



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

Registration Link: <https://us02web.zoom.us/j/83629568522>

I. Call to Order

II. Approval of Minutes

- | | |
|---------------------------------|-----------------------------|
| 1. February 4th Meeting Minutes | Approval of Meeting Minutes |
|---------------------------------|-----------------------------|

III. Consent Agenda

- | | |
|---|--------------------------|
| 1. I-14 Subdivision
Southwest I Street (FP24-0008) | Final Plat |
| 2. Lot 59 & 60 of Skyview Acres
1108 Lockheed Street (LS24-0053) | Lot Split |
| 3. Lots 61 & 62 of Skyview Acres Subdivision
1100 Lockheed Street (LS24-0047) | Lot Split |
| 4. Lot 28, Block 5 W. A. Burk's Addition
940 North Main Street (PLA25-0002) | Property Line Adjustment |
| 5. Freddy's Frozen Custard
3308 Southwest 14th Street (LSD24-0042) | Large Scale Development |
| 6. Hangers at Thaden Field
Southwest I Street (LSD24-0054) | Large Scale Development |

IV. New Business

- | | |
|---|-------------------------|
| 1. Aadhira Townhomes
Town Vu Road (LSD24-0053) | Large Scale Development |
| 2. Bentonville Water Resource Recovery Facility Improvements
LSD25-0008 | Large Scale Development |

Advertised Public Hearings

- | | |
|--------------------|-------------------------|
| 1. Johnston | Conditional Use Permit* |
|--------------------|-------------------------|

1402 Shane Lane ([CU25-0007](#))
Religious facility in C-2, General Commercial zoning.

2. **Gemper** **Rezoning***

401 Southeast G Street ([RZ25-0005](#))
Rezoning: R-ZL, Residential Zero Lot Line to DN-2, Downtown Medium Density Residential

3. **Kaler** **Rezoning***

212 Southwest C Street ([RZ25-0006](#))
Rezoning: R-1, Low-Density Single-Family Residential to DN-2, Downtown Medium Density Residential

4. **Tallapati** **Rezoning***

305 Southeast Henry Street ([RZ25-0007](#))
Rezoning: DN-3, Downtown High Density Residential to DE, Downtown Edge

5. **Applejack II Townhomes** **Planned Residential Development***

Valley Street ([PRD25-0001](#))
Rezoning: DE, Downtown Edge, RO, Residential Office, R-1, Low-Density Single-Family Residential to Planned Residential Development (PRD)

V. **Other New Business**

VI. **Old Business**

1. **801 W Central Right of Way Waiver** **Waiver**

VII. **Other Business**

1. **Plan Bentonville: Phase II** **Discussion**

Status update: zoning and development code revisions

VIII. **Adjournment**



**Planning Commission
Meeting Minutes
February 4th, 2025
Bentonville City Hall
Tech Review: 4:30 PM
Public Hearing: 5:00 PM**

Meeting Recording: https://us02web.zoom.us/rec/share/D13-bqJpB7Isz5zJUEkIBPHFDFsbehKIXPbJy3TLG5jqt_iN2TFu641V2pP_CdQ.RDAb-ozDKFsnz4uH?startTime=1738707712000

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

Commissioners Absent:

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

I. Call to Order

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

II. Approval of Minutes

- January 21st Meeting Minutes** **Approval of Meeting Minutes**
 - Motion to approve by Ibekwe, second by Bryant.
 - Minutes are approved 7-0.

III. Consent Agenda

- Lots 1-147 of Hope Hill Subdivision** **Final Plat**
Ginn Road ([FP24-0016](#))
- Lots 6 and 7 of Simpson Family Subdivision** **Lot Split**
Heagerty Road ([LS24-0038](#))
- Lots 143 and 144 of Osage Hills Subdivision, Phase 1** **Lot Split**
Southwest Pawhuska Street ([LS24-0039](#))
- John Rollow Drive** **Large-Scale Development Extension**
Multi-Family Development
Southeast John Rollow Drive ([LSD23-0027](#))

- Mr. Adler provides an overview of the items on the Consent Agenda.
- Consent Agenda is approved 7-0.

IV. New Business

Advertised Public Hearings

1. **No Limits Pediatric Therapies PLLC** **Conditional Use Permit***
911 Northwest 7th Street ([CU25-0002](#))
Parking facility as principal use in R-O Zoning District.
 - Mr. Adler provides an overview of the staff report.
 - Chairman Wright opens the public hearing.
 - Ken Booth, the applicant, is here for any questions.
 - Chairman Wright closes the public hearing.
 - Conditional Use extension is approved 7-0.

2. **Kincannon** **Rezoning***
224 Southwest C Street ([RZ25-0002](#))
Rezoning: R-1, Low-Density Single-Family Residential to DN-2, Downtown Medium Density Residential
 - Mr. Adler provides an overview of the staff report.
 - Chairman Wright opens the public hearing.
 - Debbie Kincannon, the applicant, is here for any questions.
 - Chairman Wright closes the public hearing.
 - Rezoning is approved 7-0.

3. **River Farm Capital, LLC** **Rezoning***
Northwest 10th Street ([RZ25-0003](#))
Future Land Use Map Amendment: Low Density Residential (LDR) to Medium Density Residential (MDR)
Rezoning: R-1, Low-Density Single-Family Residential to DN-2, Downtown Medium Density Residential
 - Mr. Adler provides an overview of the staff report.
 - Chairman Wright opens the public hearing.
 - Connor Lemmerhirt, the applicant, is here for any questions.
 - Chairman Wright closes the public hearing.
 - Future Land Use Map Amendment is approved 7-0.
 - Rezoning is approved 7-0.

V. Other New Business

VI. Old Business

1. **Plan Bentonville – Future Land Use Map and Alignment Policy** **Rezoning***
 - Mr. Overstreet provides an overview of the City Council meeting and three areas to review for Plan Bentonville: the J Street interchange area, the downtown square, and the southwest part of Bentonville.
 - Mr. Davis asks about Beau Terre and Highway-72.
 - Mr. Overstreet clarifies the comments received regarding Beau Terre and J Street.
 - Commissioner Wright opens the public hearing.
 - Ken Ehret of 1054 N Main Street supports Walkable Neighborhood instead of Suburban Neighborhood in the area around Convair and Lockheed Streets for better

setbacks and to have higher density to drive prices down and improve the neighborhood.

- Dedra Hunter of 5 Stonebridge Way wants the Highway-72 area to be Suburban Neighborhood because of concerns with safety, traffic, and accidents in the area.
- Patty Molitor of 7 Stonebridge Way supports Suburban Neighborhood for AR-72 from concerns with traffic, decreased property values, and privacy with tall buildings.
- Heidi Stewart of 9 Stonebridge Way thanks Commissioners for supporting Suburban Neighborhood near Highway-72.
- Emily Stewart of 9 Stonebridge Way appreciates Commissioners for supporting Suburban Neighborhood on AR-72.
- Kaylie of 9 Stonebridge Way thanks Commissioners for listening to opinions and taking them into consideration.
- Ashley Stewart of 9 Stonebridge Way appreciates Commissioners for voting for Suburban Neighborhood for AR-72.
- Wes Woolbright of 3917 NE Nightingale appreciates Commissioners for listening to feedback and asks Commissioners to support Walkable Neighborhood in the Convair and Lockheed Street areas because of concerns over the loss of property value and risk of injuries and accidents.
- Commissioner Wright closes the public hearing.
- Mr. Overstreet clarifies that there is 1 resolution for all 3 areas, unless Commissioners prefer to vote separately.
- Plan Bentonville Resolution is approved 7-0.

VIII. Adjournment

- Motion to adjourn by Bryant, second by Ibekwe.
- Meeting is adjourned.



Consent Agenda Item [FP24-0008](#)

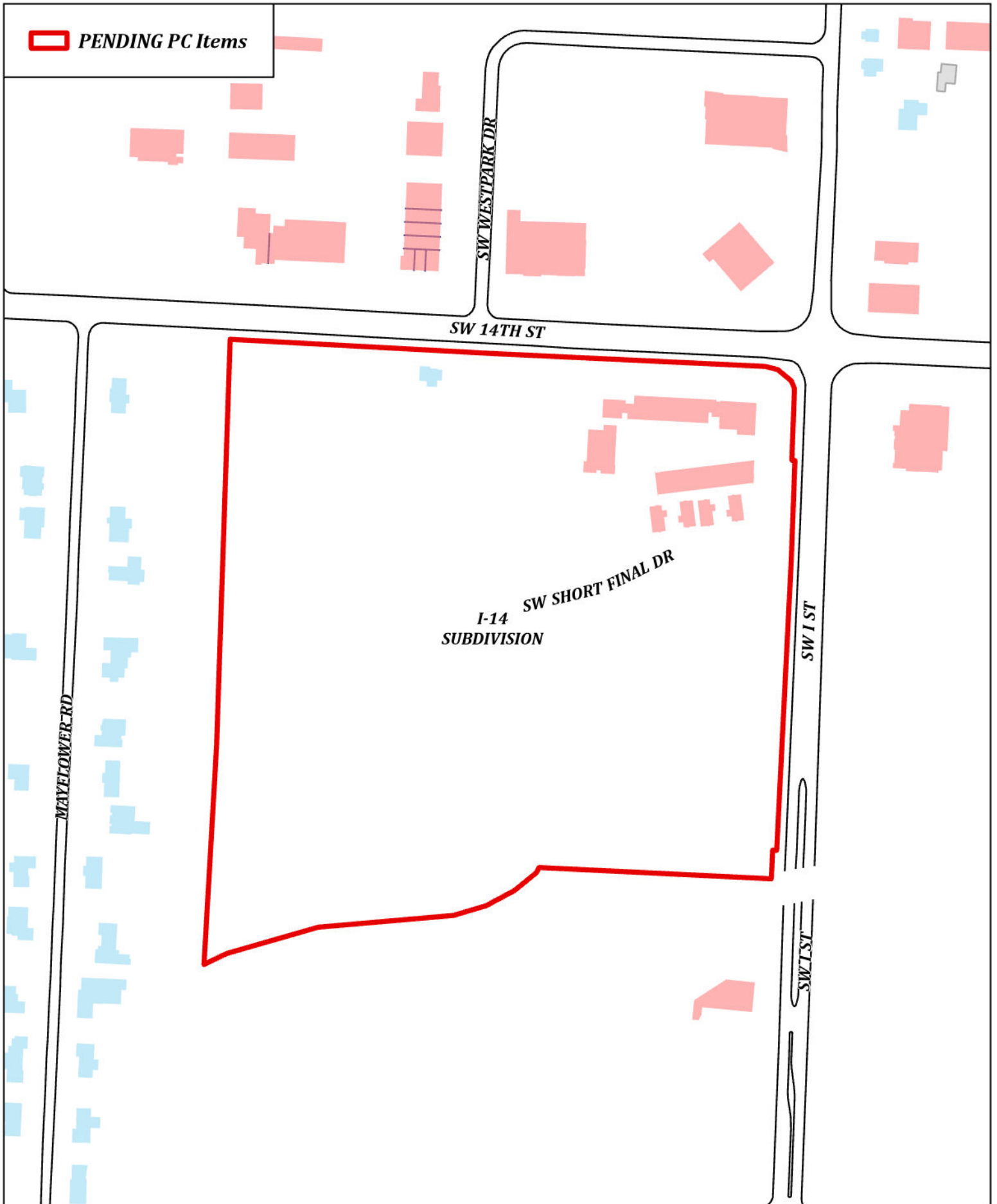
For the Planning Commission meeting on March 4, 2025

Details

Final Plat: I-14 Subdivision, Southwest I Street, C-2, General Commercial & A-1, Agriculture, *FP24-0008*

A final plat of I-14 Subdivision, creating 11 lots. Lots 1 and 8 are zoned A-1, Agriculture, while the remainder is zoned C-2, General Commercial. Southwest Westpark Drive is dedicated as public right-of-way to the southern lot line of Lot 6. One private drive, Southwest Short Final Drive, runs from Westpark Drive to intersect with Southwest I Street. Lots 9 and 11 are set aside as detention ponds. Lot 10 is wholly encumbered with floodway and floodplain. A 20' wide utility easement is dedicated along the southern side of Short Final Drive, and along the east and west sides of West Park Drive. A 10' wide utility easement is dedicated along the northern line of Lot 11. A 20' wide utility easement is also dedicated along the western boundary of Lot 6. A roughly 20' wide utility easement is dedicated along the western boundary of lots 9 & 10 as well as a roughly 10' wide utility easement along the northern boundary of Lot 9. No waivers or variances are associated with this final plat.

