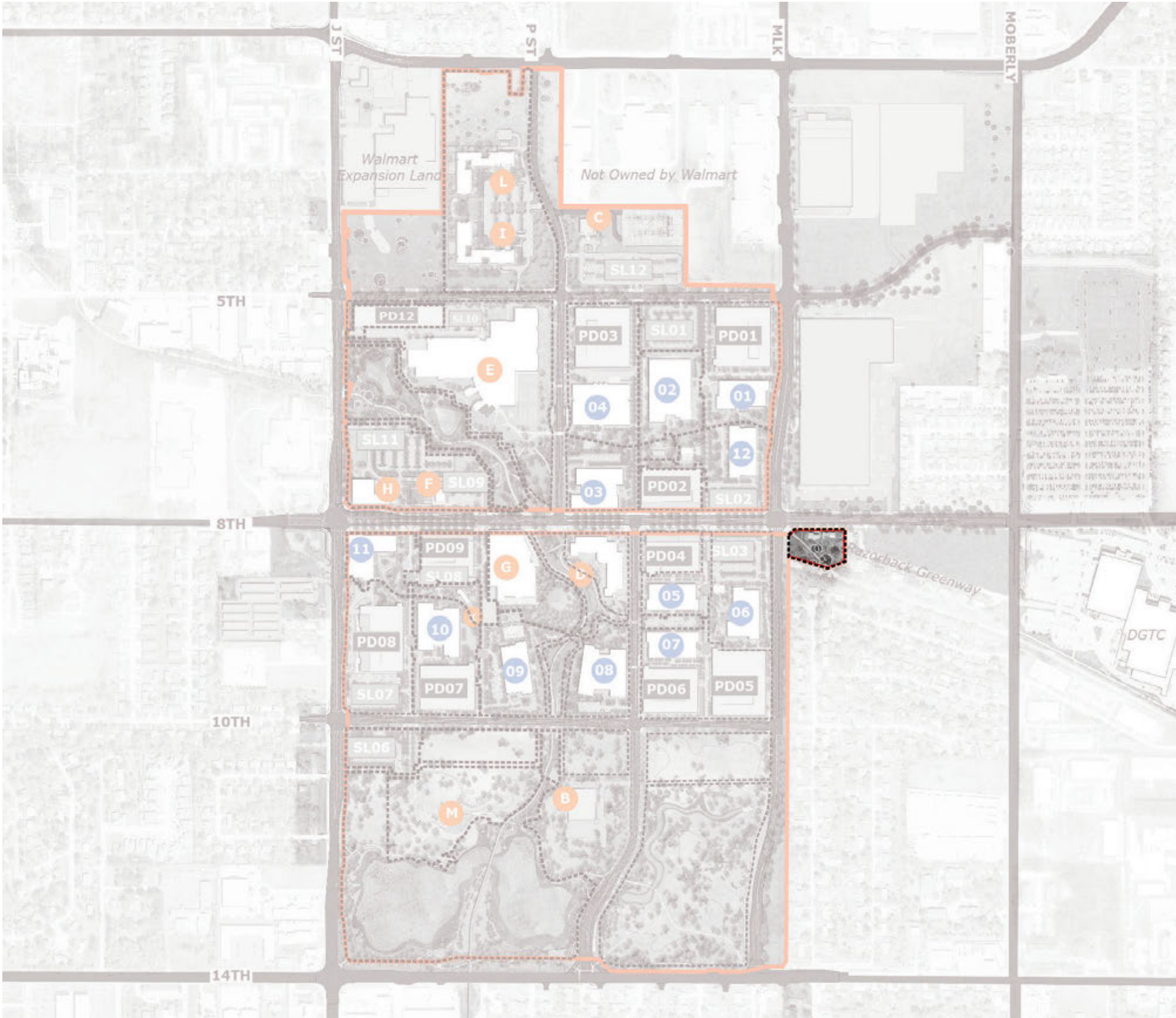


Zone 4 Phase 2 is permitted under a separate number from the rest of Zone 4. Please refer to the next page for the extents of Zone 4 Phase 2.

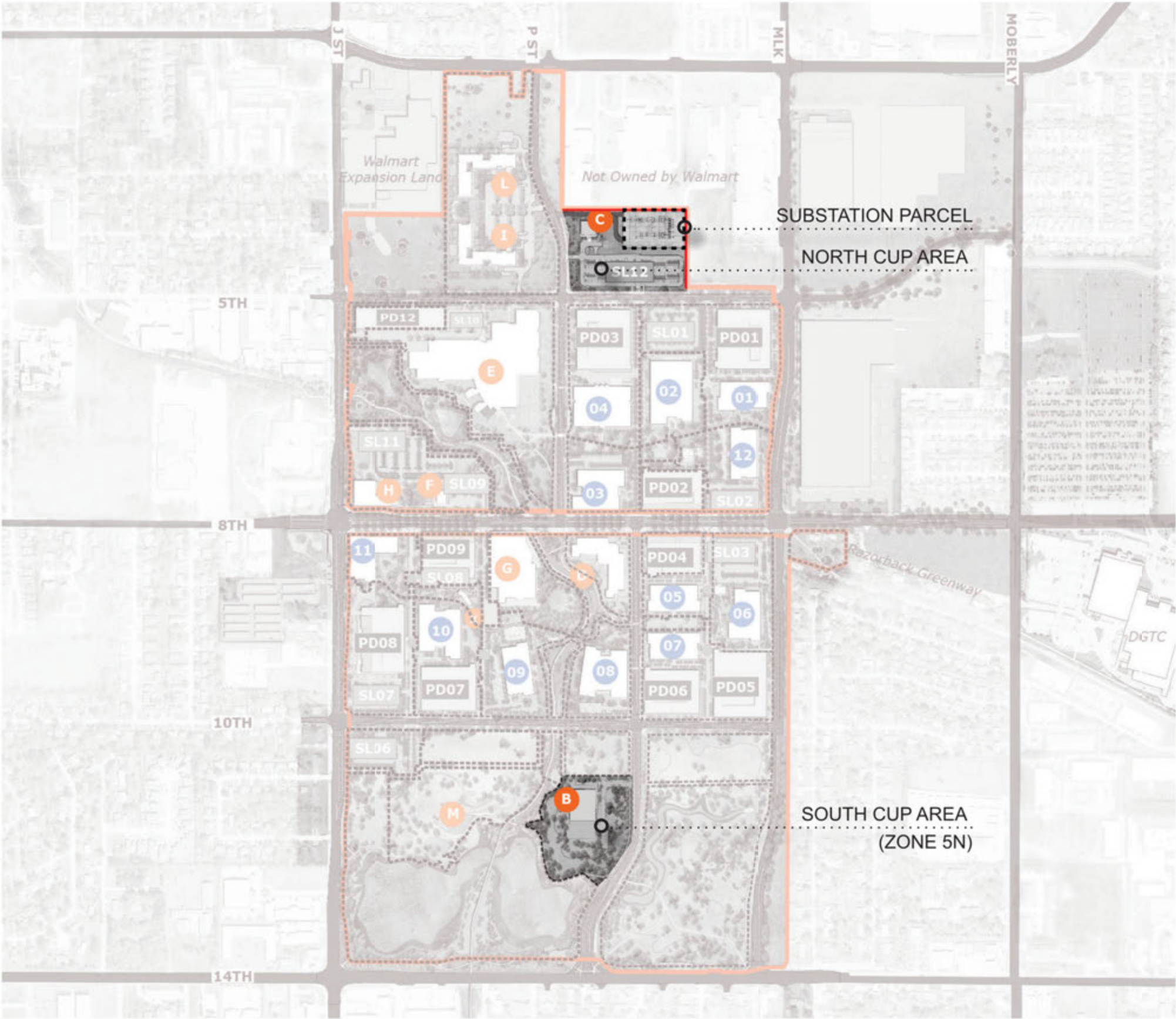


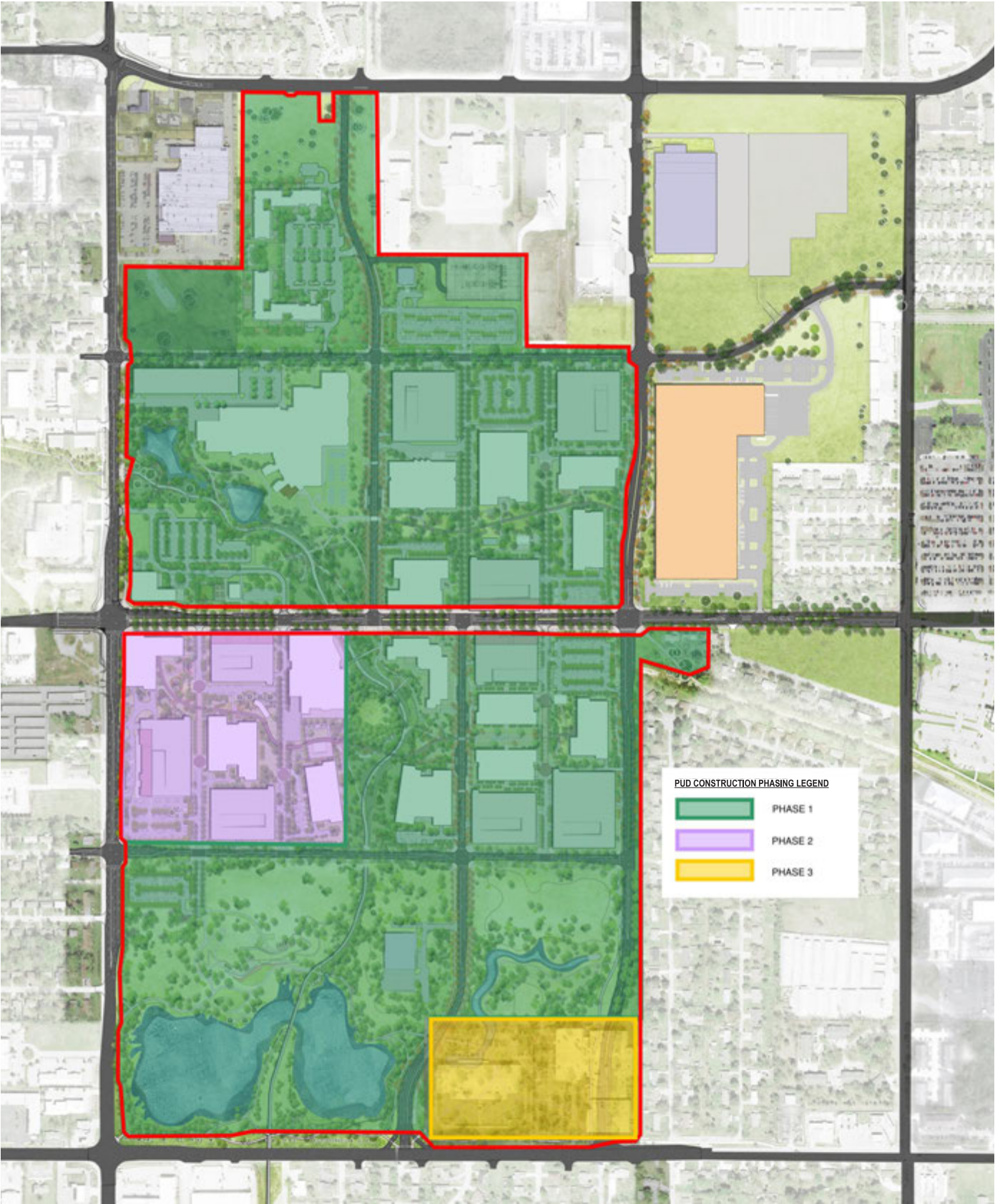






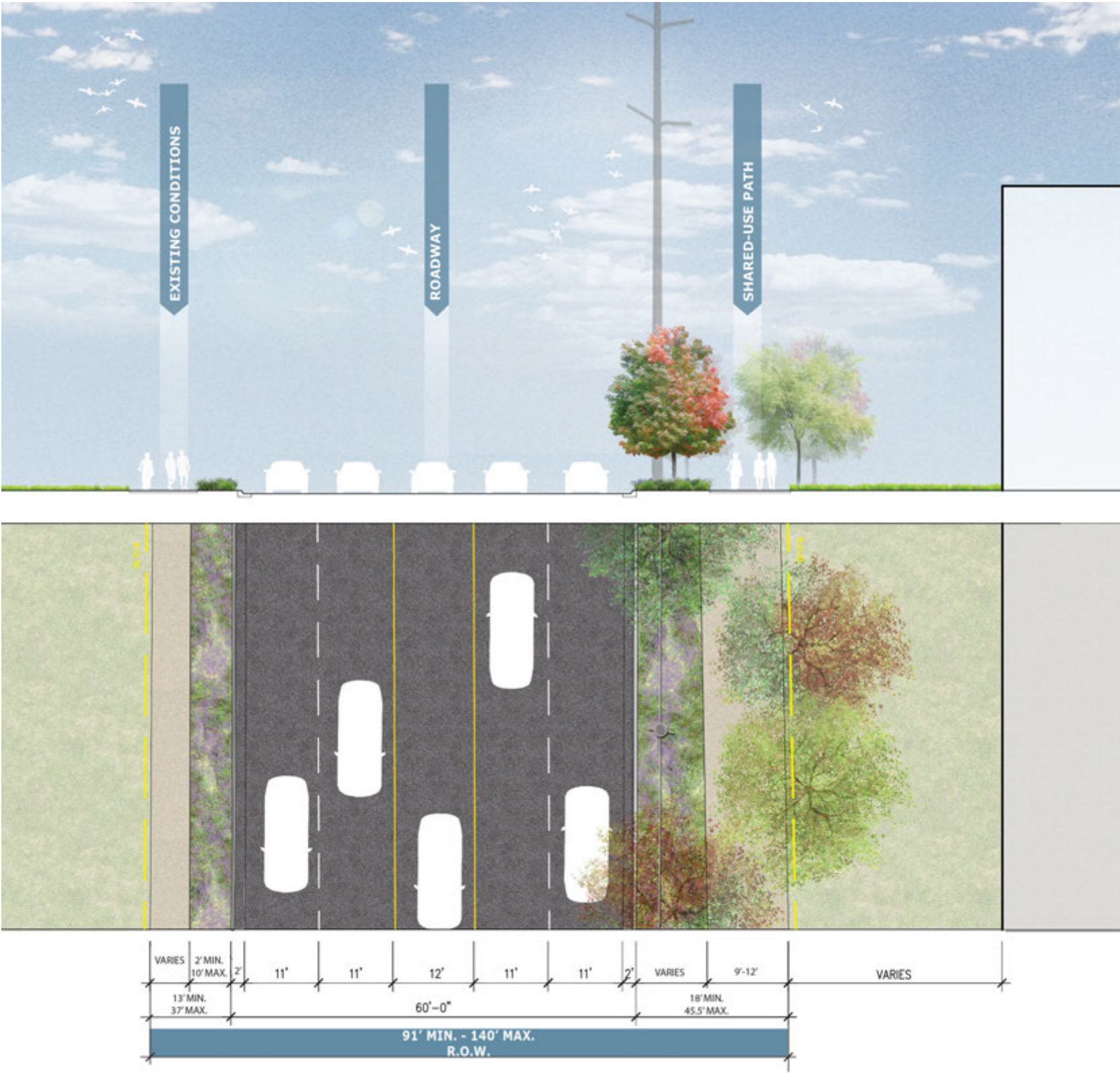
The Substation parcel will be granted lot access via an access easement as it does not have direct access to a public street.





PHASE 1	
Required Parking Spaces:	5,730
Total Parking Spaces:	9,900
PHASE 2	
Required parking spaces:	2,846
Total parking spaces:	3,259
PHASE 3	
Required parking spaces:	0
Total parking spaces:	0





PROPOSED GUIDELINES

EAST

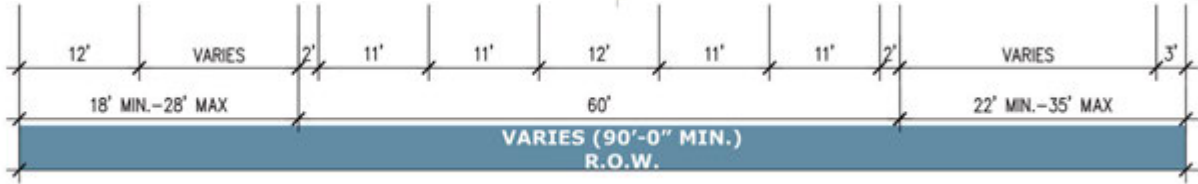
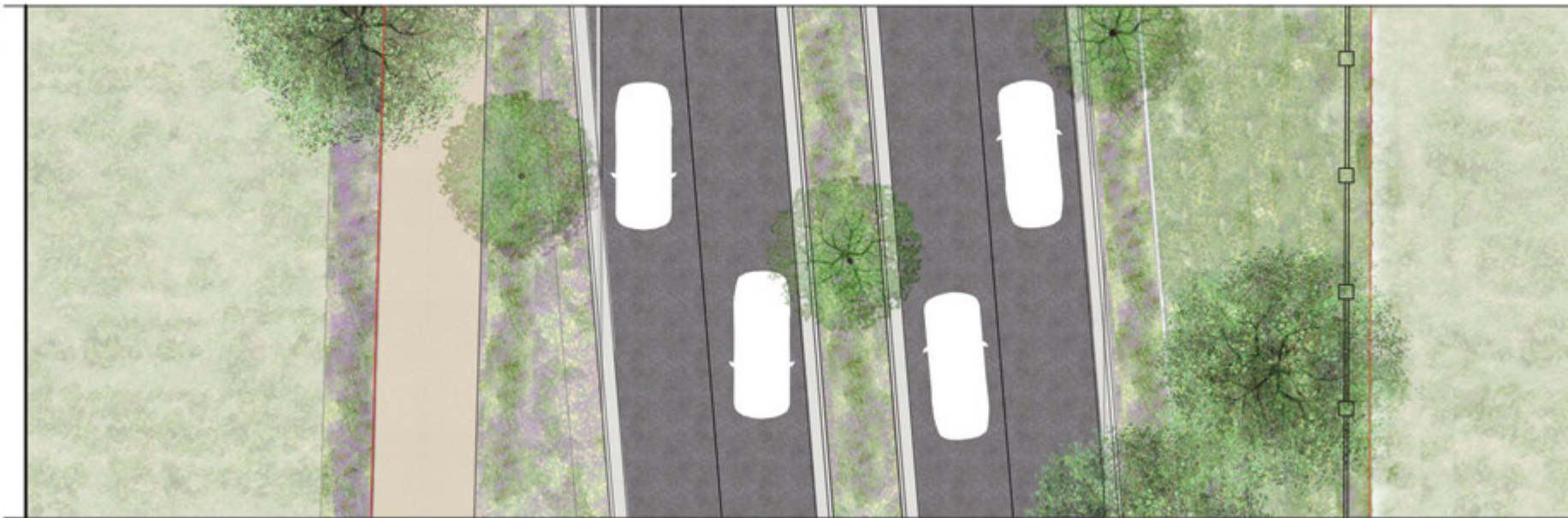
- 6' Min. wide green space curb zone
- 10' Min. wide shared-use sidewalk
Note: Reduced width where necessary to minimize impact to existing trees.
- Shade trees provided at a minimum rate of one (1) shade tree per every forty (40) linear feet or fraction thereof of street frontage.
- New trees planted 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

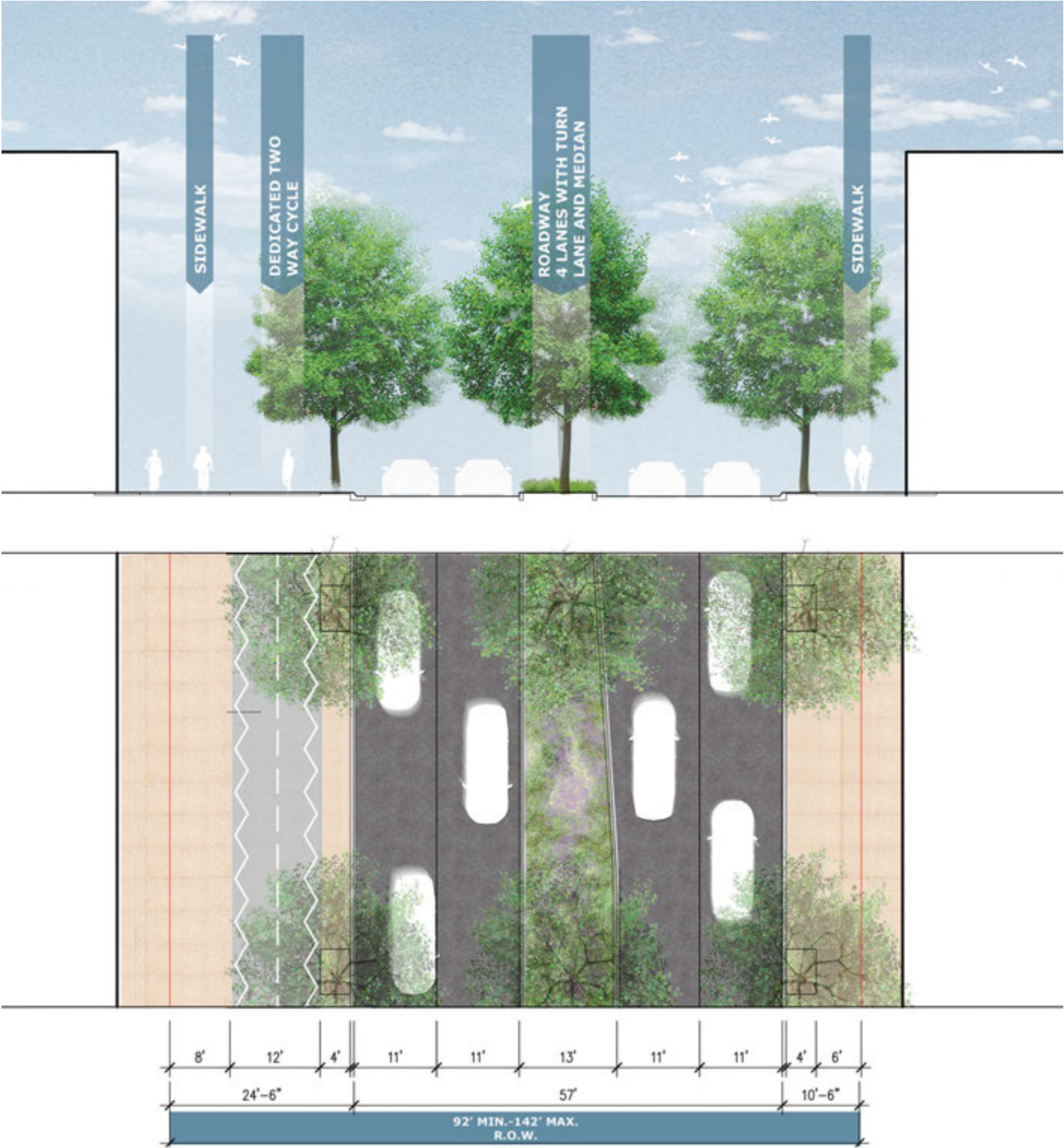


**PROPOSED GUIDELINES
EAST & WEST**

- 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

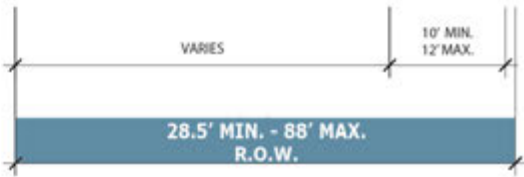
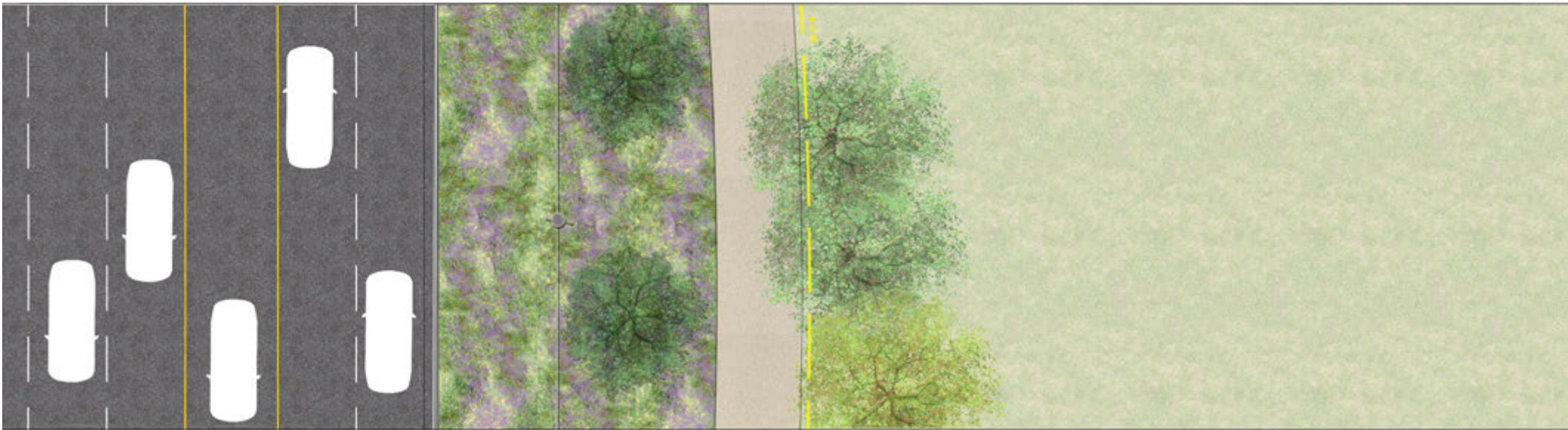
- 4' paved curb zone
- 12' wide two-way cycle path
- 8' Min. wide sidewalk
- Shade trees provided at a minimum rate of one (1) shade tree per every forty (40) linear feet or fraction thereof of street frontage.

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

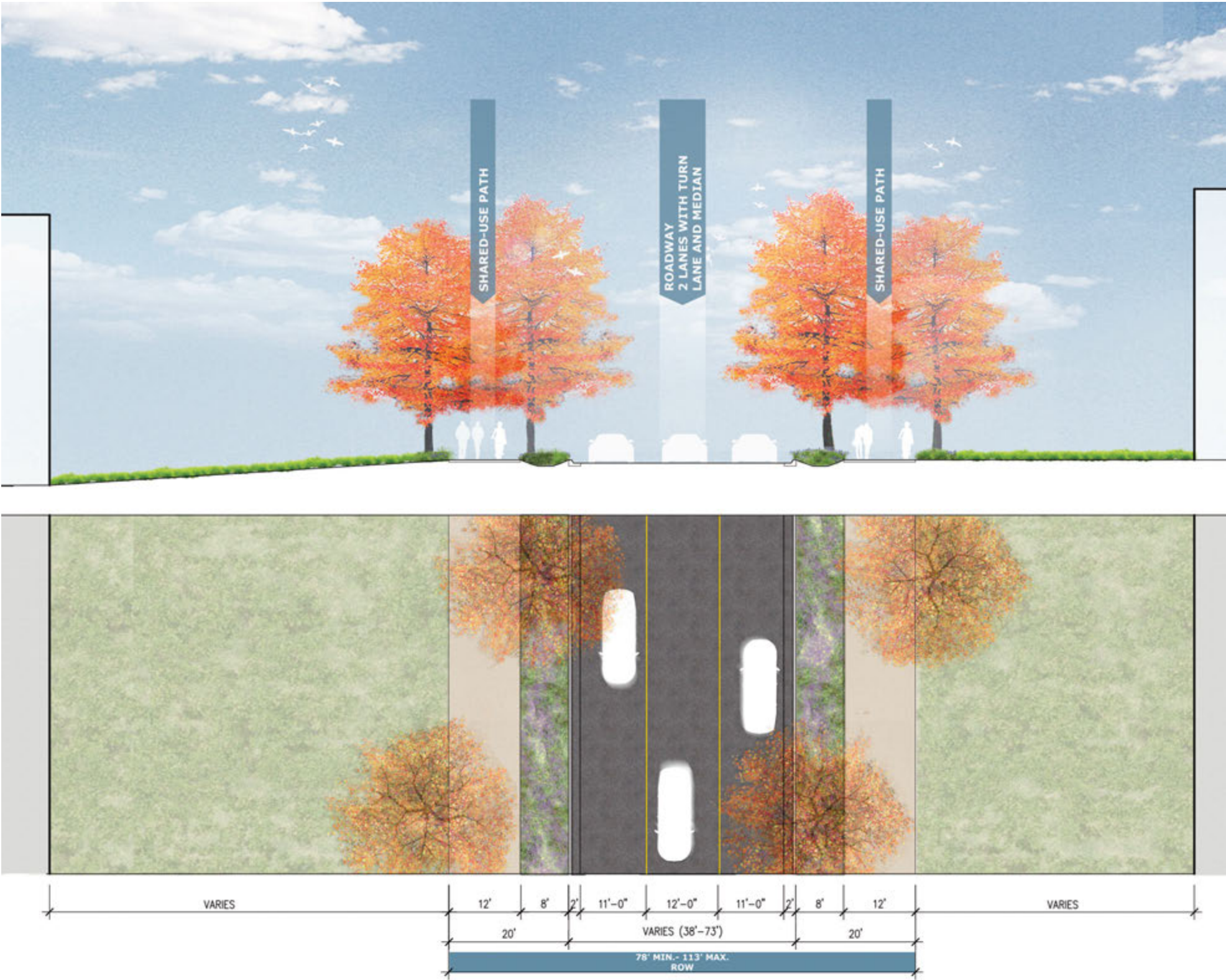


PROPOSED GUIDELINES
NORTH

- 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.



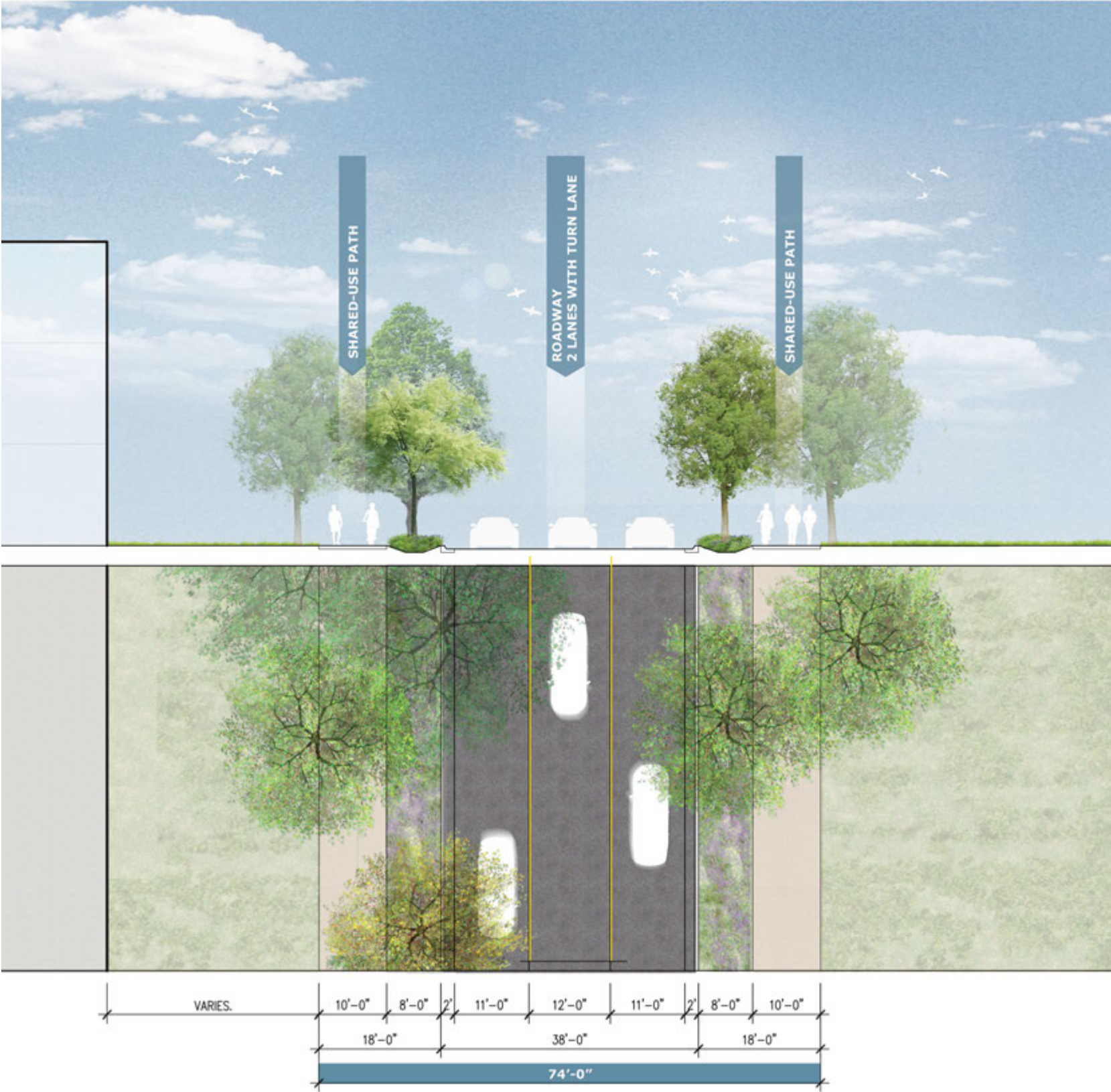
*All utility clearance standards (trees, pavement, adjacent utilities) will be coordinated with the City of Bentonville during Large Scale Development
**Roadway lane layout provided for reference only and subject to change based on approved documents



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.

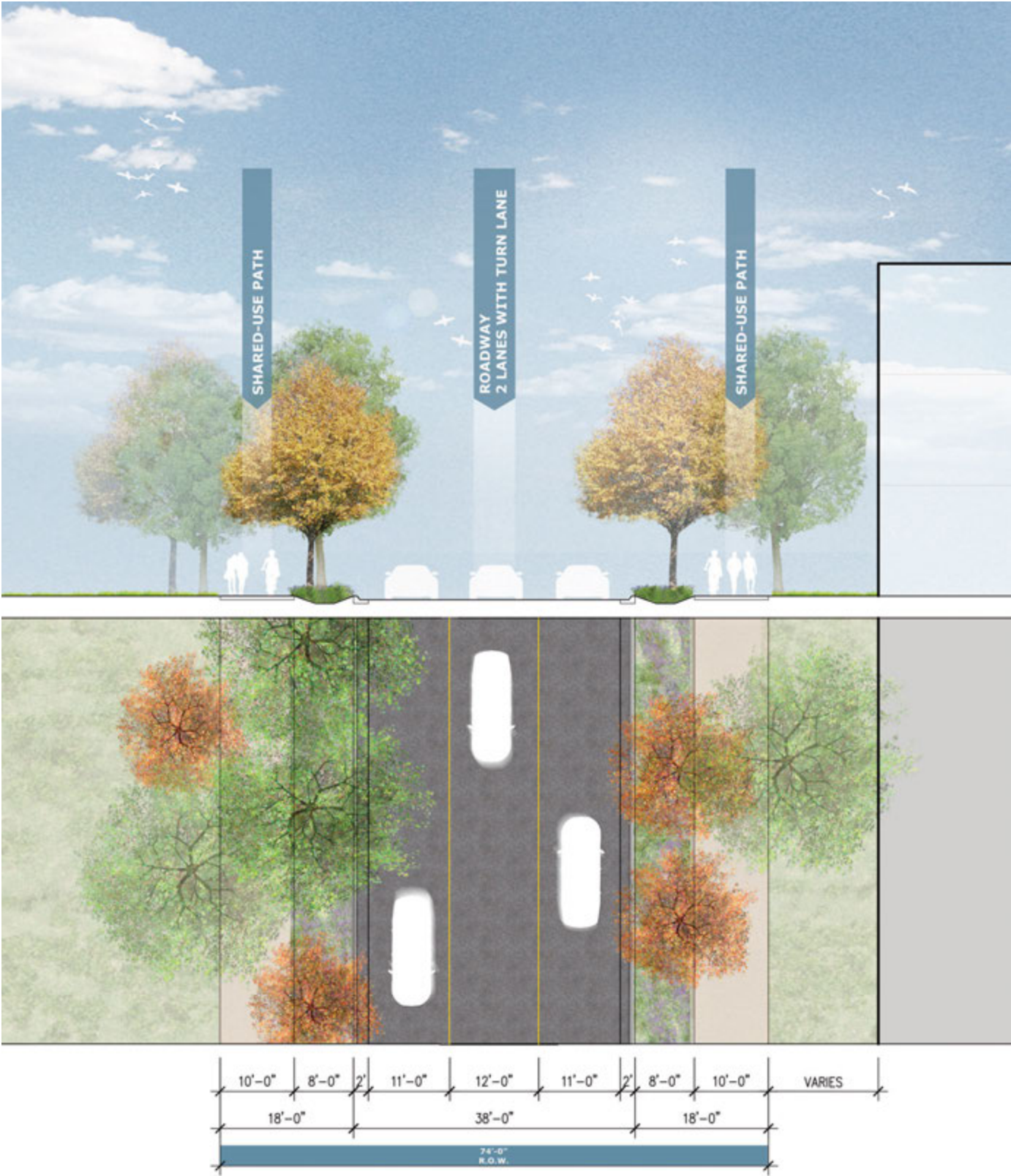
*All utility clearance standards (trees, pavement, adjacent utilities) will be coordinated with the City of Bentonville during Large Scale Development



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



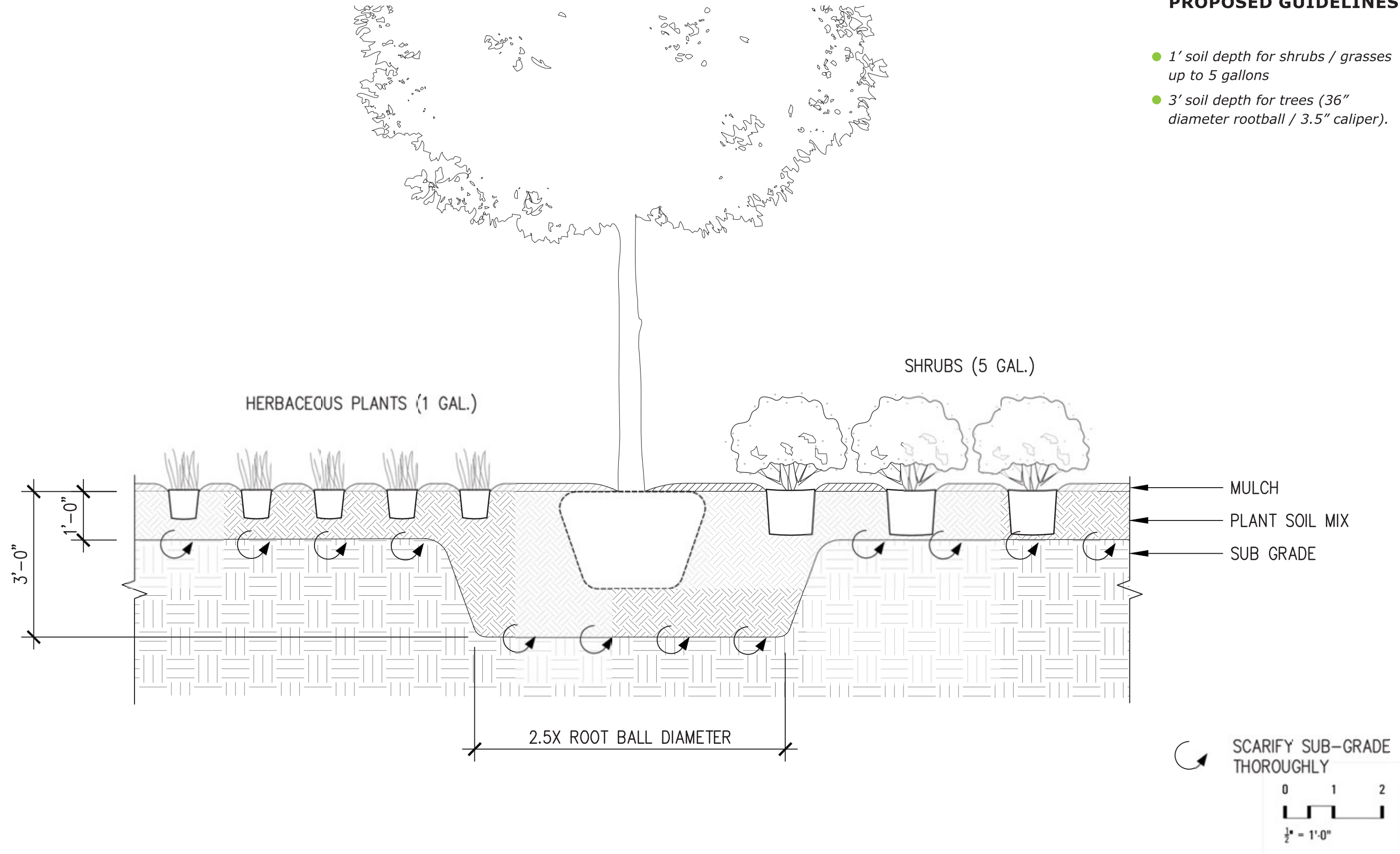
PROPOSED GUIDELINES

- 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.

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

PROPOSED GUIDELINES

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





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: 5.51 acres
OPEN SPACE: 3.56 acres
OPEN SPACE PERCENTAGE: 64%
(44% 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: 9.82 acres
OPEN SPACE: 4.04 acres
OPEN SPACE PERCENTAGE: 41%
(21% ABOVE REQUIREMENT)

ZONE 1 PHASE 5
AREA: 11.09 acres
OPEN SPACE: 9.89 acres
OPEN SPACE POND: 1.2 acres
OPEN SPACE PERCENTAGE: 100%
(80% ABOVE REQUIREMENT)

ZONE 1 PHASE 6
AREA: 0.57 acres
OPEN SPACE: 0.57 acres
OPEN SPACE PERCENTAGE: 100%
(80% ABOVE REQUIREMENT)

ZONE 1 PHASE 7
AREA: 2.94 acres
OPEN SPACE: 1.33 acres
OPEN SPACE PERCENTAGE: 45%
(25% ABOVE REQUIREMENT)

ZONE 1 PHASE 8
AREA: 4.21 acres
OPEN SPACE: 2.04 acres
OPEN SPACE PERCENTAGE: 48%
(28% ABOVE REQUIREMENT)

ZONE 1 PHASE 9
AREA: 2.25 acres
OPEN SPACE: 0.27 acres
OPEN SPACE PERCENTAGE: 12%
(8% BELOW 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 2NE
AREA: 15.67 acres
OPEN SPACE: 11.31 acres
OPEN SPACE PERCENTAGE: 72%
(52% ABOVE REQUIREMENT)

ZONE 3 PHASE 1
AREA: 7.39 acres
OPEN SPACE: 2.3 acres
OPEN SPACE PERCENTAGE: 31%
(11% 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 3 PHASE 6
AREA: 0.58 acres
OPEN SPACE: 0.58 acres
OPEN SPACE PERCENTAGE: 100%
(80% ABOVE REQUIREMENT)

ZONE 3 PHASE 7
AREA: 2.34 acres
OPEN SPACE: 1.0 acres
OPEN SPACE PERCENTAGE: 43%
(23% ABOVE REQUIREMENT)

ZONE 4 PHASE 1
AREA: 5.65 acres
OPEN SPACE: 2.2 acres
OPEN SPACE PERCENTAGE: 39%
(19% ABOVE REQUIREMENT)

ZONE 4 PHASE 2
AREA: 4.7 acres
OPEN SPACE: 2.4 acres
OPEN SPACE PERCENTAGE: 51%
(31% ABOVE REQUIREMENT)

ZONE 4 PHASE 3
AREA: 3.18 acres
OPEN SPACE: 3.18 acres
OPEN SPACE PERCENTAGE: 100%
(80% ABOVE REQUIREMENT)

ZONE 4 PHASE 4
AREA: 2.84 acres
OPEN SPACE: 1.51 acres
OPEN SPACE PERCENTAGE: 53%
(33% ABOVE REQUIREMENT)

ZONE 4 PHASE 5
AREA: 2.34 acres
OPEN SPACE: 1.14 acres
OPEN SPACE PERCENTAGE: 49%
(29% ABOVE REQUIREMENT)

ZONE 4 PHASE 6
AREA: 4.7 acres
OPEN SPACE: 3 acres
OPEN SPACE PERCENTAGE: 64%
(44% ABOVE REQUIREMENT)

ZONE 4 PHASE 7
AREA: 3.19 acres
OPEN SPACE: 0.76 acres
OPEN SPACE PERCENTAGE: 24%
(4% ABOVE REQUIREMENT)

ZONE 4 PHASE 8
AREA: 0.99 acres
OPEN SPACE: 0.92 acres
OPEN SPACE PERCENTAGE: 93%
(73% ABOVE REQUIREMENT)

ZONE 4 PHASE 9
AREA: 6.48 acres
OPEN SPACE: 1.84 acres
OPEN SPACE PERCENTAGE: 28%
(8% ABOVE REQUIREMENT)

ZONE 5 PHASE 1
AREA: 22.4 acres
OPEN SPACE: 9.9 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 5 PHASE 3
AREA: 1.69 acres
OPEN SPACE: 1.69 acres
OPEN SPACE PERCENTAGE: 100%
(80% ABOVE REQUIREMENT)

ZONE 5 PHASE 4
AREA: 1.28 acres
OPEN SPACE: 1.28 acres
OPEN SPACE PERCENTAGE: 100%
(80% ABOVE REQUIREMENT)

ZONE 5 PHASE 5
AREA: 7.73 acres
OPEN SPACE: 6.9 acres
OPEN SPACE PERCENTAGE: 89%
(69% ABOVE REQUIREMENT)

ZONE 6
AREA: 1.47 acres
OPEN SPACE: 1.47 acres
OPEN SPACE PERCENTAGE: 100%
(80% ABOVE REQUIREMENT)

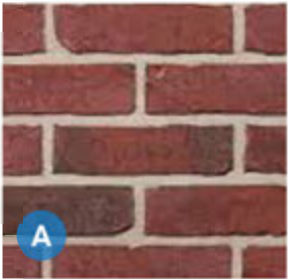
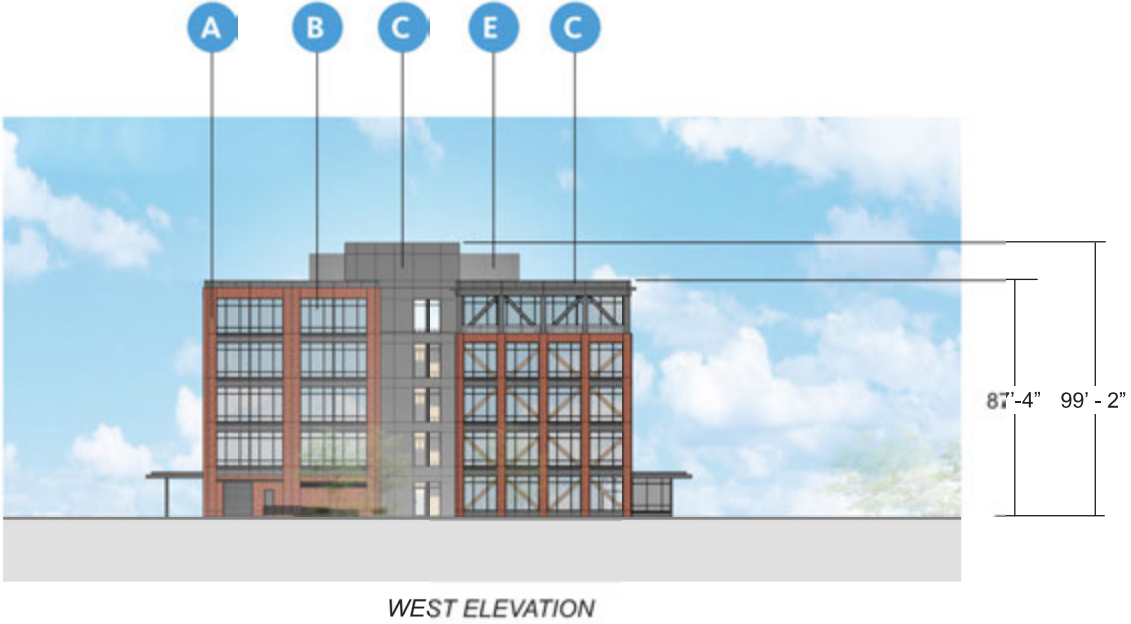
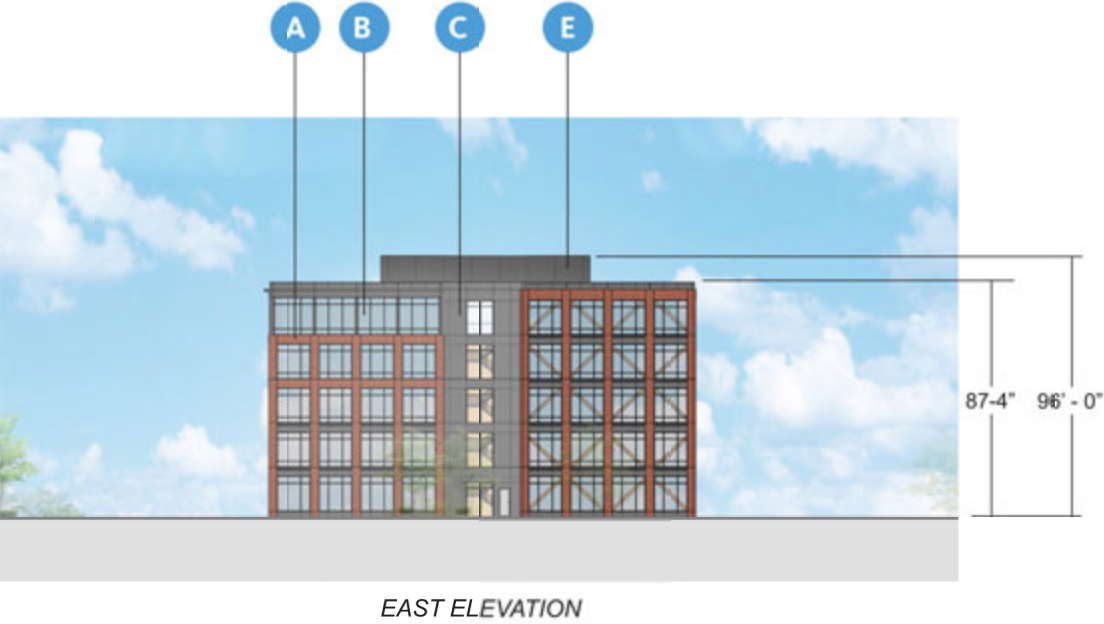
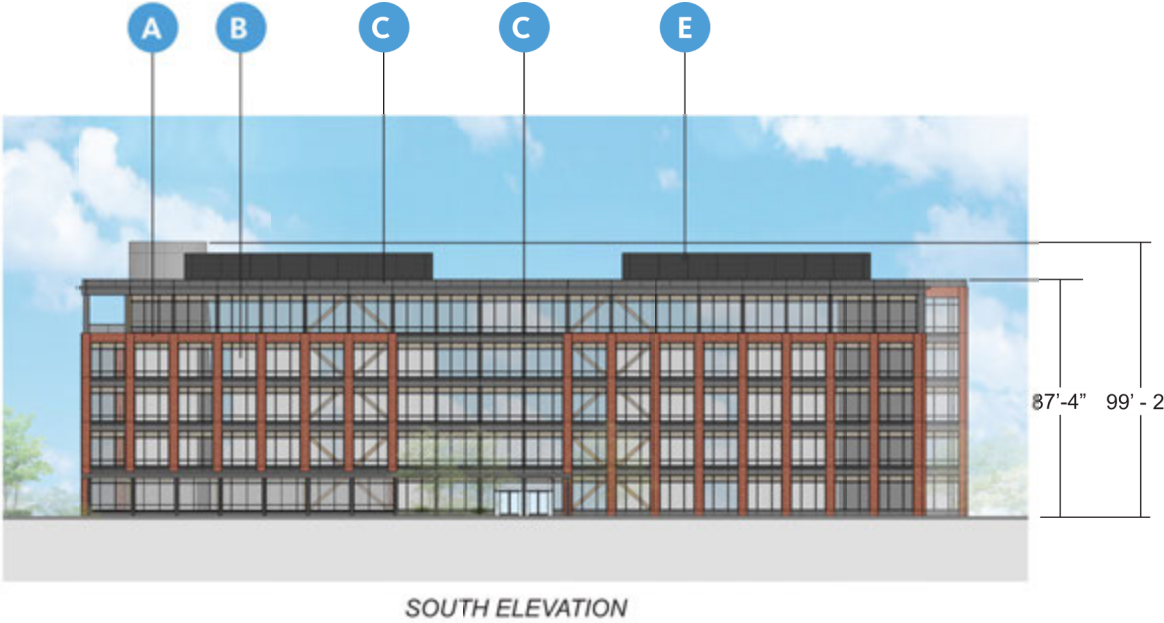
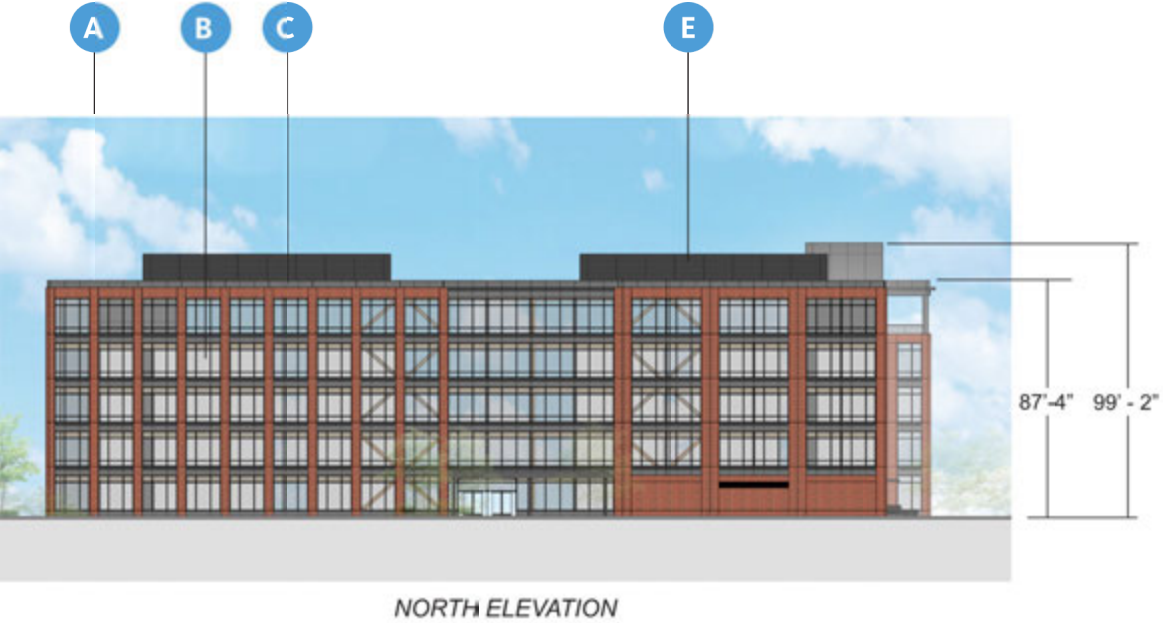
NCUP
AREA: 7.42 acres
OPEN SPACE: 2.51 acres
OPEN SPACE PERCENTAGE: 34%
(14% ABOVE REQUIREMENT)

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

TOTAL AREA: 252.38 ACRES
OPEN SPACE: 145.07 acres
OPEN SPACE PERCENTAGE: 57%
(33% ABOVE REQUIREMENT)

Note: PUD Revision 13 includes Zone 1 revision to Phase 6 boundary and addition of Phase 8 and 9 breakout; Zone 3 addition of Phase 7 breakout; and Zone 4 revision to Phase 4, 6, and 7 boundaries and addition of Phase 8 and 9 breakout.

