



**Planning Commission
Meeting Agenda
January 21, 2025
Bentonville City Hall
Tech Review: 4:00 PM
Public Hearing: 5:00 PM**

Registration Link: <https://us02web.zoom.us/j/87905689938>

I. Call to Order

II. Approval of Minutes

1. **January 7th Meeting Minutes** **Approval of Meeting Minutes**

III. Consent Agenda

1. **Phillips Village** **Property Line Adjustment**
3101 & 3103 South Walton Boulevard ([PLA24-0031](#))
2. **Poigai Estates Phase 3** **Final Plat**
Southwest Bright Road ([FP24-0018](#))
3. **Brier Hill Subdivision Phase 1** **Final Plat**
Southwest Featherston Road and Southwest 28th Street ([FP24-0019](#))
4. **Gator Development Subdivision Phase 1** **Preliminary Plat**
1386 Southwest Gator Boulevard ([PP24-0004](#))
5. **Lots 25, 26 and 27, Block 3 of W.A. Burk's Addition** **Lot Split**
Northwest A Street ([LS24-0032](#))
6. **Lots 45 and 46, McAndrew & Jackson Addition** **Lot Split**
704 Northwest 7th Street ([LS24-0054](#))
7. **Valley Multifamily Subdivision** **Preliminary Plat**
Southwest 2nd Street ([PP24-0009](#))

IV. New Business

Advertised Public Hearings

1. **Edified Properties** **Rezoning***
1202 Convair Street ([RZ24-0048](#))
Future Land Use Map Amendment: Low Density Residential (LDR) to Medium Density Residential (MDR)

Rezoning: R-1, Low-Density Single-Family Residential to R-2, Medium Density Two Family and Townhome Residential

2. **Edified Properties** **Rezoning***
1204 Convair Street ([RZ24-0049](#))
Future Land Use Map Amendment: Low Density Residential (LDR) to Medium Density Residential (MDR)
Rezoning: R-1, Low-Density Single-Family Residential to R-2, Medium Density Two Family and Townhome Residential
3. **Edified Properties** **Rezoning***
1206 Convair Street ([RZ24-0050](#))
Future Land Use Map Amendment: Low Density Residential (LDR) to Medium Density Residential (MDR)
Rezoning: R-1, Low-Density Single-Family Residential to R-2, Medium Density Two Family and Townhome Residential
4. **Plan Bentonville: Future Land Use Map and Alignment Policy** **Resolution ***

V. Other New Business

1. **AWSOM Campus Housing** **Large Scale Development**
1100 Northeast J Street ([LSD24-0055](#))
Waiver 1: Sec. 1400.09.c Screen Type A: Opaque Screen.
Wavier 2: Sec. 1400.06.d Number of trees required.

VI. Old Business

1. **Beiler Family Trust** **Rezoning***
1102 Northwest A Street ([RZ24-0045](#))
Future Land Use Map Amendment: Open Space to Medium Density Residential
Rezoning: R-1, Low-Density Single-Family Residential to DN-2, Downtown Medium Density Residential
2. **Thaden Gym** **Large Scale Development**
201 Southeast 10th Street ([LSD24-0046](#))
Parking Waiver: Sec. 501.06 Number of Off-street Parking Spaces Required
Building Waivers: Sec. 1100.21.f.i.1 Vertical Articulation; Sec. 1100.23.d.1.c Glazing; Sec. 1100.23.d.1.d Corner Architecture; Sec. 1100.23.d.2.a Building Placement

VII. Other Business

VIII. Adjournment



**Planning Commission
Meeting Minutes
January 7th, 2025
Bentonville City Hall
Tech Review: 4:00 PM
Public Hearing: 5:00 PM**

Meeting Recording:

https://us02web.zoom.us/rec/share/MRzp121TM6ua179ugUxSskt00JEZCEKYK_acyU6gTHMGS7ikAX2zugD2Mc7o_PtP.A2gDiE9PawMVKPhH?startTime=1736286914000

Commissioners Present: Dana Davis (Chair), Elaine Kerr, Ifeoma Ibekwe, Danny Bennett, Eric Hipp, Doug Bryant

Commissioners Absent: Reginald Wright

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

During the Technical Review meeting, commissioners and staff discussed Thaden Gym, LSD24-0046, recommending the following changes:

- Increased glazing on the south side to meet the land development code
- More vertical articulation in the south elevation to avoid a blockish look and fixing the corner architecture
- Using different materials to give the building a unique character because the metal does not match downtown
- Adding more windows or a patio
- Additional modifications that would make it more closely align with the code for downtown building.

I. Call to Order

- Chairman Davis calls the meeting to order at 5:00 pm.

II. Approval of Minutes

1. December 10th Meeting Minutes

Approval of Meeting Minutes

- Motion to approve by Hipp, second by Kerr.
- Minutes are approved 6-0.

Commissioner Kerr requests, without objection, that Item 1 under Other New Business, with the accompanying waivers, be moved to the Consent Agenda and that Item 4 of Other New Business be tabled and removed from the agenda.

No objections heard.

III. Consent Agenda

- | | |
|---|---------------------------------|
| 1. WMC Welcome Center and Hotel Zone 02S
1301 Southeast 8 th Street (FP24-0007) | Final Plat |
| 2. Lots 6 and 7 of Simpson Family Subdivision
Heagerty Road (LS24-0038) | Lot Split |
| 3. Lots 10 and 11, Prime Parc Subdivision
Southwest Regional Airport Boulevard (LS24-0040) | Lot Split |
| 4. Lots 11 and 12 of Bentonville Heights Addition
810 Northwest 11 th Street (LS24-0044) | Lot Split |
| 5. Lots 15, Block 3 of Lincoln and Rice Addition
103 Northeast H Street (LS24-0046) | Lot Split |
| 6. Lot 21, Block 1 of Smartt's Addition
407 Southwest A Street (PLA24-0032) | Property Line Adjustment |
| 7. Lot 1 of Airport Road Shopping Center Subdivision
1261 Southwest Regional Airport Boulevard (PLA24-0025) | Property Line Adjustment |
| 8. AMP Sign and Banner
907 Southeast 21 st Street (WAV24-0016)
<i>Waiver 1. Sec. 1400.08 Interior Parking Lot Landscaping</i>
<i>Waiver 2. Drainage Manual</i>
<i>Waiver 3. Sec. 1400.06 Street Frontage Landscaping</i>
<i>Waiver 4. Sec. 1100.02 Access Management</i> | Waiver |

- Mr. Adler provides an overview of the items on the Consent Agenda.
- Consent Agenda is approved 6-0.

IV. New Business

Advertised Public Hearings

- | | |
|--|--------------------------------|
| 1. East Central Parking Garage
300 E Central Avenue (CU23-0025) | Conditional Use Permit* |
| <ul style="list-style-type: none"> • Mr. Adler provides an overview of the staff report. • Chairman Davis opens the public hearing. • Chairman Davis closes the public hearing. • Conditional Use extension is approved 6-0. | |
| 2. Beiler Family Trust
1102 Northwest A Street (RZ24-0045)
Future Land Use Map Amendment: Open Space to High Density Residential
Rezoning: R-1, Low-Density Single-Family Residential to DN-3, Downtown High Density Residential | Rezoning* |
| <ul style="list-style-type: none"> • Mr. Adler provides an overview of the staff report. | |

- Chairman Davis opens the public hearing.
- Will Kellstrom, the applicant, is here for any questions.
- Arienne of Main St. opposes the rezoning because of land use conflict, increased traffic and safety risk, and insufficient infrastructure.
- Ken Ehret of 1054 Main St. believes the area is not good for DN-3 zoning because of issues with ingress and egress and the 4-way stop on Tiger and A St.
- Chairman Davis closes the public hearing.
- Mr. Weese discusses the challenges with topography and street connections.
- Commissioner Kerr agrees there are issues with how DN-3 would work on the lot.
- Commissioner Davis and Commissioner Bennett believe the intersection is challenging.
- Mr. Overstreet states there is not a lot of DN-3 in Bentonville; there is more DN-2 and DN-4. The property is Walkable Neighborhood in the Plan Bentonville future land use map.
- Mr. Kellstrom requests to table the item.
- Bennett motions to table the item, Ibekwe seconds.
- Chairman Davis closes the public hearing.
- Rezoning is tabled 6-0.

3. **Kelley**

Rezoning*

718 West Central Avenue ([RZ24-0047](#))

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

- Mr. Adler provides an overview of the staff report.
- Chairman Davis opens the public hearing.
- Phil Swope, the applicant, states that the owner wants a single-family home.
- Chairman Davis closes the public hearing.
- Rezoning is approved 6-0.

4. **Amazing Land Development**

Rezoning*

1600 and 1602 Northwest 3rd Street ([RZ24-0051](#))

Future Land Use Map Amendment: Open Space to Low Density Residential

Rezoning: R-E, Residential Estate to R-1, Low-Density Single-Family Residential

- Mr. Adler provides an overview of the staff report.
- Chairman Davis opens the public hearing.
- Chase Hurtz, the applicant, is here for any questions.
- Ben Nice of 300 NW O St. is in support of R-1 zoning. Mr. Nice's only concern is not having excessive modifications that could go back to PRD.
- Beth Keck of 207 NW O St. supports R-1 zoning in the neighborhood and is wondering if there have been any waivers or plans filed.
- Mr. Overstreet clarifies there have not been any plans or waivers submitted.
- Lynne Davis of 406 NW O St. supports R-1 zoning and asks developers if they have decided how many houses will be built.
- The developers state they have not decided yet how many houses to build, but it will be in conformity with R-1 zoning.
- Chairman Davis closes the public hearing.
- Future land use map amendment is approved 6-0.
- Rezoning is approved 6-0.

V. Other New Business

1. Waiver for the dedication of public right of way for SW G between Central and SW 2nd St.

Waiver

801 W Central Avenue ([LS24-0052](#))

- Mr. Adler provides an overview of the staff report.
- During the Technical Review meeting, Mr. Weese discusses the need for right-of-way along SW G Street as an exit path for the Lumen development to the north.
- The owner, Peyton Combs, is concerned about the right-of-way dedication and how it will affect future development by having a smaller lot size to build on. Mr. Combs states how having the full right-of-way dedication would cause his lot to be non-conforming to R-1 zoning standards because the lot would not meet minimum width requirements.
- Commissioner Bennett states how the right-of-way dedication could affect the other three neighboring homes.
- Commissioner Davis discusses the need to preserve some right-of-way for transportation purposes in the long-term.
- Bryant motions to approve the hybrid solution for the waiver in having an 8 ft. right-of-way dedication, Ibekwe seconds.
- Waiver is approved 6-0.

2. Lots 52 and 55 of Dicksons Addition

Property Line Adjustment

718 West Central Avenue ([PLA24-0001](#))

- Mr. Adler provides an overview of the staff report.
- Property Line Adjustment is approved 6-0.

VI. Old Business

VII. Other Business

1. Plan Bentonville – Draft Alignment Policy

Discussion*

- Mr. Overstreet states the Alignment Table will be used for reviews during the interim period with a new future land use map and old zoning code.
 - SR, Standard Review will be used for preferred zoning districts that are most aligned with the land use map.
 - ER, Enhanced Review will be for rezonings that may be appropriate depending on the infrastructure and context.
 - The blank review is for rezonings not supported by the future land use map.
- The review criteria will involve:
 - 1) Evaluating consistency with the future land use map
 - 2) Impact of rezoning requests
 - 3) Compatibility with surrounding zoning districts and land uses
 - 4) Intensity of the zoning types
- There will be an orderly transition where more intense uses are located at the center and become less intense on the periphery.
- Neighborhoods will be more intense closer to corridors and taper off when they are closer to other neighborhoods.
- Applicants are encouraged to use a mix of zoning districts.

- Commissioner Davis asks about the process of adopting the future land use map for Planning Commission and City Council.
- Mr. Overstreet clarifies the Planning Commission will vote on the future land use map on January 21st and City Council will be in February.
- Ms. Bridges clarifies that pg. 3 should say lower or the same place type, if two zoning types are next to each other.
- Commissioner Davis asks Mr. Overstreet clarity on what changes are made to the future land use map based upon comments received at the previous public hearing.

VIII. Adjournment

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



Consent Agenda Item [PLA24-0031](#)

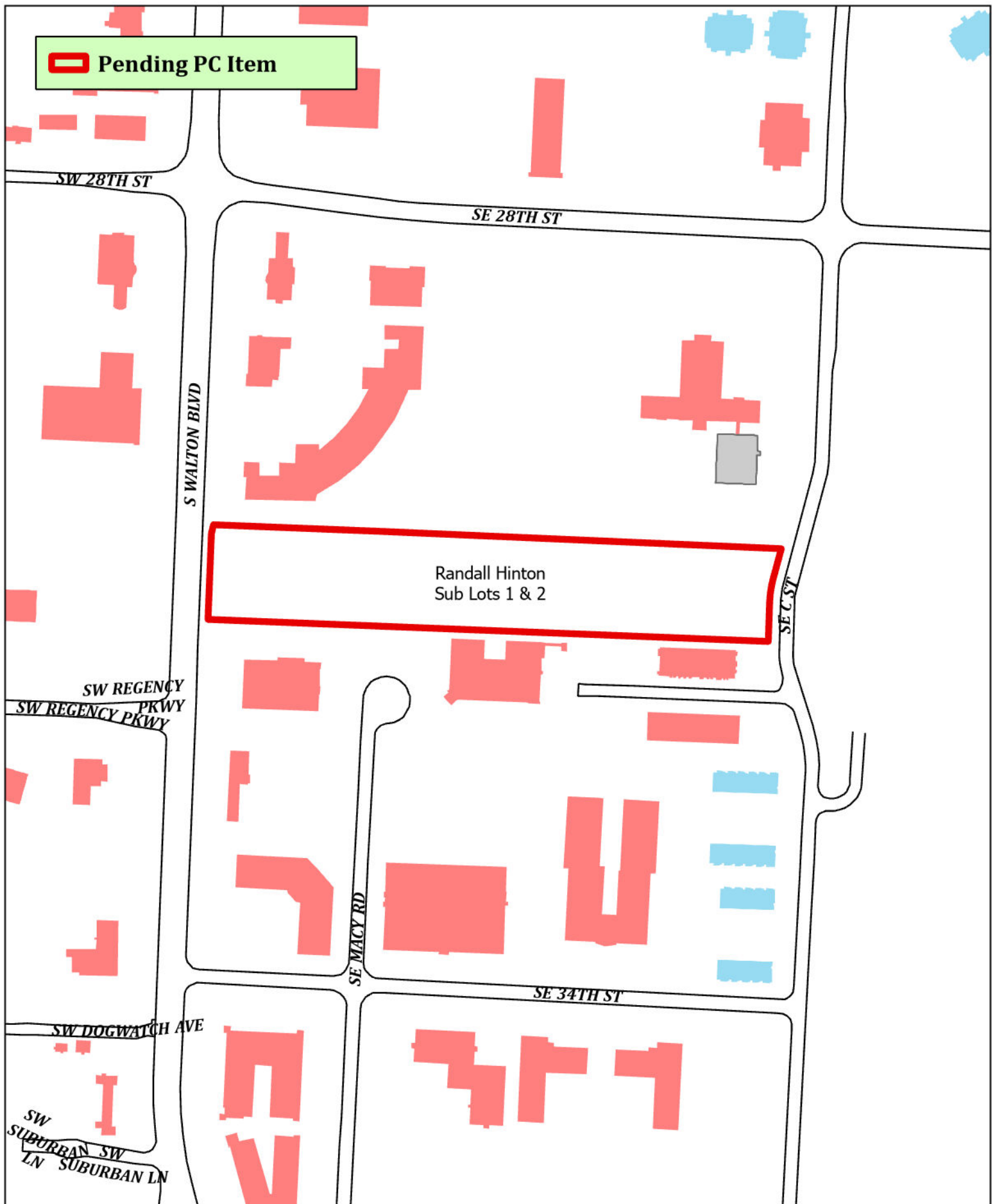
For the Planning Commission meeting on January 21, 2025

Details

Property Line Adjustment: Lot 3, Randall Hinton Subdivision, 3101 & 3103 South Walton Boulevard, R-2, Medium Density Two Family and Townhome Residential, *PLA24-0031*

A Property Line Adjustment of Lot 3, Randall Hinton Subdivision. The plat is dedicating a 20' utility easement on the west side of the lot. The property is a double frontage lot, with South Walton Boulevard and Southeast C Street both meeting the requirements of the Master Street Plan.

 Pending PC Item



PLA24-0031
Randall Hinton Lots 1 & 2
Property Line Adjustment



Lot 1, Randall Hilton Subdivision, to the City of Bentonville, Benton County, Arkansas, as shown in Instrument No. L202266489, being a part of the Northeast Quarter of the Northeast Quarter of Section 7, Township 19 North, Range 30 West, Benton County, Arkansas, being more particularly described as follows, to-wit: Beginning at a point on the West Master Street Plan Right-of-Way of Southeast C Street which is N02°01'59"E 461.95' and N87°44'22"W 102.55' from an existing rebar marking the Southeast corner of said forty acre tract and running thence N87°44'22"W 1172.77' to the East Master Street Plan Right-of-Way of South Walton Boulevard, thence along said right-of-way N02°16'16"E 10.00', thence leaving said right-of-way S87°44'22"E 342.73', thence N02°15'38"E 187.98', thence S87°44'13"E 850.27' to the West Master Street Plan Right-of-Way of Southeast C Street, thence along said right-of-way the following: S15°05'11"W 58.43', along a curve to the left having a radius of 238.30' for a chord bearing and distance of S09°54'41"W 7.76', thence 01°58'07"W 83.74' to the point of beginning, containing 3.87 acres, more or less.

Lot 2 Randall Hilton Subdivision and being further described as follows: A part of the Northeast Quarter of the Northeast Quarter of Section 7 Township 19 North, Range 30 West, Benton County, Arkansas, being more particularly described as follows, to-wit: Beginning at a point which is N02°01'59"E 659.90' and N87°44'13"W 931.80' from an existing rebar marking the Southeast corner of said forty acre tract and running thence S02°15'38"W 187.98'. Thence N87°44'22"W 342.73' to the East Master Street Plan Right-of-Way of South Walton Boulevard. Thence along said right-of-way N02°16'16" 169.33', thence continuing along said right-of-way N13°28'02"E 19.03' to an existing rebar, thence leaving said right-of-way S87°44'13"E 339.00 feet to the point of beginning, containing 1.48 acres, more or less.

Lot 1 and Lot 2, Randall Hilton Subdivision, an addition to the City of Bentonville, Benton County, Arkansas, as recorded in Land Document L202266489, and being a part of the Northeast Quarter of the Northeast Quarter (NE1/4 NE1/4) of Section 7, Township 19 North, Range 30 West, Benton County, Arkansas, and being more particularly described as follows:

BEGINNING at a five-eighths inch (5/8") rebar marking the southeast corner of Lot 1, Randall Hilton Subdivision, from which a one-half inch (1/2") rebar marking the southeast corner of the Northeast Quarter of the Northeast Quarter (NE1/4 NE1/4) bears South 87°44'22" East 102.55 feet and South 02°01'59" West 659.90 feet; thence from the point of beginning and by bearing and distance (basis of bearings, Grid North), North 87°44'22" West along the south line of said Lot 1 a distance of 1,172.77 feet to a five-eighths inch (5/8") rebar marking the southwest corner of said Lot 1; thence North 02°16'16" East along the east right-of-way line of S. Walton Boulevard a distance of 169.33 feet to a five-eighths inch (5/8") rebar; thence continuing along said east right-of-way line, North 13°28'02" East a distance of 19.03 feet to a five-eighths inch (5/8") rebar with cap marking the northwest corner of Lot 2, Randall Hilton Subdivision; thence South 87°44'13" East along the north line of said Lot 2 and then continuing along the north line of said Lot 1 a distance of 1,189.27 feet to a five-eighths inch (5/8") rebar marking the northeast corner of said Lot 1; thence South 15°05'22" West along the west right-of-way line of SE "C" Street a distance of 58.43 feet to a five-eighths inch (5/8") rebar; thence continuing along said west right-of-way line, 57.90 feet along the arc of a curve to the left, said curve having a radius of 238.30 feet and being subtended by a chord bearing and distance of South 09°54'41" West 57.76 feet to a five-eighths inch (5/8") rebar; thence continuing along said west right-of-way line, South 01°58'07" West a distance of 83.74 feet to the Point of Beginning, containing 5.35 acres, more or less.

Flood Information: Based on the Flood Insurance Rate Map (FIRM) from the Federal Emergency Management Agency (FEMA) Community Panel No. 05007C0255K, Effective Date 06/05/2012, and by graphic plotting only, the subject property lies within: Zone X, areas determined to be outside the 0.2% annual chance floodplain [This flood statement does not address or cover the possibility of localized flooding or any potential flood hazards or risks associated with or that may be determined from a FEMA Risk Rating 2.0]

1. We hereby grant to the City of Bentonville a blanket Avigation Easement over the entirety of this Property Line Adjustment pursuant to Municipal Code Section 401.12

2. 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.

3. 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.

4. Owner/Developer shall coordinate with all local utilities to ensure that each lot has water, sewer and electric service.

5. Sidewalks shall be the responsibility of the builder/owner at time of building permit issuance.

6. All sidewalks shall be installed by the timeframes set forth in 900.08 of the Street Specifications.

7. There may not be fences or any other structures built in any drainage easements.

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

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



LOCATION MAP

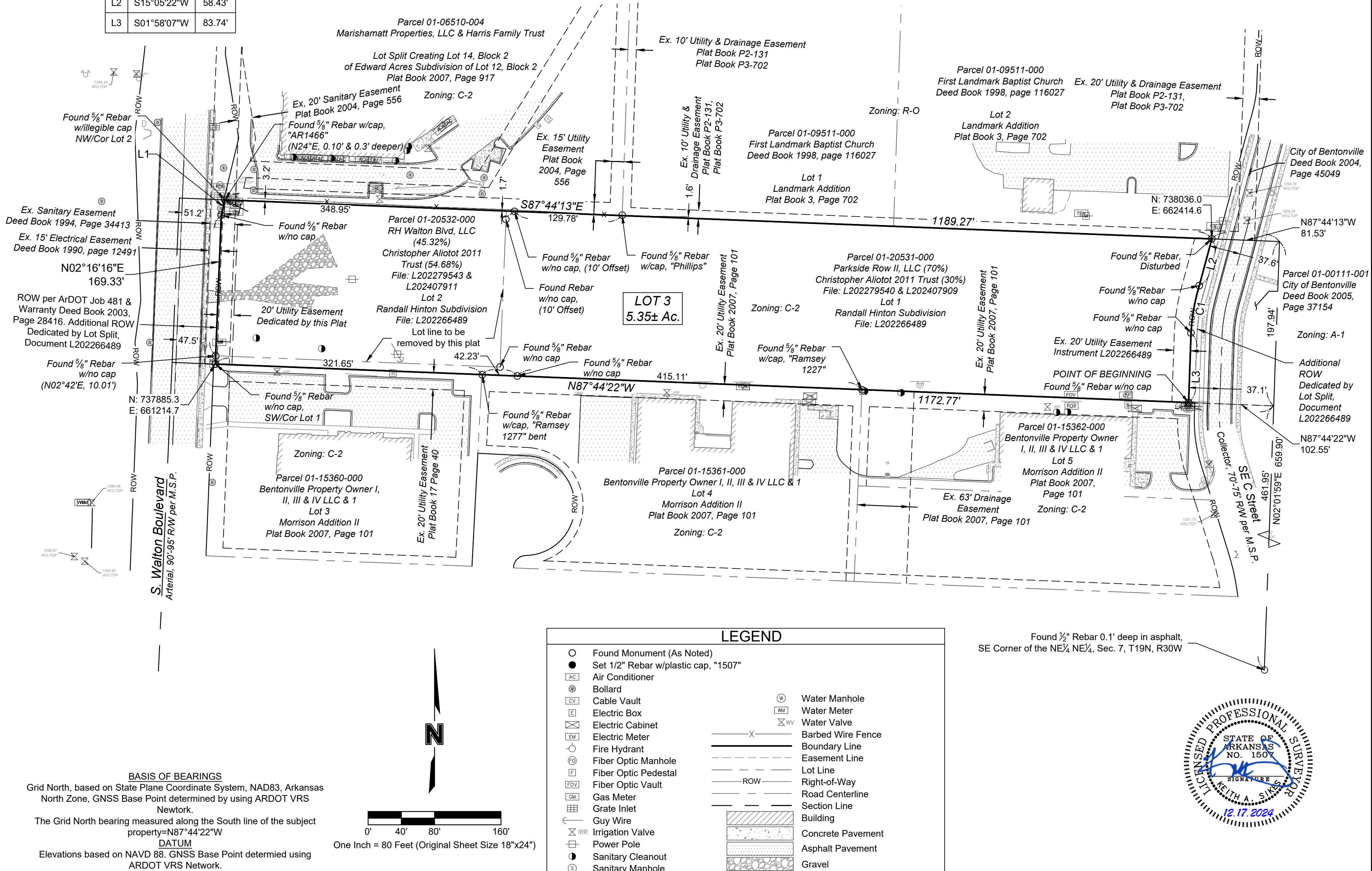
SHEET
1 of 2

CURVE TABLE					
#	Radius	Delta	Length	Chord Bearing	Chord Length
C1	238.30'	013°55'17"	57.90'	S09°54'41"W	57.76'

LINE TABLE		
#	Bearing	Length
L1	N13°28'02"E	19.03'
L2	S15°05'22"W	58.43'
L3	S01°58'07"W	83.74'

REFERENCE DOCUMENTS

- Lot Split creating Lots 1 & 2 of Randall Hinton Subdivision; prepared by Bates & Associates, Inc., & Derrick L. Thomas, AR PS 1642; Land Document No. L202266489, filed 10/18/2022, Benton County, Arkansas.
- Lot Split, Edward Acres Subdivision, Lot 12, Block 2, creating Lots 13 & 14, Block 2; prepared by CEI Engineering Associates, Inc. & Roger Dale Dawson, AR PS 1534; Plat Book 2007 at Page 917, filed 11/5/2007, Benton County, Arkansas.
- Lot Split creating Lots 1 & 2, Landmark Addition; prepared by Fox & Gore Inc., & Hollis Gerald Fox, AR PS 1144; Plat Book 3, Page 702, filed 3/28/2001, Benton County, Arkansas.
- Tract Split of Part of Tract 3 of Edwards Acres, Block 2; prepared by Fox & Gore Inc., & Hollis Gerald Fox, AR PS 1144; Plat Book 2, Page 131, filed 5/18/1999, Benton County, Arkansas.
- Final Plat of Morrison Addition II; prepared by Ramsey Surveying, Inc. & Jim F. Ramsey, AR PS 1227; Plat Book 2007, Page 101, filed 1/26/2007, Benton County, Arkansas.



olsson

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REV. NO.	DATE	DESCRIPTION	BY
1	12.06.2024	City's 1st Submittal Comments	BT

PROPERTY LINE ADJUSTMENT CREATING
LOT 3, RANDALL HILTON SUBDIVISION

PART OF THE NE1/4 NE1/4,
SECTION 7, T19N, R30W

BENTONVILLE, BENTON COUNTY, ARKANSAS 2024

drawn by: DRC
approved by: KAS
project no.: 024-03628
date: 11.05.2024

SHEET
2 of 2

CITY OF BENTONVILLE PROJECT # PLA24-0031
ATLAS PAGE: 485



Consent Agenda Item [FP24-0018](#)

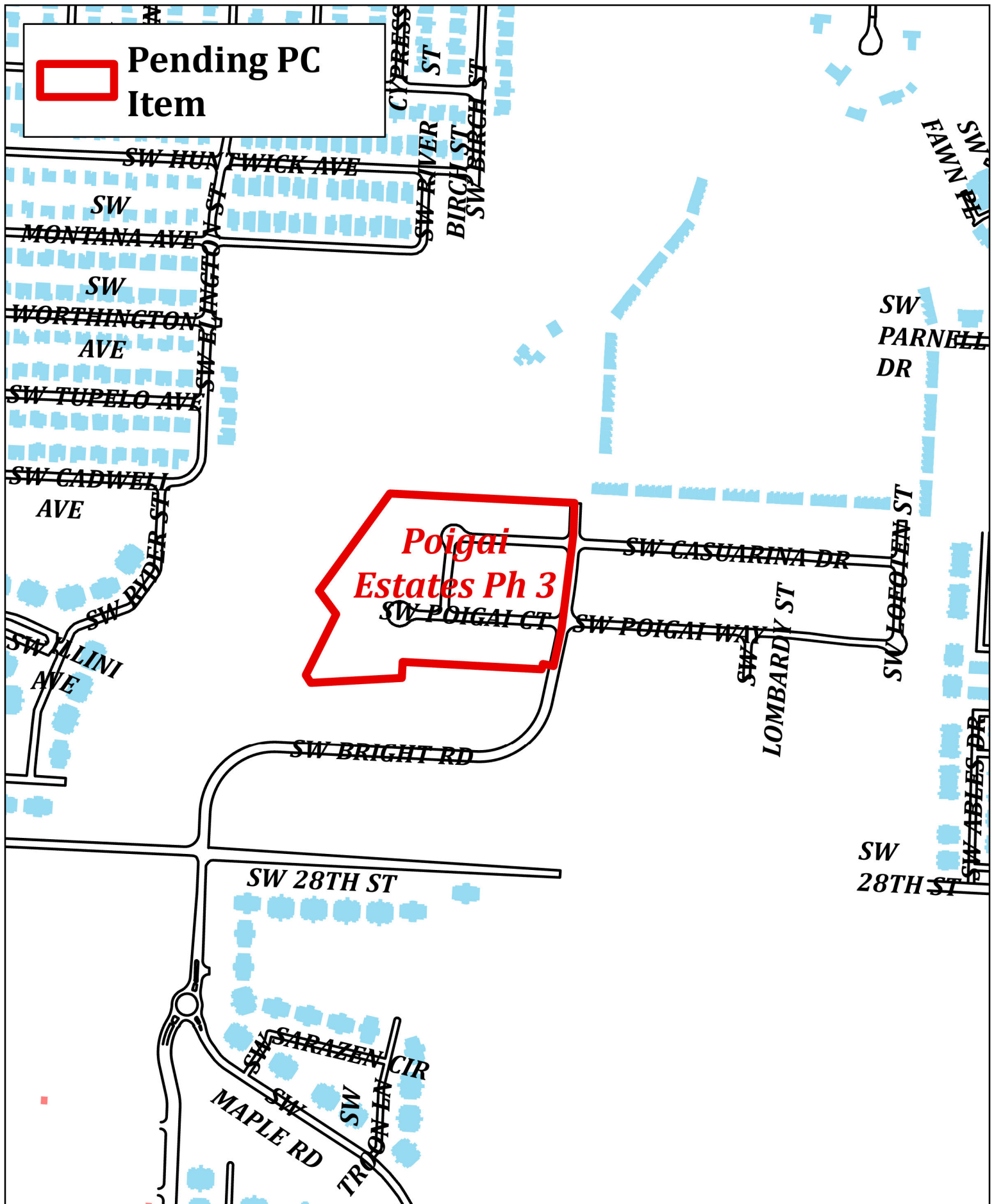
For the Planning Commission meeting on January 21, 2025

Details

Final Plat: Lots 1-25, Part of the SE ¼, SE ¼ Section 1, Township 19 North, Range 31 West, Poigai Estates Subdivision, Phase 3, Southwest Bright Road, R-2, Medium Density Two Family and Townhome Residential and R-3, Medium-High Density Multifamily Residential, *FP24-0018*

This property is located along Southwest Bright Road. It is currently zoned R-2, Medium Density Two Family and Townhome Residential and R-3, Medium-High Density Multifamily Residential. The property is surrounded by R-3, Medium-High Density Multifamily Residential zoning to the south, west, and northwest; A-1, Agricultural zoning to the north; PRD, Planned Residential Development to the northeast; and R-2, Medium Density Two Family and Townhome Residential to the east.

The plat dedicates a 20' utility easement on Lots 1-12, 14-16, 18, and 24. Additionally, the plat dedicates a 36' utility easement on Lot 12 and a 38' utility easement on Lot 18. A 20' drainage easement is dedicated on Lots 5-6, 9-10, and 14-15. There are no waivers associated with this project.



FP24-0018
Poigai Estates Ph 3
SW Poigai Ct



GENERAL NOTES:

- Basis of Bearings: Grid North, state Plane coordinate System, Arkansas North Zone (), NAD 83 (2001)(Epoch:2010.0000), based on Real time Kinematic (RTK) GNSS Observations derived from a Static GNSS Base and OPUS post-processing solution, having published values of; Latitude 36°20'43.58828" N, Longitude 94°14'07.35000" W; Convergence Angle = 1.30075"; and a Combined Scale Factor (Grid to Ground) of 1.000031611.
- Grid North Convergence: At the Southeast corner of Section 1, T19N, R31W, rotate from Grid North 01°17'37" to the left for True North.
- Vertical Datum: NAVD88 (Geoid 18). Orthometric heights and contours are derived from Terrestrial and RT Kinematic GNSS Observations derived from a Static GNSS Base and OPUS post-processing solution, having an ellipsoidal height of 1164.319 feet and a computed orthometric height of 1256.662 feet.
- Flood Information: Based upon review of NFIP FIRM, Benton County, Arkansas and Incorporated Areas, Map Number 05007C0255K, Map Revised June 5, 2012, and by graphic plotting only, the subject property lies within: Zone AE and Zone X-Other Areas, areas determined to be outside the 0.2% annual chance floodplain. Surveyor assumes no liability for the correctness of cited map.
- Title Instruments: 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.
- There are no waivers, variances and/or conditional uses at the time of preparing this plat.
- No residential lot shall be permitted direct access to a collector, minor, or major arterial street. All residential subdivision development contiguous to a collector, minor, or major arterial street shall orient frontage to a local street, and back of the project, without access to the said major streets.

CITY OF BENTONVILLE DEVELOPMENT NOTES:

- 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."

- 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 or other 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.
- We hereby grant to the City of Bentonville a blanket Avigation Easement over the entirety of this (Subdivision, Lot Split, Property Line Adjustment) pursuant to Municipal Code Section 401.12.
- Owner/Developer shall coordinate with all local utilities to ensure that each lot has water, sewer and electric service.

CONTACT INFORMATION:

- 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, bb6585@att.cox
- 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, Daneil Clardy, 3200 SW Municipal Drive, Bentonville, AR 72712, (479) 696-0279
- 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, Alison West, 3200 SW Municipal Drive, Bentonville, AR, (479) 271-6719, jwest@bentonvillear.com

REFERENCE DOCUMENTS:

- Trustee Warranty Deed to Pagan Incorporation recorded in Deed Document No. L202050454.
- Trustee Warranty Deed to Pagan Incorporation recorded in Deed Document No. L202050435.
- Warranty Deed to James C. Harmon recorded in Book 92, Page 25555 with the Benton County Clerk.
- Warranty Deed to "The Edna M. Harmon Revocable Trust" recorded in Warranty Deed Document No. 99046532 with the Benton County Clerk.
- Warranty Deed to Rodney D. Harmon and Jane E. Harmon recorded in Book 92, Page 25558 with the Benton County Clerk.
- Quit Claim Deed to Dennis D. Harmon and Barbara J. Harmon recorded in Deed Document No. 99106053 with the Benton County Clerk.
- Warranty Deed to Pagan Incorporation recorded in Deed Document No. L202081885 with the Benton County Clerk.
- Warranty Deed to Dennis D. Harmon and Barbra J. Harmon recorded in Deed Document No. L202081884 with the Benton County Clerk.
- Boundary Survey conducted by Copelin Land Surveying recorded in Book 2004, Page 898 with the Benton County Circuit Clerk.
- Lot Split of Jarnagan Addition conducted by Crafton Tull and Associates, Inc., recorded in Book 2017, Page 404 with the Benton County Circuit Clerk.
- Lot Split of Jarnagan Addition conducted by Copelin Land Surveying recorded, P3-865 with the Benton County Clerk.
- Replat of Jarnagan Addition conducted by Clifford W. Bass, recorded in Book 2011, Page 372 with the Benton County Circuit Clerk.
- The Links at Rainbow Curve Subdivision Plat filed 09/06/2011.
- The Trails at Rainbow Curve Subdivision Plat filed 07/27/2015.
- Little Osage Farm Subdivision Plat filed 08/15/2016.

PARENT TRACT LEGAL DESCRIPTION:

The Southeast Quarter (SE/4) of the Southwest Quarter (SW/4) and a part of the North Half (N/2) of the Southwest Quarter (SW/4) of the Southeast Quarter (SE/4), Section 1, Township 19 North, Range 31 West, Benton County, Arkansas being more particularly described as follows:

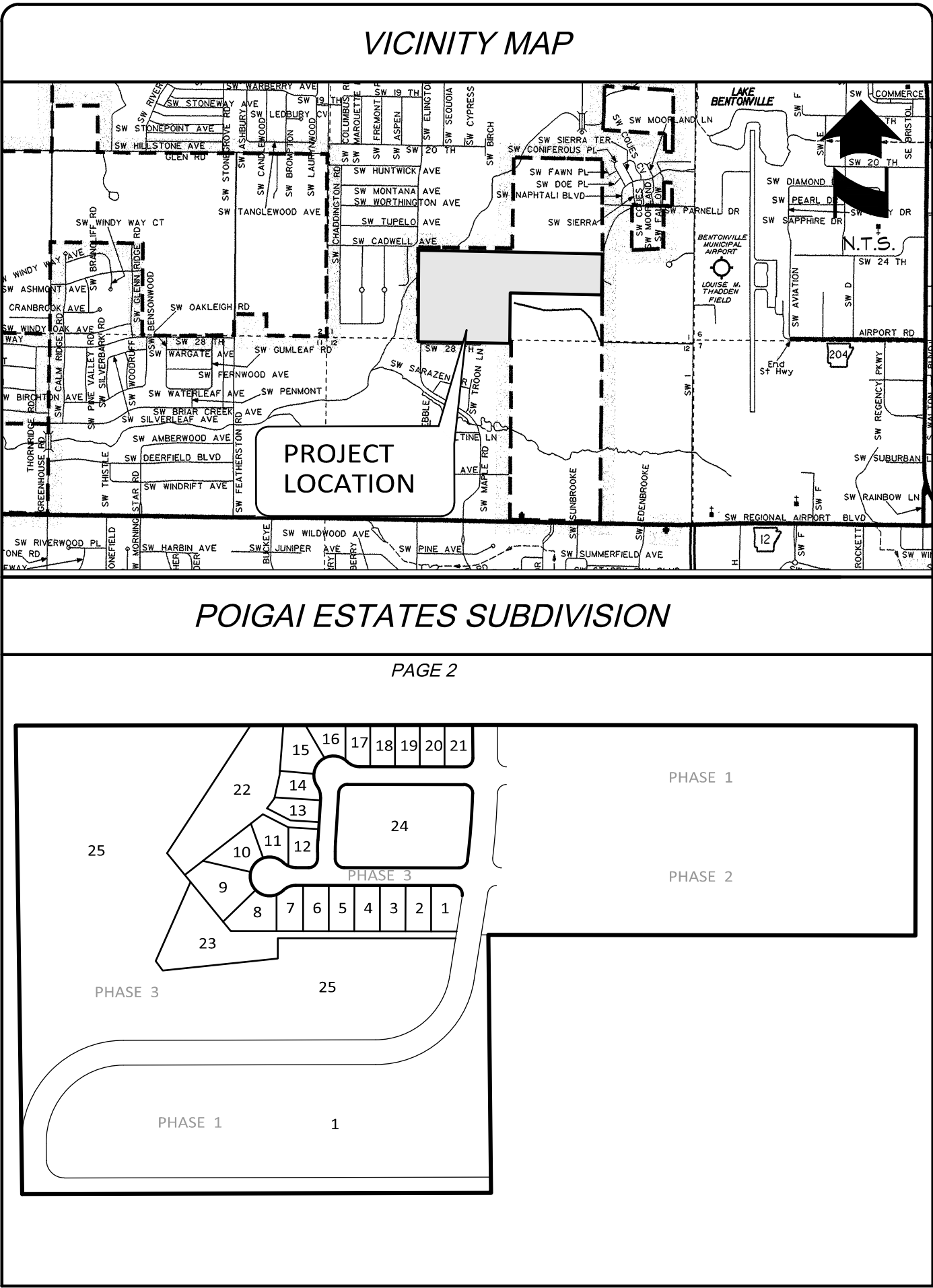
Beginning at the Northwest Corner of the Southwest Quarter of the Southeast Quarter of said Section 1, thence along the north line thereof, South 86° 57' 12" East, 1,326.72 feet to the Northeast Corner of the Southwest Quarter of the Southeast Quarter of said Section 1; Thence South 03° 04' 53" West, 593.34 feet; Thence North 86° 57' 12" West, 1,319.27 feet to the west line of the Southwest Quarter of the Southeast Quarter of said Section 1; Thence South 02° 21' 43" West, 729.30 feet to the Southeast Corner of the Southeast Quarter of the Southwest Quarter of said Section 1; Thence along the south line thereof, North 87° 09' 32" West, 1,324.75 feet to the Southwest Corner of the Southeast Quarter of the Southwest Quarter of said Section 1; Thence along the west line of the Southeast Quarter of the Southwest Quarter of said Section 1, North 02° 09' 47" East, 1,323.51 feet to the Northwest Corner of the Southeast Quarter of the Southwest Quarter of said Section 1; Thence along the north line thereof, South 87° 07' 31" East, 1,329.35 feet to the Point of Beginning, containing 58.33 acres more or less, and being subject to any easements or Right's of Way of Record.

FINAL PLAT

POIGAI ESTATES SUBDIVISION

PHASE 3

Lots 1 thru 25, Part of the SE1/4, SE1/4
Section 1, Township 19 North, Range 31 West
Bentonville, Benton County, Arkansas

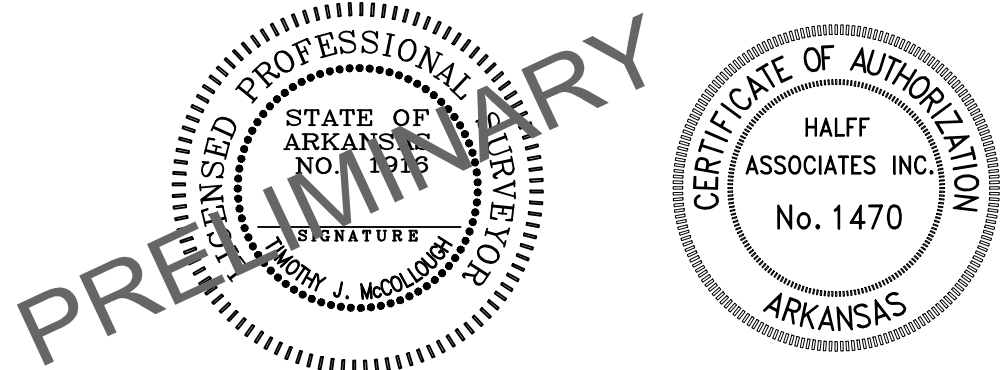


PHASE 3 LEGAL DESCRIPTION

COMMENCING at the Northwest Corner of the Southwest Quarter of the Southeast Quarter of Section 1, Township 19 North, Range 31 West; Thence North 87°07'31" West a distance of 38.50 feet to the POINT OF BEGINNING; Thence South 02°21'43" West a distance of 116.40 feet; Thence 327.70 feet along a curve to the right having a radius of 1961.50 feet the chord of which bears South 07°08'53" West a distance of 327.32 feet; Thence South 11°56'03" West a distance of 271.91 feet; Thence 298.66 feet along a curve to the right having a radius of 211.50 feet the chord of which bears South 52°23'15" West a distance of 274.46 feet; Thence North 87°09'32" West a distance of 712.96 feet; Thence 456.59 feet along a curve to the right having a radius of 288.50 feet the chord of which bears South 47°30'08" West a distance of 410.41 feet; Thence North 02°09'47" East a distance of 1182.12 feet; Thence South 87°07'31" East a distance of 1290.85 feet to the POINT OF BEGINNING, containing 25.87 acres more or less.

CERTIFICATE OF SURVEYING ACCURACY

I, Timothy James McColloough, hereby certify that this plat correctly represents a boundary survey made by me, or under my direct supervision, and boundary markers and lot corners shown hereon actually exist and their location type and material are correctly shown and all minimum requirements of the Arkansas Minimum Standards For Property Boundary Surveys and Plans have been met .



Registered Land Surveyor
Registration No. 1916
State of Arkansas

Owner/Developer
Pagan Incorporated
4502 Swinton Drive
Bentonville, AR 72712
Contact: Kalai Muniyan
Phone: (479) 381-5506
Email: arulkumaran218@gmail.com

ENGINEER
Allen Deaver, P.E.
Halff Associates, Inc.
5704 Euper Lane, Suite 200
Fort Smith, AR 72903
Phone: (479) 452-1933

SURVEYOR
Timothy James McColloough, L.P.S.
Halff Associates, Inc.
5704 Euper Lane, Suite 200
Fort Smith, AR 72903
Phone: (479) 452-1933

Filing Block

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: Pagan Incorporated
4502 Swinton Drive
Bentonville, AR 72712

Print Name: _____

Source of Title: Deed Doc. No. L202050435
Deed Doc. No. L202050454

State Of Arkansas)
County Of Benton) SS

Sworn And Subscribed Before Me This Day ____ Of ____
2024.

Notary Public: _____

My Commission Expires: _____

CERTIFICATE OF APPROVAL:

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

Date Of Execution: _____

Signed _____
Bentonville Planning Commission Chairman

Signed _____
Mayor, City Of Bentonville

Signed _____
City Clerk, City Of Bentonville

CITY ATLAS PAGE #446

FINAL PLAT

POIGAI ESTATES SUBDIVISION

PHASE 3

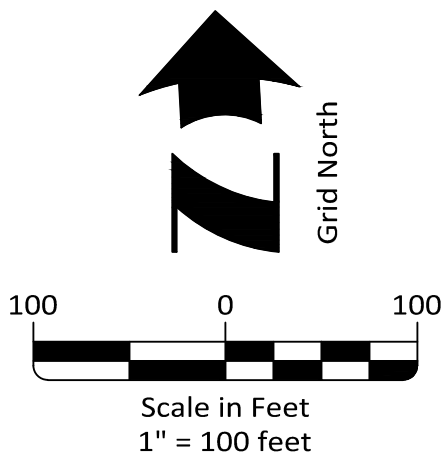
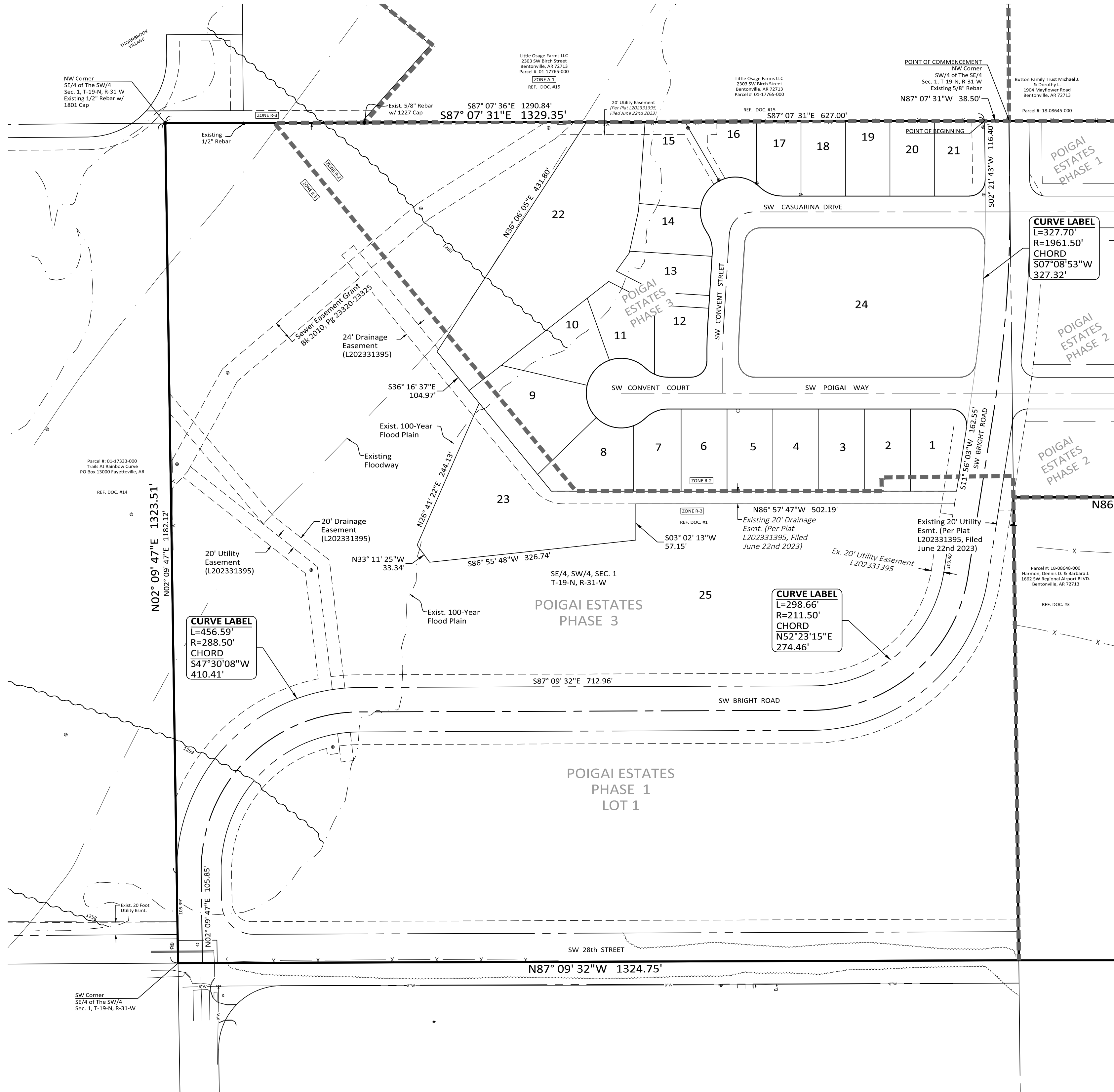
City of Bentonville Project #FP24-0018

Project No. SIG-01 City of Bentonville Project # FP24-0018	Drawn By DRC Checked By TJM
Date: 12.11.2024	Sheet 1 of 3



5704 EUPER LN., SUITE 200
FORT SMITH, ARKANSAS 72903
TEL. (479) 452-1933

Drawing Name: M:\505PROJ\505-01 Poigai Subdivision\505-01 PLAT PH 3 & PH 4.dwg Last Modified: Dec 13, 2024 - 8:22am Plotted on: Dec 13, 2024 - 8:24am by ahs177



Filing Block

LEGEND

	Ex. Section Line
	Ex. Boundary Line
	Ex. Adjacent Boundary Line
	Ex. Right of Way Line
	Ex. Road Centerline
	Ex. Easement Line
	Proposed Lot Line
	Proposed Right of Way Line
	Proposed Road Centerline
	Proposed Easement Line
	Approximate Zoning Line
	Current Zoning Designation
	Ex. Rebar
	Ex. Nail
	Set 1/2" Rebar w/ PS# 1916 Cap
	Set Mag Nail w/ PS# 1916 Washer
	Set Mag Spike
	Set 1" Brass Monument
	Sanitary Sewer Manhole
	Fire Hydrant
	Water Valve



CITY ATLAS PAGE #446

FINAL PLAT

POIGAI ESTATES SUBDIVISION

PHASE 3

City of Bentonville Project #FP24-0018

Project No. SIG-01 City of Bentonville Project # FP24-0018	Drawn By DRC Checked By T.JM
Date: 12.11.2024	Sheet 2 of 3

5704 EUPER LN., SUITE 200
FORT SMITH, ARKANSAS 72903
TEL. (479) 452-1933

Drawing Name: \\A\SSS\PROJ\316-01_Poigai Subdivision\Drawings\316-01_PAT PH 3 & PH 4.dwg Last Modified: Dec 13, 2024 - 4:22am Plotted on: Dec 13, 2024 - 8:24am by ahs177

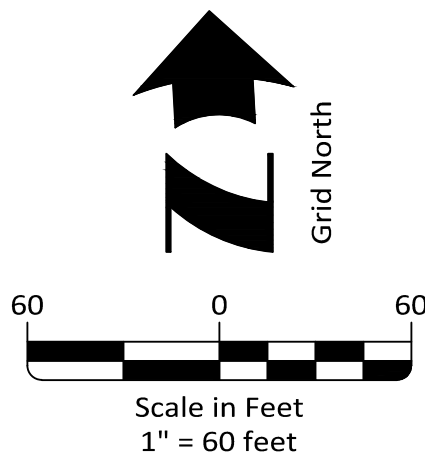
NW Corner
SE/4 of The SW/4
Sec. 1, T-19-N, R-31-W
Existing 1/2" Rebar w/
1801 Cap
N: 740375.29
E: 653933.10

Little Osage Farms LLC
2303 SW Birch Street
Bentonville, AR 72713
Parcel # 01-17765-000
[ZONE A-1]
REF. DOC. #15

Little Osage Farms LLC
2303 SW Birch Street
Bentonville, AR 72713
Parcel # 01-17765-000
[ZONE A-1]
REF. DOC. #15

POINT OF COMMENCEMENT
NW Corner
SW/4 of The SE/4
Sec. 1, T-19-N, R-31-W
Existing 5/8" Rebar
N: 740318.79
E: 655278.11

Button Family Trust Michael J.
& Dorothy L.
1904 Mayflower Road
Bentonville, AR 72713
[ZONE PRD]
Parcel #: 18-08645-000



Filing Block

Parcel #: 01-17333-000
Trails At Rainbow Curve
PO Box 13000 Fayetteville, AR
[ZONE R-3]
REF. DOC. #14

20' Utility Easement (L202331395)

24' Drainage Easement (L202331395)

Existing Floodway

20' Drainage Easement (L202331395)

Exist. 100-Year Flood Plain

Exist. 100-Year Flood Plain

Limits
Detention Basin "A"
100-yr WSEL 1257.92

Limits
Detention Basin "B"
100-yr WSEL 1267.20

POIGAI ESTATES
PHASE 3

SW BRIGHT ROAD

POIGAI ESTATES
PHASE 1

POIGAI ESTATES
PHASE 1

POIGAI ESTATES
PHASE 2

POIGAI ESTATES
PHASE 2

Existing 5/8" Rebar

County Property

REF. DOC. #3

Existing 5/8" Rebar

LEGEND

- Ex. Section Line
- Ex. Boundary Line
- Ex. Adjacent Boundary Line
- Ex. Right of Way Line
- Ex. Road Centerline
- Ex. Easement Line
- Proposed Lot Line
- Proposed Right of Way Line
- Proposed Road Centerline
- Proposed Easement Line
- Approximate Zoning Line
- Current Zoning Designation
- Ex. Rebar
- Ex. Nail
- Set 1/2" Rebar w/ PS# 1916 Cap
- Set Mag Nail w/ PS# 1916 Washer
- Set Mag Spike
- Set 1" Brass Monument
- Sanitary Sewer Manhole
- Fire Hydrant
- Water Valve

SITE NOTES:

- All sidewalks shall be installed by the timeframes set forth in 900.08 of the Street Specifications.



CITY ATLAS PAGE #446

FINAL PLAT

POIGAI ESTATES SUBDIVISION PHASE 3

City of Bentonville Project #FP24-0018

Project No. SIG-01
City of Bentonville Project # FP24-0018

Drawn By DRC
Checked By TJM

Date: 12.11.2024

Sheet 3 of 3

halff
5704 EUPER LN., SUITE 200
FORT SMITH, ARKANSAS 72903
TEL. (479) 452-1933



Consent Agenda Item [FP24-0019](#)

For the Planning Commission meeting on January 21, 2025

Details

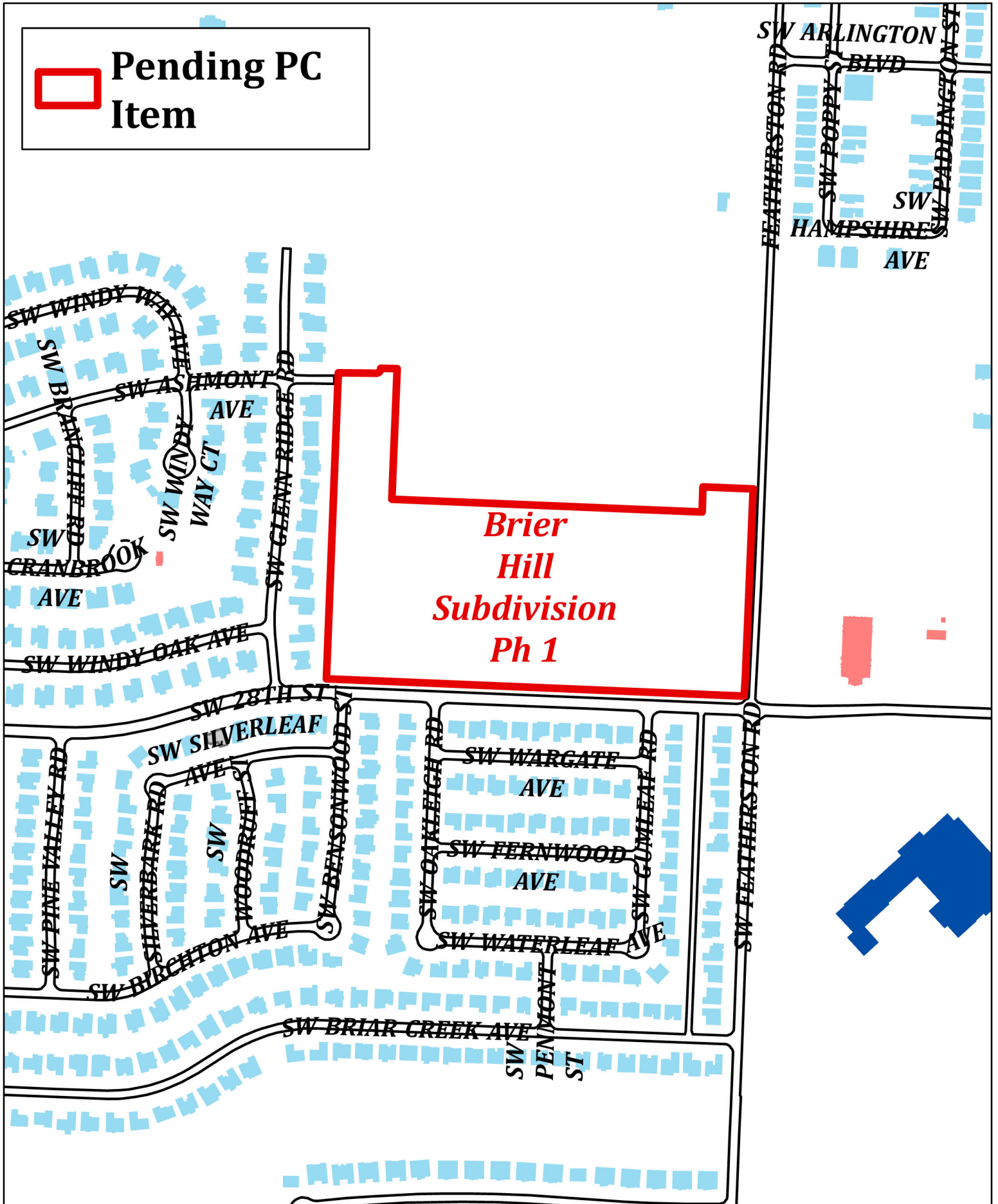
Final Plat: Lots 1-80 of Brier Hill Subdivision, Phase 1, Southwest Featherston Road and Southwest 28th Street, R-1, Low-Density Single-Family Residential and R-ZL, Zero Lot Line Residential, *FP24-0019*

This property is located along Southwest Featherston Road and Southwest 28th Street. It is currently zoned **R-1, Low-Density Single-Family Residential and R-ZL, Zero Lot Line Residential**. The property is surrounded by R-1, Low-Density Single-Family Residential to the north, south and west, and C-1, Neighborhood Commercial and R-2, Medium Density Two Family and Townhome Residential to the east. It is positioned directly northwest of Osage Creek Elementary School.

The plat dedicates various access, utility and drainage easements throughout the subdivision of varying widths and lengths to serve the newly created lots. There are no waivers associated with this project.



Pending PC
Item



FP24-0019
Brier Hill Sub Phase 1
SW 28th St



FINAL PLAT OF BRIER HILL SUBDIVISION PHASE I

SW 28TH STREET BENTONVILLE, AR FINAL PLAT

FLOOD CERTIFICATION

THIS ENTIRE PROPERTY IS LOCATED WITHIN FLOOD ZONE "X", OR AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, AR.

FIRM PANEL: #05007C0255K
EFFECTIVE DATE: 06/05/2012

CONTACTS

PLANNING

CITY OF BENTONVILLE
305 SW 'A' STREET
BENTONVILLE, AR 72712
TYLER OVERSTREET
PHONE: 479.271.3122

BUILDING & FIRE SAFETY

CITY OF BENTONVILLE
305 SW 'A' STREET
BENTONVILLE, AR 72712
BRAD ARNOLD
PHONE: 479.271.3108

CITY ENGINEER

CITY OF BENTONVILLE
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
ELLEN NORVELL
PHONE: 479.271.5993

WATER AND SEWER

CITY OF BENTONVILLE
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
BEAU THOMPSON
PHONE: 479.271.3140

STREET DEPARTMENT

CITY OF BENTONVILLE
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
DANIEL CLARDY
PHONE: 479.696.0279

WASTEWATER DEPARTMENT

CITY OF BENTONVILLE
1901 NE 'A' STREET
BENTONVILLE, AR 72712
CHRIS EARL
PHONE: 479.271.3161

STORMWATER DEPARTMENT

CITY OF BENTONVILLE
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
ALISON WEST
PHONE: 479.271.6719
EMAIL: jwest@bentonvillear.com

NATURAL GAS

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

TELEPHONE

AT&T
1133 E. HAROLD STREET
FAYETTEVILLE, AR 72701
BRENT BALDWIN
PHONE: 479.200.9022 / 479.571.6609

ELECTRIC

CITY OF BENTONVILLE
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
CHARLIE BARNES
PHONE: 479.271.3159

INTERNET

COX COMMUNICATIONS
4901 S. 48TH STREET
SPRINGDALE, AR 72762
TIMOTHY GOSS
PHONE: 479.651.3583
EMAIL: timothy.goss@cox.com

FIRE DEPARTMENT

CITY OF BENTONVILLE
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
JUSTIN SCANTLIN, FIRE CHIEF
PHONE: 479.271.5927 OR 479.685.1096

ARKANSAS DEPARTMENT OF HEALTH

DIVISION OF ENGINEERING
4815 W. MARKHAM STREET
LITTLE ROCK, AR 72205
CRAIG CORDER
PHONE: 501.661.2000

OWNER / DEVELOPER

SUNRISE HOMES NWA
354 ANGEL FALLS
SPRINGDALE, AR 72762
ED BLALOCK
PHONE: 479.422.5515

CIVIL ENGINEERING CONSULTANT

MCLELLAND CONSULTING ENGINEERS
1580 E. STEARNS ST
FAYETTEVILLE, AR 72703
CHRIS BAKUNAS, PROJECT MANAGER
PHONE: 479.443.2377
EMAIL: cbankunas@mce-us.com



VICINITY MAP

December 5, 2024
MCE PROJECT NUMBER 23-2156
CITY OF BENTONVILLE PROJECT NUMBER FP24-0019

MCE McCLELLAND
DESIGNED TO SERVE CONSULTING
ENGINEERS, INC.

http://www.mce.us.com

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

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

PARENT TRACT RECORD DESCRIPTION

ALL OF LOT 2, FEATHERSTON FARMS SUBDIVISION, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS AS SHOWN ON INSTRUMENT NUMBER L202007664 RECORDED AT BENTON COUNTY ARKANSAS CIRCUIT CLERKS RECORD.

PHASE I SURVEY DESCRIPTION

PART OF THE SW1/4 OF THE SE 1/4 OF SECTION 2, TOWNSHIP 19 NORTH, RANGE 31 WEST, FIFTH PRINCIPAL MERIDIAN, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 1/2-INCH REBAR AT THE NORTHEAST CORNER OF LOT 2, FEATHERSTONE FARMS SUBDIVISION TO THE CITY OF BENTONVILLE, RECORDED AS INSTRUMENT NO. L202007664 IN THE LAND RECORDS OF BENTON COUNTY; THENCE ALONG THE EAST BOUNDARY OF SAID LOT 2, S02°22'05"W 676.88 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID EAST BOUNDARY, S02°22'05"W 580.85 FEET; THENCE CONTINUING ALONG SAID EAST BOUNDARY, S03°57'45"W 54.67 FEET TO A FOUND 1/2-INCH REBAR AT THE SOUTHEAST CORNER OF SAID LOT 2, N87°38'00"W 1285.67 FEET TO A FOUND 1/2-INCH REBAR AT THE SOUTHWEST CORNER OF SAID LOT 2; THENCE ALONG THE WEST BOUNDARY OF SAID LOT, N02°14'37"E 940.33 FEET; THENCE DEPARTING SAID WEST BOUNDARY, S 89°12'08"E 113.96 FEET; THENCE 23.14 FEET ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 88°24'20", A RADIUS OF 15.00 FEET; AND A LONG CHORD THAT BEARS N46°35'39"E, 20.92 FEET; THENCE S88°05'46"E 50.00 FEET; THENCE S02°23'32"W 401.38 FEET; THENCE S87°37'44"E 954.99 FEET; THENCE N02°23'32"E 78.17 FEET; THENCE S87°36'28"E 155.87 FEET TO THE POINT OF BEGINNING;

CONTAINING 799,331 SQUARE FEET OR 18.35 ACRES, MORE OR LESS, SUBJECT TO ANY EASEMENTS, COVENANTS, OR RESTRICTIONS OF RECORD OR FACT.

CERTIFICATE OF APPROVAL

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

DAY OF EXECUTION: / /

SIGNED: BENTONVILLE PLANNING COMMISSION CHAIRMAN

SIGNED: MAYOR, CITY OF BENTONVILLE

SIGNED: CITY CLERK, CITY OF BENTONVILLE

CERTIFICATE OF SURVEYING ACCURACY

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

DAY OF EXECUTION: / /

SIGNED: REGISTERED LAND SURVEYOR NO. _____ STATE OF ARKANSAS

CERTIFICATE OF OWNERSHIP

WE THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY VERIFY 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 THE USE OF THE PUBLIC STREETS, ALLEYS, DRIVES, EASEMENTS, ETC. AS SHOWN ON SAID PLAT.

DATE OF EXECUTION: _____

SIGNED: _____

NAME & ADDRESS: _____

PRINT NAME: _____

SOURCE OF TITLE: D.R. _____

PAGE: _____

STATE OF ARKANSAS, COUNTY OF WASHINGTON
THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME
ON THIS 16TH OF MAY, 2023

STAMP

NOTARY SIGNATURE: _____
PRINTED NAME: _____
DATE: _____
MY COMMISSION EXPIRES: _____

CERTIFICATE OF OWNERSHIP

WE THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY VERIFY 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 THE USE OF THE PUBLIC STREETS, ALLEYS, DRIVES, EASEMENTS, ETC. AS SHOWN ON SAID PLAT.

DATE OF EXECUTION: _____

SIGNED: _____

NAME & ADDRESS: _____

PRINT NAME: _____

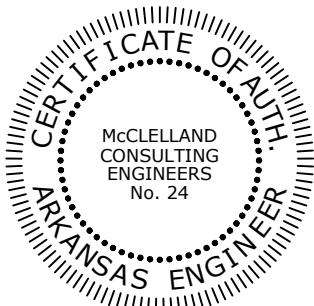
SOURCE OF TITLE: D.R. _____

PAGE: _____

STATE OF ARKANSAS, COUNTY OF WASHINGTON
THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME
ON THIS 16TH OF MAY, 2023

STAMP

NOTARY SIGNATURE: _____
PRINTED NAME: _____
DATE: _____
MY COMMISSION EXPIRES: _____



PRELIMINARY
NOT FOR
CONSTRUCTION

ORIGINAL SIGNATURE ON FILE

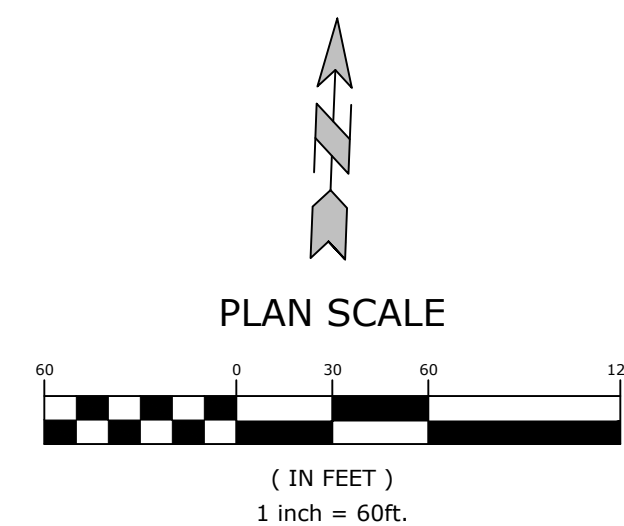
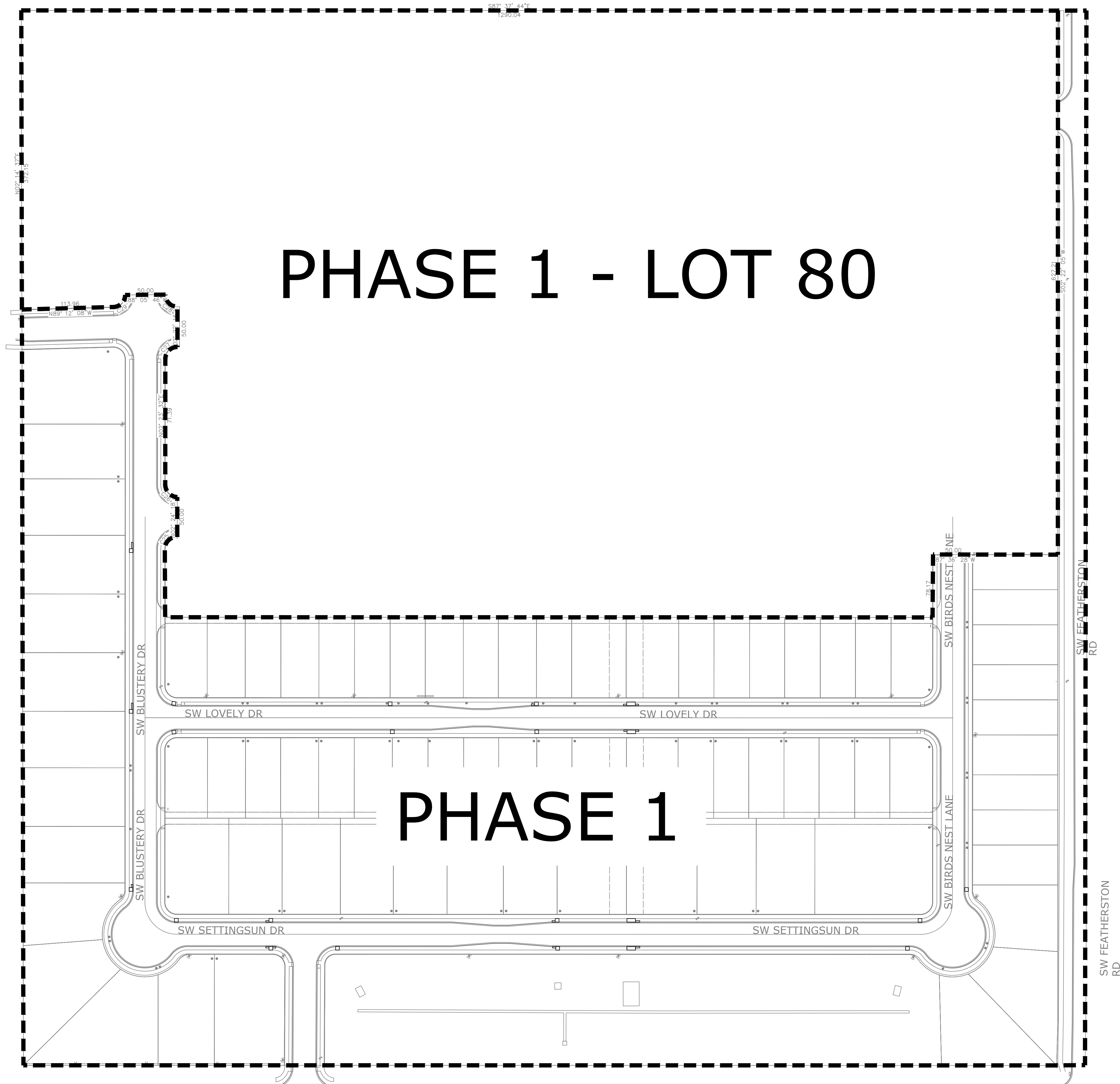
CITY OF BENTONVILLE PROJECT NUMBER FP24-0019

GENERAL NOTES

- NO RESIDENTIAL LOT SHALL BE PERMITTED DIRECT ACCESS TO A COLLECTOR, MINOR, OR MAJOR ARTERIAL STREET. ALL RESIDENTIAL SUBDIVISION DEVELOPMENT CONTIGUOUS TO A COLLECTOR, MINOR, OR MAJOR ARTERIAL STREET SHALL ORIENT FRONTAGE TO A LOCAL STREET, AND BACK OF THE PROJECT, WITHOUT ACCESS TO THE SAID MAJOR STREETS.
- BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, CONTRACTOR AND OR OWNER IS TO OBTAIN RIGHT-OF-WAY PERMIT FROM THE CITY OF BENTONVILLE TRANSPORTATION DEPARTMENT.
- OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO ENSURE THAT EACH LOT HAS WATER, SEWER, AND ELECTRIC SERVICE.
- SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT 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 AT 479.271.3122.
- THIS PLAT REPRESENTS A FINAL PLAT OF BRIER HILL SUBDIVISION - PHASE 1, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS. CONSTRUCTION WILL TAKE PLACE IN 3 PHASES, WITHA TOTAL OF 218 LOTS.
- SOURCE OF TITLE INSTRUMENT L202014047.
- THIS SURVEY MEETS CURRENT "ARKANSAS MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND PLATS."
- BASIS OF BEARINGS: NAD83 ARKANSAS NORTH ZONE STATE PLANE COORDINATE SYSTEM REFERENCE FRAME 2011 EPOCH: 2010.0000 BY NGS OPUS SOLUTION.
- BASIS OF ELEVATION: NAVD88 (GEOID12B) BY NGS OPUS SOLUTION
- 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.
- SITE BENCHMARK IS A MAG NAIL IN CONCRETE LOCATED DIRECTLY NORTHEAST OF DRAINAGE MANHOLE OF EAST SIDE OF SW OAKLEIGH RD NEAR INTERSECTION OF SW OAKLEIGH RD AND SW 28TH ST; BASIS OF ELEVATION - NAVD88 (GEOID12B).
NORTHING=739131.44 US FT
EASTING=650253.63 US FT
ELEVATION=1253.78 US FT
- PROPOSED USE IS RESIDENTIAL: DWELLING-SINGLE-FAMILY
- NO WETLAND DELINEATION WAS FOUND AT THE TIME OF SURVEY. SURVEYOR IS UNAWARE OF ANY IN PROGRESS ARMY CORPS OF ENGINEERS DETERMINATION.
- ROW & EASEMENTS ARE AS SHOWN ON PLAT AND DEDICATED NY OWNER'S STATEMENT.
- ALL PLATTED LOTS WILL BE SERVED BY PUBLIC WATER AND PUBLIC SANITARY SEWER SYSTEMS.
- THERE ARE NO EXISTING WELLS OR SEPTIC TANKS WITHIN THE AREA BEING PLATTED.
- LOTS 2-11 AND LOTS 117-129 SHALL NOT HAVE VEHICULAR ACCESS TO SOUTHWEST FEATHERSTON ROAD.
- LOT 1 AND LOTS 63-65 SHALL NOT HAVE VEHICULAR ACCESS TO SOUTHWEST 28TH STREET.
- ZERO LOT LINE LOTS ARE REQUIRED TO BE REAR-LOADED FROM ALLEY. ZERO LOT LINE LOTS WITH NO ALLEY ARE REQUIRED TO BE FRONT-LOADED PER APPROVED DESIGN AND ARE REQUIRED TO PROVIDE MINIMUM 3' CLEARANCE BETWEEN PROPOSED DRIVEWAYS AND TRANSFORMERS.
- THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.
- FINISH FLOOR ELEVATIONS (FFE), WHERE SHOWN, ARE THE MINIMUM REQUIRED.
- 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, LOT SPLIT, PROPERTY LINE ADJUSTMENT) PURSUANT TO MUNICIPAL CODE SECTION 401.12 AND 401.13.



REVISIONS		
REV	DATE	DESCRIPTION



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

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FAYETTEVILLE, AR 72703
(479) 443-2377
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CERTIFICATE OF AUTHORIZATION
McCLELLAND
CONSULTING
ENGINEERS, INC.
No. 24
ARKANSAS-ENGINEER

FINAL PLAT OF
BRIER HILL SUBDIVISION PHASE I
SW 28TH STREET
BENTONVILLE, AR

REVISIONS	
REV	DESCRIPTION

FINAL PLAT

PROJ. MANAGER
CMB

DATE
12/3/24

SCALE
AS NOTED

DRAWN BY:
JCM

REVISION:
FINAL PLAT

PROJ. NUMBER:
FP24-0019

1 OF 5





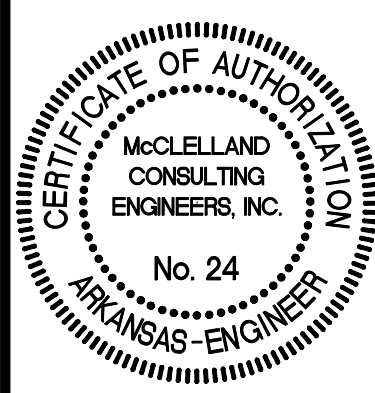
- | | | | |
|---|------------------------|---|---------------------------|
| ===== | PROPERTY LINE |  | POWER POLE |
| R/W | RIGHT OF WAY |  | GUY WIRE W/ ANCHOR |
| SS | SANITARY SEWER LINE |  | GAS METER |
| W | WATER LINE |  | GAS RISER |
| GL | GAS LINE |  | STREET LIGHT POLE |
| UGT | UNDERGROUND TELEPHONE |  | TELEPHONE PEDESTAL |
| UGT | UNDERGROUND ELECTRIC |  | CABLE TV PEDESTAL |
| UGT | UNDERGROUND TELEVISION |  | CABLE VAULT |
| UGT | UNDERGROUND FIBER |  | ELECTRIC VAULT |
| OH | OVERHEAD ELECTRIC |  | FIBER VAULT |
| X OH X | FENCE |  | GAS VAULT |
| | ROAD CENTERLINE |  | TELEPHONE VAULT |
| D | DITCH FLOWLINE |  | WATER VAULT |
| E | EASEMENT |  | SIGN (AS NOTED) |
| G | 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 |
| A | ACCESS EASEMENT | | |
| D.E. | DRAINAGE EASEMENT | | |
| U.E. | UTILITY EASEMENT | | |

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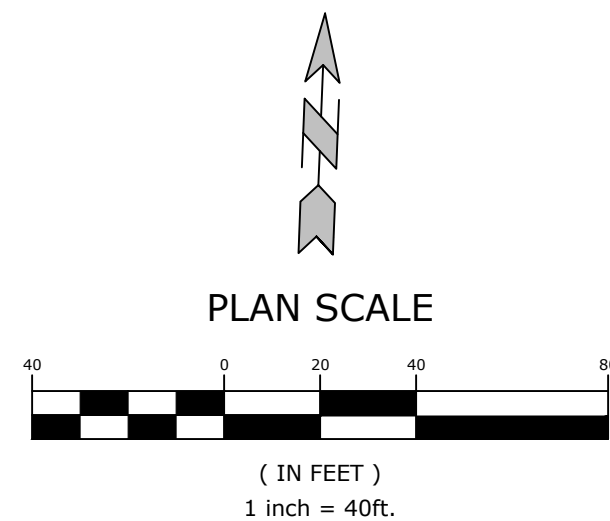
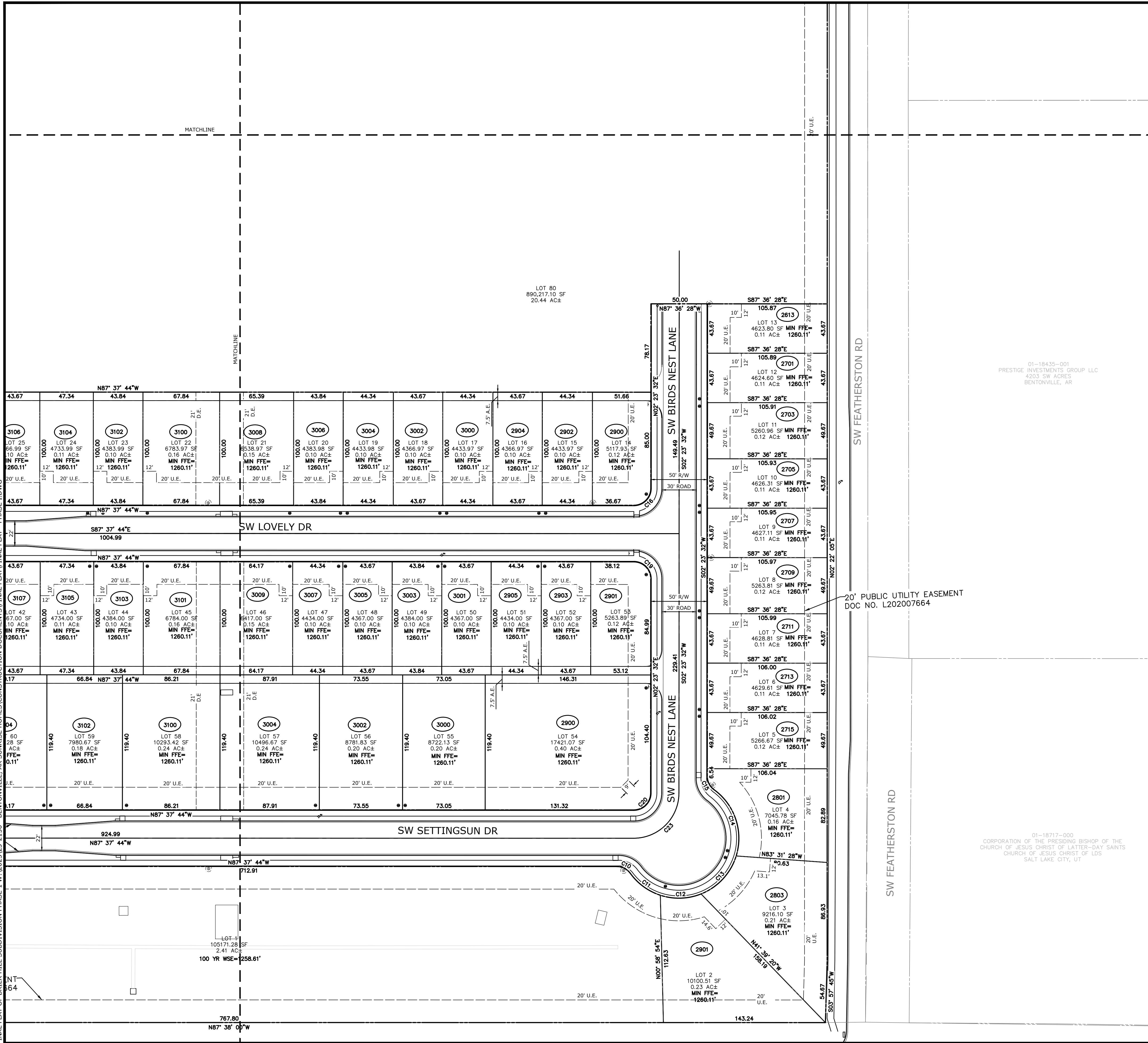


FINAL PLAT OF
BRIER HILL SUBDIVISION PHASE I
SW 28TH STREET
BENTONVILLE, AR

REVISIONS		
REV	DATE	DESCRIPTION

FINAL PLAT

PROJ. MANAGER CMB	DRAWN BY: JCM
DATE: 12/3/24	REVISION: FINAL PLAT
SCALE: AS NOTED	PROJ. NUMBER: FP24-0019



EXISTING LEGEND

- | | | | |
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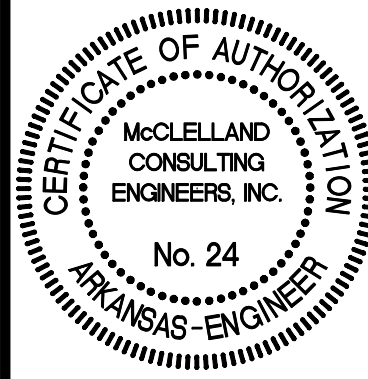
GENERAL SITE PLAN NOTES

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



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

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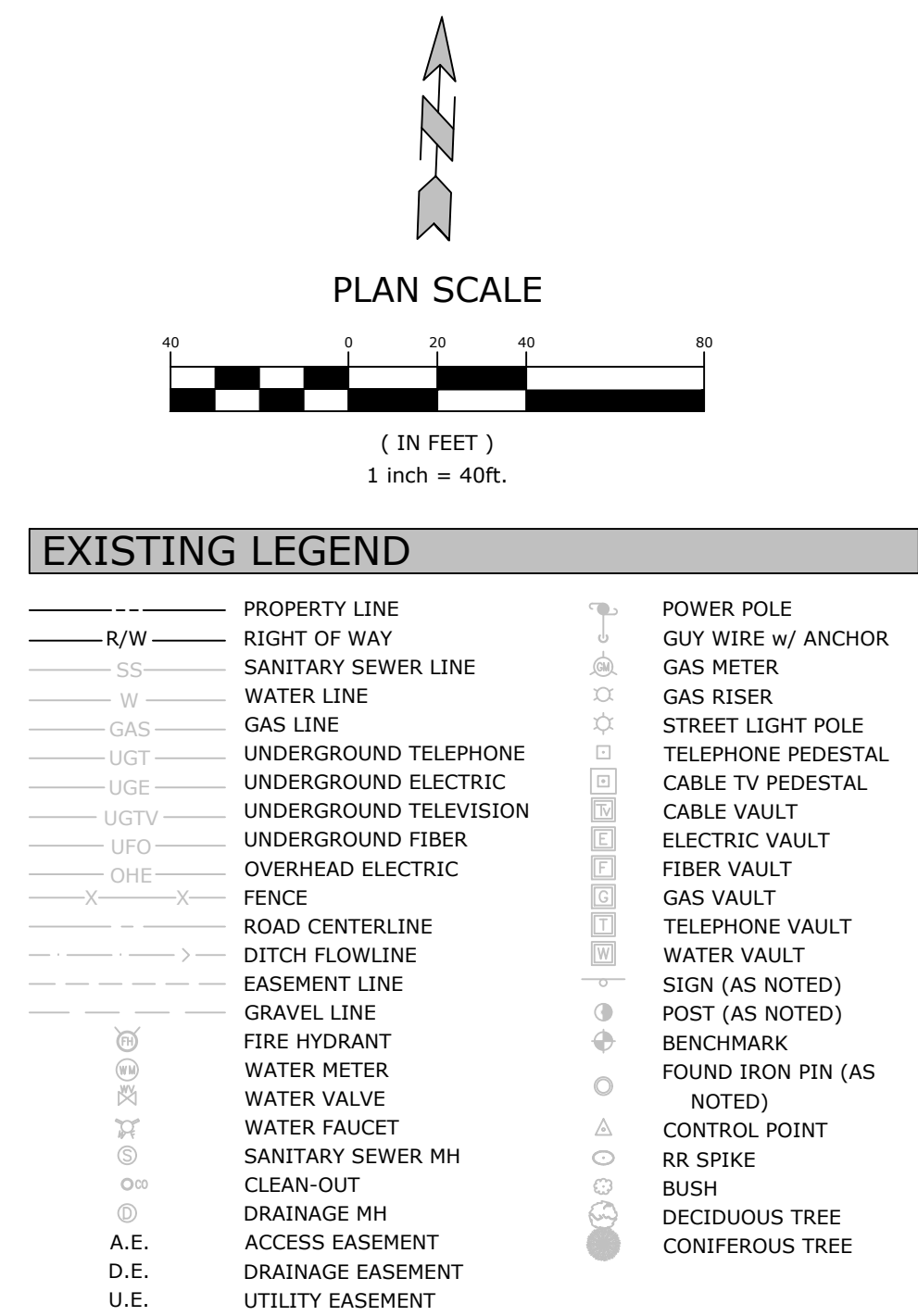
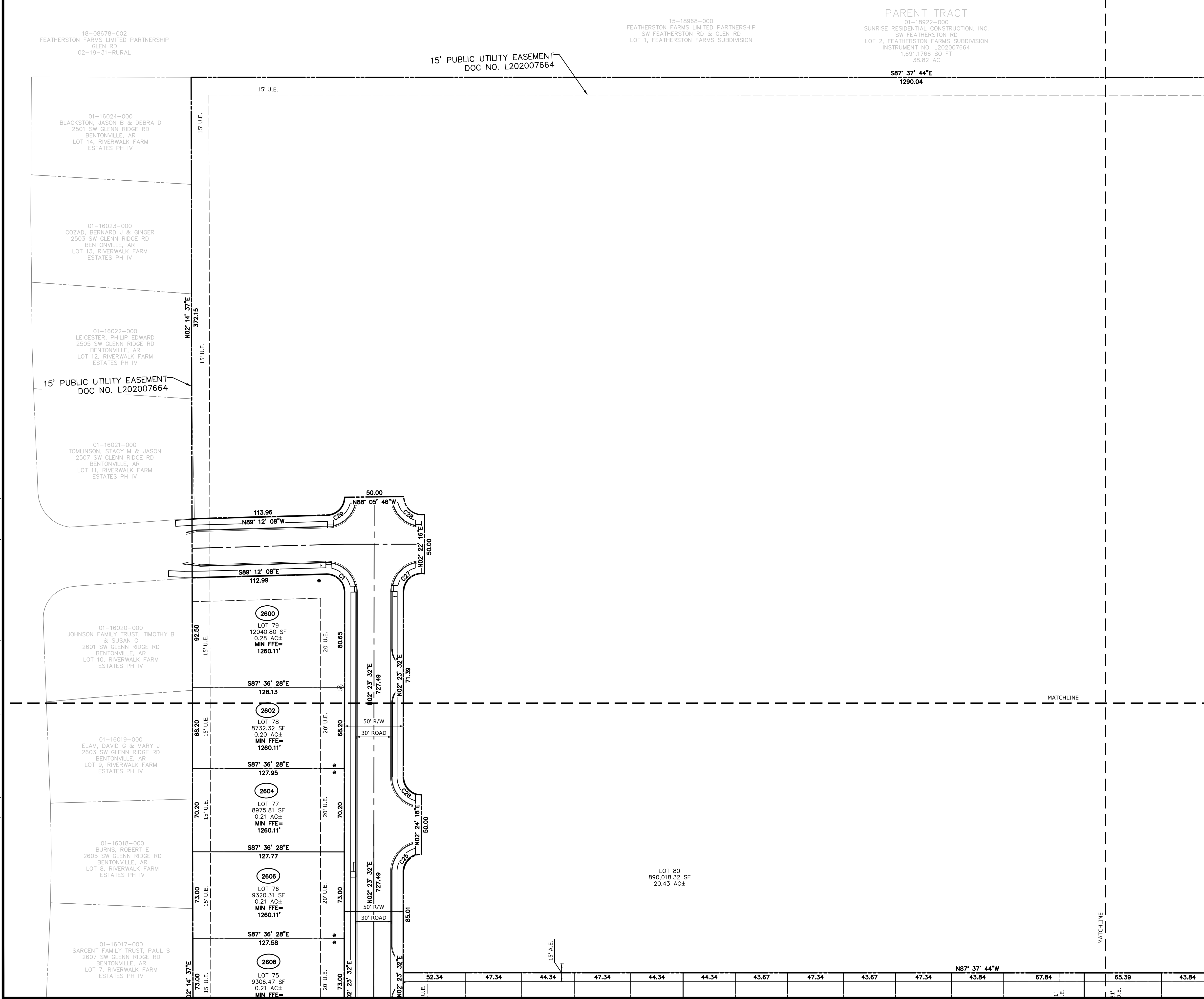
FINAL PLAT OF
BRIER HILL SUBDIVISION PHASE I
SW 28TH ST
BENTONVILLE, AR

[illegible]

FINAL PLAT

PROJ. MANAGER CMB	DRAWN BY: JCM
DATE: 12/3/24	REVISION: FINAL PLAT
SCALE: AS NOTED	PROJ. NUMBER: FP24-0019

3 OF 5



Curve Table: Roadway Centerline					
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FINAL PLAT OF BRIER HILL SUBDIVISION PHASE I

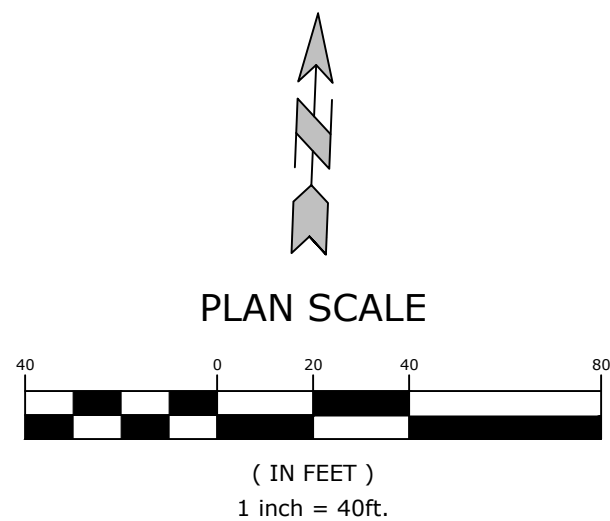
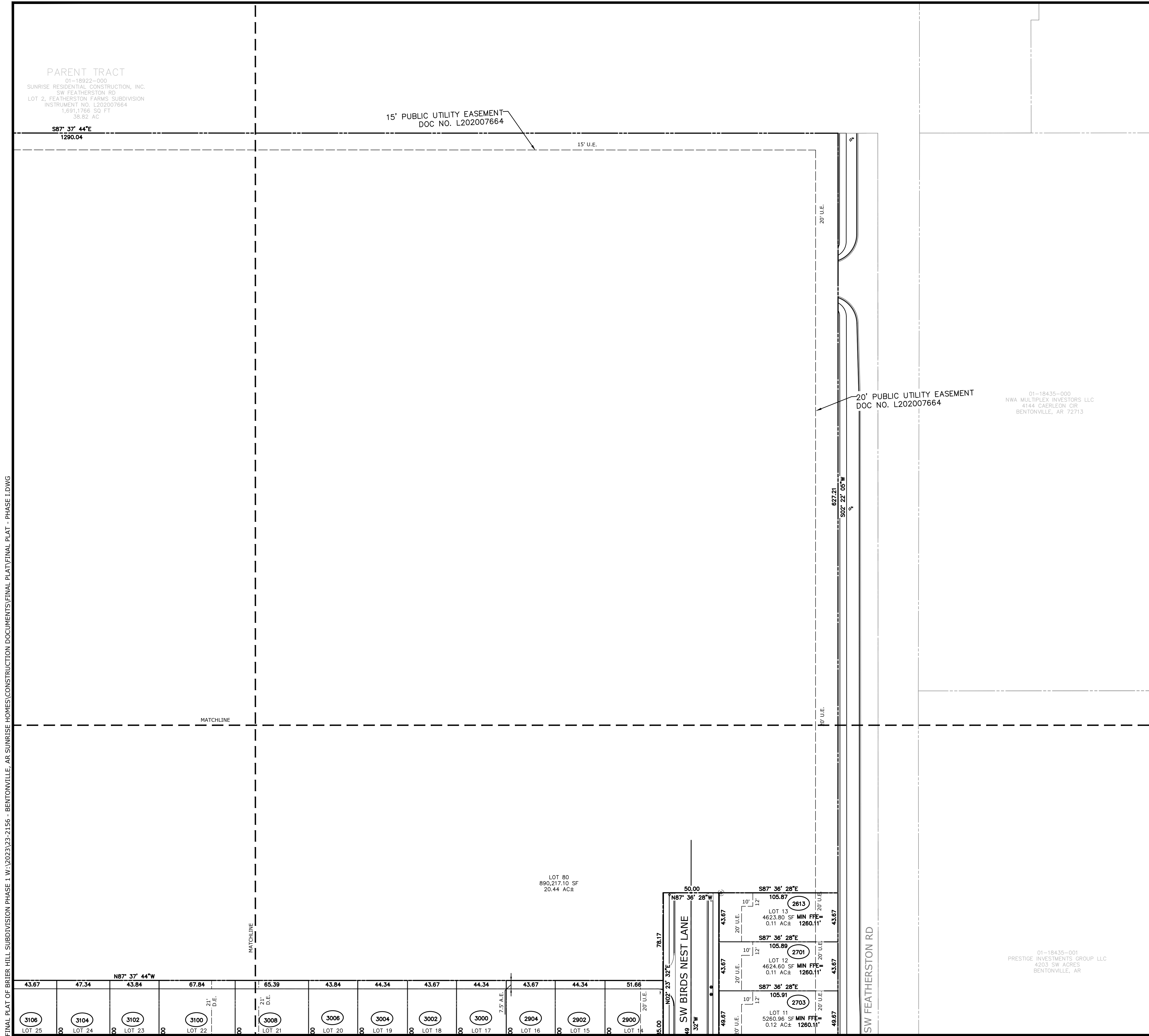
SW 28TH ST
BENTONVILLE, AR

REVISIONS	
REV	DATE DESCRIPTION

FINAL PLAT

PROJ. MANAGER CMB DATE: 12/3/24 SCALE: AS NOTED	DRAWN BY: JCM REVISION: FINAL PLAT PROJ. NUMBER: FP24-0019
--	--

4 OF 5



EXISTING LEGEND

	PROPERTY LINE		POWER POLE
	RIGHT OF WAY		GUY WIRE W/ ANCHOR
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	WATER LINE		GAS RISER
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CERTIFICATE OF AUTHORITY
No. 24
ARKANSAS - ENGINEER
NOTARY PUBLIC

FINAL PLAT

REVISIONS	
REV.	DESCRIPTION

PROJ. MANAGER CMB DATE: 12/3/24 SCALE: AS NOTED	DRAWN BY: JCM REVISION: FINAL PLAT PROJ. NUMBER: FP24-0019
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5 OF 5



Consent Agenda Item [PP24-0004](#)

For the Planning Commission meeting on January 21, 2025

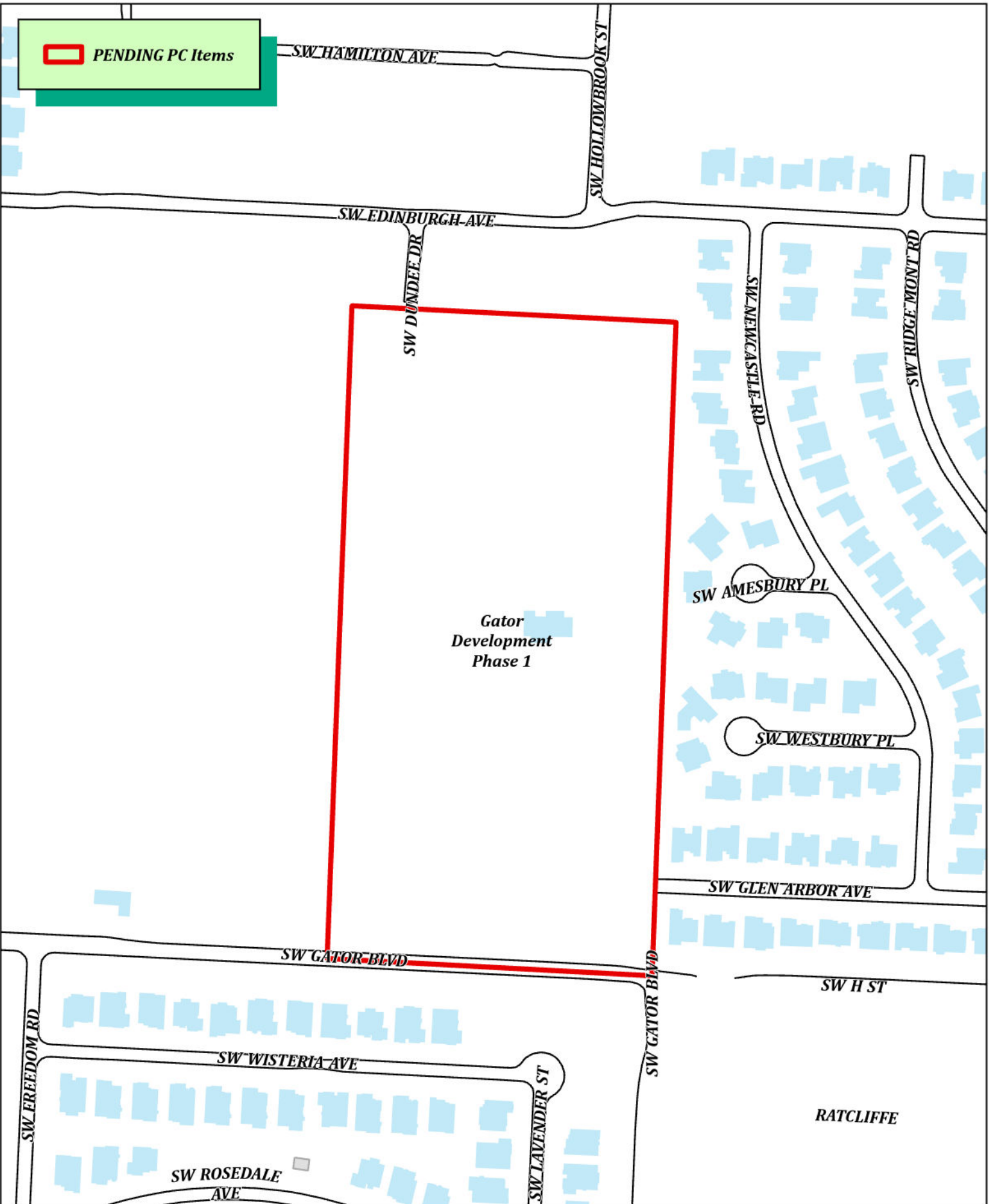
Details

Preliminary Plat : Gator Development Subdivision Phase 1, Veera Rao Guntupalli & Pavani Mallampati, Southwest Gator Boulevard, R-1, Low-Density Single-Family Residential, PP24-0004

A preliminary plat for Gator Development Subdivision Phase 1 situated on Southwest Gator Boulevard. The preliminary plat proposes 67 lots, zoned R-1, Low-Density Single-Family Residential. Lots 66 and 67 are storm water detention lots and are non-buildable. A street network promotes cross connection with future street stubs to the west and east and tie ins to Southwest Dunndee Drive to the north and Southwest Gator Road to the south. 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



Gator
Development
Phase 1

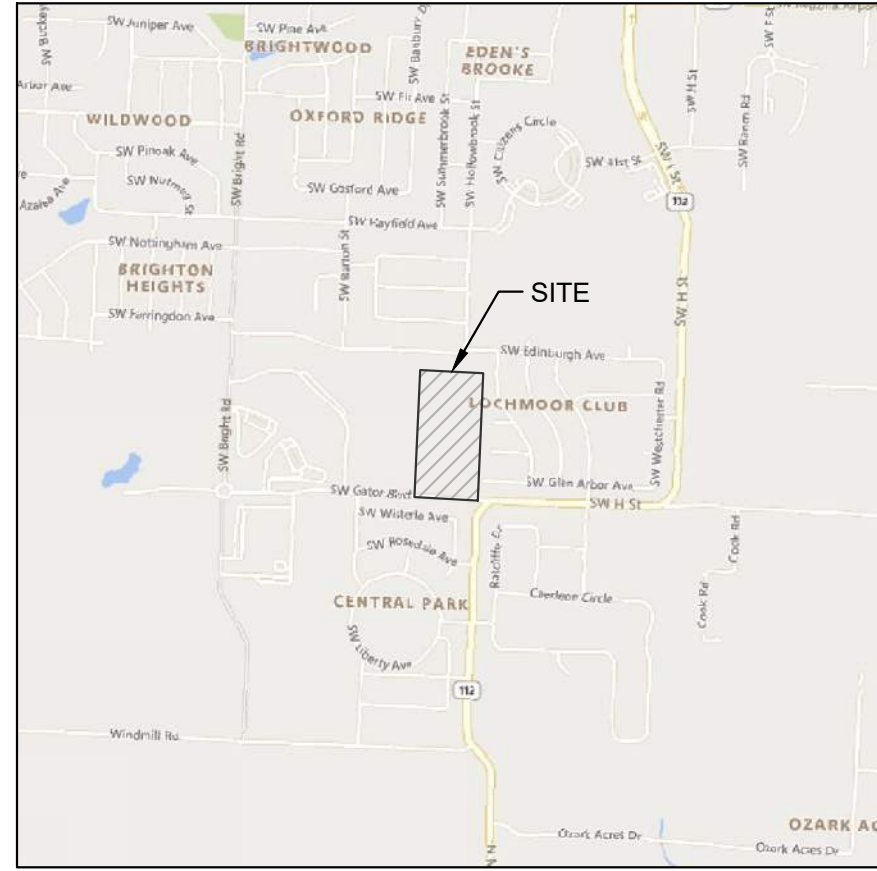


PP24-0004
Gator Development Phase 1
Preliminary Plat

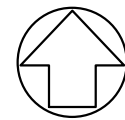


1386 SW GATOR BLVD.
BENTONVILLE, AR 72713

Sheet List Table	
Sheet Number	Sheet Title
C0.0	COVER SHEET
C0.1	GENERAL NOTES
PP1	PRELIMINARY PLAT COVER SHEET
PP2	OVERALL PRELIMINARY PLAT
PP3	PRELIMINARY PLAT A
PP4	PRELIMINARY PLAT B
C1.0	DEMOLITION PLAN
C1.1	SITE PLAN
C1.2.1	OVERALL GRADING PLAN
C1.2.2	OVERALL EROSION CONTROL PLAN
C1.3	SW DUNDEE DR PLAN & PROFILE
C1.4	SW DUNDEE DR & SW CAIMAN RD PLAN & PROFILE
C1.5	SW CAIMAN RD - SW CAIMAN AVE PLAN & PROFILE
C1.6	SW GLEN ARBOR AVE PLAN & PROFILE
C1.7	SW GATOR BLVD PLAN & PROFILE
C1.8	INTERSECTION PLANS
C2.0	OVERALL STORM SEWER PLAN
C2.1	STORM LINE A PLAN & PROFILE
C2.2	STORM LINE A, C, & D PLAN & PROFILE
C2.3	STORM LINE E, F, & G PLAN & PROFILE
C2.4	STORM LINE G PLAN & PROFILE
C2.5	STORM LINE H, I, J, & K PLAN & PROFILE
C2.6	DETENTION PLAN
C3.0	OVERALL SANITARY SEWER PLAN A
C3.1	OVERALL SANITARY SEWER PLAN B
C3.2	SEWER MAIN 1 PLAN & PROFILE
C3.3	SEWER MAIN 1 PLAN & PROFILE
C3.4	SEWER MAIN 1 PLAN & PROFILE
C3.5	SEWER MAIN 1 PLAN & PROFILE
C3.6	SEWER MAIN 1 PLAN & PROFILE
C3.7	SEWER MAIN 2 PLAN & PROFILE
C3.8	SEWER MAIN 2 & 3 PLAN & PROFILE
C4.0	OVERALL WATER PLAN
C4.1	WATER PLAN A
C4.2	WATER PLAN B
C5.0	STREET DETAILS
C5.1	STORM SEWER DETAILS
C5.2	EROSION CONTROL DETAILS
E1	BEUD ELECTRIC LAYOUT
E2	BEUD ELECTRIC LAYOUT
E3	BEUD ELECTRIC LAYOUT
E4	BEUD ELECTRIC LAYOUT
1	BEUD ELECTRIC STANDARD DETAILS
2	BEUD ELECTRIC STANDARD DETAILS
3	BEUD ELECTRIC STANDARD DETAILS
L1.00	OVERALL LANDSCAPE PLAN
L1.01	(NORTH) LANDSCAPE PLAN
L1.02	(SOUTH) LANDSCAPE PLAN
L2.00	LANDSCAPE NOTES AND DETAILS
1 OF 1	WATER & SEWER DETAILS
1 OF 2	WATER DETAILS
2 OF 2	WATER DETAILS
1 OF 2	SAN. SEWER DETAILS
2 OF 2	SAN. SEWER DETAILS



VICINITY MAP
N.T.S.



PRELIMINARY PLAT FOR INSPECTION PURPOSES ONLY.
NOT APPROVED FOR RECORD PURPOSES.

LEGAL DESCRIPTION

PARCEL # 18-08919-000
THE EAST 1/2 OF THE SW 1/4 OF THE NE 1/4 OF SECTION 13, TOWNSHIP 19 NORTH, OF RANGE 31
WEST, BENTON COUNTY, ARKANSAS, CONTAINING 20 ACRES, MORE OR LESS.

FLOOD CERTIFICATION

NO PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "A" OR "AE" AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS.
(FIRM PANEL #05007C0255K. DATED 06/05/2012)

CONTACT INFORMATION

PLANNING DEPARTMENT	FIRE DEPARTMENT
CITY OF BENTONVILLE	CITY OF BENTONVILLE
TYLER OVERSTREET	JUSTIN SCANTLIN, FIRE CHIEF
305 SW A STREET	800 SW A STREET
BENTONVILLE, AR 72712	BENTONVILLE, AR 72712
PHONE: (479) 271-3122	PHONE: (479) 271-5927

ENGINEERING DIVISION	ELECTRIC DEPARTMENT
CITY OF BENTONVILLE	CITY OF BENTONVILLE
ELLEN NORVELL	CHARLIE BARNES
3200 SW MUNICIPAL DRIVE	3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712	BENTONVILLE, AR 72712
PHONE: (479) 271-5993	PHONE: (479) 271-3159

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

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

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

COX COMMUNICATIONS
CHAD HODGE
4901 S 48TH STREET
SPRINGDALE, AR 72762
PHONE: (479) 263-7057

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

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

BUILDING AND FIRE SAFETY
CITY OF BENTONVILLE
BRAD ARNOLD
305 SW A STREET
BENTONVILLE, AR 72712
PHONE: (479) 271-3108

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

BLACK HILL ENERGY
JOSH KNIGHT
1301 FEDERAL WAY
P.O. BOX 2129
LOWELL, AR 72745
PHONE: (479) 333-7005

AT&T
BRENT BALDWIN
1133 E HAROLD STREET
FAYETTEVILLE, AR 72703
PHONE: (479) 571-6609

PROJECT INFO:

PARCEL NUMBERS: 18-08919-000

PROPOSED USE: SINGLE FAMILY RESIDENTIAL

TOTAL SITE AREA: 20.02 ACRES ±

ZONING: R-1 (LOW DENSITY SINGLE-FAMILY RESIDENTIAL)

OWNER/DEVELOPER: VEERA RAO GUNTUPALLI & PAVANI MALLAMPATI
32716 REGENTS BLVD.
UNION CITY, CA 94587

ENGINEER: ODYSSEY ENGINEERING, LLC
117 PARKWOOD ST., SUITE 101
LOWELL, AR 72745
PHONE: 479-480-3330

SURVEYOR: DAVID PLATZ
ACCU-STAKING, LLC
PO BOX 223
BENTONVILLE, AR 72712

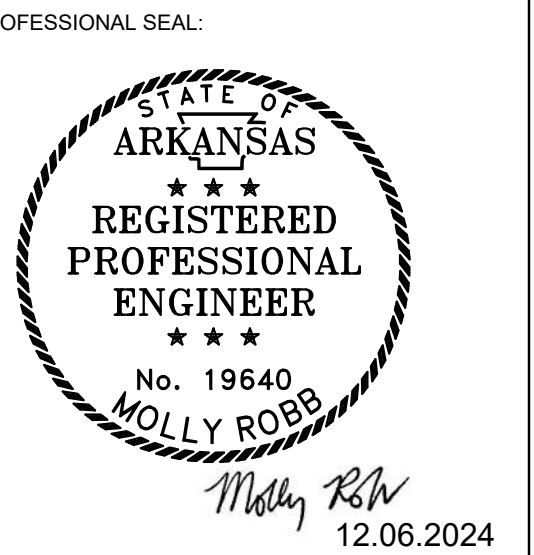
ODYSSEY ENGINEERING OR ITS DESIGNATED REPRESENTATIVE SHALL PROVIDE INSPECTION SERVICES DURING CONSTRUCTION OF PUBLIC UTILITIES.

CITY OF BENTONVILLE STANDARD NOTES:

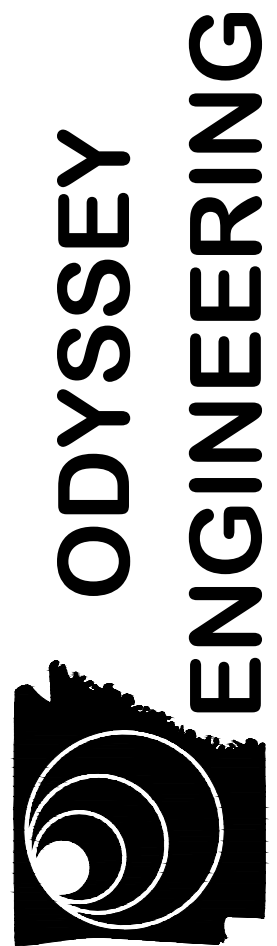
1. THE CITY OF BENTONVILLE STREET STANDARDS, DRAINAGE CRITERIA MANUAL, SUBDIVISION ORDINANCE, WATER, SEWER, ELECTRIC UTILITY SPECIFICATIONS, AND STATE CODE SHALL GOVERN THESE PLANS. IF THERE ARE DISCREPANCIES IN THE PLANS OR INFORMATION CONTAINED WITHIN, CITY OF BENTONVILLE ORDINANCES, STANDARDS, AND SPECIFICATIONS SHALL RULE, UNLESS APPROVED IN WRITING BY THE CITY ENGINEER.
2. 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 ON THE FOLLOWING DAY.
3. THE ENGINEER OF RECORD MUST CERTIFY THE SITE AND THE PROJECT MUST PASS A DEVELOPMENT FINAL SITE INSPECTION BEFORE REQUESTING A BUILDING FINAL INSPECTION.
4. PRE-PAVE PRECON WILL BE REQUIRED BEFORE ANY PAVING OF STREETS. ALL TEST RESULTS AND INSPECTIONS TO BE VERIFIED AND IN FILE BEFORE REQUESTING PRE-PAVE PRECON. TRACER WIRE TO BE INSPECTED BEFORE PAVING.
5. BORING OF STREETS IS REQUIRED WHEN THE EXISTING UTILITY RESIDES OUTSIDE OF THE ROAD WAY.
6. OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO ENSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.

PROJECT WAIVERS, VARIANCES, & CONDITIONAL USES:

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



REVISIONS

[illegible]

124 GRANT PLACE, SUITE E
LOWELL, AR 72745
(479) 480-3330
AR COA # 4188

**GATOR DEVELOPMENT
PHASE 1
1386 SW GATOR BLVD.
BENTONVILLE, AR 72713**

PROJECT NO.	DESIGNED BY	REVIEWED BY
ODY0029	MR	MR
PLAN DATE:	12.06.2024	

SHEET NAME:

COVER SHEET

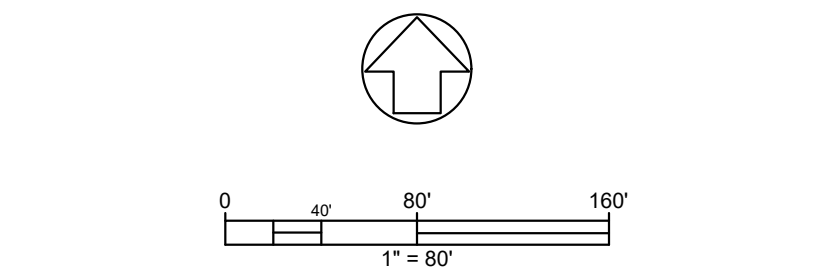
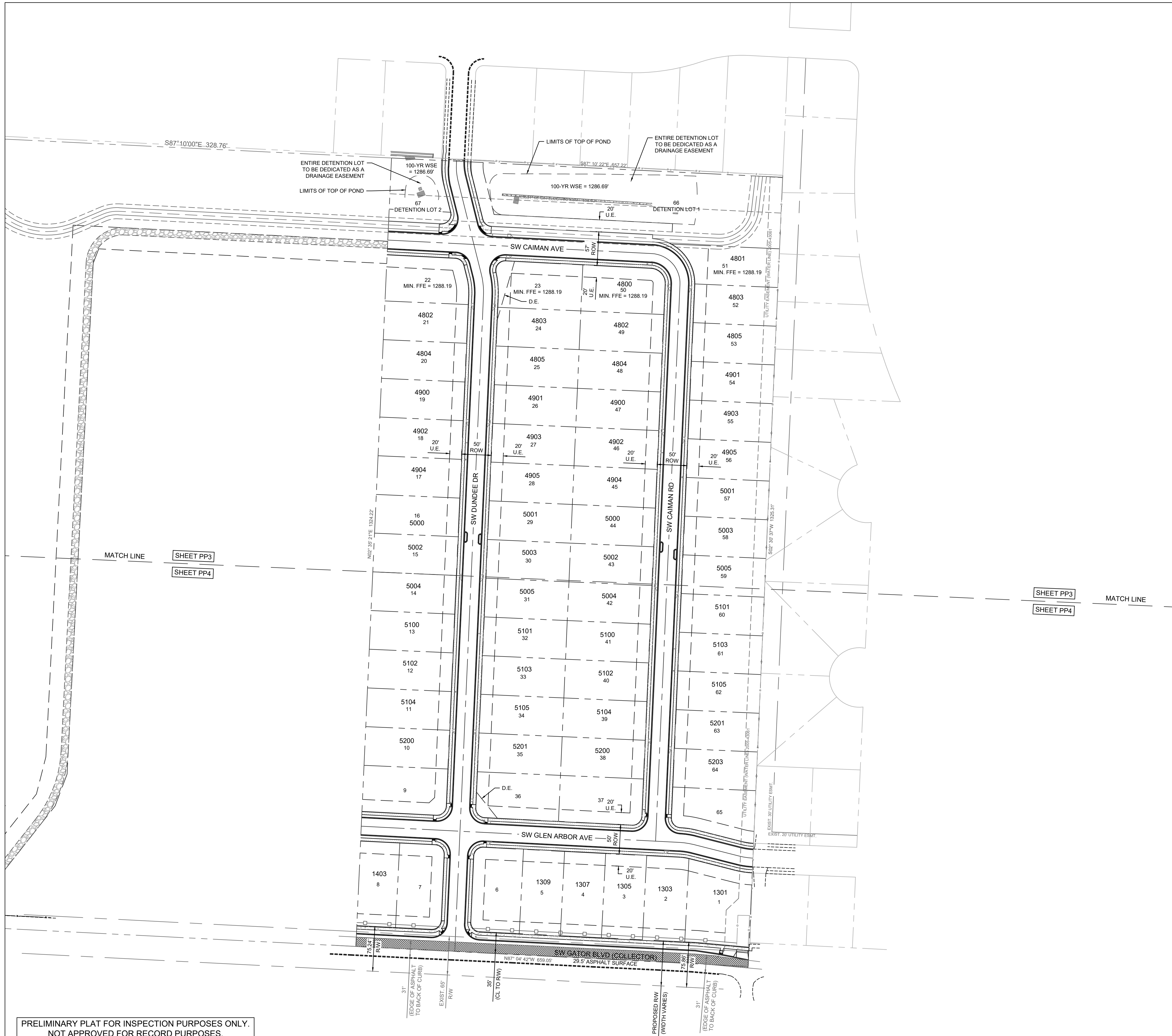
SHEET NO.:

C0.0



Know what's below.
Call before you dig.

PP24-0004



LEGEND (EXISTING)	
---	PROPERTY LINE
---	RIGHT-OF-WAY
---	LOT LINE
---	EASEMENT
---	ROAD CENTERLINE
---	ASPHALT
=====	CURB & GUTTER
---	SIDEWALK
x	BARBED WIRE FENCE
□	WOODEN FENCE
○	CHAIN LINK FENCE

LEGEND (PROPOSED)	
---	RIGHT-OF-WAY
=====	CURB & GUTTER
---	SIDEWALK
---	LOT LINE
---	EASEMENT
---	ROAD CENTERLINE
□	WOODEN FENCE

LOT COUNT:
BUILDABLE: 65 LOTS
NON-BUILDABLE: 2 LOTS (DETENTION LOTS 1 & 2)
TOTAL: 67 LOTS

PRELIMINARY PLAT FOR INSPECTION PURPOSES ONLY.
NOT APPROVED FOR RECORD PURPOSES.

PP24-0004



PROFESSIONAL SEAL:

STATE OF
ARKANSAS

REGISTERED
PROFESSIONAL
ENGINEER

No. 19640
MOLLY ROBB

Molly Robb
12.06.2024

REVISIONS		
NO.	DATE	REVISION



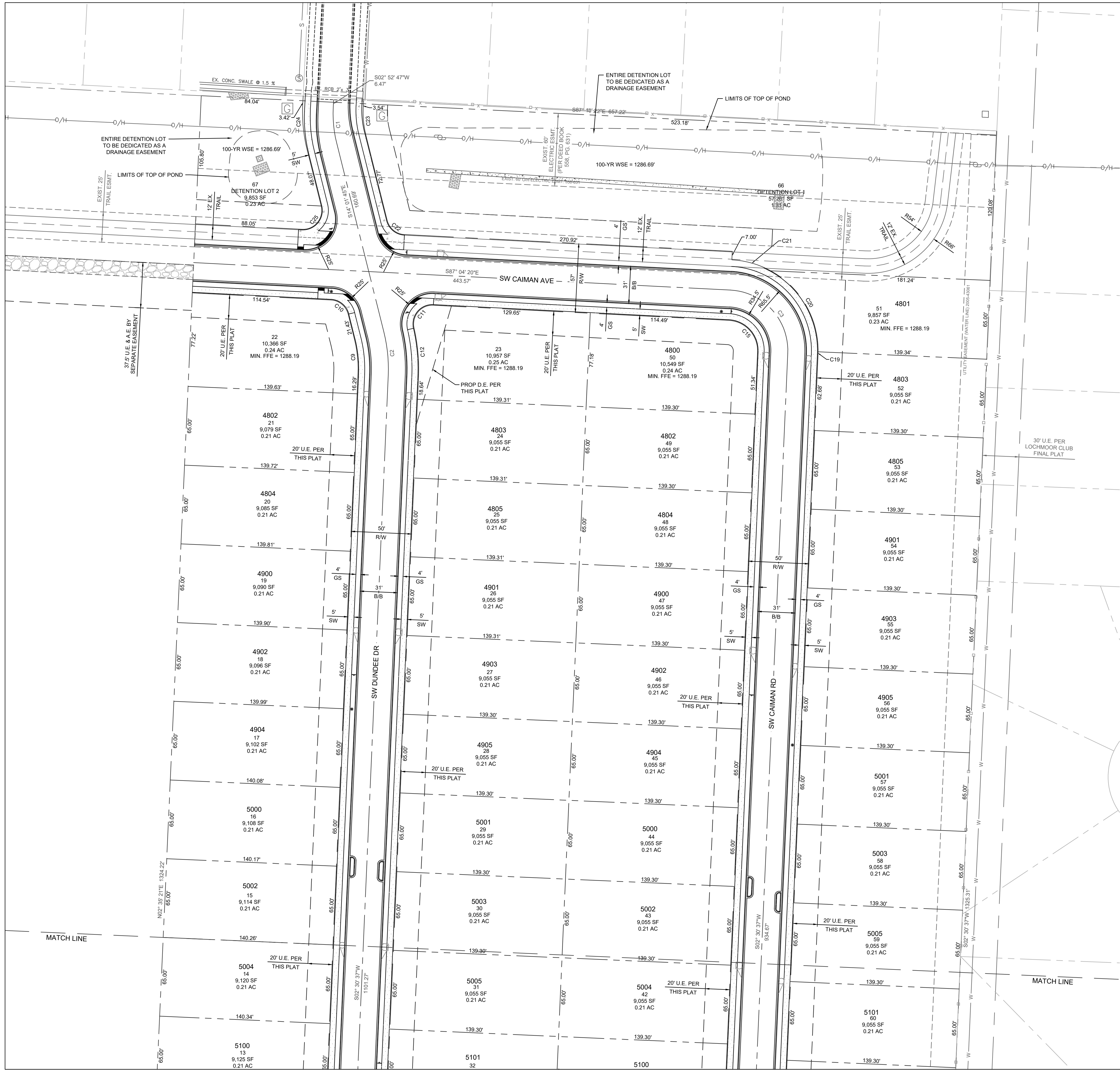
**ODYSSEY
ENGINEERING**

124 GRANT PLACE, SUITE E
LOWELL, AR 72745
(479) 480-3330
AR COA # 4188

GATOR DEVELOPMENT
PHASE 1
1386 SW GATOR BLVD.
BENTONVILLE, AR 72713

PROJECT NO.	DESIGNED BY	REVIEWED BY
ODY0029	MR	MR
PLAN DATE:	12.06.2024	
SHEET NAME:		
OVERALL PRELIMINARY PLAT		
SHEET NO.:		

PP2

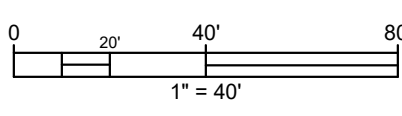
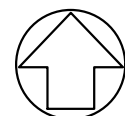


LEGEND (EXISTING)	
	PROPERTY LINE
	RIGHT-OF-WAY
	LOT LINE
	EASEMENT
	ROAD CENTERLINE
	ASPHALT
	CURB & GUTTER
	SIDEWALK
	BARBED WIRE FENCE
	WOODEN FENCE
	CHAIN LINK FENCE

LEGEND (PROPOSED)	
	RIGHT-OF-WAY
	CURB & GUTTER
	SIDEWALK
	LOT LINE
	EASEMENT
	ROAD CENTERLINE
	WOODEN FENCE

PARCEL CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA
C1	145.00'	28.80'	28.75'	N81° 28' 09"W	11°22'44"
C2	95.00'	1.50'	1.50'	N76° 13' 55"W	0°54'22"
C3	95.00'	17.25'	17.23'	N81° 53' 13"W	10°24'14"
C4	15.50'	24.46'	22.00'	S47° 42' 38"W	90°24'03"
C5	15.50'	24.25'	21.85'	S42° 19' 04"E	89°39'21"
C6	15.50'	24.44'	21.99'	N47° 40' 56"E	90°20'39"
C7	15.50'	24.24'	21.84'	N42° 17' 22"W	89°35'57"
C8	15.50'	24.46'	22.00'	N47° 42' 38"E	90°24'03"
C9	100.00'	28.87'	28.77'	N5° 45' 34"W	16°32'22"
C10	15.50'	19.76'	18.45'	N50° 33' 02"W	73°02'35"
C11	15.50'	28.63'	24.73'	S40° 00' 46"W	105°49'47"
C12	150.00'	40.35'	40.23'	S5° 11' 45"E	15°24'44"
C13	15.50'	24.24'	21.84'	S42° 17' 22"E	89°35'57"
C14	15.50'	24.46'	22.00'	N47° 42' 38"E	90°24'03"
C15	25.00'	39.09'	35.23'	N42° 16' 52"W	89°34'57"
C16	95.00'	18.58'	18.55'	S81° 22' 46"E	11°12'16"
C17	145.00'	28.62'	28.58'	S81° 26' 02"E	11°18'36"
C18	15.50'	24.24'	21.84'	S42° 17' 22"E	89°35'57"
C19	75.00'	2.32'	2.32'	S1° 37' 31"W	1°46'11"
C20	75.00'	81.25'	77.33'	S30° 17' 36"E	82°04'04"
C21	75.00'	33.70'	33.42'	S74° 11' 59"E	25°44'42"
C22	15.50'	19.76'	18.45'	S50° 33' 02"E	73°02'35"
C23	75.44'	22.24'	22.16'	S5° 32' 07"E	16°53'19"
C24	125.81'	37.06'	36.93'	N5° 32' 07"W	16°52'40"
C25	15.50'	28.93'	24.91'	N39° 26' 58"E	106°57'25"

ROAD CENTERLINE CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA
C1	100.00'	29.51'	29.40'	S5° 34' 29"E	16° 54' 32"
C2	125.00'	36.08'	35.96'	S5° 45' 34"E	16° 32' 22"
C3	50.00'	78.18'	70.45'	S42° 16' 52"E	89° 34' 57"
C3	50.00'	78.18'	70.45'	S42° 16' 52"E	89° 34' 57"
C4	120.00'	23.69'	23.65'	N81° 26' 02"W	11° 18' 36"
C5	120.00'	23.69'	23.65'	N81° 26' 02"W	11° 18' 36"



PRELIMINARY PLAT FOR INSPECTION PURPOSES ONLY.
NOT APPROVED FOR RECORD PURPOSES.

PP24-0004



PROFESSIONAL SEAL:



REVISIONS
NO. DATE REVISION

ODYSSEY ENGINEERING
124 GRANT PLACE, SUITE E
LOWELL, AR 72745
(479) 480-3330
AR COA # 4188

**GATOR DEVELOPMENT
PHASE 1**
1386 SW GATOR BLVD.
BENTONVILLE, AR 72713

PROJECT NO. ODY0029
DESIGNED BY MR
REVIEWED BY MR
PLAN DATE: 12.06.2024

SHEET NAME:
**PRELIMINARY
PLAT A**

SHEET NO.:

PP3

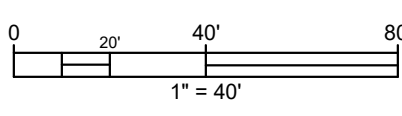
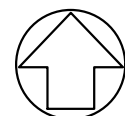


LEGEND (EXISTING)	
---	PROPERTY LINE
---	RIGHT-OF-WAY
---	LOT LINE
---	EASEMENT
---	ROAD CENTERLINE
----	ASPHALT
=====	CURB & GUTTER
-----	SIDEWALK
---	BARBED WIRE FENCE
---	WOODEN FENCE
---	CHAIN LINK FENCE

LEGEND (PROPOSED)	
---	RIGHT-OF-WAY
=====	CURB & GUTTER
-----	SIDEWALK
---	LOT LINE
---	EASEMENT
---	ROAD CENTERLINE
---	WOODEN FENCE

PARCEL CURVE TABLE				
CURVE #	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	145.00'	28.80'	28.75'	N81° 28' 09"W
C2	95.00'	1.50'	1.50'	N76° 13' 55"W
C3	95.00'	17.25'	17.23'	N81° 53' 13"W
C4	15.50'	24.46'	22.00'	S47° 42' 38"W
C5	15.50'	24.25'	21.85'	S42° 19' 04"E
C6	15.50'	24.44'	21.99'	N47° 40' 56"E
C7	15.50'	24.24'	21.84'	N42° 17' 22"W
C8	15.50'	24.46'	22.00'	N47° 42' 38"E
C9	100.00'	28.87'	28.77'	N5° 45' 34"W
C10	15.50'	19.76'	18.45'	N50° 33' 02"W
C11	15.50'	28.63'	24.73'	S40° 00' 46"W
C12	150.00'	40.35'	40.23'	S5° 11' 45"E
C13	15.50'	24.24'	21.84'	S42° 17' 22"E
C14	15.50'	24.46'	22.00'	N47° 42' 38"E
C15	25.00'	39.09'	35.23'	N42° 16' 52"W
C16	95.00'	18.58'	18.55'	S81° 22' 46"E
C17	145.00'	28.62'	28.58'	S81° 26' 02"E
C18	15.50'	24.24'	21.84'	S42° 17' 22"E
C19	75.00'	2.32'	2.32'	S1° 37' 31"W
C20	75.00'	81.25'	77.33'	S30° 17' 36"E
C21	75.00'	33.70'	33.42'	S74° 11' 59"E
C22	15.50'	19.76'	18.45'	S50° 33' 02"E
C23	75.44'	22.24'	22.16'	S5° 32' 07"E
C24	125.81'	37.06'	36.93'	N5° 32' 07"W
C25	15.50'	28.93'	24.91'	N39° 26' 58"E

ROAD CENTERLINE CURVE TABLE				
CURVE #	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	100.00'	29.51'	29.40'	S5° 34' 29"E
C2	125.00'	36.08'	35.96'	S5° 45' 34"E
C3	50.00'	78.18'	70.45'	S42° 16' 52"E
C3	50.00'	78.18'	70.45'	S42° 16' 52"E
C4	120.00'	23.69'	23.65'	N81° 26' 02"W
C5	120.00'	23.69'	23.65'	N81° 26' 02"W



PRELIMINARY PLAT FOR INSPECTION PURPOSES ONLY.
NOT APPROVED FOR RECORD PURPOSES.

PP24-0004



PROFESSIONAL SEAL:



REVISIONS
NO. DATE REVISION

ODYSSEY ENGINEERING
124 GRANT PLACE, SUITE E
LOWELL, AR 72745
(479) 480-3330
AR COA # 4188

**GATOR DEVELOPMENT
PHASE 1**
1386 SW GATOR BLVD.
BENTONVILLE, AR 72713

PROJECT NO. DESIGNED BY REVIEWED BY
ODY0029 MR MR

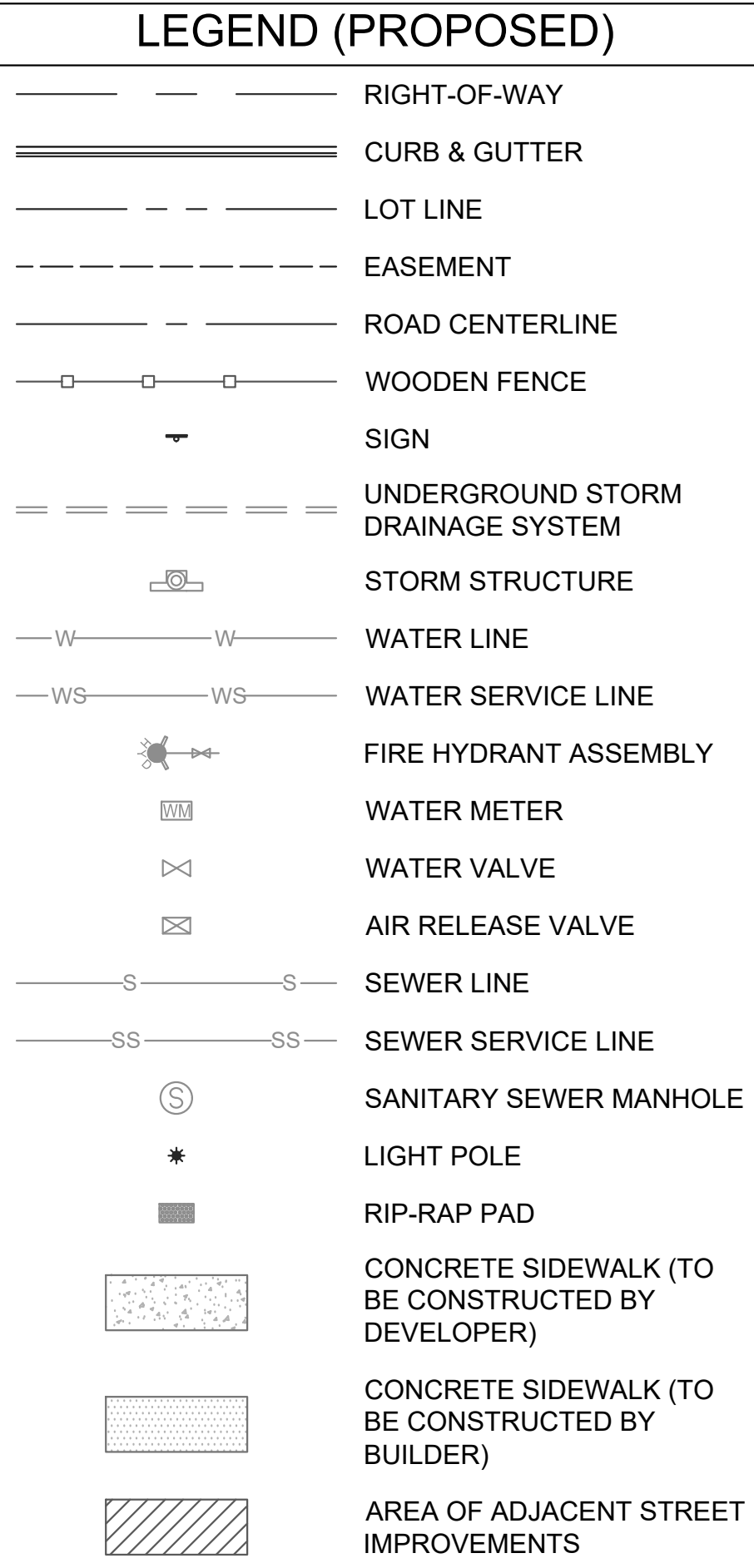
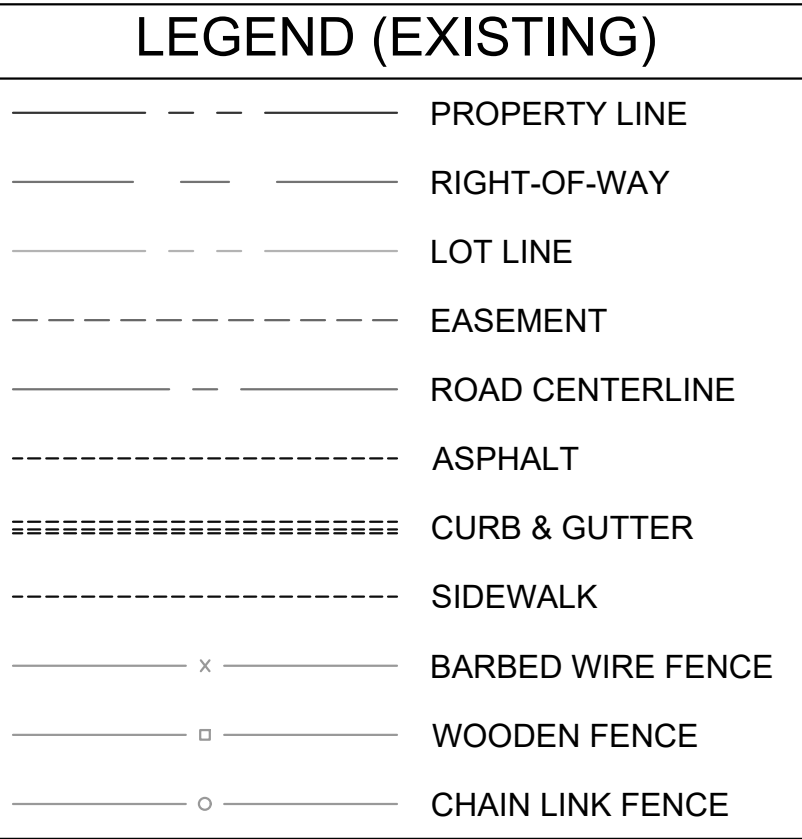
PLAN DATE: 12.06.2024

SHEET NAME:

PRELIMINARY
PLAT B

SHEET NO.:

PP4



SIGNAGE NOTE:
NO KNOWN SIGNAGE PROPOSED WITH
PRELIMINARY PLAT.
ALL PROPOSED SIGNAGE WILL REQUIRE A
SEPARATE PERMIT.

LIGHTING NOTE:
ANY NEW LIGHTING WILL REQUIRE THAT IT BE CUT-OFF OR B-U-G (WITH A U RATING OF 0) AND APPROVED BY THE PLANNING DEPARTMENT.

AIRPORT ZONE NOTE:
PHASE 1 IS OUTSIDE ALL AIRPORT ZONES.

UTILITY PLACEMENT:
ALL UTILITIES SHALL BE PLACED PER THE CITY
OF BENTONVILLE SUBDIVISION UTILITY
PLACEMENT SPECIFICATIONS.

SIDEWALK NOTE:
ALL SIDEWALKS SHALL BE IN COMPLIANCE WITH ALL ADA
REGULATIONS AND GUIDELINES.

SIDEWALK NOTE:
5' WIDE SIDEWALK SHALL BE CONSTRUCTED 4' BEHIND
BACK OF CURB. REFER TO DETAIL & BENTONVILLE
STANDARDS.

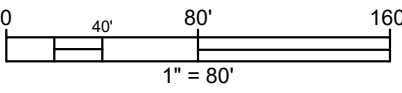
SIDEWALK NOTE:
ALL HANDICAP RAMPS WILL BE CONSTRUCTED AS PART OF THE INFRASTRUCTURE IMPROVEMENTS. ALL OTHER SIDEWALKS TO BE INSTALLED WITH THE CONSTRUCTION OF EACH INDIVIDUAL HOME.

ALL WORK, MATERIALS, AND DETAILS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE CITY OF BENTONVILLE STANDARD SPECIFICATIONS. A COPY OF THE SPECIFICATIONS SHALL BE ON SITE AT ALL TIMES DURING CONSTRUCTION FOR REFERENCE.

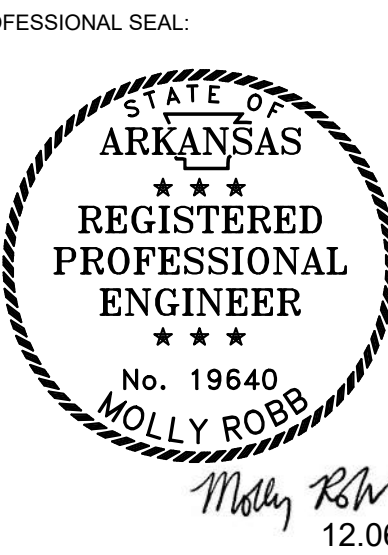
ROAD CENTERLINE CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA
C1	100.00'	29.51'	29.40'	S5° 34' 29"E	16°54'32"
C2	125.00'	36.08'	35.96'	S5° 45' 34"E	16°32'22"
C3	50.00'	78.18'	70.45'	S42° 16' 52"E	89°34'57"
C4	120.00'	23.69'	23.65'	N81° 26' 02"W	11°16'36"
C5	120.00'	23.69'	23.65'	N81° 26' 02"W	11°16'36"

BEUD STANDARD NOTES:

1. CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.
2. BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN
3. ELECTRIC FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION OF THE ELECTRIC SPECIFICATIONS FOUND ON THE WEBSITE. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THIS DOCUMENT.



Know what's below.
Call before you dig.

[illegible]

**ODYSSEY
ENGINEERING**

1224 GRANT PLACE, SUITE E
LOWELL, AR 72745
(479) 480-3330
AR COA #4188

GATOR DEVELOPMENT
PHASE 1
1386 SW GATOR BLVD.
BENTONVILLE, AR 72713

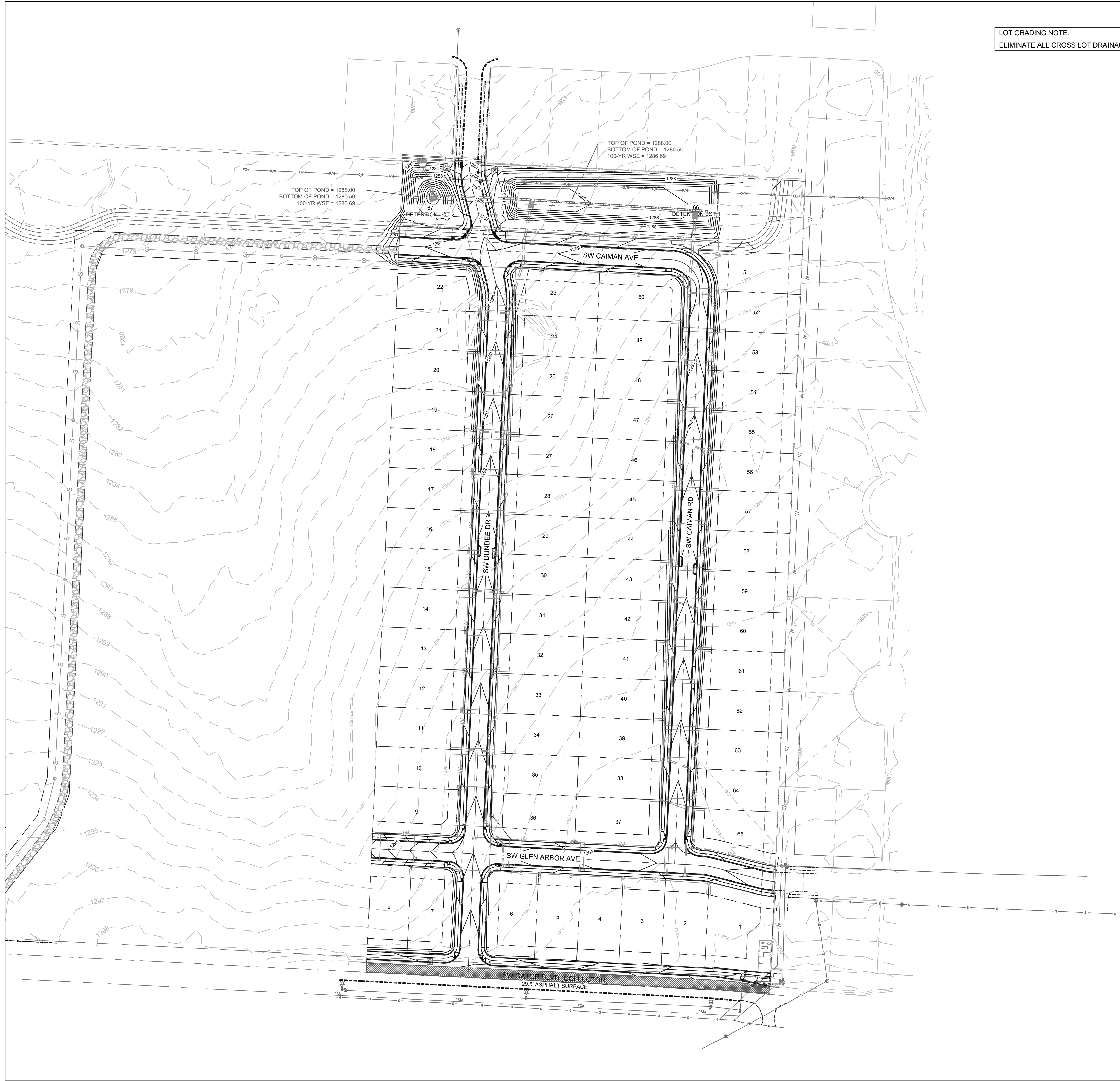
PROJECT NO.	DESIGNED BY	REVIEWED BY
ODY0029	MR	MR
PLAN DATE:	12.06.2024	

SHEET NAME:

SITE PLAN

SHEET NO.

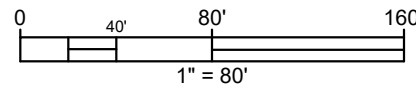
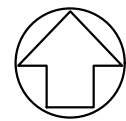
C1.1



LOT GRADING NOTE:
ELIMINATE ALL CROSS LOT DRAINAGE.

LEGEND (EXISTING)	
	PROPERTY LINE
	CONTOURS
	RIGHT-OF-WAY
	LOT LINE
	EASEMENT
	ROAD CENTERLINE
	ASPHALT
	CURB & GUTTER
	SIDEWALK
	BARBED WIRE FENCE
	WOODEN FENCE
	CHAIN LINK FENCE
	GAS LINE
	GAS METER
	SEWER LINE
	SANITARY SEWER MANHOLE
	WATER LINE
	FIRE HYDRANT
	WATER VALVE
	STORM SEWER LINE
	OVERHEAD ELECTRIC LINE
	ELECTRIC POLE

LEGEND (PROPOSED)	
	CONTOURS

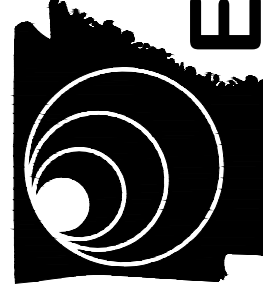


PP24-0004

PROFESSIONAL SEAL:



REVISIONS		
NO.	DATE	REVISION



ODYSSEY

ENGINEERING

124 GRANT PLACE, SUITE E
LOWELL, AR 72745
(479) 480-3330
AR COA # 4188

GATOR DEVELOPMENT
PHASE 1
1386 SW GATOR BLVD.
BENTONVILLE, AR 72713

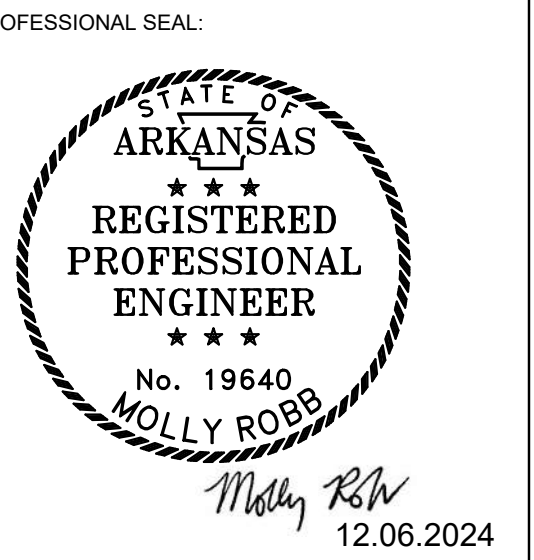
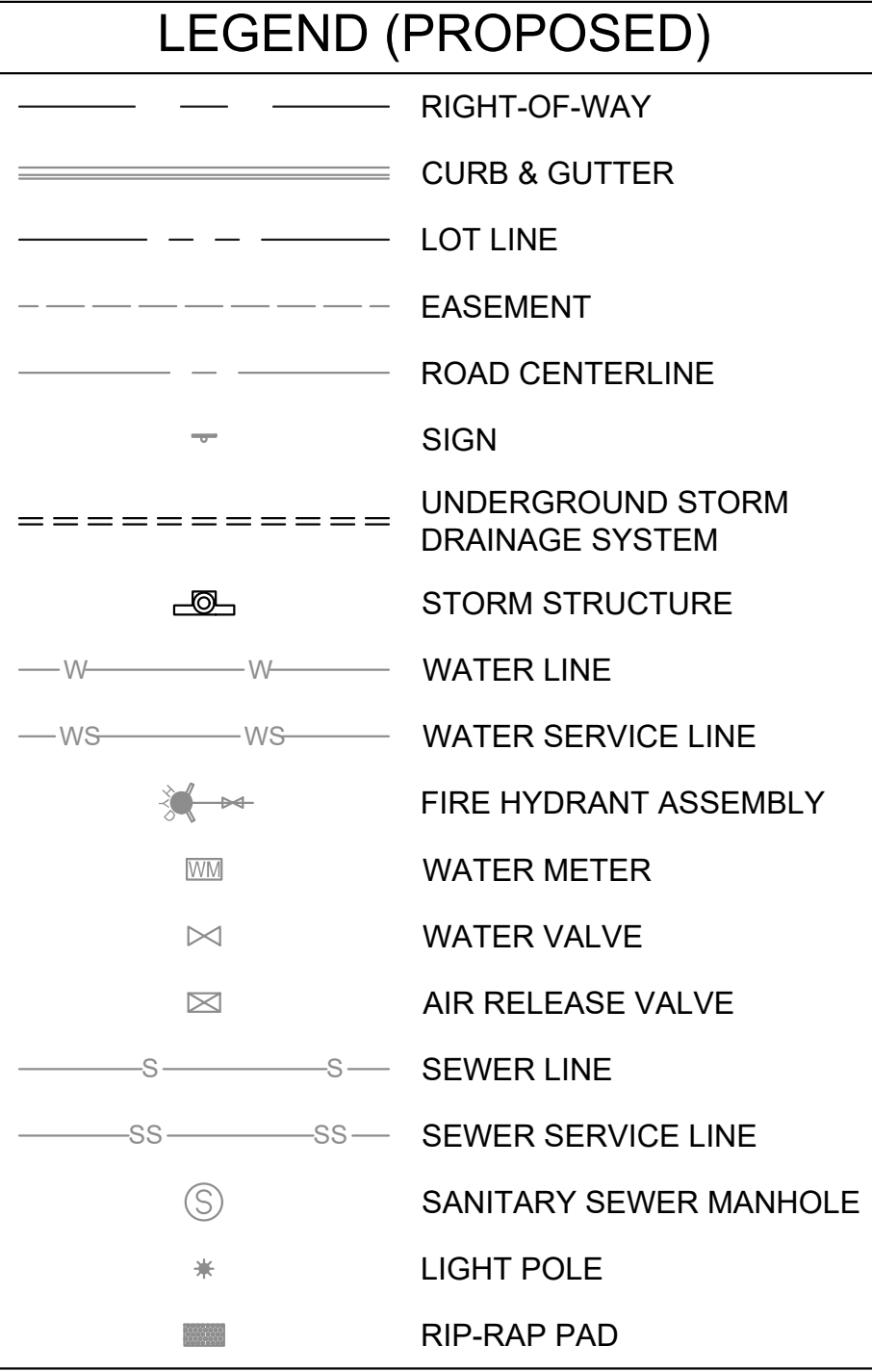
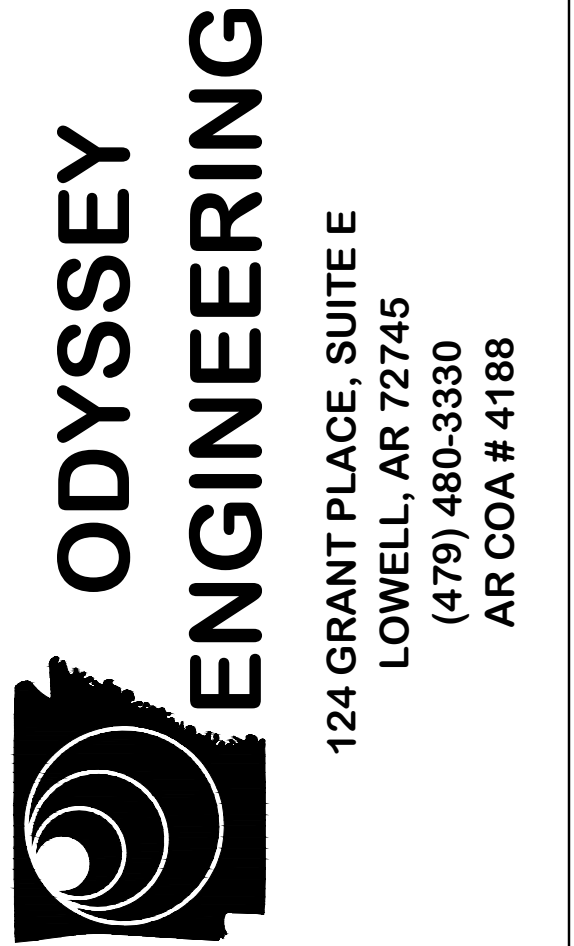
PROJECT NO.	DESIGNED BY	REVIEWED BY
ODY0029	MR	MR
PLAN DATE:	12.06.2024	

SHEET NAME:

OVERALL
GRADING PLAN

SHEET NO.:

C1.2.1

[illegible]

GATOR DEVELOPMENT
PHASE 1
1386 SW GATOR BLVD.
BENTONVILLE, AR 72713

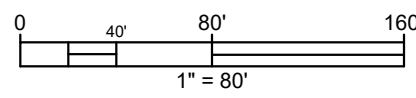
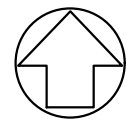
PROJECT NO.	DESIGNED BY	REVIEWED BY
ODY0029	MR	MR
PLAN DATE:	12.06.2024	

HEET NAME:

OVERALL STORM
SEWER PLAN

SHEET NO.:

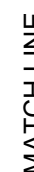
C2.0



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MATCHLINE

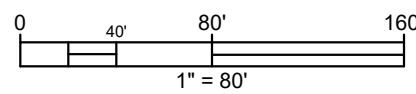


LEGEND (PROPOSED)	
	RIGHT-OF-WAY
	CURB & GUTTER
	LOT LINE
	EASEMENT
	ROAD CENTERLINE
	SIGN
	UNDERGROUND STORM DRAINAGE SYSTEM
	STORM STRUCTURE
	WATER LINE
	WATER SERVICE LINE
	FIRE HYDRANT ASSEMBLY
	WATER METER
	WATER VALVE
	AIR RELEASE VALVE
	SEWER LINE
	SEWER SERVICE LINE
	SANITARY SEWER MANHOLE
	LIGHT POLE
	RIP-RAP PAD

CONTRACTOR TO VERIFY LOCATION OF EXISTING
SANITARY SEWER AND MANHOLES. FIELD ADJUST
PROPOSED SANITARY LINES TO ACCOMMODATE
ACTUAL CONDITIONS. ALL LINES TO BE SLOPED AT
0.4% MINIMUM.

WATER MAINS CROSSING SEWERS MUST BE PLACED SO THAT THE BOTTOM OF THE WATER LINE WILL BE AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER LINE AT ITS HIGHEST POINT. IF THIS DISTANCE MUST UNAVOIDABLY BE REDUCED, THE WATER LINE OR THE SEWER LINE MUST BE ENCASED IN WATERTIGHT PIPE WITH SEALED WATERTIGHT ENDS EXTENDING AT LEAST TEN FEET EITHER SIDE OF THE CROSSING. THE ENCASEMENT PIPE MUST BE MECHANICALLY RESTRAINED. THE ENCASEMENT PIPE MAY BE VENTED TO THE SURFACE IF CARRYING WATER OR SEWER UNDER PRESSURE. WHERE A WATER LINE MUST UNAVOIDABLY PASS BENEATH THE SEWER LINE, AT LEAST 18 INCHES OF SEPARATION MUST BE MAINTAINED BETWEEN THE OUTSIDE OF THE TWO PIPES IN ADDITION TO THE PRECEDING ENCASEMENT REQUIREMENT.

1. CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.
2. BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN.
3. ELECTRIC FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION OF THE ELECTRIC SPECIFICATIONS FOUND ON THE WEBSITE. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THIS DOCUMENT.

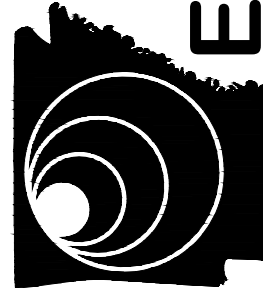


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PROFESSIONAL SEAL:



NO.	DATE	REVISION
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[illegible]

**ODYSSEY
ENGINEERING**

124 GRANT PLACE, SUITE E
LOWELL, AR 72745
(479) 480-3330
AR COA # 4188

GATOR DEVELOPMENT

PHASE 1

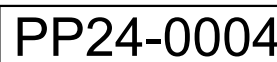
1386 SW GATOR BLVD.

BENTONVILLE, AR 72713

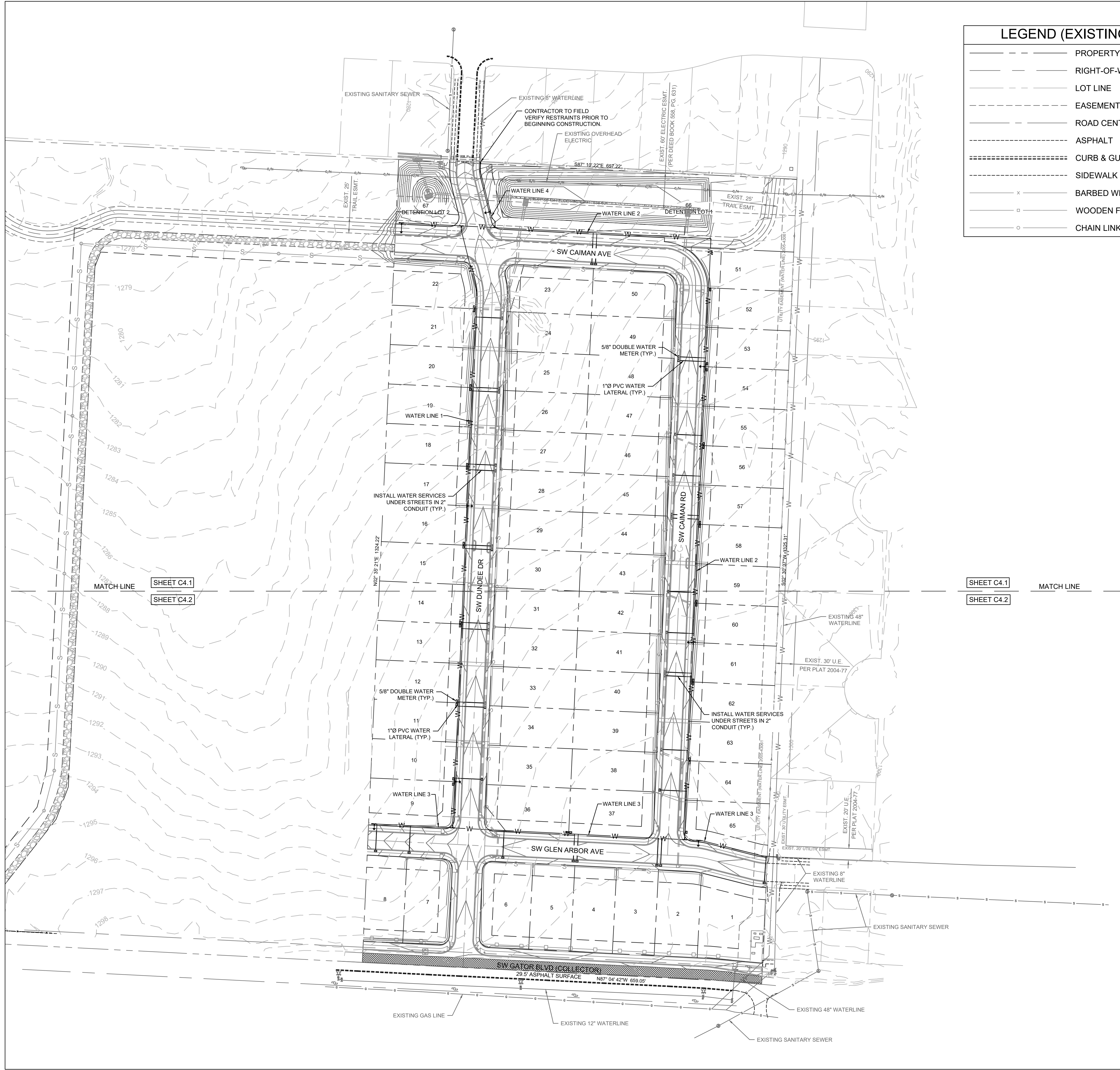
PROJECT NO.	DESIGNED BY	REVIEWED BY
ODY0029	MR	MR
PLAN DATE:	12.06.2024	

OVERALL SANITARY SEWER PLAN A

C3.0



C3.1



LEGEND (EXISTING)	
	PROPERTY LINE
	RIGHT-OF-WAY
	LOT LINE
	EASEMENT
	ROAD CENTERLINE
	ASPHALT
	CURB & GUTTER
	SIDEWALK
	BARBED WIRE FENCE
	WOODEN FENCE
	CHAIN LINK FENCE

LEGEND (PROPOSED)	
	RIGHT-OF-WAY
	CURB & GUTTER
	LOT LINE
	EASEMENT
	ROAD CENTERLINE
	SIGN
	UNDERGROUND STORM DRAINAGE SYSTEM
	STORM STRUCTURE
	WATER LINE
	WATER SERVICE LINE
	FIRE HYDRANT ASSEMBLY
	WATER METER
	WATER VALVE
	AIR RELEASE VALVE
	SEWER LINE
	SEWER SERVICE LINE
	SANITARY SEWER MANHOLE
	LIGHT POLE
	RIP-RAP PAD

ALL WORK SHALL CONFORM TO THE CITY OF BENTONVILLE "2021 WATER UTILITIES DEPARTMENT SPECIFICATIONS" DATED JANUARY 28, 2021.