 **PENDING PC Items**



FP24-0008
I-14 Subdivision
Final Plat



Final Plat of Lots 31, 45, 47 and 48 of Lucas Subdivision, Lots 1-3 in Scott Subdivision, and Lot 2, of Fieldstone Addition,

Creating Lots 1 - 11, I-14 Subdivision

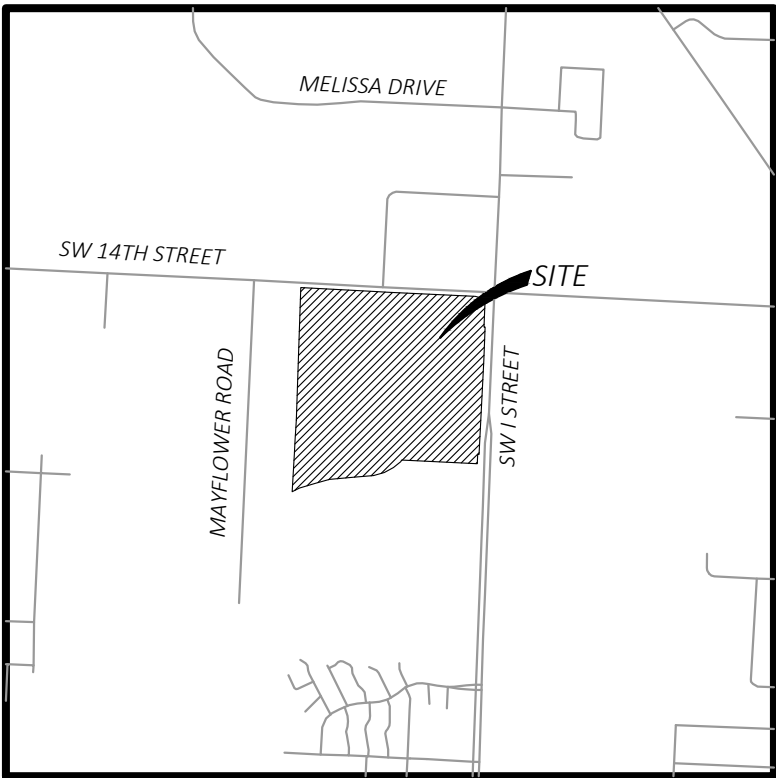
SW 14th Street & SW I Street
Bentonville, Benton County, Arkansas

GENERAL NOTES:

- Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied to the surveyor.
- This plat represents a Final Plat of the parcel recorded in Deed Instrument #L202184664, L202184663, L202165718, & L202117191 in the public records of Benton County, Arkansas.
- The contractor must determine that proposed structures are clear of all boundary lines, easements, and meet building setback requirements before construction begins.
- Basis of Bearings: All bearings shown hereon are grid based on Arkansas State Plane Coordinate System, NAD83, North Zone.
- This survey is valid only if the drawing includes the seal and signature of the surveyor.
- This survey meets current Arkansas State Standards of Practice for Property Boundary Surveys and Plats.
- This survey is based on a title commitment provided by Fidelity National Title Insurance Company, File Number 19-5387 countersigned by City Title & Closing, LLC, Effective Date: November 6, 2019, by Chicago Title Insurance Company, File Number 2020955-106 countersigned by Waco Title Company, Effective Date: November 1, 2020, by Chicago Title Insurance Company, File Number 2113588-106 countersigned by Waco Title Company, Effective Date: July 11, 2021, and by Chicago Title Insurance Company, File Number 2022898-106 countersigned by Waco Title Company.
- No attempt was made to show building setback lines graphically on the survey. The assignment, vocation, or orientation of setbacks that impact the usage rights of the property are determined by the local governing jurisdictional agency. Setback dimensions will be based on the orientation of the building(s) to be constructed as approved.
- The contractor is advised to contact the 811 One-Call Center before any construction begins, depending on the state there is a possibility of a severe penalty for not making this call. Not all utility companies are members of the One-Call Systems. Therefore the contractor is advised to contact all non-members as well as the One-Call System.
- By scaled map location and graphical plotting only. A portion of this property is located within Flood Zone "AE" as determined by the National Flood Insurance Program which is subject to inundation by the 1% annual chance flood (100-year flood) shown on the Flood Insurance Rate Map for Benton County, Arkansas.
Map Number: 05007C0255K
Map Revised: June 05, 2012
LOMR 13-06-3762P, Effective Date: March 28, 2022
Base Level Engineering (BLE) elevations are provided per Bentonville GIS.
- No current zoning report or letter regarding zoning classification was provided to the Surveyor. 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.
- Sidewalks shall be the responsibility of the builder/owner at time of building permit issuance.
- There may not be fences or any other structures built in any drainage easements.
- 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 is to contact New Service coordinator (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 minimum of 20' clearance from all electric lines.
- BEUD's standard practice is to place underground equipment (transformer, secondary pedestals, junction boxes, etc.) on the lot line of a development. Any adjustments to the property line that result in out equipment not being on the lot line 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 for any cost 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.
- Relocation of any existing electrical facilities shall be at the owner's expense.
- Owner/Developer shall coordinate with all local utilities to ensure that each lot has water, sewer and electric service.
- The pending LOMR for Osage Tributary 2 (21-06-0748) will need to be approved and final elevations reviewed prior to a pre-construction meeting for buildings in the special flood hazard area.
- Utility locations have been field verified.
- All signage will require a separate a separate permit.
- All fencing not shown on this plat will require a separate permit.
- This property resides within Municipal Airport Zones B & C and meets the requirements of said zones. Please refer to the City of Bentonville Land Development and Zoning Codes for more information.
- 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.
- 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.

CONTACT INFORMATION:

- a. Black Hill Energy: Josh Knight, 1301 Federal Way, PO Box 2129, Lowell, AR 72745, (479) 333-7005, 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 or Layne Rhodes, lr159@att.com, (479) 442-1977
c. Cox Communications: Chad Hodge, 4901 S. 48th Street, Springdale, AR 72762, (479) 263-7057 chad.hodge@cox.com and Timothy Goss, (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



VICINITY MAP

NOT TO SCALE

Latitude: 36°21'23"N
Longitude: 94°13'21"W

Owner
Parcel #'s 01-07433-000 Suroeste 14, LLC 5543 Edmondson Pike Ste. 1122 Nashville, TN 37211 Matt O'Reilly, 479-696-1953

Owner
Parcel #'s 01-03326-000, 01-04103-000, 01-04102-000, 01-03324-000, & 01-03325-000 I-14, LLC 3511 SE J St. #109 Bentonville, AR 72712 Matt O'Reilly, 479-696-1953

Engineers/Surveyors:
CEI Engineering Associates, Inc. 2600 NE 11th St, Suite 300 Bentonville, AR 72712 Phone: (479) 273-9472 Fax: (479) 271-0536 Engineering Contact: Nate Bachelor Surveyor: Dustin Riley



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: Suroeste 14, LLC
5543 Edmondson Pike PMB 1122
Nashville, TN 37211

Print Name: _____

Source of Title: Deed Instrument # L202117191

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: I-14, LLC
3511 SE J St. #109
Bentonville, AR 72712

Print Name: _____

Source of Title: Deed Instrument #L202165718, #L202184663 & #L202184664

SHEET INDEX

Sheet 1	Cover
Sheet 2	Overview
Sheet 3	Northwest Property
Sheet 4	Northeast Property
Sheet 5	Southwest Property
Sheet 6	Southeast Property
Sheet 7	Description
Sheet 8	Tables

REVISION

NO.	DESCRIPTION	DATE
△ 1	1st sub comm	07/19/2024
△ 2	2nd sub comm	11/12/2024
△ 3	3rd sub comm	12/05/2024
△ 4	Cert. Update	12/31/2024
△ 5	4th sub comm	01/09/2025
△ 6	6th sub comm	01/29/2025

Certificate of Approval

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

Date of Execution: _____

Signed: _____
Bentonville Planning Commission Chairman

Signed: _____
Mayor, City of Bentonville

Signed: _____
City Clerk, City of Bentonville

Certificate of Surveying Accuracy

I Dustin Riley, 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.

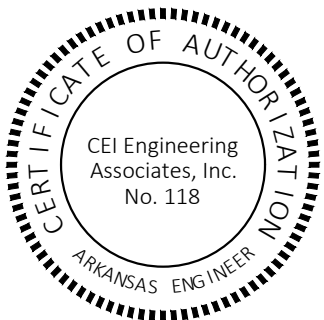
Date of Execution: _____

Signed: _____
Registered Land Surveyor
No. 1618
State of Arkansas

ATLAS PAGE: 443

City of Bentonville Project # FP24-0008

State Survey Code: 500-19N-31W-0-01-110-04-1618



CEI ENGINEERING ASSOCIATES, INC.
3108 SW REGENCY PKWY
BENTONVILLE, AR 72712
PHONE: (479) 273-9472
FAX: (479) 273-0844
CORPORATE TBPLS FIRM #10031500

3030 LBJ FREEWAY, SUITE 100
DALLAS, TX 75234
PHONE: (972) 488-3737
FAX: (972) 488-6732
BRANCH TBPLS FIRM #10194234

Final Plat
I-14, LLC
SW 14th Street & SW I Street
Bentonville, Benton County, Arkansas

Preliminary
This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

PROFESSIONAL OF RECORD	DGR
DESIGNER	WAP
FIELD WORK	KTC
CEI PROJECT NUMBER	32158
DATE	1/16/2025
REVISION	REV-6

Cover Sheet

SHEET TITLE

SHEET NUMBER

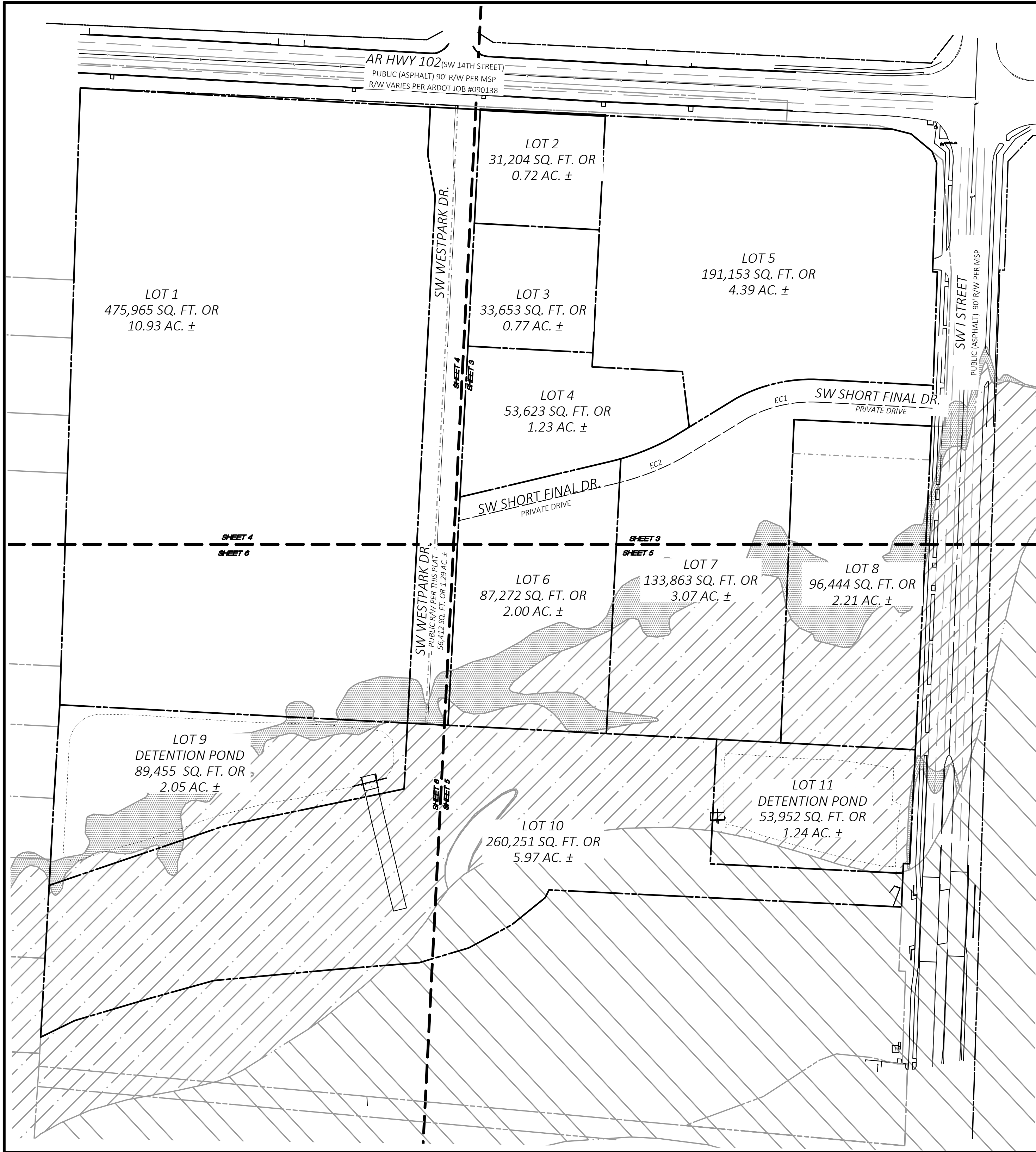
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OF