- KEY**
- OPEN SPACE AREA - SOFTSCAPE OR PEDESTRIAN HARDSCAPE
 - OPEN SPACE AREA - POND OR SEASONAL WATERWAY
 - PARKING LOT/VEHICULAR PAVING AREA (NOT INCLUDED IN OPEN SPACE AREA)
 - PARKING LOT PLANTING (NOT INCLUDED IN OPEN SPACE AREA)
 - FUTURE EXPANSION ZONE (NOT INCLUDED IN OPEN SPACE AREA)



BR01- RED THIN BRICK



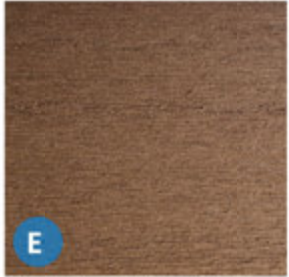
GL01- VISION GLASS



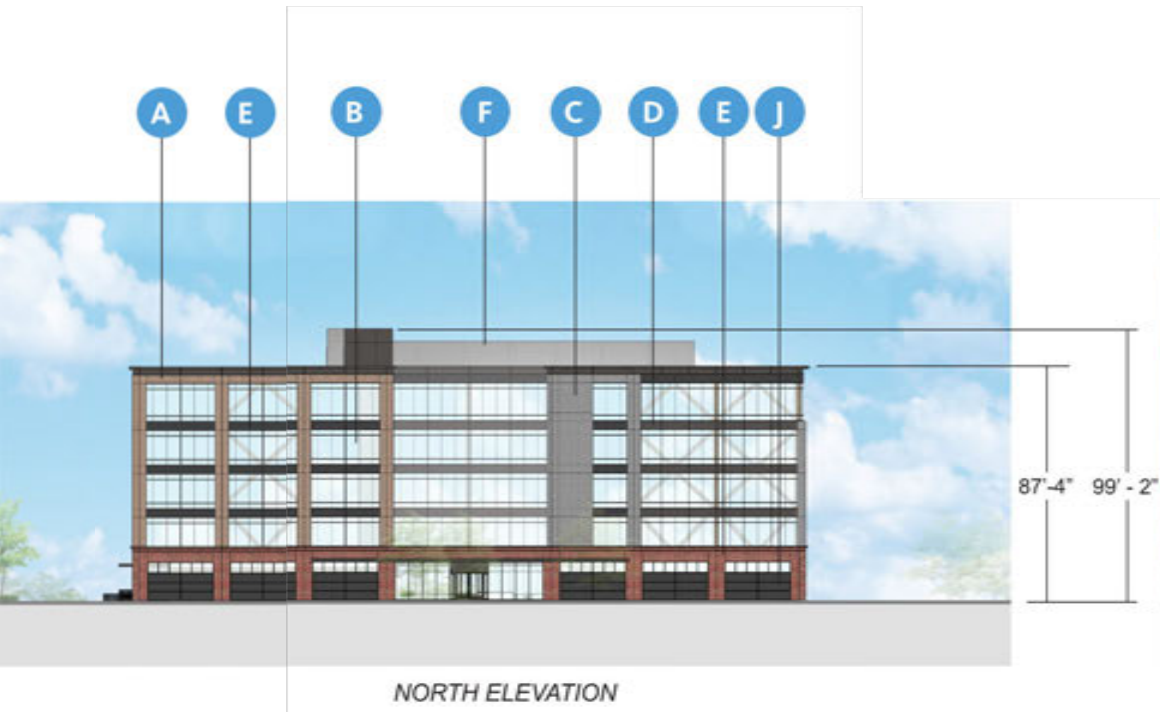
MP01- GRAY METAL
MINIMUM 24 GAUGE



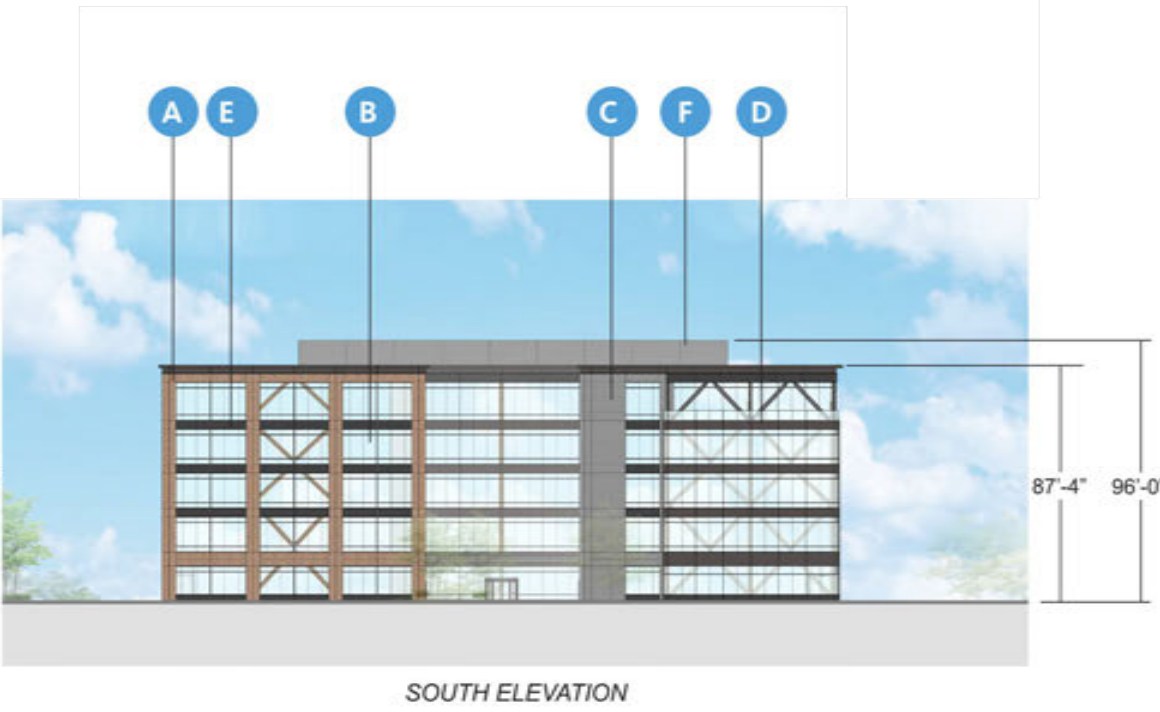
MP05- PERFORATED METAL
MINIMUM 24 GAUGE



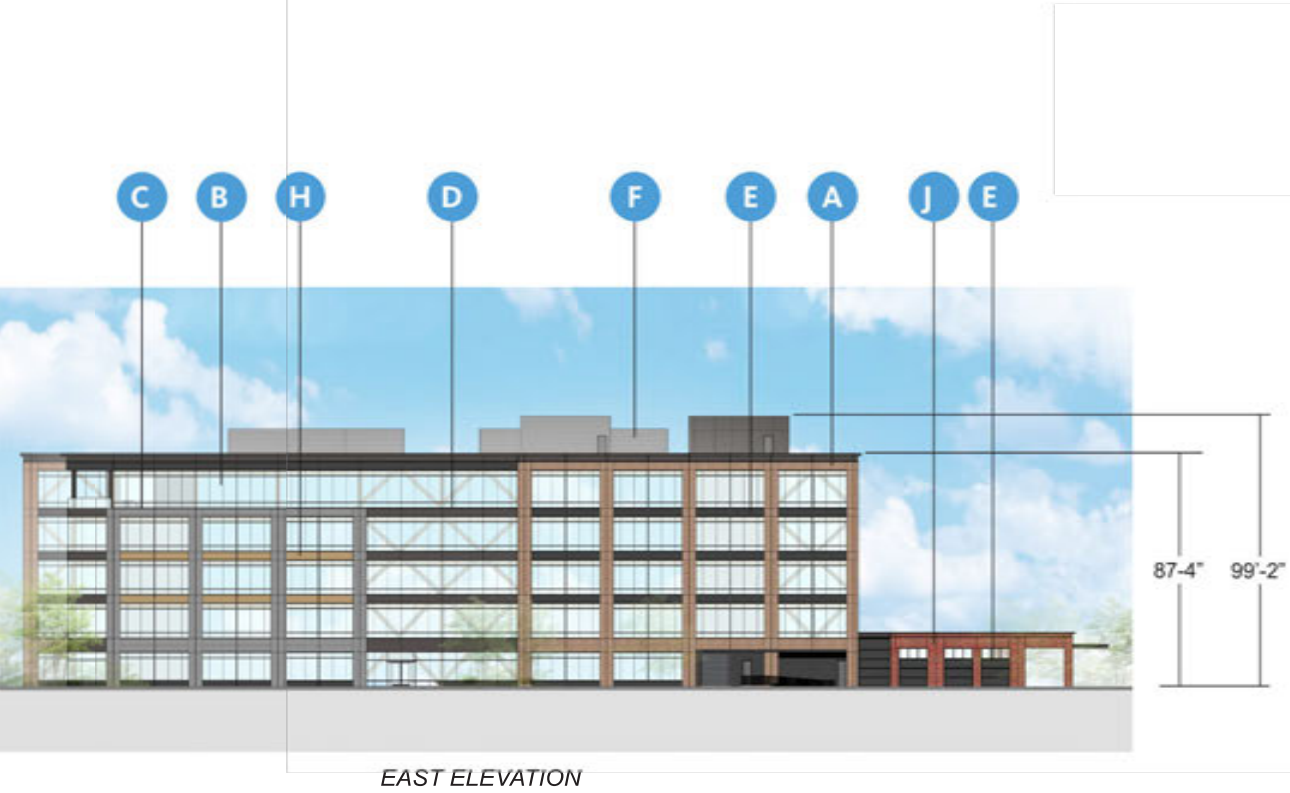
WD01- WOOD FINISH
(CANOPY AND
TERRACE SOFFITS)



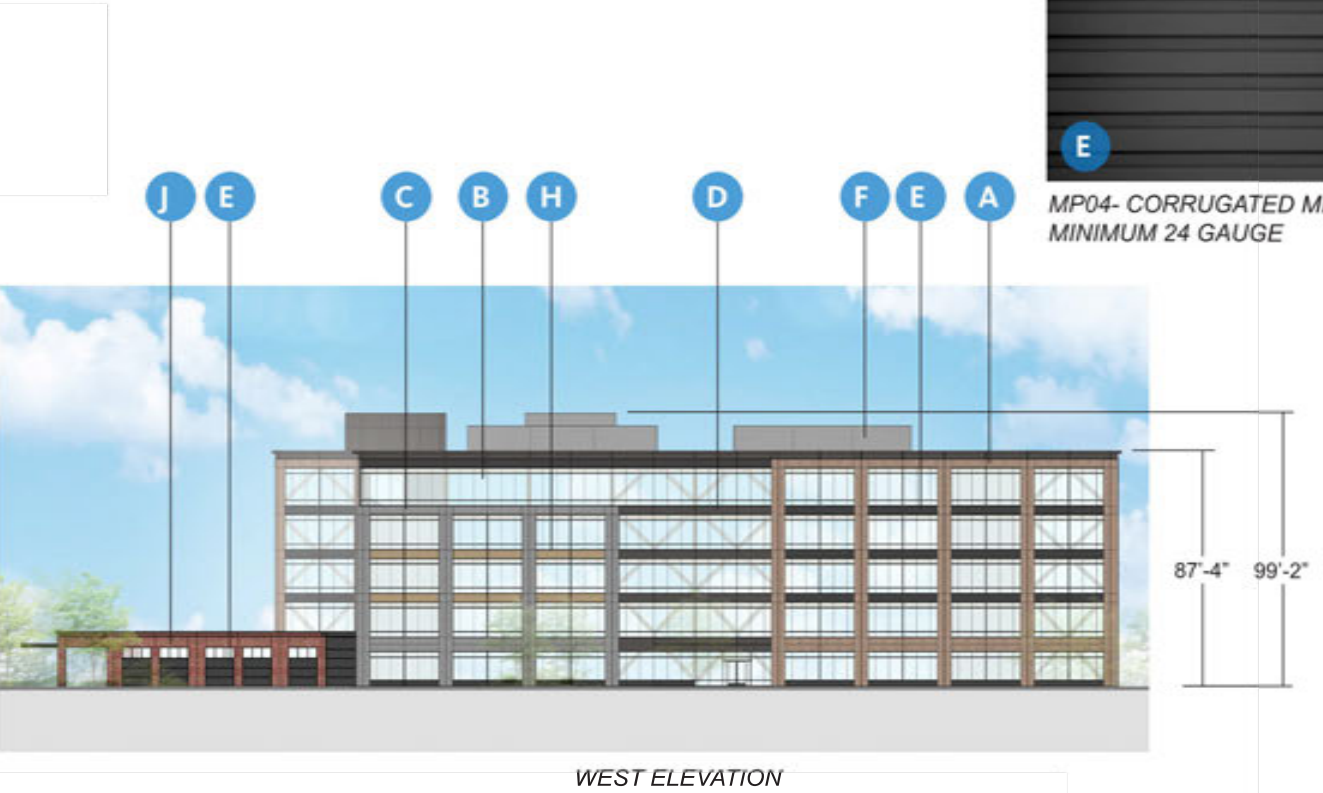
NORTH ELEVATION



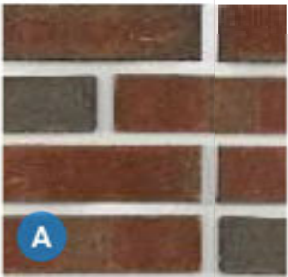
SOUTH ELEVATION



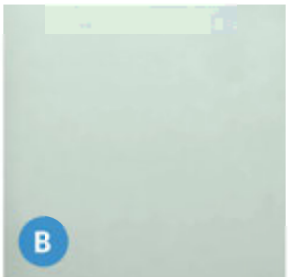
EAST ELEVATION



WEST ELEVATION



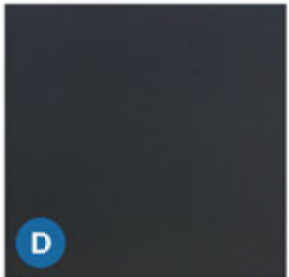
BR02- RED THIN BRICK



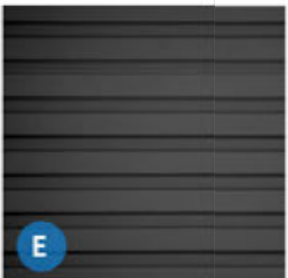
GL01- VISION GLASS



BR04- GRAY THIN BRICK



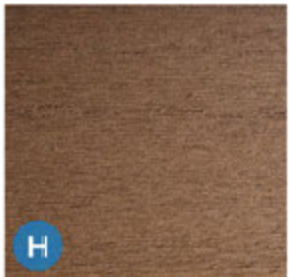
MP03- BLACK METAL
MINIMUM 24 GAUGE



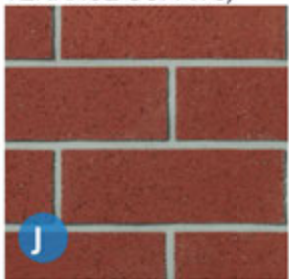
MP04- CORRUGATED METAL
MINIMUM 24 GAUGE



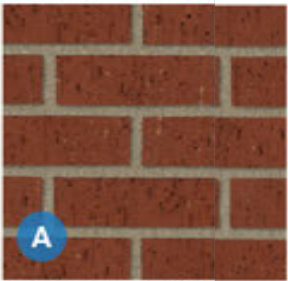
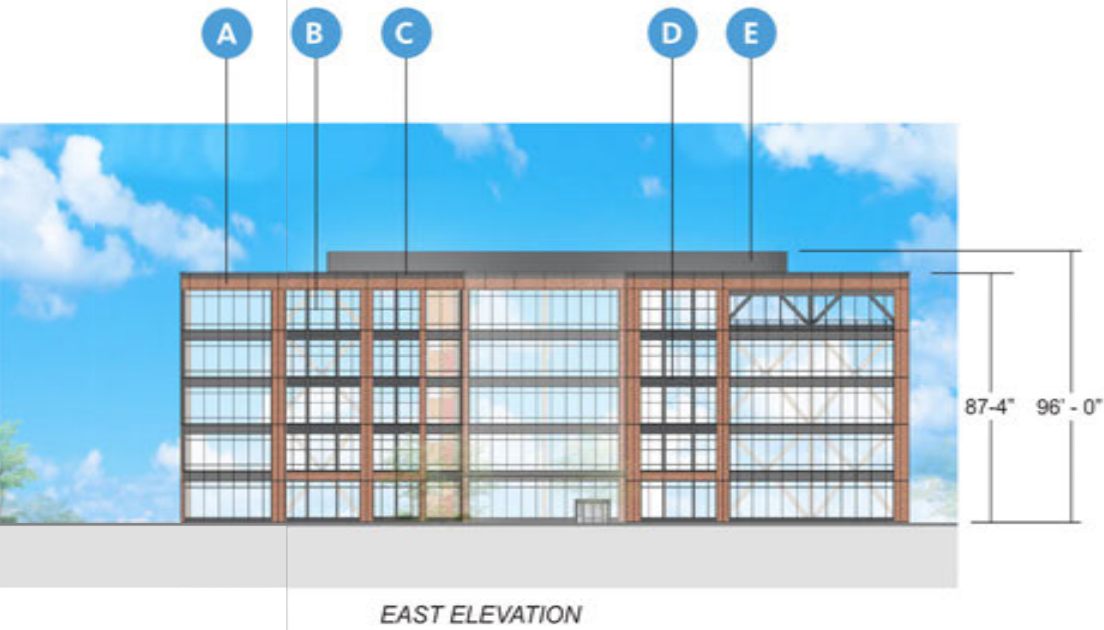
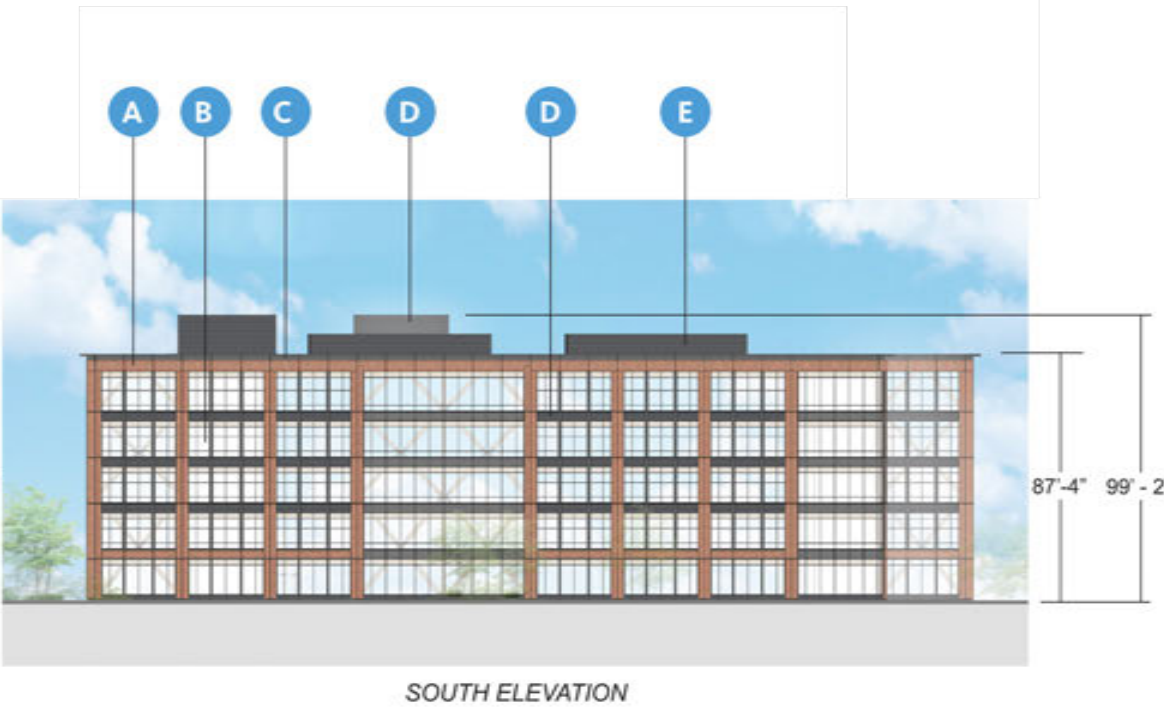
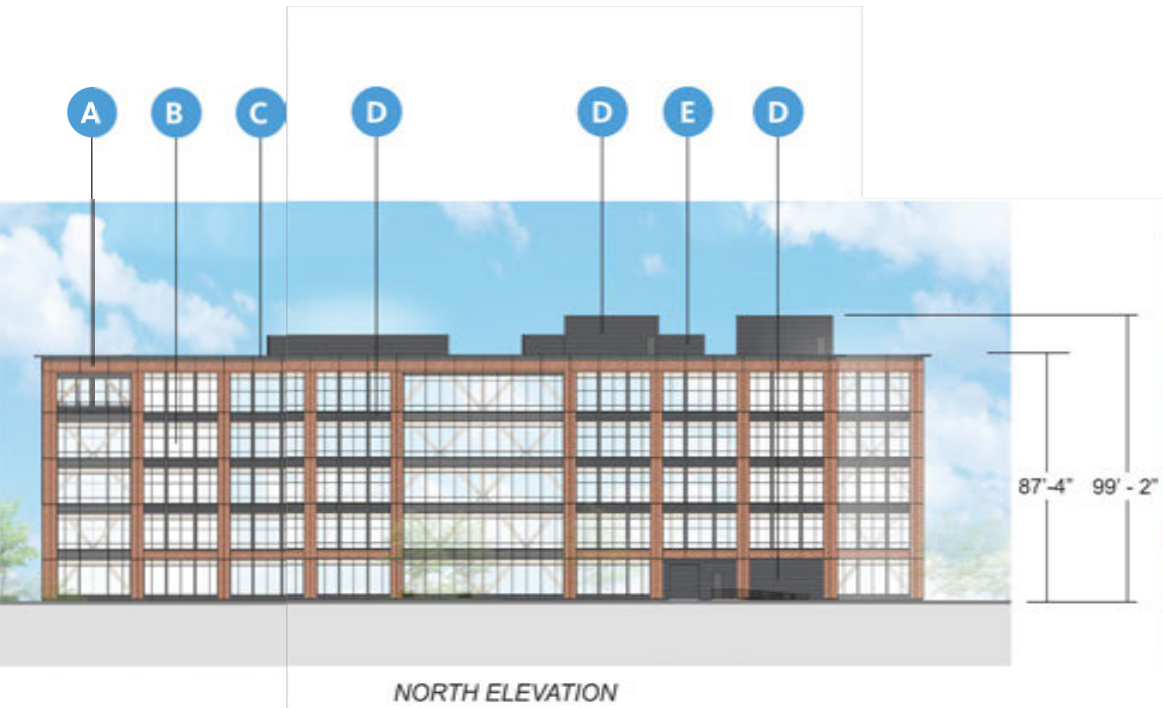
MP05- PERFORATED METAL
MINIMUM 24 GAUGE



WD01- WOOD FINISH
(CANOPY AND
TERRACE SOFFITS)



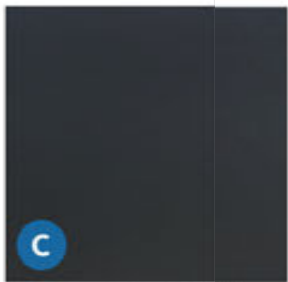
BR05- RED THIN BRICK



BR01- RED THIN BRICK



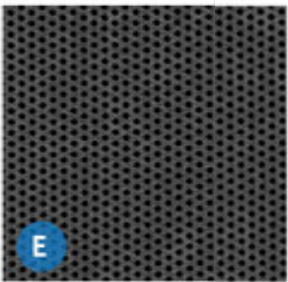
GL01- VISION GLASS



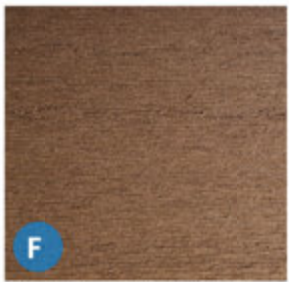
MP03- BLACK METAL
MINIMUM 24 GAUGE



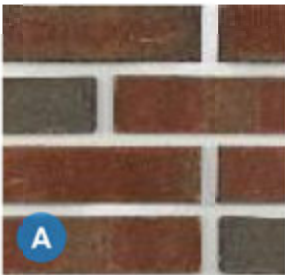
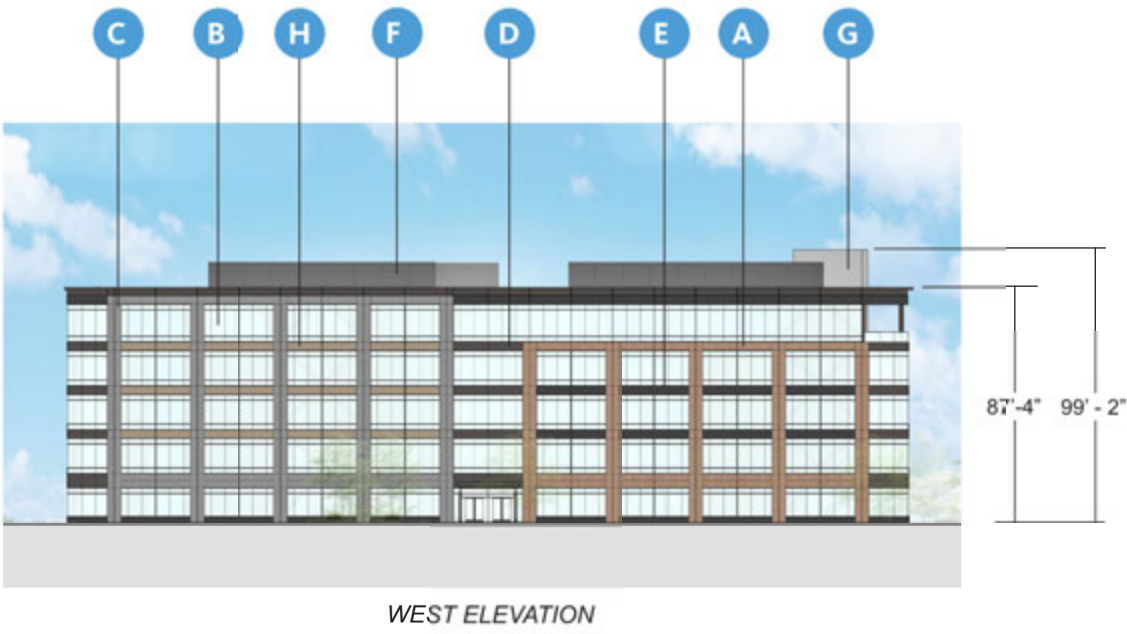
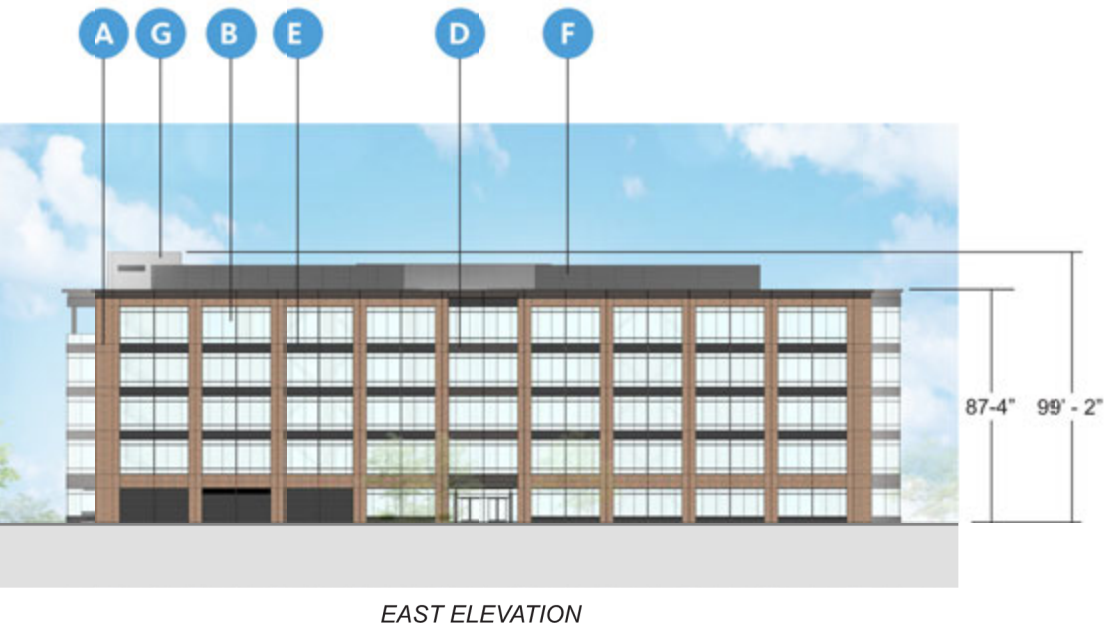
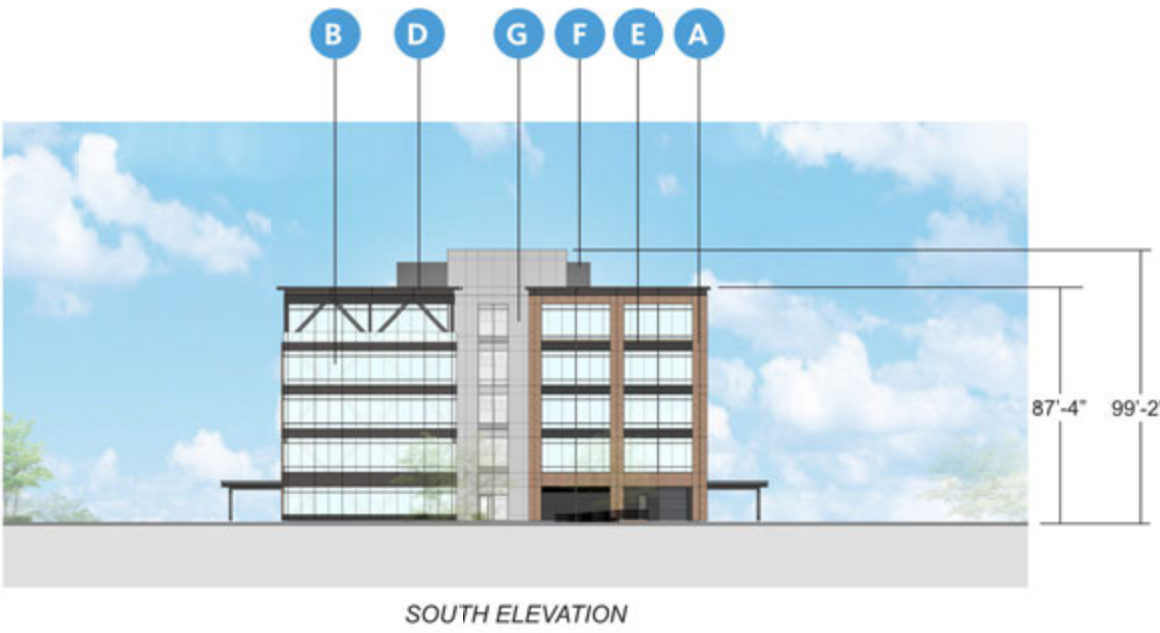
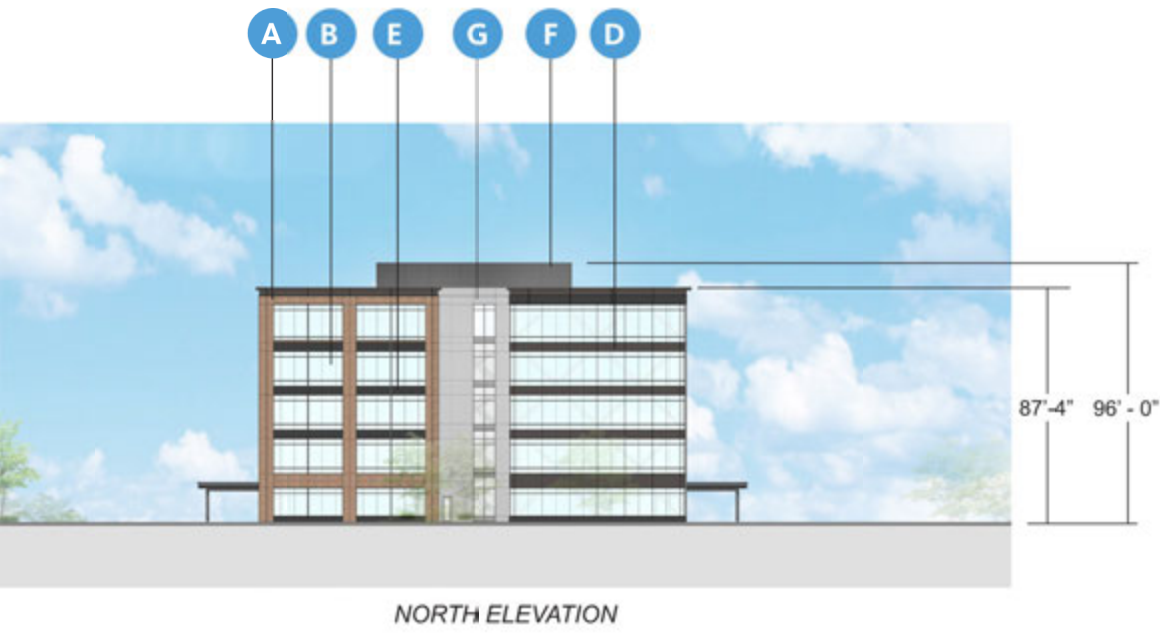
MP04- CORRUGATED METAL
MINIMUM 24 GAUGE



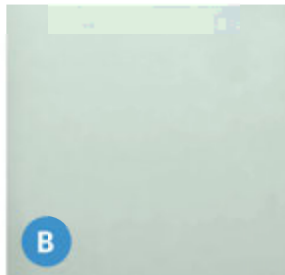
MP05- PERFORATED METAL
MINIMUM 24 GAUGE



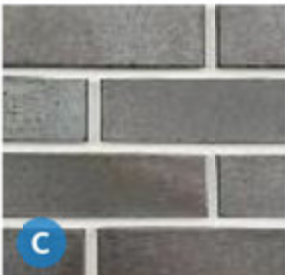
WD01- WOOD FINISH
(CANOPY AND
TERRACE SOFFITS)



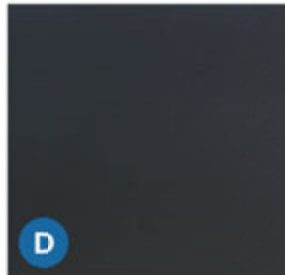
BR02- RED THIN BRICK



GL01- VISION GLASS



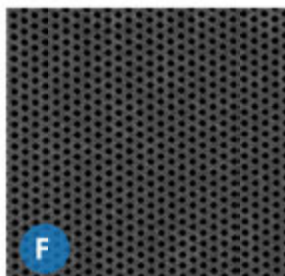
BR04- GRAY THIN BRICK



MP03- BLACK METAL
MINIMUM 24 GAUGE



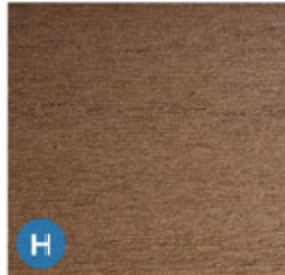
MP04- CORRUGATED METAL
MINIMUM 24 GAUGE



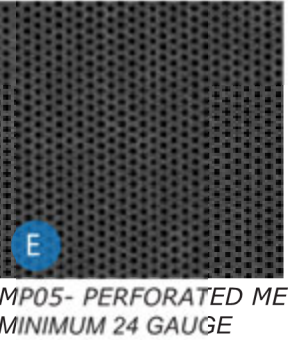
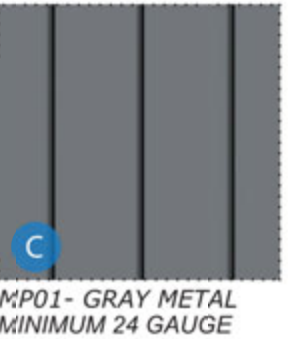
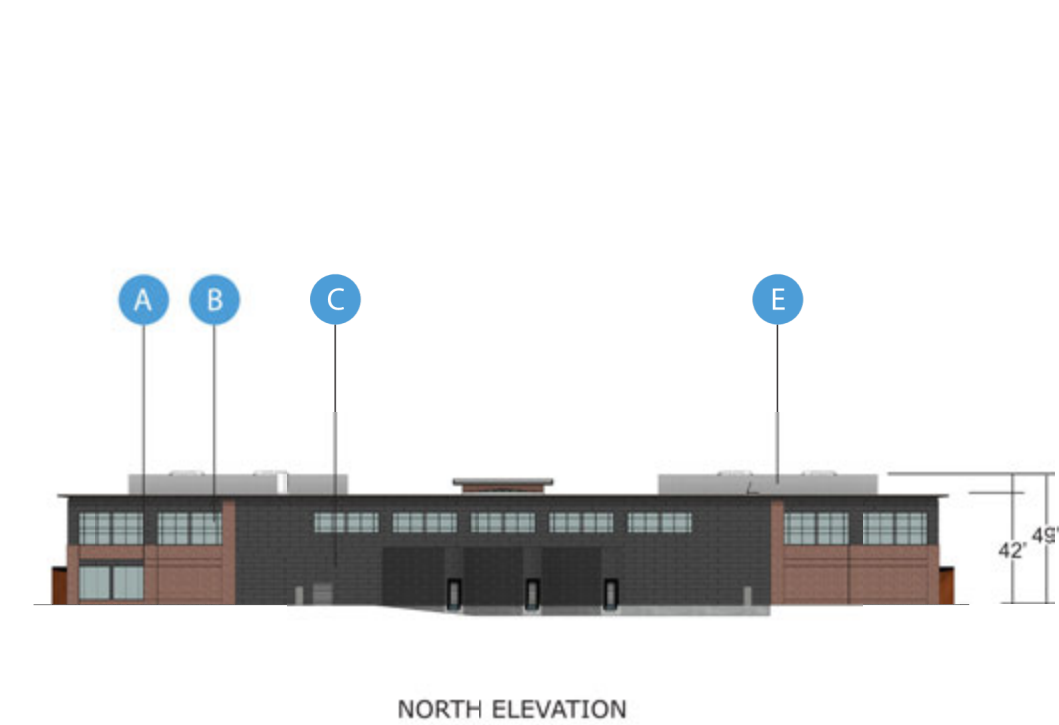
MP05- PERFORATED METAL
MINIMUM 24 GAUGE

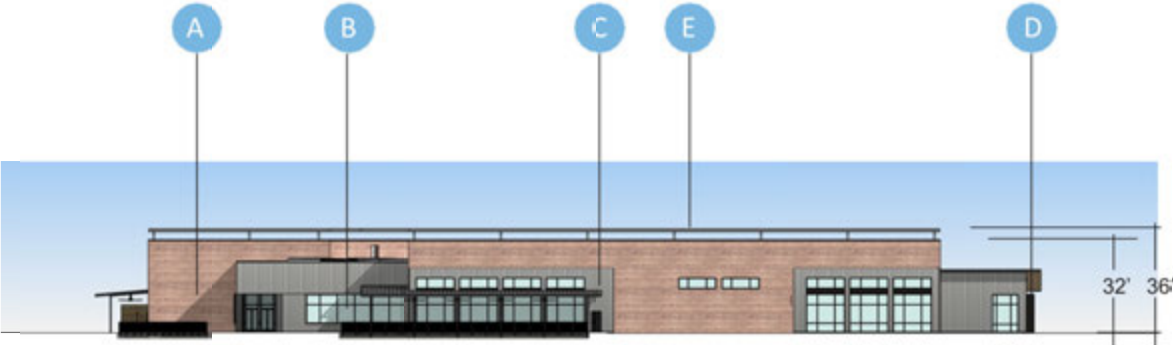


MP01- GRAY METAL
MINIMUM 24 GAUGE

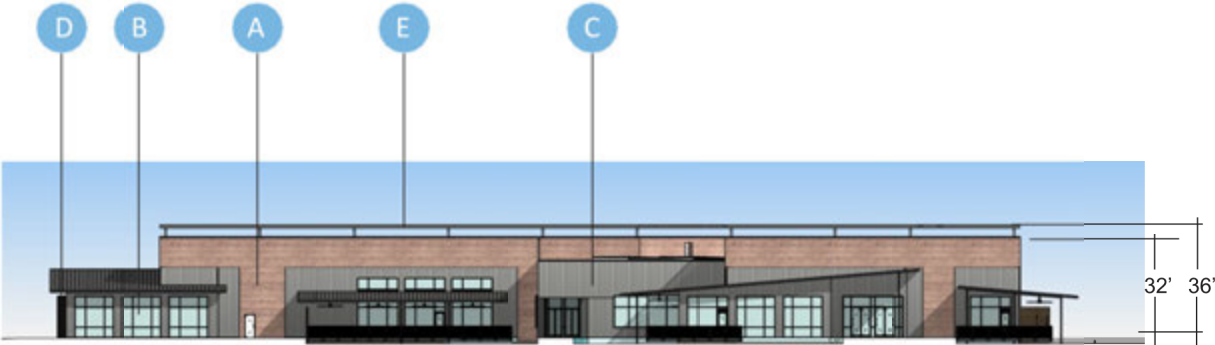


WD01- WOOD FINISH
(CANOPY AND
TERRACE SOFFITS)

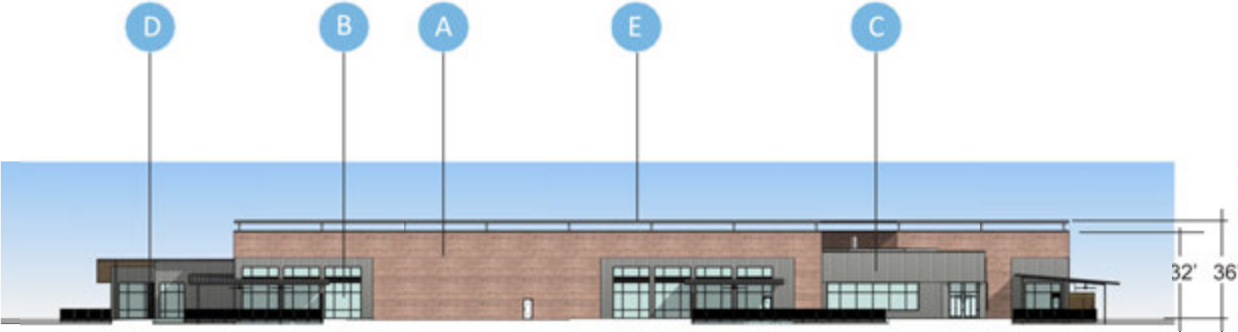




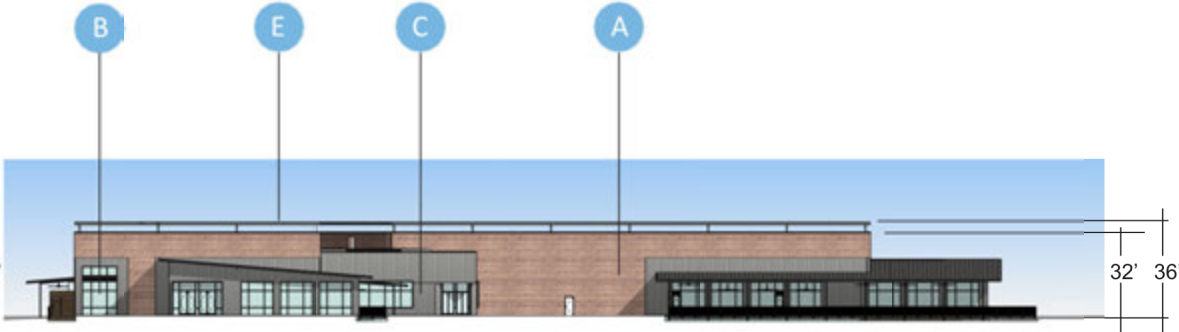
NORTH ELEVATION



SOUTH ELEVATION

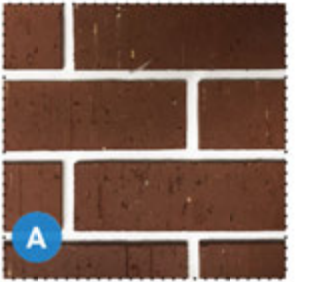


EAST ELEVATION



WEST ELEVATION

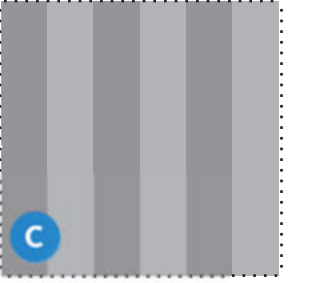
P36



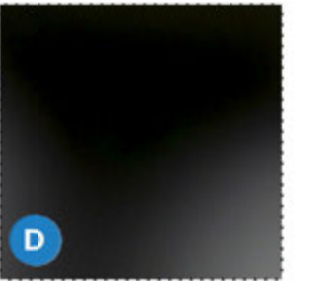
BR01- RED BRICK



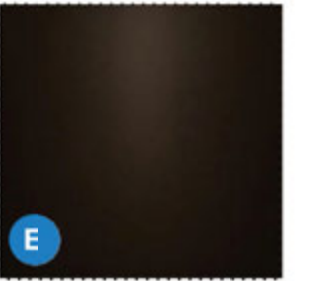
GL01- VISION GLASS



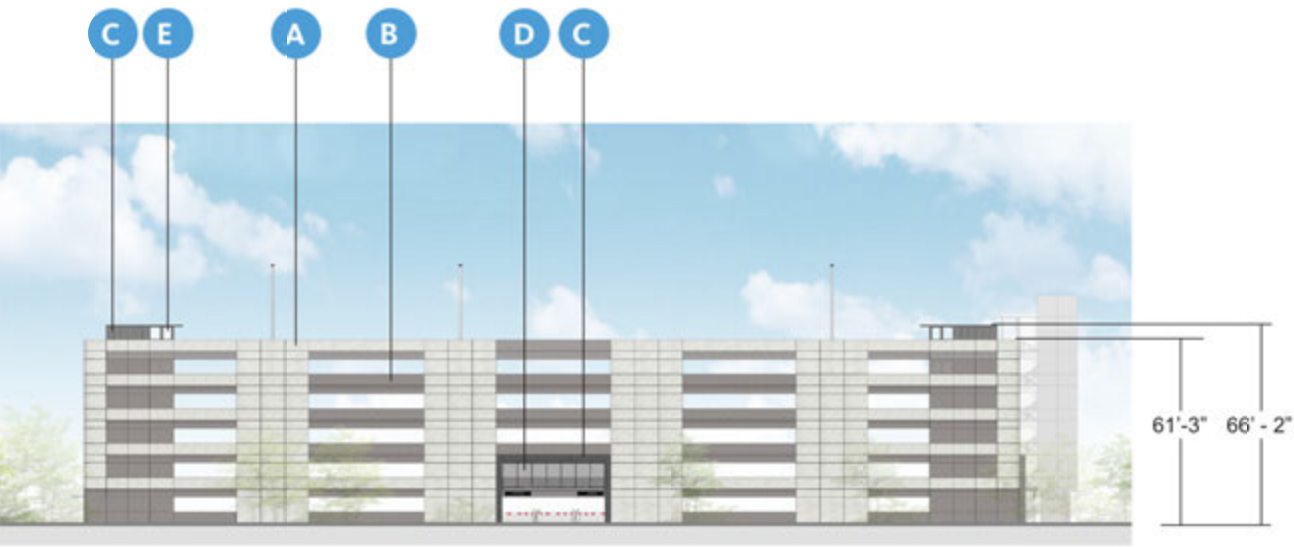
MP01- CONCEALED FASTENER
METAL PANEL
MINIMUM 24 GAUGE



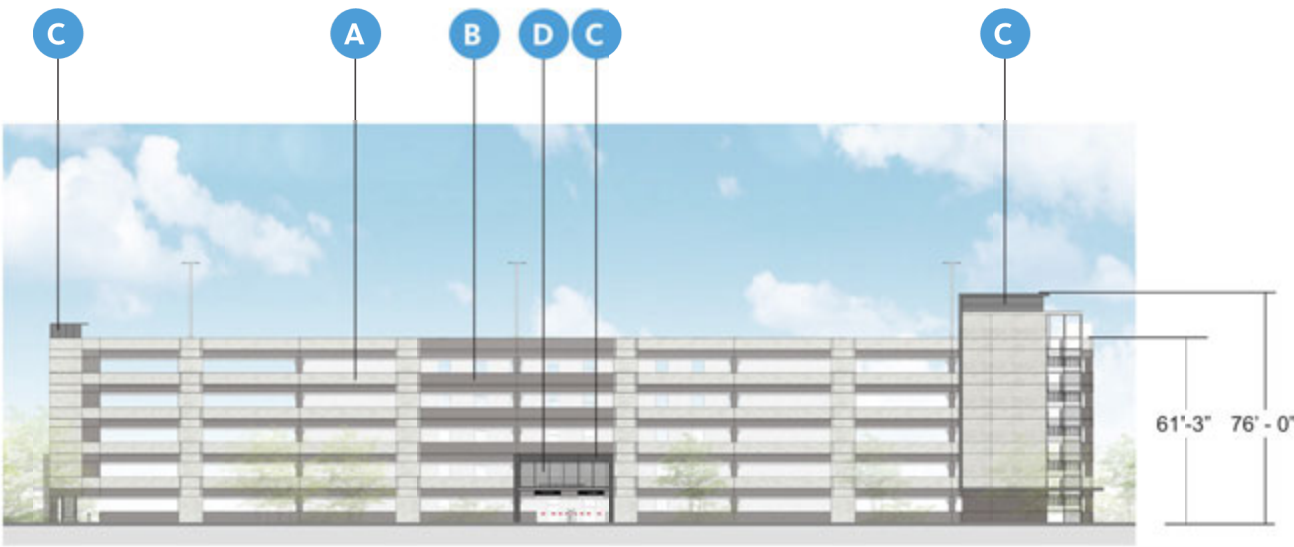
MP02- DARK METAL
MINIMUM 24 GAUGE



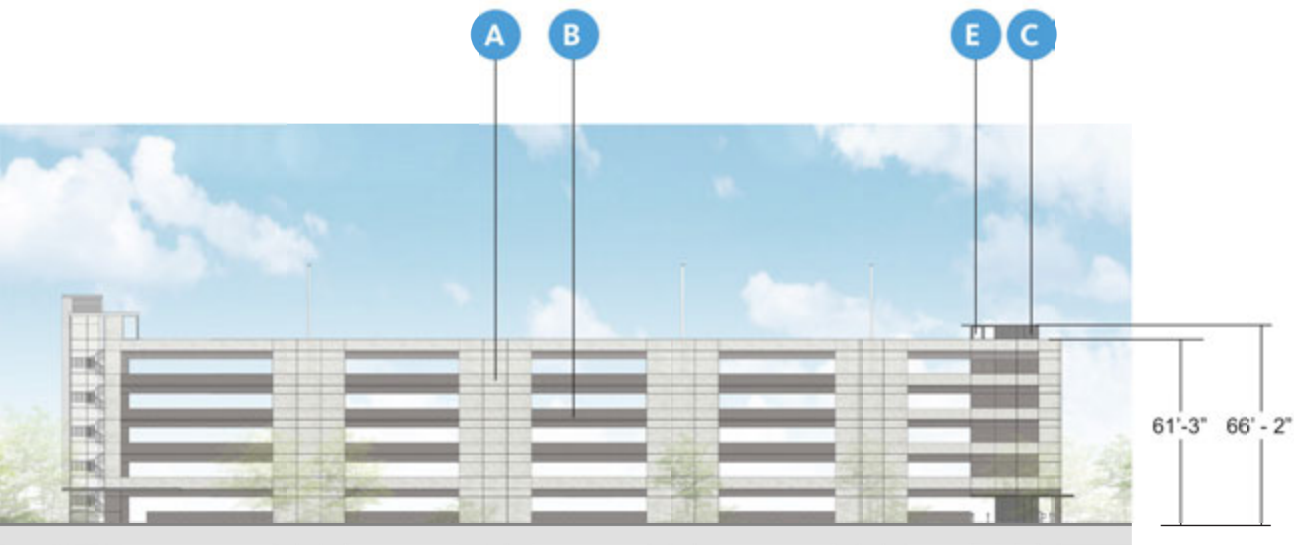
RS01- DARK BRONZE
ALUMINUM ROOF SCREENING