SPECIAL NOTE:
1" WATER SERVICE LINES PROPOSED ACROSS STREETS REQUIRE 2" CONDUIT TO BE INSTALLED FROM 1 FOOT BACK OF CURB TO 1 FOOT BACK OF CURB ON OPPOSITE SIDE OF STREET.

SPECIAL NOTE:
CONTRACTOR TO VERIFY ALL VALVES INSTALLED IN THE SIDEWALK DO NOT EXCEED 0.25 INCH LIP PER ADA REQUIREMENTS.

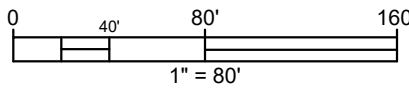
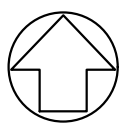
SPECIAL NOTE:
CONTRACTOR IS RESPONSIBLE FOR ALL PUBLIC UTILITY CONNECTIONS (ELECTRIC, WATER, GAS, SEPTIC, SEWER) AS WELL AS PROVIDING ALL INFRASTRUCTURE REQUIRED BY UTILITY COMPANIES.

ADH WATER & SEWER MAIN CROSSING NOTE:

WATER MAINS CROSSING SEWERS MUST BE PLACED SO THAT THE BOTTOM OF THE WATER LINE WILL BE AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER LINE AT ITS HIGHEST POINT. IF THIS DISTANCE MUST UNAVOIDABLY BE REDUCED, THE WATER LINE OR THE SEWER LINE MUST BE ENCASED IN WATERTIGHT PIPE WITH SEALED WATERTIGHT ENDS EXTENDING AT LEAST TEN FEET EITHER SIDE OF THE CROSSING. ANY JOINT IN THE ENCASEMENT PIPE IS TO BE MECHANICALLY RESTRAINED. THE ENCASEMENT PIPE MAY BE VENTED TO THE SURFACE IF CARRYING WATER OR SEWER UNDER PRESSURE. WHERE A WATER LINE MUST UNAVOIDABLY PASS BENEATH THE SEWER LINE, AT LEAST 18 INCHES OF SEPARATION MUST BE MAINTAINED BETWEEN THE OUTSIDE OF THE TWO PIPES IN ADDITION TO THE PRECEDING ENCASEMENT REQUIREMENT.

BEUD STANDARD NOTES:

- 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.



PP24-0004

PROFESSIONAL SEAL:



REVISIONS

NO.	DATE	REVISION
-----	------	----------

ODYSSEY ENGINEERING

124 GRANT PLACE, SUITE E
LOWELL, AR 72745
(479) 480-3330
AR COA # 4188

**GATOR DEVELOPMENT
PHASE 1**

1386 SW GATOR BLVD.
BENTONVILLE, AR 72713

PROJECT NO.	DESIGNED BY	REVIEWED BY
ODY0029	MR	MR

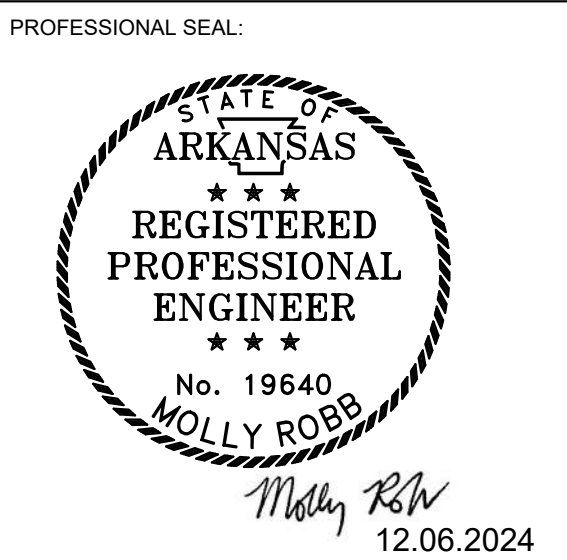
PLAN DATE: 12.06.2024

SHEET NAME:

**OVERALL WATER
PLAN**

SHEET NO.:

C4.0

[illegible]

**ODYSSEY
ENGINEERING**

**124 GRANT PLACE, SUITE E
LOWELL, AR 72745
(479) 480-3330
AR COA # 4188**

GATOR DEVELOPMENT
PHASE 1
1386 SW GATOR BLVD.
BENTONVILLE, AR 72713

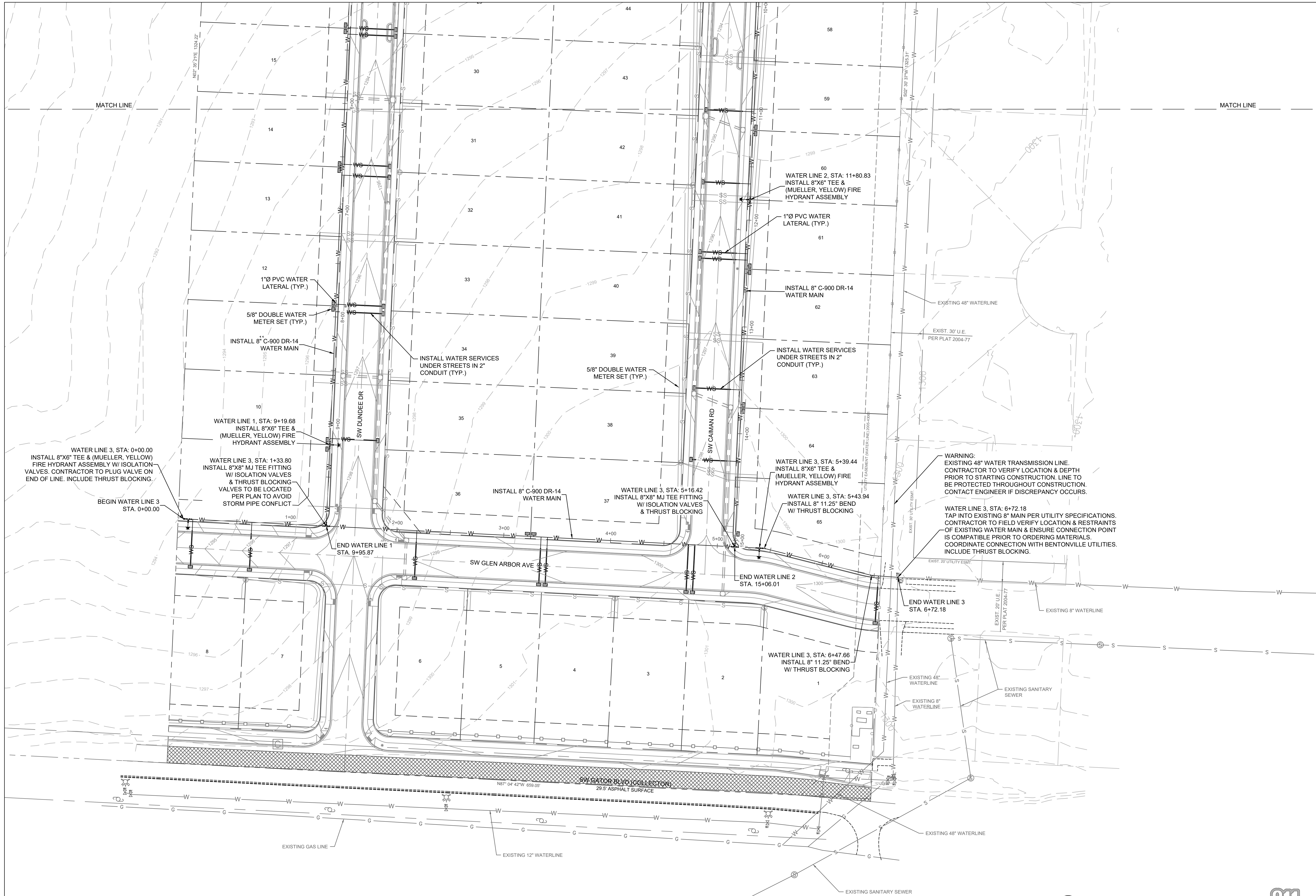
PROJECT NO.	DESIGNED BY	REVIEWED BY
ODY0029	MR	MR
PLAN DATE:	12.06.2024	

SHEET NAME:

WATER PLAN A

SHEET NO.:

C4.1



PROFESSIONAL SEAL:

STATE OF
ARKANSAS
REGISTERED
PROFESSIONAL
ENGINEER
No. 19640
MOLLY ROBB
Molly Robb
12.06.2024

REVISIONS		
NO.	DATE	REVISION



**ODYSSEY
ENGINEERING**

124 GRANT PLACE, SUITE E
LOWELL, AR 72745
(479) 480-3330
AR COA # 4188

**GATOR DEVELOPMENT
PHASE 1**

**1386 SW GATOR BLVD.
BENTONVILLE, AR 72713**

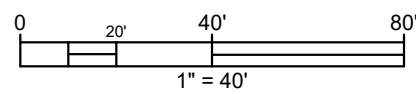
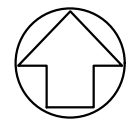
PROJECT NO.	DESIGNED BY	REVIEWED BY
ODY0029	MR	MR
PLAN DATE:	12.06.2024	

SHEET NAME:

WATER PLAN B

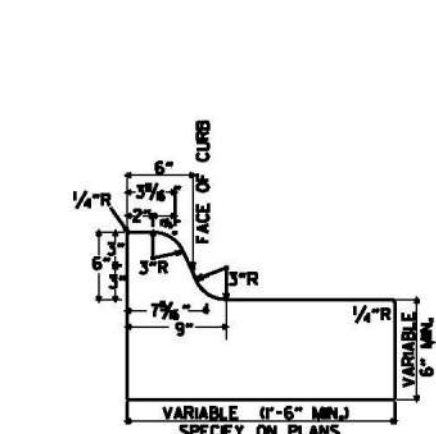
SHEET NO.:

C4.2

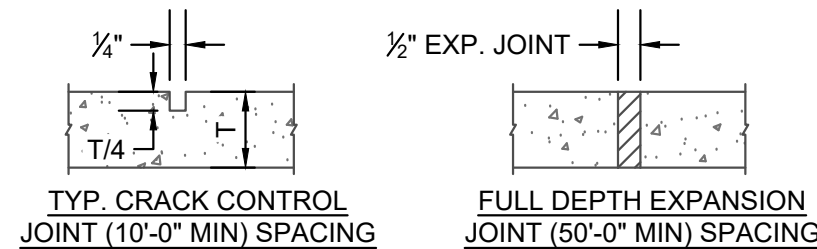


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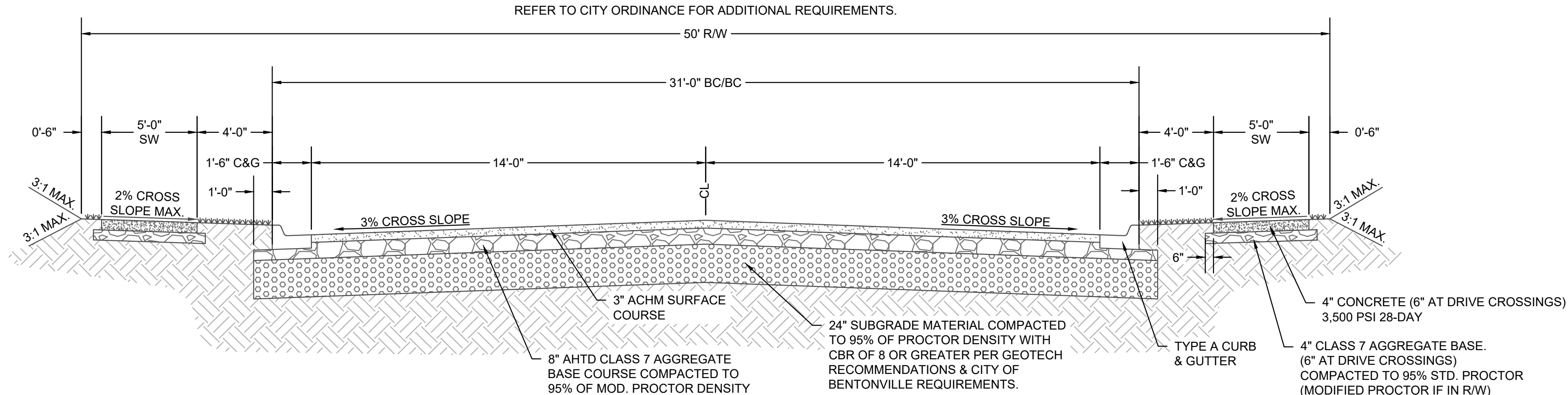
PP24-0004



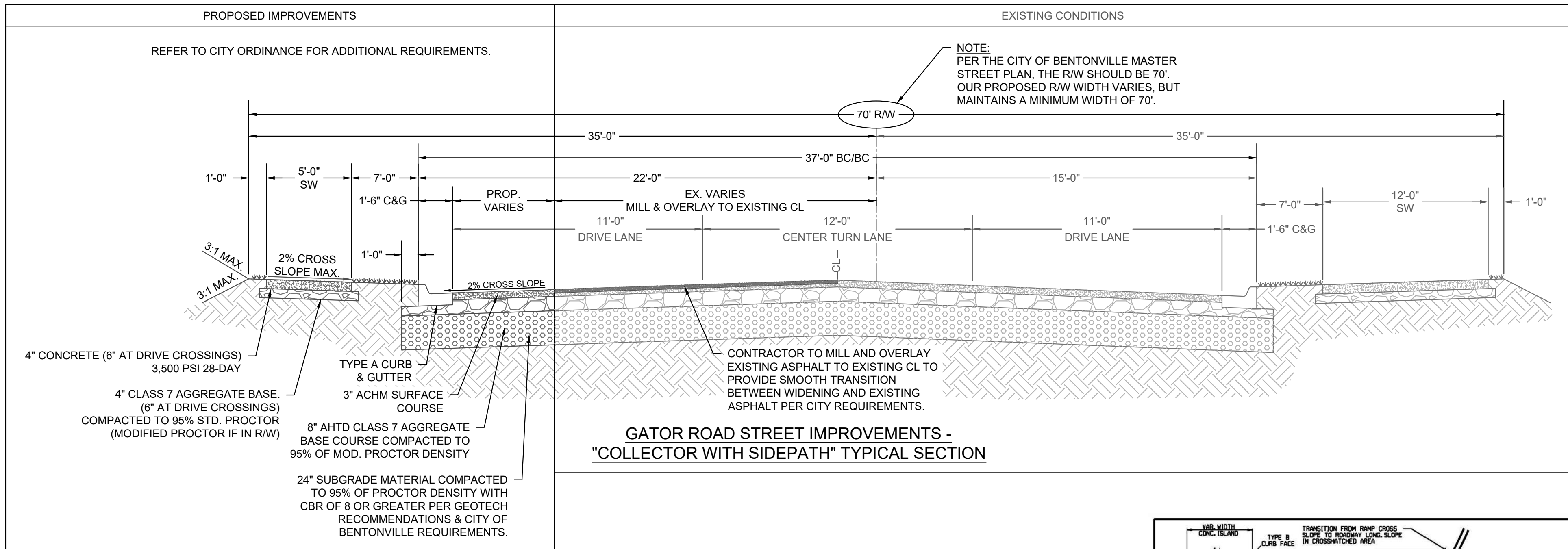
TYPE A CURB & GUTTER



SIDEWALK JOINTS

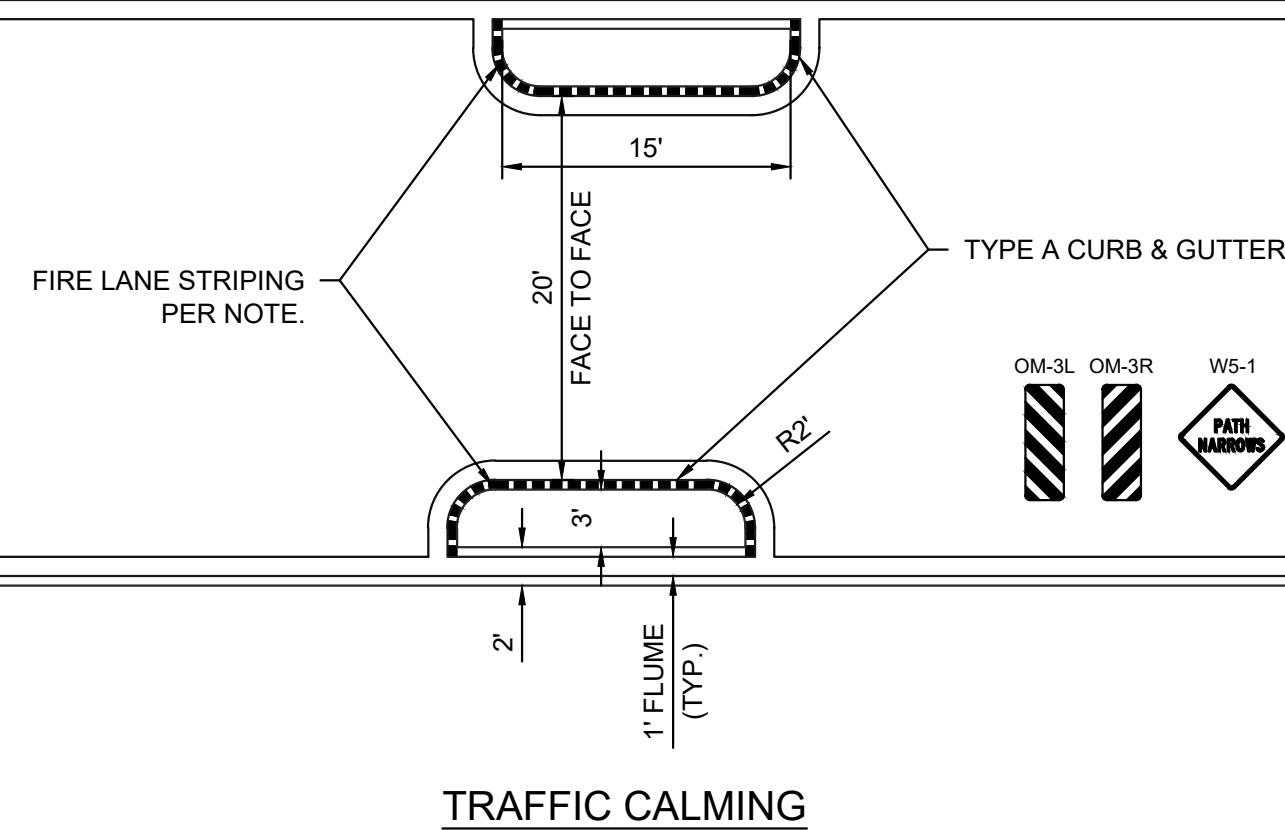


"LOCAL WITH SHARED USE" TYPICAL SECTION

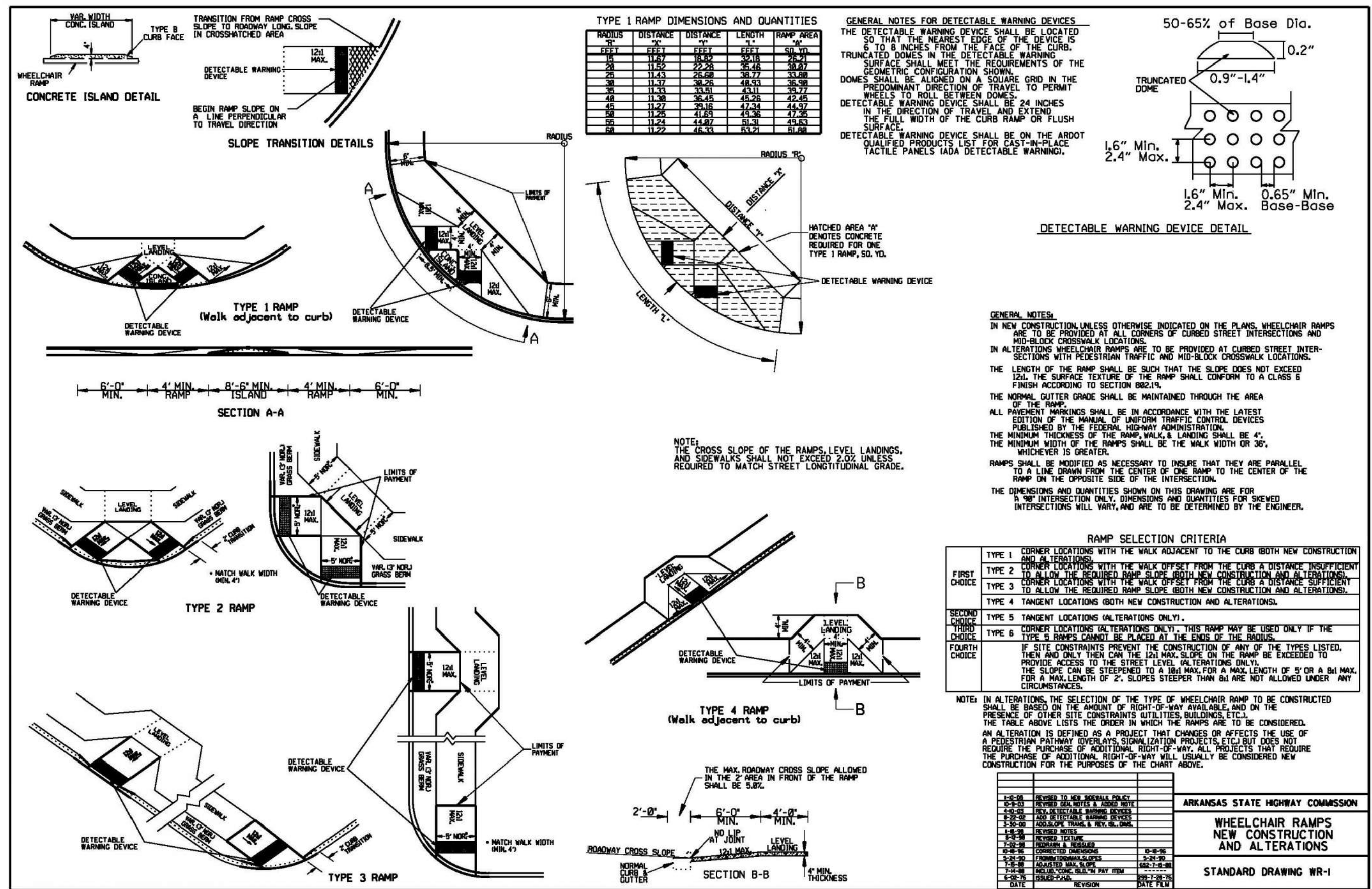


GATOR ROAD STREET IMPROVEMENTS -
"COLLECTOR WITH SIDEPATH" TYPICAL SECTION

- NOTES:
1. ALL DIMENSIONS AND CURB RADII SHOWN ARE MEASURED FROM BACK OF CURB UNLESS OTHERWISE SPECIFIED.
 2. CONTRACTOR TO ENSURE POSITIVE DRAINAGE AROUND BUMP-OUT.
 3. ROAD NARROWS (W5-1) SIGN TO BE INSTALLED 150' BEFORE REDUCED ROAD WIDTH.
 4. CHEVRON (OM-3) SIGNS TO BE INSTALLED WITHIN THE BUMP-OUT.
 5. INSTALL RED FIRE LANE - NO PARKING STRIPING ON BOTH SIDES OF THE STREET.



TRAFFIC CALMING



PP24-0004

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REVISIONS
NO. DATE REVISION

ODYSSEY ENGINEERING
124 GRANT PLACE, SUITE E
LOWELL, AR 72745
(479) 480-3330
AR COA # 4188

**GATOR DEVELOPMENT
PHASE 1**
1386 SW GATOR BLVD.
BENTONVILLE, AR 72713

PROJECT NO. DESIGNED BY REVIEWED BY
ODY0029 MR MR

PLAN DATE: 12.06.2024

SHEET NAME:

STREET DETAILS

SHEET NO.:

C5.0



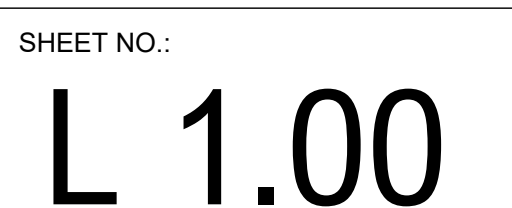
PRISM DESIGN STUDIO
LANDSCAPE ARCHITECTURE + PLANNING + PROJECT MANAGEMENT

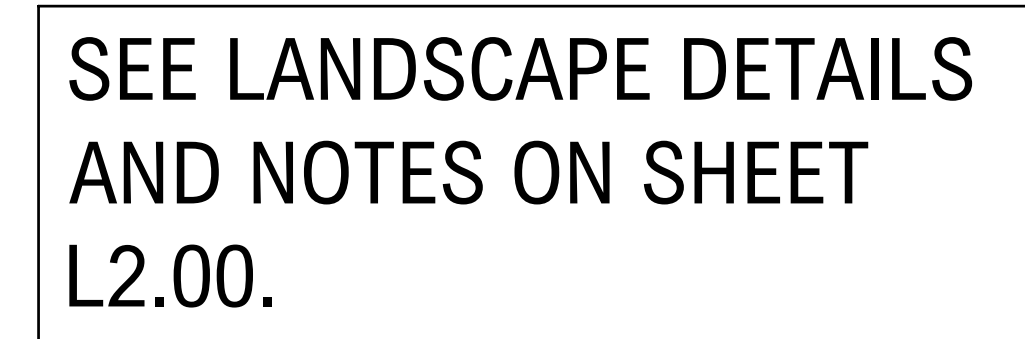
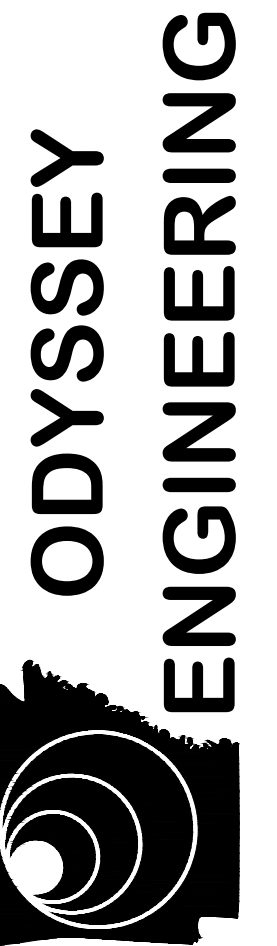
PRISM DESIGN STUDIO, LLC
HUNTSVILLE, AR 72740
W: PRISMDESIGNSTUDIO.COM
P: 479.883.1111

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ENGINEERING

LOWELL, AR 72745
(479) 480-3330
AR COA # 4188

GATOR DEVELOPMENT

PHASE 1

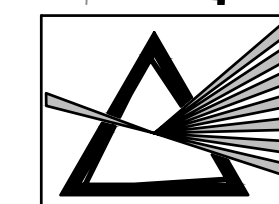
1386 SW GATOR BLVD.
BENTONVILLE, AR 72713

PROJECT NO.	DESIGNED BY	REVIEWED BY
ODY0029	MR	MR
PLAN DATE:	8.6.2024	

SHEET NAME:
(NORTH)
LANDSCAPE PLAN

SHEET NO.:

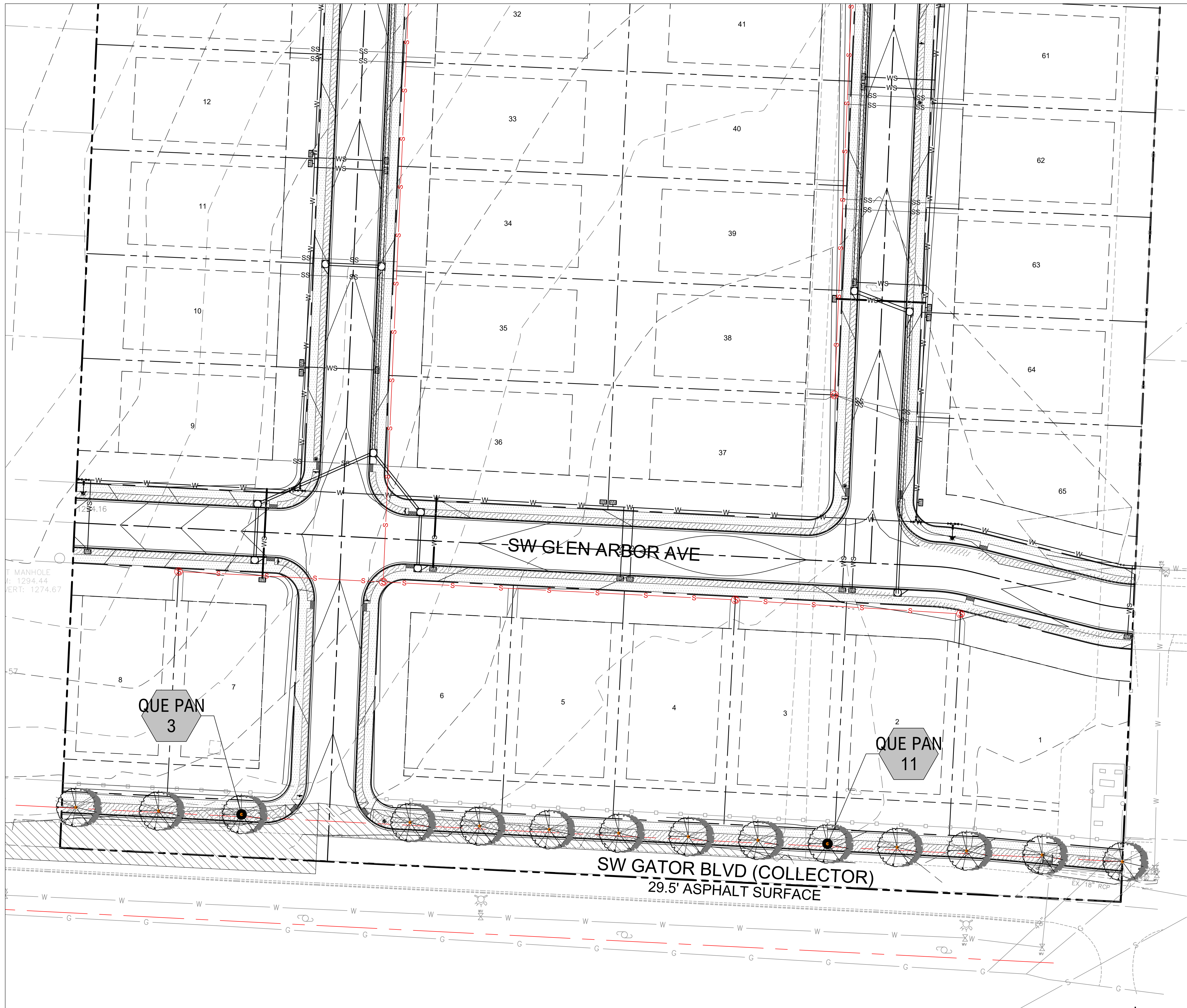
L 1.01



PRISM DESIGN STUDIO
LANDSCAPE ARCHITECTURE + PLANNING + PROJECT MANAGEMENT
PRISM DESIGN STUDIO, LLC
HUNTSVILLE, AR 72740
W: PRISMDS.CO
P: 479.883.2845



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SEE LANDSCAPE DETAILS
AND NOTES ON SHEET
L2.00.

PROFESSIONAL SEAL:



REVISIONS		
NO.	DATE	REVISION

**ODYSSEY
ENGINEERING**
117 PARKWOOD STREET, SUITE 101
LOWELL, AR 72745
(479) 480-3330
AR COA # 4188

**GATOR DEVELOPMENT
PHASE 1**
1386 SW GATOR BLVD.
BENTONVILLE, AR 72713

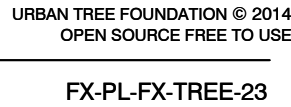
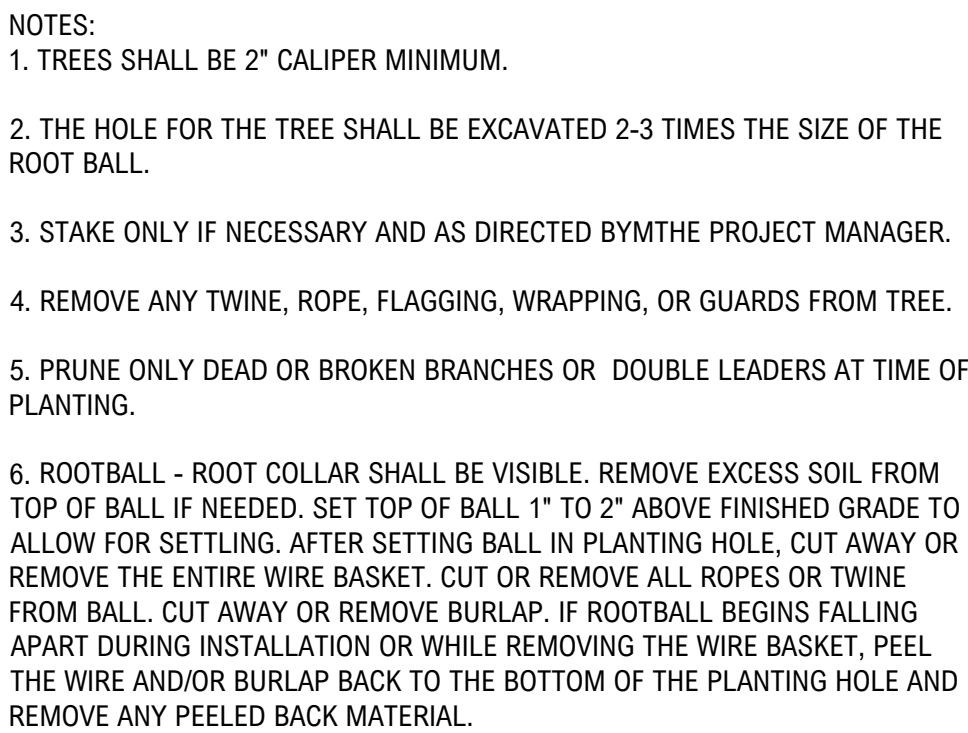
PROJECT NO.	DESIGNED BY	REVIEWED BY
ODY0029	MR	MR
PLAN DATE:	8.6.2024	
SHEET NAME: (SOUTH) LANDSCAPE PLAN		
SHEET NO.: L 1.02		

1 SOUTHERN AREA ENLARGEMENT
SCALE: 1"=30'-0"



PP24-0004



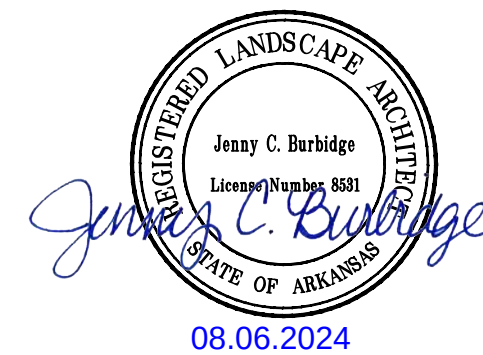
 $1/2^8 = 1/256$ 

2) NOT TO SCALE

1. NO PLANT MATERIAL WITHIN THE DESIGNATED SITE TRIANGLE (SEE PLAN) IS ALLOWED TO BE BETWEEN 3 FT. AND 8 FT. IN HEIGHT. ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED. (SEE 1400.05.B)
2. 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. (SEE 1400.05.B)
3. 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. (SEE 1400.05.B)
4. LIVING MATERIALS, SUCH AS LAWN, GRASS OR HERBACEOUS GROUNDCOVERS LIKE JUNCIPER 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. (1400.8.G)
5. UTILITY LOCATIONS (PROPOSED AND EXISTING) ARE SHOWN FOR REFERENCE. ALL UTILITY LOCATIONS MUST BE MARKED AND LOCATED BY LANDSCAPE CONTRACTOR PRIOR TO ANY PLANT INSTALLATION OR SOIL REMOVAL/REPLACEMENT. SPECIFIC LOCATIONS OF CONCERN HAVE BEEN IDENTIFIED ON THE PLANS. PAY SPECIAL ATTENTION IN THESE AREAS.
6. ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL PUBLIC UTILITIES.
7. ALL TREES SHALL BE PRESERVED UNLESS APPROVED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT PURSUANT TO ARTICLE 1300.07 OF THE MUNICIPAL CODE.
- 8.

1. CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL UTILITIES PRIOR TO STARTING ANY WORK. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ARKANSAS ONE-CALL TO CONFIRM ALL UTILITIES.
2. ALL PLANTS MUST BE HEALTHY, VIGOROUS AND FREE OF PESTS AND DISEASE.
3. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
4. ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED ON THE PLANT LIST.
5. ALL REQUIRED TREES SHALL BE 2.5" MINIMUM CALIPER (OR AS OTHERWISE SPECIFIED ON PLAN AND IN PLANT SCHEDULE), WITH A SINGLE DOMINANT CENTRAL LEADER. MULTI LEADERED TREES WILL NOT BE ACCEPTABLE WITHOUT PRIOR APPROVAL FROM LANDSCAPE ARCHITECT.
6. ALL TREES MUST BE STRAIGHT TRUNKED AND FULL HEADED, UNLESS SPECIFIED OTHERWISE, AND MUST MEET ALL REQUIREMENTS SPECIFIED ON PLANS.
7. ALL TREES AND SHRUBS SHALL BE INSTALLED PER STANDARD PLANTING DETAILS.
8. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER CONSTRUCTION.
9. ALL PLANTING AREAS MUST BE COMPLETELY MULCHED WITH A 4" LAYER OF ORGANIC HARDWOOD MULCH. MULCH SHALL NOT BE PLACED IMMEDIATELY ADJACENT TO TREE TRUNKS, BUT SHALL BE KEPT AT LEAST 3" FROM ROOT COLLAR AT THE SOIL LINE.
10. ALL PROPOSED PLANTING AREAS COVERED BY GRASS SHALL HAVE THE SOD COMPLETELY REMOVED BEFORE PLANTING BEGINS.
11. ALL PLANTING BEDS SHALL BE CONTAINED BY EDGING MATERIAL OTHER THAN VEGETATION.
12. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPEARANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION AT NO COST TO THE OWNER.
13. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
14. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING MATERIAL, (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) IN ALL PLANTING AREAS AND LAWN AREAS UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE OWNER.
15. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR BEGINNING ON THE DATE OF TOTAL ACCEPTANCE. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD.
16. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
17. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE OF ANY LAYOUT DISCREPANCIES PRIOR TO ANY PLANTING. LOCATE ALL UTILITIES AND SITE LIGHTING CONDUIITS BEFORE CONSTRUCTION BEGINS.
18. ALL DISTURBED AREAS SHALL BE SEEDED WITH A GRASS SEED MIX CONSISTING OF 70% TURF TYPE FESCUE, 20% PERENNIAL RYE, AND 10% BERMUEDA GRASS AT 5 POUNDS PER 1,000 SQUARE FEET.
19. ALL AREAS TO BE SEEDED SHALL RECEIVE 4" OF TOPSOIL AND BE GRADED PER THE GRADING PLAN.
20. MAINTENANCE: THE CURRENT OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR THE ONGOING MAINTENANCE OF REQUIRED LANDSCAPING.
21. REPLACEMENT LANDSCAPING: REQUIRED LANDSCAPING THAT DIES OR IS DAMAGED SHALL BE REMOVED AND REPLACED BY THE CURRENT OWNER OF THE PROPERTY. THE OWNER SHALL HAVE 60 DAYS FROM THE RECEIPT OF WRITTEN NOTICE ISSUED BY THE CITY TO REMOVE AND REPLACE ANY REQUIRED LANDSCAPING THAT DIES OR IS DAMAGED.
22. PRIOR TO GRADING PERMIT, ALL TREE PRESERVATION MEASURES SHALL BE IN PLACE PER APPROVED TREE PRESERVATION PLAN.
23. PRIOR TO CERTIFICATE OF OCCUPANCY, LANDSCAPE ARCHITECT OF RECORD SHALL PERFORM AN INSPECTION CONFIRMING THAT IMPLEMENTATION OCCURRED PER APPROVED LANDSCAPE PLAN. UPON SUCCESSFUL RESULTS AND INSPECTION, REQUEST FINAL LANDSCAPE INSPECTION BY URBAN FORESTRY.
24. CONTRACTOR SHALL PROVIDE A MINIMUM 1 YEAR WARRANTY FOR ALL PLANT MATERIAL AND REPLACE AND DEAD OR DETERIORATING PLANT MATERIAL. CONTRACTOR, OWNER AND LANDSCAPE ARCHITECT SHALL SCHEDULE A SITE VISIT AND WALK TO DETERMINE ANY REPLACEMENTS, CONTRACTOR HAS 30 DAYS (UNLESS OTHERWISE AGREED BY OWNER DUE TO SEASON OR AVAILABILITY) TO REPLACE PLANT MATERIAL IDENTIFIED AS NEEDING REPLACEMENT.

PROFESSIONAL SEAL:



REVISIONS

[illegible]

117 PARKWOOD STREET, SUITE 101
LOWELL, AR 72745
(479) 480-3330
AR COA #4188

GATOR DEVELOPMENT

PHASE 1

1386 SW GATOR BLVD.
BENTONVILLE, AR 72713

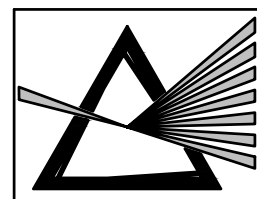
PROJECT NO.	DESIGNED BY	REVIEWED BY
ODY0029	MR	MR
PLAN DATE:	8.6.2024	

SHEET NAME:

LANDSCAPE NOTES
AND DETAILS

SHEET NO.

L 2.00



PRISM DESIGN STUDIO

LANDSCAPE ARCHITECTURE + PLANNING + PROJECT MANAGEMENT
PRISM DESIGN STUDIO, LLC
HUNTSVILLE, AR 72740
W: PRISMDS.CO
P: 479.883.2845



Know what's below.
Call before you dig.

PP24-0004



Consent Agenda Item [LS24-0032](#)

For the Planning Commission meeting on January 21, 2025

Details

Lot Split: Existing Lot 11A, Block 3 of W.A. Burk's Addition creating Lots 25, 26 and 27, Block 3 of W.A. Burk's Addition, Northwest A Street. R-2, Medium Density Two Family and Townhome Residential, LS24-0032

A Lot Split of Lot 11A, Block 3 of W.A. Burk's Addition creating new Lots 25, 26 and 27, Block 3 of W.A. Burk's Addition. Per the current Master Street Plan, the plat is dedicating 2,257 sq. ft. of right-of way along Northwest A Street. BY separate documents, a 12 foot wide private access easement was dedicated to provide access to each of the new lots from Northwest A Street and a 15 foot wide utility easement was dedicated to provide utilities to each of the new lots.

 **PENDING PC Items**



LS24-0032
W.A. Burk's Lot 11A
Lot Split



Surveyor:
Sand Creek Engineering
and Land Surveying
1610 NW 12th St.
Bentonville, AR 72712
(479)-464-9282

LOT SPLIT OF 11A, BLOCK 3 CREATING NEW LOTS 25, 26 & 27, BLOCK 3 OF W.A. BURK'S ADDITION BENTONVILLE, ARKANSAS

CLIENT: BLACK APPLE CREEK, LLC
LUKE JENKINS
13246 LOGANBERRY LN, BENTONVILLE, AR 72712
(715)220-3639
LUKE@ABOVE8CAPITAL.COM

ATLAS PAGE #319

DEED DESCRIPTION (PARENT TRACT):

PER DEED INSTRUMENT L202423869
PARCEL ID NUMBER: 01-04532-000

LOT 11A OF W.A. BURK'S ADDITION, TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS AS SHOWN ON PLAT RECORD BOOK "20" AT PAGE 7.
SUBJECT TO EXISTING EASEMENT, MINERAL RESERVATIONS, CONVEYANCES AND/OR LEASES, AND COVENANTS AND RESTRICTIONS OF RECORD.

SURVEY DESCRIPTION FOR LOT 25:

BEING A PART OF THE LOT 11A, BLOCK 3 OF W.A. BURK'S ADDITION TO THE CITY OF BENTONVILLE, IN BENTON COUNTY, ARKANSAS AND BEEN MORE PARTICULARLY DESCRIBED AS FOLLOW:

COMMENCING AT A FOUND 5/8" REBAR w/CAP 992 AND BEING THE NE CORNER OF LOT 1A, BLOCK 3 OF PLAT 20 PG 7 RECORDED IN BENTON COUNTY CIRCUIT CLERK OFFICE; THENCE S02°27'47"W 130.01 FEET TO A FOUND 5/8" REBAR w/CAP 1642 FOR THE POINT OF BEGINNING; THENCE S02°27'47"W 55.75 FEET TO A SET 5/8 REBAR w/CAP 1636; THENCE N86°57'36"W 150.28 FEET TO A SET 5/8 REBAR w/CAP 1636; THENCE N02°29'07"E 55.75 FEET TO SET 5/8 REBAR w/CAP 1636; THENCE S86°57'36"E 150.26 FEET TO THE POINT OF BEGINNING, CONTAINING 0.19 ACRES MORE OR LESS.

SUBJECT TO RIGHT-OF-WAY, EASEMENT AND RESTRICTION OF RECORDS, IF ANY.

SURVEY DESCRIPTION FOR LOT 26:

BEING A PART OF THE LOT 11A, BLOCK 3 OF W.A. BURK'S ADDITION TO THE CITY OF BENTONVILLE, IN BENTON COUNTY, ARKANSAS AND BEEN MORE PARTICULARLY DESCRIBED AS FOLLOW:

COMMENCING AT A FOUND 5/8" REBAR w/CAP 992 AND BEING THE NE CORNER OF LOT 1A, BLOCK 3 OF PLAT 20 PG 7 RECORDED IN BENTON COUNTY CIRCUIT CLERK OFFICE; THENCE S02°27'47"W 185.76 FEET TO A SET 5/8" REBAR w/CAP 1636 FOR THE POINT OF BEGINNING; THENCE S02°27'47"W 55.75 FEET TO A SET 5/8 REBAR w/CAP 1636; THENCE N86°57'36"W 150.30 FEET TO A SET MAG NAIL; THENCE N02°29'07"E 55.75 FEET TO SET 5/8 REBAR w/CAP 1636; THENCE S86°57'36"E 150.28 FEET TO THE POINT OF BEGINNING, CONTAINING 0.19 ACRES MORE OR LESS.

SUBJECT TO RIGHT-OF-WAY, EASEMENT AND RESTRICTION OF RECORDS, IF ANY.

SURVEY DESCRIPTION FOR LOT 27:

BEING A PART OF THE LOT 11A, BLOCK 3 OF W.A. BURK'S ADDITION TO THE CITY OF BENTONVILLE, IN BENTON COUNTY, ARKANSAS AND BEEN MORE PARTICULARLY DESCRIBED AS FOLLOW:

COMMENCING ON A FOUND 5/8" REBAR w/CAP 992 AND BEING THE NE CORNER OF LOT 1A, BLOCK 3 OF PLAT 20 PG 7 RECORDED IN BENTON COUNTY CIRCUIT CLERK OFFICE; THENCE S02°27'47"W 241.50 FEET TO A SET 5/8" REBAR w/CAP 1636 FOR THE POINT OF BEGINNING; THENCE S02°27'47"W 55.75 FEET TO A SET 5/8 REBAR w/CAP 1636; THENCE N86°57'36"W 150.33 FEET TO A SET 5/8 REBAR w/CAP 1636; THENCE N02°29'07"E 55.75 FEET TO SET MAG NAIL; THENCE S86°57'36"E 150.30 FEET TO THE POINT OF BEGINNING, CONTAINING 0.19 ACRES MORE OR LESS.

SUBJECT TO RIGHT-OF-WAY, EASEMENT AND RESTRICTION OF RECORDS, IF ANY.

SURVEY DESCRIPTION RIGHT OF WAY DEDICATION:

Being a Part of Lot 11A, Block 3 of W.A. Burk's Addition to the City of Bentonville, in Benton County, Arkansas, as shown in Plat Book 20 at Page 7 and being more particularly described as follows:

Commencing on a Found 5/8" Rebar w/Cap 992 and being the NE Corner of Lot 1A, Block 3 of Plat Book 20 Page 7; Thence S02°27'47"W 130.01 feet to a Found 5/8" Rebar w/Cap 1642 at the NE Corner of said Lot 11A; Thence N86°57'36"W 134.65 feet to a Set 5/8" Rebar w/Cap AR1636 for the Point of Beginning; Thence S03°54'08"W 55.75 feet to a Set 5/8" Rebar w/Cap AR1636; Thence S03°54'37"W 55.75 feet to a Set 5/8" Rebar w/Cap AR1636; Thence S04°08'24"W 55.75 feet to Set 5/8" Rebar w/Cap AR1636; Thence N86°57'36"W 11.23 feet to the SW Corner of said Lot 11A, Block 3 of said Plat 20 Pg 7; Thence N02°29'07"E 167.24 feet to the NW Corner of said Lot 11A; Thence S86°57'36"E 15.61 feet to the Point Of Beginning, containing 2,257 Sq.Ft. or 0.05 Acres, more or less.

CERTIFICATE OF APPROVAL:

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

SIGNED: _____
BENTONVILLE PLANNING COMMISSION CHAIRMAN

SIGNED: _____
MAYOR CITY OF BENTONVILLE

SIGNED: _____
CITY CLERK, CITY OF BENTONVILLE



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

SURVEY NOTES:

- EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON.
- THIS PLAT REPRESENTS A LOT SPLIT OF THE PARCEL RECORDED ON INSTRUMENT NO. L202423869 AT THE CIRCUIT CLERK OFFICE IN BENTON COUNTY, ARKANSAS.
- RECORD BEARINGS AND DISTANCES SHOWN IN THIS PLAT ARE BASED ON PLAT 20 PG 7.
- THE FIELD SURVEY WAS PERFORMED BY SAND CREEK ENGINEERING ON MAY 23rd OF 2024.
- NO ABSTRACT OF TITLE, NOR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE FURNISHED THE SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD WHICH WOULD AFFECT THIS PARCEL.
- DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THE SURVEY AND IS NOT TRANSFERABLE TO ANY ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED NOR CONSIDERED A PART OF THIS SURVEY.
- THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON SUCH ABOVE GROUND STRUCTURES AS WERE VISIBLE AT THE TIME OF SURVEY, AND/OR FROM RECORD DRAWINGS PROVIDED TO THE SURVEYOR. THE LOCATION OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE UNDERGROUND UTILITIES/STRUCTURES.
- NO ATTEMPT HAS BEEN MADE AS A PART OF THIS BOUNDARY SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY OR FACILITIES.
- FLOOD ZONED INFORMATION SHOWN ON THIS MAP WAS TAKEN FROM THE FEMA'S NATIONAL FLOOD HAZARD LAYER VIEWER. <https://hazards-fema.maps.arcgis.com/home/index.html>
- THIS PROPERTY IS ZONED R-2 (MEDIUM DENSITY TWO FAMILY AND TOWNHOME). 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.
- NO ATTEMPT WAS MADE TO SHOW BUILDING SETBACK LINES GRAPHICALLY ON THE SURVEY. SETBACK DIMENSIONS ARE BASED ON THE ORIENTATION OF THE BUILDING(S) TO BE CONSTRUCTED.
- 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.
- OWNER/DEVELOPER SHALL COORDINATE WITH LOCAL UTILITIES TO ENSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.
- OWNER TO CONTACT NEW ELECTRIC SERVICE COORDINATOR (479-271-3139) TO DISCUSS ELECTRIC SERVICE PRIOR TO BEGINNING ANY CONSTRUCTION. FAILURE TO CONTACT BEUD PRIOR TO CONSTRUCTION WILL RESULT IN DELAYS TO GET ELECTRIC SERVICE.
- ALL STRUCTURES MUST MAINTAIN A MINIMUM OF 20' CLEARANCES FROM ALL ELECTRIC LINES. IT IS THE RESPONSIBILITY OF THE DEVELOPER TO COORDINATE WITH THE NEW SERVICE COORDINATOR @479-271-3139 TO DETERMINE IF EQUIPMENT IS IN CONFLICT.
- BEUD'S STANDARD PRACTICE IS TO PLACE UNDERGROUND EQUIPMENT (TRANSFORMERS, SECONDARY PEDESTALS, JUNCTION BOXES, ETC) ON THE LOT LINE OF A DEVELOPMENT. ANY ADJUSTMENTS TO THE PROPERTY LINE THAT RESULT IN OUR EQUIPMENT NOT BEING ON THE LOT LINE WILL REQUIRE THE DEVELOPER TO PAY FOR THE COST OF BEUD TO RELOCATE THE EQUIPMENT TO THE LOT LINE.
- IT IS THE RESPONSIBILITY OF THE DEVELOPER TO PAY ANY COSTS ASSOCIATED WITH MOVING OF EQUIPMENT. THIS INCLUDES BUT IS NOT LIMITED TO ANY COSTS ASSOCIATED WITH LOSS OF EQUIPMENT (WIRE AND ELBOWS) AND LABOR AND MATERIALS TO MOVE THE EQUIPMENT TO THE NEW LOT LINE.
- THERE ARE NO WAIVERS, VARIANCES AND/OR CONDITIONAL USES AT THE TIME OF PREPARING THIS PLAT OR PLAN.
- 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 PROJECT, WITHOUT ACCESS TO THE SAID MAJOR STREETS.
- THERE MY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.

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 AND ADDRESS: _____

PRINT NAME: _____

STATE OF ARKANSAS
COUNTY OF BENTON
SWORN TO AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

SURVEYOR'S CERTIFICATE:

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

DATE OF EXECUTION: _____

GRANT E. NEVILL
REGISTERED LAND SURVEYOR
STATE OF ARKANSAS
REGISTRATION NO. 1636



C.O.B. PROJECT NO.
LS24-0032

DATE: 12/30/2024
SHEET: 1 OF 2
SC JOB #: 24010

State Filing Code:
500-20N-30W-0-19-220-04-1636



Consent Agenda Item [LS24-0054](#)

For the Planning Commission meeting on January 21, 2025

Details

Lot Split: Existing Lot 5 of McAndrew & Jackson Addition creating New Lots 45 & 46 of McAndrew & Jackson Addition, 704 Northwest 7th Street, DN-1, Downtown Low Density, *LS24-0054*

A lot split of existing Lot 5 of McAndrew & Jackson Addition creating New Lots 45 and 46 of McAndrew & Jackson Addition. The plat is dedicating additional right-of-way per the requirements of the Master Street Plan along Northwest 7th Street.



**Pending PC
Item**

NW F S

NW 8TH ST

BELLA VISTA RD

NW 7TH ST

*NW
BIKE CT*



LS24-0054
Lot 5, McAndrew & Jackson Addition
704 NW 7TH ST

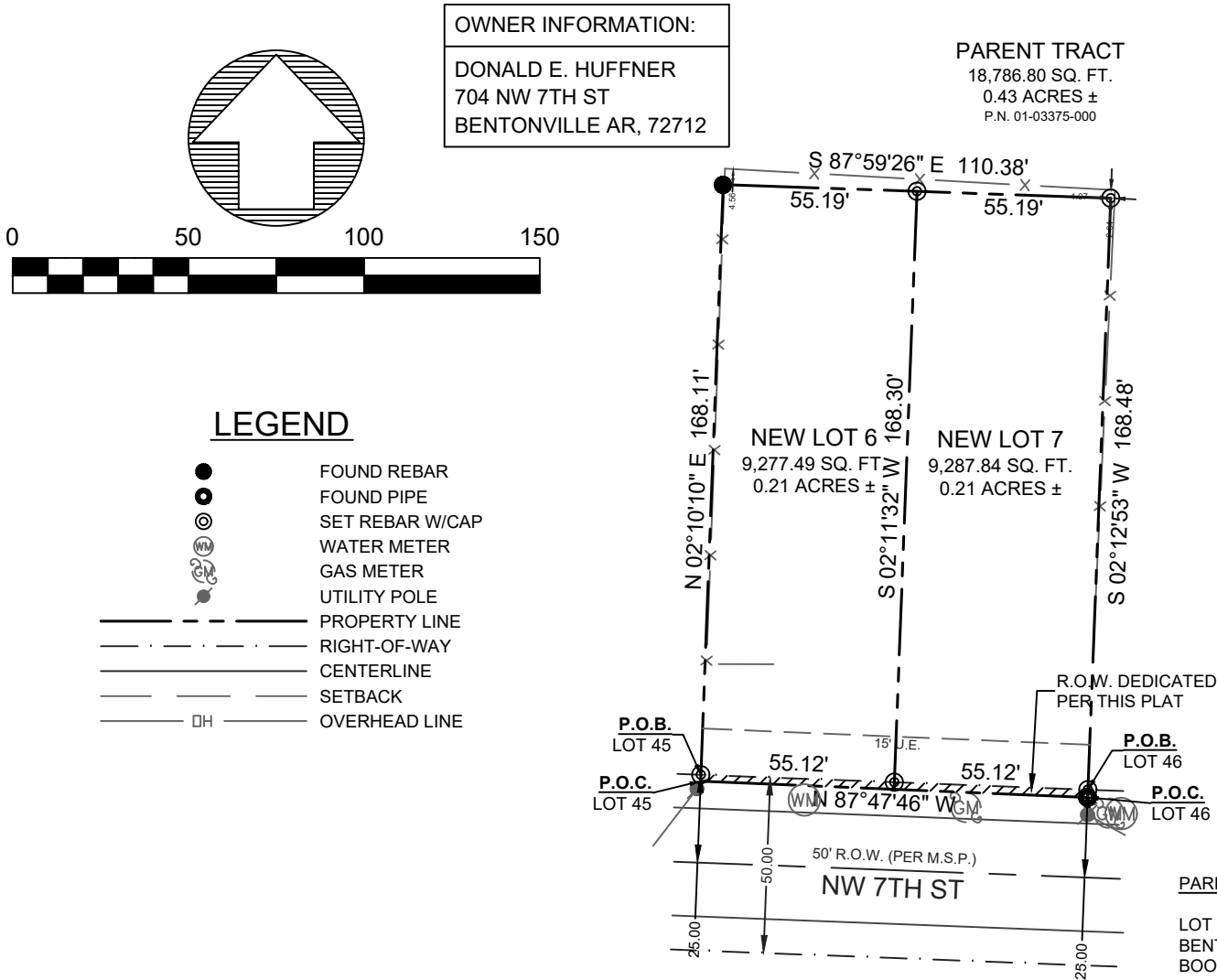


NEW LOT 45:

LOT 45, MCANDREW & JACKSON ADDITION, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF LOT 5, MCANDREW & JACKSON ADDITION, THENCE N 02°10'10" E A DISTANCE OF 1.81 FEET TO THE POINT OF BEGINNING, THENCE N 02°10'10" E A DISTANCE OF 168.11 FEET; THENCE S 87°59'26" E A DISTANCE OF 55.19 FEET; THENCE S 02°11'32" W A DISTANCE OF 168.30 FEET; THENCE N 87°47'46" W A DISTANCE OF 55.12 FEET TO THE POINT OF BEGINNING, WITH AN AREA OF 9277.49 SQUARE FEET, OR 0.213 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

NEW LOT 46:

LOT 46, MCANDREW AND JACKSON ADDITION, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF LOT 5, MCANDREW & JACKSON ADDITION, THENCE N 02°12'53" E A DISTANCE OF 2.21 FEET TO THE POINT OF BEGINNING; THENCE N 87°47'46" W A DISTANCE OF 55.12 FEET; THENCE N 02°11'32" E A DISTANCE OF 168.30 FEET; THENCE S 87°59'26" E A DISTANCE OF 55.19 FEET; THENCE S 02°12'53" W A DISTANCE OF 168.48 FEET TO THE POINT OF BEGINNING, WITH AN AREA OF 9287.84 SQUARE FEET, OR 0.213 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.



UTILITY CONTACT INFORMATION:

- a. **Black Hill Energy:** Josh Knight, 1301 Federal Way, PO Box 2129, Lowell, AR 72745, (479) 721-4543, Joshua.knight@blackhillscorp.com
- b. **AT&T: Brent Baldwin,** 1133 E. Harold St., Fayetteville, AR 72701, (479) 200-9022 or (479) 571-6609, bb6585@att.com
- c. **Cox Communications:** Timothy Goss, 4901 S. 48th Street, Springdale, AR 72762, (479) 651-5583 timothy.goss@cox.com
- d. **Fire Dept.:** City of Bentonville, Justin Scantlin, Fire Chief, 800 SW A Street, Bentonville, AR 72712, (479) 271-5927 or (479) 685-1096
- e. **Street Dept.:** City of Bentonville, Tony Davis, 3200 SW Municipal Drive, Bentonville, AR 72712, (479) 271-3130
- f. **Water Dept.:** City of Bentonville, Beau Thompson, 3200 SW Municipal Drive, Bentonville, AR 72712, (479) 271-3140
- g. **Electric Dept.:** City of Bentonville, Charlie Barnes, 3200 SW Municipal Drive, Bentonville, AR 72712, (479) 271-3159
- h. **Wastewater Dept.:** City of Bentonville, Chris Earl, 1901 NE A Street, Bentonville, AR 72712, (479) 271-3161
- i. **Planning Dept.:** City of Bentonville, Tyler Overstreet, 305 SW A Street, Bentonville, AR, (479) 271-3122
- j. **Building and Fire Safety:** City of Bentonville, Brad Arnold, 305 SW A Street, Bentonville, AR, (479) 271-3108
- k. **City Engineer:** City of Bentonville, Ellen Norvell, 3200 SW Municipal Drive, Bentonville, AR, (479) 271-5993
- l. **Stormwater:** City of Bentonville, Alison West, 3200 SW Municipal Drive, Bentonville, AR, (479) 271-6719, jwest@bentonvillear.com

CERTIFICATE OF OWNERSHIP AND DEDICATION:

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: _____

PRINT NAME: _____

SIGNATURE: _____

STATE OF ARKANSAS, COUNTY OF BENTON, SUBSCRIBED AND SWORN BEFORE ME THIS ____ DAY OF _____, 20__.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

CERTIFICATE OF APPROVAL:

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

DATE OF EXECUTION: _____

SIGNED _____
PLANNING COMMISSION CHAIRPERSON

DATE OF EXECUTION: _____

SIGNED _____
MAYOR, CITY OF BENTONVILLE

SIGNED _____
CITY CLERK, CITY OF BENTONVILLE

PARENT TRACT DESCRIPTION:

LOT 5, MCANDREW & JACKSON ADDITION, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS AS SHOWN IN BOOK A, PAGE 30 OF THE BENTON COUNTY RECORDS.

FLOOD CERTIFICATION:

I CERTIFY THAT I HAVE EXAMINED THE OFFICIAL FLOOD INSURANCE HAZARD RATE MAP PANEL NO. 05007C0090J (EFFECTIVE DATE 09/28/2007) AND FOUND IN THE DESCRIBED PROPERTY HEREON LIES IN ZONE "X", AN AREA HAVING NO SPECIAL FLOOD HAZARDS.

CERTIFICATE OF SURVEY ACCURACY:

I, ROBERT J. CASTER 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, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN AND ALL MINIMUM REQUIREMENTS OF THE ARKANSAS MINIMUM STANDARDS FOR LAND SURVEYORS HAVE BEEN MET.

DATE OF EXECUTION _____

SIGNED: _____
REGISTERED LAND SURVEYOR
NO. 1370
STATE OF ARKANSAS

NOTES:

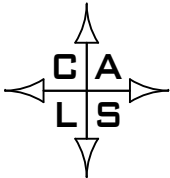
- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE COMMITMENT MAY DISCLOSE.
- BASIS OF BEARINGS: ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE.
- DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE SEAL AND SIGNATURE OF THE SURVEYOR.
- SETBACKS SHALL BE PER THE CURRENT ZONING DISTRICT AS STATED IN THE MOST RECENT CITY OF BENTONVILLE ZONING CODE. FOR MORE INFORMATION VISIT <http://www.bentonvilleplanning.com/> OR CALL THE PLANNING DEPARTMENT @ 479-271-3122.
- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, ATLAS MAPS AS MAY BE AVAILABLE FROM MUNICIPALITIES OR UTILITY COMPANIES, AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED THE SURVEYOR. NO ABSTRACT OF TITLE OR TITLE COMMITMENT WERE FURNISHED THE SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD WHICH WOULD AFFECT THIS PARCEL.
- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE COMMITMENT MAY DISCLOSE.
- THIS SURVEY DOES NOT PROVIDE SURVEY CONTROL FOR FUTURE CONSTRUCTION.
- FLOOD ZONES SHOWN BY GRAPHIC PLOTTING ONLY.
- ALL STRUCTURES MUST MAINTAIN A MINIMUM OF 20' CLEARANCE FROM ALL ELECTRIC LINES
- BEUD'S STANDARD PRACTICE IS TO PLACE UNDERGROUND EQUIPMENT (TRANSFORMERS, SECONDARY PEDESTALS, JUNCTION BOXES, ETC) ON THE LOT LINE OF A DEVELOPMENT. ANY ADJUSTMENTS TO THE PROPERTY LINE THAT RESULT IN OUR EQUIPMENT NOT BEING ON THE LOT LINE WILL REQUIRE THE DEVELOPER TO PAY FOR THE COST OF BEUD TO RELOCATE THE EQUIPMENT TO THE LOT LINE.
- IT IS THE RESPONSIBILITY OF THE DEVELOPER TO COORDINATE WITH THE NEW SERVICE COORDINATOR @ 479-271-3139 TO DETERMINE IF EQUIPMENT IS IN CONFLICT.
- IT IS THE RESPONSIBILITY OF THE DEVELOPER TO PAY FOR ANY COSTS ASSOCIATED WITH MOVING OF EQUIPMENT. THIS INCLUDES BUT IS NOT LIMITED TO ANY COSTS ASSOCIATED WITH LOSS OF EQUIPMENT (WIRE AND ELBOWS) AND LABOR AND MATERIAL TO MOVE THE EQUIPMENT TO THE NEW LOT LINE.
- THERE ARE NO WAIVERS, VARIANCES, AND/OR CONDITIONAL USES AT THE TIME OF PREPARING THIS PLAT OR PLAN.
- 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.
- 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.
- SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT THE TIME OF BUILDING PERMIT ISSUANCE.
- OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO ENSURE THAT EACH LOT HAS WATER, SEWER, AND ELECTRIC SERVICE.
- THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS. WE HEREBY GRANT TO THE CITY OF BENTONVILLE A BLANKET AVIGATION EASEMENT OVER THE ENTIRETY OF THIS PROPERTY LINE ADJUSTMENT PURSUANT TO MUNICIPAL CODE SECTION 401.12 AND 401.13.
- THIS PROJECT IS IN AIRPORT ZONE 1 AND MEETS THE REQUIREMENTS OF SAID ZONE.
- ALL SIDEWALKS SHALL BE INSTALLED BY THE TIMEFRAMES SET FORTH IN 900.08 OF THE STREET SPECIFICATIONS

CERTIFICATE OF AUTHORIZATION
COA CERTIFICATE NUMBER: 3049

PROJECT #: LS24-0054

CASTER & ASSOCIATES
LAND SURVEYING, INC.

2715 SE "I" Street, Suit 5
Bentonville, AR 72712
(479) 268-4464



SCALE: 1" = 50'

DATE: 01/13/2024

LOT SPLIT OF EXISTING LOT 5
CREATING NEW LOTS 45 & 46
MCANDREW & JACKSON ADD.

NW 7TH STREET
BENTONVILLE, BENTON CO., AR

JOB #	DRAWN BY:	CHK'D BY:	PAGE
24-213LS	JRC	RJC	1 OF 1



Consent Agenda Item [PP24-0009](#)

For the Planning Commission meeting on January 21, 2025

Details

Preliminary Plat: Valley Multifamily Subdivision, Drew Mayer, Southwest 2nd Street, R-3, Medium-High Density Multifamily Residential, *PP23-0007*

The subject property is located along Southwest 2nd Street. The property is presently zoned R-3, Medium-High Density Multifamily Residential. The property has direct access to Southwest 2nd Street. The plat creates 15 lots, 13 buildable lots and 2 non-buildable lots. Traffic calming is provided per the Land Development Code requirements. The plat will create three new streets: Northwest Cumulus Street and Northwest Cirrus Street running south to north and Northwest Nimbus Avenue running east to west. Northwest Cirrus Street also has a stub-out on the east for a future road.

The property is in Priority Area 3 of the Bentonville Community Plan: the Edge Growth zone. The Edge Growth zone is intended to accommodate anticipated long-term population growth, maintain a desirable neighborhood character, and minimize the need for additional below-grade and surface infrastructure to accommodate growth. This preliminary plat meets the goals of the Edge Growth zone by providing additional fourplex housing and new neighborhoods to accommodate the city's growing need for housing.



**Pending PC
Item**

***Valley
Multi Family
Subdivision***

W HWY 72

SW 2ND ST

**NW DEER
RUN AVE**

SW HIGHLAND RD

SW WHITE OAK RD

SW TATER BLACK RD

SW 4TH ST

SW FOUR WINDS AVE



PP24-0009
Valley Multifamily Subdivision
4102 SW 2ND ST





November 21, 2024

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

RE: pre-development waiver for Valley Multifamily

Members of planning commission,

The applicant, Deer Creek LLC , would like to request a waiver from centerline arc lengths for NW Cirrus Street. Section 500.04.a.4

We are proposing a stub out to the east for future developments to connect to, but due to the natural terrain of the land on the west side of the property and the close proximity of the property line, it is not feasible reach the minimum arc length requirements.

The hardship associated with this variance is the pre-existing condition of dangerously steep terrain and existing property lines. In some cases along the eastern boundary there is an excess of a 30% grade in between the property lines.

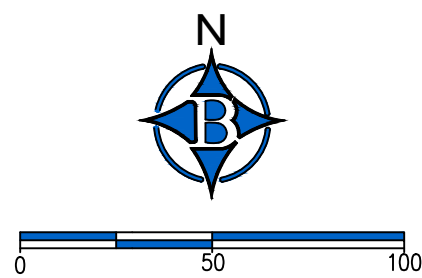
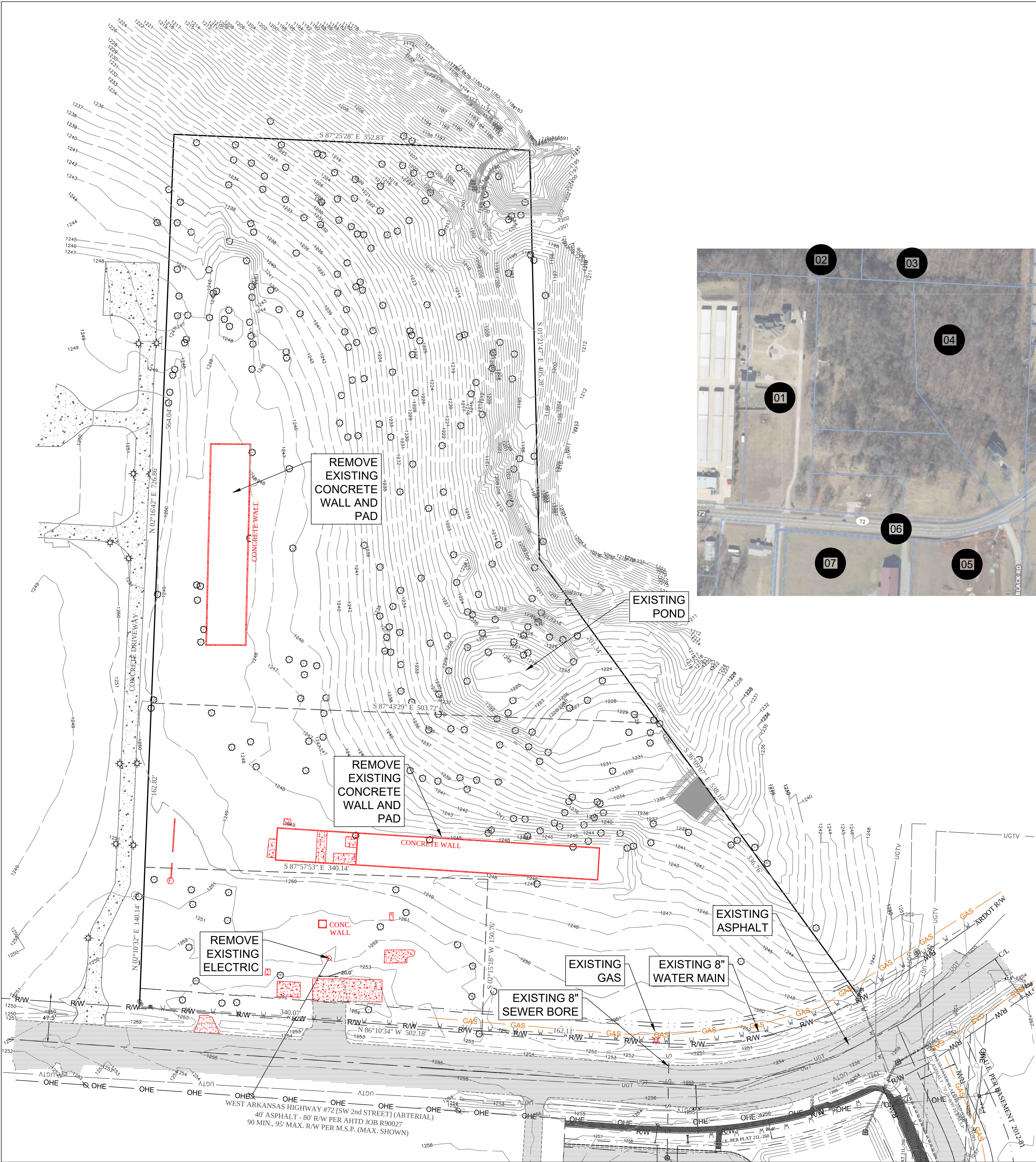
If you have any questions or require additional information, please feel free to contact me at your convenience.

Sincerely

Bates & Associates, Inc

A handwritten signature in black ink that reads 'Braden Wise'.

Braden Wise, E.I.
Project Engineer



- ADJACENT LAND OWNERS**
- 1) VANDERHOFF, HUDSON L II & PATRICIA A
PO BOX 549
CENTERTON AR 72719-6549
PARCEL #01-00942-483
ZONED: A-1
 - 2) SMITH, DAVID GALE & ANTUNA, MIGDALIA
10724 W AR 72 HWY
BENTONVILLE AR 72712
PARCEL #18-09900-000
ZONED: BENTONVILLE CITY LIMITS PER BENTON COUNTY GIS--NO ZONING GIVEN ON CITY OF BENTONVILLE GIS
 - 3) REO PLATEAU PROPERTIES LLC
3806 SW PLATEAU BLVD
BENTONVILLE AR 72712
PARCEL #01-00911-300
ZONED: A-1
 - 4) MARTIN, JANICE I & BRYAN J
4102 SW 2ND ST
BENTONVILLE AR 72712-9121
PARCEL #01-00942-450
ZONED: A-1
 - 5) 1403 HAVEN INC
10620 W AR 72 HWY
BENTONVILLE AR 72712
PARCEL #01-07927-000
ZONED: R-E
 - 6) CITY OF BENTONVILLE
c/o PHILLIPS, WENDY
1000 SW 14TH ST
BENTONVILLE AR 72712
PARCEL #01-07927-015
ZONED: N/A
 - 7) CANTRELL, PAUL A & GEORGIA M TRUSTEES
4201SW 2ND ST
BENTONVILLE AR 72712
PARCEL #01-07925-001
ZONED: R-3
 - WIENS ACRES - LOT 4

BASIS OF ELEVATION:
CITY GPS MONUMENT #60
NAVD 88 VERT DATUM

BASIS OF BEARING:
GPS OBSERVATION - AR NORTH ZONE
(NAD83 [HARN] HORIZONTAL DATUM)

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

FLOOD CERTIFICATION:
NO PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "A" OR "AE" AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS.
(FIRM PANEL #05007C0235K. DATED 06/05/2012)

SURVEYOR NOTE:
THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES AND MAPS PROVIDED BY THE INDIVIDUAL UTILITY COMPANIES. ALL UTILITY LINES APPEARING ON THIS PLAT, AS WELL AS THOSE THAT MAY EXIST UNDERGROUND NEED TO BE VERIFIED PRIOR TO DOING ANY TYPE OF EXCAVATION OR DESIGN. SOME UTILITY LINES MAY ALSO EXIST THAT WERE NOT SHOWN ON THIS PLAT.
*AS OF 12/8/21, WE HAVE NOT CONTACTED 1-CALL TO LOCATE ANY UTILITIES ON SITE.
**AN ARDOT PERMIT MAY BE REQUIRED IF ACCESS IS FROM HIGHWAY #72

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 8TH DAY OF JANUARY, 2022.



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

ENGINEER: G. BATES
DRAWN BY: B. WISE

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
DERRICK H. BATES

12-06-2024

STATE OF ARKANSAS
CERTIFICATE OF AUTHORITY
BATES & ASSOCIATES, INC.
#335
ARKANSAS ENGINEER

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DATE	REVISIONS
09/30/24	Pre App Submittal
11/07/24	1st Submittal
11/26/24	2nd Submittal
12/06/24	3rd Submittal

VALLEY MULTIFAMILY
SUBDIVISION PLANS
SURVEY/DEMO
BENTONVILLE, ARKANSAS

BATES
Engineers • Surveyors
7230 S Pleasant Ridge Dr / Fayetteville, AR 72704
PH: (479) 442-9350 / batesnwa.com

DRAWING NO.
SD01

SURVEY DESCRIPTION:

A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 20 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT ON THE NORTH LINE OF SAID FORTY ACRE TRACT WHICH IS N87°25'28"W 475.48' FROM THE NORTHEAST CORNER THEREOF AND RUNNING THENCE S01°21'47"E 405.28' TO AN EXISTING REBAR, THENCE S36°09'07"E 538.10' TO THE NORTH RIGHT-OF-WAY OF WEST ARKANSAS HIGHWAY #72, THENCE ALONG SAID RIGHT-OF-WAY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 392.43' FOR A CHORD BEARING AND DISTANCE OF S78°14'06"W 217.28', THENCE CONTINUING ALONG SAID RIGHT-OF-WAY N86°10'34"W 502.18', THENCE LEAVING SAID RIGHT-OF-WAY N02°10'32"E 140.14', THENCE N02°16'42"E 726.86' TO THE NORTH LINE OF SAID FORTY ACRE TRACT, THENCE ALONG SAID NORTH LINE S87°25'28"E 352.83' TO THE POINT OF BEGINNING, CONTAINING 9.39 ACRES, MORE OR LESS, SUBJECT TO THAT PORTION IN SOUTHWEST 2ND STREET (WEST ARKANSAS HIGHWAY #72) MASTER STREET PLAN RIGHT-OF-WAY ON THE SOUTH SIDE OF HEREIN DESCRIBED TRACT AND SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

GENERAL FENCING NOTES:

- 1.) A SEPARATE PERMIT WILL BE REQUIRED FOR FENCING.
- 2.) ALL FENCING SHALL BE COORDINATED WITH PROPOSED AND EXISTING UTILITIES AND REQUIRED LANDSCAPE STREET FRONTAGE BUFFER.
- 3.) 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

GENERAL ELECTRIC UTILITY NOTES:

- 1.) Contact BEUD at 479-271-3135 before performing any grading within 5' of existing or proposed power poles.
- 2.) BEUD Design layout drawing takes precedence over any electric information shown on the site utility plan
- 3.) Electric facilities shall be installed in accordance with the latest revision of the electric specifications found on the website. Contractor is responsible for compliance with this document.
- 4.) All Mechanical Equipment (roof and ground mounted) will be screened on all sides by similar materials as the building

DRAINAGE EASEMENT NOTES:

- 1.) THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENT.

SITE AND UTILITY NOTES:

- 1) ALL EXISTING UTILITIES BELOW 12KV SHALL BE RELOCATED UNDERGROUND. ALL INSTALL UTILITIES SHALL BE LOCATED UNDERGROUND.
- 2) ALL CONDUITS PLACED BY CONTRACTOR MUST HAVE 48" OF COVER AT FINAL GRADE AND MARKED WITH POST TO IDENTIFY THE END OF 5) CONDUITS. THERE MUST BE A MINIMUM SEPARATION OF 12" BETWEEN CONDUITS FOR ELECTRIC AND CONDUITS FOR OTHER UTILITIES.
- 3) DAMAGE TO OR RELOCATION OF EXISTING UTILITIES SHALL BE AT THE DEVELOPERS EXPENSE.
- 4) TREES MUST BE LOCATED 5' FROM PUBLIC UTILITIES.
- 5) ALL TRENCHING AND BEDDINGS SHALL BE IN ACCORDANCE WITH BENTONVILLE 'TYPICAL BEDDING DETAIL AND BACKFILL DETAIL', UNLESS OTHERWISE NOTED ON DRAWING.
- 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 UTILITY PLAN.
- 8) 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.
- 9) SIGN LOCATION, IF ANY, IS NOT KNOWN AT THIS TIME. IF SIGN IS INSTALLED IT SHALL CONFORM WITH WILL NOT OBSTRUCT SIGHT DISTANCE OR BE WITHIN 25' SIGHT TRIANGLE.
- 10) ALL PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT
- 11) IT IS THE ENGINEER'S RESPONSIBILITY TO ENSURE THAT BEUD HAS THE LATEST SITE PLAN FOR DESIGN. ANY CHANGES AFTER ANY SUBMITTAL SHOULD BE CONVEYED TO BEUD IMMEDIATELY.
- 12) OWNER REQUIRED TO PAY FOR LIGHTS PRIOR TO REQUESTING PRECON.
- 13) SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE.
- 14) THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS. THIS PROJECT IS NOT WITHIN AN AIRPORT ZONE.
- 15) 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.
- 16) 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.
- 17) OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO ENSURE THAT EACH LOT HAS WATER, SEWER, AND ELECTRIC SERVICE.
- 18) UNLESS OTHERWISE INDICATED ON THIS PLAT, SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE.
- 19) FOR ALL RIGHTS-OF-WAY OPEN TO VEHICULAR TRAFFIC, CONTRACTOR SHALL PROVIDE A PEDESTRIAN AND BICYCLE ACCESSIBLE ROUTE DURING ALL PHASES OF CONSTRUCTION. LIMITED CLOSURES OF 24 HOURS OR LESS MAY BE APPROVED BY THE CITY ENGINEER.
- 20) ALL SIDEWALKS SHALL BE INSTALLED BY THE TIME FRAMES SET FORTH IN 900.08 OF THE STREET SPECIFICATIONS

SIDEWALK LEGEND



LOT COUNT:
TOTAL LOTS: 15
BUILDABLE LOTS: 13
NON-BUILDABLE LOTS: 2
DETENTION LOTS (1) 14
LIFT STATION (1) 15

FLOOD CERTIFICATION:

NO PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "A" OR "AE" AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS. (FIRM PANEL #05007C0235K. DATED 06/05/2012)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	820.50'	28.69'	28.68'	S 64°04'53" W	2°00'11"	14.34'
C2	332.50'	167.25'	165.49'	S 79°29'34" W	28°49'12"	85.43'
C3	210.00'	166.89'	162.53'	N 24°56'34" E	45°32'03"	88.13'
C4	15.00'	11.78'	11.48'	S 20°13'18" E	45°00'00"	6.21'
C5	15.50'	24.35'	21.92'	S 47°16'42" W	90°00'00"	15.50'
C6	15.00'	23.56'	21.21'	N 87°43'18" W	90°00'00"	15.00'
C7	15.00'	11.78'	11.48'	S 24°46'42" W	45°00'00"	6.21'
C8	15.50'	24.35'	21.92'	S 42°43'18" E	90°00'00"	15.50'
C9	15.50'	18.77'	17.64'	N 57°35'44" E	69°21'55"	10.73'
C10	235.00'	104.39'	103.54'	N 35°38'20" E	25°27'07"	53.07'
C11	185.00'	144.33'	140.70'	S 24°31'34" W	44°42'03"	76.06'
C12	15.50'	24.32'	21.90'	N 42°46'23" W	89°53'51"	15.47'

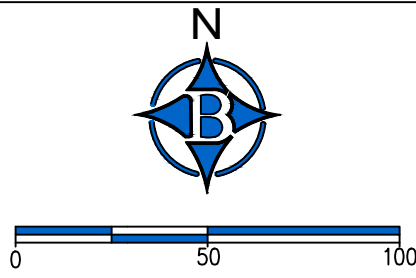
LINE	BEARING	DISTANCE
L1	N 42°43'18" W	40.00'
L2	N 47°16'42" E	50.00'
L3	S 42°43'18" E	50.00'
L4	S 47°16'42" W	50.00'
L5	N 42°43'18" W	10.00'

SITE NOTE:

- 1) NO RESIDENTIAL LOT SHALL BE PERMITTED DIRECT ACCESS TO A COLLECTOR, MINOR OR MAJOR ARTERIAL STREET. ALL RESIDENTIAL STREET SHALL ORIENT FRONTAGE TO A LOCAL STREET, AND BACK OF THE LOT TO SAID MAJOR STREETS.
- 2) FOR ALL RIGHTS-OF-WAY OPEN TO VEHICULAR TRAFFIC, CONTRACTOR SHALL PROVIDE A PEDESTRIAN AND BICYCLE ACCESSIBLE ROUTE DURING ALL PHASES OF CONSTRUCTION. LIMITED CLOSURES OF 24 HOURS OR LESS MAY BE APPROVED BY THE CITY ENGINEER.
- 3) ALL SIDEWALKS SHALL BE INSTALLED BY THE TIMEFRAMES SET FORTH IN 900.08 OF STREET SPECIFICATIONS.
- 4) DUE TO THE DIAGONAL RULE, PROPOSED BUILDINGS ARE TO BE SPRINKLED WITH NFPA 13D SYSTEMS.

MIN FFE - POND #1	
LOT #	ELEVATION
1	1225.96
13	1225.96

MIN FFE - POND #2	
LOT #	ELEVATION
9	1224.51
10	1224.51
11	1224.51
12	1224.51



ENGINEER: G. BATES

DRAWN BY: B. WISE

DATE	REVISIONS
09/30/24	Pre App Submittal
11/01/24	1st Submittal
11/26/24	2nd Submittal
12/06/24	3rd Submittal

VALLEY MULTIFAMILY
SUBDIVISION PLANS

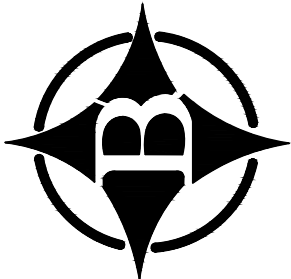
PRELIMINARY PLAT

BENTONVILLE, ARKANSAS

BATES

Engineers - Surveyors

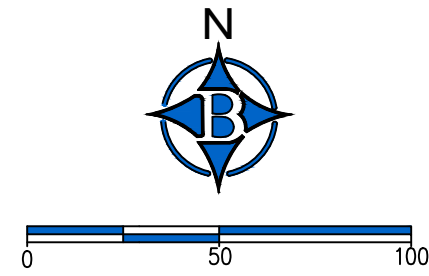
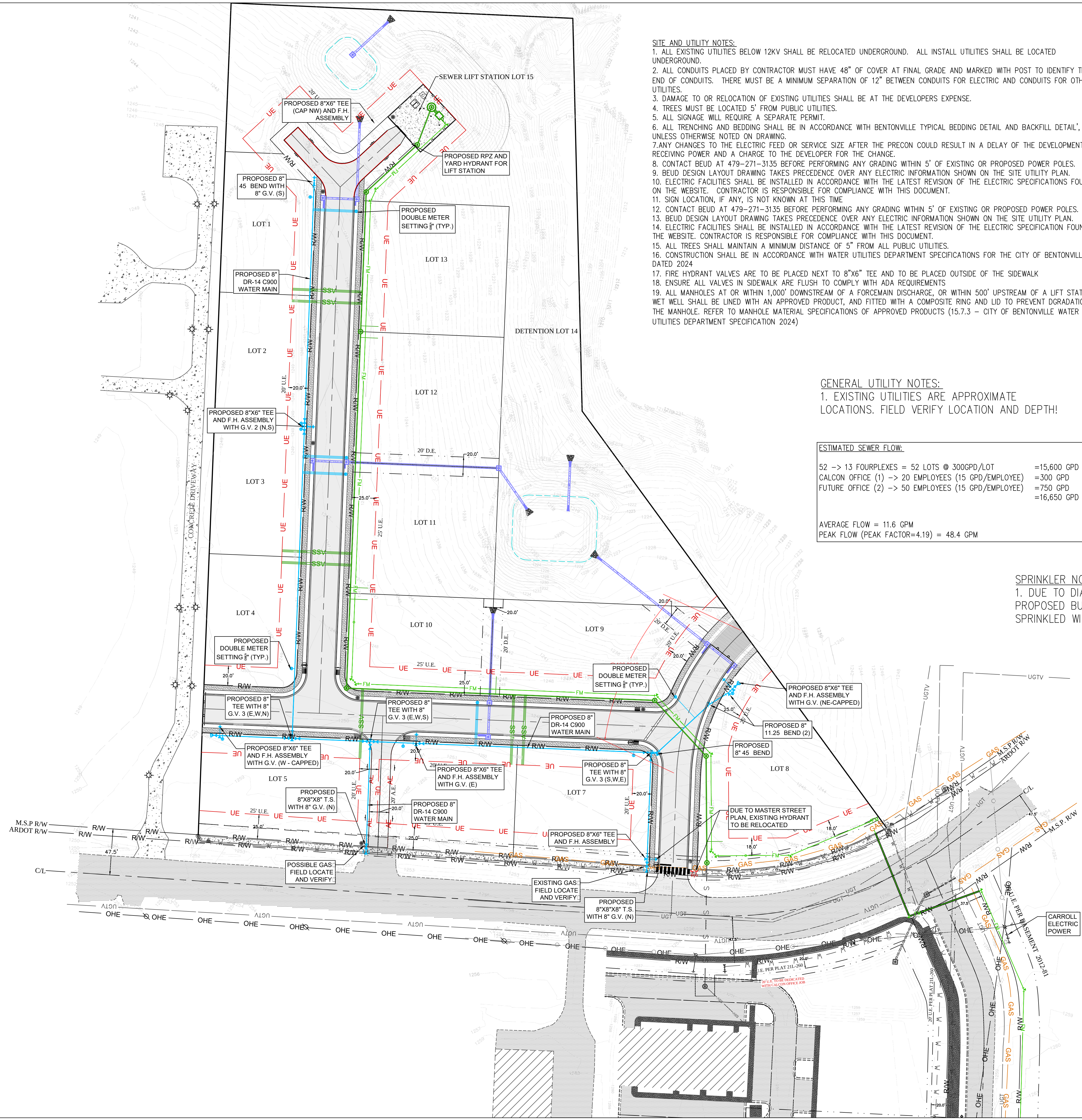
7230 S Pleasant Ridge Dr / Fayetteville, AR 72704
PH: (479) 442-9350 / batesnwa.com



DRAWING NO.

PP01

PROJECT NO. 21-409



ENGINEER: G. BATES

DRAWN BY: B. WISE

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GREGORY H. BATES

12-06-2024

CERTIFICATE OF AUTHORITY
BATES & ASSOCIATES, INC.
#335
ARKANSAS ENGINEER

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DATE	09/30/24	11/07/24	11/26/24	12/06/24
REVISIONS	Pre App Submittal	1st Submittal	2nd Submittal	3rd Submittal

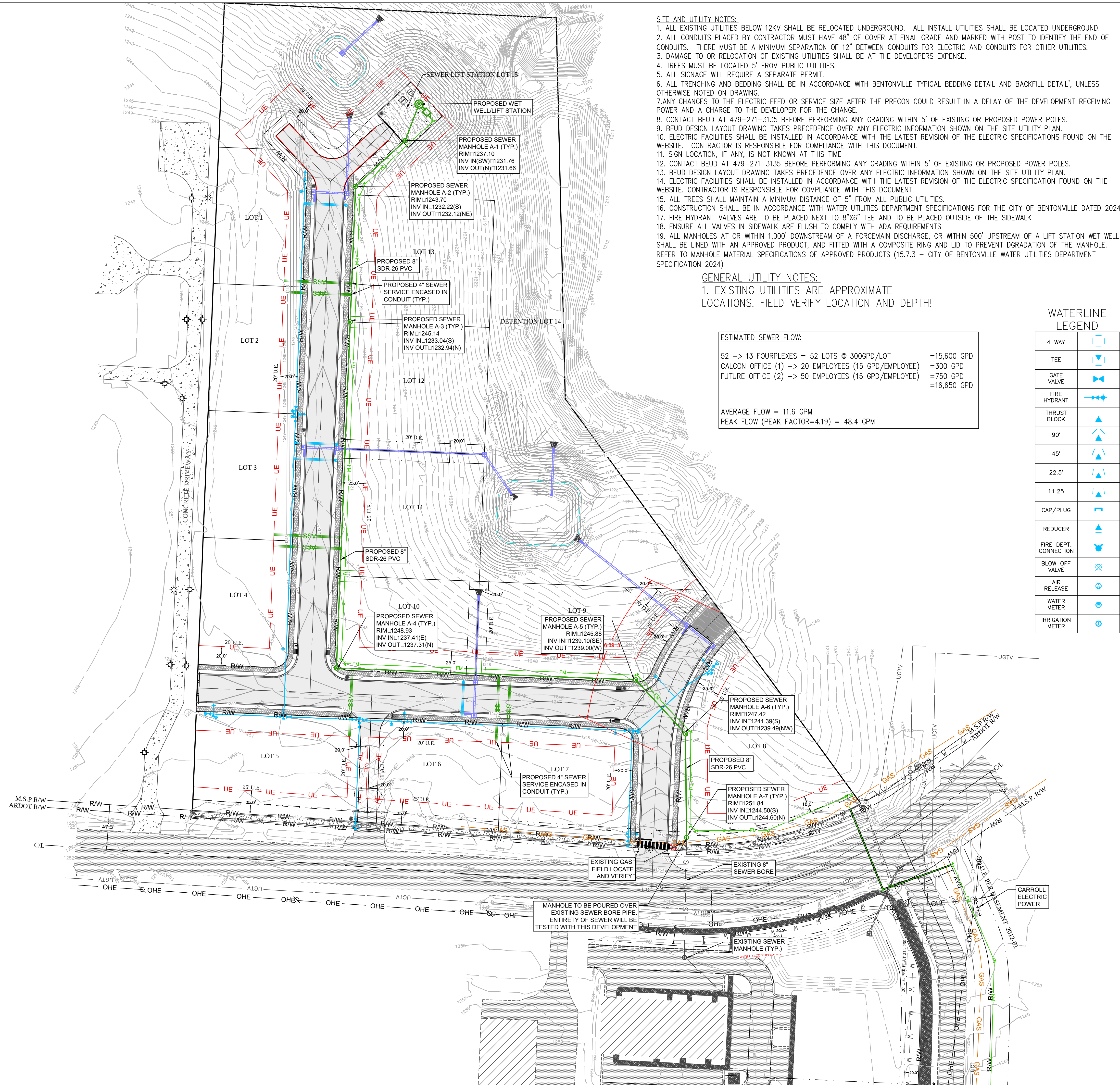
VALLEY MULTIFAMILY
SUBDIVISION PLANS
UTILITY PLAN (WATER)

BENTONVILLE, ARKANSAS

BATES

Engineers • Surveyors

7230 S Pleasant Ridge Dr / Fayetteville, AR 72704
PH: (479) 442-9350 / batesnwa.com



- SITE AND UTILITY NOTES:**
1. ALL EXISTING UTILITIES BELOW 12KV SHALL BE RELOCATED UNDERGROUND. ALL INSTALL UTILITIES SHALL BE LOCATED UNDERGROUND.
 2. ALL CONDUITS PLACED BY CONTRACTOR MUST HAVE 48" OF COVER AT FINAL GRADE AND MARKED WITH POST TO IDENTIFY THE END OF CONDUITS. THERE MUST BE A MINIMUM SEPARATION OF 12" BETWEEN CONDUITS FOR ELECTRIC AND CONDUITS FOR OTHER UTILITIES.
 3. DAMAGE TO OR RELOCATION OF EXISTING UTILITIES SHALL BE AT THE DEVELOPERS EXPENSE.
 4. TREES MUST BE LOCATED 5' FROM PUBLIC UTILITIES.
 5. ALL SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
 6. ALL TRENCHING AND BEDDING SHALL BE IN ACCORDANCE WITH BENTONVILLE TYPICAL BEDDING DETAIL AND BACKFILL DETAIL, UNLESS OTHERWISE NOTED ON DRAWING.
 7. ANY CHANGES TO THE ELECTRIC FEED OR SERVICE SIZE AFTER THE PRECON COULD RESULT IN A DELAY OF THE DEVELOPMENT RECEIVING POWER AND A CHARGE TO THE DEVELOPER FOR THE CHANGE.
 8. CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.
 9. BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN.
 10. ELECTRIC FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION OF THE ELECTRIC SPECIFICATIONS FOUND ON THE WEBSITE. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THIS DOCUMENT.
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 15. ALL TREES SHALL MAINTAIN A MINIMUM DISTANCE OF 5" FROM ALL PUBLIC UTILITIES.
 16. CONSTRUCTION SHALL BE IN ACCORDANCE WITH WATER UTILITIES DEPARTMENT SPECIFICATIONS FOR THE CITY OF BENTONVILLE DATED 2024
 17. FIRE HYDRANT VALVES ARE TO BE PLACED NEXT TO 8"x6" TEE AND TO BE PLACED OUTSIDE OF THE SIDEWALK
 18. ENSURE ALL VALVES IN SIDEWALK ARE FLUSH TO COMPLY WITH ADA REQUIREMENTS
 19. ALL MANHOLES AT OR WITHIN 1,000' DOWNSTREAM OF A FORCEMAIN DISCHARGE, OR WITHIN 500' UPSTREAM OF A LIFT STATION WET WELL SHALL BE LINED WITH AN APPROVED PRODUCT, AND FITTED WITH A COMPOSITE RING AND LID TO PREVENT DGRADATION OF THE MANHOLE. REFER TO MANHOLE MATERIAL SPECIFICATIONS OF APPROVED PRODUCTS (15.7.3 - CITY OF BENTONVILLE WATER UTILITIES DEPARTMENT SPECIFICATION 2024)

GENERAL UTILITY NOTES:
1. EXISTING UTILITIES ARE APPROXIMATE LOCATIONS. FIELD VERIFY LOCATION AND DEPTH!

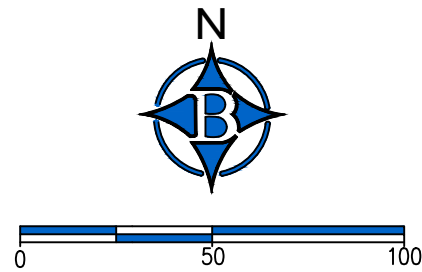
ESTIMATED SEWER FLOW:

52 -> 13 FOURPLEXES = 52 LOTS @ 300GPD/LOT =15,600 GPD
CALCON OFFICE (1) -> 20 EMPLOYEES (15 GPD/EMPLOYEE) =300 GPD
FUTURE OFFICE (2) -> 50 EMPLOYEES (15 GPD/EMPLOYEE) =750 GPD
=16,650 GPD

AVERAGE FLOW = 11.6 GPM
PEAK FLOW (PEAK FACTOR=4.19) = 48.4 GPM

WATERLINE LEGEND

4 WAY	
TEE	
GATE VALVE	
FIRE HYDRANT	
THRUST BLOCK	
90°	
45°	
22.5°	
11.25	
CAP/PLUG	
REDUCER	
FIRE DEPT. CONNECTION	
BLOW OFF VALVE	
AIR RELEASE	
WATER METER	
IRRIGATION METER	



ENGINEER: G. BATES
DRAWN BY: B. WISE

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
MOFFREY H. BATES

12-06-2024

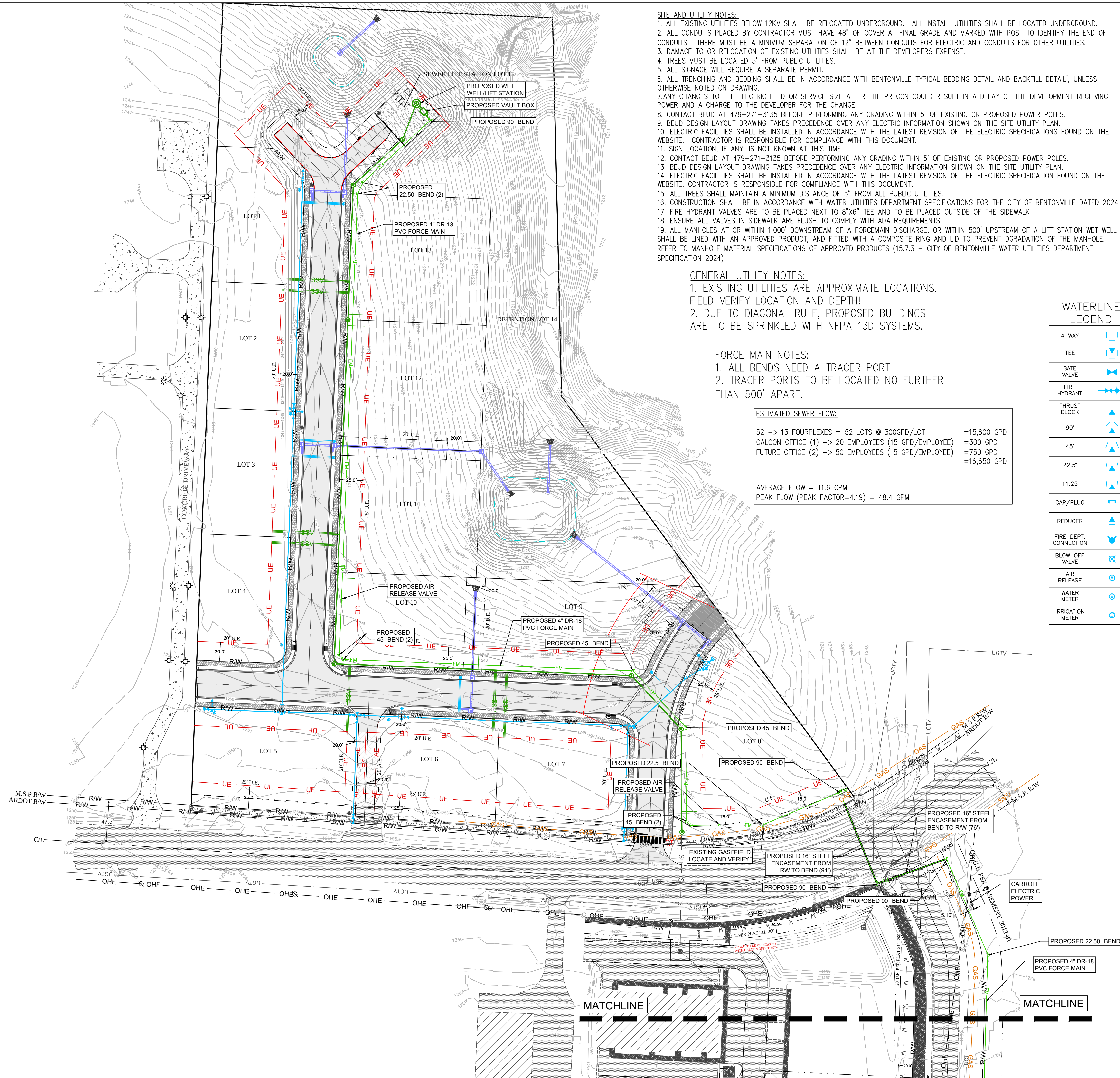
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3rd Submittal	12/06/24

VALLEY MULTIFAMILY
SUBDIVISION PLANS
UTILITY PLAN (GRAVITY SEWER)
BENTONVILLE, ARKANSAS

BATES
Engineers - Surveyors
7230 S Pleasant Ridge Dr / Fayetteville, AR 72704
PH: (479) 442-9350 / batesnwa.com



- SITE AND UTILITY NOTES:**
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 7. ANY CHANGES TO THE ELECTRIC FEED OR SERVICE SIZE AFTER THE PRECON COULD RESULT IN A DELAY OF THE DEVELOPMENT RECEIVING POWER AND A CHARGE TO THE DEVELOPER FOR THE CHANGE.
 8. CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.
 9. BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN.
 10. ELECTRIC FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION OF THE ELECTRIC SPECIFICATIONS FOUND ON THE WEBSITE. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THIS DOCUMENT.
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 15. ALL TREES SHALL MAINTAIN A MINIMUM DISTANCE OF 5' FROM ALL PUBLIC UTILITIES.
 16. CONSTRUCTION SHALL BE IN ACCORDANCE WITH WATER UTILITIES DEPARTMENT SPECIFICATIONS FOR THE CITY OF BENTONVILLE DATED 2024
 17. FIRE HYDRANT VALVES ARE TO BE PLACED NEXT TO 8"x6" TEE AND TO BE PLACED OUTSIDE OF THE SIDEWALK
 18. ENSURE ALL VALVES IN SIDEWALK ARE FLUSH TO COMPLY WITH ADA REQUIREMENTS
 19. ALL MANHOLES AT OR WITHIN 1,000' DOWNSTREAM OF A FORCEMAIN DISCHARGE, OR WITHIN 500' UPSTREAM OF A LIFT STATION WET WELL SHALL BE LINED WITH AN APPROVED PRODUCT, AND FITTED WITH A COMPOSITE RING AND LID TO PREVENT DGRADATION OF THE MANHOLE. REFER TO MANHOLE MATERIAL SPECIFICATIONS OF APPROVED PRODUCTS (15.7.3 - CITY OF BENTONVILLE WATER UTILITIES DEPARTMENT SPECIFICATION 2024)

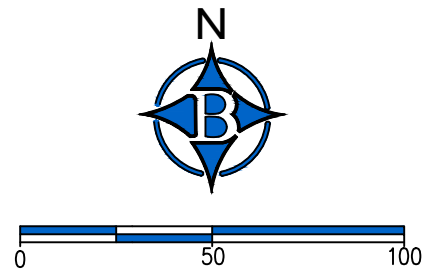
- GENERAL UTILITY NOTES:**
1. EXISTING UTILITIES ARE APPROXIMATE LOCATIONS. FIELD VERIFY LOCATION AND DEPTH!
 2. DUE TO DIAGONAL RULE, PROPOSED BUILDINGS ARE TO BE SPRINKLED WITH NFPA 13D SYSTEMS.

- FORCE MAIN NOTES:**
1. ALL BENDS NEED A TRACER PORT
 2. TRACER PORTS TO BE LOCATED NO FURTHER THAN 500' APART.

ESTIMATED SEWER FLOW:		
52 -> 13 FOURPLEXES = 52 LOTS @ 300GPD/LOT		=15,600 GPD
CALCON OFFICE (1) -> 20 EMPLOYEES (15 GPD/EMPLOYEE)		=300 GPD
FUTURE OFFICE (2) -> 50 EMPLOYEES (15 GPD/EMPLOYEE)		=750 GPD
		=16,650 GPD
AVERAGE FLOW = 11.6 GPM		
PEAK FLOW (PEAK FACTOR=4.19) = 48.4 GPM		

WATERLINE LEGEND

4 WAY	
TEE	
GATE VALVE	
FIRE HYDRANT	
THRUST BLOCK	
90°	
45°	
22.5°	
11.25	
CAP/PLUG	
REDUCER	
FIRE DEPT. CONNECTION	
BLOW OFF VALVE	
AIR RELEASE	
WATER METER	
IRRIGATION METER	



ENGINEER: G. BATES

DRAWN BY: B. WISE

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES

12-06-2024

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#335
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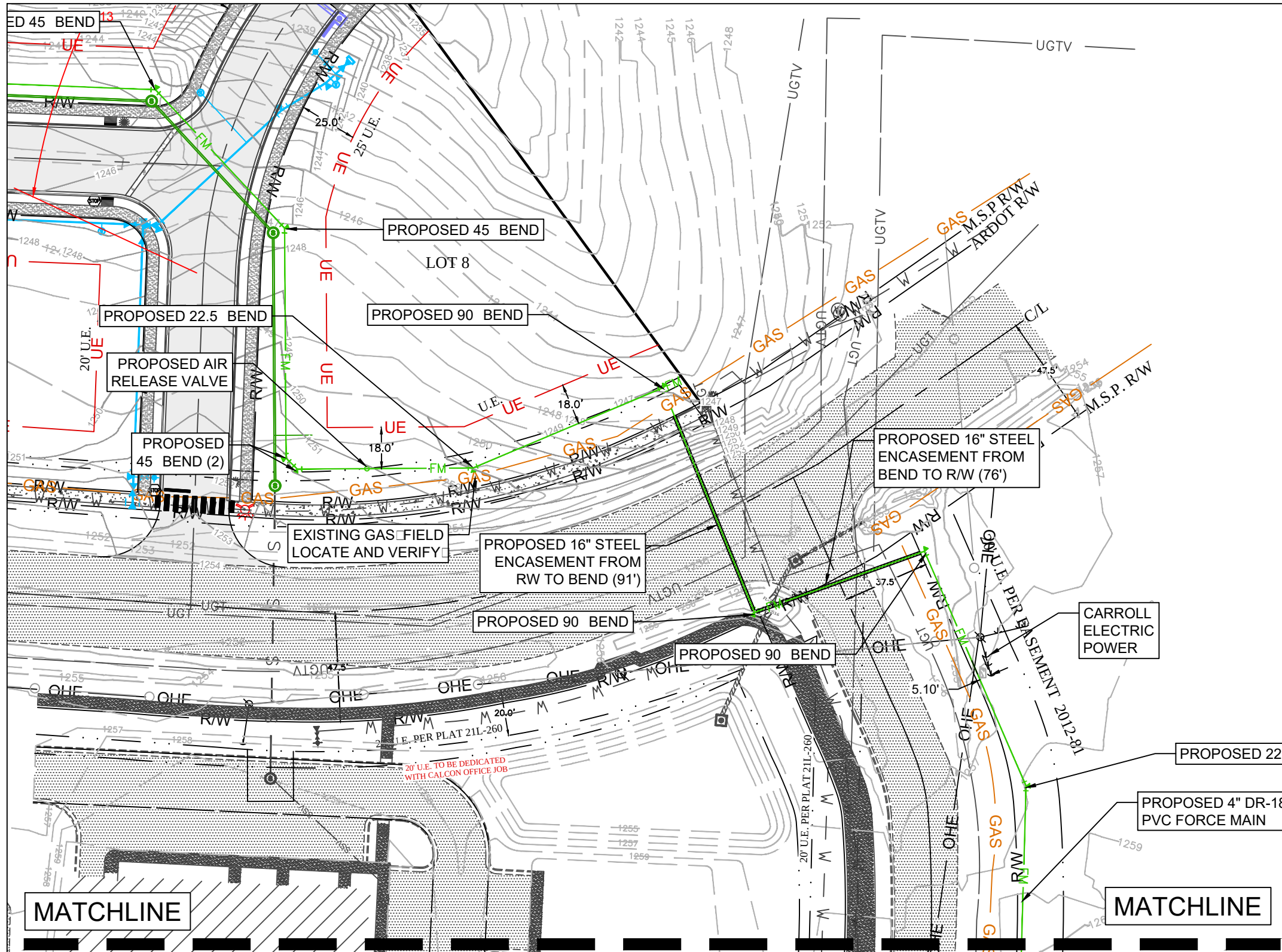
REVISIONS	DATE
Pre App Submittal	09/30/24
1st Submittal	11/07/24
2nd Submittal	11/26/24
3rd Submittal	12/06/24

VALLEY MULTIFAMILY
SUBDIVISION PLANS
UTILITY PLAN (FORCE MAIN)
BENTONVILLE, ARKANSAS

BATES
Engineers • Surveyors

7230 S Pleasant Ridge Dr / Fayetteville, AR 72704
PH: (479) 442-9350 / batesnwa.com

DRAWING NO.
UT03



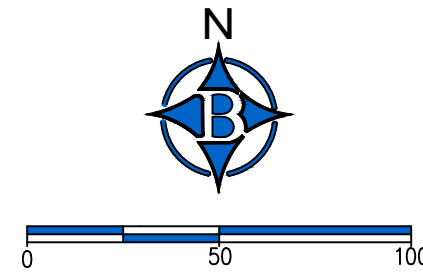
1. ALL EXISTING UTILITIES BELOW 12KV SHALL BE RELOCATED UNDERGROUND. ALL INSTALL UTILITIES SHALL BE LOCATED UNDERGROUND.
2. ALL CONDUITS PLACED BY CONTRACTOR MUST HAVE 48" OF COVER AT FINAL GRADE AND MARKED WITH POST TO IDENTIFY THE END OF CONDUITS. THERE MUST BE A MINIMUM SEPARATION OF 12" BETWEEN CONDUITS FOR ELECTRIC AND CONDUITS FOR OTHER UTILITIES.
3. DAMAGE TO OR RELOCATION OF EXISTING UTILITIES SHALL BE AT THE DEVELOPERS EXPENSE.
4. TREES SHALL BE LOCATED 5' FROM PUBLIC UTILITIES.
5. ALL SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
6. ALL TRENCHING AND BEDDING SHALL BE IN ACCORDANCE WITH BENTONVILLE TYPICAL BEDDING DETAIL AND BACKFILL DETAIL', UNLESS OTHERWISE NOTED ON DRAWING.
7. ANY CHANGES TO THE ELECTRIC FEED OR SERVICE SIZE AFTER THE PRECON COULD RESULT IN A DELAY OF THE DEVELOPMENT RECEIVING POWER AND A CHARGE TO THE DEVELOPER FOR THE CHANGE.
8. CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.
9. BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN.
10. 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.
11. SIGN LOCATION, IF ANY, IS NOT KNOWN AT THIS TIME.
12. CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.
13. BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN.
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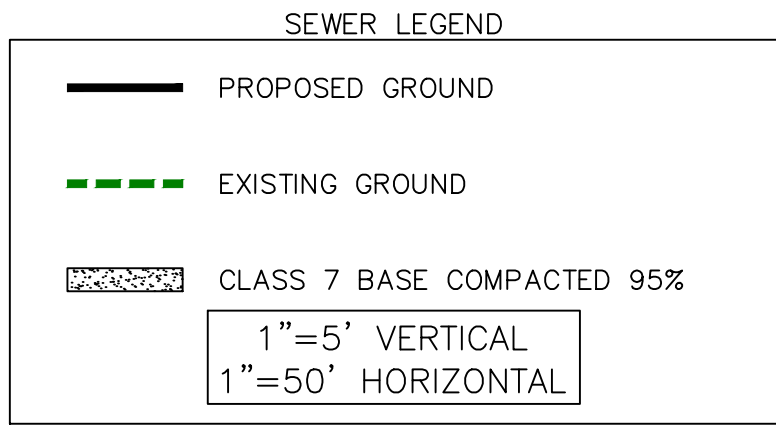
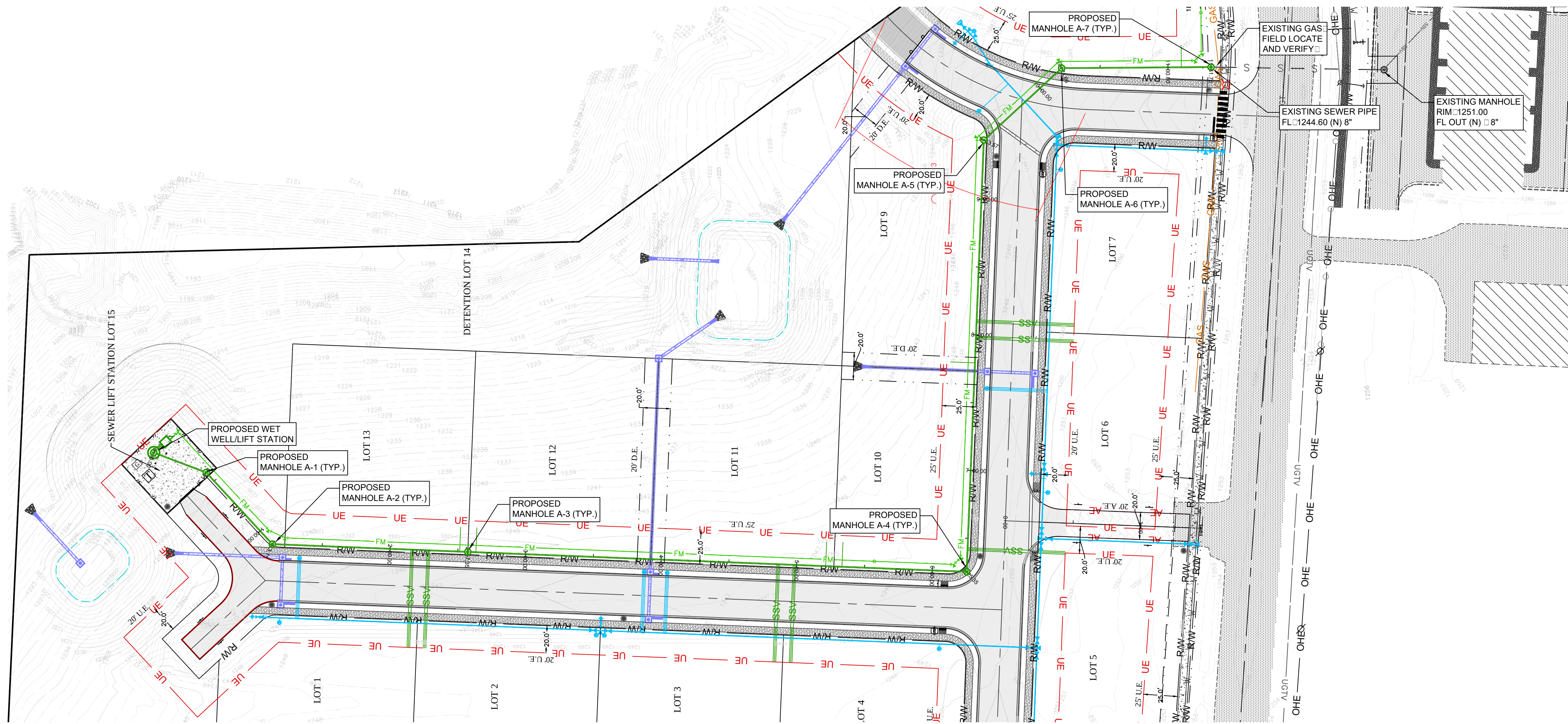
ESTIMATED SEWER FLOW:		
52 -> 13 FOURPLEXES = 52 LOTS @ 300GPD/LOT		=15,600 GPD
CALCON OFFICE (1) -> 20 EMPLOYEES (15 GPD/EMPLOYEE)		=300 GPD
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		=16,650 GPD
AVERAGE FLOW = 11.6 GPM		
PEAK FLOW (PEAK FACTOR=4.19) = 48.4 GPM		

1. ALL BENDS NEED A TRACER PORT
2. TRACER PORTS TO BE LOCATED NO FURTHER THAN 500' APART.

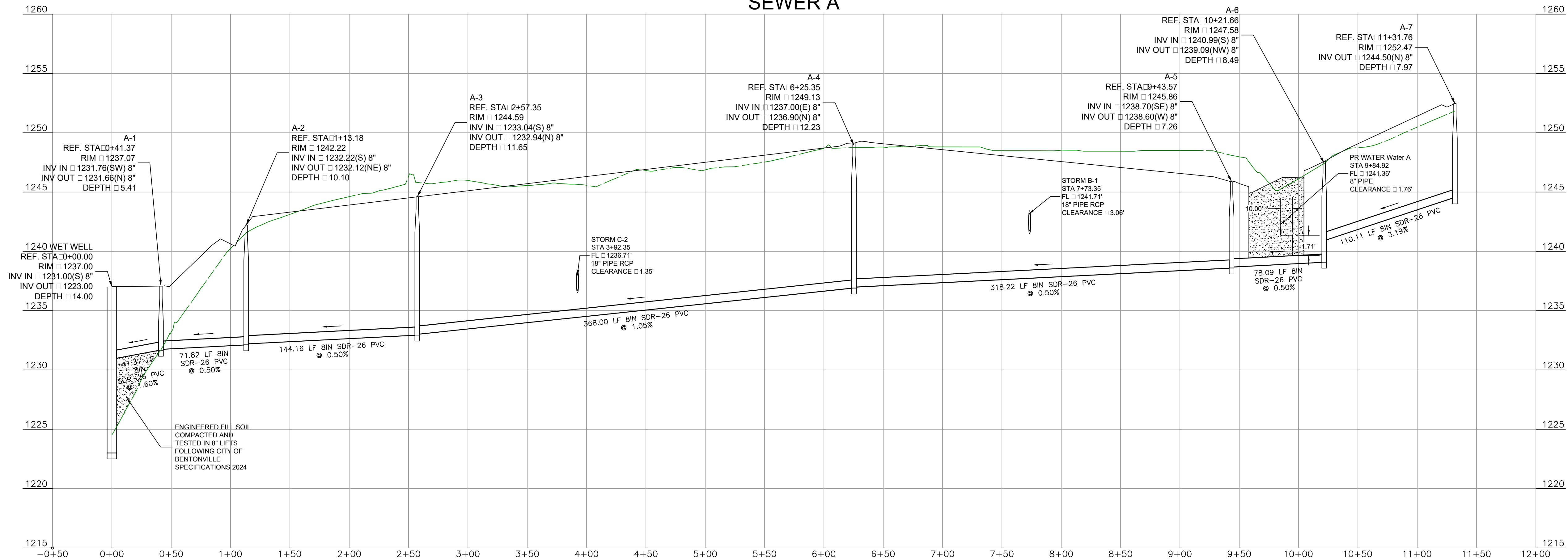
1. EXISTING UTILITIES ARE APPROXIMATE LOCATIONS. FIELD VERIFY LOCATION AND DEPTH!

4 WAY	
TEE	
GATE VALVE	
FIRE HYDRANT	
THRUST BLOCK	
90°	
45°	
22.5°	
11.25	
CAP/PLUG	
REDUCER	
FIRE DEPT. CONNECTION	
BLOW OFF VALVE	
AIR RELEASE	
WATER METER	
IRRIGATION METER	





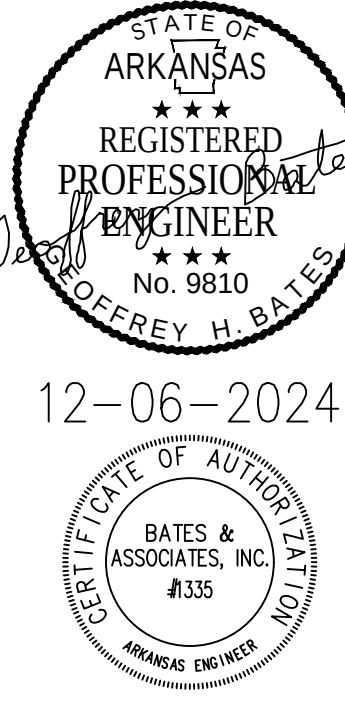
GENERAL UTILITY NOTES:
1. EXISTING UTILITIES ARE APPROXIMATE LOCATIONS. FIELD VERIFY LOCATION AND DEPTH!



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ENGINEER: G. BATES

DRAWN BY: B. WISE



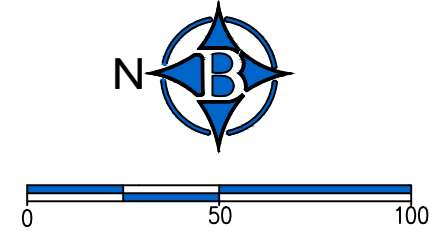
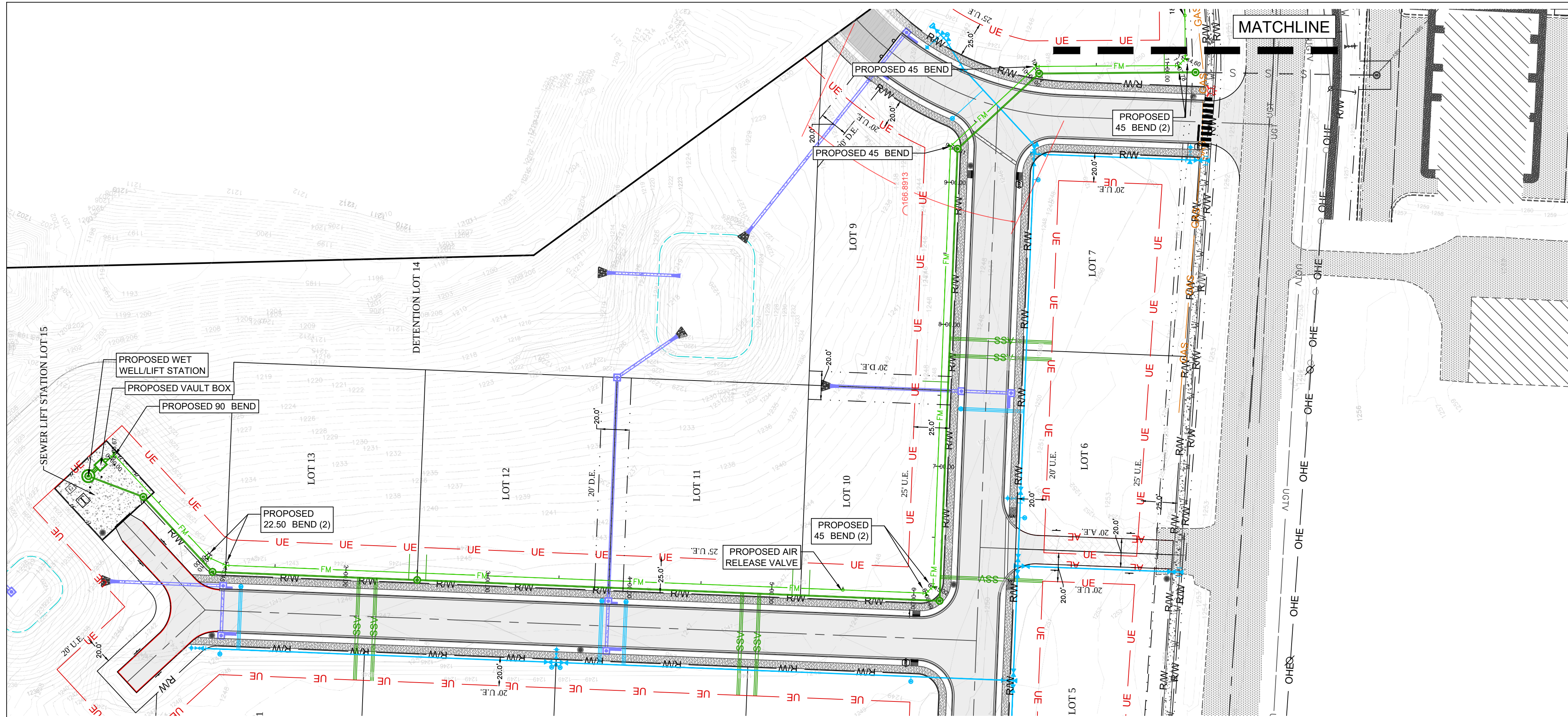
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Pre App Submittal	09/30/24
1st Submittal	11/07/24
2nd Submittal	11/26/24
3rd Submittal	12/06/24

VALLEY MULTIFAMILY
SUBDIVISION PLANS
SEWER PROFILE
BENTONVILLE, ARKANSAS

BATES
Engineers • Surveyors
7230 S Pleasant Ridge Dr / Fayetteville, AR 72704
PH: (479) 442-9350 / batesnwa.com

PROJECT NO. 21-409

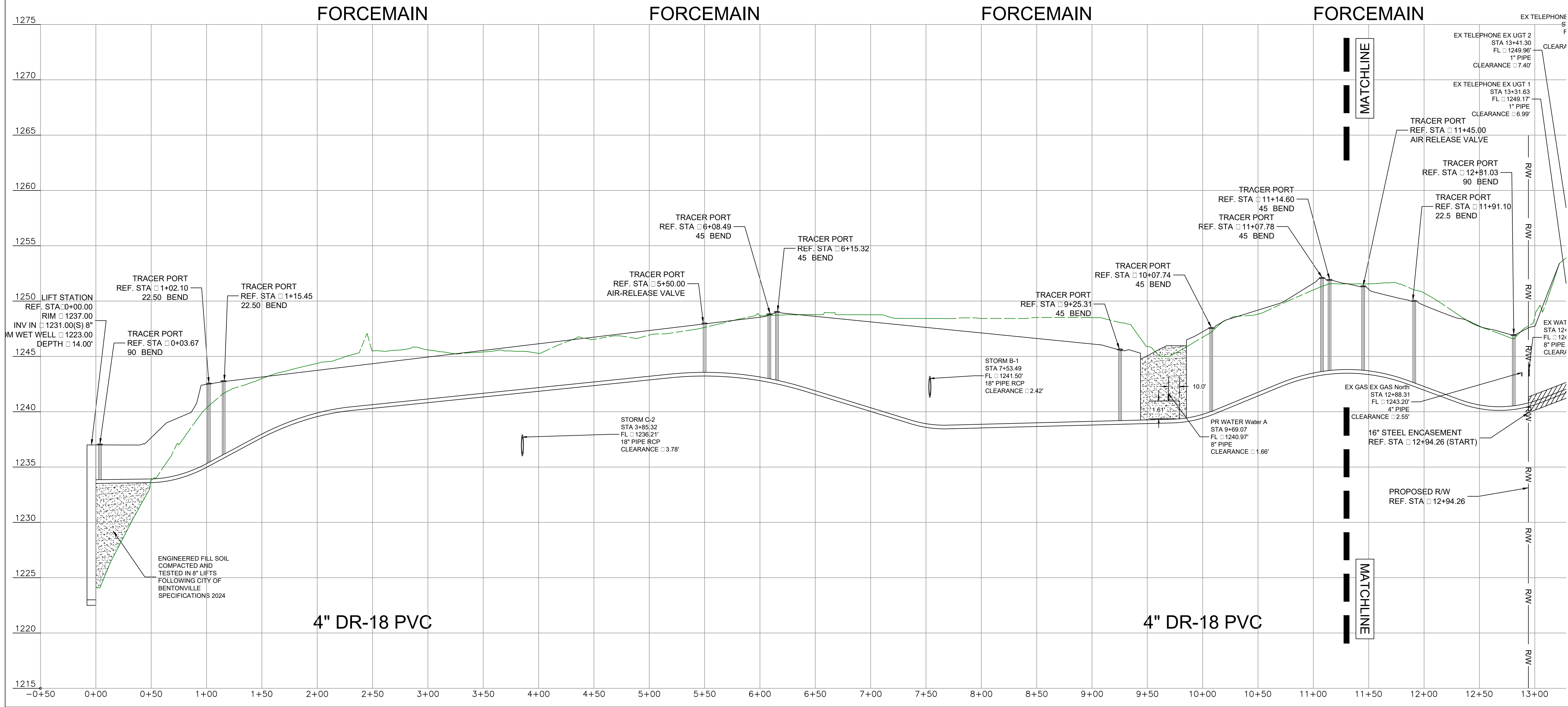
DRAWING NO.
UT05



SEWER LEGEND	
	PROPOSED GROUND
	EXISTING GROUND
	CLASS 7 BASE COMPACTED 95%
1"=5' VERTICAL	
1"=50' HORIZONTAL	

GENERAL UTILITY NOTES:
1. EXISTING UTILITIES ARE APPROXIMATE LOCATIONS. FIELD VERIFY LOCATION AND DEPTH!

FORCE MAIN NOTES:
1. ALL BENDS NEED A TRACER PORT
2. TRACER PORTS TO BE LOCATED NO FURTHER THAN 500' APART.



ENGINEER: G. BATES

DRAWN BY: B. WISE

12-06-2024

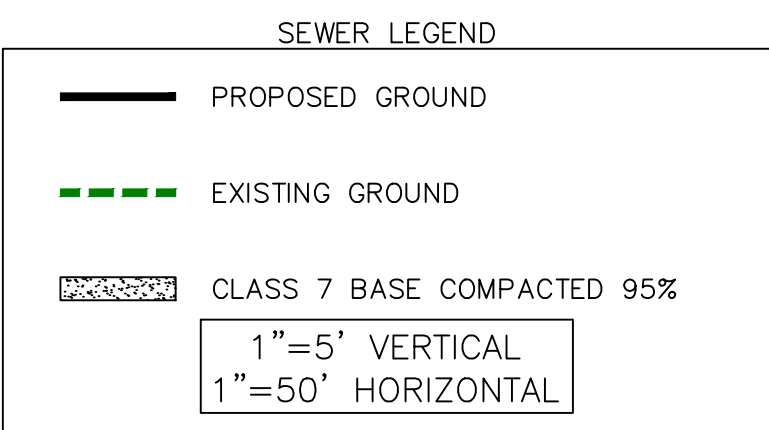
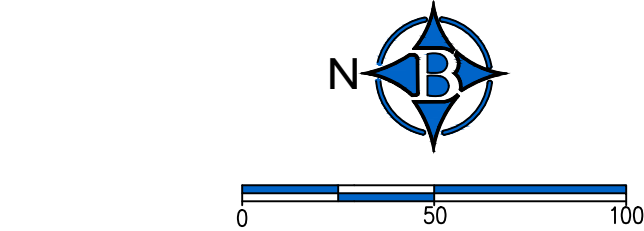
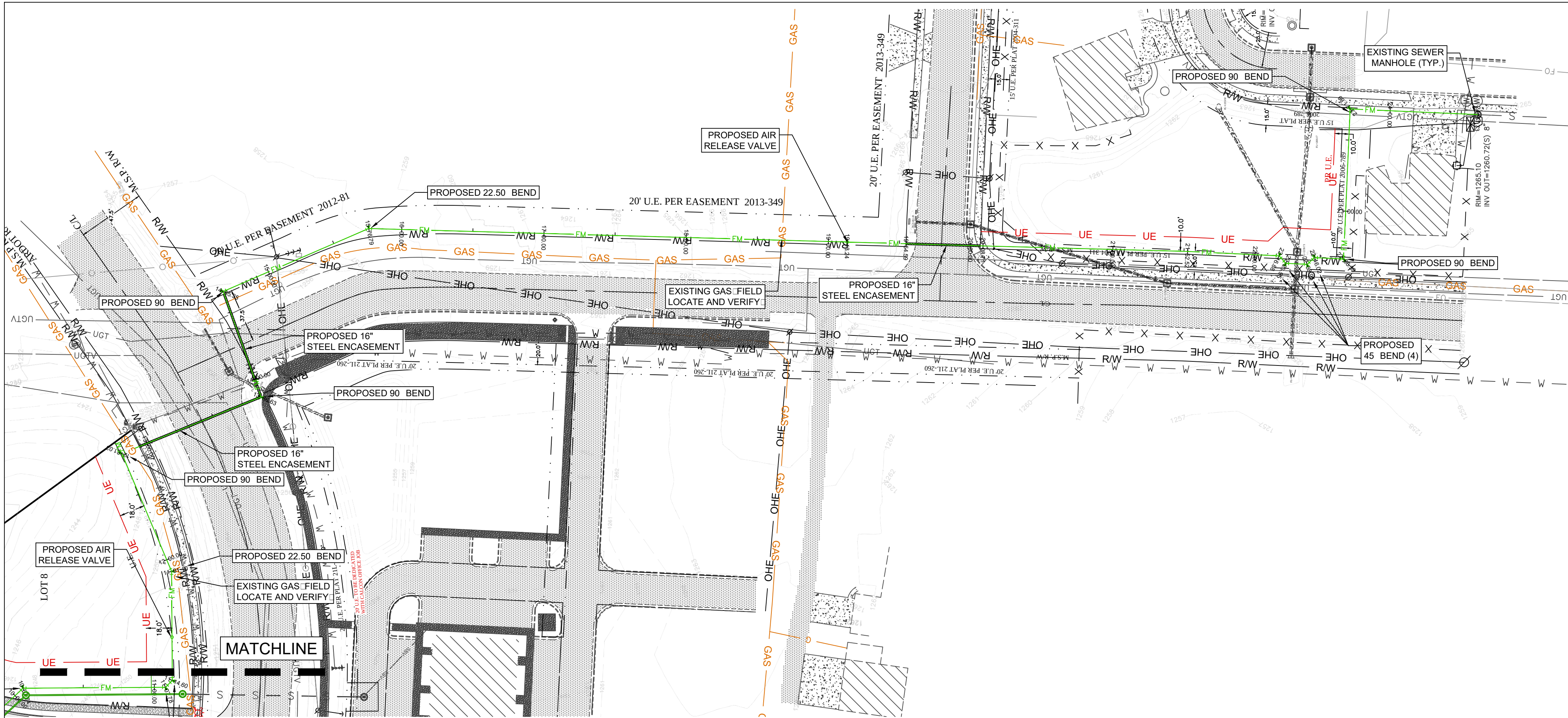
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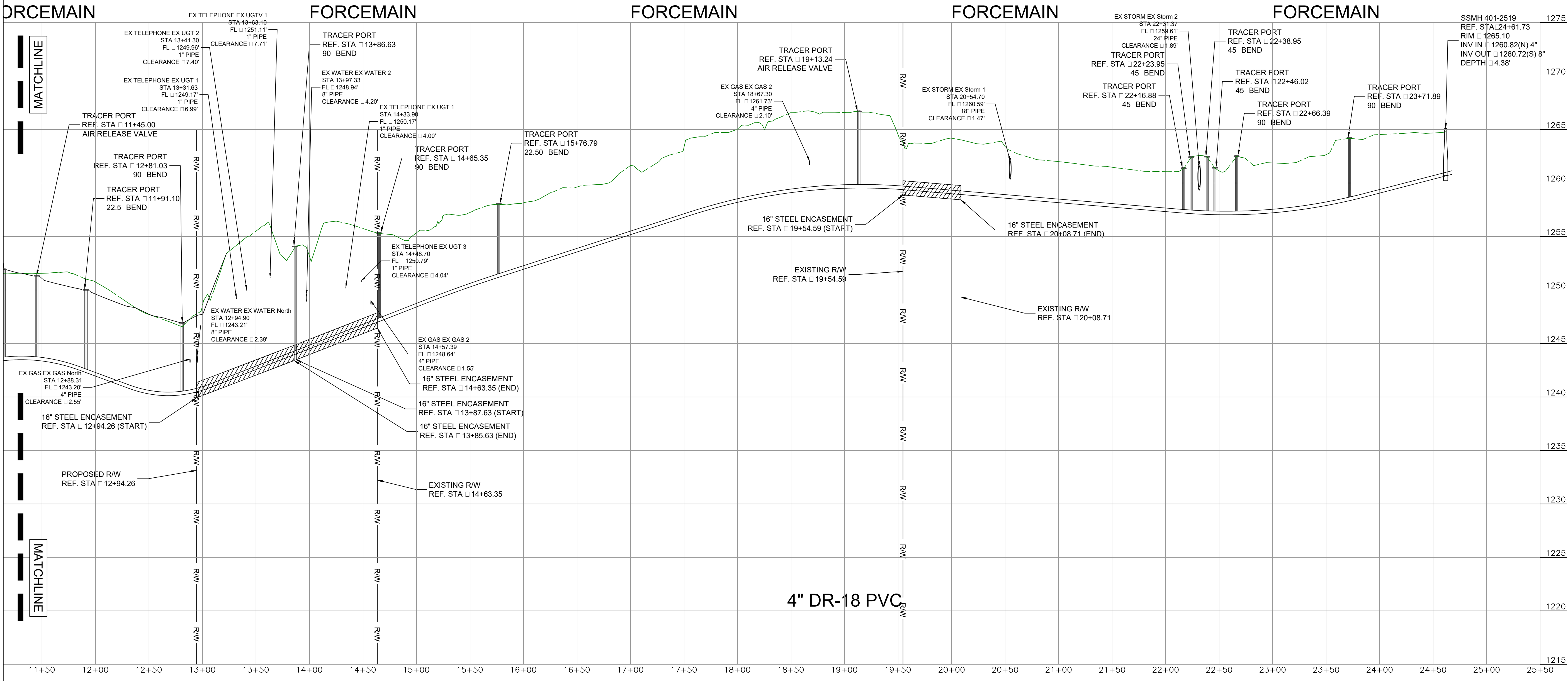
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FORCE MAIN PROFILE
BENTONVILLE, ARKANSAS

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ENGINEER: G. BATES
DRAWN BY: B. WISE

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
G. BATES
G. BATES & ASSOCIATES, INC.
12-06-2024

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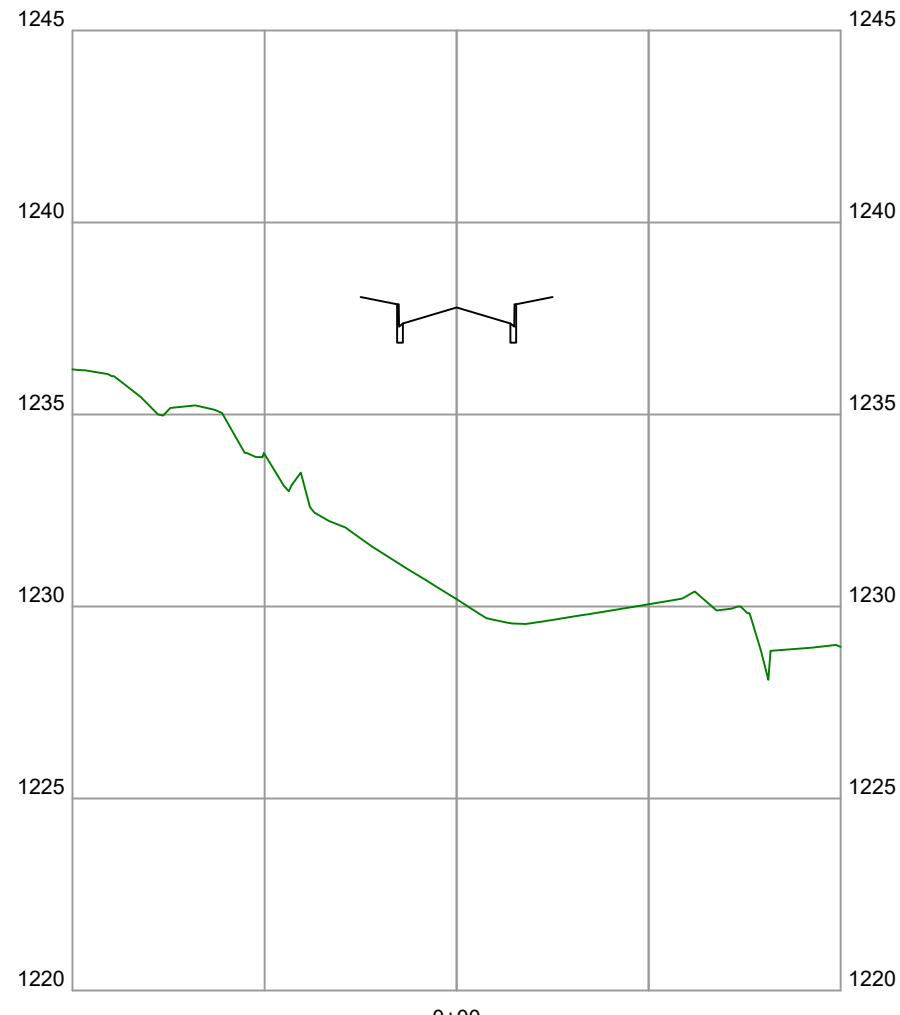
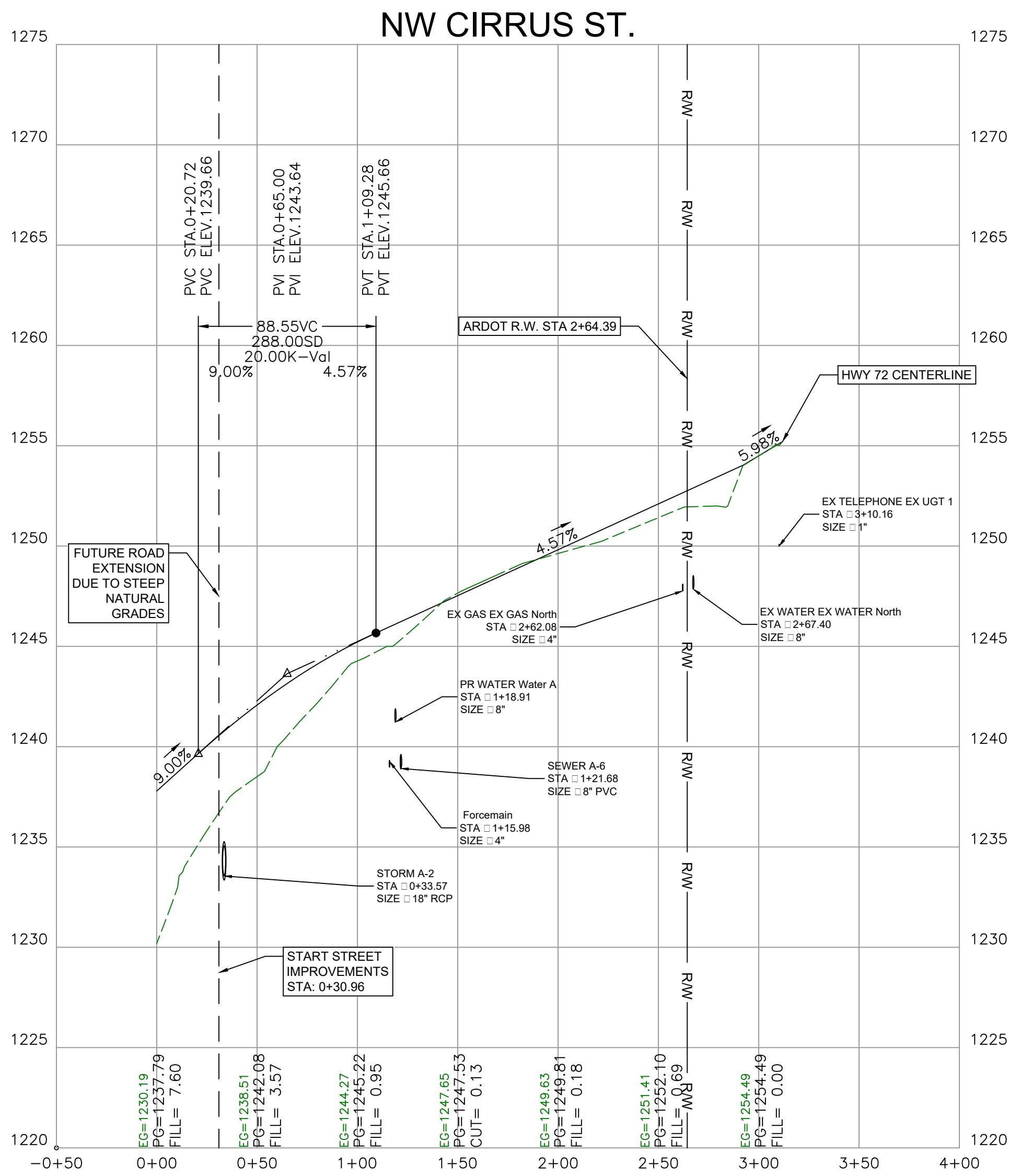
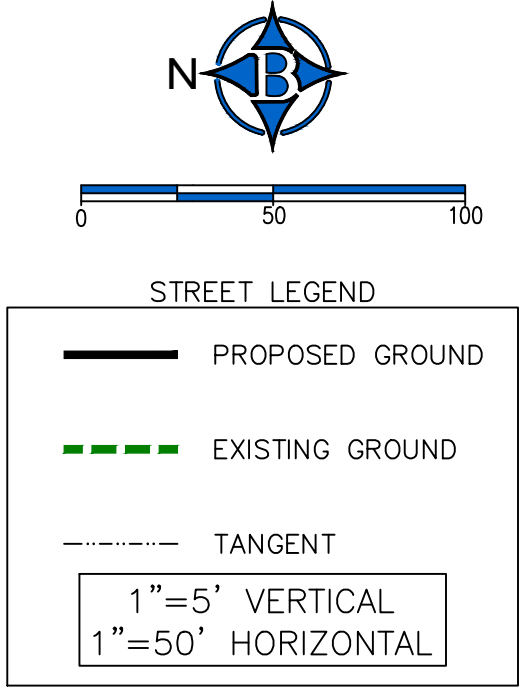
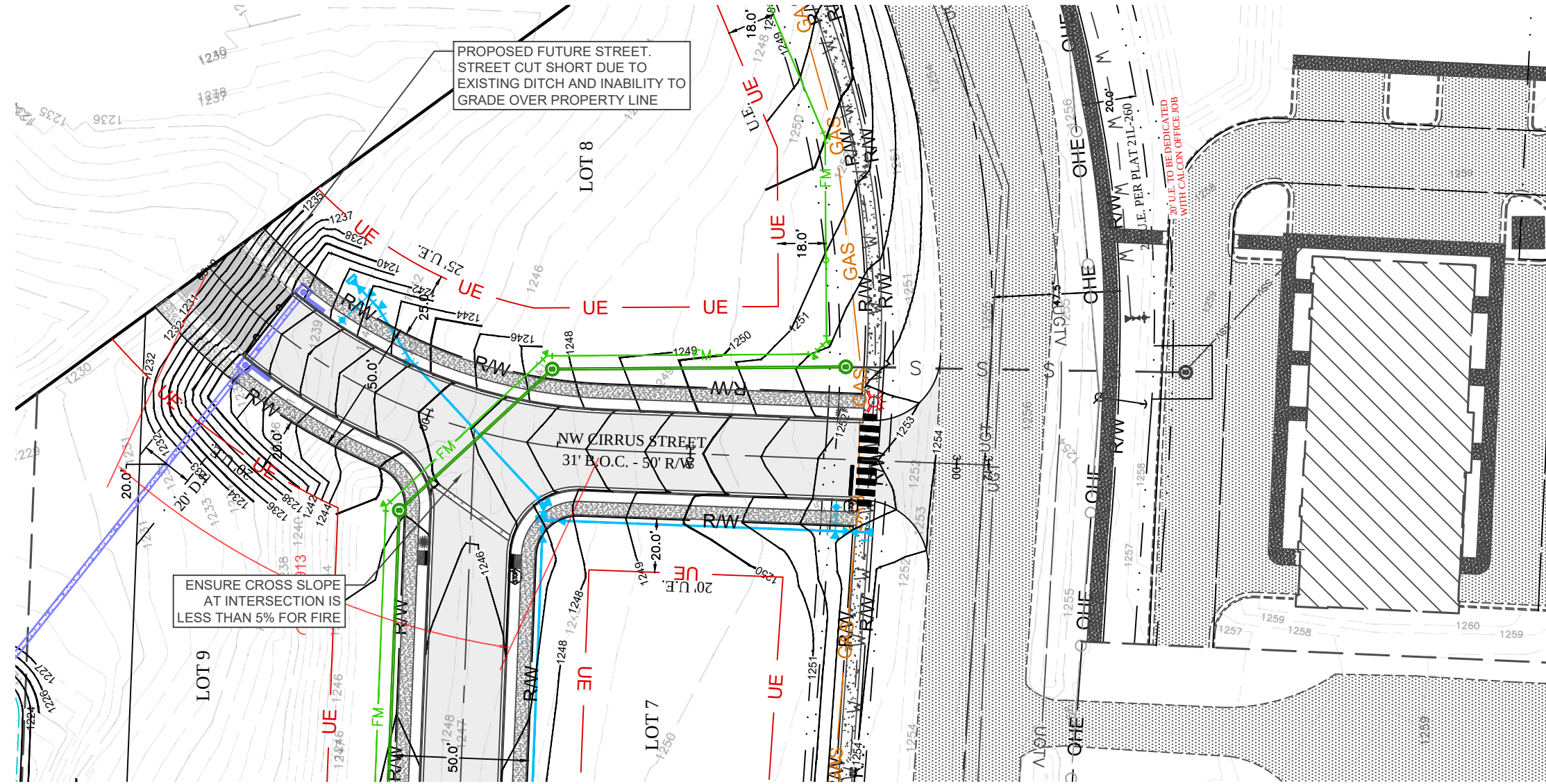
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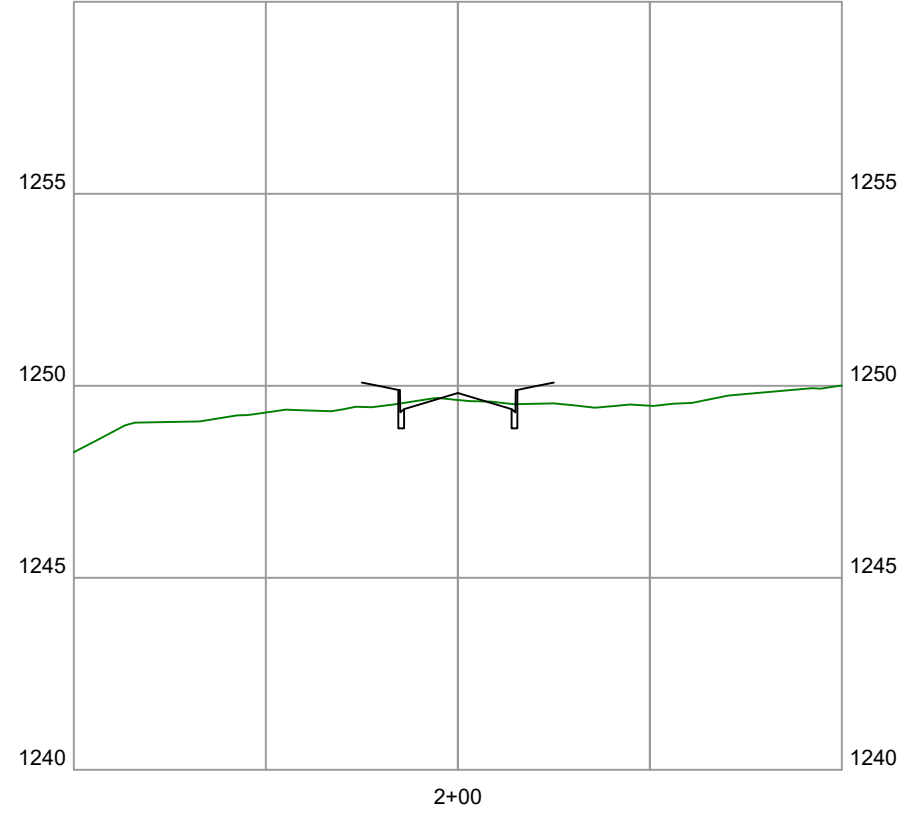
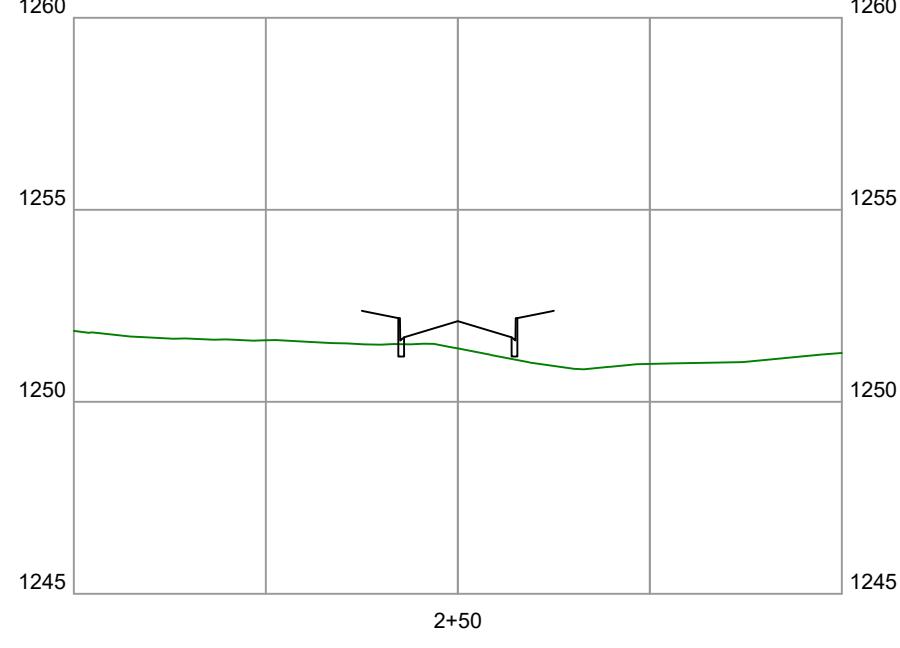
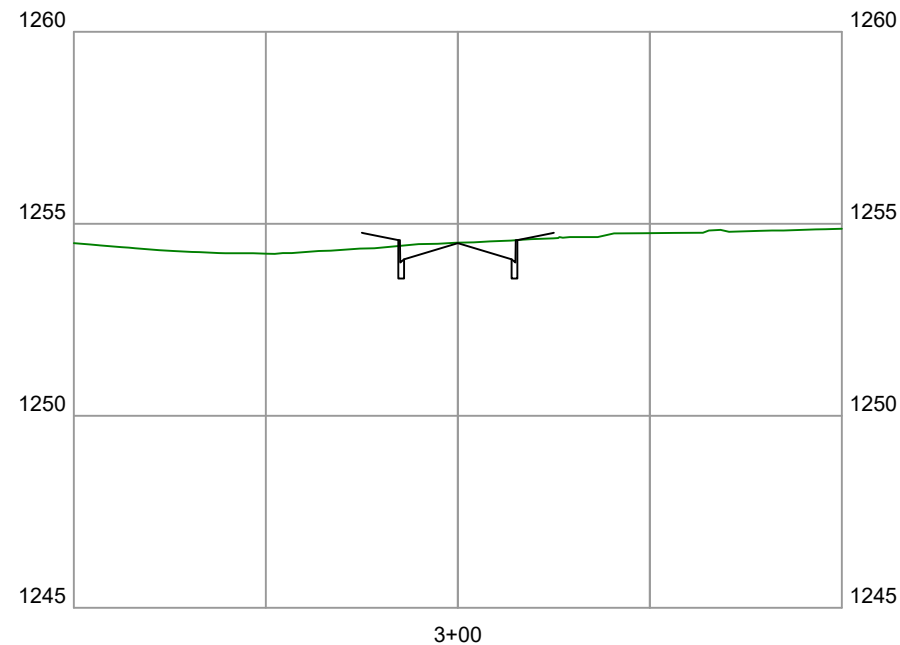
VALLEY MULTIFAMILY
SUBDIVISION PLANS
FORCE MAIN PROFILE
BENTONVILLE, ARKANSAS

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Engineers - Surveyors
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SITE NOTE:
WHERE STREET GRADES ARE 10% OR GREATER,
STREETS SHALL BE MADE OF CONCRETE



NW CIRRUS ST.