8

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Legend

	Boundary Line
	Adjoining Boundary Line
	Right-of-Way Line
	Easement Line
	Access Road Limits
	Flood Hazard Line
	Match Line
	Centerline
	Property Line to be removed per this plat
	Wood Fence Line
	Break Line
	5/8" Rebar capped LS #1618 (unless otherwise noted)
	Found Pipe (As noted)
	Found Nail (As Noted)
	Found Brass Cap (As Noted)
	Set Chiseled "X"
	Set Mag Nail w/Washer "LS#1618"
	Calculated Corner
	Gas Meter
	Electric Meter
	Water Meter
	Drainage Manhole (DMH)
	Grate Inlet (GI)
	Fire Hydrant
	Sewer Manhole (SMH)
	Sewer Clean Out
	Guy Wire / Anchor
	Utility Pole
	Water Valve
	Warning Cable TV Sign
	Warning Fiber Optic Line Sign
	Gas Valve
	Air Conditioner Unit
	Light Pole Overhanging
	Light Pole (2 Lamps)
	Electric Riser
	Telephone Riser
	Cable TV Riser
	Fiber Optic Vault
	Mail Box
	Single Pole Pylon Sign
	Gas Valve
	Septic Vault
	Satellite Dish
	Grate Inlet (Circular) (GIC)
	Hose Bib / Spigot
	Bearing & Distance Change
	FEMA Floodway
	FEMA Zone AE
	FEMA Zone x Shaded
	Utility Easement per this plat
	Access Easement per this plat
	Right-of-way per this plat
	Base Level Engineering Elevations

0 100' 150' 200'
SCALE IN FEET



CEI ENGINEERING ASSOCIATES, INC.
3108 SW REGENCY PKWY
BENTONVILLE, AR 72712
PHONE: (479) 273-9472
FAX: (479) 273-0844
CORPORATE TBPLS FIRM #10031500

3030 LBJ FREEWAY, SUITE 100
DALLAS, TX 75234
PHONE: (972) 488-3737
FAX: (972) 488-6732
BRANCH TBPLS FIRM #10194234

Final Plat
I-14, LLC
SW 14th Street & SW I Street
Bentonville, Benton County, Arkansas

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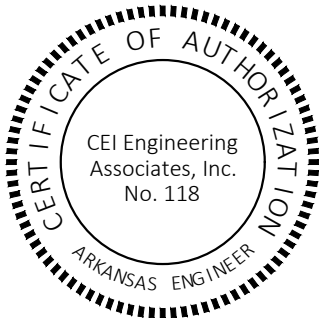
OVERVIEW

SHEET TITLE
SHEET NUMBER

2 OF 8

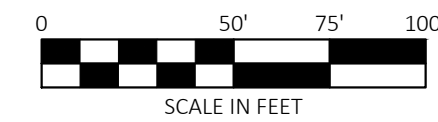
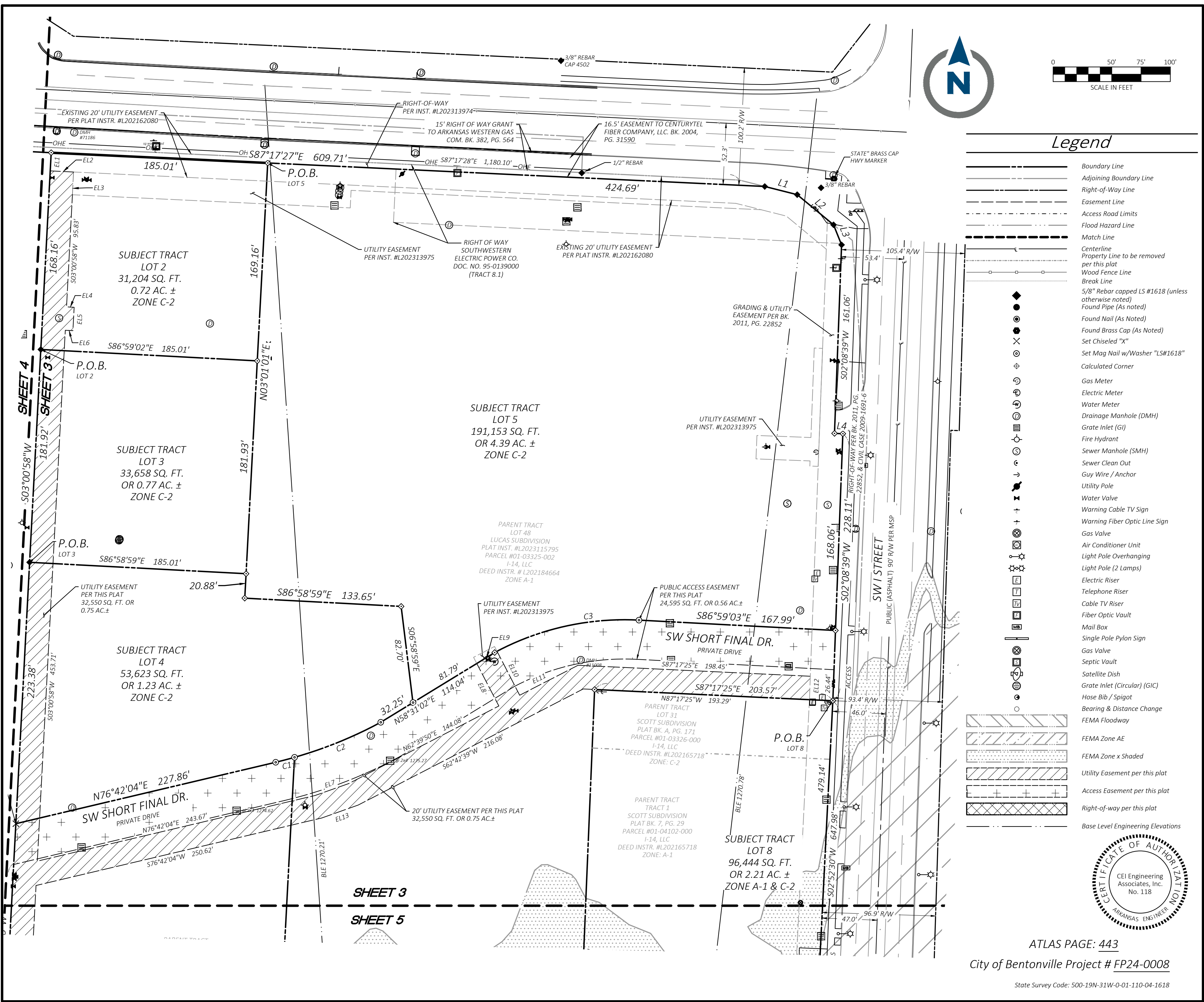
ATLAS PAGE: 443
City of Bentonville Project # FP24-0008

State Survey Code: 500-19N-31W-0-01-110-04-1618



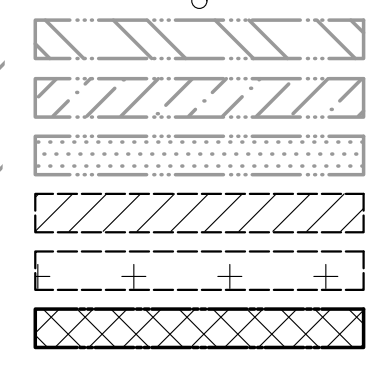
DRAWING LOCATION - S:\32000\32158\DRAWINGS\SURVEY\WORKING\32158FP.DWG - SAVED BY - WPIERSON

© 2025 CEI ENGINEERING ASSOCIATES, INC.



Legend

- Boundary Line
- Adjoining Boundary Line
- Right-of-Way Line
- Easement Line
- Access Road Limits
- Flood Hazard Line
- Match Line
- Centerline
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- Wood Fence Line
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- Found Pipe (As noted)
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- Set Chiseled "X"
- Set Mag Nail w/Washer "LS#1618"
- Calculated Corner
- Gas Meter
- Electric Meter
- Water Meter
- Drainage Manhole (DMH)
- Grate Inlet (GI)
- Fire Hydrant
- Sewer Manhole (SMH)
- Sewer Clean Out
- Guy Wire / Anchor
- Utility Pole
- Water Valve
- Warning Cable TV Sign
- Warning Fiber Optic Line Sign
- Gas Valve
- Air Conditioner Unit
- Light Pole Overhanging
- Light Pole (2 Lamps)
- Electric Riser
- Telephone Riser
- Cable TV Riser
- Fiber Optic Vault
- Mail Box
- Single Pole Pylon Sign
- Gas Valve
- Septic Vault
- Satellite Dish
- Grate Inlet (Circular) (GIC)
- Hose Bib / Spigot
- Bearing & Distance Change
- FEMA Floodway
- FEMA Zone AE
- FEMA Zone x Shaded
- Utility Easement per this plat
- Access Easement per this plat
- Right-of-way per this plat
- Base Level Engineering Elevations



ATLAS PAGE: 443
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3108 SW REGENCY PKWY
BENTONVILLE, AR 72712
PHONE: (479) 273-9472
FAX: (479) 273-0844
CORPORATE TBPLS FIRM #10031500

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Northeast Property

SHEET TITLE

SHEET NUMBER

3 OF 8



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DALLAS, TX 75234
PHONE: (972) 488-3737
FAX: (972) 488-6732
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DATE	1/16/2025
REVISION	REV-6

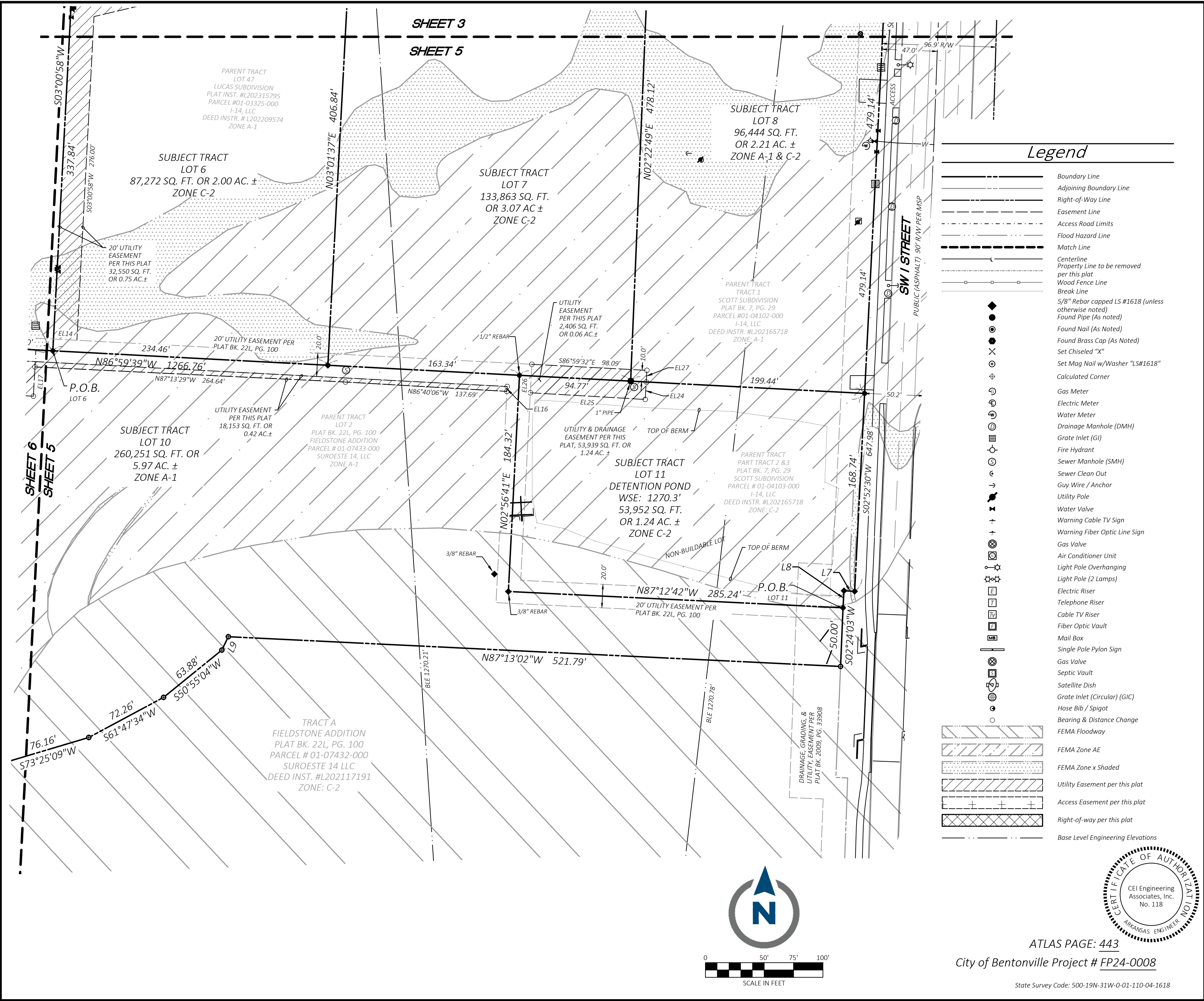
Northwest Property

SHEET TITLE
SHEET NUMBER

4 OF 8

DRAWING LOCATION - S:\32000\32158\DRAWINGS\SURVEY\WORKING\32158FP.DWG - SAVED BY - WP/PERSON

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CEI ENGINEERING ASSOCIATES, INC.
3108 SW REGENCY PKWY
BENTONVILLE, AR 72712
PHONE: (479) 273-9472
FAX: (479) 273-0844
CORPORATE TBPLS FIRM #10031500