NORTH ELEVATION



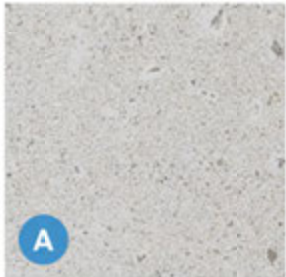
WEST ELEVATION



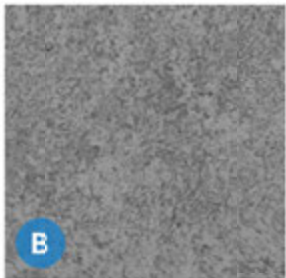
SOUTH ELEVATION



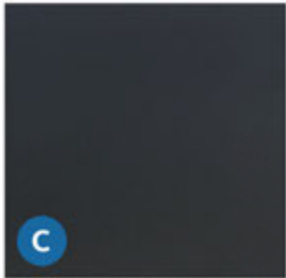
EAST ELEVATION



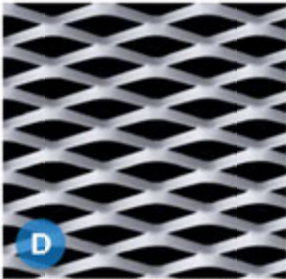
PC01- PRECAST LIGHT



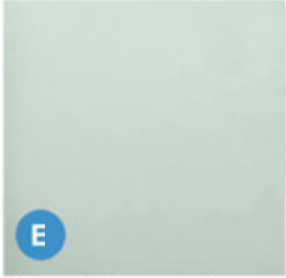
PC02- PRECAST DARK



MP03- BLACK METAL
MINIMUM 24 GAUGE



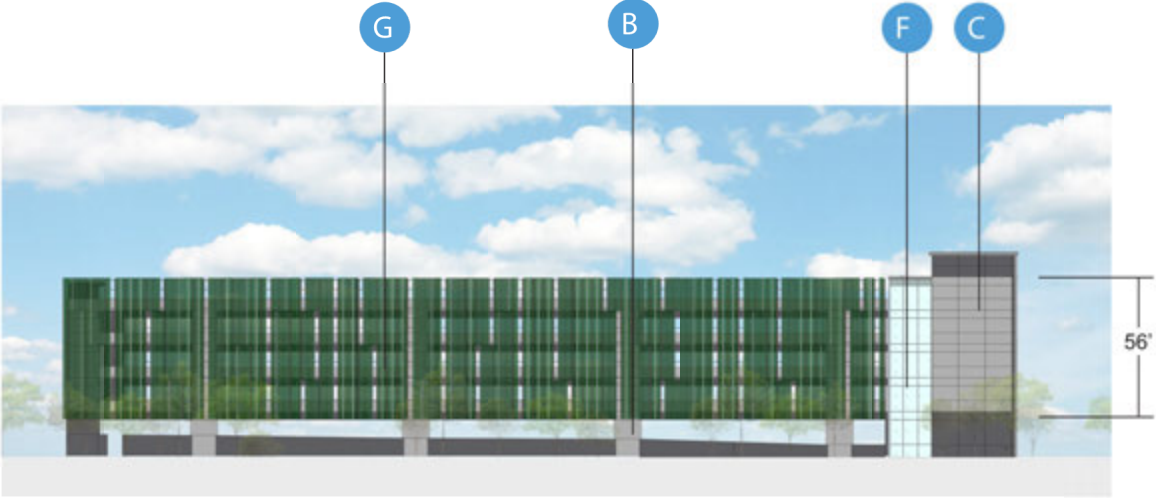
MP06 - EXPANDED METAL
MINIMUM 24 GAUGE



GL01- VISION GLASS



NORTH ELEVATION



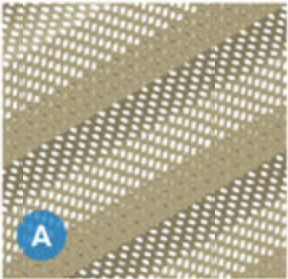
WEST ELEVATION



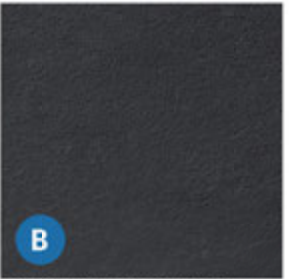
SOUTH ELEVATION



EAST ELEVATION



PERFORATED METAL
PANELS - GRAY
MINIMUM 24 GAUGE



EXISTING PAINTED
PRECAST CONCRETE



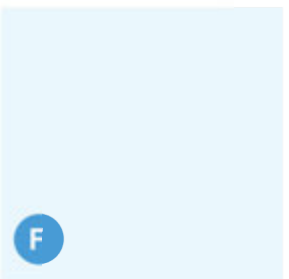
EXISTING PAINTED
PRECAST CONCRETE



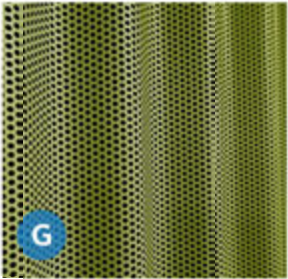
EXISTING MCM PANEL
MINIMUM 24 GAUGE



EXISTING EXPANDED
METAL MESH
MINIMUM 24 GAUGE



EXISTING GLASS



PERFORATED
ALUMINUM PANEL -
GREEN
MINIMUM 24 GAUGE



*ALL METAL PANEL
MINIMUM 24 GAUGE

A
MP01 - METAL
MORIN PANEL 1

B
BR01 - CLCUD
GREY

C
MP02 -
PERFORATED
CUSTOM PANEL

D
BR02 -
IRONSPOT
VELOUR

E
MP04 -
GARAPA WCOD

F
MP03 - CUSTOM
METAL PANEL
COLORS

G
MF01 - MESH
FABRIC - SERGE
FERRARI

H
METAL MORIN
PANEL 2

I
BR03 - RUBY
RED VELOUR

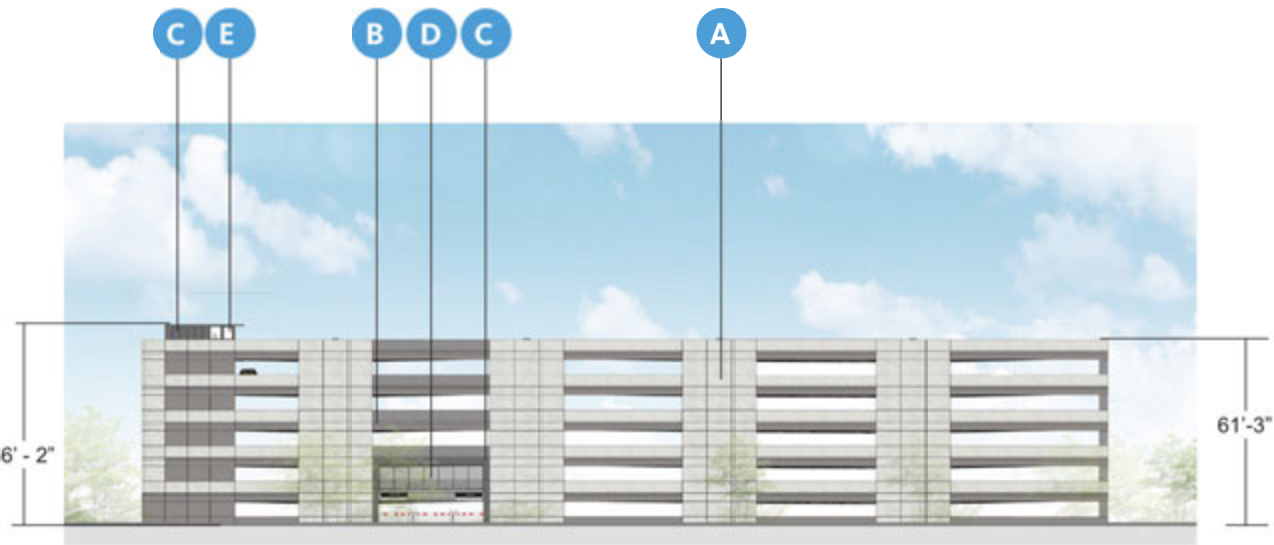
J
GL01-
STARPHIRE
GLASS

K
PC01 - PRECAST
LIGHT

L
PC02 - PRECAST
DARK

M
MP05 - METAL
GRAPHITE GREY

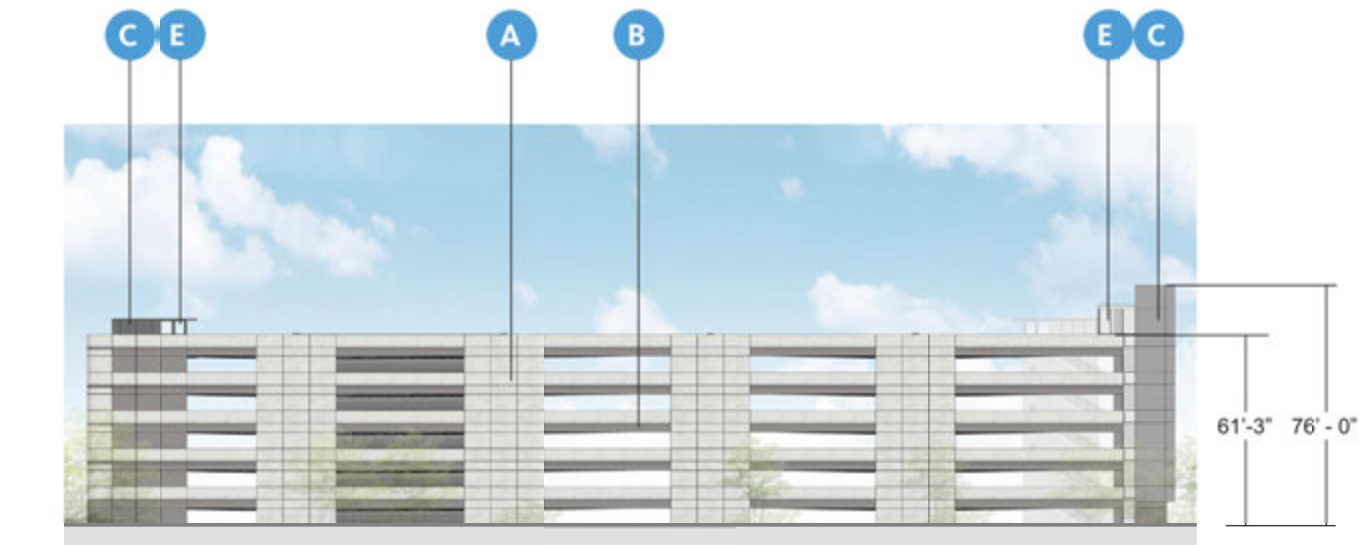
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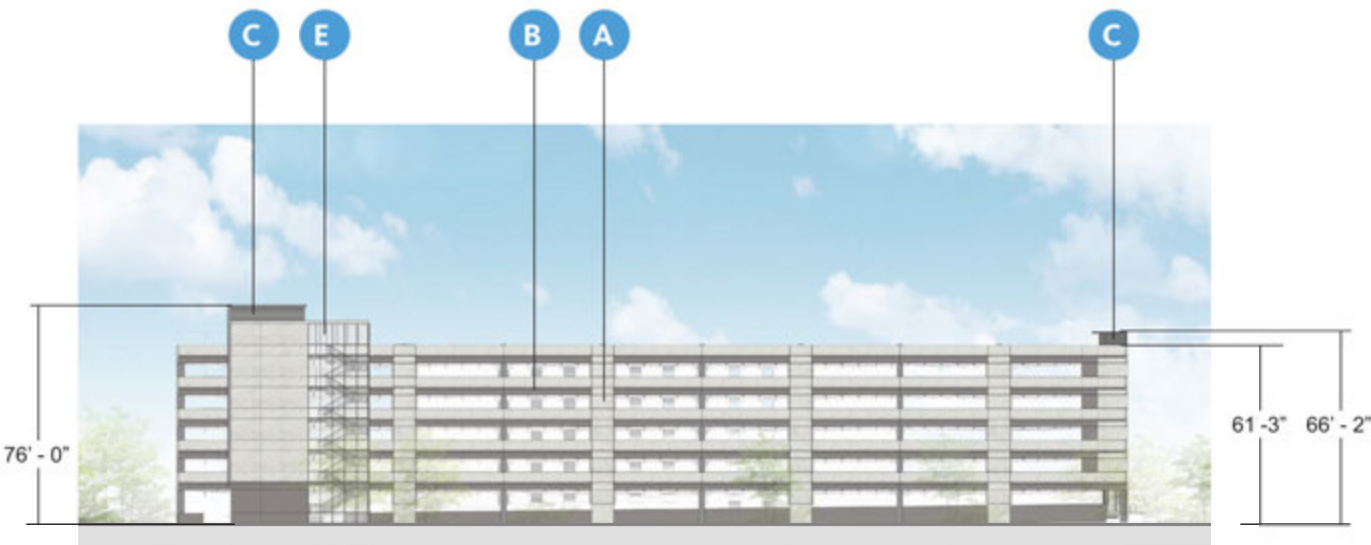
NORTH ELEVATION



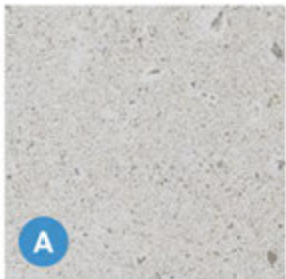
WEST ELEVATION



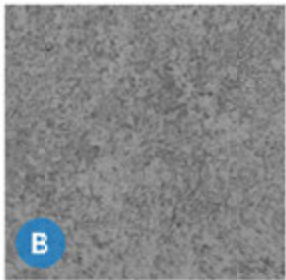
SOUTH ELEVATION



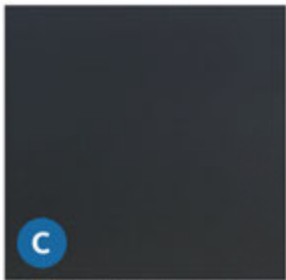
EAST ELEVATION



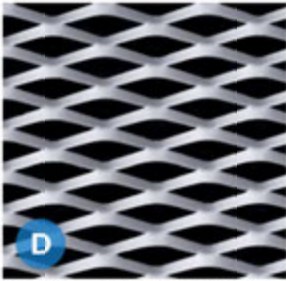
PC01- PRECAST LIGHT



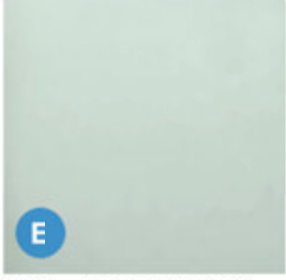
PC02- PRECAST DARK



MP03- BLACK METAL
MINIMUM 24 GAUGE



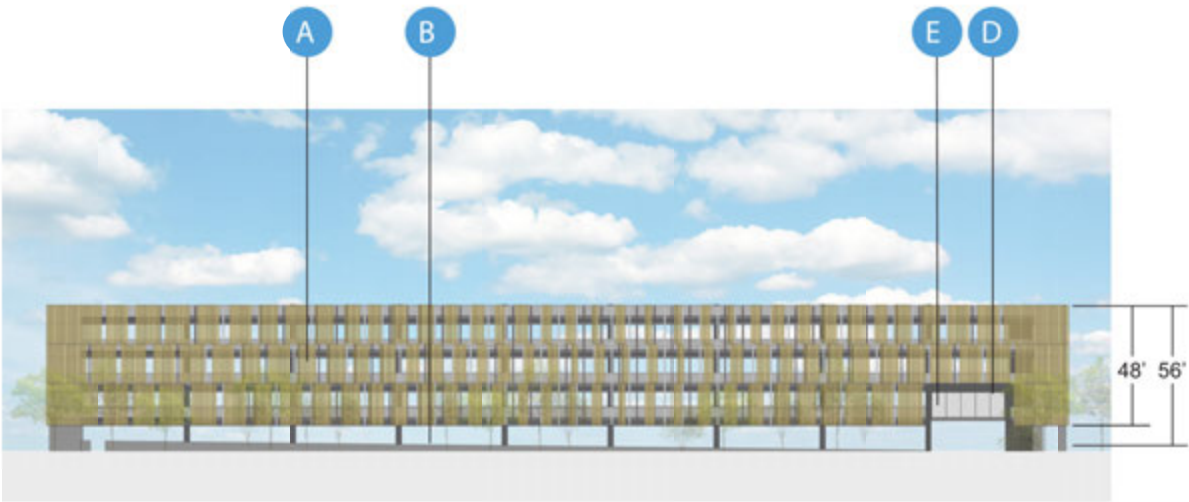
MP06 - EXPANDED METAL
MINIMUM 24 GAUGE



GL01- VISION GLASS



NORTH ELEVATION



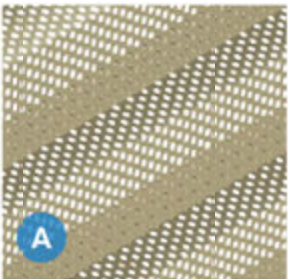
WEST ELEVATION



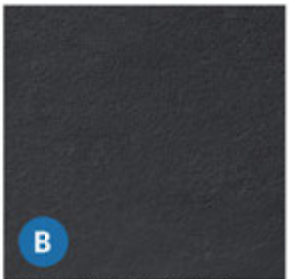
SOUTH ELEVATION



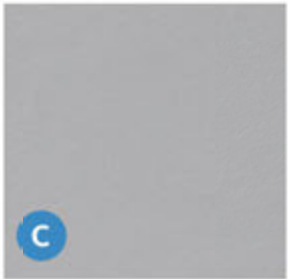
EAST ELEVATION



A
PERFORATED METAL
PANELS - GRAY
MINIMUM 24 GAUGE



B
EXISTING PAINTED
PRECAST CONCRETE



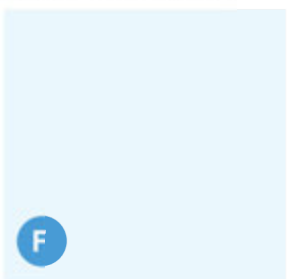
C
EXISTING PAINTED
PRECAST CONCRETE



D
EXISTING MCM PANEL
MINIMUM 24 GAUGE



E
EXISTING EXPANDED
METAL MESH
MINIMUM 24 GAUGE



F
EXISTING GLASS



G
PERFORATED
ALUMINUM PANEL -
GREEN
MINIMUM 24 GAUGE

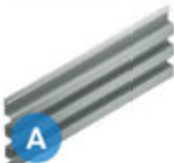
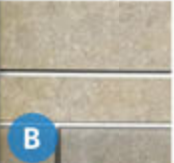
PARKING GARAGE | PD04

*NOTE: Canopies encroach up to 11' into ROW



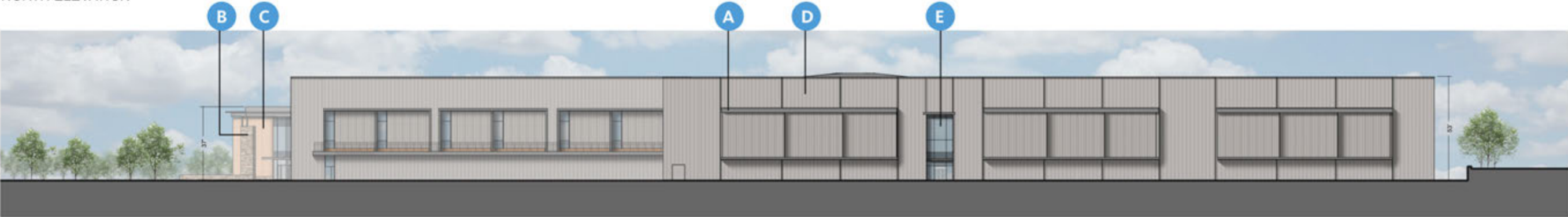
***ALL METAL PANEL MINIMUM 24 GAUGE**

P42

 A MP01- METAL MORIN PANEL 1	 B ST01 - LIMESTONE CLARA
 C MP04- METAL URBAN BRONZE	 D MP02 - PERFORATED CUSTOM PANEL
 E BR02 - 500 HARVARD	 F MP03 - CUSTOM METAL PANEL COLORS
 G MF01 - MESH FABRIC - SERGE FERRARI	 H GL01- STARPHIRE GLASS
 I BR03 - RUBY RED VELOUR	 J MP05- METAL GRAPHITE GREY
 K METAL MORIN PANEL 2	 L PC01 - PRECAST LIGHT
 M PC02 - PRECAST DARK	



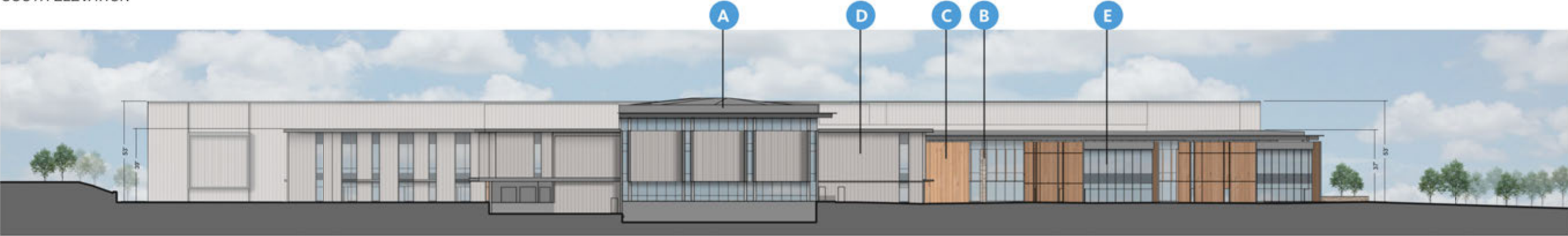
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



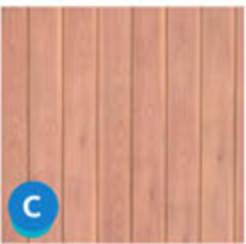
WEST ELEVATION



A
MCM1 - Florup Classic II



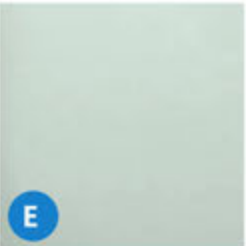
B
ST1 - Hackett Blue-Brown Multi-Strip



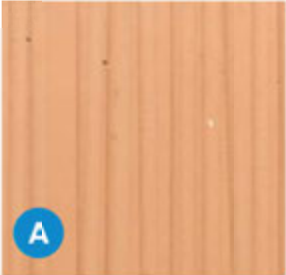
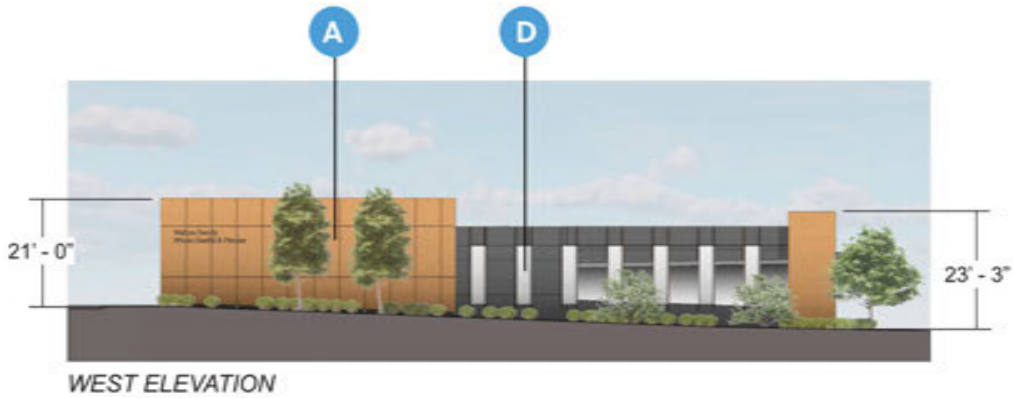
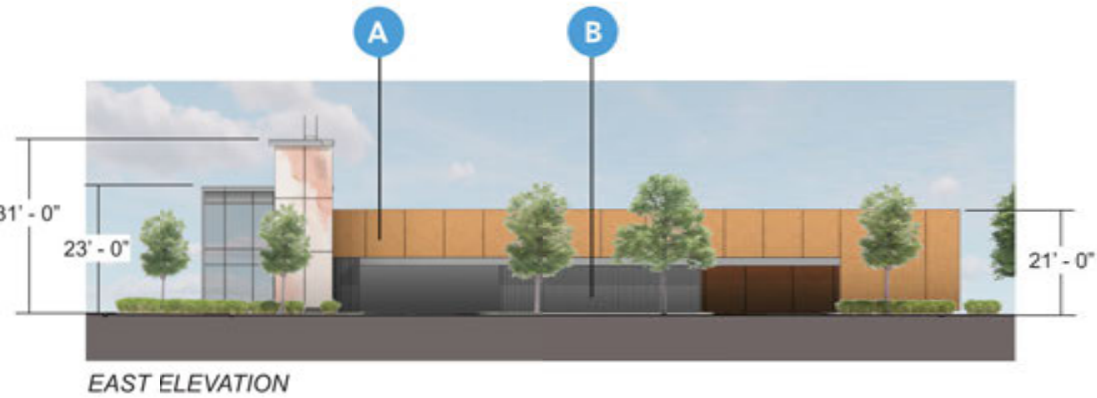
C
CL7 - Concrete Panel



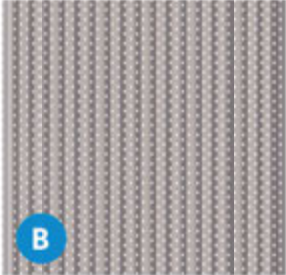
D
MWP (1,2,3) - Metal Wall Panel, min. 24 ga



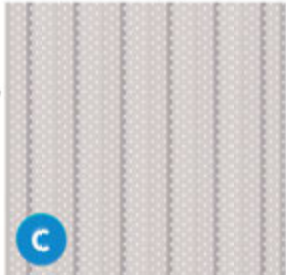
E
GL1 - Vision Glass



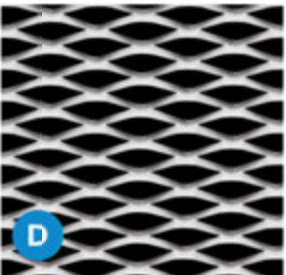
CFP- Concrete Facade Panel
(Taktl' Arbos)



MWP1- Corrugated Metal
Panel, min. 24 ga.

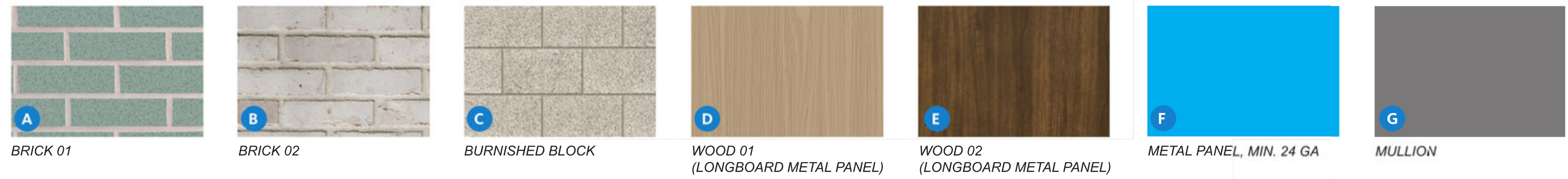
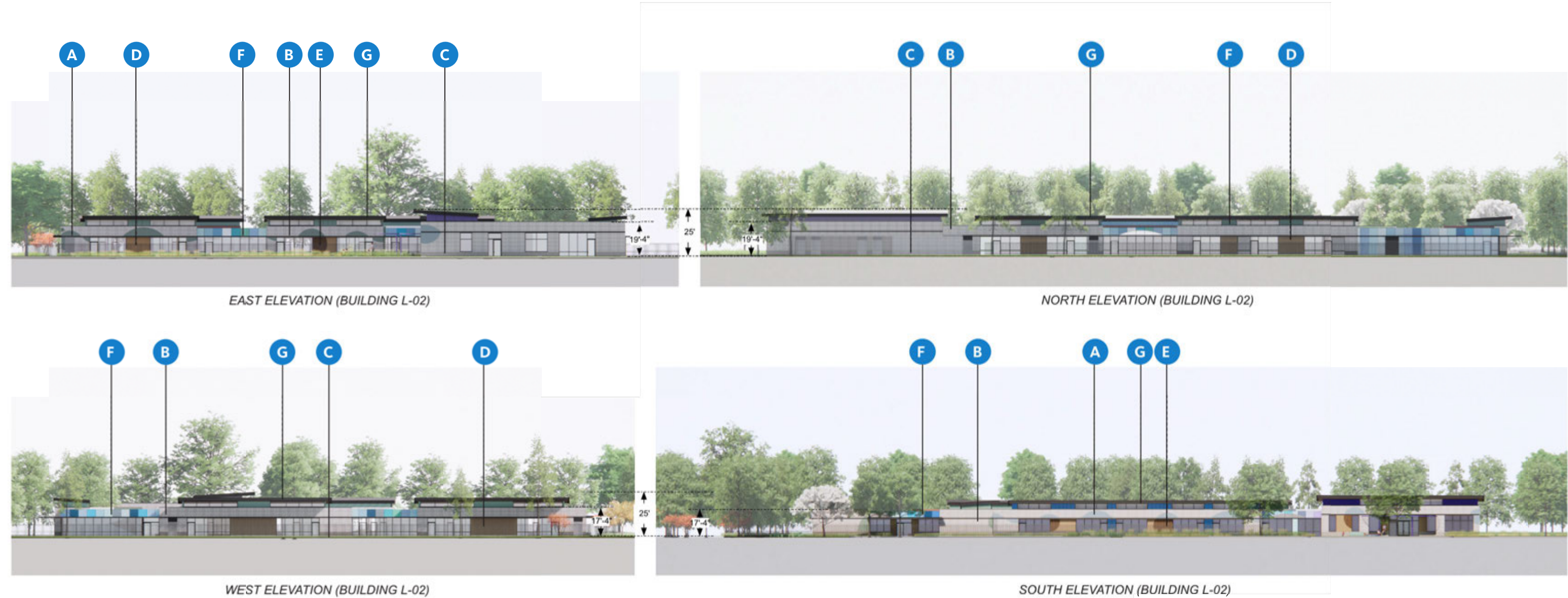


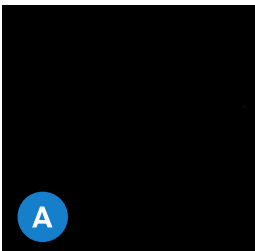
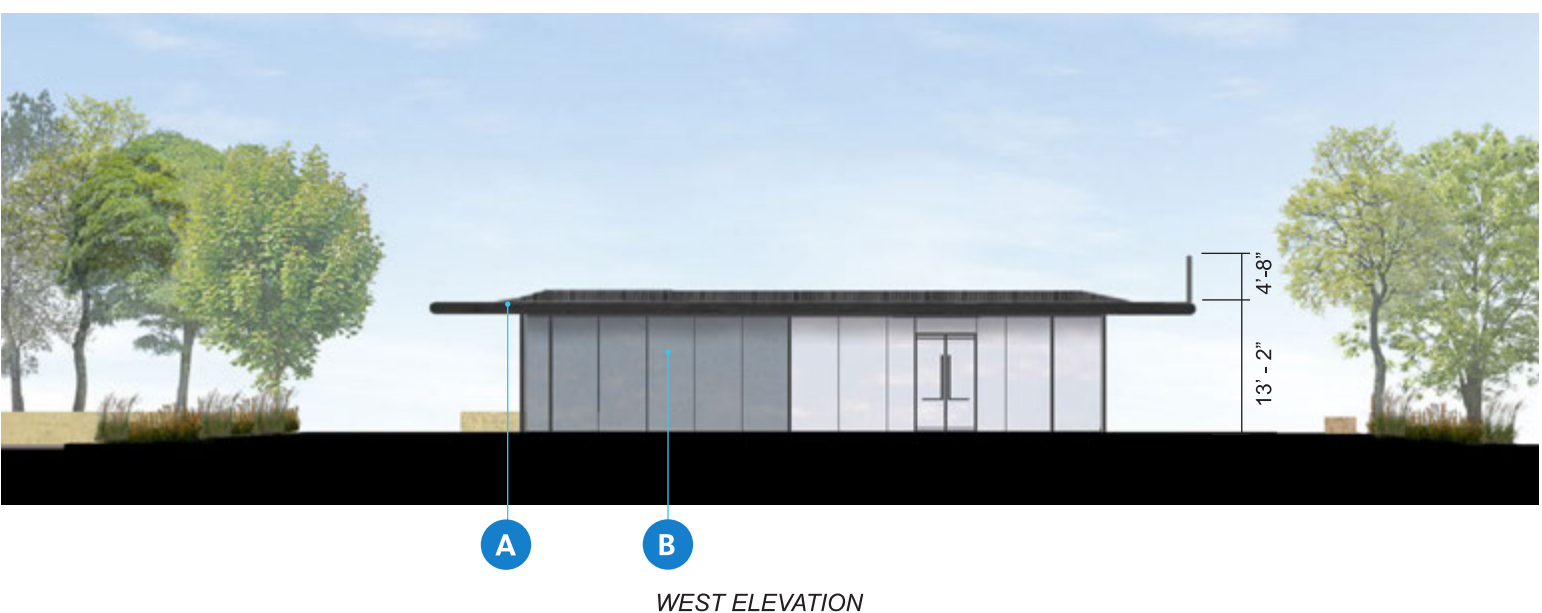
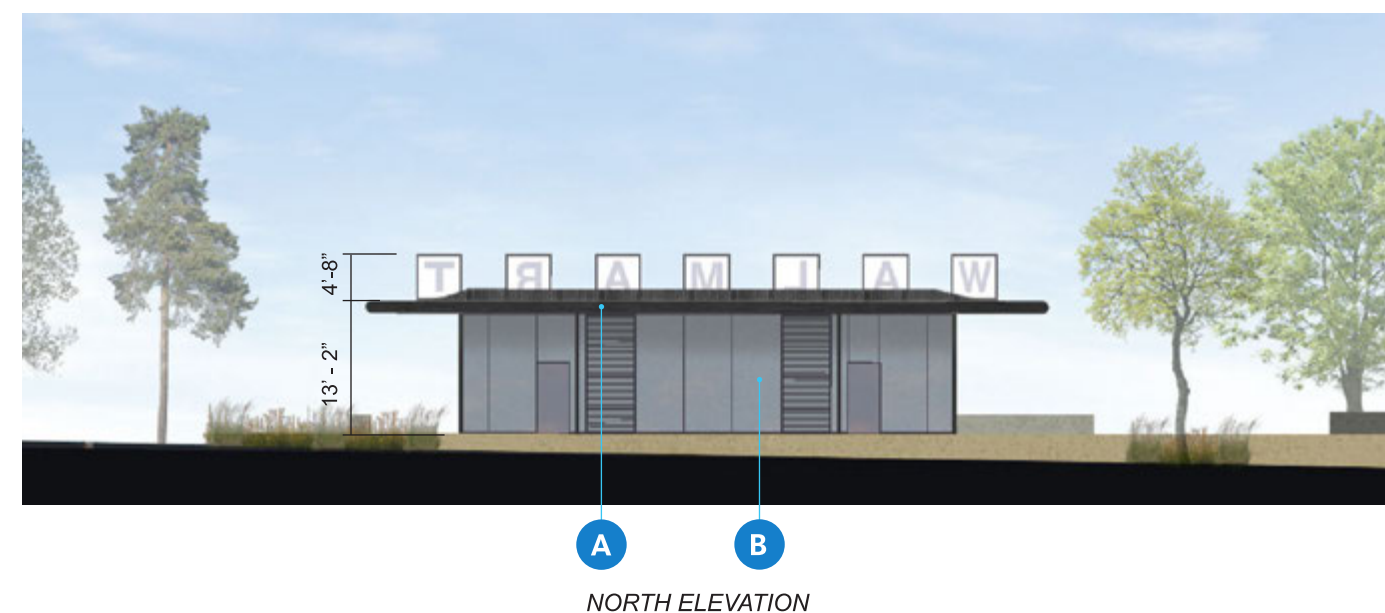
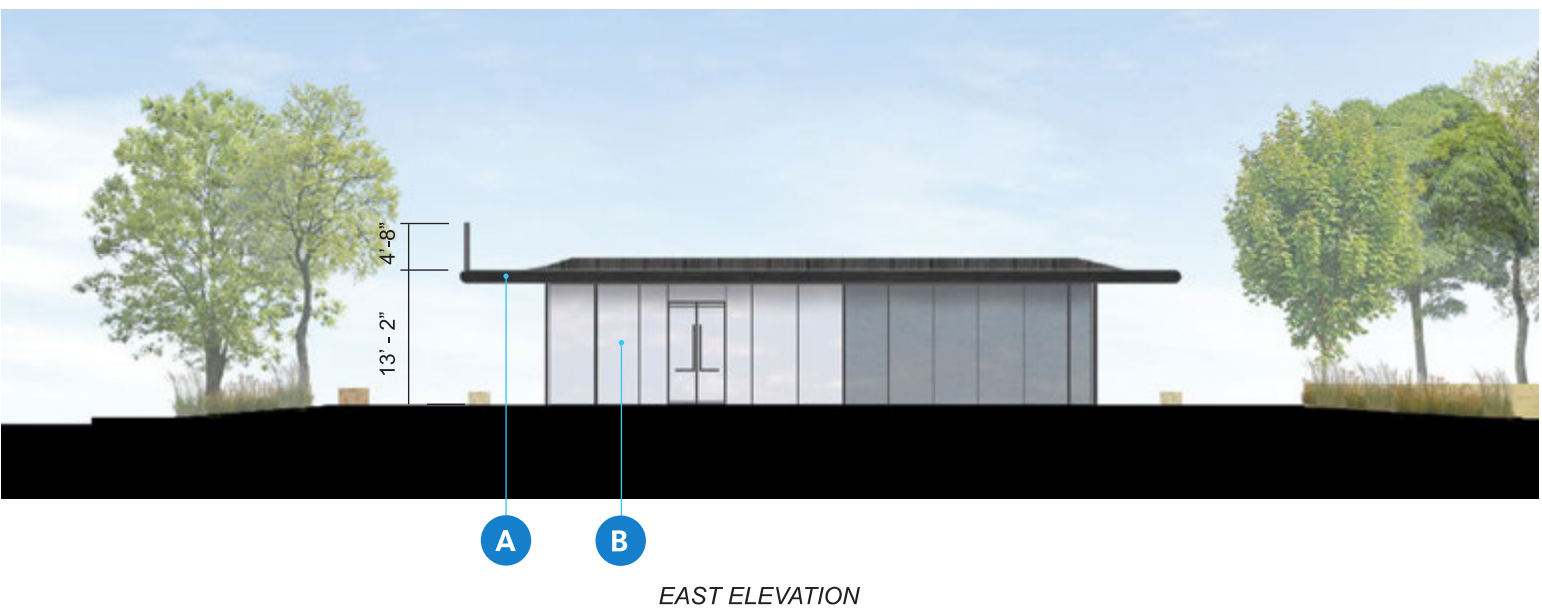
MWP2- Corrugated Metal
Panel, min. 24 ga.



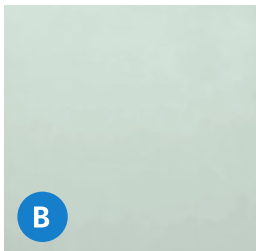
EMP- Expanded Metal
Panel, min 1/8 in.

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



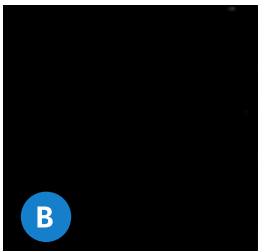
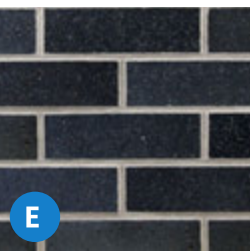
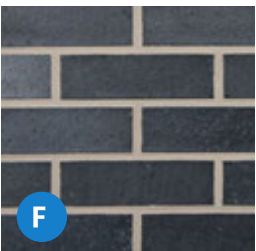
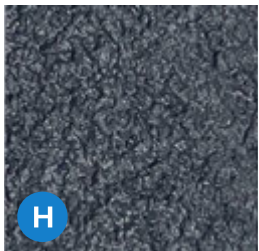
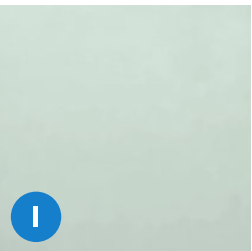


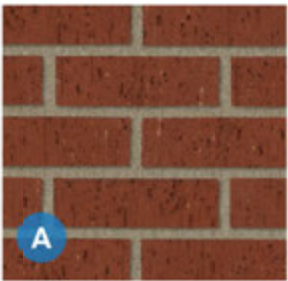
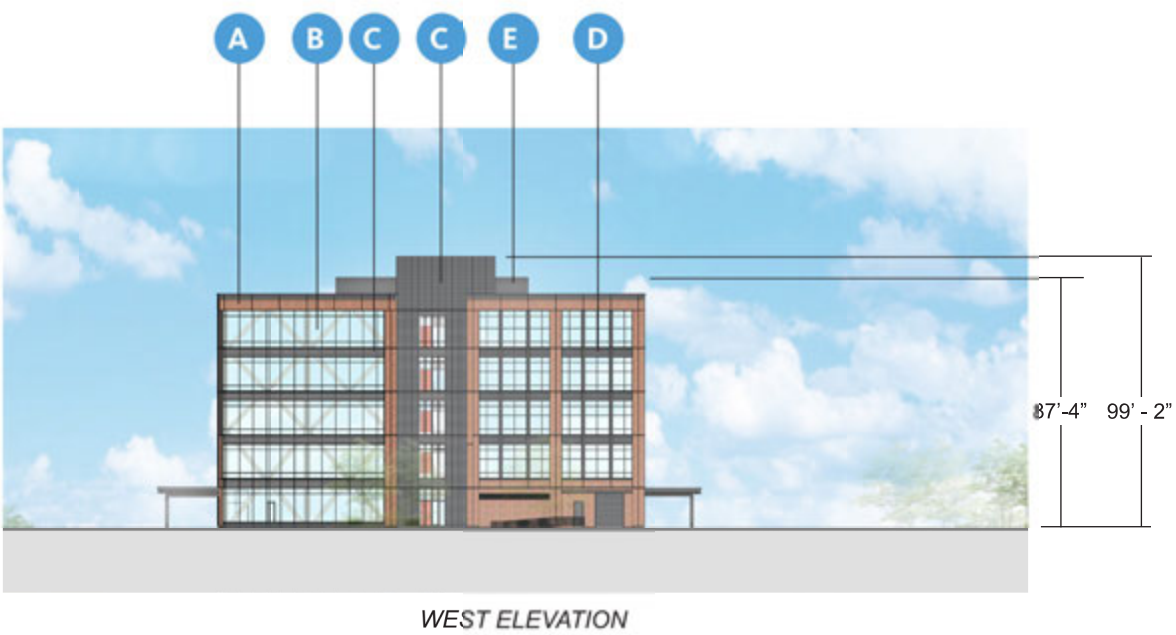
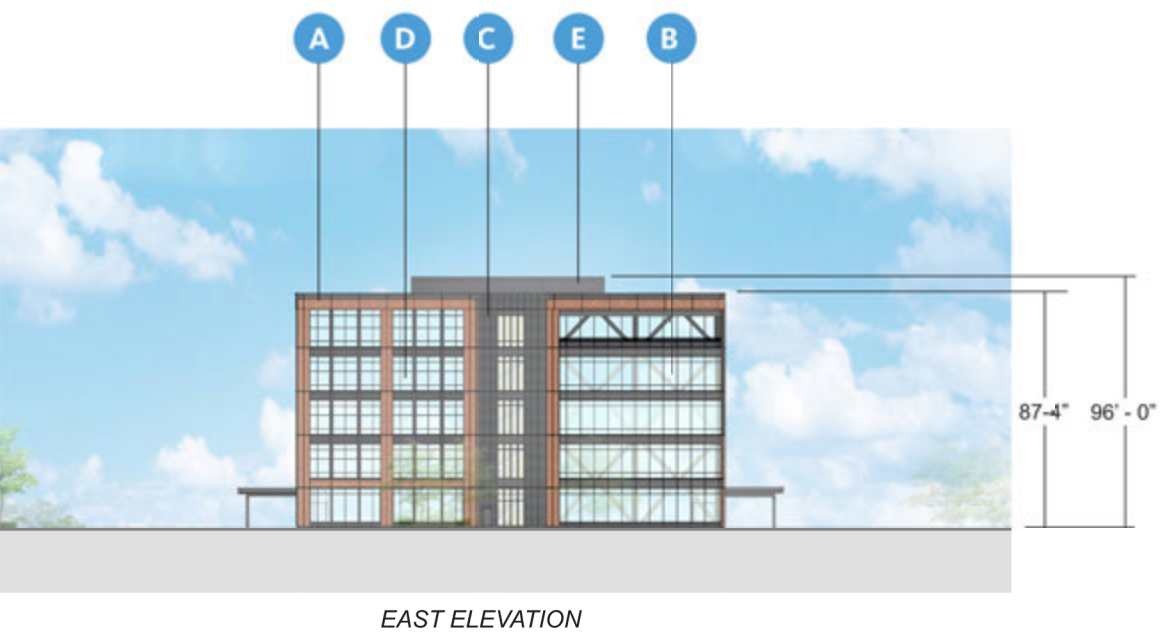
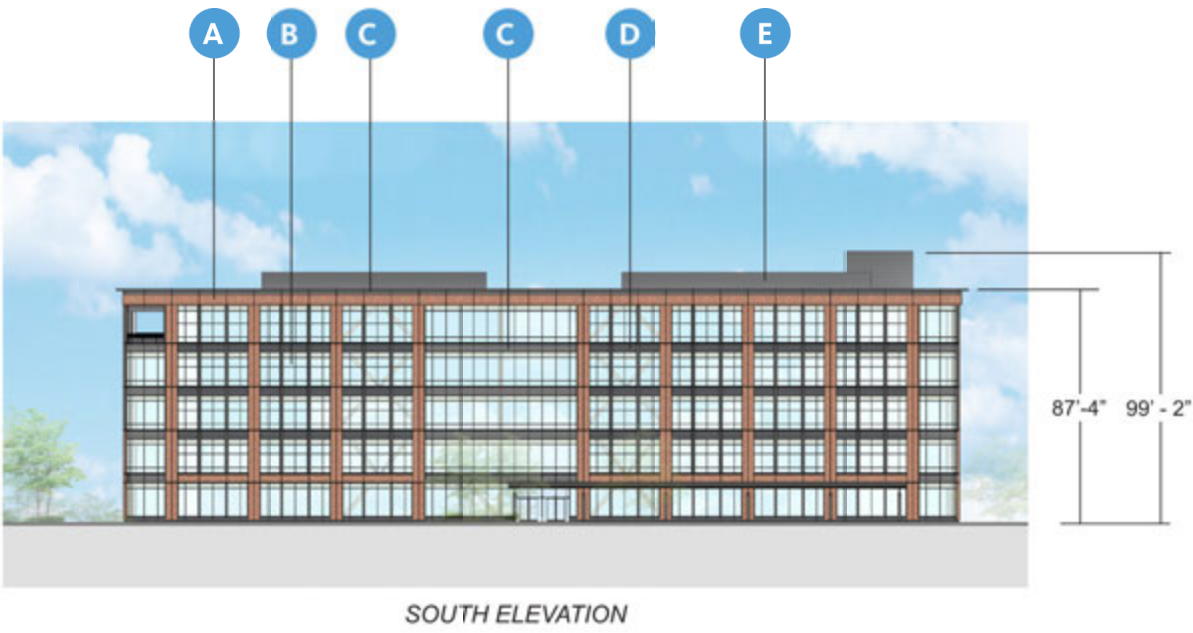
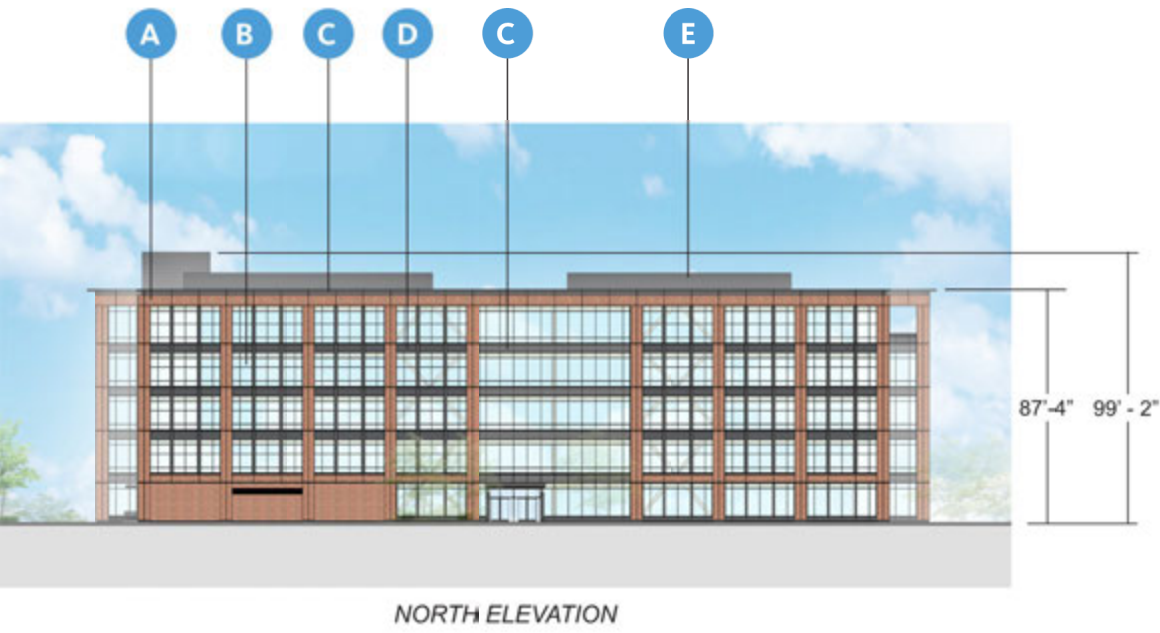
ACM PANEL 01
TRICORN BLACK
MINIMUM 24 GAUGE



VISION GLASS



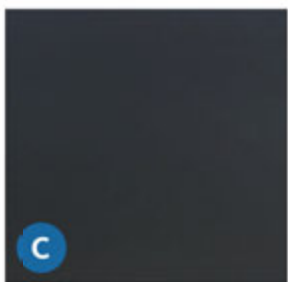
								
ACM PANEL 01 TRICORN BLACK MINIMUM 24 GAUGE	METAL, PAINTED TO MATCH TRICORN BLACK MINIMUM 24 GAUGE (PERFORATED AT SELECT LOCATIONS)	ACM PANEL 02 DUSTY CHARCOAL II MINIMUM 24 GAUGE (PERFORATED AT SELECT LOCATIONS)	BRICK 01 GLAZED WHITE VC1 VELOUR TEXTURE	BRICK 02 MANGANESE IRONSPOT, VELOUR TEXTURE	BRICK 03 MANGANESE IRONSPOT, SMOOTH TEXTURE	STO EIFS RAL 7038 WIPE, UNBLOTTED	STO EIFS RAL 7011 CLEAR SEALER MATTE	VISION GLASS



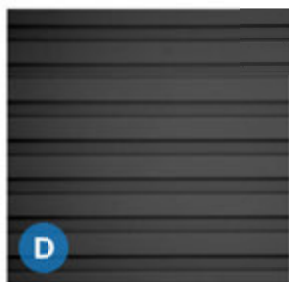
BR01- RED THIN BRICK



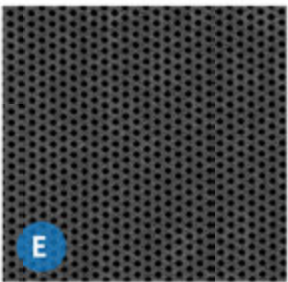
GL01- VISION GLASS



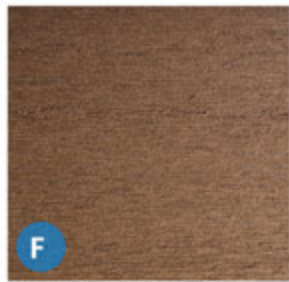
MP03- BLACK METAL
MINIMUM 24 GAUGE



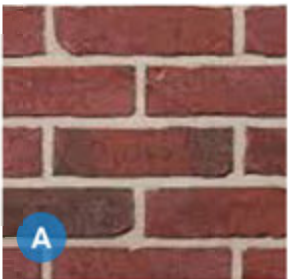
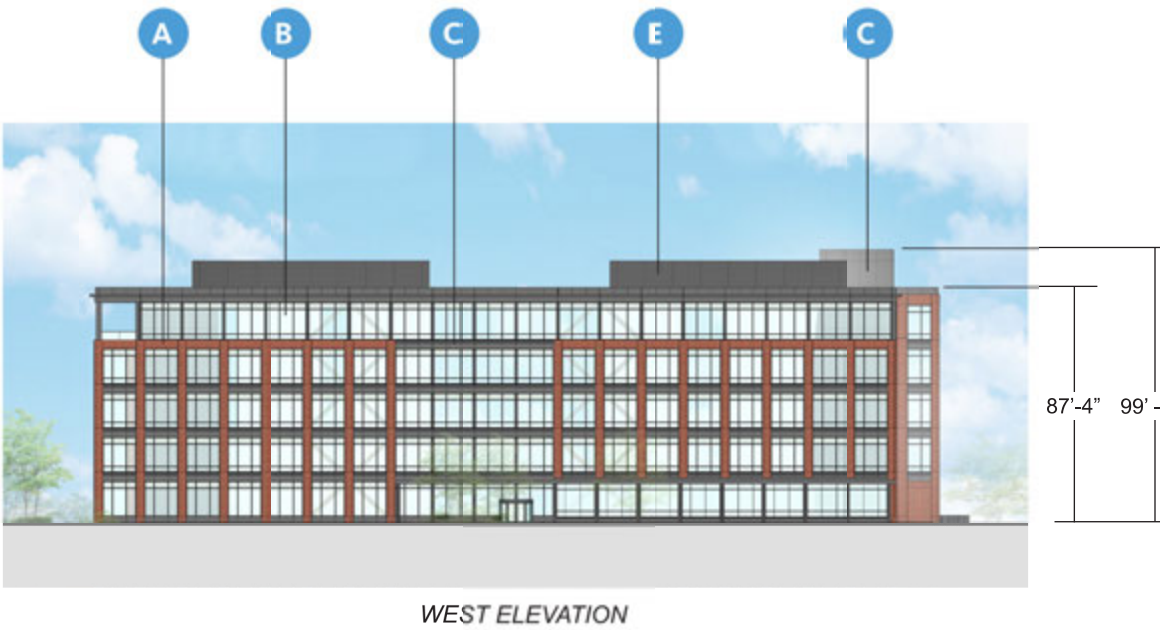
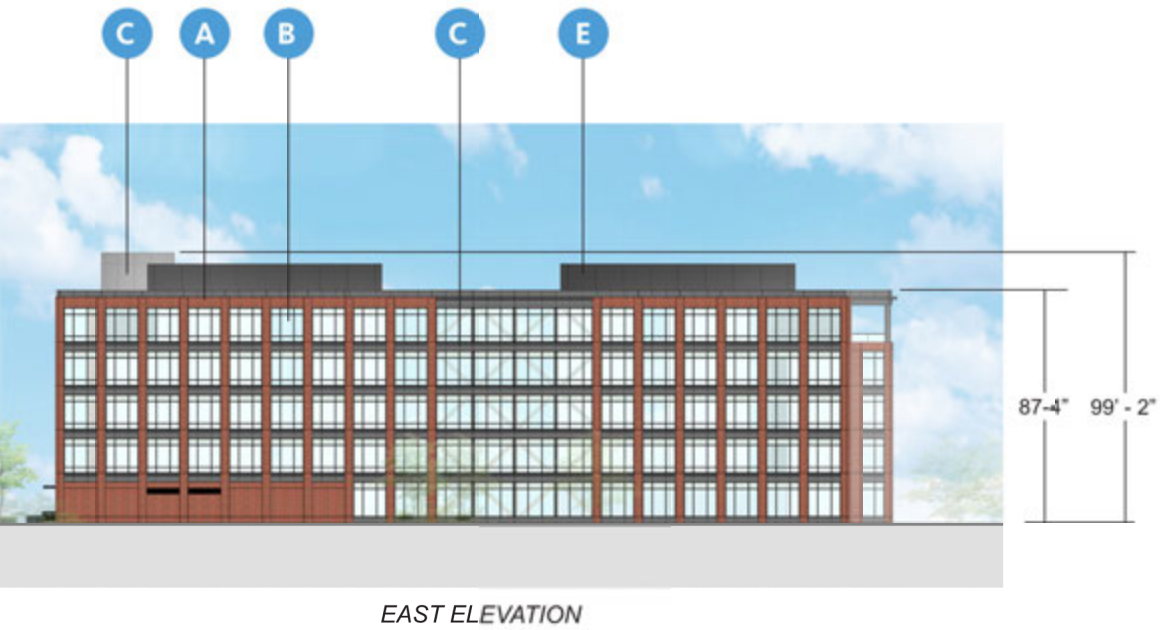
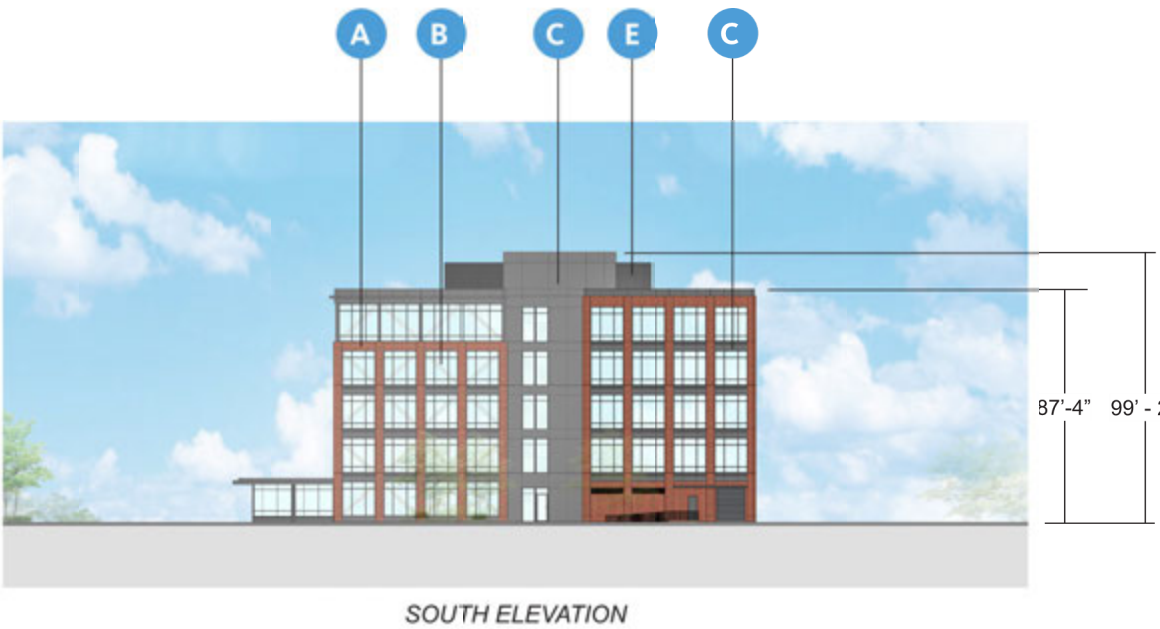
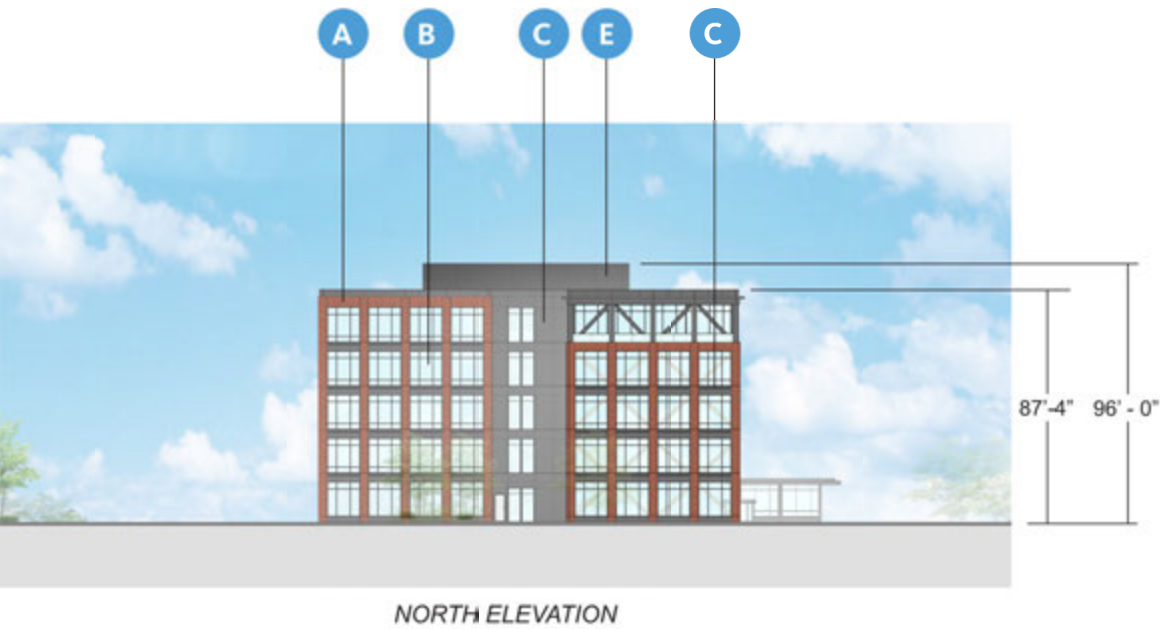
MP04- CORRUGATED METAL
MINIMUM 24 GAUGE