ENGINEER: G. BATES
DRAWN BY: B. WISE

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
G. BATES

12-06-2024

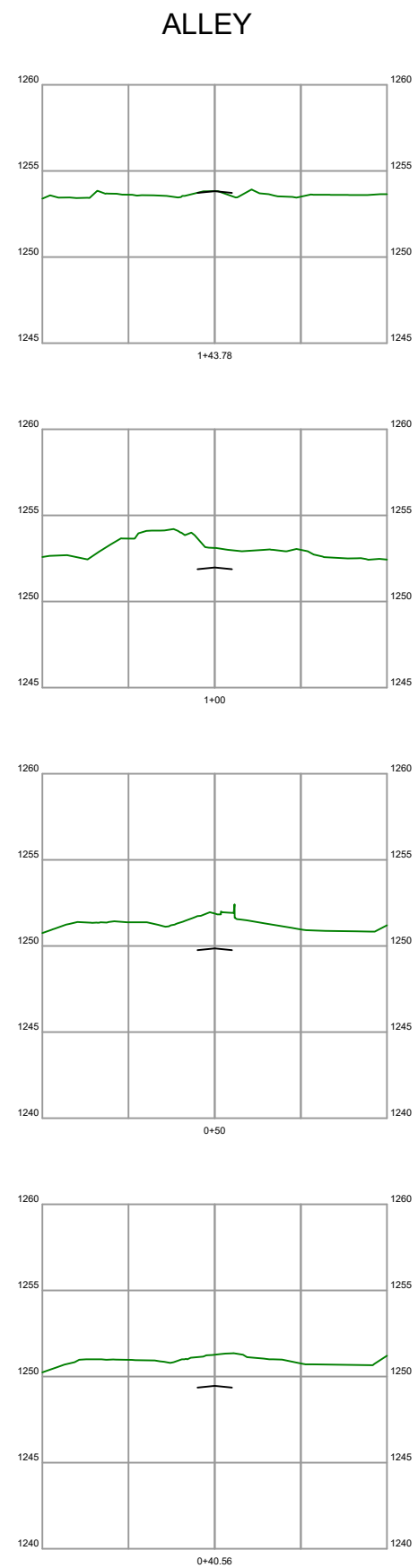
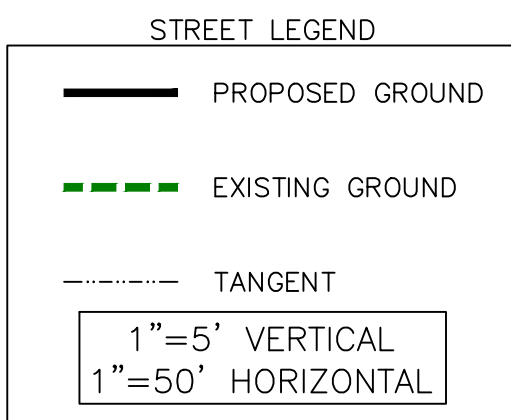
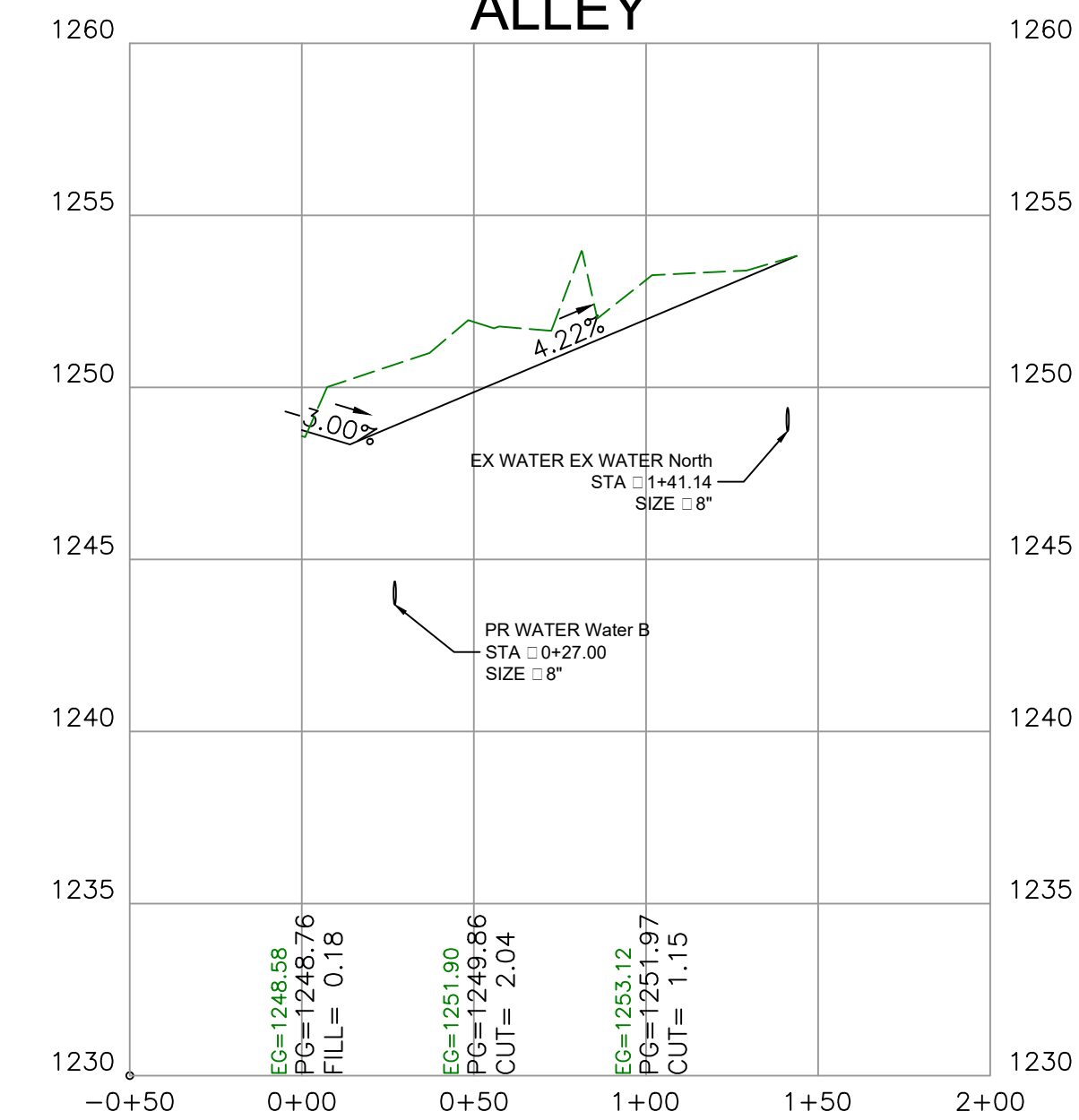
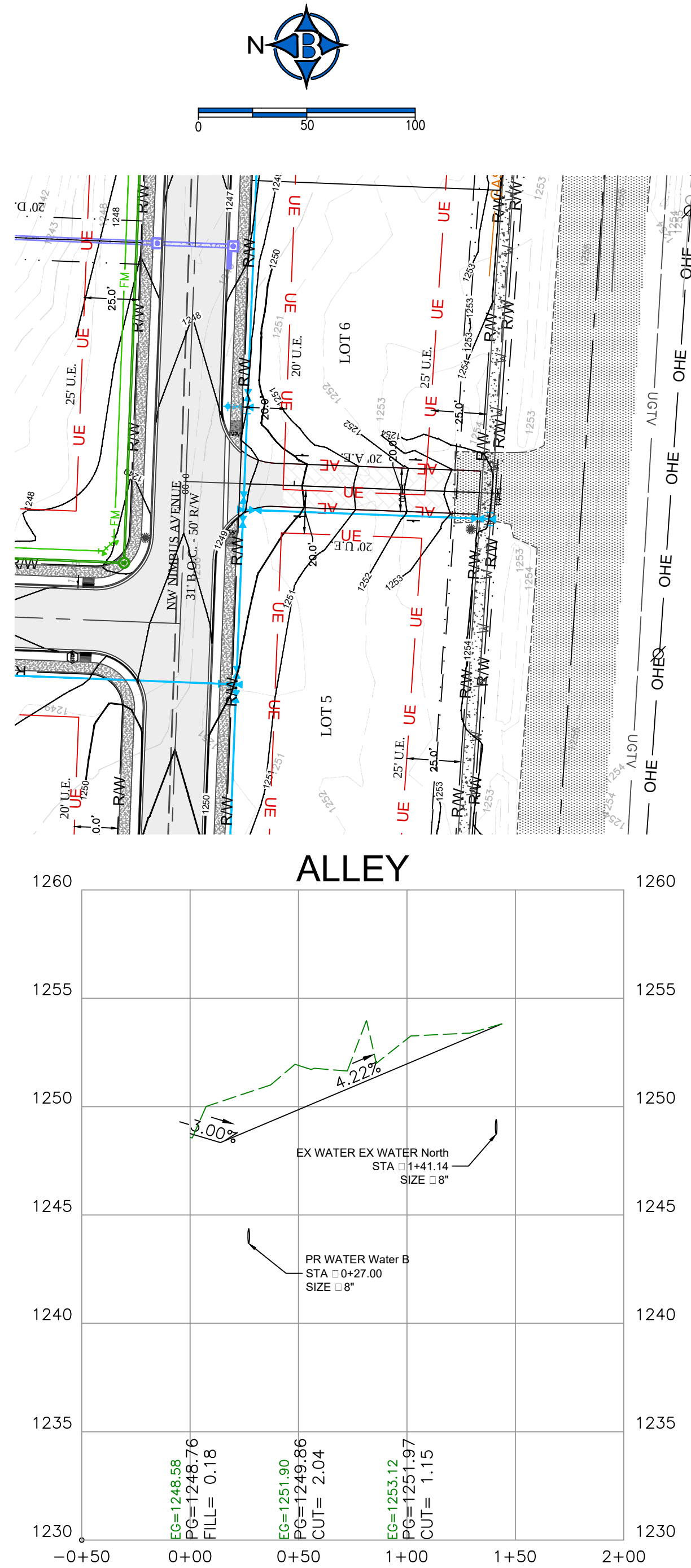
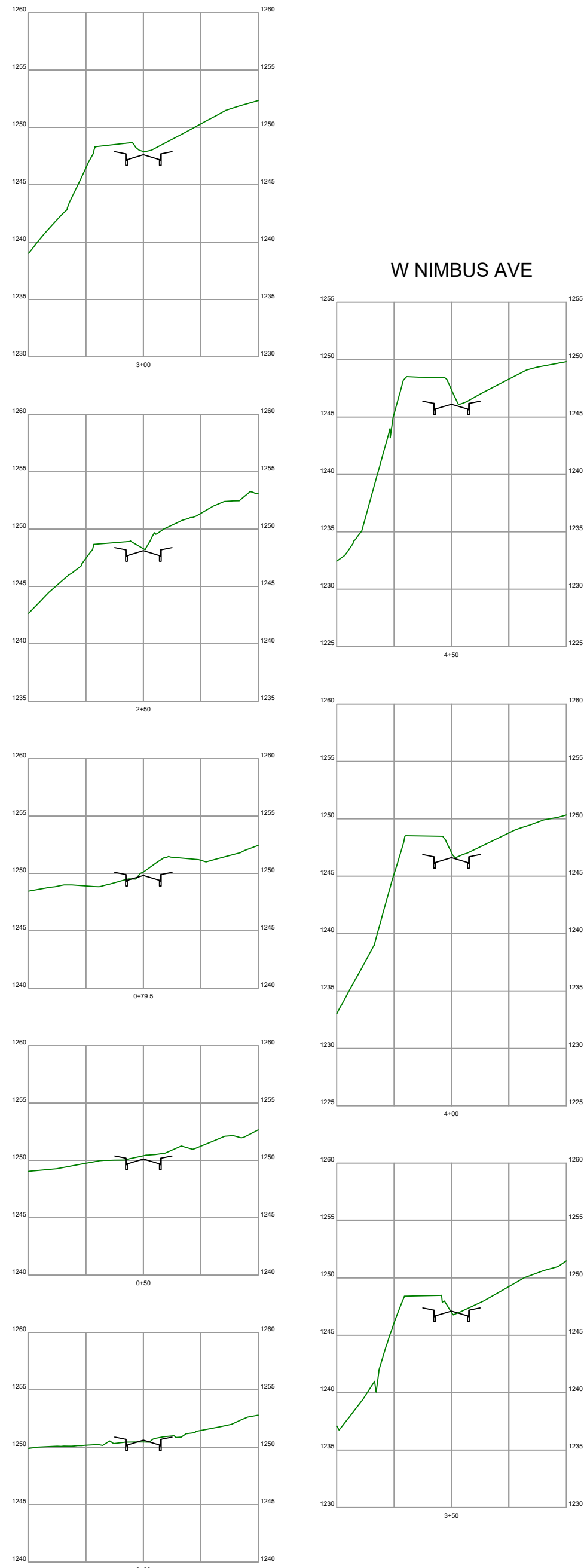
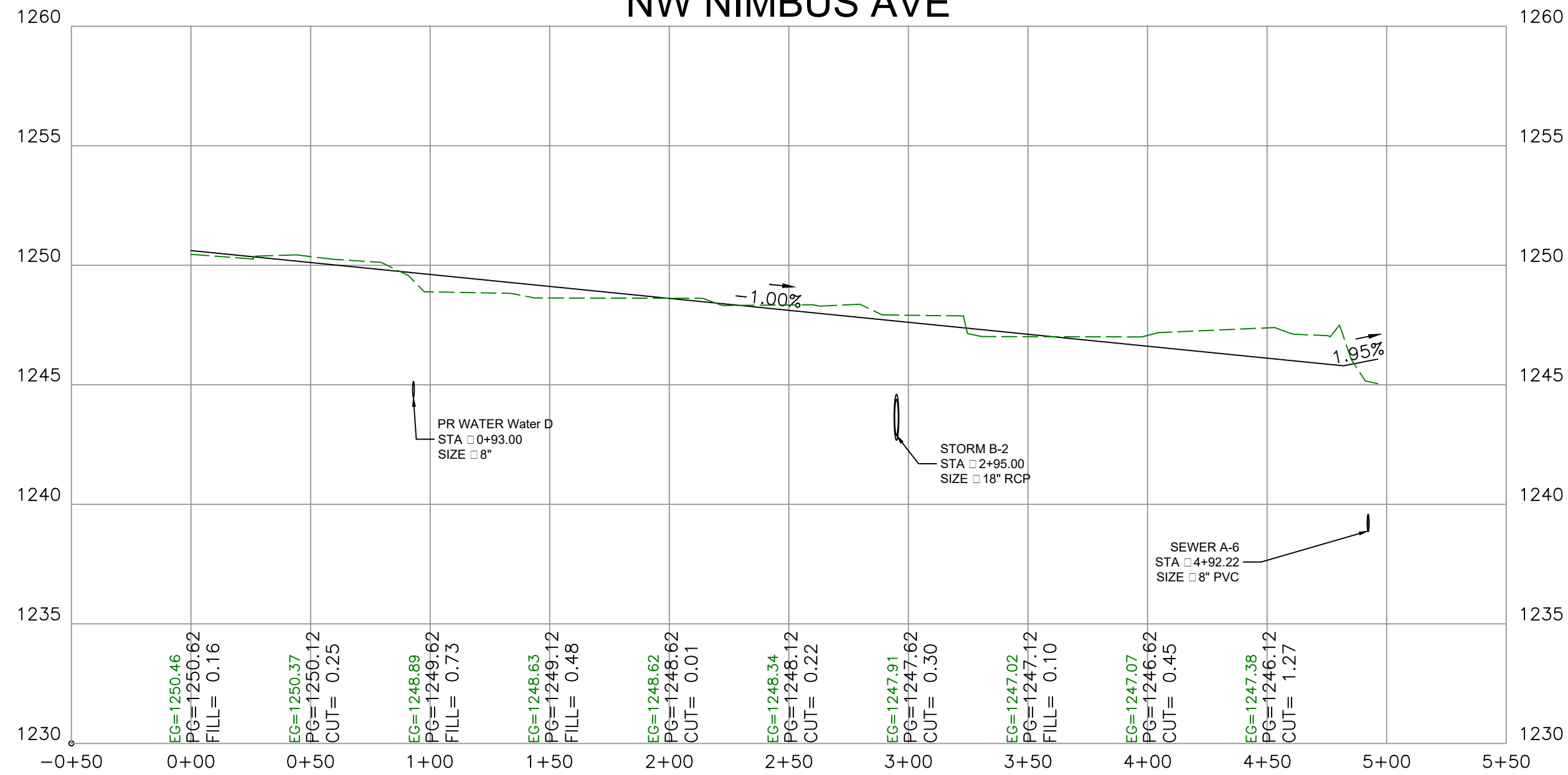
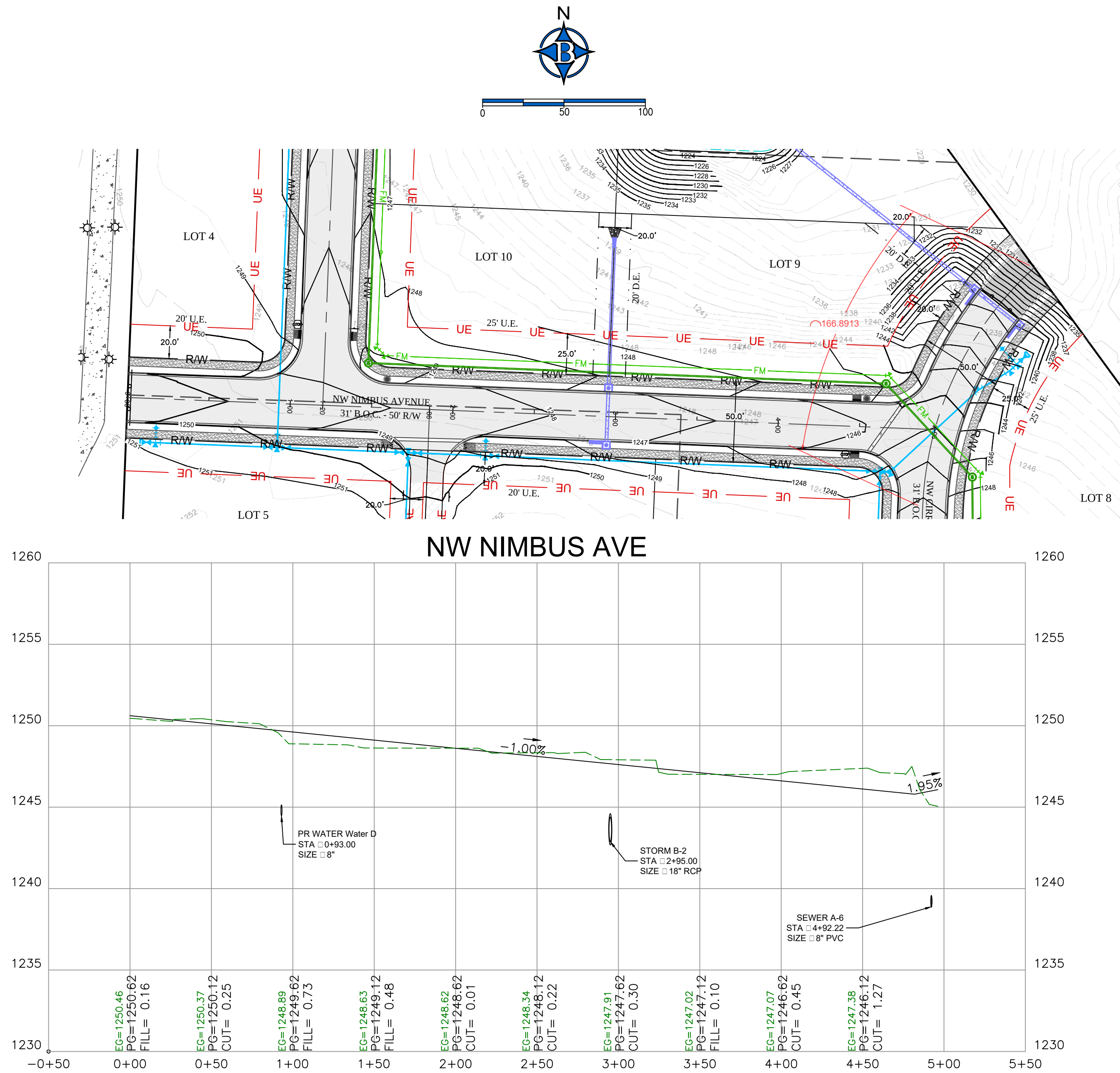
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VALLEY MULTIFAMILY
SUBDIVISION PLANS
STREET PROFILE
BENTONVILLE, ARKANSAS

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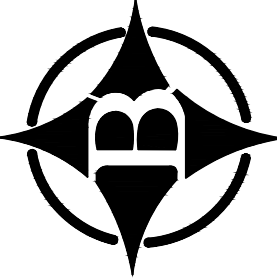
ENGINEER: G. BATES
DRAWN BY: B. WISE

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
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AR 72704
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VALLEY MULTIFAMILY
SUBDIVISION PLANS
STREET PROFILE
BENTONVILLE, ARKANSAS

**BATES**

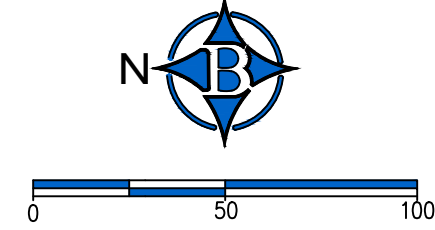
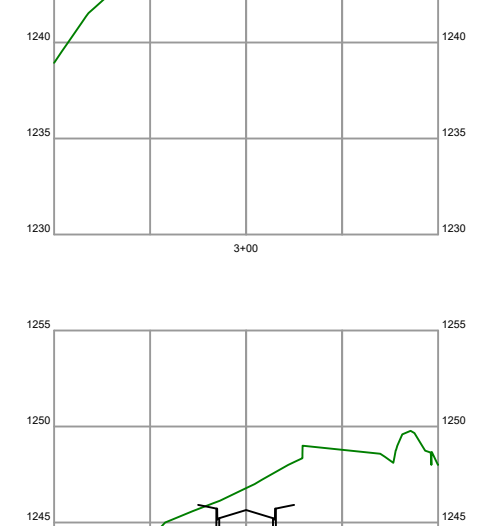
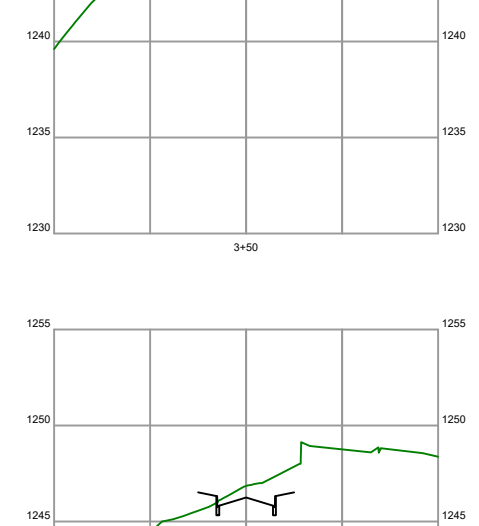
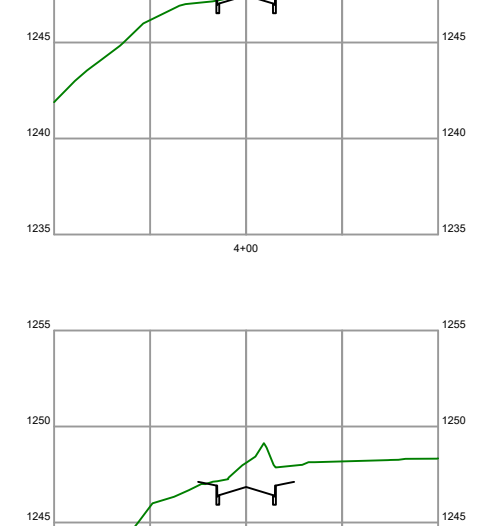
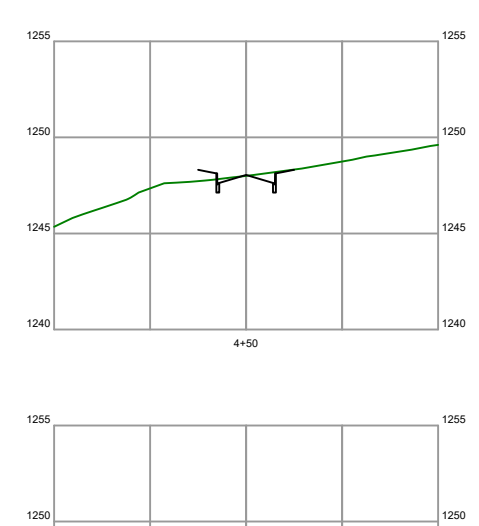
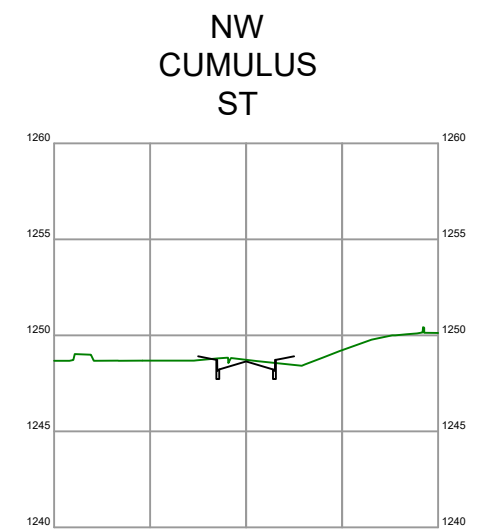
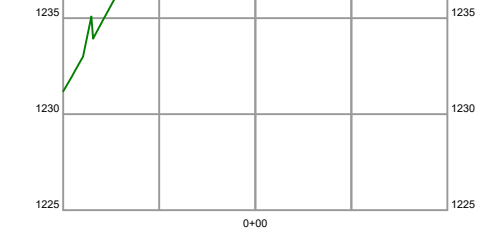
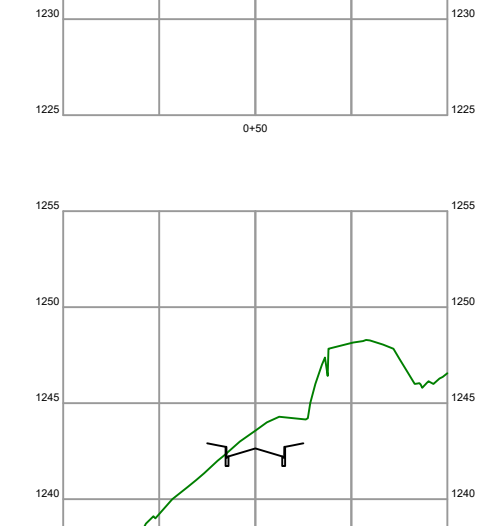
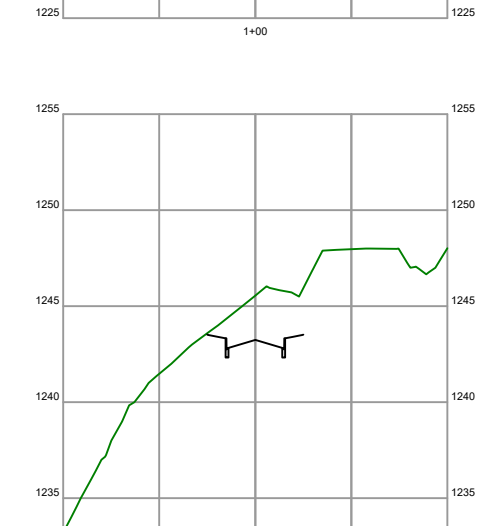
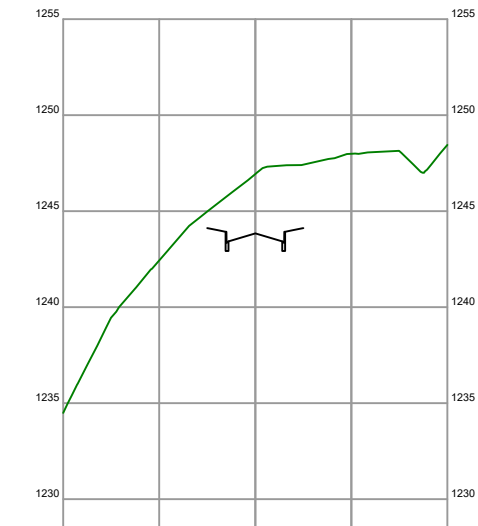
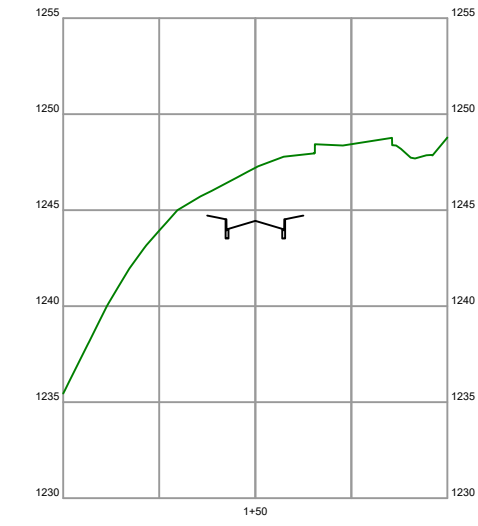
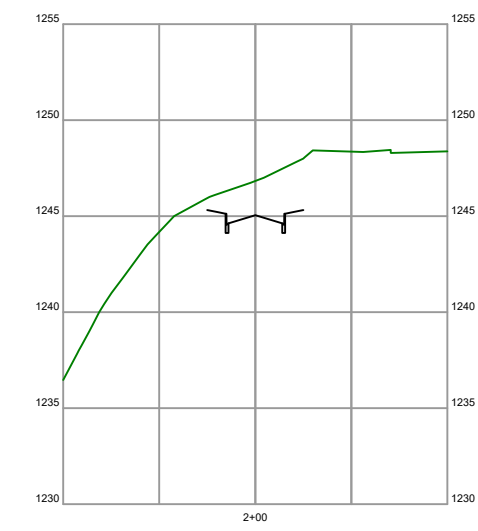
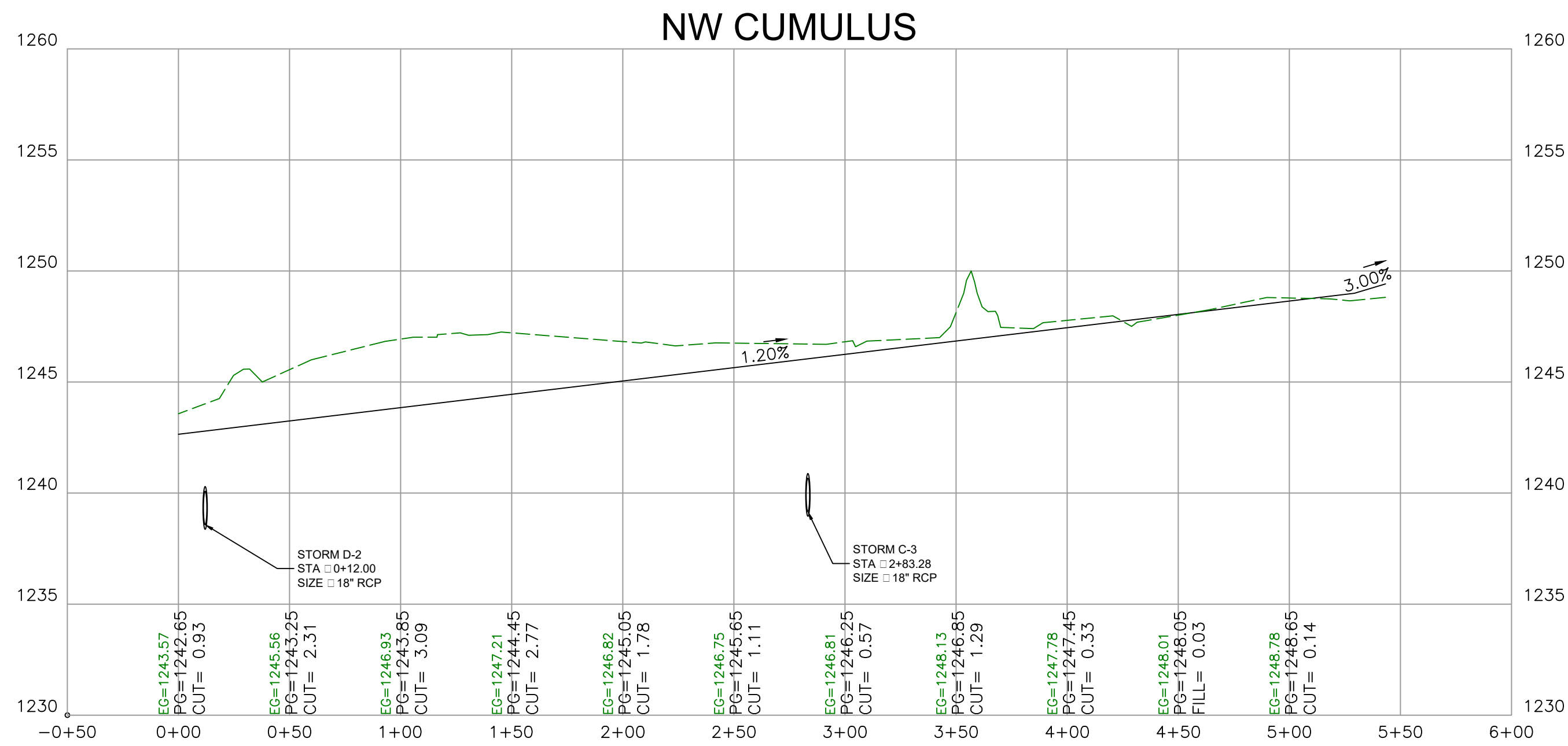
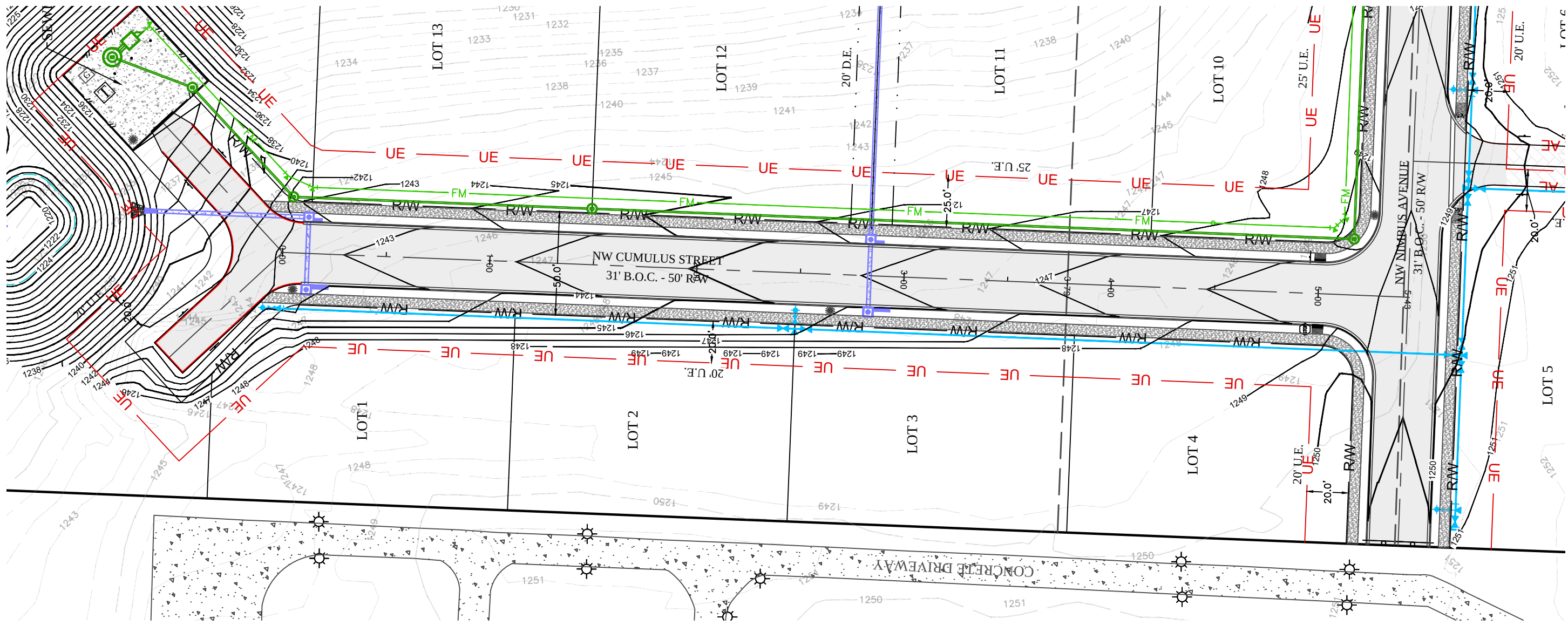
Engineers • Surveyors
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PROJECT NO. 21-409

DRAWING NO. ST02

PP24-0009

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STREET LEGEND	
	PROPOSED GROUND
	EXISTING GROUND
	TANGENT
1"=5' VERTICAL	
1"=50' HORIZONTAL	

ENGINEER: G. BATES

DRAWN BY: B. WISE

PROJECT NO. 21-409

DRAWING NO. ST03

DATE 12-06-2024

REVISIONS

DATE

09/30/24

11/07/24

11/26/24

12/06/24

Pre App Submittal

1st Submittal

2nd Submittal

3rd Submittal

Valley Multifamily Subdivision Plans

Street Profile

Bentonville, Arkansas

BATES

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STATE OF ARKANSAS

REGISTERED PROFESSIONAL ENGINEER

NO. 9810

G. BATES

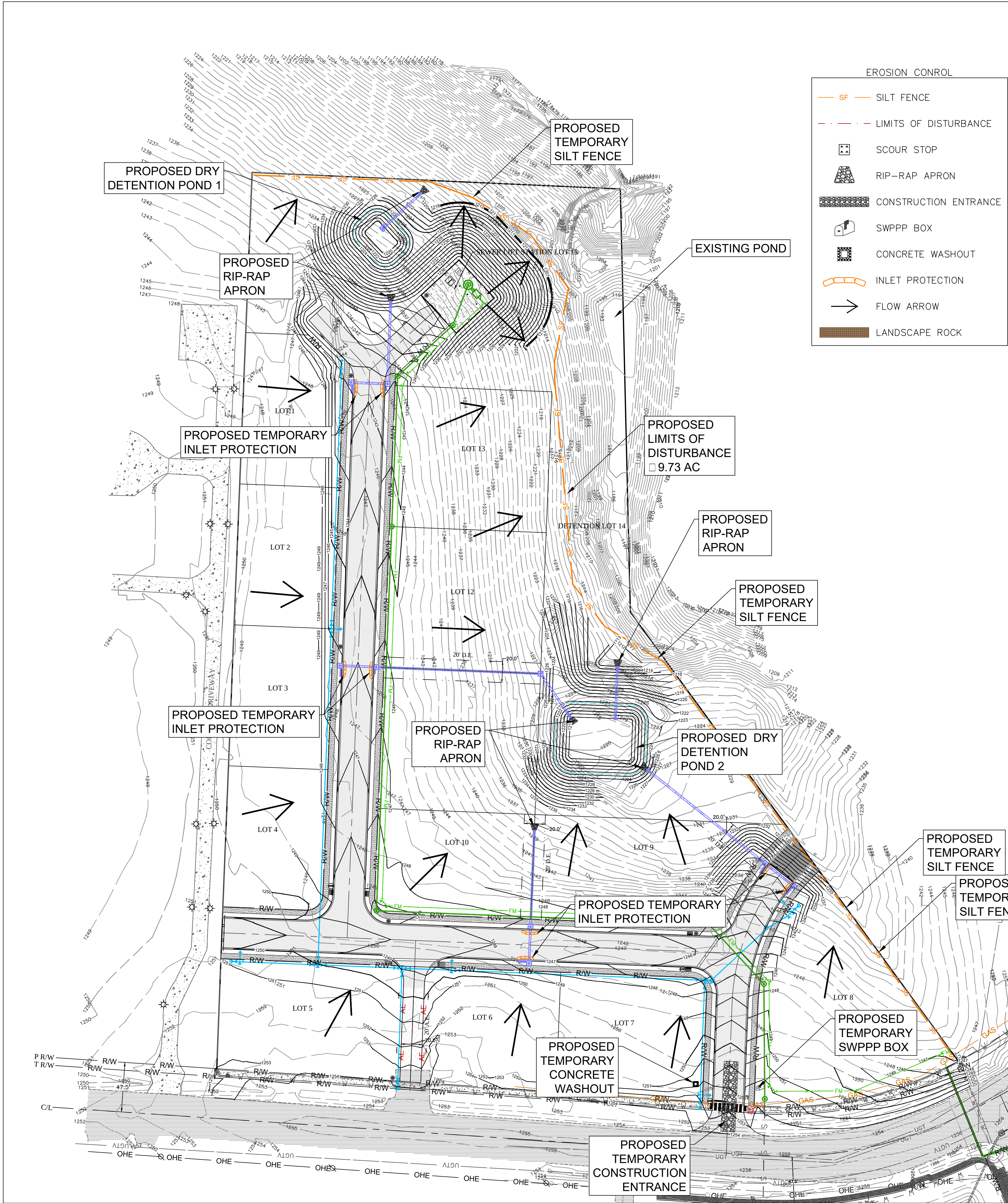
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REVEGETATION NOTES:
REVEGETATION OF DISTURBED AREAS SHALL BE IN ACCORDANCE WITH THE FOLLOWING:

- PERMANENT IMPROVEMENTS, PERMANENT IMPROVEMENTS SUCH AS STREETS, STORM SEWERS, CURB AND GUTTERS, AND OTHER FEATURES FOR CONTROL OF RUNOFF SHALL BE SCHEDULED COINCIDENTAL TO REMOVING VEGETATIVE COVER FROM THE AREA SO THAT LARGE AREAS ARE NOT LEFT EXPOSED BEYOND THE CAPACITY OF TEMPORARY CONTROL MEASURES.
- TOP SOIL: TOP SOIL SHALL BE STOCKPILED AND PROTECTED FOR LATER USE ON AREAS REQUIRING LANDSCAPING. IF TOP SOIL OR OTHER SOIL IS TO BE STOCKPILED FOR MORE THAN 30 DAYS, A TEMPORARY COVER OF ANNUAL RYE OR OTHER SUITABLE GRASS SHALL BE PLANTED.
- EXISTING VEGETATION: EVERY MEANS SHALL BE TAKEN TO CONSERVE AND PROTECT EXISTING VEGETATION.
- REVEGETATION: REVEGETATION SHALL BE REQUIRED TO MEET THE FOLLOWING PERFORMANCE STANDARDS:
(A) ZERO TO 10% GRADE: REVEGETATION SHALL BE A MINIMUM OF SEEDING AND MULCHING. SAID SEEDING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF IN NO MORE THAN TWO GROWING SEASONS.
(B) 10% TO 15% GRADE: REVEGETATION SHALL BE A MINIMUM OF HYDROSEEDING WITH MULCH AND FERTILIZER, STAKED SOD AND/OR GROUND COVER. SAID PLANTING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE IN NO MORE THAN TWO GROWING SEASONS.
(C) 15% TO 20% GRADE: THE SLOPE SHALL BE COVERED WITH LANDSCAPE FABRIC AND PLANTED WITH GROUND COVER AS SET FORTH IN (B) ABOVE.
(D) MORE THAN 20% GRADE: ANY FINISH GRADE OVER 20% SHALL BE STABILIZED WITH RETAINING WALLS, CRIBBING, TERRACES, LANDSCAPE FABRIC, VEGETATION, OR RIPRAP. IF RIPRAP IS USED THE SLOPE'S STABILITY AND ERODIBILITY MUST BE EQUIVALENT TO OR BETTER THAN ITS PREDEVELOPMENT STATE.

- CONSTRUCTION NOTES:
- GRADING PERMIT TO BE POSTED ON-SITE AT ALL TIMES DURING CONSTRUCTION.
 - ALL AREAS UNDER BUILDINGS AND PAVED AREAS SHALL BE STRIPPED OF TOPSOIL. THE RESULTING SUB GRADE SHALL BE THOROUGHLY COMPACTED. ANY SOFT OR YIELDING AREAS SHALL BE STABILIZED OR REMOVED AND REPLACED WITH SUITABLE MATERIAL.
 - FILL MATERIAL SHALL BE APPROVED BY THE ENGINEER. ALL FILL SHALL BE MADE IN LIFTS NOT EXCEEDING 8" THICKNESS WITH EACH LIFT COMPACTED TO 95% STANDARD PROCTOR DENSITY. FILL SLOPES SHALL NOT BE STEEPER THAN 3:1 SLOPE.
 - ALL GRADED AREAS SHALL HAVE SEED, SOD, EROSION FABRIC, HERBACEOUS GROUND COVER, AND/OR HYDROSEEDING WITH A WARM SEASON GRASS. REVEGETATION SHALL BE IMMEDIATELY AFTER THE PHYSICAL ALTERATION OF THE LAND IS COMPLETE (MAXIMUM OF 15 DAYS).
 - ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY GRADING REGULATIONS. SILT FENCES, BERM, DETENTION PONDS, OR OTHER MEANS NEEDED TO MEET THE CITY GRADING REQUIREMENTS SHALL BE PROVIDED AS REQUIRED TO MEET THESE REGULATIONS.
 - ALL HEAVILY TRAVELED DIRT AREAS SHALL BE WETTED TO PREVENT EXCESSIVE DUST, DURING CONSTRUCTION.
 - ALL MUD/DIRT LEFT ON PUBLIC STREETS OR ADJACENT PROPERTIES AS A RESULT OF THIS CONSTRUCTION SHALL IMMEDIATELY BE WASHED OR SWEEP AWAY UNTIL IT IS COMPLETELY REMOVED BY THE CONTRACTOR.

- SEDIMENT & EROSION CONTROL NOTES:
- CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FROM A.D.E.Q. AND CITY OF BENTONVILLE REGARDING RUNOFF, EROSION CONTROL, AND GRADING BEFORE BEGINNING CONSTRUCTION.
 - ALL EROSION & SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED AND OCCASIONALLY REPLACED THROUGHOUT THE CONSTRUCTION PROCESS.
 - ALL EROSION & SEDIMENT CONTROL DEVICES SHOWN SHALL BE INSTALLED BEFORE CONSTRUCTION BEGINS. THOSE ITEMS SHALL REMAIN IN PLACE UNTIL DEEMED SAFE TO REMOVE BY ENGINEER.

- ADA NOTES:
- CONTACT CITY INSPECTOR AND REQUEST AN INSPECTION PRIOR TOP POURING ANY ADA ACCESSIBLE PARKING/LOADING STALL.
 - MAXIMUM SLOPE FOR ADA SPACE AND SIDEWALKS CROSSING DRIVE IS 2%.
 - INLET TOPS SHALL MEET ADA REGULATIONS. IF NOT, TOP SHALL BE REPLACED AT OWNER'S EXPENSE.

- ROOF DRAIN NOTES:
- IF ROOF DRAINS ARE NOT PROPOSED, PROVIDE SPLASH GUARDS BELOW ALL DOWNSPOUTS UNLESS THEY DISCHARGE ON PAVEMENT.

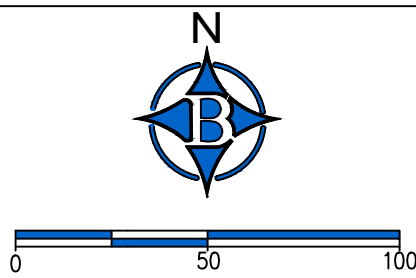
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- Water should not be pumped directly into slopes.
 - Dewatering activities should be directed to a wooded buffer, if available.
 - It is important to pay special attention and discontinue dewatering if the area shows signs of instability or erosion.
 - Channels used for dewatering must be stable and better if they have been protected with grass or vegetation.
 - You should avoid dewatering under heavy rains because the infiltration rate is at a minimum and water will move slower or just the dewatering process will not function.
 - Never discharge water that has been contaminated with oil, grease, chemical products directly. In such instances, an oil/water separator may be necessary.
 - Additional permits and requirements might be needed from the state, local, or federal agencies.
 - It is important to understand the water table conditions in the area, perhaps the underground water is always near the surface, so your plan might not work.
 - Sump pumps are the most common dewatering technique but it can handle only a small volume of water.

SEEDING RATES:

Date	Type	Planting Rate
Aug 15 - Nov 1	Tall Fescue or Hard Fescue	300 lb/acre
Nov 1 - Mar 1	Tall Fescue and Annual Ryegrass or Annual Ryegrass	300 lb/acre
Mar 1 - Apr 15	Tall Fescue or Hard Fescue	300 lb/acre
Apr 15 - June 30	Hulled Common Bermuda grass, Weeping Love Grass	25 lb/acre
July 15 - Aug 15	Tall Fescue and ***Browtop Millet ***or Sorghum-Sudan Hybrid 35 lb/acre	

Consult City or ADEQ for additional alternatives for vegetating denuded areas. The above vegetation rates are those which do well under local conditions; other seeding rate combinations are possible.

***Temporary - Reseed according to optimum season for desired permanent vegetation. Do not allow temporary cover to grow over 12 inches in height before mowing to keep fescue from being shaded out.



ENGINEER: G. BATES
DRAWN BY: B. WISE

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GREGORY H. BATES

12-06-2024

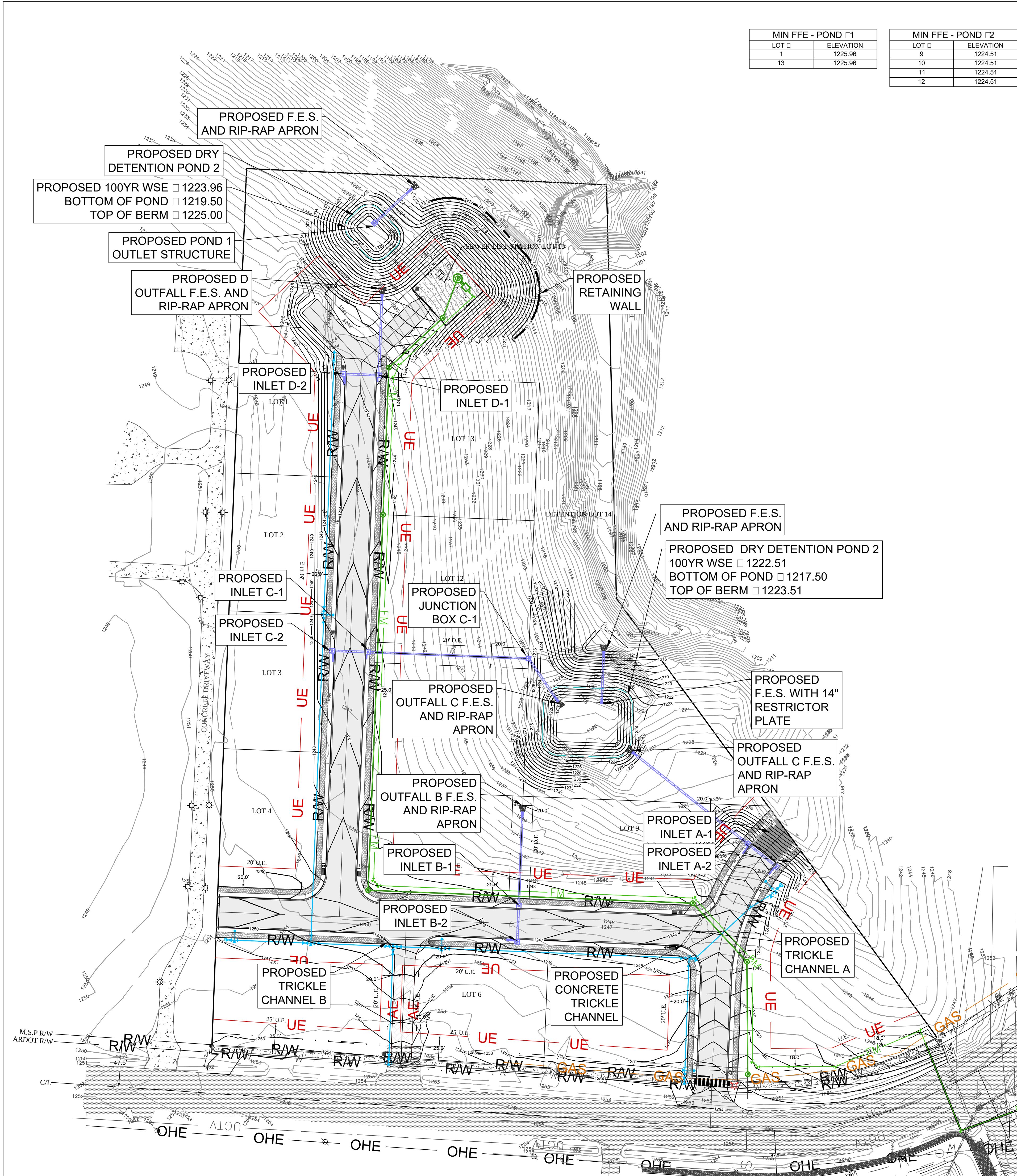
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#335
ARKANSAS ENGINEER

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DATE	REVISIONS
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11/01/24	1st Submittal
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12/06/24	3rd Submittal

VALLEY MULTIFAMILY
SUBDIVISION PLANS
EROSION CONTROL/SWPPP
BENTONVILLE, ARKANSAS

BATES
Engineers - Surveyors
7230 S Pleasant Ridge Dr / Fayetteville, AR 72704
PH: (479) 442-9350 / batesnwa.com



MIN FFE - POND 1		MIN FFE - POND 2	
LOT	ELEVATION	LOT	ELEVATION
1	1225.96	9	1224.51
13	1225.96	10	1224.51
		11	1224.51
		12	1224.51

REVEGETATION NOTES:
REVEGETATION OF DISTURBED AREAS SHALL BE IN ACCORDANCE WITH THE FOLLOWING:

- PERMANENT IMPROVEMENTS, PERMANENT IMPROVEMENTS SUCH AS STREETS, STORM SEWERS, CURB AND GUTTERS, AND OTHER FEATURES FOR CONTROL OF RUNOFF SHALL BE SCHEDULED COINCIDENTAL TO REMOVING VEGETATIVE COVER FROM THE AREA SO THAT LARGE AREAS ARE NOT LEFT EXPOSED BEYOND THE CAPACITY OF TEMPORARY CONTROL MEASURES.
- TOP SOIL: TOP SOIL SHALL BE STOCKPILED AND PROTECTED FOR LATER USE ON AREAS REQUIRING LANDSCAPING. IF TOP SOIL OR OTHER SOIL IS TO BE STOCKPILED FOR MORE THAN 30 DAYS, A TEMPORARY COVER OF ANNUAL RYE OR OTHER SUITABLE GRASS SHALL BE PLANTED.
- EXISTING VEGETATION: EVERY MEANS SHALL BE TAKEN TO CONSERVE AND PROTECT EXISTING VEGETATION.
- REVEGETATION: REVEGETATION SHALL BE REQUIRED TO MEET THE FOLLOWING PERFORMANCE STANDARDS:
(A) ZERO TO 10% GRADE: REVEGETATION SHALL BE A MINIMUM OF SEEDING AND MULCHING. SAID SEEDING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF IN NO MORE THAN TWO GROWING SEASONS.
(B) 10% TO 15% GRADE: REVEGETATION SHALL BE A MINIMUM OF HYDROSEEDING WITH MULCH AND FERTILIZER, STAKED SOD AND/OR GROUND COVER. SAID PLANTING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE IN NO MORE THAN TWO GROWING SEASONS.
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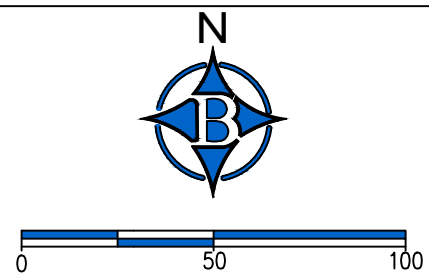
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ENGINEER: G. BATES

DRAWN BY: B. WISE

21-409

PROJECT NO.

DRAWING NO.

GP01

PP24-0000

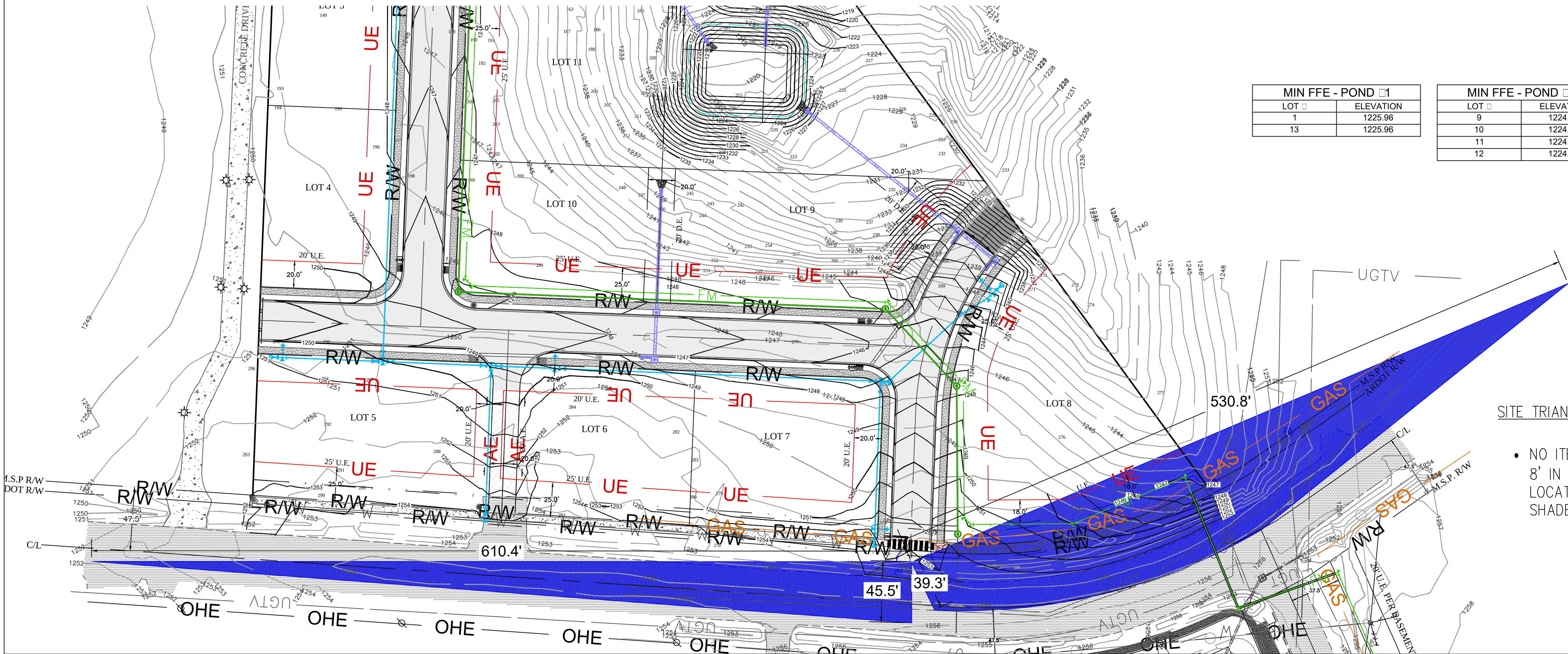
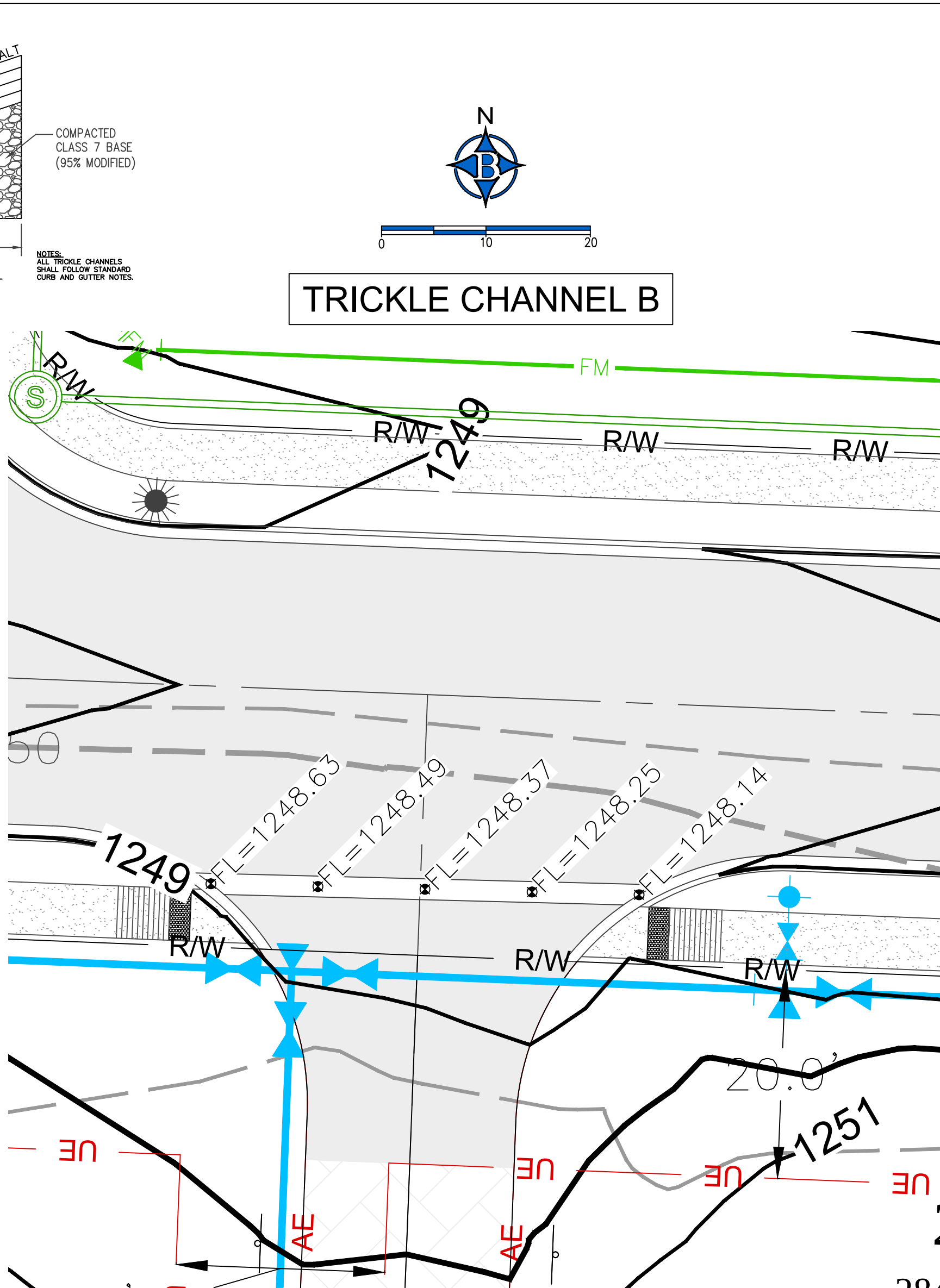
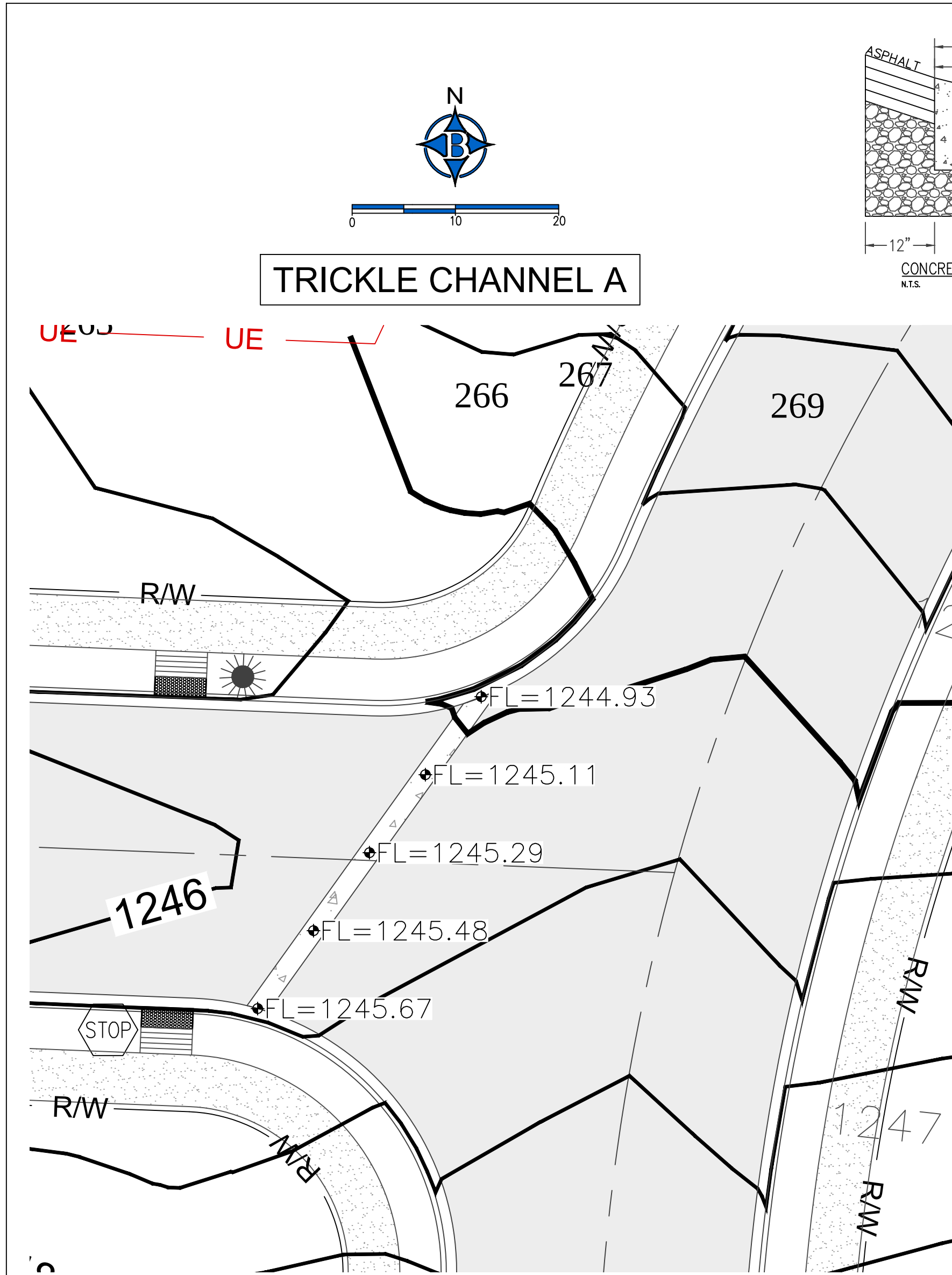
Page 19 of 239

REVISIONS		DATE
Pre App Submittal		09/30/24
1st Submittal		11/01/24
2nd Submittal		11/26/24
3rd Submittal		12/06/24

VALLEY MULTIFAMILY
SUBDIVISION PLANS
GRADING PLAN
BENTONVILLE, ARKANSAS

BATES
Engineers - Surveyors
7230 S Pleasant Ridge Dr / Fayetteville, AR 72704
PH: (479) 442-9350 / batesnwa.com

DRAWING NO.
GP01



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(Maximum 3:1)

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July 15 - Aug 15	Tall Fescue and "Browtop Millet" "Mug Sorghum-Sudan Hybrid" 35 lb/acre	

Consult City or ADEQ for additional alternatives for vegetating denuded areas. The above vegetation rates are those which do well under local conditions; other seeding rate combinations are possible.

****DISPOSAL - Reseed according to optimum season for desired permanent vegetation. Do not allow temporary cover to grow over 12 inches in height before mowing to keep fescue from being shaded out.

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SITE TRIANGLE NOTES:

- NO ITEMS BETWEEN 3' AND 8' IN HEIGHT SHALL BE LOCATED WITHIN THE SHADED AREAS

ENGINEER: G. BATES

DRAWN BY: B. WISE

PROJECT NO. 21-409

DATE 12-06-2024

REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES

CERTIFICATE OF AUTHORITY
BATES & ASSOCIATES, INC.
#335
ARKANSAS ENGINEER

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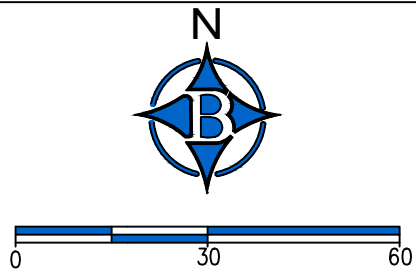
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12/06/24	3rd Submittal

VALLEY MULTIFAMILY
SUBDIVISION PLANS
SITE TRIANGLE/TRICKLE CHANNEL
BENTONVILLE, ARKANSAS

BATES
Engineers • Surveyors

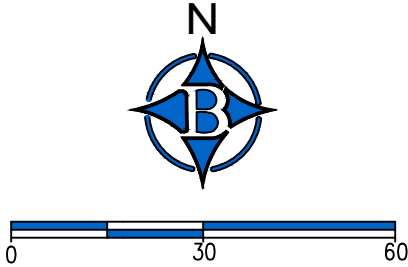
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DRAWING NO.
GP02

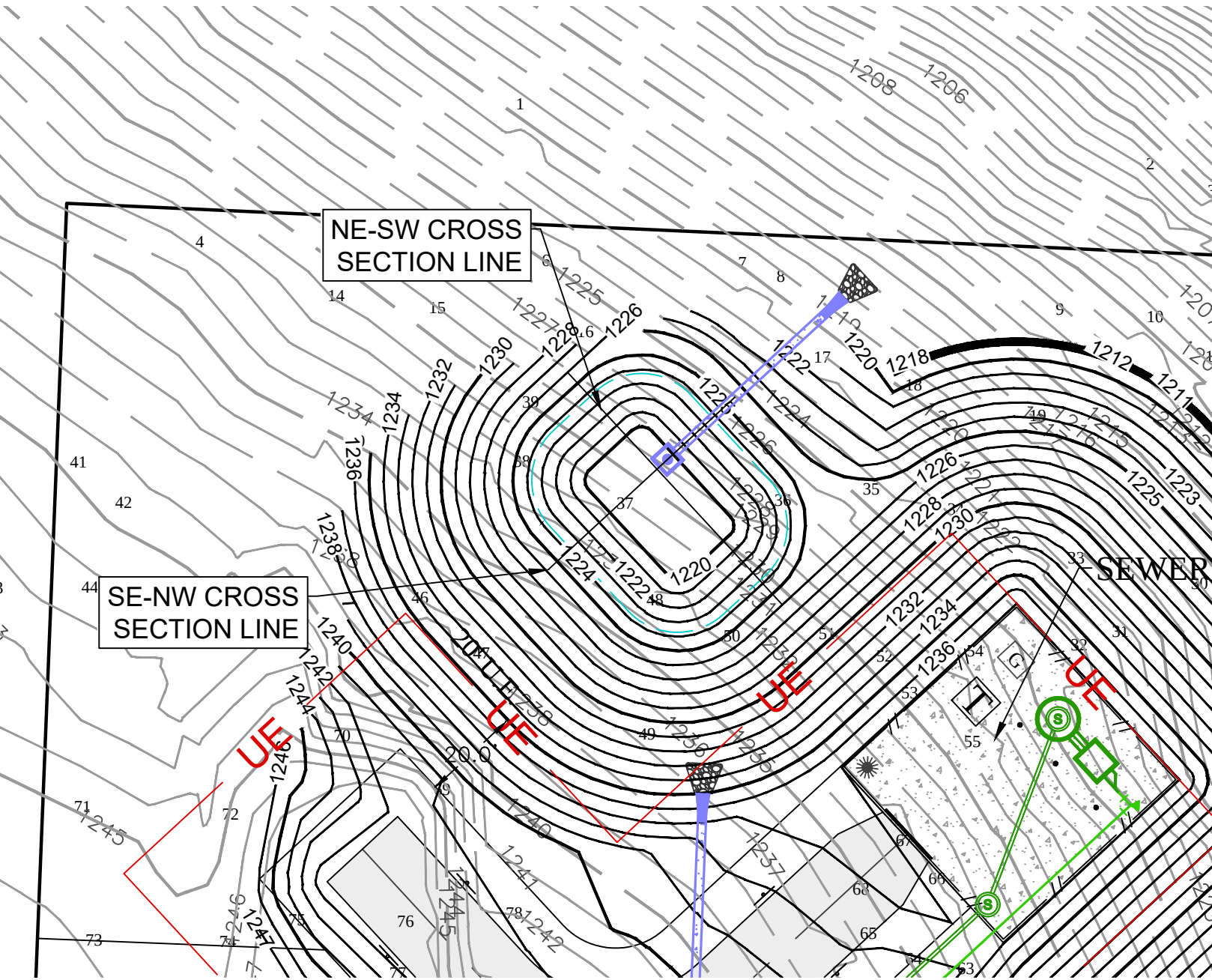
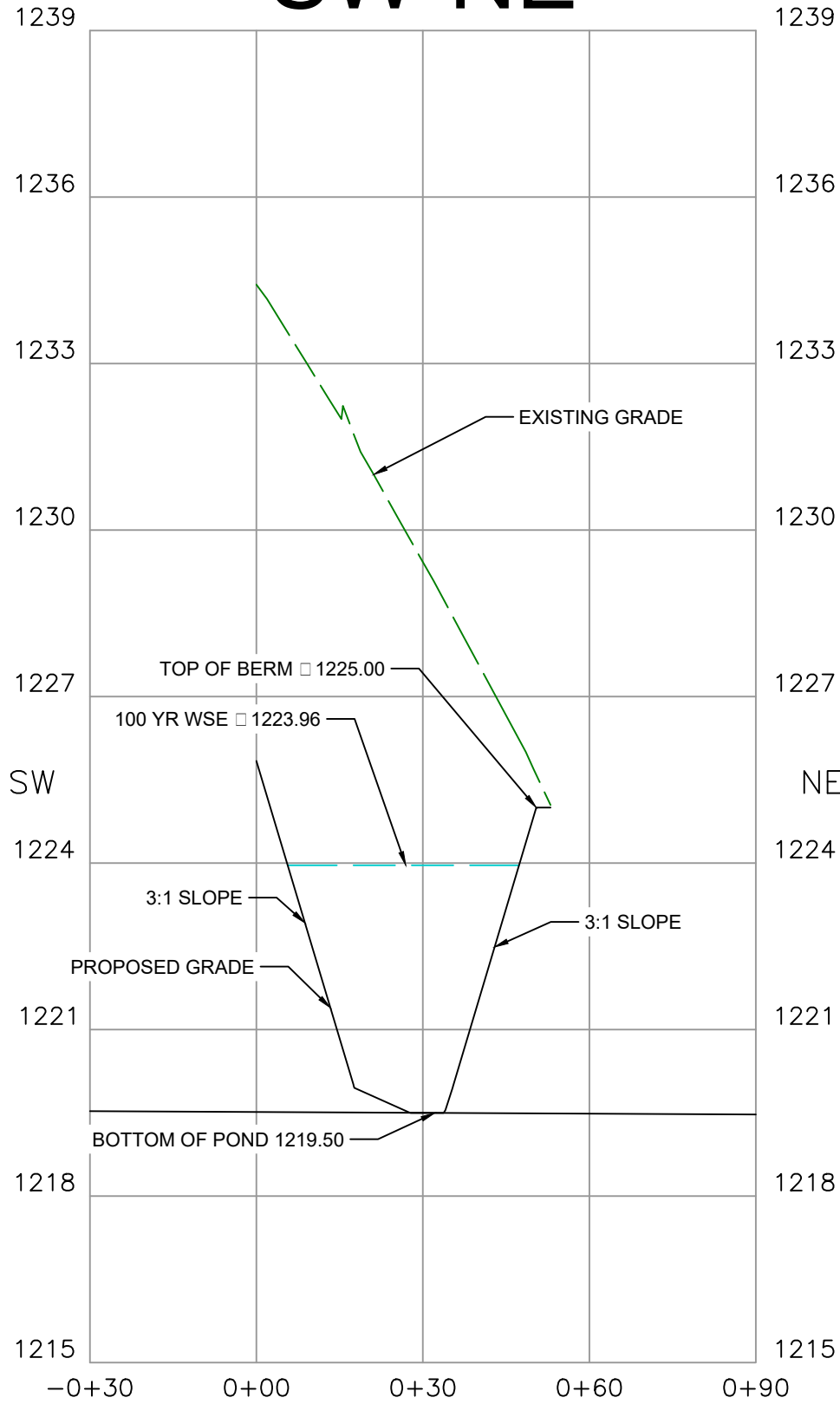


MIN FFE - POND 1	
LOT	ELEVATION
1	1225.96
13	1225.96

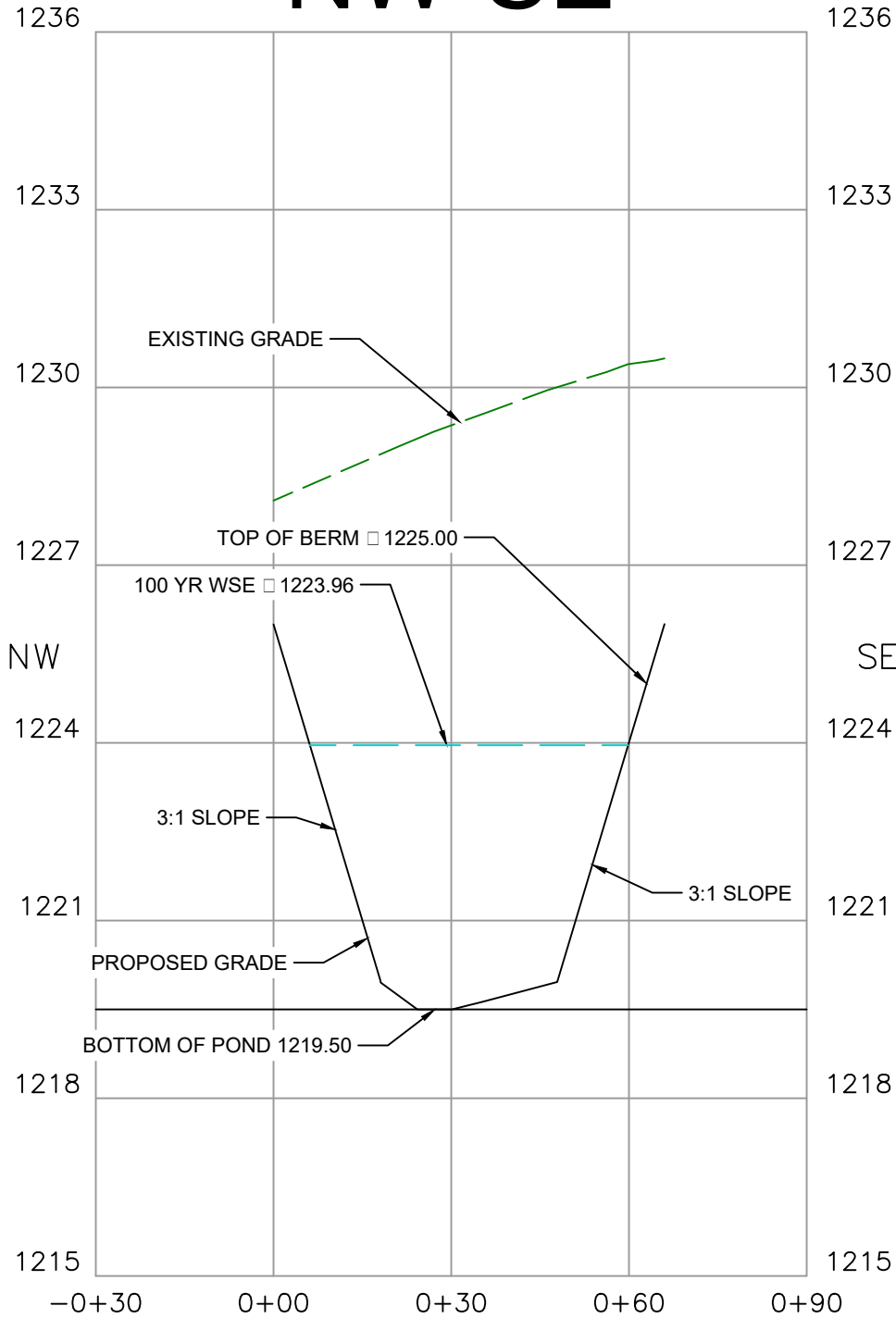
MIN FFE - POND 2	
LOT	ELEVATION
9	1224.51
10	1224.51
11	1224.51
12	1224.51



POND 1 CROSS SECTION SW-NE



POND 1 CROSS SECTION NW-SE



ENGINEER: G. BATES

DRAWN BY: B. WISE

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
G. BATES

12-06-2024

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VALLEY MULTIFAMILY
SUBDIVISION PLANS

POND 1

BENTONVILLE, ARKANSAS

B A T E S

Engineers • Surveyors

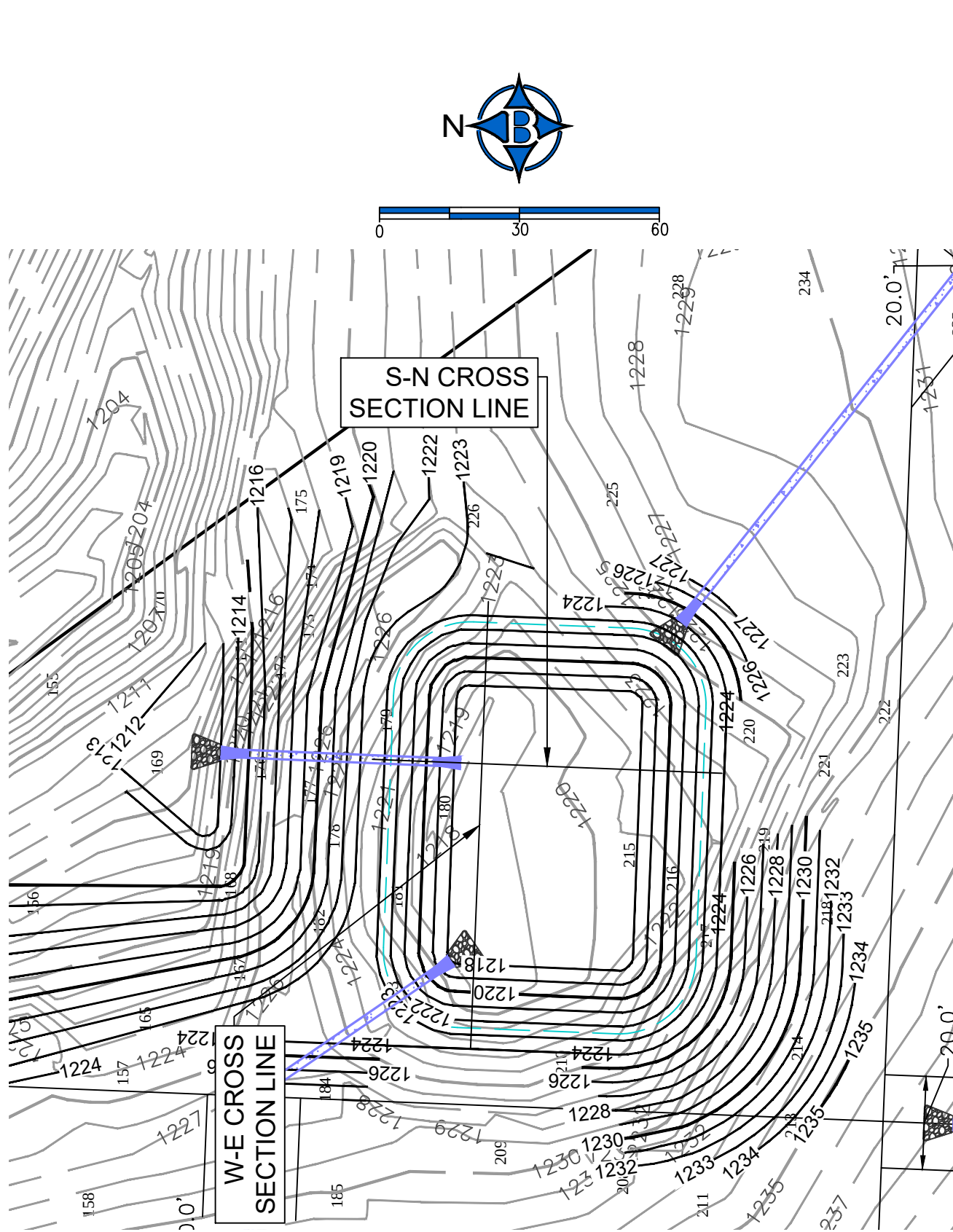
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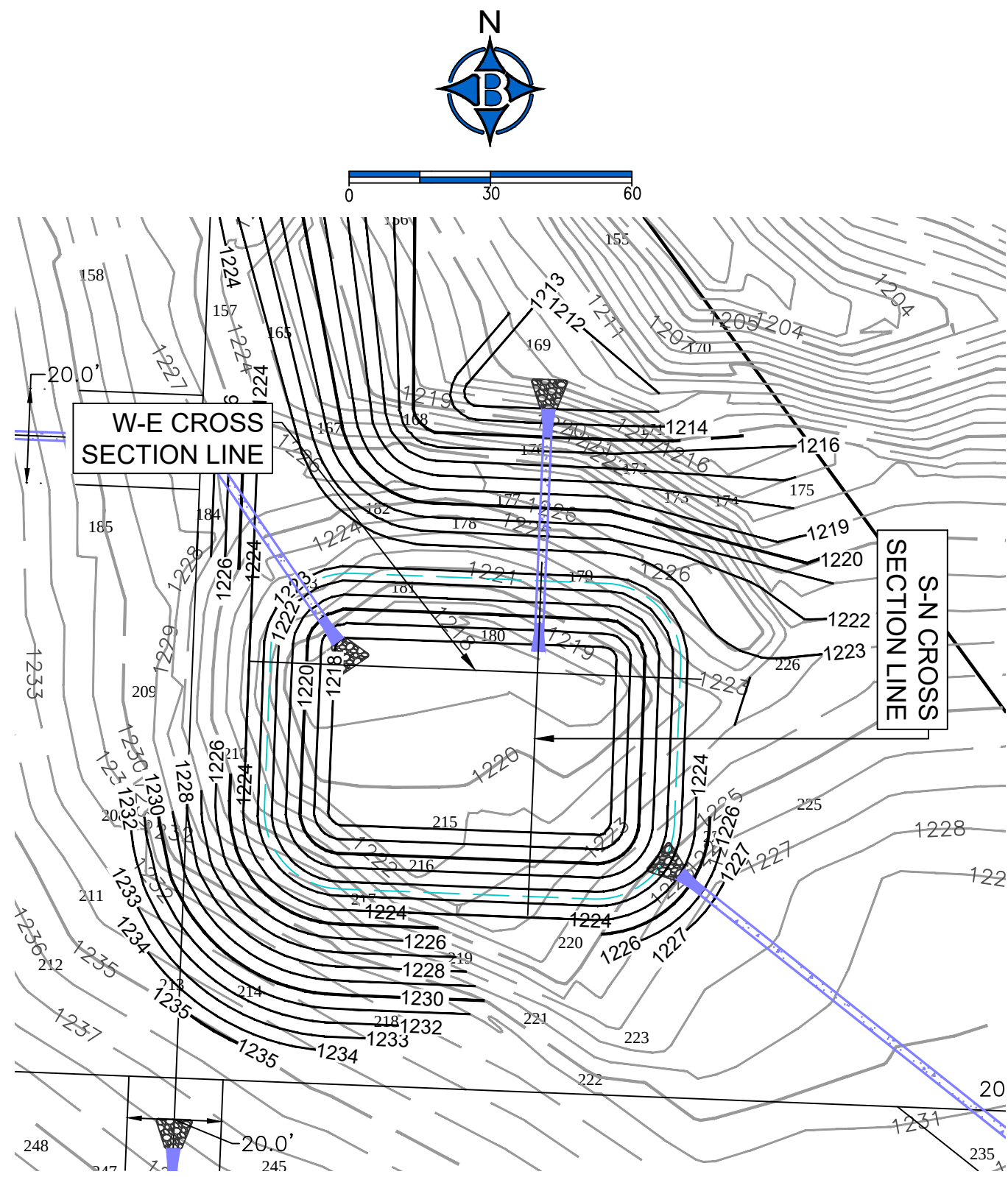
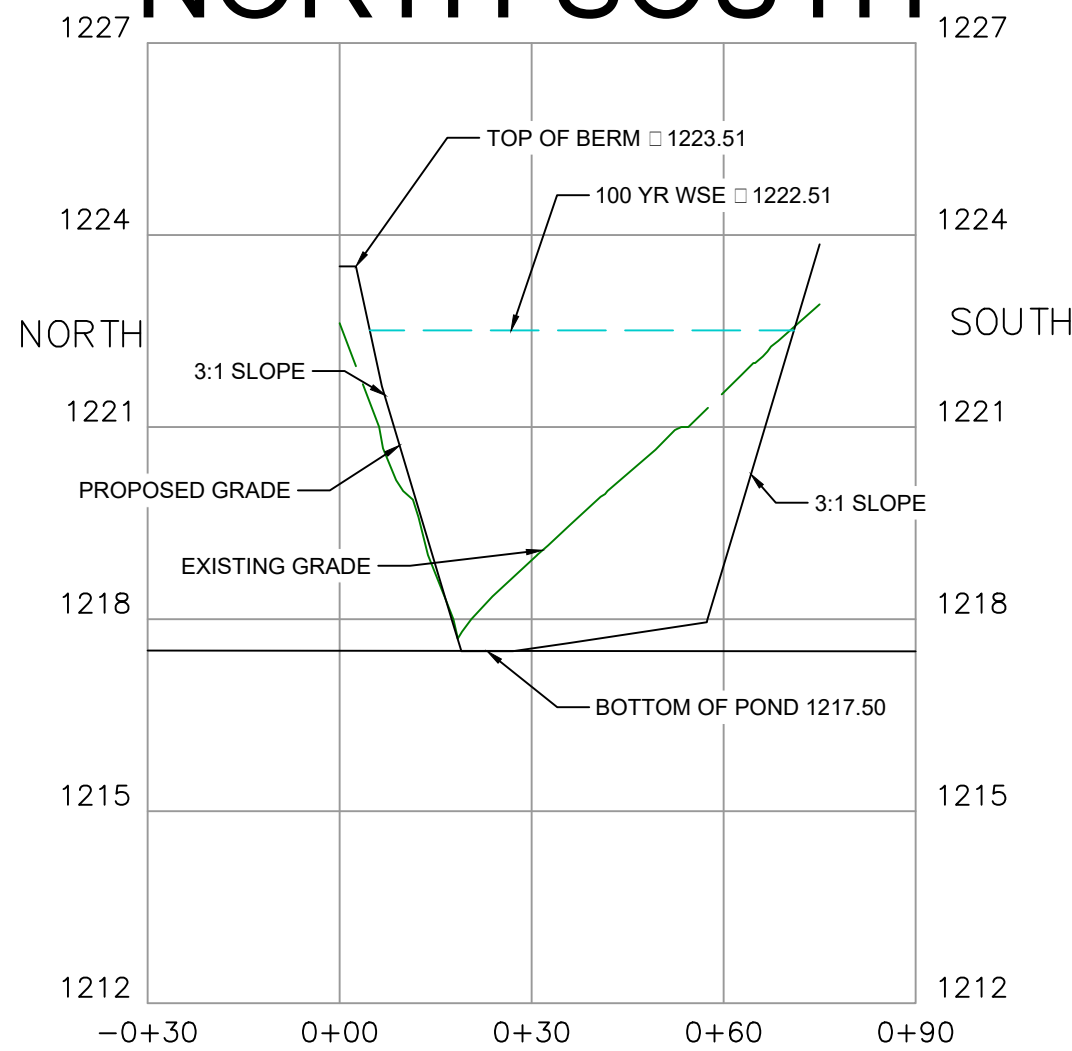
GP03

MIN FFE - POND 1	
LOT 1	ELEVATION
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13	1225.96

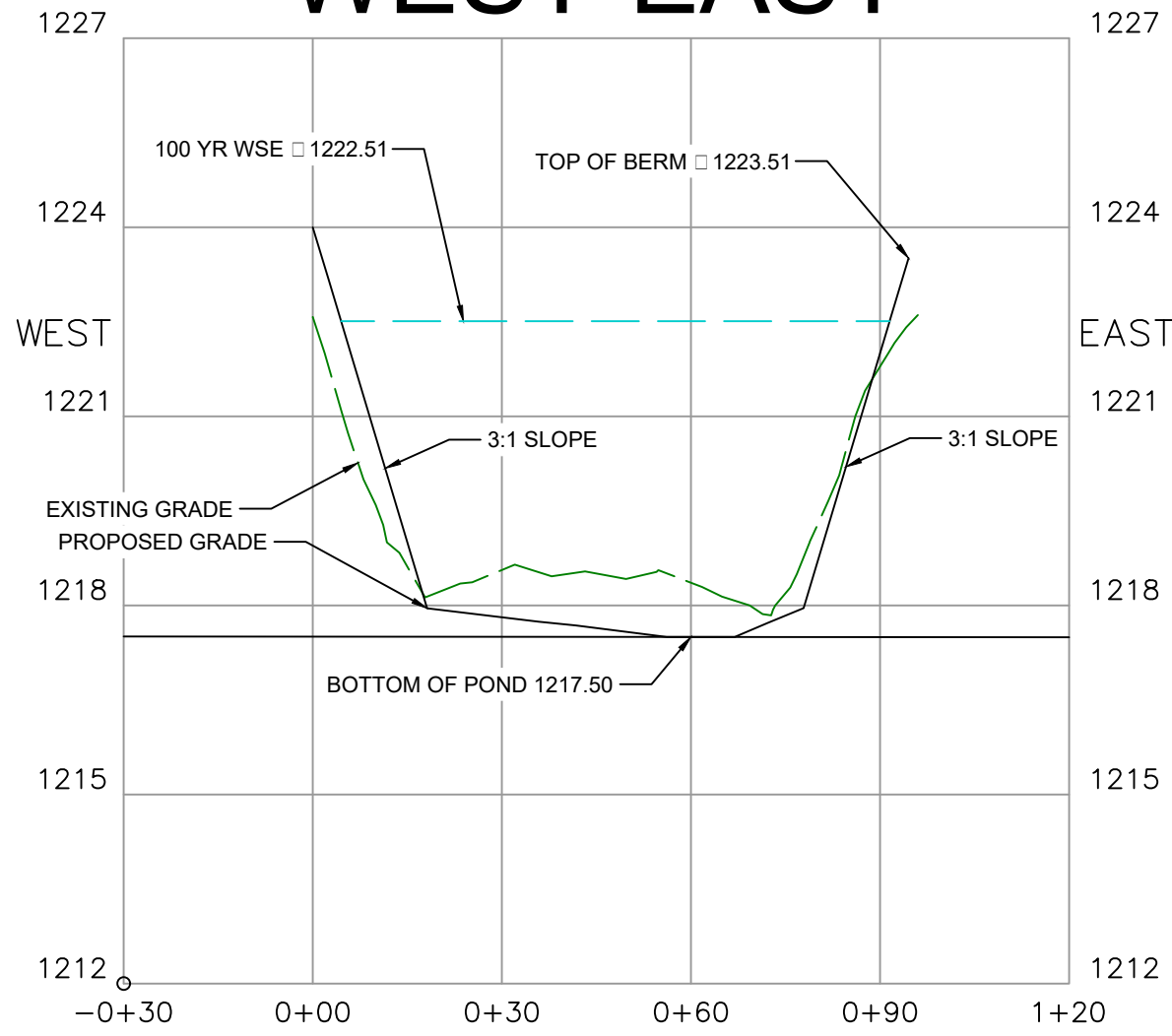
MIN FFE - POND 2	
LOT 1	ELEVATION
9	1224.51
10	1224.51
11	1224.51
12	1224.51



POND 2
CROSS SECTION
NORTH-SOUTH



POND 2
CROSS SECTION
WEST-EAST



ENGINEER: G. BATES
DRAWN BY: B. WISE

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES

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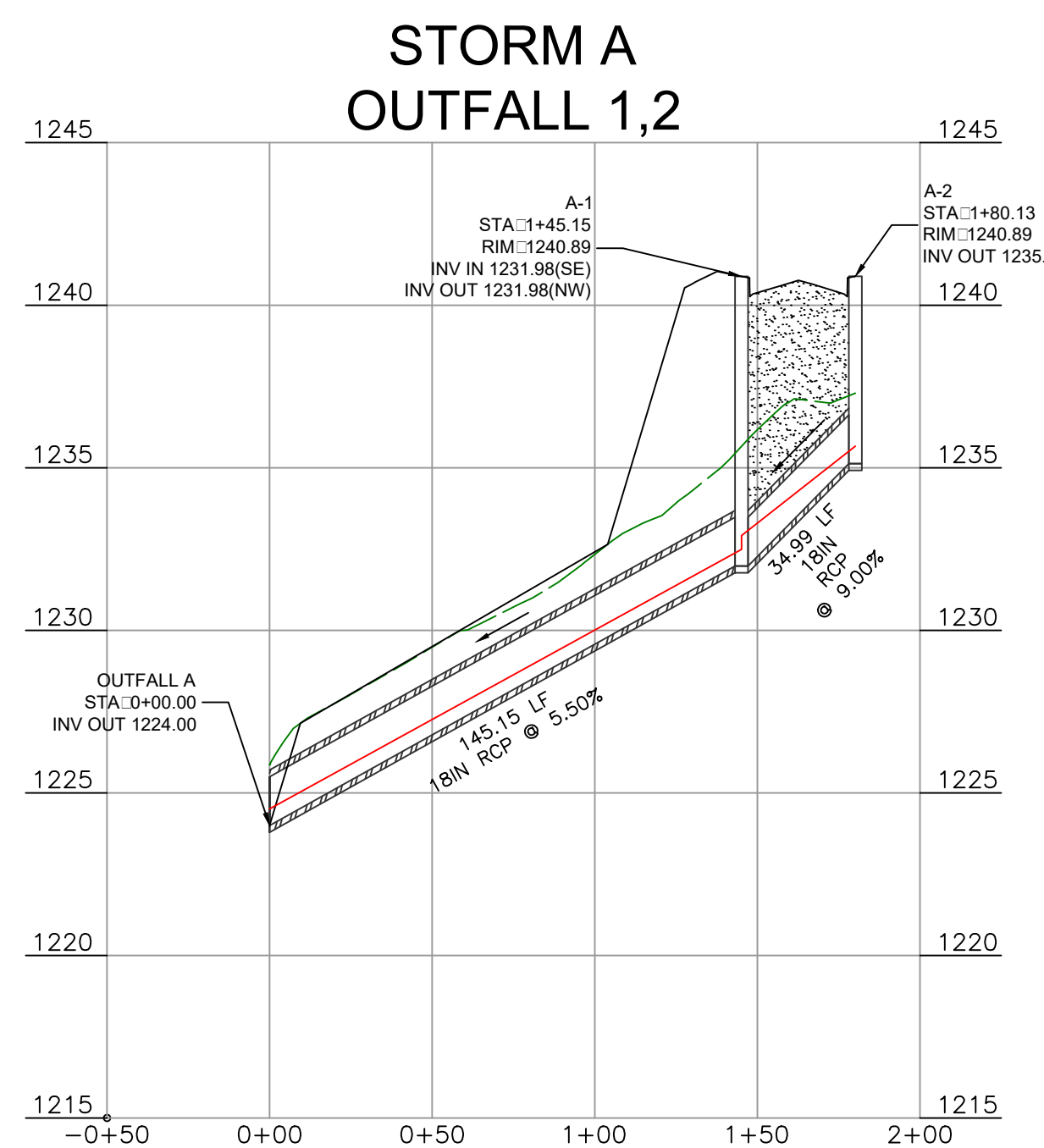
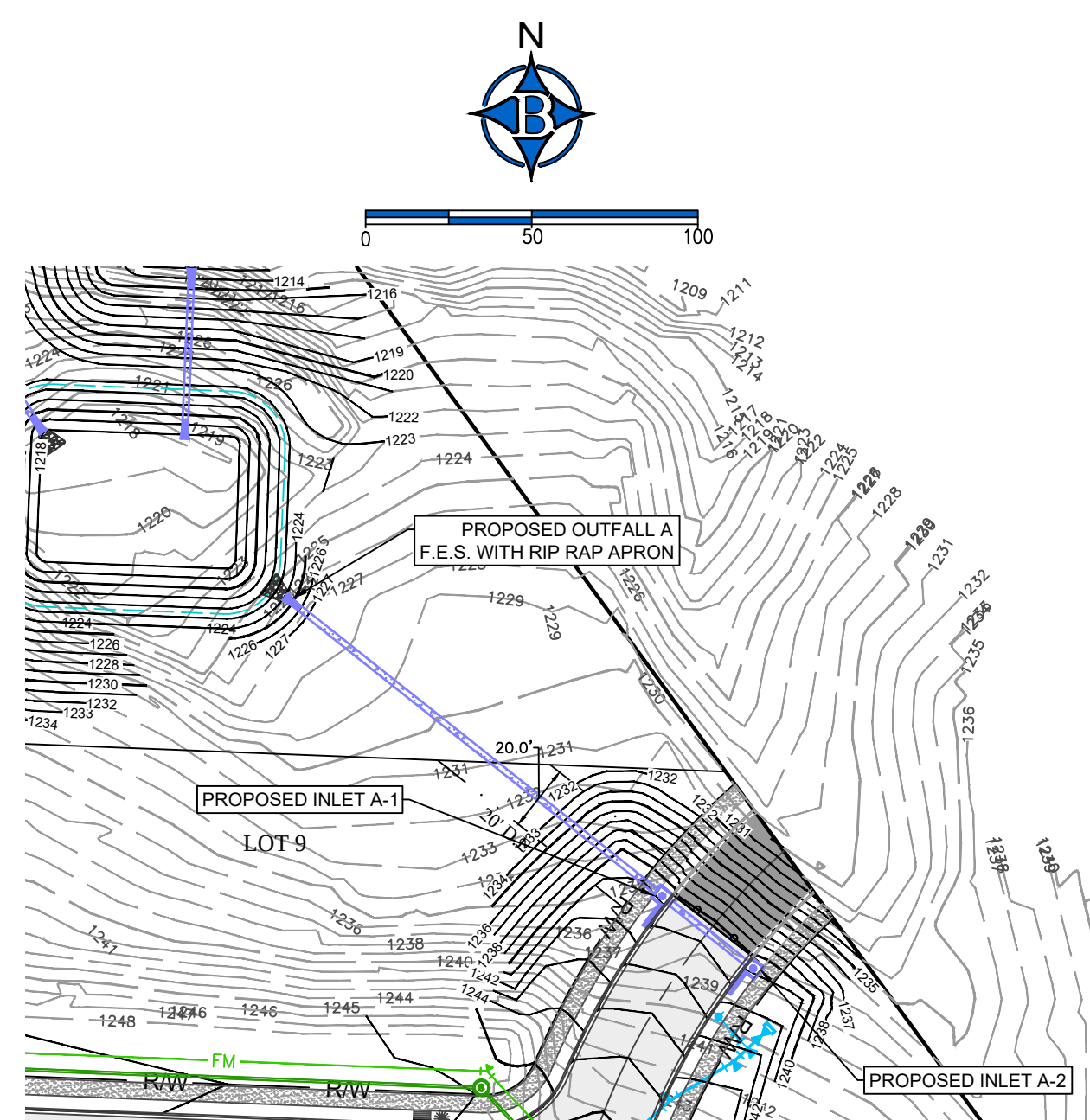
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2nd Submittal	11/26/24
3rd Submittal	12/06/24

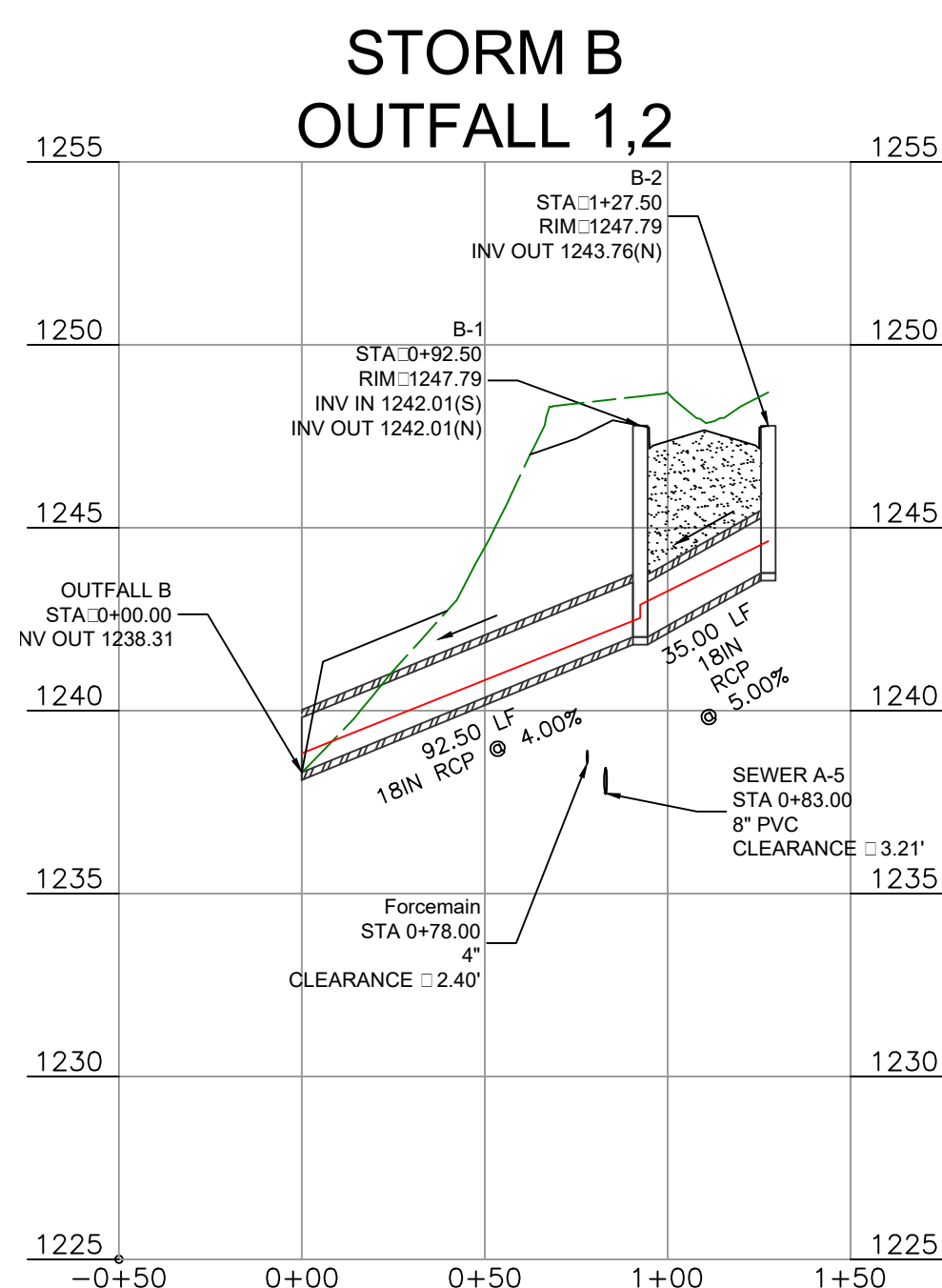
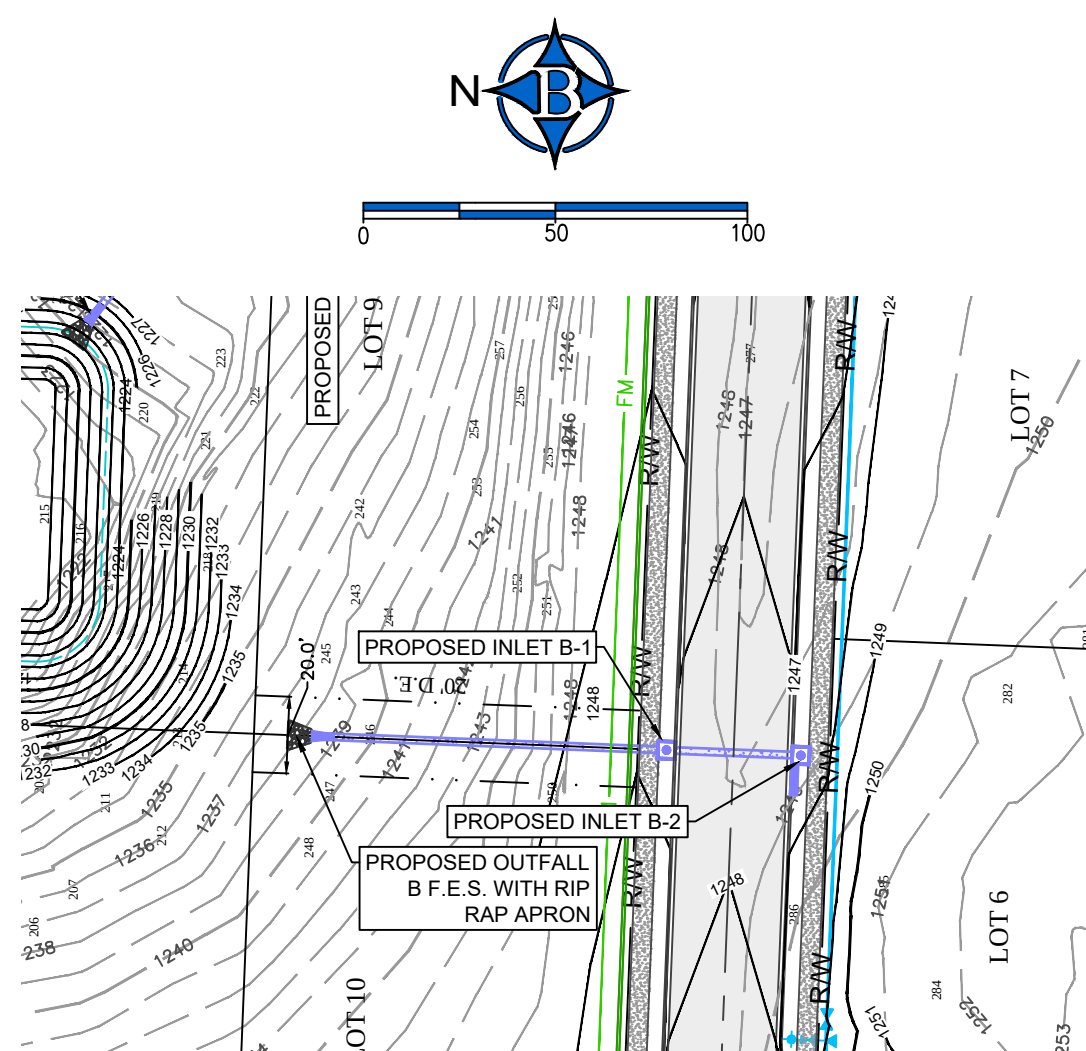
VALLEY MULTIFAMILY
SUBDIVISION PLANS
POND 2
BENTONVILLE, ARKANSAS

BATES
Engineers • Surveyors
7230 S Pleasant Ridge Dr / Fayetteville, AR 72704
PH: (479) 442-9350 / batesnwa.com

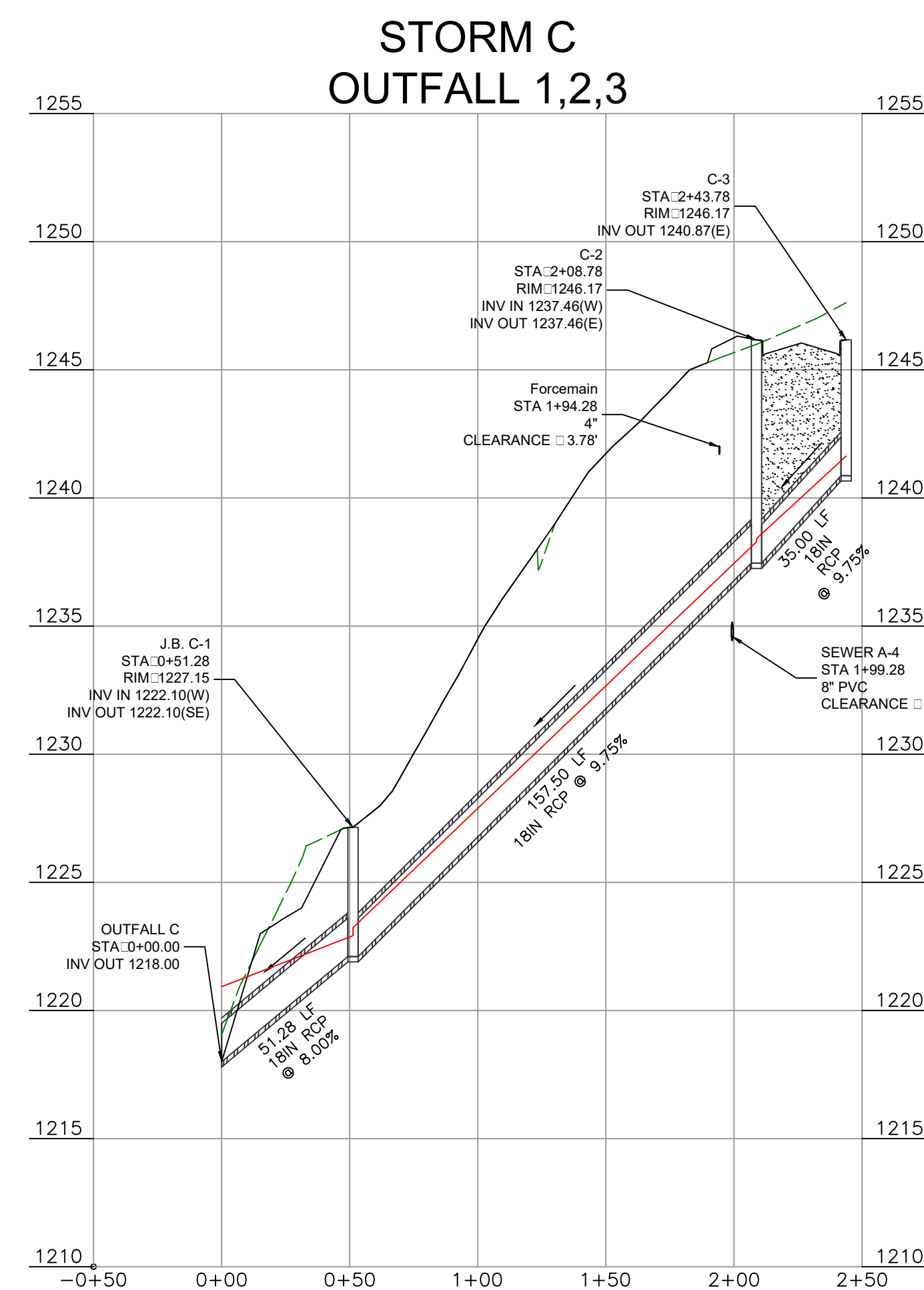
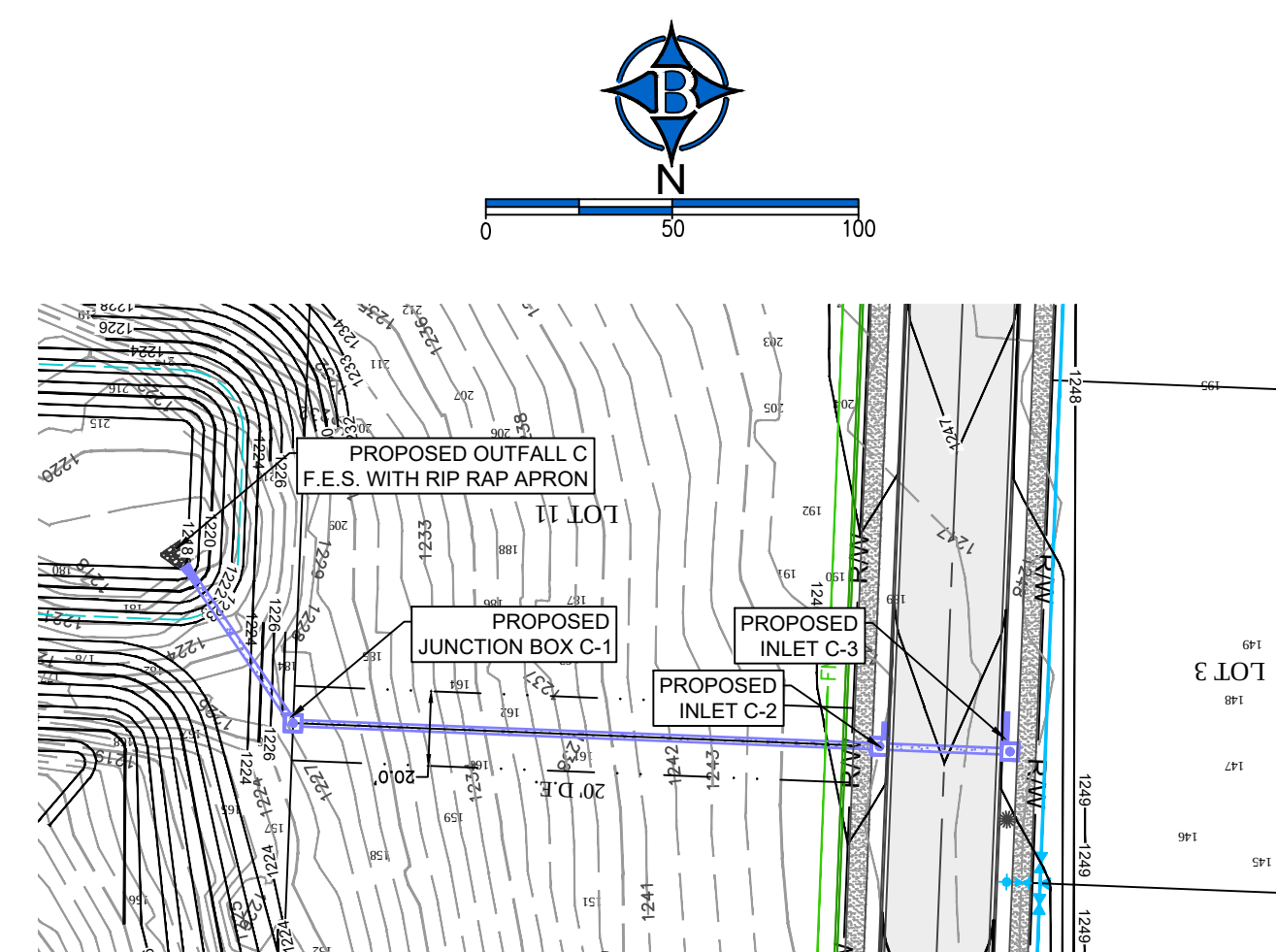
DRAWING NO.
GP04



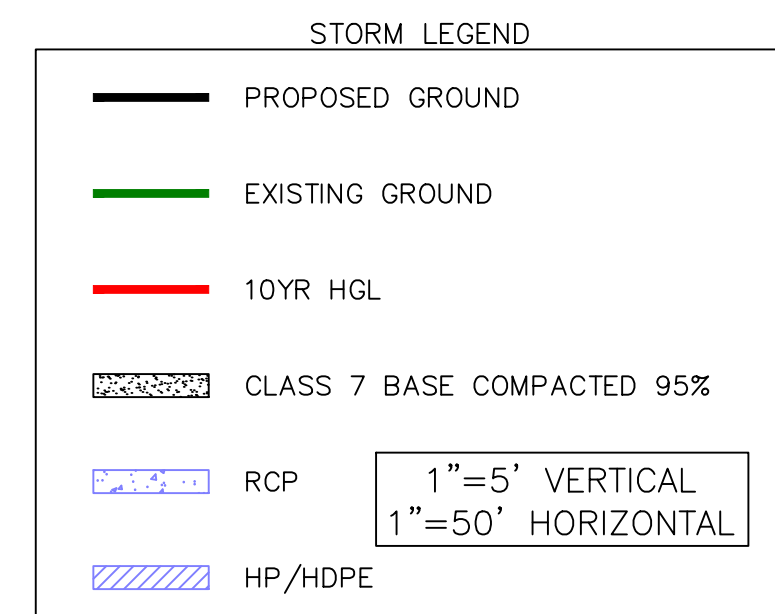
OUTFALL A		
STORM (YR)	TOTAL FLOW (CFS)	AVG VELOCITY FROM RIP RAP (FT/SEC)
10YR	5.91	2.82
100YR	8.32	3.05



OUTFALL B		
STORM (YR)	TOTAL FLOW (CFS)	AVG VELOCITY FROM RIP RAP (FT/SEC)
10YR	5.25	2.71
100YR	7.55	3.06

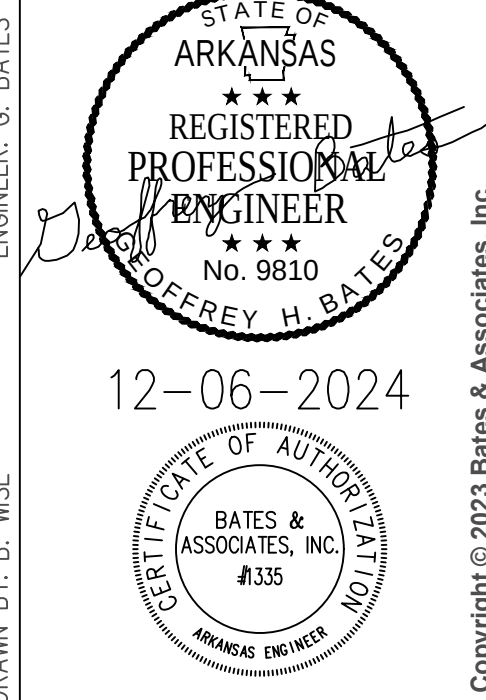


OUTFALL C		
STORM (YR)	TOTAL FLOW (CFS)	AVG VELOCITY FROM RIP RAP (FT/SEC)
10YR	4.61	2.60
100YR	6.62	2.82



ENGINEER: C. RATES

DRAWN BY: B. WISE



REVISIONS	DATE
Pre-App. Submitted	09/30/24
1st. Submitted	11/01/24
2nd Submitted	11/28/24
3rd Submitted	12/06/24

VALLEY MULTIFAMILY
SUBDIVISION PLANS
STORM PROFILES
BENTONVILLE, ARKANSAS

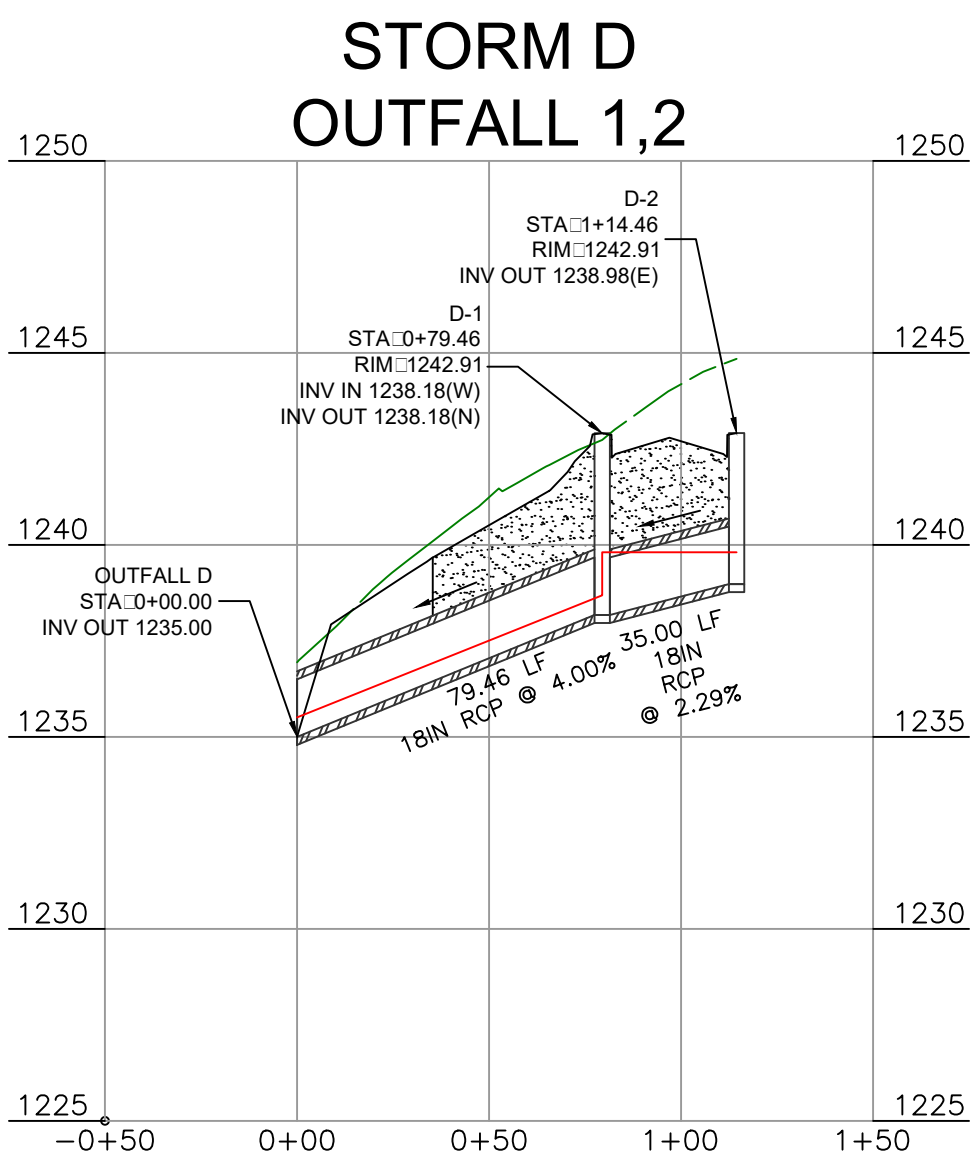
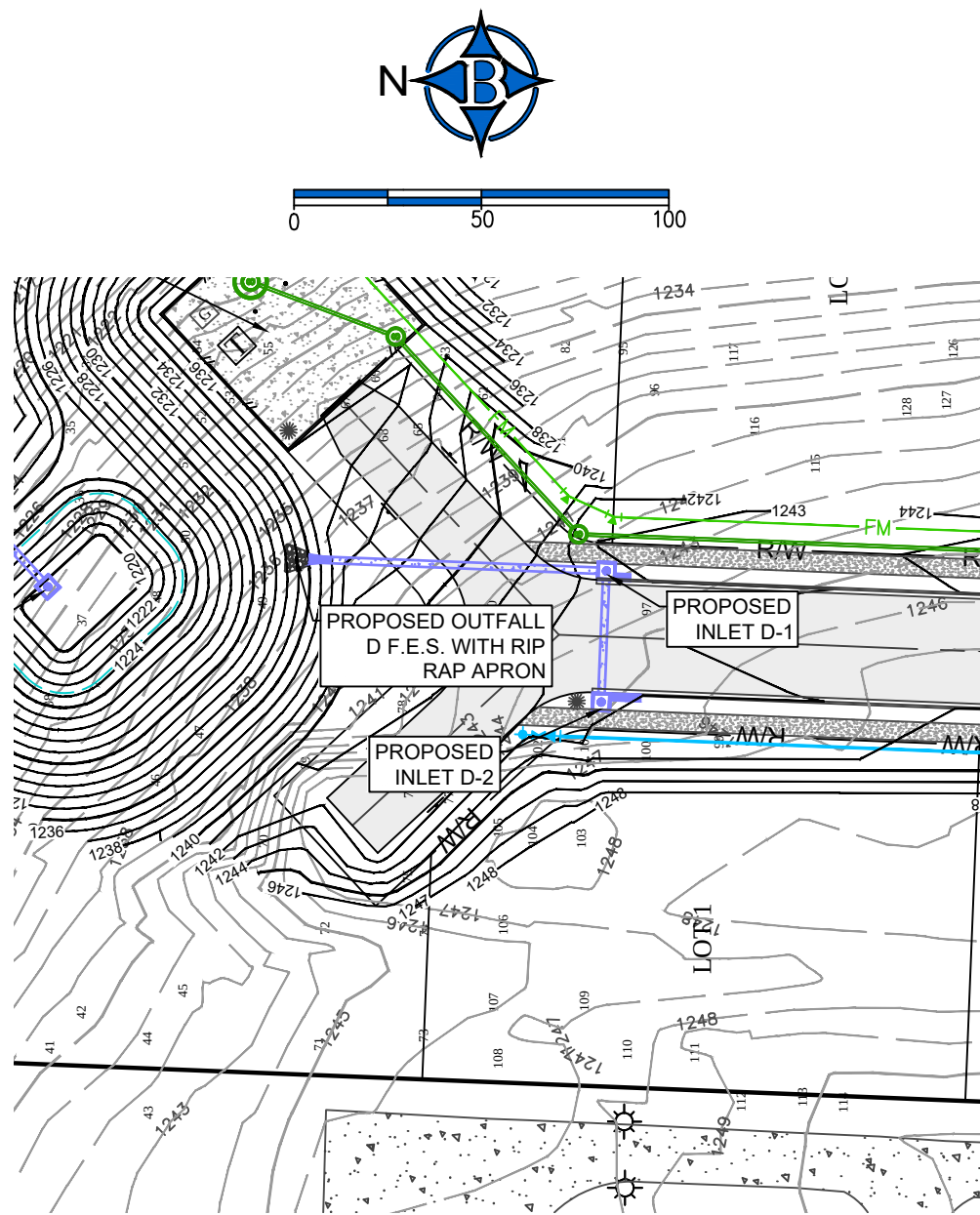


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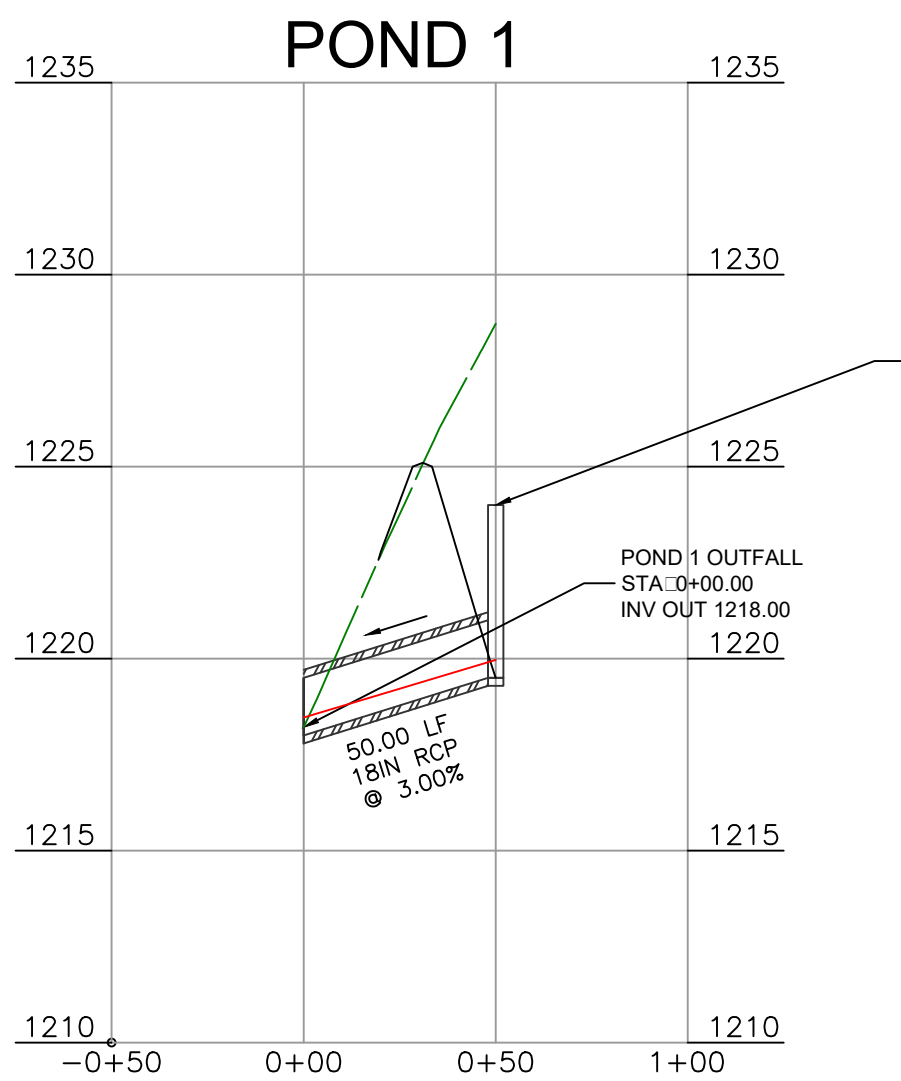
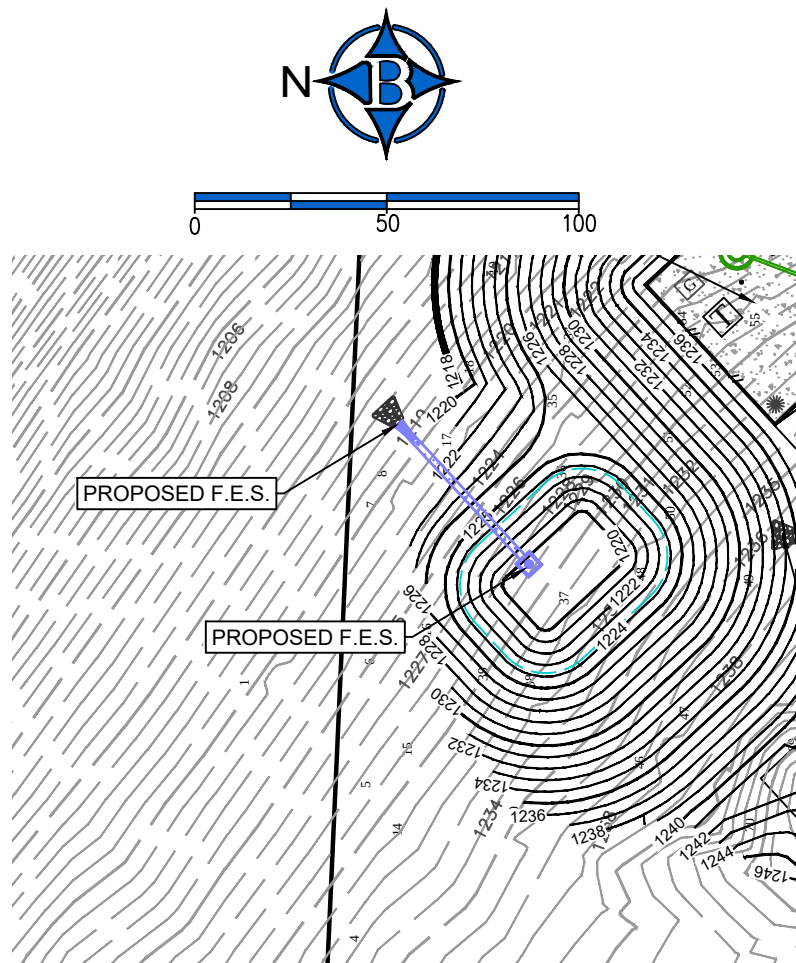
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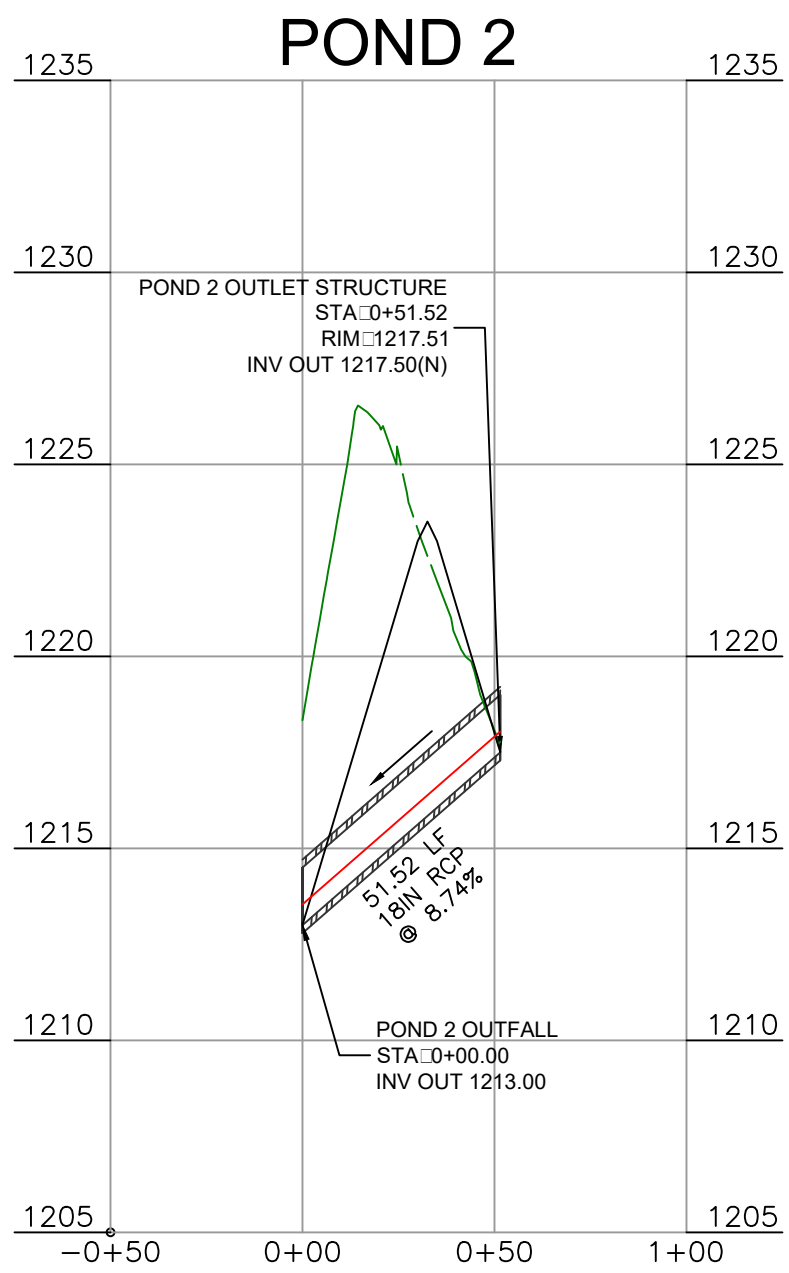
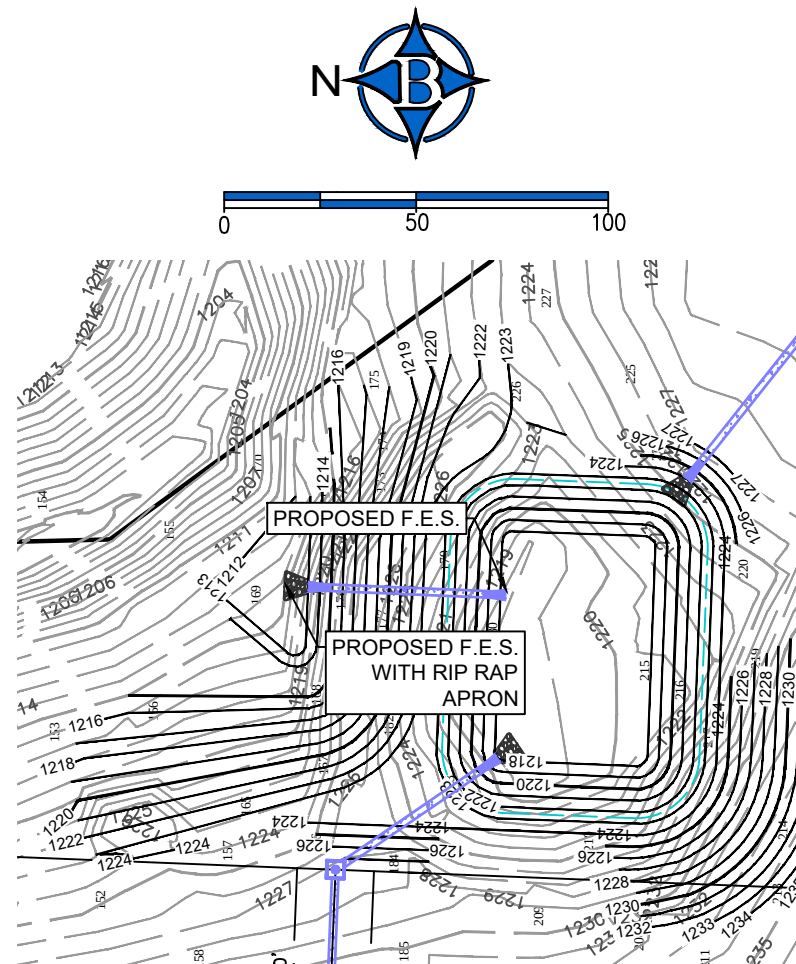
DRAWING NO.
STM01



OUTFALL D		
STORM (YR)	TOTAL FLOW (CFS)	AVG VELOCITY FROM RIP RAP (FT/SEC)
10YR	5.16	2.70
100YR	7.42	3.04



OUTFALL POND 1		
STORM (YR)	TOTAL FLOW (CFS)	AVG VELOCITY FROM RIP RAP (FT/SEC)
10YR	3.84	2.45
100YR	4.66	2.61



OUTFALL POND 2		
STORM (YR)	TOTAL FLOW (CFS)	AVG VELOCITY FROM RIP RAP (FT/SEC)
10YR	8.68	3.09
100YR	10.82	3.32

STORM LEGEND

PROPOSED GROUND

EXISTING GROUND

10YR HGL

CLASS 7 BASE COMPACTED 95%

RCP

HP /HDPE

1"=5' VERTICAL

1"=50' HORIZONTAL

ENGINEER: G. BATES

DRAWN BY: B. WISE

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
G. BATES
BATES & ASSOCIATES, INC.
#335
AR 12-06-2024

CERTIFICATE OF AUTHORITY
BATES & ASSOCIATES, INC.
#335
AR 12-06-2024

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REVISIONS	DATE
Pre App Submittal	09/30/24
1st Submittal	11/01/24
2nd Submittal	11/26/24
3rd Submittal	12/06/24

VALLEY MULTIFAMILY
SUBDIVISION PLANS
STORM PROFILES

BENTONVILLE, ARKANSAS

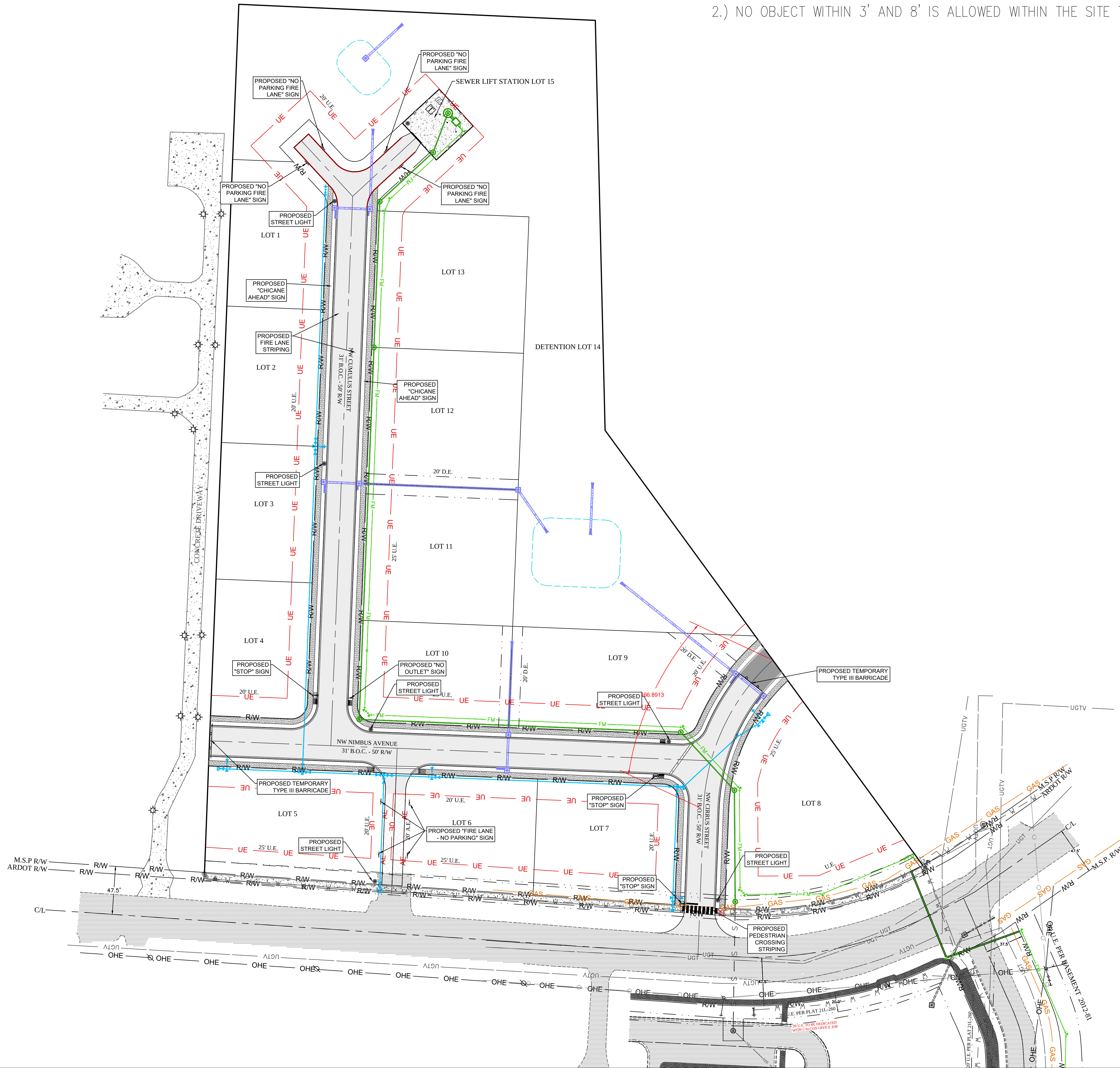
BATES

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DRAWING NO.

STM02



- GENERAL NOTES:
- 1.) ALL PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
 - 2.) NO OBJECT WITHIN 3' AND 8' IS ALLOWED WITHIN THE SITE TRIANGLES.

ENGINEER: G. BATES
DRAWN BY: B. WISE

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES

12-06-2024

CERTIFICATE OF AUTHORITY
BATES & ASSOCIATES, INC.
#335
ARKANSAS ENGINEER

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2nd Submittal	11/26/24
3rd Submittal	12/06/24

VALLEY MULTIFAMILY
SUBDIVISION PLANS
PRELIMINARY PLAT
BENTONVILLE, ARKANSAS

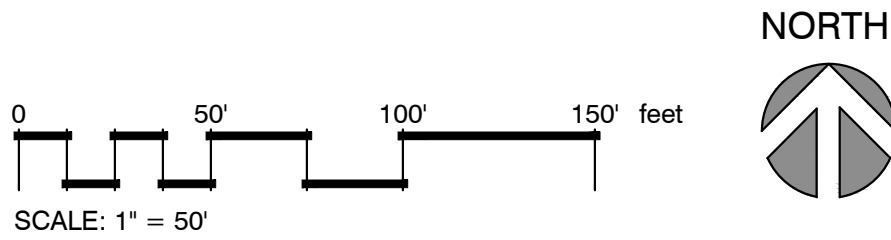
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Engineers • Surveyors

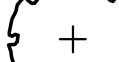
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PROJECT NO. 21-409

DRAWING NO.
LSP01

PP24-0004



SYMBOL	CODE	BOTANICAL / COMMON NAME	CALIPER	ROOT	HEIGHT	QTY
TREES						
	NS	Nyssa sylvatica / Black Gum	2.5" Cal.	B&B or Cont.	8' min.	10
	QR	Quercus rubra / Red Oak	2.5" Cal.	B&B or Cont.	8' min.	17
	QS	Quercus shumardii / Shumard Red Oak	2.5" Cal.	B&B or Cont.	8' min.	27
	UV	Ulmus americana 'Valley Forge' / American Elm	2.5" Cal.	B&B or Cont.	8' min.	20

STREET TREES	ONE CANOPY STREET TREE PER 50 LF OF FRONTAGE 47 2.5' TREES REQUIRED 47 2.5' TREES PROVIDED
STREET TREES (SW 2nd ST)	ONE CANOPY STREET TREE PER 20 LF OF FRONTAGE 31 2.5' TREES REQUIRED 31 2.5' TREES PROVIDED*

*EXISTING TREES TO REMAIN INCLUDED IN TREE TOTALS

1. ALL PLANT MATERIALS SHALL ARRIVE AT THE SITE WITH MOIST SOIL.
2. CONTRACTORS SHALL HAVE UNDERGROUND UTILITIES LOCATED, LEGIBLY MARKED, AND SHALL REPAIR ANY AND ALL DAMAGE WHICH MAY OCCUR AS A RESULT OF LANDSCAPE INSTALLATION. UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATED, AND SHOULD BE VERIFIED ON THE CIVIL UTILITY PLAN AND IN THE FIELD.
3. UNDER NO CIRCUMSTANCES WILL LANDSCAPE WORK BE APPROVED FOR PAYMENT IF PLANT SIZE AND GENERAL HEALTH ARE NOT AS REQUIRED ON PLAN.
4. ALL PLANT MUST CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED ON PLANT LIST.
5. ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED AND MEET ALL REQUIREMENTS AS SPECIFIED.
6. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT AND THE OWNER BEFORE, DURING AND AFTER INSTALLATION.
7. THE LANDSCAPE ARCHITECT MUST APPROVE ANY ALTERATIONS OR REVISIONS TO THE LANDSCAPE PLAN.
8. THE CONTRACTOR SHALL PROTECT EXISTING FEATURES ON SITE.
9. ALL GREENSPACE AREAS LOCATED WITHIN RIGHT-OF-WAYS SHALL BE SODDED WITH 100% BERMUDA GRASS SOD.
10. ALL SOFT SCAPES AND OPERATOR GRASS ARE TO BE SODDED WITH 100% BERMUDA GRASS SOD.
11. ALL DISTURBED LANDSCAPE AREAS NON DESIGNATED TO BE SODDED SHALL BE SEEDDED WITH A GRASS SEED MIX OF 75% PERENNIAL RYE AND 25% BERMUDA GRASS SEED AT A RATE OF 4# PER 1000 SF.
12. THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN ON THESE PLANS, BEFORE PRICING THE WORK.
13. THE LANDSCAPE CONTRACTOR SHALL FULLY MAINTAIN ALL PLANTING (INCLUDING BUT NOT LIMITED TO WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) OF PLANTING AREAS AND LAWNs FOR 90 DAYS AFTER SUBSTANTIAL COMPLETION.
14. ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED.
15. 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.
16. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR FINISHED GRADING ALL LANDSCAPE PARKING ISLANDS. FINISHED GRADE IN ISLANDS IS TO BE CROWNED APPROXIMATELY 12" -18" ABOVE THE TOP OF CURB. SOIL IN ISLANDS IS TO BE FREE OF UNSUITABLE MATERIAL AND DEBRIS I.E. GRAVEL OR ASPHALT.
17. IF CONTRACTOR IS UNABLE TO DIG PLANT PITS TO A DEPTH THAT WILL PROVIDE THE AREA OF SOIL AROUND THE ROOT BALL DUE TO ROCK, CONTACT ARCHITECT, CIVIL ENGINEER, AND CITY HORTICULTURIST IMMEDIATELY.
18. NO PROPOSED PLANTATION SYSTEMS, HOWE BIDS ARE LOCATED ON THE EXTERIOR WALLS OF THE BUILDING AND ARE WITHIN 100' OF ALL PLANT MATERIAL.
19. ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL PUBLIC UTILITIES.
20. 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.
21. IN THE SIGHT TRIANGLE AT THE FRONT DRIVE THERE CANNOT BE ANYTHING BETWEEN 30" AND 60" IN HEIGHT WITHIN THE SHADED AREA.
22. LIVING MATERIALS SUCH AS LAWN, GRASS OR HERBACEOUS GROUNDCOVERS LIKE JUNIPER OR LIRIOPE, ETC., SHALL COVER A MINIMUM OF EIGHTY PERCENT (80%) OF THE PLANTING ISLANDS. ONE HUNDRED PERCENT (100%) OF LIVING MATERIALS IS STRONGLY ENCOURAGED.
23. NO PLANT MATERIAL BETWEEN 42"-90" SHALL BE IN THE SIGHT TRIANGLES.
24. ALL TREES SHALL BE PLANTED NO CLOSER THAN 5' FROM ANY WATER OR SANITARY SEWER LINE.

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



REVISIONS	DATE
Pre App Submittal	09/30/24
1st Submittal	11/01/24
2nd Submittal	11/26/24

VALLEY MULTIFAMILY
SUBDIVISION PLANS

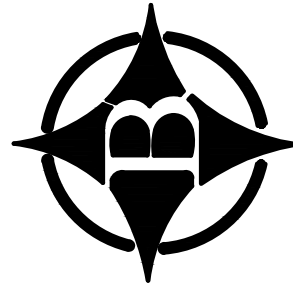
OVERALL LANDSCAPE PLAN

BENTONVILLE, ARKANSAS



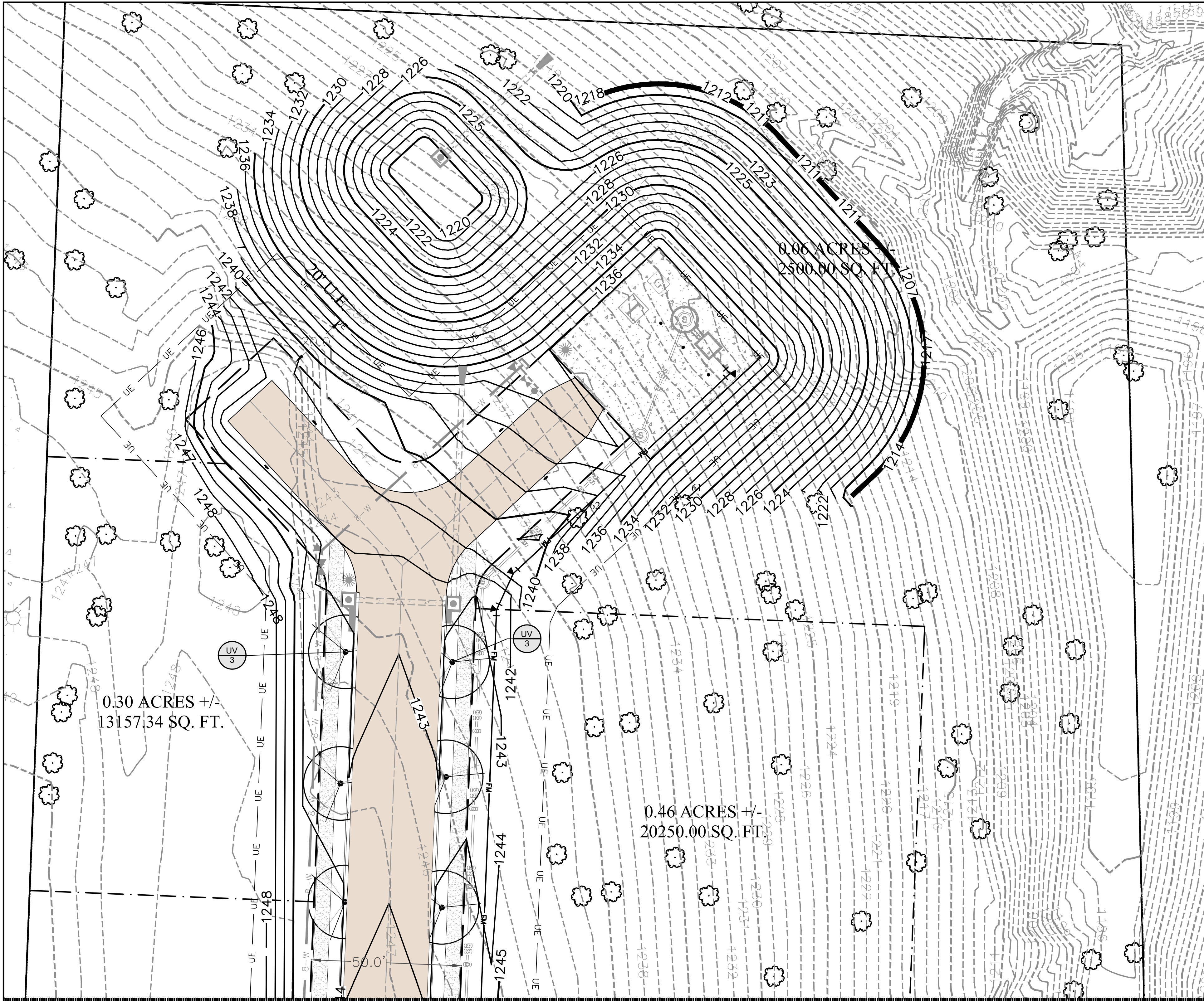
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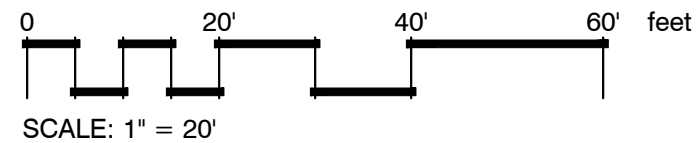


DRAWING NO.

L1.0



MATCHLINE - SEE SHEET L1.2



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CALIPER	ROOT	HEIGHT	QTY
TREES						
	NS	Nyssa sylvatica / Black Gum	2.5" Cal.	B&B or Cont.	8' min.	10
	QR	Quercus rubra / Red Oak	2.5" Cal.	B&B or Cont.	8' min.	17
	QS	Quercus shumardii / Shumard Red Oak	2.5" Cal.	B&B or Cont.	8' min.	27
	UV	Ulmus americana 'Valley Forge' / American Elm	2.5" Cal.	B&B or Cont.	8' min.	20

LANDSCAPE REQUIREMENTS

STREET TREES	ONE CANOPY STREET TREE PER 50 LF OF FRONTAGE 47 2' TREES REQUIRED 47 2' TREES PROVIDED
STREET TREES (SW 2nd ST)	ONE CANOPY STREET TREE PER 20 LF OF FRONTAGE 31 4" TREES REQUIRED 31 4" TREES PROVIDED

LANDSCAPE PLAN GENERAL NOTES:

- ALL PLANT MATERIALS SHALL ARRIVE AT THE SITE WITH MOIST SOIL.
- CONTRACTORS SHALL HAVE UNDERGROUND UTILITIES LOCATED, LEGIBLY MARKED, AND SHALL REPAIR ANY AND ALL DAMAGE WHICH MAY OCCUR AS A RESULT OF LANDSCAPE INSTALLATION. UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATED, AND SHOULD BE VERIFIED ON THE CIVIL UTILITY PLAN AND IN THE FIELD.
- UNDER NO CIRCUMSTANCES WILL LANDSCAPE WORK BE APPROVED FOR PAYMENT IF PLANT SIZE AND GENERAL HEALTH ARE NOT AS REQUIRED ON PLAN.
- ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED ON PLANT LIST.
- ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED AND MEET ALL REQUIREMENTS AS SPECIFIED.
- ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT AND THE OWNER BEFORE, DURING AND AFTER INSTALLATION.
- THE LANDSCAPE ARCHITECT MUST APPROVE ANY ALTERATIONS OR REVISIONS TO THE LANDSCAPE PLAN.
- THE CONTRACTOR SHALL PROTECT EXISTING FEATURES ON SITE.
- ALL GREENSPACE AREAS LOCATED WITHIN RIGHT-OR-WAYS SHALL BE SODDED WITH 100% BERMUDA GRASS SOD.
- ALL SLOPE OF 3:1 OR GREATER SHALL BE BE SODDED WITH 100% BERMUDA GRASS SOD.
- ALL DISTURBED LANDSCAPED AREAS NOT DESIGNATED TO BE SODDED SHALL BE SEEDED WITH A GRASS SEED MIX OF 75% PERENNIAL RYE AND 25% BERMUDA GRASS SEED AT A RATE OF 4" PER 1000 SF.
- THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN ON THESE PLANS, BEFORE PRICING THE WORK.
- THE LANDSCAPE CONTRACTOR SHALL FULLY MAINTAIN ALL PLANTING (INCLUDING BUT NOT LIMITED TO WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) OF PLANTING AREAS AND LAWNS FOR 90 DAYS AFTER SUBSTANTIAL COMPLETION.
- ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED.
- 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.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR FINISHED GRADING ALL LANDSCAPE PARKING ISLANDS. FINISHED GRADE IN ISLANDS IS TO BE CROWNED APPROXIMATELY 12"-18" ABOVE THE TOP OF CURB. SOIL IN ISLANDS IS TO BE FREE OF UNSUITABLE MATERIAL AND DEBRIS I.E. GRAVEL OR ASPHALT.
- IF CONTRACTOR IS UNABLE TO DIG PLANT PITS TO A DEPTH THAT WILL PROVIDE THE AREA OF SOIL AROUND THE ROOT BALL DUE TO ROCK, CONTACT ARCHITECT, CIVIL ENGINEER, AND CITY HORTICULTURIST IMMEDIATELY.
- NO PROPOSED IRRIGATION SYSTEM HOSE BIBS ARE LOCATED ON THE EXTERIOR WALLS OF THE BUILDING AND ARE WITHIN 100' OF ALL PLANT MATERIAL.
- ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL PUBLIC UTILITIES.
- 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.
- IN THE SIGHT TRIANGLE AT THE FRONT DRIVE THERE CANNOT BE ANYTHING BETWEEN 30' AND 60' IN HEIGHT WITHIN THE SHADED AREA
- LIVING MATERIALS, SUCH AS LAWN, GRASS OR HERBACEOUS GROUNDCOVERS LIKE JUNIPER OR LIRIOPE, ETC. SHALL COVER A MINIMUM OF EIGHTY PERCENT (80%) OF THE PLANTING ISLANDS. ONE HUNDRED PERCENT (100%) OF LIVING MATERIALS IS STRONGLY ENCOURAGED.
- NO PLANT MATERIAL BETWEEN 42"-90" SHALL BE IN THE SIGHT TRIANGLES.