3030 LBJ FREEWAY, SUITE 100
DALLAS, TX 75234
PHONE: (972) 488-3737
FAX: (972) 488-6732
BRANCH TBPLS FIRM #10194234

Final Plat
I-14, LLC
SW 14th Street & SW I Street
Bentonville, Benton County, Arkansas

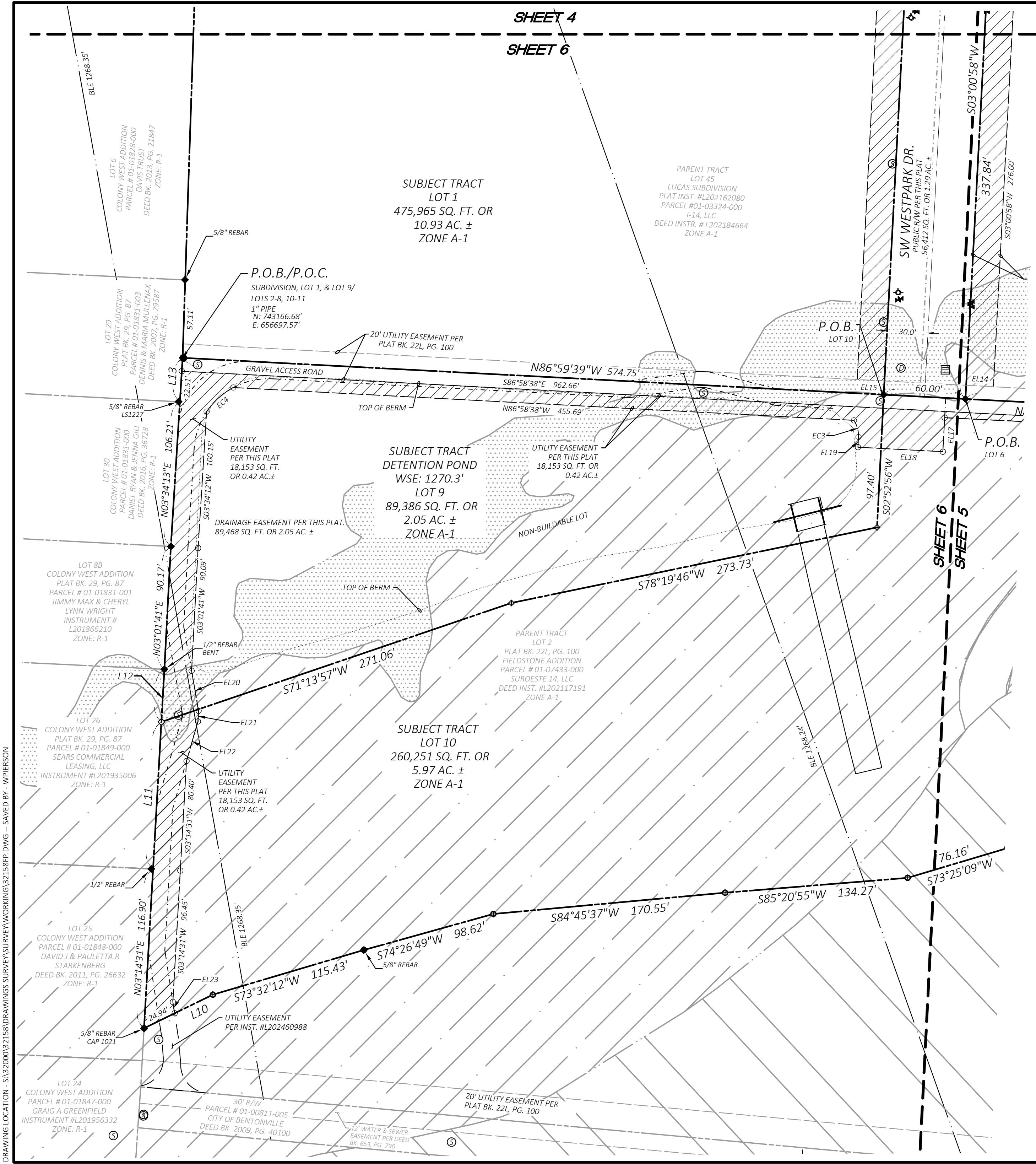
Preliminary
This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

PROFESSIONAL OF RECORD DGR
DESIGNER WAP
FIELD WORK KTC
CEI PROJECT NUMBER 32158
DATE 1/16/2025
REVISION REV-6

Southeast Property

SHEET TITLE
SHEET NUMBER

5 OF 8



Legend

	Boundary Line
	Adjoining Boundary Line
	Right-of-Way Line
	Easement Line
	Access Road Limits
	Flood Hazard Line
	Match Line
	Centerline
	Property Line to be removed per this plat
	Wood Fence Line
	Break Line
	5/8" Rebar capped LS #1618 (unless otherwise noted)
	Found Pipe (As noted)
	Found Nail (As noted)
	Found Brass Cap (As Noted)
	Set Chiseled "X"
	Set Mag Nail w/Washer "LS#1618"
	Calculated Corner
	Gas Meter
	Electric Meter
	Water Meter
	Drainage Manhole (DMH)
	Grate Inlet (GI)
	Fire Hydrant
	Sewer Manhole (SMH)
	Sewer Clean Out
	Guy Wire / Anchor
	Utility Pole
	Water Valve
	Warning Cable TV Sign
	Warning Fiber Optic Line Sign
	Gas Valve
	Air Conditioner Unit
	Light Pole Overhanging
	Light Pole (2 Lamps)
	Electric Riser
	Telephone Riser
	Cable TV Riser
	Fiber Optic Vault
	Mail Box
	Single Pole Pylon Sign
	Gas Valve
	Septic Vault
	Satellite Dish
	Grate Inlet (Circular) (GIC)
	Hose Bib / Spigot
	Bearing & Distance Change
	FEMA Floodway
	FEMA Zone AE
	FEMA Zone x Shaded
	Utility Easement per this plat
	Access Easement per this plat
	Right-of-way per this plat
	Base Level Engineering Elevations



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Final Plat
I-14, LLC
SW 14th Street & SW I Street
Bentonville, Benton County, Arkansas

Preliminary
This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

PROFESSIONAL OF RECORD	DGR
DESIGNER	WAP
FIELD WORK	KTC
CEI PROJECT NUMBER	32158
DATE	1/16/2025
REVISION	REV-6

Southwest Property

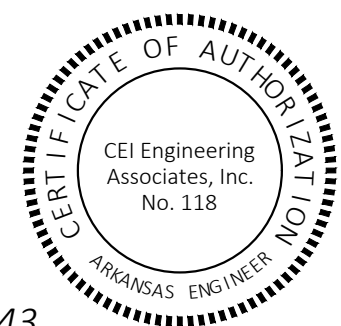
SHEET TITLE
SHEET NUMBER

6 OF 8

ATLAS PAGE: 443

City of Bentonville Project # FP24-0008

State Survey Code: 500-19N-31W-0-01-110-04-1618



DRAWING LOCATION - S:\320001\32158\DRAWINGS\SURVEY\WORKING\32158FP.DWG -- SAVED BY - WPIERSON

Parent Tract Description:

Lot 45, Lucas Subdivision, as shown by the plat recorded at Instrument # L202162080 in the public records of Benton County, Arkansas, and being a part of the Fractional NE¼ of the NE¼ of Section 1, Township 19 North, Range 31 West.

AND
Lots 47 & 48, Lucas Subdivision as shown by the plat recorded at Instrument #L202315795 in the public records of Benton County, Arkansas.

AND
Tract A and Lot 2 of Fieldstone Addition to the City of Bentonville, Benton County, Arkansas, as shown on Plat Book 22L at Page 100.
LESS AND EXCEPT all that part deeded to the City of Bentonville, as shown by Deed Book 2009 at Page 33905 and Correction Deed Book 2010 at Page 2419 described as beginning at the SE corner of said Tract A; thence N 89°53'57" W along the South boundary of said Tract A a distance of 12.08 feet to the West boundary of herein described right of way; thence leaving said South boundary N 02°08'39" E along said right of way a distance of 137.09 feet; thence along said right of way, N 87°31'34" W a distance of 10.00 feet; thence continuing along said right of way, N 02°28'26" E a distance of 144.24 feet to the North boundary of said Lot 2; thence leaving said right of way S 87°12'53" E along said North boundary of said Lot 2 a distance of 22.29 feet to the NE corner of said Lot 2 from which bears a 1/2" rebar at S 87°12'53" E 1.94 feet; thence S 02°21'29" W along the East boundary of said Lot 2 and Tract A a distance of 280.70 feet to the point of beginning, containing 4,922 square feet or 0.11 acres, more or less.

Survey Subdivision Description:

All of Lot 45, Lucas Subdivision, as shown by the plat recorded at Instrument # L202162080, Lots 47 & 48, Lucas Subdivision as shown by the plat recorded at Instrument #L202315795, Lot 31, Scott Subdivision according to Plat Book A, Page 171, Tract 1, 2, & 3, Scott Subdivision according to Plat Book 7, Page 29 and Lot 2, Fieldstone Addition according to Plat Book 22L, Page 100 in the public records of Benton County, Arkansas and being described by metes and bounds as follows:

BEGINNING at a 5/8" rebar capped LS #1618 set at the southwest corner of said Lot 45;
THENCE along the west boundary of said Lot 45, North 01°54'28" East, 912.45 feet to a 5/8" rebar capped LS #1618 set on the south right-of-way of SW 14th Street (AR Hwy 102);
THENCE along said south right-of-way, the following three (3) calls:
1. South 86°58'21" East, 518.40 feet to a 5/8" rebar capped LS #1618;
2. South 86°58'26" East, 74.00 feet to a 5/8" rebar capped LS #1618;
3. South 87°17'27" East, passing through a to a 5/8" rebar capped LS #1618 at a distance of 185.01 feet continuing for a total distance of 609.71 feet to a 5/8" rebar capped LS #1618 set at the intersection of said south right-of-way and the west right-of-way of SW I Street;
THENCE along said west right-of-way, the following ten (10) calls:
1. South 75°49'36" East, 28.58 feet to a 5/8" rebar capped LS #1618;
2. South 50°19'56" East, 40.28 feet to a 5/8" rebar capped LS #1618;
3. South 21°49'50" East, 18.42 feet to a 5/8" rebar capped LS #1618;
4. South 02°08'39" West, 161.06 feet to a 5/8" rebar capped LS #1618;
5. South 87°51'21" East, 7.12 feet to a 5/8" rebar capped LS #1618;
6. South 02°08'39" West, passing through a 5/8" rebar capped LS #1618 at a distance of 168.06 feet, continuing for a total distance of 228.11 feet to a 5/8" rebar capped LS #1618;
7. South 02°52'30" West, passing through a to a 5/8" rebar capped LS #1618 at a distance of 479.14 feet, continuing for a total distance of 647.98 feet to a 5/8" rebar capped LS #1618;
8. North 86°47'46" West, 9.12 feet to a 5/8" rebar capped LS #1618;
9. South 03°12'14" West, 14.53 feet to a 5/8" rebar capped LS #1618;
10. South 02°24'03" West, 50.00 feet to a 5/8" rebar capped LS #1618 to the south boundary of aforementioned Lot 2, Fieldstone Addition;
THENCE along said south boundary, the following ten (10) calls:
1. North 87°13'02" West, 521.79 feet to a 5/8" rebar capped LS #1618;
2. South 26°07'13" West, 12.67 feet;
3. South 50°55'04" West, 63.88 feet;
4. South 61°47'34" West, 72.26 feet;
5. South 73°25'09" West, 76.16 feet;
6. South 85°20'55" West, 134.27 feet;
7. South 84°45'37" West, 170.55 feet;
8. South 74°26'49" West, 98.62 feet to a 5/8" rebar;
9. South 73°32'12" West, 115.43 feet;
10. South 63°59'13" West, 56.14 feet to the west boundary of said Lot 2, Fieldstone Addition;
THENCE along said west boundary, the following six (6) calls:
1. North 03°14'31" East, 116.90 feet;
2. North 03°14'31" East 107.96 feet to a 5/8" rebar with cap LS1618;
3. North 03°14'31" East 38.61 feet to a 1/2-inch rebar;
4. North 03°01'41" East, 90.17 feet to a 5/8-inch rebar;
5. North 03°34'13" East, passing through a 5/8-inch rebar with cap LS1227 at a distance of 106.21 feet and continuing for a total distance of 138.53 feet to the POINT OF BEGINNINGcontaining 1,562,942 square feet or 35.88 acres, more or less.