MP05- PERFORATED METAL
MINIMUM 24 GAUGE



WD01- WOOD FINISH
(CANOPY AND
TERRACE SOFFITS)



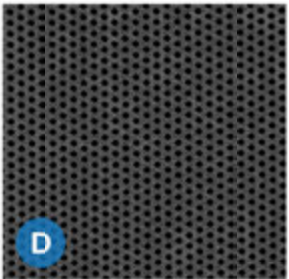
BR01- RED THIN ERICK



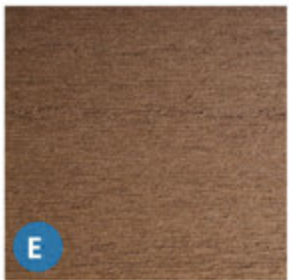
GL01- VISION GLASS



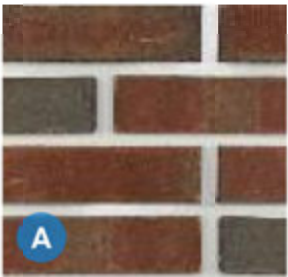
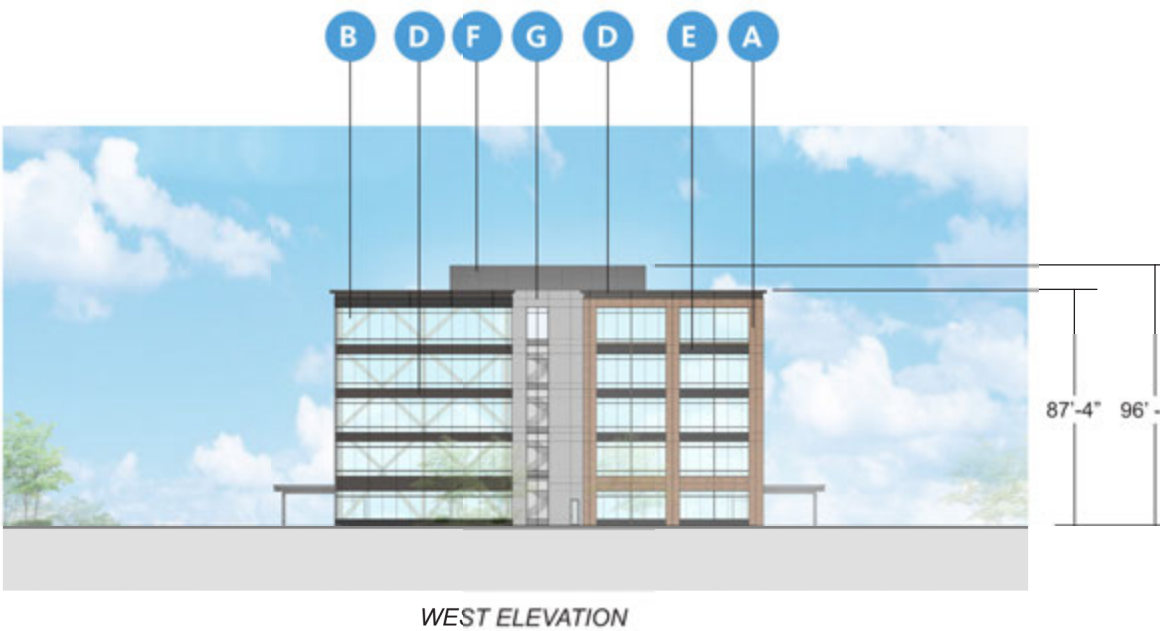
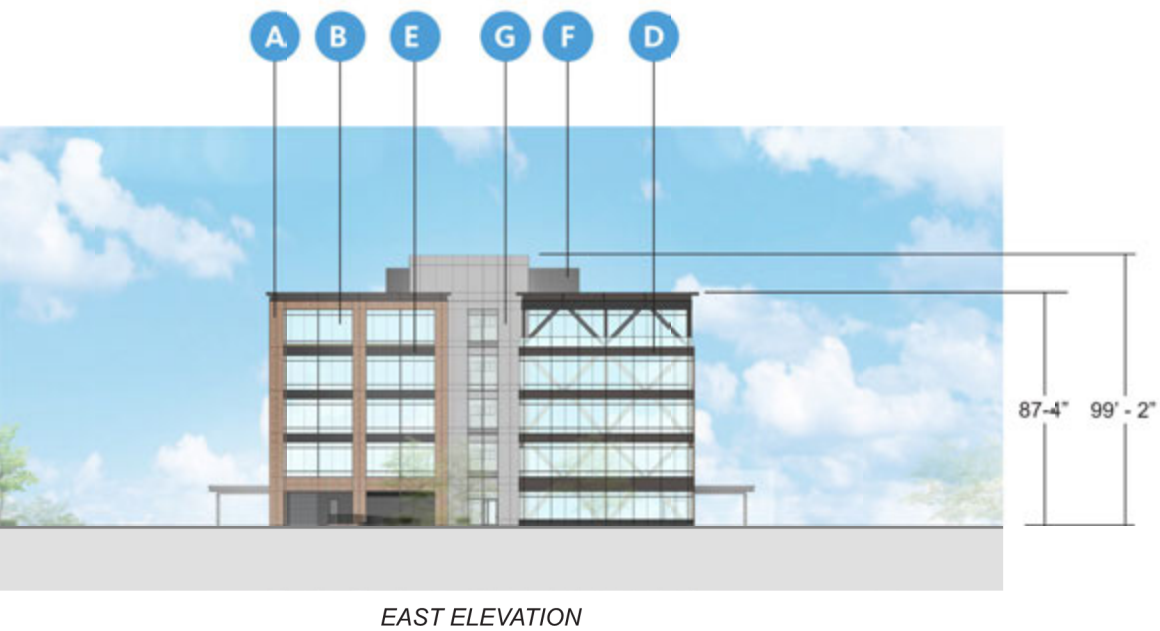
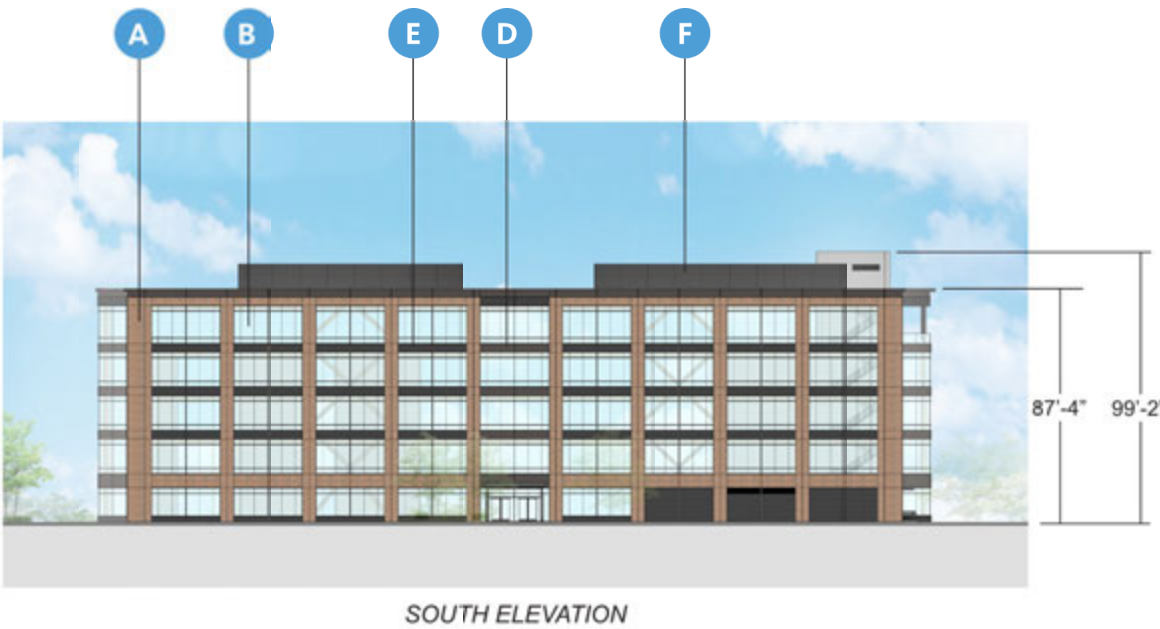
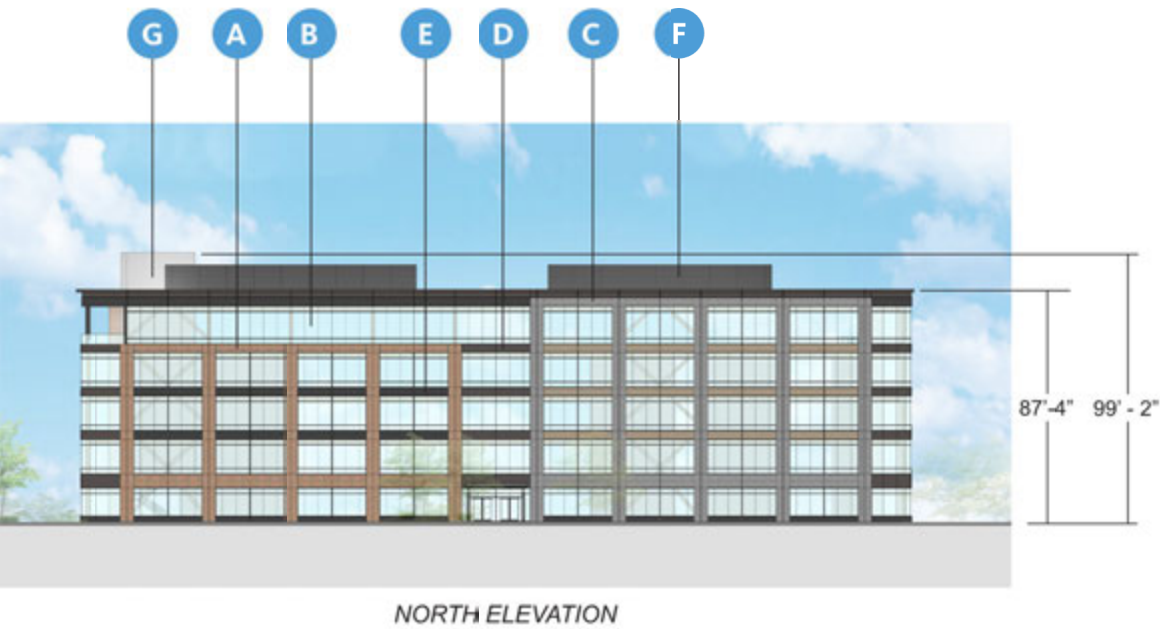
MP01- GRAY METAL
MINIMUM 24 GAUGE



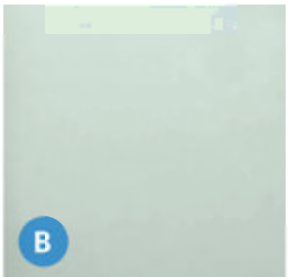
MP05- PERFORATED METAL
MINIMUM 24 GAUGE



WD01- WOOD FINISH
(CANOPY AND
TERRACE SOFFITS)



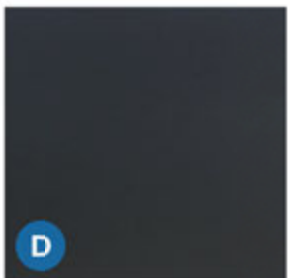
BR02- RED THIN BRICK



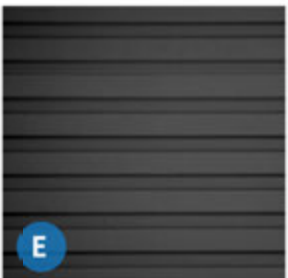
GL01- VISION GLASS



BR04- GRAY THIN BRICK



MP03- BLACK METAL
MINIMUM 24 GAUGE



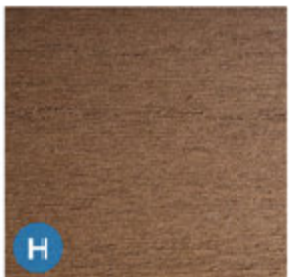
MP04- CORRUGATED METAL
MINIMUM 24 GAUGE



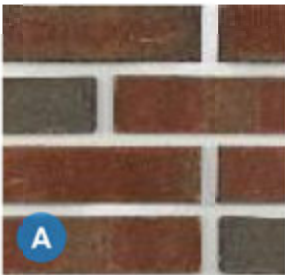
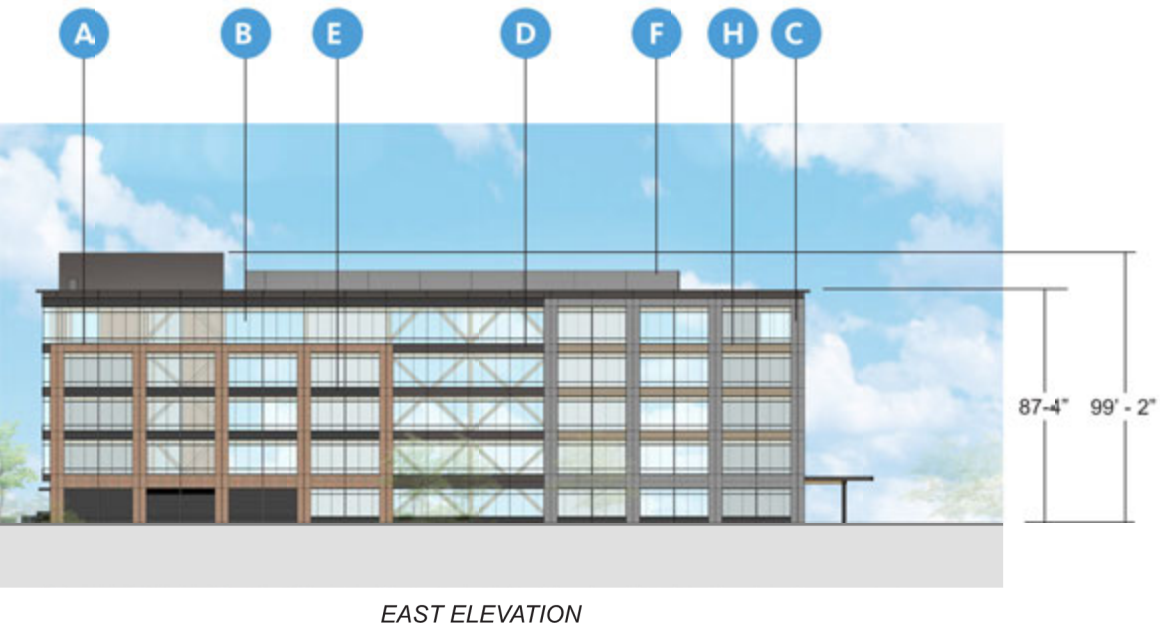
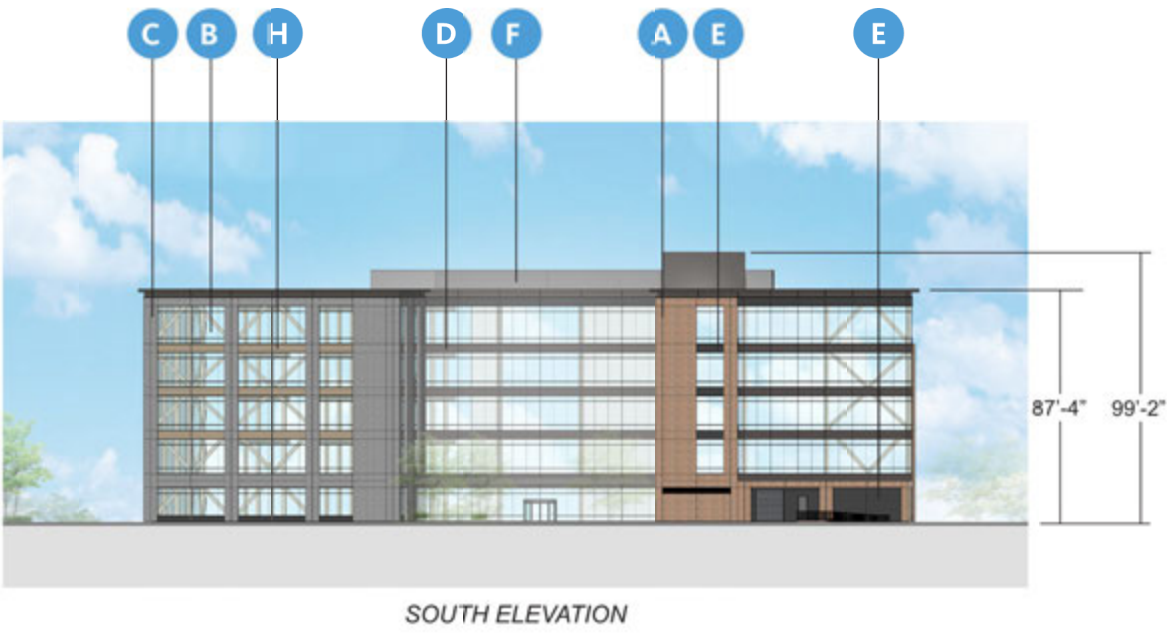
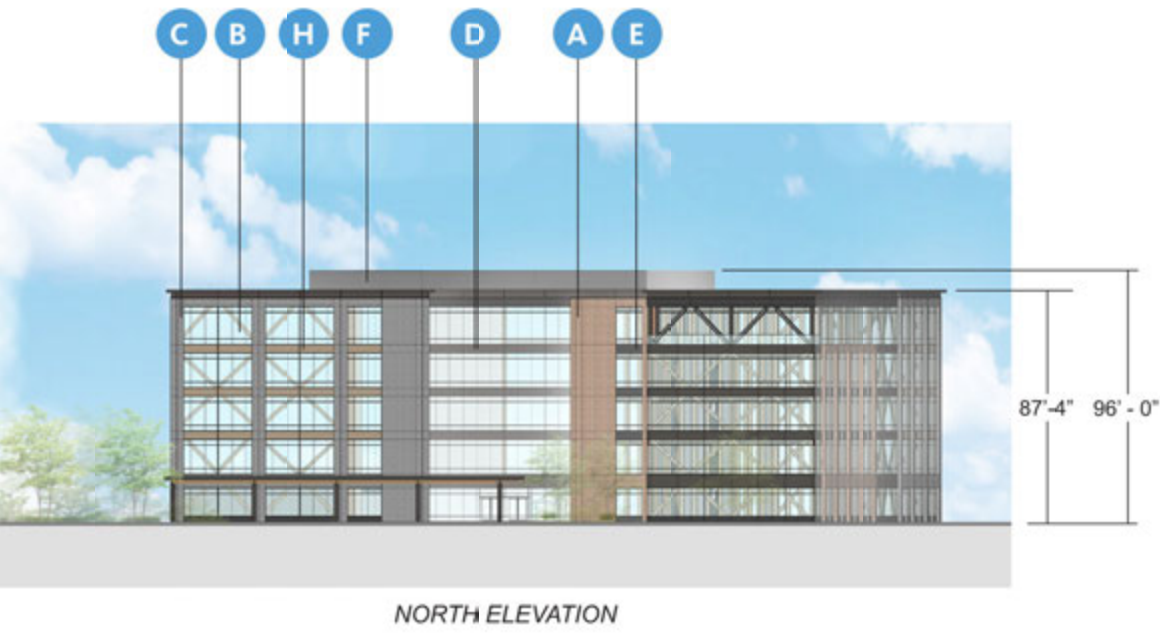
MP05- PERFORATED METAL
MINIMUM 24 GAUGE



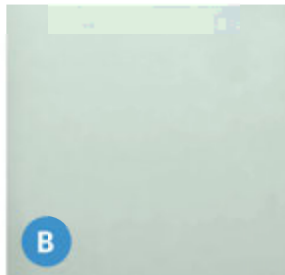
MP01- GRAY METAL
MINIMUM 24 GAUGE



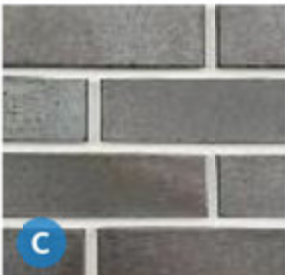
WD01- WOOD FINISH
(CANOPY AND
TERRACE SOFFITS)



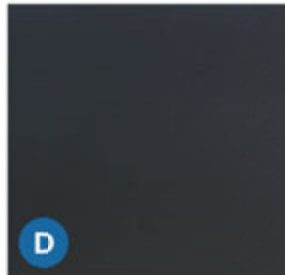
BR02- RED THIN BRICK



GL01- VISION GLASS



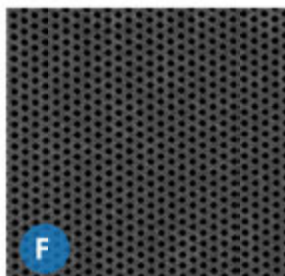
BR04- GRAY THIN BRICK



MP03- BLACK METAL
MINIMUM 24 GAUGE



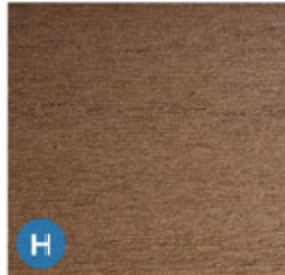
MP04- CORRUGATED METAL
MINIMUM 24 GAUGE



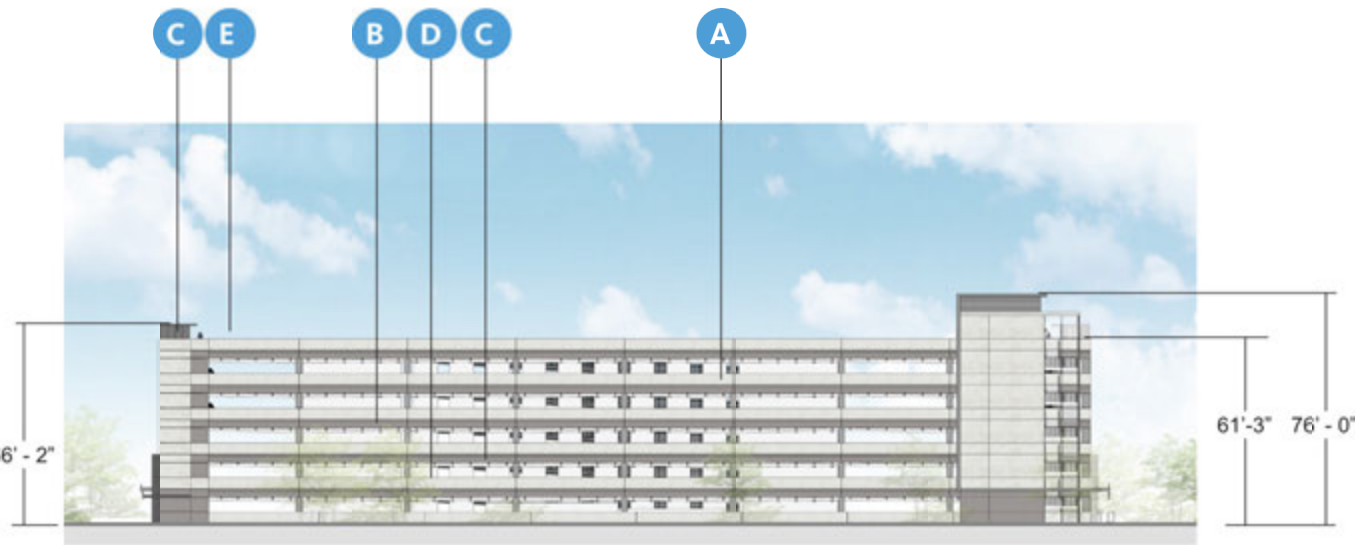
MP05- PERFORATED METAL
MINIMUM 24 GAUGE



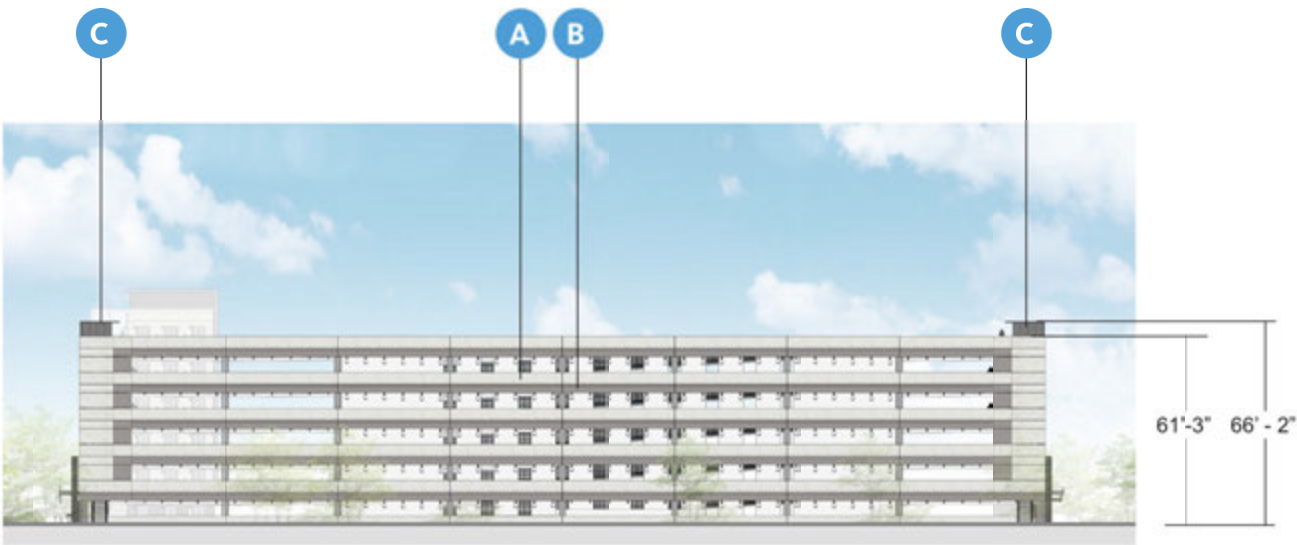
MP01- GRAY METAL
MINIMUM 24 GAUGE



WD01- WOOD FINISH
(CANOPY AND
TERRACE SOFFITS)



NORTH ELEVATION



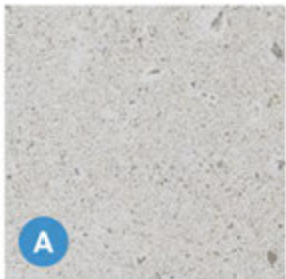
SOUTH ELEVATION



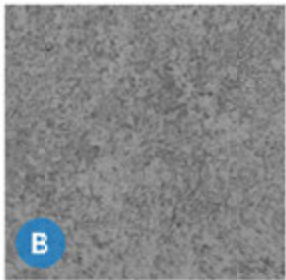
EAST ELEVATION



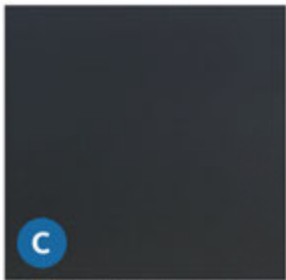
WEST ELEVATION



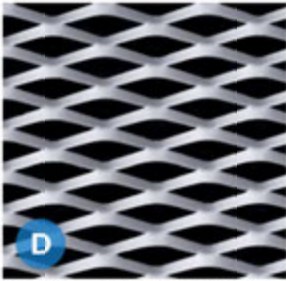
PC01- PRECAST LIGHT



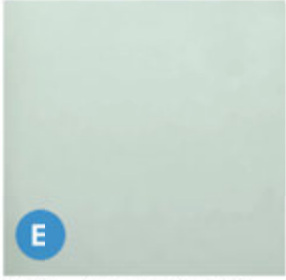
PC02- PRECAST DARK



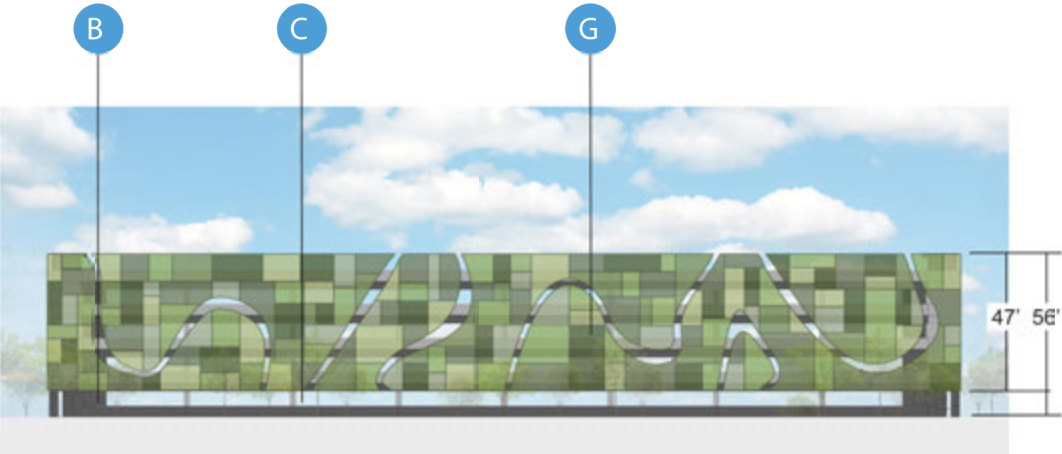
MP03- BLACK METAL
MINIMUM 24 GAUGE



MP06 - EXPANDED METAL
MINIMUM 24 GAUGE



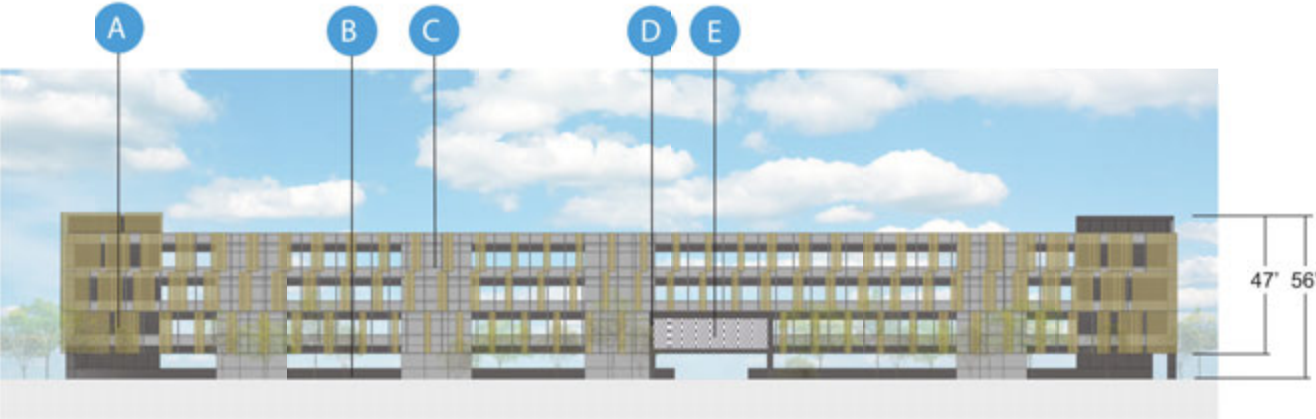
GL01- VISION GLASS



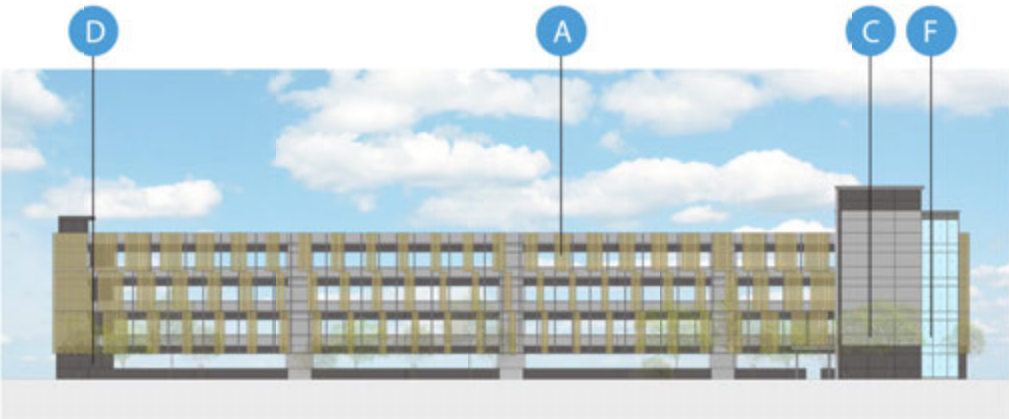
SOUTH ELEVATION



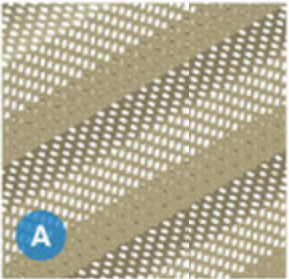
WEST ELEVATION



EAST ELEVATION



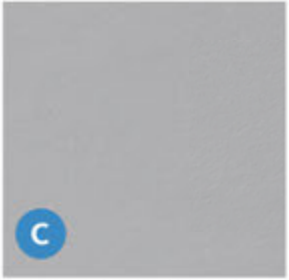
NORTH ELEVATION



PERFORATED METAL
PANELS - GRAY
MINIMUM 24 GAUGE



EXISTING PAINTED
PRECAST CONCRETE



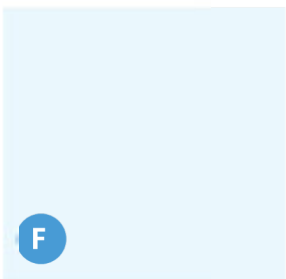
EXISTING PAINTED
PRECAST CONCRETE



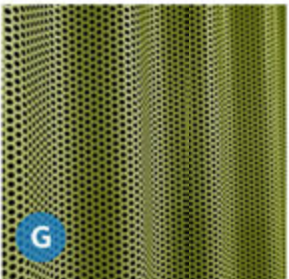
EXISTING MCM PANEL
MINIMUM 24 GAUGE



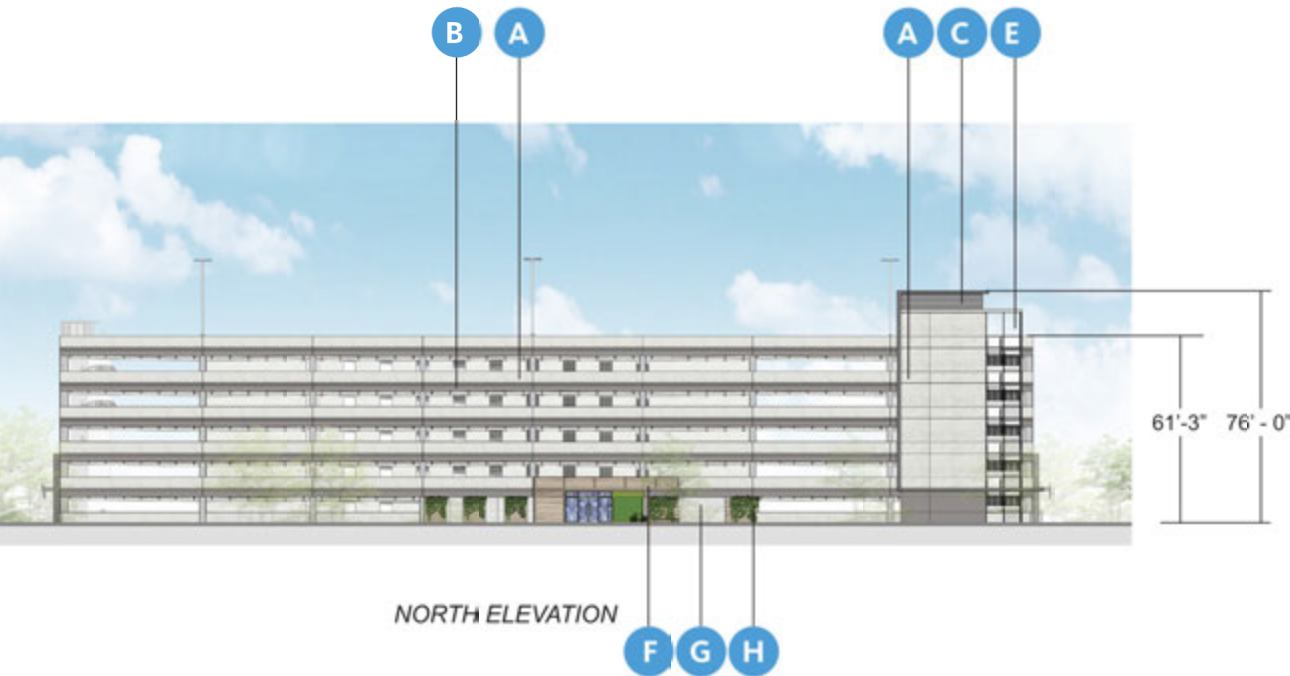
EXISTING EXPANDED
METAL MESH
MINIMUM 24 GAUGE



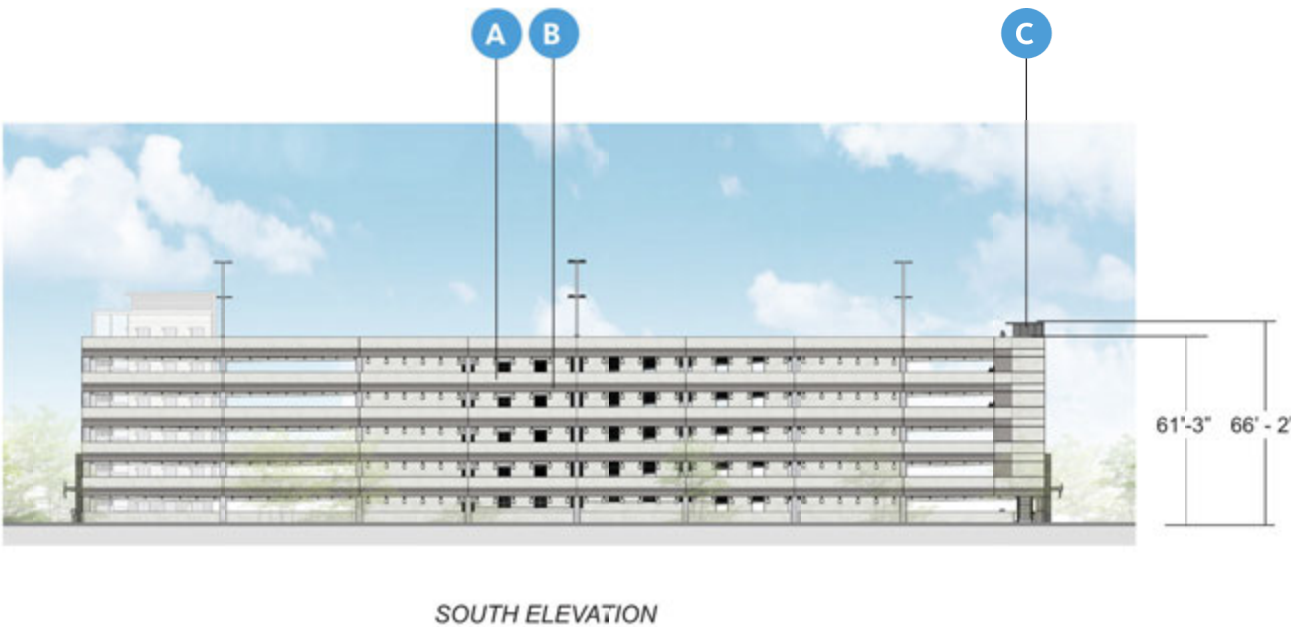
EXISTING GLASS



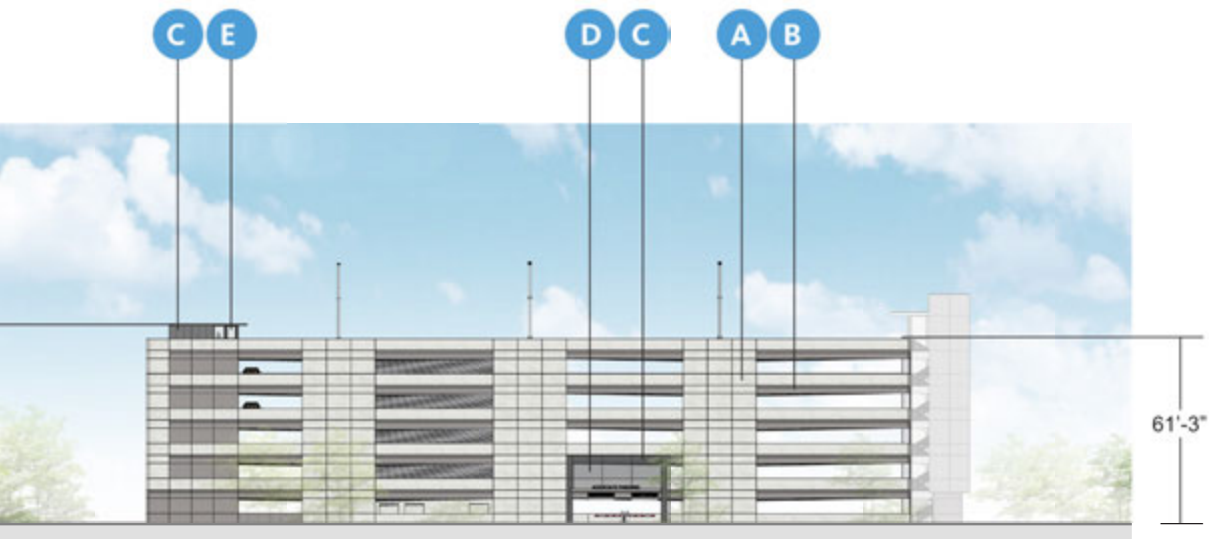
PERFORATED
ALUMINUM PANEL -
GREEN
MINIMUM 24 GAUGE



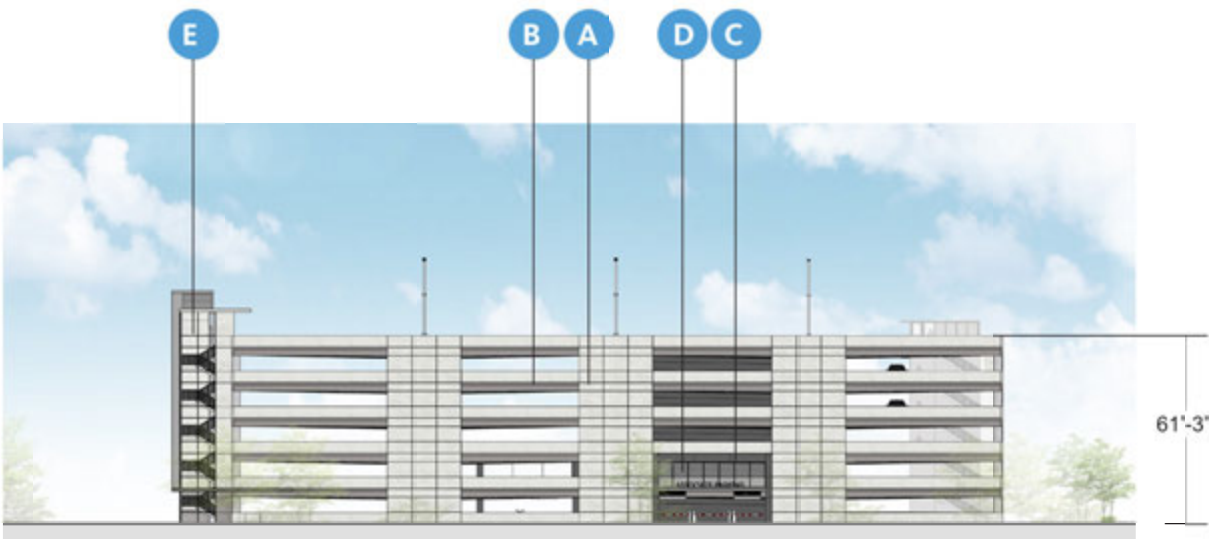
NORTH ELEVATION



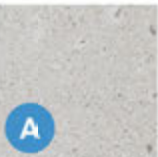
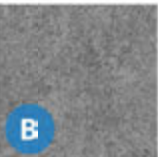
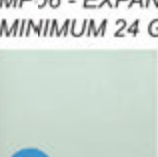
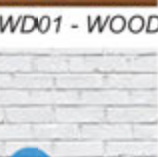
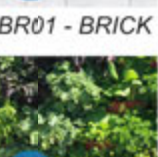
SOUTH ELEVATION

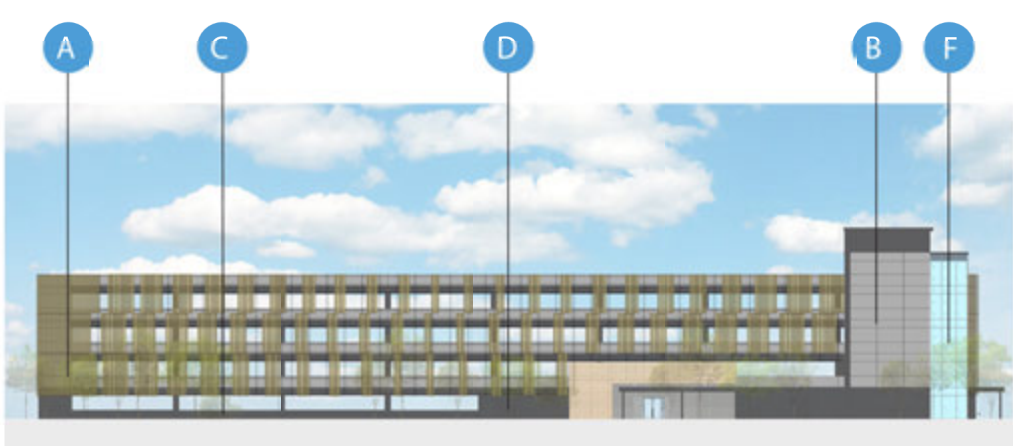


EAST ELEVATION

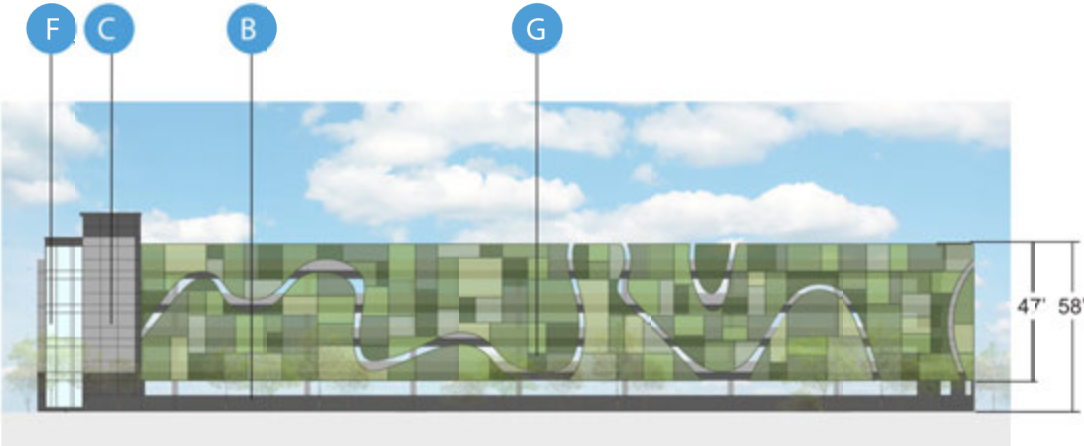


WEST ELEVATION

- 
A
PC01- PRECAST LIGHT
- 
B
PC02- PRECAST DARK
- 
C
MP03- BLACK METAL
MINIMUM 24 GAUGE
- 
D
MP06 - EXPANDED METAL
MINIMUM 24 GAUGE
- 
E
GL01- VISION GLASS
- 
F
WD01 - WOOD VENEER
- 
G
BR01 - BRICK VENEER
- 
H
WC01 - GREEN WALL