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

MULCHES

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

ENGINEER: G. BATES

DRAWN BY: JWC

LANDTEK STUDIOS
2503 SWEETBRIAR DR.
FAYETTEVILLE, AR 72703
PH# 479.283.9721

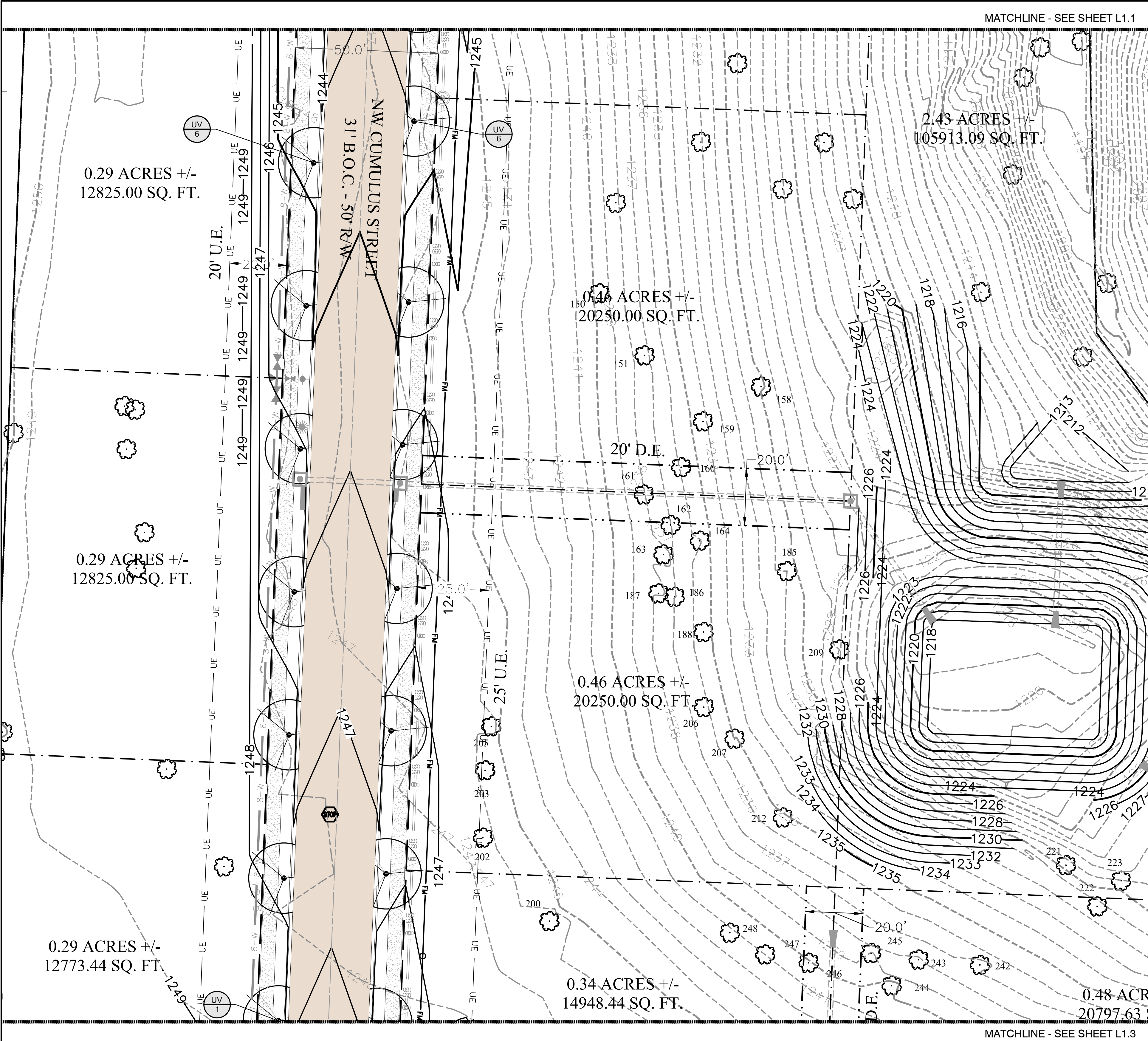
DATE: 11/26/24
JAMES
5034
STATE OF ARKANSAS
LANDSCAPE ARCHITECT

DATE	REVISIONS
09/30/24	Pre App. Submittal
11/01/24	1st Submittal
11/26/24	2nd Submittal

VALLEY MULTIFAMILY
SUBDIVISION PLANS
LANDSCAPE PLAN
BENTONVILLE, ARKANSAS

Engineers - Surveyors
7230 S Pleasant Ridge Dr / Fayetteville, AR 72704
PH: (479) 442-9350 / batesnwa.com

PROJECT NO. 21-409
DRAWING NO. L1.1



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CALIPER	ROOT	HEIGHT	QTY
TREES						
	NS	Nyssa sylvatica / Black Gum	2.5" Cal.	B&B or Cont.	8' min.	10
	QR	Quercus rubra / Red Oak	2.5" Cal.	B&B or Cont.	8' min.	17
	QS	Quercus shumardii / Shumard Red Oak	2.5" Cal.	B&B or Cont.	8' min.	27
	UV	Ulmus americana 'Valley Forge' / American Elm	2.5" Cal.	B&B or Cont.	8' min.	20

LANDSCAPE REQUIREMENTS

STREET TREES	ONE CANOPY STREET TREE PER 50 LF OF FRONTAGE 47 2' TREES REQUIRED 47 2' TREES PROVIDED
STREET TREES (SW 2nd ST)	ONE CANOPY STREET TREE PER 20 LF OF FRONTAGE 31 4' TREES REQUIRED 31 4' TREES PROVIDED

LANDSCAPE PLAN GENERAL NOTES:

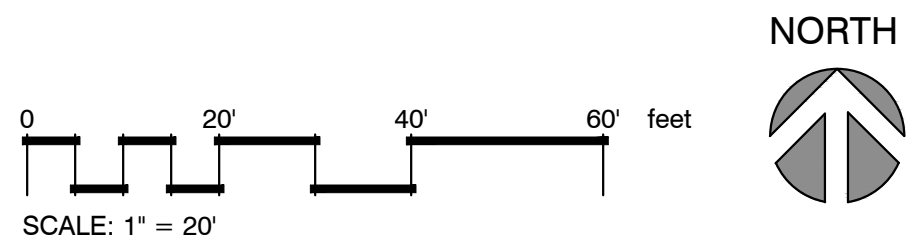
- ALL PLANT MATERIALS SHALL ARRIVE AT THE SITE WITH MOIST SOIL.
- CONTRACTORS SHALL HAVE UNDERGROUND UTILITIES LOCATED, LEGIBLY MARKED, AND SHALL REPAIR ANY AND ALL DAMAGE WHICH MAY OCCUR AS A RESULT OF LANDSCAPE INSTALLATION. UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATED, AND SHOULD BE VERIFIED ON THE CIVIL UTILITY PLAN AND IN THE FIELD.
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- THE LANDSCAPE ARCHITECT MUST APPROVE ANY ALTERATIONS OR REVISIONS TO THE LANDSCAPE PLAN.
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- ALL DISTURBED LANDSCAPED AREAS NOT DESIGNATED TO BE SODDED SHALL BE SEEDED WITH A GRASS SEED MIX OF 75% PERENNIAL RYE AND 25% BERMUDA GRASS SEED AT A RATE OF 4" PER 1000 SF.
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- ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED.
- 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.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR FINISHED GRADING ALL LANDSCAPE PARKING ISLANDS. FINISHED GRADE IN ISLANDS IS TO BE CROWNED APPROXIMATELY 12"-18" ABOVE THE TOP OF CURB. SOIL IN ISLANDS IS TO BE FREE OF UNSUITABLE MATERIAL AND DEBRIS I.E. GRAVEL OR ASPHALT.
- IF CONTRACTOR IS UNABLE TO DIG PLANT PITS TO A DEPTH THAT WILL PROVIDE THE AREA OF SOIL AROUND THE ROOT BALL DUE TO ROCK, CONTACT ARCHITECT, CIVIL ENGINEER, AND CITY HORTICULTURIST IMMEDIATELY.
- NO PROPOSED IRRIGATION SYSTEM HOSE BIBS ARE LOCATED ON THE EXTERIOR WALLS OF THE BUILDING AND ARE WITHIN 100' OF ALL PLANT MATERIAL.
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- 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.
- IN THE SIGHT TRIANGLE AT THE FRONT DRIVE THERE CANNOT BE ANYTHING BETWEEN 30' AND 60' IN HEIGHT WITHIN THE SHADED AREA
- LIVING MATERIALS, SUCH AS LAWN, GRASS OR HERBACEOUS GROUNDCOVERS LIKE JUNIPER OR LIRIOPE, ETC. SHALL COVER A MINIMUM OF EIGHTY PERCENT (80%) OF THE PLANTING ISLANDS. ONE HUNDRED PERCENT (100%) OF LIVING MATERIALS IS STRONGLY ENCOURAGED.
- NO PLANT MATERIAL BETWEEN 42"-90" SHALL BE IN THE SIGHT TRIANGLES.

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THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

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



ENGINEER: G. BATES

DRAWN BY: JWC

DATE: 11/26/24

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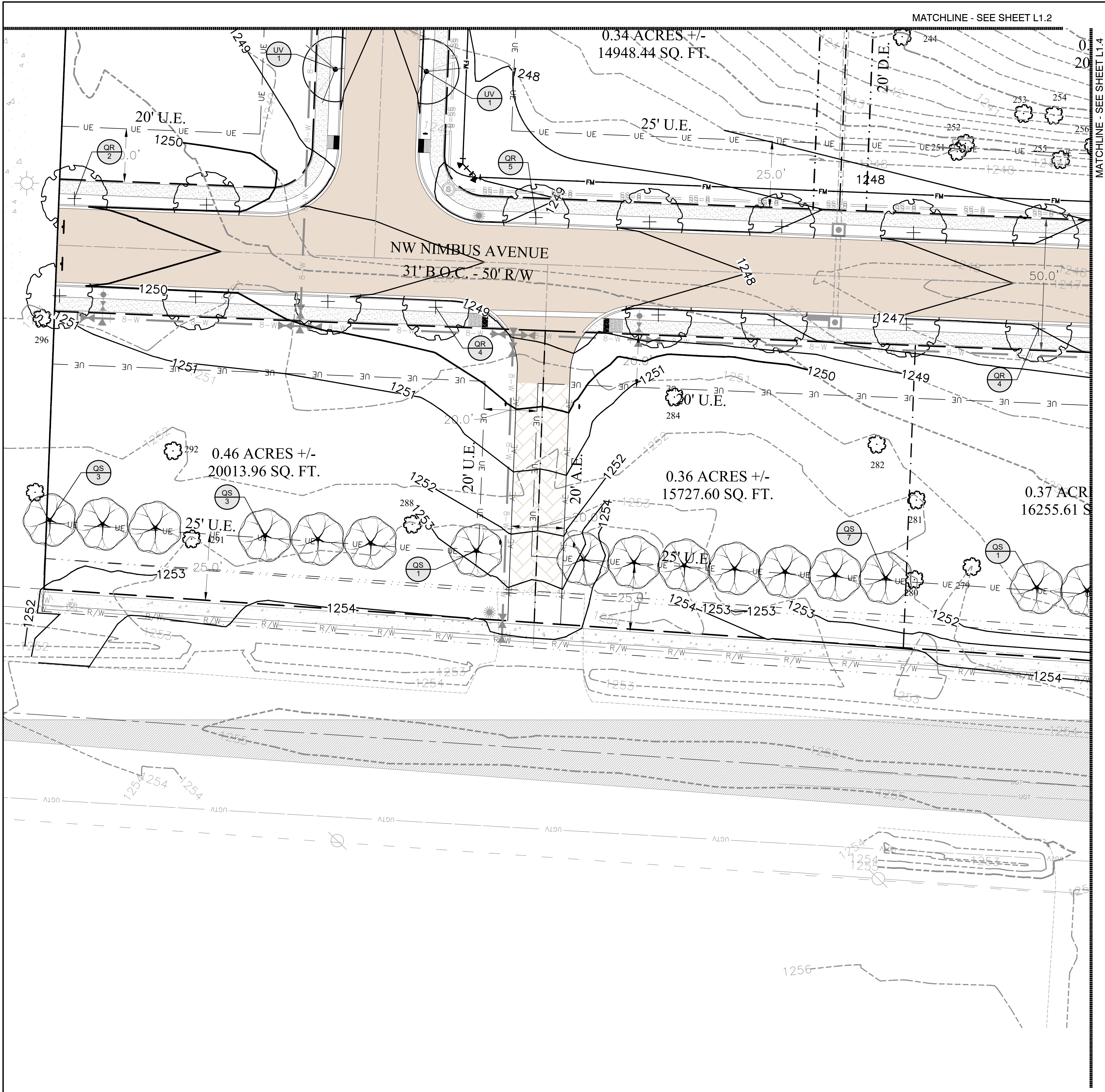
VALLEY MULTIFAMILY
SUBDIVISION PLANS
LANDSCAPE PLAN
BENTONVILLE, ARKANSAS

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DRAWING NO.
L1.2



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CALIPER	ROOT	HEIGHT	QTY
TREES						
	NS	Nyssa sylvatica / Black Gum	2.5" Cal.	B&B or Cont.	8' min.	10
	QR	Quercus rubra / Red Oak	2.5" Cal.	B&B or Cont.	8' min.	17
	QS	Quercus shumardii / Shumard Red Oak	2.5" Cal.	B&B or Cont.	8' min.	27
	UV	Ulmus americana 'Valley Forge' / American Elm	2.5" Cal.	B&B or Cont.	8' min.	20

LANDSCAPE REQUIREMENTS

STREET TREES	ONE CANOPY STREET TREE PER 50 LF OF FRONTAGE 47' 2" TREES REQUIRED 47' 2" TREES PROVIDED
STREET TREES (SW 2nd ST)	ONE CANOPY STREET TREE PER 20 LF OF FRONTAGE 31' 4" TREES REQUIRED 31' 4" TREES PROVIDED

LANDSCAPE PLAN GENERAL NOTES:

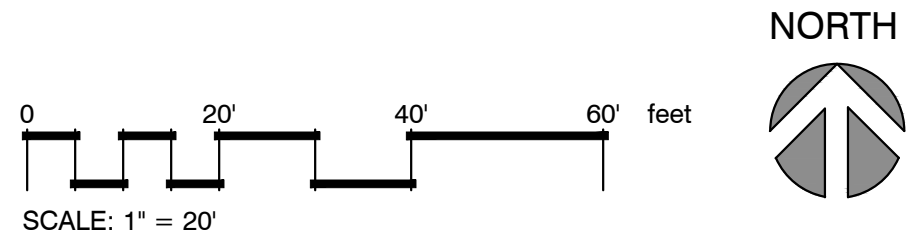
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- CONTRACTORS SHALL HAVE UNDERGROUND UTILITIES LOCATED, LEGIBLY MARKED, AND SHALL REPAIR ANY AND ALL DAMAGE WHICH MAY OCCUR AS A RESULT OF LANDSCAPE INSTALLATION. UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATED, AND SHOULD BE VERIFIED ON THE CIVIL UTILITY PLAN AND IN THE FIELD.
- UNDER NO CIRCUMSTANCES WILL LANDSCAPE WORK BE APPROVED FOR PAYMENT IF PLANT SIZE AND GENERAL HEALTH ARE NOT AS REQUIRED ON PLAN.
- ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED ON PLANT LIST.
- ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED AND MEET ALL REQUIREMENTS AS SPECIFIED.
- ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT AND THE OWNER BEFORE, DURING AND AFTER INSTALLATION.
- THE LANDSCAPE ARCHITECT MUST APPROVE ANY ALTERATIONS OR REVISIONS TO THE LANDSCAPE PLAN.
- THE CONTRACTOR SHALL PROTECT EXISTING FEATURES ON SITE.
- ALL GREENSPACE AREAS LOCATED WITHIN RIGHT-OR-WAYS SHALL BE SODDED WITH 100% BERMUDA GRASS SOD.
- ALL SLOPE OF 3:1 OR GREATER SHALL BE BE SODDED WITH 100% BERMUDA GRASS SOD.
- ALL DISTURBED LANDSCAPED AREAS NOT DESIGNATED TO BE SODDED SHALL BE SEEDED WITH A GRASS SEED MIX OF 75% PERENNIAL RYE AND 25% BERMUDA GRASS SEED AT A RATE OF 4" PER 1000 SF.
- THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN ON THESE PLANS, BEFORE PRICING THE WORK.
- THE LANDSCAPE CONTRACTOR SHALL FULLY MAINTAIN ALL PLANTING (INCLUDING BUT NOT LIMITED TO WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) OF PLANTING AREAS AND LAWNS FOR 90 DAYS AFTER SUBSTANTIAL COMPLETION.
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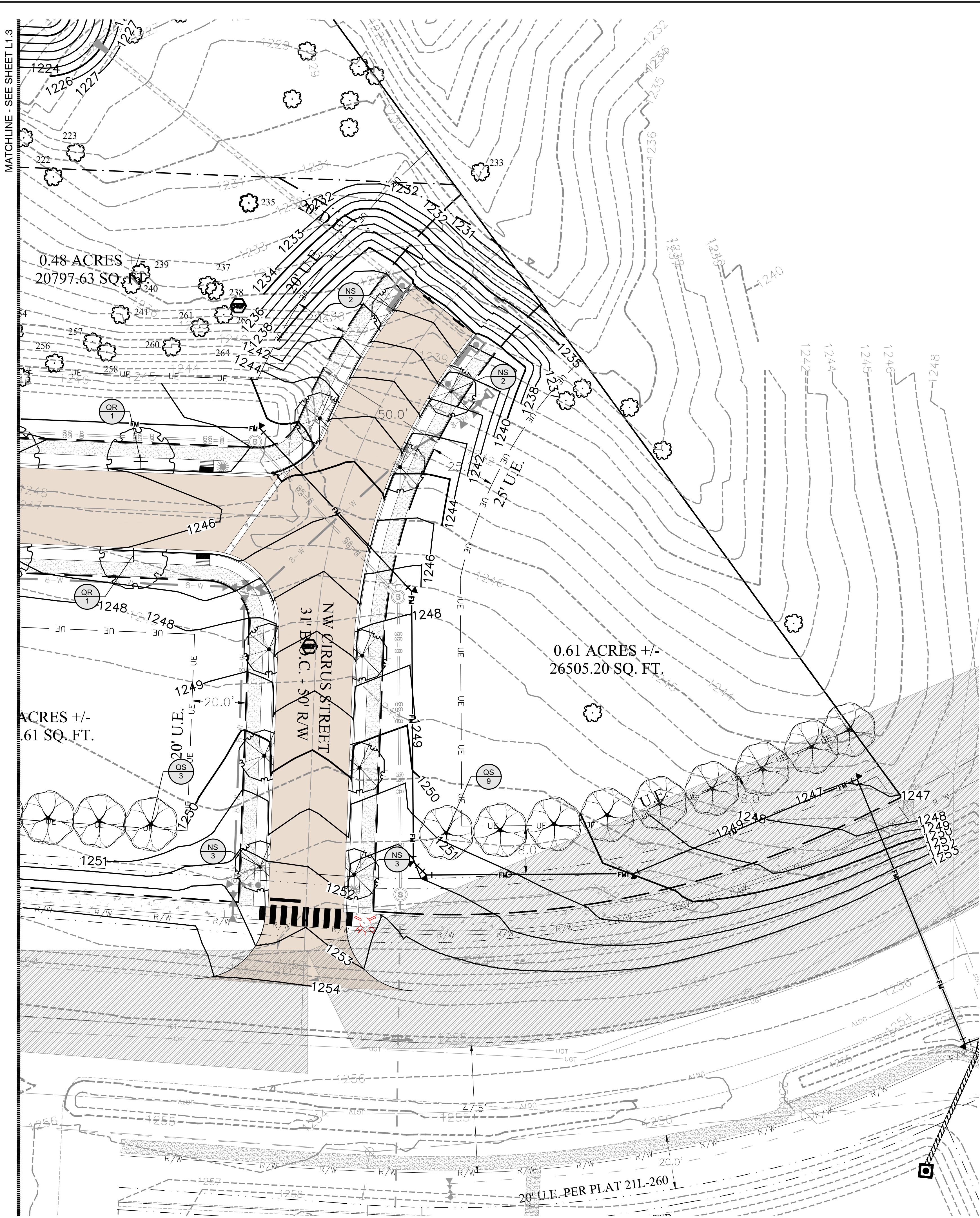


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REGISTERED LANDSCAPE ARCHITECT
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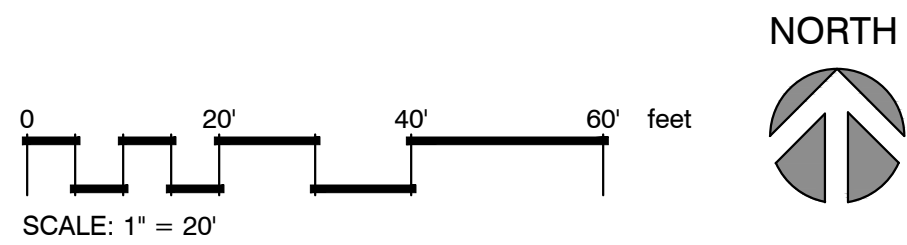
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11/26/24	2nd Submittal

PROJECT NO. 21-409

DRAWING NO.
L1.4

LANDSCAPE SPECIFICATIONS

PART 1 - GENERAL

DESCRIPTION
PROVIDE TREES, SHRUBS, GROUND COVERS, SOD, AND ANNUALS/PERENNIALS AS SHOWN AND SPECIFIED ON THE LANDSCAPE PLAN. THE WORK INCLUDES:
1. SOIL PREPARATION.
2. TREES, SHRUBS, GROUND COVERS, AND ANNUALS/PERENNIALS.
3. PLANTING MIXES.
4. TOP SOIL, MULCH AND PLANTING ACCESSORIES.
5. MAINTENANCE.

RELATED WORK:
1. IRRIGATION SYSTEM; SEE IRRIGATION SPECIFICATIONS (SHEET L-2.2)

QUALITY ASSURANCE
PLANT NAMES INDICATED; COMPLY WITH STANDARDIZED PLANT NAMES* AS ADOPTED BY THE LATEST EDITION OF THE AMERICAN JOINT COMMITTEE OF HORTICULTURAL NOMENCLATURE. NAMES OF VARIETIES NOT LISTED CONFORM GENERALLY WITH NAMES ACCEPTED BY THE NURSERY TRADE. PROVIDE STOCK TRUE TO BOTANICAL NAME AND LEGIBLY TAGGED.

COMPLY WITH SIZING AND GRADING STANDARDS OF THE LATEST EDITION OF AMERICAN STANDARD FOR NURSERY STOCK*. A PLANT SHALL BE DIMENSIONED AS IT STANDS IN ITS NATURAL POSITION.

ALL PLANTS SHALL BE NURSERY GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR A MINIMUM OF 2 YEARS.

NURSERY STOCK FURNISHED SHALL BE AT LEAST THE MINIMUM SIZE INDICATED. LARGER STOCK IS ACCEPTABLE, AT NO ADDITIONAL COST, AND PROVIDING THAT THE LARGER PLANTS WILL NOT BE CUT BACK TO SIZE INDICATED. PROVIDE PLANTS INDICATED BY TWO MEASUREMENTS SO THAT ONLY A MAXIMUM OF 25% ARE OF THE MINIMUM SIZE INDICATED AND 75% ARE OF THE MAXIMUM SIZE INDICATED.

BEFORE SUBMITTING A BID, THE CONTRACTOR SHALL HAVE INVESTIGATED THE SOURCES OF SUPPLY AND BE SATISFIED THAT THEY CAN SUPPLY THE LISTED PLANTS IN THE SIZE, VARIETY AND QUALITY AS SPECIFIED. FAILURE TO TAKE THIS PRECAUTION WILL NOT RELIEVE THE CONTRACTOR FROM THEIR RESPONSIBILITY FOR FURNISHING AND INSTALLING ALL PLANT MATERIALS IN STRICT ACCORDANCE WITH THE CONTRACT DOCUMENTS WITHOUT ADDITIONAL COST TO THE OWNER. THE LANDSCAPE ARCHITECT SHALL APPROVE ANY SUBSTITUTES OF PLANT MATERIAL, OR CHANGES IN PLANT MATERIAL SIZE, PRIOR TO THE LANDSCAPE CONTRACTOR SUBMITTING A BID.

DELIVER, STORAGE AND HANDLING
TAKE ALL PRECAUTIONS CUSTOMARY IN GOOD TRADE PRACTICE IN PREPARING PLANTS FOR MOVING. WORKMANSHIP THAT FAILS TO MEET THE HIGHEST STANDARDS WILL BE REJECTED. SPRAY DECIDUOUS PLANTS IN FOLIAGE WITH APPROVED ANTI-DESICCANT IMMEDIATELY AFTER DIGGING TO PREVENT DEHYDRATION. DIG, PACK, TRANSPORT, AND HANDLE PLANTS WITH CARE TO ENSURE PROTECTION AGAINST INJURY. INSPECTION CERTIFICATES REQUIRED BY LAW SHALL ACCOMPANY EACH SHIPMENT INVOICE OR ORDER TO STOCK. PROTECT ALL PLANTS FROM DRYING OUT. IF PLANTS CANNOT BE PLANTED IMMEDIATELY UPON DELIVERY, PROPERLY PROTECT THEM WITH SOIL, WET PEAT MOSS, OR IN A MANNER ACCEPTABLE TO THE LANDSCAPE ARCHITECT. WATER HEEDLED IN PLANTS SHALL DAILY. NO PLANT SHALL BE BOUND WITH ROPE OR WIRE IN A MANNER THAT COULD DAMAGE OR BREAK THE BRANCHES. COVER PLANTS TRANSPORTED ON OPEN VEHICLES WITH A PROTECTIVE COVERING TO PREVENT WIND BURN.

PROJECT CONDITIONS
PROTECT EXISTING UTILITIES, PAVING, AND OTHER FACILITIES FROM DAMAGE CAUSED BY LANDSCAPE OPERATIONS.

A COMPLETE LIST OF PLANTS, INCLUDING A SCHEDULE OF SIZES, QUANTITIES, AND OTHER REQUIREMENTS ARE SHOWN ON THE DRAWINGS. IN THE EVENT THAT QUANTITY DISCREPANCIES OR MATERIAL OMISSIONS OCCUR IN THE PLANT MATERIALS LIST, THE PLANTING PLANS SHALL GOVERN.

THE IRRIGATION SYSTEM WILL BE INSTALLED PRIOR TO PLANTING. LOCATE, PROTECT AND MAINTAIN THE IRRIGATION SYSTEM DURING PLANTING OPERATIONS. REPAIR IRRIGATION SYSTEM COMPONENTS DAMAGED DURING PLANTING OPERATIONS, AT THE CONTRACTOR'S EXPENSE. REFER TO THE IRRIGATION SPECIFICATIONS, IRRIGATION PLAN AND IRRIGATION DETAILS.

DO NOT BEGIN LANDSCAPE ACCESSORY WORK BEFORE COMPLETION OF FINAL GRADING OR SURFACING.

WARRANTY
WARRANT PLANT MATERIAL TO REMAIN ALIVE, BE HEALTHY AND IN A VIGOROUS CONDITION FOR A PERIOD OF 1 YEAR AFTER COMPLETION AND FINAL ACCEPTANCE OF ENTIRE PROJECT.

REPLACE, IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS, ALL PLANTS THAT ARE DEAD OR, ARE IN AN UNHEALTHY, OR UNSIGHTLY CONDITION, AND HAVE LOST THEIR NATURAL SHAPE DUE TO DEAD BRANCHES, OR OTHER CAUSES DUE TO THE CONTRACTOR'S NEGLIGENCE. THE COST OF SUCH REPLACEMENT(S) IS AT THE CONTRACTOR'S EXPENSE. WARRANT ALL REPLACEMENT PLANTS FOR 1 YEAR AFTER INSTALLATION.

WARRANTY SHALL NOT INCLUDE DAMAGE, LOSS OF TREES, PLANTS, OR GROUND COVERS CAUSED BY FIRES, FLOODS, FREEZING RAINS, LIGHTNING STORMS, WINDS OVER 75 MILES PER HOUR, WINTER KILL CAUSED BY EXTREME COLD, SEVERE WINTER CONDITIONS NOT TYPICAL OF PLANTING AREA, AND/OR ACTS OF VANDALISM OR NEGLIGENCE ON A PART OF THE OWNER.

REMOVE AND IMMEDIATELY REPLACE ALL PLANTS, FOUND TO BE UNSATISFACTORY DURING THE INITIAL PLANTING INSTALLATION.

MAINTAIN AND PROTECT PLANT MATERIAL, LAWNS, AND IRRIGATION UNTIL FINAL ACCEPTANCE IS MADE.

ACCEPTANCE
INSPECTION OF PLANTED AREAS WILL BE MADE BY THE OWNER'S REPRESENTATIVE.
1. PLANTED AREAS WILL BE ACCEPTED PROVIDED ALL REQUIREMENTS, INCLUDING MAINTENANCE, HAVE BEEN COMPLIED WITH AND PLANT MATERIALS ARE ALIVE AND IN A HEALTHY, VIGOROUS CONDITION.

UPON ACCEPTANCE, THE CONTRACTOR SHALL COMMENCE THE SPECIFIED PLANT MAINTENANCE.

CODES, PERMITS AND FEES
OBTAIN ANY NECESSARY PERMITS FOR THIS SECTION OF WORK AND PAY ANY FEES REQUIRED FOR PERMITS.

THE ENTIRE INSTALLATION SHALL FULLY COMPLY WITH ALL LOCAL AND STATE LAWS AND ORDINANCES, AND WITH ALL ESTABLISHED CODES APPLICABLE THERETO; ALSO AS DEPICTED ON THE LANDSCAPE AND IRRIGATION CONSTRUCTION SET.

PART 2 - PRODUCTS

MATERIALS
PLANTS: PROVIDE TYPICAL OF THEIR SPECIES OR VARIETY, WITH NORMAL, DENSELY DEVELOPED BRANCHES AND VIGOROUS, FIBROUS ROOT SYSTEMS. PROVIDE ONLY SOUND, HEALTHY, VIGOROUS PLANTS FREE FROM DEFECTS, DISFIGURING KNOTS, SUN SCALD INJURIES, FROST CRACKS, ABRASIONS OF THE BARK, PLANT DISEASES, INSECT EGGS, BORERS, AND ALL FORMS OF INFESTATION. ALL PLANTS SHALL HAVE A FULLY DEVELOPED FORM WITHOUT VOIDS AND OPEN SPACES. PLANTS HELD ON STORAGE WILL BE REJECTED IF THEY SHOW SIGNS OF GROWTH DURING THE STORAGE PERIOD.
1. BALLED AND PLANTS WRAPPED WITH BURLAP, TO HAVE FIRM, NATURAL BALLS OF EARTH OF SUFFICIENT DIAMETER AND DEPTH TO ENCOMPASS THE FIBROUS AND FEEDING ROOT SYSTEM NECESSARY FOR FULL RECOVERY OF THE PLANT. PROVIDE BALL SIZES COMPLYING WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK*. CRACKED OR MUSHROOMED BALLS, OR SIGNS OF CIRCLING ROOTS ARE NOT ACCEPTABLE.
2. CONTAINER-GROWN STOCK: GROWN IN A CONTAINER FOR SUFFICIENT LENGTH OF TIME FOR THE ROOT SYSTEM TO HAVE DEVELOPED TO HOLD ITS SOIL TOGETHER, FIRM AND WHOLE.
a. NO PLANTS SHALL BE LOOSE IN THE CONTAINER.
b. CONTAINER STOCK SHALL NOT BE POT BOUND.
3. PLANTS PLANTED IN ROWS SHALL BE MATCHED IN FORM.
4. PLANTS LARGER THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED WHEN ACCEPTABLE TO THE LANDSCAPE ARCHITECT.
a. IF THE USE OF LARGER PLANTS IS ACCEPTABLE, INCREASE THE SPREAD OF ROOTS OR ROOT BALL IN PROPORTION TO THE SIZE OF THE PLANT.
5. THE HEIGHT OF THE TREES, MEASURED FROM THE CROWN OF THE ROOTS TO THE TOP OF THE TOP BRANCH, SHALL NOT BE LESS THAN THE MINIMUM SIZE DESIGNATED IN THE PLANT LIST.
6. NO PRUNING WOUNDS SHALL BE PRESENT WITH A DIAMETER OF MORE THAN 1" AND SUCH WOUNDS MUST SHOW VIGOROUS BARK ON ALL EDGES.
7. EVERGREEN TREES SHALL BE BRANCHED TO THE GROUND OR AS SPECIFIED IN PLANT LIST.
8. SHRUBS AND SMALL PLANTS SHALL MEET THE REQUIREMENTS FOR SPREAD AND HEIGHT INDICATED IN THE PLANT LIST.
a. THE MEASUREMENTS FOR HEIGHT SHALL BE TAKEN FROM THE GROUND LEVEL TO THE HEIGHT OF THE TOP OF THE PLANT AND NOT THE LONGEST BRANCH.
b. SINGLE STEMMED OR THIN PLANTS WILL NOT BE ACCEPTED.
c. SIDE BRANCHES SHALL BE GENEROUS, WELL-TWIGGED, AND THE PLANT AS A WHOLE WELL-BUSHED TO THE GROUND.
d. PLANTS SHALL BE IN A MOIST, VIGOROUS CONDITION, FREE FROM DEAD WOOD, BRUISES, OR OTHER ROOT OR BRANCH INJURIES.

ACCESSORIES
TOPSOIL: SHALL BE FERTILE, FRIABLE, NATURAL TOPSOIL OF LOAMY CHARACTER, WITHOUT ADMXTURE OF SUBSOIL MATERIAL, OBTAINED FROM A WELL-DRAINED ARABLE SITE, REASONABLY FREE FROM CLAY, LUMPS, COARSE SANDS, STONES, ROOTS, STICKS, AND OTHER FOREIGN MATERIALS, WITH ACIDITY RANGE OF BETWEEN PH 6.0 AND 6.8.

NOTE: ALL PLANTING AREAS SHALL BE CLEANED OF CONSTRUCTION DEBRIS (IE. CONCRETE, RUBBLE, STONES, BUILDING MATERIAL, ETC.) PRIOR TO ADDING AND SPREADING OF THE TOP SOIL.
1. SOD AREAS: SPREAD A MINIMUM 4" LAYER OF TOP SOIL AND RAKE SMOOTH.
2. PLANTING BED AREAS: SPREAD A MINIMUM 4" LAYER OF TOP SOIL AND RAKE SMOOTH.
3. LANDSCAPE ISLANDS/MEDIANS: FRACTURE/LOOSEN EXISTING SUBGRADE TO A MINIMUM 24" DEPTH. REMOVE AND REPLACE ANY SUBGRADE UNSUITABLE FOR PLANTING. ONCE SUBGRADE IS CLEAN OF DEBRIS AND LOOSEND, ADD TOPSOIL TO A MINIMUM BERM 6"-8" HEIGHT ABOVE ISLAND CURBING.
4. ANNUAL/PERENNIAL BED AREAS: ADD A MINIMUM OF 4" ORGANIC MATTER AND TILL TO A MINIMUM 12" DEPTH.

MULCH: TYPE SELECTED DEPENDENT ON REGION AND AVAILABILITY. SEE LANDSCAPE PLANS FOR TYPE OF MUCH TO BE USED. HOLD MULCH 4" FROM TREE TRUNKS AND SHRUB STEMS.
1. HARDWOOD: 6 MONTH OLD WELL ROTTED DOUBLE SHREDDED NATIVE HARDWOOD BARK MULCH NOT LARGER THAN 4" IN LENGTH AND 1" IN WIDTH, FREE OF WOOD CHIPS AND SAWDUST. INSTALL MINIMUM DEPTH OF 3".

PART 3 - EXECUTION

INSPECTION
PRIOR TO BEGINNING WORK, THE LANDSCAPE CONTRACTOR SHALL INSPECT THE SUBGRADE, GENERAL SITE CONDITIONS, VERIFY ELEVATIONS, UTILITY LOCATIONS, IRRIGATION, APPROVE TOP SOIL PROVIDED BY THE GENERAL CONTRACTOR AND OBSERVE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE DONE. NOTIFY THE GENERAL CONTRACTOR OF ANY UNSATISFACTORY CONDITIONS, AND WORK SHALL NOT PROCEED UNTIL SUCH CONDITIONS HAVE BEEN CORRECTED AND ARE ACCEPTABLE TO THE LANDSCAPE CONTRACTOR.

PREPARATION
PLANTING SHALL BE PERFORMED ONLY BY EXPERIENCED WORKMEN FAMILIAR WITH PLANTING PROCEDURES UNDER THE SUPERVISION OF A QUALIFIED SUPERVISOR.

LOCATE PLANTS AS INDICATED ON THE PLANS OR AS APPROVED IN THE FIELD AFTER STAKING BY THE LANDSCAPE CONTRACTOR. IF OBSTRUCTIONS ARE ENCOUNTERED THAT ARE NOT SHOWN ON THE DRAWINGS, DO NOT PROCEED WITH PLANTING OPERATIONS UNTIL ALTERNATE PLANT LOCATIONS HAVE BEEN SELECTED AND APPROVED BY THE LANDSCAPE ARCHITECT. SPACING OF PLANT MATERIAL SHALL BE AS SHOWN ON THE LANDSCAPE PLAN.

EXCAVATE CIRCULAR PLANT PITS WITH VERTICAL SIDES, EXCEPT FOR PLANTS SPECIFICALLY INDICATED TO BE PLANTED IN BEDS. PROVIDE SHRUB PITS AT LEAST 12" GREATER THAN THE DIAMETER OF THE ROOT SYSTEM AND 24" GREATER FOR TREES. DEPTH OF PIT SHALL ACCOMMODATE THE ROOT SYSTEM. PROVIDE UNDISTURBED SUB GRADE TO HOLD ROOT BALL AT NURSERY GRADE AS SHOWN ON THE DRAWINGS.

INSTALLATION
SET PLANT MATERIAL IN THE PLANTING PIT TO PROPER GRADE AND ALIGNMENT. SET PLANTS UPRIGHT, PLUMB, AND FACED TO GIVE THE BEST APPEARANCE OR RELATIONSHIP TO EACH OTHER OR ADJACENT STRUCTURE. SET PLANT MATERIAL 2" - 3" ABOVE THE FINISH GRADE. NO FILLING WILL BE PERMITTED AROUND TRUNKS OR STEMS. BACKFILL THE PIT WITH TOPSOIL. MIX AND EXCAVATED MATERIAL. DO NOT USE FROZEN OR MUDDY MIXTURES FOR BACKFILLING. FORM A RING OF SOIL AROUND THE EDGE OF EACH PLANTING PIT TO RETAIN WATER.

AFTER BALLED AND WRAPPED IN BURLAP PLANTS ARE SET, MIDDLE PLANTING SOIL MIXTURE AROUND BASES OF BALLS AND FILL ALL VOIDS.
1. REMOVE ALL BURLAP, ROPES, AND WIRES FROM THE TOP 1/3 OF THE ROOT BALL.

SPACE GROUND COVER PLANTS IN ACCORDANCE WITH INDICATED DIMENSIONS. ADJUST SPACING AS NECESSARY TO EVENLY FILL PLANTING BED WITH INDICATED QUANTITY OF PLANTS. PLANT TO WITHIN 24" OF THE TRUNKS OF TREES AND SHRUBS WITHIN PLANTING BED AND TO WITHIN 18" OF EDGE OF BED.

SOD
1. SOD VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN.
2. LAY SOD WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN.
3. LAY THE SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS - DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES.
4. ROLL THE SOD TO ENSURE GOOD CONTACT OF THE SOD'S ROOT SYSTEM WITH THE SOIL UNDERNEATH.
5. WATER THE SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING TO OBTAIN AT LEAST SIX INCHES OF PENETRATION INTO THE SOIL BELOW THE SOD.

MULCHING:
1. MULCH TREE AND SHRUB PLANTING PITS AND SHRUB BEDS WITH REQUIRED MULCHING MATERIAL (SEE LANDSCAPE PLAN FOR MULCH TYPE); DEPTH OF MULCH AS NOTED ABOVE. HOLD MULCH BACK 4" AWAY FROM TREE TRUNKS AND SHRUB STEMS. THOROUGHLY WATER MULCHED AREAS. AFTER WATERING, RAKE MULCH TO PROVIDE A UNIFORM FINISHED SURFACE.

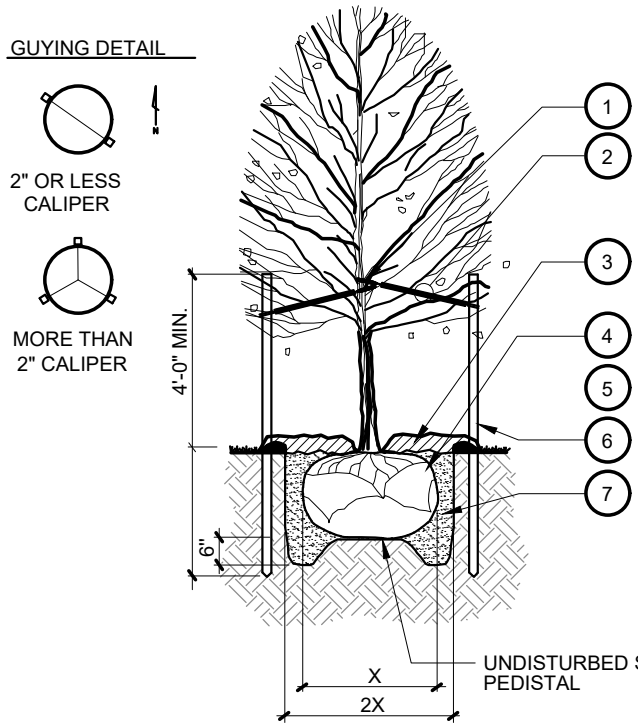
PRUNING:
1. PRUNE DECIDUOUS TREES AND EVERGREENS ONLY TO REMOVE BROKEN OR DAMAGED BRANCHES.

WORKMANSHIP
DURING LANDSCAPE/IRRIGATION INSTALLATION OPERATIONS, ALL AREAS SHALL BE KEPT NEAT AND CLEAN. PRECAUTIONS SHALL BE TAKEN TO AVOID DAMAGE TO EXISTING STRUCTURES. ALL WORK SHALL BE PERFORMED IN A SAFE MANNER TO THE OPERATORS, THE OCCUPANTS AND ANY PEDESTRIANS.

UPON COMPLETION OF INSTALLATION OPERATIONS, ALL EXCESS MATERIALS, EQUIPMENT, DEBRIS AND WASTE MATERIAL SHALL BE CLEANED UP AND REMOVED FROM THE SITE. UNLESS PROVISIONS HAVE BEEN GRANTED BY THE OWNER TO USE ON-SITE TRASH RECEPTACLES, SWEEP PARKING AND WALKS CLEAN OF DIRT AND DEBRIS. REMOVE ALL PLANT TAGS AND OTHER DEBRIS FROM LAWNS AND PLANTING AREAS.

ANY DAMAGE TO THE LANDSCAPE, THE STRUCTURE, OR THE IRRIGATION SYSTEM CAUSED BY THE LANDSCAPE CONTRACTOR SHALL BE REPAIRED BY THE LANDSCAPE CONTRACTOR WITHOUT CHARGE TO THE OWNER.

MAINTENANCE
CONTRACTOR SHALL PROVIDE MAINTENANCE UNTIL WORK HAS BEEN ACCEPTED BY THE OWNER'S REPRESENTATIVE.
MAINTENANCE SHALL INCLUDE MOWING, FERTILIZING, MULCHING, PRUNING, CULTIVATION, WEEDING, WATERING, AND APPLICATION OF APPROPRIATE INSECTICIDES AND FUNGICIDES NECESSARY TO MAINTAIN PLANTS AND LAWNS FREE OF INSECTS AND DISEASE.
1. RE-SET SETTLED PLANTS TO PROPER GRADE AND POSITION. RESTORE PLANTING SAUCER AND ADJACENT MATERIAL AND REMOVE DEAD MATERIAL.
2. REPAIR GUY WIRES AND STAKES AS REQUIRED. REMOVE ALL STAKES AND GUY WIRES AFTER 1 YEAR.
3. CORRECT DEFECTIVE WORK AS SOON AS POSSIBLE AFTER DEFICIENCIES BECOME APPARENT AND WEATHER AND SEASON PERMIT.
4. WATER TREES, PLANTS AND GROUND COVER BEDS WITHIN THE FIRST 24 HOURS OF INITIAL PLANTING, AND NOT LESS THAN TWICE PER WEEK UNTIL FINAL ACCEPTANCE.
5. 5.



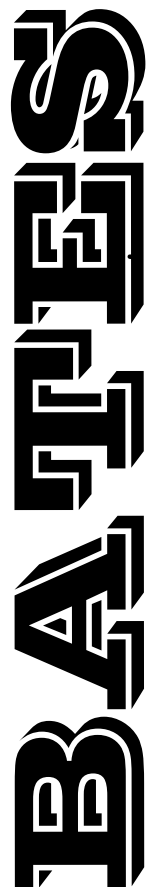
DECIDUOUS TREE PLANTING LEGEND	
SYMBOL	DESCRIPTION
1	TREE STRAP LOOP AT FIRST BRANCH. USE RUBBER HOSE OR APPROVED EQUAL TO PREVENT DAMAGE TO TREE.
2	12 GAUGE GALVANIZED WIRE & 1-1/2 PVC PIPE
3	4" ORGANIC MULCH PER SPECIFICATIONS. DO NOT PLACE MULCH AGAINST TREE TRUNK.
4	REMOVE WIRE BASKET AND REMOVE BURLAP & ROPE FROM TOP 1 OF ROOT BALL
5	TREE SAUCER (FORMED BY MIN. 4" THICK MULCH)
6	8" METAL TEE STAKE. KEEP STAKE PLUMB AND SECURED OUTSIDE OF TREE PIT.
7	PREPARED BACKFILL-TAMP TO PREVENT SETTLEMENT. SOAK BACKFILL AFTER PLANTING.

PLANTING NOTES	
A.	RETAIN NATURAL SHAPE. DO NOT SHEAR OR CUT CENTRAL LEADER. TREES WITH CENTRAL LEADERS ARE NOT ACCEPTED IF LEADER IS DAMAGED OR REMOVED.
B.	PRUNE ALL DAMAGED TWIGS AFTER PLANTING
C.	WRAP TREES TO FIRST BRANCH IF PLANTED IN FALL. DO NOT WRAP IF PLANTED IN SPRING.
D.	TREES TO BE INSTALLED SO TOP OF ROOT BALLS LEVEL WITH ADJACENT GRADE. TREE SHALL BEAR SAME RELATION TO FINISH GRADE AS MAINTAINED AT NURSERY
E.	PLACE TREE BALL ON FIRM UNDISTURBED SOIL.
F.	IF POSSIBLE MARL TREE TRUNK ON THE NORTHERN SIDE AT THE NURSERY AND PLANT TREE WITH MARK FACING NORTH
G.	TOPSOIL USED SHALL BE AS SPECIFIED IN THE LANDSCAPE SPECIFICATIONS.

1 TREE PLANTING DETAIL

N.T.S.

VALLEY MULTIFAMILY
SUBDIVISION PLANS
LANDSCAPE DETAILS AND
SPECIFICATIONS
BENTONVILLE, ARKANSAS

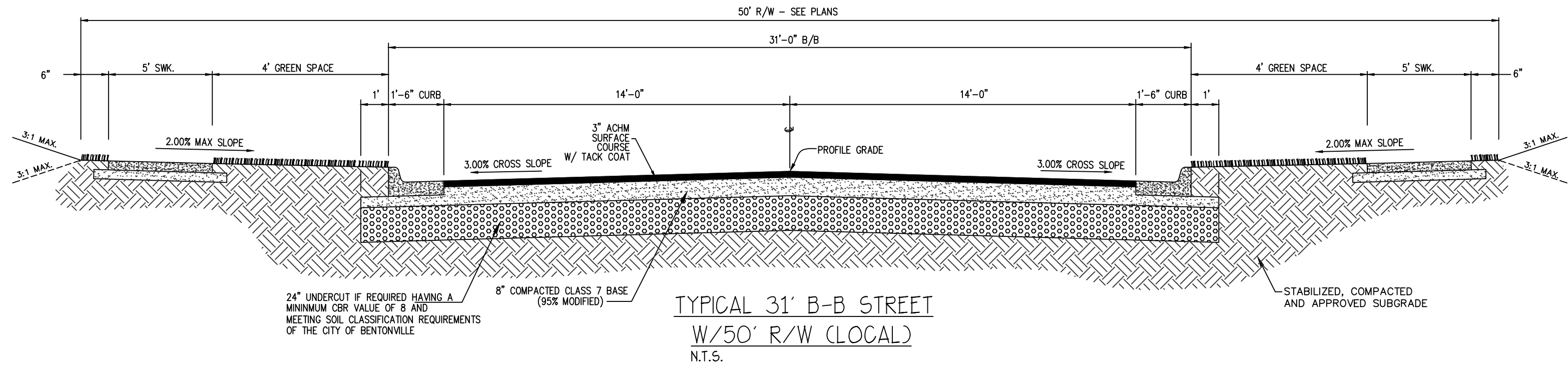


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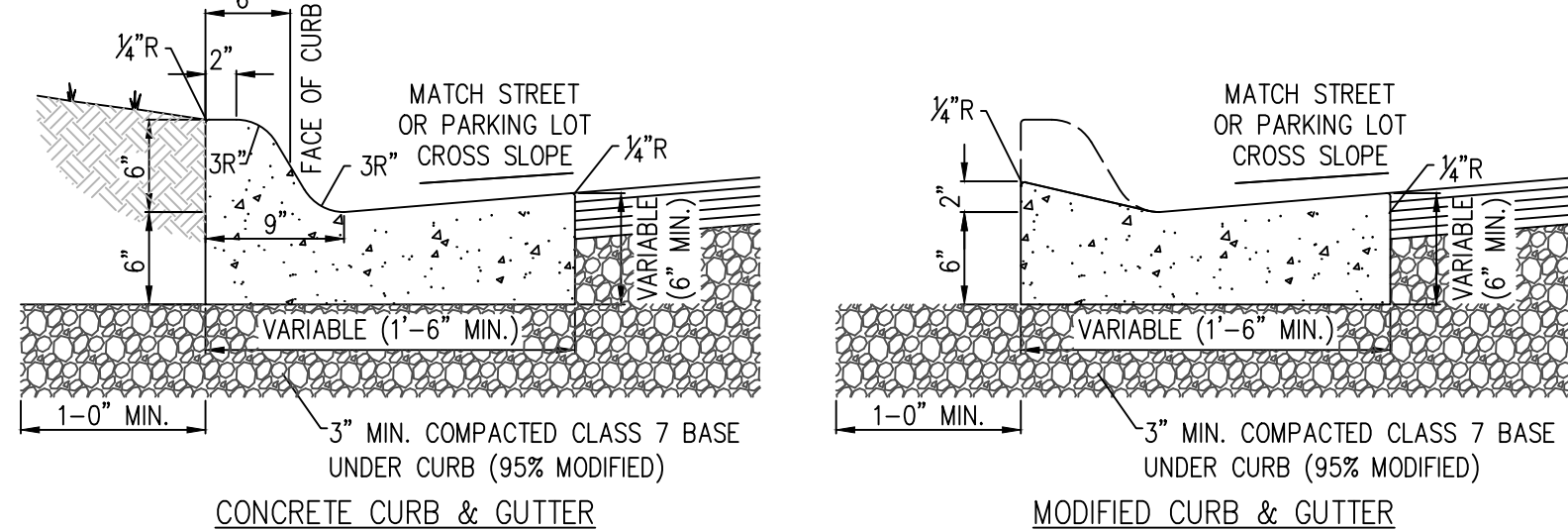
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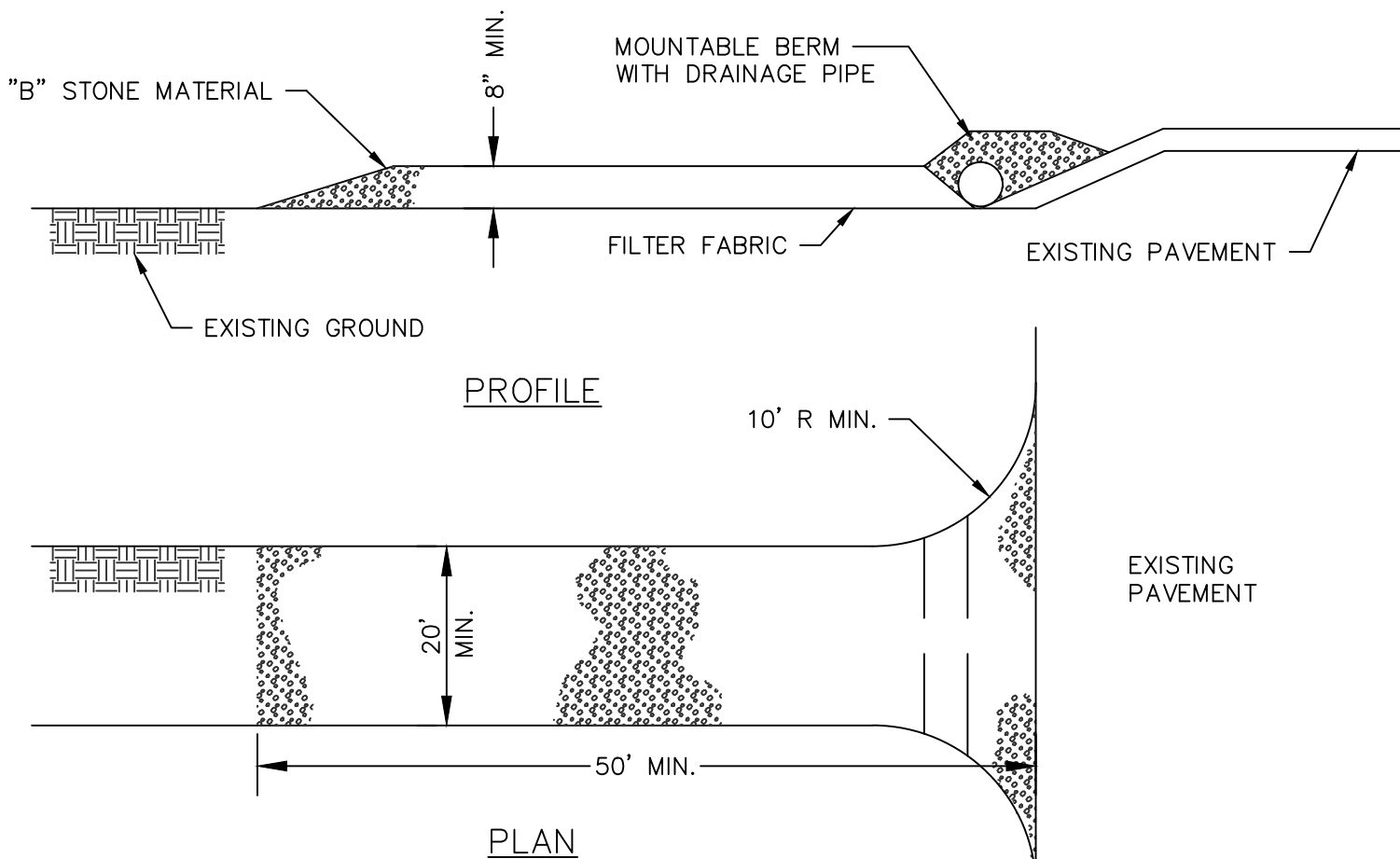
Pre App Submittal	09/30/24
1st Submittal	11/07/24
2nd Submittal	11/26/24



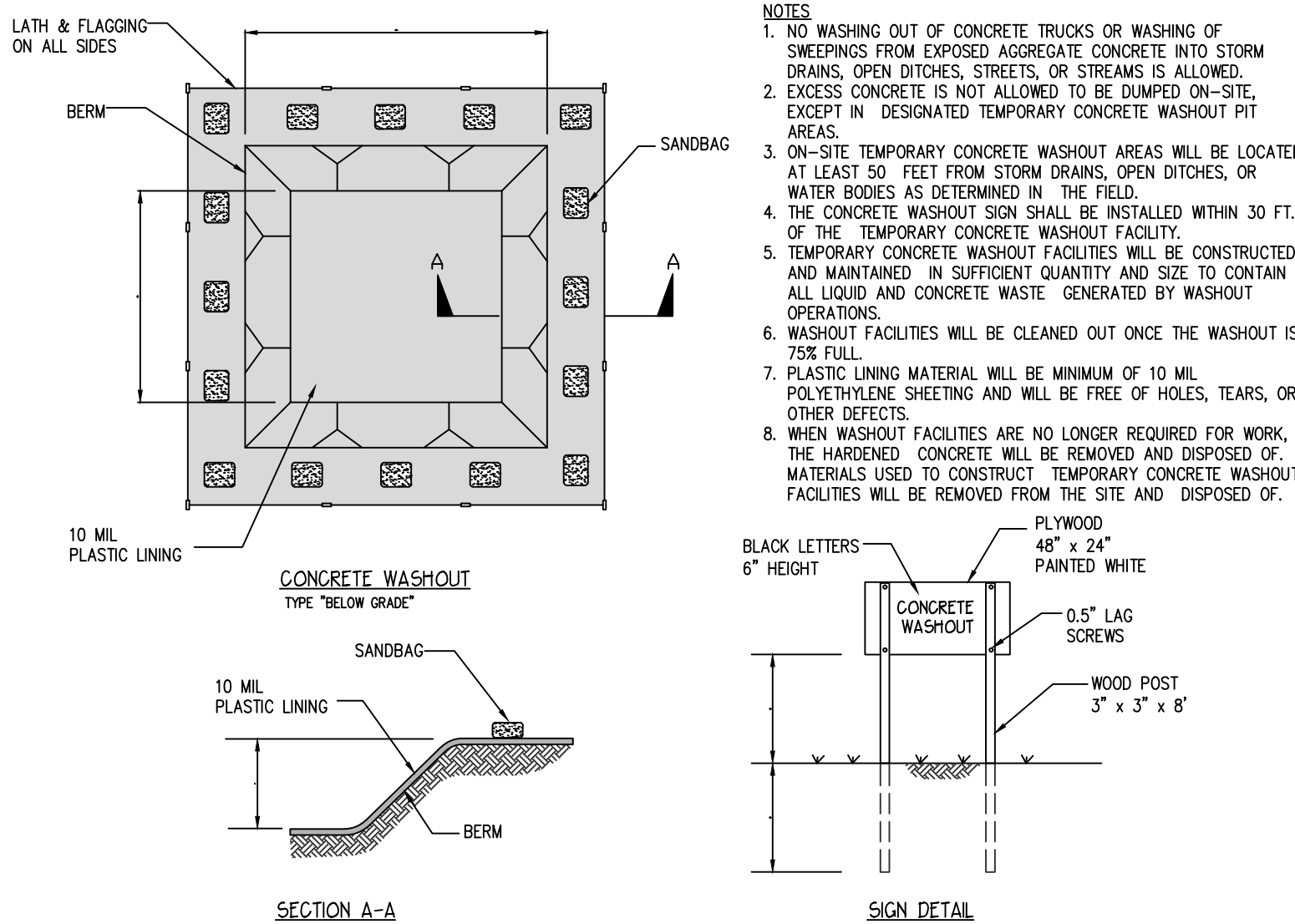
- NOTES:
1. CONCRETE FOR CURB AND GUTTER TO BE CLASS A, 3500 PSI, 5.5 BAG MIX WITH 4-7% AIR ENTRAINMENT.
 2. ALL CURB AND GUTTER SHALL HAVE A BROOMED FINISH UNLESS OTHERWISE SPECIFIED.
 3. MODIFIED CURB SHALL BE PLACE ACROSS ALL DRIVEWAY ENTRANCES.
 4. CURB AND GUTTER MUST HAVE CONTRACTION JOINTS SAWED EVERY 15 FEET ON CENTER, ALONG PROPOSED CURB, AND SHALL BE SAWED TO A DEPTH OF 1-1/2" WITH A WIDTH OF 1-4". MATERIAL USED TO SEAL JOINTS SHALL BE AS SPECIFIED IN SECTION 501 AHTD STANDARD SPECIFICATIONS OR AS APPROVED BY THE ENGINEER. (OMNISEAL 50 OR EQUAL)
 5. PROVIDE 1/2" PREFORMED EXPANSION JOINT MATERIAL (ASPHALT IMPREGNATED FIBERBOARD OR OTHER APPROVED MATERIAL) AT 200 FOOT INTERVALS, AND AT ALL STATIONARY STRUCTURES, (DROP INLETS, END OF CURBS, DRIVEWAYS, ETC.) OR AS DIRECTED BY ENGINEER. JOINT MATERIAL SHALL HAVE A THICKNESS OF 1/2" INCH AND CONFORM TO AASHTO M 213 STANDARDS.
 6. ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH AHTD. IN THE CASE OF CONFLICTS, AHTD'S CRITERIA SHALL GOVERN. REFER TO AHTD STANDARD ROADWAY DRAWING DETAIL CG-1 FOR DIMENSIONS NOT SHOWN.
 7. 2-#6 X 24" SMOOTH DOWEL BARS SHALL BE PLACED ACROSS ALL EXPANSION AND CONTRACTION JOINTS OR WHERE NEW CURB IS ATTACHED TO EXISTING CURB.
 8. ALL CURB AND GUTTER SHALL BE CURED WITH A CURING COMPOUND OR WITH WET BURLAP. AFTER CURB AND GUTTER IS HAS SET, THE AREA BEHIND THE CURB SHALL BE PARTIALLY BACKFILLED BEFORE THE BASE MATERIAL IS PLACED AND COMPACTED.



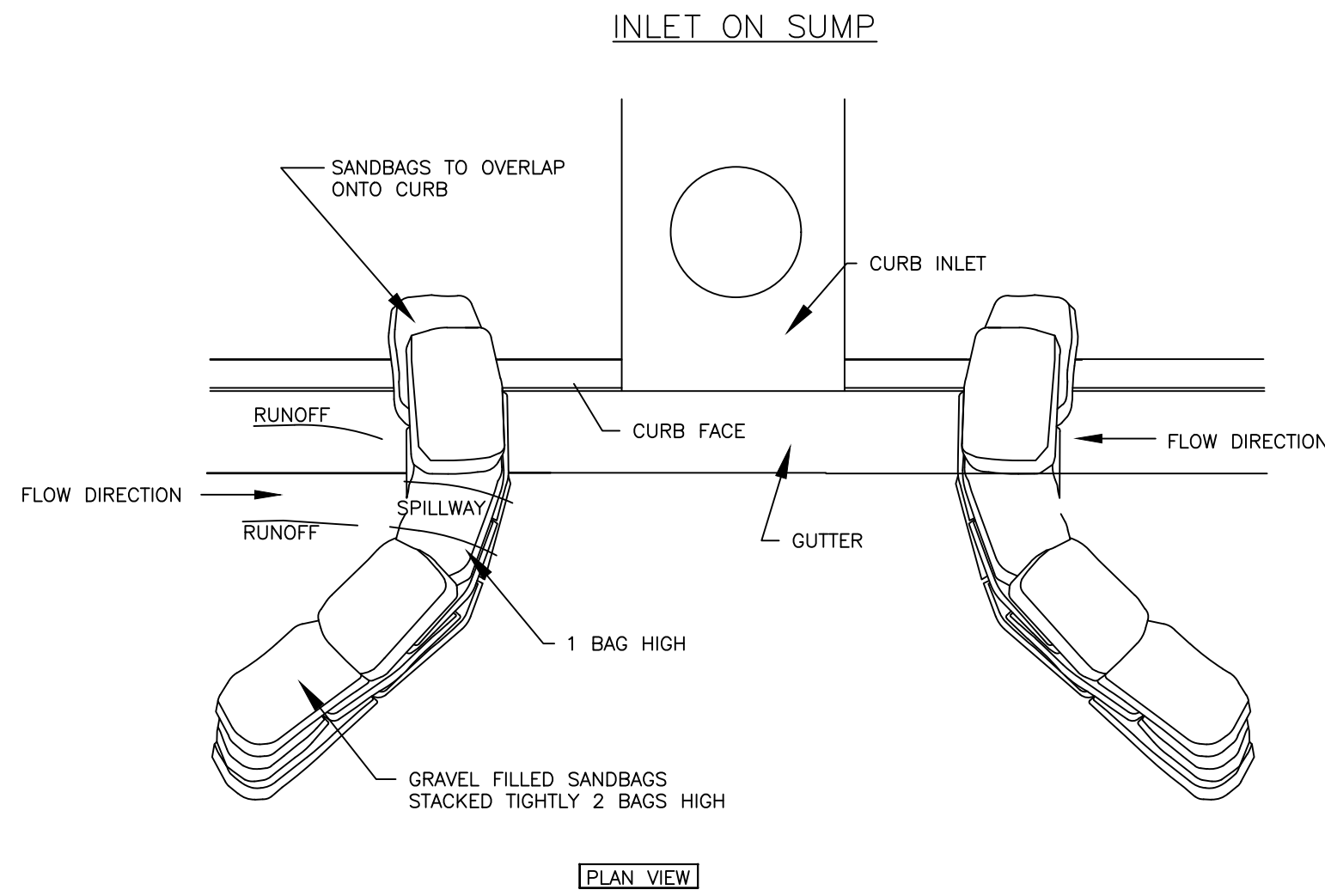
CURB AND GUTTER DETAILS
N.T.S.



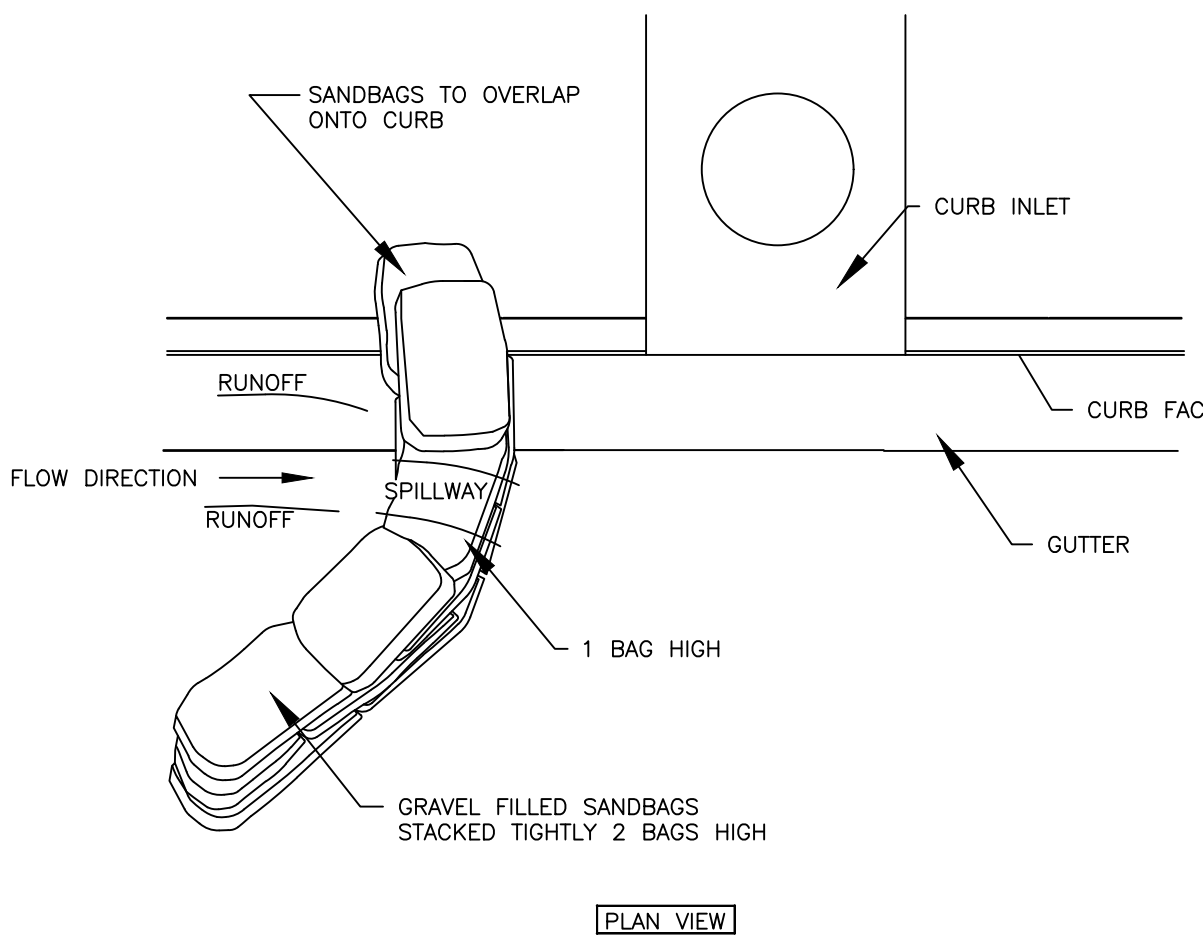
STABILIZED CONSTRUCTION ENTRANCE
N.T.S.



CONCRETE WASTE MANAGEMENT DETAIL
N.T.S.

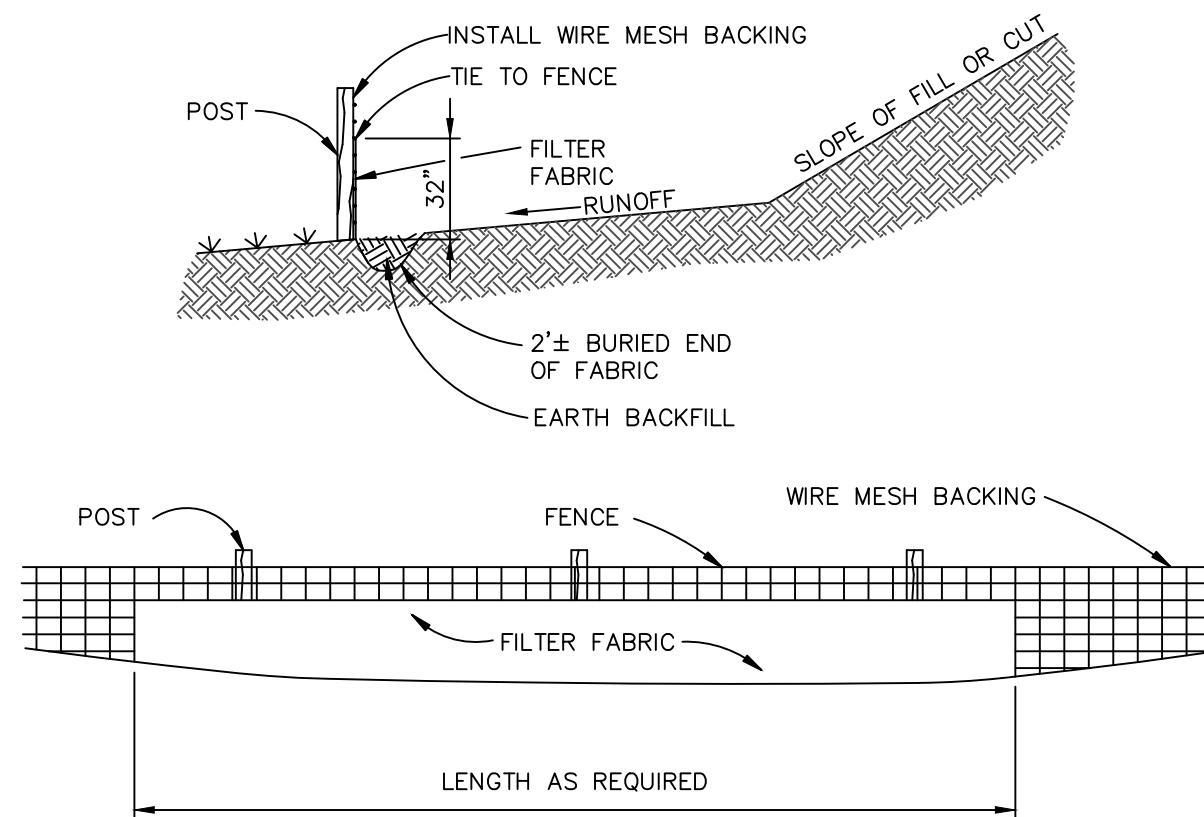


INLET ON GRADE

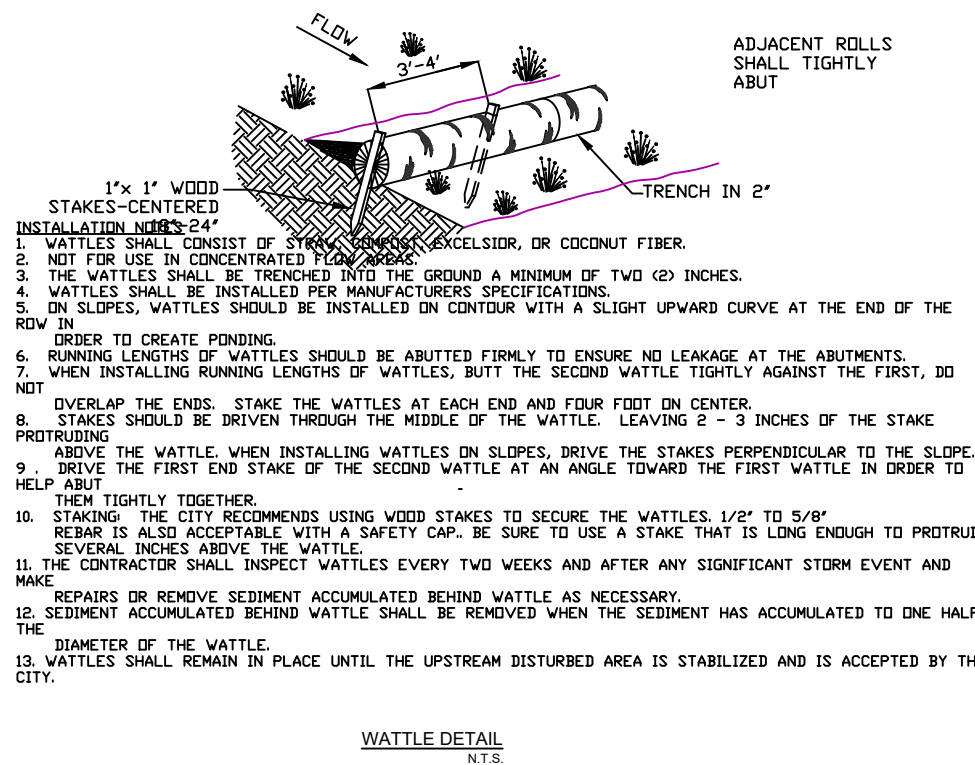


- NOTES:
1. PLACE CURB TYPE SEDIMENT BARRIERS ON GENTLY SLOPING STREET SEGMENTS, WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.
 2. SANDBAGS OF EITHER BURLAP OR WOVEN GEOTEXTILE FABRIC, ARE FILLED WITH GRAVEL, LAYERED AND PACKED TIGHTLY.
 3. LEAVE A ONE SANDBAG GAP IN THE TOP ROW TO PROVIDE A SPILLWAY FOR OVERFLOW.
 4. INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT. SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.

CURB AND GUTTER BARRIER



FILTER FABRIC BARRIER (SILT FENCE)
N.T.S.



WATTLE DETAIL
N.T.S.

ENGINEER: G. BATES
DRAWN BY: B. WISE

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
JOSEPH H. BATES

12-06-2024

CERTIFICATE OF AUTHORITY
BATES & ASSOCIATES, INC.
#335
ARKANSAS ENGINEER

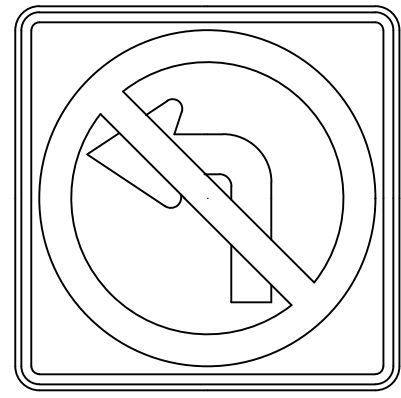
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DATE	REVISIONS
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11/01/24	1st Submittal
11/26/24	2nd Submittal
12/06/24	3rd Submittal

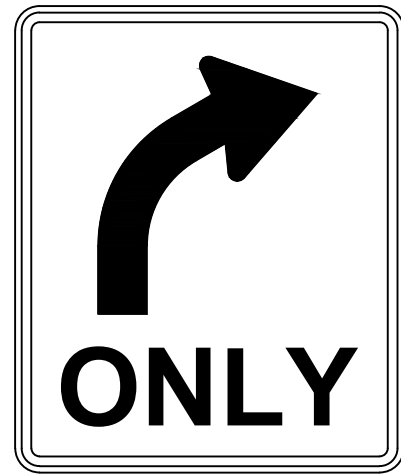
VALLEY MULTIFAMILY
SUBDIVISION PLANS
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R3-2

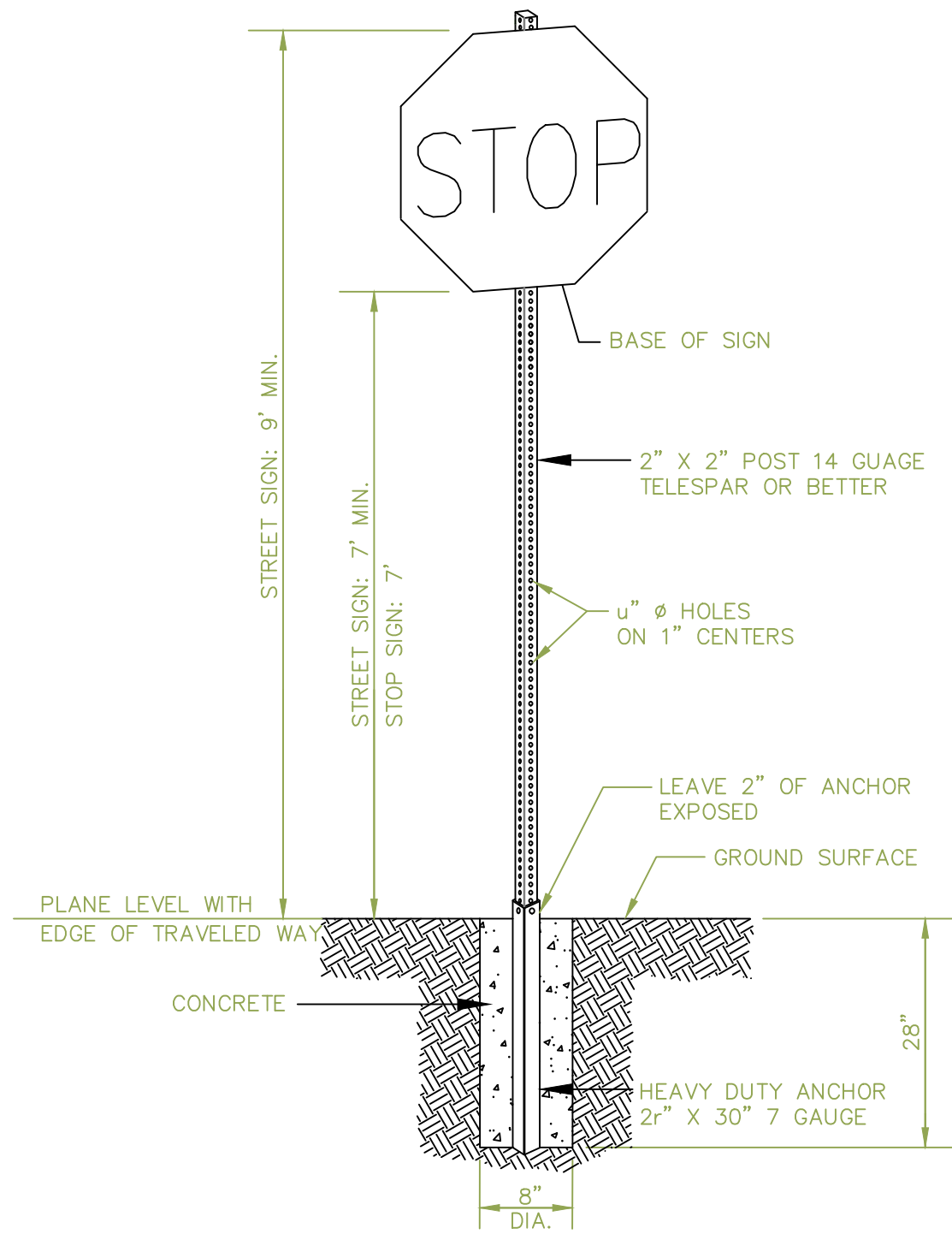


R3-5R



R1-1

SIGNS



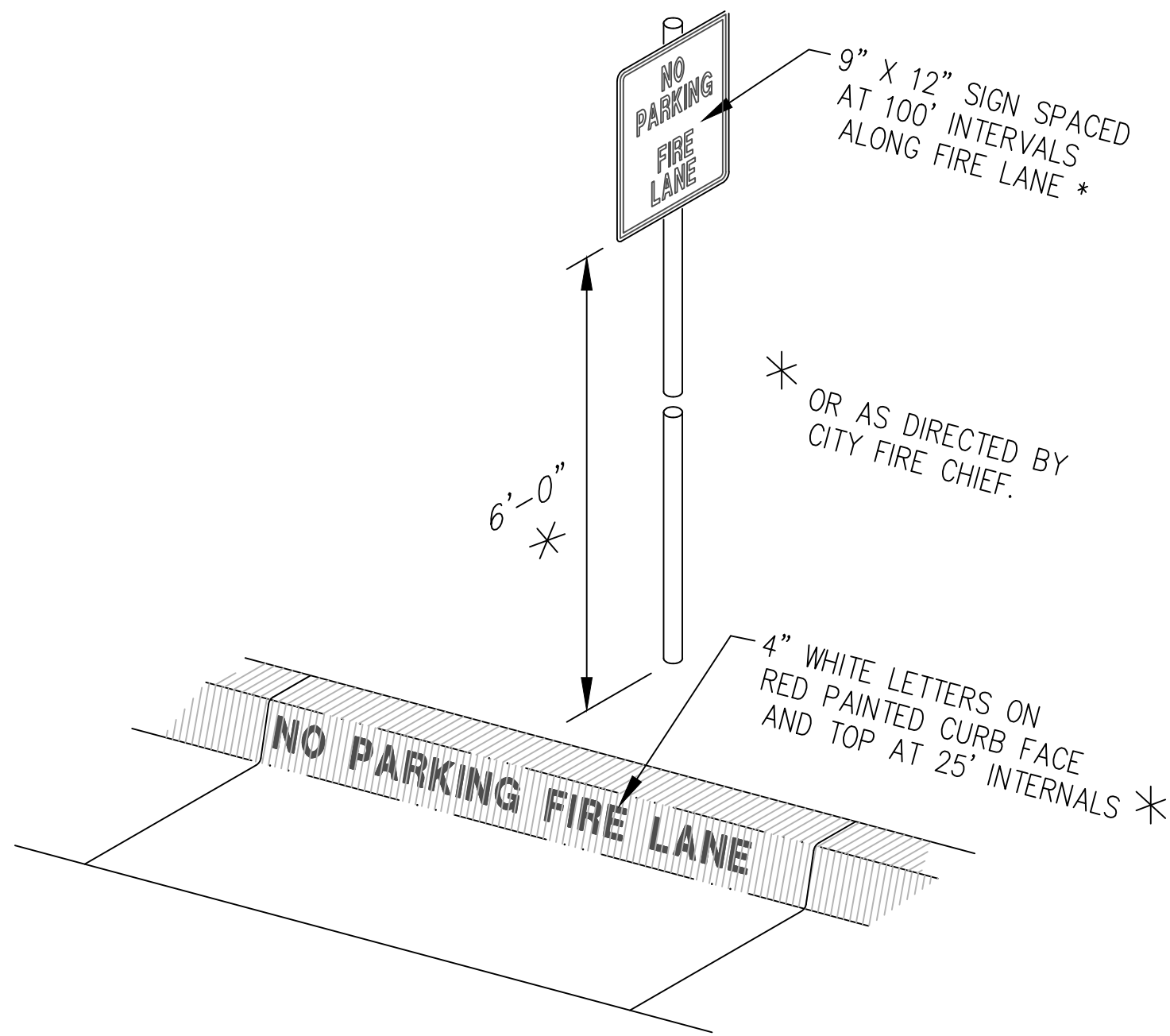
SIGN POST INSTALLATION

NOTES:

1. POSTS SHALL BE SET 5' MIN. OFF THE TRAVELED WAY, OR 5' FROM CURB
2. BASE OF STREET SIGN SHALL BE 9' MINIMUM ABOVE THE PLANE LEVEL WITH THE EDGE OF TRAVELED WAY.
3. BASE OF STOP SIGN SHALL BE 7' ABOVE THE PLANE LEVEL WITH THE EDGE OF TRAVELED WAY.

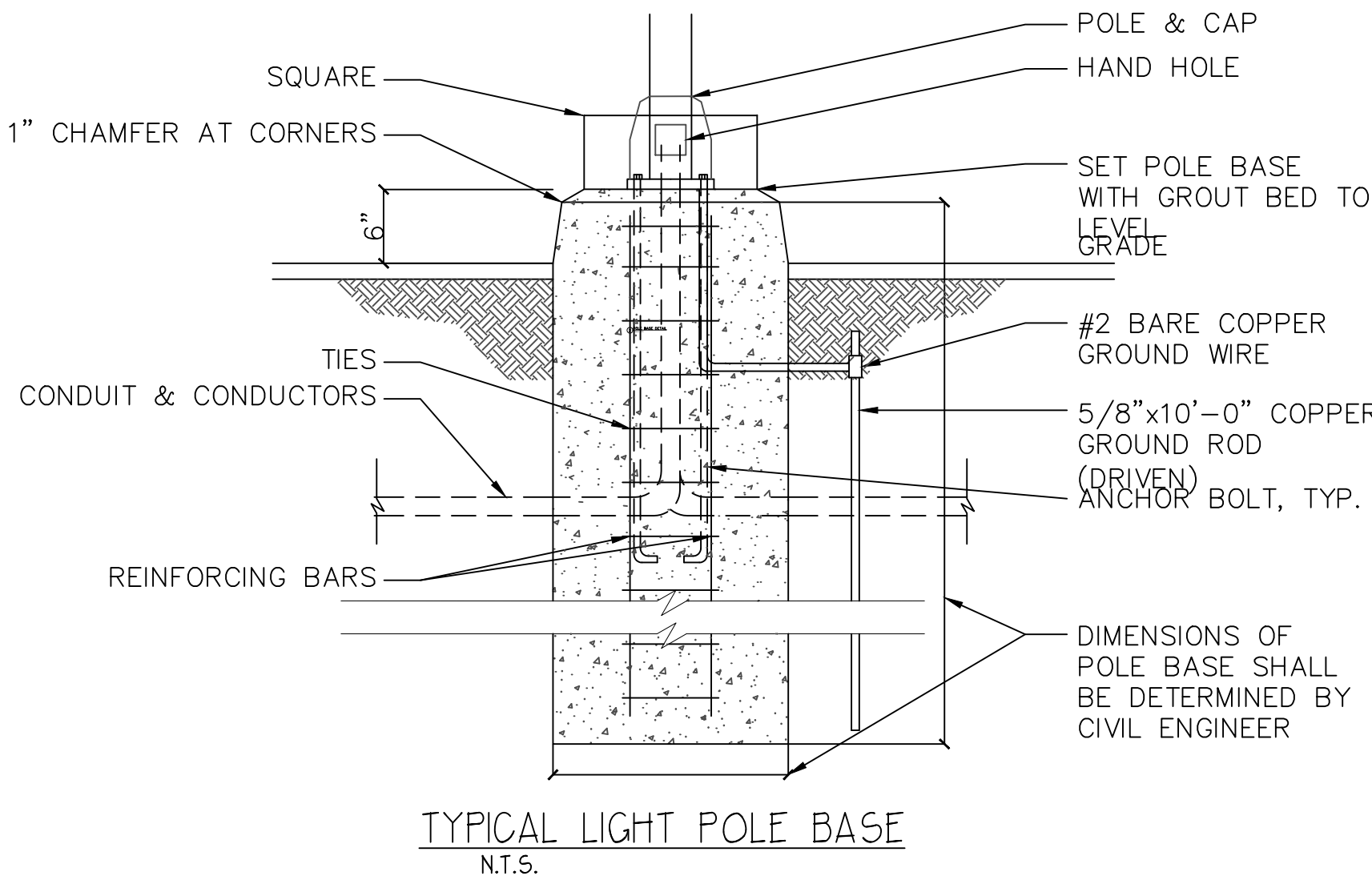
NOTES:

1. FIRE LANE CURBS SHALL BE PAINTED RED AND MARKED WITH THE WORDS "NO PARKING FIRE LANE" AT INTERVALS OF EVERY 25 FEET. THE MARKINGS SHALL BE NO MORE THAN 10 FEET FROM EACH END OF THE CURB
2. THE CURB SHALL BE FULLY PAINTED, OR THE GROUND ADJACENT SHALL BE MARKED IN RED NO LESS THAN 6" IN WIDTH.
3. LETTERING SHALL BE 4 INCHES IN HEIGHT WITH 1 INCH BRUSH STROKE AND PAINTED IN WHITE



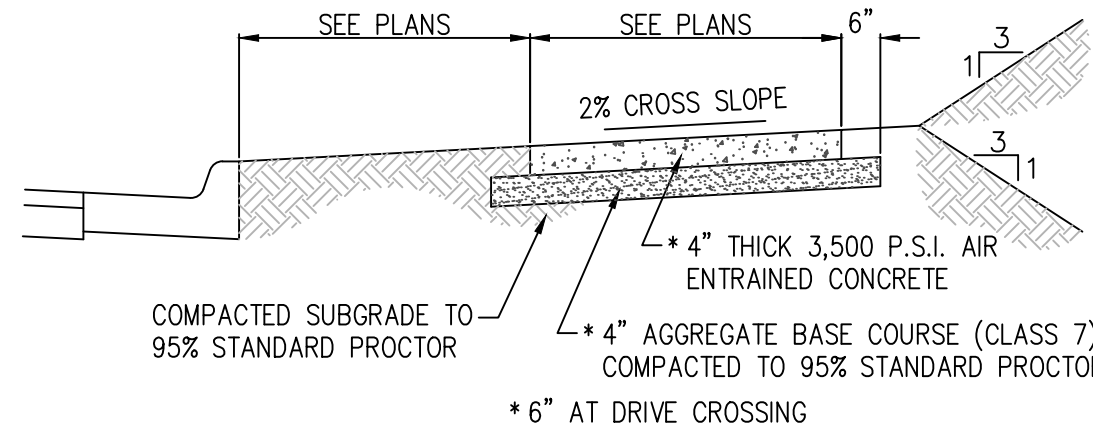
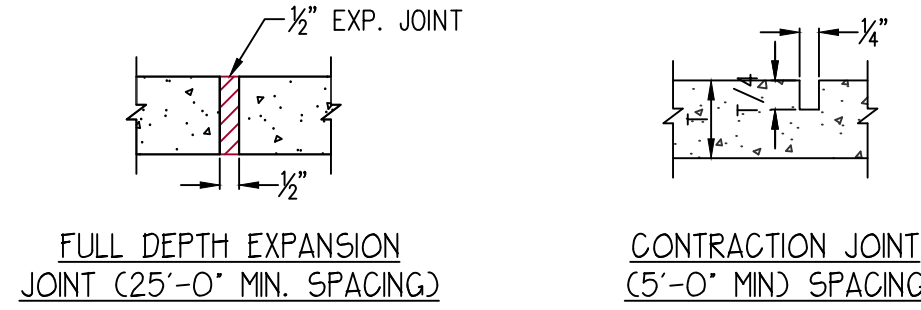
FIRE LANE STRIPING

N.T.S.



NOTES:

1. CONCRETE FOR SIDEWALKS TO BE CLASS A, 3500 PSI, 5.5 BAG MIX WITH 4-7% AIR ENTRAINMENT.
2. ALL SIDEWALKS SHALL HAVE A BROOMED FINISH UNLESS OTHERWISE SPECIFIED.
3. SIDEWALKS MUST HAVE CONTRACTION JOINTS SAWED EVERY 5 FEET ON CENTER, AND SHALL BE SAWED TO A DEPTH OF 1-1/2" WITH A WIDTH OF 1/4". MATERIAL USED TO SEAL JOINTS SHALL BE AS SPECIFIED IN SECTION 501 AHTD STANDARD SPECIFICATIONS OR AS APPROVED BY THE ENGINEER. (OMNISEAL 50 OR EQUAL)
4. EXPANSION JOINTS SHALL BE PROVIDED AT 25 FOOT INTERVALS, AT ALL STATIONARY STRUCTURES SUCH AS DROP INLETS, AND AT CURB RETURNS. JOINT MATERIAL SHALL HAVE A THICKNESS OF 1/2" AND CONFORM TO AASHTO M213 STANDARDS.
5. ALL SIDEWALKS SHALL BE CURED WITH A CURING COMPOUND OR WITH WET BURLAP.
6. ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH CITY REQUIREMENTS. IN THE CASE OF CONFLICTS, THE CITY'S CRITERIA SHALL GOVERN.



SIDEWALK DETAIL

N.T.S.

ENGINEER: G. BATES

DRAWN BY: B. WISE

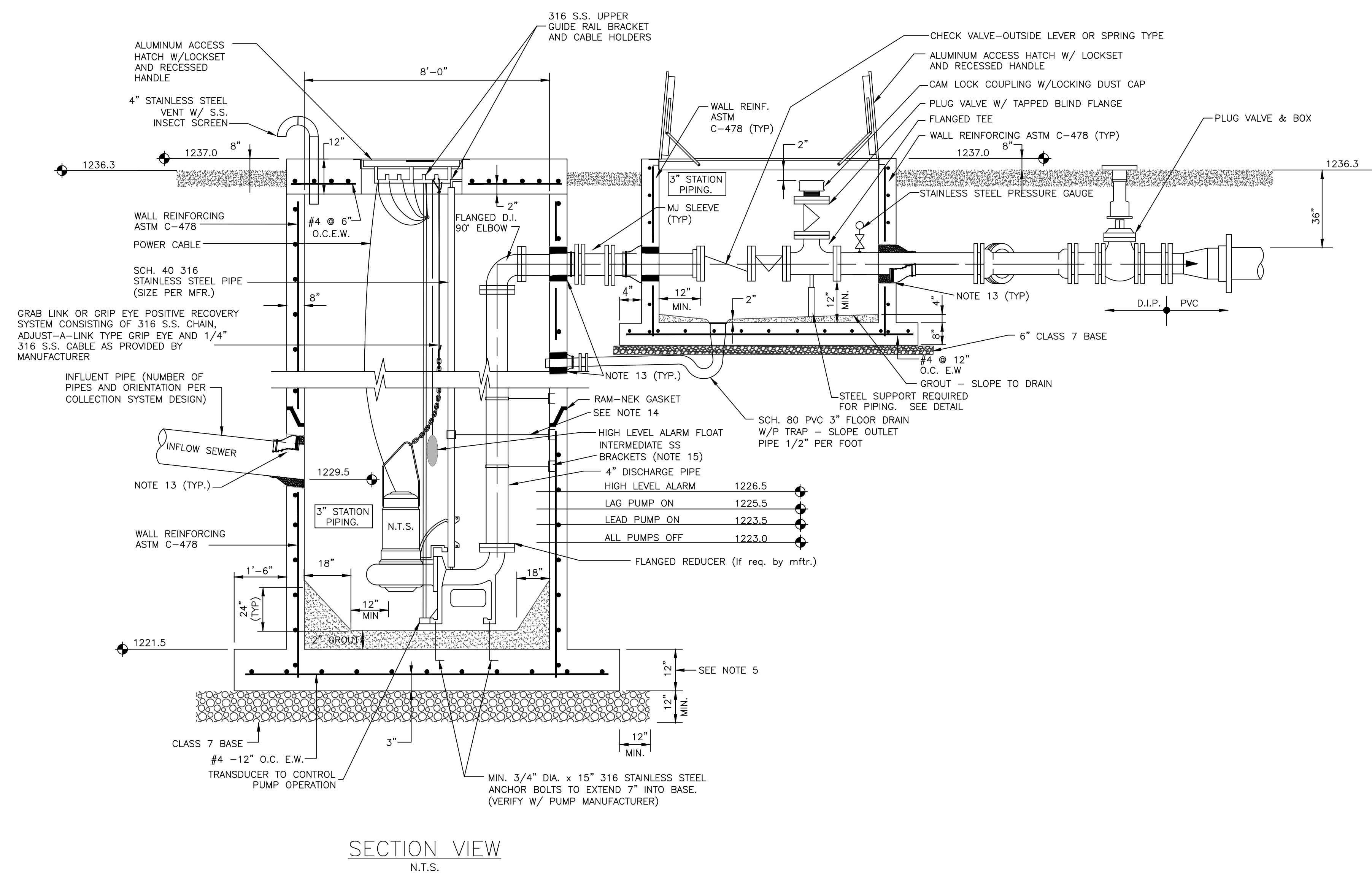
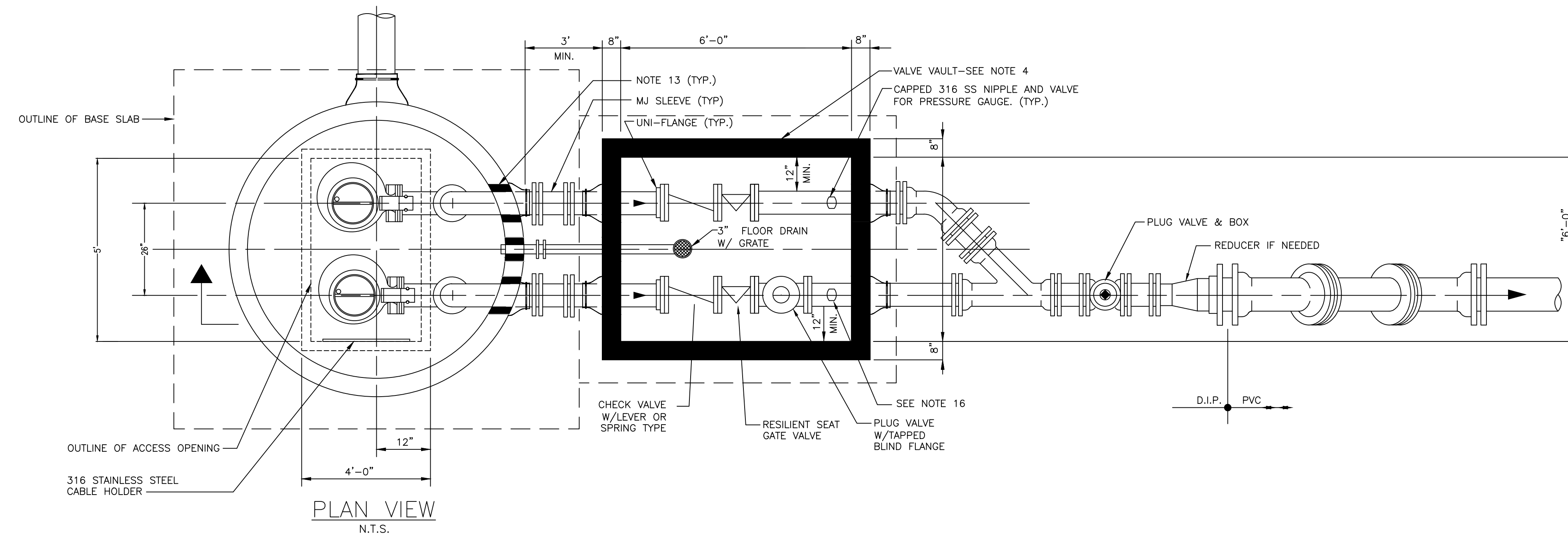
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11/26/24	2nd Submittal
12/06/24	3rd Submittal

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PROJECT NO. 21-409

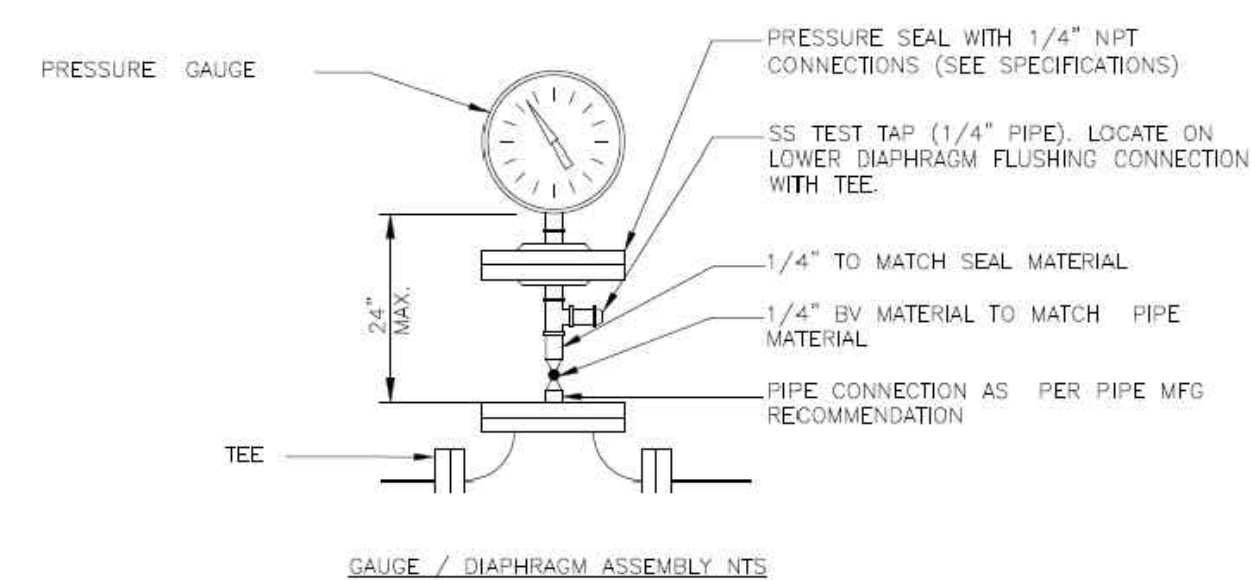
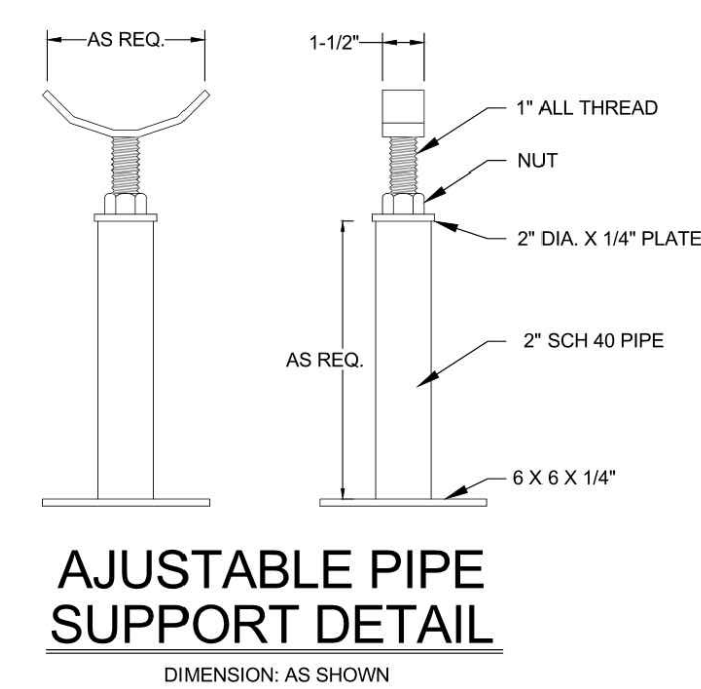


WET WELL + LIFT STATION DETAILS
N.T.S.

GENERAL NOTES

1. REFER TO SECTION 18 SEWER LIFT STATIONS OF THE CITY OF BENTONVILLE 2021 STANDARD SPECIFICATIONS AND DETAILS FOR LIFT STATION REQUIREMENTS.
2. PUMP OPERATING CONDITIONS CALCULATED TO BE 63 GPM AT 79' TDH
3. PUMP INFORMATION:

MANUFACTURER:	FLYGT
PUMP MODEL:	NP 3085 SH3
HORSE POWER:	4.0
IMPELLER DIA.:	125 MM
MAX SPEED:	3,435
VOLTAGE:	277/480V
PHASE:	3
HERTZ:	60
4. WET WELL WALLS WILL REQUIRE EPOXY COATING
5. BASE SLAB SHALL BE 12" OR GREATER
6. BASE AND FIRST RISER UNIT SHALL BE CAST MONOLITHIC.
7. ALL LIFT STATION PIPING 3" DIAMETER OR LESS SHALL BE STAINLESS STEEL. 4" AND LARGER SHALL BE DIP, EPOXY LINED PRESSURE SEWER PIPE.
8. LEVEL CONTROL SYSTEM MUST BE SUBMERSIBLE TRANSDUCER WITH FLOAT CONTROL BACK UP SYSTEM.
9. REFER TO SECTION 18.10 COMMUNICATIONS/ SCADA FOR CONTROL PANEL SPECS.
10. A PORTABLE GENERATOR CONNECTOR IS REQUIRED ON THE CONTROL PANEL. IT MUST BE AN APPLICATION 200 AMP 4-W, 4-P STYLE -1 TYPE CONNECTOR CAT #ADR20044 FOR 3 PHASE STATIONS ONLY.
11. AN ON SITE GENERATOR MUST BE PROVIDED.
12. A SPARE PUMP, LIFTING CHAIN AND MOUNTAIN FLANGE MUST BE FURNISHED AND DELIVERED TO THE DEPARTMENT PRIOR TO FINAL INSPECTION.
13. ALL PLUMBING ENTERING OR LEAVING THE WET WELL SHALL HAVE A WATER STOP AND GROUTED TO PREVENT INFILTRATION.
14. GUIDERAILS TO INCLUDE INTERMEDIATE 316 S.S. BRACKETS SIMILAR TO RISER SUPPORT BRACKETS, SPACED AT 10-FOOT INTERVALS.
15. RISER PIPE TO BE INSTALLED WITH INTERMEDIATE BRACKETS IF WET WELL DEPTH IS GREATER THAN 15 FEET. BRACKETS SHALL BE 316 S.S. ANGLE MOUNTED TO WET WELL WALL. PIPE SHALL BE SECURED TO BRACKET WITH 316 S.S. U-BOLTS.
16. 4" ASHCROFT MODEL 100B S.S. PRESSURE GAUGE, ASHCROFT TYP 100 DIAPHRAGM SEAL W/ 1/2" INLET, S.S. TAPPING SADDLE W/ 3/4" TAP BUSHED DOWN TO 1/2", 1/2" S.S. PIPE AND 1/2" S.S. BALL VALVE.



ENGINEER: G. BATES
DRAWN BY: B. WISE

12-06-2024

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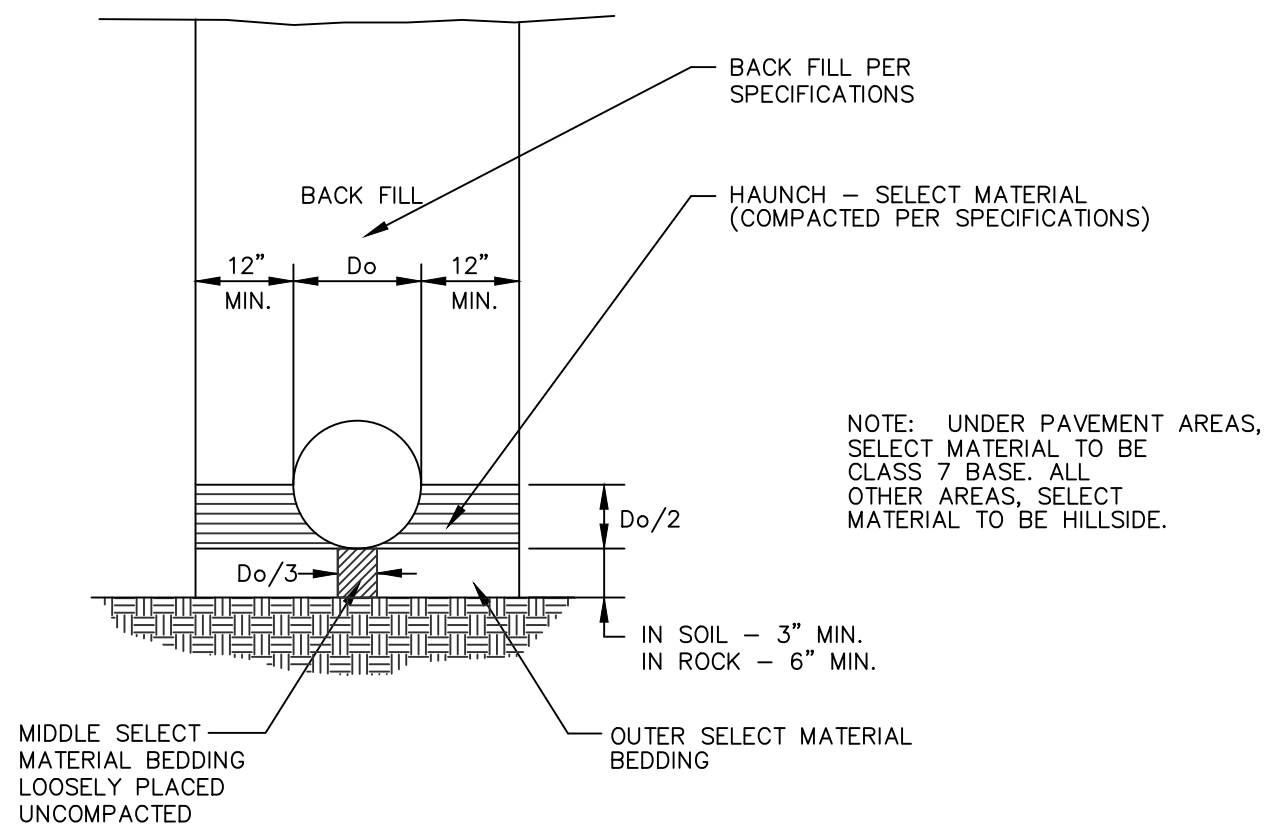
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CONSTRUCTION SEQUENCE

1. PLACE SELECT BEDDING MATERIAL TO GRADE, DO NOT COMPACT.
2. INSTALL PIPE TO GRADE.
3. COMPACT SELECT BEDDING OUTSIDE THE MIDDLE THIRD OF THE PIPE.
4. PLACE AND COMPACT THE HAUNCH AREA UP TO THE MIDDLE OF THE PIPE.
5. COMPLETE BACK FILL ACCORDING TO SPECIFICATIONS.



CONCRETE PIPE INSTALLATION DETAIL
NT5

NOTES:

RIPRAP SHOULD EXTEND UP BOTH SIDES OF THE APRON AND AROUND THE END OF THE PIPE OR CULVERT AT THE DISCHARGE OUTLET AT A MAXIMUM SLOPE OF 3:1 AND A HEIGHT NOT LESS THAN TWO THIRDS THE PIPE DIAMETER OR CULVERT HEIGHT.

THERE SHALL BE NO OVERFLOW FROM THE END OF THE APRON TO THE SURFACE OF THE RECEIVING CHANNEL. THE AREA TO BE PAVED OR RIPRAPPED SHALL BE UNDERCUT SO THAT THE INVERT OF THE APRON SHALL BE AT THE SAME GRADE (FLUSH) WITH THE SURFACE OF THE RECEIVING CHANNEL. THE APRON SHALL HAVE A CUTOFF OR TOE WALL AT THE DOWNSTREAM END.

THE WIDTH OF THE END OF THE APRON SHALL BE EQUAL TO THE BOTTOM WIDTH OF THE RECEIVING CHANNEL. MAXIMUM TAPER TO RECEIVING CHANNEL 5:1

ALL SUBGRADE FOR STRUCTURE TO BE COMPACTED TO 95% OR GREATER.

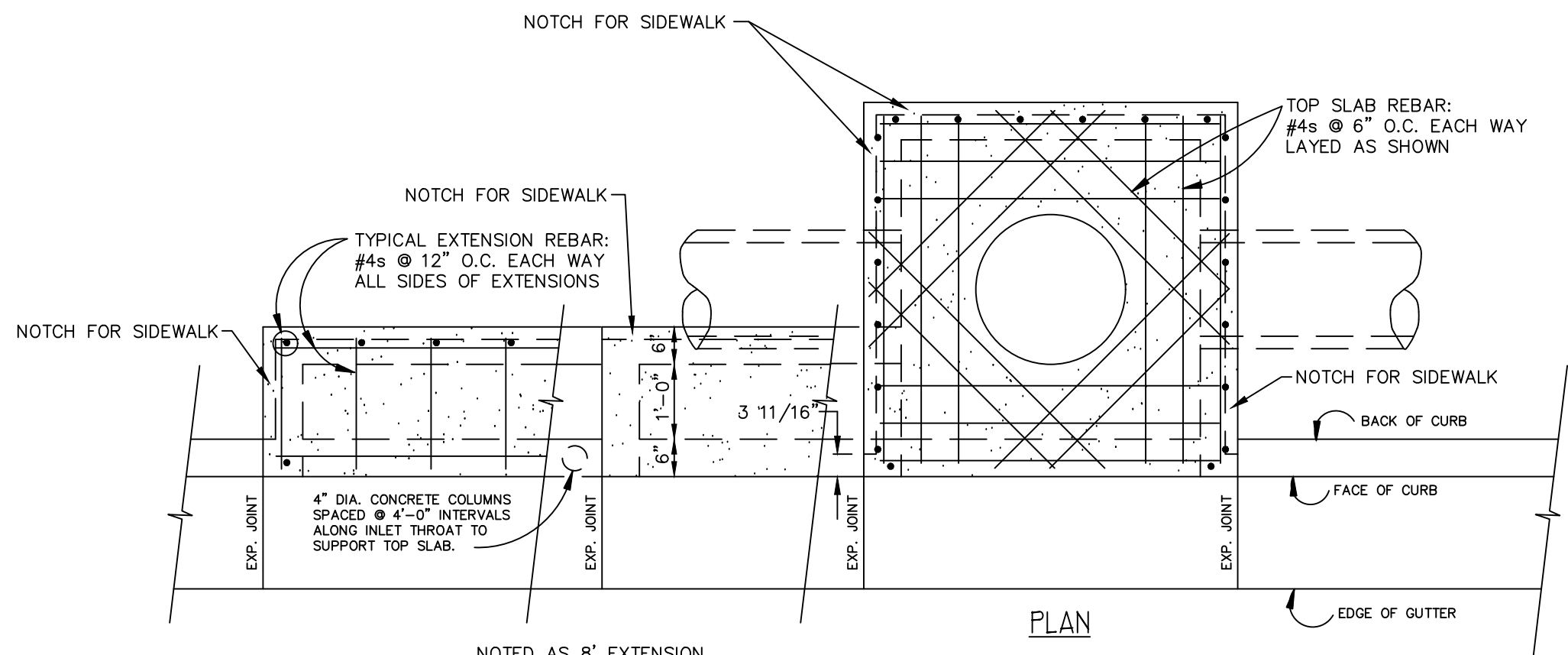
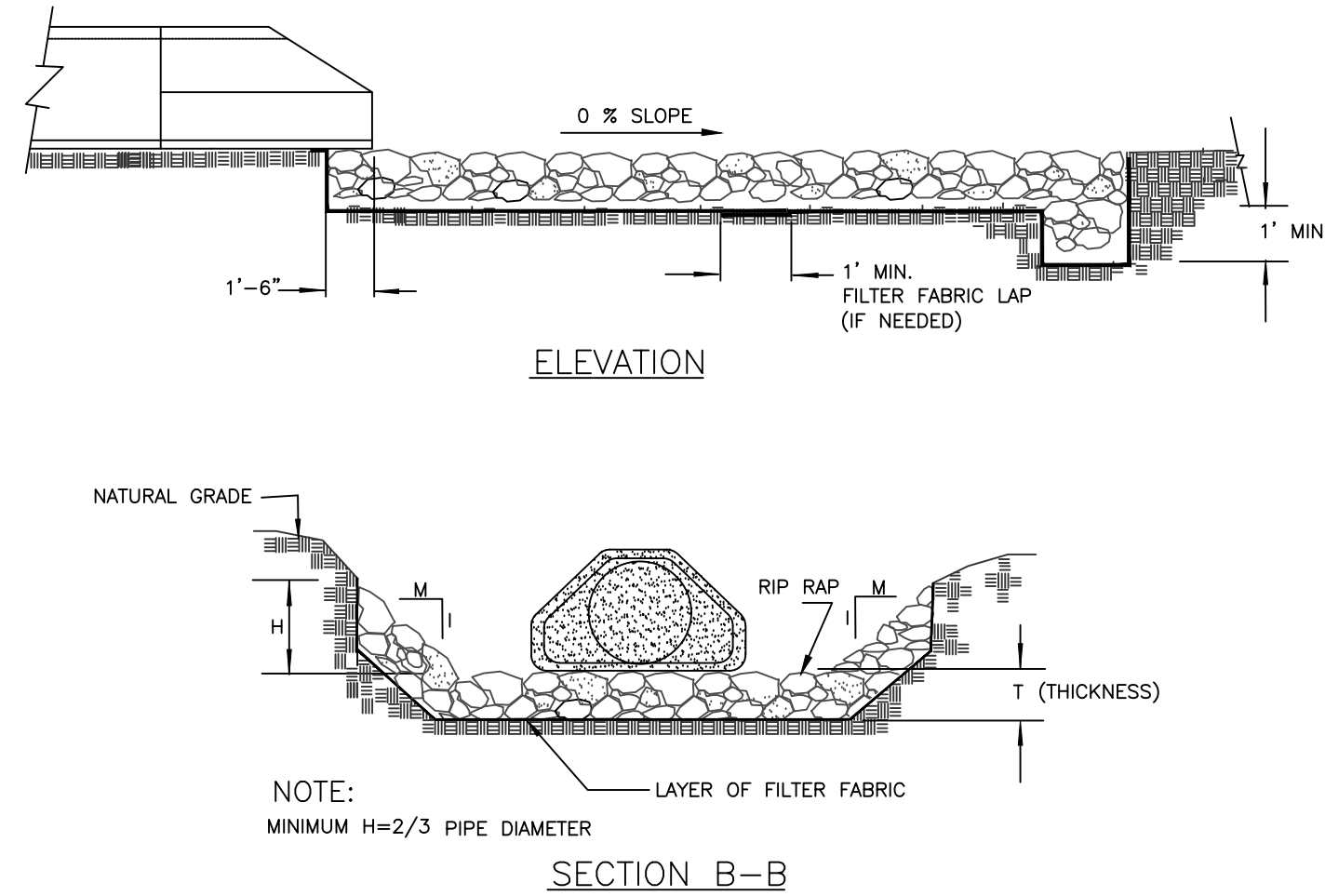
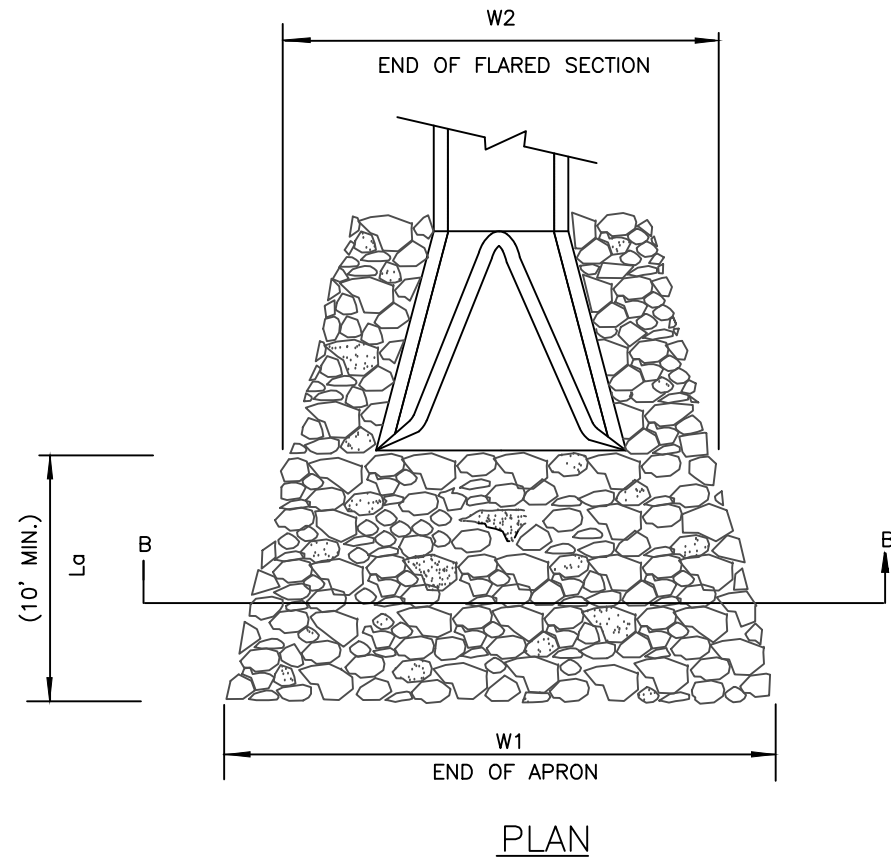
THE PLACING OF FILL, EITHER LOOSE OR COMPACTED IN THE RECEIVING CHANNEL SHALL NOT BE ALLOWED.

NO BENDS OR CURVES IN THE HORIZONTAL ALIGNMENT OF THE APRON WILL BE PERMITTED.

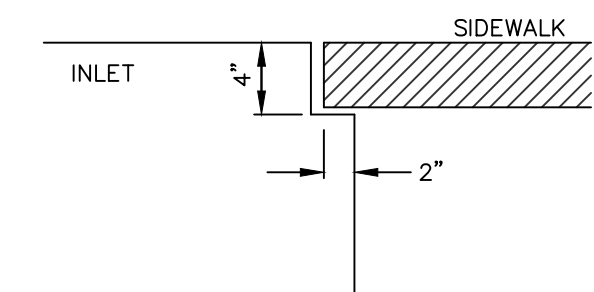
FILTER FABRIC SHALL BE INSTALLED ON COMPACTED SUBGRADE PRIOR TO PLACEMENT OF RIP RAP.

ANY DISTURBED AREA FROM END OF APRON TO RECEIVING CHANNEL MUST BE STABILIZED.

RIP-RAP DETAILS
N.T.S.



NOTE:
CONTRACTOR HAS THE OPTION TO CONSTRUCT ROUND CURB INLETS AND JUNCTION MANHOLES (A.H.T.D. TYPE MO) OF EQUIVALENT SIZE TO THE RECTANGULAR STRUCTURES SHOWN ABOVE WHEREVER SUCH ROUND STRUCTURES ARE APPLICABLE. HOWEVER, IF TYPE MO INLETS ARE USED, THE STANDARD RECTANGULAR CURB INLET EXTENSION MUST STILL BE USED. THE TYPE MO CURB INLET EXTENSION WILL NOT BE USED.



DETAIL OF NOTCH FOR SIDEWALKS

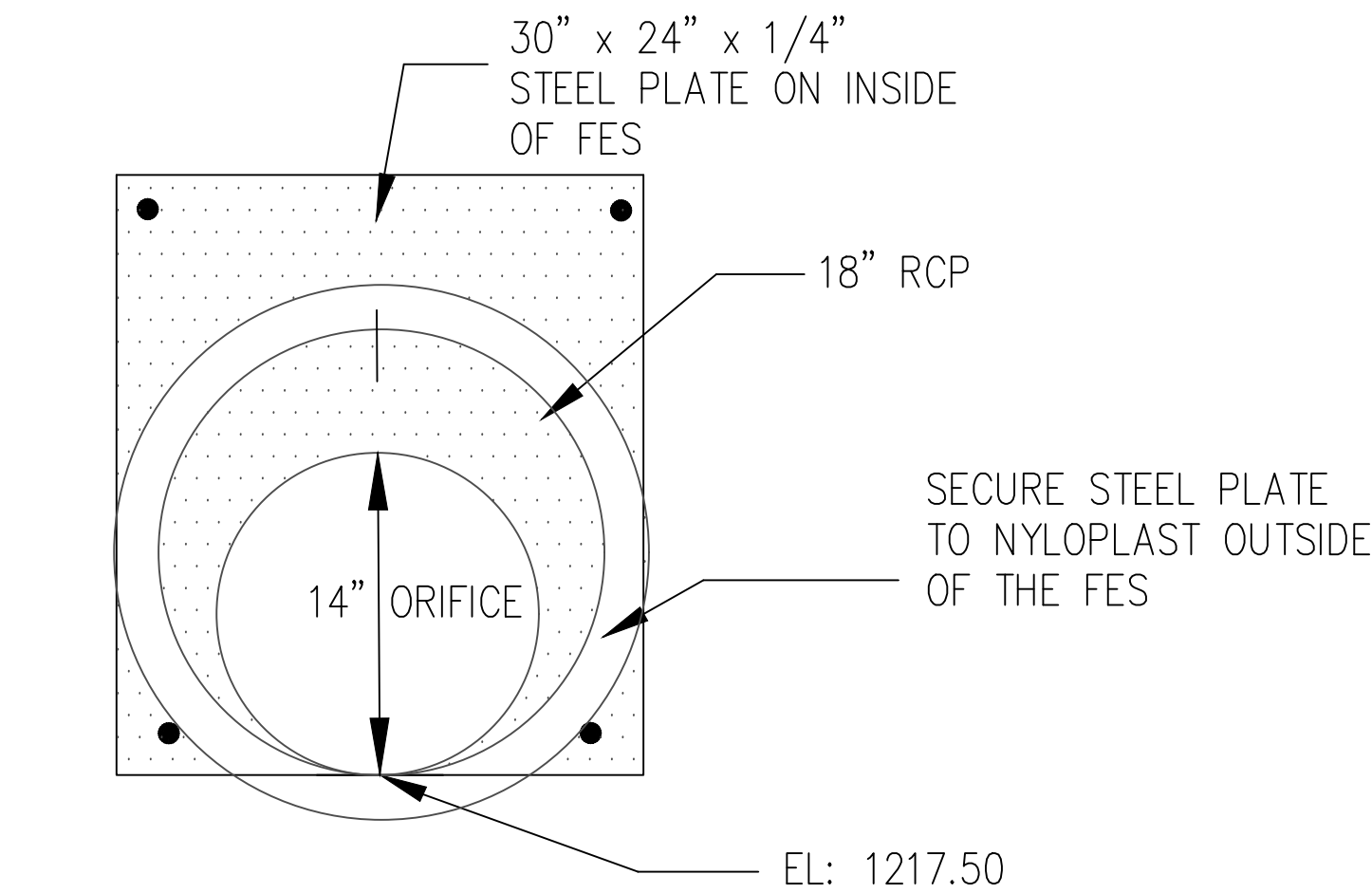
ALL INLETS SHALL BE CONSTRUCTED OF PORTLAND CONCRETE WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,500 PSI WHEN TESTED. ALL CONCRETE SHALL CONTAIN AN AIR ENTRAINING AGENT WHICH PRODUCES FIVE PERCENT PLUS OR MINUS TWO PERCENT AIR ENTRAINMENT IN THE CONCRETE.

ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH CITY REQUIREMENTS. IN THE CASE OF CONFLICTS, THE CITY'S CRITERIA SHALL GOVERN.

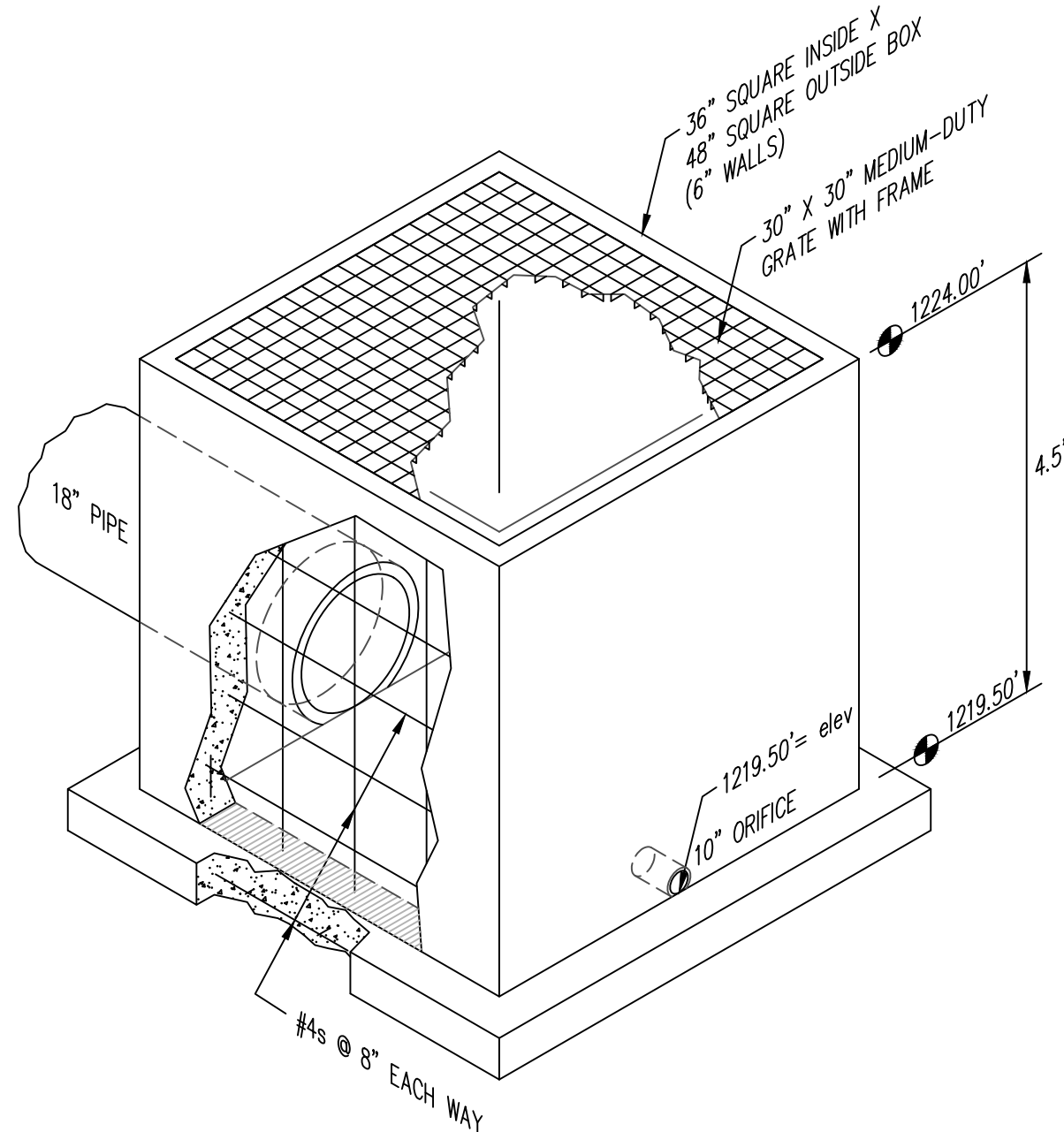
GUTTER DEPRESSION
NOTE: UPSTREAM DEPRESSION SHALL BE 1\"/>

PROVIDE 8\"/>

NOTE: FOR CONNECTION TO AN EXISTING INLET, SAW CUT A SQUARE SECTION OF THE BOX TO BE REMOVED, REMOVE EXISTING PIPE AND CONCRETE, THEN INSTALL PROPOSED PIPE & GROUT TO MATCH EXISTING INLET W/NON-SHRINK GROUT.



ORIFICE PLAT FOR POND 2 OUTLET



DETENTION POND #1 OUTLET STRUCTURE
N.T.S.

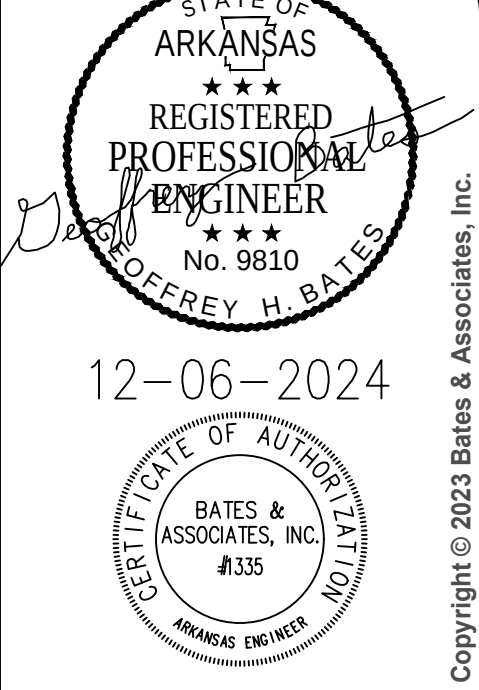
- NOTES:
1. PIPES MAY ENTER BOX FROM ANY ANGLE OR ELEVATION AS APPROVED BY ENGINEER.
 2. REINFORCING BARS SHALL BE CUT TO CLEAR PIPE BY 1-1/2\"/>
 3. PROVIDE 3/4\"/>
 4. ALL REINFORCING BARS SHALL HAVE 1-1/2\"/>

TYPICAL CURB INLET
N.T.S.

ENGINEER: G. BATES

DRAWN BY: B. WISE

PROJECT NO. 21-409



REVISIONS	DATE
Pre App Submittal	09/30/24
1st Submittal	11/01/24
2nd Submittal	11/26/24
3rd Submittal	12/06/24

VALLEY MULTIFAMILY
SUBDIVISION PLANS
SITE DETAILS
BENTONVILLE, ARKANSAS



DRAWING NO.
DT06



STORM SEWER EXTENSION TABLE			R = Round S = Square
INLET TYPE/No.	EXT. LENGTH	TOTAL LENGTH	INSIDE BOX SIZE
INLET A-1	8FT	12FT	4FT R
INLET A-2	8FT	12FT	4FT R
INLET B-1	0FT	4FT	4FT R
INLET B-2	8FT	12FT	4FT R
J.B. C-1	N.A.	N.A.	4FT R
INLET C-2	4FT	8FT	4FT R
INLET C-3	8FT	12FT	4FT R
INLET D-1	4FT	8FT	4FT R
INLET D-2	8FT	12FT	4FT R

DIMENSIONS OF PRECAST END SECTION FOR PIPES											
SPAN	K	J	C	D	E	T	R3	R4	R5	SLOPE	
IN.	IN.	IN.	IN.	IN.	IN.	IN.	IN.	IN.	IN.	IN.	
18	9	27	46	73	36	2 1/2	3	3	6	3 TO 1	
24	8 1/2	43	60	73 1/2	48	3	3	3	7	3 TO 1	
30	12	54	19 3/4	73 3/4	60	3 1/2	3	3	8	3 TO 1	
36	15	63	34 3/4	73 3/4	72	4	3	3	10 1/2	3 TO 1	
42	21	63	35	98	78	4 1/2	3	3	10 1/2	3 TO 1	
48	24	72	26	98	84	5	6	6	14	3 TO 1	

DIMENSIONS OF PRE-CAST END SECTIONS FOR ELLIPTICAL PIPES													
SPAN	RISE	R1	R2	R3	R4	R5	T	K	J	C	D	E	SLOPE
IN.	IN.	IN.	IN.	IN.	IN.	IN.	IN.	IN.	IN.	IN.	IN.	IN.	
23	14	6	20	3	3		2 3/4	8	27	45	72	36	3 TO 1
30	19	8 1/4	26 1/4	3	3	7	3 1/4	8 1/2	39	73	72	48	3 TO 1
34	22	9 1/4	29 17/32	3	3	8	3 1/2	9	46	26	72	54	3 TO 1
38	24	10 1/4	32 3/4	3	3	9	3 3/4	9 1/2	54	18	72	60	3 TO 1
42	27	11 7/16	36 3/16	3	3	10 1/2	3 3/4	10 3/8	57	15	72	66	3 TO 1
45	29	12 1/4	39 1/4	3	3	12	4 1/2	11 1/4	60	36	96	72	3 TO 1
49	32	13 9/16	42 21/32	3	3	12 1/2	4 3/4	12	60	36	96	75	3 TO 1
53	34	14 3/4	46	6	6	13	5	15 3/4	60	36	96	78	3 TO 1
60	38	16 1/2	51 3/4	6	6	14	5 1/2	21	60	36	96	84	3 TO 1
68	43	18 21/32	58 13/32	6	6	16	6	25 1/2	60	36	96	90	3 TO 1

Culvert Report

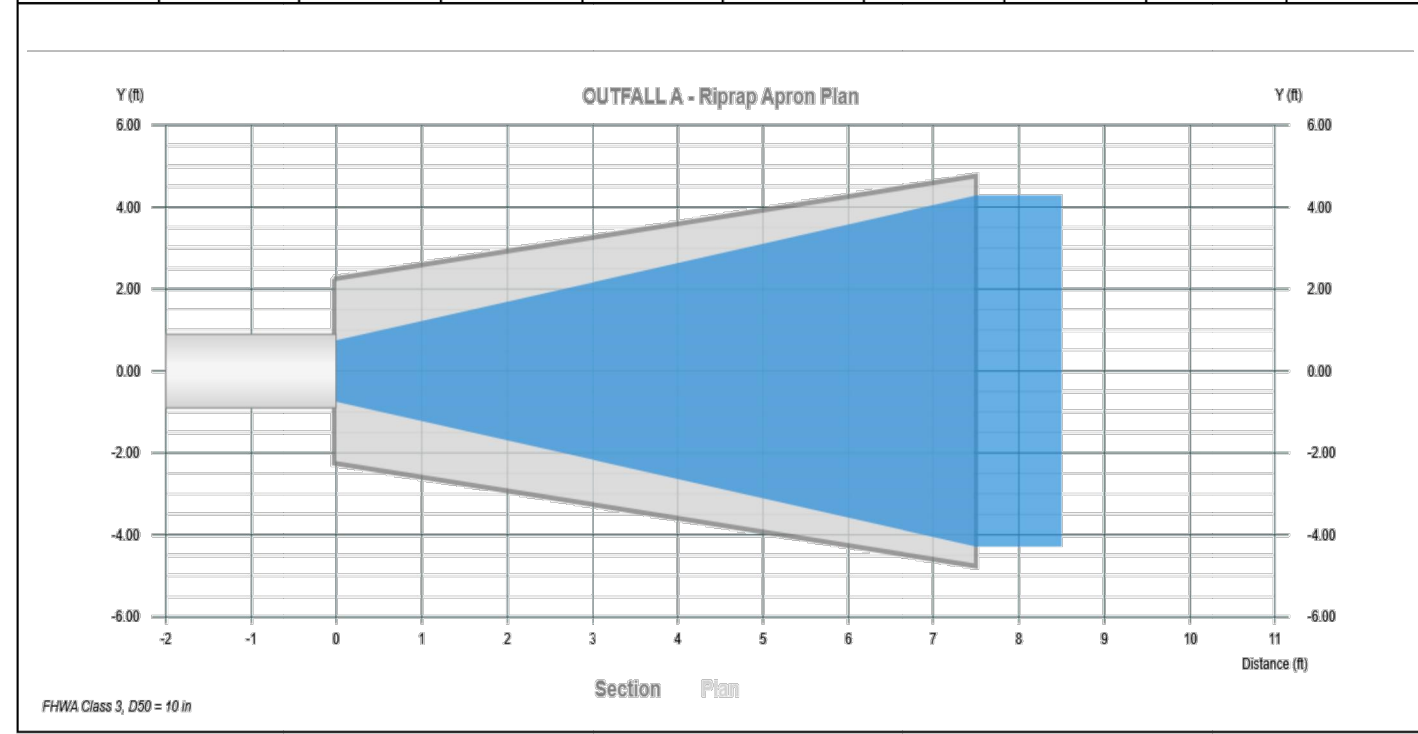
Project filename: Valley Multifamily.cst

Culvert Studio v 2.0.0.29

09-24-2024

OUTFALL A		Culvert 1	
CULVERT		EMBANKMENT	
Shape	= Circular	Top Width	= 20.00 ft
Inlet Edge	= Projecting	Top Elevation	= 1230.00 ft
Material	= Concrete	Crest Length	= 2.00 ft
Manning's n	= 0.012		
Rise	= 18 in	DISCHARGE	
Span	= 18 in	Method	= User-defined
Invert Elev. Down	= 1218.00 ft		
Length	= 176 ft		
Slope	= 0.059 ft/ft		
Invert Elev. Up	= 1228.39 ft		
No. Barrels	= 1	TAILWATER	
Plan Skew Angle	= 0 degrees	Tailwater Elevation	= Normal Depth

CALCULATION SAMPLE									
Discharge			Velocity		Riprap Apron Design				
Total	Culvert	Over Top	Down	Up	Length	Width	Depth	D50	Velocity
(cfs)	(cfs)	(cfs)	(ft/s)	(ft/s)	(ft)	(ft)	(ft)	(in)	(ft/s)
8.50	8.32	0.18	13.59	5.87	7.50	9.53	2.00	10	3.05



Culvert Report

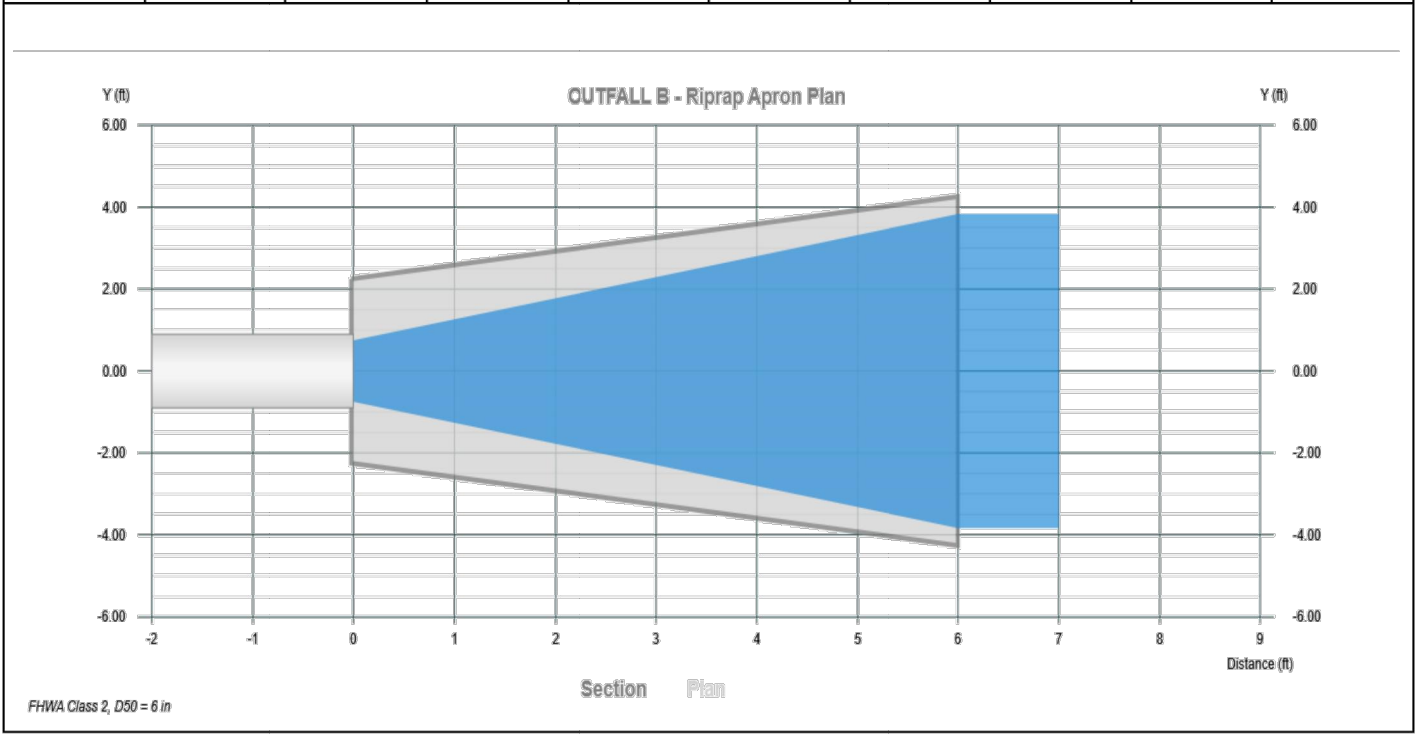
Project filename: Valley Multifamily.cst

Culvert Studio v 2.0.0.29

09-24-2024

OUTFALL B		Culvert 2	
CULVERT		EMBANKMENT	
Shape	= Circular	Top Width	= 20.00 ft
Inlet Edge	= Projecting	Top Elevation	= 1250.00 ft
Material	= Concrete	Crest Length	= 20.00 ft
Manning's n	= 0.012		
Rise	= 18 in	DISCHARGE	
Span	= 18 in	Method	= User-defined
Invert Elev. Down	= 1236.77 ft		
Length	= 108 ft		
Slope	= 0.044 ft/ft		
Invert Elev. Up	= 1241.52 ft		
No. Barrels	= 1	TAILWATER	
Plan Skew Angle	= 0 degrees	Tailwater Elevation	= Normal Depth

CALCULATION SAMPLE									
Discharge			Velocity		Riprap Apron Design				
Total	Culvert	Over Top	Down	Up	Length	Width	Depth	D50	Velocity
(cfs)	(cfs)	(cfs)	(ft/s)	(ft/s)	(ft)	(ft)	(ft)	(in)	(ft/s)
7.55	7.55	0.00	11.91	5.60	6.00	8.52	1.65	6	3.06



Culvert Report

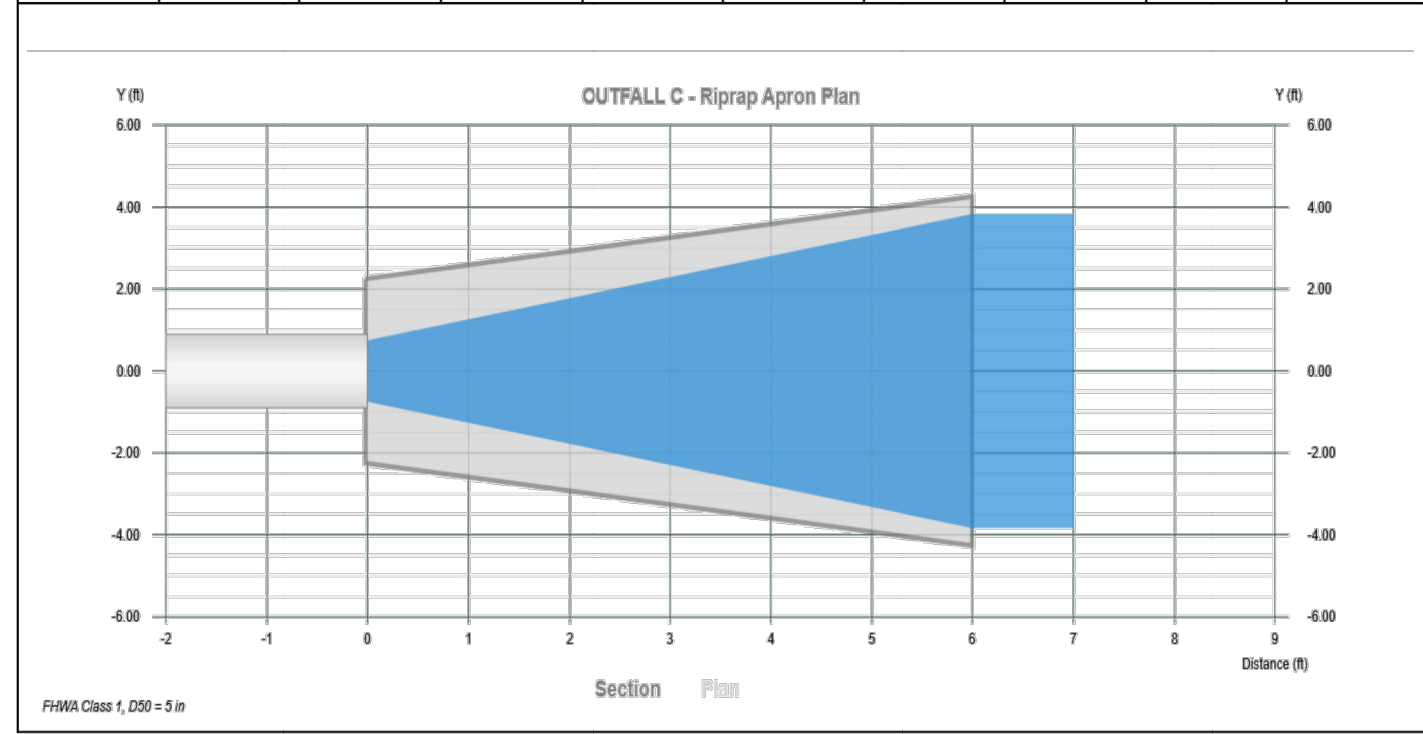
Project filename: Valley Multifamily.cs

Culvert Studio v 2.0.0.29

09-24-2024

OUTFALL C		Culvert 3	
CULVERT		EMBANKMENT	
Shape	= Circular	Top Width	= 20.00 ft
Inlet Edge	= Projecting	Top Elevation	= 1225.00 ft
Material	= Concrete	Crest Length	= 20.00 ft
Manning's n	= 0.012		
Rise	= 18 in	DISCHARGE	
Span	= 18 in	Method	= User-defined
Invert Elev. Down	= 1218.00 ft		
Length	= 51.3 ft		
Slope	= 0.096 ft/ft		
Invert Elev. Up	= 1222.93 ft		
No. Barrels	= 1	TAILWATER	
Plan Skew Angle	= 0 degrees	Tailwater Elevation	= Normal Depth

CALCULATION SAMPLE									
Discharge			Velocity		Riprap Apron Design				
Total	Culvert	Over Top	Down	Up	Length	Width	Depth	D50	Velocity
(cfs)	(cfs)	(cfs)	(ft/s)	(ft/s)	(ft)	(ft)	(ft)	(in)	(ft/s)
4.61	4.61	0.00	13.25	4.61	6.00	8.52	1.46	5	2.60



REVISIONS	DATE
Pre App Submittal	09/30/24
1st Submittal	11/01/24
2nd Submittal	11/26/24
3rd Submittal	12/06/24

Culvert Report

Project filename: Valley Multifamily.cst

Culvert Studio v 2.0.0.29

09-24-2024

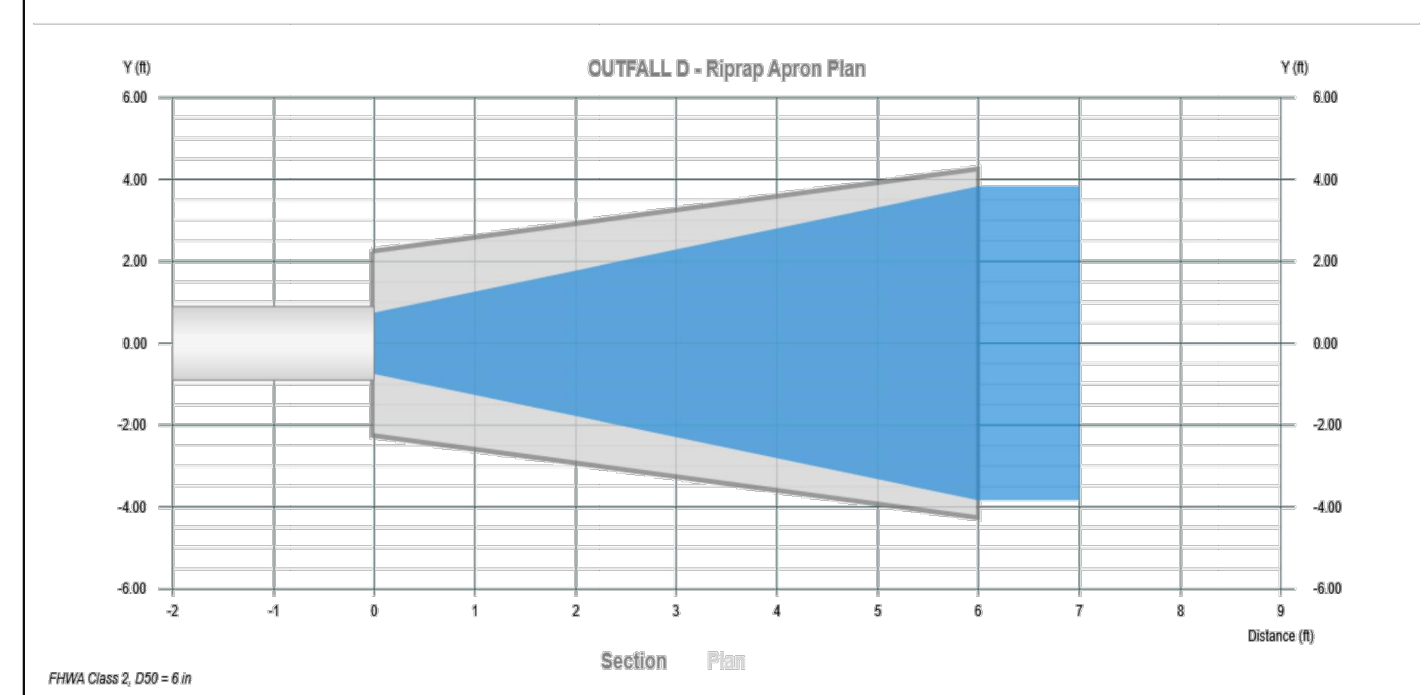
OUTFALL D

Culvert 4

CULVERT		EMBANKMENT	
Shape	= Circular	Top Width	= 20.00 ft
Inlet Edge	= Projecting	Top Elevation	= 1245.00 ft
Material	= Concrete	Crest Length	= 20.00 ft
Manning's n	= 0.012		
Rise	= 18 in	DISCHARGE	
Span	= 18 in	Method	= User-defined
Invert Elev. Down	= 1234.00 ft		
Length	= 82.5 ft		
Slope	= 0.058 ft/ft		
Invert Elev. Up	= 1238.81 ft		
No. Barrels	= 1	TAILWATER	
Plan Skew Angle	= 0 degrees	Tailwater Elevation	= Normal Depth

CALCULATION SAMPLE

Discharge			Velocity		Riprap Apron Design				
Total	Culvert	Over Top	Down	Up	Length	Width	Depth	D50	Velocity
(cfs)	(cfs)	(cfs)	(ft/s)	(ft/s)	(ft)	(ft)	(ft)	(in)	(ft/s)
7.42	7.42	0.00	12.77	5.57	6.00	8.52	1.65	6	3.04



Culvert Report

Project filename: Valley Multifamily.cs

Culvert Studio v 2.0.0.29

09-24-2024

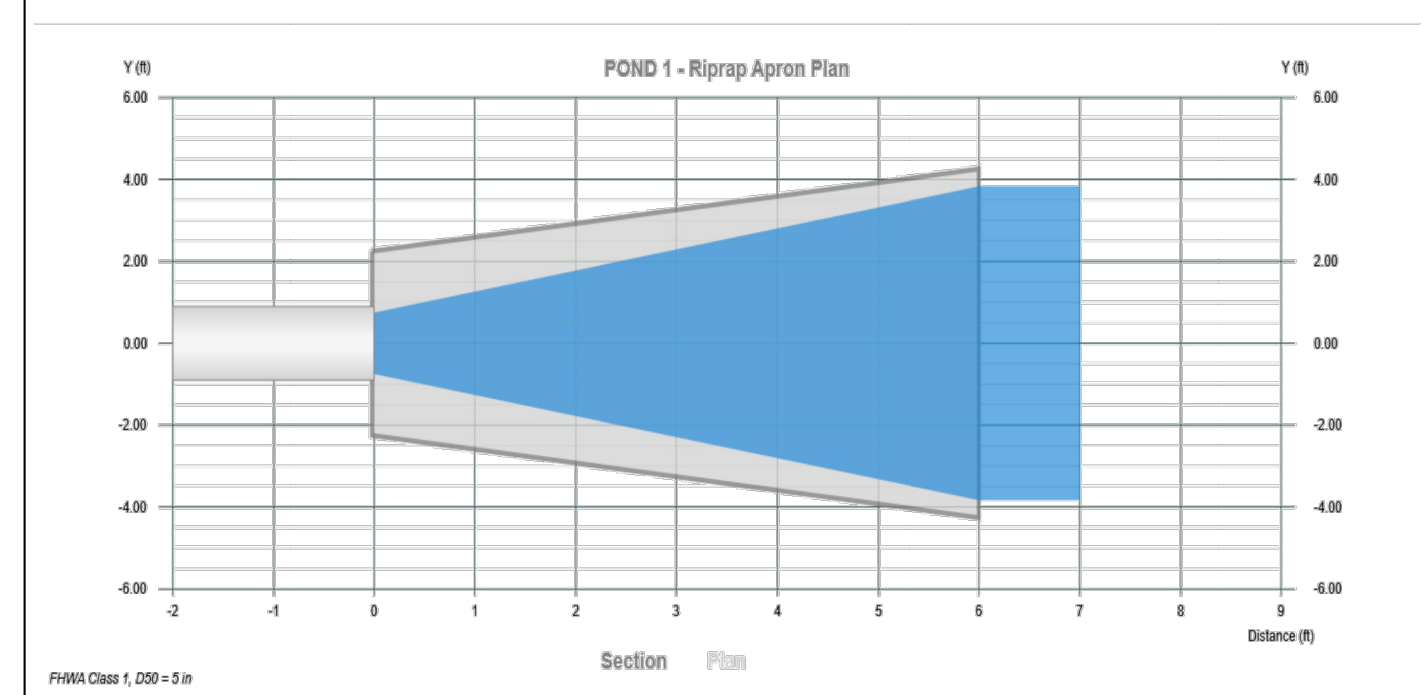
POND 1

Culvert 5

CULVERT		EMBANKMENT	
Shape	= Circular	Top Width	= 20.00 ft
Inlet Edge	= Projecting	Top Elevation	= 1224.00 ft
Material	= Concrete	Crest Length	= 20.00 ft
Manning's n	= 0.012		
Rise	= 18 in	DISCHARGE	
Span	= 18 in	Method	= User-defined
Invert Elev. Down	= 1218.00 ft		
Length	= 48.0 ft		
Slope	= 0.031 ft/ft		
Invert Elev. Up	= 1219.50 ft		
No. Barrels	= 1	TAILWATER	
Plan Skew Angle	= 0 degrees	Tailwater Elevation	= Normal Depth

CALCULATION SAMPLE

Discharge			Velocity		Riprap Apron Design				
Total	Culvert	Over Top	Down	Up	Length	Width	Depth	D50	Velocity
(cfs)	(cfs)	(cfs)	(ft/s)	(ft/s)	(ft)	(ft)	(ft)	(in)	(ft/s)
3.84	3.84	0.00	8.42	4.32	6.00	8.52	1.46	5	2.45



Culvert Report

Project filename: Valley Multifamily.cs

Culvert Studio v 2.0.0.29

09-24-2024

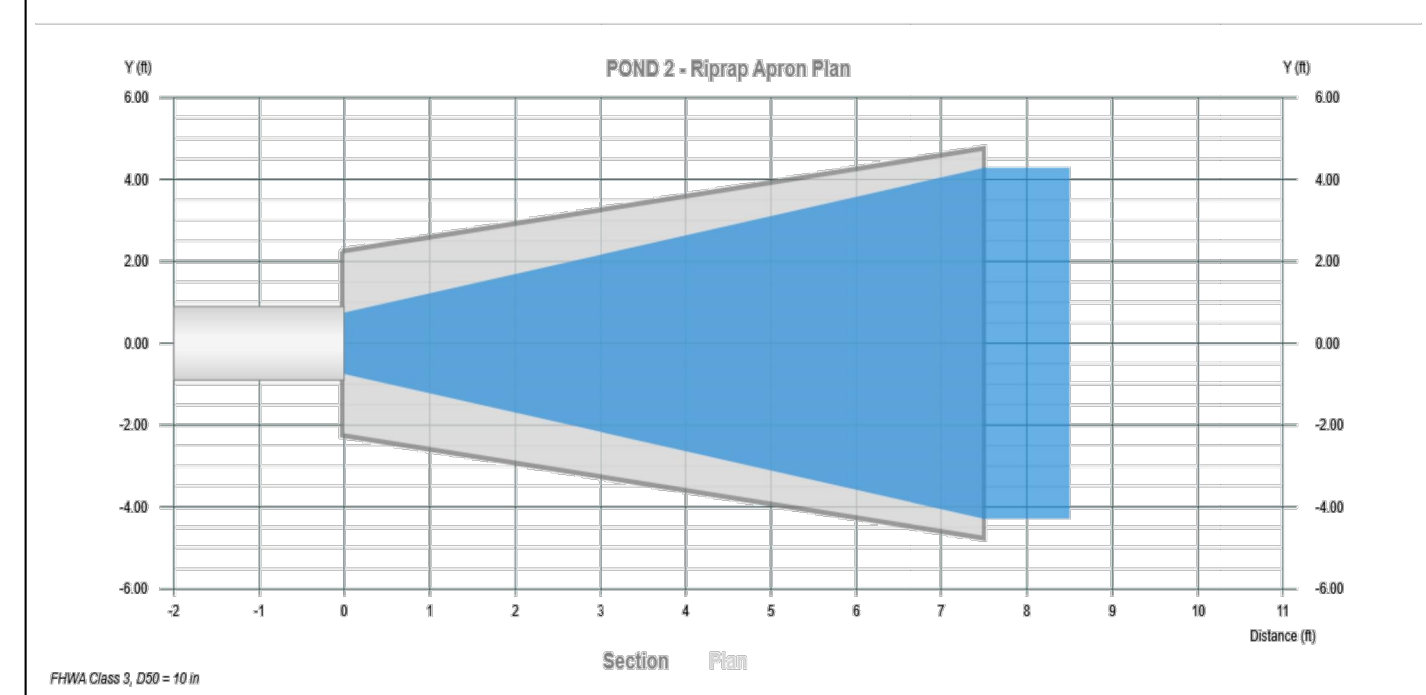
POND 2

Culvert 6

CULVERT		EMBANKMENT	
Shape	= Circular	Top Width	= 20.00 ft
Inlet Edge	= Projecting	Top Elevation	= 1220.00 ft
Material	= Concrete	Crest Length	= 20.00 ft
Manning's n	= 0.012		
Rise	= 18 in	DISCHARGE	
Span	= 18 in	Method	= User-defined
Invert Elev. Down	= 1213.00 ft		
Length	= 51.7 ft		
Slope	= 0.087 ft/ft		
Invert Elev. Up	= 1217.50 ft		
No. Barrels	= 1	TAILWATER	
Plan Skew Angle	= 0 degrees	Tailwater Elevation	= Normal Depth

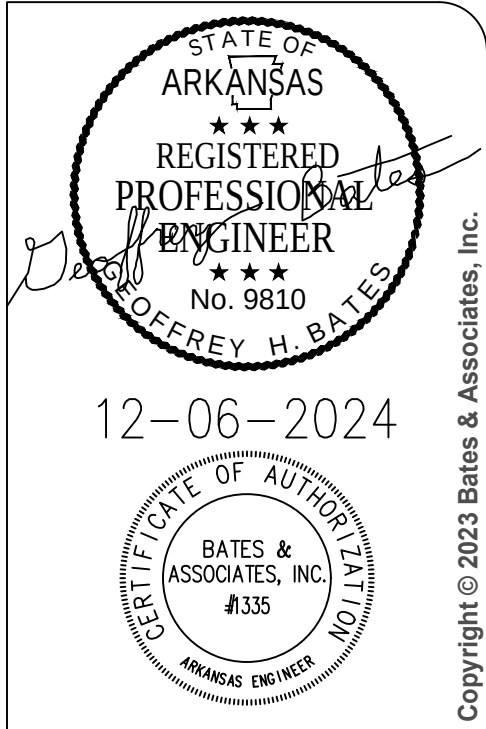
CALCULATION SAMPLE

Discharge			Velocity		Riprap Apron Design				
Total	Culvert	Over Top	Down	Up	Length	Width	Depth	D50	Velocity
(cfs)	(cfs)	(cfs)	(ft/s)	(ft/s)	(ft)	(ft)	(ft)	(in)	(ft/s)
8.68	8.68	0.00	14.67	6.00	7.50	9.53	2.00	10	3.09



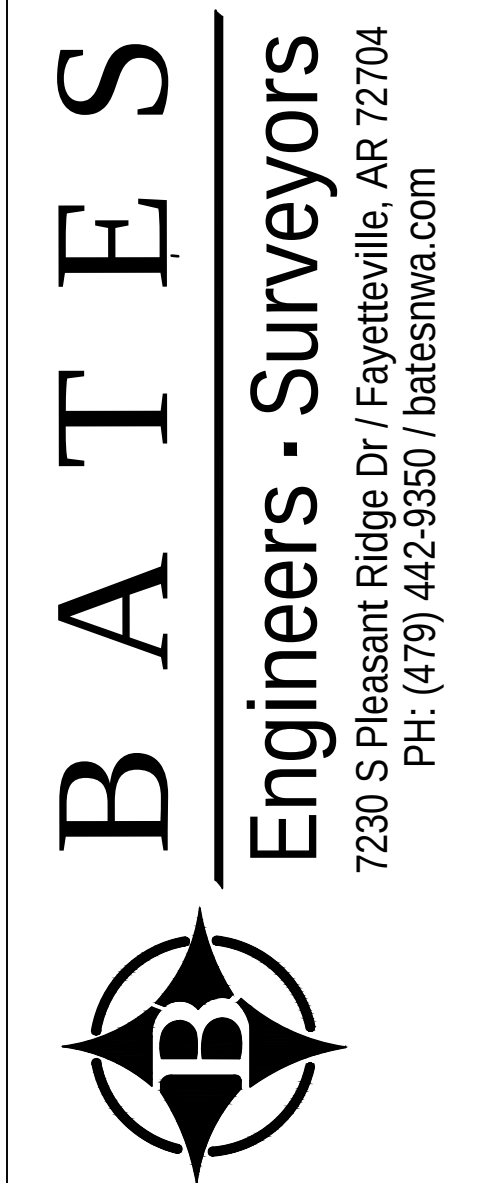
ENGINEER: G. BATES

DRAWN BY: B. WISE



REVISIONS	DATE
Pre App Submittal	09/30/24
1st Submittal	11/07/24
2nd Submittal	11/28/24
3rd Submittal	12/06/24

VALLEY MULTIFAMILY
SUBDIVISION PLANS
SITE DETAILS
BENTONVILLE, ARKANSAS

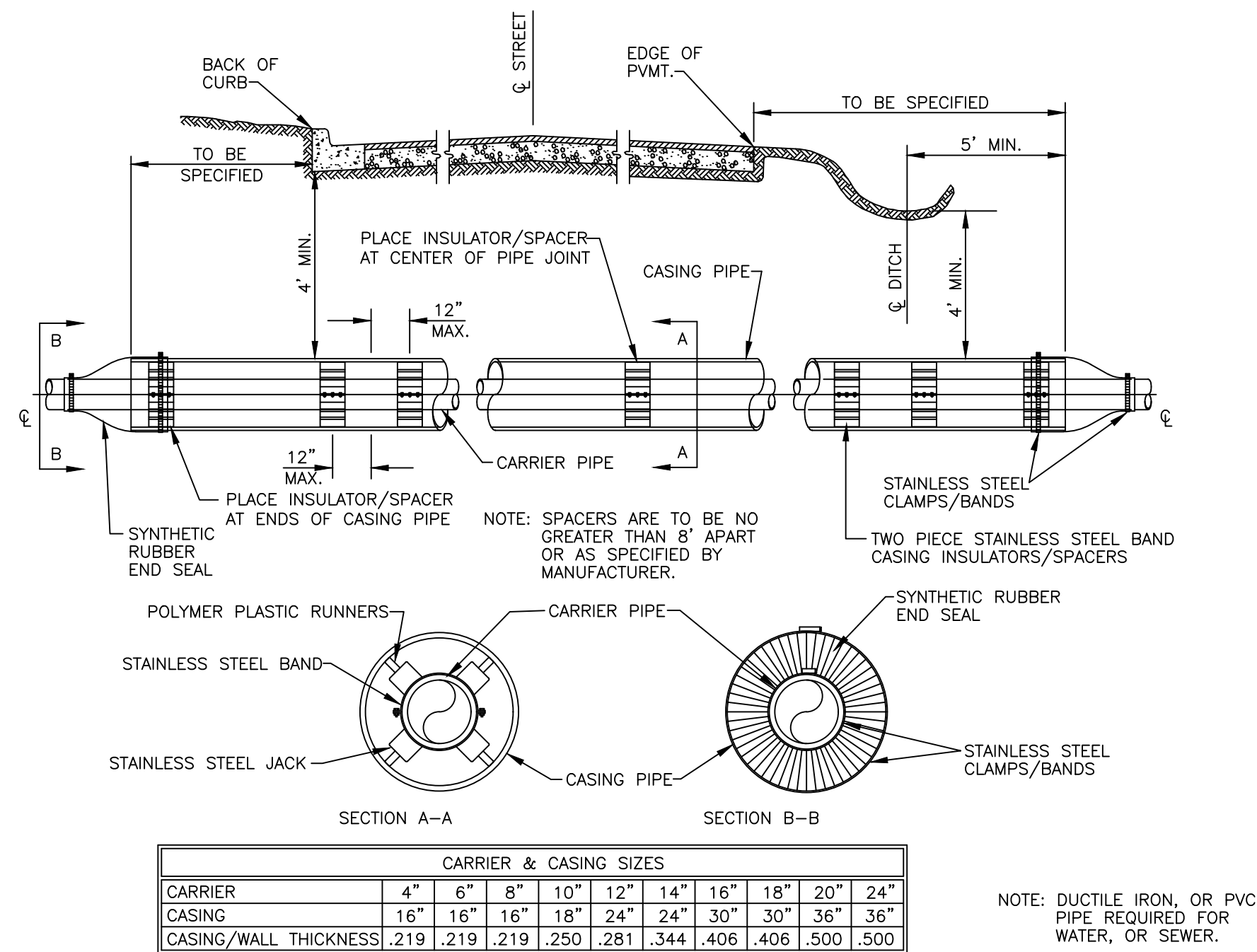


DRAWING NO.