Survey Description Lot 1:

A part of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section 1, Township 19 North, Range 31 West also being a part of Lot 45, Lucas Subdivision to the City of Bentonville according to Plat Instrument Number L202184664, in the public records of Benton County, Arkansas, and being described by metes and bounds as follows:

BEGINNING at a 5/8" rebar capped LS #1618 set at the southwest corner of said Lot 45;
THENCE along the west boundary of said Lot 45, North 01°54'28" East, 912.45 feet to a 5/8" rebar capped LS #1618 set on the south right-of-way of SW 14th Street (AR Hwy 102);
THENCE along said south right-of-way, South 86°53'21" East, 518.40 feet to a 5/8" rebar capped LS #1618 found at the intersection of said south right-of-way and the west right-of-way of Southwest Westpark Drive;
THENCE along said west right-of-way the following three (3) calls:
1. South 03°00'58" West, 71.28 feet to a 5/8" rebar capped LS #1618;
2. South 10°07'05" East, 61.61 feet to a 5/8" rebar capped LS #1618;
3. South 03°00'58" West, 780.05 feet to a 5/8" rebar capped LS #1618 found along the south boundary line of the aforementioned Lot 45;
THENCE along said south boundary, North 86°59'40" West, 514.75 feet to the POINT OF BEGINNINGcontaining 475,965 square feet or 10.93 acres, more or less.

Survey Description Lot 2:

A part of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section 1, Township 19 North, Range 31 West also being a part of Lot 47, Lucas Subdivision to the City of Bentonville according to Plat Instrument Number L202315795, in the public records of Benton County, Arkansas, and being described by metes and bounds as follows:

COMMENCING at a 5/8" rebar with cap LS1618 set at the southwest corner of said Lot 45;
THENCE along the south boundary line of said Lot 45, South 86°59'39" East, passing through a 5/8" rebar with cap LS1618 at a distance of 514.75 feet and continuing for a total distance of 574.75 feet to a 5/8" rebar with cap LS1618 found on the east right-of-way of Southwest Westpark Drive;
THENCE along said east right-of-way, North 03°00'58" East, passing through a 5/8" rebar with cap LS1618 at a distance of 337.84 feet, passing through a 5/8" rebar with cap LS1618 at a distance of 561.22 feet, and continuing for a total distance of 743.14 feet to a 5/8" rebar with cap LS1618 and the POINT OF BEGINNING;
THENCE continuing along said east right-of-way line, North 03°00'58" East, 168.16 feet to a 5/8" rebar with cap LS1618 on the south right-of-way of Southwest 14th Street;
THENCE departing said east right-of-way line, South 87°17'27" East, 185.01 feet to a 5/8" rebar with cap LS1618;
THENCE South 03°01'01" West, 169.16 feet to a 5/8" rebar with cap LS1618;
THENCE North 86°59'02" West, 185.01 feet to the POINT OF BEGINNINGcontaining 31,204 square feet or 0.72 acres, more or less.

Survey Description Lot 3:

A part of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section 1, Township 19 North, Range 31 West also being a part of Lot 47, Lucas Subdivision to the City of Bentonville according to Plat Instrument Number L202315795, in the public records of Benton County, Arkansas, and being described by metes and bounds as follows:

COMMENCING at a 5/8" rebar with cap LS1618 set at the southwest corner of Lot 45, Lucas Subdivision per Plat Instrument Number L202184664;
THENCE along the south boundary line of said Lot 45, South 86°59'40" East, passing through a 5/8" rebar with cap LS1618 at a distance of 514.75 feet and continuing for a total distance of 574.75 feet to a 5/8" rebar with cap LS1618 found on the east right-of-way of Southwest Westpark Drive;
THENCE along said east right-of-way, North 03°00'58" East, passing through a 5/8" rebar with cap LS1618 at a distance of 337.84 feet and continuing for a total distance of 561.22 feet to a 5/8" rebar with cap LS1618 and the POINT OF BEGINNING;
THENCE continuing along said east right-of-way, North 03°00'58" East, 181.92 feet to a 5/8" rebar with cap LS1618;
THENCE departing said east right-of-way, South 86°59'02" East, 185.01 feet to a 5/8" rebar with cap LS1618;
THENCE South 03°01'01" West, 181.93 feet to a 5/8" rebar with cap LS1618;
THENCE North 86°58'59" West, 185.01 feet to the POINT OF BEGINNINGcontaining 33,658 square feet or 0.77 acres, more or less.

Survey Description Lot 4:

A part of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section 1, Township 19 North, Range 31 West also being a part of Lot 46, Lucas Subdivision to the City of Bentonville according to Plat Instrument Number L202315795, in the public records of Benton County, Arkansas, and being described by metes and bounds as follows:

COMMENCING at a chiseled "X" set at the southwest corner of said Lot 45 per Plat Instrument Number L202184664;
THENCE along the south boundary line of said Lot 45, South 86°59'40" East, passing through a 5/8" rebar with cap LS1618 at a distance of 514.75 feet and continuing for a total distance of 574.75 feet to a 5/8" rebar with cap LS1618 found on the east right-of-way of Southwest Westpark Drive;
THENCE along said east right-of-way, North 03°00'58" East, 337.84 feet to a 5/8" rebar with cap LS1618 and the POINT OF BEGINNING;
THENCE along said east right-of-way, North 03°00'58" East, 223.38 feet to a 5/8" rebar with cap LS1618;
THENCE departing said east right-of-way, South 86°58'59" East, 185.01 feet to a 5/8" rebar with cap LS1618;
THENCE South 03°01'01" West, 20.88 feet to a 5/8" rebar with cap LS1618;
THENCE South 86°58'59" East, 133.65 feet to a 5/8" rebar with cap LS1618;
THENCE South 06°58'59" East, 82.70 feet to a 5/8" rebar with cap LS1618;
THENCE South 58°31'02" West, 32.25 feet to a 5/8" rebar with cap LS1618;
THENCE Westerly along the arc of a curve to the right 96.21 feet, having a radius of 366.50 feet, through a central angle of 15°02'27", having a chord bearing and distance of South 69°10'50" West, 95.93 feet to a 5/8" rebar with cap LS1618;
THENCE South 76°42'04" West, 227.86 feet to a 5/8" rebar with cap LS1618 to the POINT OF BEGINNINGcontaining 53,623 square feet or 1.23 acres, more or less.

Survey Description Lot 5:

A part of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section 1, Township 19 North, Range 31 West also being a part of Lot 48, Lucas Subdivision to the City of Bentonville according to Plat Instrument Number L202315795, in the public records of Benton County, Arkansas, and being described by metes and bounds as follows:

COMMENCING at a 5/8" rebar with cap LS1618 set at the southwest corner of said Lot 45;
THENCE along the south boundary line of said Lot 45, South 86°59'40" East, passing through a 5/8" rebar with cap LS1618 at a distance of 514.75 feet and continuing for a total distance of 574.75 feet to a 5/8" rebar with cap LS1618 found on the east right-of-way of Southwest Westpark Drive;
THENCE along said east right-of-way, North 03°00'58" East, passing through a 5/8" rebar with cap LS1618 at a distance of 337.84 feet, passing through a 5/8" rebar with cap LS1618 at a distance of 561.22 feet, passing through a 5/8" rebar with cap LS1618 at a distance of 743.14 feet, and continuing for a total distance of 911.31 feet to a 5/8" rebar with cap LS1618;
THENCE departing said east right-of-way, South 87°17'27" East, 185.01 feet to a 5/8" rebar with cap LS1618 found on the south right-of-way of Southwest 14th Street and the POINT OF BEGINNING;
THENCE South 87°17'27" East, 424.69 feet to a 5/8" rebar with cap LS1618 found at the intersection of the of the south right-of-way of Arkansas State Highway 102 (SW 14th Street) and the west right-of-way of SW I Street;
THENCE along said west right-of-way, the following six (6) calls:
1. South 75°49'36" East, 28.58 feet to a 5/8" rebar with cap LS1618;
2. South 50°19'56" East, 40.28 feet to a 5/8" rebar with cap LS1618;
3. South 21°49'50" East, 18.42 feet to a 5/8" rebar with cap LS1618;
4. South 02°08'39" West, 161.06 feet to a 5/8" rebar with cap LS1618;
5. South 87°51'21" East, 7.12 feet to a 5/8" rebar with cap LS1618;
6. South 02°08'39" West, 168.06 feet to a 5/8" rebar with cap LS1618;
THENCE departing said west right-of-way, North 86°59'03" West, 167.99 feet to a 5/8" rebar with cap LS1618;
THENCE Westerly along the arc of a curve to the left 127.79 feet, having a central angle of 31°21'16", a radius of 233.51 feet, and a chord that bears South 77°20'19" West with a chord distance of 126.20 feet to a 5/8" rebar with cap LS1618;
THENCE South 58°31'02" West, 81.79 feet to a 5/8" rebar with cap LS1618;
THENCE North 06°58'59" West, 82.70 feet to a 5/8" rebar with cap LS1618;
THENCE North 86°58'59" West, 133.65 feet to a 5/8" rebar with cap LS1618;
THENCE North 03°01'01" East, 20.88 feet to a 5/8" rebar with cap LS1618;
THENCE North 03°01'01" East, passing through a 5/8" rebar with cap LS1618 at a distance of 181.93 feet and continuing for a total distance of 351.08 to the POINT OF BEGINNING, containing 191,153 square feet or 4.39 acres, more or less.

Survey Description Lot 6:

A part of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section 1, Township 19 North, Range 31 West also being a part of Lot 47, Lucas Subdivision to the City of Bentonville according to Plat Instrument Number L202315795, in the public records of Benton County, Arkansas, and being described by metes and bounds as follows:

COMMENCING at a 5/8" rebar with cap LS1618 set at the southwest corner of Lot 45 Lucas Subdivision per Plat Instrument Number L202184664;
THENCE along the south boundary line of said Lot 45, South 86°59'40" East, passing through a 5/8" rebar with cap LS1618 at a distance of 514.75 feet and continuing for a total distance of 574.75 feet to a 5/8" rebar with cap LS1618 found on the east right-of-way of Southwest Westpark Drive and the POINT OF BEGINNING;
THENCE along said east right-of-way, North 03°00'58" East, 337.84 feet to a chiseled "X";
THENCE departing said east right-of-way, North 76°42'04" East, 227.86 feet to a 5/8" rebar with cap LS1618;
THENCE Easterly along the arc of a curve to the left 16.63 feet, having a radius of 366.50 feet, through a central angle of 02°36'01", having a chord bearing and distance of North 75°24'03" East, 16.63 feet to a 5/8" rebar with cap LS1618;
THENCE South 03°01'37" West, 406.88 feet to a 5/8" rebar with cap LS1618 found on the south boundary line of said Lot 46;
THENCE along said south boundary line, North 86°59'04" West, 234.46 feet to the POINT OF BEGINNINGcontaining 87,272 square feet or 2.00 acres, more or less.