NORTH ELEVATION



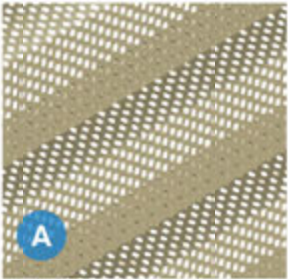
SOUTH ELEVATION



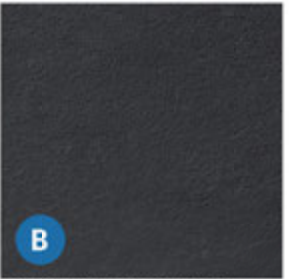
EAST ELEVATION



WEST ELEVATION



PERFORATED METAL
PANELS - GRAY
MINIMUM 24 GAUGE



EXISTING PAINTED
PRECAST CONCRETE



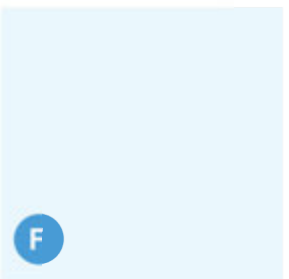
EXISTING PAINTED
PRECAST CONCRETE



EXISTING MCM PANEL
MINIMUM 24 GAUGE



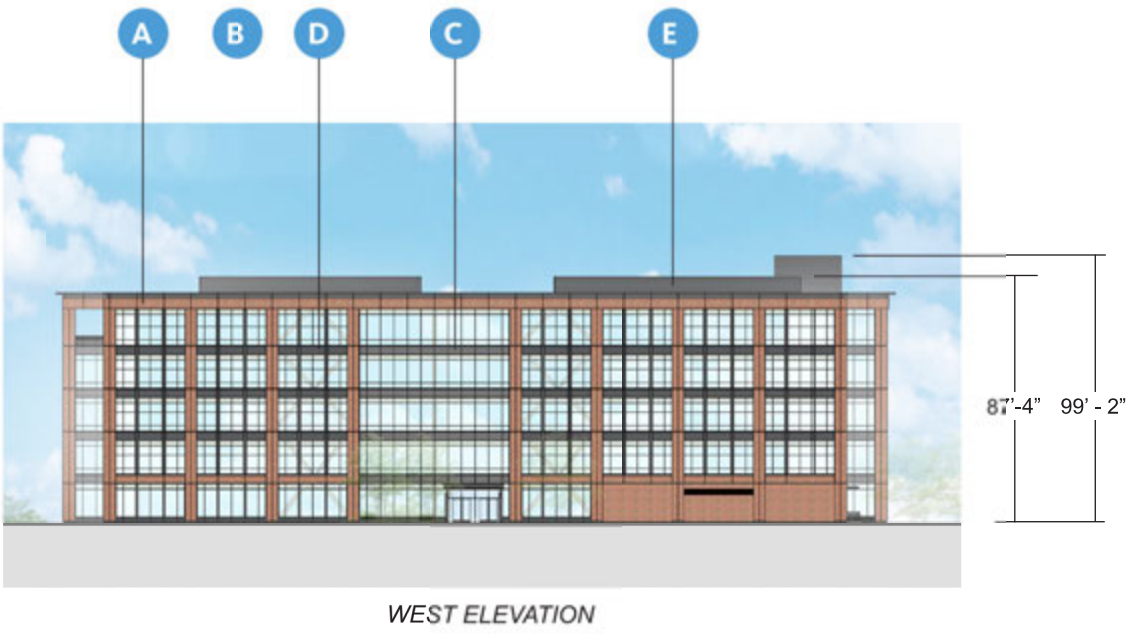
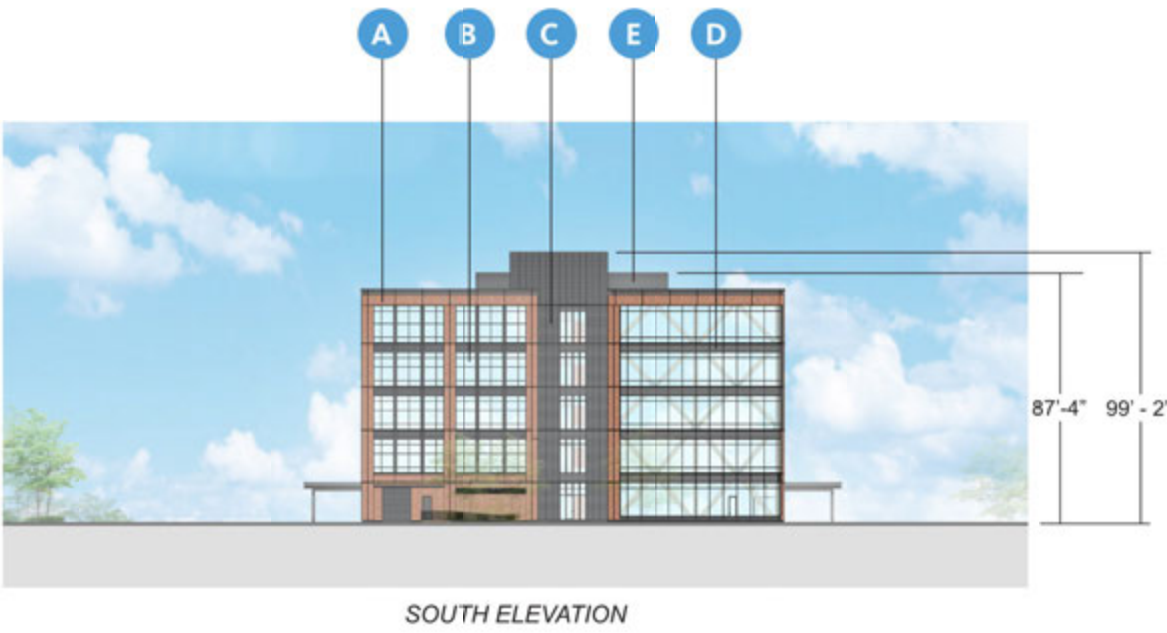
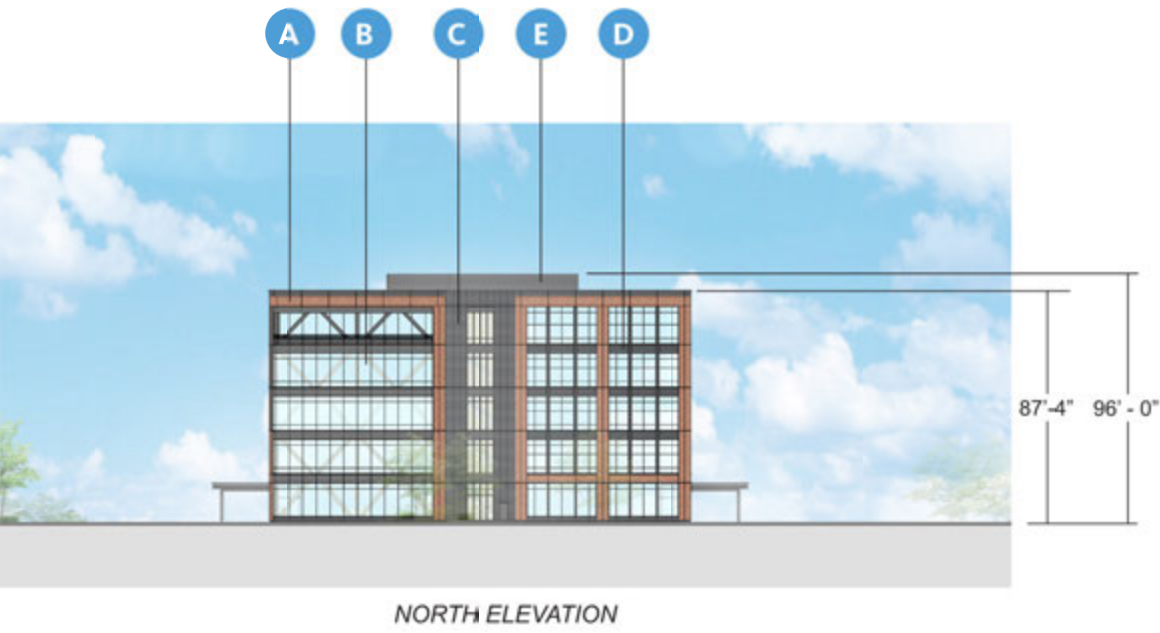
EXISTING EXPANDED
METAL MESH
MINIMUM 24 GAUGE



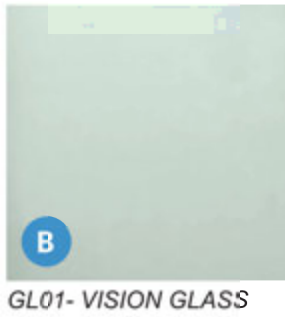
EXISTING GLASS



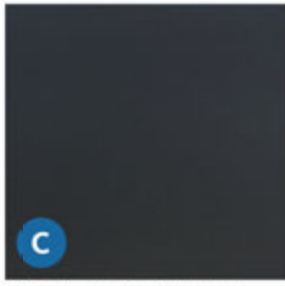
PERFORATED
ALUMINUM PANEL -
GREEN
MINIMUM 24 GAUGE



BR01- RED THIN BRICK



GL01- VISION GLASS



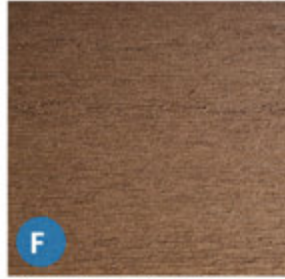
MP03- BLACK METAL
MINIMUM 24 GAUGE



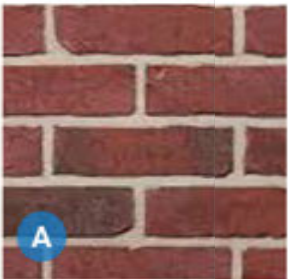
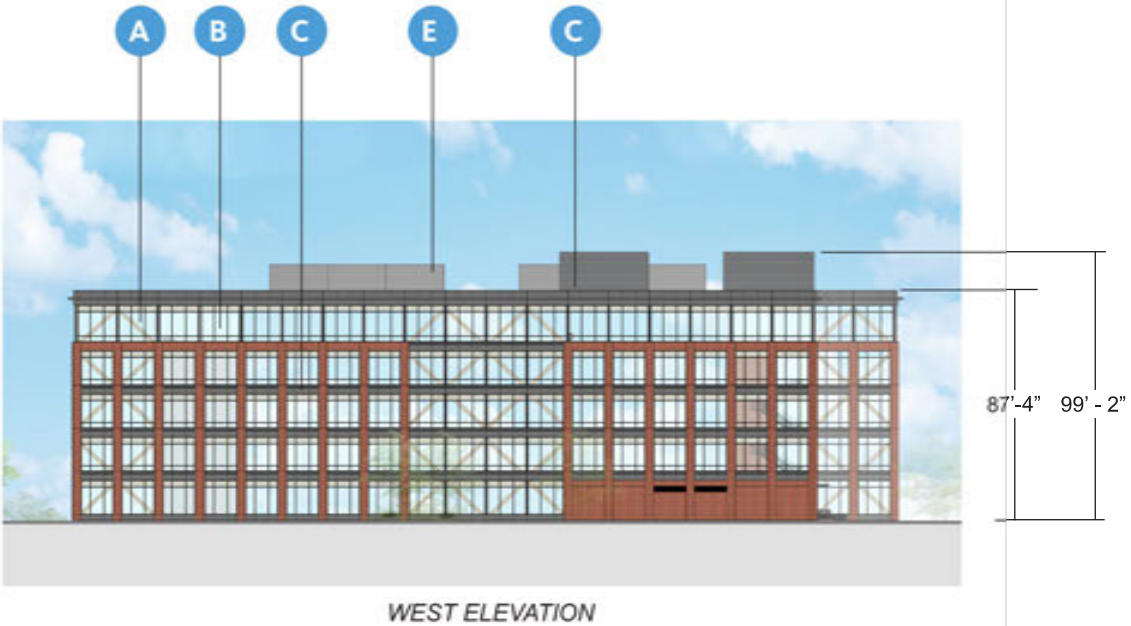
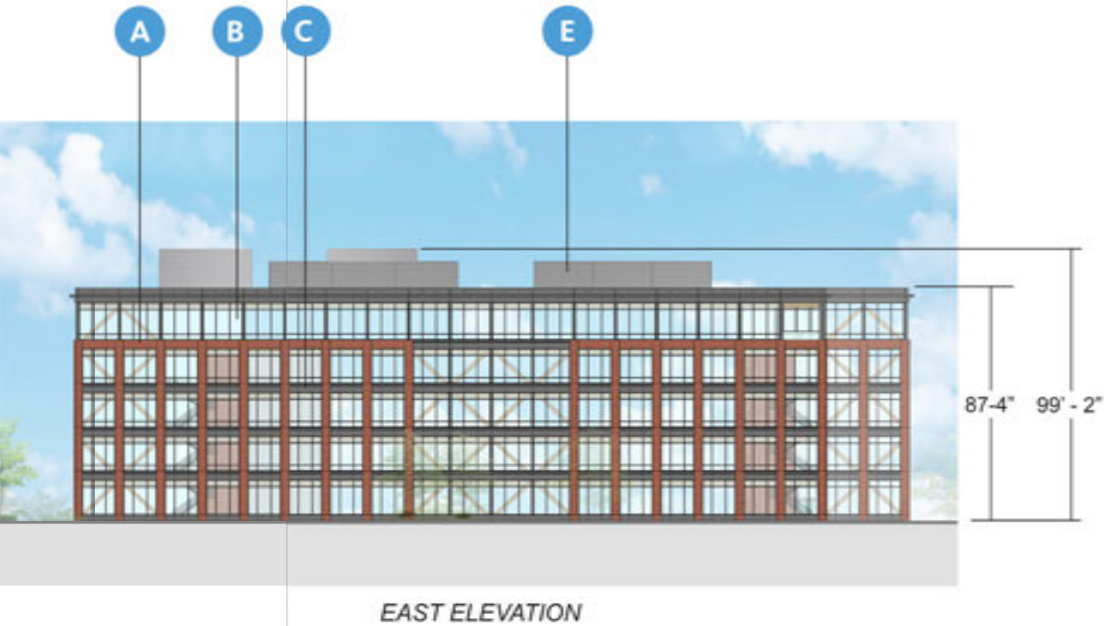
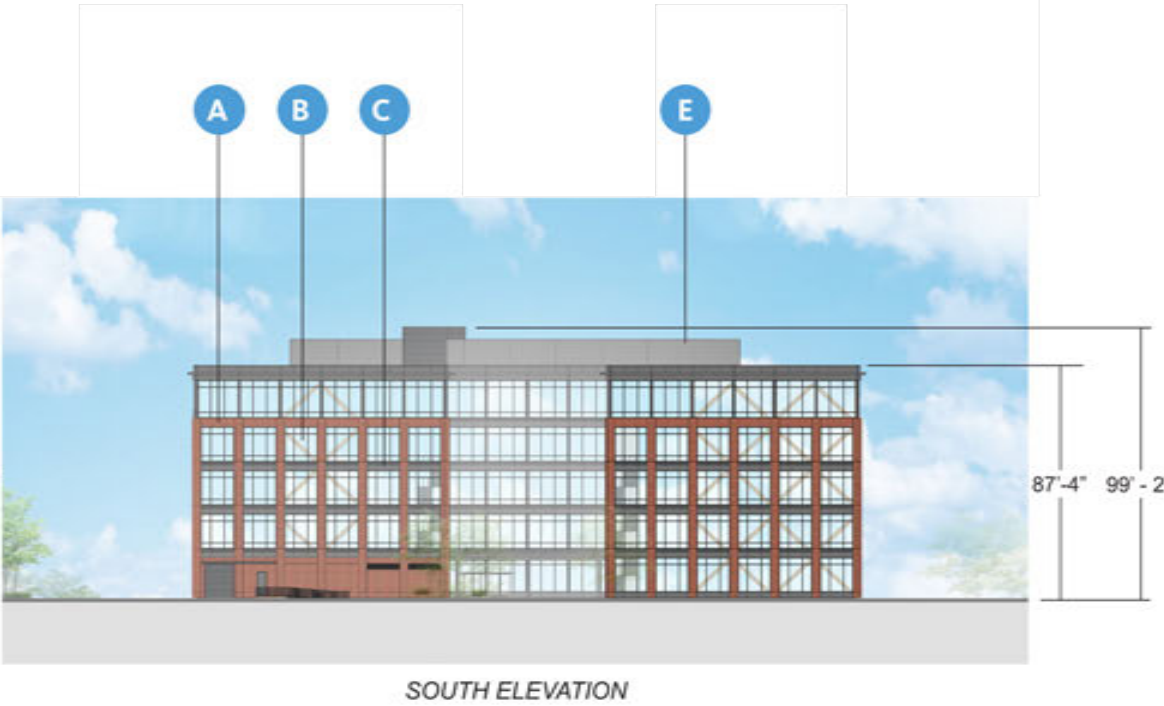
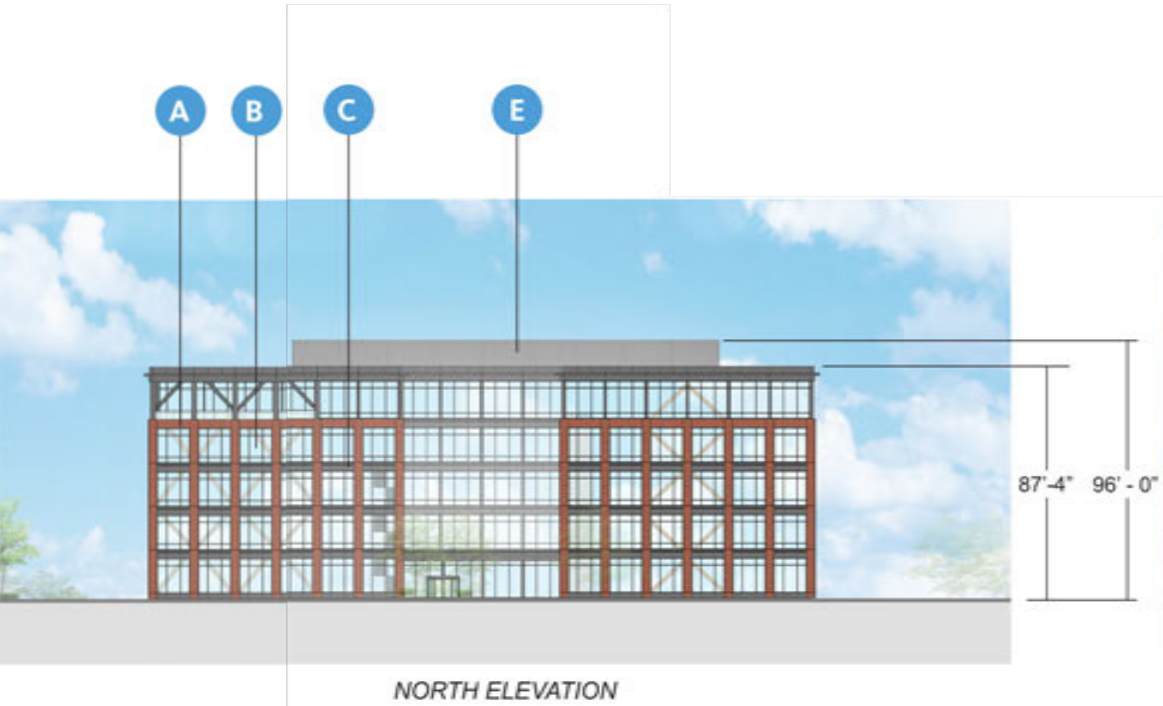
MP04- CORRUGATED METAL
MINIMUM 24 GAUGE



MP05- PERFORATED METAL
MINIMUM 24 GAUGE



WD01- WOOD FINISH
(CANOPY AND
TERRACE SOFFITS)



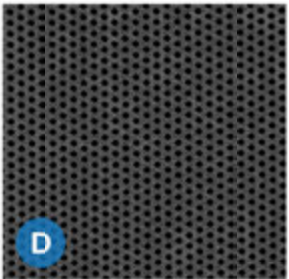
BR01- RED THIN BRICK



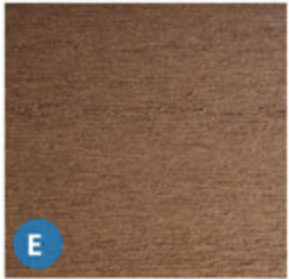
GL01- VISION GLASS



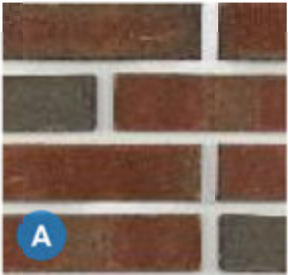
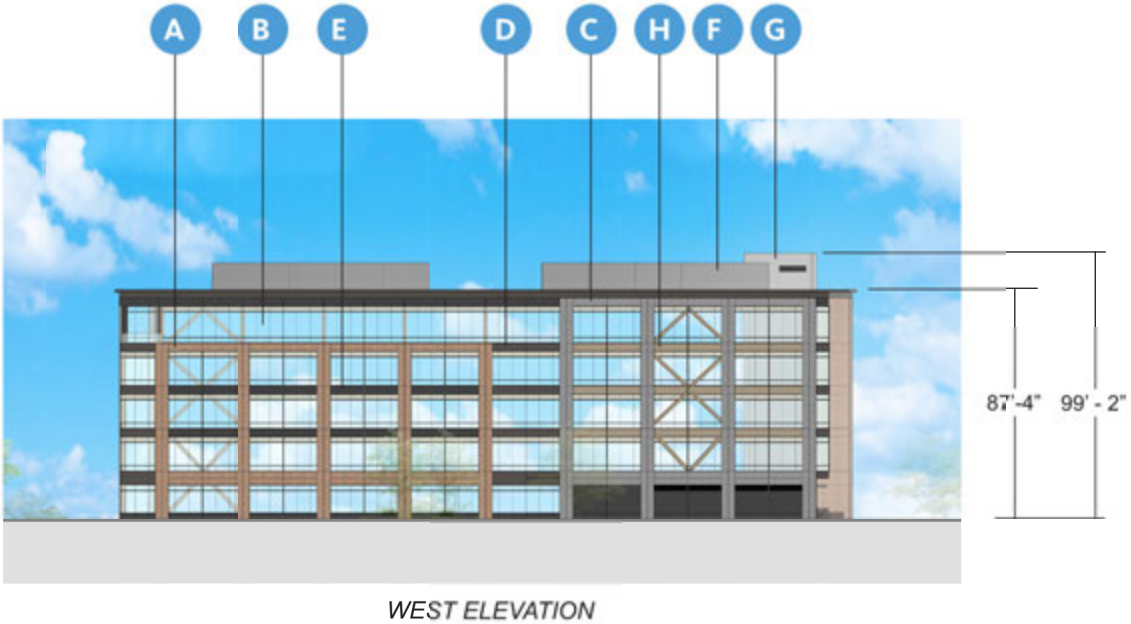
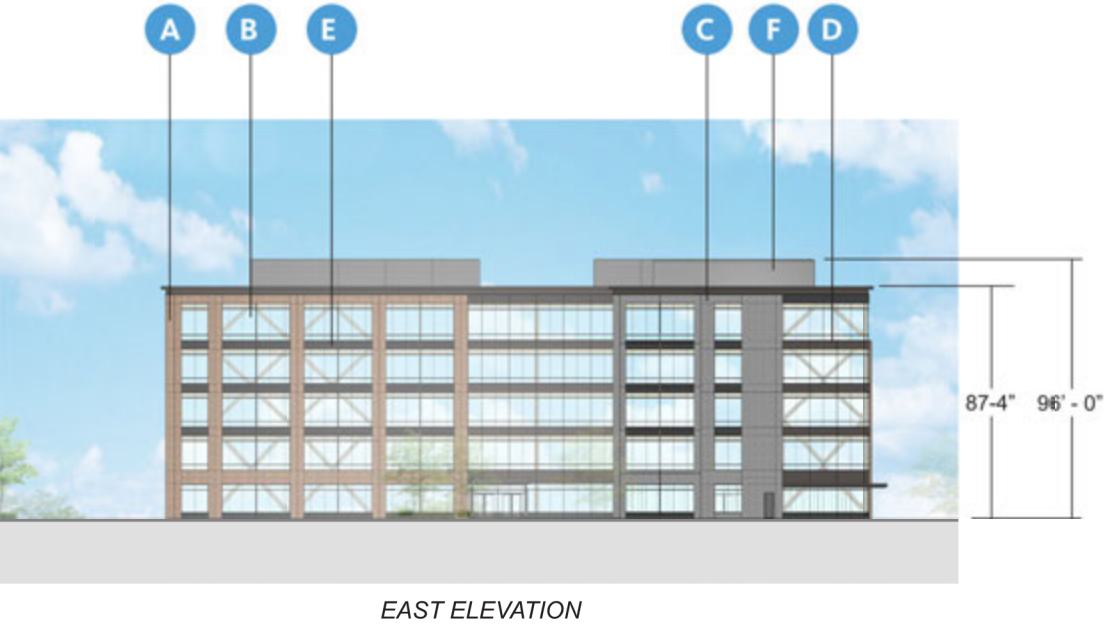
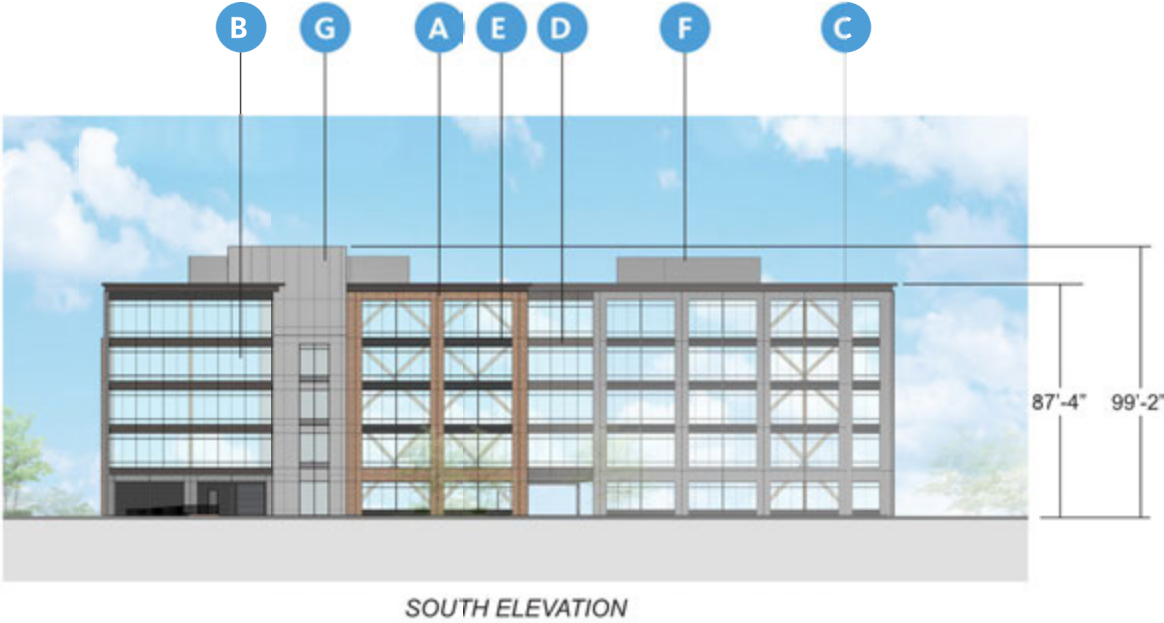
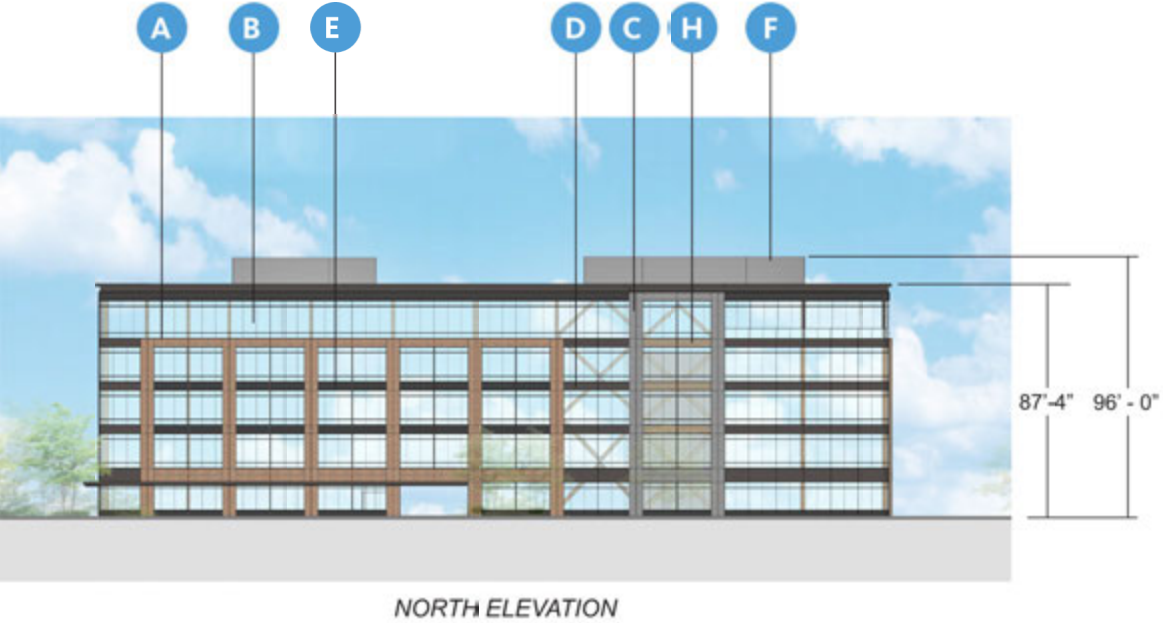
MP01- GRAY METAL
MINIMUM 24 GAUGE



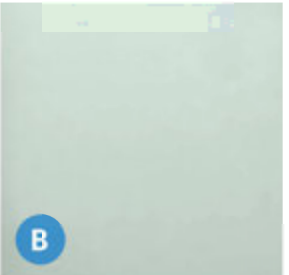
MP05- PERFORATED METAL
MINIMUM 24 GAUGE



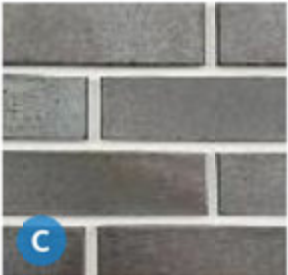
WD01- WOOD FINISH
(CANOPY AND
TERRACE SOFFITS)



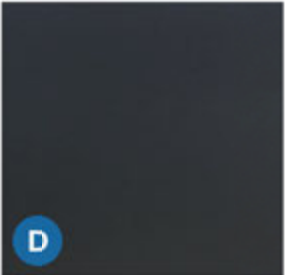
BR02- RED THIN BRICK



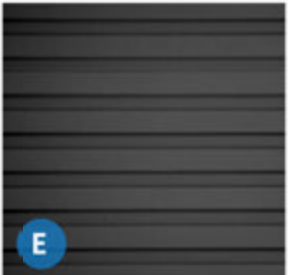
GL01- VISION GLASS



BR04- GRAY THIN BRICK



MP03- BLACK METAL
MINIMUM 24 GAUGE



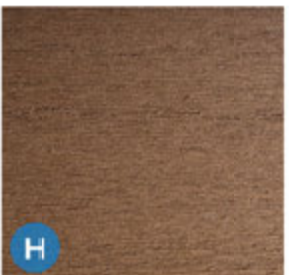
MP04- CORRUGATED METAL
MINIMUM 24 GAUGE



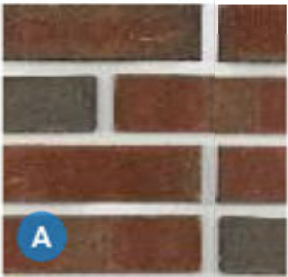
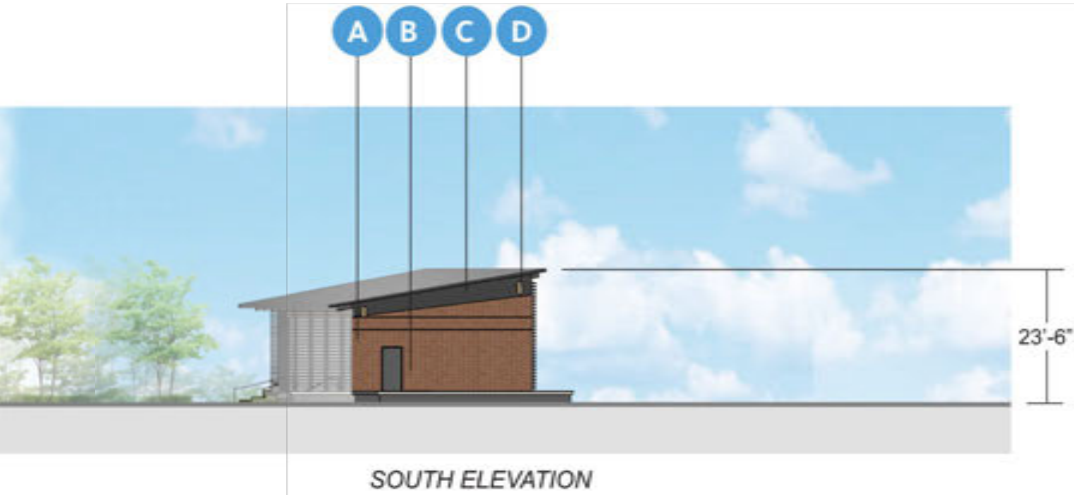
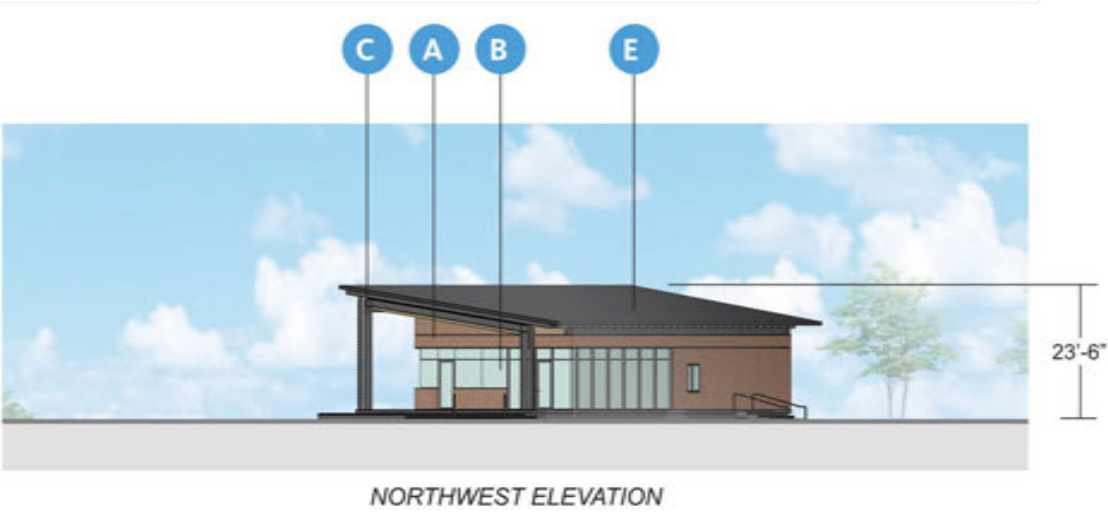
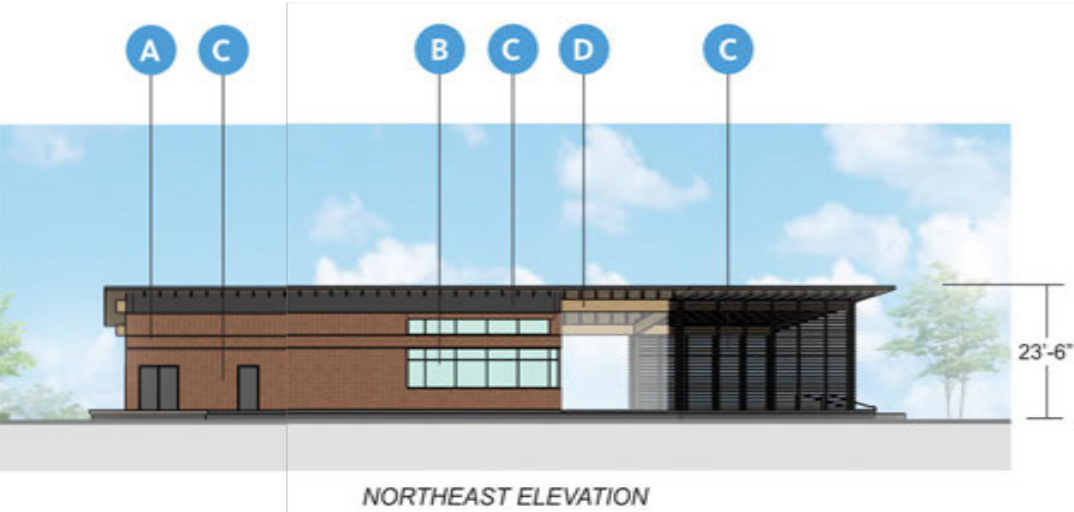
MP05- PERFORATED METAL
MINIMUM 24 GAUGE



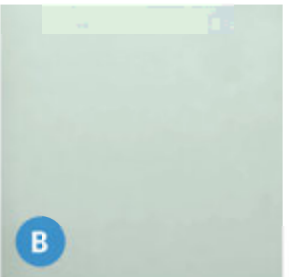
MP01- GRAY METAL
MINIMUM 24 GAUGE



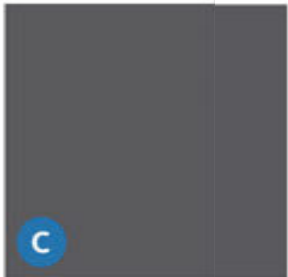
WD01- WOOD FINISH
(CANOPY AND
TERRACE SOFFITS)



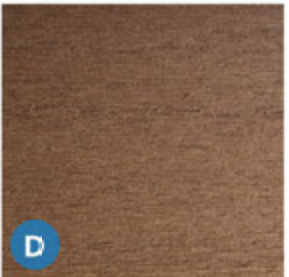
BR02- RED THIN BRICK



GL01- VISION GLASS



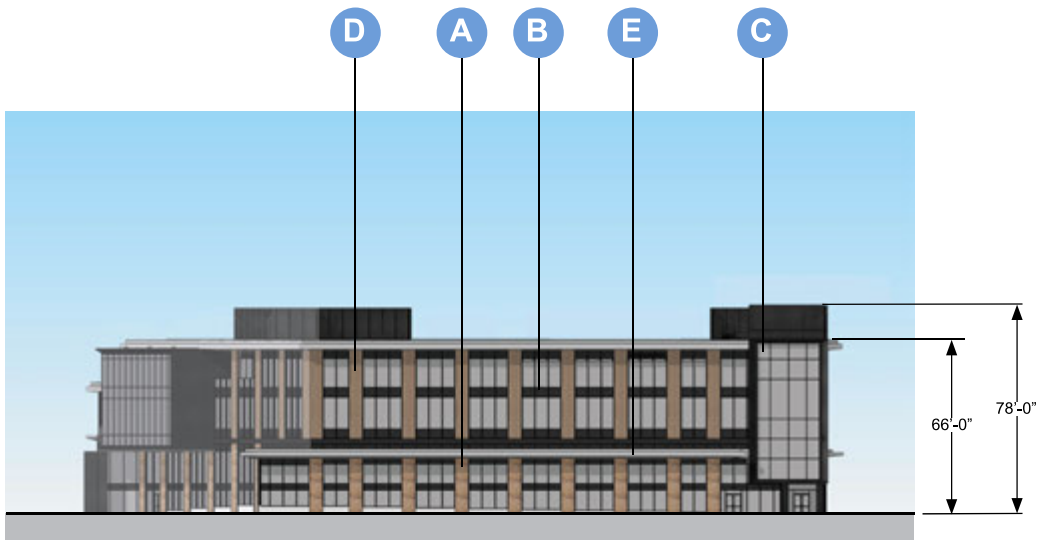
MP01- GRAY METAL
MINIMUM 24 GAUGE



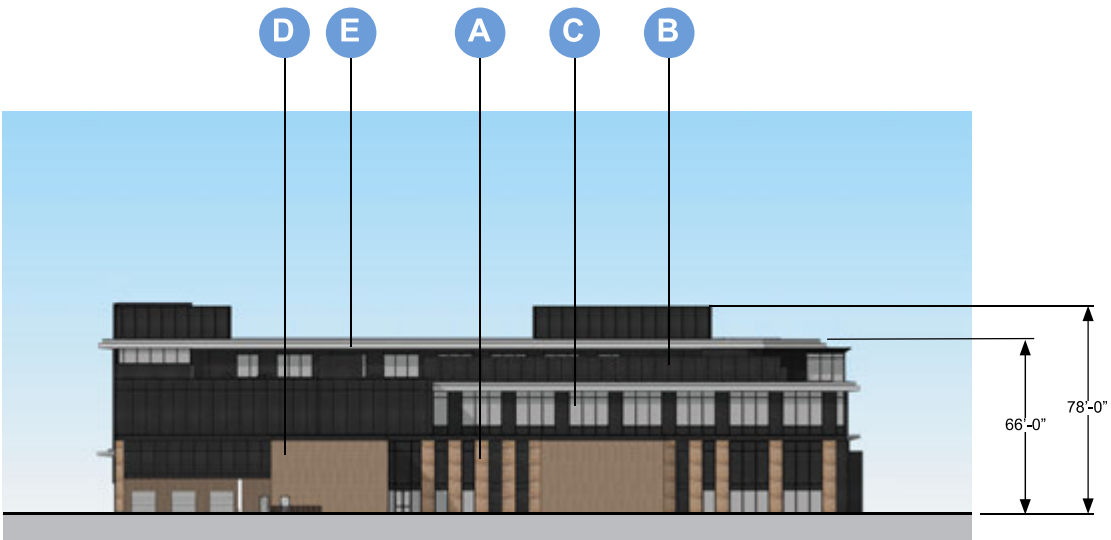
WD01- WOOD FINISH
(CANOPY SOFFITS)



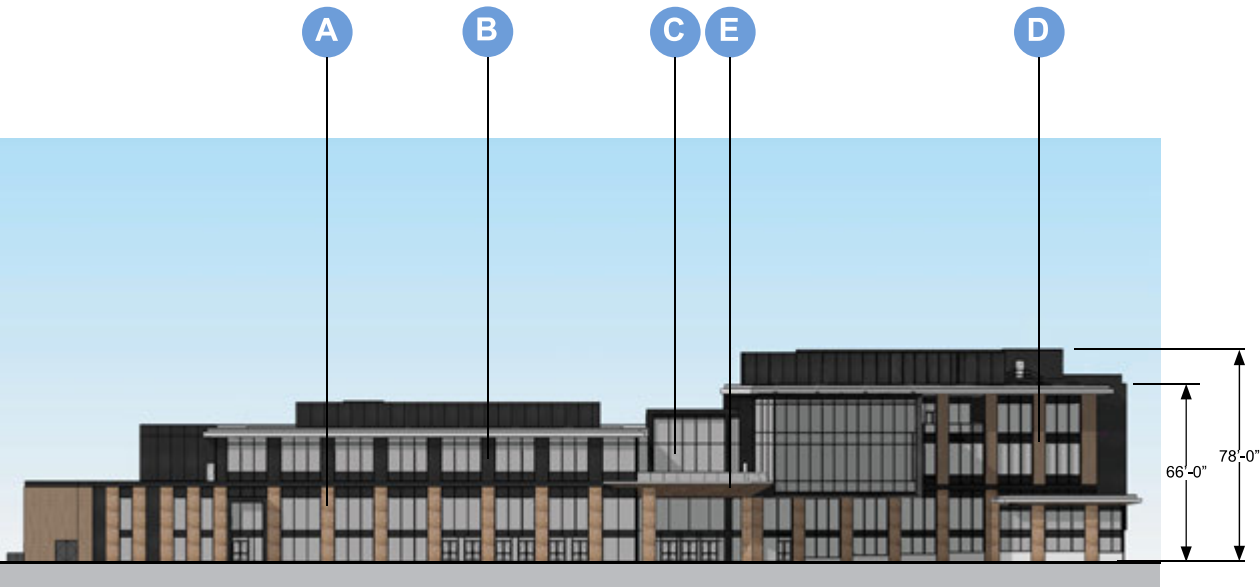
RF01- STANDING SEAM
METAL ROOF
MINIMUM 24 GAUGE



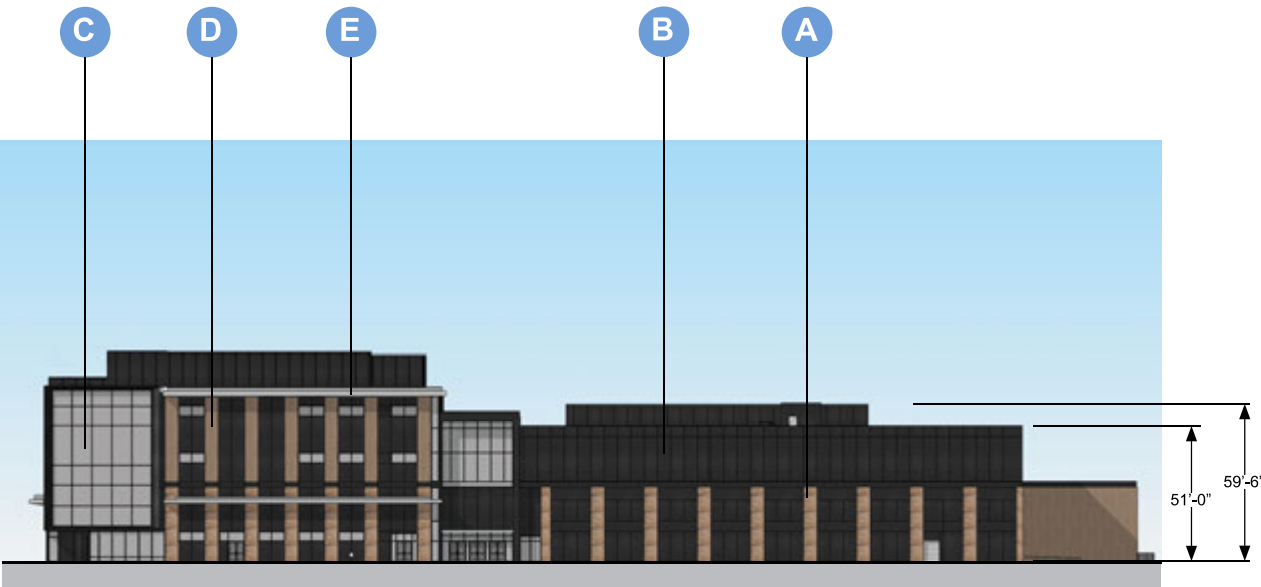
NORTH ELEVATION



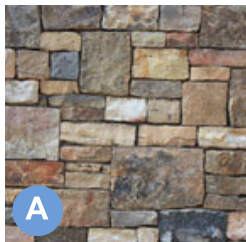
SOUTH ELEVATION



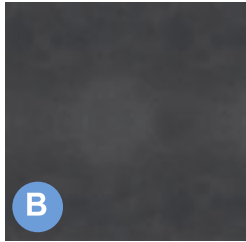
EAST ELEVATION



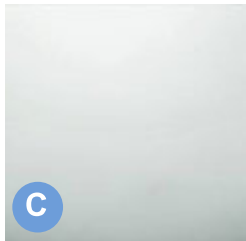
WEST ELEVATION



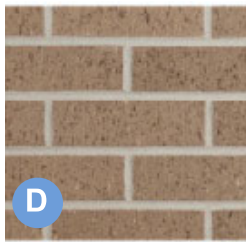
ST9 STONE VENEER



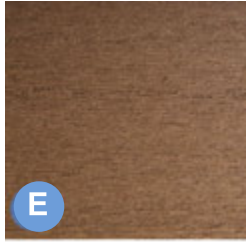
MP9 ANODIZED ALUMINUM PANEL, MIN. 24 GAUGE



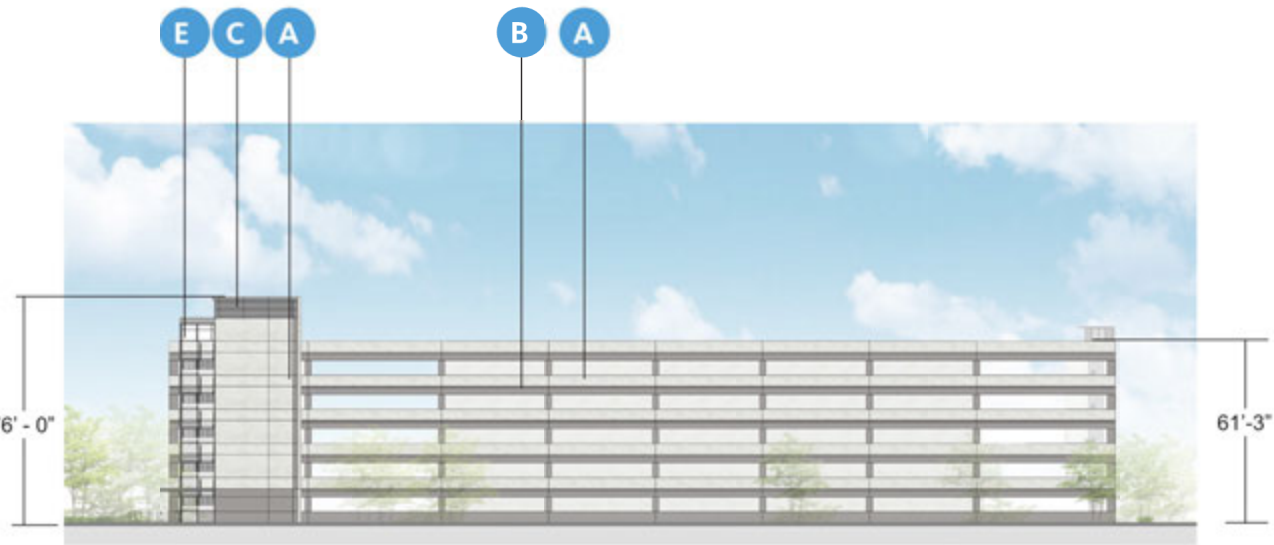
GL9 VISION GLASS



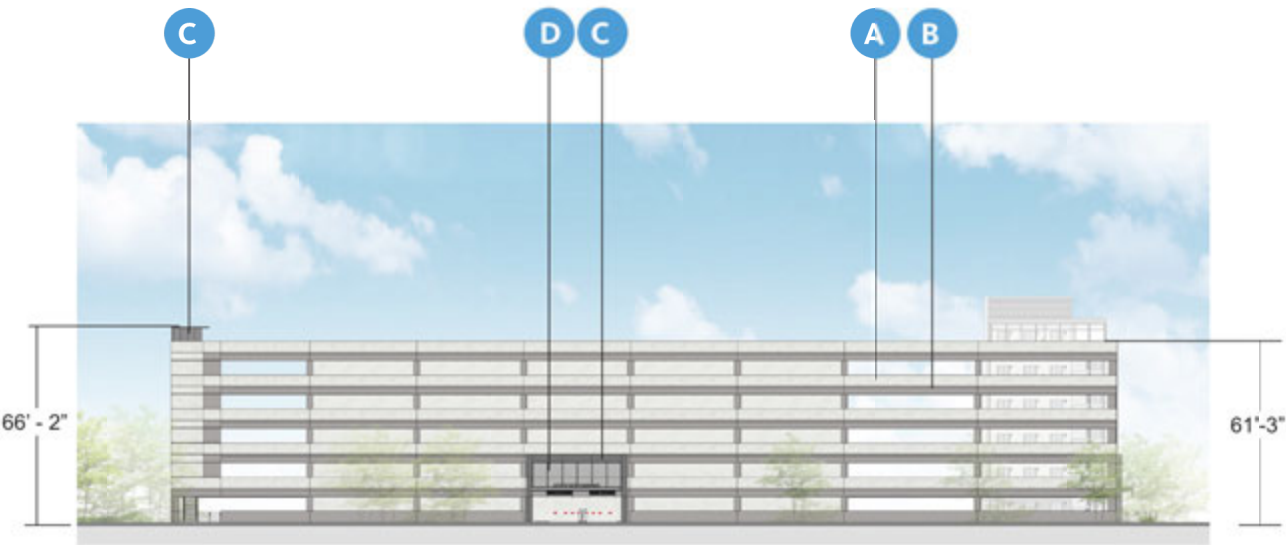
BR9 MODULAR BRICK VENEER



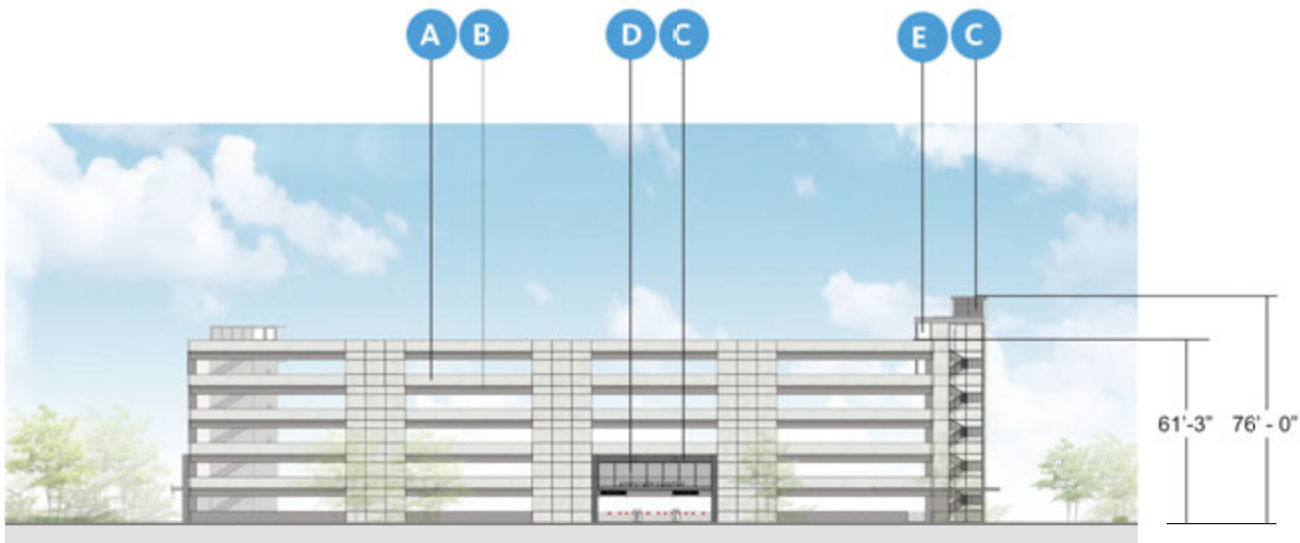
WD9 WOOD FINISH ALUMINUM SOFFIT



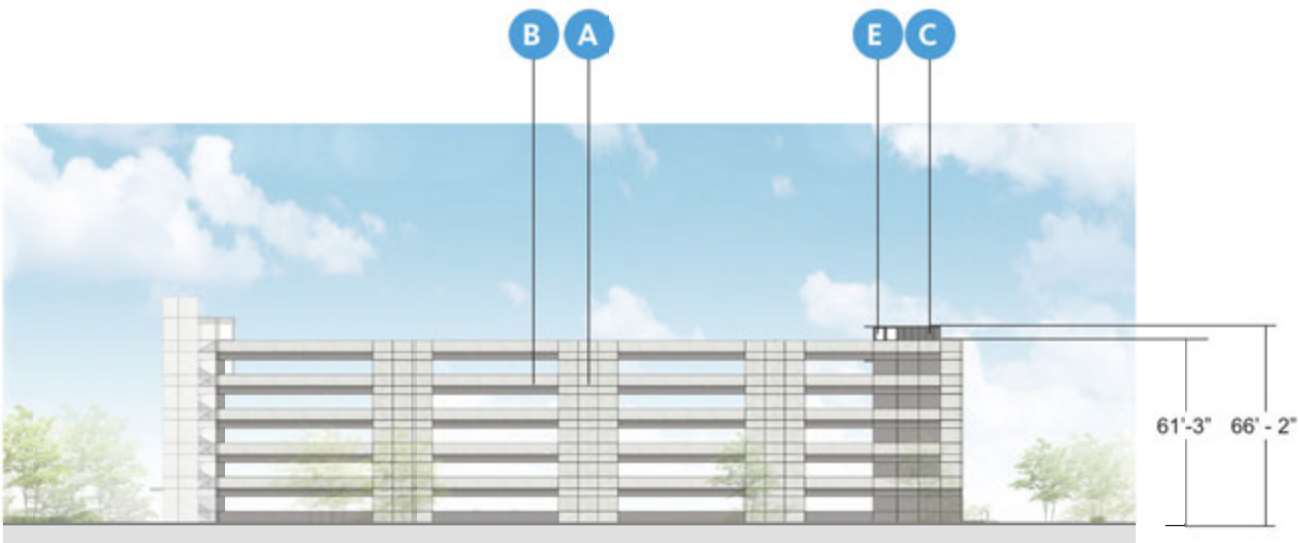
NORTH ELEVATION



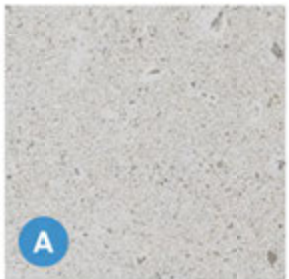
SOUTH ELEVATION



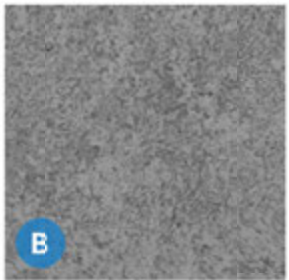
EAST ELEVATION



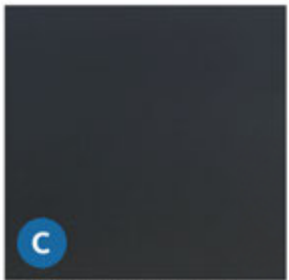
WEST ELEVATION



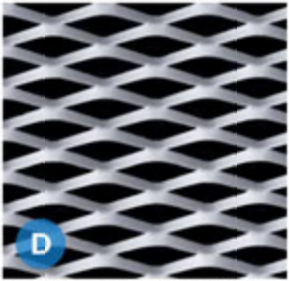
PC01- PRECAST LIGHT



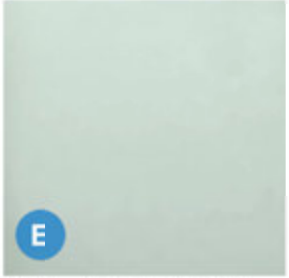
PC02- PRECAST DARK



MP03- BLACK METAL
MINIMUM 24 GAUGE



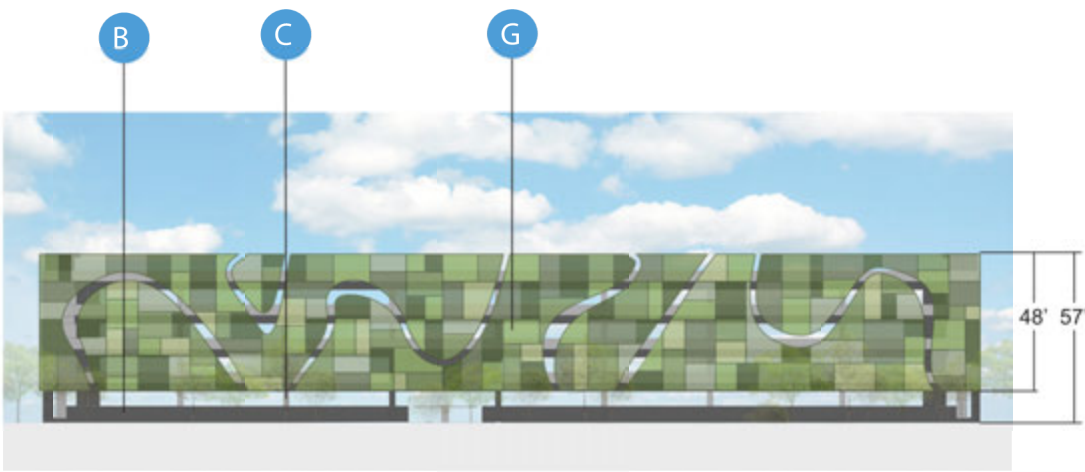
MP06 - EXPANDED METAL
MINIMUM 24 GAUGE



GL01- VISION GLASS



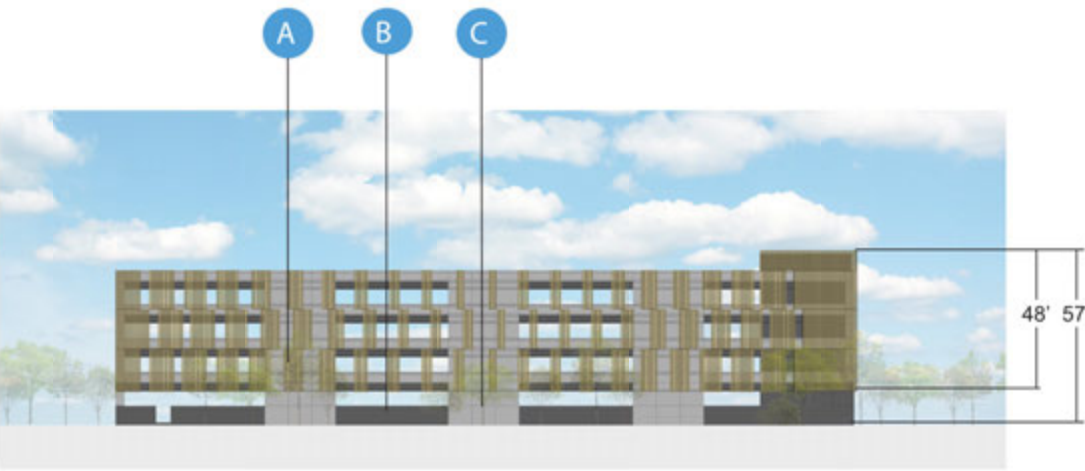
NORTH ELEVATION



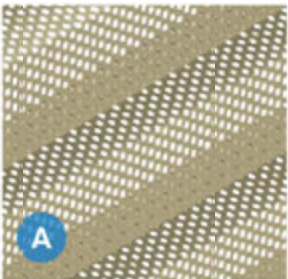
SOUTH ELEVATION



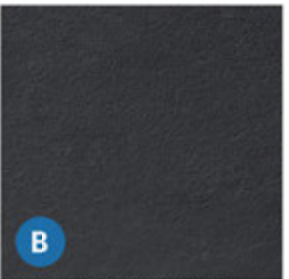
EAST ELEVATION



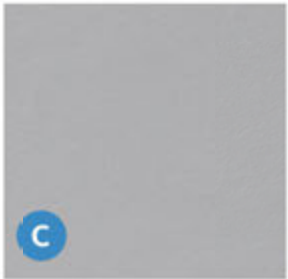
WEST ELEVATION



PERFORATED METAL
PANELS - GRAY
MINIMUM 24 GAUGE



EXISTING PAINTED
PRECAST CONCRETE



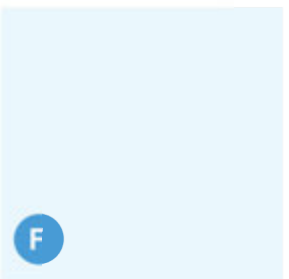
EXISTING PAINTED
PRECAST CONCRETE



EXISTING MCM PANEL
MINIMUM 24 GAUGE



EXISTING EXPANDED
METAL MESH
MINIMUM 24 GAUGE



EXISTING GLASS



PERFORATED
ALUMINUM PANEL -
GREEN
MINIMUM 24 GAUGE



NORTH ELEVATION



SOUTH ELEVATION



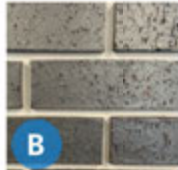
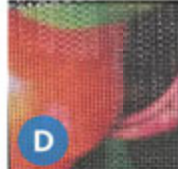
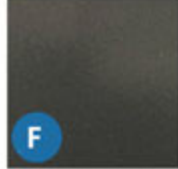
EAST ELEVATION