DT08

PP24-00009 Page 88 of 100

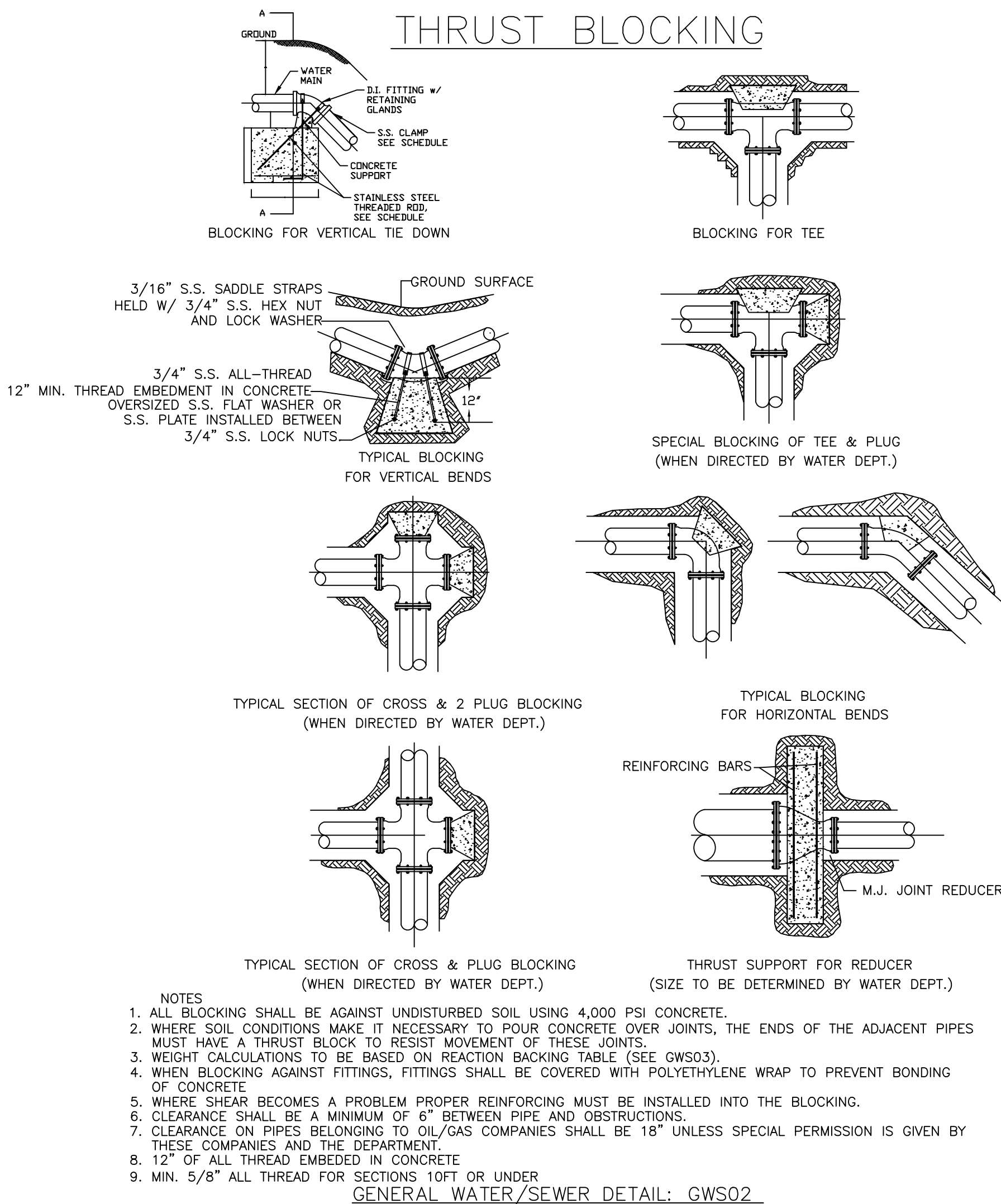
ENCASEMENT DETAIL



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

GENERAL WATER/SEWER DETAIL: GWS01

THRUST BLOCKING



GENERAL WATER/SEWER DETAIL: GWS02

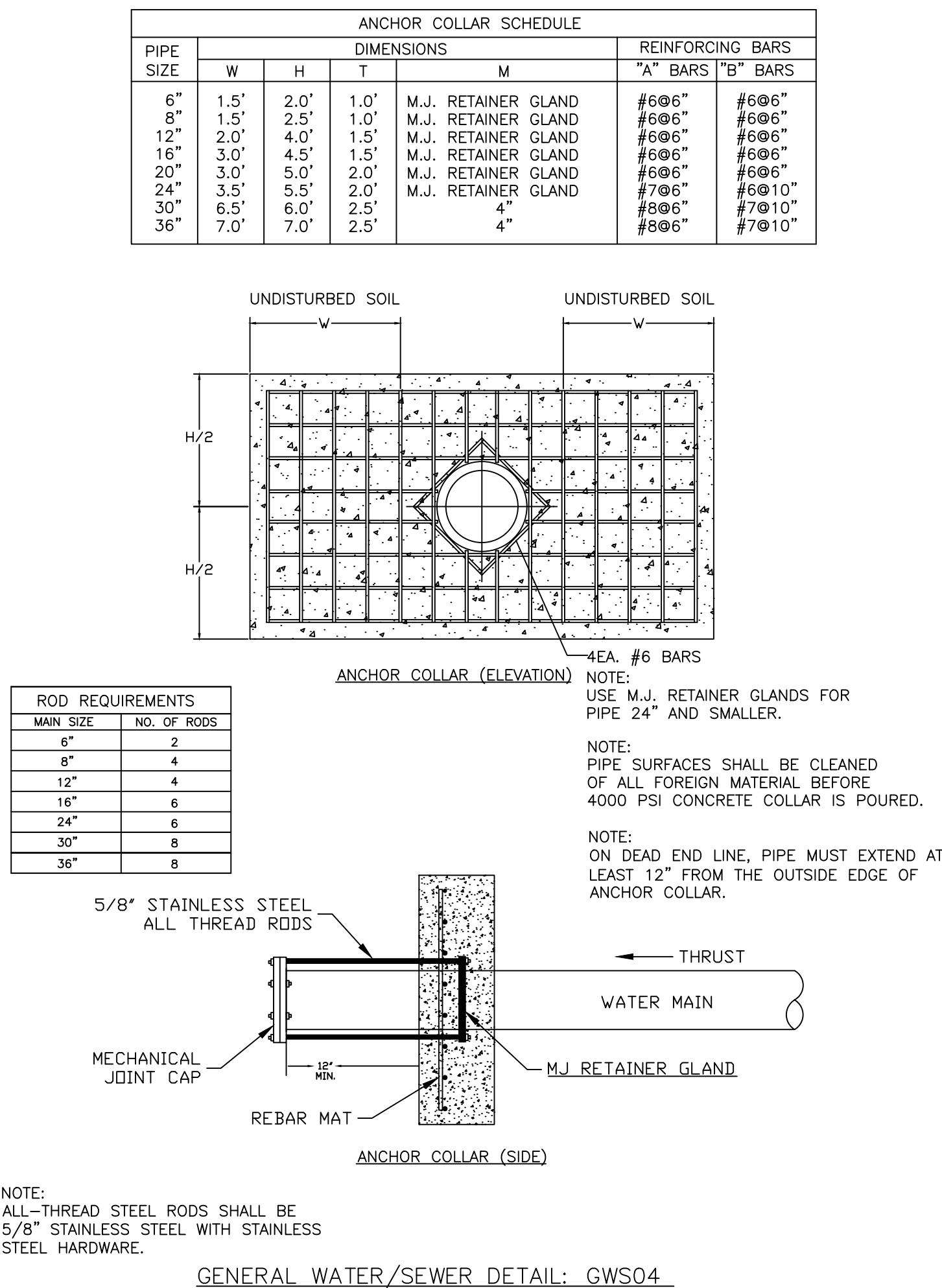
REACTION BACKING TABLE

BLOCKING SCHEDULE						
PIPE SIZE		BENDS				ROD DIA.
		45°	22 1/2°	11 1/4°		
8"	VOLUME REQ'D (CU. FT.)	98.5	50.2	25.2	3/4 IN.	
	A (FT.)	5.00'	4.00'	3.00'		
	B (FT.)	4.00'	3.20'	2.80'		
	C (FT.)	5.00'	4.00'	3.00'		
	MIN. CLAMP (2 EA.)	3/8 IN. x 2 IN.				
12"	VOLUME REQ'D (CU. FT.)	209.5	106.8	53.7	3/4 IN.	
	A (FT.)	6.00'	5.00'	4.00'		
	B (FT.)	6.00'	4.25'	3.50'		
	C (FT.)	6.00'	5.00'	4.00'		
	MIN. CLAMP (2 EA.)	1/2 IN. x 2 IN.				
18"	VOLUME REQ'D (CU. FT.)	457.2	233.1	117.1	1 IN.	
	A (FT.)	8.00'	6.50'	5.00'		
	B (FT.)	7.25'	5.50'	4.75'		
	C (FT.)	8.00'	6.50'	5.00'		
	MIN. CLAMP (2 EA.)	5/8 IN. x 3 IN.				
24"	VOLUME REQ'D (CU. FT.)	800.3	408.0	205.0	1 1/4 IN.	
	A (FT.)	9.50'	7.50'	6.00'		
	B (FT.)	9.00'	7.25'	5.75'		
	C (FT.)	9.50'	7.50'	6.00'		
	MIN. CLAMP (2 EA.)	5/8 IN. x 3 IN.				
VOLUME CALCULATED ON THE BASIS OF CONCRETE REACTING THRUST ON THE RESPECTIVE BENDS UNDER AN INTERNAL PRESSURE OF 250 PSI, 50 PSI SURGE AND THE WEIGHT OF CONCRETE IS 150 POUNDS PER CU. FT.						

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

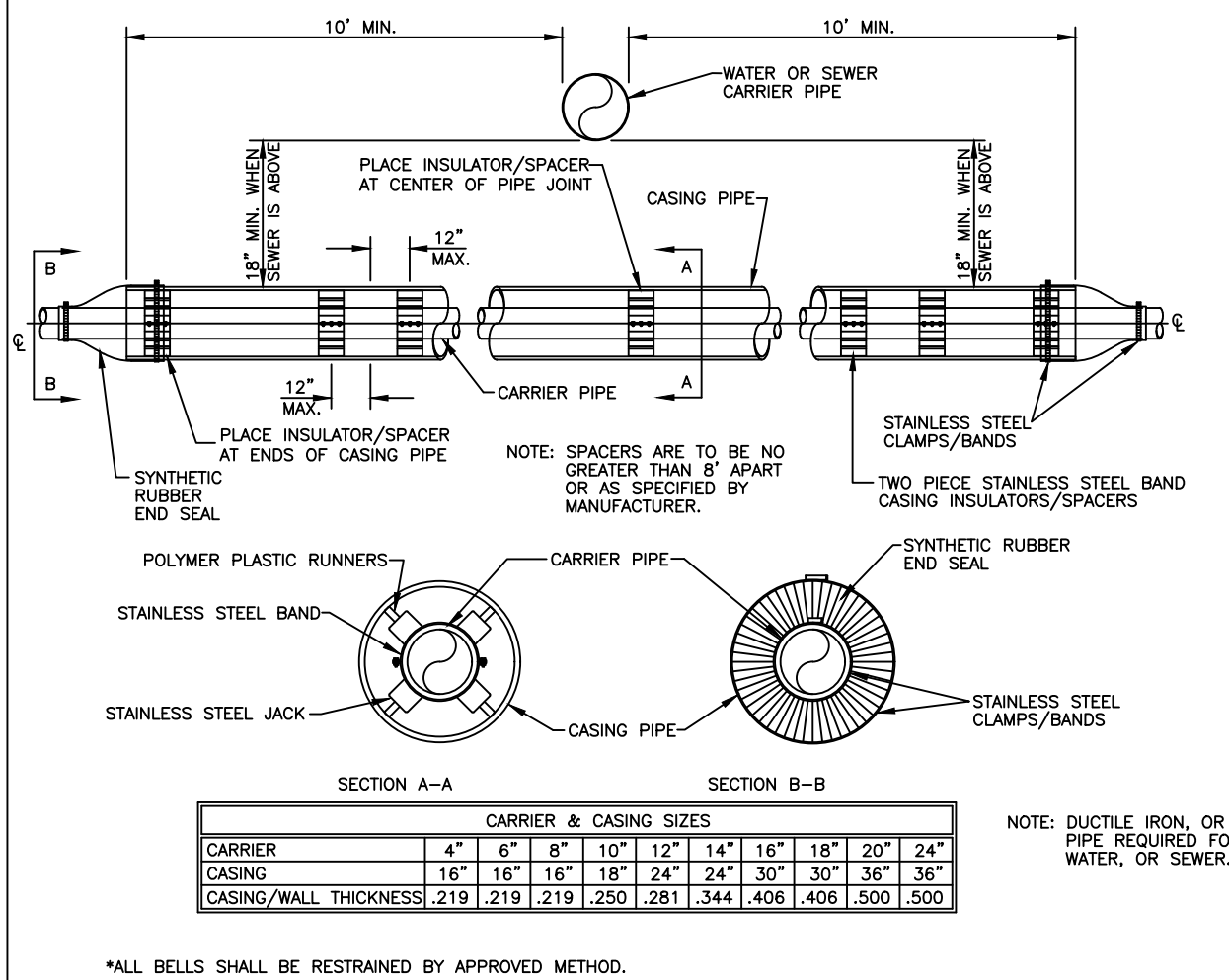
GENERAL WATER/SEWER DETAIL: GWS03

ANCHOR COLLAR SPECIFICATIONS



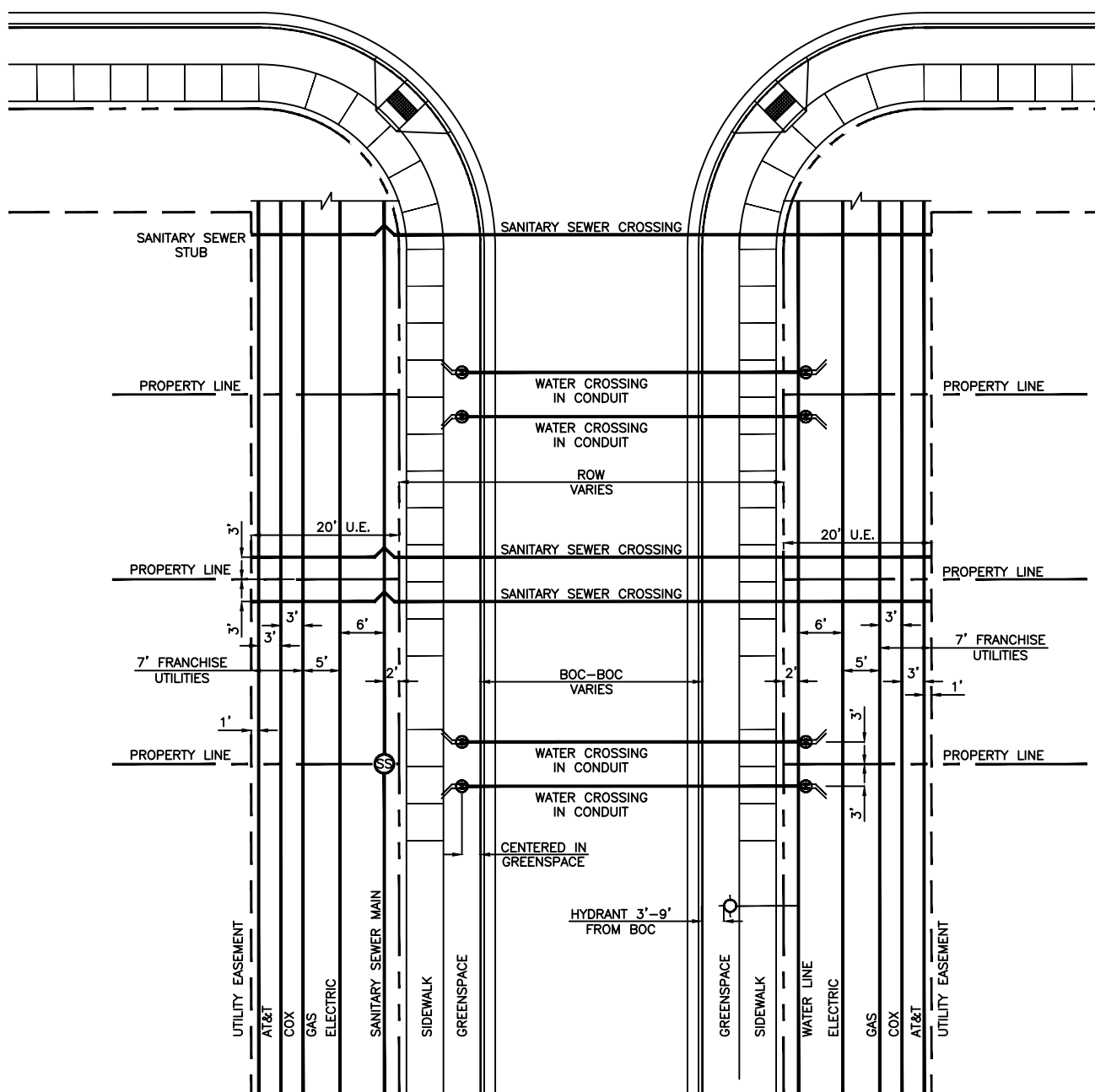
GENERAL WATER/SEWER DETAIL: GWS04

ENCASEMENT CROSSING DETAIL



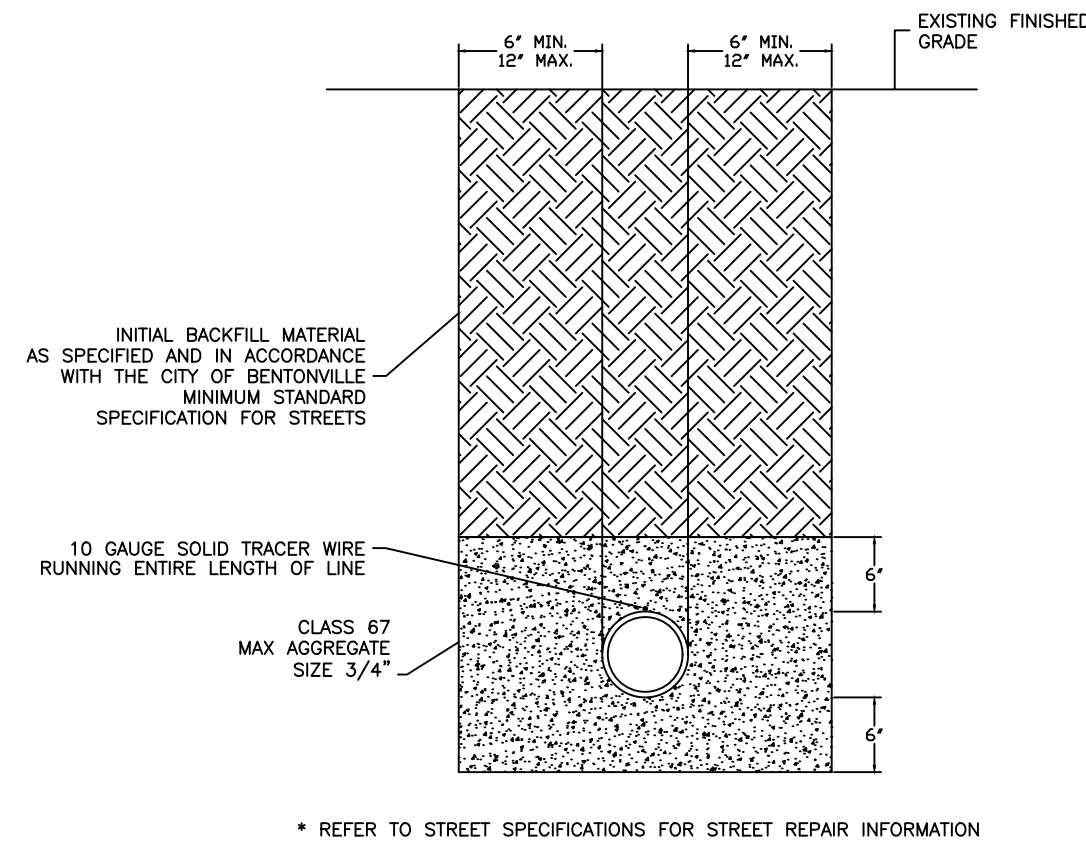
GENERAL WATER/SEWER DETAIL: GWS05

SUBDIVISION UTILITY PLACEMENT

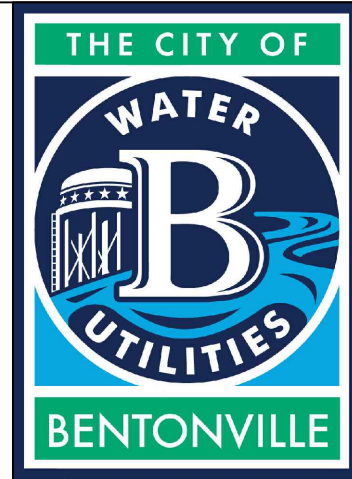


GENERAL WATER/SEWER DETAIL: GWS06

TYPICAL BEDDING DETAIL

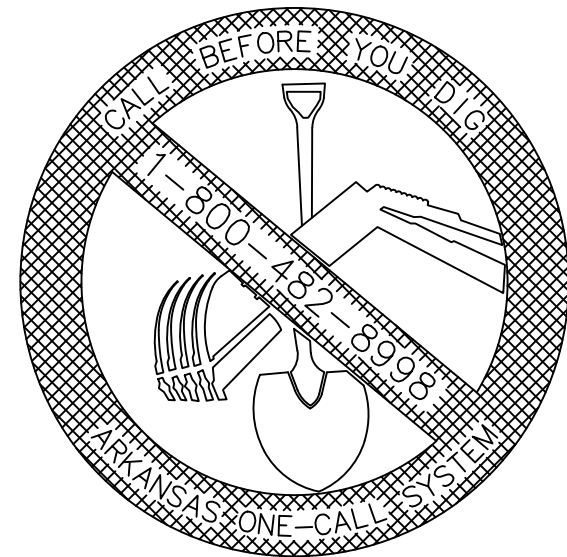


GENERAL WATER/SEWER DETAIL: GWS07



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

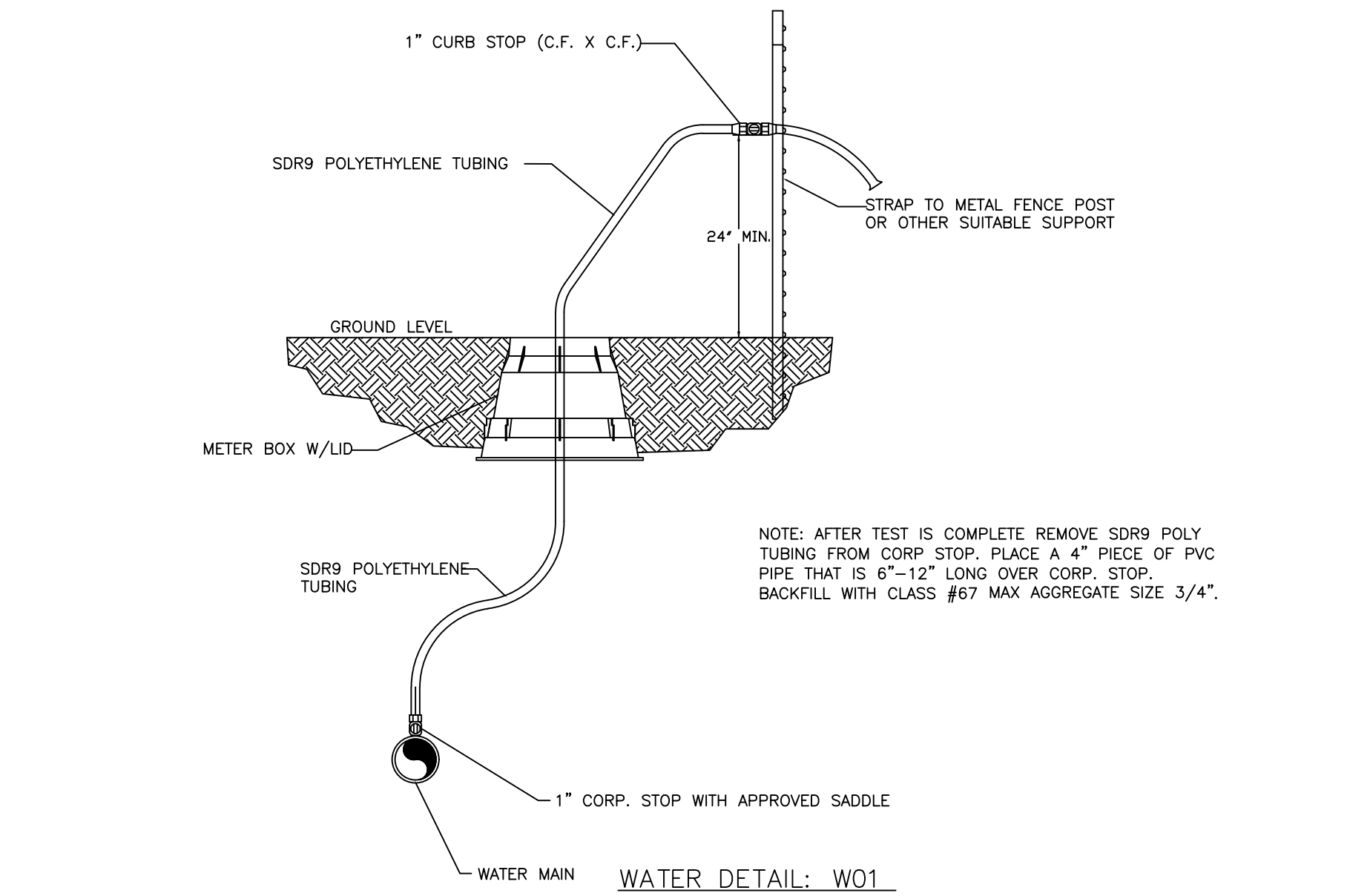
WATER/SEWER DETAILS



REVISION:
2024

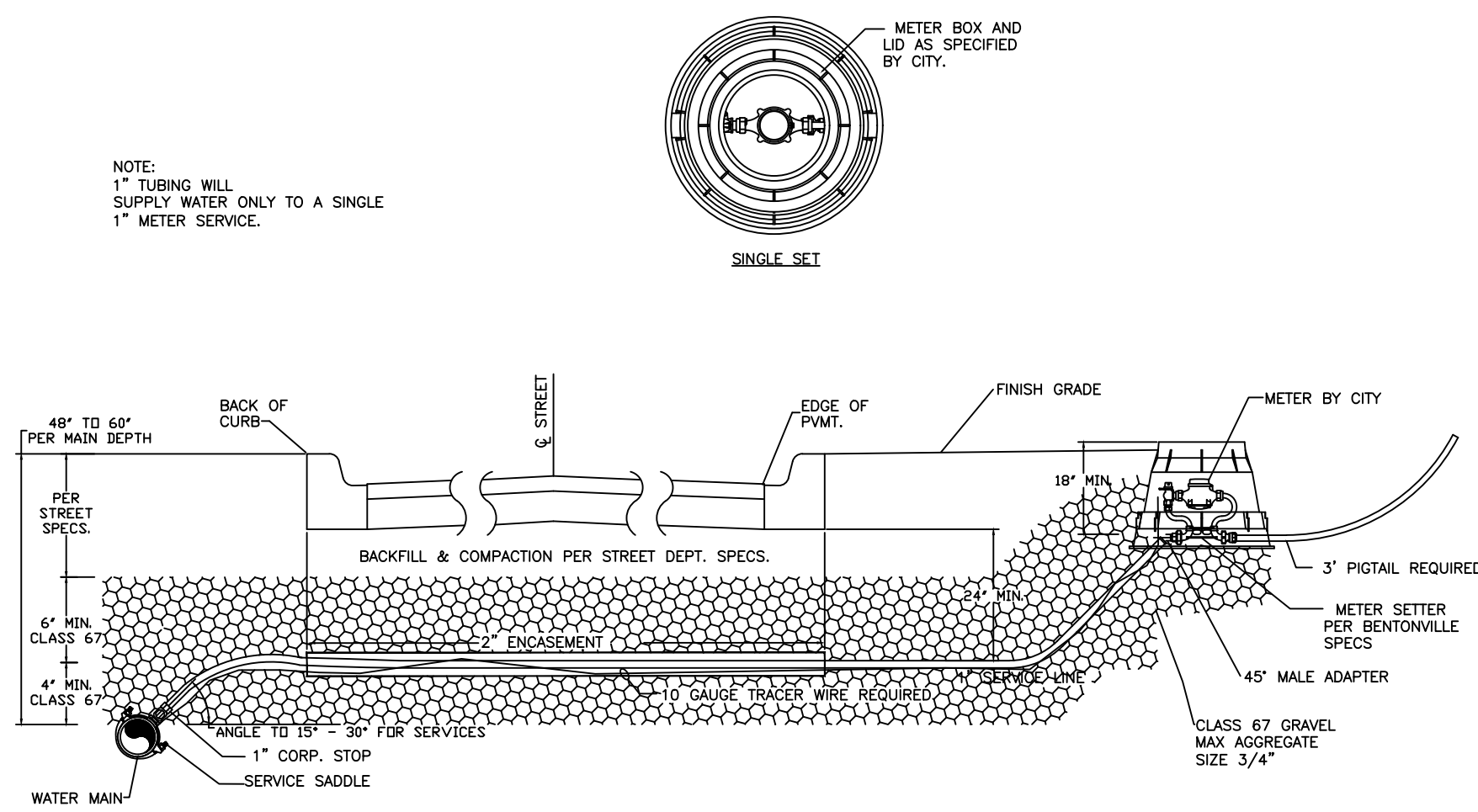
DRAWN BY: JS DATE: 08/27/2024
APPROVED BY: AW DATE: 08/27/2024
SHEET NUMBER: 1 OF 1

TEMPORARY 1" BLOW OFF ASSEMBLY
SAMPLE POINTS



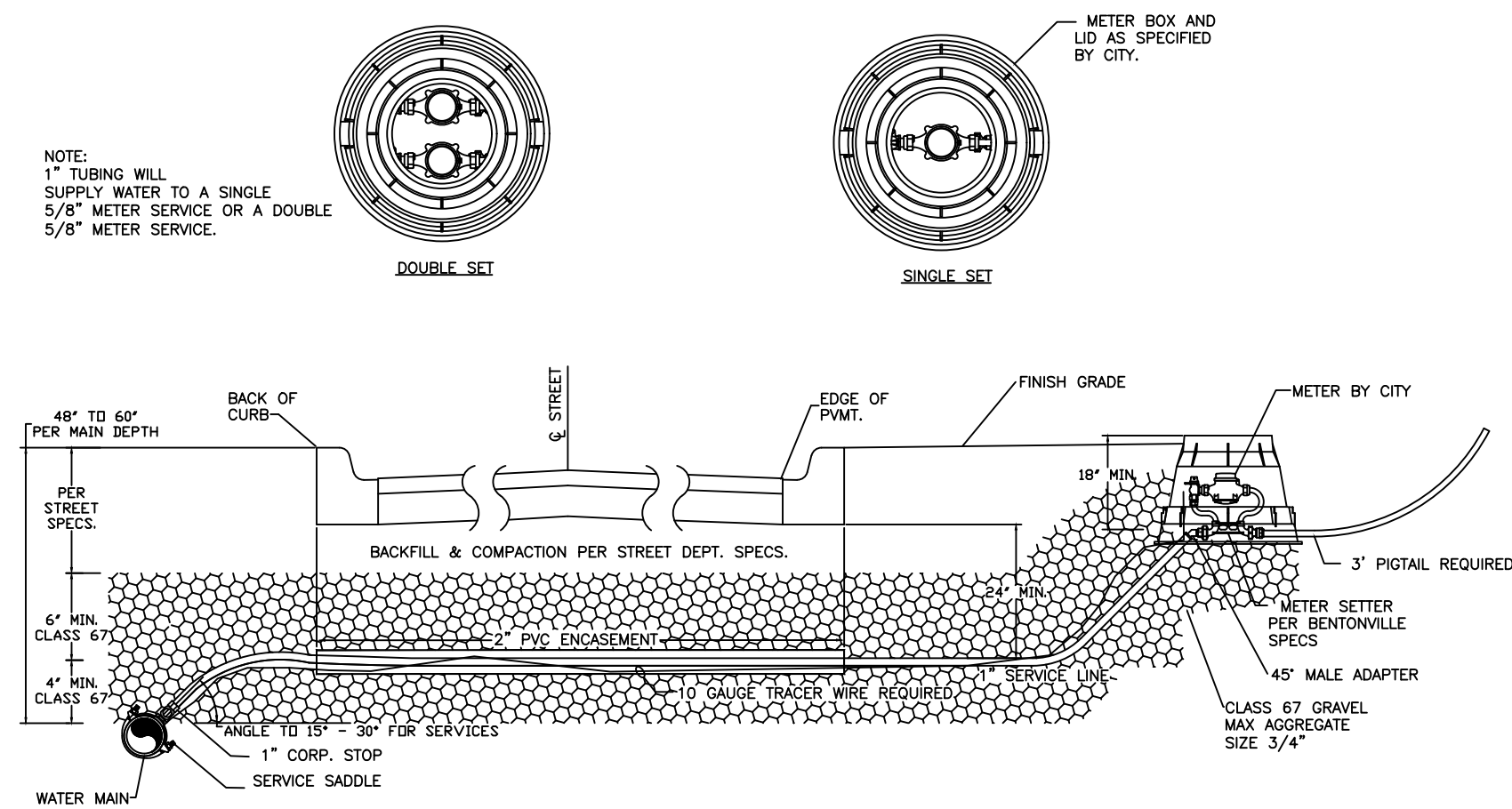
WATER DETAIL: W01

WATER SERVICE DETAIL 1"



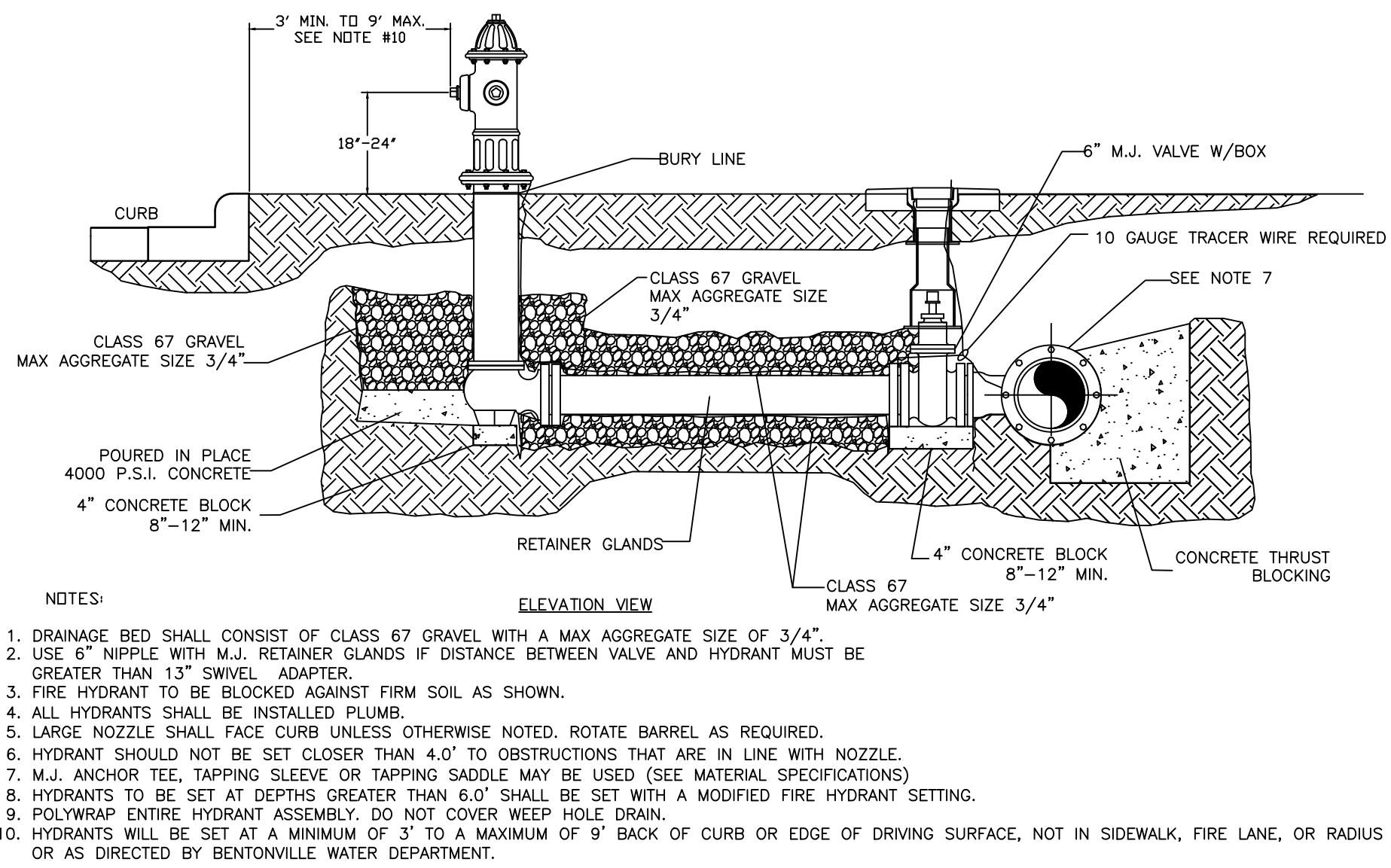
WATER DETAIL: W02

WATER SERVICE DETAIL 5/8"



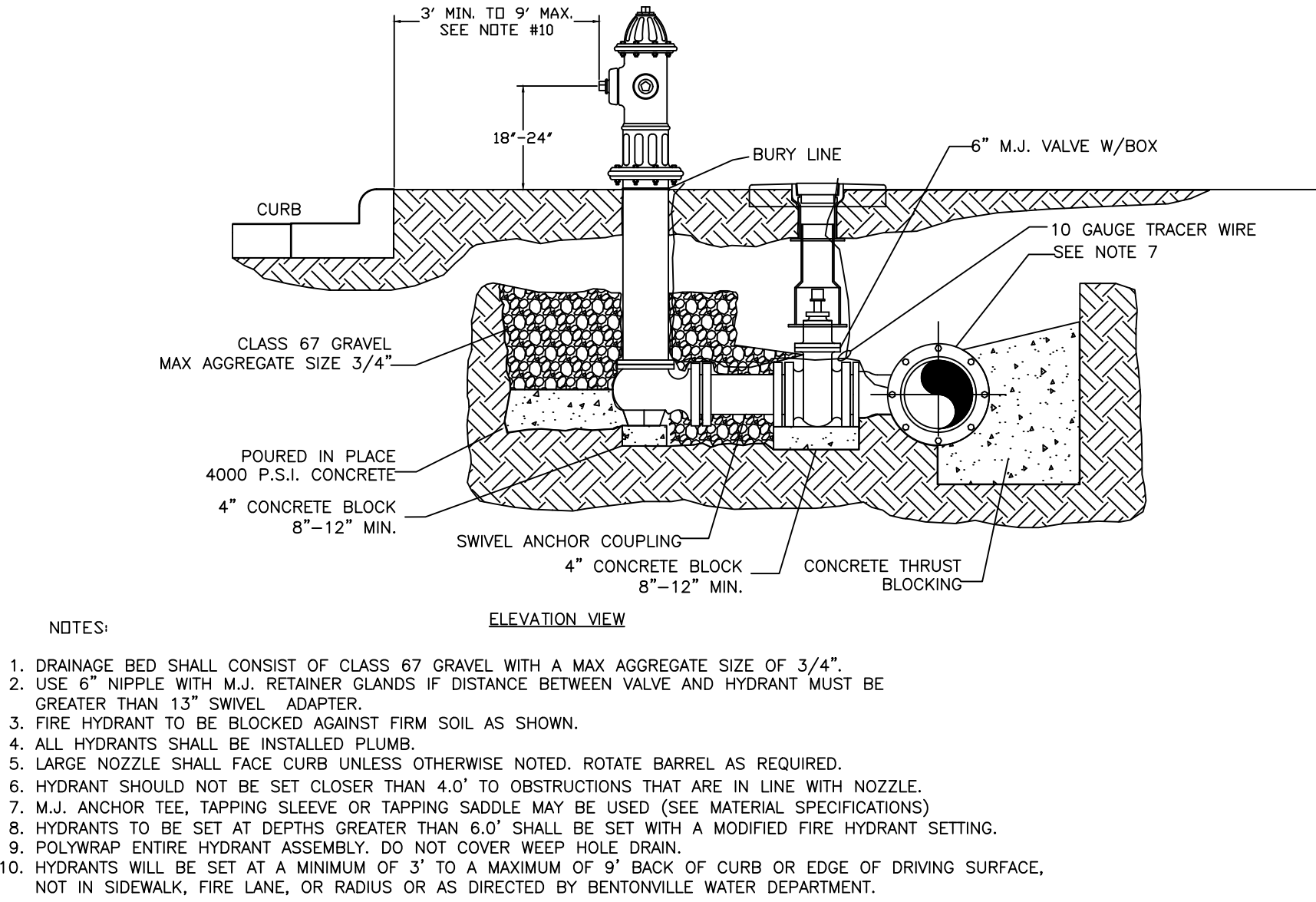
WATER DETAIL: W03

FIRE HYDRANT DETAIL W/
RETAINER GLANDS



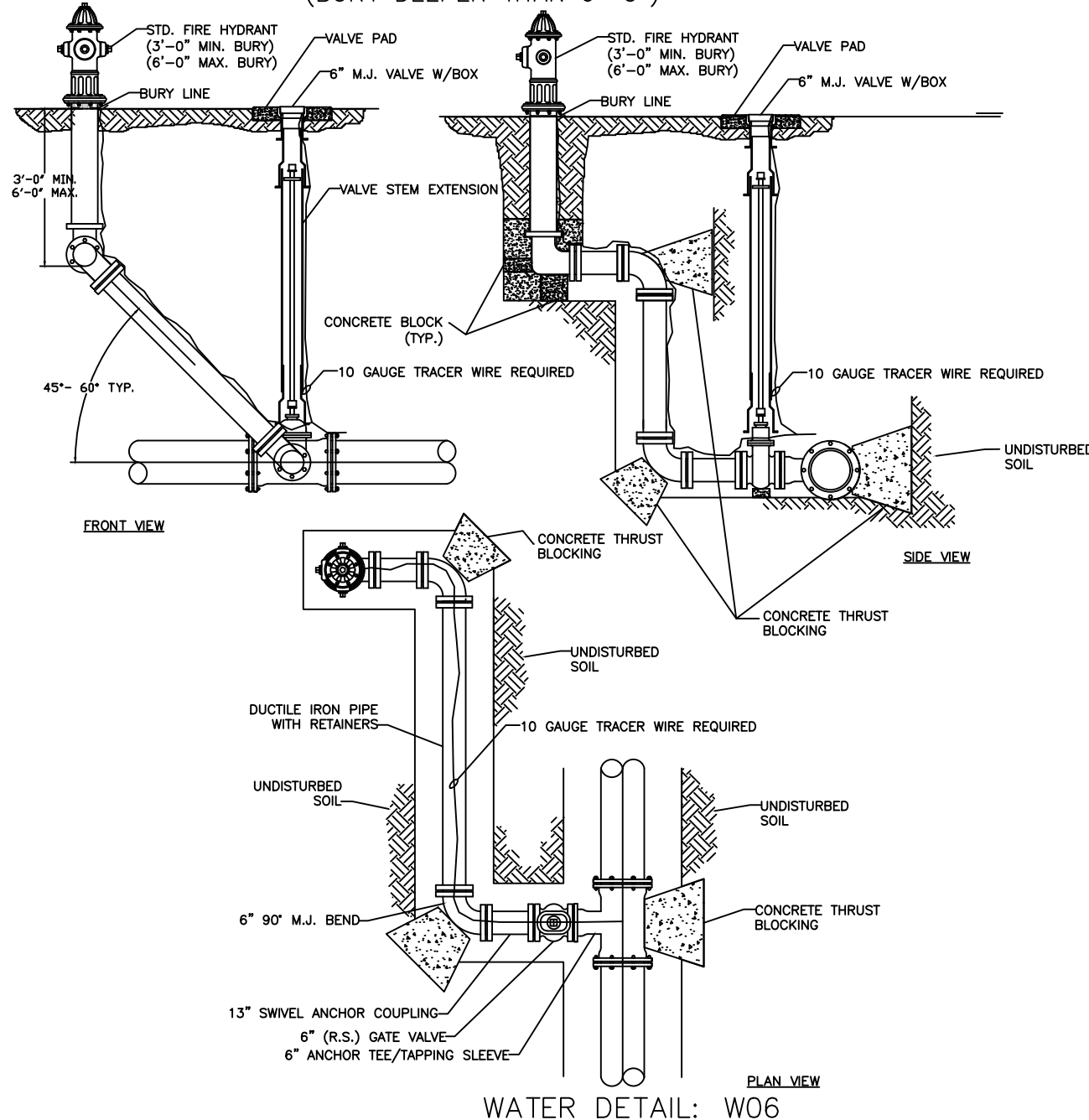
WATER DETAIL: W04

FIRE HYDRANT DETAIL W/SWIVEL ANCHOR COUPLING



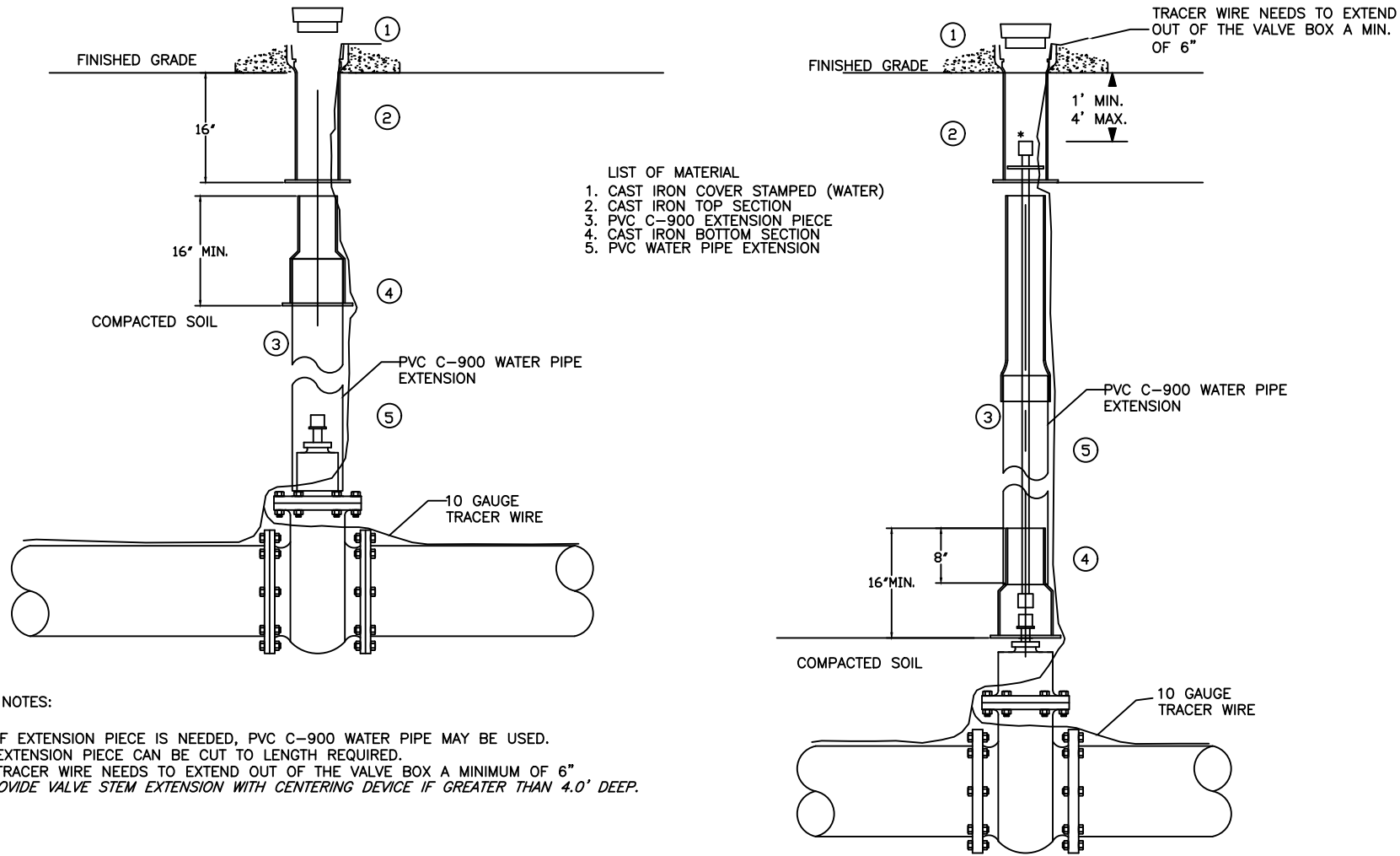
WATER DETAIL: W05

DEEP BURY FIRE HYDRANTS
(BURY DEEPER THAN 6'-0")



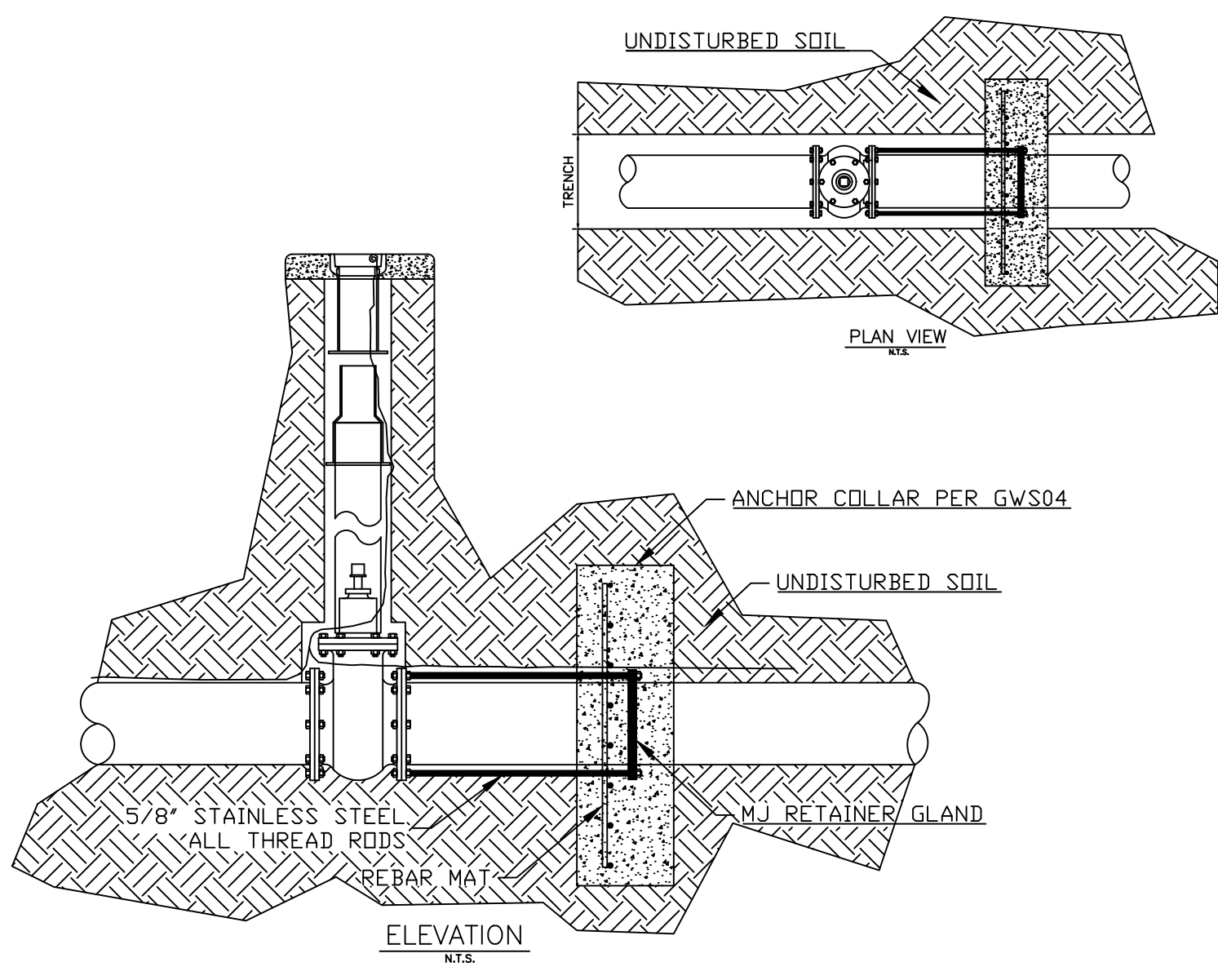
WATER DETAIL: W06

VALVE BOX VALVE STEM & TRACER
WIRE INSTALLATION



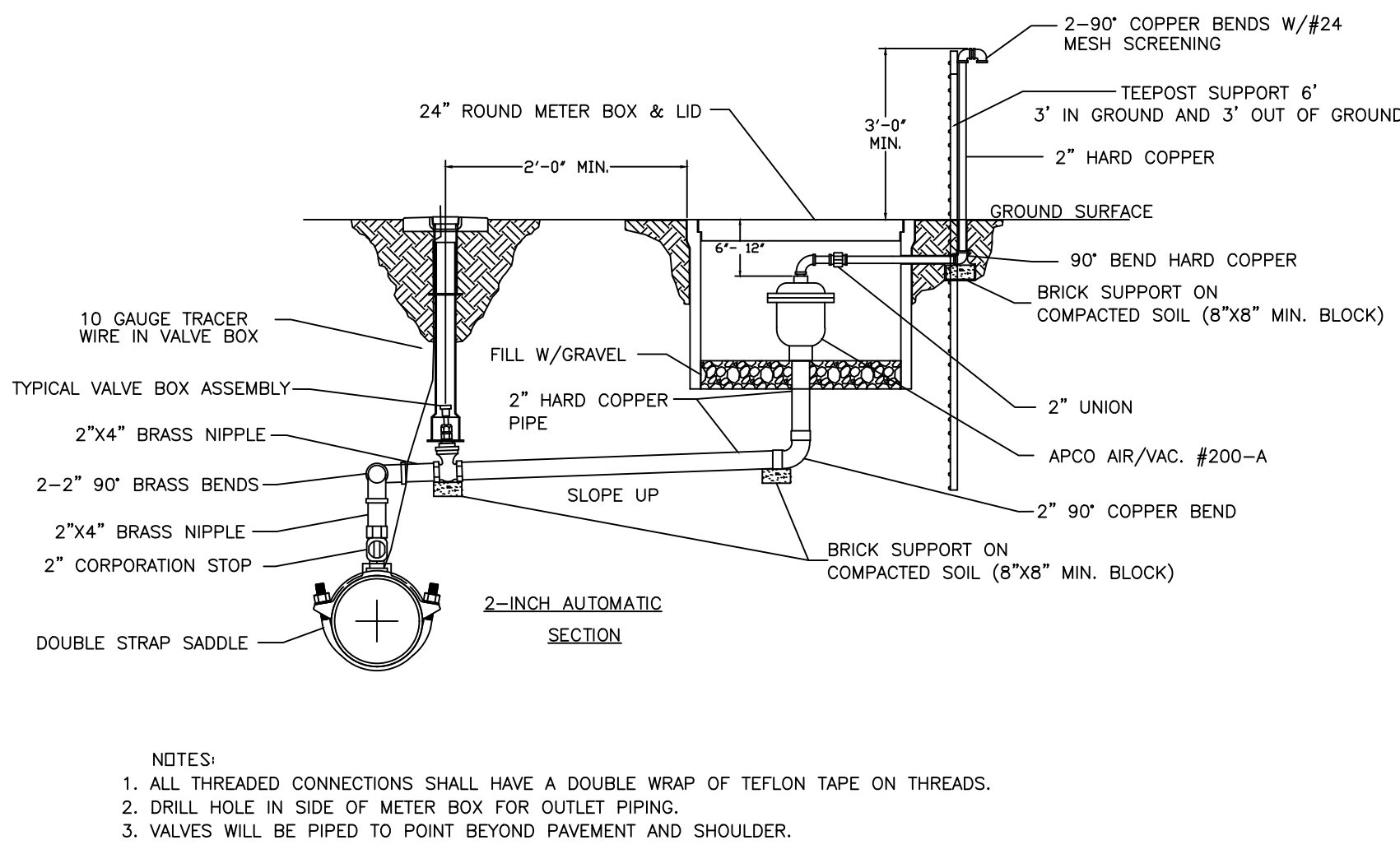
WATER DETAIL: W07

RESTRAINED GATE VALVE

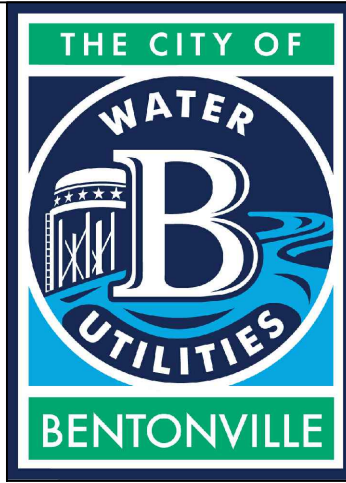


WATER DETAIL: W08

2" COMBINATION AIR/VACUUM VALVE DETAIL

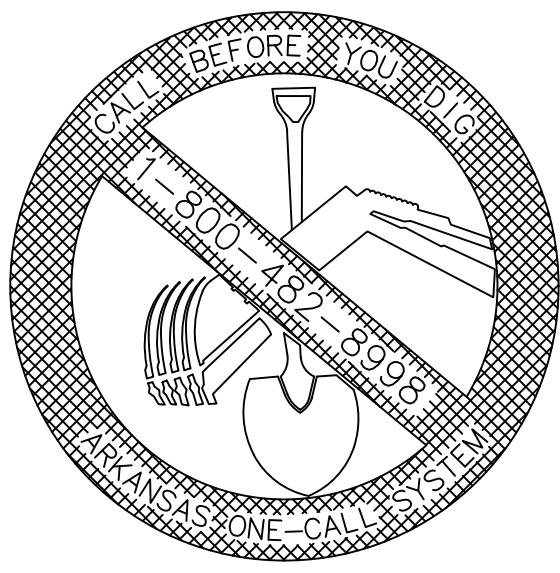


WATER DETAIL: W09



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WATER
DETAILS

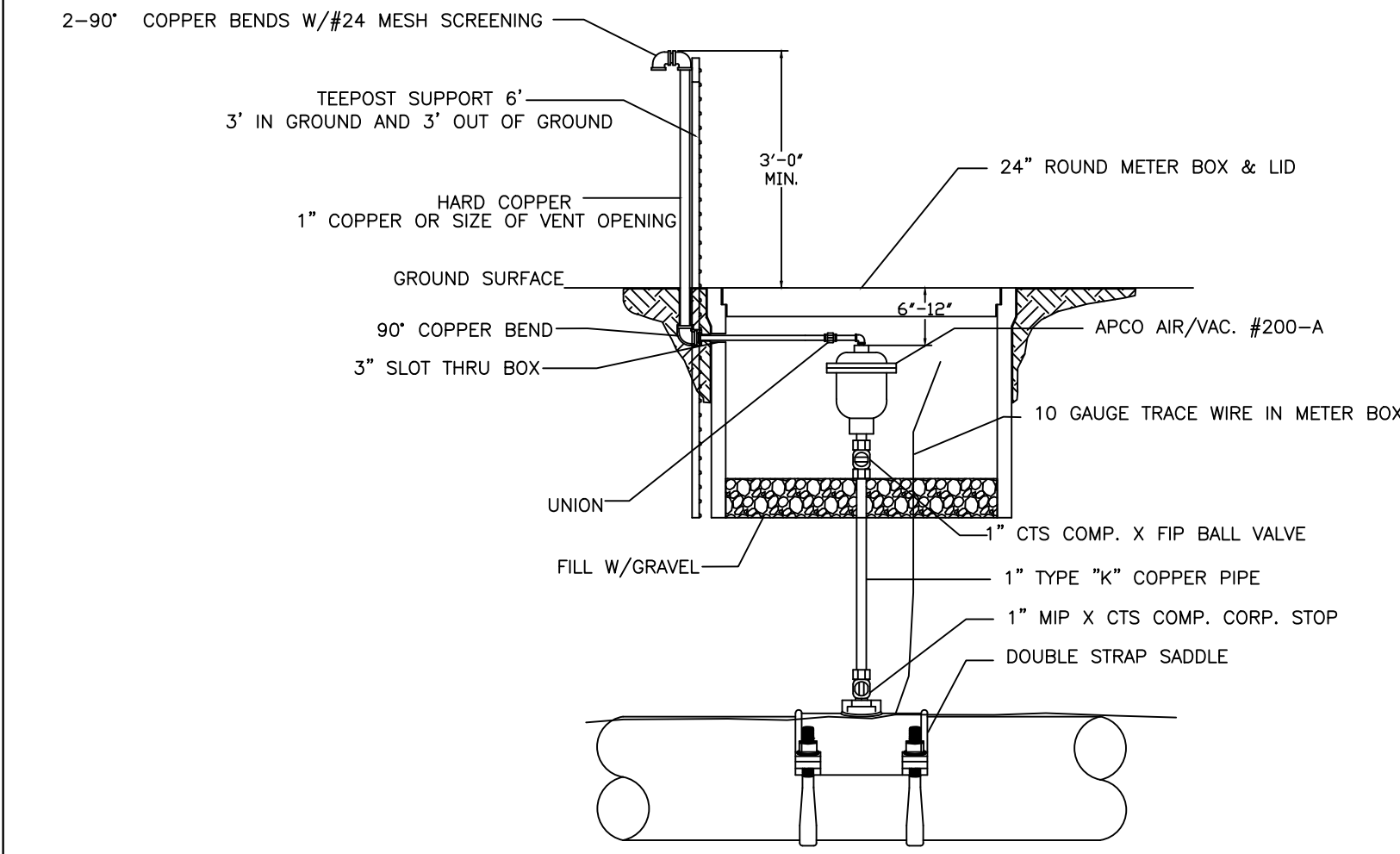


REVISION:
2024

NOTES:

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APPROVED BY:	AW	DATE:	08/27/2024
SHEET NUMBER:	1	OF	2

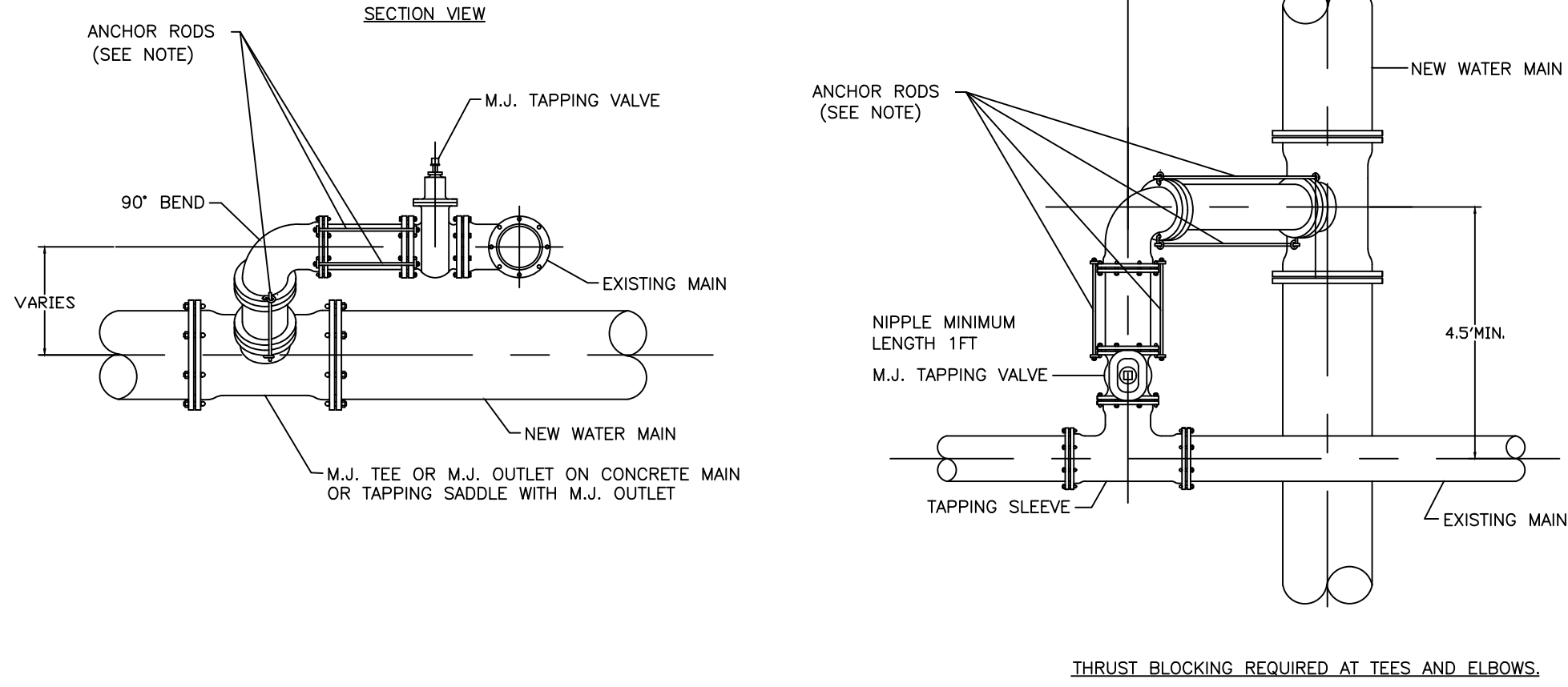
1" COMBINATION AIR/VACUUM VALVE DETAIL



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

WATER DETAIL: W10

SWING CONNECTION – NEW MAIN TO EXISTING MAIN



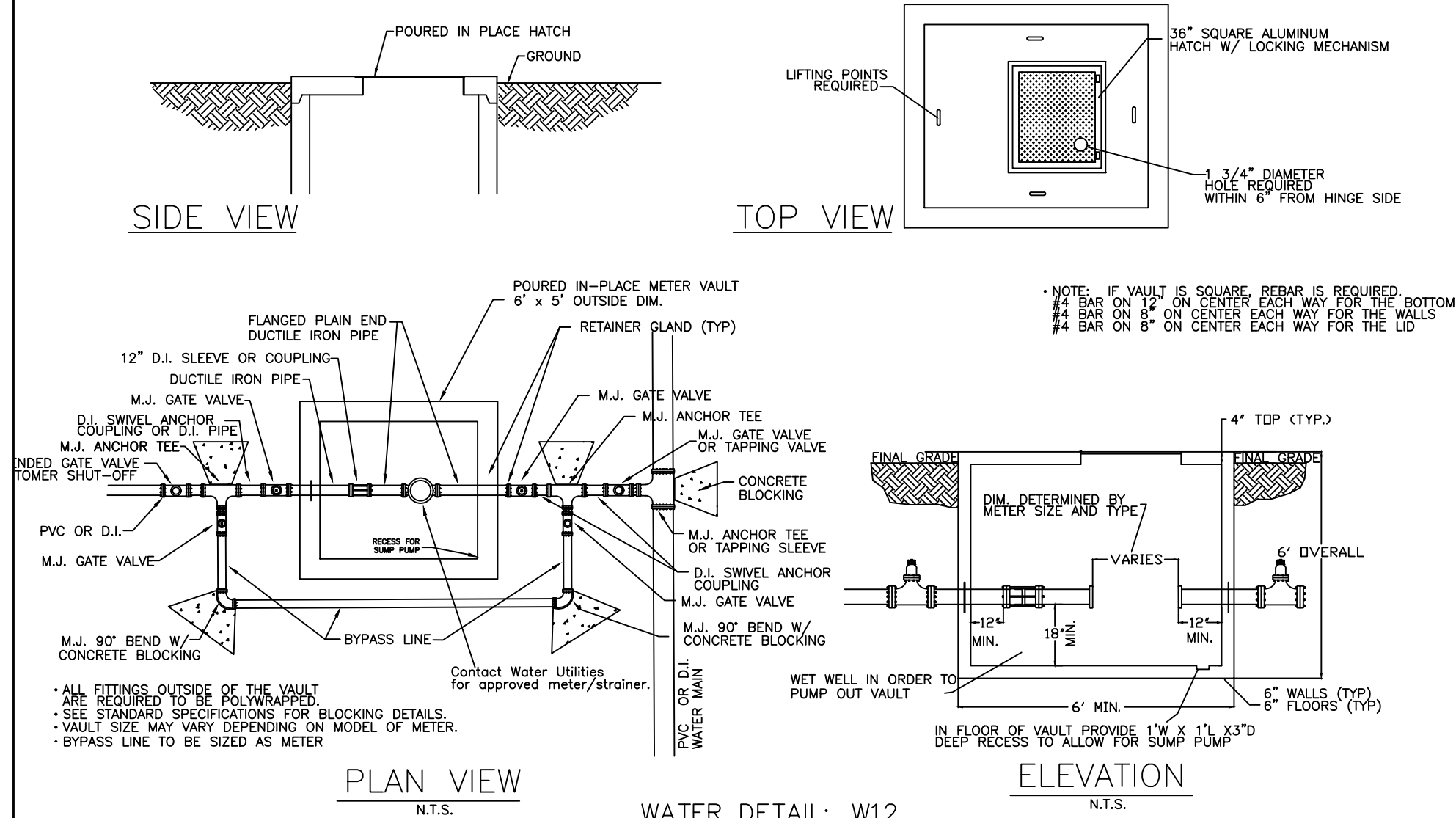
MAIN SIZE	NO. OF RODS
6"	2
8"	4
12"	4
16"	6
24"	6
30"	8
36"	8

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

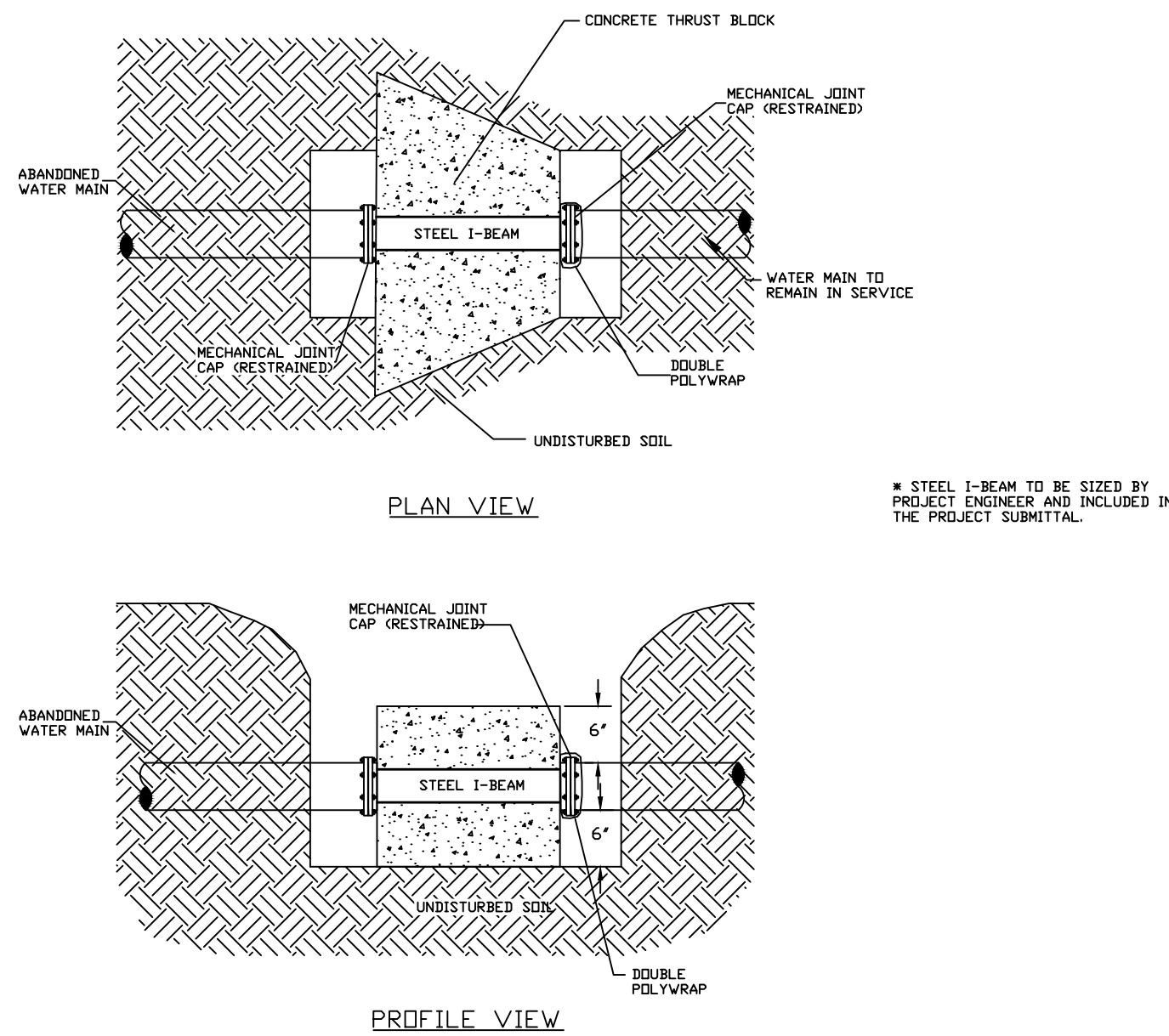
WATER DETAIL: W11

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

(DIMENSIONS MAY VARY FOR METER SIZES)

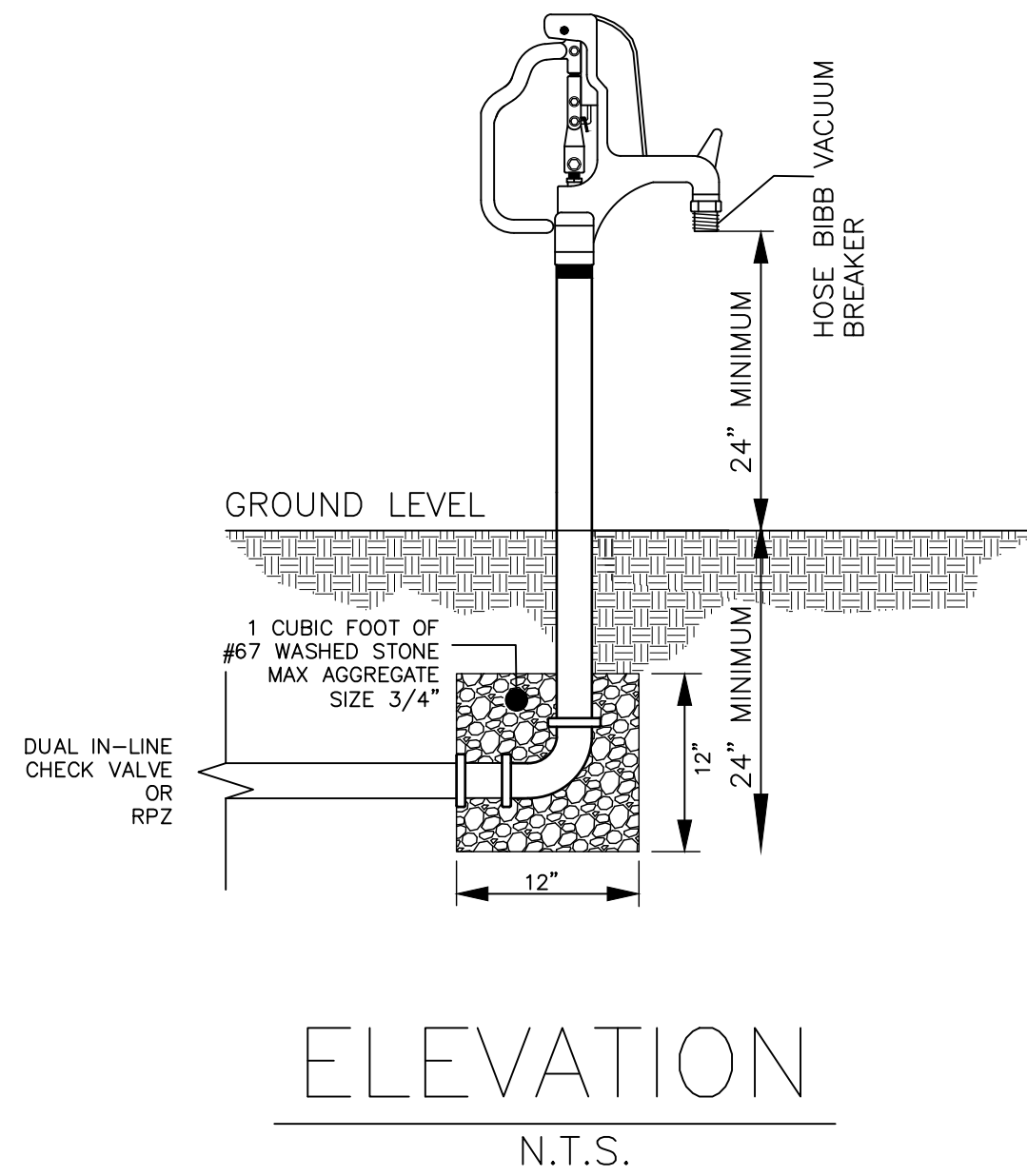


CUT/CAP DETAIL



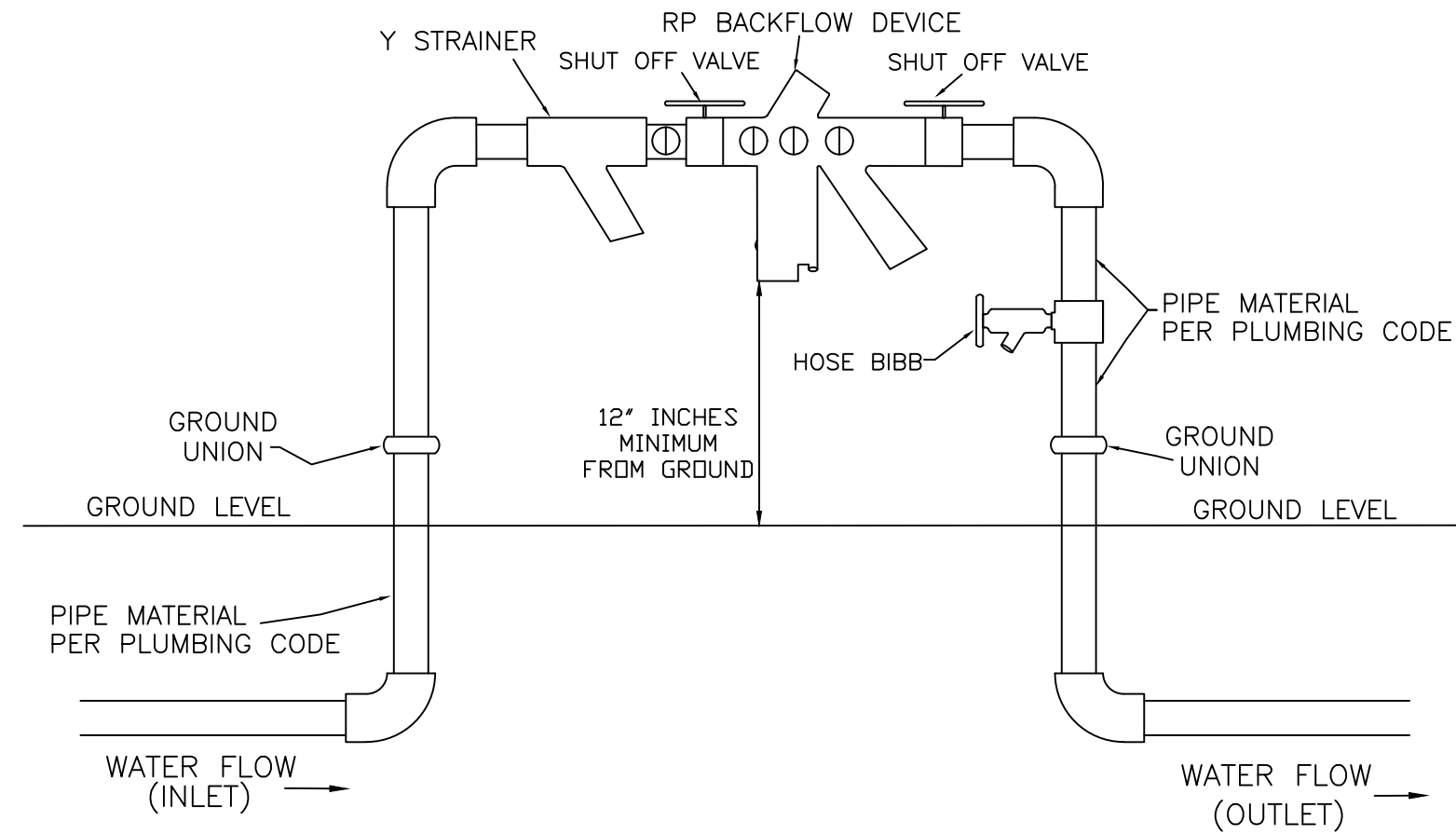
WATER DETAIL: W13

FROST FREE HOSE BIBB WITH BACKFLOW PREVENTION



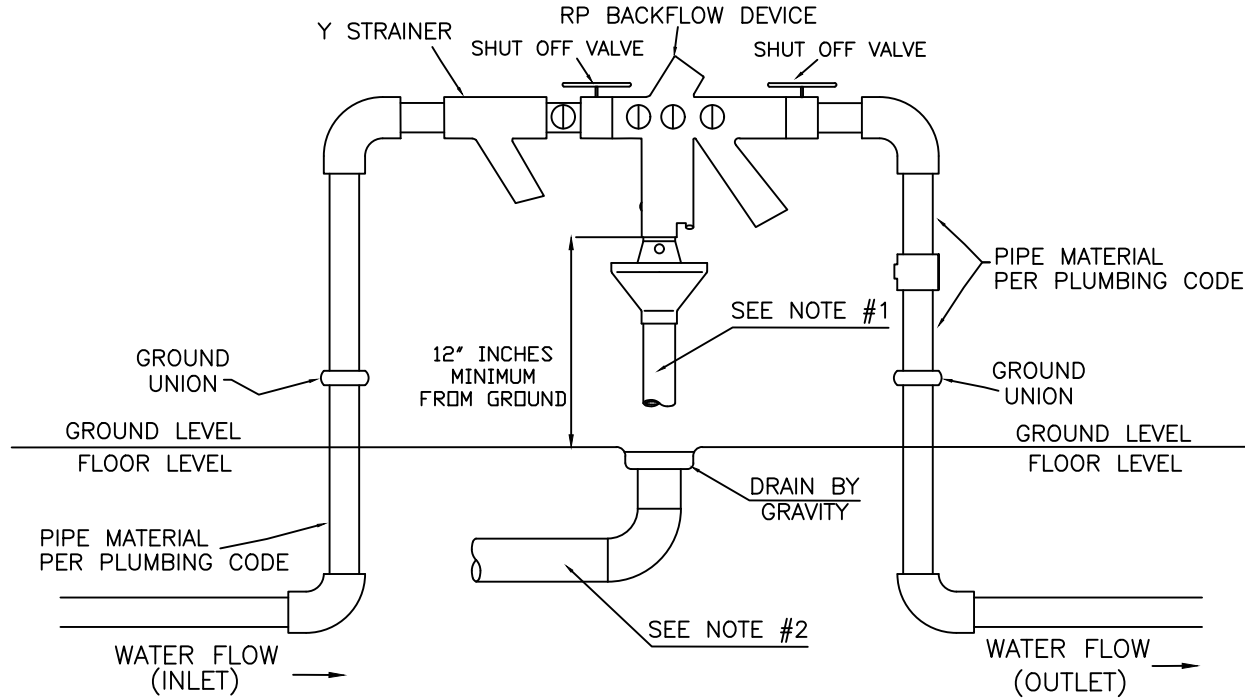
WATER DETAIL: W14

REDUCED PRESSURE (RP) BACKFLOW EXTERIOR IRRIGATION ONLY



WATER DETAIL: W15

REDUCED PRESSURE (RP) BACKFLOW INTERIOR DOMESTIC OR IRRIGATION

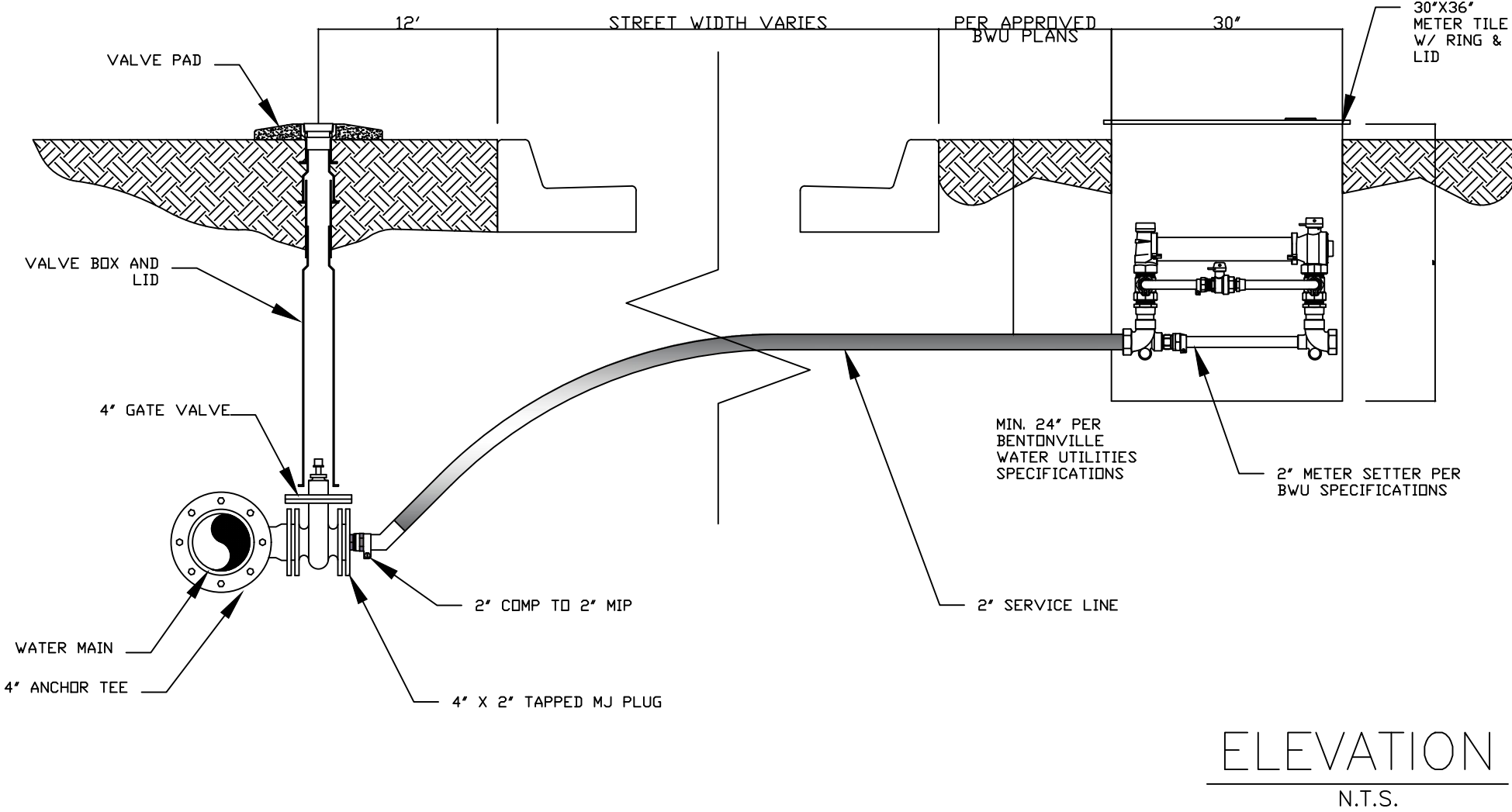


INDOOR APPLICATION ONLY NOTES:

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

WATER DETAIL: W16

WATER SERVICE DETAIL 2"



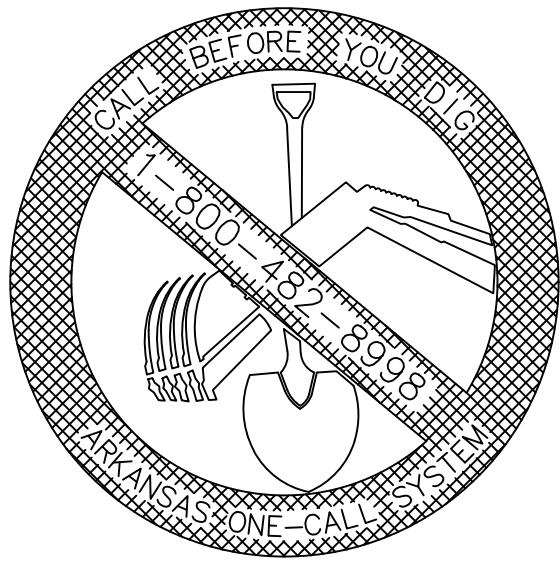
*ALL FITTINGS W/O PART NUMBER SHALL BE PER SPECIFICATIONS
*ALL FITTINGS MUST BE ANCHORED TO VALVE OR METER SETTER. NO IN-LINE FITTINGS WILL BE PERMITTED.

WATER DETAIL: W18



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WATER DETAILS

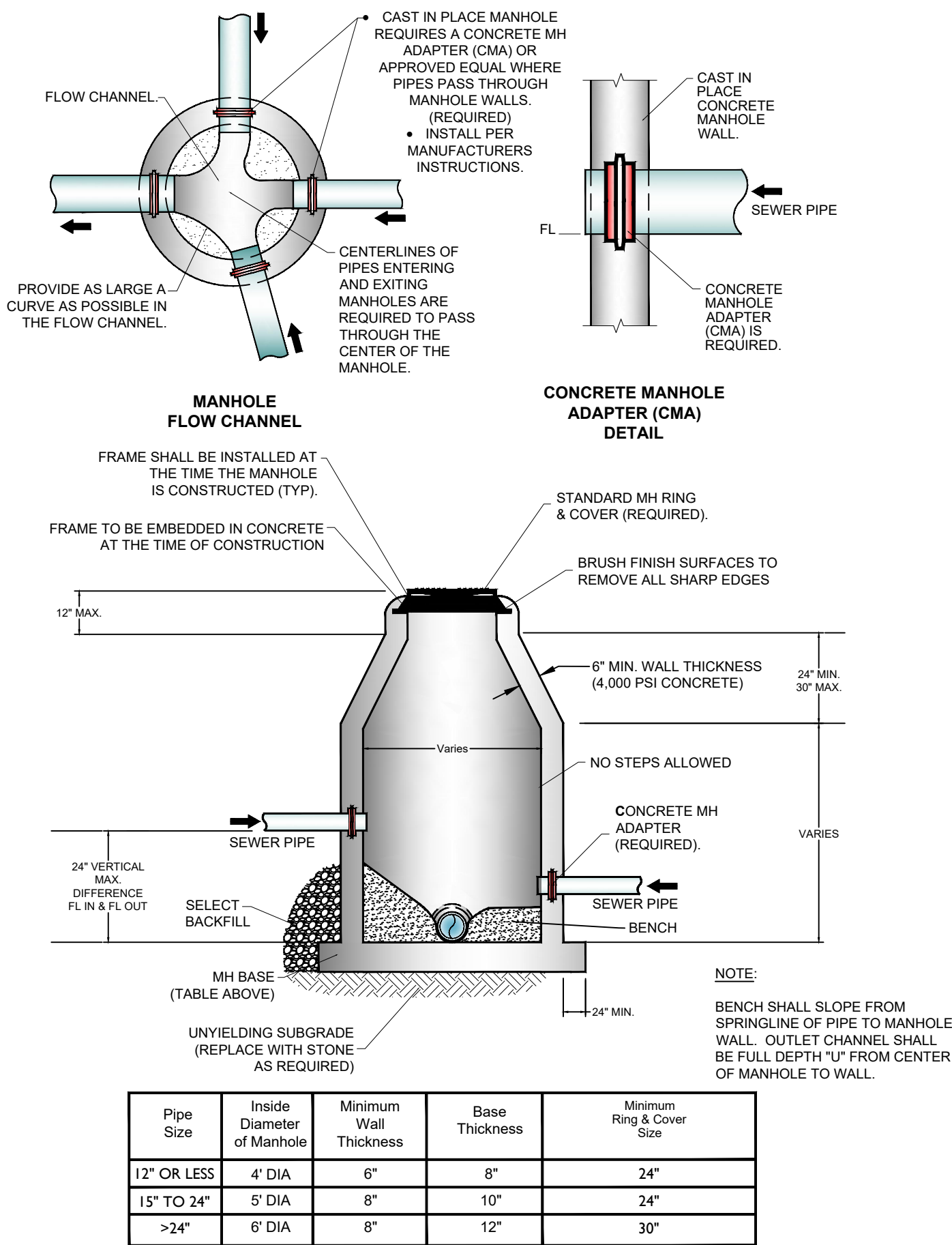


REVISION:
2024

NOTES:

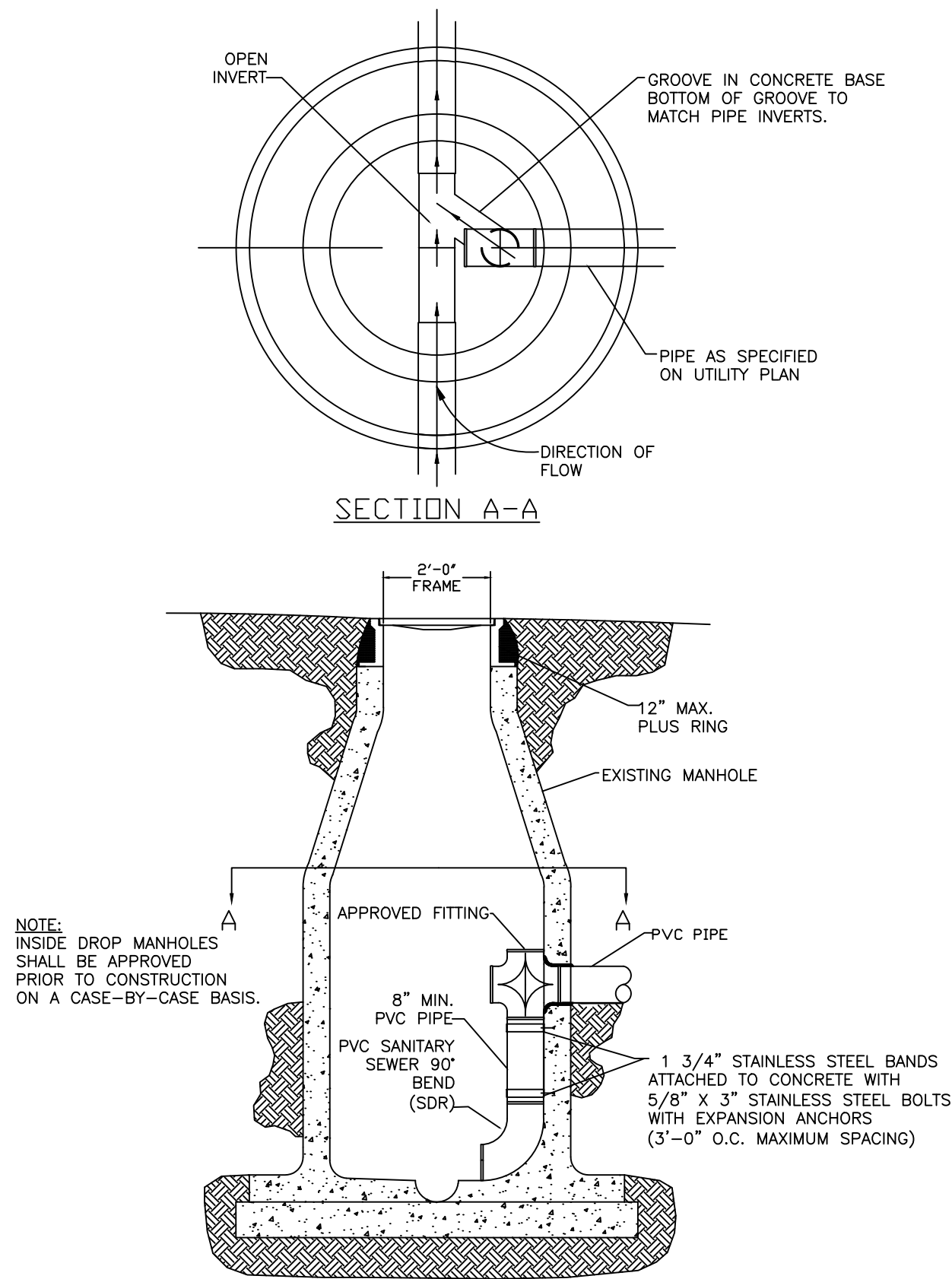
DRAWN BY: JS	DATE: 08/27/2024
APPROVED BY: AW	DATE: 08/27/2024
SHEET NUMBER: 2	OF 2

SANITARY SEWER
CAST IN PLACE MANHOLE



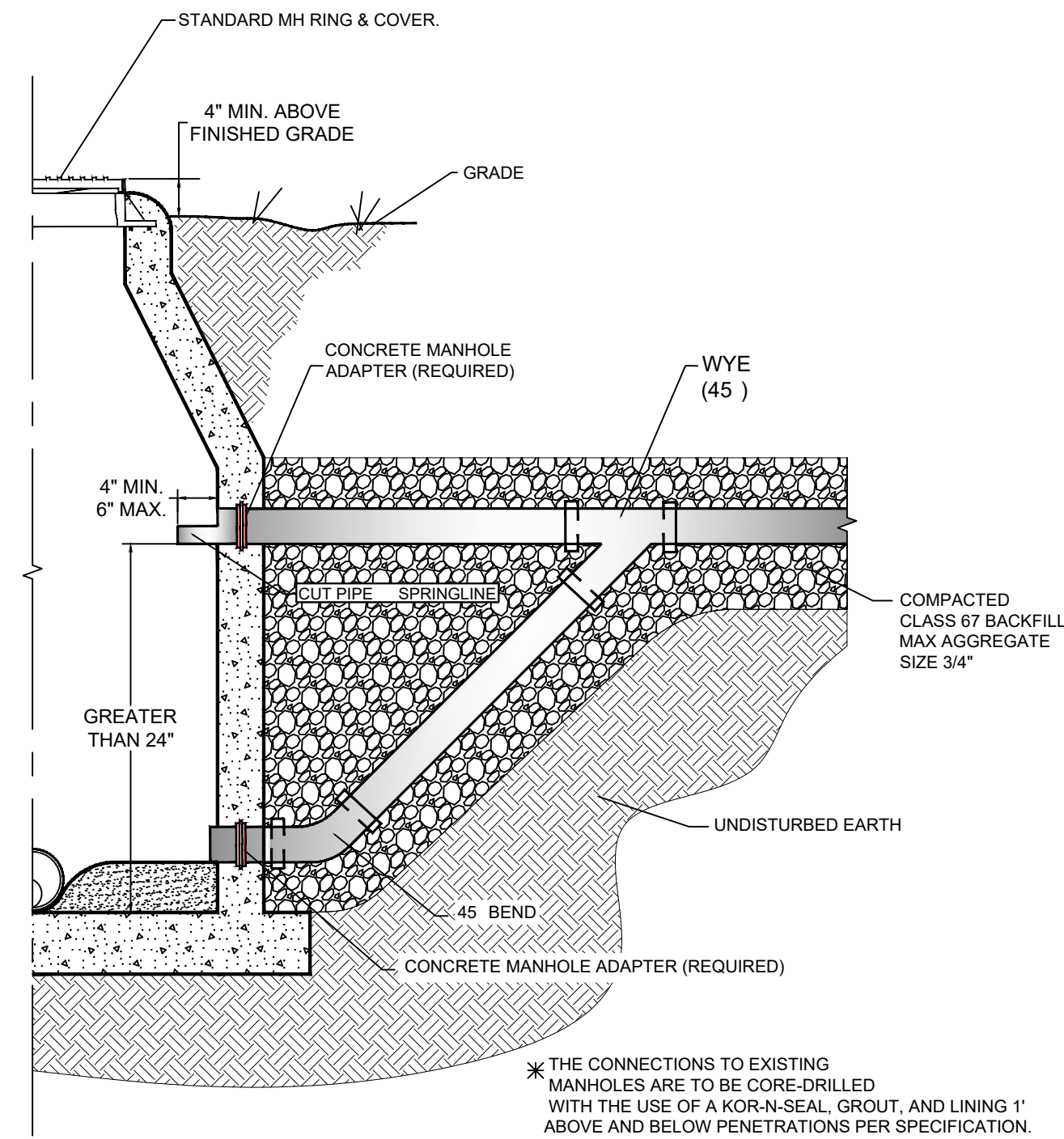
SANITARY SEWER DETAIL: SS01

SANITARY SEWER
INTERIOR DROP MANHOLE



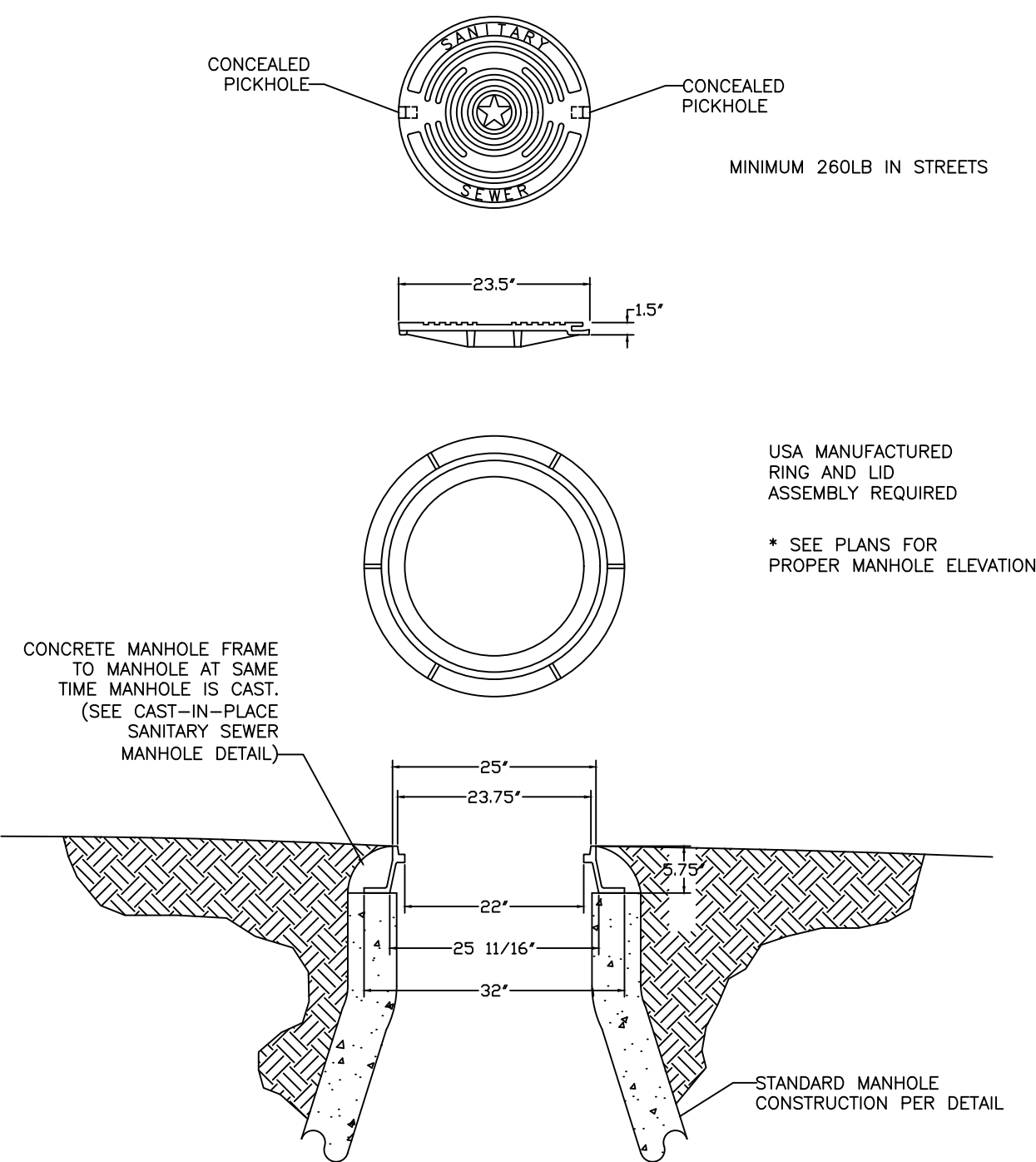
SANITARY SEWER DETAIL: SS02

SANITARY SEWER
EXTERIOR DROP MANHOLE



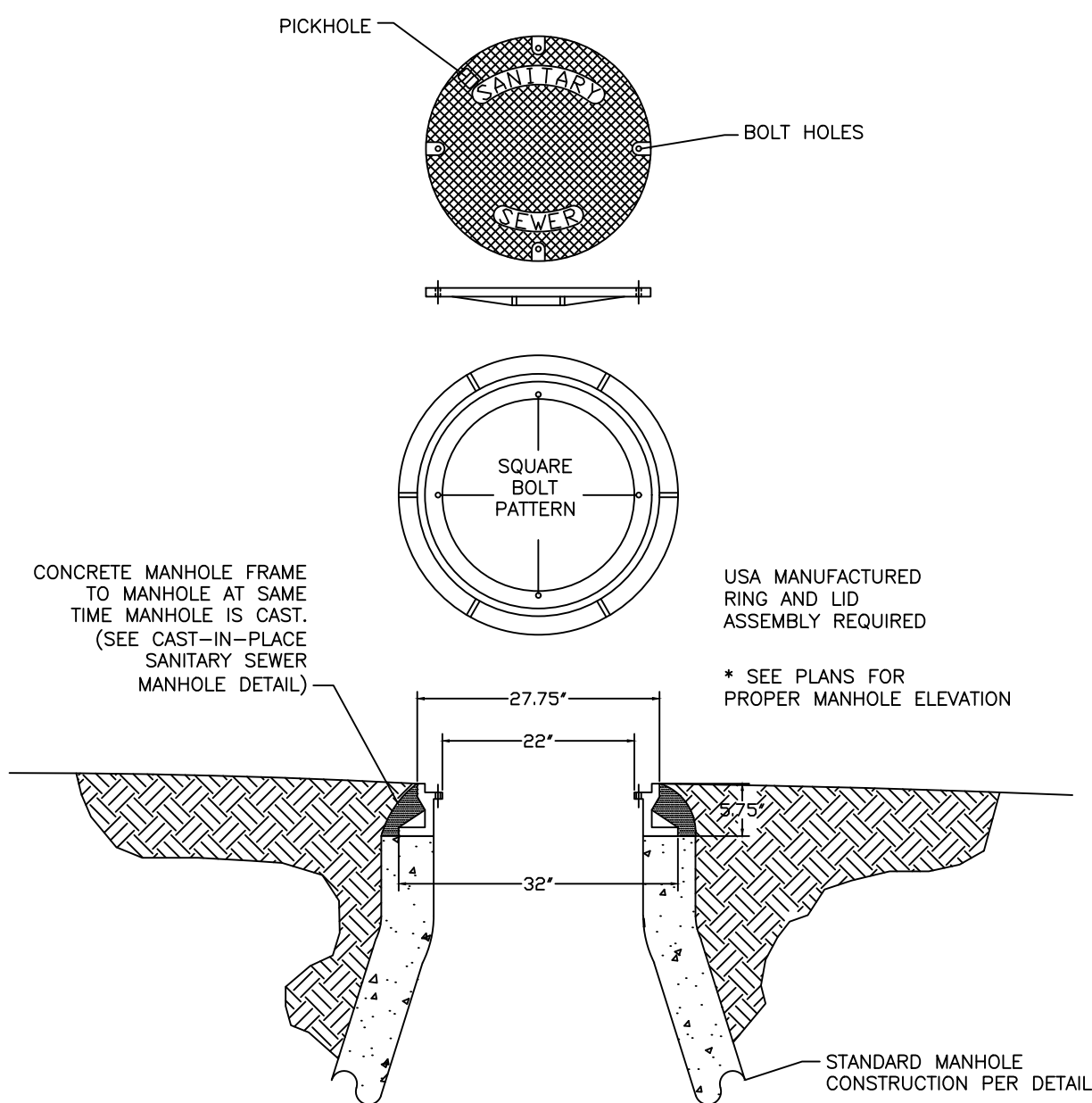
SANITARY SEWER DETAIL: SS03

HEAVY DUTY MANHOLE
LID & FRAME



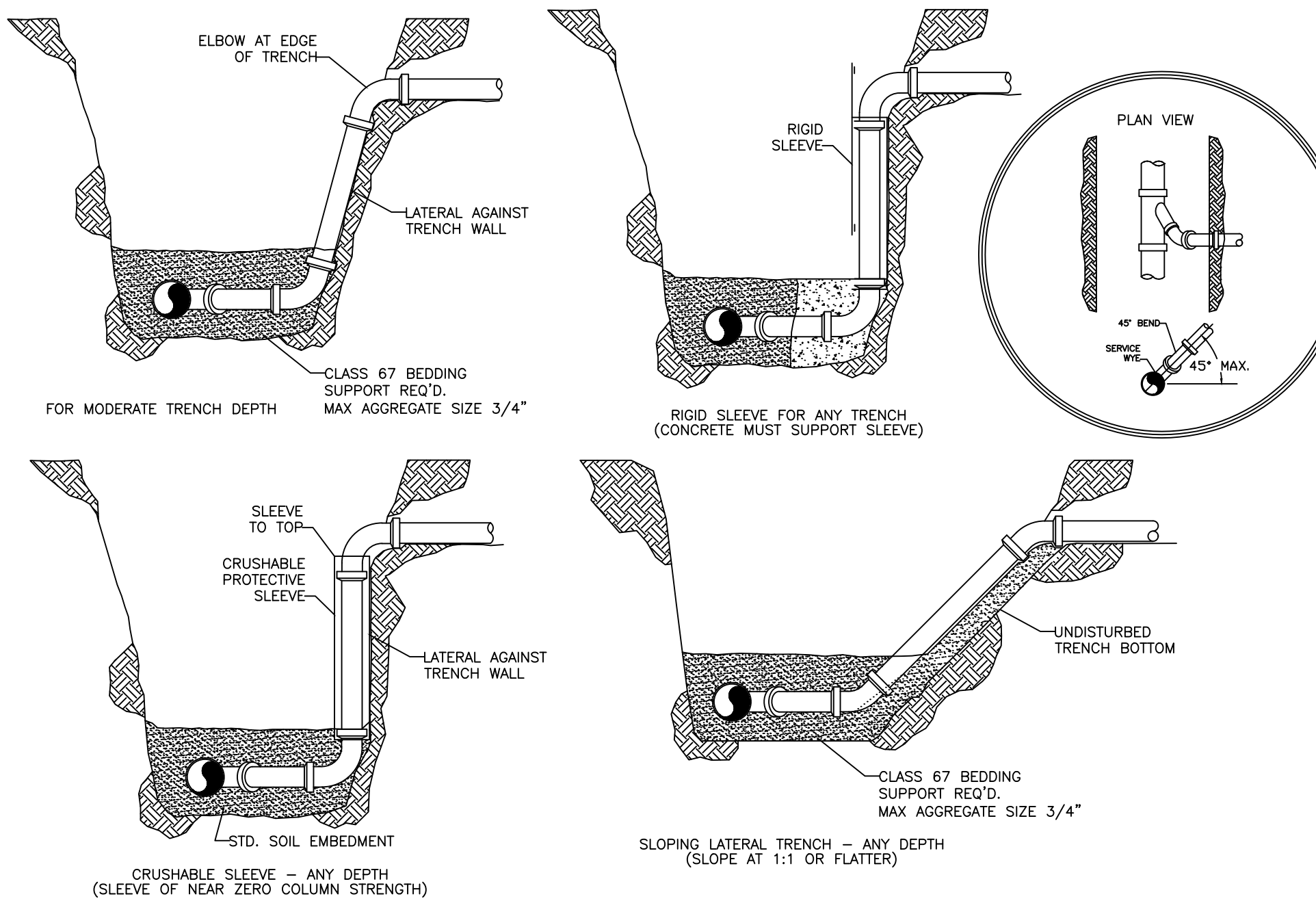
SANITARY SEWER DETAIL: SS04

WATER TIGHT BOLTED MANHOLE
LID & FRAME

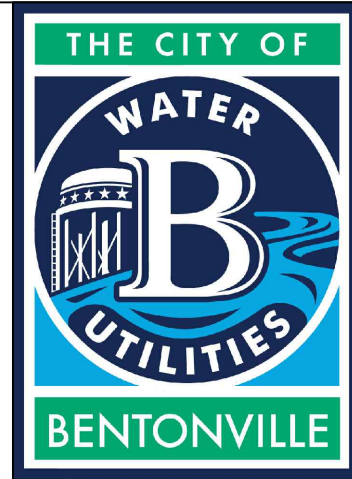


SANITARY SEWER DETAIL: SS05

SANITARY SEWER
SERVICE WYE

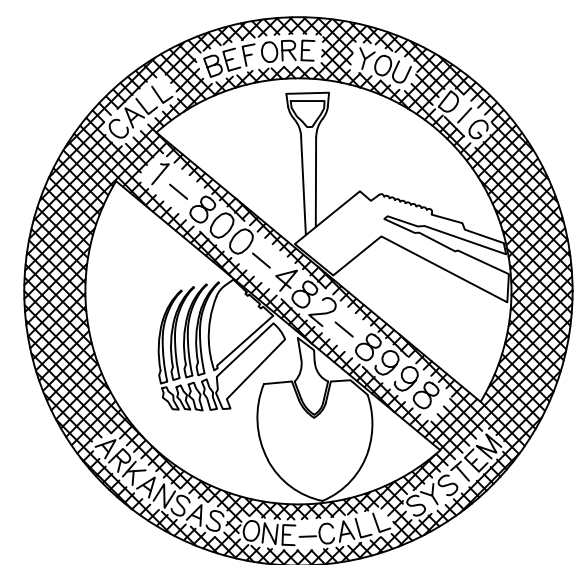


SANITARY SEWER DETAIL: SS06



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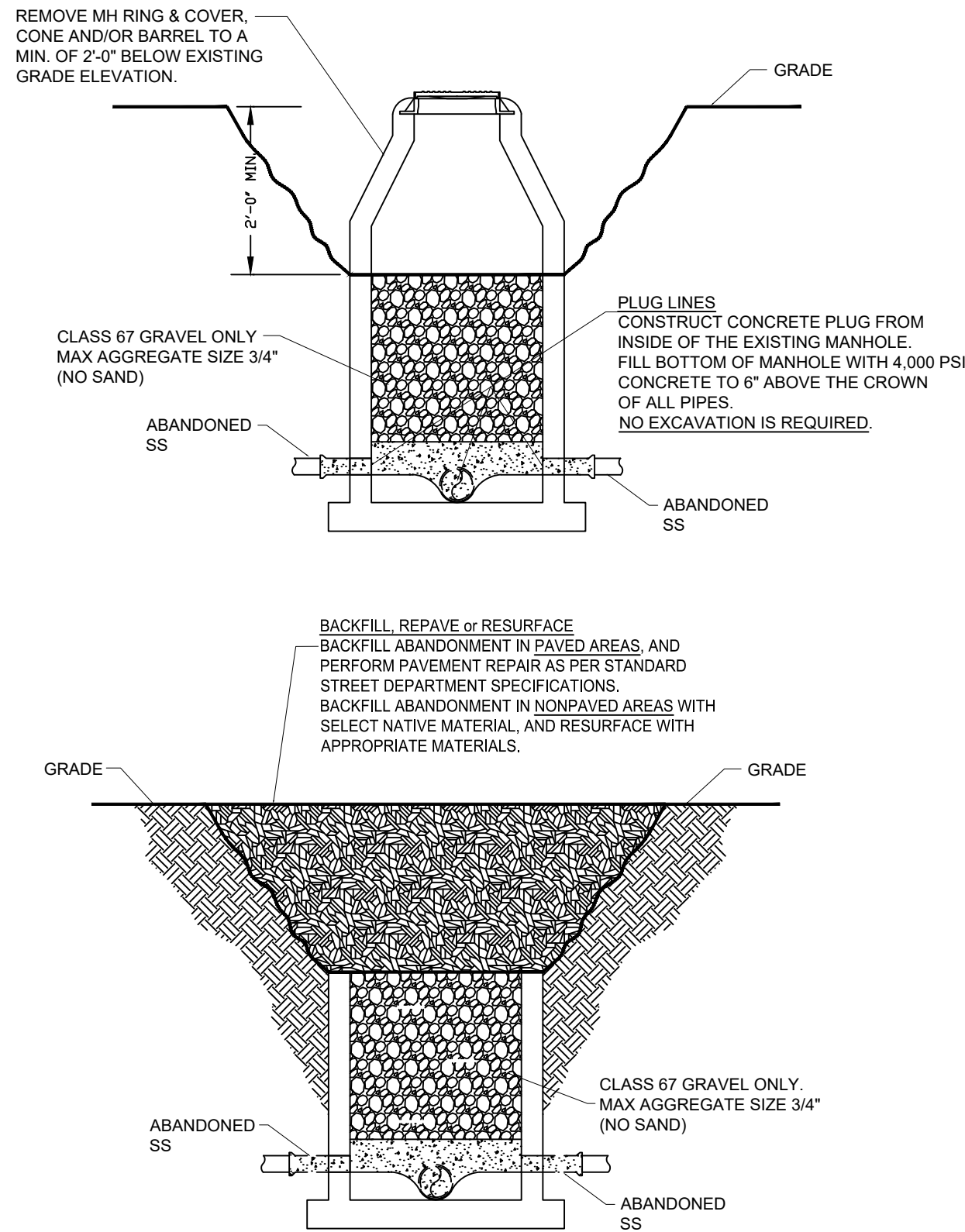
SAN. SEWER
DETAILS



REVISION:
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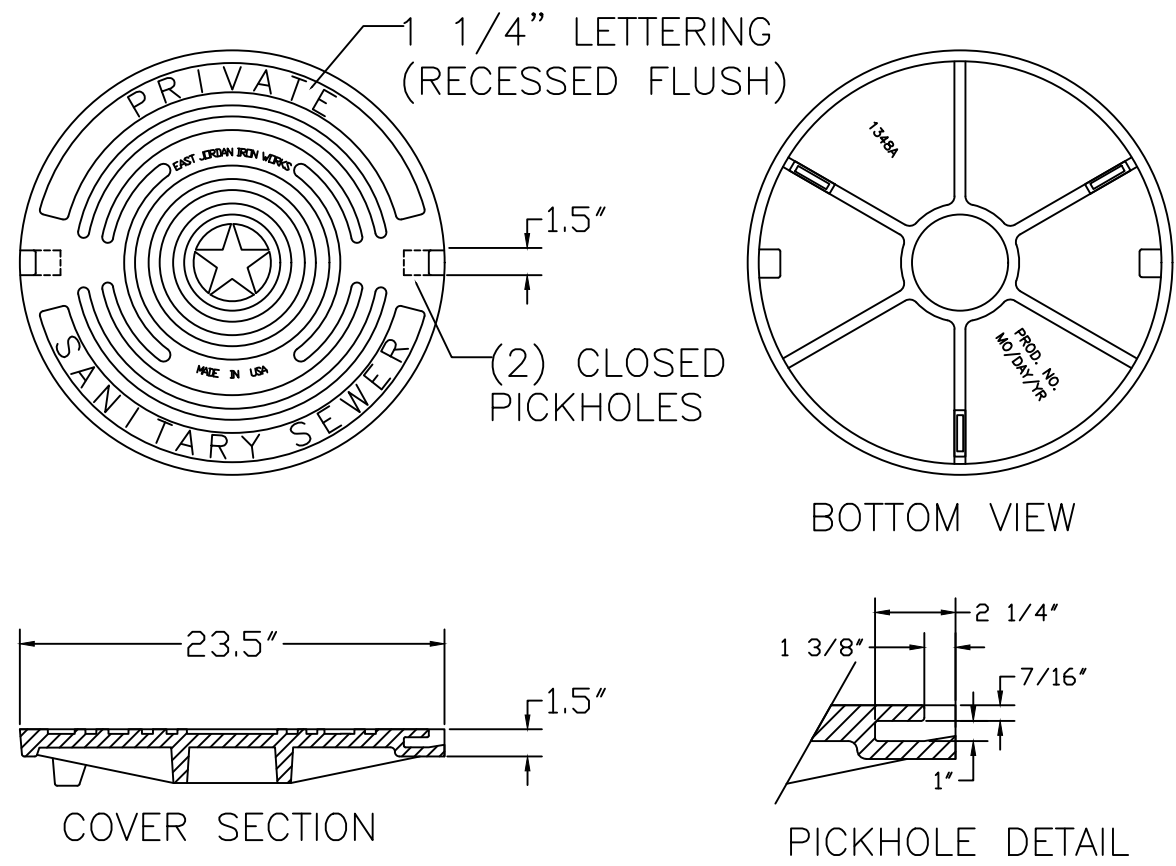
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SHEET NUMBER:	1	OF	2

SANITARY SEWER MANHOLE
ABANDONMENT



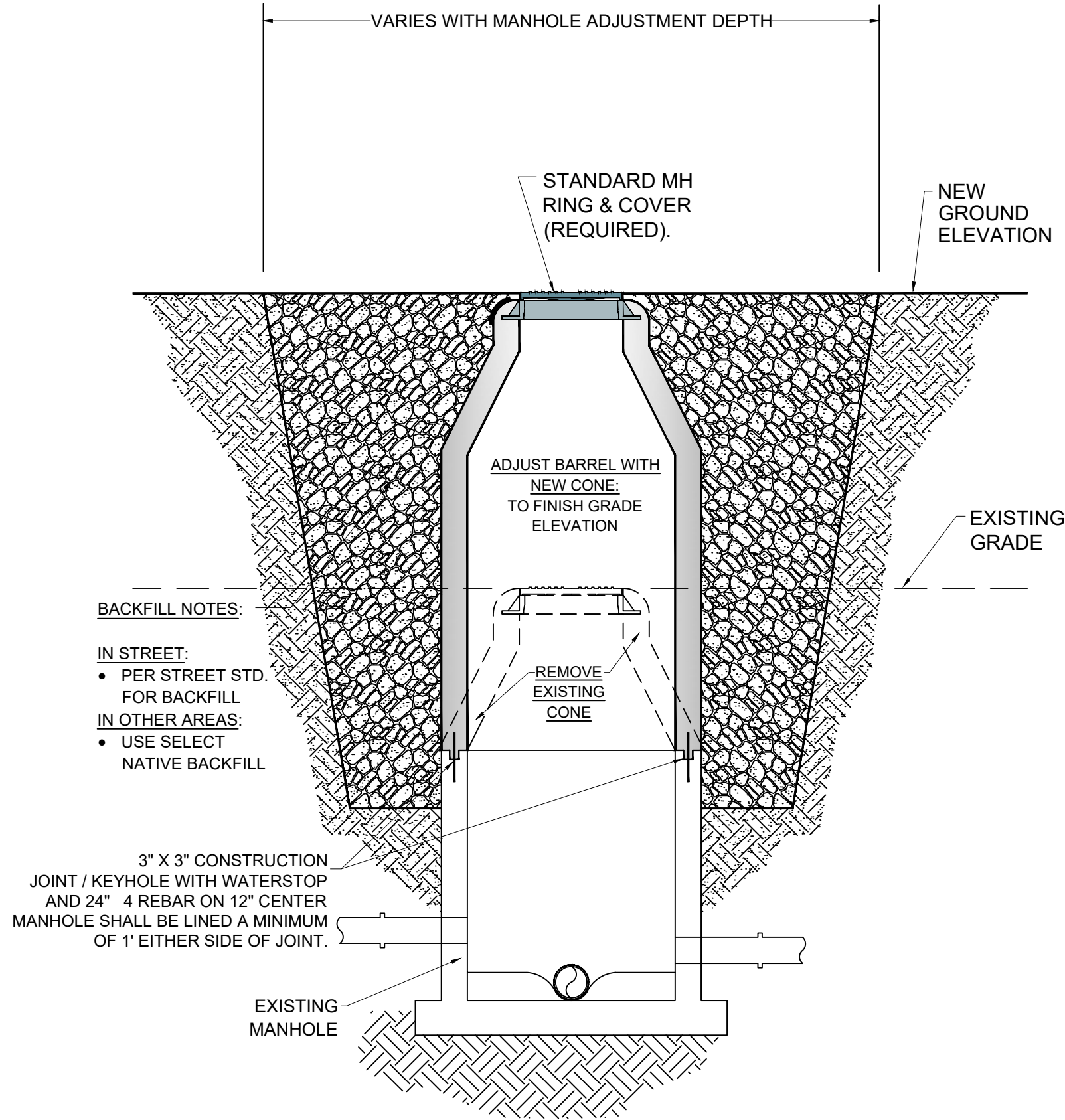
SANITARY SEWER DETAILS: SS07

PRIVATE MANHOLE
RING AND LID

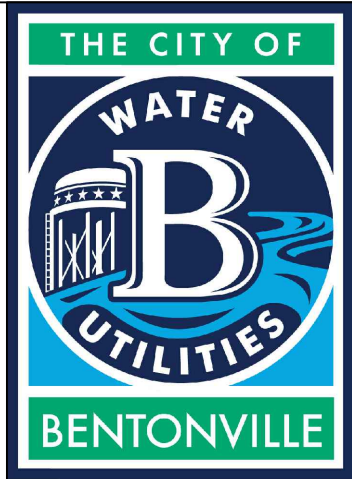


SANITARY SEWER DETAILS: SS08

TYPICAL MANHOLE
ADJUST TO GRADE

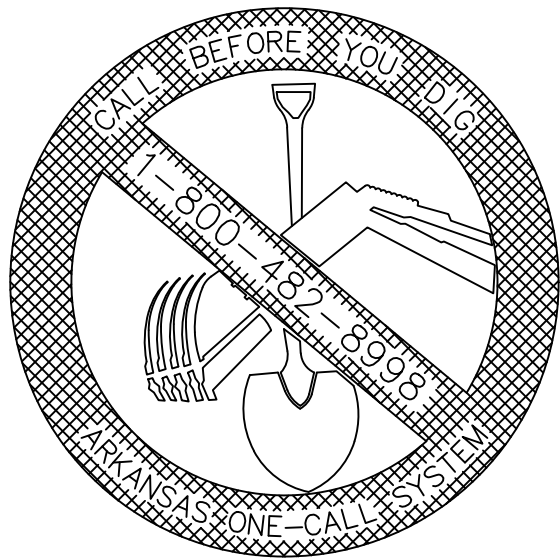


SANITARY SEWER DETAILS: SS09



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SAN. SEWER
DETAILS



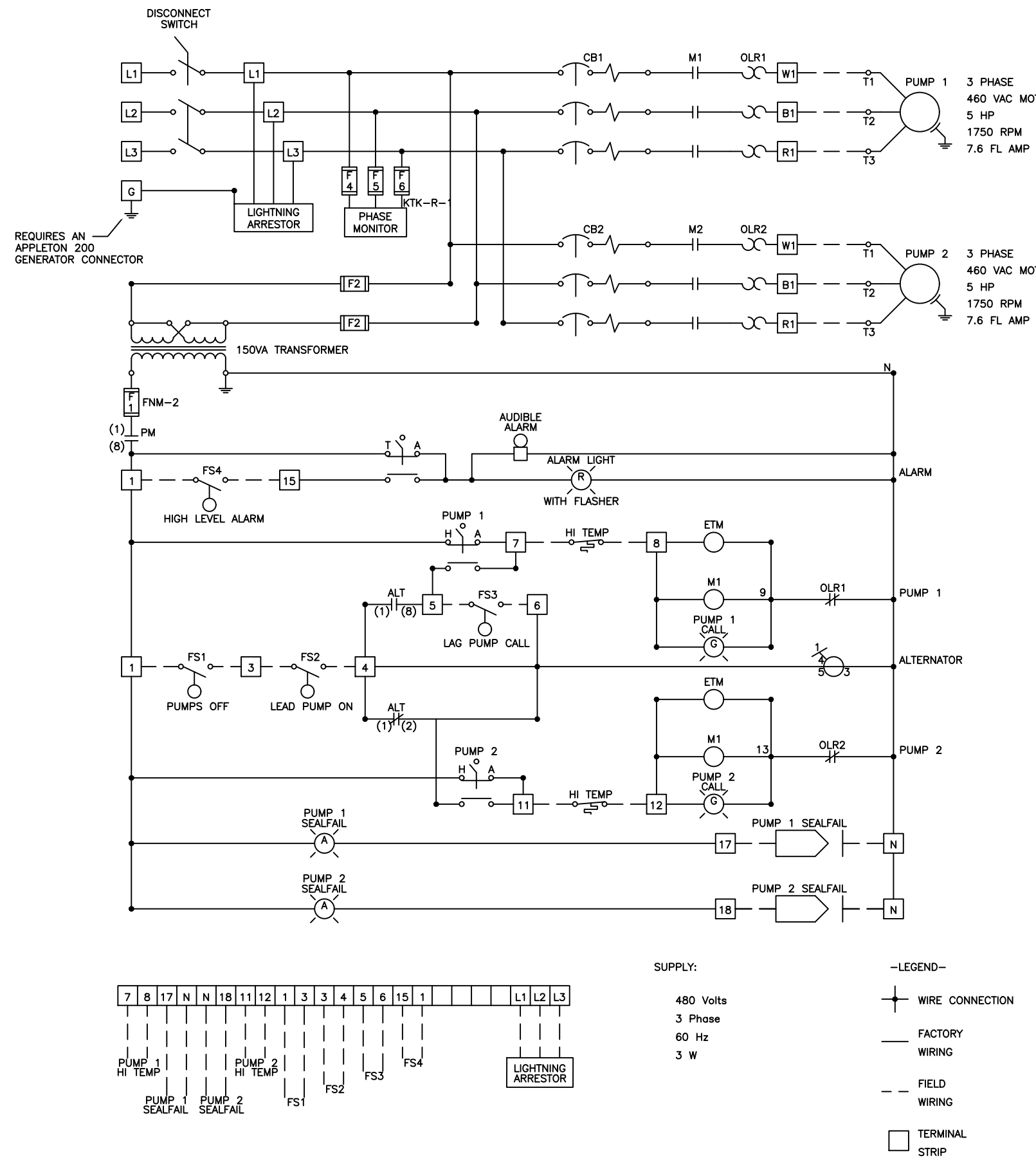
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SHEET NUMBER:	2	OF	2

DUPLEX PUMP CONTROL PANEL

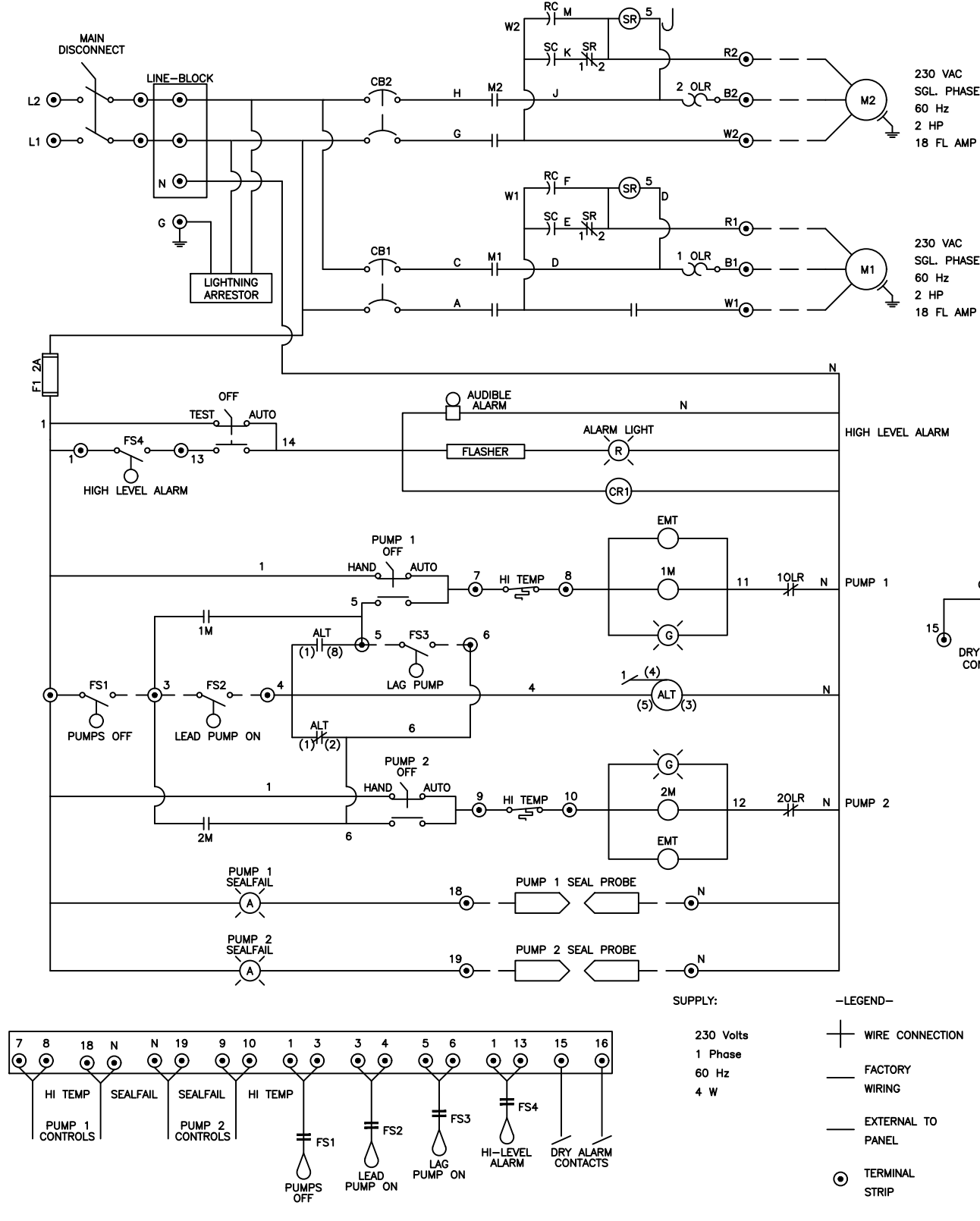
480 V / 3 PHASE



LIFT STATION DETAILS: LS01

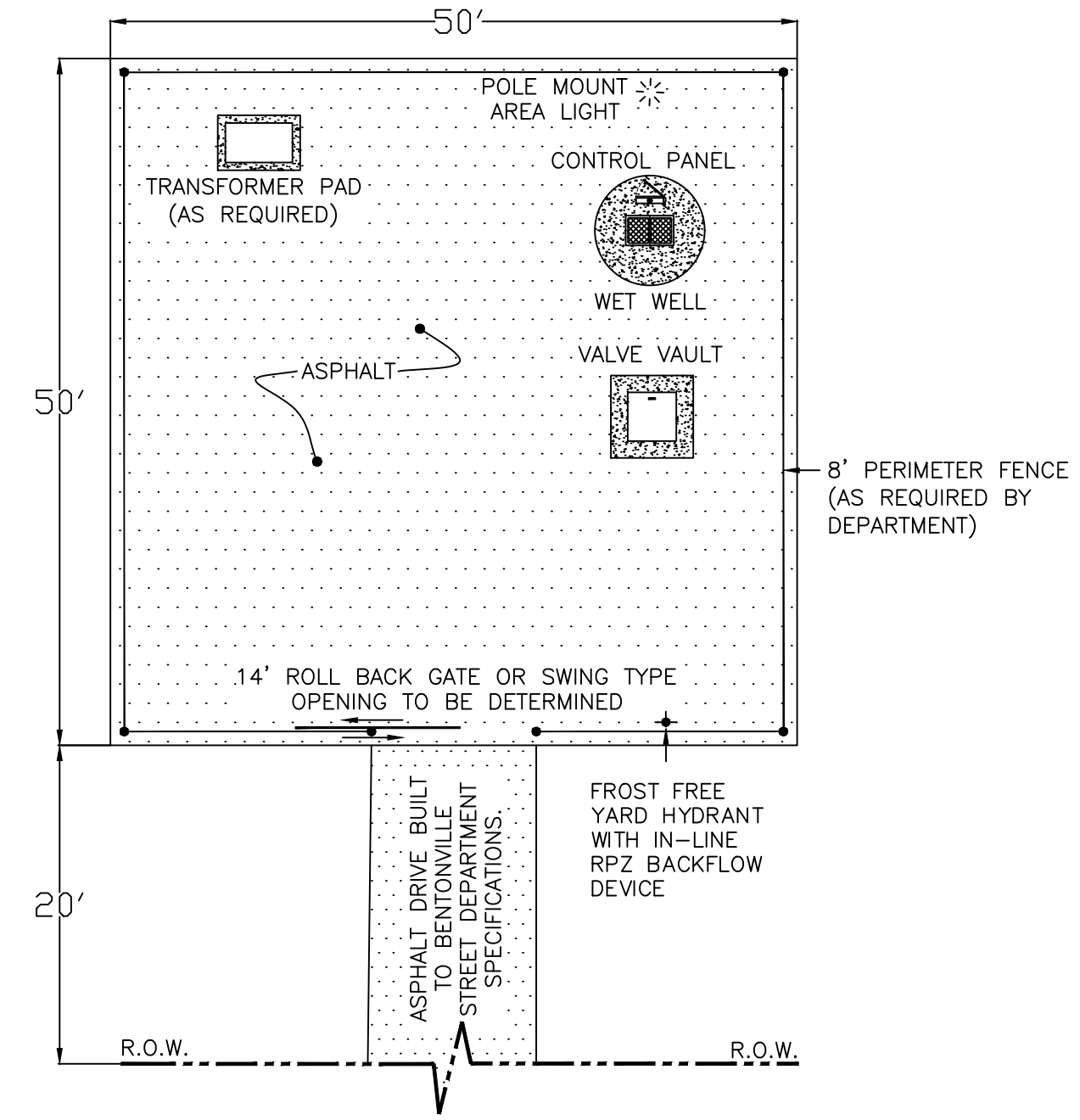
DUPLEX PUMP CONTROL PANEL

230 V / SINGLE PHASE



LIFT STATION DETAILS: LS02

LIFT STATION SITE DETAIL



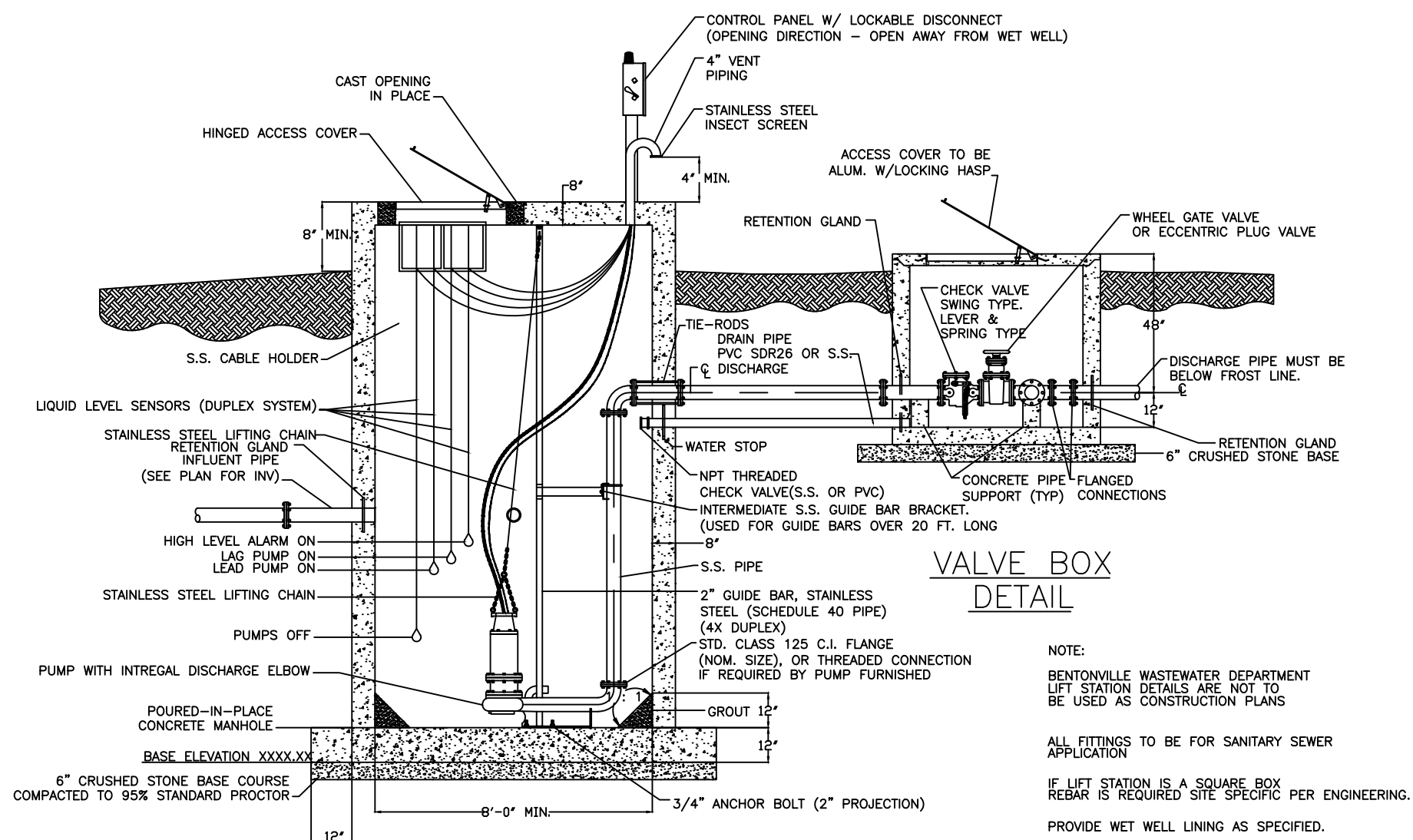
*ACTUAL SITE LAYOUT MAY VARY

BENTONVILLE WASTEWATER DEPARTMENT
LIFT STATION DETAILS ARE NOT TO
BE USED AS CONSTRUCTION PLANS

LIFT STATION DETAILS: LS03

LIFT STATION DETAIL

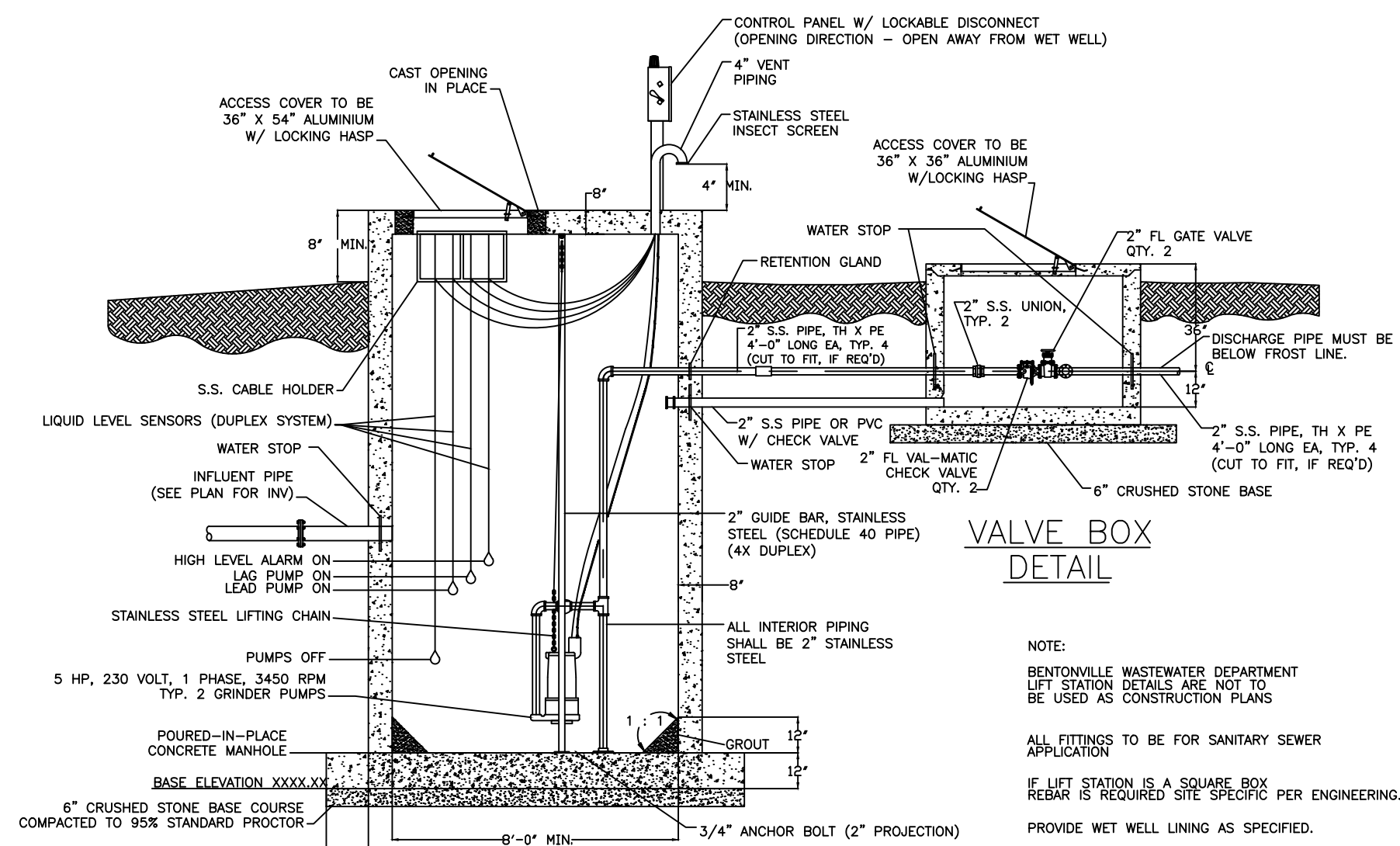
NON-CLOG PUMPS 5 HP AND UP



LIFT STATION DETAILS: LS04

LIFT STATION DETAIL

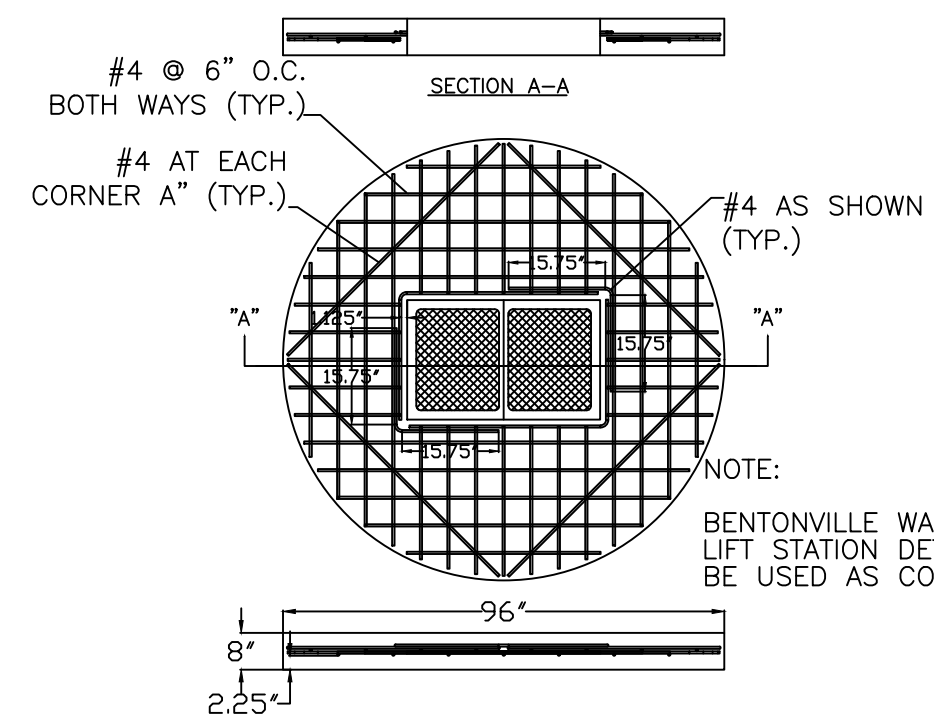
GRINDER PUMPS 5 HP AND LESS



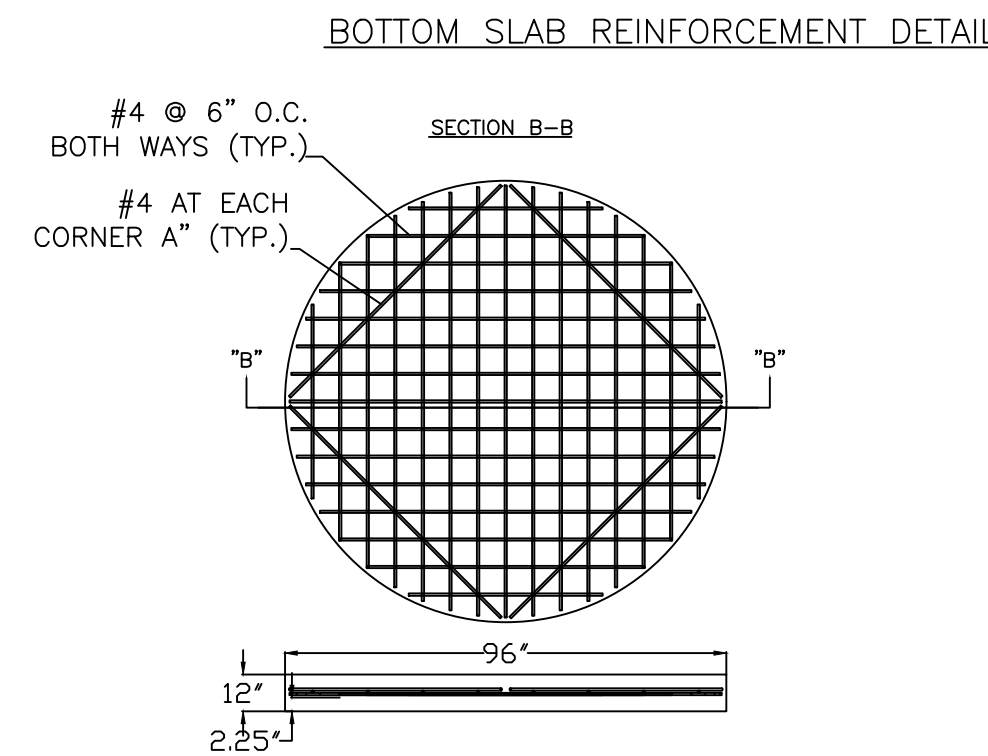
LIFT STATION DETAILS: LS05

WET WELL AND VALVE VAULT

TOP SLAB REINFORCEMENT DETAIL



NOTE:
BENTONVILLE WASTEWATER DEPARTMENT
LIFT STATION DETAILS ARE NOT TO
BE USED AS CONSTRUCTION PLANS

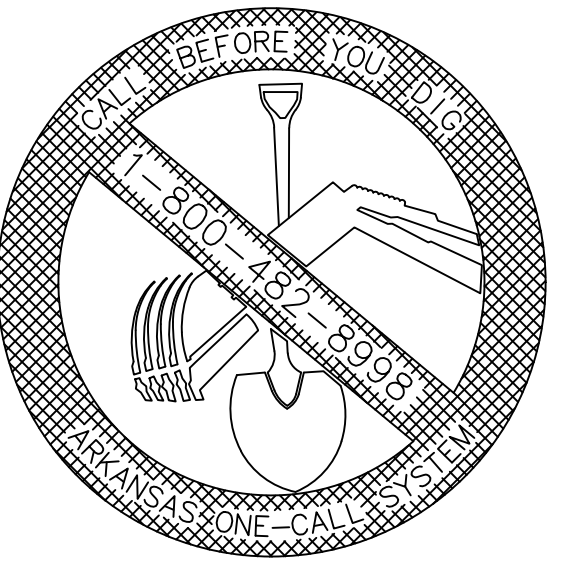


LIFT STATION DETAILS: LS06



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LIFT STATION DETAILS



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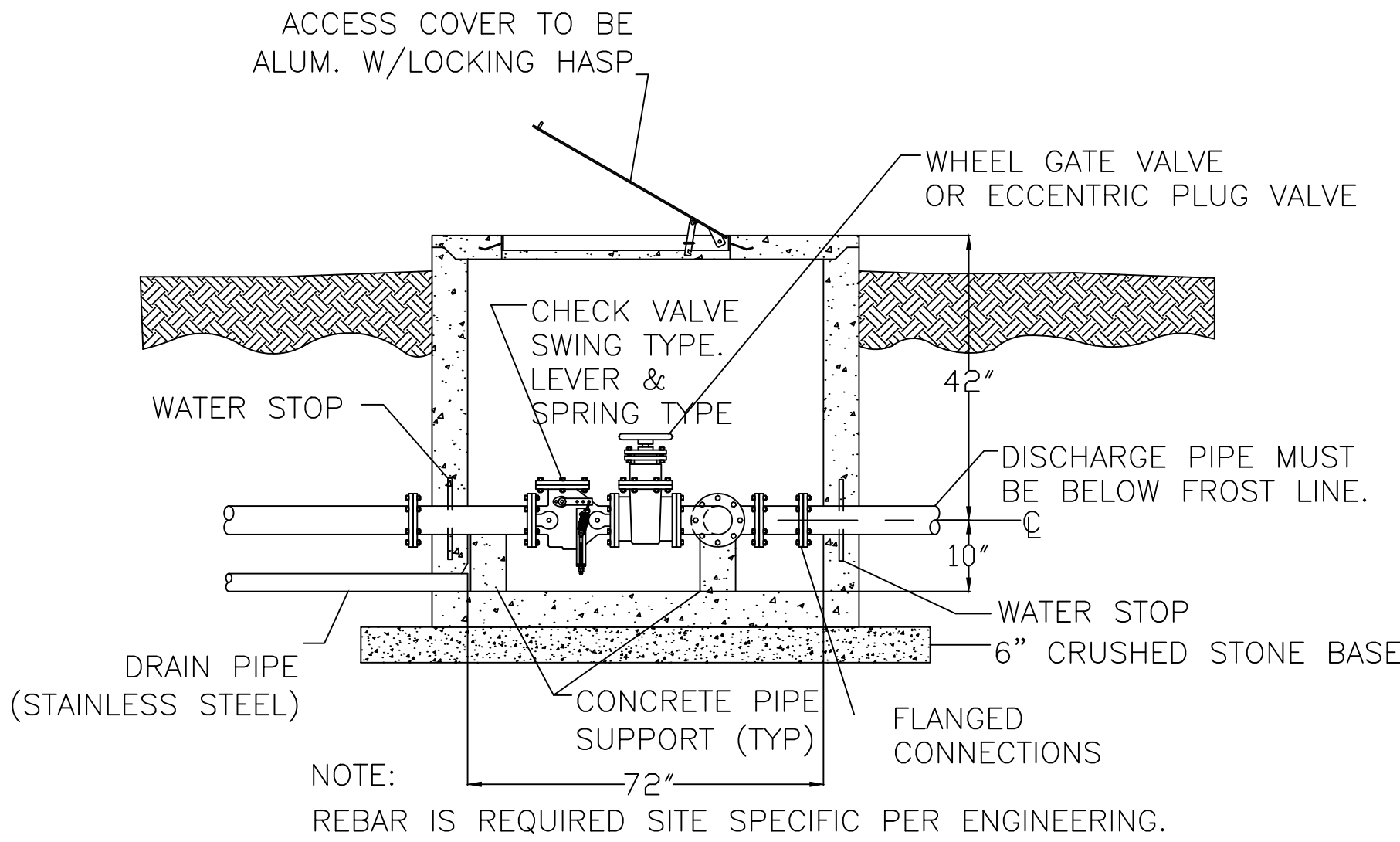
NOTES:

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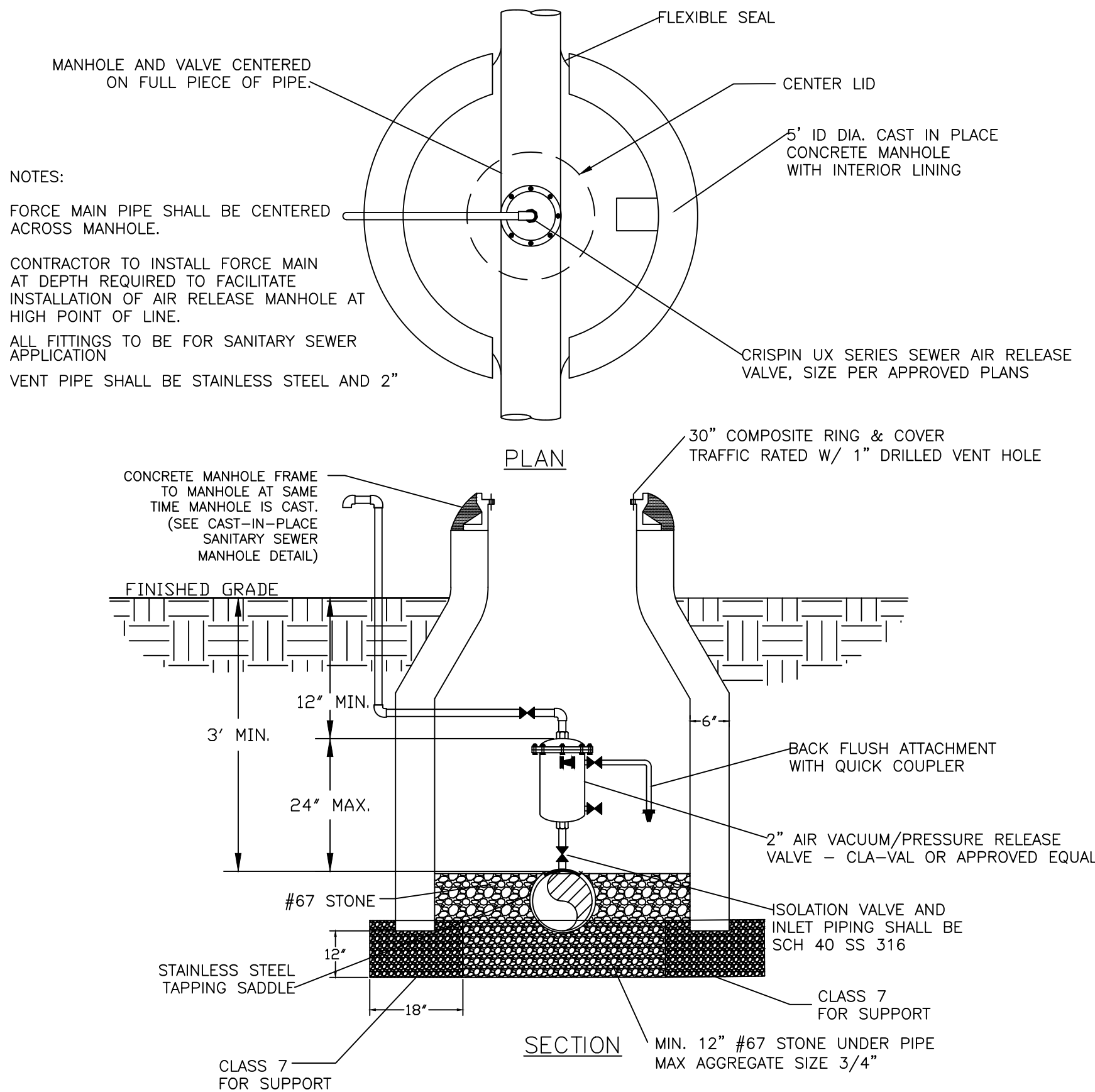
SHEET NUMBER: 1	OF 2
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LIFT STATION VALVE VAULT DETAIL



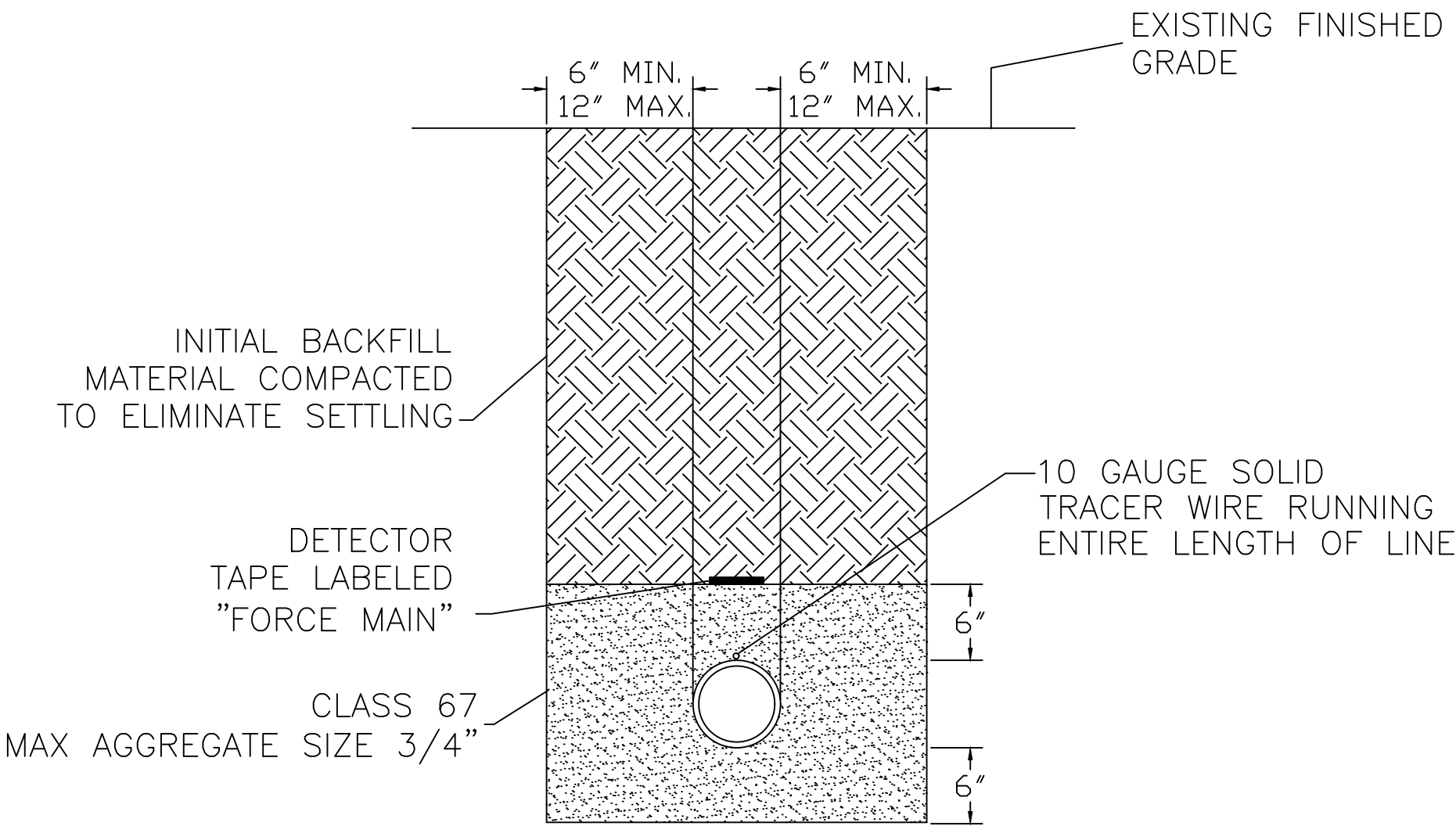
LIFT STATION DETAILS: LS07

AIR VACUUM/RELEASE
MANHOLE FOR FORCE MAIN



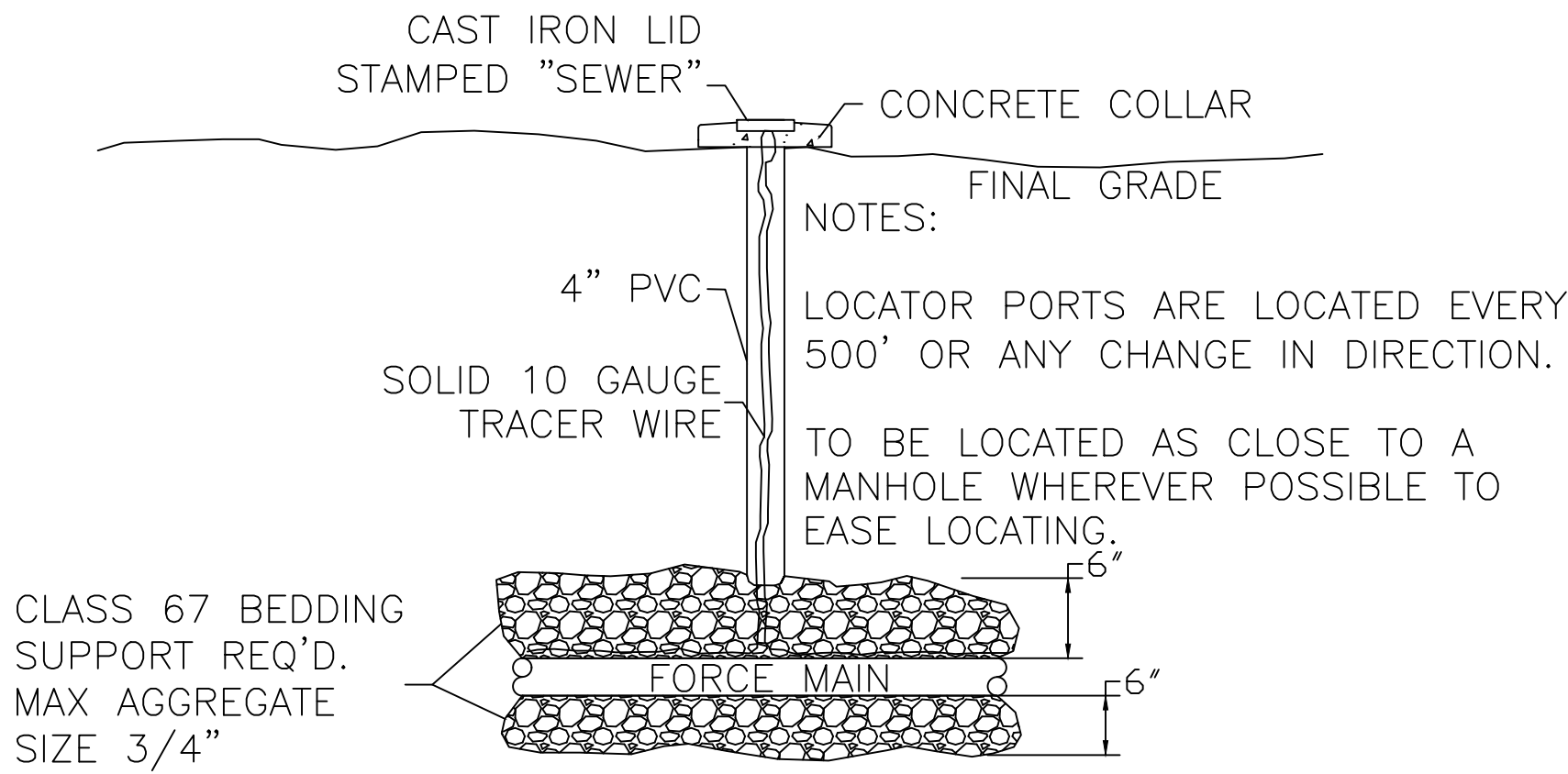
LIFT STATION DETAILS: LS08

TYPICAL BEDDING DETAIL
FOR FORCE MAIN



LIFT STATION DETAILS: LS09

TRACER WIRE PORT

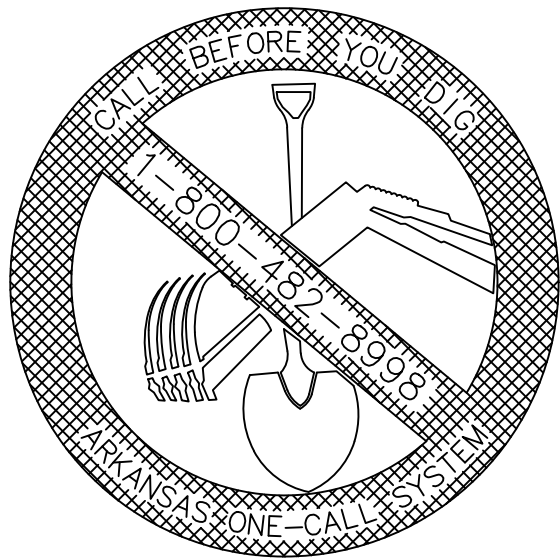


LIFT STATION DETAILS: LS10



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LIFT STATION
DETAILS



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SHEET NUMBER:	2	OF	2

Retaining Wall General Notes

Design Provisions

1. The following effective strength design parameters were assumed in the preparation of structural calculations for the segmental Brutus block retaining wall system:

	ϕ	c	g (lb/ft ³)	Soil Type
Reinforced Soil	30°	0	120	SB2 COMPACTED BASE
Foundation Soil	28°	0	120	Stiff brown clayey silt
Retained Soil	28°	0	120	Stiff brown clayey silt

Soil types and design properties shall be confirmed by the owner or its site geotechnical engineer prior to wall construction. McGuire Civil Engineering Services accepts no responsibility for the interpretation or verification of subsurface conditions.