Survey Description Lot 7:

A part of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section 1, Township 19 North, Range 31 West also being a part of Lot 47, Lucas Subdivision to the City of Bentonville according to Plat Instrument Number L202315795, in the public records of Benton County, Arkansas, and being described by metes and bounds as follows:

COMMENCING at a 5/8" rebar with cap LS1618 set at the southwest corner of Lot 45 Lucas Subdivision per Plat Instrument Number L202184664;
THENCE along the south boundary line of said Lot 45, South 86°59'40" East, passing through a 5/8" rebar with cap LS1618 at a distance of 514.75 feet and continuing for a total distance of 574.75 feet to a 5/8" rebar with cap LS1618 found at the intersection of the east right-of-way of Southwest Westpark Drive and the west boundary line of said Lot 46;
THENCE along the south boundary line of said Lot 46, South 86°59'05" East, 234.46 feet to a 5/8" rebar with cap LS1618 and the POINT OF BEGINNING;
THENCE departing said south boundary line, North 03°01'37" East, 406.88 feet to a 5/8" rebar with cap LS1618;
THENCE Easterly along the arc of a curve to the left 79.58 feet, having a radius of 366.50 feet, through a central angle of 12°26'26", having a chord bearing and distance of North 67°52'50" East, 79.42 feet to a 5/8" rebar with cap LS1618;
THENCE North 58°31'02" East, passing through a 5/8" rebar with cap LS1618 at a distance of 32.25 feet and continuing for a total distance of 114.04 feet to a 5/8" rebar with cap LS1618;
THENCE Easterly along the arc of a curve to the right 127.79 feet, having a radius of 233.50 feet, through a central angle of 31°21'24", having a chord bearing and distance of North 77°20'19" East, 126.20 feet to a 5/8" rebar with cap LS1618;
THENCE South 86°59'03" East, 167.99 feet to a 5/8" rebar with cap LS1618 found along the west right-of-way line of SW I Street;
THENCE along said west right-of-way line, South 02°08'35" West, 59.95 feet to a 5/8" rebar with cap LS1618;
THENCE departing said west right-of-way line, North 87°17'25" West, 203.57 feet to a 1" Pipe found at the northwest corner of Lot 31, Lucas Subdivision per Deed Instrument #L202165718;
THENCE along the west boundary line of said Lot 31, South 02°22'49" West, 478.12 feet to a 1" Pipe found at the southeast corner of the aforementioned Lot 46;
THENCE along the south boundary line of said Lot 46, North 87°00'11" West, passing through a 1/2" rebar at a distance of 94.77 feet and continuing for a total distance of 258.11 feet to the POINT OF BEGINNINGcontaining 133,863 square feet or 3.07 acres, more or less.

Survey Description Lot 8:

A part of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section 1, Township 19 North, Range 31 West also being a part of Lot 31, Scott Subdivision per Plat Book A, Page 171 and part of Tract 1, Scott Subdivision per Plat Book 7, Page 29 in the public records of Benton County, Arkansas and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" rebar with cap LS1618 found at the northeast corner of said Lot 31 and on the west right-of-way line of SW I Street;
THENCE along said west right-of-way line, South 02°52'30" West, 479.14 feet to a 5/8" rebar with cap LS1618 found at the southeast corner of said Tract 1;
THENCE along the south boundary line of said Tract 1, North 86°59'39" West, 199.44 feet to a 1" pipe found at the southwest corner of said Tract 1;
THENCE departing said south boundary line, North 02°22'49" East, 478.12 feet to a 1" pipe found at the northwest corner of said Lot 31;
THENCE along the north boundary line of said Lot 31, South 87°17'25" East, 203.57 feet to the POINT OF BEGINNINGcontaining 96,444 square feet or 2.21 acres, more or less.

Survey Description Lot 9:

A part of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section 1, Township 19 North, Range 31 West also being a part of Lot 2, Fieldstone Addition to the City of Bentonville as shown in Plat Book 22L, Page 100 in the public records of Benton County, Arkansas and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" rebar with cap LS1618 found at the northwest corner of said Lot 2;
THENCE along the north boundary line of said Lot 2, South 86°59'39" East, 514.75 feet to a 5/8" rebar with cap LS1618;
THENCE departing said north boundary line, South 02°52'56" West, 97.40 feet to a 5/8" rebar with cap LS1618;
THENCE South 78°19'46" West, 273.73 feet to a 5/8" rebar with cap LS1618;
THENCE South 71°13'57" West, 271.06 feet to a 5/8" rebar with cap LS1618 found on the west boundary line of said Lot 2;
THENCE along said west boundary line, North 03°14'31" East, passing through a 1/2" rebar at a distance of 38.61 feet and continuing for a total distance of 128.75 feet;
THENCE continuing along said west boundary line, North 03°34'13" East, passing through a 5/8-inch rebar with cap LS1227 at a distance of 106.21 feet and continuing for a total distance of 138.53 feet to the POINT OF BEGINNINGcontaining 89,455 square feet or 2.05 acres, more or less.

Survey Description Lot 10:

A part of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section 1, Township 19 North, Range 31 West also being a part of Lot 2, Fieldstone Addition to the City of Bentonville as shown in Plat Book 22L, Page 100 in the public records of Benton County, Arkansas and being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8" rebar with cap LS1618 found at the northwest corner of said Lot 2;
THENCE South 86°59'40" East, 514.75 feet to a 5/8" rebar with cap LS1618 and the POINT OF BEGINNING;
THENCE along the north boundary line of said Lot 2, South 86°59'39" East, passing through a 5/8" rebar with cap LS1618 at a distance of 60.00 feet, passing through a 5/8" rebar with cap LS1618 at a distance of 294.46 feet, and continuing for a total distance of 457.80 feet to a 1/2" rebar;
THENCE departing said north boundary line, South 02°56'41" West, 184.32 feet to a 3/8" rebar;
THENCE South 87°12'42" East, 285.24 feet to a 5/8" rebar with cap LS1618 found at a point along the west right-of-way of Southwest I Street;
THENCE along said west right-of-way, South 02°24'03" West, 50.00 feet;
THENCE along the south boundary line of said Lot 2 the following ten (10) calls:
1. North 87°13'02" West, 521.79 feet;
2. South 26°07'13" West, 12.67 feet;
3. South 50°55'04" West, 63.88 feet;
4. South 61°47'34" West, 72.26 feet;
5. South 73°25'09" West, 76.16 feet;
6. South 85°20'55" West, 134.27 feet;
7. South 84°45'37" West, 170.55 feet;
8. South 74°26'49" West, 98.62 feet;
9. South 73°32'12" West, 115.43 feet;
10. South 63°59'13" West, 56.14 feet to the west boundary line of said Lot 2;
THENCE along said west boundary line, North 03°14'31" East, 116.90 feet
THENCE continuing along said west boundary line, North 03°14'31" East 107.96 feet to a 5/8" rebar with cap LS1618;
THENCE departing said west boundary line, North 71°13'57" East, 271.06 feet to a 5/8" rebar with cap LS1618;
THENCE North 78°19'46" East, 273.73 feet to a 5/8" rebar with cap LS1618;
THENCE North 02°52'56" East, 97.40 feet to the POINT OF BEGINNINGcontaining 260,251 square feet or 5.97 acres, more or less.

Survey Description Lot 11:

A part of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section 1, Township 19 North, Range 31 West also being a part of Tracts 2 & 3 of Scott Subdivision as shown in Plat Book 7, Page 29 in the public records of Benton County, Arkansas and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" rebar with cap LS1618 found at the southeast corner of said Tract 2;
THENCE along the south boundary line of said Tract 2, North 87°12'42" West, 285.24 feet to a 3/8" rebar;
THENCE along the west boundary line of said Tract 2, North 02°56'41" East, 184.32 feet to a 1/2" rebar;
THENCE along the north boundary line of said Tract 2, South 86°59'39" East, passing through a 1" pipe at a distance of 94.77 feet and continuing for a total distance of 294.21 feet to a 5/8" rebar with cap LS1618 found on the west right-of-way of Southwest I Street;
THENCE along said west right-of-way the following three (3) calls:
1. South 02°52'30" West, 168.74 feet to a 5/8" rebar with cap LS1618;
2. North 86°47'46" West, 9.12 feet to a 5/8" rebar with cap LS1618;
3. South 03°12'14" West, 14.53 feet to the POINT OF BEGINNINGcontaining 53,952 square feet or 1.24 acres, more or less.



CEI ENGINEERING ASSOCIATES, INC.
3108 SW REGENCY PKWY
BENTONVILLE, AR 72712
PHONE: (479) 273-9472
FAX: (479) 273-0844
CORPORATE TBPLS FIRM #10031500

3030 LBJ FREEWAY, SUITE 100
DALLAS, TX 75234
PHONE: (972) 488-3737
FAX: (972) 488-6732
BRANCH TBPLS FIRM #10194234

Final Plat
I-14, LLC
SW 14th Street & SW I Street
Bentonville, Benton County, Arkansas

Preliminary
This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

PROFESSIONAL OF RECORD	DGR
DESIGNER	WAP
FIELD WORK	KTC
CEI PROJECT NUMBER	32158
DATE	1/16/2025
REVISION	REV-6

Description

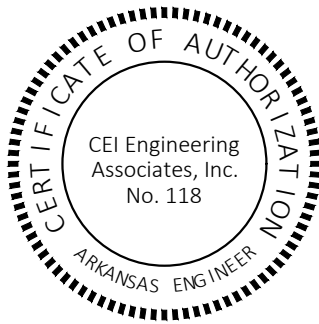
SHEET TITLE
SHEET NUMBER

7 OF 8

ATLAS PAGE: 443

City of Bentonville Project # FP24-0008

State Survey Code: 500-19N-31W-0-01-110-04-1618



DRAWING LOCATION - S:\32000\32158\DRAWINGS\SURVEY\WORKING\32158FP.DWG - SAVED BY - WP/PERSON

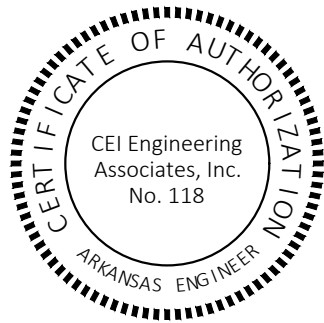
Property Line Table		
Line #	Direction	Length
L1	S75°49'36"E	28.58'
L2	S50°19'56"E	40.28'
L3	S21°49'50"E	18.42'
L4	S87°51'21"E	7.12'
L5	S03°00'58"W	71.28'
L6	S10°07'05"E	61.61'
L7	N86°47'46"W	9.12'
L8	S03°12'14"W	14.53'
L9	S26°07'13"W	12.67'
L10	S63°59'13"W	56.14'
L11	N03°14'31"E	107.96'
L12	N03°14'31"E	38.61'
L13	N03°34'13"E	32.31'

Property Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord Distance
C1	366.50'	16.63'	2°36'01"	N75°24'03"E	16.63'
C2	366.50'	79.58'	12°26'26"	N67°52'50"E	79.42'
C3	233.50'	127.79'	31°21'24"	N77°20'19"E	126.20'

Easement Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord Distance
EC1	200.00'	108.82'	31°10'24"	S77°25'49"W	107.48'
EC2	400.00'	105.00'	15°02'27"	S69°10'50"W	104.70'
EC3	20.00'	12.87'	36°52'12"	N15°24'44"W	12.65'
EC4	54.62'	26.62'	27°55'34"	N47°48'54"E	26.36'

Easement Line Table		
LINE	BEARING	DISTANCE
EL1	S03°00'58"W	15.54'
EL2	N87°17'28"W	19.90'
EL3	N02°42'32"E	19.46'
EL4	S86°59'03"E	6.50'
EL5	S03°00'58"W	20.00'
EL6	N86°59'02"W	6.50'
EL7	N70°27'04"E	30.54'
EL8	N27°28'02"W	40.87'
EL9	N58°54'18"E	20.18'
EL10	S27°16'35"E	42.21'
EL11	N62°49'53"E	56.00'
EL12	S02°08'39"W	20.00'
EL13	S70°27'04"W	32.99'
EL14	N86°58'38"W	20.00'

Easement Line Table		
LINE	BEARING	DISTANCE
EL15	S86°58'38"E	20.00'
EL16	S02°56'43"W	4.17'
EL17	S03°01'22"W	24.93'
EL18	N86°58'38"W	62.36'
EL19	N03°01'22"E	7.50'
EL20	S09°50'52"E	29.79'
EL21	S03°14'31"W	7.77'
EL22	S16°09'14"W	30.19'
EL23	S08°48'26"E	8.44'
EL24	S03°19'54"W	14.92'
EL25	N86°40'06"W	97.93'
EL26	N02°56'43"E	24.28'
EL27	S03°19'54"W	9.91'



ATLAS PAGE: 443
City of Bentonville Project # FP24-0008

State Survey Code: 500-19N-31W-0-01-110-04-1618



CEI ENGINEERING ASSOCIATES, INC.
3108 SW REGENCY PKWY
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CORPORATE TBPLS FIRM #10031500

3030 LBJ FREEWAY, SUITE 100
DALLAS, TX 75234
PHONE: (972) 488-3737
FAX: (972) 488-6732
BRANCH TBPLS FIRM #10194234

Final Plat
I-14, LLC
SW 14th Street & SW I Street
Bentonville, Benton County, Arkansas

Preliminary
This document shall
not be recorded for any
purpose and shall not
be used or viewed or
relied upon as a final
survey document

PROFESSIONAL OF RECORD	DGR
DESIGNER	WAP
FIELD WORK	KTC
CEI PROJECT NUMBER	32158
DATE	1/16/2025
REVISION	REV-6

Tables

SHEET TITLE

SHEET NUMBER

8

OF

8



Lot 59 & 60 of Skyview Acres
1108 Lockheed Street
PC Date: 3/4/2025

Staff Report Details	
Project Number	LS24-0053
Applicant / Current Owner	
Site Area	+/- 0.16 Acres
Current Zoning	
Requested Zoning	
Current Future Land Use Map Designation	
Requested Future Land Use Map Designation	
Development Type / Use	
Related projects	

Property Description
Lot Split: Existing Lot 55 of Skyview Acres Subdivision, Creating New Lots 59 and 60 of Skyview Acres Subdivision, 1108 Lockheed Street, R-2, Medium-Density Residential, LS24-0053. A lot split of existing Lot 55 of Skyview Acres Subdivision, Creating New Lots 59 and 60 of Skyview Acres Subdivision. The existing right-of-way along Lockheed Street is adequate per the master street plan. The plat is dedicating a 6.5' private utility easement along the southern side of Lot 59 and a 15' public utility easement at the rear of both lots. A 5' private utility easement is also being dedicate on Lot 60.