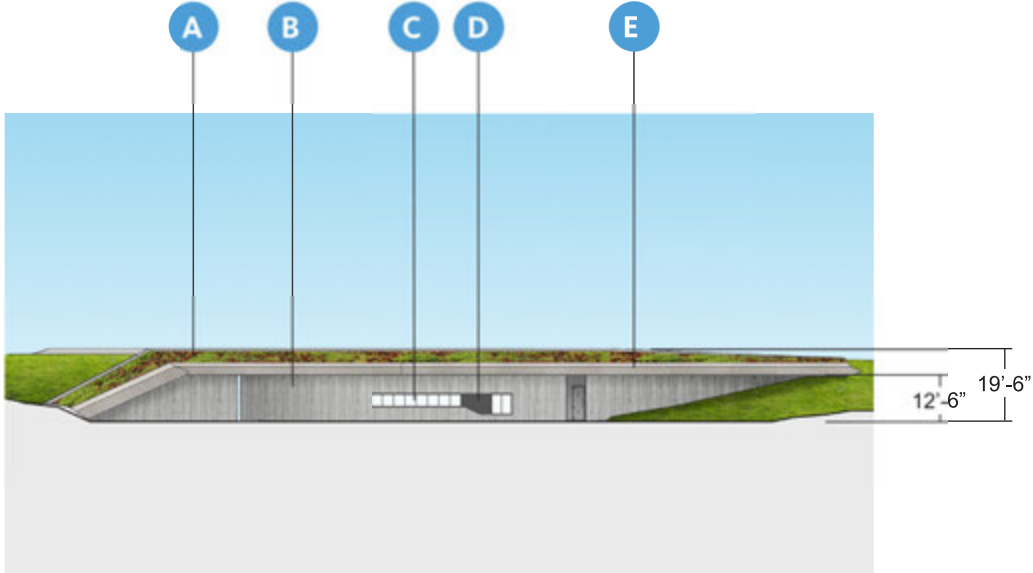
WEST ELEVATION

***ALL METAL PANEL
MINIMUM 24 GAUGE**

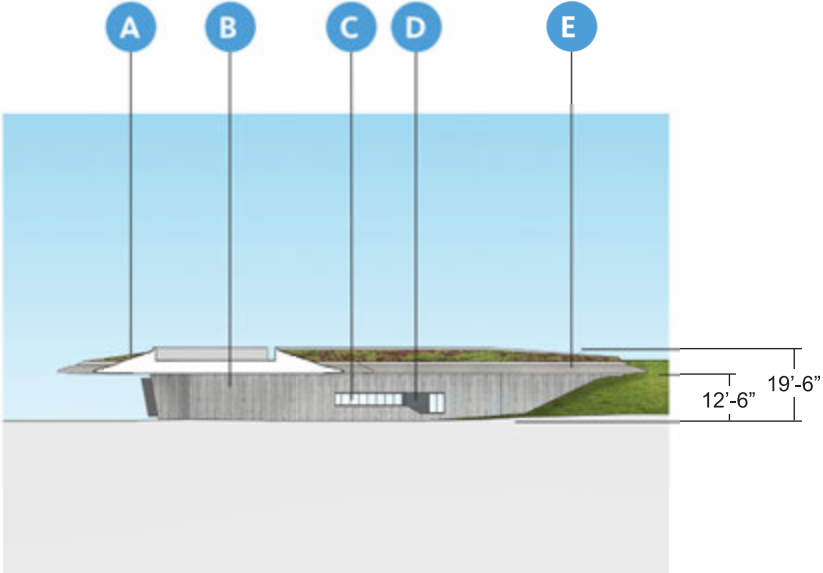
P63

 A MP02 - PERFORATED CUSTOM PANEL	 B BR02 - IRONSPOT VELOUR
 C GL01 - STARPHIRE GLASS	 D MF01 - MESH FABRIC - SERGE FERRARI
 E MP04 - GARAPA WOOD	 F MP05 - METAL GRAPHITE GREY
 G BR03 - RUBY RED VELOUR	 H MP06 - METAL STEEL HORIZON
 I PC01 - PRECAST LIGHT	 J PC02 - PRECAST DARK
 K MP01 - METAL MORIN PANEL	

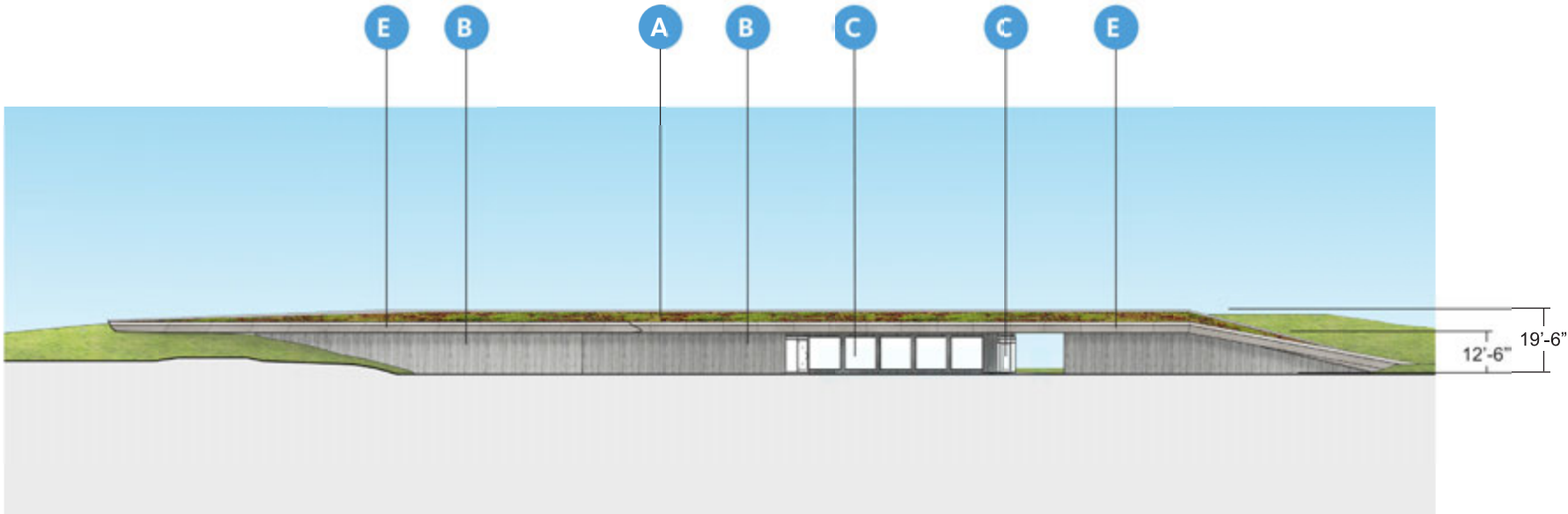




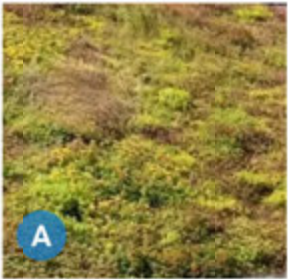
NORTH ELEVATION



EAST ELEVATION



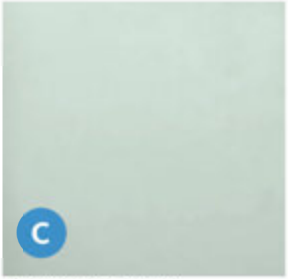
SOUTH ELEVATION



GREEN ROOF



BOARD FORMED
CONCRETE



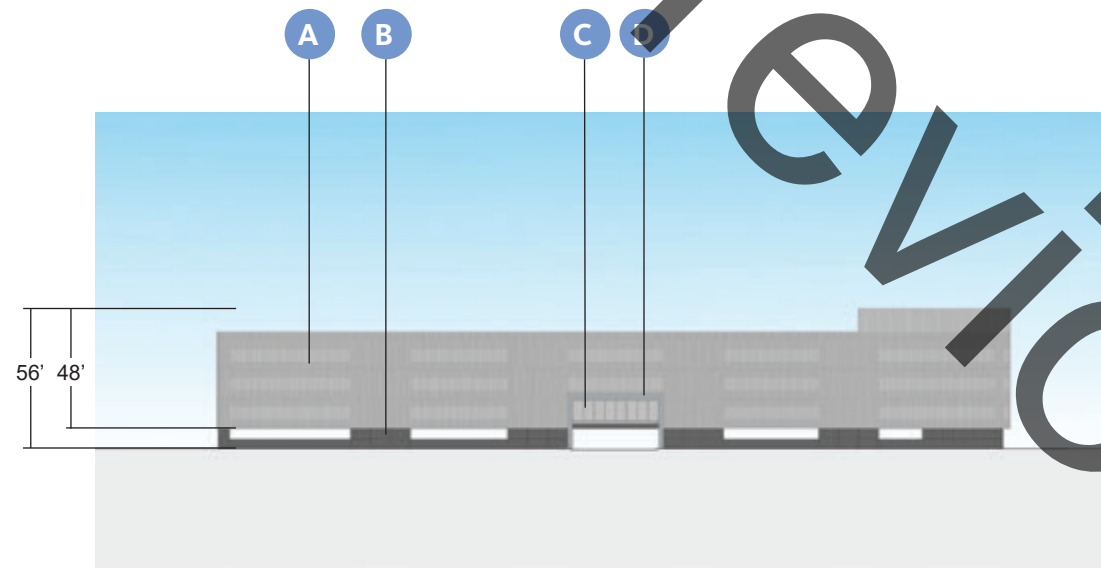
VISION GLASS



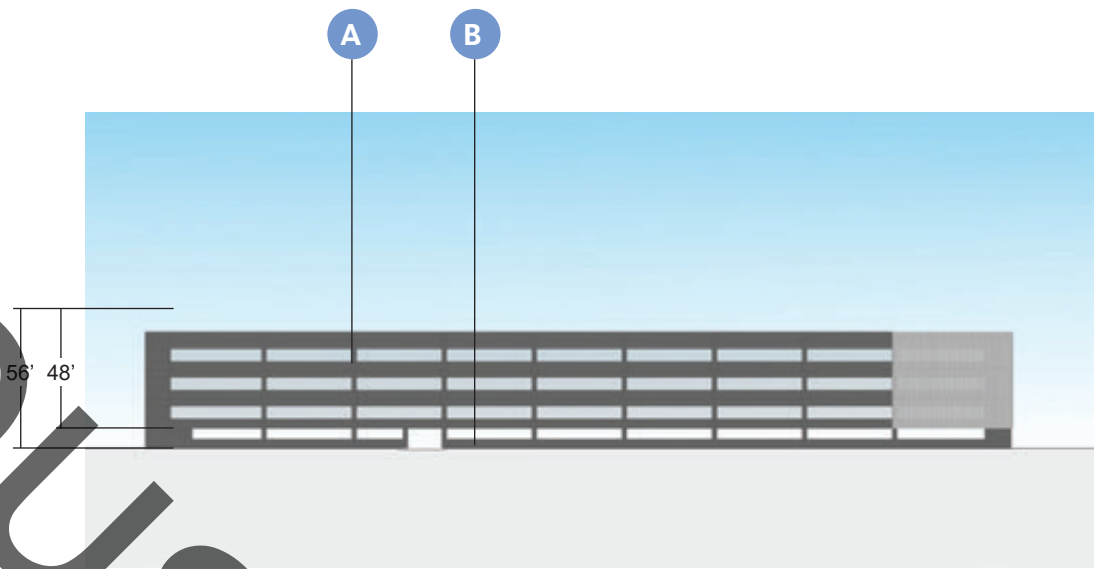
PAINTED STEEL PANEL
MINIMUM 24 GAUGE



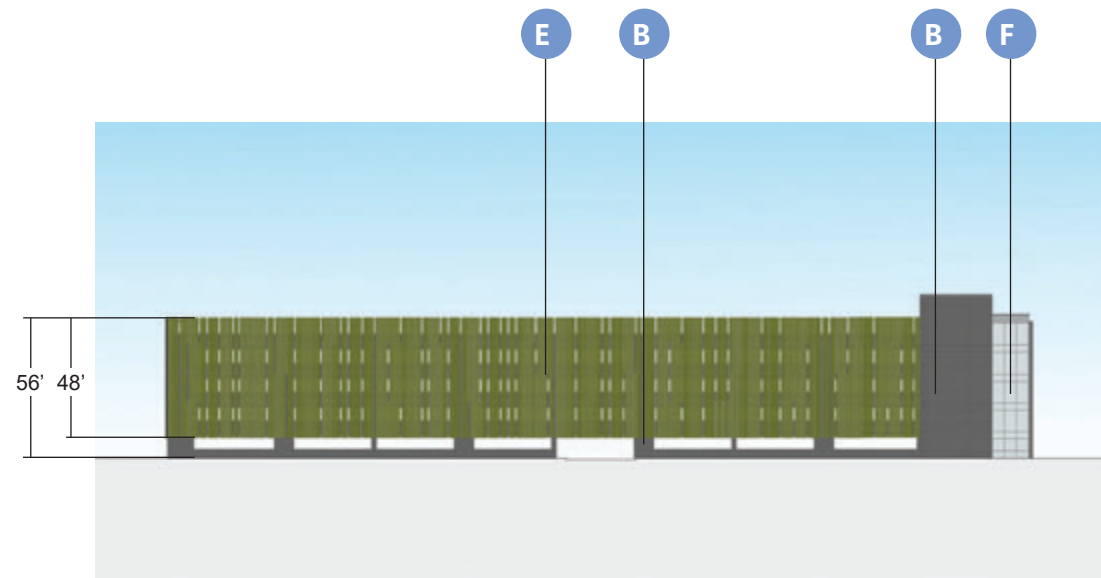
GLASS FIBER
REINFORCED
CONCRETE



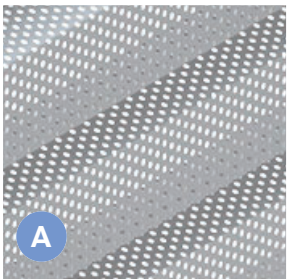
NORTH ELEVATION



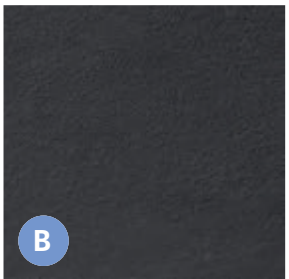
EAST ELEVATION



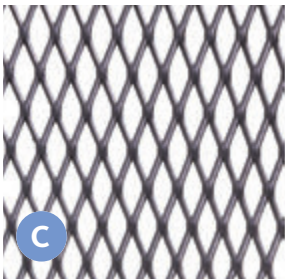
WEST ELEVATION



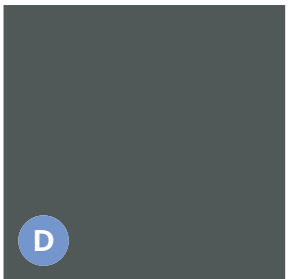
PERFORATED METAL
PANELS - GRAY
MINIMUM 24 GAUGE



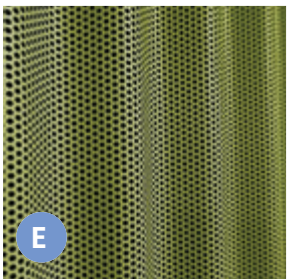
EXISTING PAINTED
PRECAST CONCRETE



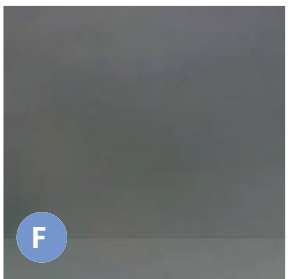
EXISTING EXPANDED
METAL MESH
MINIMUM 24 GAUGE



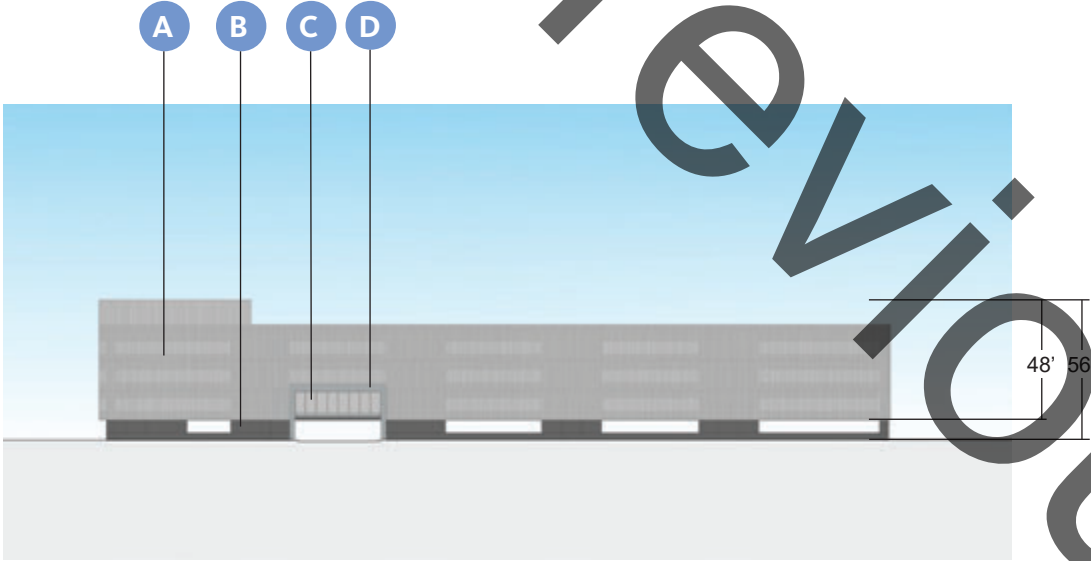
EXISTING MCM PANEL



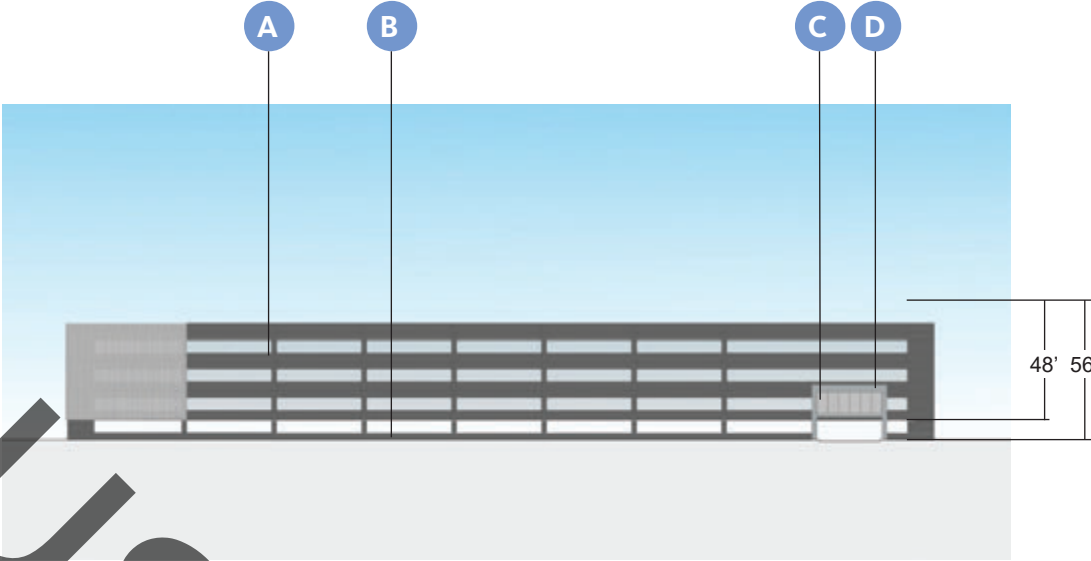
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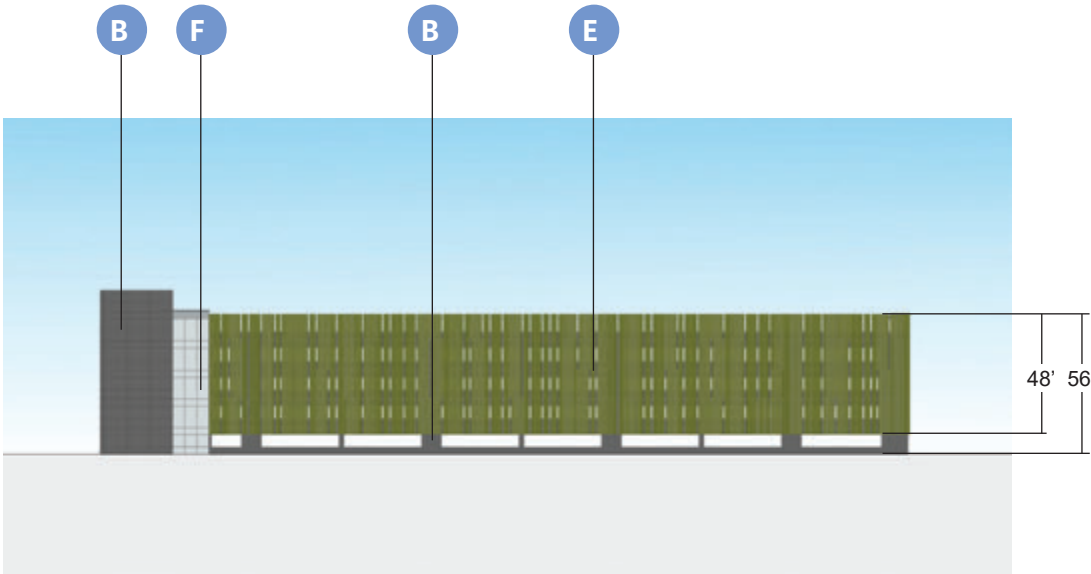
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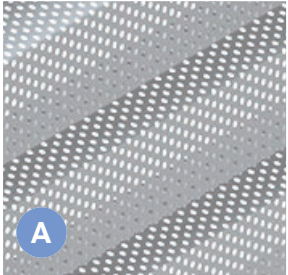
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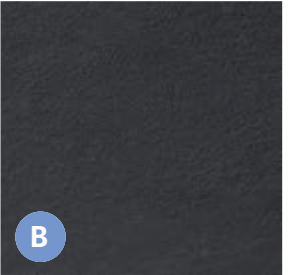
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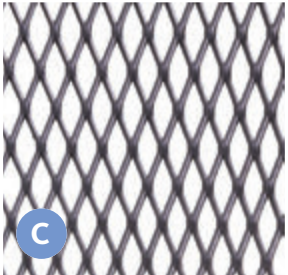
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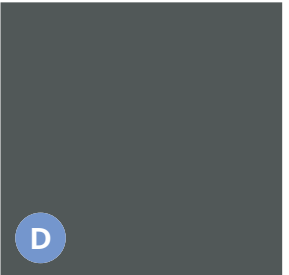
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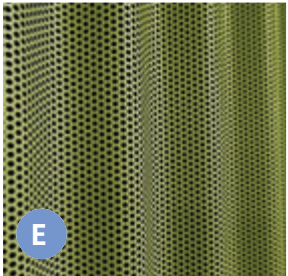
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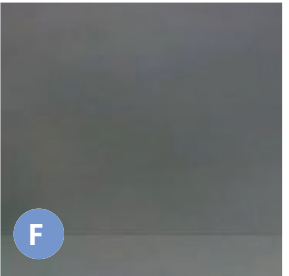
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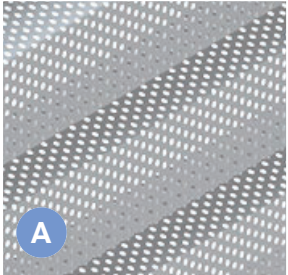
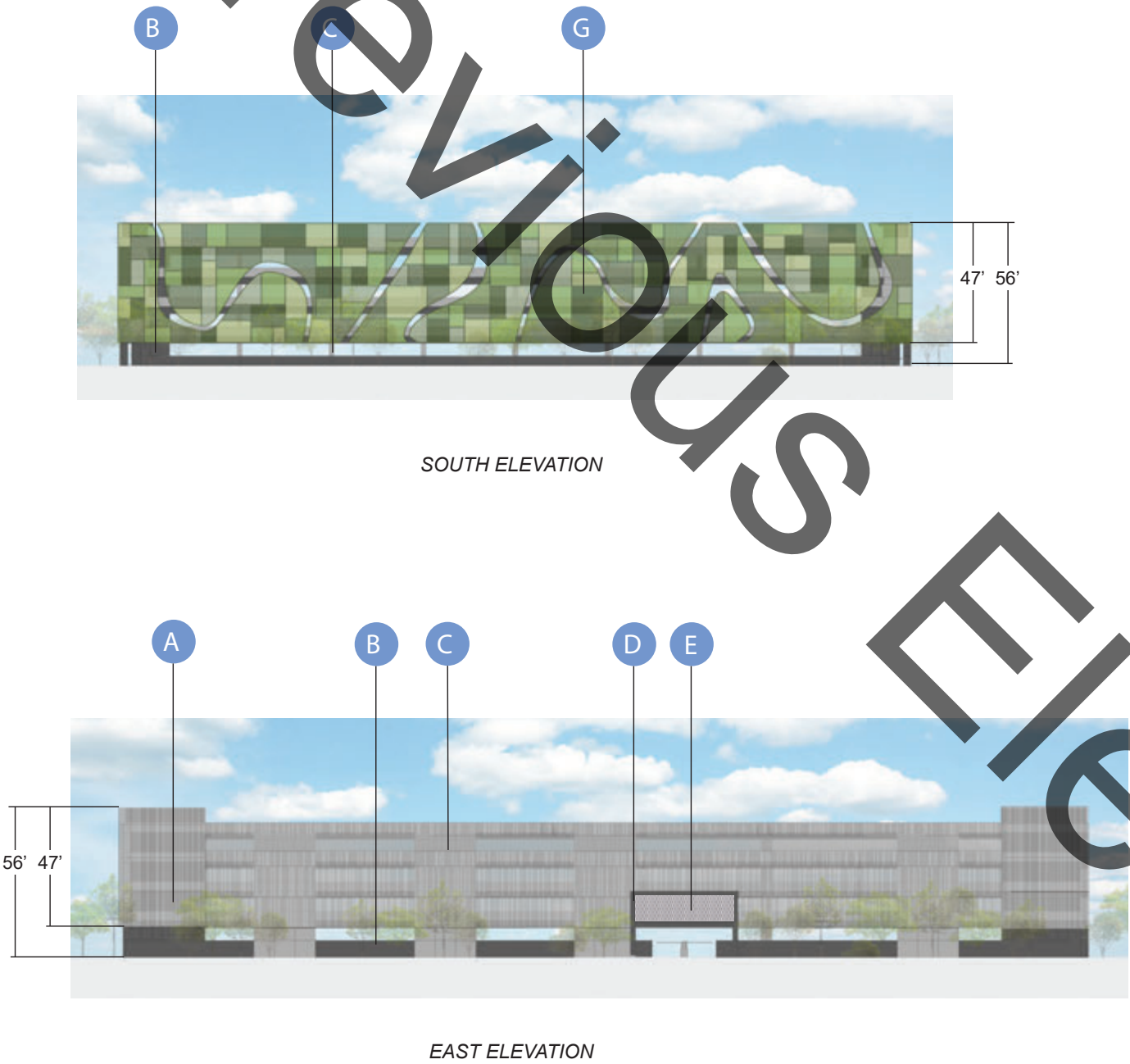
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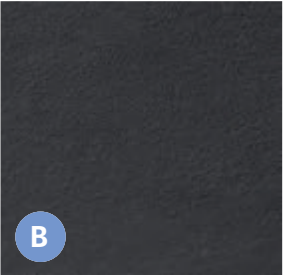
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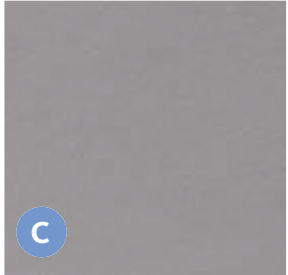
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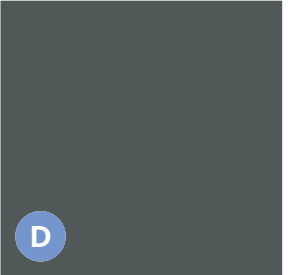
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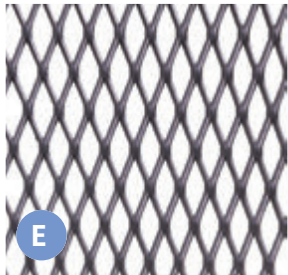
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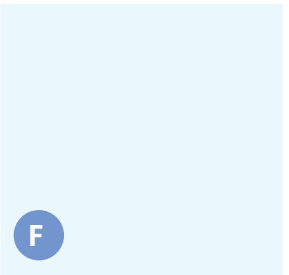
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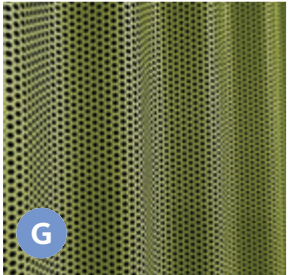
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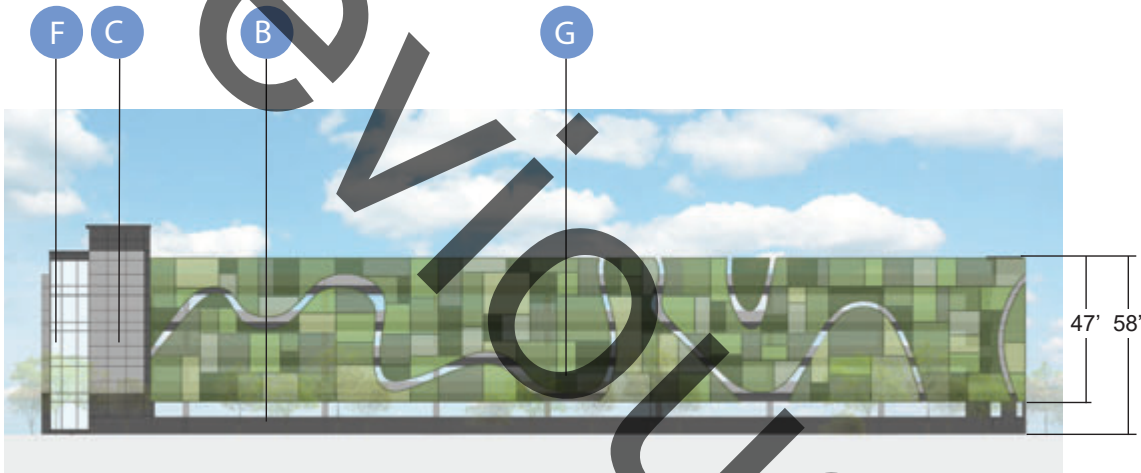
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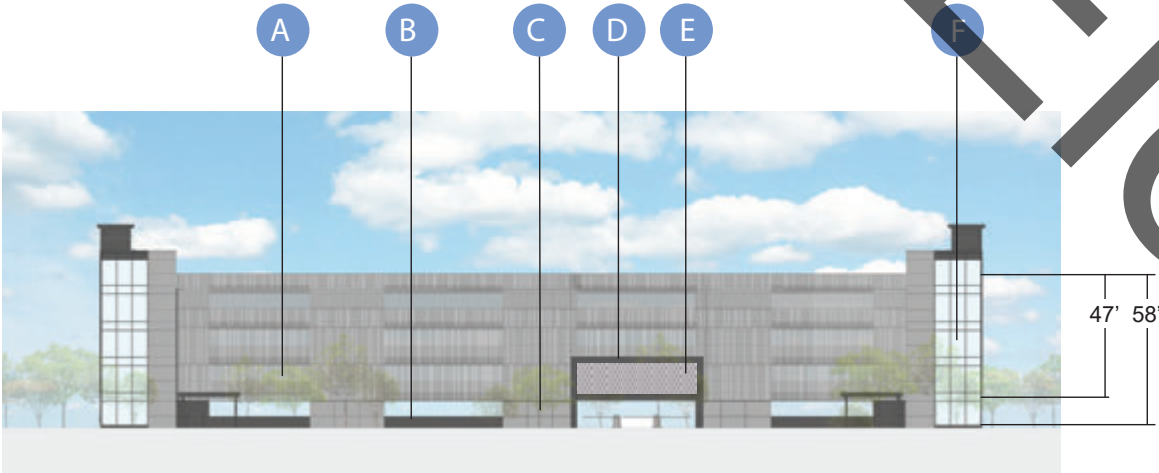
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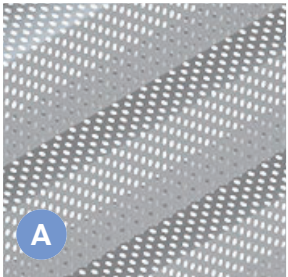
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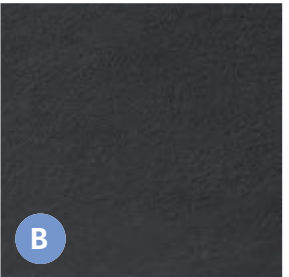
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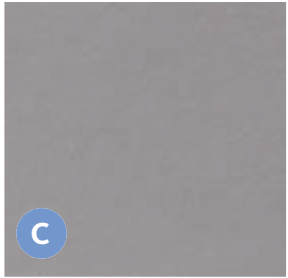
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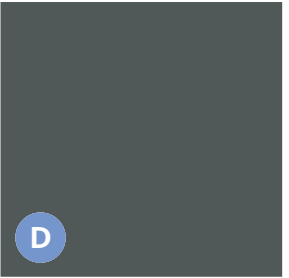
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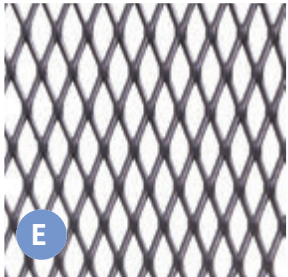
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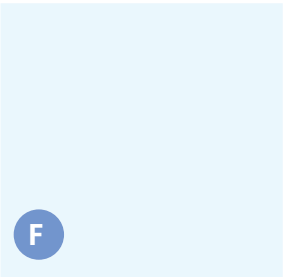
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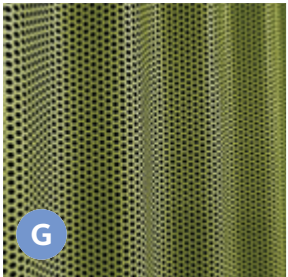
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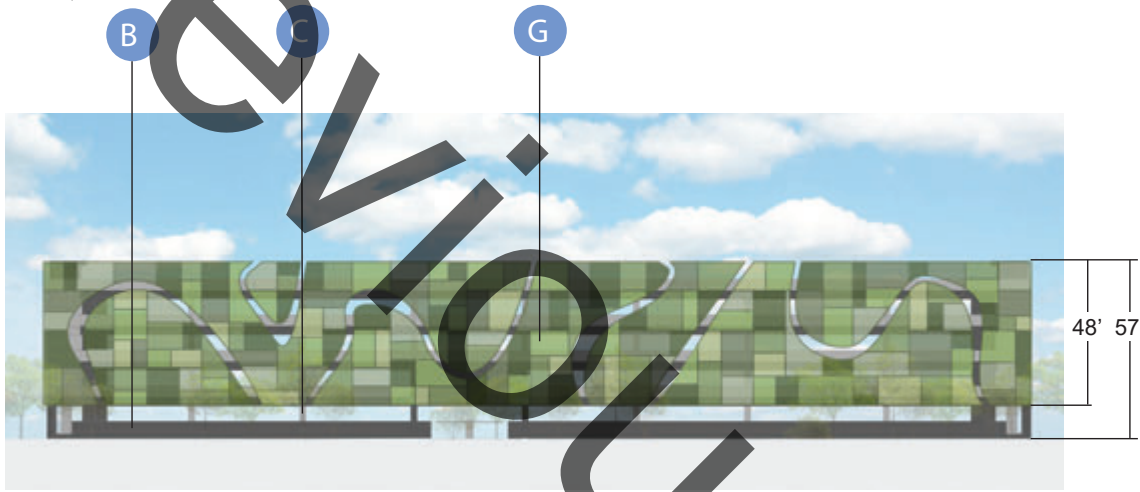
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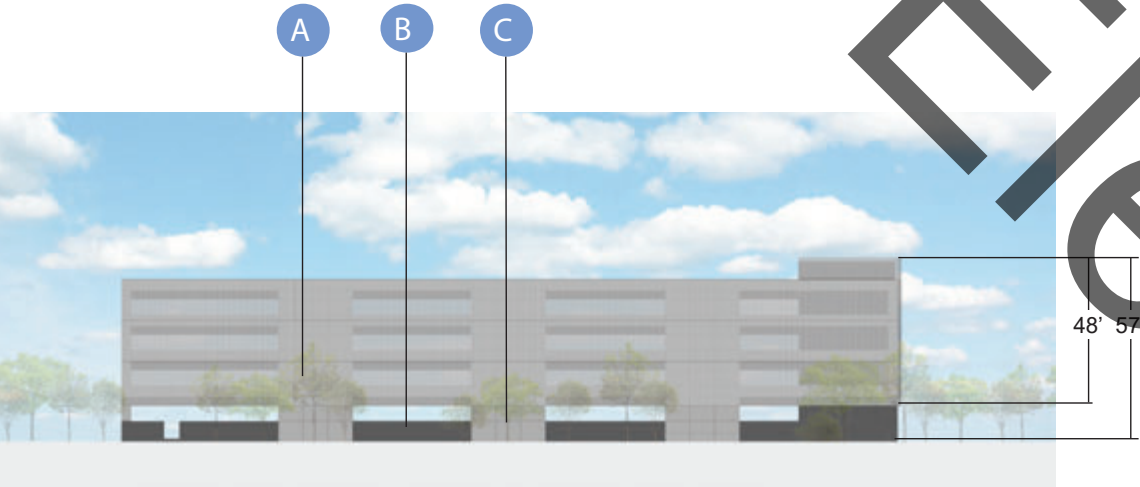
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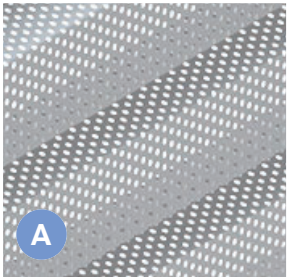
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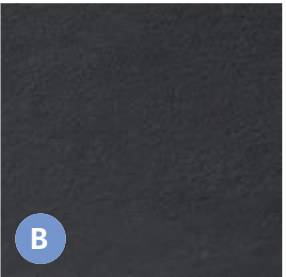
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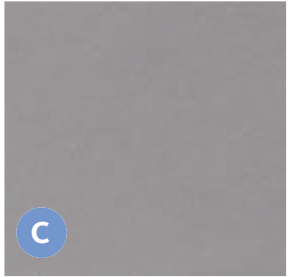
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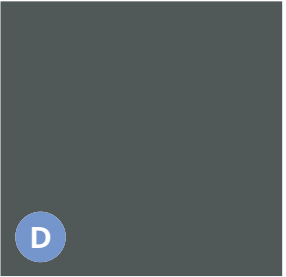
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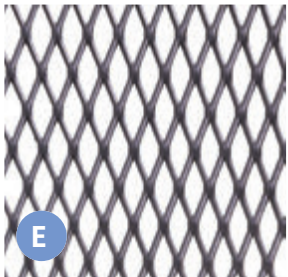
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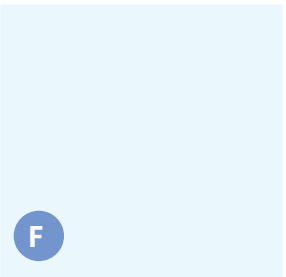
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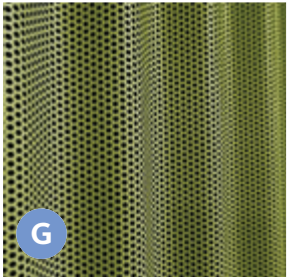
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MINIMUM 24 GAUGE

ORDINANCE NO. _____

AN ORDINANCE AMENDING ORD 2024-108; AND FOR OTHER PURPOSES.

(PROJECT NUMBER: PUD20-0002)

WHEREAS, on October 27, 2020 City Council approved Ordinance 2020-207 creating PUD20-0002 for Wal-Mart Campus;

WHEREAS, PUD20-0002 was amended on April 13, 2021 with ORD2021-93;

WHEREAS, PUD20-0002 was amended on October 12, 2021 with ORD2021-210;

WHEREAS, PUD20-0002 was amended on May 24, 2022 with ORD2022-116;

WHEREAS, PUD20-0002 was amended on February 13, 2024 with ORD2024-28;

WHEREAS, PUD20-0002 was amended on June 11, 2024 with ORD2024-90;

WHEREAS, PUD20-0002 was amended on July 16, 2024 with ORD2024-108;

WHEREAS, Wal-Mart stores has duly filed a petition to further amend PUD20-0002;

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;

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held October 1, 2024 in the Council Chambers of the City of Bentonville;

WHEREAS, the amendments include updated elevations, parking, and open space changes to the PUD; and

WHEREAS, the Planning Commission voted to recommend to the City Council that the petition be approved and that said PUD be amended as shown on the attached "Wal-Mart Campus PUD Revision 13".

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

Section 1: That the above described PUD is hereby amended 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:

ATTEST:

Stephanie Orman, Mayor

Malorie Marrs, City Clerk



Shri Khuhan Business LLC

2406 Southeast 16th Street

PC Date: 10/1/2024

Staff Report Details

Project Number	RZ24-0037
Applicant / Current Owner	Shri Khuhan Business LLC
Site Area	+/- 0.38 Acres
Current Zoning	R-1, Low-Density Single-Family Residential
Requested Zoning	C-2, General Commercial
Current Future Land Use Map Designation	Low Density Residential (LDR)
Requested Future Land Use Map Designation	General Commercial
Development Type / Use	Neighborhood shop and café
Related projects	N/A

Property Description

The subject property is located at 2406 Southeast 16th Street. The property is presently zoned R-1, Low-Density Single-Family Residential, with a land use designation of Low Density Residential. The property is a corner lot having direct access to Southeast 16th Street and abutting Southeast Moberly Lane. Surrounding zoning districts include R-1, Low-Density Single Family Residential to the north, south, and west and C-2, General Commercial to the east and further south.

Project Details

The applicant has requested a rezoning of the property from R-1, Low-Density Single-Family Residential to C-2, General Commercial. The owner wants to develop a neighborhood shop and café model on the lot. The applicant states in their narrative they would like to develop small neighborhood shops that cater to the needs of nearby residents. The applicant believes the change aligns with the city's growth objectives of a mix of residential and commercial uses that enhances walkability and economic vibrancy.

Relationship to the General Plan / Projected Traffic Impact

Relationship to the General Plan / Projected Traffic Impact

The property is presently designated as Low Density Residential (LDR) on the Future Land Use Map. Additionally, the adjacent blocks on the north and west are also classified as Low Density Residential (LDR). The adjacent block on the south is designated as Public/Semi-Public with blocks further south classified as Office. The blocks on the west are classified as General Commercial across Southeast Moberly Lane.

General commercial areas include uses that serve both nearby residents and those coming from other parts of the city or region. Appropriate uses in these areas include retail, restaurants, services, and offices. Vertical mixed-use developments are encouraged, but are not as high a priority as in mixed-use or downtown commercial areas. General commercial uses should balance access between pedestrians and vehicles, though the impacts of parking should be minimized through site design and landscaping.

This zoning request does not align with the Future Land Use Map. This location is within Priority Area 2 of the Community Plan, Infill Development, recommending R-1, Low-Density Single-Family Residential or PRD, Planned Residential Development zoning for Low Density Residential land use.

Priority Area 2, Infill Development, supports the development of vacant properties already served by infrastructure within the context of existing development. This property is currently residential and is not a vacant lot, which would not support the city's infill development goal of accommodating new housing in the area. However, the rezoning does support a different city goal for the Infill Area of accommodating new commercial and industrial development, further strengthening and diversifying the city's tax.

Regarding traffic, the applicant states there will be a moderate impact on local traffic, consistent with the area's existing commercial activity and the property's access to Moberly Lane, Highway 102 and I-29 support efficient traffic flow. The applicant is planning to conduct traffic assessments to ensure that the infrastructure can handle the increased activity with necessary adjustments to mitigate potential congestion. It is also possible that the property could help reduce traffic, for example, if neighbors end up getting some of their groceries or coffee/tea from this shop instead of traveling to another store.

Public Comment

Has Staff received Public Comment at the time of this report? : **Yes**

Analysis / Waivers

The subject property is not supported by the Future Land Use Map. Moreover, the land use and zoning requests do not completely support the goals of the Bentonville Community Plan, Priority Area 2 Infill Development.

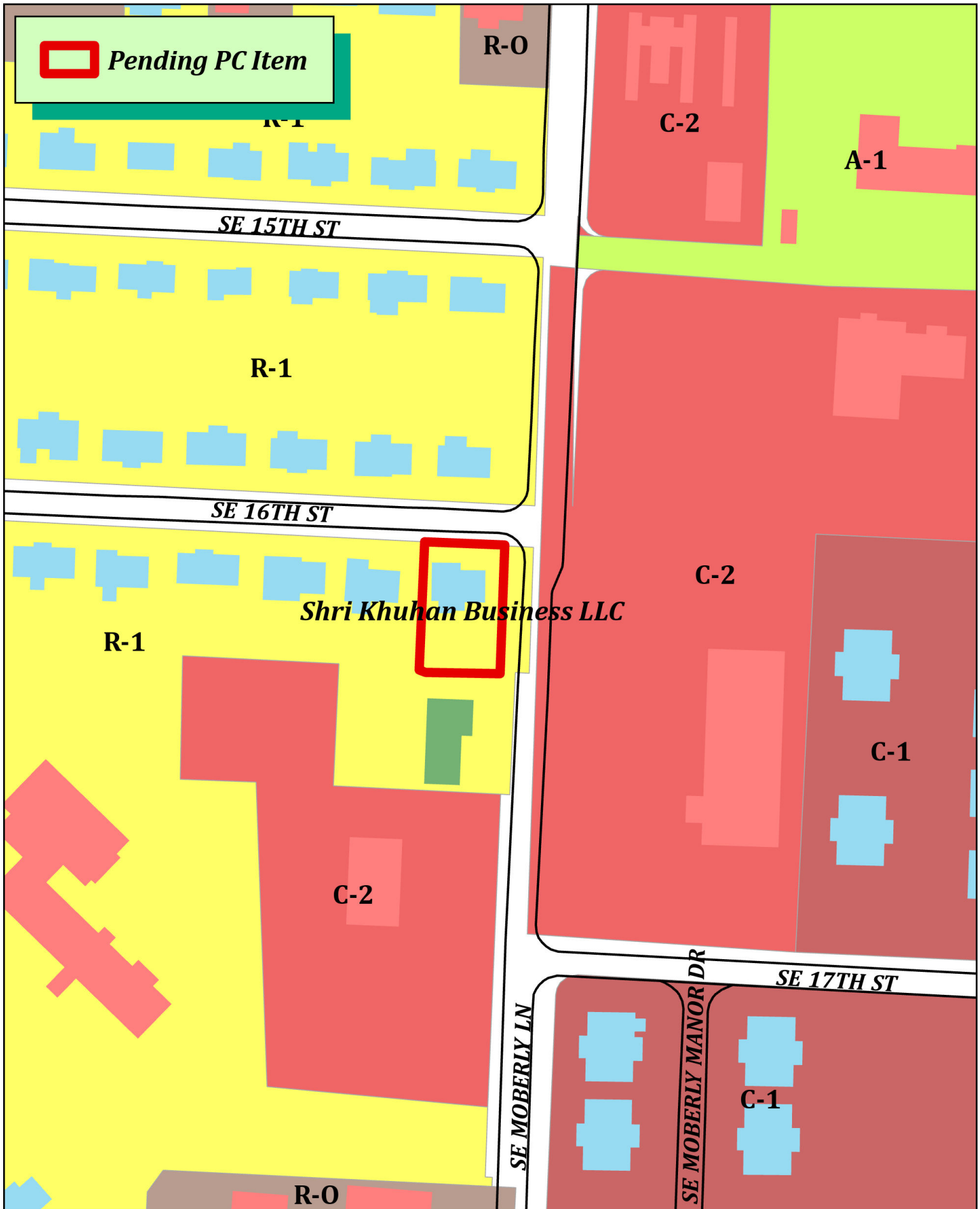
From a built environment lens, this neighborhood consists of a mix of single-family homes with businesses across the street. All public utilities exist and currently service this site.

Conclusion

The Future Land Use Map does not align with the rezoning of this property.

Additional Details

Additional Details



RZ24-0037
Shri Khuhan Business LLC
2406 SE 16TH ST



Narrative for Zoning and Land Use Map Change Request

Property Address: 2406 SE 16th Street, Bentonville, AR 72712

Legal description: LOT 12, BLOCK 1, SOUTHERN MEADOWS 1ST ADDITION, A SUBDIVISION OF PART OF THE S 1/4 OF THE NW 1/4 OF THE NW 1/4 OF SECTION 4, TOWNSHIP 19 NORTH, RANGE 30 WEST, TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT RECORD 0, PAGE 204.

Current Zoning Designation: R-1 Low Density Single Family Residential

Proposed Zoning Designation: C-2 General Commercial

Current Future Land Use Map Category: Low-Density Residential

Proposed Future Land Use Map Category: General Commercial

1. Explanation of the Proposed Zoning and Land Use Map Change

The property located at 2406 SE 16th Street, Bentonville, AR 72712, is currently zoned as R-1 Low Density Single Family Residential. The property owner, Shri Khuhan Business LLC, is seeking to rezone the property to C-2 General Commercial. This request also requires an amendment to the Future Land Use Map to change the designation from Low-Density Residential to General Commercial.