2. The wall(s) are designed to support the following maximum surcharge loadings:
Live Load - 0 psf
Backslope - level
Toe Slope - level

The wall system has been evaluated for internal stability and simple external sliding and overturning. Refer to design calculations for specific minimum factors of safety utilized for wall design. The wall design maintains a minimum factor of safety of 1.5 on all elements of the static wall design unless otherwise noted in the calculations. Global stability has **NOT** been evaluated with this design and is the responsibility of the owner to assess any global stability/slope stability issues with the consulting geotechnical firm.

3. The wall foundation soils at each wall location shall be capable of safely supporting 2,000 psf without failure or excessive settlement. Local bearing capacity shall be confirmed by the site engineer.
4. The contractor shall provide surface and subsurface drainage, grading, and erosion control during and after wall construction to avoid damage to the wall structure.
5. The contractor is responsible for obtaining all permits and easements necessary for wall construction. The contractor is responsible for protecting adjacent property from wall construction activities.

Construction Provisions

1. Wall construction shall be monitored to verify field conditions. If this work is not performed by the site geotechnical engineer, the geotechnical engineer shall be consulted in those matters pertaining to soil conditions and wall performance.
2. The foundation soils at each wall location shall be inspected by the Geotechnical Engineer and any unsuitable soils or improperly compacted embankment material removed and replaced as directed by the Engineer prior to wall construction to provide adequate bearing capacity and minimize settlement.
3. All wall excavation and retained soils shall be inspected for groundwater conditions and any additional drainage provisions required in the field shall be incorporated into the wall construction as directed by the McGuire Civil Engineering Services, LLC.
4. Wall backfill material shall be tested and approved by McGuire Civil Engineering Services, LLC for use in the reinforced soil zone meeting the minimum requirements of the approved design plans.
5. Wall construction shall be periodically inspected to insure the geogrid reinforcement elevations and lengths are installed in accordance with the approved design plans.
6. All wall elevations, grades, and backslope conditions shall be verified by the Engineer in the field for conformance with the approved design plans. Any revisions to the structure geometry or design criteria shall require design modification prior to proceeding with construction.

Valley Multifamily Retaining Wall

DRAWING INDEX

COVER SHEET	1
SITE PLAN	2
WALL ELEVATIONS	3
DETAILS	4
SPECIFICATIONS	5-6

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Civil Engineering Services, LLC
Fayetteville, AR (479)-414-8130



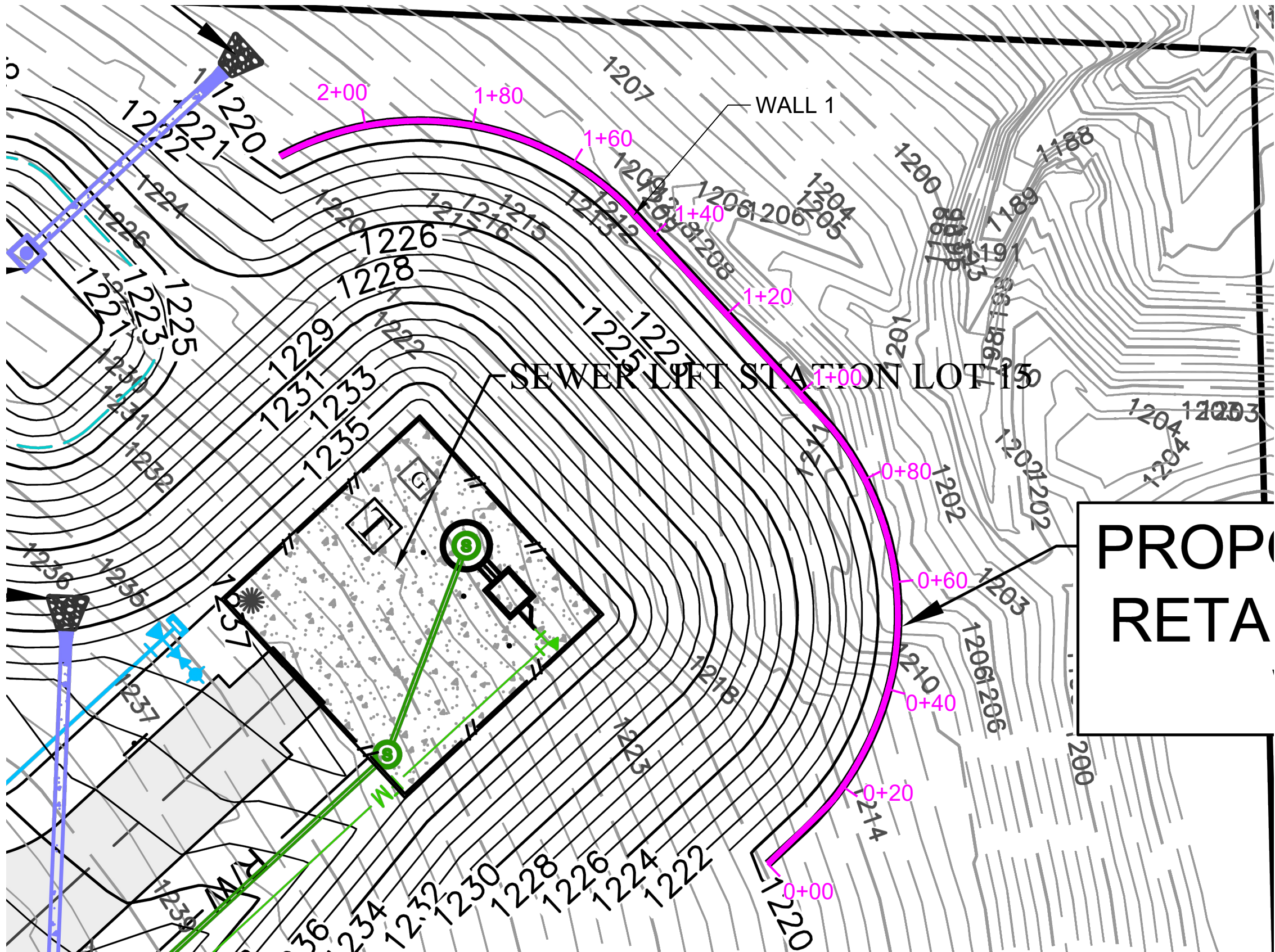
10/09/2024

AR COA #3883

Segmental Retaining Wall Care, Operations and Maintenance Guide

The Segmental Retaining Wall (SRW) is constructed of concrete masonry units, geogrid soil reinforcement fabric, and compacted backfill. The structure’s performance is sensitive to any post construction activities that may damage components, increase loading conditions, and/or reduce overall stability. The following list is intended to provide guidelines for the proper care of a SRW.

1. The area behind the wall that contains geogrid soil reinforcement fabric (reinforced zone) is the primary structural component of the wall system. Do not, under any circumstances, excavate through, drill through, or otherwise damage this reinforcement fabric without written approval of the design engineer of record.
2. The drain line at the base of the wall (if required and installed) was stubbed out to daylight or for final connection to storm drainage systems by others. Please insure that all connections are made to proper drain outlets and that any drains outlets to daylight are not buried.
3. The wall is normally constructed over a crushed stone base. No digging or excavation shall be done within 3 feet horizontally from bottom face of wall or to such depth that would compromise the integrity of the wall foundation.
4. All water must be diverted away from the base of wall to avoid erosion and undermining of the foundation after installation. This includes temporary site grading during construction and final site grading.
5. Landscape watering and surface drainage above the wall should be designed in consultation with the Civil and Geotechnical engineer and performed in such a way to avoid standing water, water cascading over the wall, and infiltration (saturation) of the reinforced zone.
6. Do not increase the height of the existing wall as constructed with more block units without the written approval of the design engineer of record.
7. Do not add a slope or increase the steepness of a back slope beyond what was considered in the original grading plan and wall design without written approval of the design engineer of record.
8. Do not add additional surcharges within a lateral distance of twice the overall height of the structure(s) without written approval of the design engineer of record or unless considered in the original wall design. This would include large trees, fences, sound walls, landscaping walls, swimming pools, buildings, garages, etc.
9. Do not operate heavy equipment, within four feet of top of wall face. The surcharge from equipment weight can push the upper wall units out resulting in unacceptable misalignment.
10. Segmental retaining walls are flexible structures (vs. rigid as in CMU walls) and are subject to some post construction settlement and movement. All structures (i.e. sidewalks, pavements, curbs, trash enclosures, utility lines, etc.) should be designed to handle some ground movement and not be connected directly to the wall units.
11. Retaining walls should be inspected at least once a year. Some, but not necessarily all items to be inspected are; verify that drainage measures are functioning properly, erosion has not occurred along the top, ends, or bottom of wall(s), landscaping and planting is not interfering with the wall(s) intended performance, observe and note any unanticipated movement or deflection of the wall system and evaluated by a qualified engineer. Additional inspection may be necessary immediately following a catastrophic event such as a flood, heavier than normal rain event, earthquake, etc.
12. Over time the wall face may begin to show a white flaky material and may especially be noticeable post construction. This material is called efflorescence. Efflorescence occurs when moisture evaporates from the wall face, and the naturally occurring soluble salts and bases, or the calcium carbonite (calcium hydroxide in the cement mixes with carbon dioxide in the air) is left on the face. This efflorescence is only an aesthetic concern and will not affect the structural performance of the wall. Efflorescence can typically be removed by dry brushing followed by flushing with clean water. In tougher cases power washing with muriatic acid solution will also aid the cleanup process. For additional information and removal options reference NCMA Tek bulletin 8-3A.



NOTE:
SITE PLAN IS FOR ILLUSTRATIVE
PURPOSES ONLY. REPRODUCED FROM
BATES & ASSOCIATES GRADING PLAN
DATED 09/24/2024.

NOTE:
WALL STATIONING IS LEFT TO RIGHT
ALONG FRONT FACE OF WALL.

PROPOSED
RETAINING WALL

No.	Date	Revision
1	10/09/2024	INITIAL SUBMITTAL

McGuire
Civil Engineering Services, LLC
Fayetteville, AR (479)-414-8130

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Designed By: CTM
Designed For: BATES & ASSOCIATES
Scale: 1:20

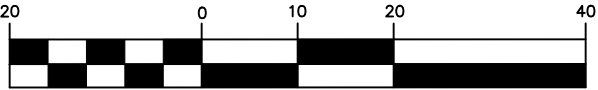
Title: PLAN VIEW - WALL 1
Project: VALLEY MULTIFAMILY
RETAINING WALL
Bentonville, AR

Date: 10/09/2024
Project No: 5824
Drawing No: 02



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GRAPHIC SCALE

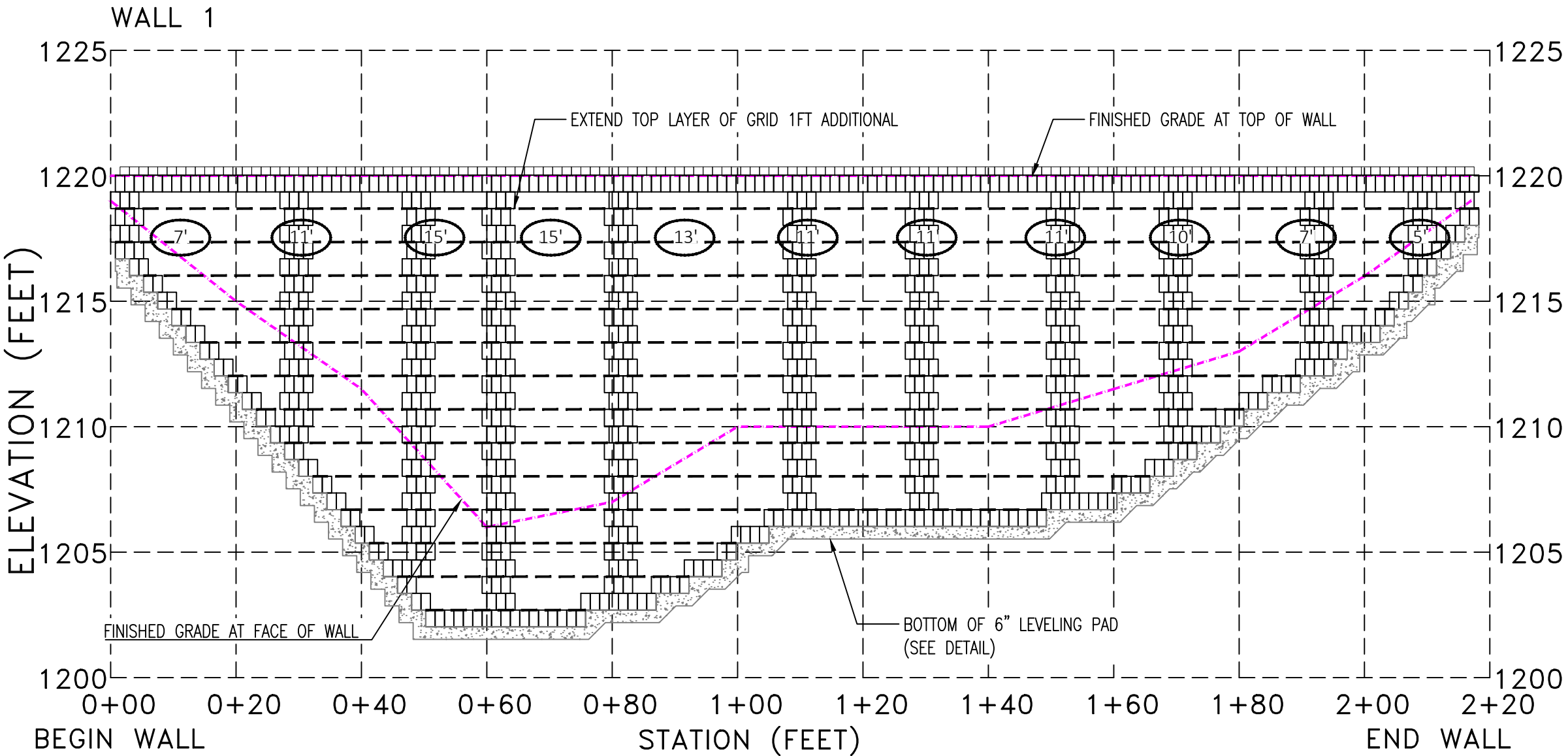


(IN FEET)
1 inch = 20 ft.

KEY

- STRATAGRID 200
- 4" Cap Unit
- BRUTUS Unit
- Minimum Geogrid Embedment

SCALE: VERTICAL: 1"=5.0'
HORIZONTAL: 1"=20'



- NOTE:
- 1.) WALL IS DESIGNED TO RECEIVE SB2 COMPACTED BASE IN THE REINFORCED ZONE.
 - 2.) WALL SHALL BE PROVIDED WITH 4" MINIMUM DIAMETER HDPE PERFORATED PVC DRAIN PIPE WITH EXIT PIPES AT MINIMUM 40' CENTERS.
 - 3.) COMPACTION SHALL BE MIN. 95% OF STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D-698).
 - 4.) COMPACTION SHALL BE ACHIEVED BY MEANS OF A MIN. OF TWO PASSES WITH A VIBRATORY ROLLER PER 8" VERTICAL LIFT.
 - 5.) MINIMUM GEOGRID EMBEDMENT LENGTH SHOWN IS CONTINUOUS FOR 20' LONG BAY OF WALL FACE IN WHICH IT IS INDICATED.
 - 6.) MINIMUM GEOGRID EMBEDMENT LENGTH SHOWN IS FOR GEOGRID LENGTHS FROM BOTTOM TO TOP OF WALL EXCEPT WHERE NOTED.
 - 7.) WALL BATTER SHALL BE 1.12" HORIZONTAL OFFSET PER 8" VERTICAL COURSE (8').

No.	Date	Revision
1	10/09/2024	INITIAL SUBMITTAL

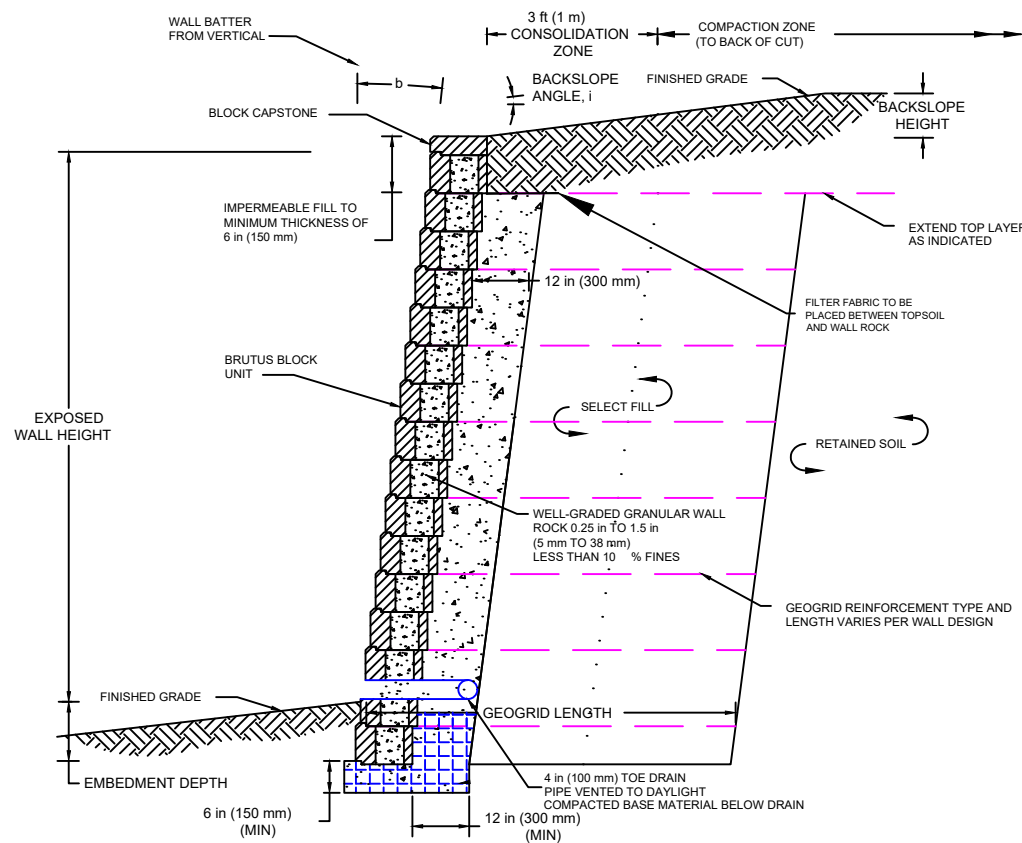
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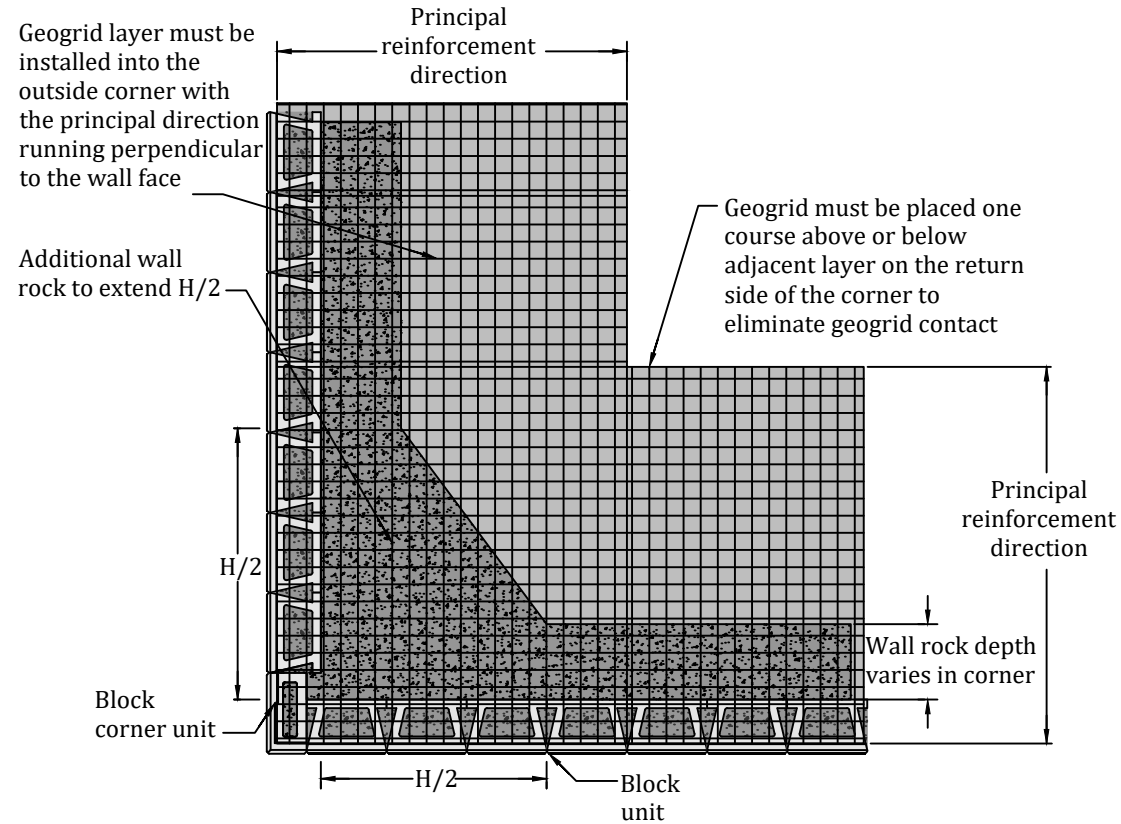
Designed By: CTM	Title: WALL 1 ELEVATION	Date: 10/09/2024
Designed For: BATES & ASSOCIATES	Project: VALLEY MULTIFAMILY RETAINING WALL Bentonville, AR	Project No: 5824
Scale: 1":20'		Drawing No: 03



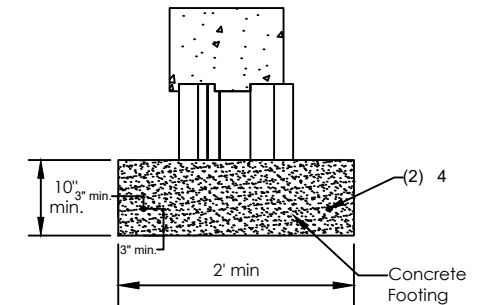
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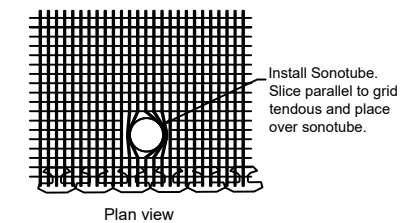
TYPICAL SECTION



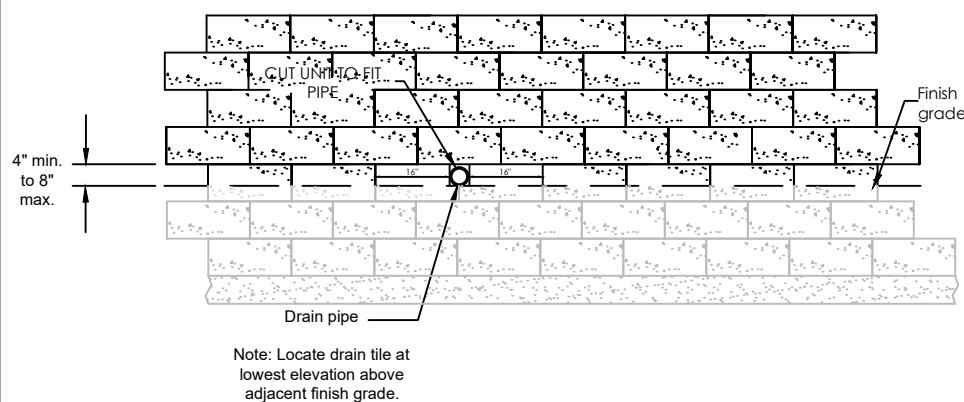
OUTSIDE CORNER DETAIL



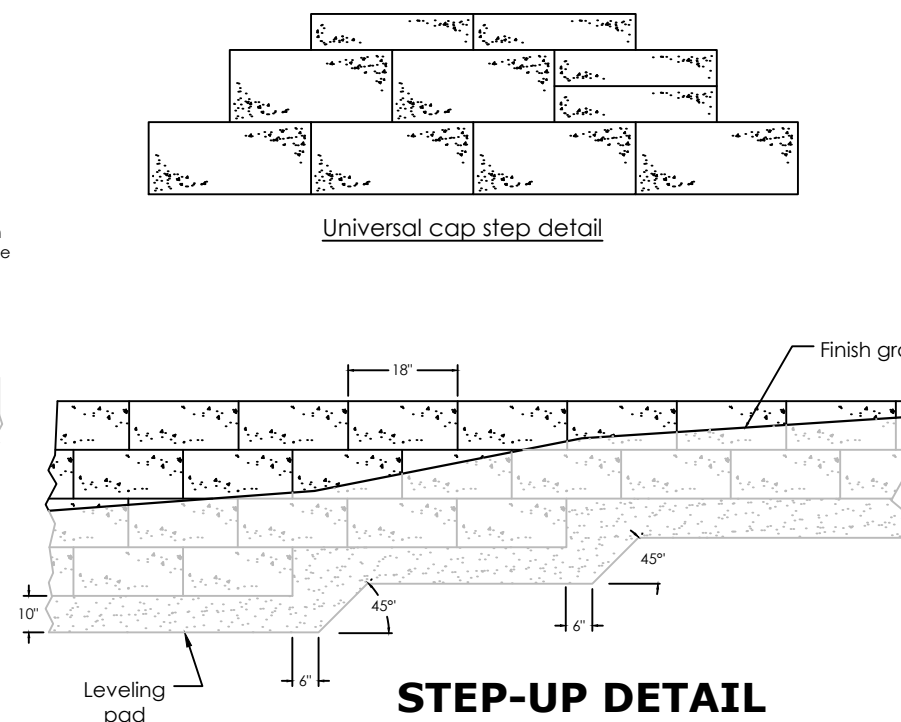
LEVELING PAD DETAIL



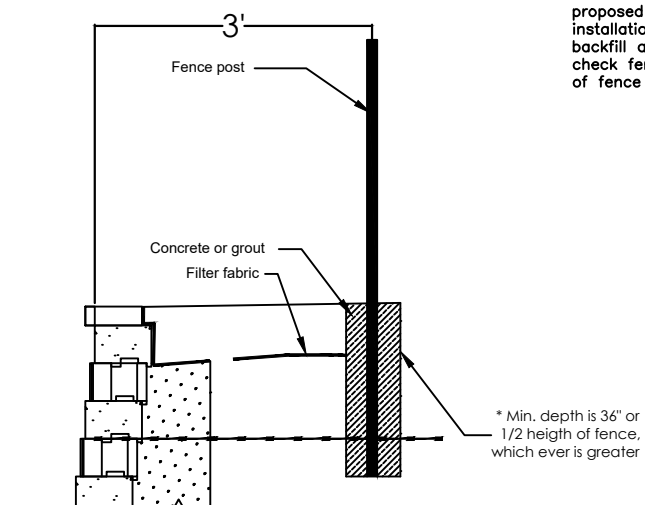
Note: Cut successive layers of geogrid around proposed fence post or guardrail post installation points. backfill and compact around sonotube. check fence design for embedment depth of fence post



DRAIN TILE OUTLET



STEP-UP DETAIL



FENCE DETAIL

No.	Date	Revision
1	10/09/2024	INITIAL SUBMITTAL

McGuire

AR CERTIFICATE OF AUTHORITY #3883

Civil Engineering Services, LLC

Fayetteville, AR (479)-414-8130

Designed By: CTM	Title: DETAILS	Date: 10/09/2024
Designed For: BATES & ASSOCIATES	Project: VALLEY MULTIFAMILY RETAINING WALL	Project No: 5824
Scale:	Bentonville, AR	Drawing No: 04



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CONCRETE SEGMENTAL RETAINING WALL SYSTEM

PART 1: GENERAL SPECIFICATIONS

1.01 Work Included

A. Work shall consist of furnishing and constructing a Brutus Block unit segmental retaining wall in accordance with these specifications to the lines and grades shown on the construction plans and drawings. Alternate wall systems will not be considered.

B. Work includes preparing foundation soil, furnishing and installing leveling pad, unit drainage fill, and backfill to the lines and grades shown on the construction plans and drawings.

C. Work includes furnishing and installing geogrid soil reinforcement of the type, size, location, and lengths as designated on the construction drawings.

1.02 Reference Documents

A. American Society for Testing and Materials (ASTM)

1. ASTM C 1372 Standard Specification for Segmental Retaining Wall Units

2. ASTM C 140 Sampling and Testing Concrete Masonry Units

3. ASTM D 422 Particle Size Analysis

4. ASTM D 698 Laboratory Compaction Characteristics of Soil -Standard Effort

5. ASTM D 4318 Liquid Limit, Plastic Limit and Plasticity Index of Soils

6. ASTM D 4595 Tensile Properties of Geotextiles - Wide Width Strip

7. ASTM D 5262 Unconfined Tension Creep Behavior of Geosynthetics

8. ASTM D 3034 Polyvinyl Chloride Pipe (PVC)

9. ASTM D 1248 Corrugated Plastic Pipe

10. ASTM D 1262 Freeze-Thaw Durability of Concrete Units

11. ASTM D 6638 Determining Connection Strength Between Geogrid and Segmental Unit

B. Geosynthetic Research Institute (GRI)

1. GRI-GG4 Determination of Long Term Design Strength of Geogrid

2. GRI-GG5 Determination of Geogrid (soil) Pullout

C. National Concrete Masonry Association (NCMA)

1. NCMA SRWU-2 Test Method for Determining Shear Strength of SRW

1.04 Submittals/Certification

A. Prior to the start of work, the Owner shall obtain construction drawings and design calculations prepared and stamped by a Professional Engineer registered in the state of the proposed retaining wall. The Owner or Contractor should have the proposed retaining wall permitted by the appropriate governing authorities.

B. Prior to start of work, the Contractor shall submit a manufacturer's certification for each of the retaining wall system components. The certification shall state that the component meets the requirements of this specification.

1.05 Quality Assurance

A. The Contractor shall be competent and experienced in the construction of reinforced segmental retaining walls. The Contractors competency and experience shall be determined by the Owner thru demonstration of successfully completed projects and/or completion of a nationally recognized course of

instruction, such as the NCMA's Segmental Retaining Wall Installers Education Program.

B. The Owner or Contractor shall provide independent soil testing and quality assurance inspection and testing during earthwork and wall construction operations. The Owner's quality assurance program does not relieve the Contractor of responsibility for quality control and wall performance.

1.06 Delivery, Storage and Handling

A. The Contractor shall check all materials upon delivery to assure that the proper type, grade, color, and certification have been received.

B. The Contractor shall protect all materials from damage due to jobsite conditions and in accordance with manufacturer's recommendations. Damaged materials shall not be incorporated into the work.

PART 2: COMPONENTS

2.01 Definitions

Block - BRUTUS concrete segmental retaining wall unit.

Cap - BRUTUS Block Cap concrete segmental retaining wall unit.

Geogrid - a geosynthetic material manufactured for the primary purpose to reinforce soil. Stratagrid 200 or approved equal

Filter Fabric - a geosynthetic material manufactured for the primary purpose to filter soils from water. Same as geosynthetic fabric.

Drainage Fill - crushed rock aggregate that is placed within and immediately behind the block. Same as core fill and drainage rock - #57 clean rock.

Backfill - compacted soil that is placed behind the blocks and drainage fill and within the reinforced soil volume of the retaining wall as outlined on the plans. Same as reinforced backfill and infill soil.

Base Leveling Pad - aggregate base material or concrete used as a foundation for the blocks. Same as leveling pad.

Drainage Pipe - typically, a 4" diameter PVC, that is perforated or slotted to accept water from the surrounding soils. Same as drain tile.

2.02 Blocks and Caps

A. Blocks shall be Brutus Block concrete segmental retaining wall units. The Owner shall specify the color and face finish - Charcoal.

B. Caps shall be 4" Universal Cap concrete segmental retaining wall units.

C. Blocks and caps shall conform to the following requirements:

1. Block dimensions shall be: H 8", L 18", W 12".

2. Blocks shall have a built in lug protruding 5/8" from the base of the block.

3. Cap dimensions shall be: H 4", L_{FRONT} 18", L_{REAR} 14", W 10.5"

4. Permissible variations in block/cap dimensions shall be per ASTM C1372.

5. The finish and appearance of blocks/caps shall be per ASTM C 1372.

6. Strength and absorption requirements shall be per ASTM C 1372.

7. The unit weight (weight per unit volume) of an in-filled block shall be greater than 115 pcf.

2.04 Base Leveling Pad Material

A. Base leveling pad material shall consist of compacted aggregate base or non-reinforced concrete, as shown on the construction drawings and/or determined based upon field conditions. Aggregate base material shall meet the following gradation in accordance with ASTM D-422:

Sieve SizePercent Passing

1 inch100

no. 435 - 70

no. 2000 - 15

2.05 Drainage Fill Material

A. Drainage fill material shall consist of crushed rock meeting the following gradation in accordance with ASTM D-422: Class 7 Base.

Sieve SizePercent Passing

1 inch100

inch75-100

no. 40 - 25

no. 2000 - 5

2.06 Backfill

A. Backfill shall consist of soil that is free of debris and deleterious material. Unless the Designer specifies otherwise and accounts for in his/her design analysis, backfill shall meet the following gradation in accordance with ASTM D-422:

Sieve SizePercent Passing

1.5 inch100

1 inch50 - 100

no. 420 - 100

no. 400-75

no. 2000-35

B. Backfill shall have a Plasticity Index (PI) 15 and Liquid Limit (LL) 40 per ASTM D 4318.

C. The Contractor shall obtain independent laboratory test results to verify that the backfill meets the requirements of 2.06 A. and B.

2.07 Geogrid

A. Stratagrid 200/SGU 60, as specified in the construction plans and drawings.

No.	Date	Revision
1	10/09/2024	INITIAL SUBMITTAL

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McGuire

Civil Engineering Services, LLC

Fayetteville, AR (479)-414-8130

AR CERTIFICATE OF AUTHORITY #3883

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Designed By:

CTM

Designed For:

BATES & ASSOCIATES

Scale:

Title:

SPECIFICATIONS

Project:

VALLEY MULTIFAMILY RETAINING WALL

Bentonville, AR

Date:

10/09/2024

Project No:

5824

Drawing No:

05

STATE OF ARKANSAS

LICENSED PROFESSIONAL ENGINEER

No. 19942

CHRISTIAN T. MCGUIRE

10/09/2024

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2.08 Drainage Pipe

- A. Drainage pipe shall be PVC pipe manufactured in accordance with ASTM D-3034 or corrugated HDPE pipe manufactured in accordance with ASTM D-1248. Drainage pipe shall be perforated, slotted, or non-perforated as shown in the construction drawings.

PART 3: EXECUTION

3.01 Excavation

- A. The Contractor shall excavate to the lines and grades shown on the construction drawings. The Contractor and/or Owner's representative shall inspect the excavation and approve/disapprove its competency as a foundation soil prior to placement of the leveling pad or backfill.
- B. If remedial work is required to improve the foundation soil, the Owner shall compensate the Contractor as mutually agreed.
- C. The foundation soil shall be compacted to a minimum of 95 % of the maximum density per ASTM D-698 90% of maximum density per ASTM D1557.
- D. If seepage or evidence of past seepage is observed in the excavation, the Contractor shall consult the Owner and Design Engineer in order to add or modify a drainage system to mitigate future seepage.

3.02 Base Leveling Pad

- A. Leveling pad material shall be placed to the lines and grades shown on the construction drawings, to a minimum thickness of 6 inches, extending laterally a minimum of 6", both in front of and behind the block.
- B. Leveling pad materials shall be compacted to a minimum of 95 % of the maximum density per ASTM D-698.
- C. Leveling pad shall be prepared to insure full contact to the base surface of the block.

3.03 Block Installation

- A. First course of units shall be placed on the leveling pad at the appropriate line and grade as shown on the construction drawings. Alignment and level shall be checked in all directions. Ensure that all units are in full contact with the leveling pad and properly seated.
- B. Place the front of units side-by-side. Do not leave gaps between adjacent units. Layout of corners and curves shall be in accordance with manufacturer's recommendations.
- C. Place drainage fill within and behind blocks. Place backfill behind drainage fill in lifts no greater than 6 to 12 inches and compact to a minimum of 95 % of the maximum density per ASTM D- 698. After placement of backfill, compact drainage fill by probing.
- D. Do not stack more than two courses of block prior to placing and compacting drainage fill and backfill.

3.04 Geogrid Installation

- A. Geogrid shall be oriented with the highest strength axis perpendicular to the wall alignment.
- B. Geogrid shall be placed at the type, lengths, and elevations shown on the construction drawings. Stratagrid 200 or approved equal.
- C. The geogrid shall be laid horizontally from within 2 inches of the face of the block back across compacted backfill. Place the next course of blocks over the geogrid. The geogrid shall be pulled taut and anchored prior to placing additional drainage fill or backfill.

- D. Geogrid shall be continuous throughout their embedment length. Geogrid shall be placed side- by-side or overlapped with 3" backfill between to provide 100% coverage at each designed geogrid level where possible. Geogrid shall not be spliced along its designed embedment length.

3.05 Backfill Placement

- A. Backfill shall be placed, spread, and compacted in such a manner that minimizes the development of slack and installation damage in the geogrid.
- B. Backfill shall be placed and compacted in lifts not to exceed 6 inches where hand compaction is used, or 8 to 12 inches (depending on soil type and soil processing) where heavy compaction equipment is used. Lift thickness shall be decreased to achieve the required compaction.
- C. Backfill shall be compacted to 95% of the maximum density per ASTM D698 or 90% of maximum density per ASTM D1557. The moisture content of the backfill material, prior to and during compaction, shall be uniformly distributed throughout each layer and shall be within +0,-3 of the optimum moisture content as determined by ASTM 698.
- D. Only lightweight hand-operated equipment shall be allowed within 4 feet from the face of the block.
- E. Tracked construction equipment shall not be operated directly upon the geogrid. A minimum of 6 inches of backfill is required over the geogrid prior to operation of tracked vehicles over the geogrid. Tracked vehicle turning should be kept to a minimum to prevent tracks from displacing the backfill and damaging the geogrid.
- F. Rubber tired equipment may pass over geogrid at slow speeds, less than 10 mph. Sudden braking and sharp turning shall be avoided.
- G. At the end of each day's operation, the Contractor shall slope the last lift of backfill away from the blocks and drainage fill in order to direct runoff away from wall face. The Contractor shall ensure surface runoff from adjacent areas does not enter the wall construction site.

3.06 Drainage System Installation

- A. Drainage systems, both internal to the wall and surficial, shall be determined based upon site conditions by the Contractor in consultation with the Owner and the Design Engineer.
- B. Within the time of construction, the Contractor must ensure that all surficial drainage is directed away from the wall system by use of drainage swales, area drains, or other competent measures.
- C. Within the lifetime of the wall, the Owner must ensure that all surficial drainage is directed away from the wall system.

3.07 Cap Installation

- A. Caps shall be adhered to underlying blocks and caps with Super-StikÖ.

3.08 As-Built Construction Tolerances

- A. **Vertical Alignment:** the top of wall shall be within 0.1' (1.2") from design grade.

- B. **Wall Batter:** within 2 degrees of design batter, excluding a negative batter.

- C. **Horizontal alignment:** the bottom of the wall (B.W.), at design B.W. grade, shall within 1 foot of design line.

- D. **Maximum horizontal gap** between erected blocks shall be 1/2 inch.

3.09 Field Quality Control

- A. The Owner and Contractor shall engage inspection and testing services (quality control) during construction to ensure project specifications are met. The lack of quality control by the Owner does not relieve the Contractor from meeting project specifications.
- B. Quality control should include, but not be limited to: foundation soil inspection; verification of geotechnical design parameters; and verification that construction is in general compliance with the design drawings and project specifications. *(Quality Assurance is usually best performed by the site geotechnical engineer.)*

No.	Date	Revision
1	10/09/2024	INITIAL SUBMITTAL

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McGuire

Civil Engineering Services, LLC

Fayetteville, AR (479)-414-8130

AR CERTIFICATE OF AUTHORITY #3883

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Designed By:	CTM	Title:	SPECIFICATIONS	Date:	10/09/2024
Designed For:	BATES & ASSOCIATES	Project:	VALLEY MULTIFAMILY RETAINING WALL	Project No:	5824
Scale:			Bentonville, AR	Drawing No:	06





Edified Properties

1202 Convair Street

PC Date: 1/21/2025

Staff Report Details

Project Number	RZ24-0048
Applicant / Current Owner	Edified Properties
Site Area	+/- [Site_Area] Acres
Current Zoning	R-1, Low-Density Single-Family Residential
Requested Zoning	R-2, Medium Density Two Family and Townhome Residential
Current Future Land Use Map Designation	Low Density Residential (LDR)
Requested Future Land Use Map Designation	Medium Density Residential (MDR)
Development Type / Use	
Related projects	

Property Description

The subject property is located at 1202 Convair street. The property is presently zoned R-1, Low Density Single Family Residential, with a land use designation of Low Density Residential. The property has direct access to Convair Street. Surrounding zoning districts include R-1, Low Density Single Family Residential to the east, west, and south, as well as the Walmart Campus Planned Unit Development directly to the East. One street over, on Lockheed Street, there are approximately 5 lots that have rezoned to R-2 within the last 2 years.

Project Details

The applicant has requested a rezoning of the property from R-1, Low Density Single Family Residential to R-2, Medium Density Residential. The applicant states in their narrative they are requesting the rezoning in order to further develop these properties based on the shifting neighborhood context.

Relationship to the Community Plan

Relationship to the Community Plan

The property is presently designated as Low Density Residential and is surrounded by Low Density residential to the south, north, and east, as well as general commercial to the west. The applicant is requesting a designation of medium density residential.

Medium-density residential areas include townhouse or duplex residential properties with a typical density of 8-12 units per acre. These areas are found both near Downtown and in some recent growth areas. These areas may also include local amenities for residents, including neighborhood parks, places of worship, etc.

This zoning request does not align with the Future Land Use Map, which is currently designated as Low Density Residential. However, this location is within Priority Area 2 of the Community Plan, Infill Development, which highlights developing lots that are already served by city services. Additionally, this neighborhood is internally changing, with 5 properties along Lockheed Street recently designated as Medium Density Residential. Directly surrounding this neighborhood, sits the Walmart Campus to the east, which has a land use designation of General Commercial. To the west of this neighborhood, the land use is Office and General Commercial. Allowing for medium density in this location would provide for a transition between the Walmart Campus and other surrounding development, as well as potentially allowing for more housing units than what is currently built, to better serve surrounding development and a growing Bentonville population.

From a built environment lens, R-2 and its supported housing types fits within the surrounding environment.

The applicant states there is a potential minimal increase in traffic from the zoning change.

Public Comment

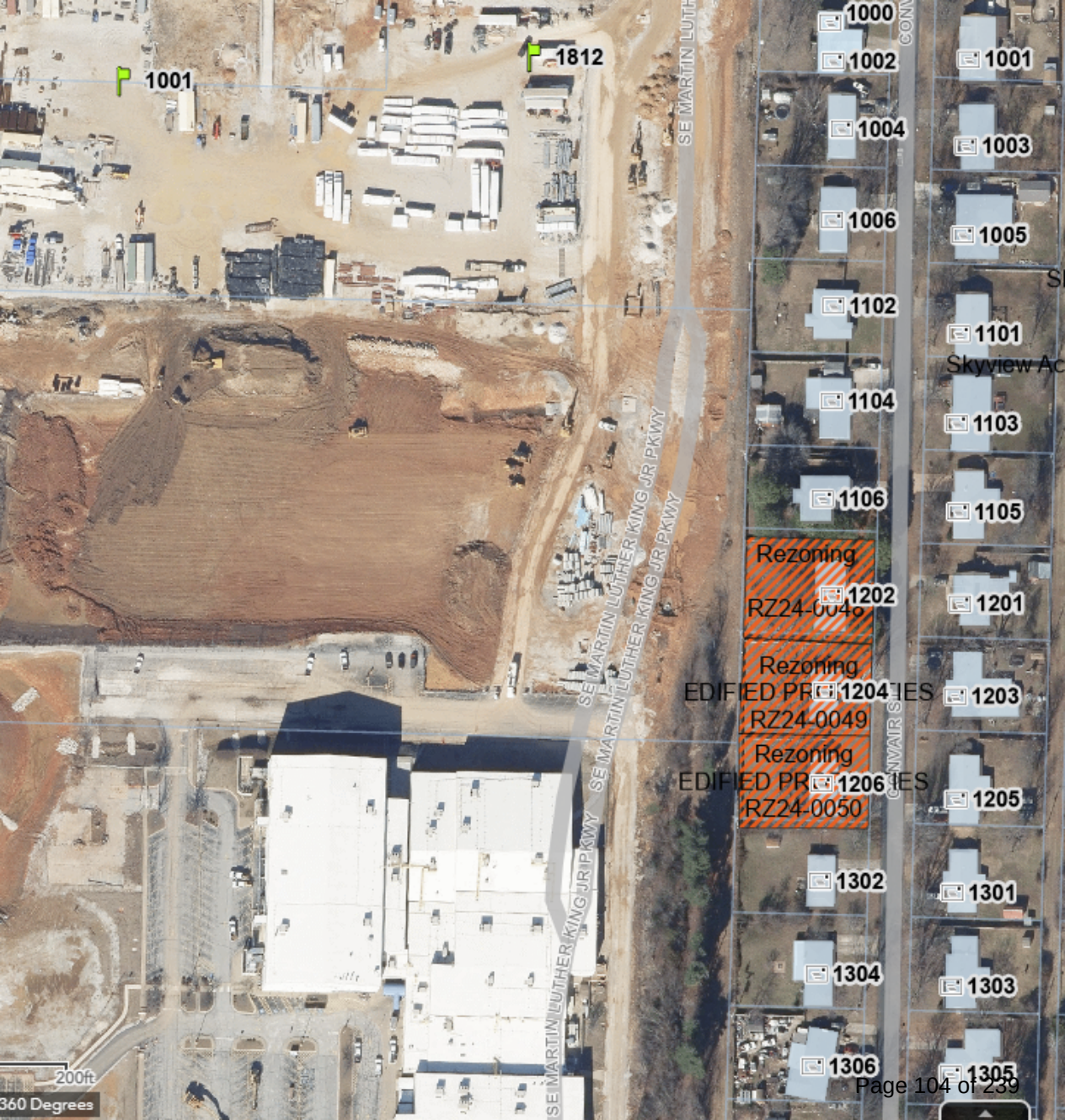
Has Staff received Public Comment at the time of this report? : **No**

Analysis / Waivers

Conclusion

This rezoning is not consistent with the Future Land Use Plan, but given this property's location adjacent to commercial development, the increasing development within the neighborhood, as well as the Community Plan's call for Infill Development, staff recommends approval of this request.

Additional Details



1001

1812

1000

1002

1001

1004

1003

1006

1005

1102

1101

Skyview Ac

1104

1103

1106

1105

Rezoning

1202

RZ24-0046

1201

Rezoning

EDIFIED PRE 1204 IES

1204

1203

RZ24-0049

Rezoning

EDIFIED PRE 1206 IES

1206

1205

RZ24-0050

1302

1301

1304

1303

1306

1305

200ft

360 Degrees

Page 104 of 239



R-1

R-2

R-1

R-2

R-1

R-1



RZ24-0049
EDIFIED PROPERTIES
1204 CONVAIR ST



Narrative for 1204 Convair

- **State the current zoning designation and proposed zoning designation.**
 - R1 current
 - R2 proposed
- **Explanation of the proposed zoning change including current owner information and any proposed sales.**
 - Reason (need) for requesting the zoning change. One of 2 options are being considered. Realtor recommended moving to R2 for the sake of an easier sell for potential future development if sold to a future developer. House is currently on the market. Second option would be to redevelop the property as the owner according to city specs.
 - Current Owner Matt and Rachel Gifford
- **Statement of how the property will relate to surrounding properties.**
 - It will remain residential (urban neighborhood)
- **Use.**
 - Family/Residential living
- **Traffic**
 - Traffic could potentially minimally increase.
- **Signage.**
 - No signage.
- **Appearance.**
 - Ranch style home, brick exterior, shingle roof
- **Availability of water and sewer (state size of lines).**
 - Main water line is 6" and Main sewer line is 8"



Edified Properties

1204 Convair Street

PC Date: 1/21/2025

Staff Report Details

Project Number	RZ24-0049
Applicant / Current Owner	Edified Properties
Site Area	+/- [0.32] Acres
Current Zoning	R-1, Low-Density Single-Family Residential
Requested Zoning	R-2, Medium Density Two Family and Townhome Residential
Current Future Land Use Map Designation	Low Density Residential (LDR)
Requested Future Land Use Map Designation	Medium Density Residential (MDR)
Development Type / Use	
Related projects	

Property Description

The subject property is located at 1204 Convair street. The property is presently zoned R-1, Low Density Single Family Residential, with a land use designation of Low Density Residential. The property has direct access to Convair Street. Surrounding zoning districts include R-1, Low Density Single Family Residential to the east, west, and south, as well as the Walmart Campus Planned Unit Development directly to the East. One street over, on Lockheed Street, there are approximately 5 lots that have rezoned to R-2 within the last 2 years.

Project Details

The applicant has requested a rezoning of the property from R-1, Low Density Single Family Residential to R-2, Medium Density Residential. The applicant states in their narrative they are requesting the rezoning in order to further develop these properties based on the shifting neighborhood context.

Relationship to the Community Plan

The property is presently designated as Low Density Residential and is surrounded by Low Density residential to the south, north, and east, as well as general commercial to the west. The applicant is requesting a designation of medium density residential.

Medium-density residential areas include townhouse or duplex residential properties with a typical density of 8-12 units per acre. These areas are found both near Downtown and in some recent growth areas. These areas may also include local amenities for residents, including neighborhood parks, places of worship, etc.

This zoning request does not align with the Future Land Use Map, which is currently designated as Low Density Residential. However, this location is within Priority Area 2 of the Community Plan, Infill Development, which highlights developing lots that are already served by city services. Additionally, this neighborhood is internally changing, with 5 properties along Lockheed Street recently designated as Medium Density Residential. Directly surrounding this neighborhood, sits the Walmart Campus to the east, which has a land use designation of General Commercial. To the west of this neighborhood, the land use is Office and General Commercial. Allowing for medium density in this location would provide for a transition between the Walmart Campus and other surrounding development, as well as potentially allowing for more housing units than what is currently built, to better serve surrounding development and a growing Bentonville population.

From a built environment lens, R-2 and its supported housing types fits within the surrounding environment.

The applicant states there is a potential minimal increase in traffic from the zoning change.

Public Comment

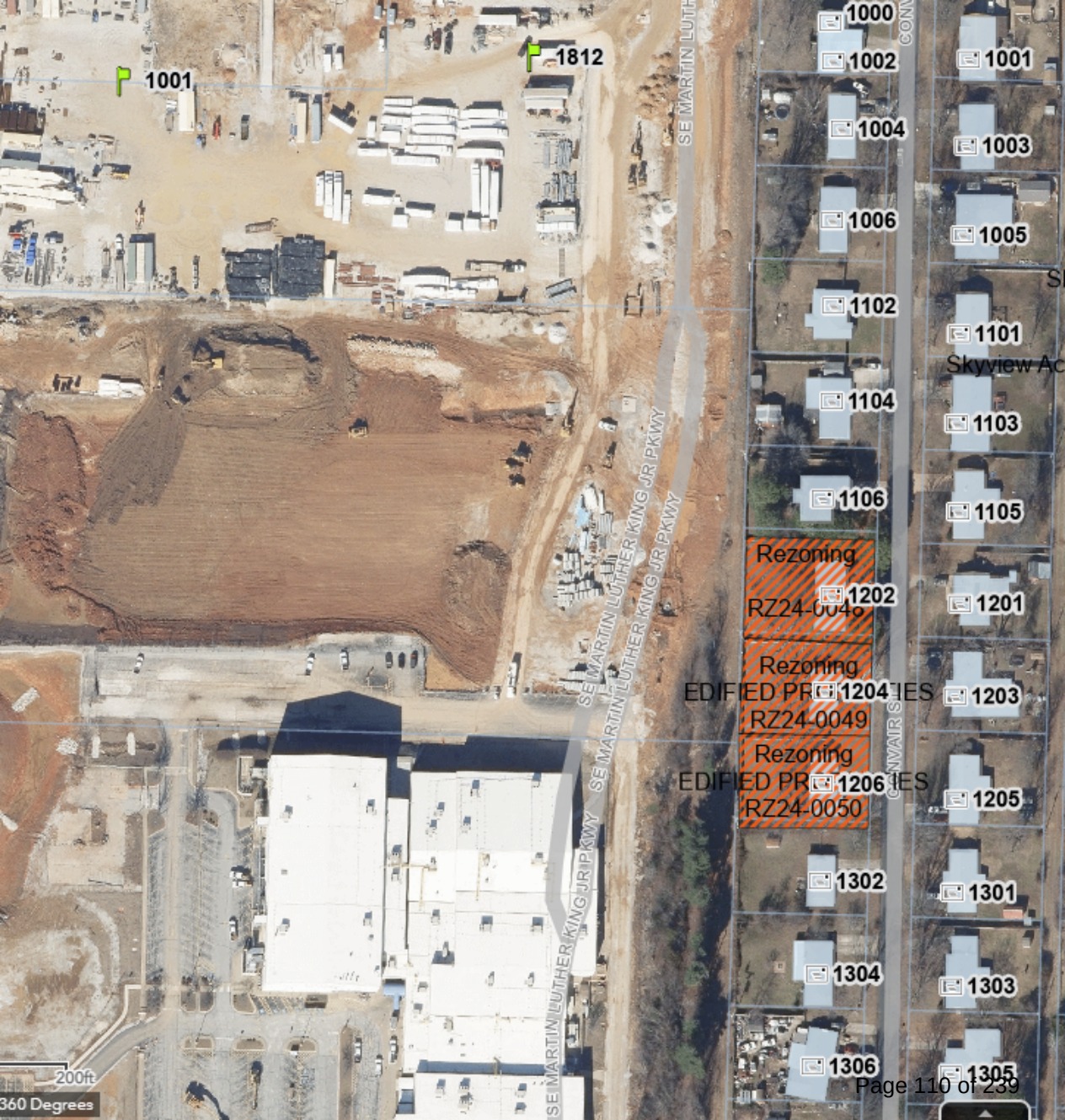
Has Staff received Public Comment at the time of this report? : **No**

Analysis / Waivers

Conclusion

This rezoning is not consistent with the Future Land Use Plan, but given this property's location adjacent to commercial development, the increasing development within the neighborhood, as well as the Community Plan's call for Infill Development, staff recommends approval of this request.

Additional Details



1001

1812

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Skyview Ac

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Rezoning

1202

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Rezoning

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1204

1203

RZ24-0049

Rezoning

EDIFIED PRE

1206

1205

RZ24-0050

1302

1301

1304

1303

1306

1305

200ft

360 Degrees



R-1

R-2

R-1

R-2

R-1

R-1



RZ24-0049
EDIFIED PROPERTIES
1204 CONVAIR ST



Narrative for 1204 Convair

- **State the current zoning designation and proposed zoning designation.**
 - R1 current
 - R2 proposed
- **Explanation of the proposed zoning change including current owner information and any proposed sales.**
 - Reason (need) for requesting the zoning change. One of 2 options are being considered. Realtor recommended moving to R2 for the sake of an easier sell for potential future development if sold to a future developer. House is currently on the market. Second option would be to redevelop the property as the owner according to city specs.
 - Current Owner Matt and Rachel Gifford
- **Statement of how the property will relate to surrounding properties.**
 - It will remain residential (urban neighborhood)
- **Use.**
 - Family/Residential living
- **Traffic**
 - Traffic could potentially minimally increase.
- **Signage.**
 - No signage.
- **Appearance.**
 - Ranch style home, brick exterior, shingle roof
- **Availability of water and sewer (state size of lines).**
 - Main water line is 6" and Main sewer line is 8"



Edified Properties

1206 Convair Street

PC Date: 1/21/2025

Staff Report Details

Project Number	RZ24-0050
Applicant / Current Owner	Edified Properties
Site Area	+/- [0.32] Acres
Current Zoning	R-1, Low-Density Single-Family Residential
Requested Zoning	R-2, Medium Density Two Family and Townhome Residential
Current Future Land Use Map Designation	Low Density Residential (LDR)
Requested Future Land Use Map Designation	Medium Density Residential (MDR)
Development Type / Use	
Related projects	

Property Description

The subject property is located at 1206 Convair street. The property is presently zoned R-1, Low Density Single Family Residential, with a land use designation of Low Density Residential. The property has direct access to Convair Street. Surrounding zoning districts include R-1, Low Density Single Family Residential to the east, west, and south, as well as the Walmart Campus Planned Unit Development directly to the East. One street over, on Lockheed Street, there are approximately 5 lots that have rezoned to R-2 within the last 2 years.

Project Details

The applicant has requested a rezoning of the property from R-1, Low Density Single Family Residential to R-2, Medium Density Residential. The applicant states in their narrative they are requesting the rezoning in order to further develop these properties based on the shifting neighborhood context.

Relationship to the Community Plan

The property is presently designated as Low Density Residential and is surrounded by Low Density residential to the south, north, and east, as well as general commercial to the west. The applicant is requesting a designation of medium density residential.

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From a built environment lens, R-2 and its supported housing types fits within the surrounding environment.

The applicant states there is a potential minimal increase in traffic from the zoning change.

Public Comment

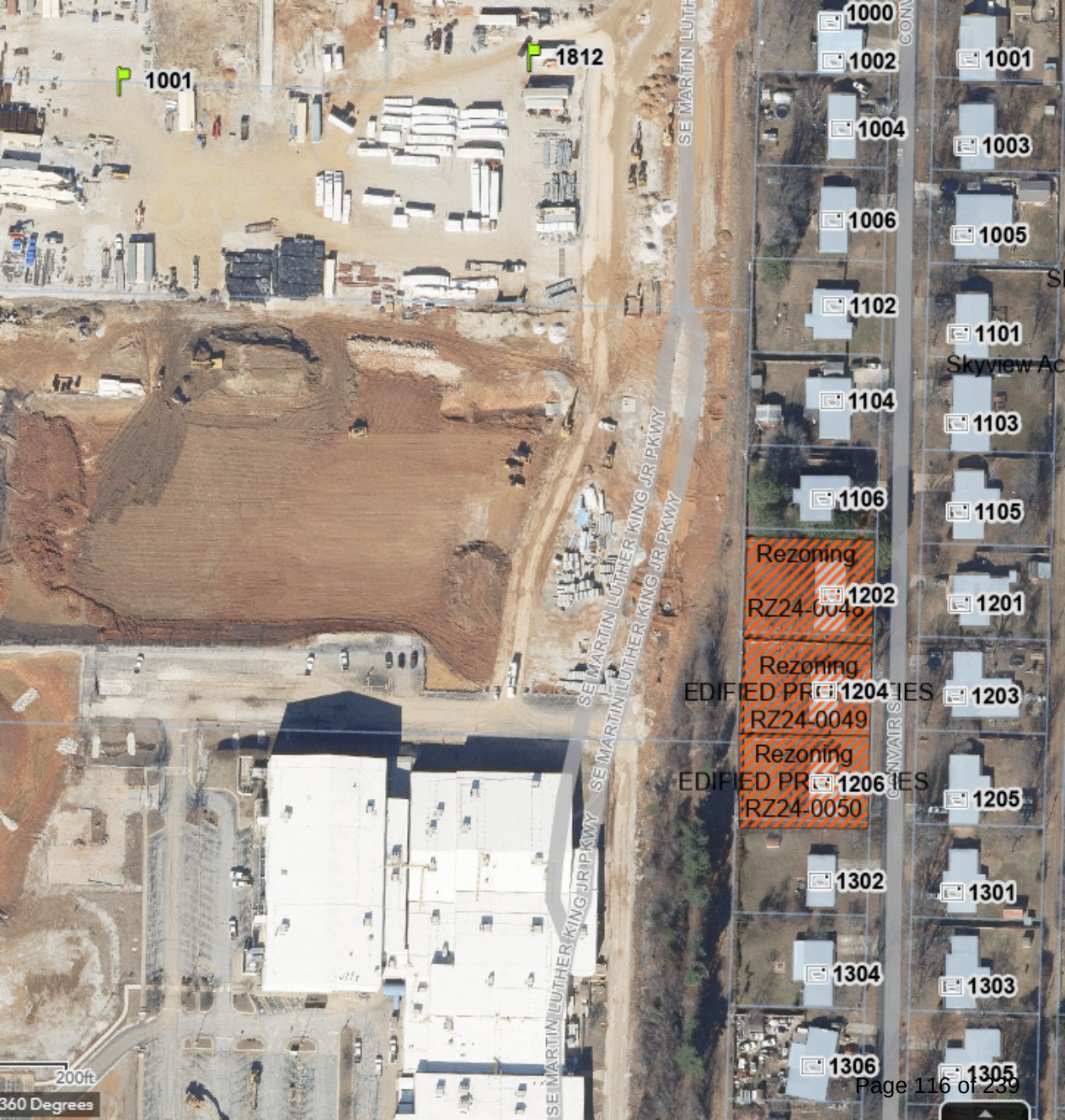
Has Staff received Public Comment at the time of this report? : **No**

Analysis / Waivers

Conclusion

This rezoning is not consistent with the Future Land Use Plan, but given this property's location adjacent to commercial development, the increasing development within the neighborhood, as well as the Community Plan's call for Infill Development, staff recommends approval of this request.

Additional Details



1001

1812

1000

1002

1001

1004

1003

1006

1005

1102

1101

Skyview Ac

1104

1103

1106

1105

Re zoning

1202

RZ24-0046

1201

Re zoning

EDIFIED PRE

1204

RZ24-0049

1203

Re zoning

EDIFIED PRE

1206

RZ24-0050

1205

1302

1301

1304

1303

1306

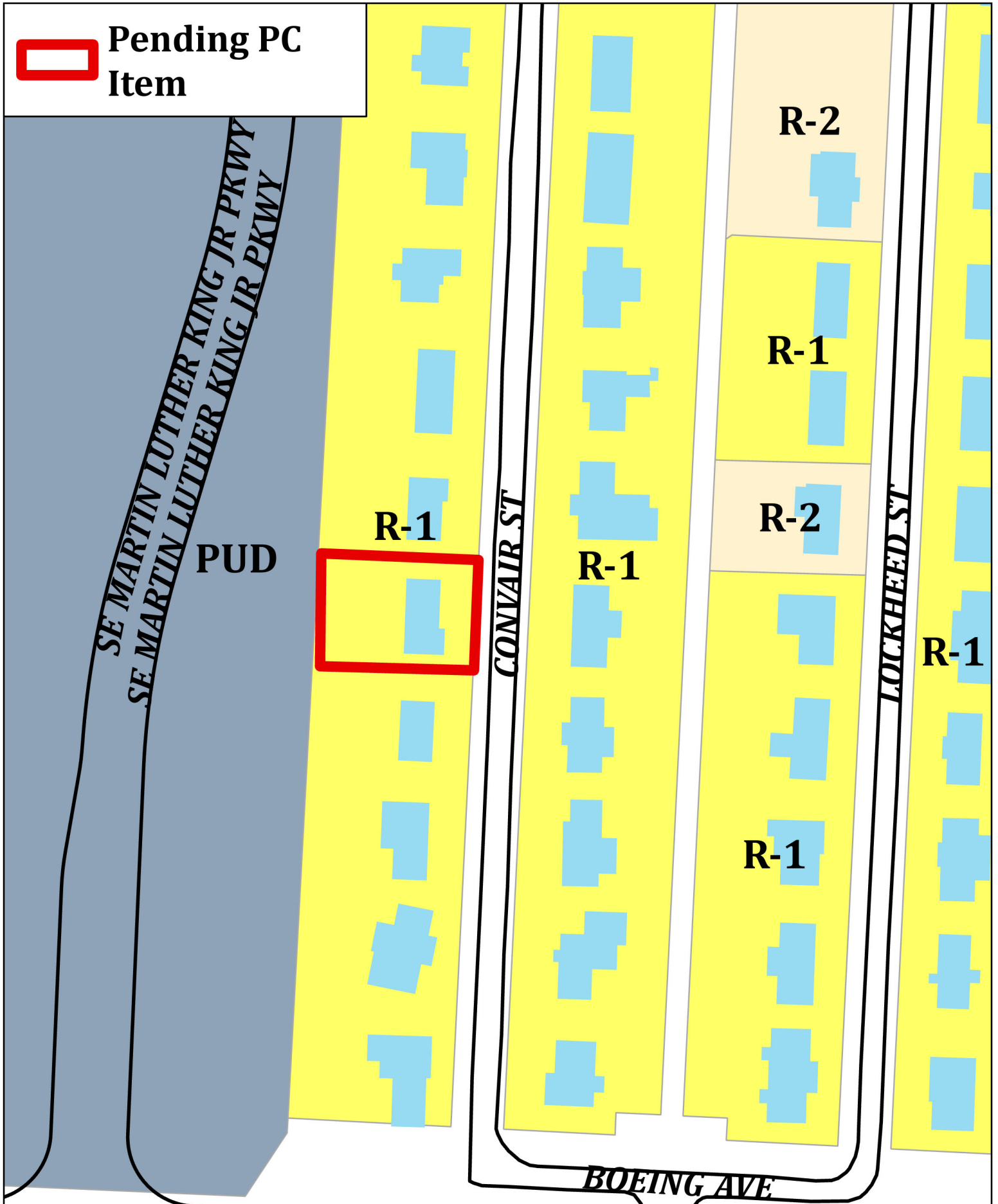
1305

200ft

360 Degrees



Pending PC
Item



RZ24-0050
EDIFIED PROPERTIES
1206 CONVAIR ST



Narrative for 1206 Convair

- **State the current zoning designation and proposed zoning designation.**
 - R1 current
 - R2 proposed
- **Explanation of the proposed zoning change including current owner information and any proposed sales.**
 - *Reason (need) for requesting the zoning change.* One of 2 options are being considered. Realtor recommended moving to R2 for the sake of an easier sell for potential future development if sold to a future developer. House is currently on the market. Second option would be to redevelop the property as the owner according to city specs.
 - Current Owner Smooth Touch Properties LLC
- **Statement of how the property will relate to surrounding properties.**
 - It will remain residential (urban neighborhood)
- **Use.**
 - Family/Residential living
- **Traffic**
 - Traffic could potentially minimally increase.
- **Signage.**
 - No signage.
- **Appearance.**
 - Ranch style home, brick exterior, shingle roof
- **Availability of water and sewer (state size of lines).**
 - Main water line is 6" and Main sewer line is 8"



Future Land Use Map and Update to Community Plan

PC Date: 1/21/2025

Reviewer: Shelli Kerr, AICP, Comprehensive Planning Mngr

Request

Approval of a resolution adopting the new Bentonville Future Land Use Map and replacing *Chapter 2 Community Profile* and *Chapter 4 Land Use and Strategic Growth* in the 2018 Bentonville Community Plan.

Background

The Bentonville Community Plan, adopted on Oct. 23, 2018, is the City of Bentonville's most basic statement of public policy. It describes how the city can achieve its desired future and provides direction to city leaders as they make financial and budgetary decisions. The Plan includes the Future Land Use Map (FLUM) that shows the desired location for each land use as the city continues to grow and develop, serving as a guide for land use and development decisions.

Typically, long-range city plans are updated every 10 to 20 years. The fast-paced growth in Bentonville combined with changing development pattern and a need for a variety of housing types warranted an update at five-years.

In summer 2023, the city hired CPZ CoDesign to lead *Plan Bentonville*, a process guided by robust public engagement and ongoing refinement to develop the proposed Future Land Use Map and update Chapters 2 and 4.



Key Improvements to the 2018 Plan

1. Greater Public Engagement

The Bentonville community played an essential role in this process, contributing insights, evaluating ideas, and offering feedback to refine proposals that address current and future growth challenges.

The process was guided by a Steering Committee of community representatives, a Technical Committee with city department representatives, the Planning Commission and City Council.

Opportunities for public participation were promoted through all city communication channels, including banners, flyers, posters, emails, newsletters, press releases, social media, and giveaways, reaching tens of thousands of people.

Since its launch, the project website of www.planbentonville.com providing news, updates, and opportunities to get involved has attracted over 11,000 unique visitors and 35,000 page views.



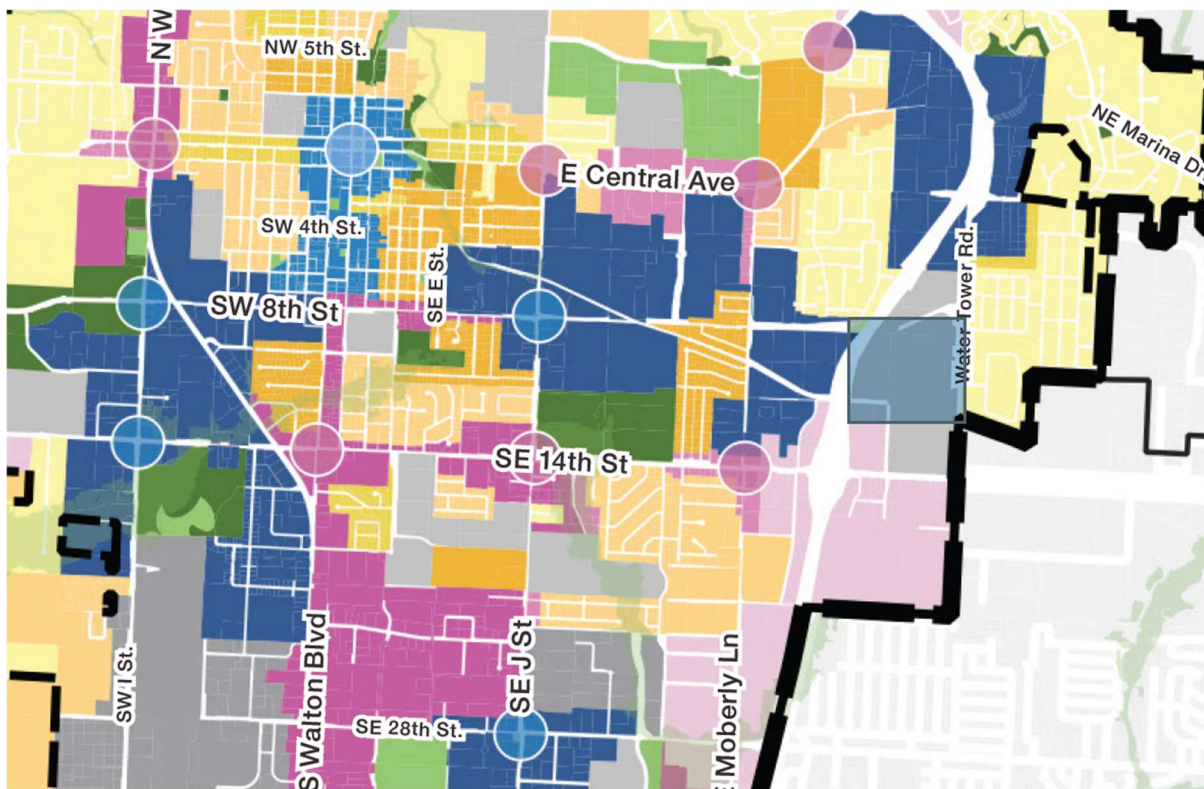
Nearly 4,700 people participated more than 80 hours of opportunities for feedback, engaging through surveys, stakeholder interviews, pop-up event, open houses, developer forums, one-on-one interactions with city staff, online reviews of ongoing work and public meetings. The diverse participation highlights Bentonville's vibrant and engaged community, with contributions from lifelong residents, newcomers, elected and appointed officials, school administration, entrepreneurs, builders, developers, social service organizations, and more.

Our consultants, DPZ CoDesign, indicated Bentonville's public engagement process was more expansive than anything they have done before. Furthermore, the American Planning Association Arkansas Chapter recognized Plan Bentonville with the Award for Public Engagement for the broad variety and significant number of engagement opportunities.

2. *Shift from Strategic Growth Zones to Nodal Development.*

The current plan establishes three Priority Areas: (1) Downtown Intensification, (2) Infill and (3) Edge Growth. The purpose of the priority areas was to focus development as much as possible in areas 1 and 2. The proposed plan recognizes that all of these areas are experiencing development concurrently and the plan needs to provide better guidance for development activity in all areas.

The purpose of using a nodal approach helps the city create centers of activity throughout the city which helps address mobility and traffic congestion issues while laying the groundwork for transit corridors. Circles shown on the map below indicate recommended centers of activity.



3. *Shift from Land Uses to Place Types.*

The current Future Land Use Map is based on a variety intensities of land uses – agriculture, residential, commercial, industrial, parks and open space. This is a traditional method of land use planning. Recent planning trends go beyond just land use and consider the scale and character to create places.

The proposed Future Land Use Map envisions Bentonville’s growth through 2050 and beyond by employing “place types” to delineate purpose and character for the projected population of 217,000. There are three main categories: Centers, Neighborhoods and Corridors. There are also recreation and specialized place types. Within each place type are three to four categories with varying intensity of uses and development patterns, shown below.

Place Types	
Centers	Regional Center City Center Neighborhood Center
Neighborhoods	Urban Neighborhood Walkable Neighborhood Traditional Neighborhood Suburban Neighborhood
Corridors	Urban Corridor Walkable Corridor Suburban Corridor
Recreation	Outdoor Entertainment Parks and Public Spaces
Specialized	Rural and Estates Industry and Technology Civic and Institutional



4. *Impact on Municipal Budget.*

The impact of a variety of development types on tax revenues and overall financial contribution to the city was key to preparation of the FLUM. Bentonville’s growth strategy is designed to weigh the cost implications of various densities, balance community character, support fiscal sustainability and efficient use of land. Growth patterns significantly influence infrastructure costs, land consumption, and the city’s long-term financial health. A thoughtful approach allows the city to manage the trade-offs between outward expansion and higher density development while preserving Bentonville’s quality of life. (See \$ dial above).

The annual net contribution by developed acre of each place type was calculated, then balanced across the city to ensure those place types with a lower net contribution are offset by those with higher net contribution.



Next Steps

1. *Adoption of a Future Land Use Map and Zoning Alignment Policy.*

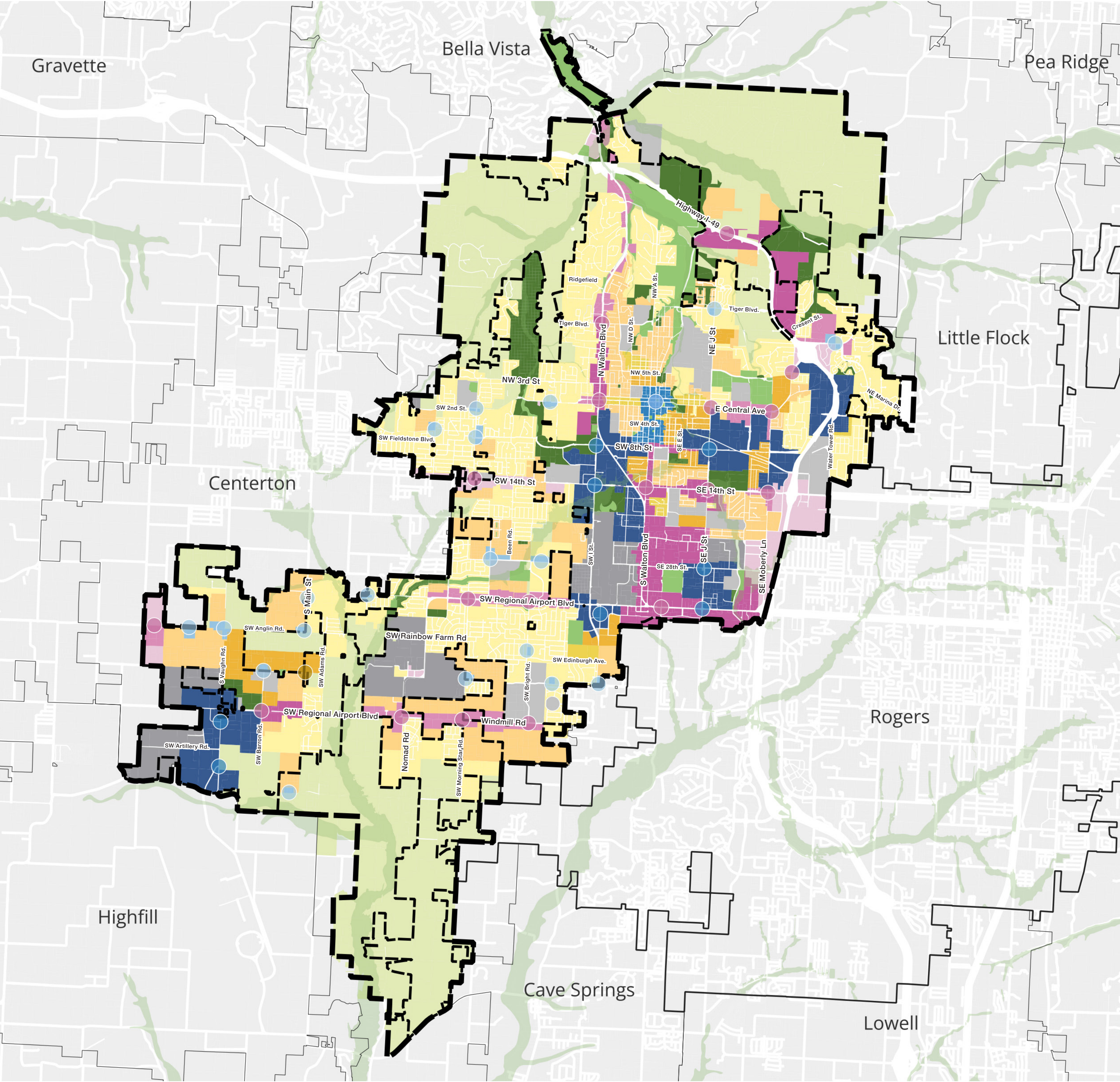
Immediately following adoption of the FLUM, adoption of an alignment policy is recommended. This policy is adopted by resolution setting the review criteria for rezoning requests in the interim between adoption of the FLUM and the new zoning and land development code. This policy is presented as a separate agenda item.

2. *Adoption of zoning and land development codes.*

Phase 2 of Plan Bentonville is creation of zoning and development codes that align with the place types in the FLUM. The first draft is expected by this summer.

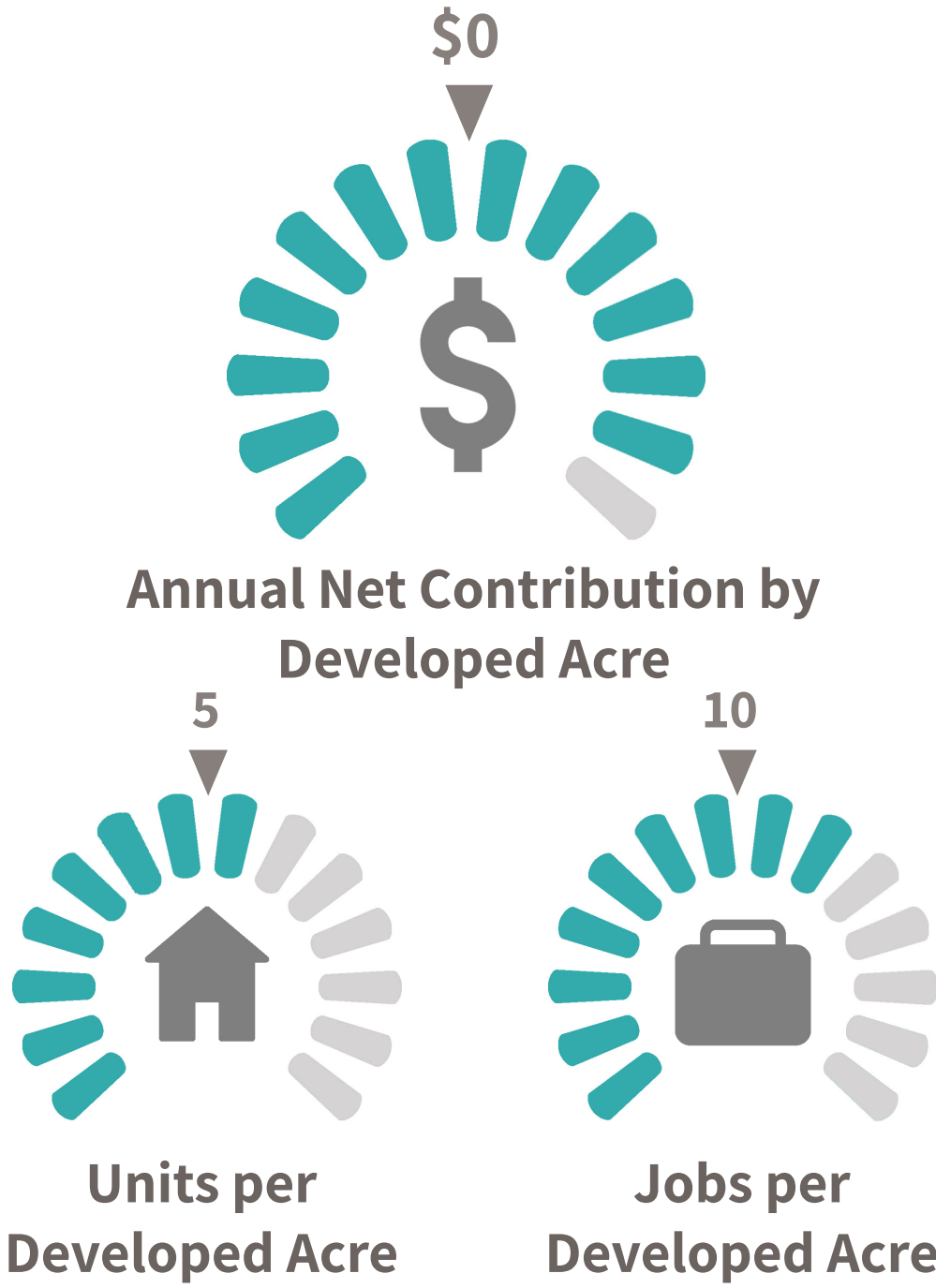
3. *Annual review of the FLUM.*

Currently, when a property owner requests a rezoning that does not align with the FLUM, they first request a change to the FLUM. The request to change the land use and then the zoning are usually submitted at the same time. This process has become cumbersome with several requests to change land use at nearly every Planning Commission meeting. To encourage development that aligns with the FLUM and to consolidate amendments to the FLUM, staff is recommending the FLUM be reviewed annually. Property owners may request changes to the FLUM at that time.



- Centers**
 - Regional (1,868 acres)
 - City (108 acres)
 - Neighborhood (138 acres)
- Neighborhoods**
 - Urban (720 acres)
 - Walkable (3,031 acres)
 - Traditional (155 acres)
 - Suburban (5,757 acres)
- Corridors**
 - Urban (1,248 acres)
 - Walkable (689 acres)
 - Suburban (634 acres)

- Recreation**
 - Outdoor Entertainment
 - Parks and Public Spaces
- Other**
 - Rural and Estates
 - Industry & Technology
 - Civic and Institutional
- Boundaries and Overlays**
 - Hazard Overlay for Floodways
 - City Boundary
 - Planning Boundary



2

AT A GLANCE

Bentonville's Regional Role

Population Growth

People

Housing

Jobs

Community Outreach

Past Plans and Studies

COMMUNITY PROFILE

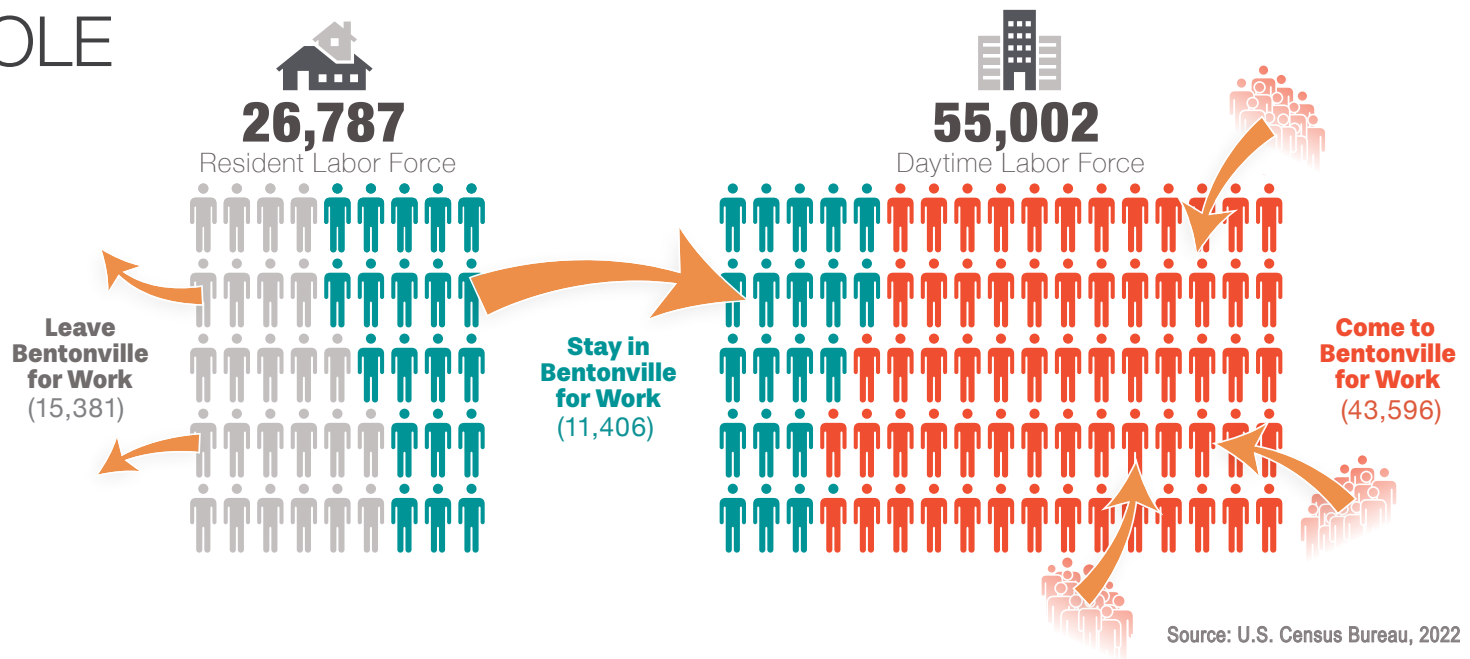
2024 UPDATE

Over the past decade, Bentonville has seen an unprecedented rate of growth, transforming the city and positioning it for further expansion and economic diversification. This concentrated growth in Bentonville—within a rapidly expanding Northwest Arkansas—has outpaced the development of housing, transportation, and essential infrastructure, leading to challenges such as traffic congestion, limited sewer capacity, and escalating housing costs. Bentonville's unique small-town charm remains an important community value, and preserving this quality amid urbanization requires new residential and commercial developments that relieve pressure on the city center while supporting fiscally responsible growth.

At this pivotal moment, the Community Plan has been updated to better address Bentonville's evolving needs and capitalize on the opportunities presented by regional growth. The updated plan takes into account Bentonville's current demographic trends, housing needs, job market, and community feedback to guide strategic land use and transportation decisions. This growth trajectory presents a significant opportunity to diversify the regional economy, broaden housing choices, and improve quality of life through thoughtful placemaking initiatives and the conservation of nearby rural and natural areas.

This chapter outlines the key factors influencing the Community Plan, including a detailed analysis of demographics, employment, housing, and input from Bentonville residents. Together, these components serve as a foundation for the plan's strategic recommendations—found in the following chapters—that aim to support Bentonville's development in a way that aligns with the city's values, meets the needs of a diverse and growing population, and ensures a vibrant future for the community.

BENTONVILLE'S REGIONAL ROLE



A CHANGING REGION

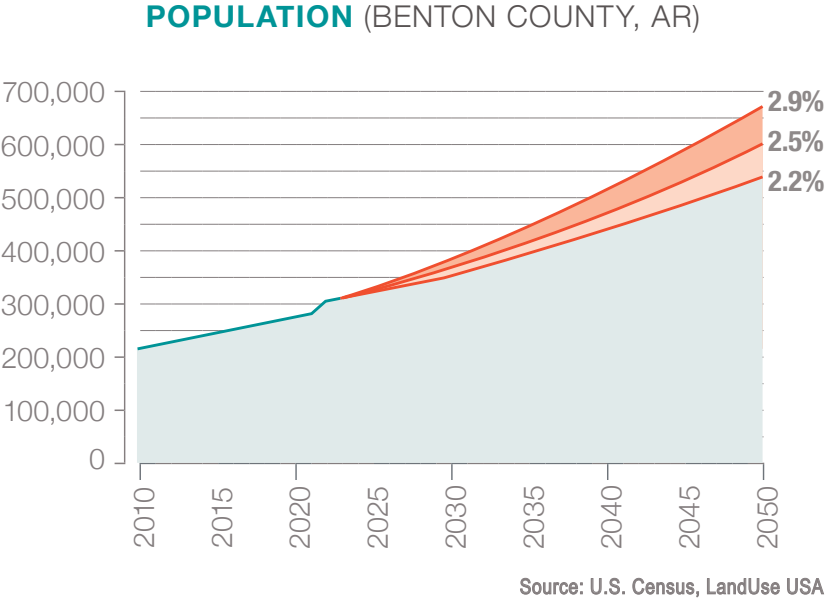
Over the past two decades, Northwest Arkansas has transformed from a largely rural area into a dynamic, economically diverse region with increasing national recognition. Bentonville, in particular, has evolved from a quiet town centered around Walmart's headquarters to a vibrant economic, cultural, and social hub. This evolution has brought numerous benefits, including a strong job market, world-class recreational and cultural facilities, and a growing selection of diverse dining and entertainment options. Regionally, Bentonville serves as a destination for both employment and entertainment and is gaining recognition as a national hotspot for recreation and culture.

Bentonville's position as a regional employment leader has created significant transportation pressures, with 80% of the city's workforce commuting daily from surrounding areas, leading to congestion on city streets. The pace and spread of regional growth have outpaced transportation infrastructure, with future facilities needing better regional coordination. As Bentonville continues to expand, addressing transportation challenges will be critical to maintaining the city's quality of life.

As a center for entertainment, recreation, and culture, Bentonville attracts visitors from far and wide. It's common to hear various languages around the town square and to see mountain bike riders throughout downtown. While the tourist sector has been bolstered by high-quality attractions, an expanding food scene, and increasing flight options, there remains a shortage of lodging and transportation resources. The resulting rise in short-term rentals has added pressure to the already high-demand housing market.

Bentonville's growth is part of a broader regional trend. Nearby cities like Rogers have developed housing, retail, and office spaces that are deeply connected to Bentonville's economy and weekday population. The surrounding cities of Centerton, Bella Vista, and Pea Ridge have also expanded, offering residential options to support the Bentonville-Rogers economic hub. To the south, Springdale and Fayetteville form another economic and cultural pairing, driven by the University of Arkansas and a mix of office, retail, and housing developments. Together, this regional growth, along with strong economies and emerging cultural assets, is accelerating overall expansion, as reflected in optimistic growth projections.

The Community Plan is designed to meet Bentonville's unprecedented growth and increasingly diverse population and economy. As the region continues to develop beyond previous expectations, Bentonville must actively manage this growth to preserve its unique character, reduce strain on downtown and surrounding neighborhoods, and foster an environment that supports long-term economic resilience and vitality.



POPULATION GROWTH

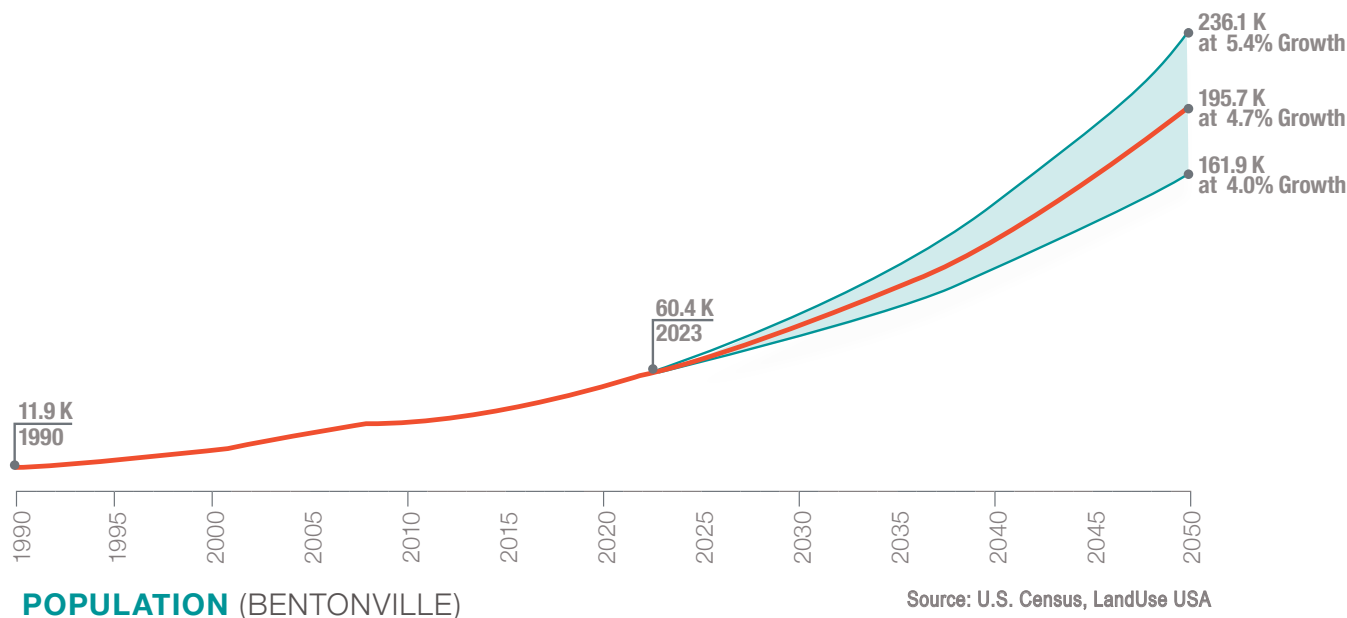
BENTONVILLE'S SCALE

Recent unprecedented growth has raised a central question: just how much will Bentonville expand in the coming decades?

To guide planning, three growth scenarios have been developed, each offering a long-term population forecast. In a moderate growth scenario, current rates would slow to about 4.0% annually, with the population reaching approximately 161,900 by 2050. If recent growth trends hold steady at 4.7%, Bentonville's population could approach 195,700 by 2050. In an accelerated scenario of

5.4% annual growth, a rate that Bentonville has recently experienced, the population could surge to nearly 236,100 by 2050. Even at the conservative 4% growth rate, projections suggest a population over 230,000 by 2060, indicating that Bentonville may quadruple in size within the next few decades. The Community Plan outlines strategies to accommodate a city four times its current size. Limiting growth within Bentonville would likely shift demand to surrounding communities, worsening traffic congestion and straining resources.

To meet these challenges, Bentonville must proactively manage its expansion, directing growth to meet the city's fiscal needs while enhancing quality of life for its residents. The city should align its policies to enable a fast pace of development to accommodate a diversity of demand for housing and for economic expansion. Both should consider cost and the growing lack of affordability - for places to live and for new businesses to establish.



PEOPLE

EVOLVING POPULATION

Bentonville's demographic profile is shifting rapidly, with a notable increase in foreign-born residents, especially from India, and an influx of newcomers from other states like Texas, Missouri, and Oklahoma. These trends are diversifying the community and driving demand for housing, varied recreational facilities, and culturally relevant services. Bentonville also has a relatively young, affluent, and well-educated population. With a median household income projected to reach \$105,600 by 2028 and over half of residents holding a bachelor's degree or higher, the city stands out as an attractive hub for economic activity and skilled labor.

The following actions represent some of many ways the city can advance its programs, policies, and partnerships to support an evolving population.

Culturally Inclusive Community Services: Develop parks, libraries, and community centers that reflect the city's diverse population, with multilingual materials, cultural programming, and event spaces that celebrate different backgrounds.

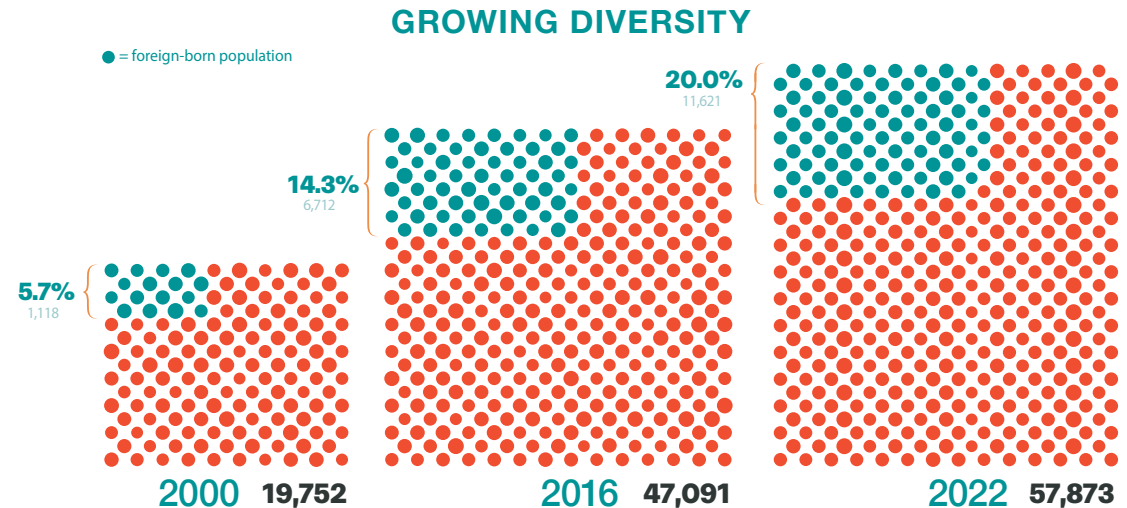
Housing Diversity: Create policies to promote a range of housing types, from affordable homes for young professionals to larger residences for families, meeting the varied needs of a multicultural population.

Support for New Residents: Enhance orientation programs and support services tailored for newcomers, including international residents, to ease integration into the community and familiarize them with local services.

Youth and Senior Programs: Expand resources for both younger families and the city's slowly aging population by developing programs that address intergenerational needs, including family-friendly facilities, as well as age-friendly infrastructure and services.

Education and Workforce Development: Strengthen ties with local educational institutions and employers to attract and retain a skilled workforce, focusing on programs that bolster lifelong learning and career development.

Economic Opportunity and Small Business Support: To harness the city's affluence and professional talent, encourage entrepreneurial activity through small business incentives and culturally inclusive economic programs, supporting Bentonville's growth as a diverse, prosperous community.



Source: American Community Survey

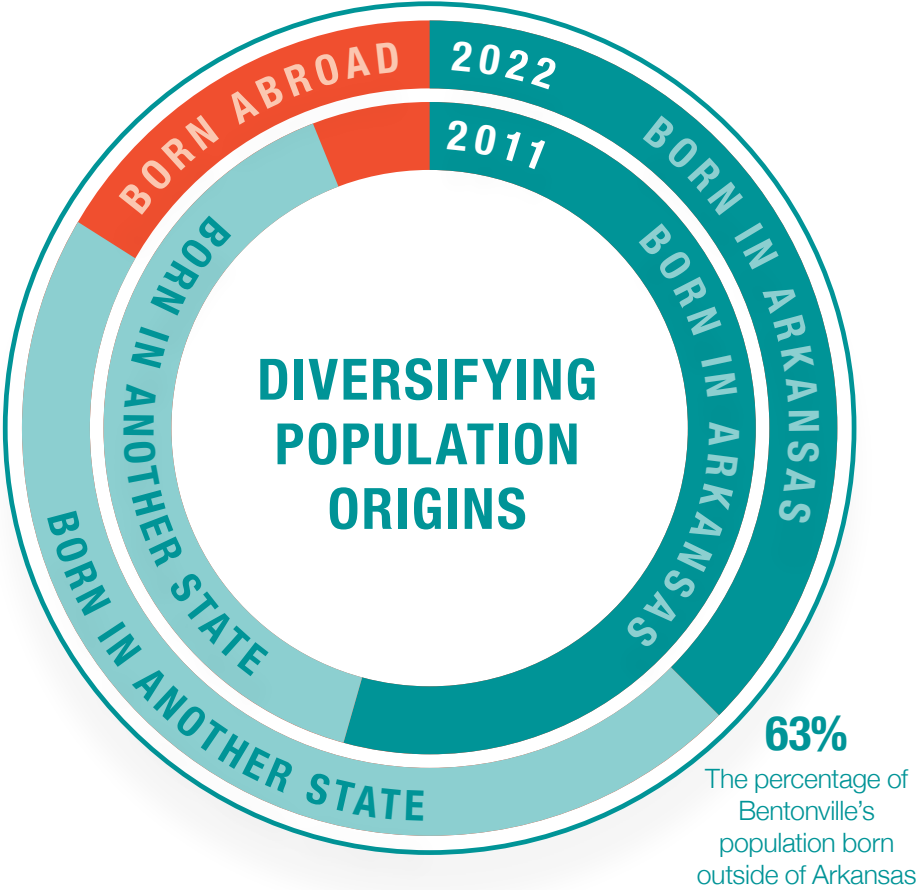
Origins of Foreign Born. According to the American Community Survey, the majority of foreign-born residents moving to Bentonville are from India, a proportion that has increased significantly over the past decade, rising from 38.7% in 2010 to 53.2% in 2021. In contrast, immigrants from Mexico represent a much smaller share and have been declining over time, dropping from 28.2% in 2010 to 11.9% in 2021. Other notable groups include immigrants from South and Central America (17.0% combined) and East Asia (11.7% combined), reflecting a growing diversity in Bentonville’s population.

This increased diversity includes both foreign-born individuals and those relocating from other U.S. states, collectively contributing to rising housing demand, shifting lifestyle preferences, and influencing city services such as parks and libraries. Together, these demographic changes are

reshaping Bentonville’s cultural and social landscape, underscoring the city’s need for responsive planning and community services.

Movement. According to IRS tax filing data, most new households migrating into Benton County each year are relocating from neighboring Washington County, with over 3,500 people moving annually between 2016 and 2020. When residents leave Benton County, they are just as likely to move back to Washington County as they are to other counties within Arkansas. Additionally, new residents

are arriving from neighboring states, particularly Texas, Missouri, and Oklahoma, each contributing approximately 1,000 to 1,500 people annually. International migration is also notable, with around 1,400 households moving from abroad. This influx of foreign-born residents has significantly enriched Bentonville’s diversity, adding to the area’s multi-cultural fabric.



Source: U.S. Census, LandUse USA

Race. Bentonville is more racially and ethnically diverse than the surrounding region. According to the 2022 American Community Survey, 67% of Bentonville’s population identifies as exclusively White or Caucasian, which is lower than the figures for Benton County (72%) and the State of Arkansas (73%). Additionally, just 5% of Bentonville’s residents report being Black, African American, or identifying as two races with one being White. While this is higher than Benton County’s average of 3%, it remains significantly below the state average of 16%.

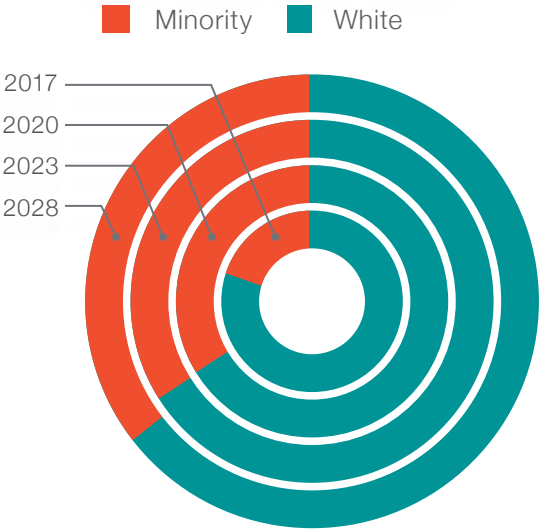
In contrast, Bentonville has a notable Asian population, with 10% of residents identifying as Asian Indian and another 3% identifying with other Asian nationalities, totaling 15%. This combined percentage is particularly high compared to Benton County (5%) and the state average (3%).

Regarding ethnicity, 10% of Bentonville’s population identifies as Hispanic, Latino, or Latina, which is lower than Benton County’s rate of 17% but slightly higher than the state average of 8%. These statistics highlight Bentonville’s unique position within the broader demographic landscape of the region, showcasing its growing diversity.

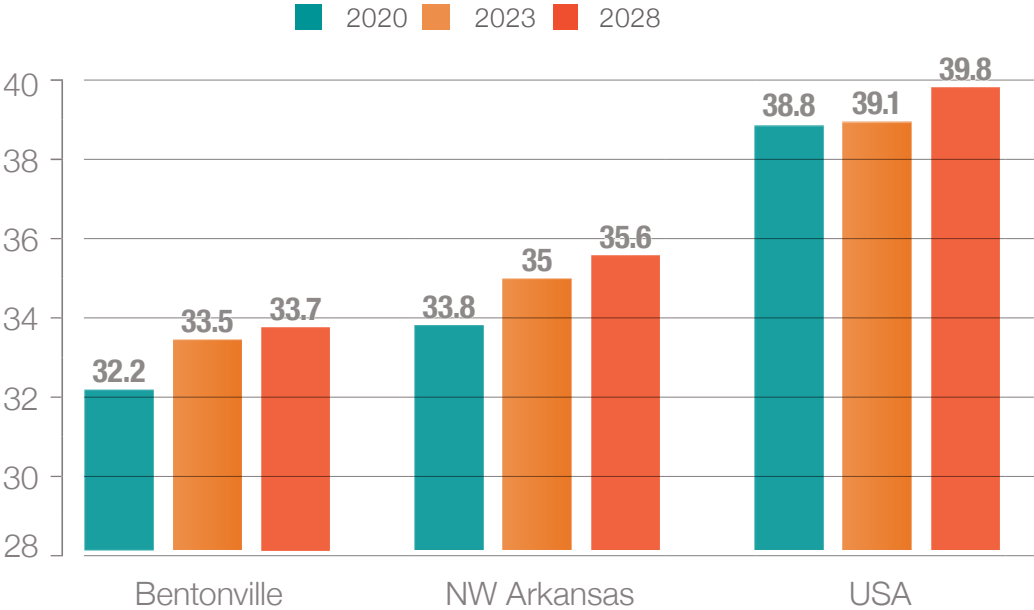
Age. Bentonville’s population is aging, yet it remains relatively young, with a median age of 33.5 in 2023, projected to rise only slightly to 33.7 by 2028. Compared to the broader region and the country, Bentonville is experiencing a slower aging process, indicating an increasing proportion of younger residents relative to both the region and the nation.

This demographic profile suggests a vibrant, working-age population with the potential for continued growth and economic development. However, it also highlights the need to address the demands of an aging population while catering to the preferences of young professionals and balancing housing services effectively. This dual focus can help ensure that Bentonville remains a dynamic community capable of meeting the diverse needs of its residents.

RACIAL DISTRIBUTION
(2017, 2020, 2023, 2028)



MEDIAN AGE OVER TIME

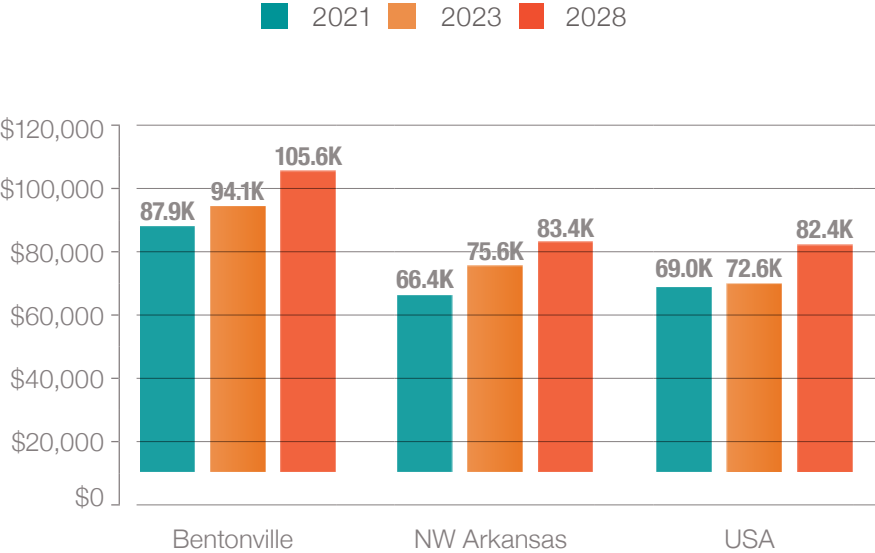


Source: U.S. Census, ESRI Business Analyst

Income. Incomes in Bentonville are on the rise, with households in the city demonstrating greater affluence compared to those in the surrounding region. As of 2023, the median household income in Bentonville is estimated to be \$94,100. By 2028, this figure is expected to increase by nearly \$11,500, reaching approximately \$105,600. This projected growth surpasses that of the region, where median household incomes are anticipated to rise from \$75,600 in 2023 to \$83,400 in 2028. In comparison, the national median household income was estimated at around \$74,580 in 2023, with projections suggesting an increase to approximately \$81,000 by 2028. This indicates that Bentonville's growth rate not only reflects local economic strength but also positions it as an attractive area relative to national trends.

Overall, these income trends underscore Bentonville's appeal as a desirable place to live and work, contributing to its growing reputation as a hub for economic activity and quality of life.

MEDIAN HOUSEHOLD INCOME

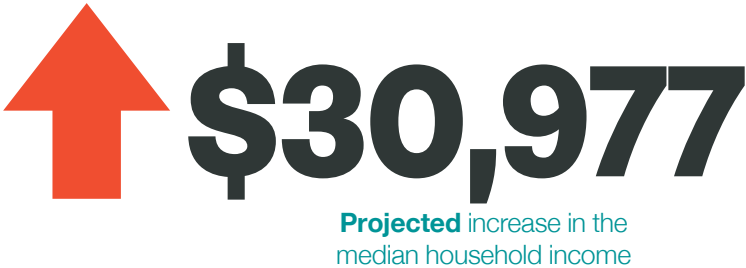


Source: U.S. Census, ESRI Business Analyst

GROWING AFFLUENCE (2017-2022)



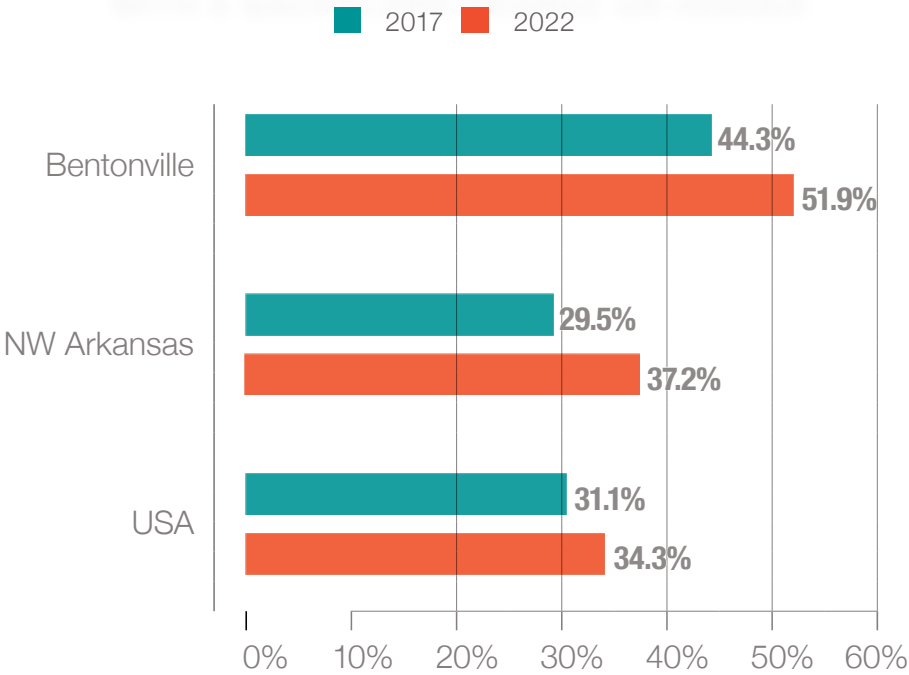
GROWING AFFLUENCE (2022-2030)



Source: American Community Survey

Education. Bentonville residents are notably well-educated. As of 2022, 51.9% of individuals over the age of 25 hold a bachelor's degree or higher, significantly surpassing both the regional average of 37.2% and the national average of 34.3%. This emphasis on education contributes to Bentonville's competitive edge, as it attracts affluent households and skilled professionals, further bolstering local businesses and services. Overall, Bentonville outpaces the broader Northwest Arkansas region in both income and educational attainment. This demographic advantage plays a critical role in driving economic growth and establishing the city as a desirable location for businesses and a skilled workforce.

PERCENTAGE OF POPULATION (25 YEARS.+) WITH A BACHELORS DEGREE OR HIGHER



Source: Houseal Lavigne Associates, ACS

HOUSING

CRITICAL HOUSING NEEDS

Bentonville's housing landscape, characterized by a modern stock mostly built between 1990 and 2019, currently reflects a strong emphasis on single-family homes, which make up 70% of all units. Multi-family housing constitutes only 27%, with duplexes at just 2%, which falls below the national average for multi-family units and may limit options for young residents or those seeking more affordable living arrangements. Additionally, the city has experienced rapid home value appreciation, with the median home price soaring from \$170,000 in 2010 to \$570,000 by 2024. This rapid price escalation indicates a housing market under high demand, with values projected to rise even further by 2028, potentially reaching \$750,000. With Bentonville's growth expected to surpass 30,000 housing units by 2030, there is an urgent need to expand housing diversity to meet the evolving preferences and needs of its growing population.

Addressing these conditions requires programs and policies encouraging change such as the following:

Diversify Housing Types

- **Expand Multi-Family Housing:** Encourage multi-family developments and townhomes to increase affordable housing options. This can support younger residents, those seeking rental options, and first-time homebuyers.
- **Incentivize Duplex and Townhome Construction:** Offering incentives for developers to build duplexes and townhomes will diversify the housing stock and provide affordable entry points in a competitive market.

Adopt Affordable Housing Policies

- **Through City Council or an Affordability Task Force** explore ways to counter rapid price growth and keep homeownership accessible, establishing and adopting policies to incentivize affordable housing.

Public-Private Partnerships

- **Partner with Developers for Mixed-Income Housing:** Collaborate with developers on

mixed-income housing projects to ensure affordable units are available within larger developments.

- **Leverage Nonprofits for Affordable Housing Solutions:** Partner with nonprofit housing organizations to create affordable rental and ownership opportunities, especially for essential workers.

Sustainable Growth:

- **Promote Walkable, High-Density Developments:** Align housing growth with broader city goals by focusing on transit-oriented, walkable developments, especially near employment centers and public amenities.

Data-Driven Approach to Short-Term Rentals

- **Implement a Short-Term Rental Monitoring Program:** Collect accurate data on short-term rentals and assess their impact on housing affordability and availability. This data can inform policies to regulate and manage these units without reducing long-term rental options.

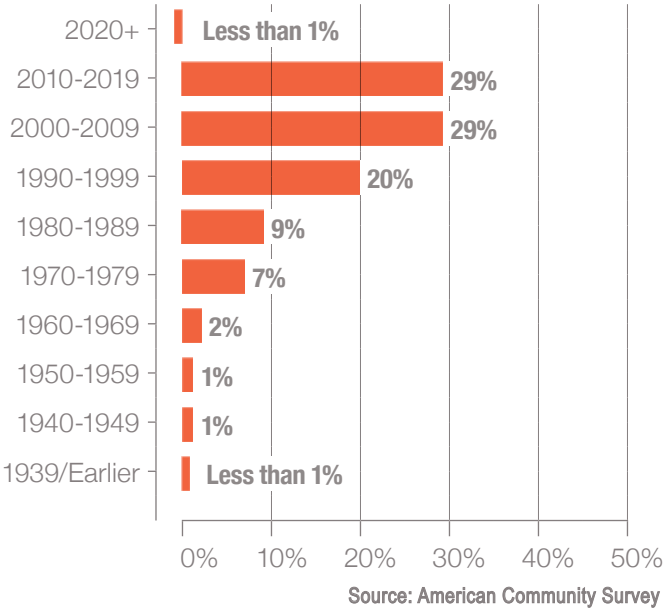
Units by Age. The majority of housing units in Bentonville were constructed between 1990 and 2019, with less than 20% built prior to 1980 and fewer than 1% added after 2020. This age distribution reflects a relatively modern housing stock, yet to accommodate projected population and household growth, Bentonville may need to focus on developing new housing options. This is particularly important given the rapid pace of growth in the region, which necessitates a proactive approach to housing development.

Units by Type. In Bentonville, 70% of housing units are single-family detached homes, 27% consist of multi-family units or townhomes, and only 2% are classified as duplexes. Nationally, the high share of single-family homes is also prominent but varies significantly by region. According to the U.S. Census Bureau, approximately 61% of all housing units in the United States are single-family homes, while multi-family units account for about 29% of the housing stock. Bentonville's ratio of single-family

homes is slightly above the national average. In contrast, many small and mid-sized cities across the country tend to have a higher percentage of multi-family housing, which is increasing in response to a growing demand for more affordable housing options.

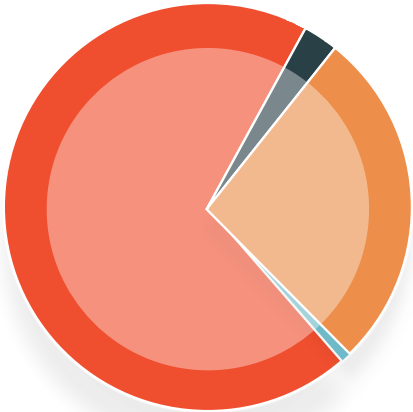
The shift towards more multi-family units and townhomes in many cities reflects broader trends in housing preferences, particularly among younger generations who prioritize walkability and proximity to amenities. In Bentonville, however, the relatively lower percentage of multi-family units suggests that while the city remains attractive for families, there may be a missed opportunity to accommodate younger residents and those looking for more affordable living arrangements. This imbalance underscores the need for Bentonville to diversify its housing options to meet the evolving demands of its growing population, aligning with national trends that increasingly favor a mix of housing types to support various lifestyles and economic backgrounds.

HOUSING UNITS BY AGE (1939-2021)



HOUSING TYPE (2019-2022 AVG.)

- SF Detached (70%)
- Multi-Family (27%)
- Two Units / Duplex (2%)
- Mobile Home (1%)



Units by Tenure. In Bentonville, approximately 47% of housing units are owner-occupied, while 45% are renter-occupied, and only 8% remain vacant. These figures indicate a relatively balanced housing market, with a slight preference for homeownership. Notably, the data does not account for short-term rentals, for which accurate local measurements are currently unavailable.

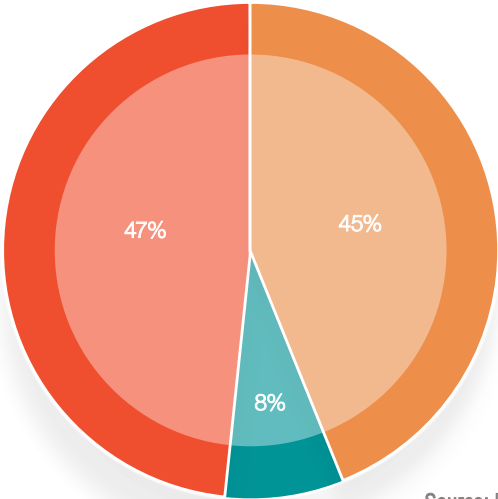
Comparatively, national trends reflect a different landscape in residential occupancy. According to the U.S. Census Bureau, the national average for owner-occupied housing units stands at around 65.4%, while rental occupancy accounts for approximately 34.6% of housing units. This suggests that Bentonville’s rental market is

more pronounced than the national average, potentially indicating a greater demand for rental options, particularly among younger populations and those seeking flexible living arrangements. The lower vacancy rate in Bentonville may also reflect a strong demand for housing, further emphasizing the need for continued development to accommodate growth.

Overall, Bentonville’s occupancy statistics highlight the city’s appeal to both homeowners and renters, but they also suggest a potential opportunity for expanding housing diversity to meet evolving demographic needs, consistent with broader trends observed across the country.

HOUSING BY TENURE (2021)

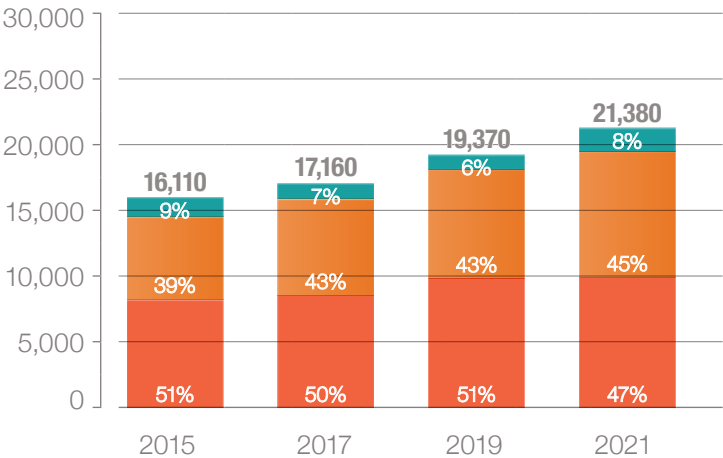
Owner Occupied Renter Occupied Vacant



Source: US Census

HOUSING UNITS BY OCCUPANCY

Vacant Renter Occupied Owner Occupied

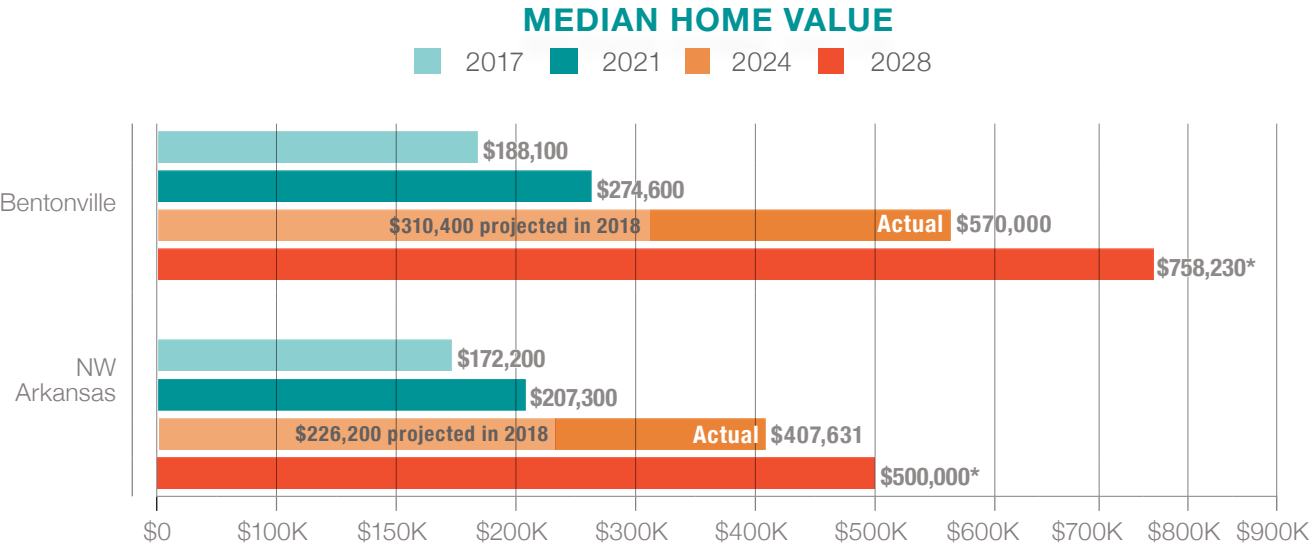


Source: US Census

Median Home Value.

In Bentonville, the median home value for owner-occupied housing units surged from around \$170,000 in 2010 to \$274,600 by 2021. This rapid growth reflects Bentonville’s booming market, with property values climbing much faster than previously anticipated. By 2024, the median home value had reached \$570,000, significantly exceeding earlier estimates and underscoring the city’s high demand. Based on current trends, projections suggest that by 2028, the median home value in Bentonville could exceed \$750,000, driven by ongoing population growth, economic expansion, and limited housing supply.

Nationally, median home values have also seen consistent growth, although at a slower rate compared to Bentonville. As of early 2024, the U.S. median home price hovered around \$417,000, with markets in smaller cities and high-growth areas like Bentonville showing sharper increases due to demand outpacing supply . Many markets nationwide are responding to the dual pressures of limited housing inventory and heightened demand, particularly in regions experiencing economic and job growth. However, Bentonville’s accelerated price growth stands out, highlighting its appeal as an attractive, economically vibrant destination while reflecting broader national trends of appreciating home values.

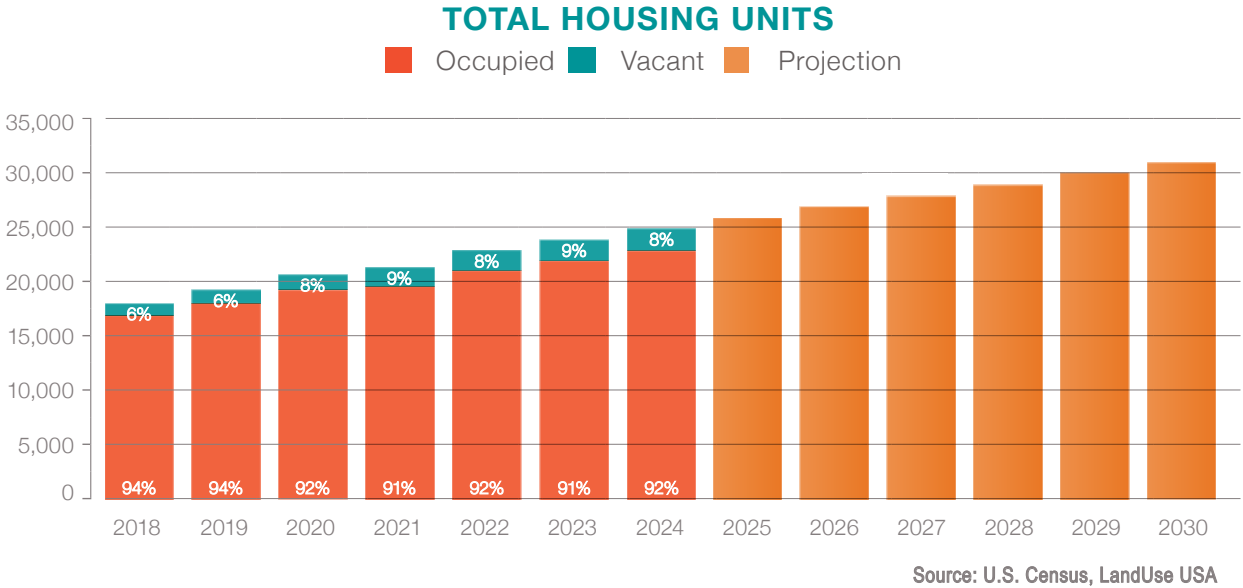


Source: Houseal Lavigne Associates, ACS, ESRI Business Analyst
*Most optimistic scenario

Total Housing Units.

Bentonville’s housing stock expanded significantly from over 13,000 units in 2010 to more than 20,000 units by 2020. With population and economic growth driving further demand, the city is on track to exceed 30,000 housing units by 2030 if growth continues at a similar pace. This trend reflects broader national housing dynamics where rising demand is fueling growth in both single-family and multi-family housing. Nationally, the percentage of multi-family units has been growing in response to

a shift in housing preferences, especially among younger generations seeking affordability, urban amenities, and more flexible living arrangements. Bentonville’s multi-family housing share, while traditionally stable, has also seen recent increases as local demand adapts to these broader lifestyle trends. This shift aligns with many U.S. markets, where multi-family developments are a key part of meeting diverse housing needs in growing cities.



DEVELOPMENT REPORT

Bentonville's housing market increasingly favors multi-family and townhomes, reflecting national trends driven by rising home prices and remote work. The commercial market also follows national patterns, focused on completing existing projects over initiating new development.

Residential Development.

Bentonville's housing market has shifted, with multi-family and townhome construction outpacing single-family development. In 2016, 549 single-family homes were permitted compared to 314 multi-family units. By 2018, single-family permits stayed steady at 487, while multi-family surged to 1,032. Although the pace slowed during the pandemic, multi-family permits rebounded to 585 in 2023. That year, total lots platted declined, with final plats down 12.5% and preliminary plats down 48.8%. Still, multi-family construction rose 67.4%, totaling 914 planned units, including 168 townhomes and 746 multi-family residences, compared to 322 single-family units. Bentonville's housing production continues prioritizing townhomes and multi-family housing, reflecting market demand.

Comparison to National Trends: Nationally, multi-family housing demand is growing, fueled by rising home prices, preferences for apartments, and the remote work trend. Bentonville reflects this shift to diversify housing options and address affordability challenges.

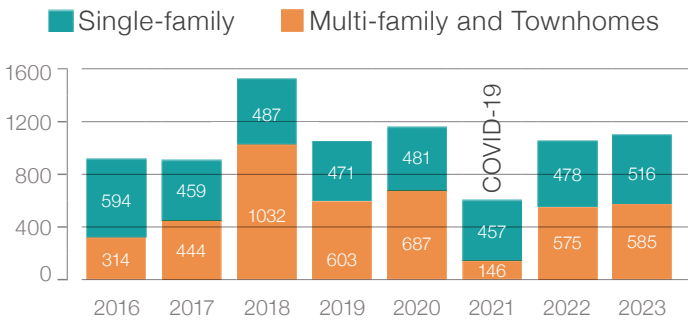
Commercial Development.

Bentonville's commercial sector showed mixed results in 2023. The city issued 156 commercial permits, a slight decline from 2022, but permit values dropped 41.9%, from \$493 million to \$286 million. Despite this, completed commercial projects rose 19%, showing a focus on finalizing developments. This shift underscores a move away from initiating large projects toward completing and upgrading existing spaces to meet demand.

Comparison to National Trends: Nationwide, commercial real estate saw similar patterns, with reduced new permit values due to economic uncertainties, rising interest rates, and declining demand for office spaces. Like other cities,

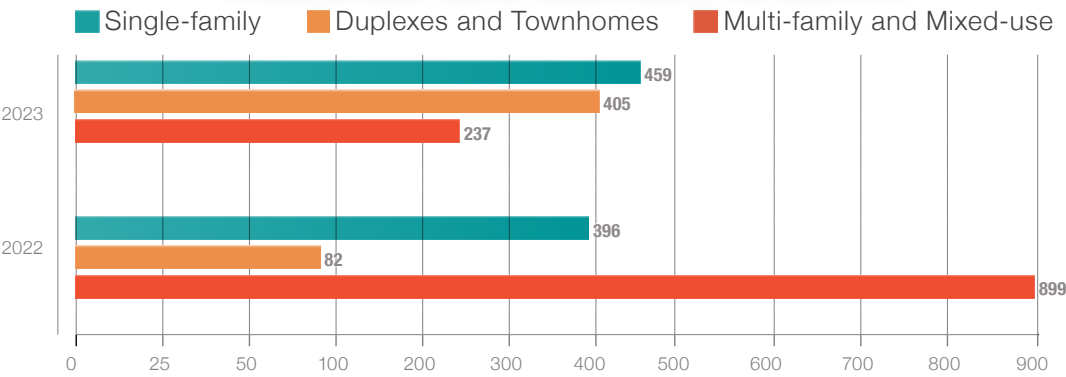
Bentonville's market emphasizes completing projects and enhancing infrastructure, reflecting a broader trend toward adaptable, efficient commercial development.

RESIDENTIAL UNITS BUILT



Source: City of Bentonville

TOWNHOME DATA AVAILABLE IN 2022-23



Source: City of Bentonville

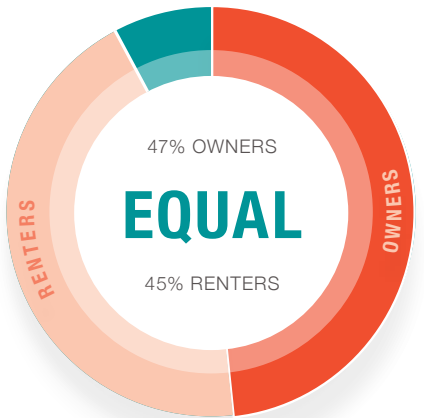
BALANCING SUPPLY AND DEMAND

Bentonville’s housing demand remains robust, with especially high interest in both single-family homes and apartments or condos from prospective renters and buyers. This demand reflects a diverse spectrum of housing needs in the community: some residents are attracted to the rural tranquility outside the city center, while others prefer the vibrancy of downtown. Similarly, some residents seek large homes with spacious yards, while others prioritize smaller, low-maintenance options. This range of preferences highlights the importance of a variety of housing options—both ownership and rental opportunities—to meet different lifestyle needs, economic circumstances, and personal preferences.

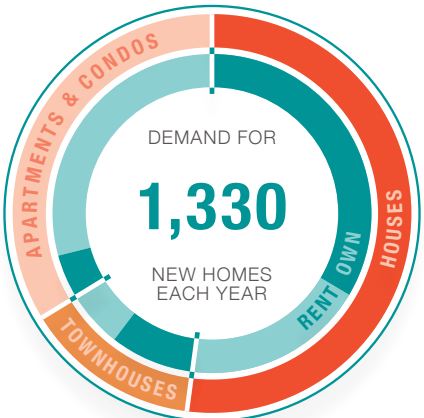
Providing a broad selection of housing supports a dynamic and inclusive economy that benefits from a mix of residents across backgrounds and life stages.

However, Bentonville’s housing supply has not kept pace with this growing demand, resulting in gaps that affect both renters and owners. The city’s current housing mix, dominated by single-family homes, does not fully align with demand: many renters occupy single-family homes due to limited apartment options, and prospective homeowners often face a shortage of townhomes and condos.

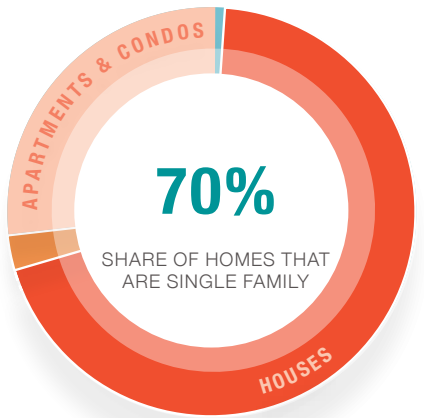
To better match demand, the city could benefit from increasing the supply of diverse housing types, including single-family homes, townhomes, apartments, and condos. This approach would promote a balanced market, allowing smaller households to avoid occupying larger homes and helping families find affordable space, which could help moderate housing costs across the city.



HOME OWNERSHIP RATE



NEW HOME POTENTIAL



EXISTING HOME SUPPLY

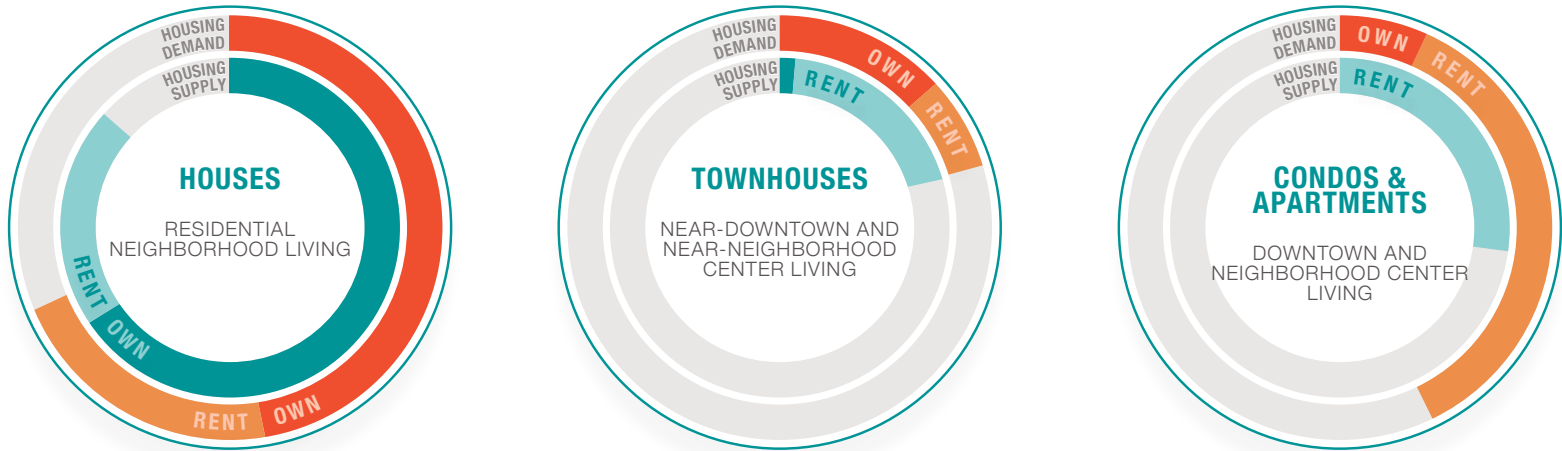
Source: LandUse USA

Single-Family Homes: Demand for all types of single-family homes is strong in Bentonville, and in a variety of settings. However, current housing production may over-saturate this segment over time. Adjusting new construction to include more condos, townhomes, and small homes near urban areas would help address shifting demands and support a broader mix of residents.

Townhomes: Townhome construction has largely kept up with demand, and demand for this type of housing is expected to remain steady. However, there are more townhomes available for rent than for sale, highlighting a gap in options for buyers. To sustain this demand, additional areas suited to townhome living—close to, but not in the middle of, vibrant activity centers—would enhance Bentonville’s offerings.

Apartments and Condos: Apartment availability is limited, with a high unmet demand for condo living as well. Increased construction of both apartments and condos is necessary to meet lifestyle preferences, especially for those who seek an active, low-maintenance urban environment. Along with new construction, developing more areas with a downtown-like atmosphere outside of the current downtown would support demand for apartment and condo living and provide more options for residents seeking a lively, connected community.

Community Plan. The plan guides housing growth toward a diverse mix of types and settings, from bustling urban areas to quiet neighborhoods. This balanced approach will help align the city’s housing market with demand, contributing to a vibrant, sustainable local economy and a well-served, thriving population.



SUPPLY AND DEMAND FOR HOMES BY TYPE AND OWNERSHIP

Source: LandUse USA

JOBS

Bentonville is a Regional Employment Hub

Bentonville is an anchor for Northwest Arkansas’s economy, supported by major corporations like Walmart, J.B. Hunt, and Tyson Foods. These companies attract talent and supplier networks, driving regional growth and fostering economic development. Building on this success, Bentonville aims to diversify its role as an employment hub by fostering new industries and reducing reliance on corporate anchors.

Economic Diversification and Workforce Growth

Bentonville is focused on attracting high-tech, advanced manufacturing, and logistics companies. The I-Street Corridor exemplifies this effort, creating opportunities to establish regional corporations that enhance long-term stability. Encouraging entrepreneurship and small business growth in tourism, retail, and hospitality bolsters economic resilience.

Partnerships with educational institutions and technical training programs will prepare residents for jobs in emerging industries. Supporting incubators, expanding workforce training, and investing in technology infrastructure strengthen Bentonville’s ability to attract forward-thinking companies and a skilled workforce.

Placemaking to Attract and Retain Talent

Placemaking is central to attracting and retaining talent. Cultural and recreational assets like Crystal Bridges Museum, a dynamic culinary scene, and world-class biking trails create an appealing urban lifestyle. Expanded parks, plazas, and public spaces enhance livability and foster community connection. Bentonville’s ability to offer vibrant cultural experiences recruits top talent and builds long-term commitment among residents and workers.

Housing and Infrastructure for Growth

Expanding diverse and affordable housing options encourages workers to live near their jobs, reducing congestion, improving environmental outcomes, and fostering stronger community ties. Investing in transit, bike networks, and road improvements ensures accessibility for residents and visitors, supporting sustainable growth and reducing strain on infrastructure.

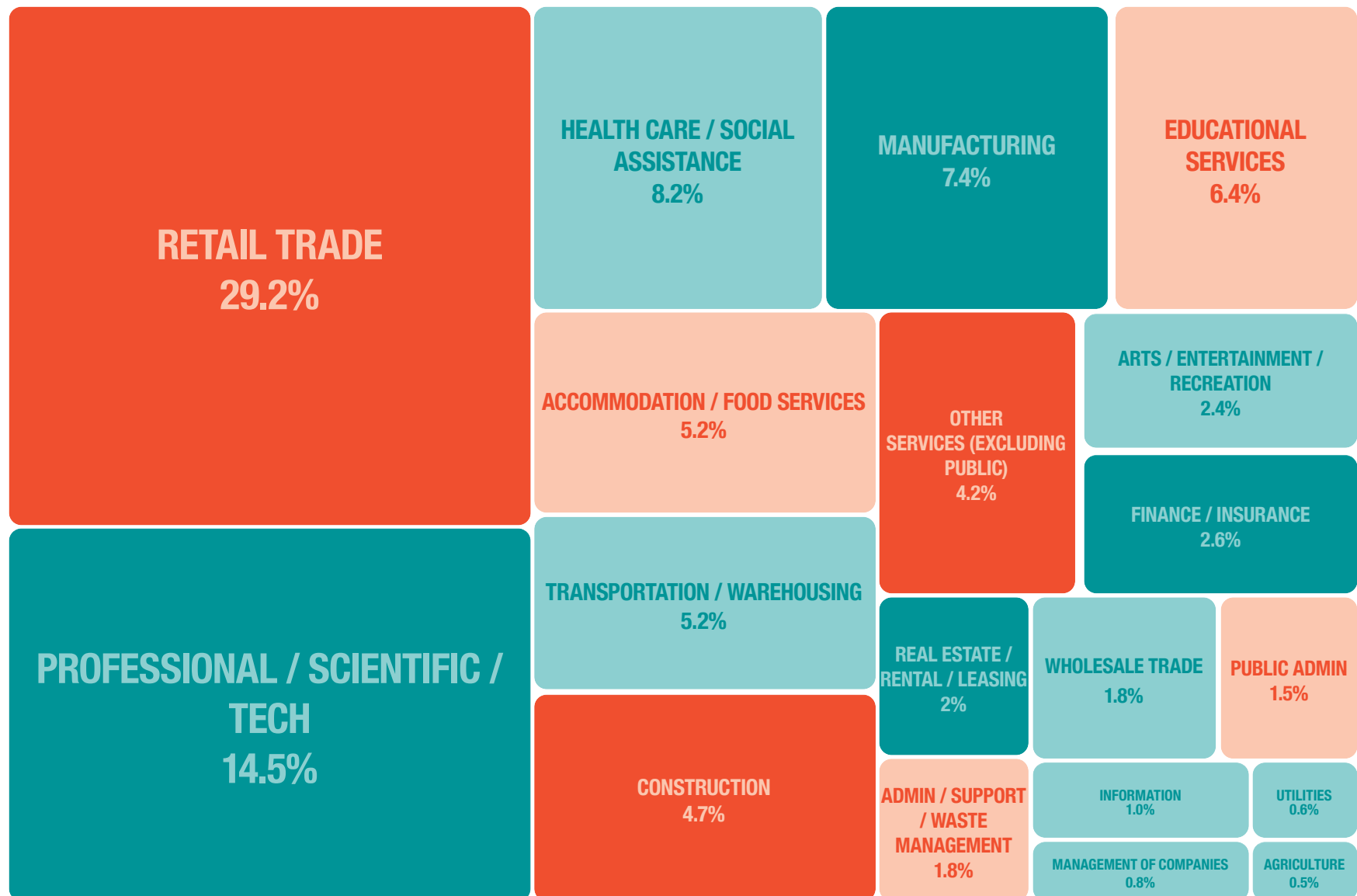
Leadership and Innovation

Bentonville drives business growth by supporting startups, public-private partnerships, and incentives for emerging industries. Balancing its corporate strengths with new industries enables a dynamic, sustainable, and inclusive economic future for Bentonville and the Northwest Arkansas region.

EMPLOYMENT BY INDUSTRY (2023)

Industry	30,966	100%
Retail Trade	9,044	29.2%
Professional/Scientific/Tech	4,495	14.5%
Health Care/Social Assistance	2,552	8.2%
Manufacturing	2,279	7.4%
Educational Services	1,982	6.4%
Transportation/Warehousing	1,616	5.2%
Accommodation/Food Services	1,605	5.2%
Construction	1,465	4.7%
Other Services (Excluding Public)	1,293	4.2%
Finance/Insurance	800	2.6%
Arts/Entertainment/Recreation	754	2.4%
Real Estate/Rental/Leasing	630	2.0%
Wholesale Trade	548	1.8%
Admin/Support/Waste Management	556	1.8%
Public Administration	468	1.5%
Information	295	1.0%
Management of Companies	261	0.8%
Utilities	171	0.6%
Agriculture/Forestry/Fishing	151	0.5%
Mining/Quarrying/Oil & Gas	1	0.0%

Source: ESRI Business Analyst



COMMUNITY OUTREACH

2024 UPDATE

In 2024, the City of Bentonville embarked on Plan Bentonville, an expansive process to reaffirm and fine-tune the community input received during development of 2018's Community Plan, and to leverage those contributions in the creation of a Future Land Use Map (FLUM).

Launch of www.planbentonville.com in the fall of 2023 marked the start of what's become the most extensive community planning process in Bentonville history, with over 11,000 unique visitors to the project website viewing nearly 36,000

pages of news and information.

Throughout the process, the Bentonville community was tasked with sharing input and insights, assessing ideas, and providing feedback to help fine-tune emerging proposals.

Opportunities were promoted across all city communications channels, including banners, flyers and posters, emails, newsletters, press releases, promotional give-aways, and tens of thousands of views on social media.

Along the way, residents and other community stakeholders engaged directly with the process through:

- Project website
- City department head meetings
- City Council and Planning Commission presentations and updates
- Technical Advisory Committee meetings
- Open houses



- Surveys
- Stakeholder interviews
- Pop-up sessions
- One-on-one interactions with city staff
- Online review of work-in-progress

During 15 hours of community meetings, 22 hours of pop-ups, and 33 hours on one-on-one interviews and conversations, nearly 1,300 people turned out to contribute. 2,100 more completed surveys. And nearly 1,200 people helped fine-tune the draft Future Land Use Map with nuanced perspectives on individual parcels.

The first phase of outreach and community engagement occurred leading up to and including Design Week — six days of growth-related community input, February 24-29, with an on-site design team making real-time revisions to their work-in-progress.

That input fueled a subsequent round of recommendations and proposals subjected to community review and comment a second time in July and August. Over the course of two weeks, residents and other stakeholders were engaged through a series of open houses, pop-up booths, and one-on-one conversations with city staff.

Finally, recommendations on how to better regulate land development, together with a draft of the Future Land Use map, were posted online in an interactive Story Map. Over 9,700 visitors reviewed the materials with nearly 1,200 parcel-level comments

provided.

Participation throughout the process reflected a wide diversity of Bentonville residents sharing all manner of viewpoints: lifelong residents, new residents, elected officials, Planning Commission, State Representatives, county judges, Board of Adjustments, affordable housing advocates and providers, schools administration, Walmart Active Mobility, small entrepreneurs, builders/developers, banks, grassroots conservatives, social services providers, the local Indian community, accessibility advocates, and Downtown area neighbors.

The Plan Bentonville process was an illuminating exercise in what's possible when the community takes an active role in determining its future. Taken collectively, the contributions made were instrumental in shaping the Bentonville Future Land Use Plan and setting the foundation for a future zoning code update to align with and entitle its vision.



1,272

residents engaged in-person via open houses, pop-up events, and staff office hours

33

hours of
1-on-1 conversations
expressing a wide range of
perspectives on growth

22

hours of
pop-up events
in popular destinations
spread across town

2,095

community surveys completed

15

hours of
in-person meetings
Public open houses and
topic-specific discussions
with local officials in
infrastructure, utilities, land
use, transportation and
economic development

11,428

unique website visitors
viewing 35,780 pages

9,767

views of place type StoryMap overview

Viewpoints represented:

Lifelong residents, new residents, elected officials, Planning Commission, State Representatives, County Judge, Board of Adjustments, affordable housing advocates and providers, schools administration, Walmart Active Mobility, small entrepreneurs, builders/developers, banks, grassroots conservatives, social services, Indian community, accessibility advocates, and downtown area neighbors

1,169

parcel-level comments on interactive Future Land Use Map

Social media advertising



332,446 impressions, 100,577 viewers reached, 53,422 engagements, 265 likes, 287 comments, and 87 shares

BENTONVILLE SPEAKS

Throughout the engagement for Plan Bentonville, several key themes have resonated deeply with the community:

1. Mixed-Use and Walkability

Strong support emerged for walkable, mixed-use neighborhoods that blend residential, commercial, and recreational spaces. The community values places where people can live, work, and play within walking or biking distance, reducing car dependency.

2. Compact Development for Economic and Environmental Benefits Participants emphasized the need for compact, higher-density development to preserve natural lands, support local businesses, and optimize infrastructure. This approach aligns with economic benefits of walkability and environmental sustainability.

3. Preservation of Natural and Rural Areas

The community expressed a strong desire to preserve Bentonville's natural and rural areas, especially around its outskirts, while focusing development inward. Limit lower density, dispersed development patterns to protect green spaces and agricultural land.

4. Preservation of Current Single Family

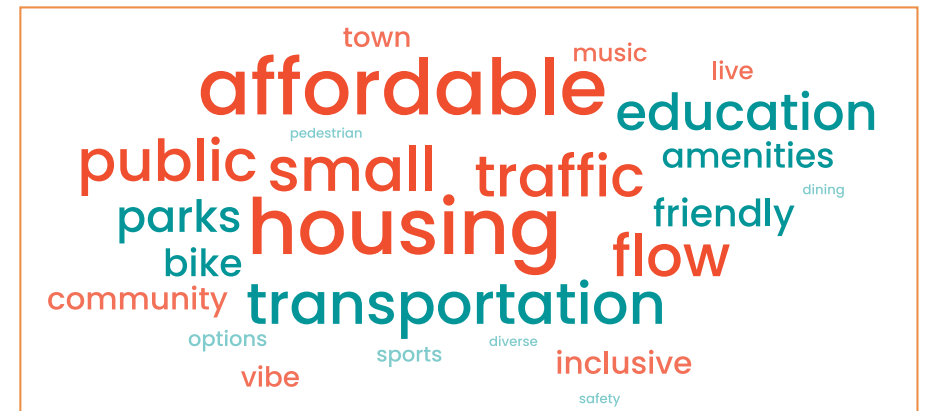
Many residents wish to protect existing single-family neighborhoods while supporting diverse housing growth in new parts of the city.



WHAT DO YOU LOVE ABOUT BENTONVILLE?



WHAT WOULD MAKE BENTONVILLE EVEN BETTER?