Project Details

Relationship to the Community Plan

Public Comment

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

Analysis / Waivers**Conclusion****Additional Details**



**Pending PC
Item**

BETH LN

DOUGLAS ST

CONVAIR ST

LOCKHEED ST



LS24-0053
Skyview Acres Lot 55
1108 LOCKHEED ST



RECORD DESCRIPTION

PARENT TRACT (PARCEL #01-04202-000)
LOTS 36 AND 37, SKYVIEW ACRES SUBDIVISION, BENTONVILLE, BENTON COUNTY, ARKANSAS AS SHOWN ON
PLAT RECORD E AT PAGE 38.

LOT 55
THE SOUTH HALF OF LOT 36, SKYVIEW ACRES SUBDIVISION, BENTONVILLE, BENTON COUNTY, ARKANSAS AS
SHOWN ON PLAT RECORD E AT PAGE 38, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A FOUND 1/2" REBAR AT THE SOUTHWEST CORNER OF SAID LOT 35; THENCE N03°06'27"E A
DISTANCE OF 100.08' TO A SET 5/8" CAPPED REBAR "AR PLS 1659" BEING THE TRUE POINT OF BEGINNING;
THENCE N03°06'27"E A DISTANCE OF 50.03' TO A SET 5/8" CAPPED REBAR "AR PLS 1659"; THENCE S87°25'42"E
A DISTANCE OF 139.86' TO A SET 5/8" CAPPED REBAR "AR PLS 1659" ON THE WEST RIGHT-OF-WAY LINE OF
LOCKHEED STREET; THENCE ALONG SAID RIGHT-OF-WAY S03°07'51"W A DISTANCE OF 50.08' TO A SET 5/8"
CAPPED REBAR "AR PLS 1659"; THENCE LEAVING SAID RIGHT-OF-WAY N87°24'34"W A DISTANCE OF 139.84' TO
THE POINT OF BEGINNING, CONTAINING 0.161 ACRES, MORE OR LESS, SUBJECT TO EASEMENTS AND
RIGHTS-OF-WAY OF RECORD.

MISCELLANEOUS NOTES

COMPLETED FIELD WORK:
NOVEMBER 19, 2024

REFERENCE DOCUMENTS:

1. WARRANTY DEED FILED IN DEED BOOK 2022 AT PAGE 11096.
2. WARRANTY DEED FILED IN DEED BOOK 2022 AT PAGE 19114.
3. WARRANTY DEED FILED IN DEED BOOK 2022 AT PAGE 31874.
4. SURVEY PLAT FILED IN PLAT BOOK E AT PAGE 38.

BASIS OF BEARING:

THE BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH FOR ARKANSAS COORDINATE SYSTEM, NORTH ZONE, NAD83.

SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.

DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT
POINTS WHERE INDICATED.

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT OF ANY OF THE FOLLOWING WHICH
MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF
SURVEY; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS WHICH AN
ACCURATE TITLE SEARCH MAY DISCLOSE.

APPROVAL OF THE PLAT DOES NOT CARRY ANY ASSURANCES THAT THE TRACT OR TRACTS WILL QUALIFY FOR A SEPTIC SYSTEM PERMIT FROM
THE ARKANSAS HEALTH DEPARTMENT.

APPROVAL OF THIS PLAN DOES NOT IN ANY WAY INDICATE THAT ANY OF THE LOTS ON THIS PLAN ARE BUILDABLE ACCORDING TO THE PLANNING
REGULATIONS OF BENTON COUNTY, ARKANSAS, NOR AN ENDORSEMENT BY THE PLANNING BOARD OF SAID BUILDABILITY OF SAID LOTS.

ALL UTILITIES HAVE BEEN FIELD VERIFIED.

ALL EXISTING EASEMENTS ARE BLANKET OR INDETERMINATE IN NATURE.

BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, CONTRACTOR AND OR OWNER IS TO OBTAIN RIGHT-OF-WAY PERMIT FROM THE CITY OF
BENTONVILLE TRANSPORTATION DEPARTMENT.

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

SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE.

THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.

PROPOSED LAND USE, TWO-FAMILY RESIDENTIAL.

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.

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.

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

ALL SIDEWALKS SHALL BE INSTALLED BY THE TIME FRAMES SET FORTH IN 900.08 OF THE STREET SPECIFICATIONS.

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: _____

CERTIFICATE OF SURVEYING ACCURACY

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

DATE OF EXECUTION:

SIGNED: _____

REGISTERED LAND SURVEYOR

NO. _____

STATE OF ARKANSAS

CERTIFICATE OF APPROVAL

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

DATE OF EXECUTION:

SIGNED: _____

BENTONVILLE PLANNING

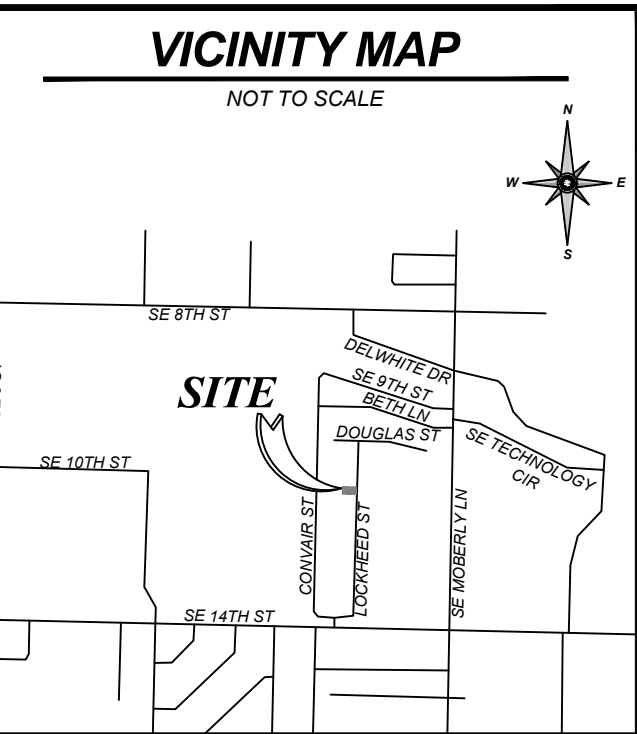
COMMISSION CHAIRMAN

SIGNED: _____

MAYOR CITY OF BENTONVILLE

SIGNED: _____

CITY CLERK, CITY OF BENTONVILLE





Lots 61 & 62 of Skyview Acres Subdivision

1100 Lockheed Street

PC Date: 3/4/2025

Staff Report Details

Project Number	LS24-0047
Applicant / Current Owner	
Site Area	+/- 0.16 Acres
Current Zoning	R-2, Medium Density Two Family and Townhome Residential
Requested Zoning	
Current Future Land Use Map Designation	Medium Density Residential (MDR)
Requested Future Land Use Map Designation	
Development Type / Use	
Related projects	

Property Description

Lot Split: Existing Lot 56 of Skyview Acres Subdivision, Creating New Lots 61 and 62 of Skyview Acres Subdivision, 1100 Lockheed Street, R-2, Medium-Density Residential, *LS24-0047*.

A lot split of existing Lot 56 of Skyview Acres Subdivision, Creating New Lots 61 and 62 of Skyview Acres Subdivision. The existing right-of-way along Lockheed Street is adequate per the master street plan. The plat is dedicating a 6.5' private utility easement along the southern side of Lot 61 and a 15' utility easement at the rear of both lots.

Project Details

Relationship to the Community Plan

Public Comment

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

Analysis / Waivers**Conclusion****Additional Details**

RECORD DESCRIPTION

PARENT TRACT (PARCEL #01-04202-000)
LOTS 36 AND 37, SKYVIEW ACRES SUBDIVISION, BENTONVILLE, BENTON COUNTY, ARKANSAS AS SHOWN ON PLAT
RECORD E AT PAGE 38.

LOT 56
THE NORTH HALF OF LOT 36, SKYVIEW ACRES SUBDIVISION, BENTONVILLE, BENTON COUNTY, ARKANSAS AS
SHOWN ON PLAT RECORD E AT PAGE 38, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A FOUND 1/2" REBAR AT THE SOUTHWEST CORNER OF SAID LOT 35; THENCE N03°06'27"E A
DISTANCE OF 130.11' TO A SET 5/8" CAPPED REBAR "AR PLS 1659" BEING THE TRUE POINT OF BEGINNING; THENCE
N03°06'27"E A DISTANCE OF 50.04' TO A SET 5/8" CAPPED REBAR "AR PLS 1659"; THENCE S87°26'50"E A DISTANCE
OF 139.88' TO A SET 5/8" CAPPED REBAR "AR PLS 1659" ON THE WEST RIGHT-OF-WAY LINE OF LOCKHEED STREET;
THENCE ALONG SAID RIGHT-OF-WAY S03°07'51"W A DISTANCE OF 50.08' TO A SET 5/8" CAPPED REBAR "AR PLS
1659"; THENCE LEAVING SAID RIGHT-OF-WAY N87°25'42"W A DISTANCE OF 139.86' TO THE POINT OF BEGINNING,
CONTAINING 0.161 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

MISCELLANEOUS NOTES

COMPLETED FIELD WORK:
NOVEMBER 19, 2024

REFERENCE DOCUMENTS:
1. WARRANTY DEED FILED IN DEED BOOK 2022 AT PAGE 11096.
2. WARRANTY DEED FILED IN DEED BOOK 2022 AT PAGE 19114.
3. WARRANTY DEED FILED IN DEED BOOK 2022 AT PAGE 31874.
4. SURVEY PLAT FILED IN PLAT BOOK E AT PAGE 38.

BASIS OF BEARING:
THE BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH FOR ARKANSAS COORDINATE SYSTEM, NORTH ZONE, NAD83.

SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.

DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS
WERE FOUND AT POINTS WHERE INDICATED.

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT OF ANY OF THE
FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH
WERE VISIBLE AT THE TIME OF SURVEY; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS OR OTHER LAND USE
REGULATIONS; AND ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.

APPROVAL OF THE PLAT DOES NOT CARRY ANY ASSURANCES THAT THE TRACT OR TRACTS WILL QUALIFY FOR A SEPTIC SYSTEM
PERMIT FROM THE ARKANSAS HEALTH DEPARTMENT.

APPROVAL OF THIS PLAN DOES NOT IN ANY WAY INDICATE THAT ANY OF THE LOTS ON THIS PLAN ARE BUILDABLE ACCORDING TO
THE PLANNING REGULATIONS OF BENTON COUNTY, ARKANSAS, NOR AN ENDORSEMENT BY THE PLANNING BOARD OF SAID
BUILDABILITY OF SAID LOTS.

ALL UTILITIES HAVE BEEN FIELD VERIFIED.

ALL EXISTING EASEMENTS ARE BLANKET OR INDETERMINATE IN NATURE.

BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, CONTRACTOR AND OR OWNER IS TO OBTAIN RIGHT-OF-WAY PERMIT FROM
THE CITY OF BENTONVILLE TRANSPORTATION DEPARTMENT.

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

SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE.

THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.

PROPOSED LAND USE, TWO-FAMILY RESIDENTIAL.

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.

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.