The property is strategically located adjacent to Moberly Lane, next to a fire station, surrounded by car showrooms, and within walking distance of Walmart's new home office and Sam's Club home office. It is also near the proposed 7-lane expansion of HWY 102 and close to I-49. These factors make the property highly suitable for commercial development, and the owner plans to build small neighborhood shops following the rezoning.

2. Reason for Requesting the Zoning and Land Use Map Change

The request for zoning and land use map change is driven by the need to better utilize the property's prime location, which is in an area that is rapidly developing commercially. The current R-1 designation and Low-Density Residential land use category limit the property's potential, restricting its ability to contribute to the community's commercial needs.

By rezoning to C-2 General Commercial and updating the land use map accordingly, the property will be able to host small neighborhood shops that cater to the needs of nearby residents, employees from Walmart and Sam's Club, and other visitors. This change aligns with the city's growth objectives, fostering a mix of residential and commercial uses that enhance walkability and economic vibrancy.

3. Statement of How the Property Will Relate to Surrounding Properties

Rezoning the property to C-2 General Commercial and updating the land use map will create a complementary relationship with the surrounding properties. The property is a corner lot with significant exposure, located near a fire station, car showrooms, and other commercial developments. This makes it an ideal site for neighborhood shops that will integrate well with

the existing commercial landscape while providing additional services to the surrounding residential areas.

The property's proximity to major routes such as HWY 102 and I-49, and its walkability to key corporate offices, further supports its potential for commercial use, serving both local residents and commuting populations.

Future Land Use Map Consistency: The proposed change aligns with the city's General Commercial land use category, which includes retail, restaurants, services, and offices that serve both local residents and people from other parts of the city or region. The development will balance pedestrian and vehicular access, with a design that minimizes the impacts of parking through thoughtful site planning and landscaping.

4. Use

Upon rezoning and land use map amendment, the property will be developed for small neighborhood shops under the C-2 General Commercial designation. These shops will provide convenient services and retail options to local residents, nearby office employees, and visitors, enhancing the area's commercial offerings.

5. Traffic

The development of neighborhood shops is expected to have a moderate impact on local traffic, consistent with the area's existing commercial activity. The property's access to Moberly Lane, HWY 102, and I-49 supports efficient traffic flow. Traffic assessments will be conducted to ensure that the infrastructure can handle the increased activity, with necessary adjustments made to mitigate any potential congestion.

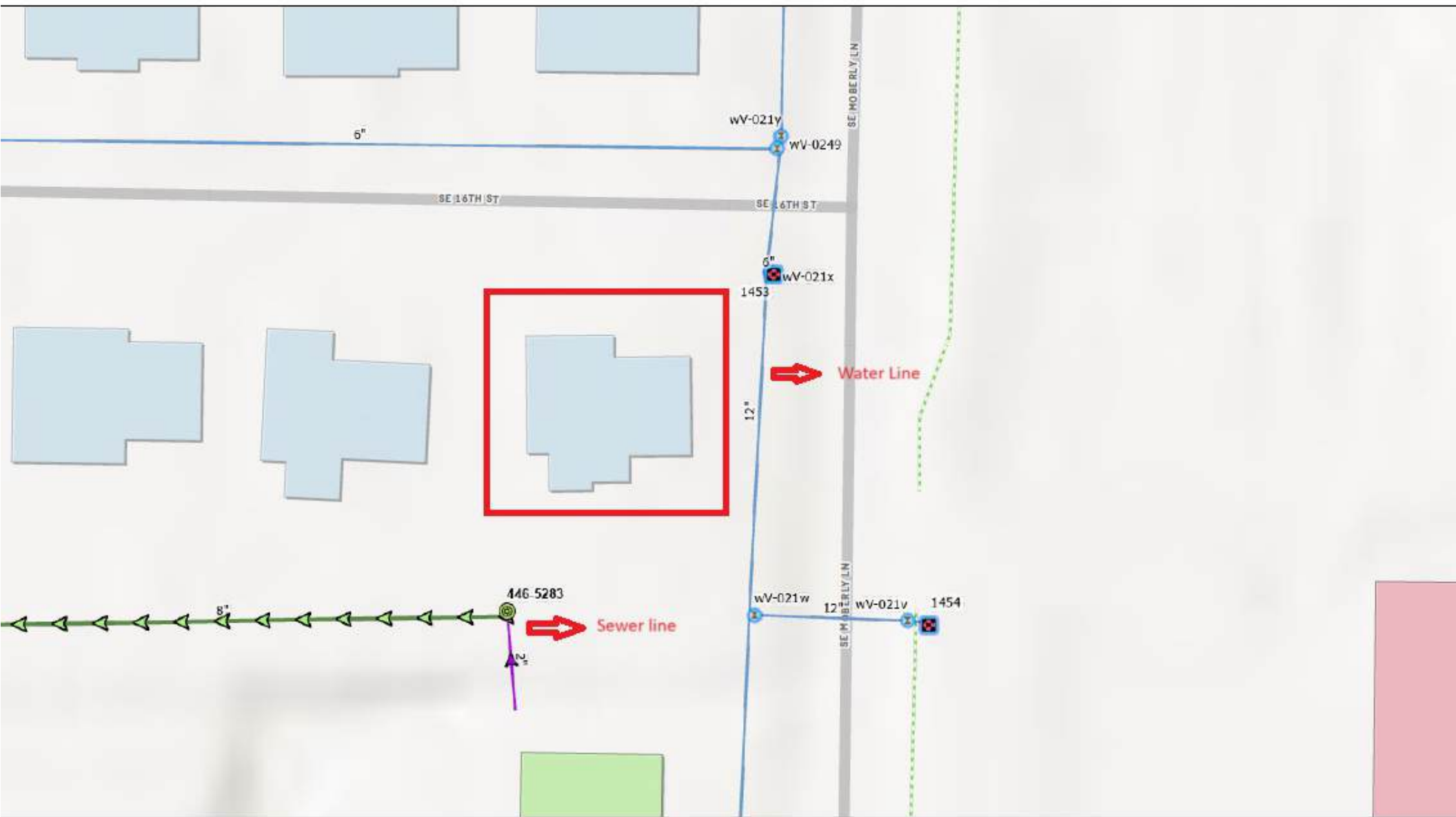
6. Signage

Signage for the proposed development will comply with city regulations for C-2 General Commercial zoning. The signs will be designed to ensure visibility for businesses while maintaining a visually appealing streetscape that complements the surrounding neighborhood.

7. Appearance

The neighborhood shops will be designed with an emphasis on creating an attractive and cohesive aesthetic that reflects the character of the surrounding commercial and residential areas. Architectural elements will be selected to harmonize with nearby developments, enhancing the overall visual appeal and contributing to a welcoming neighborhood environment.

City of Bentonville GIS



4, 9:01:19 AM

by Owner

- Our Agency
- COB
- ssManhole
- ssGravityMain
- COB
- Private

1:564

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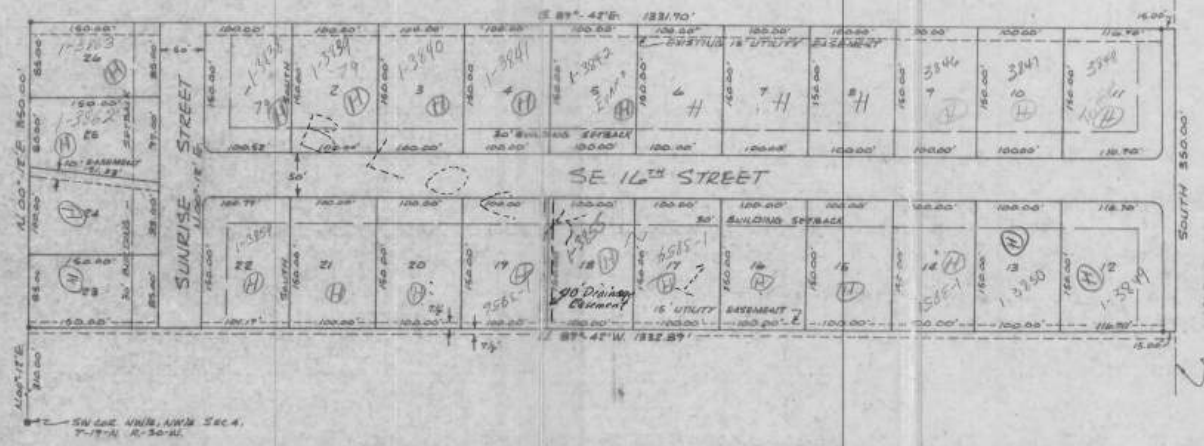
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Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson
NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSI,
Geoland, FEMA, Intermap and the GIS user community, COBGIS

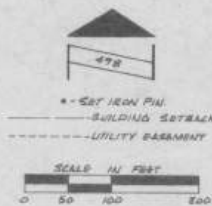
0-204
1-3734

\$15.00 when sold
200 feet across - developer

SUNRISE ADDITION



SOUTHERN MEADOWS
BENTONVILLE, ARKANSAS
FIRST ADDITION
See same as Sunrise



DESCRIPTION
Beginning 000°12'E 310.00 feet of the SW corner of the NW 1/4 of the NW 1/4 of Section 4, Township 19 North, Range 30 West in Benton County Arkansas. Thence 000°12'E 150.00 feet; thence S89°42'E 1331.70 feet; thence South 350.00 feet; thence S89°42'E 1172.80 feet to the point of beginning.

OWNERS CERTIFICATION AND DEDICATION
We the undersigned, do hereby certify that we are the sole owners of the herein-platted property and do hereby dedicate all streets for use of the general public and for the installation of utilities.

William Clavis Norton Mary Belle Norton

Subscribed and sworn before me this 28th day of December, 1973. Katherine M. Lawson My commission expires 7-1-76
Notary Public

PLANNING COMMISSION ACCEPTANCE:
This plat of "SOUTHERN MEADOWS" to the City of Bentonville, Arkansas is hereby accepted this 18 day of January, 1974 by the Bentonville Planning Commission.

M. D. Jamel
Chairman

CITY COUNCIL ACCEPTANCE:
This plat of "SOUTHERN MEADOWS" to the City of Bentonville, Arkansas is hereby accepted this 22 day of January, 1974 by the Bentonville City Council.

SURVEYOR'S CERTIFICATION:
This is to certify that the herein-platted property has been surveyed and that this plat conforms to that survey.

Thomas E. Pace
Thomas E. Pace A.M.L.S. #572

EASEMENT DEDICATION
We, the undersigned, do hereby certify that we are the sole owners of a 7 1/2 feet wide strip of land adjacent to and running the full length of the South boundary of the above described property and we do hereby dedicate this 7 1/2 feet wide strip of land as an easement for the installation and maintenance of utilities.
William Clavis Norton Mary Belle Norton

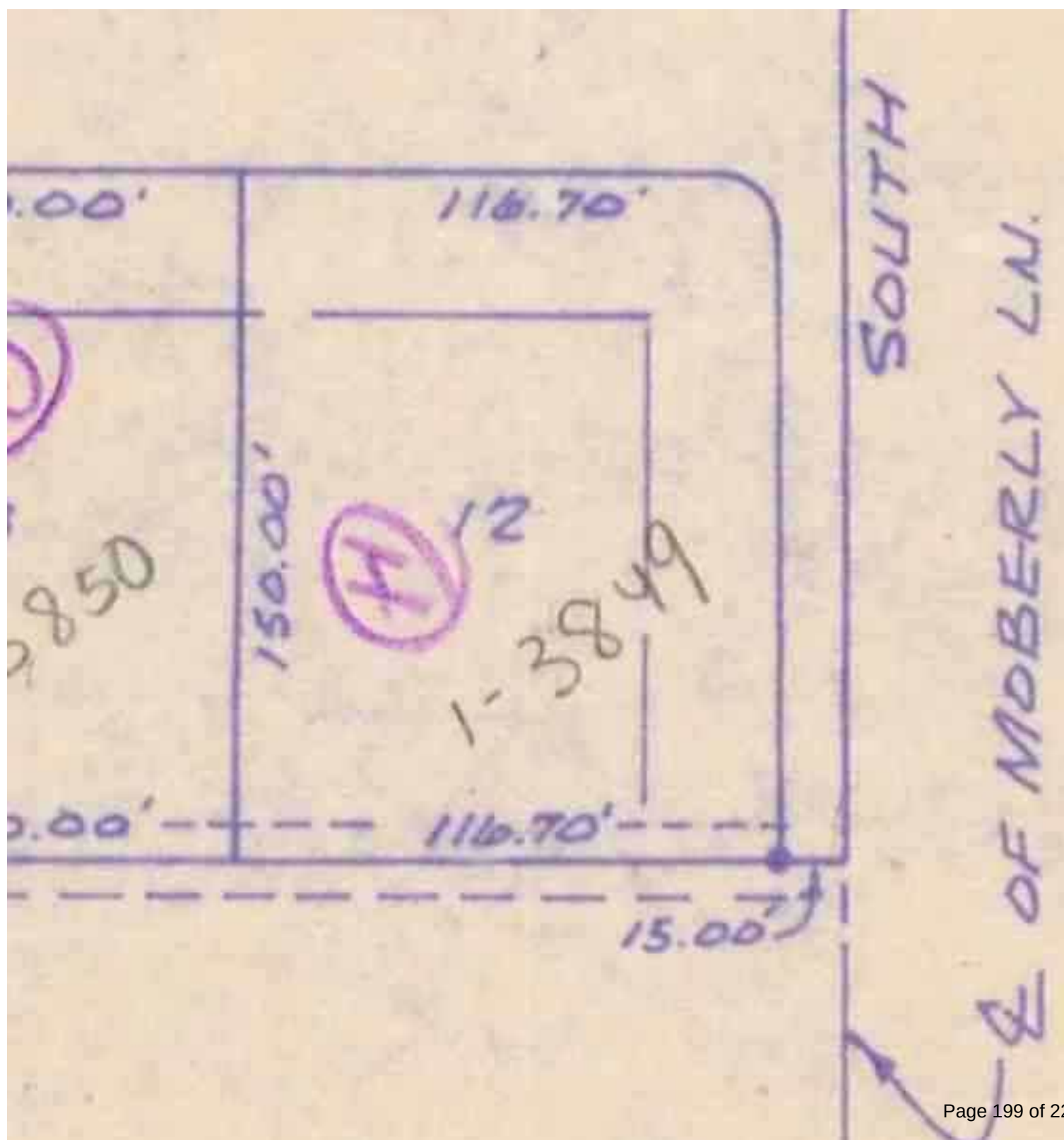
STATE OF ARKANSAS
COUNTY OF BENTON
SUBSCRIBED AND SWORN BEFORE IS THIS 28th DAY OF December, 1973
Katherine M. Lawson MY COMMISSION EXPIRES 7-1-76
NOTARY PUBLIC

FILED FOR RECORD
At 10:25 O'Clock A.M.
JAN 23 1974
JOSEPHINE R. EYLAND
Clerk and Recorder
BENTON COUNTY, ARK.

18-4917

PREPARED BY
SHIELDS & PACE, Inc.
BENTONVILLE, ARKANSAS

THOMAS E. PACE
ARKANSAS REGISTERED
LAND SURVEYOR
NO. 572
Thomas E. Pace
THOMAS



NOTICE OF INTENT TO REZONE

Shri Khuhan Business LLC

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

R-1, Low Density Single-Family Residential



to

C-2, General Commercial



The legal description of the property is as follows:

LOT 12, BLOCK 1, SOUTHERN MEADOWS 1ST ADDITION

The common description of the property is: **2406 SE 16th Street, bentonville, AR 72713**

The public hearing will be held **October 1**, 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:

SE 16th Street is Completely Residential & needs to
Remain so as according to Bentonville future planning
Additional Commercial property is just a block away
on Moberly. The traffic on SE 16th is excessive
Carol Richards 2309 SE 16th Bentonville Ken Smith 2309 SE 16th Bentonville
Signature and Physical Address Signature and Physical Address
already. Additionally, increased traffic on
Moberly makes egress for SE 16th impossible at
Certain times of the day.
Commercial property w/in 200ft of our home

Continued—
will Reduce ~~the~~ our home value (as studies
have shown).

Addition parking would be Required for
this property. Parking on SE 16th (and SE 15th)
are already heavily impacted ~~by~~ by Buttered
Bisquit - often making it impossible for
local home owners to traverse their own
Street, or provide Adequate space for any
emergency vehicles.

There is Adequate Commercial property
nearby and the property across Moberly
is for Sale (already zoned C-2).

We Vehemently Object to this Request.

Carol Richards
Jen Smith

2309 SE 16th
Bentonville AR 72712

NOTICE OF INTENT TO REZONE

Shri Khuhan Business LLC

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

R-1, Low Density Single-Family Residential



to

C-2, General Commercial



The legal description of the property is as follows:

LOT 12, BLOCK 1, SOUTHERN MEADOWS 1ST ADDITION

The common description of the property is: **2406 SE 16th Street, bentonville, AR 72713**

The public hearing will be held **October 1**, 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:

We as residents of 16th st oppose because not only will be extremely hard for city trucks to pick up the trash & for the post office to deliver us the mail that's beside dealing with traffic, we want to keep it

Joseph Cisneros
Signature and Physical Address

2305 SE 16th st
Signature and Physical Address

residential not commercial

RESOLUTION NO. _____

**A RESOLUTION AMENDING THE CITY OF BENTONVILLE FUTURE LAND USE
MAP FOR A SPECIFIC AREA FROM LOW-DENSITY RESIDENTIAL TO GENERAL
COMMERCIAL; AND FOR OTHER PURPOSES.
(PROJECT NUMBER: RZ24-0037)**

WHEREAS, Shri Khuhan Business LLC 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 LOW-DENSITY RESIDENTIAL to GENERAL COMMERCIAL, which property is described as follows:

LOT 12, BLOCK 1, SOUTHERN MEADOWS 1ST ADDITION, A SUBDIVISION OF PART OF THE S 1/4 OF THE NW 1/4 OF THE NW 1/4 OF SECTION 4, TOWNSHIP 19 NORTH, RANGE 30 WEST, TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT RECORD 0, PAGE 204;

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held October 1, 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 LOW-DENSITY RESIDENTIAL to GENERAL COMMERCIAL 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:

ATTEST:

Stephanie Orman, Mayor

Malorie Marrs, City Clerk

**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 C-2, GENERAL COMMERCIAL; AND
FOR OTHER PURPOSES.**

(PROJECT NUMBER: RZ24-0037)

WHEREAS, Shri Khuhan Business LLC 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 C-2, GENERAL COMMERCIAL to be used in accordance with city zoning laws and state laws, which property is described as follows:

LOT 12, BLOCK 1, SOUTHERN MEADOWS 1ST ADDITION, A SUBDIVISION OF PART OF THE S 1/4 OF THE NW 1/4 OF THE NW 1/4 OF SECTION 4, TOWNSHIP 19 NORTH, RANGE 30 WEST, TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT RECORD 0, PAGE 204;

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held October 1, 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 C-2, GENERAL COMMERCIAL.

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 C-2, GENERAL COMMERCIAL 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:

ATTEST:

Stephanie Orman, Mayor

Malorie Marrs, City Clerk



Bryant Partners LLC

1008 & 1011 Northwest J Street

PC Date: 10/1/2024

Staff Report Details

Project Number	RZ24-0038
Applicant / Current Owner	Shannon Roberts / Bryant Partners LLC
Site Area	+/- 1.71 Acres
Current Zoning	RO, Residential Office
Requested Zoning	C-1, Neighborhood Commercial
Current Future Land Use Map Designation	General Commercial
Requested Future Land Use Map Designation	N/A
Development Type / Use	Commercial
Related projects	CU24-0014

Property Description

The subject property is located at 1008 and 1011 Northwest J Street. The property is presently zoned R-O, Residential Office, with a land use designation of General Commercial. The property has direct access to Northwest J Street. Surrounding zoning districts include R-1, Low-Density Single Family Residential to the west and south; C-1, Neighborhood Commercial to the east; and C-2, General Commercial to the north.

Project Details

The applicant has requested a rezoning of the property from R-O, Residential Office to C-1, Neighborhood Commercial. The applicant states in their narrative they would like to rezone as part of Kingston Center being an office/mixed-use park. The applicant states the requested zoning change will allow the spaces within the project to provide personal services for the surrounding residential areas while continuing to maintain a character in harmony with residential development. The current spaces include a chiropractor office, a computer services office, and an office leased by the State of Arkansas that includes Thinkwell Hybrid School of Discovery (CU24-0014).

Relationship to the General Plan / Projected Traffic Impact

Relationship to the General Plan / Projected Traffic Impact

The property is presently designated as General Commercial and is surrounded by General Commercial to the east, north, and west. The adjacent blocks on the south are classified as Low-Density Residential (LDR).

General commercial areas include uses that serve both nearby residents and those coming from other parts of the city or region. Appropriate uses in these areas include retail, restaurants, services, and offices. Vertical mixed-use developments are encouraged, but are not as high a priority as in mixed-use or downtown commercial areas. General commercial uses should balance access between pedestrians and vehicles, though the impacts of parking should be minimized through site design and landscaping.

This zoning request aligns with the Future Land Use Map, recommending C-1, Neighborhood Commercial or C-2, General Commercial zoning for General Commercial land use. This location is within Priority Area 2 of the Community Plan, Infill Development, supporting the development of vacant properties already served by infrastructure within the context of existing development. Infill development supports new commercial and industrial development, strengthening and diversifying the city's tax base and employment opportunities.

The applicant states there is no anticipated increase in traffic from the zoning change.

Public Comment

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

Analysis / Waivers

The subject property is surrounded by General Commercial lots with some Low-Density Residential lots to the south. Moreover, the land use and zoning requests support the goals of the Bentonville Community Plan, Priority Area 2 Infill Development

Similarly, this property lies within a couple of zoning districts. The property has C-1, Neighborhood Commercial zoning to the east; C-2, General Commercial zoning to the north; and R-1, Low-Density Single-Family Residential zoning to the west and south.

From a built environment lens, this development consists of commercial uses and buildings with residential areas adjacent to the commercial park. All public utilities exist and currently service this site.

Conclusion

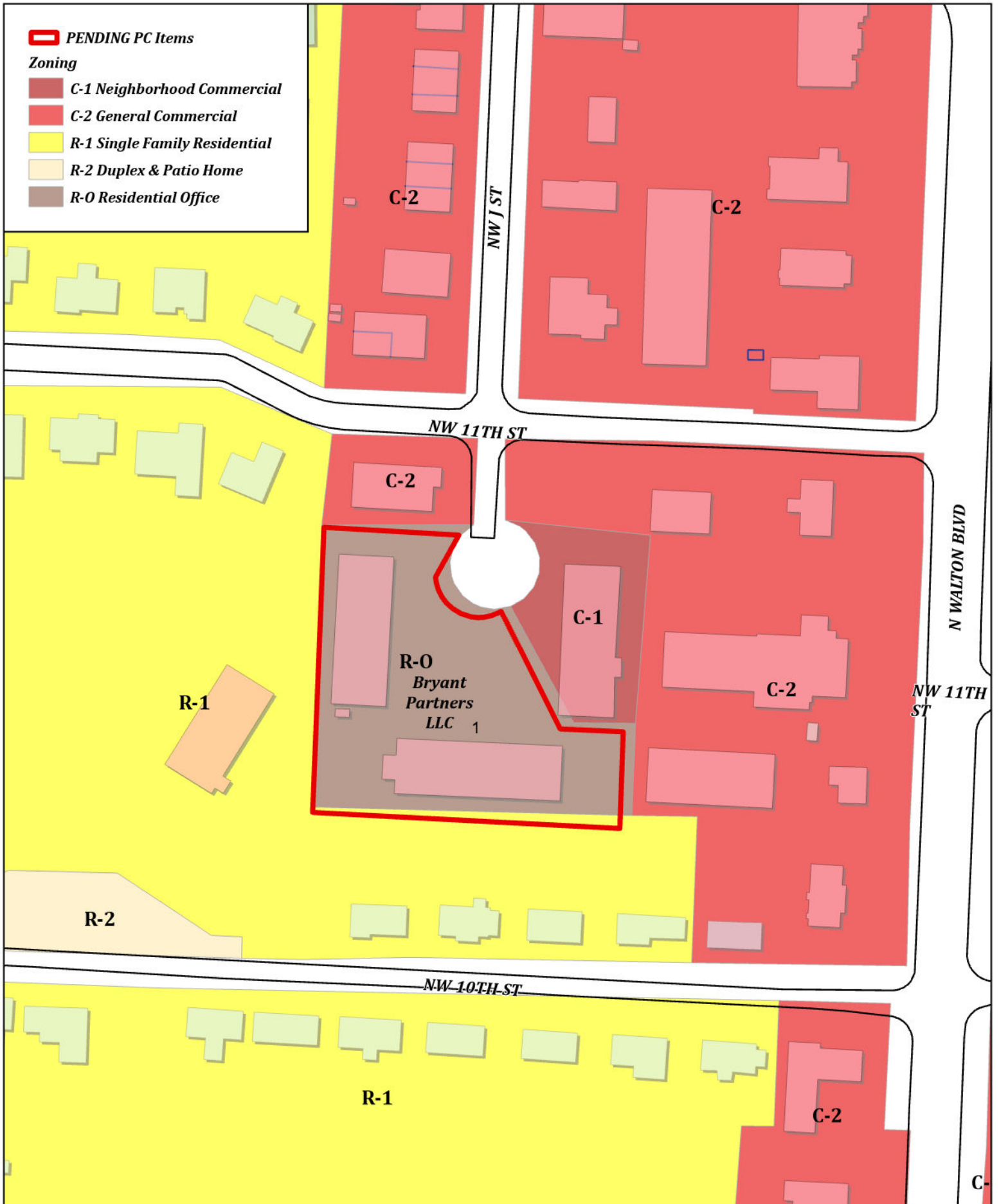
Given this property's location within commercial zoning and land use, as well as the Community Plan's call for Infill Development, staff recommends approval of this request.

Additional Details

 **PENDING PC Items**

Zoning

-  **C-1 Neighborhood Commercial**
-  **C-2 General Commercial**
-  **R-1 Single Family Residential**
-  **R-2 Duplex & Patio Home**
-  **R-O Residential Office**



RZ24-0038
Bryant Partners LLC
Rezone R-O to C-1



Kingston Center

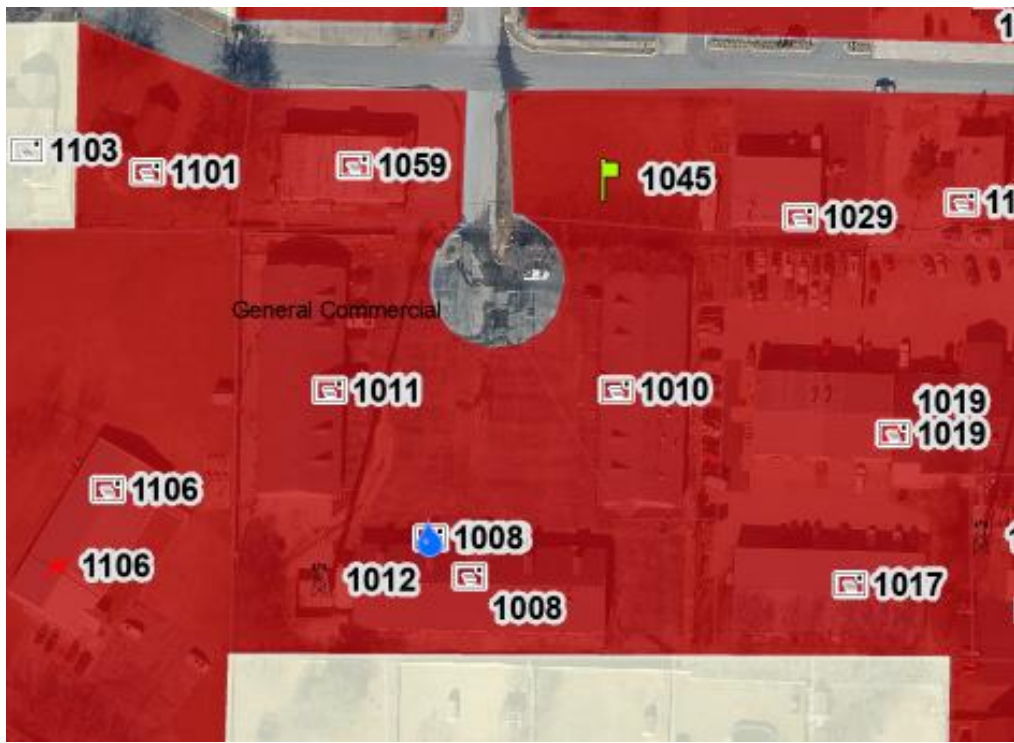
Kingston Center is an office/mixed use park east of North Walton Blvd. Building 1010 NW J Street is on Parcel 01-08250-000 and has a C-1 Commercial zoning. 1008 & 1011 NW J Street are on Parcel 01-08249-000 and have a RO Residential Office zoning and ownership is requesting this parcel to be rezoned to C-1, Neighborhood Commercial. Both of these parcels are owned by Bryant Partners, LLC and operate as a single project. All properties on NW J Street in this neighborhood have C-1 or C-2 zoning designations except the subject parcel. The Land Use Plan for this property is General Commercial, which is reasonable and appropriate as this property is part of the commercial makeup of this neighborhood and the continuing improvements to the North Walton corridor. No changes in ownership are pending or currently anticipated.

The requested zoning change will allow the spaces within the project, which range in size from 1,000 – 6,000 square feet, to provide personal services for persons living in the surrounding residential areas while continuing to maintain a character in harmony with residential development. Kingston Center has existed for decades but has undergone significant renovations in recent years. Old pressboard siding and fake stone was replaced with Hardie board siding with a white exterior and black trim. All of the roof covers have been replaced in the last two months and most of the interiors have had improvements to meet tenants' needs.

The existing tenants vary by building such as: 1010 having a women's gym and an insurance office; 1008 having a chiropractor office and a computer services office, and 1011 having a 6,000 sf office leased by the State of Arkansas. These types of uses would continue, with the change in zoning allowing spaces to be used for additional personal type services.

No increase in traffic is anticipated due to the zoning change. It should be noted that almost 100% of traffic accesses the subject via NW 11th Street and NW J Street which are fronted by all commercial properties in this area. The project has a monument sign for tenants and tenants also typically add stencil signage on their glass entry doors. The property is serviced by all City of Bentonville utilities. There is also a large cell tower with enclosure on the southeast corner of the property.

Land Use Plan:



NOTICE OF INTENT TO REZONE

Bryant Partners, LLC has requested the Bentonville
Planning Commission to set a public hearing date to consider rezoning the following property from
R-O to C-1

The legal description of the property is as follows:

The common description of the property is: 1008 & 1011 NW J Street, Bentonville, AR 72712

The public hearing will be held October 1, 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:

This would be right over my back fence
I strongly oppose this.

Nancy Chandler
N. Chandler

Signature and Physical Address

912 NW 10th St.
Bentonville Ar 72712

Signature and Physical Address

NOTICE OF INTENT TO REZONE

Bryant Partners, LLC has requested the Bentonville
Planning Commission to set a public hearing date to consider rezoning the following property from
R-O to C-1

The legal description of the property is as follows:

Received

SEP 17 2024

**Ryan PTM
Houston, TX**

The common description of the property is: 1008 & 1011 NW J Street, Bentonville, AR 72712

The public hearing will be held October 1, 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:



Signature and Physical Address
Greg Mercier, Managing Attorney
for American Towers LLC

Signature and Physical Address

NOTICE OF INTENT TO REZONE

Bryant Partners, LLC has requested the Bentonville
Planning Commission to set a public hearing date to consider rezoning the following property from
R-O to C-1

The legal description of the property is as follows:

The common description of the property is: 1008 & 1011 NW J Street, Bentonville, AR 72712

The public hearing will be held October 1, 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:

Day Selms
911 N.W. 10th Street

Signature and Physical Address

Signature and Physical Address

ORDINANCE NO. _____

**AN ORDINANCE CHANGING REAL ESTATE IN THE CITY OF BENTONVILLE,
ARKANSAS, FROM ITS PRESENT ZONING CLASSIFICATION OF R-O,
RESIDENTIAL OFFICE TO C-1, NEIGHBORHOOD COMMERCIAL; AND FOR
OTHER PURPOSES.**

(PROJECT NUMBER: RZ24-0038)

WHEREAS, Bryant Partners LLC 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-O, RESIDENTIAL OFFICE to C-1, NEIGHBORHOOD COMMERCIAL to be used in accordance with city zoning laws and state laws, which property is described as follows:

LOT 1, KINGSTON SUBDIVISION TO THE CITY OF BENTONVILLE, BENTON COUNTY,
ARKANSAS, AS SHOWN IN PLAT RECORD BOOK "22L" AT PAGE 168;

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held October 1, 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-O, RESIDENTIAL OFFICE to C-1, NEIGHBORHOOD COMMERCIAL.

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-O, RESIDENTIAL OFFICE to C-1, NEIGHBORHOOD COMMERCIAL 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:

Malorie Marrs, City Clerk



Mercedes Benz Sidewalk Waiver

1612 Southeast Moberly Lane

PC Date: 10/1/2024

Staff Report Details

Project Number	LSD23-0040
Applicant / Current Owner	BROWN, CHELSEA SLONE & SLONE, MICHAEL DAVID II
Site Area	+/- Acres
Current Zoning	C-2. General Commercial
Requested Zoning	NA
Current Future Land Use Map Designation	Office
Requested Future Land Use Map Designation	NA
Development Type / Use	Parking Lot/ Car Dealership
Related projects	

Property Description

The subject property is located at 1612 Southeast Moberly Lane. The current zoning is C-2, General Commercial, with a future land use designation of Office. The property has direct access to southeast Moberly Lane.

Project Details

The Mercedes Benz Parking Lot project, LSD23-0040, was approved as an in-house Large Scale Development on 11/09/2023. The applicant is requesting a waiver from the land development code section 1100.15 (b) sidewalk requirement to build the accessible concrete ramp on the north side of the fire station driveway.

The applicant states in their narrative that until the sidewalk is extended across the fire station's frontage, the ramp on their side of the drive is not useful and leads to nowhere. The applicant states that building this section would require the relocation of fences, utilities, and other impediments.

Relationship to the General Plan / Projected Traffic Impact

Relationship to the General Plan / Projected Traffic Impact

Public Comment

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

Analysis / Waivers

The review criteria for sidewalk waivers, pursuant to **Section 1100.15(e)(3)** of the Development Code is:

- Current or proposed zoning.
- Proposed land use.
- Location of property in an urban or suburban setting.
- Pedestrian traffic generators such as parks and schools in the area.
- **The existence of a sidewalk network in the area.**
- Whether the terrain is such that a sidewalk is physically practical and feasible, and the extent to which drainage ditches, trees, ground cover, and natural areas would be adversely impacted by the construction of the sidewalk.
- **The design of the subdivision such that utilities, the location of structures, rights-of-way, easements, etc., create conditions making sidewalks impractical.**
- The overall need for a sidewalk to be constructed on the lot.

Conclusion

Additional Details

Legend



Pending PC Items

SE 16TH ST

SE MOBERLY LN

SE 17TH ST

SE MOBERLY MANOR DR

SE 18TH ST

BEVERLY CT



LSD23-0040
Mercedes Parking Lot
1610 SE Moberly Ln





April 29th, 2024

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

**RE: LSD23-0040 Mercedes Parking Lot
Sidewalk Waiver Request**

Please accept this request to waive the requirements to build the north accessible concrete ramp on the fire station property. The Mercedes parking lot development is construction sidewalk and ramps for all of its frontage along Moberly, but the ramp to the north leads nowhere.

Until sidewalk is extended across the fire station's frontage, the ramp on their side of the drive is not useful. This sidewalk will require relocation of fences, utilities, and other impediments.

Because this ramp leads to nowhere, and future relocations are required, please allow this concrete ramp to be eliminated from the LSD requirements of the parking lot LSD.

Sincerely,

Phil Swope, PE
Project Engineer



March 14th, 2024

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

RE: Narrative of changes
LSD23-0040 Mercedes Parking Lot

To whom it may concern:

ADA ramp revised on north side of fire department's road to keep sidewalk low enough for guy wire clearance. This extends the ramp to the north before elevations are raised above curb elevation.

This letter, and the accompanying plans, are submitted for your review and approval.

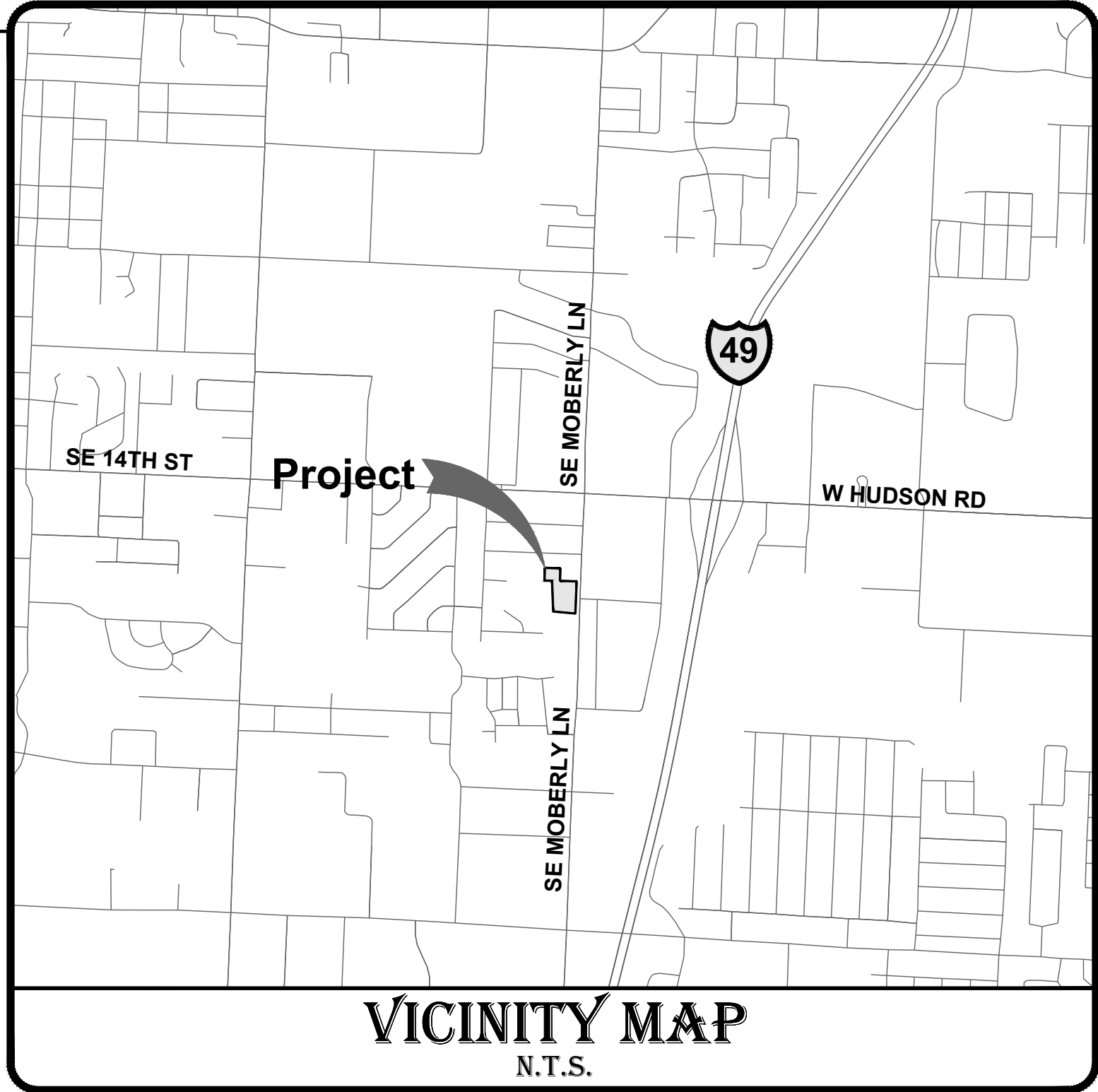
Sincerely,

Phil Swope, PE
Project Engineer

MERCEDES-BENZ PARKING

LARGE SCALE DEVELOPMENT

1612 SE MOBERLY LANE
BENTONVILLE, ARKANSAS



CERTIFICATIONS:

REVIEW OF THESE PLANS IS LIMITED TO GENERAL COMPLIANCE WITH CITY CODES AND REGULATIONS AND DOES NOT WARRANT THE ENGINEER'S DESIGN OR RELIEVE THE DEVELOPER OF ANY REQUIREMENTS, EVEN IF ERRORS, OMISSIONS, OR ANY INADEQUACIES ARE DISCOVERED AFTER PLAN APPROVAL. THE CITY'S REQUIREMENTS SHALL GOVERN OVER ANY CONFLICTS WITH THE PLANS OR SPECIFICATIONS. ANY CONDITIONS DETERMINED IN THE FIELD WHICH REQUIRE CHANGES SHALL BE SUBJECT TO FURTHER REVIEW AND CORRECTIVE ACTION.

Contact Information:

DEVELOPER / PROPERTY OWNER:
Parcel #: 01-05264-002
SILVERSTAR AUTOMOTIVE REALTY LLC
2104 S 8TH ST
ROGERS, AR 72758
(479) 521-7281

CIVIL ENGINEER/SURVEYOR
Phil Swope, P.E.
Terry Ging, P.S.
Swope Engineering
3511 SE J Street, Suite 9
Bentonville, Arkansas 72712
(479) 685-6399 office
(479) 250-4285 fax

City of Bentonville - Engineering Department
Attn: Ellen Norvell, City Engineer
3200 SW Municipal Drive
Bentonville, AR,
Ph: (479) 271-5993
enorvell@bentonvillear.com

City of Bentonville - Stormwater
Attn: Janet Paith
3200 SW Municipal Drive
Bentonville, AR 72712
Ph: (479) 271-5002
jpaith@bentonvillear.com

City of Bentonville - Planning Department
Attn: Tyler Overstreet
305 SW "A" Street
Bentonville, AR 72712
Ph: (479) 271-3122

City of Bentonville - Fire Department
Attn: Justin Scantlin, Fire Chief
800 SW "A" Street
Bentonville, AR 72712
Ph: (479) 271-5927
Ph: (479) 685-1096

City of Bentonville - Street Department
Attn: Tony Davis
3200 SW Municipal Drive
Bentonville, AR 72712
Ph: (479) 271-3130
todavis@bentonvillear.com

City of Bentonville - Water Department
Attn: Beau Thompson
3200 SW Municipal Drive
Bentonville, AR 72712
Ph: (479) 271-3140

City of Bentonville - Electric Department
Attn: Charlie Barnes
3200 SW Municipal Drive
Bentonville, AR 72712
Ph: (479) 271-3159

City of Bentonville - Wastewater Department
Attn: Chris Earl
1901 NE "A" Street
Bentonville, AR 72712
Ph: (479) 271-3161

City of Bentonville - Building & Fire Safety
Attn: Brad Arnold
305 SW "A" Sreet
Bentonville, AR 72712
Ph: (479) 271-3108

CITY OF Bentonville MAYOR
117 W. Central Avenue
Bentonville, AR 72712
Assistant to the Mayor
CONTACT: Karilea Magee
(479) 271-5966 OFFICE

Utility Information:

GAS COMPANY
BLACK HILLS ENERGY
ATTN: JOSH KNIGHT
1301 FEDERAL WAY
PO BOX 2129
LOWELL, AR 72745
PH: (479) 333-7005
JOSHUA.KNIGHT@BLACKHILLSCORP.COM

TELEPHONE COMPANY
AT&T
ATTN: BRENT BALDWIN
1133 E. HAROLD ST
FAYETTEVILLE, AR 72701
PH: (479) 200-9022
PH: (479) 571-6609
BB585@ATT.COM
ATTN: LAYNE RHODES
PH: (479) 442-1977
LR159@ATT.COM

CENTURYTEL PHONE COMPANY
2601 WAUKESHA ROAD
SILOAM SPRINGS, AR 72761
PH: (479) 524-9943
FAX: (479) 524-9936
MICHAEL.EDWARDS@CENTURYLINK.COM

CABLE COMPANY
COX COMMUNICATIONS
ATTN: CHAD HODGE
4901 S. 48TH STREET,
SPRINGDALE, AR 72762,
PH: (479) 263-7057
CHAD.HODGE@COX.COM
ATTN: TIMOTHY GOSS
PH: (479) 651-5583

ARKANSAS DOT
ATTN: DOUG MEARS
215 INDUSTRIAL PARK ROAD
PO BOX 610
HARRISON, AR 72602
DOUG.MEARS@AHTD.GOV

ARKANSAS DEPARTMENT OF HEALTH
ATTN: ADAM PARKER
DIVISION OF ENGINEERING, SLOT 37
4815 W MARKHAM
LITTLE ROCK, AR 72205
661-2623 OFFICE
ADAM.PARKER@ARKANSAS.GOV

CARROLL ELECTRIC
ATTN: RYAN BUTLER
PO BOX 329
BENTONVILLE, AR 72712
PH: 479-273-2421 EXT 1415
RBUTLER@CARROLLECC.COM

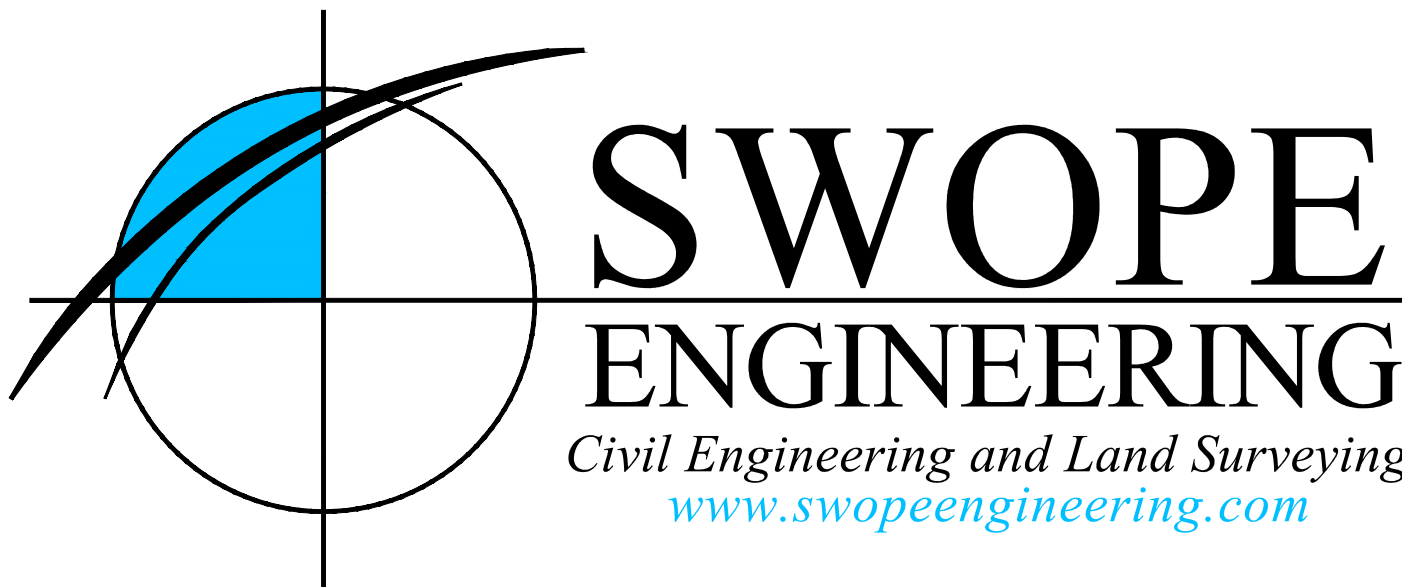
LEGAL DESCRIPTION

REPLAT 8/24/2015 2015-468

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

REVISION LIST

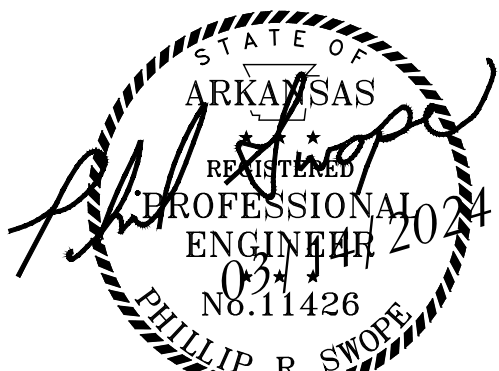
#	TITLE	DATE	NOTES:
1	RE-1	09/01/23	1st SUBMITTAL
2	RE-2	09/22/23	2nd SUBMITTAL
3	RE-3	10/05/23	3rd SUBMITTAL
4	RE-4	--/--/23	-----
5	RE-5	--/--/23	-----
6	RE-6	--/--/23	-----



C1.0

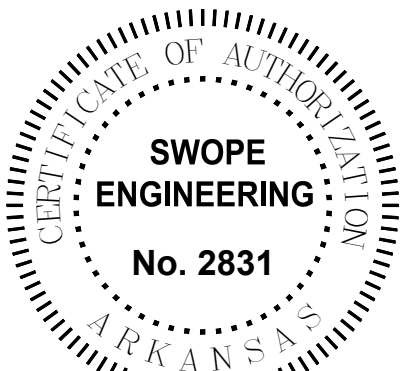


*** CAUTION ***
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT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



THIS DRAWING IS
"PRELIMINARY - NOT FOR
CONSTRUCTION" UNTIL
ABOVE SEAL HOLDER
ACKNOWLEDGES THE
CANCELLATION OF THIS
DISCLAIMER BELOW.

DATE



LSD23-0040
DATE: MARCH 14, 2024
REVISED: 03/14/2024

GENERAL NOTES

1. INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS AND FIELD CONDITIONS WHEN POSSIBLE, BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF TRENCHING. IF THE CLEARANCES ARE LESS THAN SPECIFIED ON THE PLANS OR 18" WHICHEVER IS LESS, CONTACT SWOPE ENGINEERING AT 479-877-7388 PRIOR TO PROCEEDING WITH CONSTRUCTION.
2. THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL REQUIRED/NECESSARY SHEETING, SHORING, BRACING, AND SPECIAL EXCAVATION MEASURES REQUIRED ON THE PROJECT TO MEET OSHA, FEDERAL, STATE, AND LOCAL REGULATIONS PURSUANT TO THE INSTALLATION OF THE WORK INDICATED ON THE DRAWINGS. SWOPE CONSULTING, ACCEPTS NO RESPONSIBILITY FOR THE DESIGN TO INSTALL SAID ITEMS. CALL THE ARKANSAS STATE ONE-CALL UTILITY LOCATION CENTER (1-800-522-6543) BEFORE YOU DIG.
3. THE CONTRACTOR SHALL INCLUDE IN THE CONTRACT PRICE DAILY RECORD KEEPING OF THE AS-BUILT CONDITION OF ALL OF THE UNDERGROUND UTILITIES AND CONSTRUCTION STAKEOUT ASSOCIATED WITH THE PROJECT.
4. ALL WATER LINE AND SEWER LINE INSTALLATION SHALL CONFORM TO THE STANDARDS AND DETAILS OF THE GOVERNING UTILITY.
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7. THE CONTRACTOR SHALL INCLUDE IN THE CONTRACT PRICE ANY DE-WATERING NECESSARY TO CONSTRUCT THE PROJECT AS SHOWN ON THE PLANS.
8. THE CONTRACTOR SHALL INCLUDE IN THE CONTRACT PRICE ANY AND ALL COST ASSOCIATED WITH PROVIDING A PROFESSIONAL ENGINEER ON-SITE IF THE CONTRACTOR DOES NOT ADEQUATELY HANDLE STORMWATER MANAGEMENT FACILITIES AND A PROFESSIONAL ENGINEER IS REQUIRED BY A GOVERNING AGENCY DURING THE CONSTRUCTION OF SAID FACILITIES.
9. THE OWNER IS RESPONSIBLE FOR THE ACQUISITION OF ALL EASEMENTS, RIGHTS, AND/OR RIGHTS OF WAY THAT MAY BE REQUIRED FOR THE SEDIMENT AND EROSION CONTROL PRACTICES, STORMWATER ONTO OR ACROSS ADJACENT OR DOWNSTREAM PROPERTIES, INCLUDED IN THIS PLAN. SAID OWNER IS ALSO RESPONSIBLE FOR THE ACQUISITION OF ALL EASEMENTS, RIGHTS, AND/OR RIGHTS OF WAY THAT MAY BE REQUIRED FOR GRADING AND/OR WORK ON ADJACENT PROPERTIES INCLUDED IN THIS PLAN.
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12. BUILDING CONTRACTOR SHALL INSTALL ALL UTILITY SERVICE LINES, METERS, AND OTHER UTILITY APPURTENANCES NECESSARY FOR THE CONNECTION OF BUILDING UTILITIES.
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18. NO EVIDENCE IS FOUND ON-SITE OF WETLANDS OR OTHER "WATERS OF THE U.S."
19. THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE THROUGHOUT THE PROJECT SITE. IF ANY DISCREPANCIES ARE FOUND ON PLANS OR IN THE FIELD WHICH WOULD PREVENT POSITIVE DRAINAGE, CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY TO AVOID ADDITIONAL COST TO THE OWNER.
20. THE CONTRACTOR SHALL REVIEW THE SITE FOR LOCATION OF ALL EXISTING FACILITIES TO CONFIRM CONSTRUCTABILITY OF PLANS. CONTRACTOR SHALL NOTIFY ENGINEER AND OWNER IF ANY DISCREPANCIES EXIST TO AVOID EXTRA CHARGES AFTER CONSTRUCTION BEGINS.

GENERAL NOTES - CONT'D

- × Dimensions are measured from the Back of Curb, the Edge of Pavement, the Edge of Sidewalk the Face/Corner of the Building(s) or the Center/End of Stripe.
- × All radii shall be 4 foot at Face of Curb unless otherwise specified.
- × Layout of Site Plan is based on and limited to survey information.
- × All Curb & Gutter shall be Type "A" 18" wide per detail sheet.
- × All Pavement Marking shall be applied in accordance with the requirements outlined in the most current edition of the "Manual on Uniform Traffic Control Devices" (MUTCD).
- × All Signs, Traffic Control Devices, etc. shall follow the guidelines of the MUTCD.
- × The Contractor shall refer to the Architectural drawings for Building Floor plans and Dimensions, Wall Sections, Door Openings, Building Utility Entrance Points, etc. The Contractor shall immediately notify the Architect and Engineer in the event that the Civil Site Plans Building Layout does not match the Architectural drawings.
- × All handicap spaces shall be striped / marked in accordance with the handicap striping detail.
- × All pavement indicated shall be standard duty bituminous pavement unless otherwise noted on plan. The pavement shall be constructed in accordance with the pavement section detail.
- × All ramps shall have detectable truncated dome panels per A.D.A. and city standards and the detail sheet

DEMOLITION NOTES

- Contractor shall be responsible for removal of the Existing Structures, Related Utilities, Paving, Underground Storage Tanks and any other existing Improvements as noted. Contractor is to remove and dispose of all debris, rubbish, and other materials resulting from previous and current demolition operations. Disposal shall be in accordance with all Local, State and/or Federal Regulations Governing such operations.
- The General Contractor shall take all precautions necessary to avoid property damage to adjacent properties during the construction phases of this project. The contractor will be held solely responsible for any damages to the adjacent properties occurring during the construction phases of this project.
- The Contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies, and where possible, measurements taken in the field. The information is not to be relied upon as being exact or complete. The contractor must call the appropriate utility company at least 48 hours prior to any excavation to request exact field location of utilities. It shall be the contractor's responsibility locate all existing utilities which conflict with the proposed improvements shown on the plans, whether shown or not shown at no additional cost to the owner.
- Contractor shall remove all buildings, pavement, curbs, trees (save and protect), light poles, utility poles and lines from the site up to the limits of construction or the property line unless otherwise noted. Contractor shall cap/plug any water, gas, sanitary sewer or storm sewer line at the property line. Electric and Telephone lines whether overhead or underground shall be terminated at the closest utility pole or pedestal to the property line or per the Designated Utility Company's Requirements.
- It is the Contractor's responsibility to remove any and all asbestos or any other hazardous materials from the site per government guidelines and shall dispose of the hazardous materials in strict accordance to the guidelines.
- Contractor shall ensure that adequate measures are taken prior to the removal of any existing storm water / sanitary sewer systems so that the discharge of water remains uninterrupted both on and off the site.
- Contractor shall ensure that any utility service to the site that shall be removed will not interrupt service to the neighboring property owners. It is the contractors responsibility to coordinate with the neighboring property owners if service will be interrupted.