Affordable housing and a range of housing options were top concerns, with participants urging more diverse housing types (like townhomes, apartments, and small lot single-family homes) to meet the needs of a growing population across different income levels and life stages.

Feedback consistently highlighted the need for a more connected transportation network that supports various modes—walking, biking, transit, and cars — and emphasizes multi-modal corridors and connecting neighborhoods to key destinations.

Bentonville residents value the town's unique character, and they want new development to

8. Sustainable Infrastructure and Resilience

Community members expressed a forward-thinking perspective on resilience, advocating for infrastructure that supports sustainable water and energy use, stormwater management, and resilient building practices.

In making itself heard, the Bentonville community is ensuring that its future growth aligns with a collective vision for a balanced, vibrant, and sustainable city.

[illegible]

political housing zones local loss issues traffic charm concerns crime affordable businesses transport public infrastructure losing green overpopulation environmental spaces gentrification sprawl flood

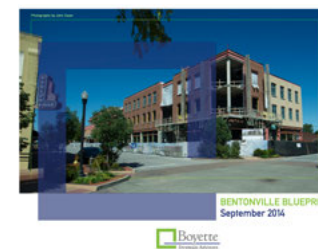
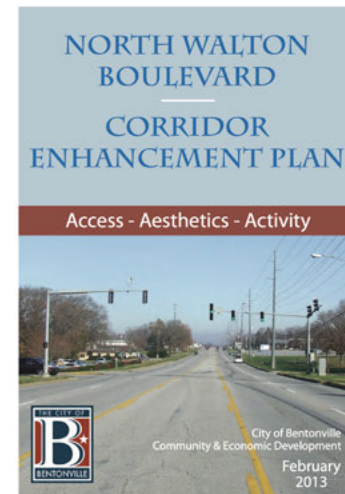
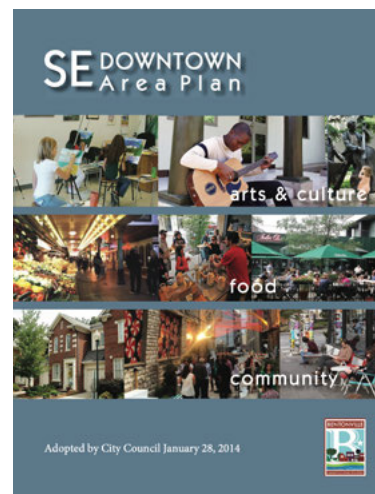
PAST PLANS AND STUDIES

As the Community Plan was developed, a review process took place to analyze a series of plans and studies covering multiple aspects of community life including: Downtown Development, Parks and Recreation, Greenways and Natural Resources, Economic Development and Land Use, Infrastructure and Transportation, and Bicycle and Pedestrian Mobility. Additional one-on-one interviews were conducted with key staff from various city departments, further informing the city's current programs and initiatives, as well as emerging needs and opportunities.

The plan studies reviewed include:

- City of Bentonville - Downtown Bentonville Master Plan (2004)
- City of Bentonville - General Plan (2007)
- City of Bentonville - Parks and Recreation Master Plan (2007)
- City of Bentonville - Master Street Plan (2021)
- Walton Family Foundation - Northwest Arkansas Greenway Design Study (2010)
- City of Bentonville - North Walton Boulevard Corridor Enhancement Plan (2013)

- City of Bentonville - Bentonville Blueprint (2014)
- City of Bentonville - SE Downtown Area Plan (2014)
- Bentonville Schools 10-Year Plan (2022)
- Connecting Bentonville - Bentonville Bike and Pedestrian Master Plan (2021)
- Northwest Arkansas Regional Planning Commission - Transportation Alternatives Analysis Study (2015)
- Northwest Arkansas Open Space Plan (2016)
- City Wide Traffic Study (2014)
- ARDOT - Arkansas Department of Transportation - Annual Report (2023)
- Bentonville Community Plan - Public Input (2018)



PUBLIC INPUT TO THE 2018 COMMUNITY PLAN

Public outreach and community engagement is part of the foundation for comprehensive planning. It is essential. Throughout the planning process, the Bentonville community was asked to provide important input, feedback, and insight into the community, regarding the issues, opportunities, priorities, and aspirations for the next several years. This input and community stewardship helped shape the Bentonville Community Plan. Community residents and stakeholders were engaged throughout the process and given several opportunities to let their voice be heard.

In total, over 1,700 participants (4% of population) generated thousands of comments, ideas, and insights for consideration. Accounting for unique visits to the project website, roughly 25% of the population had awareness or involvement in the planning

process. Outreach included face-to-face engagement as well as extensive online engagement, and included small group, one-on-one, and large group settings.

A detailed list and summary of all outreach activities and feedback is included in the Existing Conditions Report, on file with the Community and Economic Development Department. This level of interest and involvement was pivotal in creating a responsive, detailed, and effective plan for the Bentonville community.

Outreach activities undertaken as part of the planning process included:

- City department head meetings
- City Council workshops and updates
- Planning Commission workshops and updates
- Comprehensive Plan Advisory

Committee (CPAC) meetings and workshops

- Community workshops
- Business workshops
- Public comment cards
- Stakeholder interviews
- Student workshops
- Developer and property owner workshop
- Community visioning workshop
- An interactive project website that included online questionnaires for residents and businesses, a student/teacher portal, and map, social, an online community mapping tool.



Collectively, the community outreach and feedback identified a wide range of issues considered most important to residents and stakeholders. While thousands of issues, concerns, priorities, and aspirations were identified by participants throughout the process, several areas/categories of concern rose to the top as being the issues most frequently identified by stakeholders.

Land Use Development.

- There are barriers preventing the development of affordable housing, which is becoming a bigger need in Bentonville. There is also a need for senior housing and workforce housing, and there ought to be more neighborhoods with a mix of housing types.
- Neighborhoods around the Downtown should be allowed to transform into denser areas.
- Zoning regulations and procedures need to be aligned with development and more flexible.

- There is concern over rapid growth and sprawling development. Growth ought to be more sustainable, including natural preservation, solar farms on vacant land, and awareness of open space and environmental issues.
- Infrastructure is aging, especially in the city's older neighborhoods and downtown, where drainage is an issue.
- The Bella Vista Lake represents an opportunity for new recreation. The dam ought to be made safer.
- Downtown lacks affordable retail space.
- There is a need for additional entertainment and recreation venues.

Transportation and Mobility.

- Downtown connectivity, congestion, and parking is an issue. Parking decks are needed to support businesses.
- Walmart employee traffic creates congestion in the southern portion

of Downtown, employee schedules ought to be staggered.

- Traffic signals should use technology to manage traffic better.
- Better public transportation is needed, including an expanded bus system and a shuttle to Downtown.
- Pedestrian improvements or roundabouts should be installed at key intersections.
- The bike network should be expanded and cyclists should have access to education and awareness programs.
- Neighborhoods need better infrastructure, including curb and gutter, lights, and sidewalks.
- Airfare to XNA is not affordable.



Economic Development.

- The economy needs to be more diverse and not rely on one employer or sector.
- We need to work to retain existing businesses and not just worry about new businesses.
- The City should have a low-cost business registration program as a way of having better information about what types of activities are going on.
- There ought to be a regional training program for small businesses.
- Tourism and hospitality are important aspects of the future economy.

Image and Identity.

- Bentonville needs a strong and distinctive identity to distinguish it from other parts of the region.
- There is a need for incentives to get the Arts District fully developed.
- We need to preserve historic buildings and balance the small-town past with a bigger future.
- Preserve Central Avenue as a historic corridor.
- Walton Boulevard needs to be beautified through streetscaping and new development.
- Bentonville should continue to be a very welcoming and diverse community.
- Zoning should not over-regulate design, but rather allow appropriate flexibility to

Health, Safety, and Education.

- There is concern over the disparity in the quality of schools in different parts of the community.
- The Library is running out of space as the population grows and demand for meeting spaces increases.
- The City should offer better recycling systems and provide greater awareness for residents, businesses, and students.
- There are certain groups in Bentonville, such as seniors with disabilities, who need better services.
- Residents need better local health care services and preventative health information



4

LAND USE and STRATEGIC GROWTH

AT A GLANCE

Existing Land Use

Municipal Budget

The Cost of Growth

Strategic Growth Areas

Future Land Use Plan

Future Land Use and Zoning

Place Types

Getting Around Bentonville

Bentonville's projected population growth and land needs will drive demands for transportation, infrastructure, open space, and community services.

This chapter outlines a vision for responsible growth, building on Bentonville's history of growth and charting the course to be both a great place to live and be fiscally responsible.

The Future Land Use Plan aims to create a more livable, desirable, and fiscally sustainable community with the following key objectives:

- Optimize for market-based development.
- Grow in a fiscally responsive manner
- Enhance community character and cohesion.
- Guide strategic investment.
- Strengthen a sense of place.

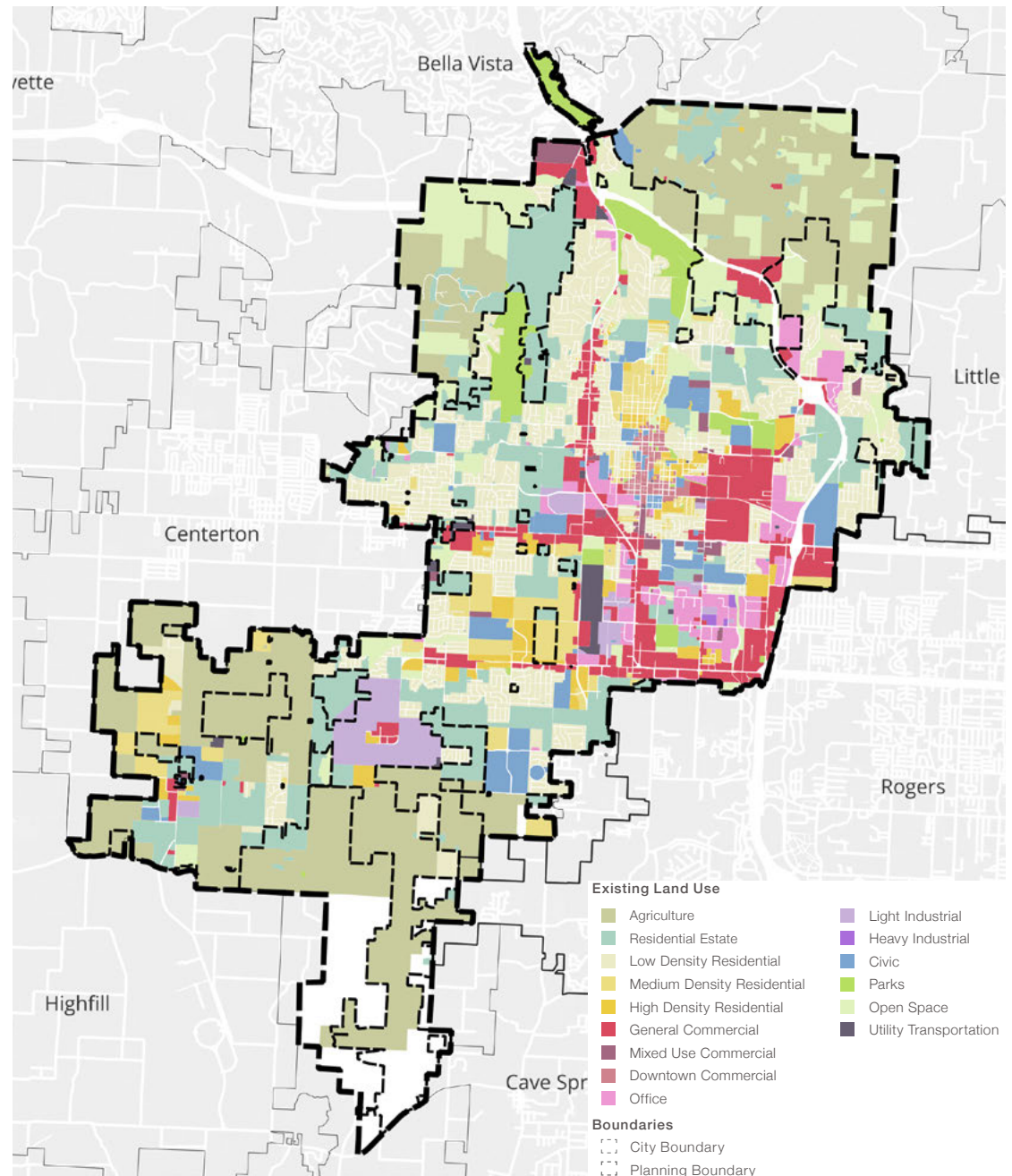
Through Place Types, the Plan focuses on how the character of future growth can create places - neighborhoods, centers of activity, and the connections between - distributed in a manner that provides opportunity throughout the city. Most existing areas are not planned for growth, rather to preserve their current character. A balance between growth and preservation is necessary to achieve the Plan's key objectives.

EXISTING LAND USE

Bentonville's land use represents a blend of planned initiatives and organic growth, creating a vibrant yet uneven urban environment. The city's commercial development is largely concentrated along major arterial roads, resulting in vehicle-dependent corridors with limited walkability. Meanwhile, residential growth has been fragmented, with suburban neighborhoods often isolated due to insufficient street connectivity. This disconnection challenges cohesive community development and makes it difficult for the city to accommodate future growth effectively.

Downtown Bentonville has evolved into a thriving cultural and economic hub, attracting visitors with its diverse dining, arts, and entertainment options. While this revitalization has bolstered the city's core, it has also led to an over-concentration of activity downtown compared to other parts of the city. Combined with a lack of housing options to meet growing demand, many workers are forced to live farther from their jobs, increasing traffic congestion and placing strain on infrastructure and quality of life.

To sustain growth, Bentonville must prioritize balanced land use policies that promote housing availability across all income levels, enhance neighborhood connectivity, and diversify economic and cultural activity beyond the downtown core. These measures are crucial to alleviating congestion, supporting the growing workforce, and fostering a more integrated



urban environment. The completion of Walmart’s new headquarters highlights Bentonville’s role as a corporate center, while ongoing efforts to attract additional industries to the I-Street Corridor further enhance the city’s economic prospects.

However, development has spread beyond downtown, particularly in the southwestern quadrant, where growth is outpacing infrastructure capacities such as roads and sewer systems. While philanthropic investments in parks, trails, and cultural sites have increased Bentonville’s recreational and social appeal, the concentration of these amenities around downtown has resulted in a lack of similar resources in newer, outlying neighborhoods. This has led to heightened demand for the city center as Bentonville’s primary social and entertainment hub.

Expanding peripheral areas and improving connectivity are essential to alleviating pressure on the downtown core. Increased traffic congestion, particularly along routes like 14th Street from Centerton, can be mitigated by improving infrastructure and addressing low-density commercial and industrial areas through redevelopment. While the 2018 Community Plan prioritized infill development, Bentonville’s expansion has encompassed both infill and peripheral growth. The updated Community Plan aims to balance residential and commercial development across the city, address connectivity challenges, and support expansion that relieves pressure on the downtown area, creating a more sustainable and accessible Bentonville for all residents.

MUNICIPAL BUDGET

Managing Growth for Fiscal Sustainability

Operating Bentonville in 2024 costs approximately \$16,824 per developed acre, a figure that will rise with continued growth. The \$209 million budget funds critical services like public safety, infrastructure, parks, and utilities. However, existing revenue streams—sales taxes, property taxes, utility fees, and impact fees—are insufficient to address current and future demands, such as:

- Expanding water, sewer, and power capacity.
- Alleviating traffic congestion and supporting active transportation.
- Addressing regional stormwater challenges.
- Funding additional parks and community amenities.

Bentonville’s long-term fiscal sustainability hinges on managing growth and land use efficiently to support services without overburdening the budget. Historically, subsidizing low-density residential growth with infrastructure investments—roads, sewers, parks, and schools—has stretched resources thin. These patterns assume residential developments cannot pay their way and rely on sales tax contributions. In contrast, townhomes, mixed-use, multi-family housing, and commercial developments typically contribute more

than they consume in resources, offering a path to bridge funding gaps.

As the city prepares for substantial population growth, the current trajectory of subsidized low-density expansion is unsustainable. To ensure a fiscally resilient future, Bentonville must adopt strategies to balance land uses, support self-sustaining growth, and generate surplus revenue to fund unmet needs.



Source: City of Bentonville

Fiscal Strategies for Sustainable Growth

1. Prioritize Balanced Land Use

Encourage diverse development types that contribute positively to the budget. Mixed-use, commercial, and denser residential developments offer higher returns per acre and reduce per capita service costs compared to traditional suburban growth patterns.

2. Ensure Growth Pays Its Way

Rather than burdening new developments with excessive fees that could deter growth, focus on policies that align development with its fiscal contributions. Growth within existing infrastructure areas should be prioritized, as it minimizes costs compared to expanding into undeveloped areas. Development fees may be necessary but they are secondary to both the location and net contributions of new growth.

3. Align Housing Policies With Fiscal Needs

Promote denser housing forms like multi-family units and townhomes to reduce infrastructure costs while increasing property tax revenues. Addressing the housing shortage will also reduce traffic congestion by enabling workers to live closer to jobs, lowering strain on roads and utilities.

4. Invest in Cost-Effective Transportation

Expand active transportation networks, including bike paths and sidewalks, to lower road maintenance costs and reduce reliance on single-occupancy vehicles. Transit-oriented development can enhance accessibility while improving fiscal performance.

5. Leverage Parks and Recreation as Economic Drivers

Strategically invest in parks and trails to boost property values in underutilized areas and attract tourism. Recreation amenities can stimulate

secondary economic activity, contributing to the city's budget.

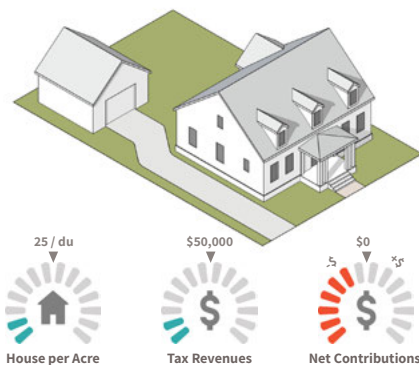
6. Embrace Economic Diversification

Attract high-value industries like technology, advanced manufacturing, and logistics to increase commercial tax revenues. Supporting small businesses further diversifies the tax base, enhancing economic resilience.

By focusing on fiscally sustainable growth and land use practices, Bentonville can address the financial challenges of expansion, reduce reliance on inefficient development patterns, and invest in services that enhance the quality of life for residents. This approach will position Bentonville to remain a thriving, well-resourced community.

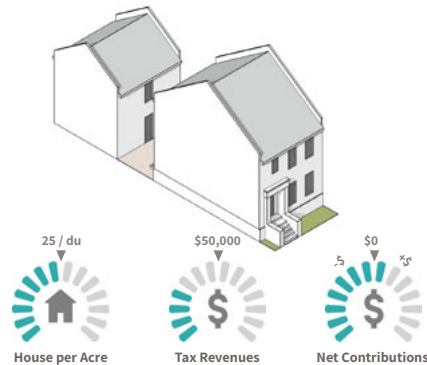
DETACHED HOUSE ON A MEDIUM PROPERTY

Average property size of 6,000 sq. ft.



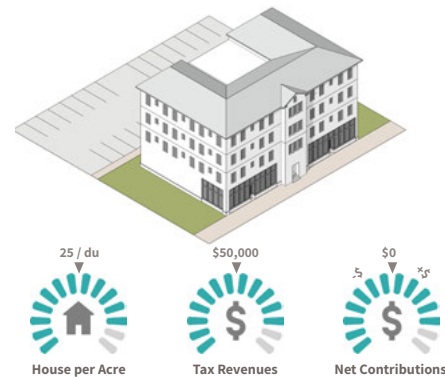
TOWNHOUSE ON A SMALL PROPERTY

Average property size of 2,000 sq. ft.



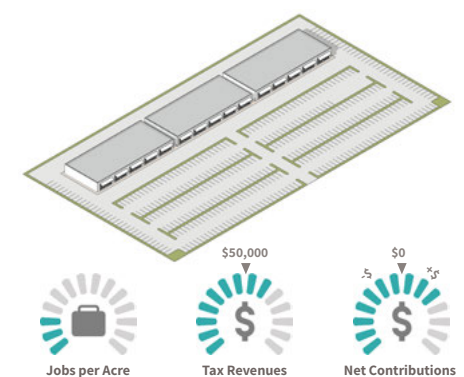
MIXED-USE RESIDENTIAL (4 STORIES)

Average property size of 22,000 sq. ft.



STRIP COMMERCIAL

Average property size of 260,000 sq. ft.



THE COST OF GROWTH

Bentonville's growth strategy must weigh the cost implications of various densities, balancing community character, fiscal sustainability, and land use efficiency. Growth patterns will significantly influence infrastructure costs, land consumption, and the city's long-term financial health. A thoughtful approach is essential to manage the trade-offs between outward expansion and higher-density development while preserving Bentonville's quality of life.

Infrastructure Costs and Land Consumption

Bentonville's current average density of 2.5 homes per acre is financially unsustainable for future growth. Expanding at nearly double this density at 4 homes per acre would require \$1.6 billion to develop 1,896 miles of infrastructure, consuming all available land and an additional 16,413 acres beyond the city's limits. This outward growth drives up infrastructure costs, disrupts rural character, and exacerbates traffic congestion as people commute longer distances.

By contrast:

- **16 Homes per Acre:** Requires \$407 million for 474 miles of infrastructure, leaving 2,329 acres undeveloped.
- **12 Homes per Acre:** Costs \$543 million for 632 miles of infrastructure, leaving 246 acres undeveloped.

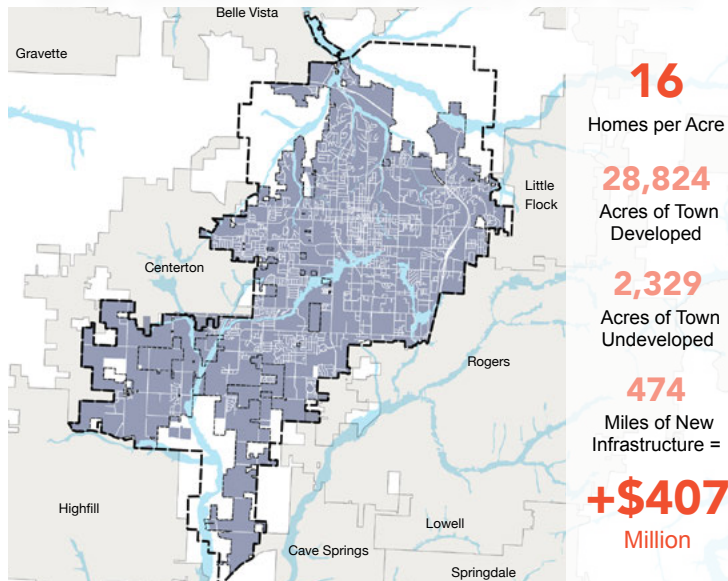
• **8 Homes per Acre:** Increases costs to \$815 million for 948 miles of infrastructure, requiring an additional 3,919 acres beyond current city limits.

Moderate densities—such as 8-12 homes per acre—balance infrastructure efficiency with housing diversity, offering a path to accommodate growth while reducing land consumption and fiscal strain.

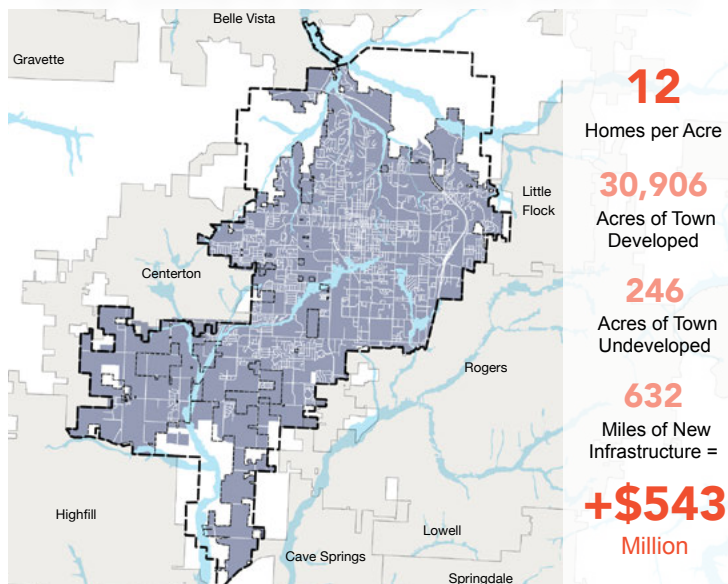
The Fiscal and Land Use Case for Moderate Density

Moderate-density development provides a fiscally responsible approach, reducing infrastructure costs per household while preserving rural land and character. Higher-density housing options like townhomes, duplexes, and apartments typically contribute more in property tax revenue relative to their infrastructure demands. This supports the city's long-term financial stability while meeting diverse housing needs. Accommodating moderate densities also includes single family homes on small, moderate, and large lots alongside townhomes and other higher-density options. This moderate, blended density can meet the demand present in the housing market and also provide a solid fiscal foundation for city finances.

NEW GROWTH AT 16 HOMES PER ACRE



NEW GROWTH AT 12 HOMES PER ACRE



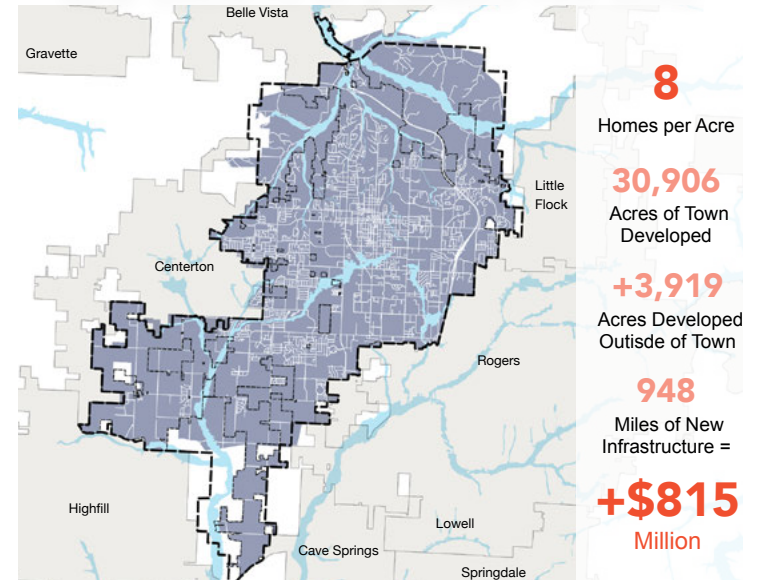
Growth and Fiscal Sustainability Strategies

- 1. Optimize Land Use for Cost Efficiency:** Encourage densities that balance housing supply and infrastructure costs, reducing the need for extensive outward growth.
- 2. Preserve Rural and Natural Areas:** Limit low-density growth to protect rural land and agricultural spaces, conserving the character of Bentonville's surrounding areas.
- 3. Grow Compactly:** Promote walkable, connected neighborhoods with a mix of housing types that require less extensive infrastructure.
- 4. Support Active Transportation and Connectivity:** Invest in bike paths, sidewalks, and transit-supportive designs to reduce traffic congestion and lower road maintenance costs.
- 5. Expand the Tax Base Strategically:** Encourage mixed-use and commercial developments throughout the community to generate surplus revenues that offset the costs of low-density growth.
- 6. Plan for Resilient Infrastructure:** Integrate infrastructure costs into land-use decisions to ensure that future development contributes positively to the city's budget.

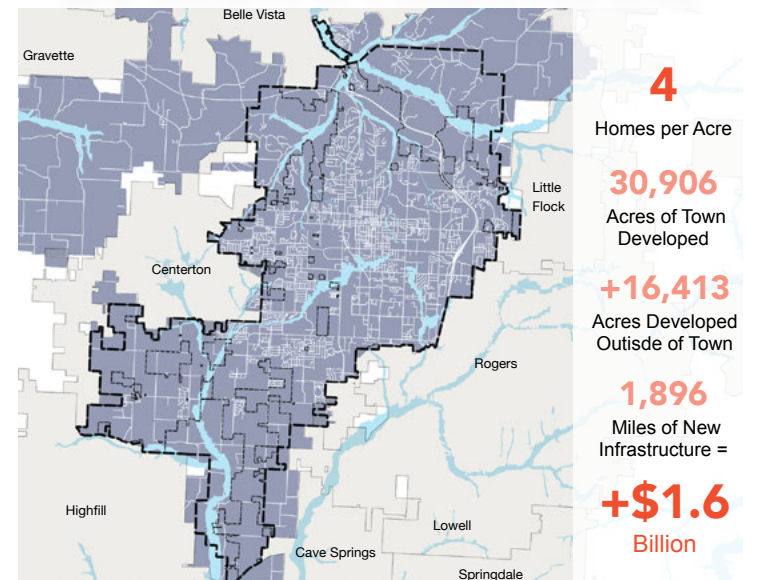
Balancing Density, Community Character, and Costs

While overly dense development could challenge Bentonville's small-town character, moderate-density growth represents a fiscally and socially balanced solution. By avoiding excessive outward growth, Bentonville can preserve open spaces and rural character while managing costs effectively. This approach supports a thriving, inclusive, and financially resilient city capable of meeting future demands without compromising its identity.

NEW GROWTH AT 8 HOMES PER ACRE



NEW GROWTH AT 4 HOMES PER ACRE

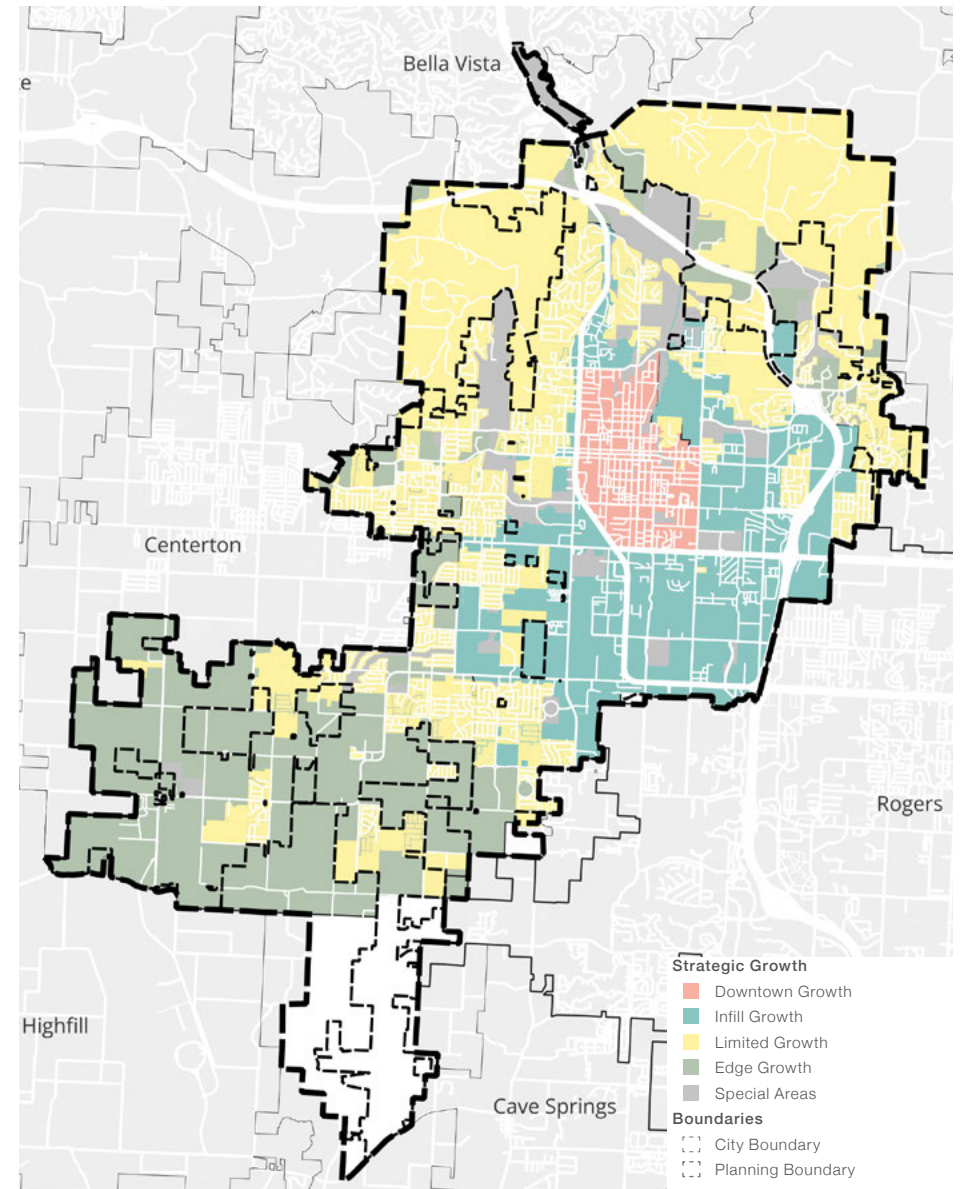


STRATEGIC GROWTH AREAS

As Bentonville's growth continues, the form and approach to development vary significantly across the city, with different areas needing tailored strategies. Recent growth has shown that multiple areas will continue to see development concurrently: redevelopment within the core downtown area, infill within less developed areas near downtown, and growth at the city's periphery.

Downtown Growth.

Bentonville's downtown has seen remarkable growth over the past decade, evolving into the city's central hub for business, dining, and entertainment. As it continues to grow, following existing plans and policies, the area will remain the focal point for economic and cultural activities. However, infrastructure limitations—particularly for parking, transportation, and utilities—pose ongoing challenges. Enhanced pedestrian and cycling options aim to ease parking demand and traffic, making downtown more accessible and reducing reliance on cars. Supporting development in other parts of Bentonville will help to ease the intensity of growth downtown, distributing housing and commercial expansion more evenly across the city. This strategic approach will allow downtown to sustain balanced growth while maintaining its character as the city's vibrant core, accommodating new residential and business needs without overburdening infrastructure.



Infill Growth.

The areas surrounding Bentonville's downtown include both nearby residential neighborhoods and opportunities for redevelopment along commercial corridors and former light-industrial zones. Growth in these infill areas needs to be carefully scaled to transition smoothly into adjacent low-intensity neighborhoods, maintaining a balance between development and existing community character. Expanding and preserving street connectivity is essential to improve access and manage traffic flow, even as these areas contend with limited infrastructure for utilities like power, sewer, and transportation. In underdeveloped commercial and light-industrial zones, there is potential for more intensive redevelopment, which can absorb significant demand for growth, thereby reducing pressure on the downtown core. By thoughtfully concentrating higher-density growth in these areas, Bentonville can better accommodate its expanding population while supporting infrastructure and transportation needs across the city.

Limited Growth.

These areas are characterized by relatively low-density development and typically have limited street connectivity. Because of their established character, they are more sensitive to further infill or densification than other parts of Bentonville. Additionally, many of these neighborhoods are newly built, making significant change or redevelopment less likely. The growth occurring in other parts of the city can serve to support these established areas, but substantial changes within

these limited-growth zones should be minimized to preserve their existing qualities and avoid overburdening the infrastructure.

Edge Growth.

The city's outer areas are anticipated to see growing demand for walkable, mixed-use neighborhoods that blend diverse housing options—such as single-family homes of various sizes, townhomes, and apartments—with accessible commercial spaces. This approach fosters a balanced housing market that bolsters Bentonville's fiscal sustainability while creating vibrant, interconnected communities. New developments in these peripheral areas should prioritize street connectivity, safe biking routes, and pedestrian-friendly pathways to ease traffic congestion and encourage active transportation. Strategically placing larger commercial centers and neighborhood-focused retail within these zones can help reduce downtown congestion and make walking and biking viable options for nearby residents. Thoughtfully planned growth should enhance accessibility, support community cohesion, and contribute to Bentonville's long-term economic and social resilience.

Special Areas.

These are locations where growth is expected to occur in nontraditional or highly specialized ways. Many of these areas, such as parks and recreational spaces, are intentionally preserved and are not intended for further development. Other uses may evolve in unique formats, such as educational campuses and research institutions, which follow tailored growth trajectories aligned with their specialized functions. These areas enhance Bentonville's character and provide essential services, recreational opportunities, and cultural amenities, adding diversity to the city's built fabric. Their preservation and careful, purpose-driven development are integral to Bentonville's balanced growth and community identity.

Together, these growth strategies aim to balance Bentonville's expansion with infrastructure capacity, connectivity, and preservation of community character. By addressing each area's unique needs, the city can foster a cohesive yet diverse built landscape that supports quality of life and economic resilience.

FUTURE LAND USE PLAN

The Future Land Use Plan envisions Bentonville's growth through 2050 and beyond by employing "Place Types" to delineate the purpose and character of different city zones.

The Place Types guide development in several main categories:

Center Place Types

Designed as mixed-use hubs, Centers incorporate retail, business, and residential spaces. These range from high-activity Regional Centers—featuring the tallest buildings and lively public areas—to more localized Neighborhood Centers that offer essential services and smaller-scale amenities for nearby residents.

Neighborhood Place Types

Primarily residential, Neighborhoods are characterized by a mix of housing densities to meet diverse community needs. They include Suburban neighborhoods with low-density housing, Traditional neighborhoods with a mix of historic homes and new development, Walkable neighborhoods with moderate-density housing, and Urban neighborhoods with higher densities, fostering a varied residential landscape.

Corridor Place Types

Major thoroughfares such as 14th Street and Regional Airport Boulevard primarily serve commercial functions today but are envisioned to evolve. Some Suburban Corridors will retain their

low-scale, car-oriented character due to existing constraints, while Walkable and Urban Corridors will incorporate mixed-use, higher-density developments to improve walkability and connectivity.

Recreational Place Types

Encompassing parks, open spaces, and outdoor venues, these areas provide recreational opportunities for both residents and

visitors. Recreation areas may be publicly or privately managed and are designed to enhance the city's livability and offer varied amenities.

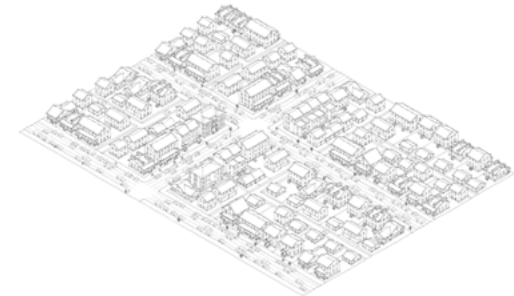
Specialized Place Types

Additional Place Types include rural and industrial areas and institutional campuses that serve specialized functions within the city's overall land use framework.

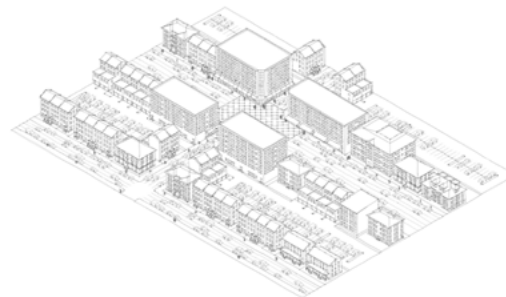
CENTERS



NEIGHBORHOODS



CORRIDORS



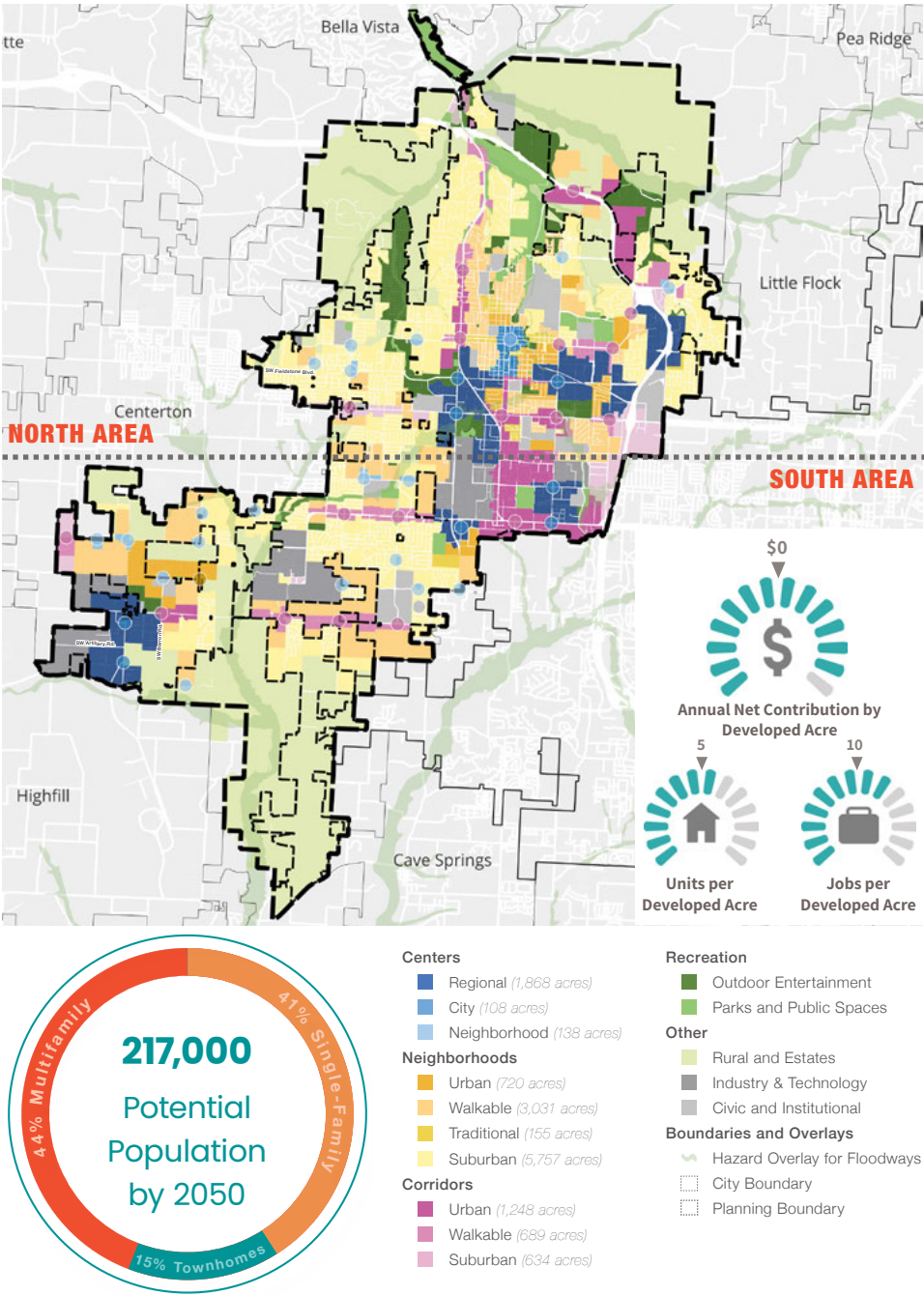
RECREATION



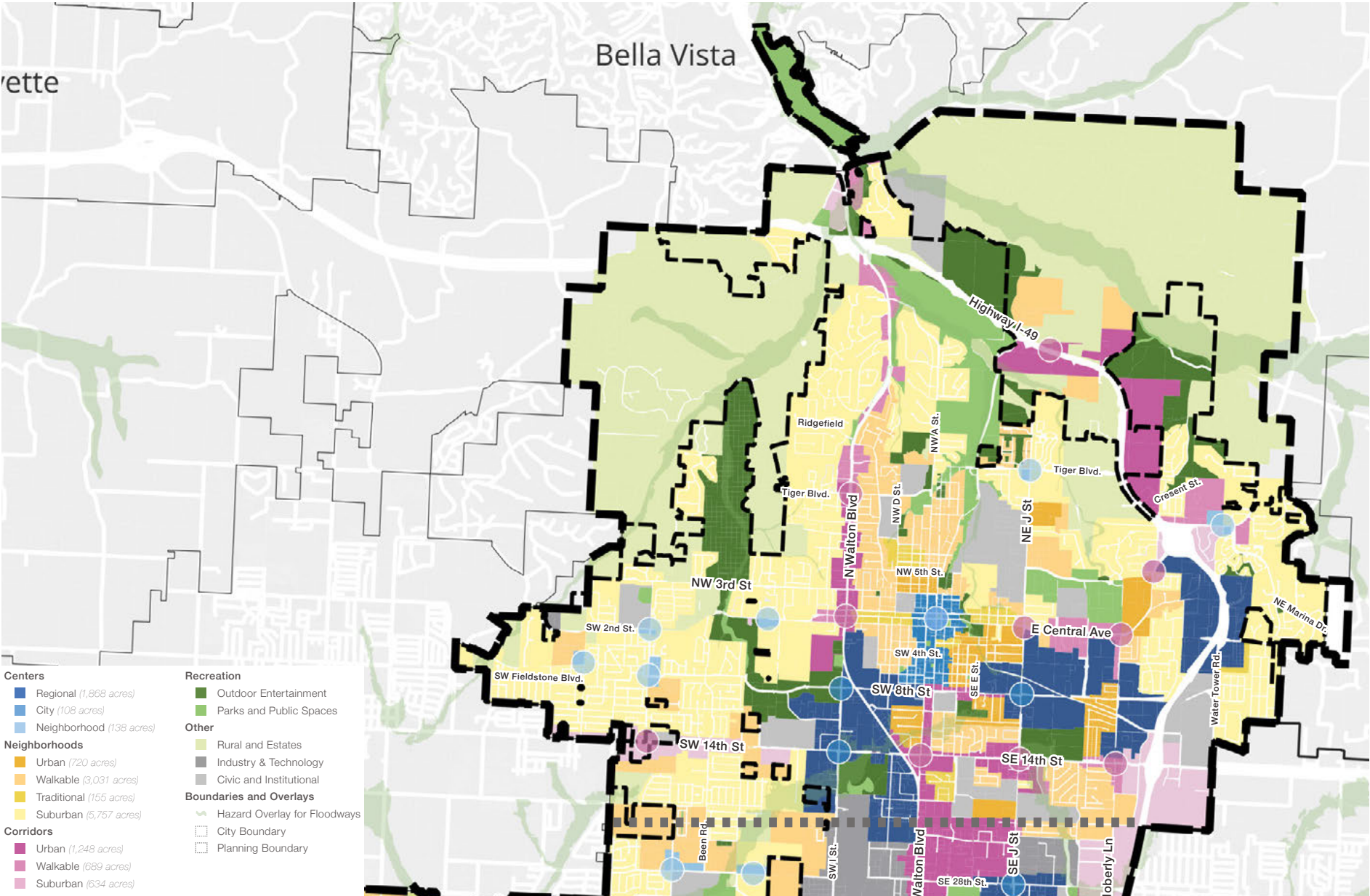
Strategic and Balanced Growth

To ease pressure on downtown and encourage walking and biking, the plan establishes multiple activity hubs, including a major future employment center near Northwest Arkansas National Airport. These Regional Centers will boost the city’s economic base with spaces for cultural venues, entertainment, diverse jobs, and higher-density housing in areas away from the airports. Within residential zones, smaller Neighborhood Centers provide convenient retail and gathering spots, fostering a network of community-focused amenities within easy walking, biking, and driving distance for most residents. Strategically planned infill and compact growth in new areas aim to enhance Bentonville’s fiscal health by minimizing infrastructure costs and creating a budget surplus to reinvest in city services, infrastructure, and recreation. With projected growth nearing 220,000 residents, the Future Land Use Plan addresses fiscal sustainability by balancing growth density and housing diversity.

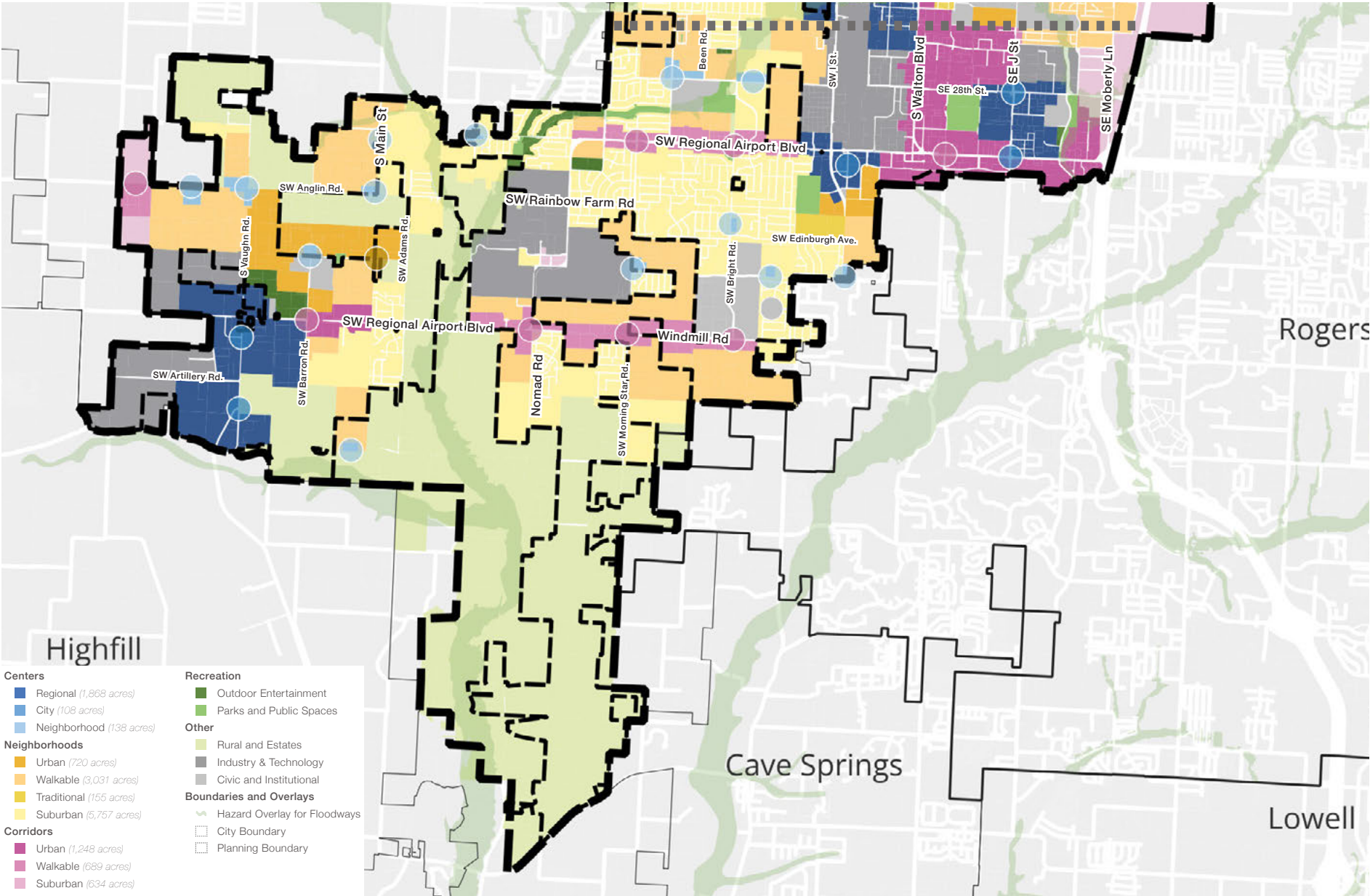
Balanced growth, as outlined in the plan, supports a sustainable fiscal outlook, reduces downtown congestion, promotes alternative travel options, and diversifies housing to meet demand. The Community Plan targets an average new growth of about 13 units per acre, blended between new, high-density places like Regional Centers, medium-density places like Urban Corridors, and low-density places like Walkable Neighborhoods, while discouraging growth in Suburban and Traditional Neighborhoods and Rural areas. Each Place Type contributes to the city’s economy, housing, and character, underscoring the need for comprehensive, balanced growth and a diversity of environments for residents, providing a high quality of life and accessibility to housing, jobs, and mobility for future generations. Preserving rural character remains a key priority. The plan encourages relatively higher-density development within the city’s core and hubs, reducing the need for outward expansion. While the plan can accommodate population growth beyond current projections, compact, fiscally responsible growth ensures Bentonville retains its rural surroundings and strong fiscal outlook, meeting population demands while staying adaptable to future challenges.



NORTH AREA



SOUTH AREA

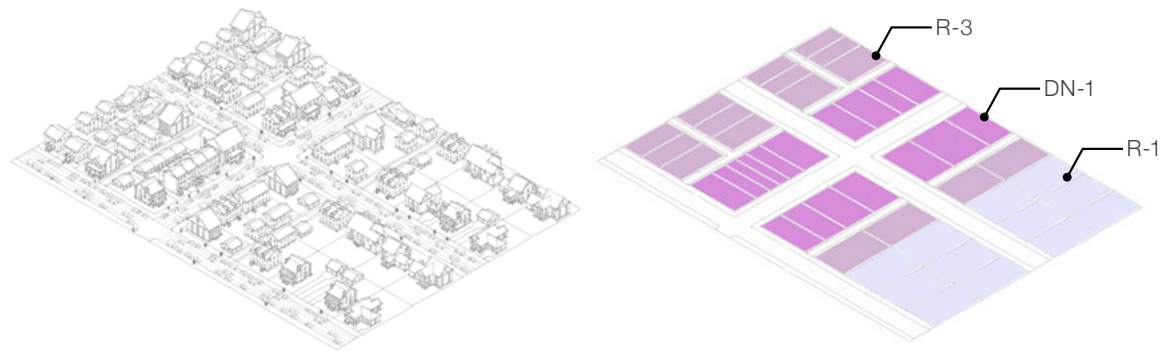


FUTURE LAND USE AND ZONING

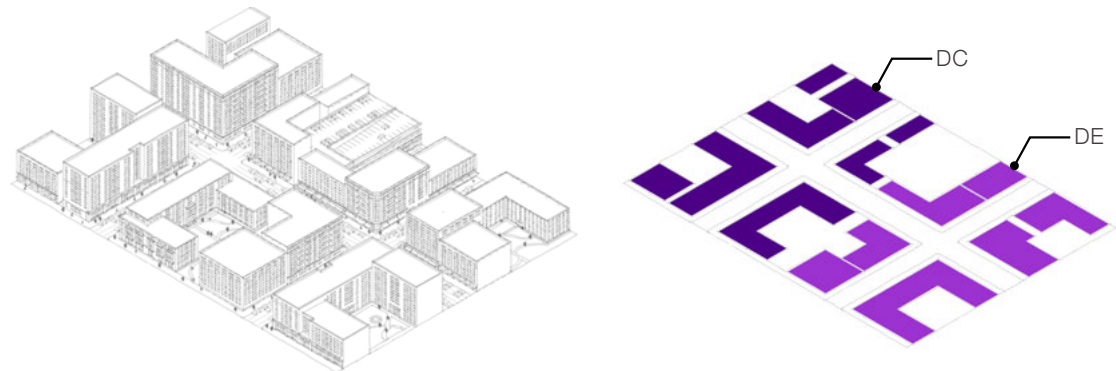
Future Land Use and zoning are interconnected yet distinct components of city planning. While the Community Plan does not directly change zoning, it provides a vision for the city's development by defining Place Types—a set of intended characteristics for each area of the city, including land uses like residential, commercial, or mixed-use, typical activities, and building scale. Each Place Type can incorporate several zoning districts, and property owners may request rezoning as needed. These requests are assessed in light of the Community Plan to ensure they align with the Place Type's objectives. The Future Land Use Plan provides a structured framework that guides zoning decisions by outlining the intended characteristics and uses within each designated Place Type and by suggesting compatible zoning categories. Decision-makers use this framework in conjunction with the Zoning Alignment Table, which identifies existing Zoning Districts compatible with each Place Type. For example, the Suburban Neighborhood Place Type might align with R-1 and R-3 zoning, while Parks and Public Spaces may allow for broader zoning compatibility. However, all developments should meet the specific character and functional goals set forth for each Place Type to maintain the area's intended purpose and appearance.

Future Land Use assignments can be changed by request of the property owner. Such requests are evaluated once each year, holistically, to ensure they support the goals of the Community Plan and other city goals and policies.

TRADITIONAL NEIGHBORHOOD



REGIONAL CENTER

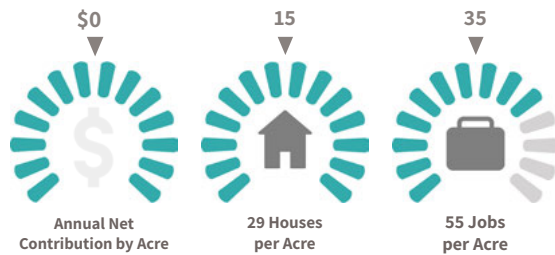


Examples of Place Type correlation with zoning districts. Place Types typically include multiple zoning districts.

Note: Rezoning requests should be reviewed in accordance with the city's most recently adopted Future Land Use Map and Zoning Alignment Policy.

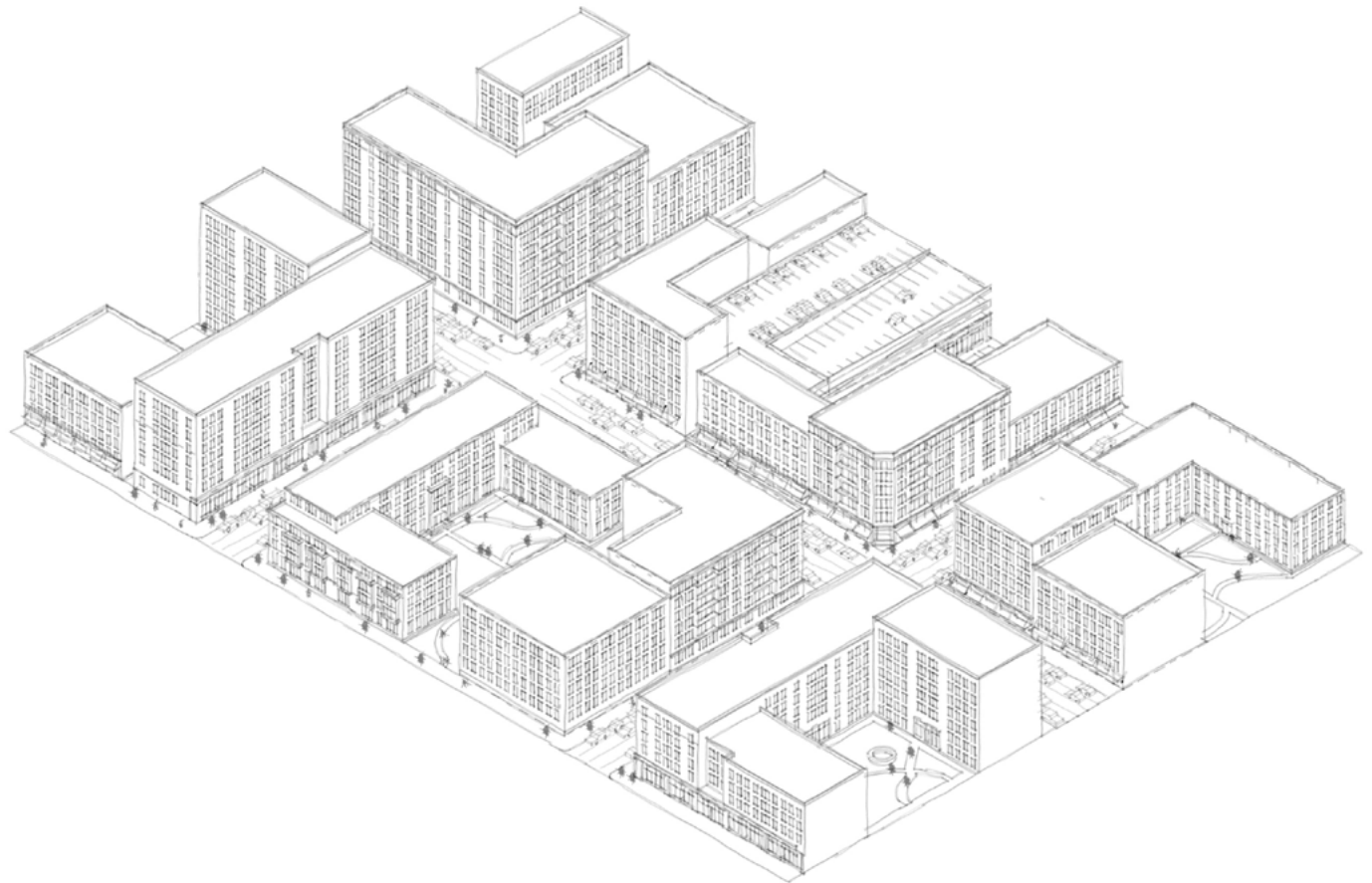
PLACE TYPES

REGIONAL CENTER

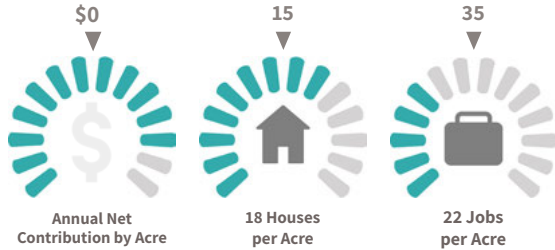


Anticipated building height: 6-8 stories

Regional Centers are typically hubs of concentrated white collar employment, together with the smaller businesses — like restaurants, office supplies, and other services — that support them. They are also a good place for more concentrated housing in close proximity to abundant jobs. Walmart's emerging corporate campus is one example, Uptown Rogers is another. Delivering the city's highest financial performance, these areas play an important role in generating the money that local residents use to pay for housing and goods, and also support a robust economy of complementary businesses.

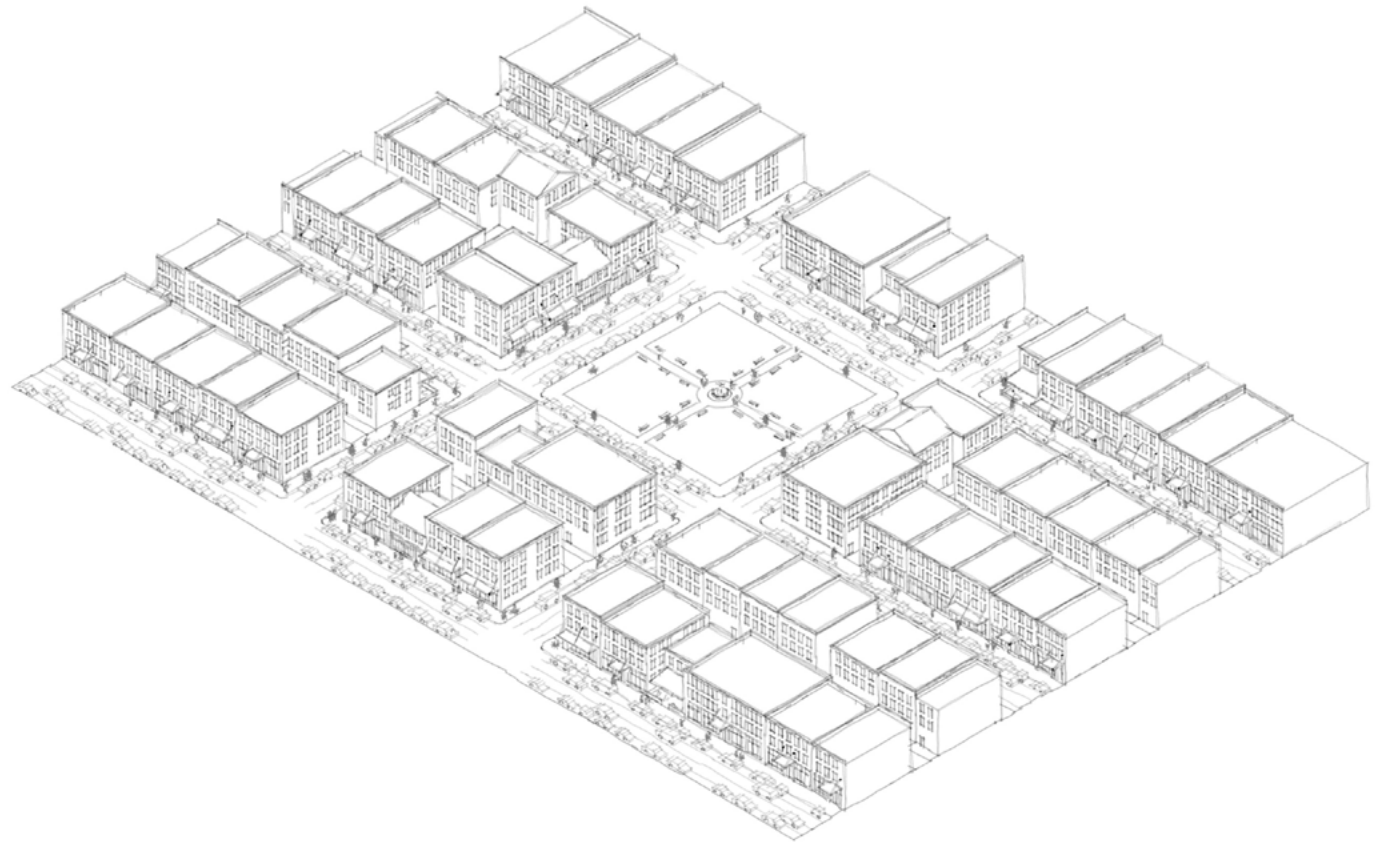


CITY CENTER

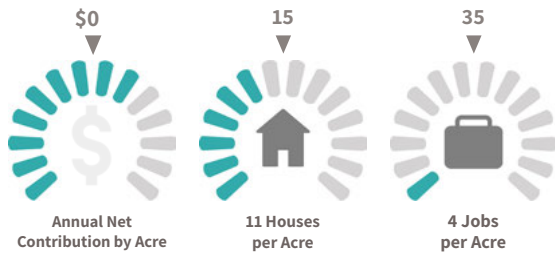


Anticipated building height: 4-6 stories

City Centers are places like the Downtown Bentonville Square and its surrounding blocks, consisting of jobs, entertainment, convenience retail, daily services, and housing at a variety of scales — from single story shops to office and residential buildings. This combination of types and uses, from sidewalk-lining buildings to civic institutions like churches and city hall, to apartments, condos, and townhomes, makes for the city's most active, compact and walkable space. In the future there may be more than one City Center providing convenient access to additional amenities, particularly in the southwest, and reducing the growth pressure around the city's beloved heart. With a high concentration of commercial along with housing, City Centers contribute substantially to the city's budget.

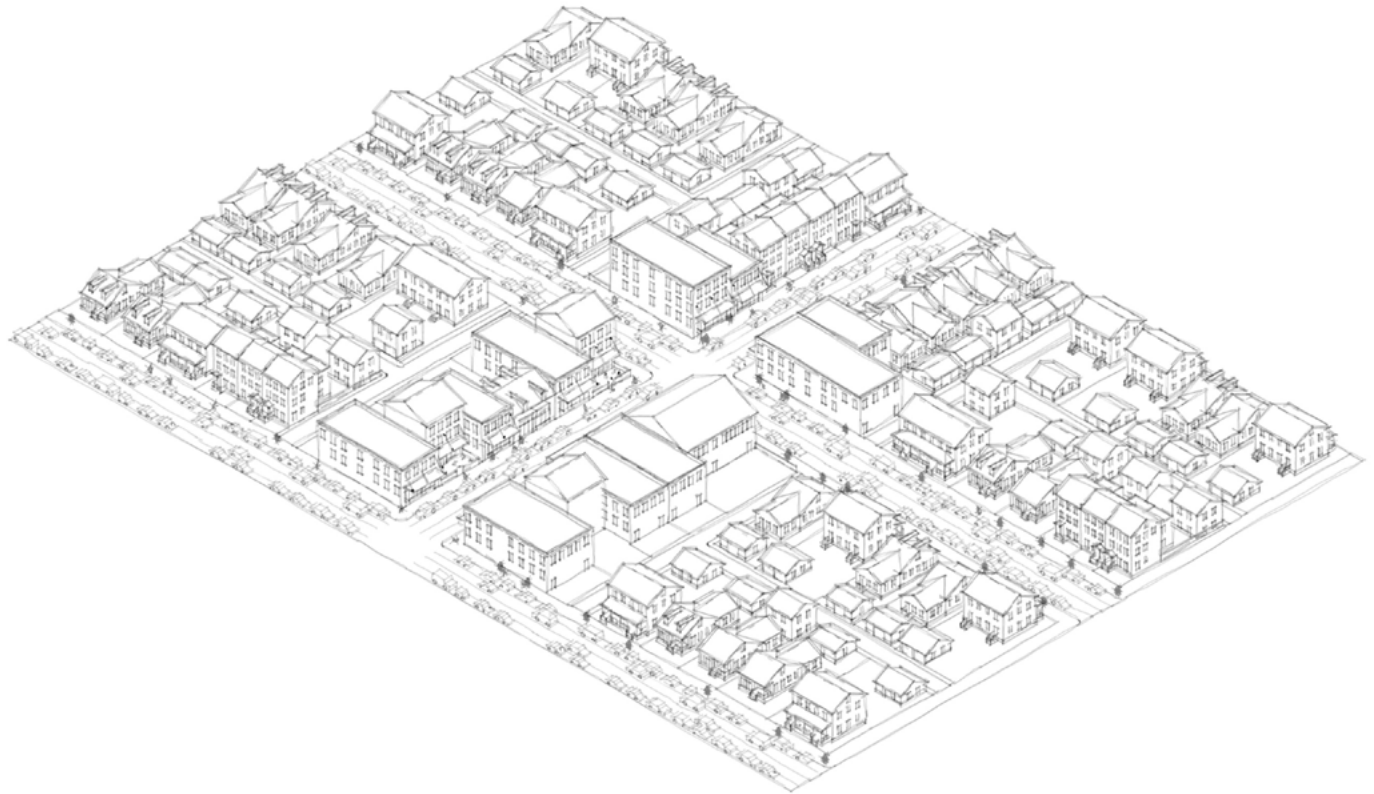


NEIGHBORHOOD CENTER

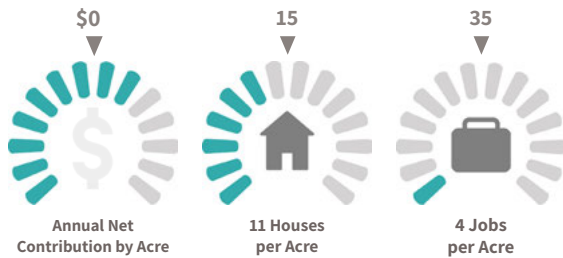


Anticipated building height: 3-5 stories

Neighborhood Centers serve as the physical glue between neighborhoods — providing a human-scaled destination where surrounding neighbors can walk or bike, gather in fellowship, dine out, or pick up basic daily needs. Small, local businesses typically provide a variety of entry-level jobs, a sense of increasing independence for area youth, and an opportunity to support more home-grown businesses. They usually also include nearby townhomes, small apartment buildings, and small homes transitioning in scale and activity to less concentrated surrounding neighborhoods. Neighborhood Centers contribute sales tax and concentrated property tax to the city's budget, balancing nearby neighborhoods.

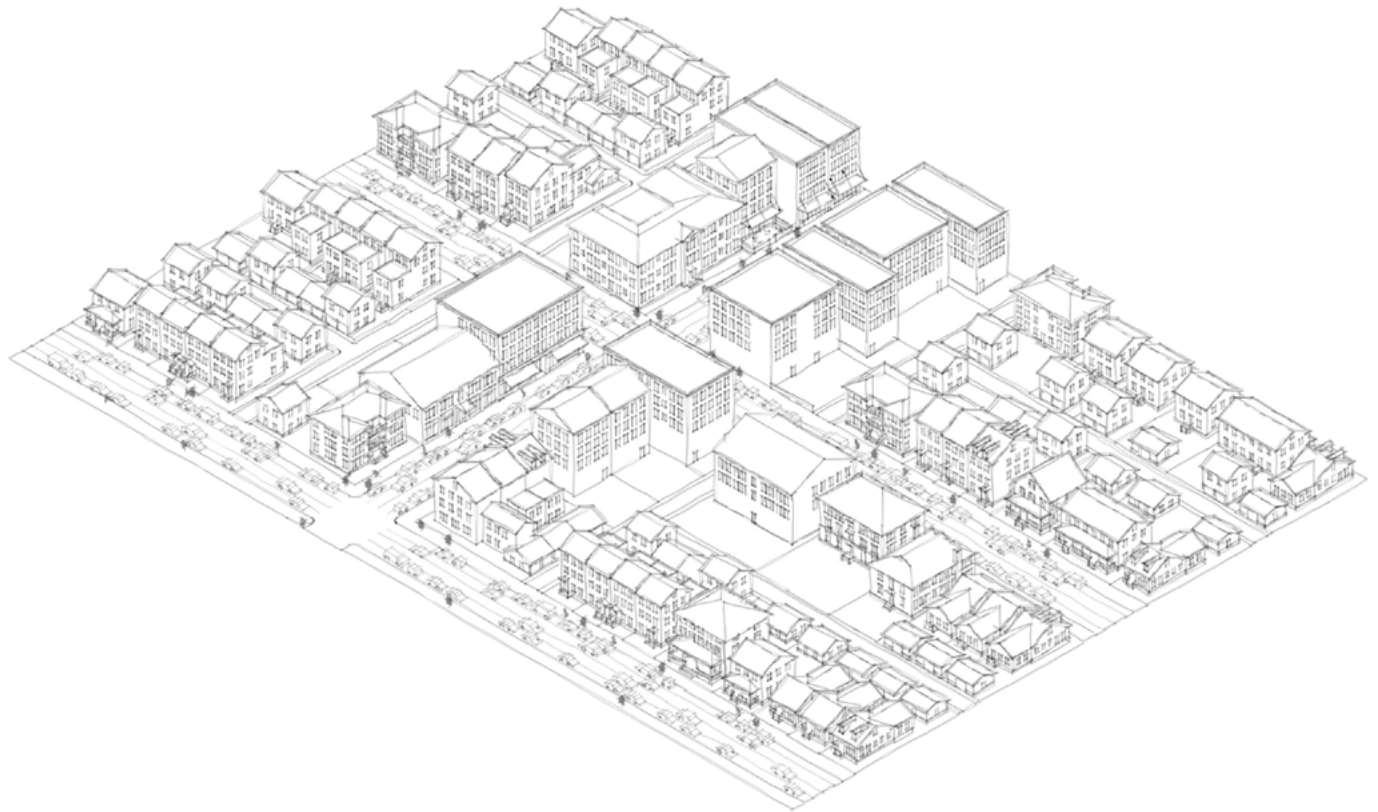


URBAN NEIGHBORHOOD

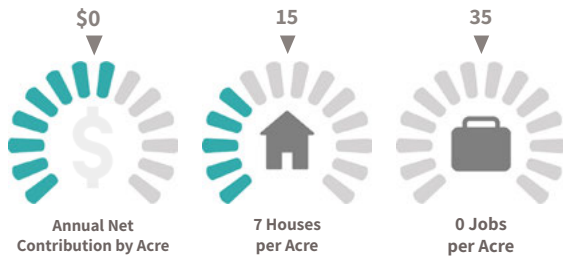


Anticipated building height: 3-5 stories

Urban Neighborhoods are the city's highest intensity neighborhoods, defined primarily by multi-family buildings and townhomes but with some single family and smaller commercial uses mixed in. Catering to those seeking more flexible, lower maintenance lifestyles, they provide considerable housing in a relatively small footprint and support walking and biking as viable transportation alternatives. Financially, Urban Neighborhoods are net positive and significantly reduce the amount of land needed for growth.



WALKABLE NEIGHBORHOOD

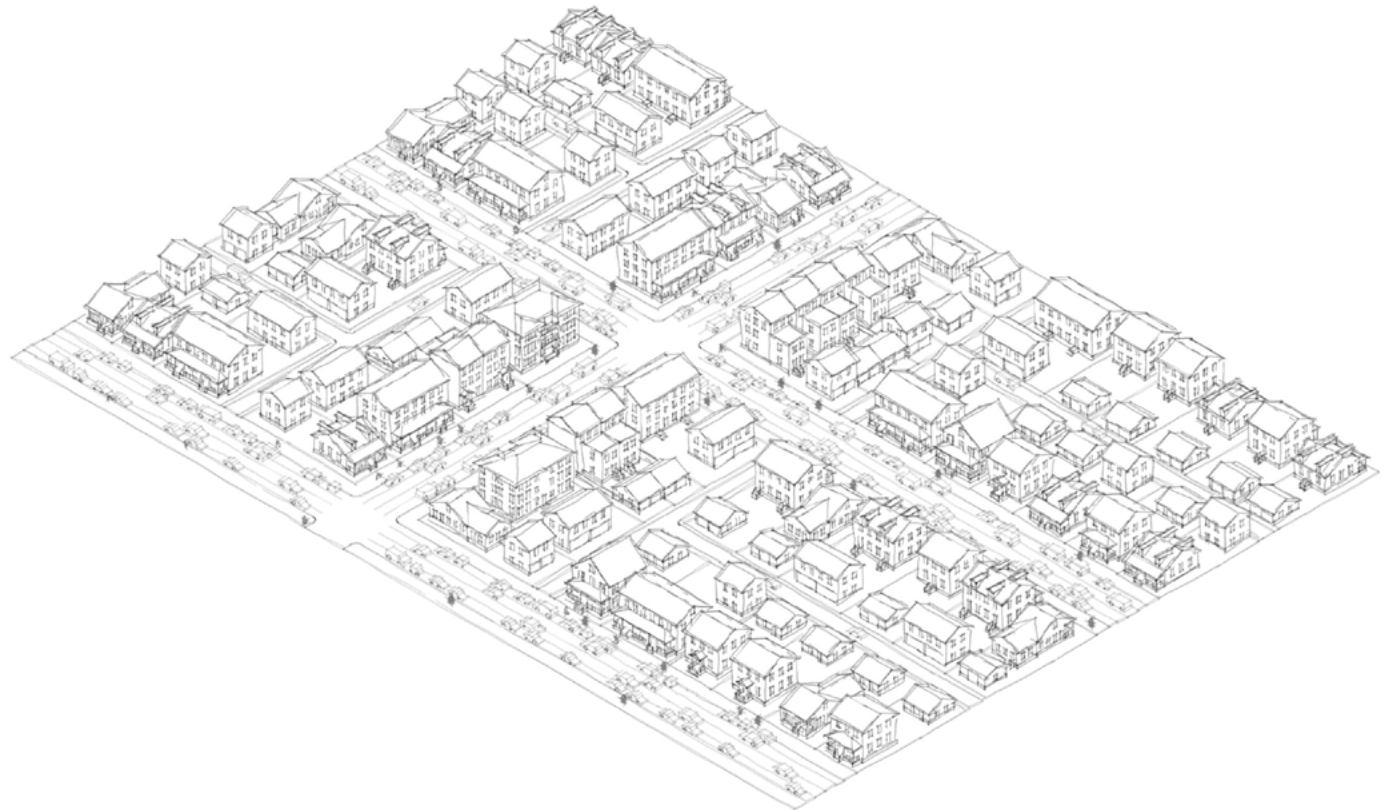


Anticipated building height: 3 stories

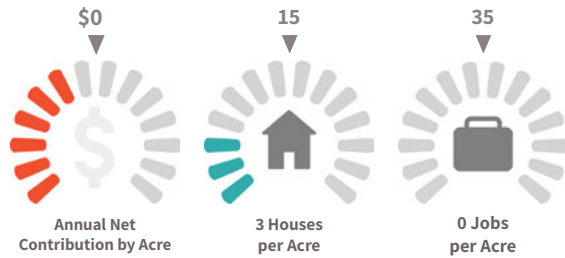
Walkable Neighborhoods combine compatibly-scaled single family homes, townhomes, and apartment buildings in a neighborhood setting.

They provide a high degree of housing diversity, allowing for more people of different circumstances to share the same neighborhood. They also support some small neighborhood shops and are often near Neighborhood Centers and parks, making it easy to walk and bike for frequent trips.

Financially, mixed neighborhoods don't fully cover their costs, but by providing housing in a compact footprint, they reduce the amount of land needed for growth.



TRADITIONAL NEIGHBORHOOD

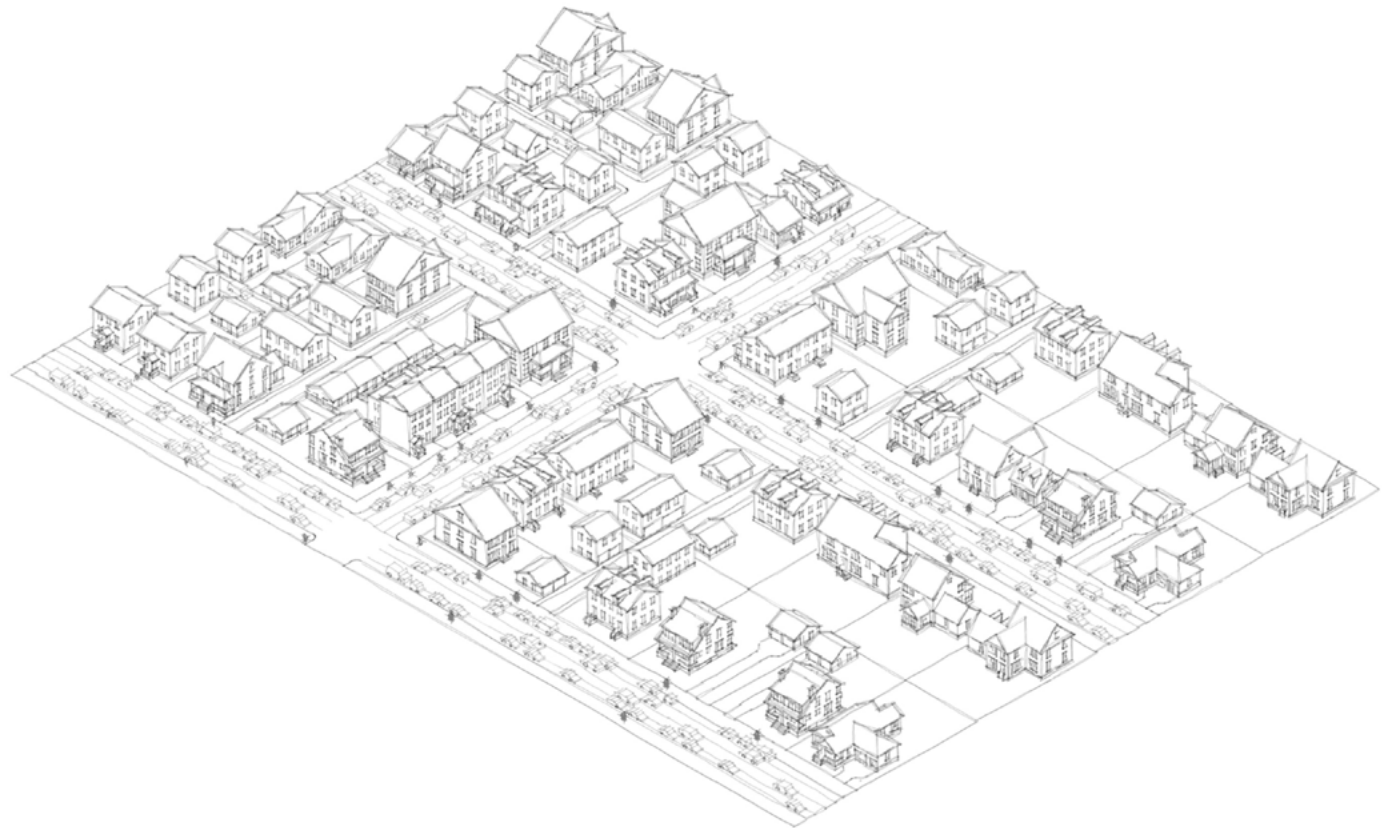


Anticipated building height: 2.5-3 stories

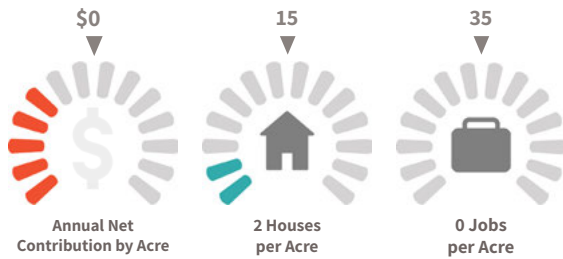
Traditional Neighborhoods serve as a bridge between denser, more mixed-use Walkable Neighborhoods and more dispersed and automobile-oriented Suburban Neighborhoods. As such, they merge features of both.

Characterized by gridded, walkable blocks of single family homes, townhomes, and small-scaled apartment buildings, they provide diverse housing opportunities while easing the way towards areas of single family homes only.

Lots are formally structured but grow incrementally larger as you move outward, maintaining the viability of walking and biking for many trips while contributing to a more relaxed residential character.

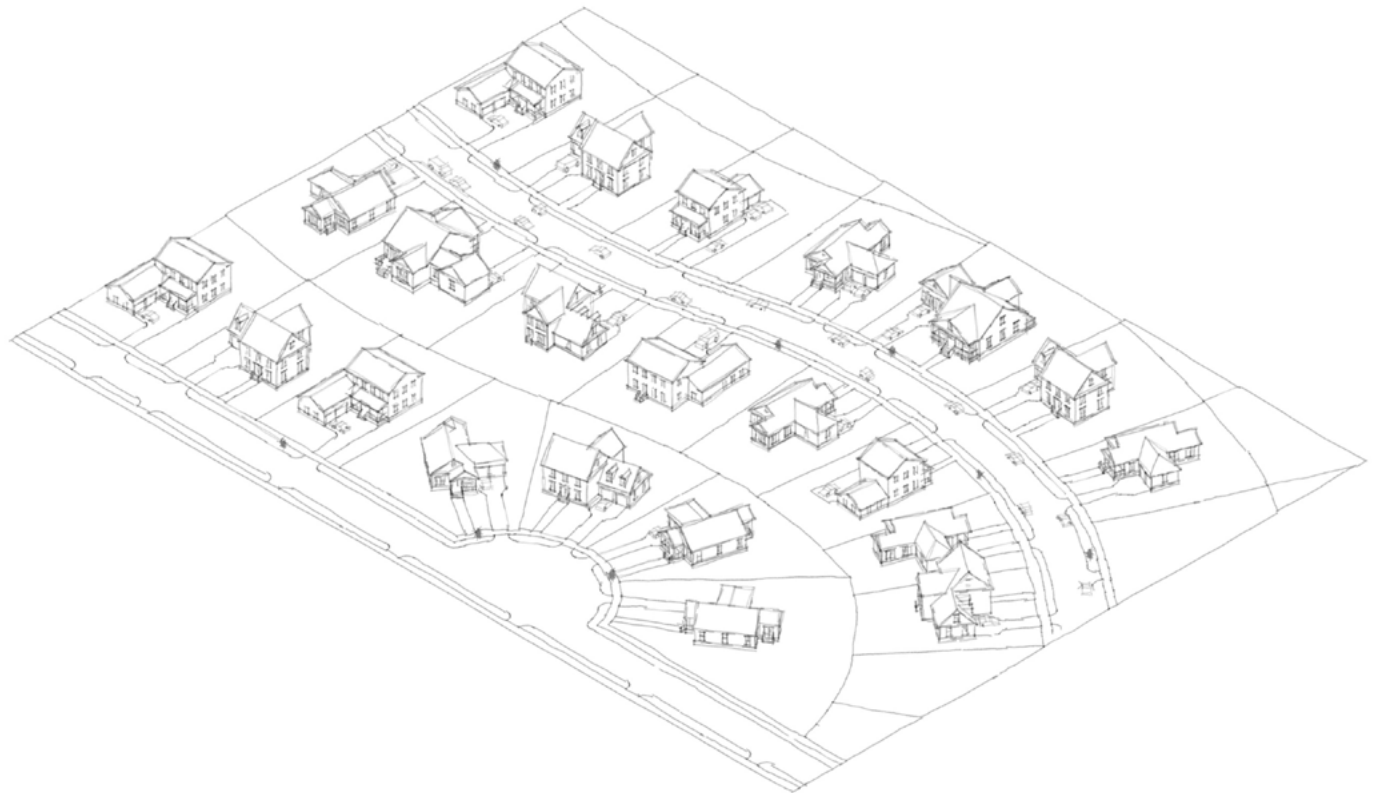


SUBURBAN NEIGHBORHOOD

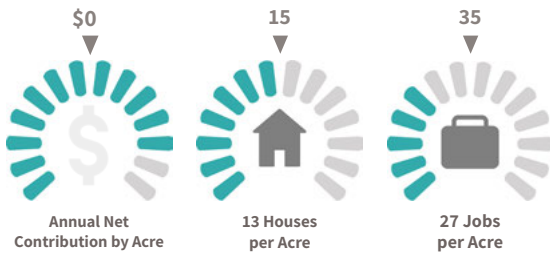


Anticipated building height: 2.5-3 stories

Suburban Neighborhoods, often referred to as subdivisions, consist mainly of single family homes on comparatively larger lots, some including accessory dwellings within the main house volume or in a detached building. They are generally quiet areas more removed from most commercial amenities. Family-oriented, often with large concentrations of children, suburban neighborhoods are often preferred by growing families. Because houses are on larger properties, buildings are more spread out and car trips are required for most needs. Suburban Neighborhoods don't cover their own costs, but they provide housing needed for a large segment of the community, including families raising the next generation of Bentonville residents.

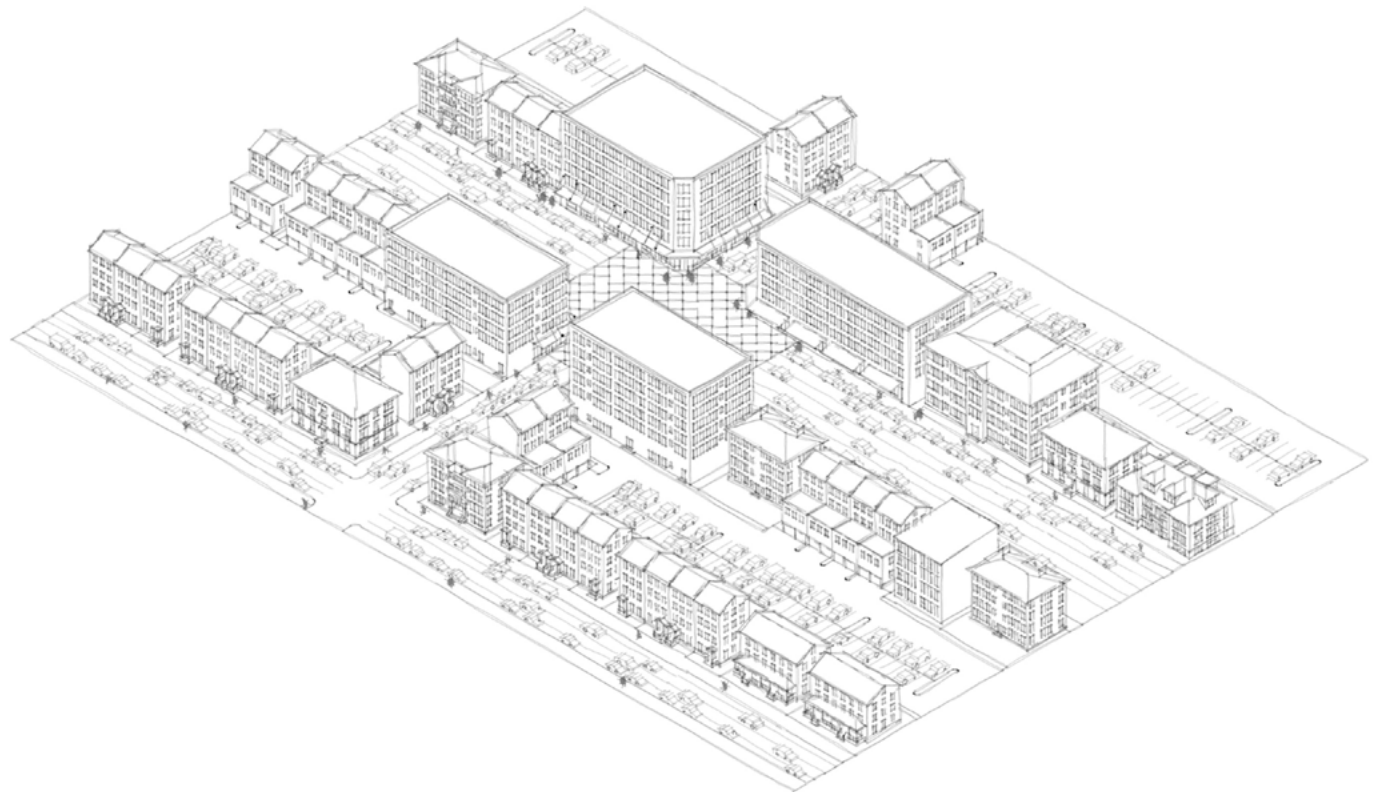


URBAN CORRIDOR

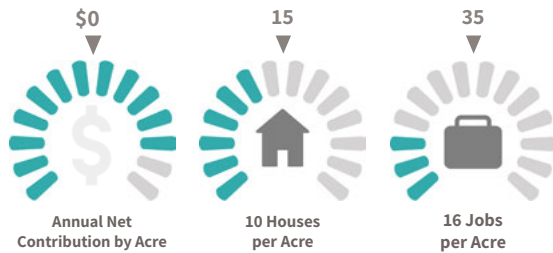


Anticipated building height: 3-6 stories

Urban Corridors are primary thoroughfares fronted by larger multi-family and office buildings interspersed with neighborhood-serving commercial uses. They feature development on unbuilt properties as well as new uses added to properties only partially built out. Comparable to but more intense than Walkable Corridors, they allow for large numbers of people to safely walk or bike to jobs and daily needs. Urban Corridors are strong tax contributors, outperforming all other place types except Regional and City Centers.



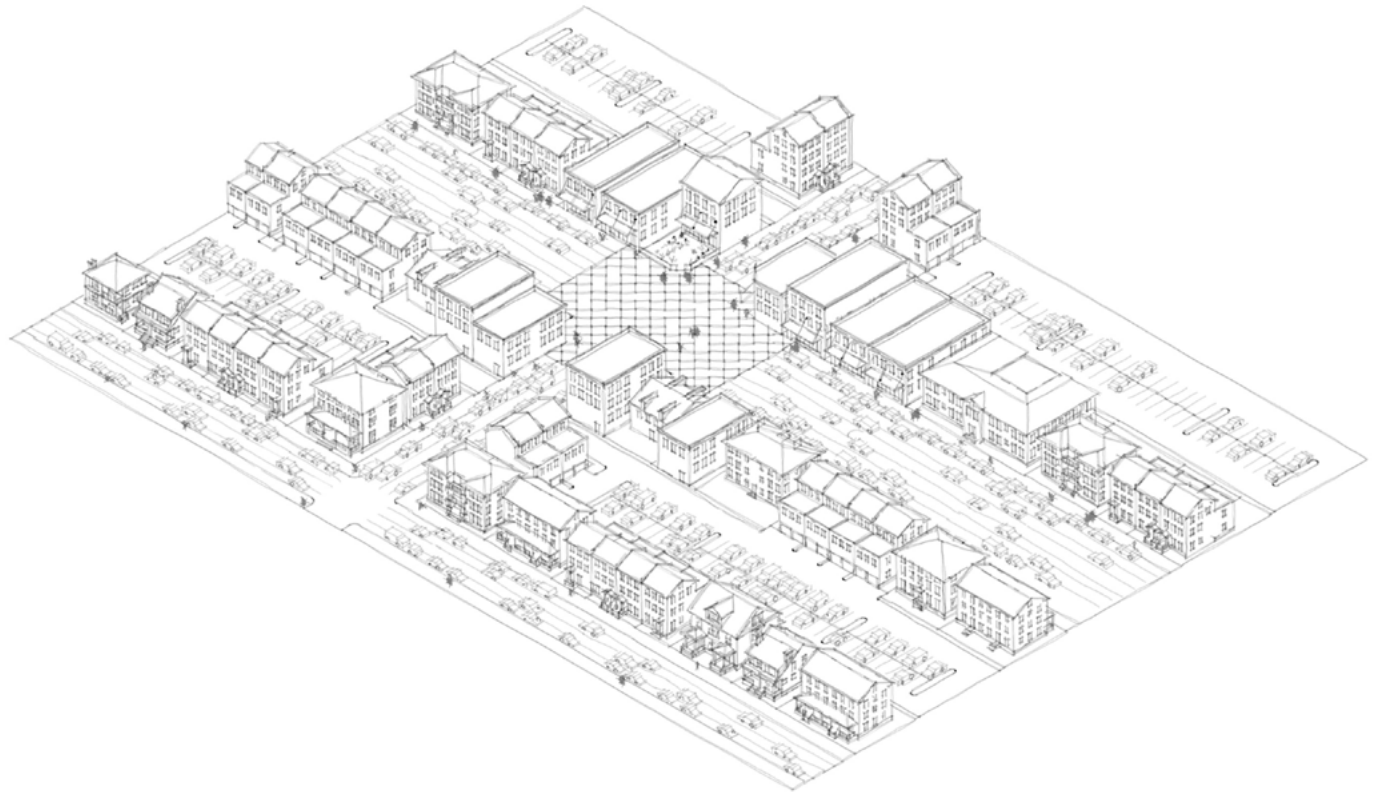
WALKABLE CORRIDOR



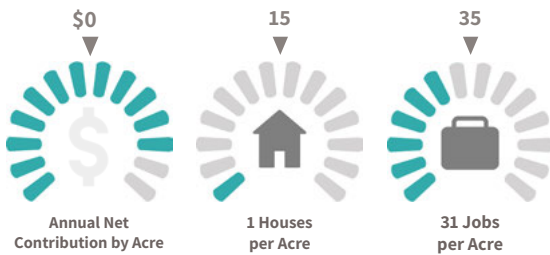
Anticipated building height: 3-5 stories

Walkable Corridor refers to areas that once were large arterial roadways lined by strip-commercial uses but maintain the potential to become a sort of Neighborhood Center in linear form; a more human-scaled, connected destination where adjacent neighbors can safely walk or bike to retail and services. They consist of mixed-use developments, apartments, and townhomes on unbuilt properties and new uses added to properties only partially built upon. Together they support more businesses and residents in close proximity.

Financially, Walkable Corridors perform better than Suburban Corridors as an alternative land use along arterial roadways.

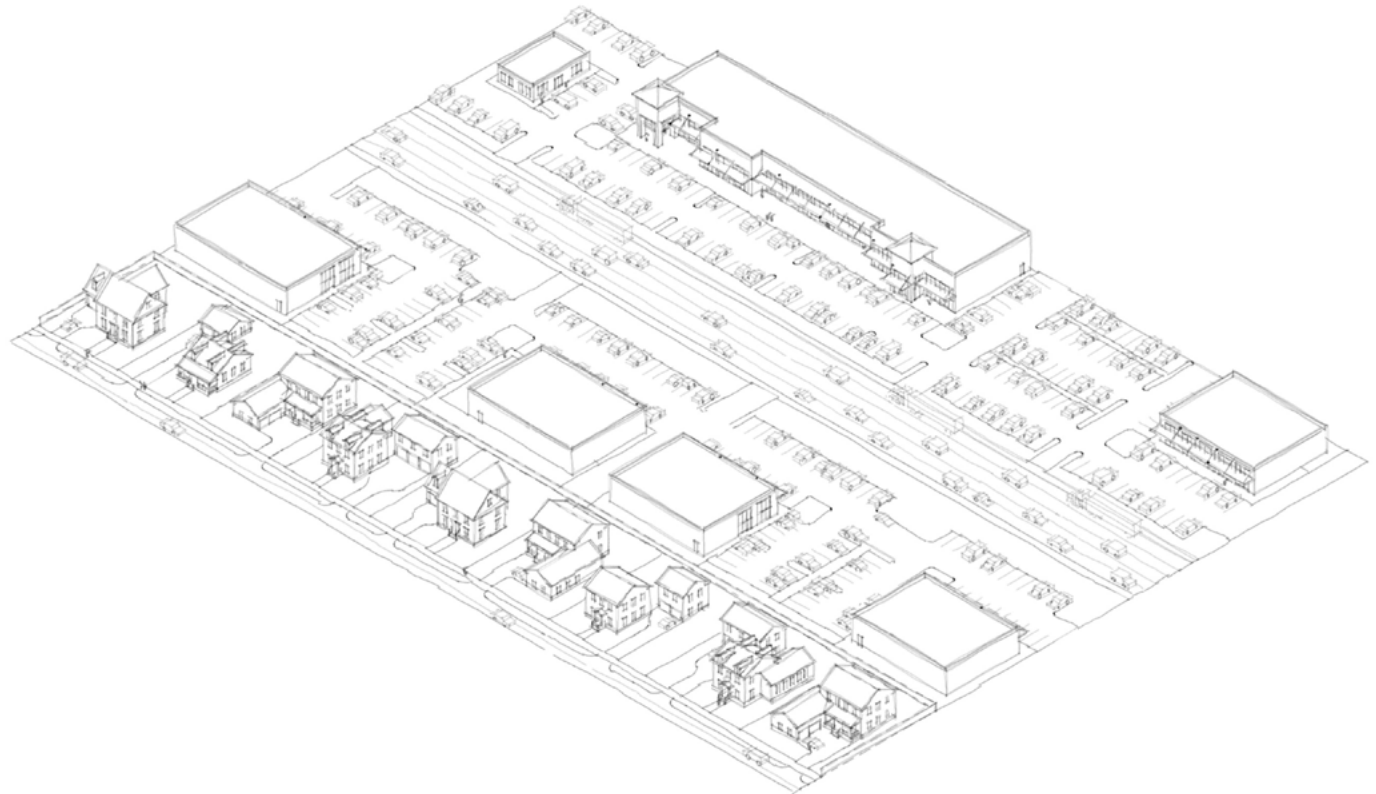


SUBURBAN CORRIDOR



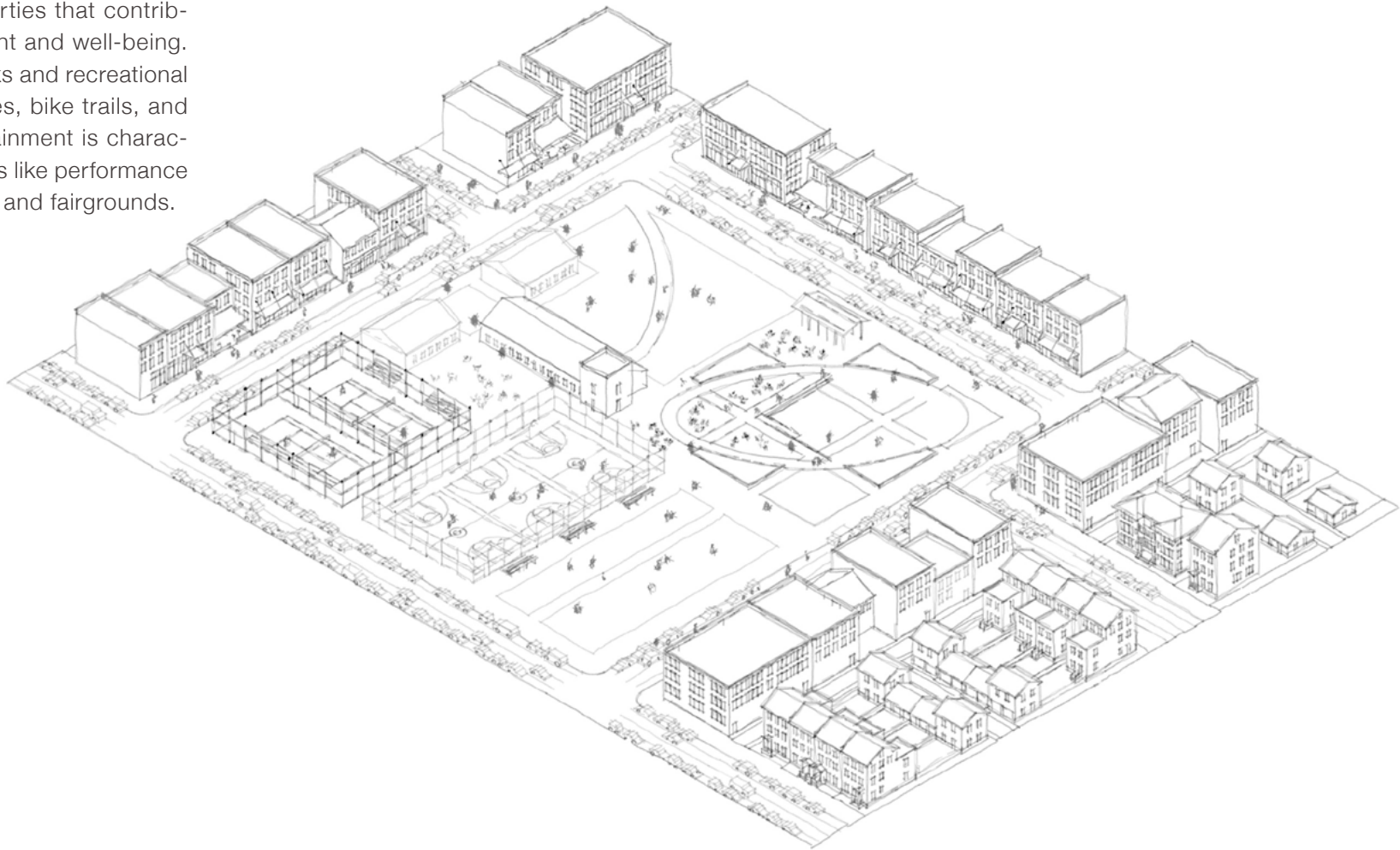
Anticipated building height: 2-4 stories

Suburban Corridors are areas comprised of large format retail environments like big box stores, shopping malls, car sales, and large industrial facilities, as well as residential developments serving regional commuters. Because these areas cater to those traveling primarily by car, they feature large parking areas and related drainage which limits their financial performance. Nonetheless, largely through sales tax revenue, Suburban Corridors generate more than their associated costs.

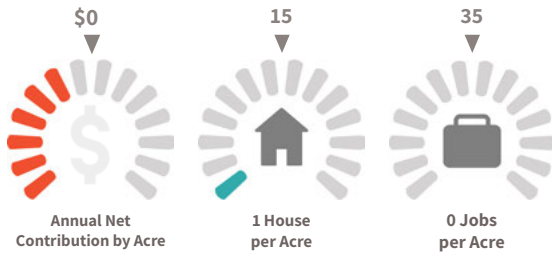


RECREATION

Recreation is defined by two categories: Parks and Public Space and Outdoor Entertainment. Parks and Public Space refers to both public and privately owned properties that contribute to community enjoyment and well-being. This includes the city's parks and recreational amenities, gathering spaces, bike trails, and museums. Outdoor Entertainment is characterized by larger format uses like performance venues, amusement parks, and fairgrounds.

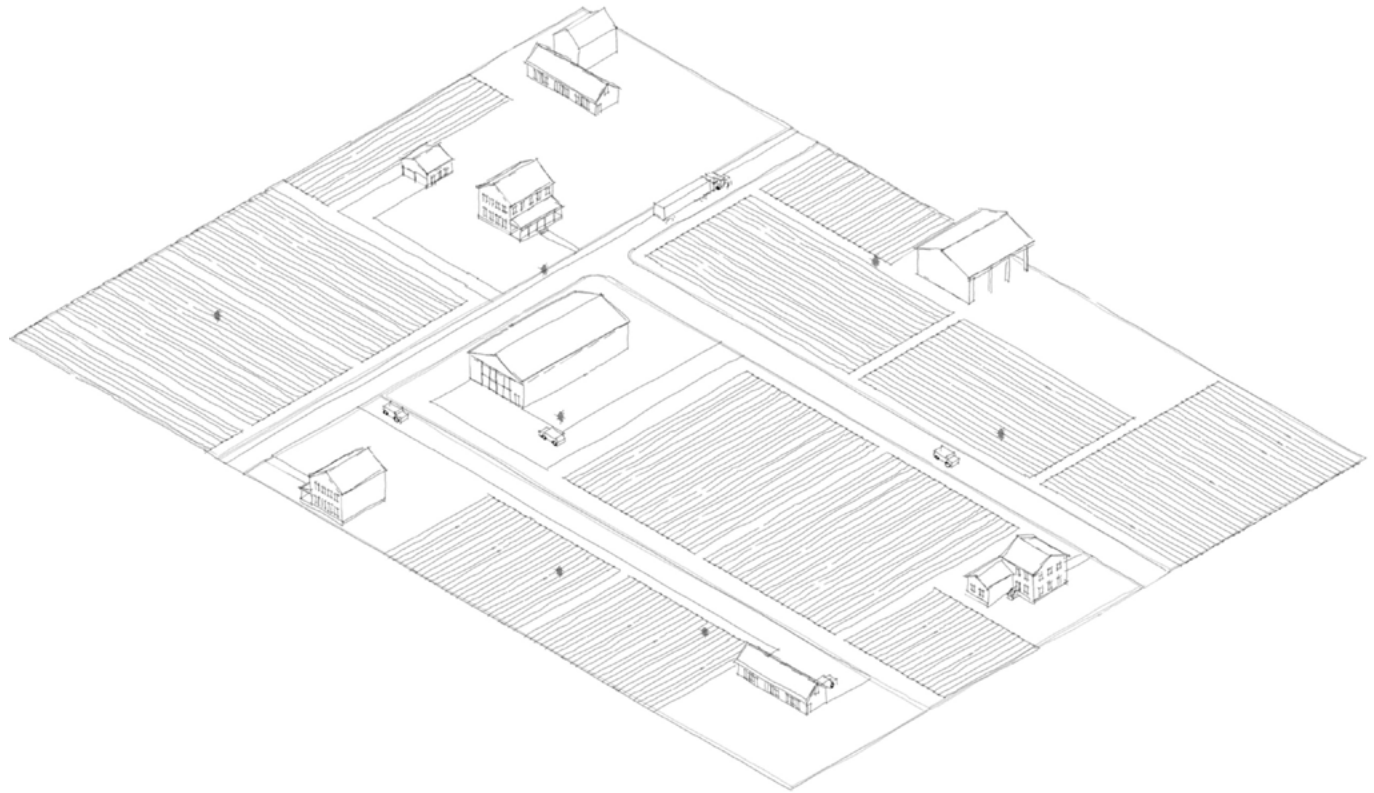


RURAL AND ESTATES

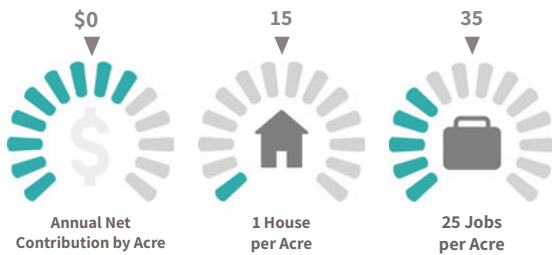


Anticipated building height: 2.5 stories; and taller structures for agricultural operations

Rural and Estates areas, with their low population densities and wide open spaces, put the country in “town and country.” Characterized by agricultural uses, natural landscapes, and dispersed residential on large lots, they offer a tranquil sense of retreat from more vibrant place types but also require driving for most needs. Economically, these areas come very close to covering their own costs, largely due to their limited infrastructure and public amenities.



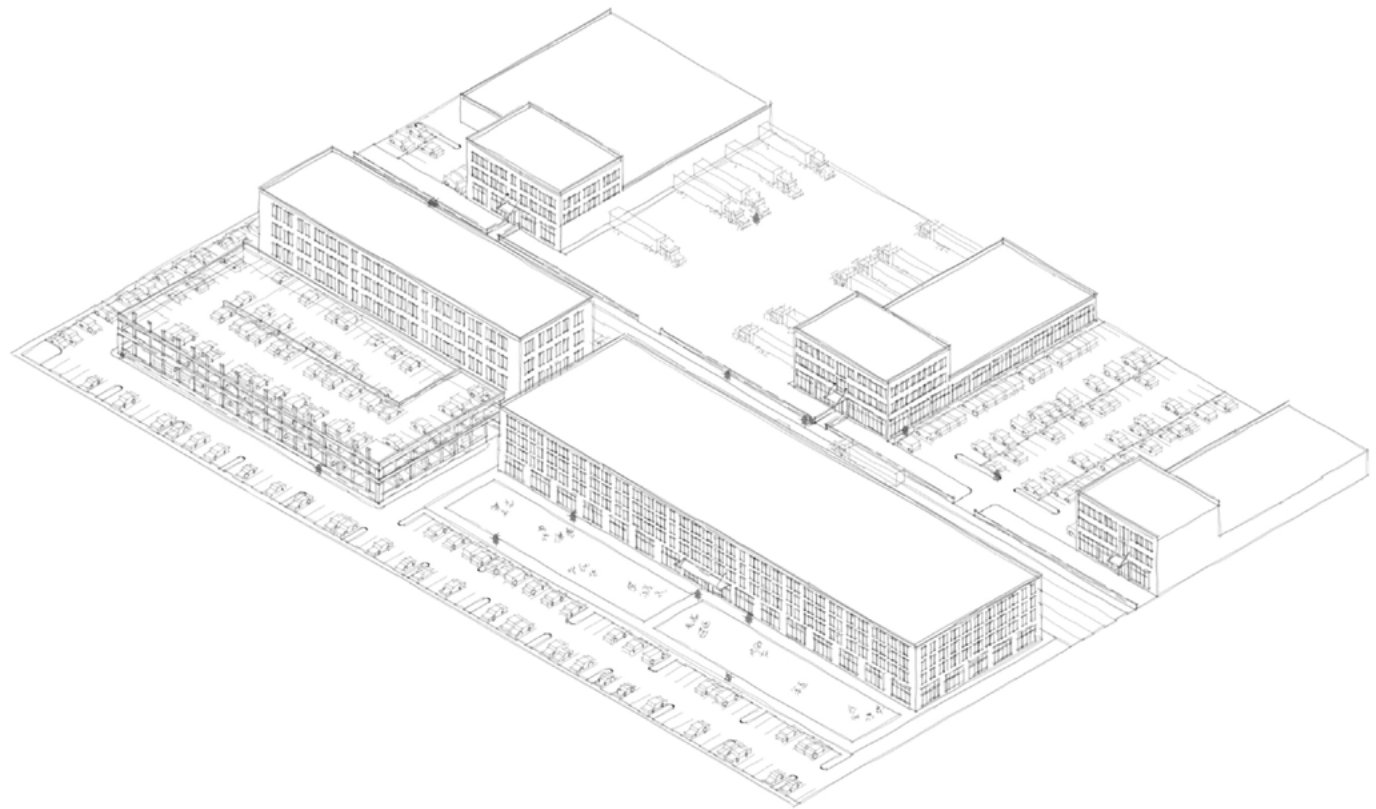
INDUSTRY AND TECHNOLOGY



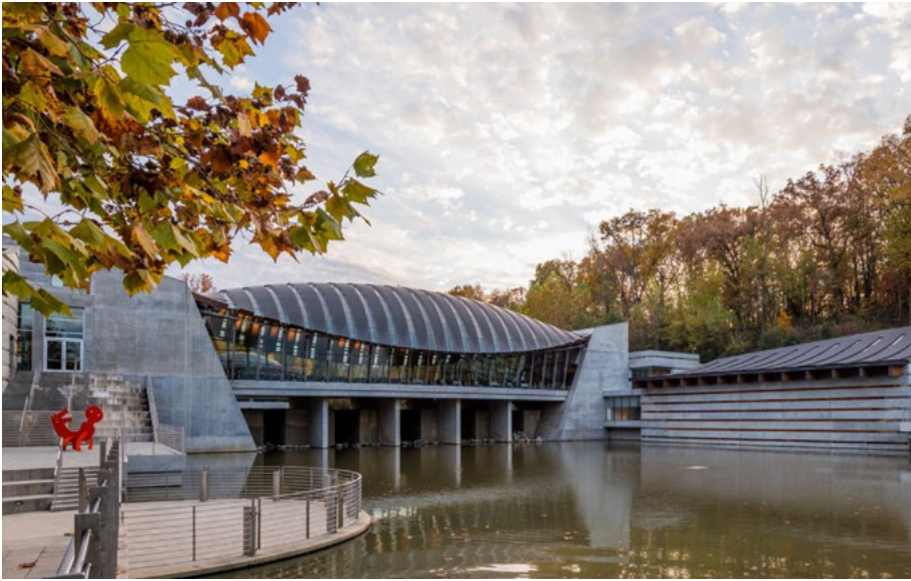
Anticipated building height: up to 5 stories or 60 feet

Industrial and Technology refers to areas that, in earlier times, were characterized as light industrial. Today these areas feature all aspects of the maker economy — technology startups, light manufacturing, warehousing and distribution, art galleries, artisans, craftspeople, and other made-by-hand enterprises. Such areas play an important role in accommodating and concentrating non-corporate employment, providing space for start-up businesses and businesses that support the larger local and regional economy. Because of the format of buildings and general lack of housing, they don't cover their costs.

However Industrial and Technology place types play an important role in the employment ecosystem which indirectly contributes to sales and property taxes.



CIVIC AND INSTITUTIONAL



Civic and Institutional areas are typically designed with a campus-like layout, which distinguishes them from other Place Types structured around a traditional street and block system. These areas may vary widely, encompassing uses such as hospital campuses, research institutions, and cultural centers, each with unique features that support their primary function, like housing and services for students or employees. Some Civic and Institutional areas may be dense, with few open spaces, while others, particularly cultural sites, may include substantial green spaces or natural areas. Civic and Institutional areas serve an essential role in the local economy, driving tourism,

fostering new businesses, attracting research initiatives, and providing educational opportunities. The campus format means that building design, green space, and circulation within each area are highly specialized to its purpose, resulting in unique layouts. Although many Civic and Institutional campuses are nonprofit and don't directly cover municipal costs, they support the employment landscape and stimulate the local economy, indirectly contributing to property and sales tax revenue.

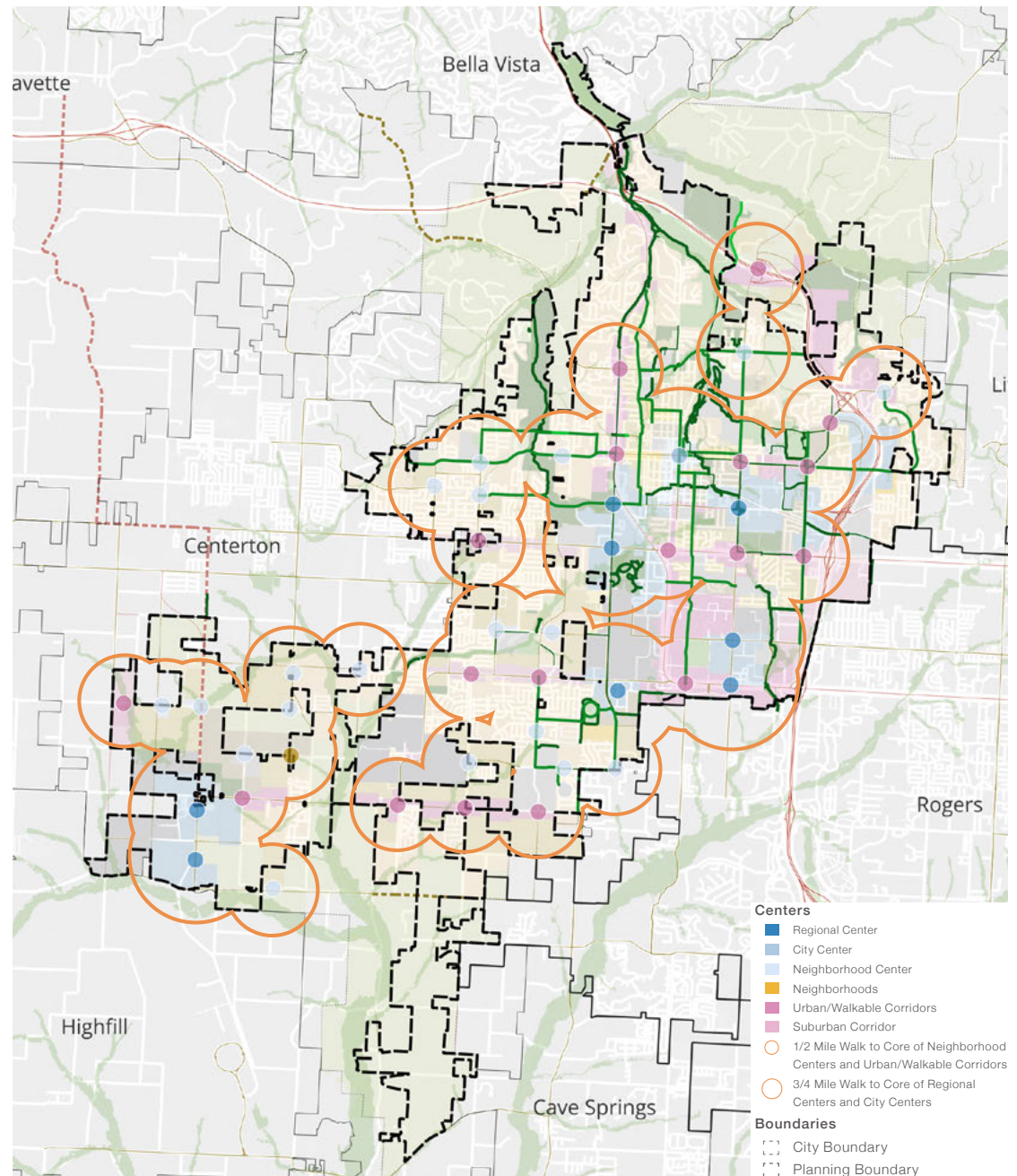


GETTING AROUND BENTONVILLE

Bentonville's rapid growth and increasing population necessitate a mobility strategy that provides practical, efficient, and accessible options for all residents and visitors. The city's current transportation network, shaped by car dependency, faces challenges such as congestion, limited connectivity, and unequal access to alternative travel modes. The Community Plan focuses on land use strategies designed to support enhanced mobility choices across cycling, walking, and public transit while optimizing road systems to ensure seamless travel for all users. By diversifying transportation options and improving infrastructure, Bentonville can create a balanced, user-friendly network that serves a dynamic, growing community.

Future policies and mobility investments should:

1. **Expand mobility options:** Develop infrastructure that prioritizes walking, biking, and supports current and future transit alongside road networks.
2. **Improve connectivity:** Create well-connected networks for all modes of transportation, connecting more streets, bicycle ways, and sidewalks, enabling direct and convenient travel.
3. **Ensure equity:** Provide access to multiple mobility options for all community members.
4. **Foster economic growth:** Support businesses, employment hubs, and recreational areas through strategic mobility planning by providing convenient access for customers and employees across all modes.



Cycling Infrastructure: Expanding Options for Riders

Create a citywide cycling network that serves commuters, recreational riders, and visitors.

Bentonville has become a national leader in cycling, yet significant opportunities exist to further develop its infrastructure. Expanding protected bike lanes, integrating cycling with land use planning, and enhancing connections to major destinations will encourage more people to choose biking as a primary travel option. Strengthening programs like bike-sharing and providing wayfinding signage can make cycling more accessible for casual users and tourists.

Pedestrian Connectivity: Supporting Walkable Neighborhoods and Districts

Build a pedestrian-friendly city with safe, direct, and comfortable walking routes to essential services and amenities.

Walking offers a practical, low-cost mode of transportation for short trips. However, Bentonville's pedestrian network is concentrated in downtown areas, leaving many neighborhoods underserved and connections between districts difficult. Expanding sidewalks, ensuring safe crossings, and connecting walking paths and trails to schools, parks, and commercial centers will allow residents to travel safely and conveniently without a car.

Commuting Solutions: Diversifying Travel Modes

Reduce peak-hour congestion by promoting alternative commuting options and optimizing traffic flow.

Nearly 45,000 daily commuters travel to Bentonville, approaching the city's entire population. Expanding housing options near employment centers can shorten commutes and reduce dependency on cars. A multimodal approach—including cycling, walking, and carpooling—can distribute traffic and alleviate pressure on main corridors. Adding secondary routes and improving road efficiency will provide drivers with more options and smoother travel.

Future Transit: Planning for Regional Access and Future Transit Routes

Lay the foundation for future public transit systems by clustering development and creating natural transit hubs.

While Bentonville lacks a robust public transit network, thoughtful land use planning today can set the stage for future systems. Locating higher-density housing and employment centers near potential transit corridors ensures efficient service when transit becomes viable. Transit-ready development, paired with active transportation options, can provide residents with choices beyond driving.

Street Network Connectivity: Enhancing Mobility Through Direct Routes

Develop an interconnected street network that improves access for all transportation modes.

Fragmented street layouts force reliance on major roads, leading to congestion and limited mobility. By prioritizing a grid-style network in new developments and retrofitting connections in existing neighborhoods, Bentonville can create more travel options, reducing traffic concentration along the city's more significant roadways. A connected street system also supports active transportation by offering direct, safe routes for pedestrians and cyclists.

Complete Streets: Balancing Street Design to Serve All Users

Design streets that balance the needs of drivers, cyclists, pedestrians, and transit users.

Complete Streets principles ensure that streets cater to diverse travel needs, balanced according to differing user demands across the community. Adding bike lanes, pedestrian amenities, and safe transit stops makes streets accessible for all while reducing conflicts between modes. Designing streets to suit their surrounding Place Types ensures each area receives appropriate features, whether for busy commercial corridors or quiet residential zones.

Biking and Walking Integration: Enabling Mobility Modes Other Than Driving

Make biking and walking practical alternatives for everyday travel.

Walking and biking are essential to reducing congestion and broadening mobility options. Investments in mixed-use developments, pedestrian-friendly streets, and enhanced biking infrastructure encourage active transportation as a daily habit. Major projects like the Walmart Home Office's goal for bike commuting demonstrate how private initiatives can align with city goals, reducing overall traffic while increasing transportation equity.

Equitable Mobility: Meeting Diverse Needs

Ensure transportation options accommodate all community members, regardless of age, ability, or income.

A successful transportation network addresses the needs of all users, including children, seniors, and those without access to a car. Adding accessible pathways, affordable bike-share programs, and safe pedestrian crossings can ensure mobility equity across Bentonville's neighborhoods. Targeting underserved areas with improved infrastructure builds a more inclusive and resilient community.

Key Priorities for Bentonville's Mobility Future

- **Accessibility:** Ensure all transportation modes are available and convenient for every resident.
- **Efficiency:** Reduce travel times through well-designed routes and integration of multiple transportation options.
- **Safety:** Minimize vehicle speed and accident severity through placemaking, complete street design strategies, improved connectivity, and traffic-calming measures.
- **Community-Centered Design:** Align mobility strategies with the needs of Bentonville's growing population and local businesses by prioritizing pedestrians and cyclists, especially within hubs of community and commercial activity.

By focusing on expanding mobility options and improving connectivity, Bentonville can address its transportation challenges while enabling growth and supporting successful business and cultural communities.



Future Land Use Map and Zoning Districts Alignment Policy

January 2025

A. Purpose.

This document establishes the policy for reviewing future rezoning requests in the City of Bentonville in the interim between adoption of the FLUM and the new zoning and land development code. All rezoning requests should be reviewed according to the policies and criteria herein.

B. Future Land Use and Zoning.

Future Land Use and zoning are interconnected yet distinct components of city planning. The Future Land Use Map (Map) is an element of the Bentonville Community Plan (Plan), a policy adopted by Resolution, that establishes Place Types (previously called Land Uses) and assigns them to locations where most appropriate to best manage growth, development and infrastructure and service planning. Place Types are a set of intended characteristics and uses, including land uses like residential, commercial, or mixed-use, typical activities, and building scale. Future Land Use provides a structured framework that guides zoning decisions. Through community engagement and careful deliberation, Planning Commission and City Council adopted the Future Land Use Map and replacement of Ch. 2 and Ch. 4 of the Community Plan with Resolution No # on **DATE**.

Zoning Districts are laws adopted by Ordinance. They establish the specific regulations for how land can be used and developed. Each Place Type can incorporate several zoning districts.

The City is in the process of drafting new zoning and development regulations that align with the recently adopted Map. Until those codes are adopted, this alignment policy will guide decision making for rezoning requests. When the new codes are adopted, a new FLUM and Zoning Alignment Policy will be adopted.

C. Alignment Table.

In the alignment table, the Place Types are shown on the left and the currently adopted Zoning Districts are shown at the top. In the box where the Place Type for the property intersects with the Zoning District requested, there will be an “SR”, “ER” or empty box. This determines the level of review based on the appropriateness of the Zoning District for the Place Type.

- 1. Appropriate.** The Zoning District is consistent with the characteristics of the Place Type and therefore conforms to the Future Land Use Map. This is indicated with an “SR” and subject to *Sec. D (2) Standard Review Criteria*.
- 2. May be Appropriate.** The Zoning District is not clearly consistent with the characteristics of the Place Type but may be appropriate upon further review. This is indicated with an “ER” subject to *Sec. D (3) Enhanced Review Criteria*.
- 3. Inappropriate.** The Zoning District does not have any characteristics of the Place Type and therefore does not conform to the Future Land Use Map. This is indicated by a blank box subject to *Sec. D (4) No Action*.

Alignment Table

Place Types listed in order presented in Ch. 4 of Community Plan

SR = Standard Review applies (Sec. D.2); Zoning District is appropriate for the Place Type.

ER = Enhanced Review applies, (Sec. D.3); Zoning District may be appropriate for the Place Type with additional review.

Blank = No action, Sec. D.4; Zoning District is not appropriate for the Place Type.

Zoning District		A1	RE	R1	R2	R3	R4	DN1	DN2	DN3	DN4	DE	DC	C1	C2	C3	I1	I2
Place Type																		
Centers	Regional Center										SR	SR	SR			SR		
	City Center										SR	SR	ER			SR		
	Neighborhood Center										SR	SR		SR		ER		
Neighborhoods	Urban Neighborhood								SR	SR	SR	ER				ER		
	Walkable Neighborhood				ER	ER	ER	SR	SR	SR	ER							
	Traditional Neighborhood			SR				SR	ER									
	Suburban Neighborhood			SR	ER			ER										
Corridors	Urban Corridor											SR	ER			SR		
	Walkable Corridor										SR	ER		SR		ER		
	Suburban Corridor													SR	ER			
Recreation	Outdoor Entertainment	ER	ER	ER	ER	ER	ER	ER	ER	ER	ER	ER	ER	ER	ER	ER	ER	ER
	Parks and Public Spaces	ER	ER	ER	ER	ER	ER	ER	ER	ER	ER	ER	ER	ER	ER	ER	ER	ER
Specialized	Rural and Estates	SR	SR	ER														
	Industry and Technology														SR		SR	ER
	Civic and Institutional	ER	ER	ER	ER	ER	ER	ER	ER	ER	ER	ER	ER	ER	ER	ER	ER	ER
Remaining Districts:		PUD/PRD should follow the review criteria as established in the Zoning Code for PRD/PUD.																
		R-C2, R-C3, RZL and RO districts are not consistent with the Place Types of the Future Land Use Map and rezoning requests to these districts are not supported.																

D. Review Criteria.

The following review criteria are to be used depending on the level of review (SR, ER, Blank) established in the table in *Sec. C Alignment Table*.

1. Criteria for All Rezoning Requests. The following review criteria applies to all rezoning requests.

- (a) *Consistency*. Consistency with the Future Land Use Plan and with the vision and policies of the Community Plan.
- (b) *Impact*. Relationship and effect on the land use and zoning of the surrounding area.
- (c) *Compatibility*. Compatibility with recent development activity in the surrounding area.
- (d) *Intensity*. The proposed district(s) are within a reasonable level of intensity of the most intense zone allowed with a Standard Review on adjacent properties. The intensity levels are shown in the graphic below, with least intense on the left and most intense on the right.

← Less Intense										More Intense →						
Rural		Residential								Downtown Commercial		Commercial			Industrial	
A1	RE	R1	DN1	R2	DN2	R3	DN3	R4	DN4	DE	DC	C1	C2	C3	I1	I2

(1) *Exceptions*. The intensity criteria does not apply in the following instances:

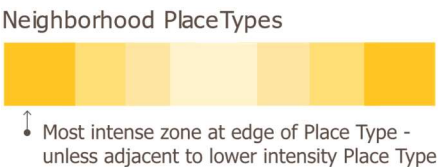
- a. Significant natural barriers separate the two properties, or
- b. Roadways of three or more lanes separate the two properties.

(e) *Orderly Transition*. The proposed district(s) establishes an orderly transition of intensity within and between the place type as follows.

(1) *Center or Corridor Place Type*. Where the subject property is within a Center or Corridor place type, higher intensity zones should be interior to the place type to provide an orderly transition between the interior and edge of the place type and adjacent neighborhood place types.



(2) *Neighborhood Place Type*. Where the subject property is within a Neighborhood place type, higher intensity zones should be located at the edges of the place type when the property lies adjacent to a Center or Corridor place type to provide an orderly transition between the edge of the property and the adjacent place type. Lower intensity zones should be located at the edges of the place type when the property lies adjacent to a Neighborhood place type of a lower intensity.



2. **Standard Review Criteria (SR).** When an “SR” is shown in the box where the property’s Place Type intersects with requested Zoning District, the following review criteria applies.
 - (a) Review criteria established in *Sec. D.1 Criteria for All Zoning Requests*.
 - (b) The proposed district(s) are likely to implement the place type envisioned by the Future Land Use Map; and
 - (c) The proposed district(s) will result in development compatible with the place type of nearby properties.
3. **Enhanced Review Criteria (ER).** When an “ER” is shown in the box where the property’s Place Type intersects with the requested Zoning District, the following review criteria applies.
 - (a) Review criteria established in *Sec. D.1 Criteria for All Zoning Requests*.
 - (b) Review criteria established in *Sec. D.2 Standard Review Criteria*; and
 - (c) Adequate infrastructure exists or is planned to serve the development allowed in the proposed district(s); and
 - (d) The property is unlikely to develop, or poorly suited for development allowed under districts subject to standard review; and
 - (e) The proposed district is necessary to allow economic development of regional significance or a use unique in the region and its impact can be mitigated to preserve the public’s health, safety, and welfare.
4. **No Action.** When the box is blank where the property’s Place Type intersects with the requested Zoning District, staff should recommend to the applicant not to proceed with the request unless and until the Future Land Use Map or alignment policy are amended accordingly. Should an applicant proceed with the request, the standard recommendation should be denial.

E. Applicant Responsibility.

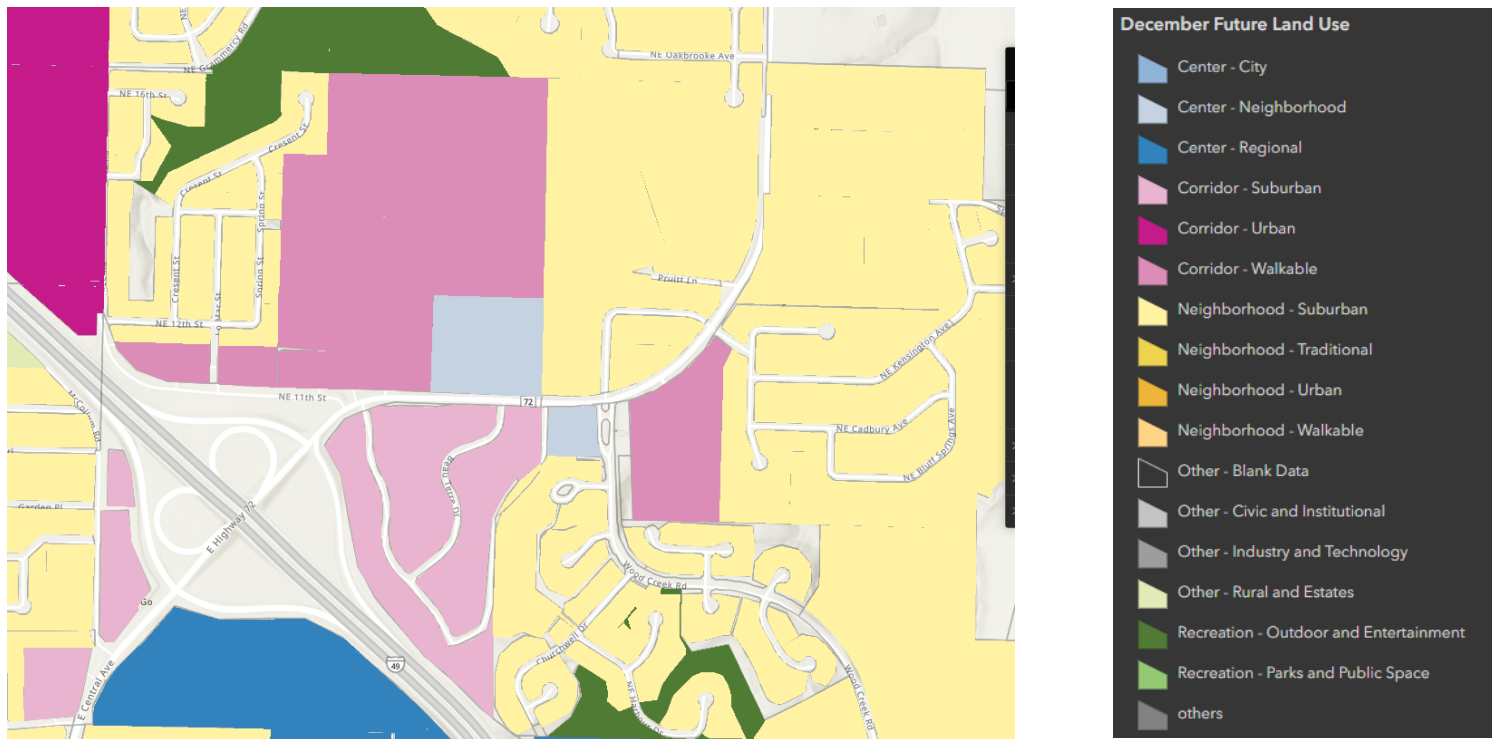
1. **Mix Districts.** Applicants are encouraged to use a mix of zoning districts in order to better align with these review criteria.
2. **Address Review Criteria.** In the narrative portion of the application, applicant must describe how the propose rezoning meets the criteria.

Background

Highway 72 to the east of I-49 has been a topic of discussion dating back to our parcel-based Land Use Survey, and that discussion has continued until now. The purpose of this summary is to provide a variety of options for the Planning Commission and City Council to consider when deciding on the Future Land Use Map in this vicinity. These options are not all inclusive and are meant as a starting point for discussion. Other planning efforts are dependent on the Future Land Use Map and staff requests Planning Commission provide direction in this vicinity in order to proceed with adoption.

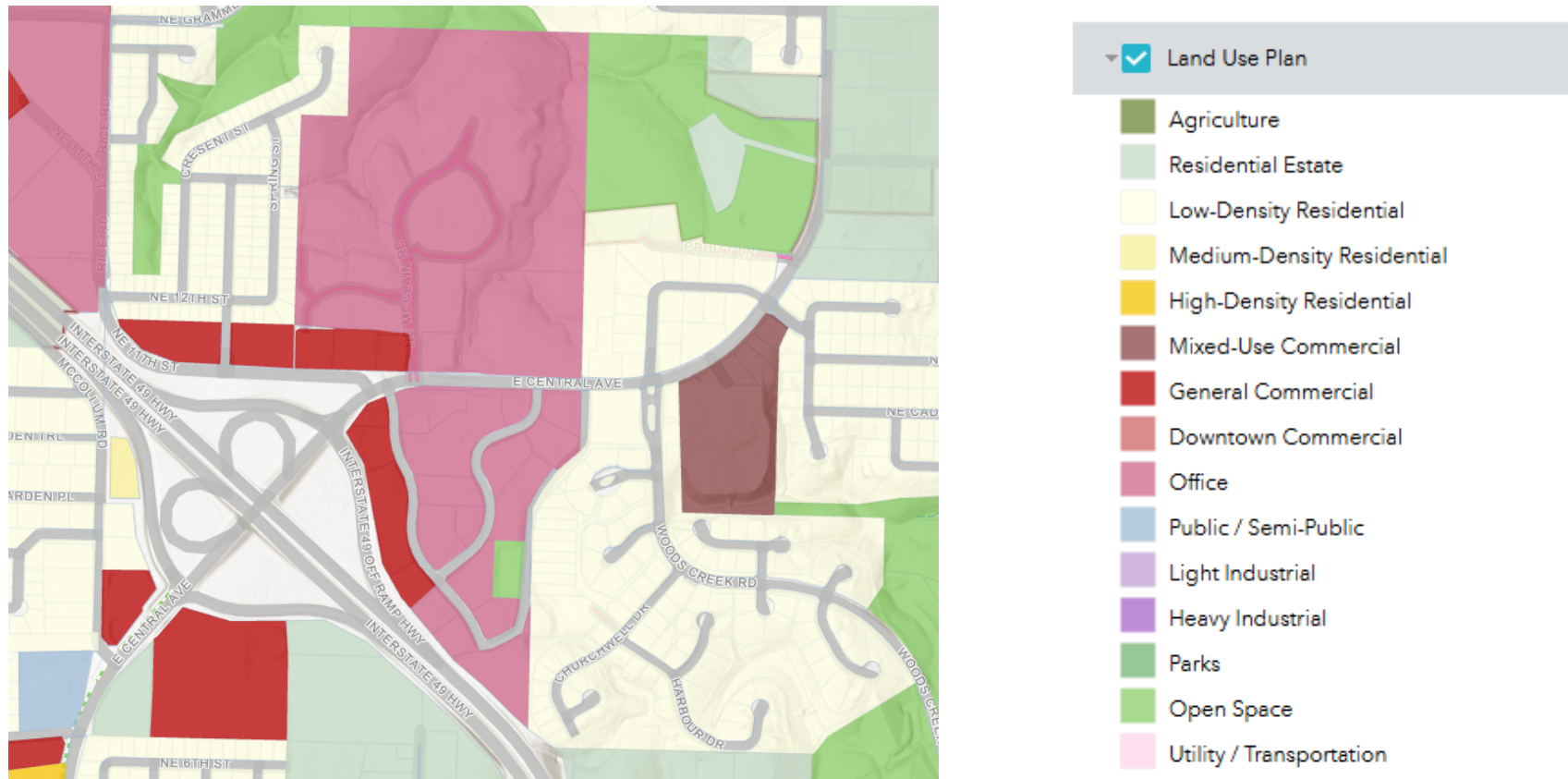
Proposed Future Land Use Map

The proposed Future Land Use Map depicts this area as a mix of Neighborhood Centers, Suburban Corridors, Walkable Corridors, and Suburban Neighborhoods.



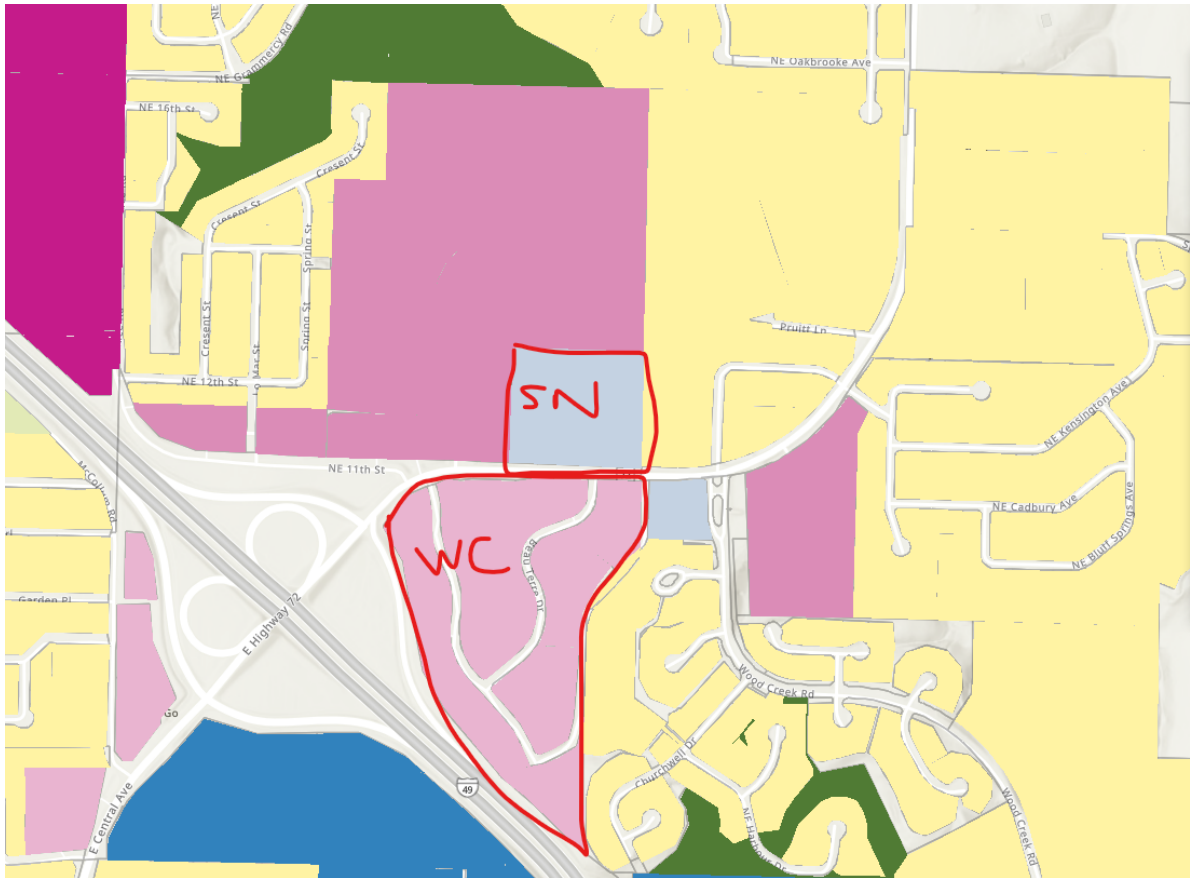
2018 Adopted Future Land Use Map

The 2018 Future Land Use Map depicts this vicinity as a mix of Office, Low-Density Residential, General Commercial, and Mixed-Use Commercial areas.



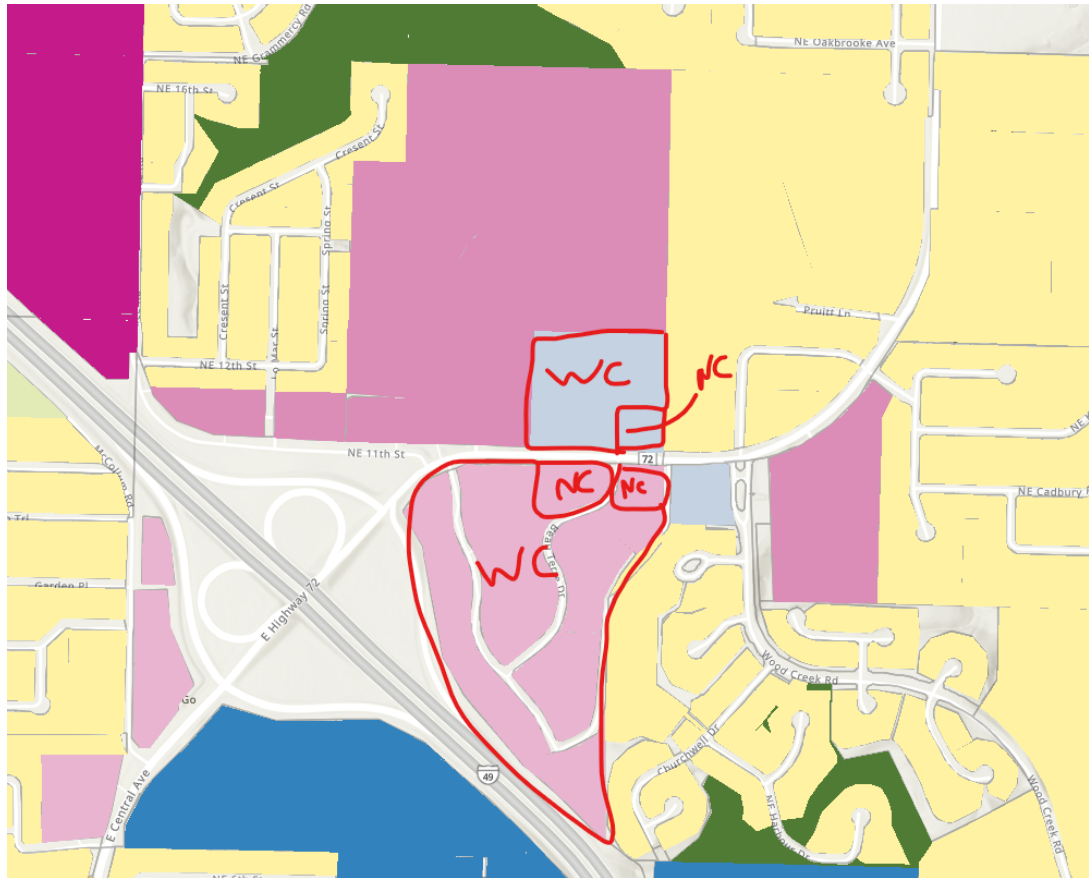
Option 1: Suburban Neighborhood

This option amends the north half of the road to Suburban Neighborhood and the south half from its current designation of Suburban Corridor to Walkable Corridor. This limits the potential zoning on the northern property to single family residential, while providing a place type generally compatible with the current C-2 zoning on the south side of the road.



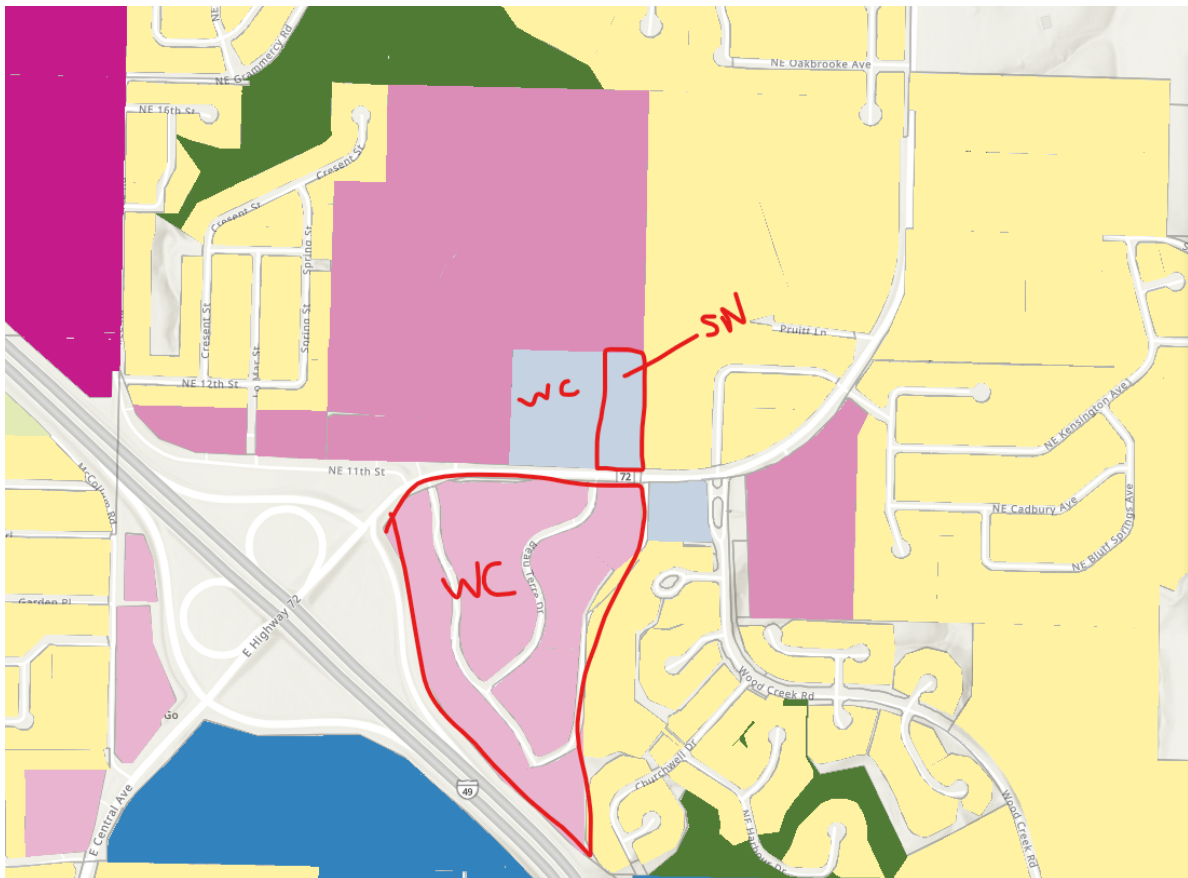
Option 2: Nodal Development

One neighbor suggested the need for neighborhood scale goods and services in the form of the neighborhood center. In this option, we assume that a future access drive on the north side of the road would need to align with either Beau Terre Drive or McClain Road. As such, the Neighborhood Center Place Type is used to anchor the corner, and the remainder remains Walkable Corridor.



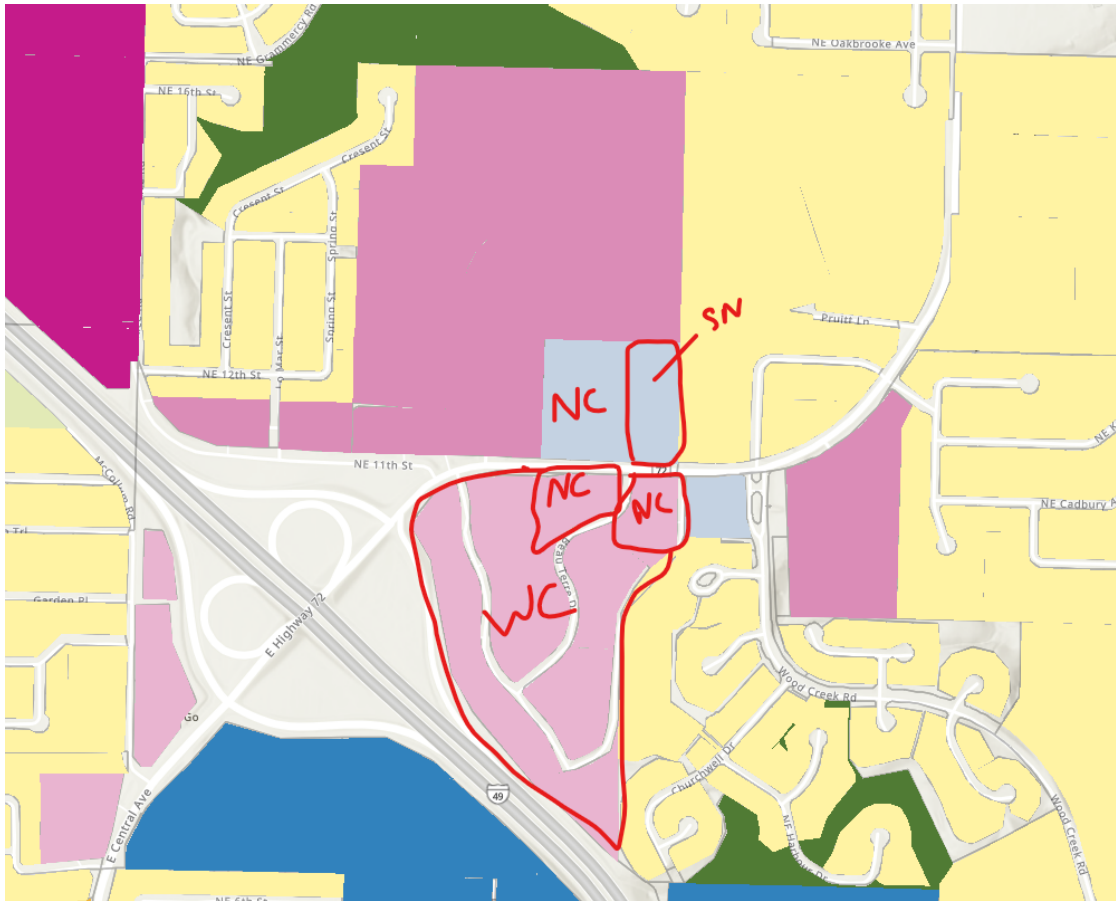
Option 3: Additional Buffer

At our last discussion in this vicinity, Commissioner Davis suggested investigating additional buffer area between the northern property and the single-family subdivision to the east. This third option envisions an additional 100-feet of buffering between the single-family subdivision and the western property. After doing so, there would be roughly 300-feet of buffer between the single-family subdivision and the northern property.



Option 4: Neighborhood Node with Additional Buffer

The fourth option combines the previous two options by creating a neighborhood node on the north and south sides of the road and an additional 100-foot of buffer area.





AWSOM Campus Housing

1100 Northeast J Street

PC Date: 1/21/2025

Staff Report Details

Project Number	LSD24-0055
Applicant / Current Owner	Nate Bachelor/ALWF Lands LLC
Site Area	+/- 11.75 Acres
Current Zoning	Planned Residential Development (PRD)
Requested Zoning	
Current Future Land Use Map Designation	Low Density Residential (LDR)
Requested Future Land Use Map Designation	
Development Type / Use	Multi-family
Related projects	

Property Description

The subject property is located at 1100 and 1102 Northeast J Street. It is currently zoned Planned Residential Development (PRD) with a future land use designation of Low Density Residential (LDR). The property has direct access to Northeast J Street, classified as an Arterial.

Project Details

The applicant is proposing a multi-family development that consists of two buildings, one of 102 units, the other of 200 units. The southern building of 102 units will be for student housing for the Alice L. Walton School of Medicine. The northern building of 200 units will be general multifamily with a small mixed-use component, a commercial space, along the street frontage. The applicant states that this project is a part of the wider Crystal Bridges campus that has grown to include the School of Medicine and Whole Health Institute as well. The applicant continues that the student housing would assist in recruitment and retention of medical students and that the multifamily portion is well situated to take advantage of the nearby amenities such as the Crystal Bridges campus and the abundant trails and recreation opportunities in the area.

At the public street side of the project, the applicant states the intention is to create a formal and civic

Project Details

atmosphere that transitions eastward to the open and natural space being preserved with this proposal. The subterranean parking structure provides 183 spaces, the north parking lot 32 spaces, the south lot 12 spaces and the executed shared parking with the parking structure on the west side of J St secures 85 spaces, for a total of 312 spaces, consistent with the PRD.

The southern building on this site would be for student housing, a total of 102 units, being a mix of studio, 1-bed, and 2-bed units. 87% of the units will be studio or 1-bed. The height of the structure would be 5 stories, hitting a max height of 75 feet.

The northern building is a proposed 200-unit multifamily structure that consists of studio, 1-bed, and 2-bed units. 80% of the units are studio or 1-bed. The height of the structure would reach 5 stories, and 75 feet max.

The applicant proposes an open space to the rear (East) of the site that is park-like and preserves the existing open space and woodlands with the development.

The overall site is oriented towards the street, with the intensity of development tapering off somewhat, and then dramatically towards the east into the preserved open space. The proposed buildings are sited in a U-shape around a central courtyard, with the narrower portions of the buildings facing J Street, yet the buildings still maximize facade exposure along this frontage.

The building materials consist of a charcoal colored masonry product, together with anthracite zinc panels and Cor-ten steel, consistent with the requirements of the PRD. Both buildings provide an abundance of architectural features, including recesses, roofline articulation, and ground floor differentiation, among others.

Relationship to the Community Plan

Public Comment

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

Analysis / Waivers

2 waivers are requested with this LSD:

Waiver 1: Sec. 1400.09.c Screen Type A: Opaque Screen.

The applicant states that they are seeking this waiver for the eastern property line and for the boundary with the property at 1106 NE J. The eastern property line is already composed of dense tree plantings in a natural ravine, so the applicant requests that a fence not be required in that area. An existing fence separates this project from the property at 1106 NE J so the applicant requests that the existing fence count towards the fence requirement of screening rather than doubling up.

Analysis / Waivers

Wavier 2: Sec. 1400.06.d Number of trees required.

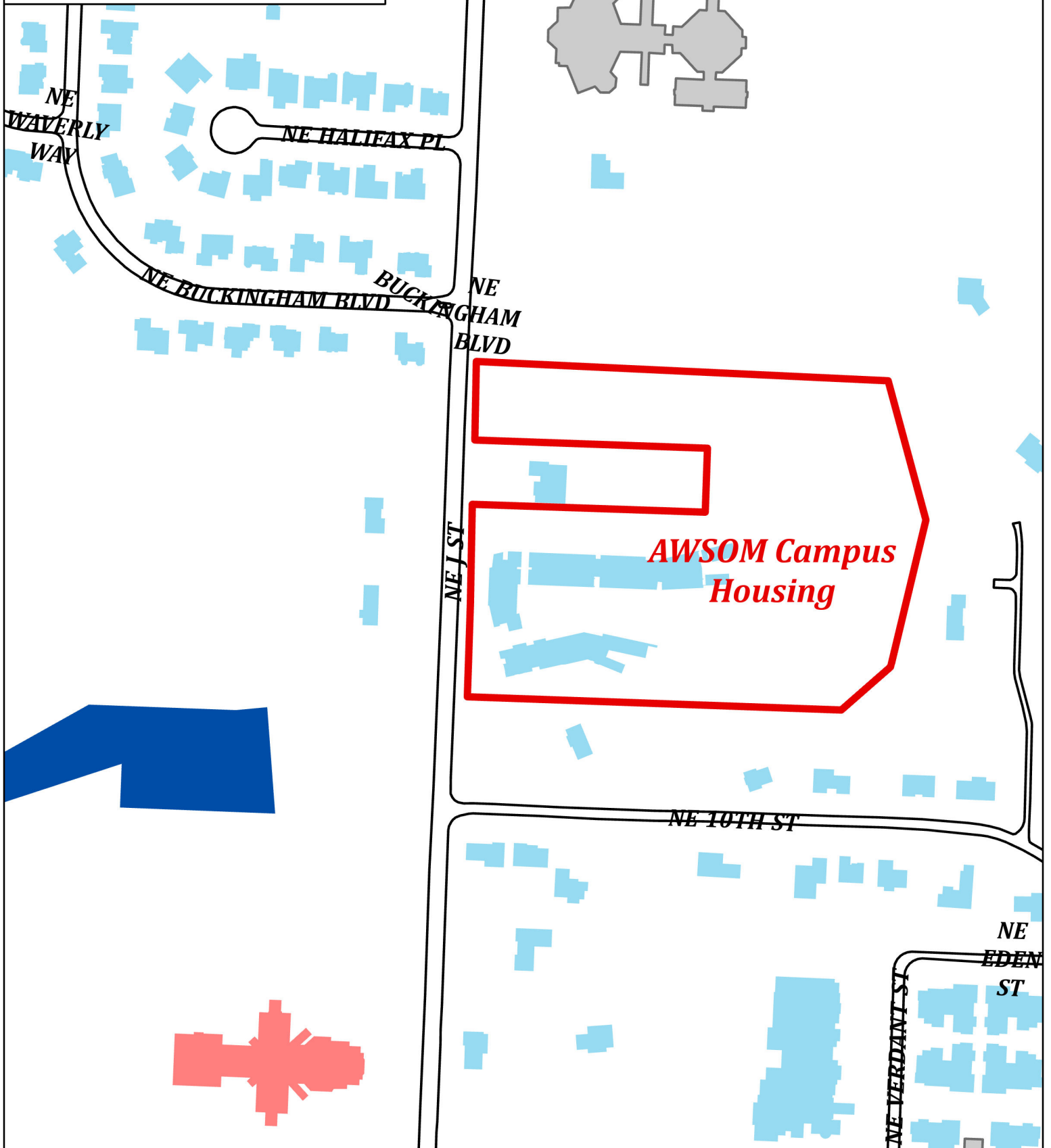
The applicant states that existing overhead electric lines on J Street conflict with the 20-foot boundary where plantings must go to meet code. Site triangles for the driveways further limit planting locations. The applicant proposes to plant the required trees within 30' of back of curb as opposed to the code required 20' with the plantings being of ornamental trees that are allowed to be within/under electric lines.

Conclusion

Should Planning Commission approve of the two waivers requested, staff recommends approval of the LSD. If both waivers are not approved, staff recommends the item be tabled to allow the applicant time to revise their plans.

Additional Details

 Pending PC Item



LSD24-0055
AWSOM Campus Housing
1010 NE J Street



LSD24-0055 Campus Housing Waiver Requests:

- 1) Per Section 1400.09 within Appendix B, Land Development Code of the City of Bentonville, Municipal Code, "Screen Type A" is required between Multi-Family and Single-Family land uses. "Screen Type A" is defined in 1400.09(C) as a combination of 1) 6' tall opaque fencing and 2) intermittent screening from 6' to 20' in height. The design team requests a waiver based on the following:
 - Eastern Property Line
 - The eastern property line of the LSD property contains a dense stand of trees and vegetation that provides screening consistent with the requirements outlined above with vegetation alone.
 - Installation of a screening fence through this area would damage existing trees and vegetation.
 - The existing stand of vegetation will remain as is, as noted in the LSD drawings.
 - Adjacent Parcel - 1106 NE J Street
 - An adjacent property (1106 NE J Street) already contains a privacy fence bordering a portion of the LSD property that meets the fencing requirements of 1400.09(C)
 - In locations where the existing privacy fence provides the required fence screening, the design team proposes to supplement with additional planting to provide the required screening between 6'-20' height as required by 1400.09(C)
 - Screening Fencing and Planting will be provided in areas adjacent to this property that do not already include a privacy fence, as noted in the LSD drawings
- 2) Per Section 1400.06(d) within Appendix B, Land Development Code of the City of Bentonville, Municipal Code, "Shade trees shall be provided at a minimum rate of one (1) shade tree per every twenty (20) linear feet or fraction thereof of street frontage. When possible, it is encouraged and preferred that trees not be evenly spaced." The design team requests a waiver based on the following:
 - Section 1400.06(a) notes that exceptions may be made to this requirement where significant utility conflicts exist.
 - There is an existing overhead powerline running along J-Street in this location. Per Section 1400.12(b) "Trees planted under overhead utilities shall not exceed a mature height of twenty-five (25) feet. Trees with a mature height above twenty-five (25) feet shall be planted a minimum of twenty-five (25) feet away from the edge of overhead wires." This utility restriction does not allow us to place shade trees within the 20' landscape buffer zone.
 - Sight triangles for both parking entrances also limit the ability to plant ornamental trees within the 20' landscape buffer. Per Sec 11.01(f) of the Land Development Code visual obstructions between 3' and 8' in height are not allowed within sight triangles.
 - The design team proposes to include the required tree count within 30' of the back of the curb as shown on the landscape plans. The trees will be ornamental trees that do not exceed 25' in mature height so as to comply with 1400.12(b) and will be placed to avoid conflicts with the sight triangles per 11.01(f) of the Land Development Code.

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© 2024 CEI ENGINEERING ASSOCIATES, INC.

GENERAL NOTES:

- A. TOPOGRAPHIC BOUNDARY SURVEY, INCLUDING PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED BY THE FOLLOWING COMPANY, AS A CONTRACTOR TO THE SELLER/OWNER:
- TOPOGRAPHY: CEI ENGINEERING ASSOCIATES, INC.
2600 NE 11TH ST, SUITE 300
BENTONVILLE, AR 72712
(479) 273-9472.
- B. ALL PHASES OF SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE OWNER / DEVELOPER SITE WORK SPECIFICATIONS.
- C. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF EXISTING STRUCTURES, RELATED UTILITIES, PAVING, UNDERGROUND STORAGE TANKS AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED - SEE SITE WORK SPECIFICATIONS.
- D. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
- E. THE GENERAL CONTRACTOR WILL 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.
- F. WARRANTY/DISCLAIMER: THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER THE ENGINEER NOR ITS 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 ON A CONTEMPORANEOUS BASIS AT THE SITE.
- G. SAFETY NOTICE TO CONTRACTOR: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. ANY CONSTRUCTION OBSERVATION BY THE ENGINEER OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE.
- H. ALL CONSTRUCTION IN STATE HIGHWAY DEPARTMENT RIGHT-OF-WAY SHALL BE COORDINATED WITH THE HIGHWAY DEPARTMENT RESIDENT ENGINEER.
- I. WETLANDS NOTE: ANY DEVELOPMENT, EXCAVATION, CONSTRUCTION, OR FILLING IN A U.S. CORPS OF ENGINEERS DESIGNATED WETLAND IS SUBJECT TO LOCAL, STATE AND FEDERAL APPROVALS. THE CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS AND/OR RESTRICTIONS AND ANY VIOLATION WILL BE SUBJECT TO FEDERAL PENALTY. THE CONTRACTOR SHALL HOLD THE OWNER/DEVELOPER, THE ENGINEER AND THE LOCAL GOVERNING AGENCIES HARMLESS AGAINST SUCH VIOLATION.
- J. RESIDENT ENGINEERING SERVICES: WHEN REQUESTED BY THE OWNER, RESIDENT ENGINEERING SERVICES SHALL BE PROVIDED BY THE ENGINEERS (ON A TIME AND FREQUENCY BASIS) ACCEPTABLE TO THE CITY ENGINEER FOR IMPROVEMENTS TO PUBLIC WATER MAINS, PUBLIC SEWER, AND CITY STREETS. AT THE COMPLETION OF CONSTRUCTION, THE ENGINEER SHALL CERTIFY THE CONSTRUCTION TO BE IN COMPLIANCE WITH THE PLANS AND SPECIFICATIONS. THIS WORK WILL BE AT THE OWNER/DEVELOPER'S DIRECT EXPENSE AND SHALL BE COORDINATED WITH CEI ENGINEERING ASSOCIATES, INC. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE RESIDENT ENGINEER OF ANY PRECONSTRUCTION / CONSTRUCTION CONFERENCES AND ANY PUBLIC CONSTRUCTION 24 HOURS PRIOR TO SAID ACTION.

FLOOD CERTIFICATION:

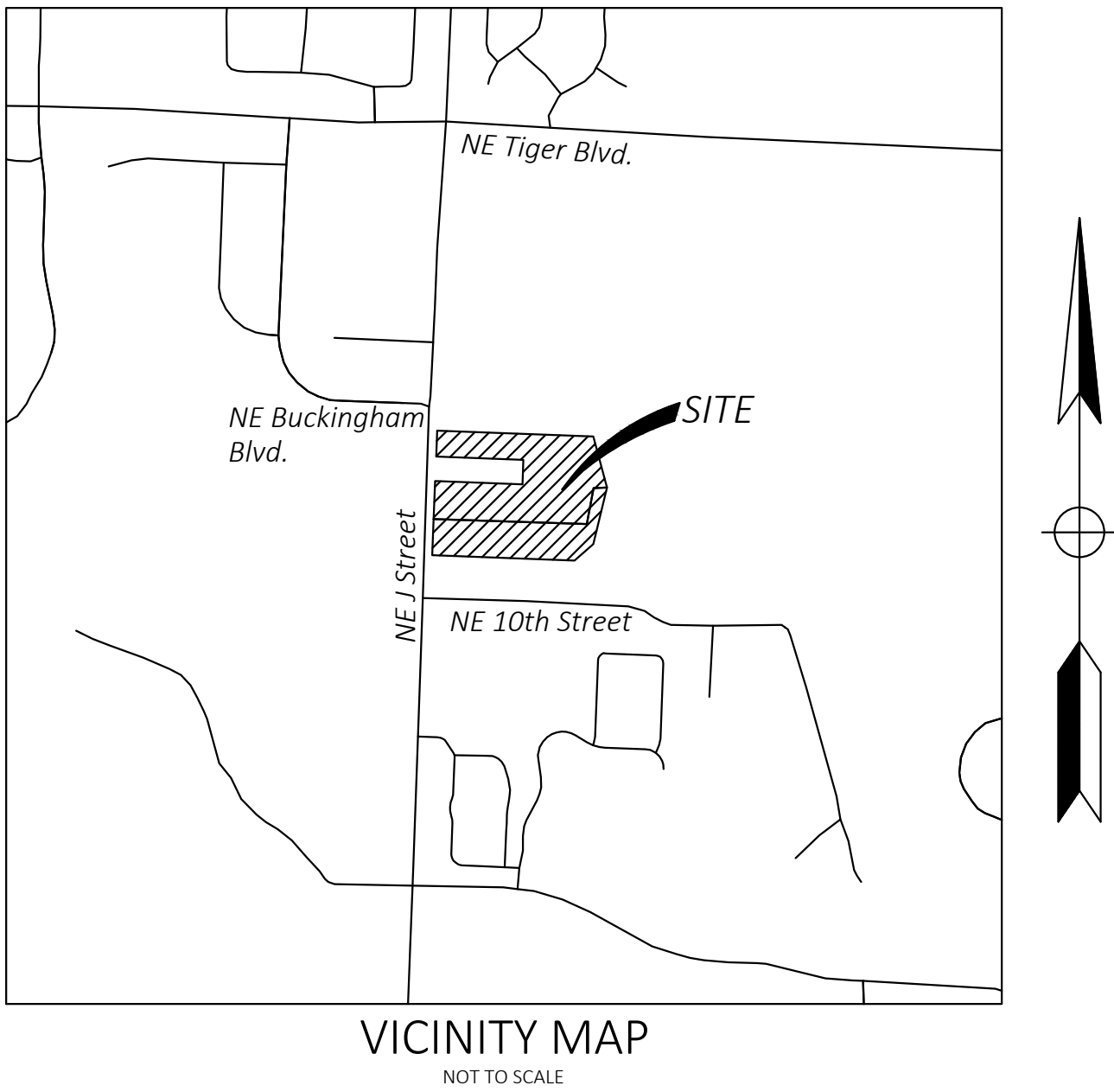
BY SCALED MAP LOCATION AND GRAPHICAL PLOTTING ONLY, THIS PROPERTY IS DETERMINED TO BE LOCATED WITHIN ZONE "X" OR AREAS OUTSIDE THE 0.2% ANNUAL CHANCE 100-YR FLOODPLAIN AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM. FLOOD INSURANCE MAP FOR BENTON COUNTY, ARKANSAS. MAP NUMBER: 05007C0090. MAP REVISED: SEPTEMBER 26, 2007.

WAIVERS REQUESTED:

LANDSCAPING SCREENING AND BUFFERING ON EAST SIDE.

CITY OF BENTONVILLE GENERAL NOTES:

- A. 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 ANY DISCREPANCIES IN THE PLANS OR INFORMATION CONTAINED WITHIN, THE CITY OF BENTONVILLE ORDINANCES, STANDARDS, AND SPECIFICATIONS SHALL RULE, UNLESS APPROVED IN WRITING BY THE CITY ENGINEER.
- B. 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.
- C. TO SCHEDULE AN INSPECTION OR TEST WITH THE CITY OF BENTONVILLE WATER UTILITIES DEPARTMENT, INSPECTIONS MUST BE CALLED IN (479-271-3140) BY THE ENGINEER OF RECORD 24 HOURS IN ADVANCE BEFORE 10AM FOR AN INSPECTION THE FOLLOWING DAY.
- D. THE ENGINEER OF RECORD MUST CERTIFY THE SITE AND THE PROJECT MUST PASS A DEVELOPMENT FINAL INSPECTION BEFORE REQUESTING A FINAL INSPECTION.
- E. ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) SHALL BE SCREENED ON ALL EXPOSED TO VIEW SIDES BY SIMILAR MATERIALS AS THE BUILDING.
- F. ANY NEW LIGHTING WILL REQUIRE THAT IT CUTOFF OR B-U-G (WITH A 'U' RATING OF 0 AND APPROVED BY THE PLANNING DEPARTMENT).



VICINITY MAP
NOT TO SCALE

CEI CONTACT:

NAME: NATE L. BACHELOR
EMAIL: NBACHELOR@CEIENG.COM
PHONE: (479) 273-9472

ARCHITECT CONTACT:

ARCHITECT: POLK STANLEY WILCOX | FAYETTEVILLE
CONTACT: JAMES STRUTHERS AIA
ADDRESS: 509 W. SPRING ST. | SUITE 150
FAYETTEVILLE, AR 72701
PHONE: (479) 444-0473

CLIENT CONTACT:

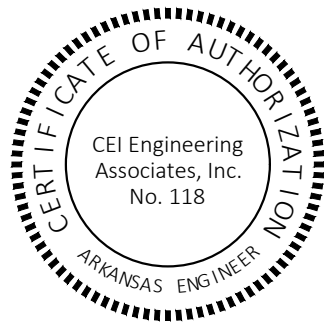
NAME: ALWF LANDS LLC
ADDRESS: SCOTT McMURTRY, VP OF CONSTRUCTION
300 SW 24TH ST
BENTONVILLE, AR 72712
PHONE: (479) 500-0039

LANDSCAPE ARCHITECT CONTACT:

ARCHITECT: OSD - OFFICE OF STRATEGY + DESIGN
CONTACT: SIMON DAVID
PHONE: (917) 533-5586
EMAIL: SIMON@OSD.NYC



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PLAN INDEX:

C0.00 COVER SHEET	C4.02 EROSION CONTROL NOTES	C7.00 CIVIL SURVEY SHEET 1
C1.00 DEMOLITION PLAN	C5.00 UTILITY PLAN	C7.01 CIVIL SURVEY SHEET 2
C2.00 SITE PLAN	C5.10 WATER NORTH PLAN & PROFILE	C7.02 CIVIL SURVEY SHEET 3
C3.00 DRAINAGE PLAN	C5.20 WATER EAST PLAN & PROFILE	C8.00 COB WATER AND SEWER DETAILS
C3.01 UNDERGROUND DRAINAGE PLAN	C5.30 WATER SOUTH PLAN & PROFILE	C8.01 COB WATER DETAILS SHEET 1
C3.10 STORM A PLAN & PROFILE	C5.40 HYDRANT B PLAN & PROFILE	C8.02 COB WATER DETAILS SHEET 2
C3.20 STORM B&C PLAN & PROFILE	C5.50 SEWER A AND B PLAN & PROFILE	C8.03 COB SAN. SEWER DETAILS SHEET 1
C3.30 STORM D WEST PLAN & PROFILE	C5.60 SEWER C PLAN & PROFILE NORTH	C8.04 COB SAN. SEWER DETAILS SHEET 2
C3.40 STORM D SOUTH PLAN & PROFILE	C6.00 DETAIL SHEET 1	C9.00 BEUD ELECTRIC DETAILS SHEET 1
C3.50 STORM E PLAN & PROFILE	C6.01 COB STREET DETAILS	C9.01 BEUD ELECTRIC DETAILS SHEET 2
C4.00 PHASE 1 EROSION CONTROL PLAN	C6.02 ADS UNDERGROUND DETENTION DETAILS	C9.02 BEUD ELECTRIC DETAILS SHEET 3
C4.01 PHASE 2 EROSION CONTROL PLAN	C6.03 NYLOPLAST DRAIN DETAILS	

ASSOCIATED PLANS:

1. LANDSCAPE DRAWINGS

RESOURCE LIST:

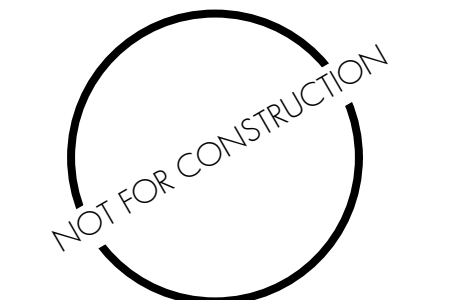
CITY OF BENTONVILLE		
PLANNING DEPARTMENT TYLER OVERSTREET DIRECTOR 305 S.W. A STREET BENTONVILLE, AR 72712 PHONE: (479) 271-3122 EMAIL: TOVERSREET@BENTONVILLEAR.COM	STREET DEPARTMENT TORY DAVIS STREET MANAGER 3200 SW MUNICIPAL DR BENTONVILLE, AR 72712 PHONE: (479) 271-3130 EMAIL: TODAVIS@BENTONVILLEAR.COM	FIRE DEPARTMENT JOSHER SCARTERY FIRE CHIEF 800 S.W. A STREET BENTONVILLE, AR 72712 PHONE: (479) 271-5927 EMAIL: JSCANTLIN@BENTONVILLEAR.COM
ENGINEERING DEPARTMENT ELLEN NORVELL CITY ENGINEER 3200 SW MUNICIPAL DR BENTONVILLE, AR 72712 PHONE: (479) 271-3093 EMAIL: ENORVELL@BENTONVILLEAR.COM	ELECTRIC DEPARTMENT CHARLIE BARNES 3200 SW MUNICIPAL DR BENTONVILLE, AR 72712 PHONE: (479) 271-5946 EMAIL: CBARNES@BENTONVILLEAR.COM	BUILDING AND FIRE SAFETY BRAD ARROLD FIRE MARSHAL 305 SW A ST BENTONVILLE, AR 72712 PHONE: (479) 271-3158 EMAIL: BARNOVELL@BENTONVILLEAR.COM
STORMWATER ALISON WEST 3200 SW MUNICIPAL DR BENTONVILLE, AR PHONE: (479) 271-5002	WATER DEPARTMENT BEAU THOMPSON 3200 SW MUNICIPAL DR BENTONVILLE, AR 72712 PHONE: (479) 271-3140 EMAIL: BTHOMPSON@BENTONVILLEAR.COM	NATURAL GAS JOSHUA KNIGHT 1361 FEDERAL WAY LOWELL, AR 72745 PHONE: (479) 333-7005 EMAIL: JOSHUA.KNIGHT@BLACKHILLSCORP.COM
TRANSPORTATION DENNIS BIRGE TRANSPORTATION DIRECTOR 3200 SW MUNICIPAL DRIVE BENTONVILLE, AR 72712 PHONE: (479) 271-6840 EMAIL: DBIRGE@BENTONVILLEAR.COM	WASTEWATER DEPARTMENT CERIE EARI 1901 N.E. A STREET BENTONVILLE, AR 72712 PHONE: (479) 271-3160 EMAIL: CEARL@BENTONVILLEAR.COM	TELEPHONE AT&T BRENT BALDWIN 1133 EAST HAROLD ST FAYETTEVILLE, AR 72703 PHONE: (479) 571-6609 EMAIL: BB6365@ATT.COM
		CABLE COX COMMUNICATIONS CHAD HODGE 4901 S. 48TH STREET SPRINGDALE, AR 72762 PHONE: (479) 263-7057 EMAIL: CHAD.HODGE@COX.COM

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Polk Stanley Wilcox | Little Rock
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Little Rock, AR 72201
501.379.0878 office

consultants:

STRUCTURAL: Martin/Martin
900 S. Walton Boulevard Suite 27
Bentonville, AR, 72712

MEFPF: HP Engineering
5504 W. Pinnacle Pointe Drive/Suite 200
Rogers, AR, 72758

LANDSCAPE: OSD
115 St Johns Place
Brooklyn, NY 11217

CIVIL: CEI Engineering Associates, Inc.
2600 NE 11 Street, Suite 300
Bentonville, AR, 72712

LIGHTING: Essential Light Design Studio
1705 S. Walton Boulevard | Suite 3
Bentonville, AR, 72712

project name:

CAMPUS HOUSING
ART & WELLNESS ENTERPRISES
1100 NE & 1102 NE J STREET
BENTONVILLE, ARKANSAS

PACKAGE #1

issue date | revisions:

12/20/2024

date description

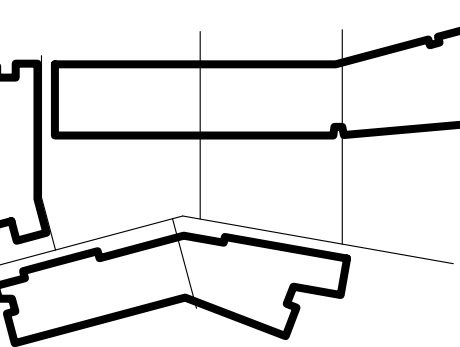


psw job number:

1087A

cei project number:

33942



contents:

COVER SHEET

cei professional
of record FOR

cei project manager CAC

cei designer CAI

city project
number ISD24-0055

C0.00



General Legend

- Property Line
Limit of Work
Right of Way
Utility Easement, See Civil Plans
Flood Plain Extents, See Civil Plans
Building Entry
Water, See Civil Plans
Underground Electric, See Civil Plans
Sanitary Sewer, See Civil Plans
Gas Line, See Civil Plans
Overhead Electrical, See Civil Plans
- Existing Power Pole, See Civil Plans
Fire Hydrant, See Civil Plans
Crossing Signal, See Civil Plans
Stormwater Inlet, See Civil Plans
Manhole, See Civil Plans
Trench Drain, See Civil Plans
Existing Tree to Remain
ADA Tactile Warning Ramp, See Civil Drawings

Site Data

Overall Site Area	11.79 Acres			
Zoning	PRD			
Proposed Use	Student Housing, Multi-Family housing, Commercial.			
Building Setbacks				
Structure Type	Front	Rear	Side Exterior	Side Interior
Primary Structures	30'	220'	45'	0'
Accessory Structures	30'	30'	30'	0'
Underground Parking	30'	220'	20'	0'

- "Side Exterior" refers to exterior property line of the proposed PRD.
- "Side Interior" refers to proposed lot line between building within the proposed PRD.

North Building

Height	71'-4" (per Sec 401.03 of COB Municode)
Building Area	288,395 GSF (201,984 SF Residential, 3,386 SF Commercial, 83,205 SF Garage)
Units	200 Units - (40) Studios, (121) 1BRs, (39) 2BRs
Residential Parking Requirement	200 Spaces (1:1 Parking Ratio per Approved PRD)
Commercial Parking Requirement	28 Spaces required per Approved PRD
Parking Provided	228 Spaces (48 Surface Parking North Surface, 180 Spaces in Parking Garage)

South Building

Height	71'-4" (per Sec 401.03 of COB Municode)
Building Area	101,710 GSF (92,550 SF Residential, 9,160 SF Garage)
Units	102 Units - (24) Studios, (64) 1BRs, (14) 2BRs
Residential Parking Requirement	102 Spaces (1:1 Parking Ratio per Approved PRD)
Parking Provided	102 Spaces (12 South Surface Parking, 5 Spaces in Parking Garage, 85 Provided at AWSOM per Shared Parking Agreement)

LSD Notes:

- Any site signage will require a separate permit.
- Living materials, such as lawn, grass, or herbaceous groundcovers like juniper or liriope, etc., shall cover a minimum of eighty percent (80%) of the planting islands.
- Will Provide Interior Parking Greenspace Requirement 8% of impervious material, and at least 80% will be living material for parking islands Where potential utility conflicts with landscaping, utility locations shall be field verified.
- All proposed trees shall be a minimum of 5' from all public utilities.
- All Mechanical Equipment will be screened on all sides by similar materials as the building

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501.378.0878 office

consultants:

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900 S. Walton Boulevard Suite 27
Bentonville, AR, 72712

MEPP: HP Engineering
5504 W. Pinetree Pointe Drive Suite 200
Rogers, AR, 72758

LANDSCAPE: OSD
1115 St. John's Place
Brooklyn, NY 11217

CIVIL: CEI Engineering Associates, Inc.
2600 NE 11 Street, Suite 300
Bentonville, AR, 72712

LIGHTING: Essential Light Design Studio
1705 S. Walton Boulevard | Suite 3
Bentonville, AR, 72712

project name:

CAMPUS HOUSING
BENTONVILLE, AR

Package #1

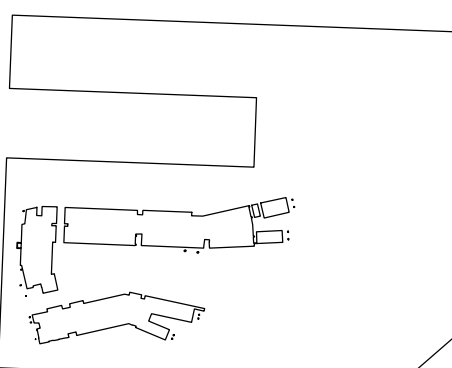
issue date | revisions:

12/20/24

date description

psw job number:

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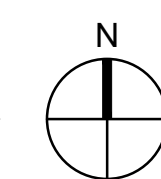


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LSD SITE PLAN

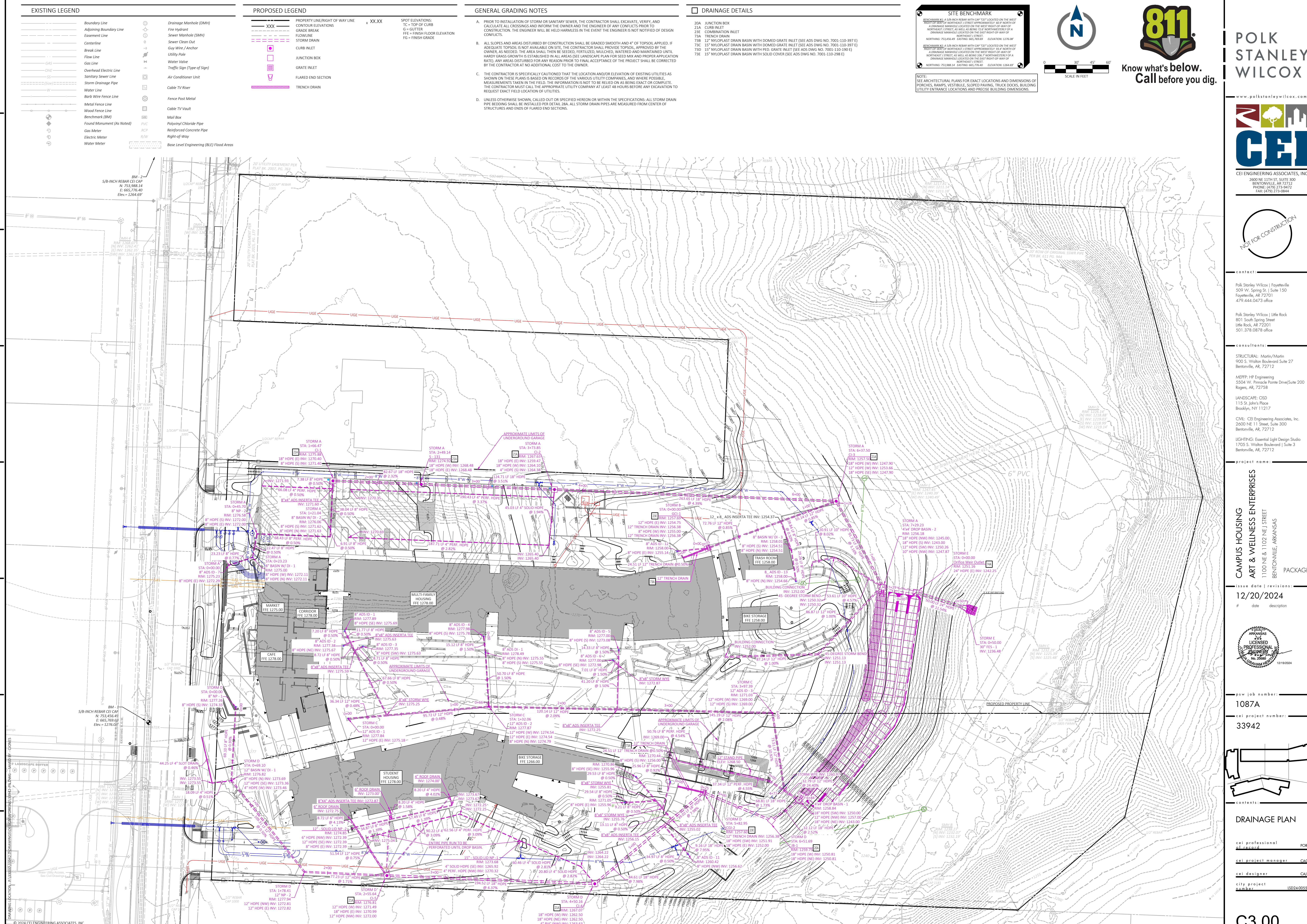
1 LSD Site Plan
Scale: 1"=1/32"

Plan



L002

LSD24-0055



EXISTING LEGEND	
Boundary Line	①
Adjoining Boundary Line	②
Easement Line	③
Centerline	④
Break Line	⑤
Flow Line	⑥
Gas Line	⑦
Overhead Electric Line	⑧
Sanitary Sewer Line	⑨
Storm Drainage Pipe	⑩
Water Line	⑪
Barb Wire Fence Line	⑫
Metal Fence Line	⑬
Wood Fence Line	⑭
Benchmark (BM)	⑮
Found Monument (As Noted)	⑯
Gas Meter	⑰
Electric Meter	⑱
Water Meter	⑲

PROPOSED LEGEND	
PROPERTY LINE/RIGHT OF WAY LINE	XXX
CONTOUR ELEVATIONS	XXX
GRADE BREAK	---
FLOWLINE	---
STORM DRAIN	---
CURB INLET	□
JUNCTION BOX	□
GRATE INLET	□
FLARED END SECTION	---
TRENCH DRAIN	---

GENERAL GRADING NOTES

A. PRIOR TO INSTALLATION OF STORM OR SANITARY SEWER, THE CONTRACTOR SHALL EXCAVATE, VERIFY, AND CALCULATE ALL CROSSINGS AND INFORM THE OWNER AND THE ENGINEER OF ANY CONFLICTS PRIOR TO CONSTRUCTION. THE ENGINEER WILL BE HELD HARMLESS IN THE EVENT THE ENGINEER IS NOT NOTIFIED OF DESIGN CONFLICTS.

B. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND 4" OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL, APPROVED BY THE OWNER, AS NEEDED. THE AREA SHALL THEN BE SEEDDED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS (SEE LANDSCAPE PLAN FOR SEED MIX AND PROPER APPLICATION RATES). ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

C. 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. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.

D. UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN THE SPECIFICATIONS, ALL STORM DRAIN PIPE BEDDINGS SHALL BE INSTALLED PER DETAIL 284. ALL STORM DRAIN PIPES ARE MEASURED FROM CENTER OF STRUCTURES AND ENDS OF FLARED END SECTIONS.

DRAINAGE DETAILS	
20A	JUNCTION BOX
21A	CURB INLET
23E	COMBINATION INLET
73A	TRENCH DRAIN
73B	12" NYLOPLAST DRAIN BASIN WITH DOME GRATE INLET (SEE ADS DWG NO. 7001-110-397 E)
73C	15" NYLOPLAST DRAIN BASIN WITH DOME GRATE INLET (SEE ADS DWG NO. 7001-110-397 E)
73D	15" NYLOPLAST DRAIN BASIN WITH PED. GRATE INLET (SEE ADS DWG NO. 7001-110-190 E)
73E	15" NYLOPLAST DRAIN BASIN WITH SOLID COVER (SEE ADS DWG NO. 7001-110-298 E)

SITE BENCHMARK

BENCHMARK #1: A 5/8-INCH REBAR WITH CAP "CE1" LOCATED ON THE WEST NORTHEAST CORNER OF NORTHEAST STREET APPROXIMATELY 40' NORTH OF A DRAINAGE MANHOLE LOCATED ON THE WEST RIGHT-OF-WAY OF NORTHEAST STREET, AS WELL AS BEING 6' WEST OF THE CENTERLINE OF A DRAINAGE MANHOLE LOCATED ON THE EAST RIGHT-OF-WAY OF NORTHEAST STREET.

NORTHING: 7514.54 (P) EASTING: 65170.99 (P) ELEVATION: 1276.00'

BENCHMARK #2: A 5/8-INCH REBAR WITH CAP "CE2" LOCATED ON THE WEST NORTHEAST CORNER OF NORTHEAST STREET APPROXIMATELY 35' NORTH OF A DRAINAGE MANHOLE LOCATED ON THE WEST RIGHT-OF-WAY OF NORTHEAST STREET, AS WELL AS BEING 10' WEST OF THE CENTERLINE OF A DRAINAGE MANHOLE LOCATED ON THE EAST RIGHT-OF-WAY OF NORTHEAST STREET.

NORTHING: 7514.54 (P) EASTING: 65170.99 (P) ELEVATION: 1264.00'

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

811

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801 South Spring Street
Little Rock, AR 72201
501.379.0878 office

consultants:

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900 S. Walton Boulevard Suite 27
Bentonville, AR, 72712

MEPFP: HP Engineering
5504 W. Pinnacle Pointe Drive Suite 200
Rogers, AR, 72758

LANDSCAPE: OSD
115 S. John's Place
Brooklyn, NY 11217

CIVIL: CEI Engineering Associates, Inc.
2600 NE 11 Street, Suite 300
Bentonville, AR, 72712

LIGHTING: Essential Light Design Studio
1705 S. Walton Boulevard | Suite 3
Bentonville, AR, 72712

project name:

CAMPUS HOUSING
ART & WELLNESS ENTERPRISES
1100 NE & 1102 NE STREET
BENTONVILLE, ARKANSAS

PACKAGE #1

issue date | revisions:

12/20/2024

date description

psw job number:

1087A

cei project number:

33942

contents:

DRAINAGE PLAN

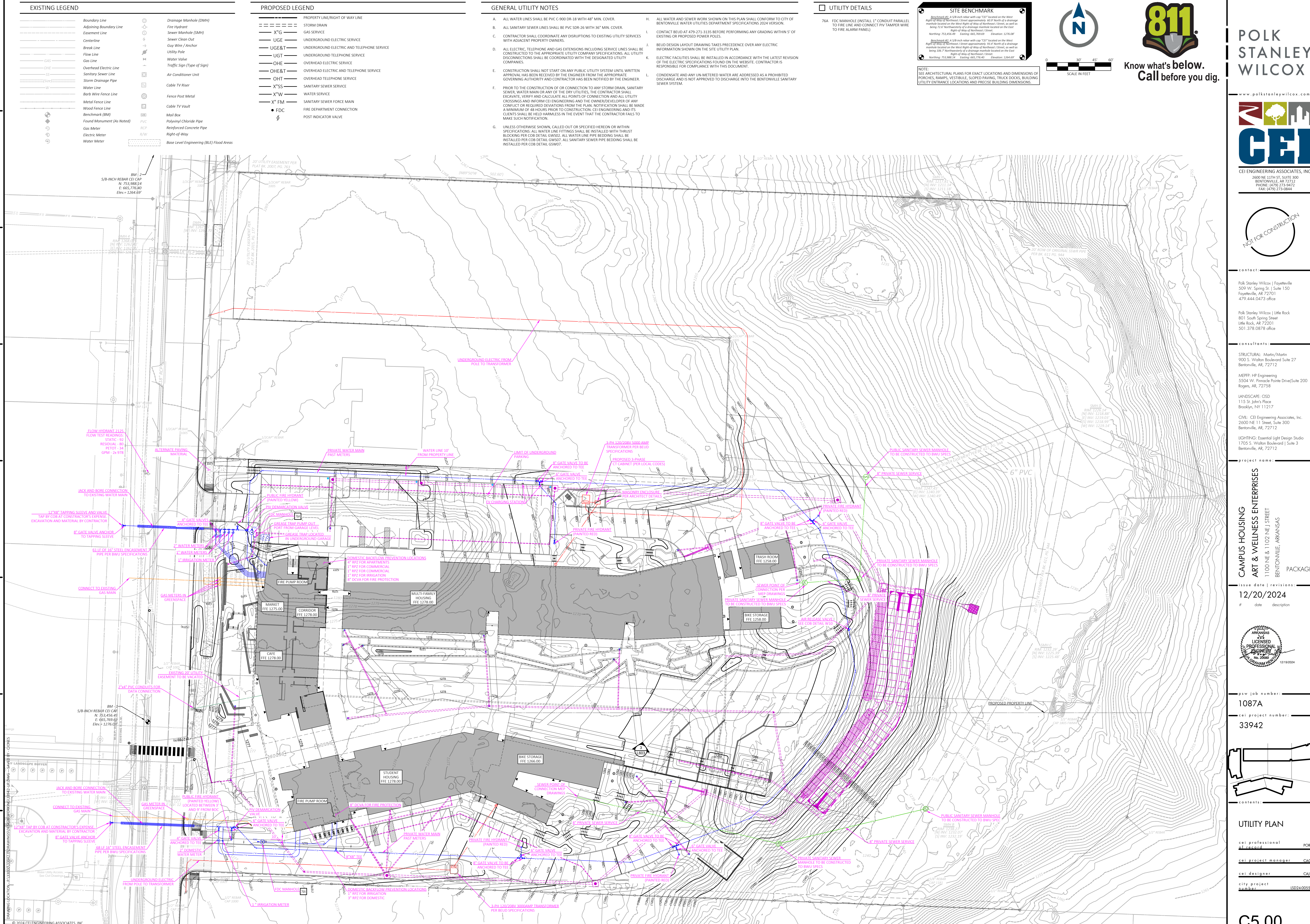
cei professional
as record FOR

cei project manager CAC

cei designer CA

city project number ISD24-0055

C3.00



- General Legend

Property Line

Limit of Work

Right of Way

Utility Easement, See Civil Plans

Flood Plain Extents, See Civil Plans

Building Entry

Water, See Civil Plans

Underground Electric, See Civil Plans

Sanitary Sewer, See Civil Plans

Gas Line, See Civil Plans

Overhead Electrical, See Civil Plans

Existing Power Pole, See Civil Plans

Fire Hydrant, See Civil Plans

Crossing Signal, See Civil Plans

Stormwater Inlet, See Civil Plans

Manhole, See Civil Plans

Existing Tree to Remain

ADA Tactile Warning Ramp, See Civil Drawings

Trench Drain, See Civil Plans

Grading Legend

Existing Topo - Major Contour

Existing Topo - Minor Contour

Proposed Topo - Major Contour

Proposed Topo - Minor Contour

Proposed Topo - Micro Contour

Proposed Topo - Grade Break

Elevation Value

Slope Arrow

Top of Stairs

Bottom of Stairs

Top of Wall

Bottom of Wall

Drain Inlet

TC XX.XX

BC XX.XX

HP XX.XX

LP XX.XX

*

SS

Top of Curb

Bottom of Curb

High Point

Low Point

Drain Inlet

Geofiber Slope Stabilization

This is a detailed grading plan for a campus housing development. The plan shows the layout of several buildings: Market Stoop, CAFE, CAFE, ART PLAZA, FRONT YARD, NORTH PARKING, CORRIDOR, MULTI-FAMILY HOUSING, SOCIAL STOOPS, BIKE STORAGE, TRASH ROOM, BIKE STORAGE, QUAD, LIVING ROOM, STUDENT HOUSING, SOUTH PARKING, and UPPER LAWN. The plan includes numerous elevation points, slope arrows, and property lines. It also shows existing and proposed infrastructure such as power poles, fire hydrants, crossing signals, stormwater inlets, manholes, and trees. The plan is divided into sections by matchlines L302 and L303. A north arrow is located in the bottom right corner.

1 Grading Plan 1/4
Scale: 1"=20'-0"

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MEPP: HP Engineering
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Rogers, AR, 72758

LANDSCAPE: OSD
115 S. Johnny Place
Bentonville, AR, 72712

CIVIL: CEI Engineering Associates, Inc.
2600 NE 11 Street, Suite 300
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LIGHTING: Essential Light Design Studio
1705 S. Walton Boulevard | Suite 3
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project name:

CAMPUS HOUSING
BENTONVILLE, AR

Package #1

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GRADING SHEET
1 OF 3

L301

LSD24-0055 Page 202 of 239

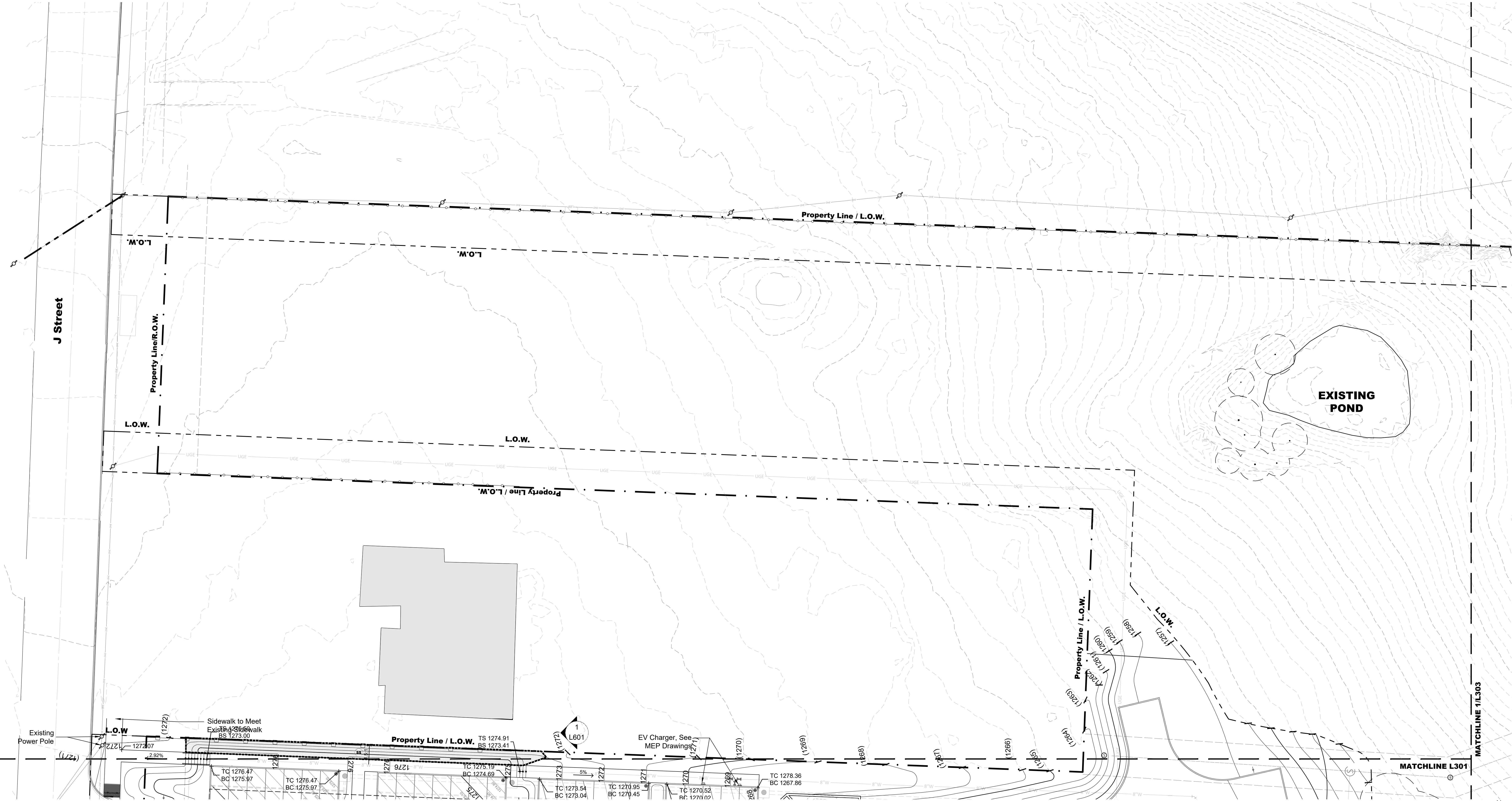
General Legend			Grading Legend				
	Property Line		Existing Power Pole, See Civil Plans		Existing Topo - Major Contour		Top of Curb
	Limit of Work		Fire Hydrant, See Civil Plans		Existing Topo - Minor Contour		Bottom of Curb
	Right of Way		Crossing Signal, See Civil Plans		Proposed Topo - Major Contour		High Point
	Utility Easement, See Civil Plans		Stormwater Inlet, See Civil Plans		Proposed Topo - Minor Contour		Low Point
	Flood Plain Extents, See Civil Plans		Manhole, See Civil Plans		Proposed Topo - Micro Contour		Drain Inlet
	Building Entry		Trench Drain, See Civil Plans		Proposed Topo - Grade Break		Trench Drain
	Water, See Civil Plans		Existing Tree to Remain		Elevation Value		Geofiber Slope Stabilization
	Underground Electric, See Civil Plans				Slope Arrow		
	Sanitary Sewer, See Civil Plans				Top of Stairs		
	Gas Line, See Civil Plans				Bottom of Stairs		
	Overhead Electrical, See Civil Plans		ADA Tactile Warning Ramp, See Civil Drawings		Top of Wall		
					Bottom of Wall		
					Drain Inlet		

NOTES:

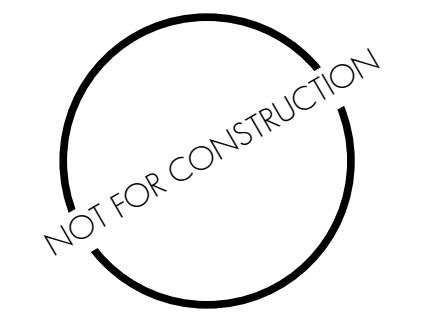
- Incorporate Geofiber Reinforcement (GEOFIBER® 3620BF) at All Slopes Steeper Than 3:1. The application rate shall be as follows:
1:1 Slopes - 10 lbs/cy
2:1 Slopes - 9 lbs/cy
2:1 - 3:1 Slopes - 8 lbs/cy

NOTES:

- Incorporate Geofiber Reinforcement (GEOFIBERS® 3620BF) at All Slopes Steeper Than 3:1. The application rate shall be as follows:
1:1 Slopes - 10 lbs/cy
2:1 Slopes - 9 lbs/cy
2:1 - 3:1 Slopes - 8 lbs/cy



1 Grading Plan 2/4
Scale: 1"=20'-0"



contact:

Polk Stanley Wilcox | Fayetteville
509 W. Spring St. | Suite 150
Fayetteville, AR 72701
479-444-0473 office

Polk Stanley Wilcox | Little Rock
801 South Spring Street
Little Rock, AR 72201
501-378-0878 office

consultants:

STRUCTURAL: Martin/Martin
900 S. Walton Boulevard Suite 27
Bentonville, AR, 72712

MEFP: HP Engineering
5504 W. Pinetop Drive Suite 200
Rogers, AR, 72758

LANDSCAPE: OSD
1115 St. Johns Place
Brooklyn, NY 11217

CIVIL: CEI Engineering Associates, Inc.
2600 NE 11 Street, Suite 300
Bentonville, AR, 72712

LIGHTING: Essential Light Design Studio
1705 S. Walton Boulevard | Suite 3
Bentonville, AR, 72712

project name:

CAMPUS HOUSING
BENTONVILLE, AR

Package #1

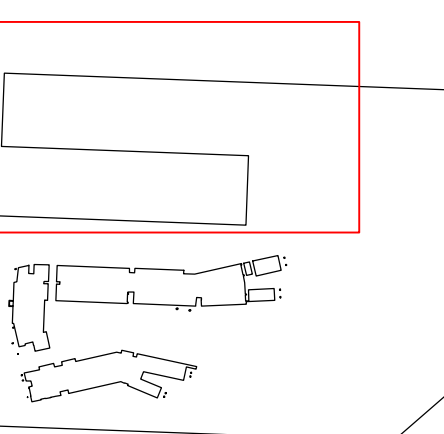
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12/20/24

date description

psw job number:

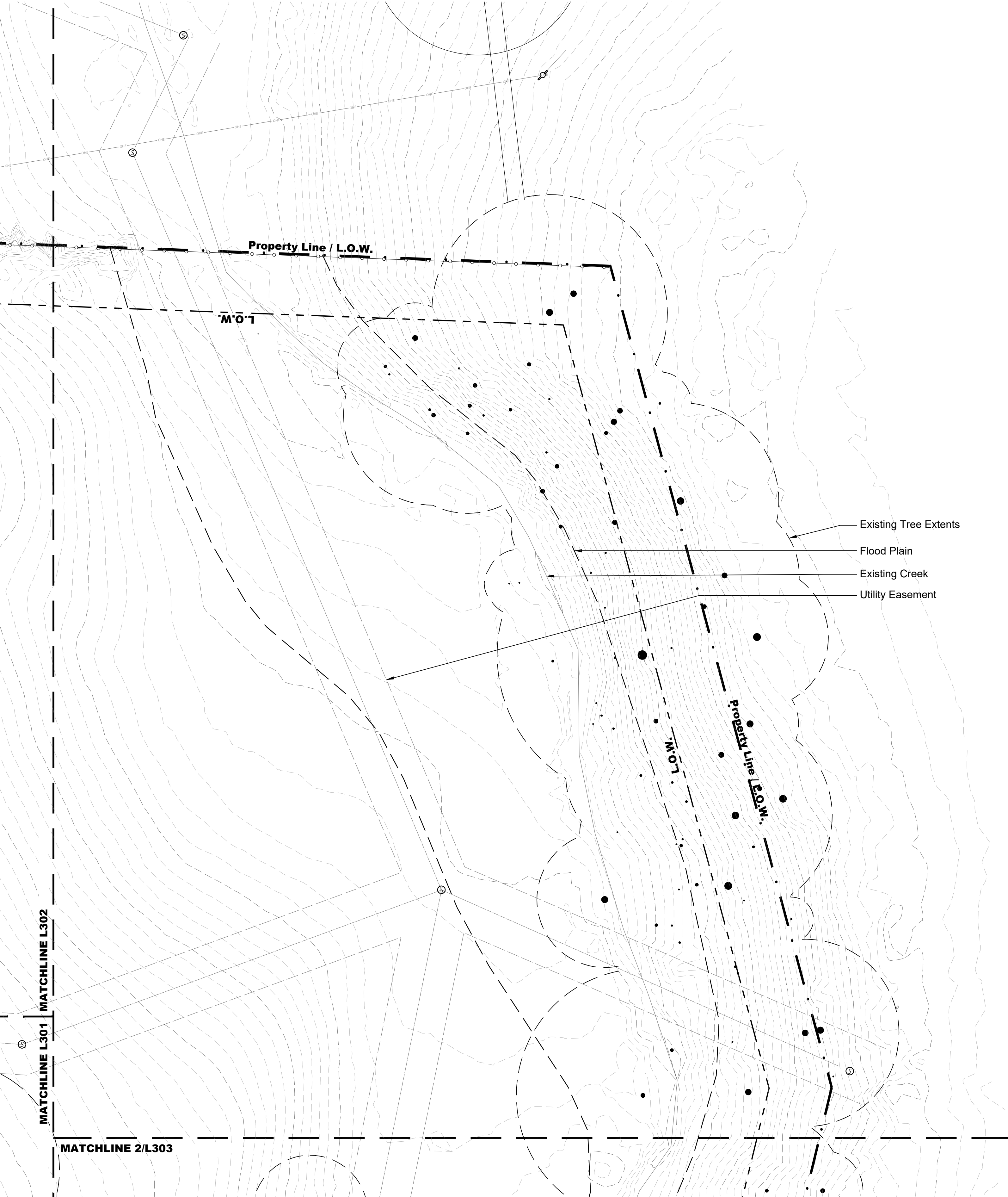
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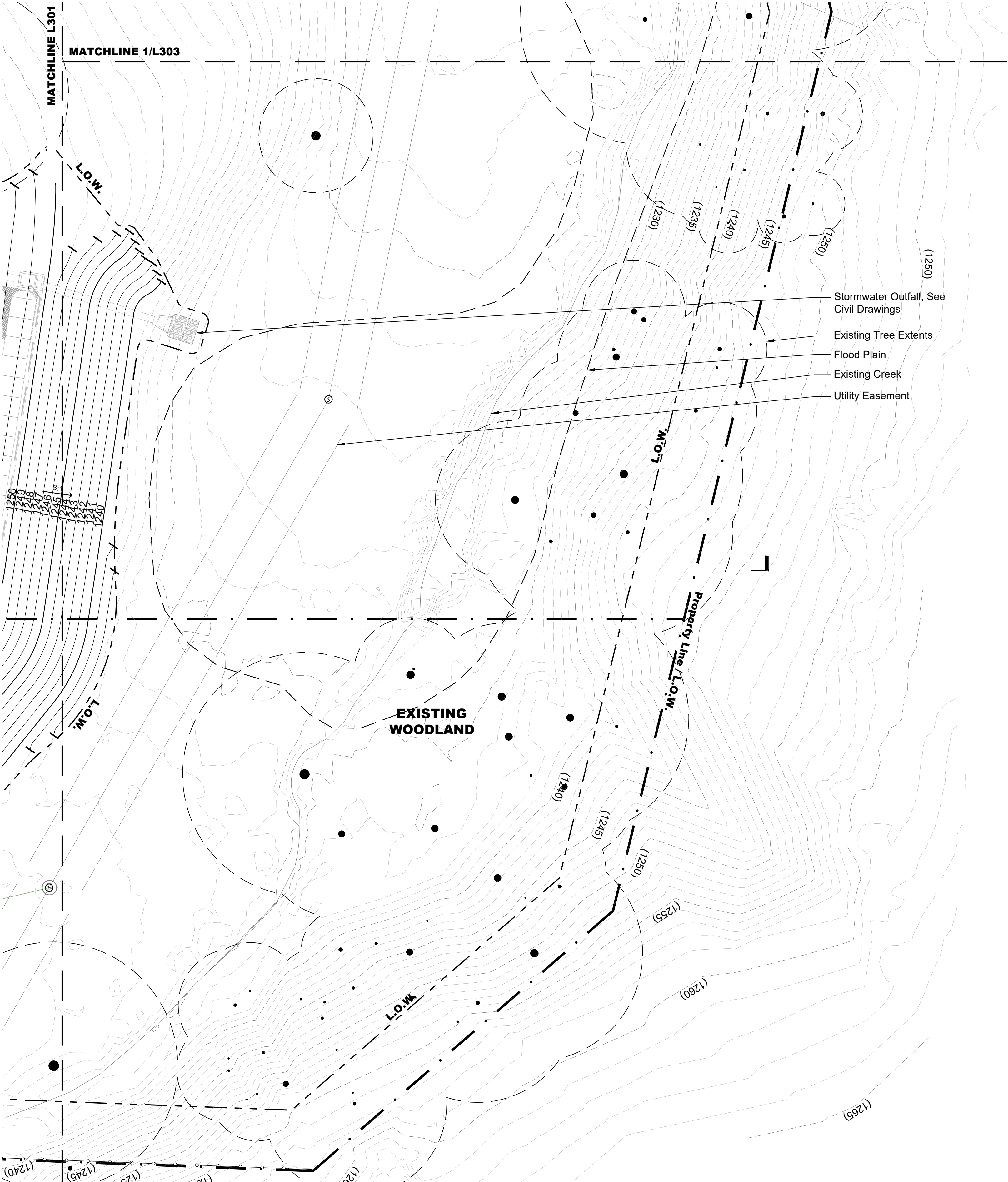
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GRADING SHEET
2 OF 3

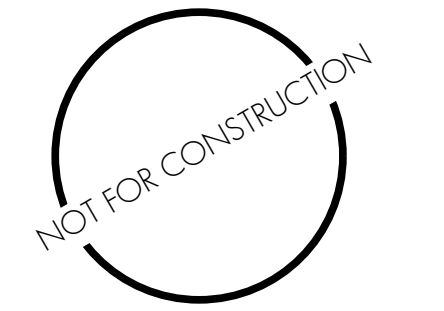
General Legend			Grading Legend				
	Property Line		Existing Power Pole, See Civil Plans		Existing Topo - Major Contour		Top of Curb
	Limit of Work		Fire Hydrant, See Civil Plans		Existing Topo - Major Contour		Bottom of Curb
	Right of Way		Crossing Signal, See Civil Plans		Proposed Topo - Major Contour		High Point
	Utility Easement, See Civil Plans		Stormwater Inlet, See Civil Plans		Proposed Topo - Minor Contour		Low Point
	Flood Plain Extents, See Civil Plans		Manhole, See Civil Plans		Proposed Topo - Micro Contour		Drain Inlet
	Building Entry		Trench Drain, See Civil Plans		Proposed Topo - Grade Break		Trench Drain
	Water, See Civil Plans		Existing Tree to Remain		Elevation Value		Geofiber Slope Stabilization
	Underground Electric, See Civil Plans				Slope Arrow		
	Sanitary Sewer, See Civil Plans				Top of Stairs		
	Gas Line, See Civil Plans				Bottom of Stairs		
	Overhead Electrical, See Civil Plans		ADA Tactile Warning Ramp, See Civil Drawings		Top of Wall		
					Bottom of Wall		
					Drain Inlet		



1 Grading Plan 3/4
Scale: 1"=20'-0"



2 Grading Plan 4/4
Scale: 1"=20'-0"



contact:

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consultants:

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900 S. Walton Boulevard Suite 27
Bentonville, AR, 72712

MEPPP: HP Engineering
5504 W. Pinetree Pointe Drive Suite 200
Rogers, AR, 72758

LANDSCAPE: OSD
1115 St. Johns Place
Brooklyn, NY 11217

CIVIL: CEI Engineering Associates, Inc.
2600 NE 11 Street, Suite 300
Bentonville, AR, 72712

LIGHTING: Essential Light Design Studio
1705 S. Walton Boulevard | Suite 3
Bentonville, AR, 72712

project name:

CAMPUS HOUSING
BENTONVILLE, AR

Package #1

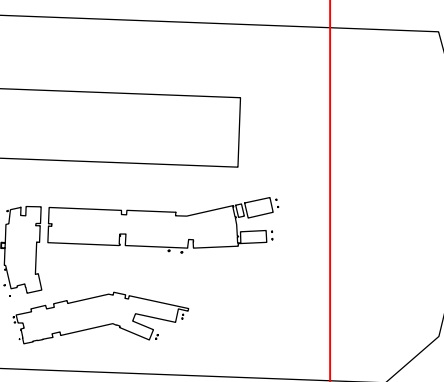
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12/20/24

date description

psw job number:

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GRADING SHEET
3 OF 3

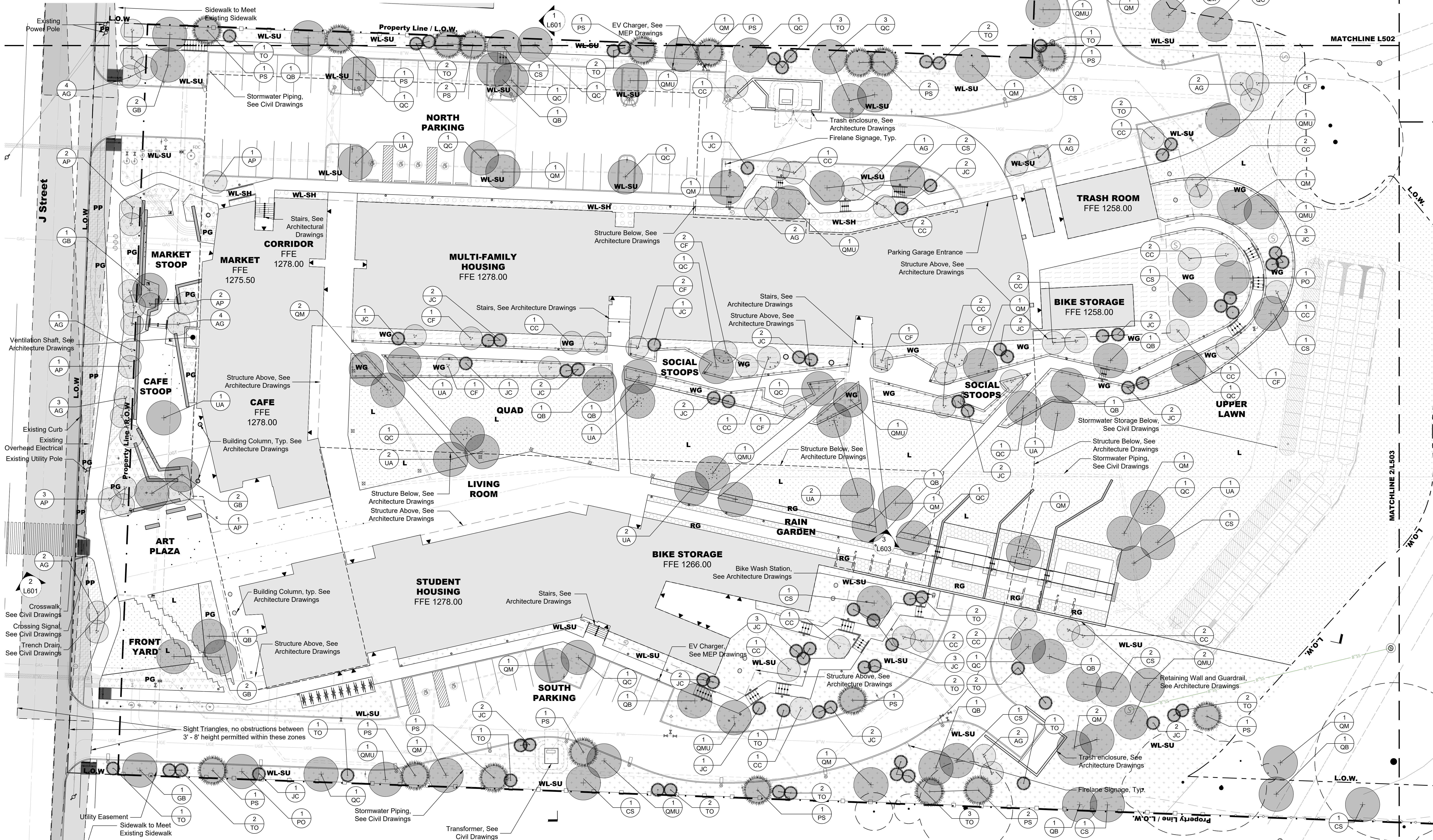
General Legend

- Property Line
- Limit of Work
- Right of Way
- Utility Easement, See Civil Plans
- Flood Plain Extents, See Civil Plans
- Building Entry
- Water, See Civil Plans
- Underground Electric, See Civil Plans
- Sanitary Sewer, See Civil Plans
- Gas Line, See Civil Plans
- Overhead Electrical, See Civil Plans
- Existing Power Pole, See Civil Plans
- Fire Hydrant, See Civil Plans
- Crossing Signal, See Civil Plans
- Stormwater Inlet, See Civil Plans
- Manhole, See Civil Plans
- Trench Drain, See Civil Plans
- Existing Tree to Remain
- ADA Tactile Warning Ramp, See Civil Drawings

Planting Legend

- Pole Light, See Lighting Drawings
- Bollard light, See Lighting Drawings
- Pole Mounted Light, See Lighting Drawings
- In-grade Light, See Lighting Drawings
- In-grade Light, See Lighting Drawings
- Pedestrian Pole, See Lighting Drawings
- Tree Mounted Light, See Lighting Drawings
- Firelane Signage
- Proposed Deciduous Tree
- Proposed Evergreen Tree
- Proposed Evergreen Tree - Columnar
- Proposed Flowering Tree
- Proposed Flowering Multi-Stem Tree
- Proposed Evergreen Shrub
- Proposed Evergreen Shrub
- WG - Woodland Grove
- WL - Woodland Sunny Mix
- WL-SH - Woodland Shade Mix
- RG - Rain Garden Mix
- PP - Plaza Planting Mix
- PG - Plaza Garden Mix
- L - Lawn

Note: Trees shall not be planted within 5' of public utilities, including water/sewer utilities.



1 Planting Plan 1/4
Scale: 1"=20'-0"

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Polk Stanley Wilcox | Little Rock
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MEPP: HP Engineering
5504 W. Pinetop Drive Suite 200
Rogers, AR, 72758

LANDSCAPE: OSD
115 S. Johnny Place
Brooklyn, NY 11217

CIVIL: CEI Engineering Associates, Inc.
2600 NE 11 Street, Suite 300
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1705 S. Walton Boulevard | Suite 3
Bentonville, AR, 72712

project name:

CAMPUS HOUSING
BENTONVILLE, AR

Package #1

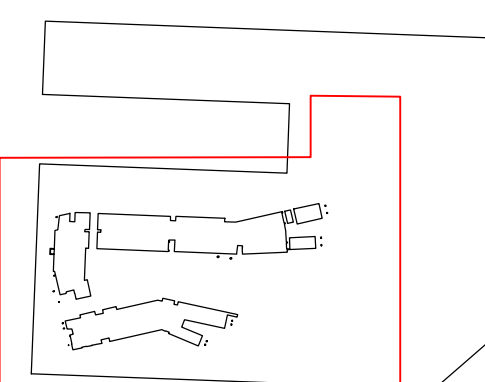
issue date | revisions:

12/20/24

date description

psw job number:

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contents:

PLANTING SHEET
1 OF 3

L501

LSD24-0055

General Legend

- Property Line
- L.O.W. Limit of Work
- R.O.W. Right of Way
- Utility Easement, See Civil Plans
- Flood Plain Extents, See Civil Plans
- Building Entry
- Water, See Civil Plans
- Underground Electric, See Civil Plans
- Sanitary Sewer, See Civil Plans
- Gas Line, See Civil Plans
- Overhead Electrical, See Civil Plans
- Existing Power Pole, See Civil Plans
- Fire Hydrant, See Civil Plans
- Crossing Signal, See Civil Plans
- Stormwater Inlet, See Civil Plans
- Manhole, See Civil Plans
- Trench Drain, See Civil Plans
- Existing Tree to Remain
- ADA Tactile Warning Ramp, See Civil Drawings

Planting Legend

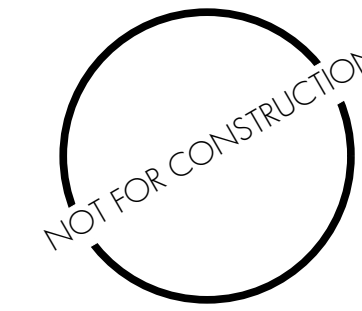
- Pole Light, See Lighting Drawings
- Bollard light, See Lighting Drawings
- Pole Mounted Light, See Lighting Drawings
- In-grade Light, See Lighting Drawings
- In-grade Light, See Lighting Drawings
- Pedestrian Pole, See Lighting Drawings
- Tree Mounted Light, See Lighting Drawings
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- Proposed Deciduous Tree
- Proposed Evergreen Tree
- Proposed Evergreen Tree - Columnar
- Proposed Flowering Tree
- Proposed Flowering Multi-Stem Tree
- Proposed Evergreen Shrub
- Proposed Evergreen Shrub

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- WL-SU WL - Woodland Sunny Mix
- WL-SH WL - Woodland Shade Mix
- RG RG - Rain Garden Mix
- PP PP - Plaza Planting Mix

- PG PG - Plaza Garden Mix
- L L - Lawn



1 Planting Plan 2/4
Scale: 1"=20'-0"



contact:

Polk Stanley Wilcox | Fayetteville
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900 S. Walton Boulevard Suite 27
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LANDSCAPE: OSD
1115 St. Johns Place
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project name:

CAMPUS HOUSING
BENTONVILLE, AR

Package #1

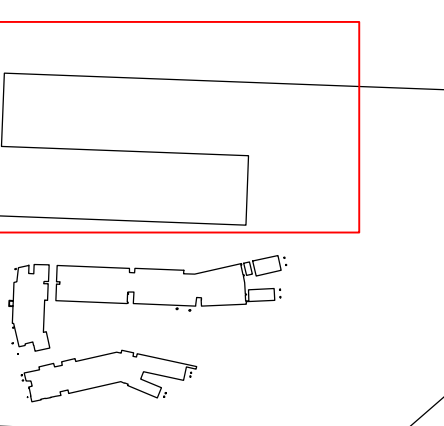
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12/20/24

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contents:

PLANTING SHEET
2 OF 3

General Legend

- Property Line
- Limit of Work
- Right of Way
- Utility Easement, See Civil Plans
- Flood Plain Extents, See Civil Plans
- Building Entry
- Water, See Civil Plans
- Underground Electric, See Civil Plans
- Sanitary Sewer, See Civil Plans
- Gas Line, See Civil Plans
- Overhead Electrical, See Civil Plans

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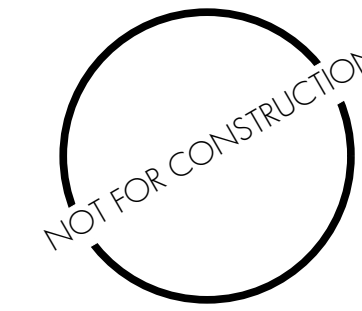
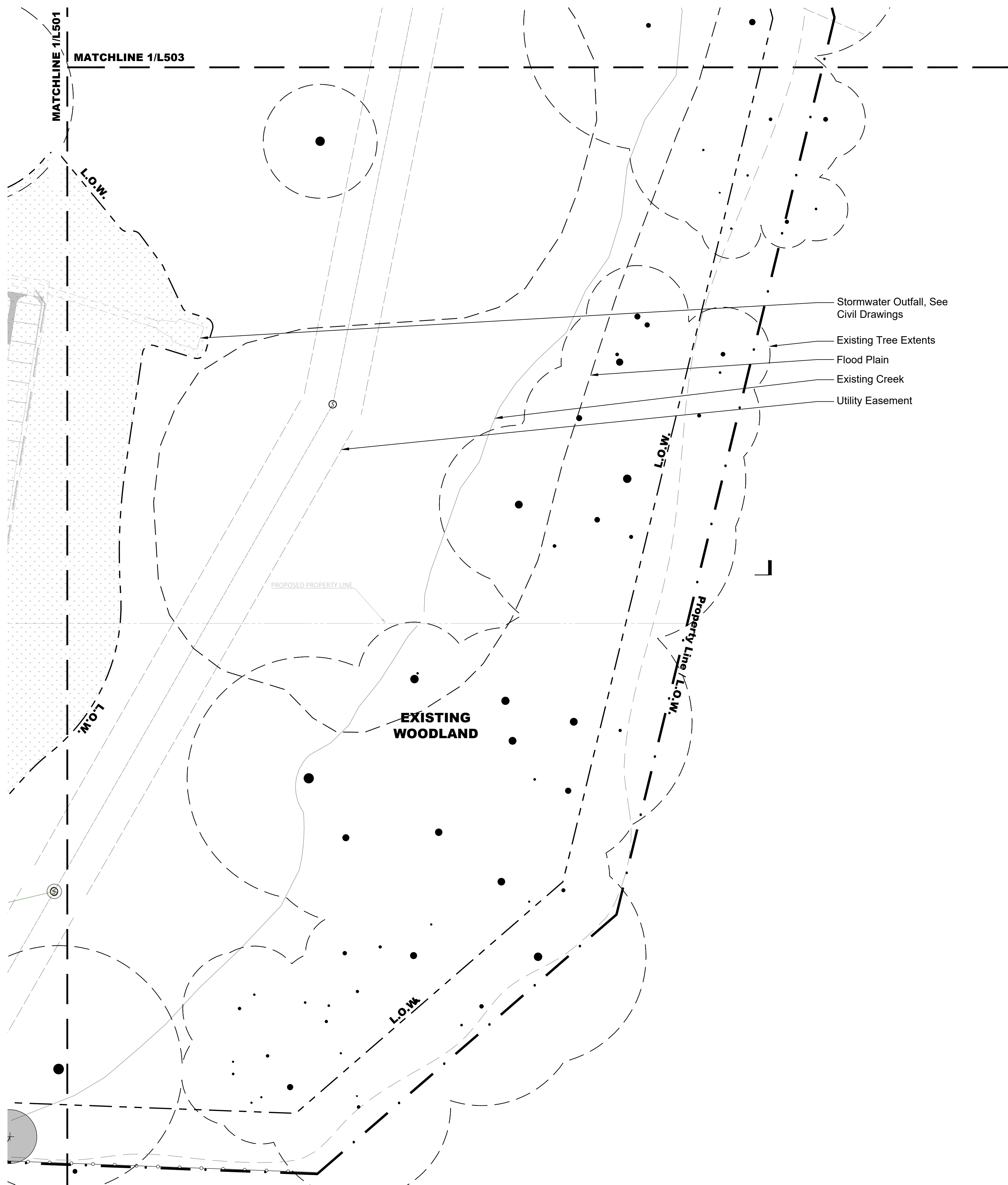
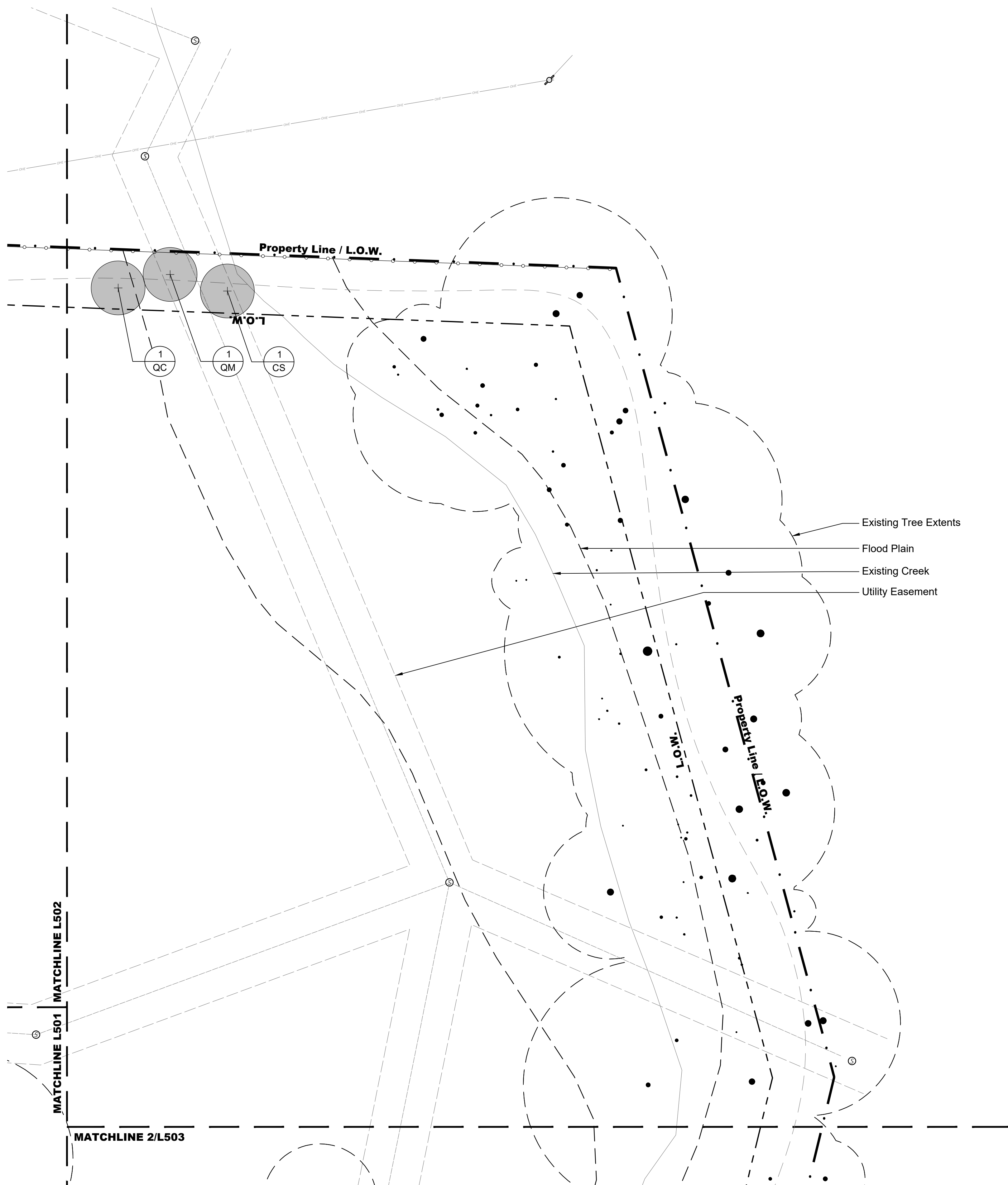
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project name:

CAMPUS HOUSING
BENTONVILLE, AR

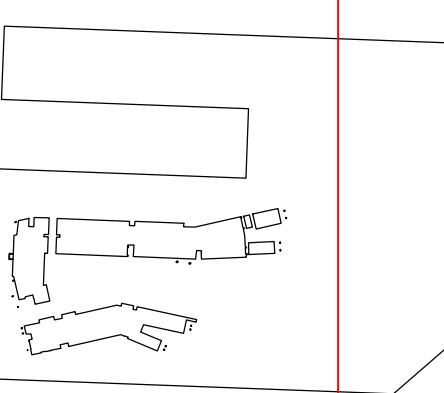
Package #1

issue date | revisions:

#	date	description
1	12/20/24	

psw job number:

1087A



contents:

PLANTING SHEET
3 OF 3

GENERAL NOTES

1. REFER TO GRADING PLAN FOR SPECIFIC GRADING CONDITIONS AROUND EACH BUILDING.
2. REFER TO SHEET A301, EXTERIOR WALL SECTION LEGEND FOR INFORMATION AND DETAILS REGARDING EXTERIOR WALL ASSEMBLIES AND MATERIALS.
3. PERFORATED PANELS SHOULD ACCOUNT FOR APPROXIMATELY 30% OF THE TOTAL QUANTITY OF EWS-1A AND EWS-1B PANELS.

POLK
STANLEY
WILCOX

www.polkstanleywilcox.com

NOT FOR CONSTRUCTION

contact:

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Bentonville, AR, 72712

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5504 W. Pinnacle Pointe Drive | Suite 200
Rogers, AR, 72758

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1115 St. John's Place
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1705 S. Walton Boulevard | Suite 3
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project name:

CAMPUS HOUSING
BENTONVILLE, AR

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issue date | revisions:

11/21/24

date description

psw job number:

1087A

contents:

BUILDING
ELEVATIONS -
STUDENT

A301

LSD24-0055

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1 SOUTH BUILDING - NORTH ELEVATION
1/16" = 1'-0"

TOTAL AREA: 20,457 SF
COR-TEN AREA: 5,585 SF (27.3%)
ALUMINUM AREA: 6,092 SF (29.8%)
BRICK AREA: 1,380 SF (6.7%)
CONCRETE AREA: 324 SF (1.6%)
GLASS AREA: 7,076 SF (34.6%)



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

TOTAL AREA: 18,792 SF
COR-TEN AREA: 6,353 SF (33.8%)
ALUMINUM AREA: 3,384 SF (18%)
BRICK AREA: 2,496 SF (13.3%)
CONCRETE AREA: 535 SF (2.8%)
GLASS AREA: 6,024 SF (32.1%)



3 SOUTH BUILDING - EAST ELEVATION
1/16" = 1'-0"

TOTAL AREA: 5,209 SF
COR-TEN AREA: 1,575 SF (30.2%)
ALUMINUM AREA: 1,765 SF (33.9%)
BRICK AREA: 0 SF (0%)
CONCRETE AREA: 219 SF (4.2%)
GLASS AREA: 1,650 SF (31.7%)



4 SOUTH BUILDING - WEST ELEVATION
1/16" = 1'-0"

TOTAL AREA: 3,524 SF
COR-TEN AREA: 1,046 SF (29.7%)
ALUMINUM AREA: 0 SF (0%)
BRICK AREA: 1,456 SF (41.3%)
CONCRETE AREA: 45 SF (1.3%)
GLASS AREA: 977 SF (27.7%)



1 NORTH BUILDING - NORTH ELEVATION

1/16" = 1'-0"

TOTAL AREA: 32,927 SF
COR-TEN AREA: 7,702 SF (23.4%)
ALUMINUM AREA: 11,171 SF (33.9%)
BRICK AREA: 4,151 SF (12.6%)
CONCRETE AREA: 1,341 SF (4.1%)
GLASS AREA: 8,562 SF (25.9%)



2 NORTH BUILDING - SOUTH ELEVATION

1/16" = 1'-0"

TOTAL AREA: 36,144 SF
COR-TEN AREA: 9,983 SF (27.6%)
ALUMINUM AREA: 13,784 SF (38.1%)
BRICK AREA: 0 SF (0%)
CONCRETE AREA: 2,453 SF (6.8%)
GLASS AREA: 9,924 SF (27.5%)



3 NORTH BUILDING - EAST ELEVATION

1/16" = 1'-0"

TOTAL AREA: 12,885 SF
COR-TEN AREA: 3,402 SF (26.4%)
ALUMINUM AREA: 3,847 SF (29.9%)
BRICK AREA: 352 SF (2.7%)
CONCRETE AREA: 252 SF (1.9%)
GLASS AREA: 5,032 SF (39.1%)



4 NORTH BUILDING - WEST ELEVATION

1/16" = 1'-0"

TOTAL AREA: 10,947 SF
COR-TEN AREA: 5,679 SF (51.9%)
ALUMINUM AREA: 1,420 SF (13%)
BRICK AREA: 0 SF (0%)
CONCRETE AREA: 69 SF (0.6%)
GLASS AREA: 3,779 SF (34.5%)

Shared Use Agreement for Parking Facilities

In accordance with City of Bentonville Zoning Code, section 501 for off-street parking, this Shared Use Agreement for Parking Facilities, entered into the 13th day of January, 2025, is created between ALWF Lands LLC and ALWF Lands LLC.

The purpose of this Shared Use Agreement is to create a "campus" approach to parking wherein one (1) parking space is provided per student at either the Alice L. Walton School of Medicine (1001 NE J Street) or at the student's housing across the street at Alice L. Walton Student Housing (1102 NE J Street).

Parking shall be provided commencing with the opening of the Alice L. Walton Student Housing on the first day of December 2026. Both properties are owned by ALWF Lands, LLC.

The parties agree:

1. USE OF FACILITIES

In consideration of the covenants herein, Alice L. Walton School of Medicine (AWSOM) agrees to dedicate eighty-five (85) surface parking spots to students living across the street at Alice L. Walton Student Housing. The parking shall be dedicated for this purpose, twenty-four hours/ day, seven days/ week.

2. MAINTENANCE

The Alice L. Walton School of Medicine (AWSOM) shall be responsible for all aspects of maintenance (striping, sealing, cleaning, etc.) of the parking facilities where these spaces are being reserved.

3. UTILITIES and TAXES

The Alice L Walton School of Medicine (AWSOM) shall be responsible for all lighting and utilities associated with the property. And all taxes.

4. ENFORCEMENT

The Alice L. Walton School of Medicine may provide surveillance or other means for monitoring parking safety and usage for the purposes noted herein.

5. INSURANCE

The Alice L. Walton School of Medicine agrees to maintain liability insurance for the parking facilities as is standard for their own business usage.

In witness thereof, the parties have executed this agreement with an effective date as set forth within the document.



Representative
ALWF Lands LLC

Shared Use Agreement for Parking Facilities

State of Arkansas

Benton County

The foregoing document executed before me on this 13th day of January, 2025.

(Notary Seal)

Meagan Sherry
Signature, Notary Public





Beiler Family Trust

1102 Northwest A Street

PC Date: 1/21/2025

Staff Report Details

Project Number	RZ24-0045
Applicant / Current Owner	Will Kellstrom / Beiler Family Trust
Site Area	+/- 0.72 Acres
Current Zoning	R-1, Low-Density Single-Family Residential
Requested Zoning	DN-2, Downtown Medium Density Residential <i>(Revised from DN-3 to DN-2)</i>
Current Future Land Use Map Designation	Open Space
Requested Future Land Use Map Designation	Medium Density Residential (MDR) <i>(Revised from High to Medium Density Residential)</i>
Development Type / Use	N/A
Related projects	N/A

Property Description

The subject property is located at 1102 Northwest A Street. The property is presently zoned R-1, Low Density Single Family Residential, with a land use designation of Open Space. The property has direct access to Northwest A Street. Surrounding zoning districts include R-1, Low Density Single Family Residential to the north, east, and west, R-E, Residential Estate to the south and DN-2, Downtown Medium Density Residential to the southeast.

Project Details

The applicant originally requested that the property be rezoned to DN-3, Downtown Medium Density Residential due to the topographical constraints on the site. After further consideration, and feedback at the January 7, 2025 Planning Commission meeting, the applicant has modified their request to DN-2, Downtown Medium Density Residential. The applicant states in their narrative they are requesting the rezoning in order to make the lot more conducive to development as well as be in line with the zoning trend of the surrounding area.

Relationship to the Community Plan

The property is presently designated as Open Space and is surrounded by Medium Density Residential (MDR) to the south and west and Open space to the north and south.

The applicant is requesting a future land use map amendment from Open Space to Medium Density Residential to allow the property to be more developable, stating that the increase in land use is agreeable due to being on the corner of an arterial street and collector street.

Open spaces include undeveloped areas that are either actively preserved or have significant challenges to development, such as floodplains or wetlands, steep slopes, or other unique environmental characteristics.

This zoning request does not align with the Future Land Use Map, recommending Open Space, as an appropriate zoning designation, though there is currently a structure on the property. This location is within Priority Area 1 of the Community Plan, Downtown Intensification, which highlights reinvestment in urban neighborhoods in and around Downtown Bentonville.

The applicant states that there are no plans for development yet.

Public Comment

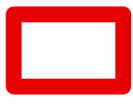
Has Staff received Public Comment at the time of this report? : **Yes**

Analysis / Waivers

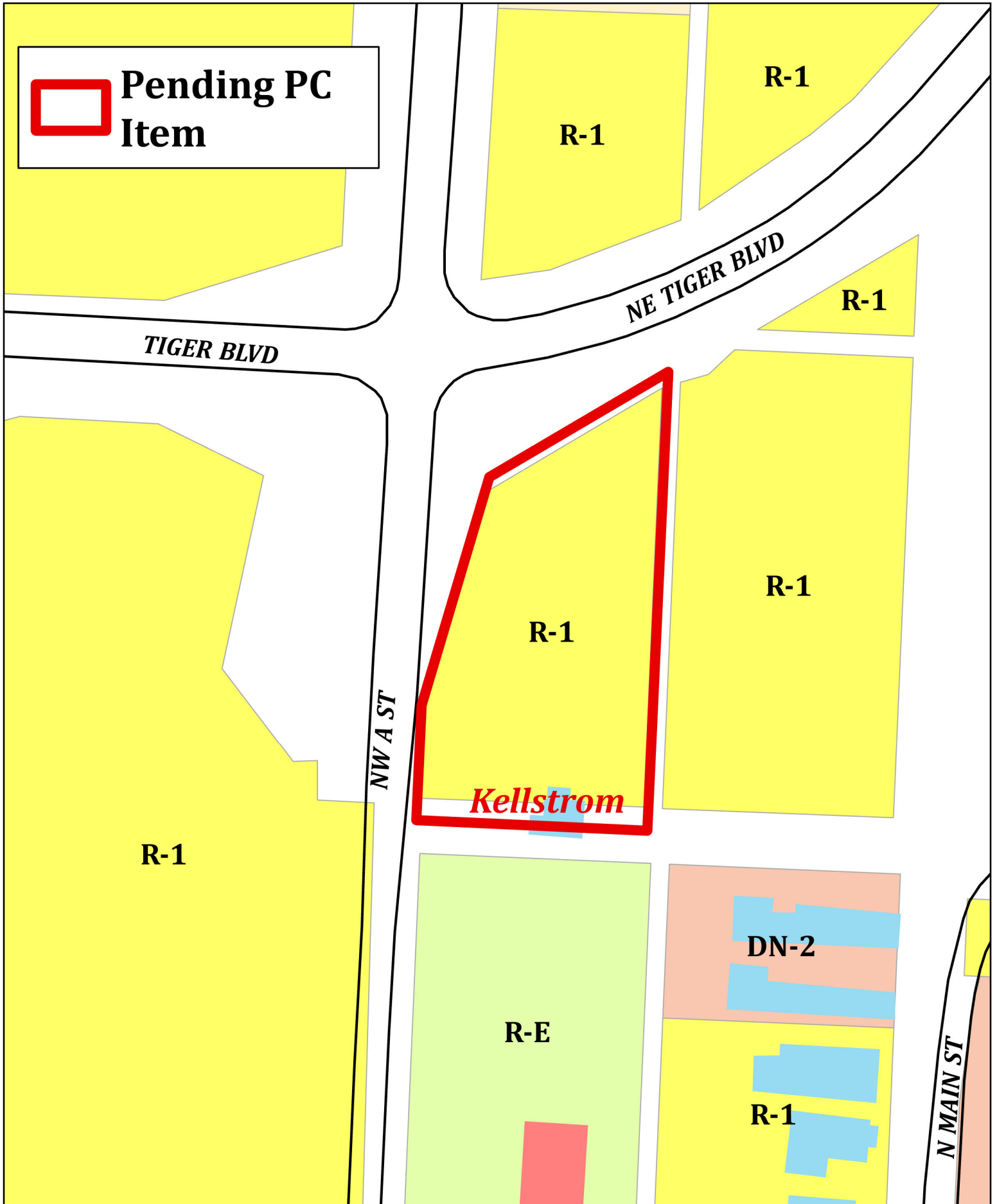
This rezoning request does not match the current land use plan designation for this area, but the surrounding built environment is similar to the proposed rezoning requested. Future development in the area is likely and could support this rezoning request.

Conclusion

Additional Details



Pending PC
Item



RZ24-0045
Kellstrom
1102 NW A Street



**WATKINS, BOYER,
GRAY & CURRY, PLLC**

ATTORNEYS AT LAW

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

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

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

October 16, 2024

City of Bentonville
Planning and Community Development
305 SW A St.
Bentonville, AR 72712

**RE: Rezoning Parcel Nos. 01-04526-000, 01-04525-000, & 01-04525-001 from R-1,
Low Density Residential Single Family to DN-3, Downtown High Density
Residential**

Dear Planning Staff:

My name is Will Kellstrom and I have been retained to assist the applicant, Beiler Family Trust, with respect to this rezoning request. The applicant is requesting that the property, Parcel Nos. 01-04526-000, 01-04525-000, & 01-04525-001 (hereinafter "the Property"), be rezoned from R-1, Low Density Residential Single Family to DN-3, Downtown High Density Residential.

I. Rezoning.

Several properties between NE A Street and NW A Street in northwest Bentonville have already been rezoned to DN-2 in recent years. This rezoning would be a continuation of the trend of moderately increasing density in the area. The purpose for requesting DN-3 zoning, rather than DN-2 is due to the challenges inherent in developing the Property. It has a large amount of slope on the northern end, and difficult frontage along NW A Street. Additionally, a large portion of the Property was previously taken for right of Way at the intersection of NW A St. and Tiger Boulevard, resulting in an awkwardly shaped property. The slightly more flexible lot regulations of DN-3, along with the ability to build townhomes mid-block by right would give the Property the ability to be developed at a similar density to what has recently been developed in this neighborhood.

The Applicant has no crystallized plans to develop the Property, and is merely attempting to obtain a zoning that will make the Property more developable. Lastly, there are twelve inch (12") water and sewer lines available on NWA A St.

II. Future Land Use Amendment.

In order to facilitate a rezoning to DN-3, the Future Land Use Map (“FLUM”) designation would need to be changed from “Open Space” to “High Density Residential” (“HDR”). The current FLUM designation renders the land essentially useless, and would only facilitate use of the Property as public or park space. Changing the FLUM designation to HDR would be more in line with recent rezonings in the neighborhood, and would be appropriate due to the Property’s location on a corner of a Collector and an Arterial roadway. The applicant therefore requests that the FLUM designation for the Property be amended from Open Space to High Density Residential.

Thank you for considering this request for rezoning. If you have any questions, please contact me at 479-636-2168 or at wkellstrom@watkinslawoffice.com.

Sincerely,

WATKINS, BOYER,
GRAY & CURRY, PLLC

/s/ Will A. Kellstrom

Will A. Kellstrom

WK:

pc:

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

Dear Planning Staff,

I am writing to formally oppose the proposed rezoning application for [1102 NW A St](#) from R-1 Low Density to DN-3 Downtown High Density residential. As a resident of 1059 N Main St., I am concerned about the zoning that allows apartment buildings and other high density uses which are not an appropriate or safe use given the location and characteristics of the lot.

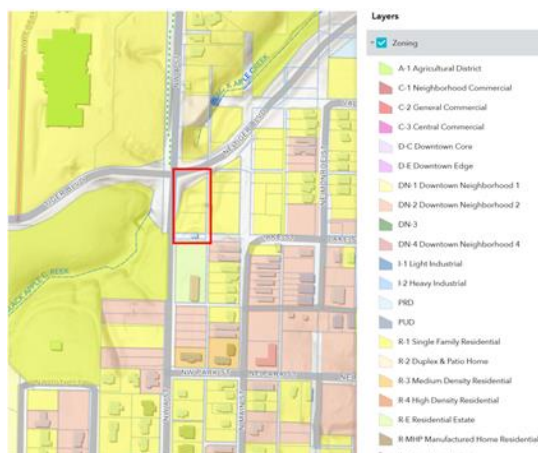
Summary of Objections to Re-Zoning:

- **Land Use Conflict:** The proposed rezoning of high-density conflicts with the area's low to medium density residential character and Bentonville's Future Land Use Map designation of Open Space.
- **Increased Traffic and Safety Risks:** Rezoning will increase congestion and heighten accident risks at NW A and Tiger Blvd due to limited points of egress, slope, and a blind spot. See Article 601 (promoting public health, safety, and welfare).
- **Insufficient Infrastructure:** Current infrastructure, including drainage and parking, cannot support high-density development. Development of parking/loading will exacerbate existing drainage challenges. See Article 501 (off-street parking/loading).

The current rezoning proposal states "The Applicant has no crystallized plans to develop the Property, and is merely attempting to obtain a zoning that will make the Property more develop-able. There are no plans to develop meaning no increase in traffic". While there are not crystalized plans, we must assume that current or future owners of a DN-3 zoned property will build to the highest use of the property, which may include an apartment building. Uses such as an apartment building (or 12 units/acre) is not appropriate for this lot. Furthermore, if there are no development plans, then why propose rezoning?

Detailed Objections to Re-Zoning:

Land Use Conflict: Rezoning to DN-3 clashes with the surrounding R-1 zoning, which emphasizes single-family homes and open spaces. Adjacent DN-2 lots have been subdivided and developed into single-family homes that are essentially R1 in use, reinforcing the area's character. There is no high-density zoning nearby, and this rezoning would disrupt the established pattern and character of the neighborhood. The submission admits that the property shows as open space on the future land use map, which we agree with this designation due to the slope of the property and shape of the parcel which limits ingress and egress.



Increased Traffic and Safety Risks: The lot's steep slope and limited road access make safe traffic patterns unfeasible for high-density development. Key concerns include:

- **Collector Road Limitation:** The collector road serving the property is a **single-lane driveway** with an exceptionally steep grade, unsuitable for high-density traffic. Expanding or modifying it to handle larger volumes is not practical.
- **Blind Spot Hazard:** The slope of the lot and surrounding area creates a blind spot from the current collector road merging onto NW A, making this dangerous today notwithstanding additional development. This issue is further exacerbated by the parcel's single point of egress directly onto NW A Street and the already high traffic nature of NW A and Tiger which regularly experience congestion throughout the day.
- **Limited Points of Egress:** Currently, the only point of egress from this property is via the existing collector road that dumps onto NW A. As previously described, this collector road is a single-lane driveway that is unsuitable for high-density traffic. Even with investment, there are no viable secondary points of egress from this property because the property's only additional road access is NW A on the west side. This means that all points of egress would effectively dump onto NW A, aggravating the aforementioned Blind Spot Hazard and Public Health and Safety concerns.
- **Pedestrian and Cyclist Risk:** NW A and Tiger Blvd are heavily used by pedestrians and cyclists. Increased vehicle traffic will heighten risks for these users, posing serious safety concerns.
- **Public Health and Safety:** Article 601 of the zoning code promotes public health, safety, and welfare. This rezoning undermines those goals by introducing preventable traffic hazards and increasing infrastructure strain.

Insufficient Infrastructure: Infrastructure, including water management, is another issue.

- The City of Bentonville recently invested in a water management and mitigation project at the corner of North Main and Lake Steet (see photo below) which routes water westward via a greenspace ravine / utilities easement and drains directly onto open space on the [1102 NW A Street](#) parcels for dispersion into groundwater. Additional development on this parcel would disrupt this mitigation and cause rainwater to flood directly onto NW A or Tiger Blvd.
- Article 501 of Bentonville's zoning code outlines off-street parking and loading requirements, which this development will not meet due to the only collector road being a driveway. Lack of sufficient parking and loading zones could lead to overflow on public streets, adding to congestion and further reducing safety



I urge the Planning Commission to consider the long-term effects of this rezoning. I respectfully request that this application be denied.

Thank you for your attention and time.

Sincerely,
Andrew Mainer & Ariane Grazian



Thaden Gym

201 Southeast 10th Street

PC Date: 1/21/2025

Staff Report Details

Project Number	LSD24-0046
Applicant / Current Owner	Ecological Design Group/Thaden School
Site Area	+/- [Site_Area] Acres
Current Zoning	DC, Downtown Core
Requested Zoning	
Current Future Land Use Map Designation	Public/Semi-public
Requested Future Land Use Map Designation	
Development Type / Use	Gymnasium
Related projects	

Property Description

The subject property is located on South Main Street and is presently zoned Downtown Core with a future land use designation of Public/Semi-public. The property has direct access to South Main Street, Southeast 10th Street, Southeast 8th Street, and Southeast C Street.

Project Details

The applicant is proposing a gymnasium on the site of Thaden School at the Southwest corner of the campus. The building is placed to be as near to the ROW as possible, as required in this zoning district, however the face of the building is not exactly at the property line, so a waiver is needed. A canopy is added that pulls the building to the property line, similar to the other two campus buildings along Main St. This wavier also covers the 10th Street side of the building as there is a utility easement that crosses the corner. The building is to be over 17,000 square feet and just over 32 feet tall. The building makes use of a Special Use Primary material, 24 gage metal panel and glass. The applicant has provided a 30-year warranty for the metal panel proposed.

Relationship to the Community Plan

Relationship to the Community Plan

Public Comment

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

Analysis / Waivers

The applicant is requesting 5 waivers:

1. A waiver from Sec. 501.06 Number of Off-street Parking Spaces Required. The square-footage of the building would require 35 spaces in the DC district, however the applicant requests a waiver of all parking requirements as the gym will primarily be used after school hours allowing patrons to utilize the parking for the school as it would be unused in the evenings and weekends.
2. A waiver from Sec. 1100.21.f.i.1 Vertical Articulation. The building in its proposed design features two walls, the North and South elevations, that do not meet the horizontal articulation requirements. The South elevation faces 10th Street. The applicant states this was a design choice to keep with the existing style of the campus.
3. A waiver from Sec. 1100.23.d.1.c Glazing. The proposed building does not provide the required 50% glazing of the 1st floor in the Downtown district as required. The applicant states that the nature of the building and use would not be appropriate along the locker room and courtside walls of the building.
4. A waiver from Sec. 1100.23.d.1.d Corner Architecture. The downtown districts require that buildings on an intersection corner of collector-level streets or higher provide some corner architecture to the building. No such architecture is proposed as the applicant states the design is in keeping with the style of the existing campus elements.
5. A waiver from Sec. 1100.23.d.2.a Building Placement. Downtown standards require the building be placed with a minimum of 80% of the building facade at the maximum setback allowed in DC (0'). No part of the building facade, but for the canopy, sits at the 0' line. This is similar to the existing structures along Main St. in the Thaden campus.

Conclusion

Should Planning Commission approve the waivers, staff recommends approval of the LSD. If not, staff recommends tabling the item to allow the applicant to revise their plans.

Additional Details



December 03, 2024

Bentonville City Hall
305 SW A Sreet
Bentonville, AR 72712

Dear Planning Commission Members,

This letter is to request waivers on the Land Development Code items listed below for the Thaden Gym. Please see responses below in blue.

Overall we want to provide a desirable design for the city and are trying to stay as true as possible to city code while respecting the design intent of current surroundings. Thank you for your review and consideration.

Thaden Gym

1100.21.f.i: *Facade articulation.* Buildings shall avoid long uninterrupted façade planes and/or blank walls and shall meet the following requirements.

With this project being an addition to an existing campus we wanted to match the characteristics of the existing buildings with simple form and materials providing a modern aesthetic.

1100.23.d.1.c:

Glazing. Commercial, mixed-use, and non-residential buildings shall create visible interest at the pedestrian scale. For the purposes of this Section, glazing is the percent of the façade square footage covered by windows and doors, excluding trim. Glazing shall constitute a minimum of fifty percent of the façade square footage of the ground floor, between 2 and 12 feet, visible from the public street, and shall be transparent enough to be visible to an interior depth of five feet inside the floorplate. Glazing on the 1st floor.

The project is a large gym and locker room and it would not be practical or functional for the spaces to provide 50% glazing due to privacy and glare on the court. At the main entrance along Main St, large expanses of glass are provide to highlight the entry and lobby area.

1100.23.d.1.d:

Corner architecture. All buildings located at the corner of the intersection between any combination of arterial and collector streets shall incorporate a minimum of one of the following architectural elements, or as approved by planning commission.

1. Cupola.
2. Turret.
3. Pitched roof

We feel this building fits in with the existing campus. Architecturally we situated the main entrance on the SW corner to provide a public plaza feel with a covered patio area and large areas of glazing.

1100.23.d.2.a:

Building placement. A minimum of 80% of the façade must be placed along the maximum setback allowed in the zoning districts. Any section along the maximum setback on an arterial or collector street that is not defined by a building up to a 10-foot setback of the maximum setback shall be defined by a 2'6" to 4'6" high fence or wall. The material on the fence or wall shall be consistent and

compatible with the adjacent structure and approved by planning commission. The fence or wall may consist of a gate or opening for access.

The building has been adjusted to have a 0' setback from the right of way on S. Main Street. Along 10th street the building was pulled back to provide areas for landscape berms. These will be 2'-6" or higher and contain vegetation. This aligns with the site development strategy of the existing campus with its existing buildings sitting further back from the street edge.

Thank you for your consideration of these waivers.

Sincerely,



Tim Schmidt
Project Manager
Hight Jackson Associates



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

Parking Waiver Request

To: City of Bentonville
From: Thaden School
Date: December 17, 2024
Re: Thaden Gym – LSD24-0046

On behalf of the Thaden School, Ecological Design Group, Inc. (EDG) is submitting this parking count Waiver Request as part of the LSD Submittal. This waiver is requested to allow fewer parking spaces than allowed per downtown core requirements.

Parking Waiver Request:

Article 501 Off-Street Parking and Loading, Section 501.06 of the City of Bentonville Zoning Code requires that the first floor of a newly constructed building above 3000 square feet provide one parking space for every 500 sf. The proposed gym building is 17,283 sf. Therefore, a total of 35 parking spaces are needed to meet the downtown core parking code. There is an existing on-site parking lot directly east of the proposed building that contains 43 standard parking spaces and 6 ADA parking spaces for a total of 49 spaces. The gym will primarily only be open to the public for events in the evenings after the typical school business hours. The parking lot is available for employee and guest parking during daytime business hours, but will be available for gym use during events on the evenings and weekends. Due to the nature of the operations for the gym building we are not proposing any additional parking beyond the existing lot and request a waiver to the downtown core parking requirements for this project.

If you need any additional information or have any questions, please do not hesitate to contact me at bdriver@ecologicaldg.com.

Sincerely,

Ecological Design Group, Inc.

A handwritten signature in blue ink, appearing to read 'Brahm Driver'.

Brahm Driver, PE

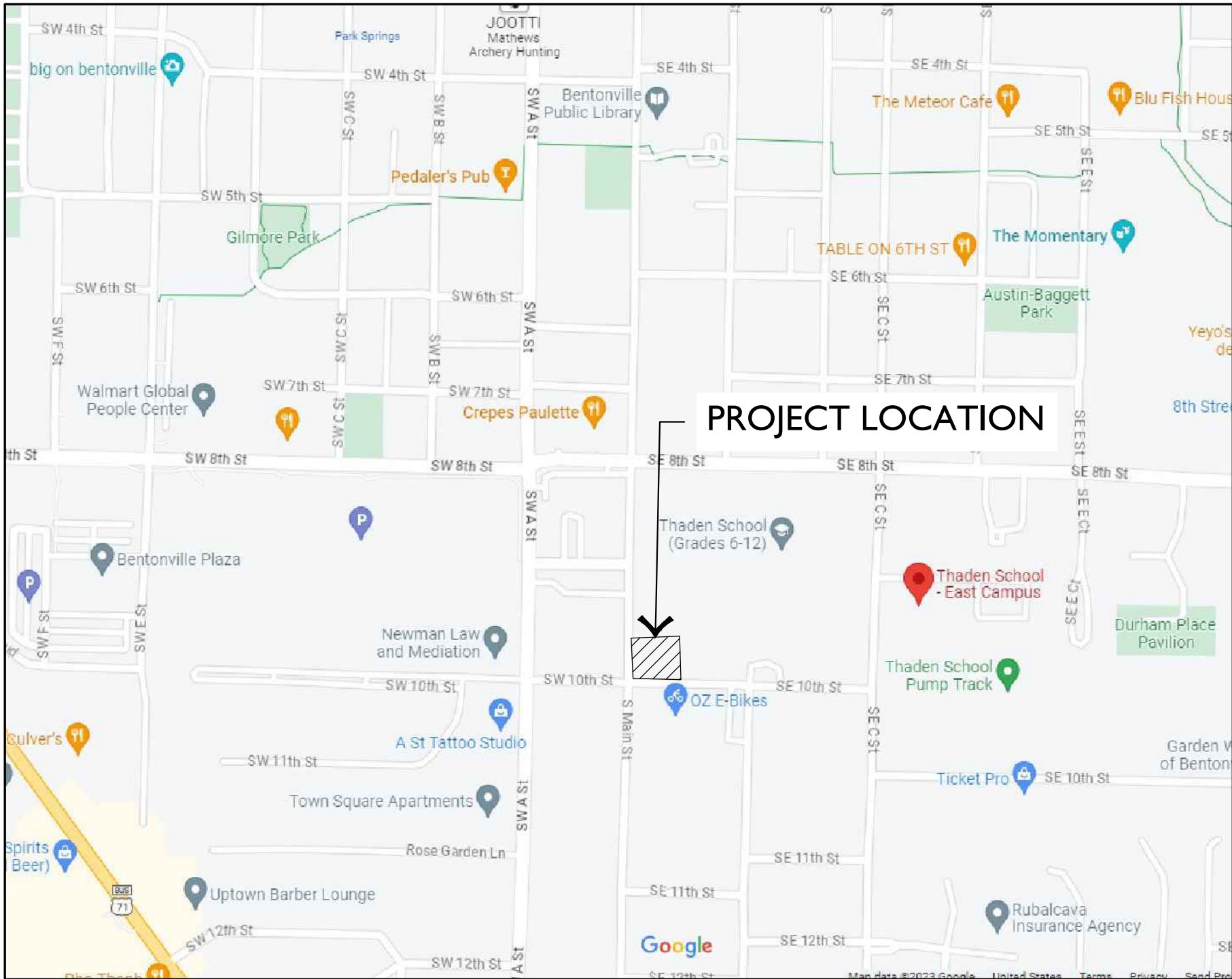
THADEN GYM

LARGE SCALE DEVELOPMENT (PROJECT #24-0046)

107 SE 10TH ST, BENTONVILLE AR 72756

CONSTRUCTION DOCUMENTS

DECEMBER 12, 2024



VICINITY MAP

1" = 500'-0"



AERIAL MAP

1" = 100'-0"



SURVEY DESCRIPTION

PORTION OF BLOCK 6, 8, 9, 10 AND 12 AND ALL OF BLOCK 7 OF SMARTT'S ADDITION AS RECORDED IN PLAT BOOK G, PAGE 243, ALSO A PORTION OF THE VACATED ALLEYS AND RIGHTS OF WAY IN SAID SMARTT'S ADDITION, VACATED WITH ORDINANCE 2005-126 RECORDED IN DEED BOOK 2005, PAGE 31664, AND A PORTION OF LOT 1, 2 AND 3 OF WEAVER SUBDIVISION AS RECORDED IN PLAT BOOK 6, PAGE 163 AND ALL HEREIN DESCRIBED LAND BEING A PORTION OF DEED BOOK 2017, PAGE 24578, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A FOUND 3/4 INCH REBAR AT THE NORTHEAST CORNER OF SAID WEAVER SUBDIVISION;

THENCE ALONG THE NORTH BOUNDARY LINE OF SAID WEAVER SUBDIVISION, NORTH 87°18'48" WEST, A DISTANCE OF 11.55 FEET TO A SET 5/8" REBAR WITH CAP "LS#1759" AND THE **POINT OF BEGINNING**;

THENCE LEAVING SAID NORTH BOUNDARY LINE, SOUTH 02°34'29" WEST, A DISTANCE OF 97.63 FEET TO A SET 5/8" REBAR WITH CAP "LS#1759"; **THENCE** SOUTH 02°41'22" WEST, A DISTANCE OF 673.89 FEET TO A SET 5/8" REBAR WITH CAP "LS#1759"; **THENCE** ALONG A CURVE TO THE RIGHT, WITH A LENGTH OF 15.74 FEET, HAVING A RADIUS OF 10.00 FEET, HAVING A CENTRAL ANGLE OF 90°09'53", AND HAVING A CHORD WHICH BEARS SOUTH 47°46'18" WEST, A DISTANCE OF 14.16 FEET TO A SET 5/8" REBAR WITH CAP "LS#1759"; **THENCE** NORTH 87°08'46" WEST, A DISTANCE OF 42.40 FEET TO A SET 5/8" REBAR WITH CAP "LS#1759"; **THENCE** SOUTH 75°16'44" WEST, A DISTANCE OF 23.08 FEET TO A SET 5/8" REBAR WITH CAP "LS#1759"; **THENCE** NORTH 87°06'41" WEST, A DISTANCE OF 261.93 FEET TO A SET 5/8" REBAR WITH CAP "LS#1759"; **THENCE** NORTH 71°44'11" WEST, A DISTANCE OF 22.27 FEET TO A SET 5/8" REBAR WITH CAP "LS#1759"; **THENCE** NORTH 87°06'41" WEST, A DISTANCE OF 48.14 FEET TO A SET 5/8" REBAR WITH CAP "LS#1759"; **THENCE** SOUTH 77°06'54" WEST, A DISTANCE OF 21.72 FEET TO A SET 5/8" REBAR WITH CAP "LS#1759"; **THENCE** NORTH 87°06'41" WEST, A DISTANCE OF 237.31 FEET TO A SET 5/8" REBAR WITH CAP "LS#1759"; **THENCE** NORTH 66°33'19" WEST, A DISTANCE OF 8.54 FEET TO A SET 5/8" REBAR WITH CAP "LS#1759"; **THENCE** NORTH 87°06'41" WEST, A DISTANCE OF 53.90 FEET TO A SET 5/8" REBAR WITH CAP "LS#1759"; **THENCE** SOUTH 72°19'57" WEST, A DISTANCE OF 8.54 FEET TO A SET 5/8" REBAR WITH CAP "LS#1759"; **THENCE** NORTH 87°06'41" WEST, A DISTANCE OF 115.39 FEET TO A SET 5/8" REBAR WITH CAP "LS#1759"; **THENCE** NORTH 80°07'43" WEST, A DISTANCE OF 6.56 FEET TO A SET 5/8" REBAR WITH CAP "LS#1759" ON THE EAST RIGHT-OF-WAY OF S. MAIN STREET ACCORDING TO DEED BOOK 2012, PAGE 27629; **THENCE** ALONG SAID EAST RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES:

- 1) NORTH 42°23'31" WEST, A DISTANCE OF 21.31 FEET TO A SET 5/8" REBAR WITH CAP "LS#1759";
- 2) NORTH 02°26'20" EAST, A DISTANCE OF 102.21 FEET TO A SET 5/8" REBAR WITH CAP "LS#1759";
- 3) NORTH 02°12'34" WEST, A DISTANCE OF 77.32 FEET TO A SET 5/8" REBAR WITH CAP "LS#1759";

THENCE LEAVING SAID EAST RIGHT-OF-WAY, NORTH 02°05'40" EAST, A DISTANCE OF 483.28 FEET TO A 5/8" REBAR WITH CAP "LS#1759"; **THENCE** NORTH 47°30'47" EAST, A DISTANCE OF 62.27 FEET TO A FOUND 60D NAIL; **THENCE** SOUTH 87°27'01" EAST, A DISTANCE OF 433.47 FEET TO A FOUND 60D NAIL;

THENCE ALONG A CURVE TO THE LEFT, WITH A LENGTH OF 154.49 FEET, A RADIUS OF 646.00 FEET, HAVING A CENTRAL ANGLE OF 13°42'07", A CHORD WHICH BEARS NORTH 85°41'55" EAST, A CHORD DISTANCE OF 154.12 FEET TO A FOUND 60D NAIL; **THENCE** NORTH 78°50'51" EAST, A DISTANCE OF 75.54 FEET TO A 60D NAIL ON THE WEST BOUNDARY OF AFOREMENTIONED WEAVER SUBDIVISION; **THENCE** NORTH 78°50'50" EAST, A DISTANCE OF 69.95 FEET TO A FOUND 60D NAIL; **THENCE** ALONG A CURVE TO THE RIGHT, WITH A LENGTH OF 41.69 FEET, A RADIUS OF 554.00 FEET, HAVING A CENTRAL ANGLE OF 04°18'42", A CHORD WHICH BEARS NORTH 81°00'12" EAST, A CHORD DISTANCE OF 41.68 FEET TO A FOUND 60D NAIL ON THE NORTH BOUNDARY OF SAID WEAVER SUBDIVISION; **THENCE** ALONG SAID NORTH BOUNDARY, SOUTH 87°18'48" EAST, A DISTANCE OF 70.55 FEET TO THE **POINT OF BEGINNING**, CONTAINING 647,438 SQUARE FEET OR

14.86 ACRES, MORE OR LESS, SUBJECT TO ANY EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD OR FACT.

OWNER/DEVELOPER:

THADEN SCHOOL
CHERYL HUMANN
800 SE C ST
BENTONVILLE, AR 72712
CHUMANN@WEIOFFICE.COM
720.841.6335

ARCHITECT:

HIGHT JACKSON ASSOCIATES
SHAYAN DEHBOZORGI, AIA
5201 W. VILLAGE PKWY #300
ROGERS, AR 72758

LANDSCAPE:

ECOLOGICAL DESIGN GROUP
LESLIE TABOR, ASLA
216 W BIRCH ST.
ROGERS, AR 72756
LTABOR@ECOLOGICALDG.COM
870.715.9894

CIVIL ENGINEER:

ECOLOGICAL DESIGN GROUP
BRAHM DRIVER, PE
216 W BIRCH ST.
ROGERS, AR 72756
BDRIVER@ECOLOGICALDG.COM
501.944.3090

SHEET INDEX	
CIVIL ENGINEERING SHEETS	
C0.00	COVER SHEET
C0.01	GENERAL NOTES & LEGENDS
C0.10	DEMOLITION PLAN
C1.00	SITE PLAN
C1.03	SITE LAYOUT PLAN
C2.00	UTILITY PLAN
C2.10	WATER MAIN PLAN AND PROFILE
C3.00	GRADING AND DRAINAGE PLAN
C3.03	SPOT ELEVATION PLAN
C4.00	EROSION CONTROL PLAN
C4.01	EROSION CONTROL DETAILS
C5.00	SITE DETAILS
C5.01	SITE DETAILS
SHEET I	BWU WATER/SEWER DETAILS
SHEET I-2	BWU WATER DETAILS
SHEET I-2	BWU SEWER DETAILS
SHEET I-2	BWU LIFT STATION DETAILS
L1.00	LANDSCAPE PLAN
L1.01	LANDSCAPE DETAILS
SUPPLEMENTAL SHEETS	
SHEET I-2	SURVEY

WAIVERS AND VARIANCES

TYPE	SECTION: DESCRIPTION	STATUS
WAIVER	1100.21.F: FACADE ARTICULATION	SUBMITTED 9.27.24
WAIVER	1100.23.D.1.C: GLAZING	WITHDRAWN 12.12.24
WAIVER	1100.23.D.1.D: CORNER ARCHITECTURE	SUBMITTED 9.27.24
WAIVER	1100.23.D.2.A: BUILDING PLACEMENT	SUBMITTED 9.27.24

PROJECT NOTES

1. 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 BELLA VISTA ORDINANCES, STANDARDS, AND SPECIFICATIONS SHALL RULE, UNLESS APPROVED IN WRITING BY THE CITY ENGINEER.
2. TO SCHEDULE AN INSPECTION OR TEST WITH THE CITY OF BENTONVILLE COMMUNITY DEVELOPMENT DEPARTMENT, INSPECTIONS MUST BE CALLED IN (479-268-4980) BY THE ENGINEER OF RECORD 24 HOURS IN ADVANCE BEFORE 10AM FOR AN INSPECTION THE FOLLOWING DAY.
3. THE ENGINEER OF RECORD MUST CERTIFY THE SITE AND THE PROJECT MUST PASS A DEVELOPMENT FINAL SITE INSPECTION BEFORE REQUESTING A FINAL INSPECTION.
4. THE ENGINEER OF RECORD SHALL COORDINATE AND SCHEDULE A PRE-PAVE PRECON WITH THE COMMUNITY DEPARTMENT AND CONTRACTOR BEFORE THE PAVING OF ANY PUBLIC STREET OR PUBLIC ALLEY.
5. ALL SIGNAGE AND STRIPING SHALL BE UN ACCORDANCE WITH THE MOST CURRENT VERSION OF MUTCD A ND AASHTO TRAIL GUIDELINES.
6. THERE ARE NO WAIVERS, VARIANCES AND/OR CONDITIONAL USES AT THE TIME OF PREPARING THIS PLAN.

E | D | G

Ecological Design Group
www.ecologicaldg.com
phone: 501.378.0200
LITTLE ROCK | ROGERS | WYNNE

NOT FOR
CONSTRUCTION

NOT FOR
CONSTRUCTION

NOT FOR
CONSTRUCTION



THADEN GYM
Bentonville, Arkansas

EDG PROJECT NO. 24-065
DATE 2024.12.12

REVISIONS		
Mark	Date	Description

PHASE CONSTRUCTION
DRAWINGS

TITLE Cover

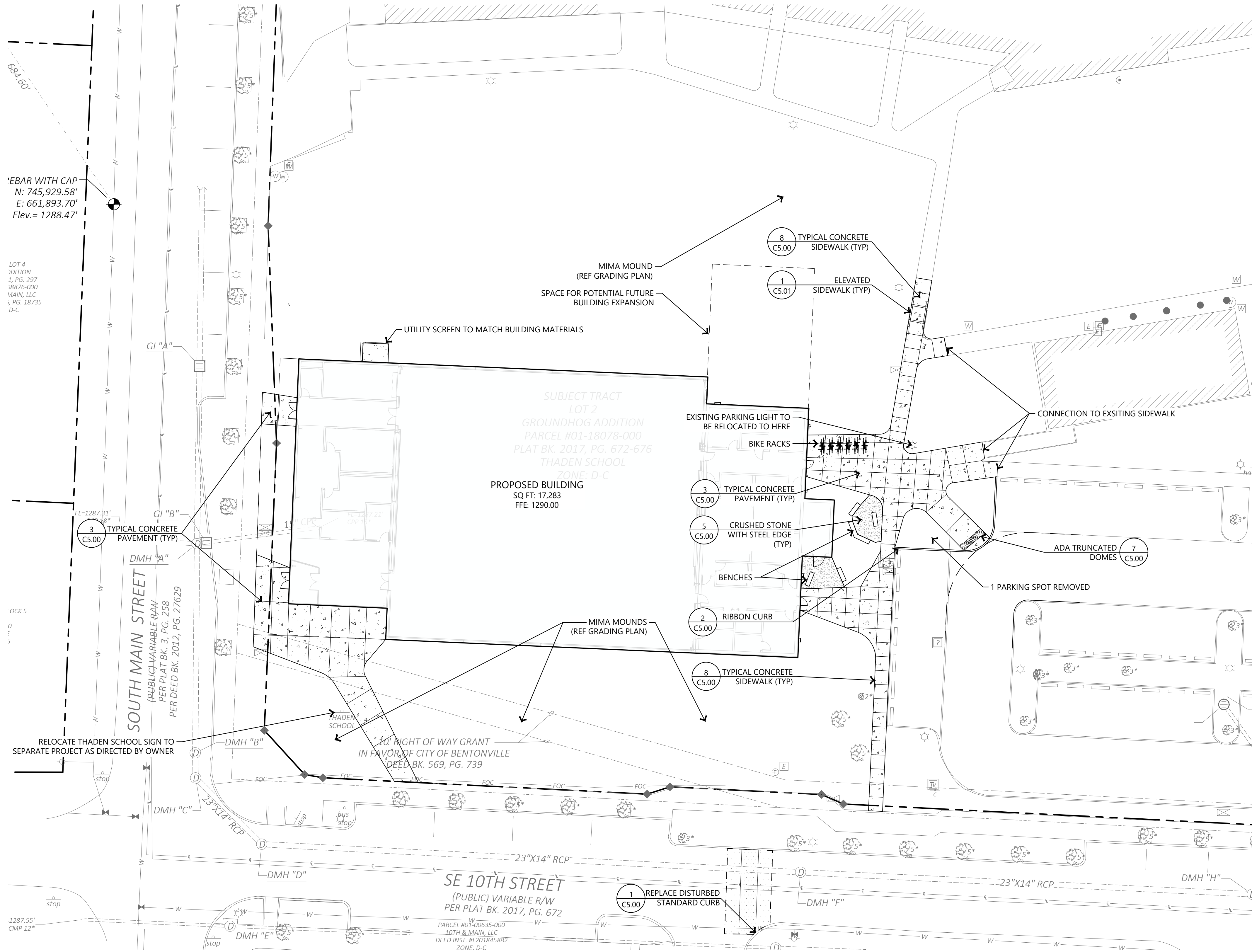
SHEET NO. C0.00

LSD24-0046

GENERAL NOTES:

- EXISTING SURVEY DATA WAS OBTAINED FROM A TOPOGRAPHIC & BOUNDARY SURVEY PERFORMED BY DUSTIN RILEY, INC AND DATED 9-1-23.
- 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.
- CONSTRUCTION OF ANY FUTURE FREESTANDING SIGNAGE WILL REQUIRE A SEPARATE PERMIT.



1 SITE PLAN

EXISTING LEGEND

- FOUND REBAR
- FND. PIPE
- SET 1/2" IRON PIN W/CAP
- UTILITY POLE
- TELEPHONE VAULT
- TELEPHONE RISER
- ELECTRIC RISER
- ELECTRIC METER
- WATER VALVE
- WATER METER
- SAN. SEWER MANHOLE
- STORM DRAIN MANHOLE
- SEWER LINE
- PROPERTY LINE
- RIGHT OF WAY
- CENTERLINE
- SETBACK
- FENCE LINE
- OVERHEAD LINE
- DECIDUOUS TREE

PROPOSED LEGEND

- PROPOSED CURB AND GUTTER (REF. PLANS FOR TYPE)
- LIMITS OF MILL AND OVERLAY
- LIMITS OF SAW-CUT AND PAVEMENT REMOVAL
- STEEL EDGING: 1/4" x 6" RAW STEEL, STAKES EVERY 36' O.C.
- DECOMPOSED GRANITE (6/C5.00)
- GRAVEL: BROWN RIVER ROCK 3"-5"
- PEDESTRIAN CONCRETE (10/C5.00)
- HEAVY DUTY CONCRETE (11/C5.00)
- ASPHALT PAVING (6/C5.03)

PLANNING NOTES:

- AN EXISTING "THADEN SCHOOL" SIGN WILL BE SAVED AND RELOCATED FOR SEPARATE PROJECT. NO NEW SIGNAGE IS PROPOSED AT THIS TIME. FUTURE SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
- MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) WILL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING.
- THE DUMPSTER ENCLOSURE SHALL BE SCREENED WITH SIMILAR MATERIALS AS THE BUILDING.
- NO NEW LIGHTING IS PROPOSED AT THIS TIME. ANY NEW LIGHTING WILL BE FULL CUT OFF OR B-U-G (WITH A U RATING OF ZERO) AND APPROVED BY THE PLANNING DEPARTMENT.
- COORDINATE WORK ON NEIGHBOR'S DRIVEWAY WITH CITY OF BENTONVILLE TO ENSURE RESIDENT IS NOTIFIED APPROPRIATELY.
- NO FENCING IS PROPOSED AT THIS TIME. FUTURE FENCING WILL REQUIRE A SEPARATE PERMIT.
- FOR ALL RIGHT-OF-WAYS OPEN TO VEHICULAR TRAFFIC, CONTRACTOR SHALL PROVIDE PEDESTRIAN AND BICYCLE ACCESSIBLE ROUTE DURING ALL PHASES OF CONSTRUCTION. LIMITED CLOSURES OF 24 HOURS OR LESS MAY BE APPROVED BY THE CITY ENGINEER.
- SITE IS NOT LOCATED IN AN AIRPORT ZONE

NOTES:

- ARCHITECTURAL FOOTPRINTS, THRESHOLDS AND VESTIBULES ARE SHOWN FOR REFERENCE. REFER TO ARCHITECTURAL PLANS FOR ALL EXACT MEASUREMENTS AND BUILDING DIMENSIONS.
- 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.
- ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) WILL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING.
- ALL SIDEWALKS SHALL BE INSTALLED BY THE TIMEFRAMES SET FORTH 900.08 OF THE STREET SPECIFICATIONS.

ZONING SUMMARY

LOT AND AREA STANDARDS

	REQUIRED	PROVIDED
LOT AREA MIN:	NONE	647,302 SF
MIN LAND AREA / DWELLING UNIT	NONE	1,458 SF
LOT WIDTH MIN:	NONE	880' +/-
LOT WIDTH MAX:	NONE	718' +/-
LOT COVERAGE MAX CORNER:	80%	37%

SETBACK STANDARDS (NON-RESIDENTIAL)

	REQUIRED	PROVIDED
FRONT YARD MIN/MAX:	0' / 0'	0' +
EXTERIOR SIDE YARD MIN/MAX:	0' / -	0' +
INTERIOR SIDE YARD :	0'	0'
REAR YARD MIN:	0'	0'

OPEN SPACE REQUIREMENTS	REQUIRED	PROVIDED
MIN OPEN SPACE/ UNIT (20 SF)	NONE	38,064 SF

SITE SUMMARY

OWNER: THADEN SCHOOL
ZONING: D-C (DOWNTOWN CORE)
USE: EDUCATIONAL
USF: 14.86 AC (647,302 SF)

PARKING DATA

ZONING	D-C
USE	EDUCATIONAL
PARKING REQUIREMENTS	1 SPACE/500 SF
(>3,000 SQ FT)	35 SPACES 3 ADA SPACE
ON SITE PARKING REQUIRED	0 SPACED (SEE WAIVER - C0.00)
ON SITE PARKING PROVIDED	

E | D | G

Ecological Design Group
www.ecologicaldg.com
phone: 501 378 0200
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Know what's below.
Call before you dig.

THADEN GYM
Bentonville, Arkansas

EDG PROJECT NO. 24-065
DATE 2024.12.12

REVISIONS		
Mark	Date	Description

PHASE CONSTRUCTION
DRAWINGS

TITLE SITE PLAN

SHEET NO. C1.00
LSD24-0046

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CONSTRUCTIONKnow what's below.
Call before you dig.THADEN GYM
Bentonville, ArkansasEDG PROJECT NO. 24-065
DATE 2024.12.12

REVISIONS

Mark	Date	Description

PHASE CONSTRUCTION
DRAWINGS

TITLE UTILITY PLAN

SHEET NO. C2.00

LSD24-0046

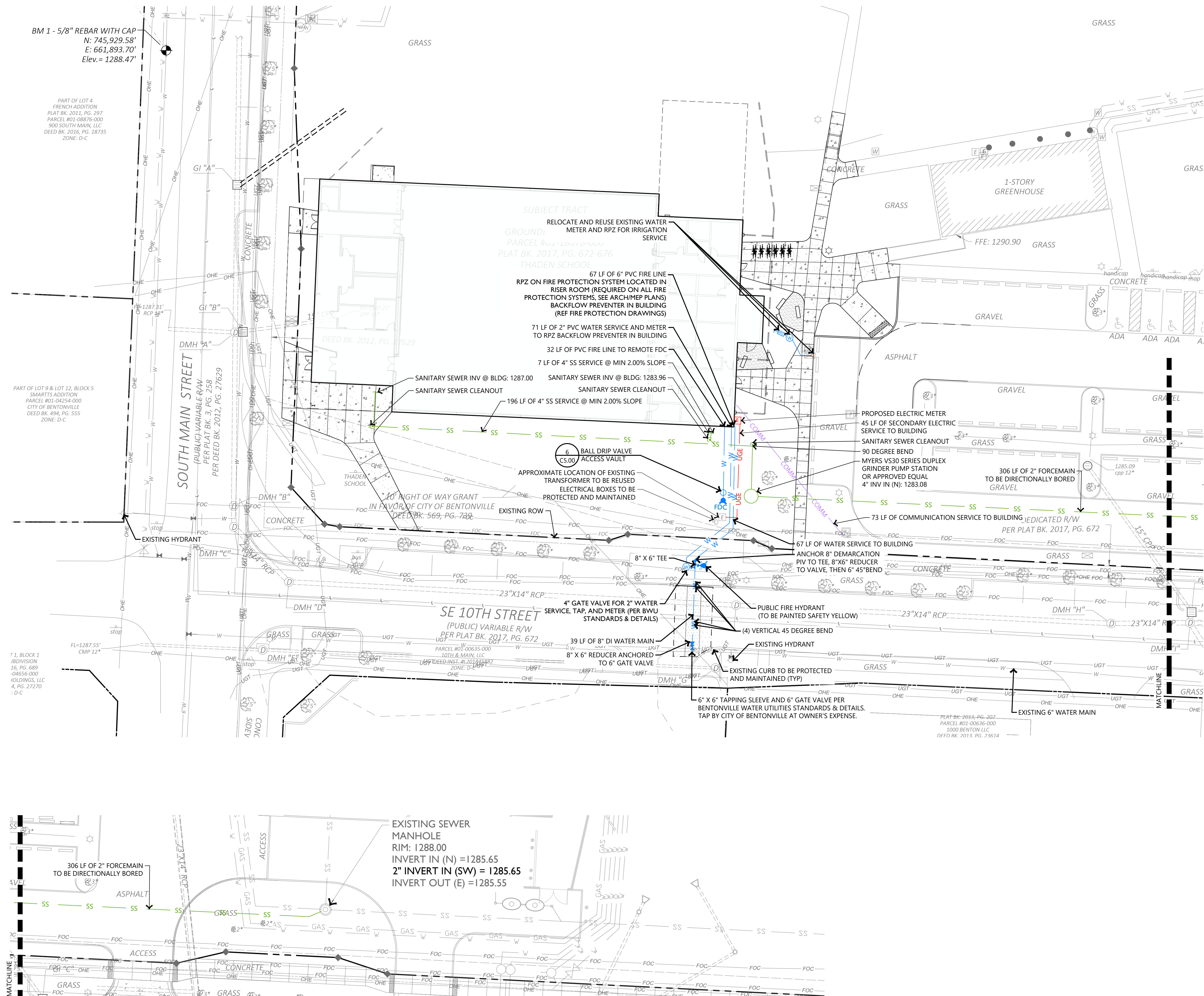
EXISTING LEGEND

- FOUND REBAR
- FND. PIPE
- SET 1/2" IRON PIN W/CAP
- UTILITY POLE
- TELEPHONE VAULT
- TELEPHONE RISER
- ELECTRIC RISER
- ELECTRIC METER
- WATER VALVE
- WATER METER
- SAN. SEWER MANHOLE
- STORM DRAIN MANHOLE
- SEWER LINE
- PROPERTY LINE
- RIGHT OF WAY
- CENTERLINE
- SETBACK
- FENCE LINE
- OVERHEAD LINE
- DECIDUOUS TREE

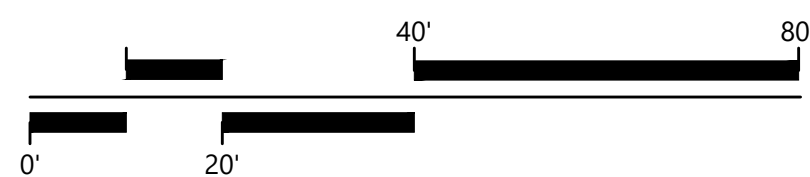
PROPOSED UTILITY LEGEND

- W WATER LINE
- W WATER METER
- W WATER VALVE
- W FDC
- W FIRE HYDRANT
- SS SANITARY SEWER
- UGE UNDERGROUND ELECTRIC LINES/CONDUIT
- OHE OVERHEAD ELECTRIC
- TELE TRANSFORMER AND CONCRETE PAD
- TELE FIBER LINE
- COMM COMMUNICATION LINE
- GAS GAS LINE
- GAS GAS METER

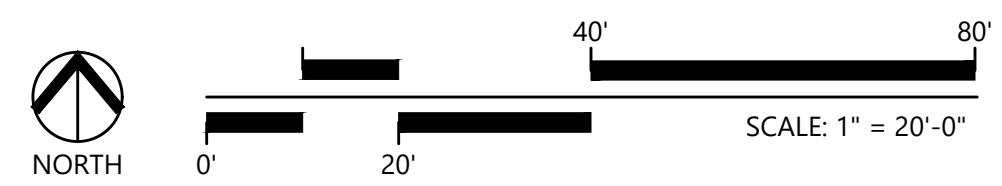
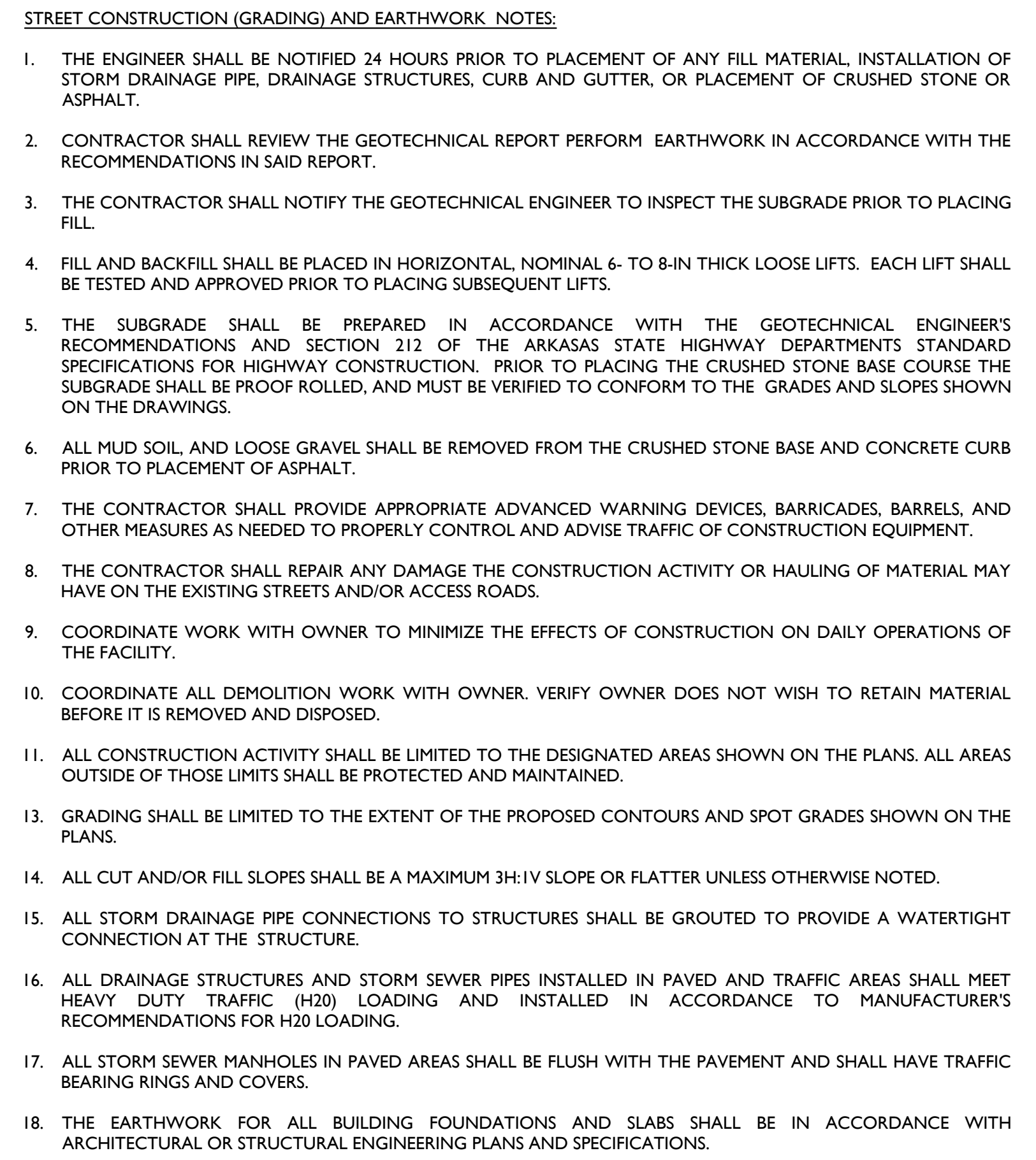
- NOTES:
- IBR INSPECTION ONLY AFTER FIRE LINE PLAN SUBMITTAL TO THE CITY OF BENTONVILLE. UNDERGROUND FIRE LINE CONSTRUCTION IS NOT TO BEGIN UNTIL ADH APPROVAL IS RECEIVED BY THE FIRE LINE CONTRACTOR ON THE UNDERGROUND FIRE LINE PLAN.
 - CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 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. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THIS DOCUMENT.
 - A PARALLEL CONDUIT MUST BE RAN ALONGSIDE THE FIRE LINE FOR THE PIV TAMPER WIRE TO GO BACK TO THE FIRE ALARM CONTROL PANEL.
 - THE FULL EXTENTS BORE AND ENCASMENT ARE CALLED OUT ON THE UTILITY PLAN.
 - COORDINATE WITH THE STREET DEPARTMENT DURING MANHOLE CONSTRUCTION.
 - CONDENSATE AND ANY UN-METERED WATER ARE ADDRESSED AS PROHIBITED DISCHARGE AND IS NOT APPROVED TO DISCHARGE INTO THE BENTONVILLE SANITARY SEWER SYSTEM.
 - THE CITY REQUIRES CUT-OFF OR B-U-G LIGHTING FIXTURES. ANY NEW SITE LIGHTING OR LIGHTING ATTACHED TO THE STRUCTURE MUST BE CUT-OFF OR B-U-G LIGHTING FIXTURE. A. SUBMIT A LIGHTING CUT-SHEET. IT MUST SHOW THE TYPE OF LIGHT FIXTURE AND STATE THAT IT IS "CUT-OFF" OR B-U-G AND HAVE A U RATING OF 0. B. ALL FIXTURES SHALL ALL HAVE SHIELDS INSTALLED TO DIRECT THE LIGHTING DOWNWARD AND PREVENT LIGHT TRESPASS. C. IF NO NEW LIGHTING IS PROPOSED, MAKE A NOTE ON THE SITE PLAN AND STATE THAT ANY NEW LIGHTING WILL BE REQUIRED TO CUT-OFF OR B-U-G (WITH A U RATING OF 0) AND APPROVED BY THE PLANNING DEPARTMENT.



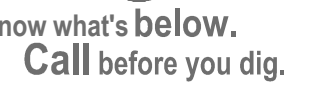
SCALE: 1" = 20'-0"



1 UTILITY PLAN



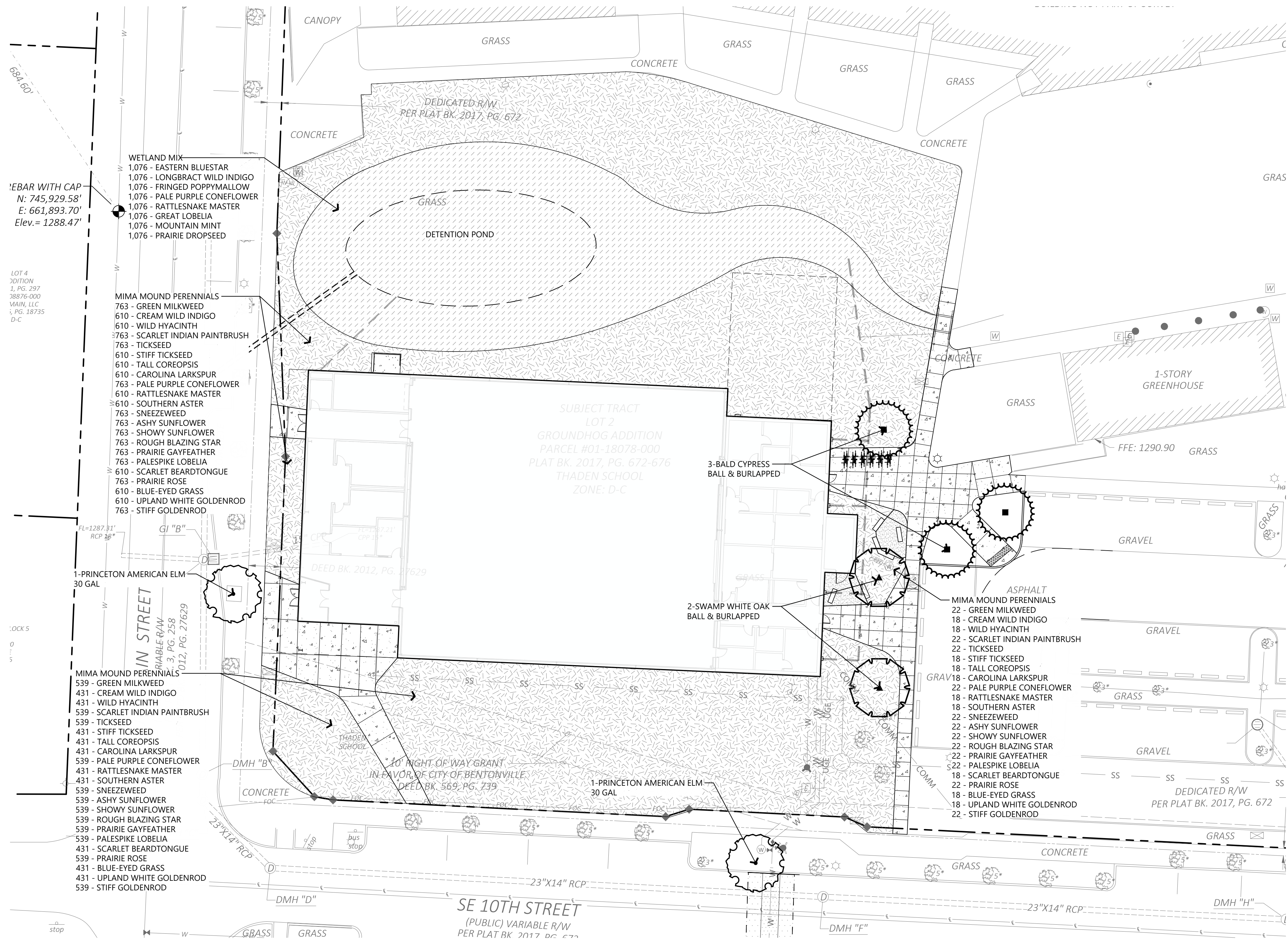
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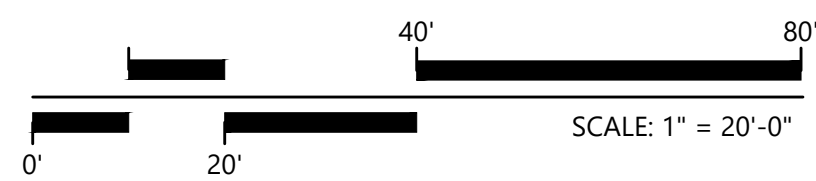
THADEN GYM

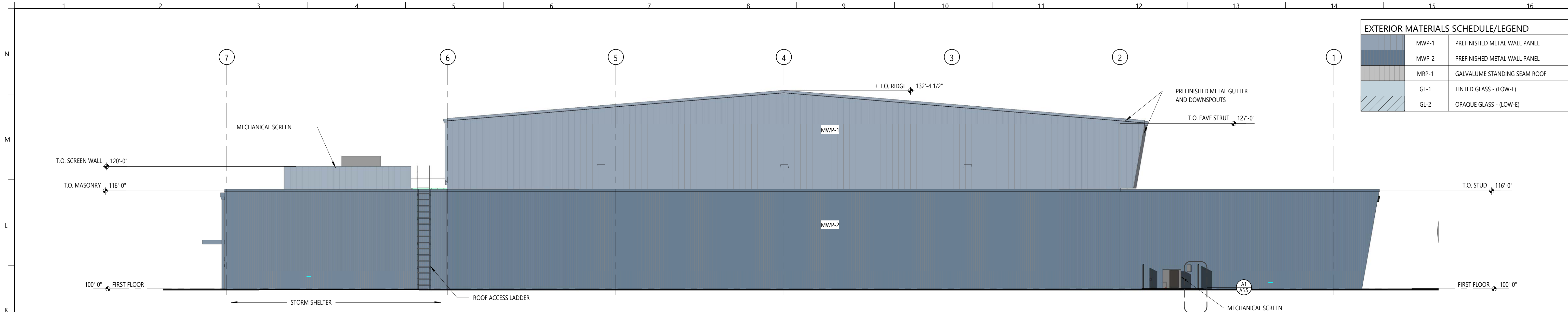
Bentonville, Arkansas

SHEET NO. **L1.00**
LSD24-0046



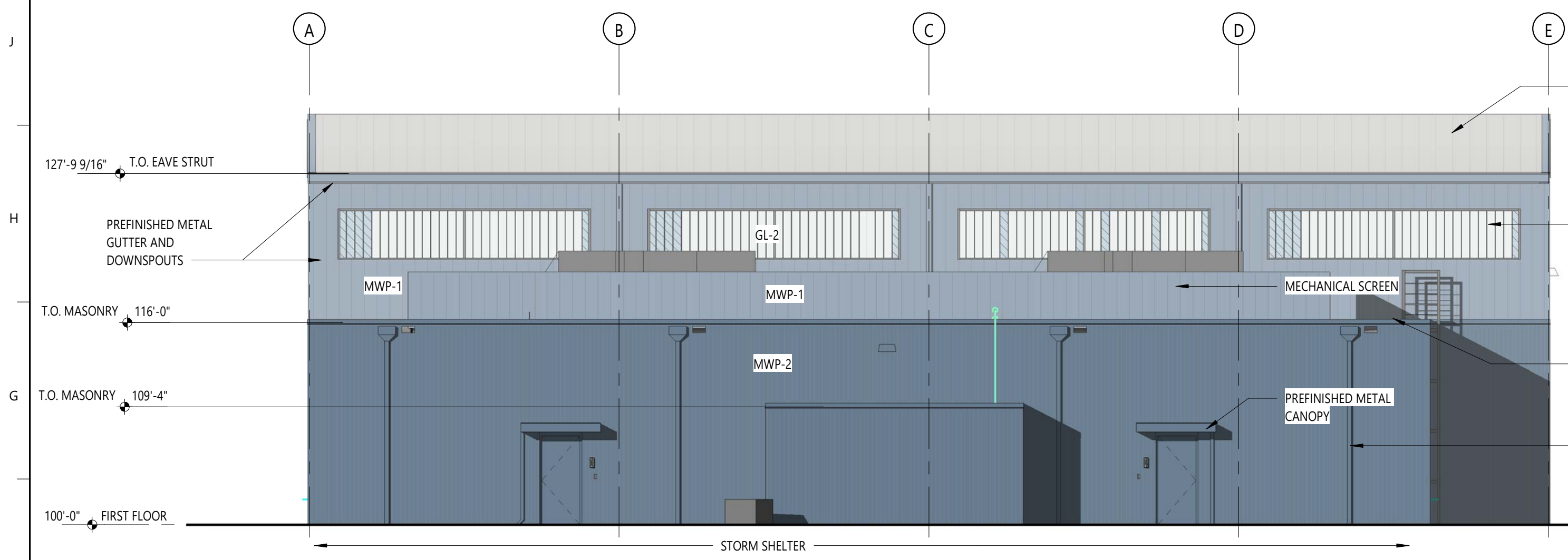
1 LANDSCAPE PLAN



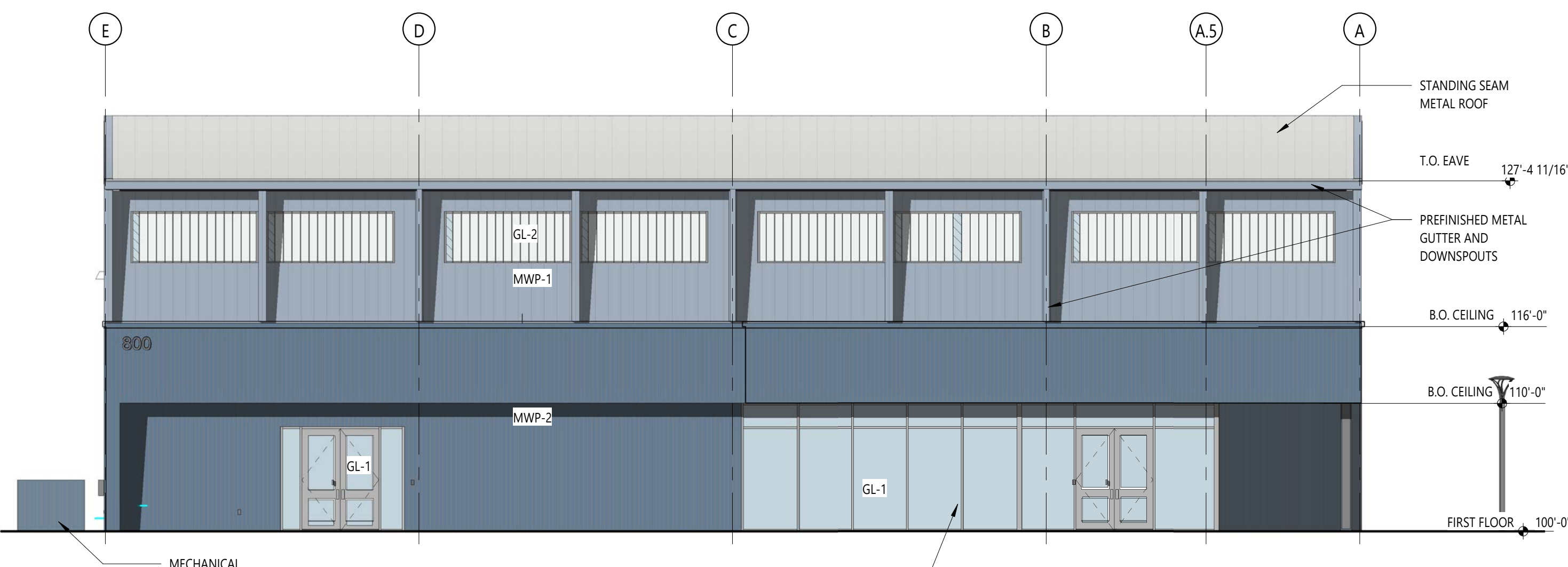


EXTERIOR MATERIALS SCHEDULE/LEGEND		
	MWP-1	PREFINISHED METAL WALL PANEL
	MWP-2	PREFINISHED METAL WALL PANEL
	MRP-1	GALVALUME STANDING SEAM ROOF
	GL-1	TINTED GLASS - (LOW-E)
	GL-2	OPAQUE GLASS - (LOW-E)

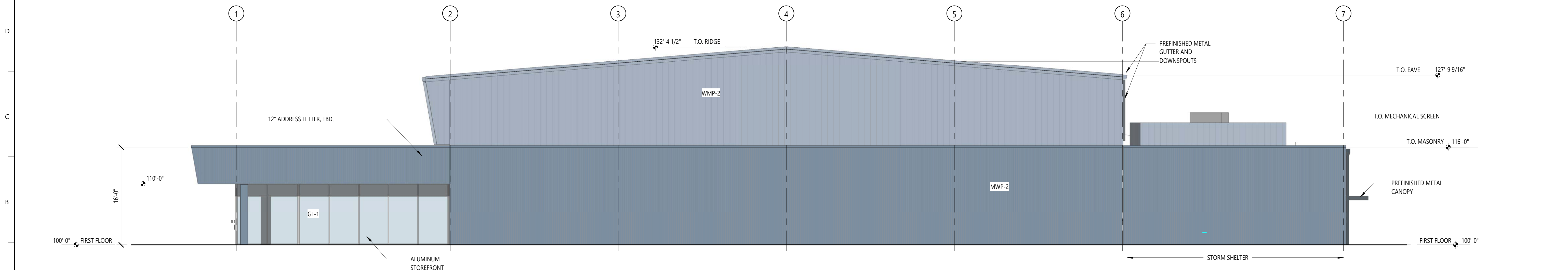
K1 North Building Elevation
1/8" = 1'-0"



F1 East Building Elevation
1/8" = 1'-0"



F9 West Building Elevation
1/8" = 1'-0"



A1 South Building Elevation
1/8" = 1'-0"

PRELIMINARY
LSD Submittal

Hight Jackson
ASSOCIATES
5201 W Village Parkway, Suite 300 | Rogers, Arkansas 72781 | (479) 464-4965 | www.hjarch.com

A NEW FACILITY FOR
Thaden Competition Gym
800 SE C ST, Bentonville, AR 72712

DRAWN BY:
TS
CHECK BY:
TS
ISSUE DATE
12/03/2024

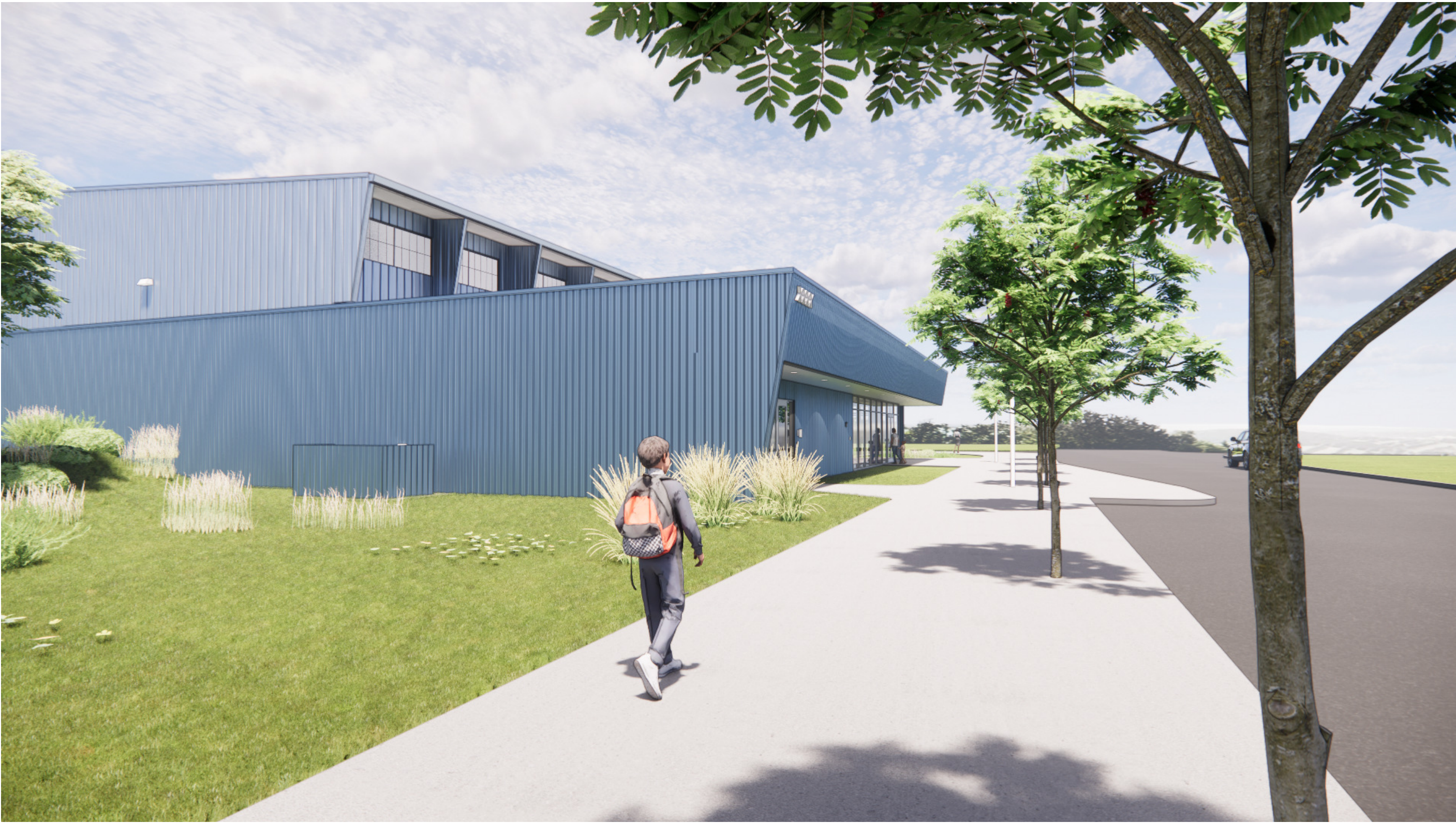
PROJECT NO.
2335.3

REVISION DATES

COLOR EXTERIOR
ELEVATIONS
S H E E T
00.1
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Southwest View



Southeast View



Northwest View



Northeast View

PRELIMINARY
LSD Submittal

Hight Jackson
ASSOCIATES
5201 W Village Parkway, Suite 300 | Rogers, Arkansas 72768 | (479) 464-4965 | www.hjarch.com

A NEW FACILITY FOR
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800 SE C ST, Bentonville, AR 72712

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TS
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REVISION DATES

COLORED RENDERINGS

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00.2

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**Thaden Gym
Facade Articulation Update
01/14/2025**

Design Updates

1. Monument sign at corner of 10th and Main Street is a photo opportunity (and a vehicle barrier).
2. Canopy centered on building along 10th Street facade creates a shaded public seating area with bike parking.
3. Mima mounds with concrete benches and light landscaping dress-up sidewalks connecting seating area to public way.



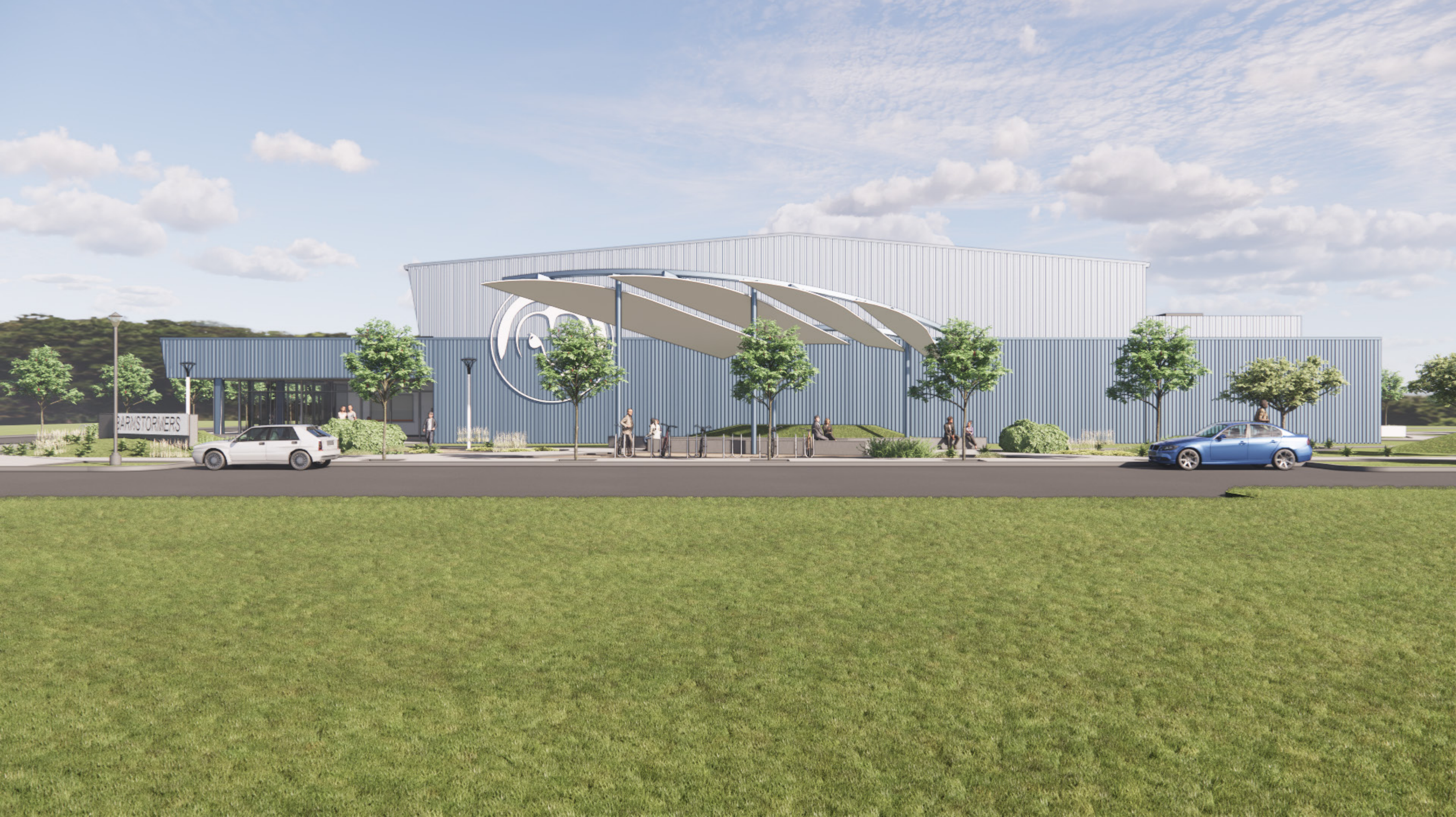
Thaden Gym
Facade Articulation Update

View from West Along Main Street
January 14th, 2025



Thaden Gym
Facade Articulation Update

View from Southwest Corner of 10th and Main
January 14th, 2025



Thaden Gym
Facade Articulation Update

View from South Along 10th Street
January 14th, 2025



Thaden Gym
Facade Articulation Update

View from Southeast Corner Along 10th Street
January 14th, 2025



Thaden Gym
Facade Articulation Update

Aerial View from 10th Street
January 14th, 2025