MAINTENANCE:

All measures stated on this erosion and sediment control plan, and in the storm water pollution prevention plan, shall be maintained in fully functional condition until no longer required for a completed phase of work or final stabilization of the site. All erosion and sedimentation control measures shall be checked by a qualified person in accordance with the contract documents or the applicable permit, whichever is more stringent, and repaired in accordance with the following:

1. Inlet protection devices and barriers shall be repaired or replaced if they show signs of undermining, or deterioration.
2. All seeded areas shall be checked regularly to see that a good stand is maintained. Areas should be fertilized, watered, and reseeded as needed.
3. Silt fences shall be repaired to their original conditions if damaged. Sediment shall be removed from the silt fences when it reaches one-half the height of the silt fence.
4. The construction entrances shall be maintained in a condition which will prevent tracking or flow of mud onto public rights-of-way. This may require periodic top dressing of the construction entrances as conditions demand.
5. The temporary parking and storage area shall be kept in good condition (suitable for parking and storage). This may require periodic top dressing of the temporary parking as conditions demand.
6. Outlet structures in the sedimentation basins shall be maintained in operational conditions at all times. Sediment shall be removed from sediment basins or traps when the design capacity has been reduced by 50%.

TREES SHALL NOT BE PLANTED CLOSER THAN 5' FROM ELECTRIC, SEWER, OR WATER

ALL FIRE HYDRANTS ARE SHOWN FOR VISUAL PURPOSES ONLY AND SHALL COMPLY WITH WATER AND SEWER SPECIFICATIONS

THIS PLAN INCLUDES A REHABILITATION OF AN EXISTING ROAD, AS WELL AS TIE-INS TO EXISTING ROAD STRUCTURES ON THE NORTH AND EAST BOUNDARY OF THE SITE. EVERY EFFORT HAS BEEN MADE BY THE ENGINEER TO LOCATE THE EXISTING UTILITIES AND SHOW THEM WITHIN THIS PLAN SET. THE CONTRACTOR SHALL EXECUTE A ONE CALL ADJACENT TO THE REHABILITATION OF THE EXISTING ROADS AND NOTIFY THE ENGINEER OF RECORD OF ANY CONFLICTING UTILITIES OR CONFLICTS WITH GRADING WITH THE DESIGN SHOWN HEREIN, PRIOR TO INSTALLATION OF STORM DRAIN FACILITIES, CURB, NOTCH AND WIDENING, OR BEFORE TIE-INS TO EXISTING SANITARY SEWER OR WATER FACILITIES.

ALL RIM ELEVATIONS (SEWER MANHOLES AND STORM INLETS) ARE TO BE SET USING FINAL GRADING. IF THERE IS A DISCREPANCY BETWEEN THE FINAL GRADING AND POSTED RIMS, THE FINAL GRADING SHALL RULE. IF THERE IS A DISCREPANCY OF MORE THAN 3" THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD.

EROSION GENERAL NOTES

- A. The Storm Water Pollution Prevention Plan (SWPPP) is comprised of the Erosion Phase I & II construction drawings, the standard details and any related documents including City ordinance.
- B. Contractor shall implement best management practices as required by the SWPPP. Additional best management practices shall be implemented as dictated by conditions at no additional cost of owner throughout all phases of construction.
- D. Best Management Practices (BMP's) and controls shall conform to federal, state, or local requirements or manual of practice, as applicable. Contractor shall implement additional controls as directed by permitting agency or owner.
- E. Site map must clearly delineate all state waters. Permits for any construction activity impacting state waters or regulated wetlands must be maintained on site at all times.
- F. Contractor shall minimize clearing to the maximum extent practical or as required by the general permit.
- G. General Contractor shall denote on plan the temporary parking and storage area which shall also be used as the equipment maintenance and cleaning area, employee parking area, and area for locating portable facilities, office trailers, and toilet facilities.
- H. All wash water (concrete trucks, vehicle cleaning, equipment cleaning, etc.) shall be detained and properly treated or disposed.
- I. Sufficient oil and grease absorbing materials and flotation booms shall be maintained on site or readily available to contain and clean-up fuel or chemical spills and leaks.
- J. Dust on the site shall be controlled. The use of motor oils and other petroleum based or toxic liquids for dust suppression operations is prohibited.
- K. Rubbish, trash, garbage, litter, or other such materials shall be deposited into sealed containers. Materials shall be prevented from leaving the premises through the action of wind or stormwater discharge into drainage ditches or waters of the state or U.S.
- L. All storm water pollution prevention measures presented on this plan, and in the Storm Water Pollution Prevention Plan, shall be initiated as soon as practicable.
- M. Disturbed portions of the site where construction activity has stopped shall be temporarily seeded no later than 14 days after the last construction activity occurring in these areas.
- N. Disturbed portions of the site where construction activity has permanently stopped shall be permanently seeded. These areas shall be seeded no later than 14 days after the last construction activity occurring in these areas. Refer to the grading plan and/or landscape plan.
- O. If the action of vehicles traveling over the gravel construction entrances is not sufficient to remove the majority of dirt or mud, then the tires must be washed before the vehicles enter a public road. If washing is used, provisions must be made to intercept the wash water and trap the sediment before it is carried off the site.
- P. All materials spilled, dropped, washed, or tracked from vehicles onto roadways or into storm drains must be removed immediately.
- Q. Contractors or Subcontractors will be responsible for removing sediment in the RETENTION pond and any sediment that may have collected in the storm sewer drainage systems in conjunction with the stabilization of the site.
- R. On-site & offsite soil stockpile and borrow areas shall be protected from erosion and sedimentation through implementation of best management practices. Contractor shall indicate on the stockpile and borrow area locations and permitted in accordance with general permit requirements.
- S. Slopes shall be left in a roughened condition during the grading phase to reduce runoff velocities and erosion.
- T. Due to the grade changes during the development of the project, the Contractor shall be responsible for adjusting the erosion control measures (silt fences, straw bales, etc.) to prevent erosion.
- U. All construction shall be stabilized at the end of each working day, this includes backfilling of trenches for utility construction and placement of gravel or bituminous paving for road construction.

SEQUENCE OF CONSTRUCTION:

SWPPP Phase I:

1. Pre-construction meeting.
2. Install stabilized construction exit(s) and concrete wash area(s).
3. Prepare temporary parking and storage area. Upon implementation and installation of the following areas:
 - a. Trailer
 - b. Parking & storage areas
 - c. Lay down
 - d. Porta potty
 - e. Wheel wash &/or concrete washout
 - f. Masons area
 - g. Fuel and material storage containers
 - h. Solid waste containers, etc.,denote them on the site maps immediately and note any changes in the locations as they occur throughout the construction process.
4. The following shall be shown on the erosion control site map upon implementation and installation:
 - a. Construction trailer(s)
 - b. Parking & storage areas
 - c. Lay down
 - d. Porta-potty
 - e. Wheel wash &/or concrete washout
 - f. Fuel and material storage containers
 - g. Solid waste containers, etc.
5. Construct the silt fences on the site.
6. Contractor shall halt all ground disturbance activities and contact the civil engineer of record to perform inspection and certification of bmps. General contractor shall schedule and conduct storm water pre-construction meeting with engineer and all ground-disturbing contractors before proceeding with construction.
7. Construct the sediment basin(s) with outfall structure as shown on plan before any other construction activities are performed.
8. Clear and grub the site.
9. Start construction of building pad, structures, if any and RETENTION Pond Modifications.
10. Begin grading the site.

SWPPP Phase II

1. Temporarily seed denuded areas.
2. Install utilities, underdrains, storm sewers, curbs and gutters.
3. Install rip rap around outlet structures where noted on plans.
4. Install inlet protection around all storm sewer structures.
5. Prepare site for paving.
6. Pave site.
7. Install inlet protection devices.
8. Complete grading and install permanent seeding and planting.
9. Remove all temporary erosion and sediment control devices (only if site is stabilized).



ALL WATERLINE APPURTENANCES (HYDRANTS, VALVE BOXES, ARV BOXES, METERS, ETC) SHALL BE SET ACCORDING TO HEIGHTS RELATIVE TO FINISHED GRADE. DO NOT SET ANY WATERLINE APPURTENANCES WITHOUT VERIFYING TOP BACK-OF-CURB ELEVATIONS FIRST

ALL WATERLINE APPURTENANCES (HYDRANTS, VALVE BOXES, ARV BOXES, METERS, ETC), SEWER SERVICES & ELECTRIC FACILITIES SHALL BE INSTALLED ACCORDING TO SPECIFICATIONS DEFINED BY THE GOVERNING UTILITY, AS THIS PORTION OF THE PLANS ARE NOT TO-SCALE.

GRADING NOTES:

PRE-CONSTRUCTION:

- × Prior to start of site grading, erosion control measures shall be installed in accordance to the erosion control plan. These erosion control measures, as a minimum, shall include all silt fencing, temporary sediment ponds, temporary construction entrance, and any other measures necessary to ensure that sediment does not leave the site.
- × Contractor shall notify the appropriate Utility Companies and the State One-Call System a minimum of 48 hours prior to any excavation for the location of all underground utility lines that will be affected by this development. Please note that existing utilities noted on plan have been located with all available information and that exact location of utility lines may not be accurate.
- × A pre-construction meeting shall be held on site once ALL Erosion Control Measures have been installed and prior to any site grading / construction / demolition.

GENERAL:

- × Contractor shall install/use all required equipment so as to comply with all safety standards dictated by OSHA, Federal, State, and Local Regulations.
- × Contractor shall coordinate with appropriate Utility Company as listed on the cover sheet for adjustment of utility lines affected by cut and fill.
- × Areas to be graded shall be cleared and grubbed so as to remove all organic material including but not limited to vegetation, trees, roots, debris or other materials that would affect the stability of the fill. If uncertainty exists as to the suitability of any material, the contractor shall have a Registered Geotechnical Engineer make the final determination.
- × Contractor shall ensure that the fill material be free of organic materials, frozen materials, muck, highly compressible materials, rocks, rubbish, timber, brush, stumps, building debris, and other materials that would negatively affect the fill material.
- × Contractor shall stock pile and maintain all good top soil removed from areas to be graded and filled for use in final grading all critical / unpaved areas.
- × Contractor shall proof roll subgrade of all areas to be paved prior to installation of paving materials. Any soft areas shall be removed and replaced with select fill and compacted as noted in the pavement section shown on the detail sheet.
- × Contractor shall employ a Geotechnical Engineering / Inspection Firm registered with the State of Arkansas for inspection and testing of subgrade for proper compaction (95% standard proctor).

STORM SYSTEM:

- × All drainage structures under paved areas and / or areas expecting heavy duty traffic loading shall be designed to meet AASHTO Heavy Duty (H20) traffic loading.
- × Storm pipe / box shall be bedded in accordance with the bedding detail and in accordance with the specifications of ASTM D2321 (latest edition available at <http://www.ASTM.org>).
- × Storm system is measured from the center of the box and from the end of the flared end sections.
- × Drainage structures shall be constructed so that the appropriate section of the box, such as the gutter for curb inlets, the grate for drop inlets, is at an elevation that will allow for the maximum drainage into the box in accordance with proposed grades and spot elevation shown on the plan. The contractor shall notify the engineer of record in the event of a discrepancy.
- × All drainage structures located within the State or Local Right of Way shall be constructed in accordance with the specifications and details of the Appropriate Governing Agency.
- × Contractor shall match top of proposed storm sewer manhole to proposed grade. If a discrepancy occurs between the proposed grade and proposed structure tops, the grading shall govern. If the discrepancy is more than 4 inches the contractor shall contact the Engineer of Record.
- × Contractor shall not construct curb inlet tops or junction box tops until street grading achieves final subgrade elevation.
- × Where HDPE is chosen to replace RCP, follow manufacturer's installation details.

GRADING NOTES:

POST-CONSTRUCTION:

- × Contractor shall scarify any area to receive top soil to a min. depth of 3".
- × All unpaved disturbed areas shall be graded smooth and receive a minimum of 4" of topsoil. The area shall be seeded and / or sodded in accordance with the landscape plan. The area shall be watered until a hardy cover of grass has been established and 70% of the site has been stabilized in accordance with ADEQ's Construction General Permit (ARR150000).
- × Once the site has reached final stabilization in accordance to the requirements set forth in adeq's construction general permit, the contractor shall file a notice of termination.
- × Sod is required for entire RETENTION/DETENTION Pond areas.
- × HDPE refers to High Density Polyethylene "PE" type corrugated (exterior) drainage pipe.
- × HDPF refers to High Density Polyethylene "PP" type (High Performance) double walled corrugated (exterior) drainage pipe.

All Erosion and Sedimentation Control Devices on-site shall be maintained by contractor until permanent vegetation is established.

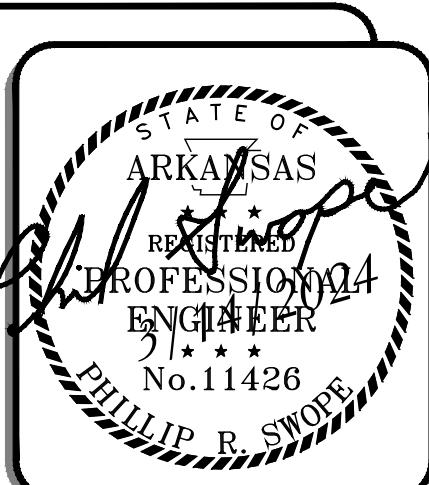
UTILITY NOTES:

GENERAL:

- × The contractor shall contact "One-Call" and / or the appropriate utility company a minimum of 48 hours prior to excavation in areas of existing utilities. The contractor is responsible for any damage to underground, utility lines and shall make every effort necessary to coordinate with the appropriate utility company for repair of the utility.
- × A minimum of 48 hours prior to start of construction / installation of any utilities, the contractor shall be responsible for contacting the local municipality / governing agency or utility to schedule a pre-construction meeting as required by said municipality / agency / utility. No work shall occur on the site prior to the pre-construction meeting. contractor shall also be responsible for obtaining any necessary state / local permits for construction.
- × All water and sewer force main fitting shall be restrained per BWU specifications.
- × Contractor shall refer to architectural or plumbing drawings for utility connection locations for the building.
- × Dimensions are to the face / corner of the building, back of curb, and centerline of pipe and fitting.
- × Contractor shall coordinate disruption of utility service with all surrounding / adjacent property owners.
- × Existing utilities shown on plans have been shown in their approximate locations per available information.
- × Contractor shall obtain authorization of the local municipalities prior to connection to any existing water lines.
- × Proposed utilities that are to be buried within the same trench shall be coordinated with and approved by the appropriate utility company.
- × Contractor shall field verify depth and location of existing utilities prior to construction of proposed utilities.
- × Fire hydrants shall be installed in accordance with the standards / specification of the local water utility company and local municipality.
- × Proposed utilities shall be constructed in accordance with the standards / specifications of the governing agency.
- × Contractor shall coordinate with appropriate utility company as listed on the cover sheet for adjustment of utility lines affected by cut and fill.
- × Utility lines less than 12 kv shall be relocated underground as required by the local municipality.
- × Contractor shall coordinate with appropriate utility companies for routing of gas, telephone, cable, and electricity.
- × Coordinate with BEUD Utilities for making the hot taps. BEUD Utilities does all hot taps on our system.
- × ALL valves MUST be installed 3" above finished grade when in greenspace, flush when in pavement. Hydrants must be installed 18"- 24" from finished grade to the steamer nut.
- × Street side manhole rim elevations shall to be 4" above the proposed final grade and offsite or non street side manhole top rim elevations shall be 12" above proposed final grade.

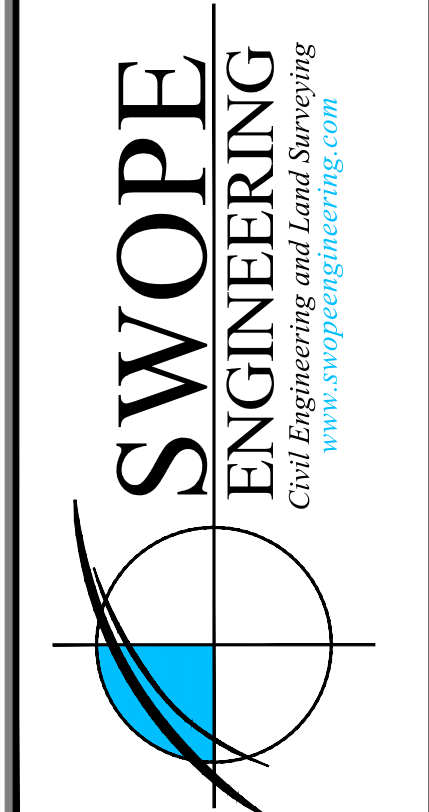
WATER NOTES:

- × All water lines shall have 48" min. cover above top of pipe.
- × All water lines shall be bedded in accordance with city standards and bedding detail, see detail sheet(s).
- × All water lines shall be hydrostatically tested and disinfected in accordance with city standards and with a city inspector present.
- × All fire hydrants shall have a city approved gate valve restrained to the tee or tapping sleeve.
- × Any cleanouts, valve boxes, and meter boxes in the pavement area shall be installed with a concrete apron in accordance with the detail sheet.



ALL GENERAL NOTES
MERCEDES-BENZ PARKING
LARGE SCALE DEVELOPMENT
MERCEDES-BENZ OF NORTHWEST ARKANSAS
1612 SE MOBERLY LANE
BENTONVILLE, ARKANSAS

NO.	DATE	REVISION
1	03/14/2024	FIRST SUBMITTAL
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DRAWN BY:	JOHN	JOB NUMBER:	23-130
SUBMITTAL DATE:	03/14/2024	CITY NUMBER:	(LSD23-0040)
DRAWING NAME:	23-130PR.DWG		
SHEET NUMBER:			

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- THE CONTRACTOR SHALL REVIEW THE CONSTRUCTION DOCUMENTS PRIOR TO ANY CONSTRUCTION, AND NOTIFY THE ENGINEER OF RECORD IMMEDIATELY UPON DISCOVERY OF ANY DISCREPANCIES THAT MAY OCCUR ON THE DRAWINGS. ALL WORK SHALL DISCONTINUE UNTIL SUCH TIME THAT THE ENGINEER OF RECORD HAS RESOLVED SAID DISCREPANCY.
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- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND CONSTRUCTING IN ACCORDANCE WITH THE STRICTER OF: THESE CONSTRUCTION DOCUMENTS AND ANY ASSOCIATED DETAILS & SPECIFICATIONS; AND ALL MUNICIPALITIES / GOVERNING AGENCIES' STANDARDS AND SPECIFICATIONS FOR CONSTRUCTION.
- NO EVIDENCE IS FOUND ON-SITE OF WETLANDS OR OTHER "WATERS OF THE U.S."
- THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE THROUGHOUT THE PROJECT SITE. IF ANY DISCREPANCIES ARE FOUND ON PLANS OR IN THE FIELD WHICH WOULD PREVENT POSITIVE DRAINAGE, CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY TO AVOID ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR SHALL REVIEW THE SITE FOR LOCATION OF ALL EXISTING FACILITIES TO CONFIRM CONSTRUCTABILITY OF PLANS. CONTRACTOR SHALL NOTIFY ENGINEER AND OWNER IF ANY DISCREPANCIES EXIST TO AVOID EXTRA CHARGES AFTER CONSTRUCTION BEGINS.

WETLANDS INFORMATION

There are no known Wetlands on this Site.

MISCELLANEOUS INFORMATION

BASIS OF BEARING:
ARKANSAS STATE PLANE, NORTH ZONE (NAD 83), BASED UPON CITY OF BENTONVILLE GPS MONUMENT, CONVERGENCE ANGLE -01°19'24.76", COMBINED SCALE FACTOR: 0.999973753.

AIRPORT ZONE:
ZONE D (4) TRAFFIC PATTERN
NO VERTICAL STRUCTURES ON THIS SITE.
SITE MEETS ZONING REQUIREMENTS.

FLOOD INFORMATION

This property does not lie in Zone "AAE" (Special Flood Hazard Areas Inundated by 100-year Flood) as determined from the F.I.R.M. maps of Benton County, Arkansas, and Incorporated Areas, Map Number 05007C0260K, Effective Date June 05, 2012.

GENERAL NOTES - CONT'D

- Dimensions are measured from the Back of Curb, the Edge of Pavement, the Edge of Sidewalk the Face/Corner of the Building(s) or the Center/End of Stripe.
- All radii shall be 4' foot at Face of Curb unless otherwise specified.
- Layout of Site Plan is based on and limited to survey information.
- All Curb & Gutter shall be Type "A" 18" wide per detail sheet.
- All Pavement Marking shall be applied in accordance with the requirements outlined in the most current edition of the "Manual on Uniform Traffic Control Devices" (MUTCD).
- All Signs, Traffic Control Devices, etc. shall follow the guidelines of the MUTCD.
- The Contractor shall refer to the Architectural drawings for Building Floor plans and Dimensions, Wall Sections, Door Openings, Building Utility Entrance Points, etc. The Contractor shall immediately notify the Architect and Engineer in the event that the Civil Site Plans Building Layout does not match the Architectural drawings.
- All handicap spaces shall be striped / marked in accordance with the handicap striping detail.
- All pavement indicated shall be standard duty bituminous pavement unless otherwise noted on plan. The pavement shall be constructed in accordance with the pavement section detail.
- All ramps shall have detectable truncated dome panels per A.D.A. and city standards and the detail sheet

SITE NOTES:

- Regrade and furnish additional topsoil as required. Seed all areas disturbed by construction.
- Slope finished grades to ensure positive drainage
- General Contractor shall verify all existing conditions, grades and dimension on site and report all major discrepancies to Engineer immediately.
- Remove all items as noted. Protect all existing items to remain.
- All construction shall be in strict accordance with the current city standards and specifications.
- All costs associated with utility connections shown shall be included in Base Bid. Coordinate all issues with local utility company prior to bidding.
- Contractor shall construct all intersection handicap ramps into corner lots.
- Sign installation shall be the responsibility of the contractor unless otherwise specified by the City. Signage shall meet current reflectivity specifications. All sign posts will be on break-away bases. All signage shall conform to the latest MUTCD requirements.
- Contractor is responsible for striping installation. All pavement arrows, cross hatching, crosswalks and other pavement markings will be thermoplastic per City Standards and Specifications.
- All concrete and asphalt pavement, curb and gutter, aggregate base, etc shall be in accordance with the detail sheets and the city standards and specifications. Any changes must be approved by the City, the Owner and the Engineer.
- All saw-cut edges shall be a clean edge. Width of asphalt may vary: See Plans. Dispose of all removed asphalt in accordance with local and state requirements for disposal. All new pavement surfaces shall conform to city specifications for smoothness.
- All dimension are to center of stripe(s), edge of pavement, face of building, or face of curb unless noted otherwise.
- Final "As-Built" plans of all improvements performed shall be provided to the city after completion of the entire project. As-Built plans must be provided before final approval and acceptance will be given by the City, and before the associated project bonds are released.
- Curb inlet and junction box top elevation shall be set by the street profile. If a conflict exists between the structure's top elevation and the street top-of-curb, the street shall govern. Contractor shall notify the engineer immediately if a conflict exists.
- No proposed signage on this site. Any future signage with require a separate permit.
- No proposed fencing on this site. Any future fencing will require a separate permit.
- There may not be any fences or any other structures built in any drainage easements.
- Any/all site lighting must be cut-off or B-U-G (with a U rating of 0) and approved by the Planning Department.

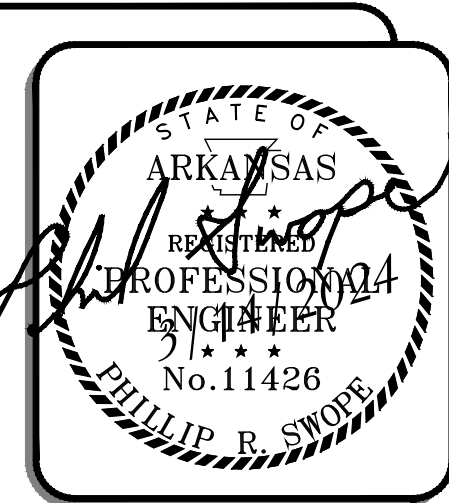
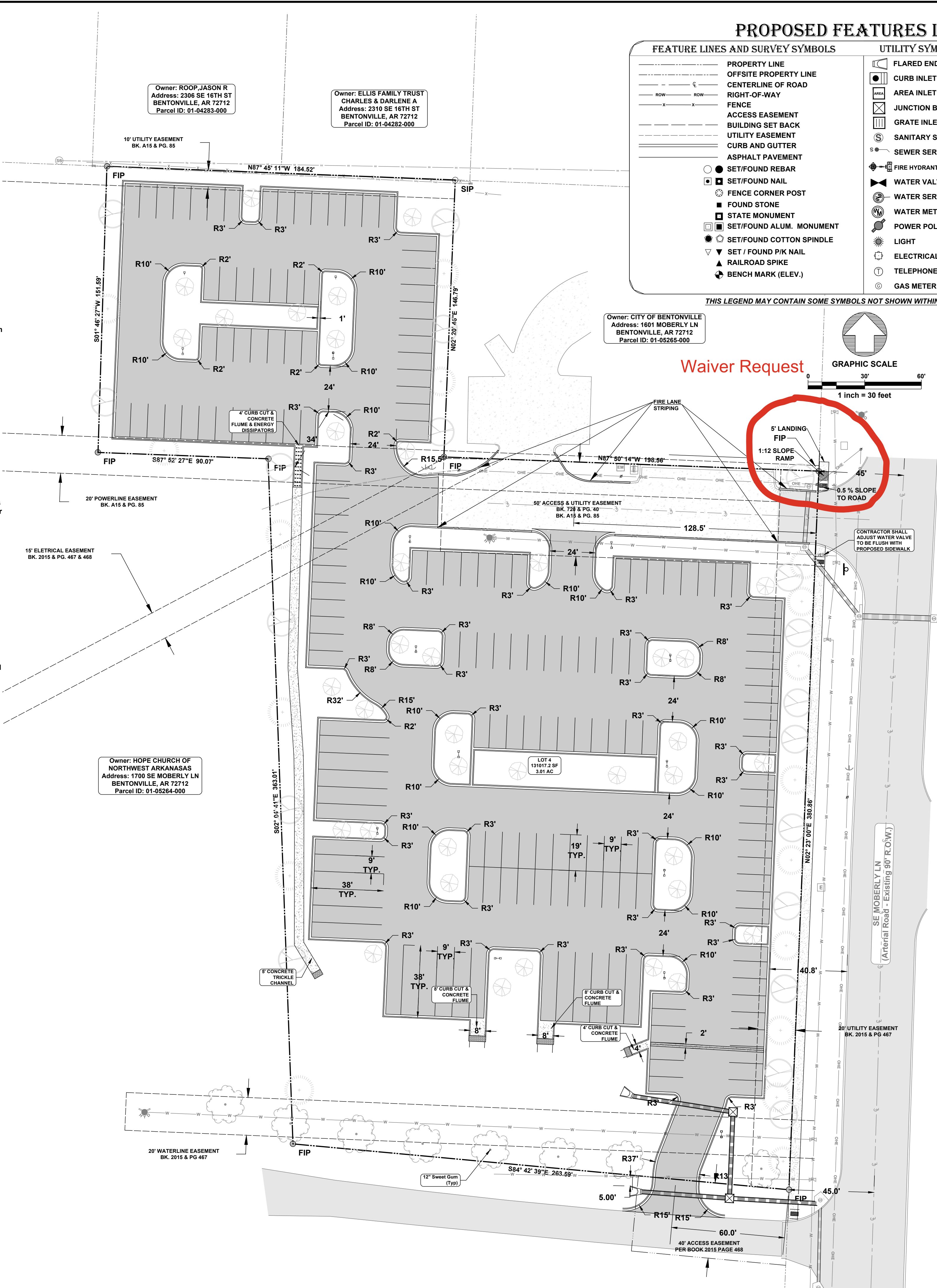
ELECTRIC FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION OF THE ELECTRIC SPECIFICATIONS FOUND ON BEUD WEBSITE. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THIS DOCUMENT.

CONTACT BEUD BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES. BEUD: (479)271-3135

BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN.

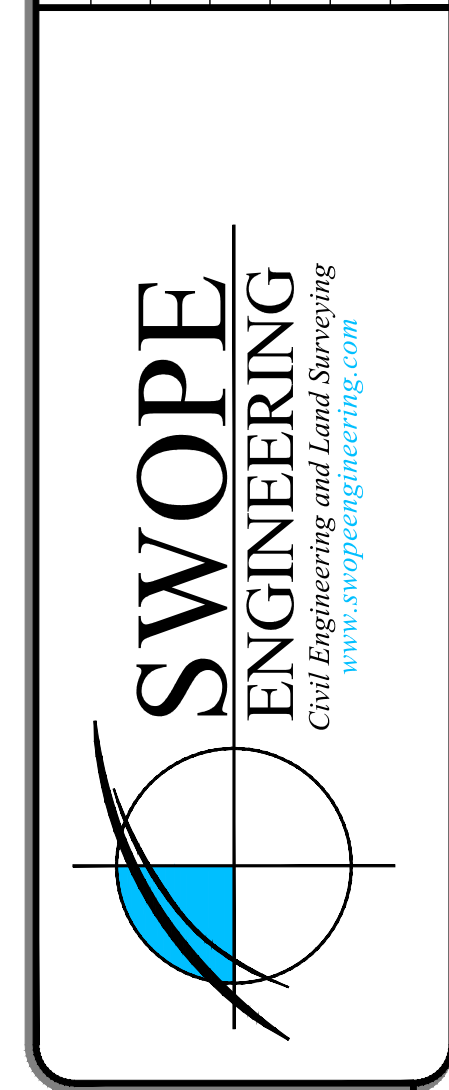
PROPERTY INFORMATION			
Gross Site Area:	131,017.2 sf	3.01 acres	
Proposed Dedicated R.O.W:	0 sf	0 acres	
Net Site Area:	131,017.2 sf	3.01 acres	
Zoning: C-2			
INTERIOR PARKING LANDSCAPE REQUIREMENTS			
Parking Lot Area	81,174.03 - SQ FT		
Required:	10% Green Area - 8,117.40 - SQ FT		
Provided:	(8,321.35 - SQ FT Green Area)		

PARKING SPACE COUNT	
SINGLE STALL:	157
DOUBLE STALL:	24
TOTAL:	205



SITE PLAN
MERCEDES-BENZ PARKING
LARGE SCALE DEVELOPMENT
MERCEDES-BENZ OF NORTHWEST ARKANSAS
1612 SE MOBERLY LANE
BENTONVILLE, ARKANSAS

NO.	DATE	REVISION
1	03/14/2024	FIRST SUBMITTAL



DRAWN BY: JOHN	JOB NUMBER: 23-130
SUBMITTAL DATE: 03/14/2024	CITY NUMBER: (LSD23-0040)
DRAWING NAME: 23-130PR.DWG	
SHEET NUMBER: C2.0	



Know what's below.
Call before you dig.

PROPOSED FEATURES LEGEND

FEATURE LINES AND SURVEY SYMBOLS

	PROPERTY LINE
	OFFSITE PROPERTY LINE
	CENTERLINE OF ROAD
	RIGHT-OF-WAY
	FENCE
	ACCESS EASEMENT
	BUILDING SET BACK
	UTILITY EASEMENT
	CURB AND GUTTER
	ASPHALT PAVEMENT
	SET/FOUND REBAR
	SET/FOUND NAIL
	FENCE CORNER POST
	FOUND STONE
	STATE MONUMENT
	SET/FOUND ALUM. MONUMENT
	SET/FOUND COTTON SPINDLE
	SET / FOUND P/K NAIL
	RAILROAD SPIKE
	BENCH MARK (ELEV.)

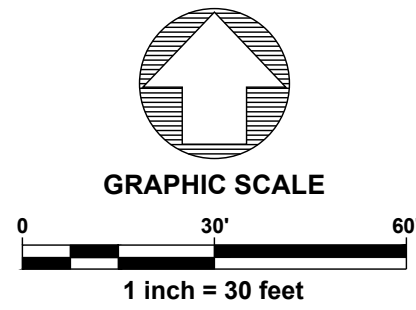
UTILITY SYMBOLS

	FLARED END SECTION
	CURB INLET
	AREA INLET
	JUNCTION BOX
	GRATE INLET
	SANITARY SEWER
	SEWER SERVICE
	FIRE HYDRANT ASSEMBLY
	WATER VALVE
	WATER SERVICE
	WATER METER
	POWER POLE
	LIGHT
	ELECTRICAL BOX
	TELEPHONE PEDESTAL
	GAS METER

HATCHES

	ASPHALT
	CONCRETE
	FLOOD ZONE
	GRAVEL
	POND

THIS LEGEND MAY CONTAIN SOME SYMBOLS NOT SHOWN WITHIN THE PLAN OR PLAT VIEW



LANDSCAPEING INFORMATION:

PROPERTY INFORMATION		
Gross Site Area:	131,017.2 sf	3.01 acres
Proposed Dedicated R.O.W:	0 sf	0 acres
Net Site Area:	131,017.2 sf	3.01 acres
Zoning: C-2		
INTERIOR PARKING LANDSCAPE REQUIREMENTS		
Parking Lot Area	81,174.03 - SQ FT	
Required:	10% Green Area - 8,117.40 - SQ FT	
Provided:	(8,321.35 - SQ FT Green Area)	

NO EXISTING SEPTIC SYSTEMS
OR WELLS ARE PRESENT ON
THIS SITE.

TREES SHALL NOT BE PLANTED
CLOSER THAN 5' FROM ELECTRIC,
SEWER, OR WATER

ANY POTENTIAL UTILITY
CONFLICTS WITH LANDSCAPING,
UTILITIES SHALL BE FIELD
VERIFIED.

LANDSCAPING NOTES:

- ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED. (SEC 1400.5.C-10)
- TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR ALL TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES. (SEC 1400.5.C-11)
- HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF THE ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES. (SEC 1400.5.C-12)
- LIVING MATERIALS, SUCH AS LAWN, GRASS OR HERBACEOUS GROUND COVERS LIKE JUNIPER OR LIRIOPE, ETC., SHALL COVER A MINIMUM OF EIGHTY PERCENT (80%) OF THE PLANTING ISLANDS. ONE HUNDRED PERCENT (100%) OF LIVING MATERIALS IS STRONGLY ENCOURAGED. (SEC 1400.6.A-8 & 1400.8.G-7)
- ALL TREES PLANTED IN THE PUBLIC RIGHT-OF-WAY SHALL BE 4" CALIBER AND THE LOWEST LIMB SHALL BE 96" OR HIGHER FROM FINAL GRADE AT TIME OF PLANTING.
- ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL PUBLIC UTILITIES.
- TREE TOPPING GUARANTEE STATEMENT. A NOTE SHALL BE ADDED TO THE LANDSCAPE PLAN THAT STATES, TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
- TREE REMOVAL GUARANTEE STATEMENT. HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.

PROPOSED LEGEND

NO.	SYM.	COMMON NAME Botanical Name	SIZE/SPACING/ REMARKS
1,202 S.Y.		BERMUDA SOD	
18		WHITE PINE Pinus strobus	6-8" B&B AS SHOWN
39		CHINESE PISTACHE Pistacia chinensis	2.5" B&B AS SHOWN
19		OCTOBER GLORY MAPLE Acer rubrum 'October Glory'	2.5" B&B AS SHOWN
7		EXISTING SWEET GUM	12" B&B

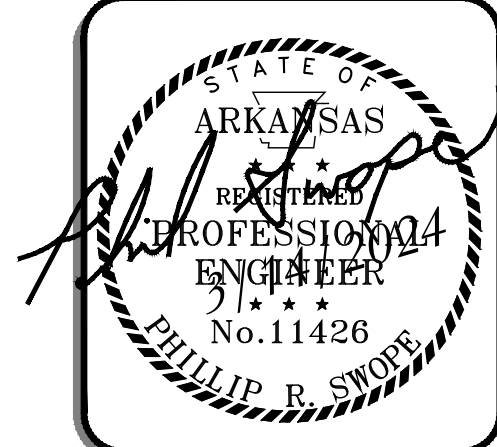
LANDSCAPE REQUIREMENTS:

STREET FRONTAGE (MOBERLY LANE):
1 TREE PER 20 LINEAR FEET OF STREET FRONTAGE
380.86 / 20 = 19.04 REQUIRED TREES
PROVIDED: 20 NEW TREES

PERIMETER LANDSCAPING (WEST):
7' WIDE, NO DEFINED SCREEN REQUIRED
1 TREE PER 50 LINEAR FEET
604.67 / 50 = 12.09 REQUIRED TREES
PROVIDED: 12 NEW TREES/1 EXISTING

PERIMETER LANDSCAPING (SOUTH):
7' WIDE, NO DEFINED SCREEN REQUIRED
1 TREE PER 50 LINEAR FEET
263.59 / 50 = 5.27 REQUIRED TREES
PROVIDED: 7 EXISTING TREES

INTERIOR PARKING LOT:
10% MINIMUM DEDICATED TO INTERIOR GREENSPACE
REQUIRED: 8,117.40 SF (10% of 81,174.03 SF)
PROVIDED: 8,321.35 SF



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NO.	DATE	REVISION
1	03/14/2024	FIRST SUBMITTAL



DRAWN BY: JOHN	JOB NUMBER: 23-130
SUBMITTAL DATE: 03/14/2024	CITY NUMBER: (LSD23-0040)
DRAWING NAME: 23-130PR.DWG	
SHEET NUMBER: C3.3	



GRADING NOTES:

PRE-CONSTRUCTION:

- ✗ Prior to start of site grading, erosion control measures shall be installed in accordance to the erosion control plan. These erosion control measures, as a minimum, shall include all silt fencing, temporary sediment ponds, temporary construction entrance, and any other measures necessary to ensure that sediment does not leave the site.
- ✗ Contractor shall notify the appropriate Utility Companies and the State One-Call System a minimum of 48 hours prior to any excavation for the location of all underground utility lines that will be affected by this development. Please note that existing utilities noted on plan have been located with all available information and that exact location of utility lines may not be accurate.
- ✗ A pre-construction meeting shall be held on site once ALL Erosion Control Measures have been installed and prior to any site grading / construction / demolition.

GENERAL:

- ✗ Contractor shall install/use all required equipment so as to comply with all safety standards dictated by OSHA, Federal, State, and Local Regulations.
- ✗ Contractor shall coordinate with appropriate Utility Company as listed on the cover sheet for adjustment of utility lines affected by cut and fill.
- ✗ Areas to be graded shall be cleared and grubbed so as to remove all organic material including but not limited to vegetation, trees, roots, debris or other materials that would affect the stability of the fill. If uncertainty exists as to the suitability of any material, the contractor shall have a Registered Geotechnical Engineer make the final determination.
- ✗ Contractor shall ensure that the fill material be free of organic materials, frozen materials, muck, highly compressible materials, rocks, rubbish, timber, brush, stumps, building debris, and other materials that would negatively affect the fill material.
- ✗ Contractor shall stock pile and maintain all good top soil removed from areas to be graded and filled for use in final grading all critical / unpaved areas.
- ✗ Contractor shall proof roll subgrade of all areas to be paved prior to installation of paving materials. Any soft areas shall be removed and replaced with select fill and compacted as noted in the pavement section shown on the detail sheet.
- ✗ Contractor shall employ a Geotechnical Engineering / Inspection Firm registered with the State of Arkansas for inspection and testing of subgrade for proper compaction (95% standard proctor).

STORM SYSTEM:

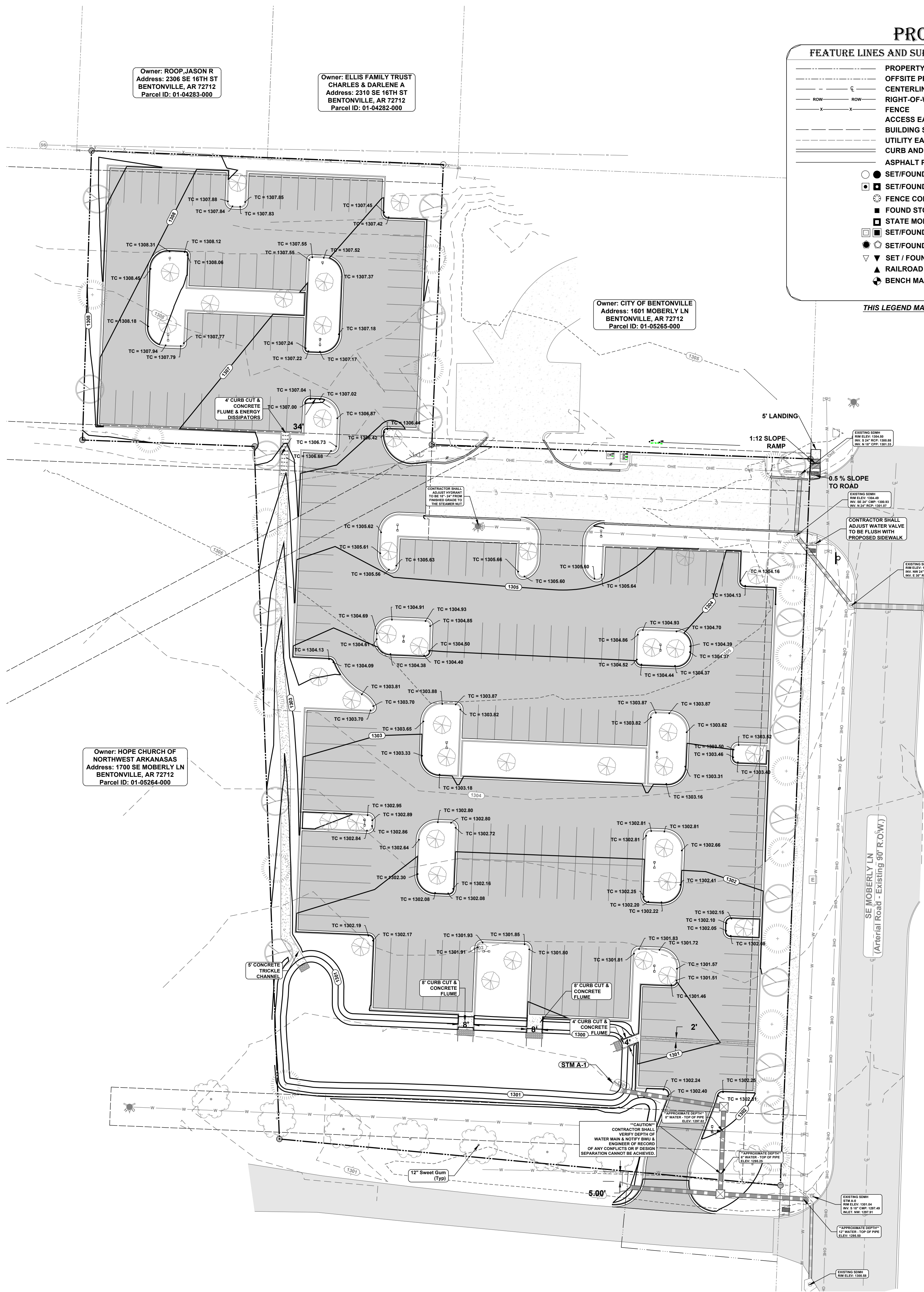
- ✗ All drainage structures under paved areas and / or areas expecting heavy duty traffic loading shall be designed to meet AASHTO Heavy Duty (H20) traffic loading.
- ✗ Storm pipe / box shall be bedded in accordance with the bedding detail and in accordance with the specifications of ASTM D2321 (latest edition available at <http://www.ASTM.org>).
- ✗ Storm system is measured from the center of the box and from the end of the flared end sections.
- ✗ Drainage structures shall be constructed so that the appropriate section of the box, such as the gutter for curb inlets, the grate for drop inlets, is at an elevation that will allow for the maximum drainage into the box in accordance with proposed grades and spot elevation shown on the plan. The contractor shall notify the engineer of record in the event of a discrepancy.
- ✗ All drainage structures located within the State or Local Right of Way shall be constructed in accordance with the specifications and details of the Appropriate Governing Agency.
- ✗ Contractor shall match top of proposed storm sewer manhole to proposed grade. If a discrepancy occurs between the proposed grade and proposed structure tops, the grading shall govern. If the discrepancy is more than 4 inches the contractor shall contact the Engineer of Record.
- ✗ Contractor shall not construct curb inlet tops or junction box tops until street grading achieves final subgrade elevation.
- ✗ Where HDPE is chosen to replace RCP, follow manufacturer's installation details.

GRADING NOTES:

POST-CONSTRUCTION:

- ✗ Contractor shall scarify any area to receive top soil to a min. depth of 3".
- ✗ All unpaved disturbed areas shall be graded smooth and receive a minimum of 4" of topsoil. The area shall be seeded and / or sodded in accordance with the landscape plan. The area shall be watered until a hardy cover of grass has been established and 70% of the site has been stabilized in accordance with ADEQ'S Construction General Permit (ARR150000).
- ✗ Once the site has reached final stabilization in accordance to the requirements set forth in adeq's construction general permit, the contractor shall file a notice of termination.
- ✗ Sod is required for entire RETENTION/DETENTION Pond areas.
- ✗ HDPE refers to High Density Polyethylene "PE" type corrugated (exterior) drainage pipe.
- ✗ HDPP refers to High Density Polyethylene "PP" type (High Performance) double walled corrugated (exterior) drainage pipe.

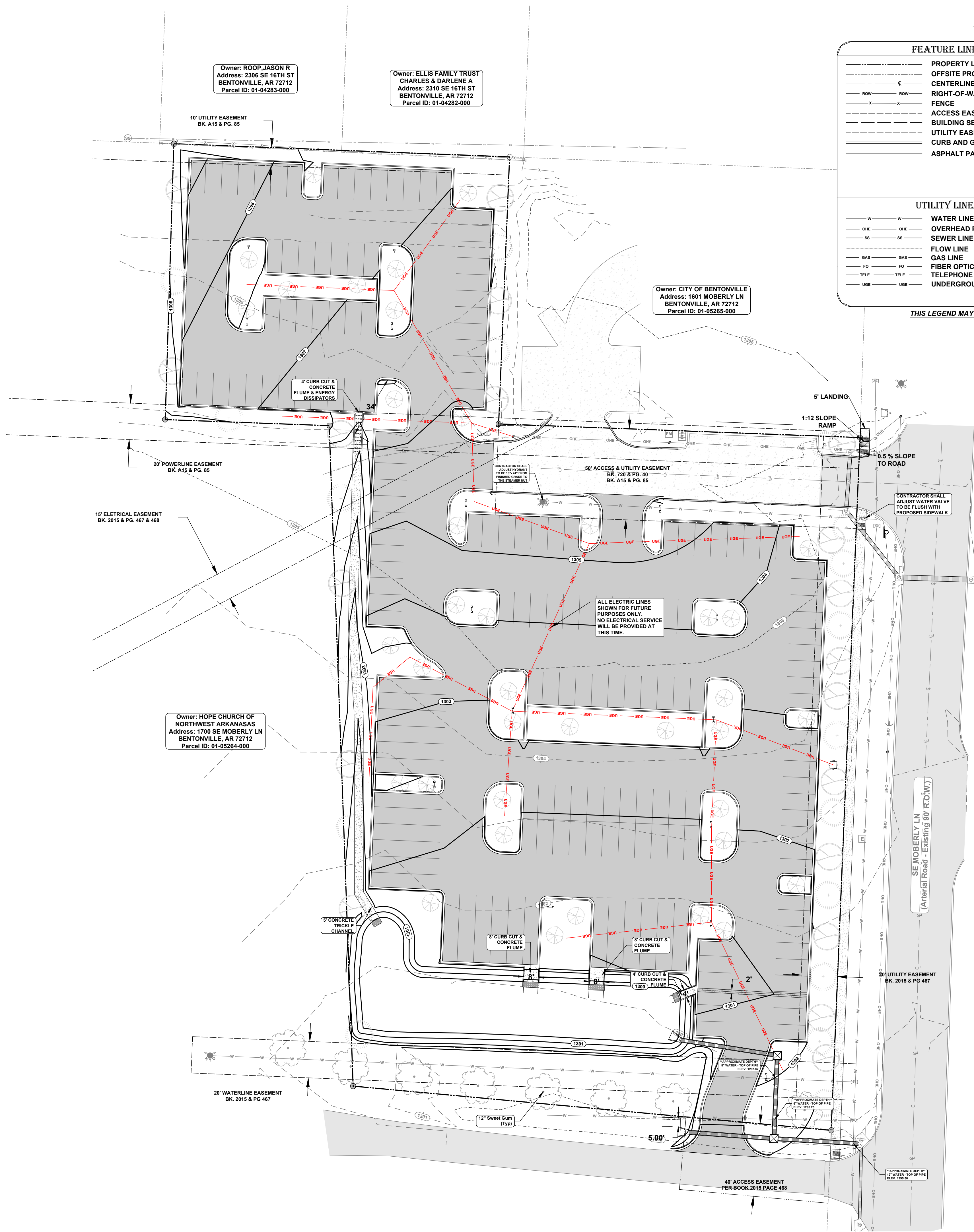
All Erosion and Sedimentation Control Devices on-site shall be maintained by contractor until permanent vegetation is established.



UTILITY NOTES:

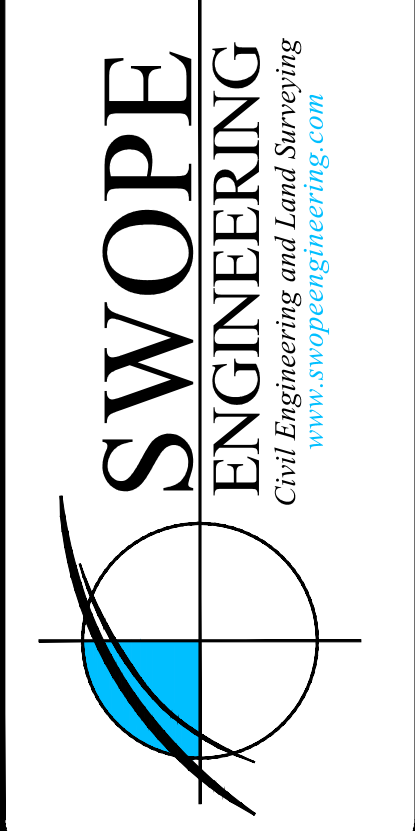
GENERAL:

- ✕ The contractor shall contact "One-Call" and / or the appropriate utility company a minimum of 48 hours prior to excavation in areas of existing utilities. The contractor is responsible for any damage to underground utility lines and shall make every effort necessary to coordinate with the appropriate utility company for repair of the utility.
- ✕ A minimum of 48 hours prior to start of construction / installation of any utilities, the contractor shall be responsible for contacting the local municipality / governing agency or utility to schedule a pre-construction meeting as required by said municipality / agency / utility. No work shall occur on the site prior to the pre-construction meeting. contractor shall also be responsible for obtaining any necessary state / local permits for construction.
- ✕ Water and Sanitary lines shall have a minimum of 18" vertical separation and 10'-0" of horizontal separation from each other.
- ✕ All water and sewer force main fitting shall be restrained through the use of thrust blocking per the detail sheets or approved equivalent anchors.
- ✕ Contractor shall refer to architectural or plumbing drawings for utility connection locations for the building.
- ✕ Dimensions are to the face / corner of the building, back of curb, and centerline of pipe and fitting.
- ✕ Contractor shall coordinate disruption of utility service with all surrounding / adjacent property owners.
- ✕ Existing utilities shown on plans have been shown in their approximate locations per available information.
- ✕ Contractor shall obtain authorization of the local municipalities prior to connection to any existing water lines, sewer lines, or sewer manholes. Contractor shall avoid spillage of any raw materials from the sewer system. In the event that a spill occurs, the contractor shall provide all equipment necessary to repair the sewer line, and remove all split sewage including contaminated soils per the requirements of the local municipality.
- ✕ Proposed utilities that are to be buried within the same trench shall be coordinated with and approved by the appropriate utility company.
- ✕ Contractor shall field verify depth and location of existing utilities prior to construction of proposed utilities.
- ✕ Fire hydrants shall be installed in accordance with the standards / specification of the local water utility company and local municipality.
- ✕ Proposed utilities shall be constructed in accordance with the standards / specifications of the governing agency.
- ✕ Contractor shall coordinate with appropriate utility company as listed on the cover sheet for adjustment of utility lines affected by cut and fill.
- ✕ Utility lines less than 12 kv shall be relocated underground as required by the local municipality.
- ✕ Contractor shall coordinate with appropriate utility companies for routing of gas, telephone, cable, and electricity.
- ✕ Coordinate with BEUD Utilities for making the hot taps. BEUD Utilities does all hot taps on our system.
- ✕ ALL valves MUST be installed 3" above finished grade when in greenspace, flush when in pavement. Hydrants must be installed 18"- 24" from finished grade to the steamer nut.
- ✕ Street side manhole rim elevations shall to be 4" above the proposed final grade and offsite or non street side manhole top rim elevations shall be 12" above proposed final grade.
- ✕ Any/all site lighting must be cut-off or B-U-G (with a U rating of 0) and approved by the Planning Department.



UTILITY PLAN
MERCEDES-BENZ PARKING
LARGE SCALE DEVELOPMENT
MERCEDES-BENZ OF NORTHWEST ARKANSAS
1612 SE MOBERLY LANE
BENTONVILLE, ARKANSAS

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DRAWN BY:	JOHN	JOB NUMBER:	23-130
SUBMITTAL DATE:	03/14/2024	CITY NUMBER:	(LSD23-0040)
DRAWING NAME:	23-130PR.DWG		
SHEET NUMBER:	C5.0		



Know what's below.
Call before you dig.



Plan Bentonville: Schedule

PC Date: 10/1/2024

Staff Report Details

Property Description

<u>Date</u>	<u>Event</u>
October 13, 2024	Target date for the revised Future Land Use Map
October 29, 2024, 5 pm	Planning Commission Special Meeting for Public Comment <i>City Hall, 305 SW A St, Council Chambers</i>
November 8, 2024, 1-3 pm	Joint Planning Commission / City Council Meeting , <i>Bentonville Public Library, 405 SW A Street, Walmart Room</i>
November 19, 2024, 5 pm	First Public Hearing at a regular Planning Commission Meeting
December 3, 2024, 5 pm	Second Public Hearing and recommendation at a regular Planning Commission Meeting

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