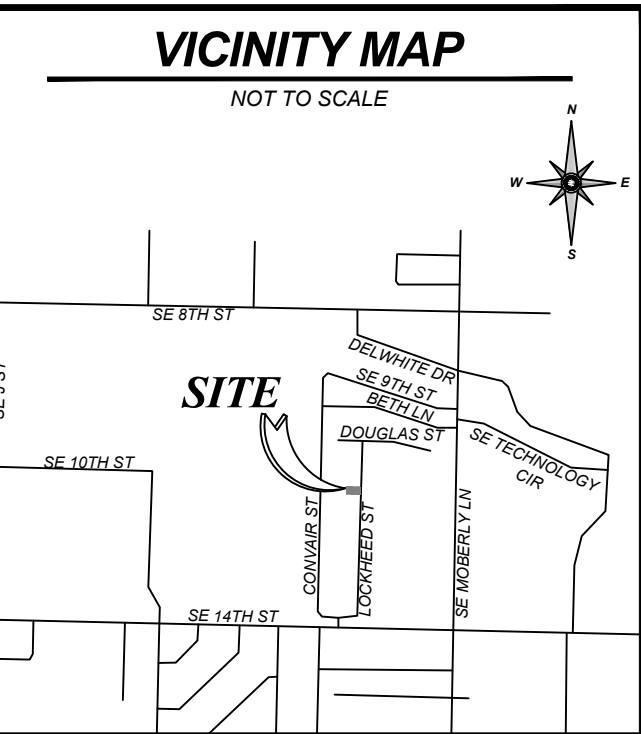
THERE ARE NO WAIVERS, VARIANCES AND/OR CONDITIONAL USES AT THE TIME OF PREPARING THIS PLAT OR PLAN.

ALL SIDEWALKS SHALL BE INSTALLED BY THE TIME FRAMES SET FORTH IN 900.08 OF THE STREET SPECIFICATIONS.

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: _____

CERTIFICATE OF SURVEYING ACCURACY
I, _____, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY
ME AND BOUNDARY MARKERS AND LOT CORNERS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION,
TYPE AND MATERIAL ARE CORRECTLY SHOWN AND ALL MINIMUM REQUIREMENTS OF THE ARKANSAS MINIMUM
STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND PLANS HAVE BEEN MET.
DATE OF EXECUTION: _____
SIGNED: _____
REGISTERED LAND SURVEYOR
NO. _____
STATE OF ARKANSAS

CERTIFICATE OF APPROVAL
PURSUANT TO THE BENTONVILLE LAND DEVELOPMENT CODE AND ALL OTHER CONDITIONS AND APPROVAL HAVING
BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED. THIS CERTIFICATE IS HEREBY EXECUTED UNDER THE
AUTHORITY OF THE SAID RULES AND REGULATIONS.
DATE OF EXECUTION: _____
SIGNED: _____
BENTONVILLE PLANNING
COMMISSION CHAIRMAN
SIGNED: _____
MAYOR CITY OF BENTONVILLE
SIGNED: _____
CITY CLERK, CITY OF BENTONVILLE



SURVEY DESCRIPTION

LOT 62
BEING A PORTION OF LOT 56 AS RECORDED ON PLAT TITLED "LOT SPLIT
FOR LOTS 36 & 37 OF SKYVIEW ACRES SUBDIVISION CREATING LOTS 55 &
56", DOCUMENT NO. L202342240, LOCATED IN BENTONVILLE, BENTON
COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED BY
THE FOLLOWING METES AND BOUNDS DESCRIPTION:

BEGINNING AT A SET MAG-NAIL WITH WASHER INSCRIBED "PS 1926", SAID
WASHER BEING THE NORTHEAST CORNER OF SAID LOT 56 AND BEING
SITUATED ON THE WESTERLY RIGHT-OF-WAY LINE OF LOCKHEED
STREET (BEING A 50' PUBLIC RIGHT-OF-WAY), THENCE ALONG THE
WESTERLY LINE THEREOF THENCE S03°07'51"W A DISTANCE OF 25.04' TO
A SET MAG-NAIL WITH WASHER INSCRIBED "PS 1926";

THENCE DEPARTING SAID WESTERLY LINE N87°26'16"W A DISTANCE OF
139.87' TO A SET 5/8" REBAR WITH CAP INSCRIBED "PS 1926", SAID REBAR
BEING LOCATED ON THE WESTERLY LINE OF SAID LOT 56;

THENCE ALONG THE WESTERLY LINE THEREOF N03°06'27"E A DISTANCE
OF 25.02' TO A SET 5/8" REBAR WITH CAP INSCRIBED "PS 1926", SAID
REBAR BEING THE NORTHWEST CORNER OF SAID LOT 56;

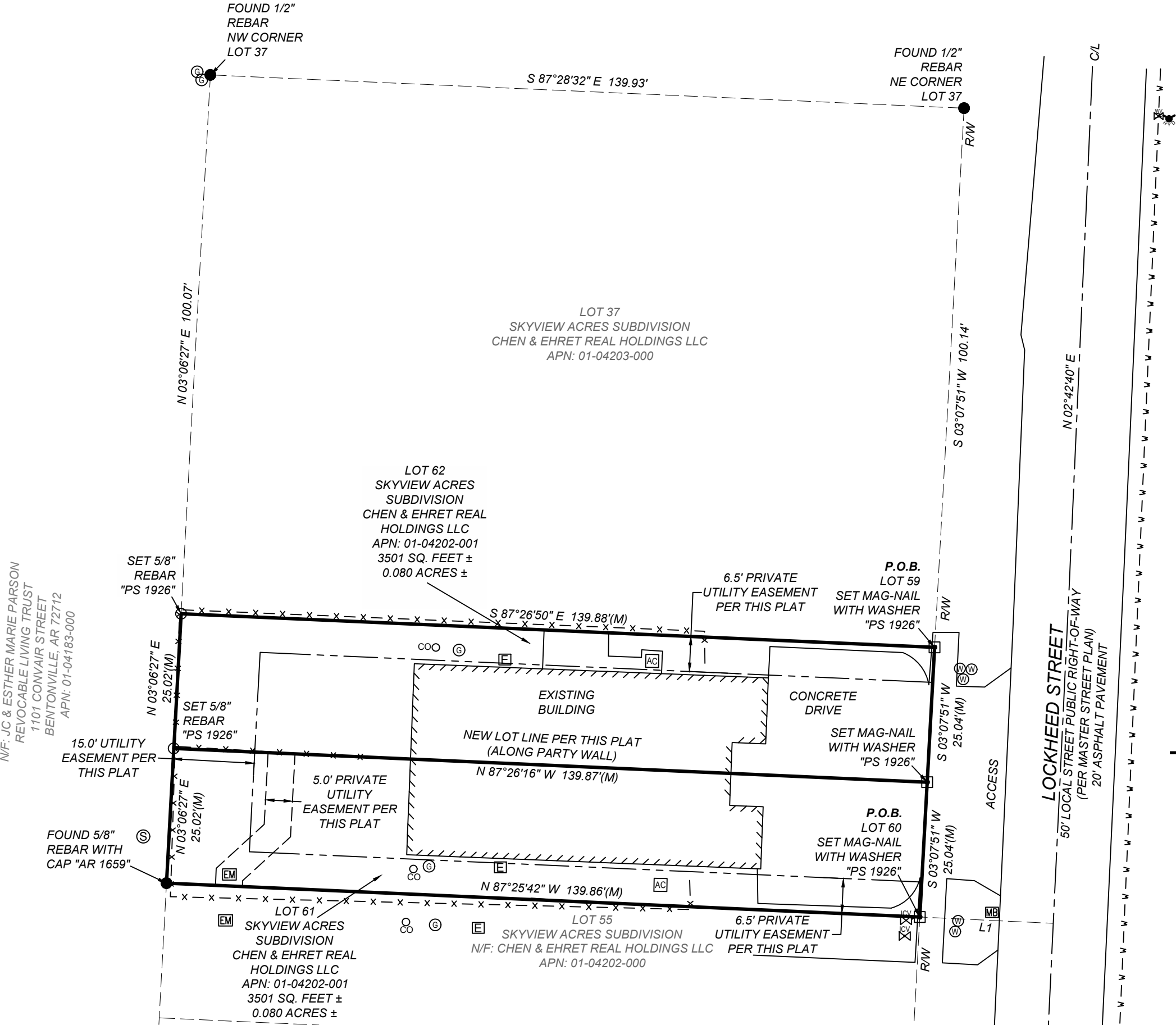
THENCE ALONG THE NORTHERLY LINE OF SAID LOT 56 S87°26'50"E A
DISTANCE OF 139.88' TO THE POINT OF BEGINNING, CONTAINING 3,501
SQUARE FEET OR 0.080 ACRES, MORE OR LESS.

LOT SPLIT FOR LOT 56 OF SKYVIEW ACRES
SUBDIVISION, CREATING NEW LOTS 61 & 62

LOCATED IN: SECTION 33, TOWNSHIP 20 NORTH, RANGE 30 WEST

1100 LOCKHEED STREET

BENTON COUNTY, BENTONVILLE, ARKANSAS 72712



FLOOD ZONE INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE
FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 05007C0260K,
WHICH BEARS AN EFFECTIVE DATE OF 06/05/2012 AND IS NOT IN A
SPECIAL FLOOD HAZARD AREA

ZONE "X" - AREA OF MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON
FIRMS AS ABOVE THE 500-YEAR FLOOD LEVEL. ZONE "X" IS THE AREA
DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD AND PROTECTED
BY LEVEE FROM 100-YEAR FLOOD.

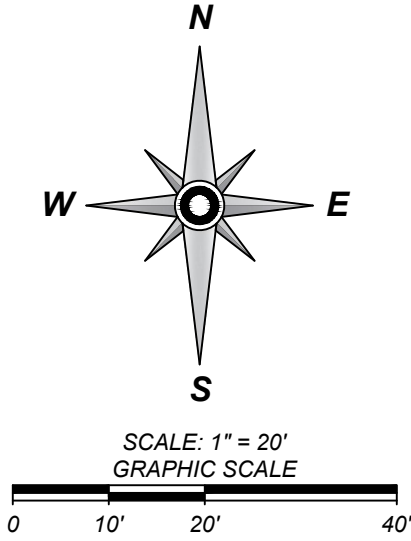
ZONING INFORMATION

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.

CURRENT ZONING: R-2, MEDIUM DENSITY TWO FAMILY AND
TOWNHOME.

UTILITY INFORMATION

THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED
EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR
WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND
MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.



LEGEND & SYMBOLS

●	FOUND MONUMENT AS NOTED
○	SET MONUMENT AS NOTED
⊕	COMPUTED POINT
⊗	SET MAG-NAIL AS NOTED
⊗	FIRE HYDRANT
⊗	AIR CONDITIONER
⊗	ELECTRIC METER
⊗	GAS METER
⊗	ELECTRIC CABINET
⊗	WATER METER
⊗	WATER VALVE
⊗	IRRIGATION CONTROL VALVE
⊗	CLEANOUT
⊗	SANITARY MANHOLE
(M)	MEASURED DIMENSION
(R)	RECORD DIMENSION
(C)	CALCULATED DIMENSION
N/F	NOW OR FORMERLY
P.O.B.	POINT OF BEGINNING
---	BOUNDARY LINE
---	PROPERTY LINE
---	EASEMENT LINE
R/W ---	RIGHT-OF-WAY LINE
C/L ---	CENTERLINE
- x - x - x -	FENCE LINE
- w - w - w -	WATER LINE

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 87°17'20" E	24.78'(C)

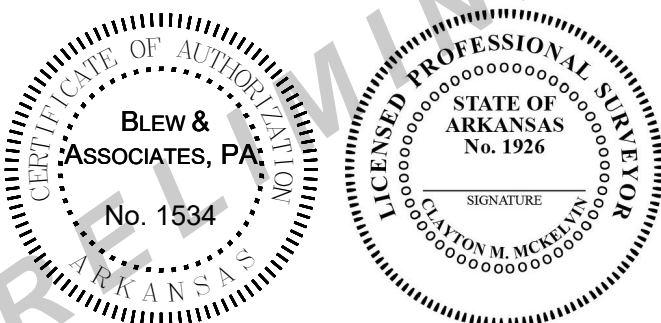
OWNER/DEVELOPER

CHEN & EHRET REAL HOLDINGS LLC
1054 N MAIN ST BENTONVILLE AR 72712
TELEPHONE NUMBER (609) 647-7808

LAND AREA

7,001± SQUARE FEET
0.161± ACRES

I, CLAYTON M. MCKELVIN, PROFESSIONAL
SURVEYOR NO. 1926, IN THE STATE OF ARKANSAS,
HEREBY CERTIFY THIS TO BE TRUE AND CORRECT
TO THE BEST OF MY KNOWLEDGE AND BELIEF
ON THIS THE 11TH DAY OF FEBRUARY, 2025.



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.

BLEW & ASSOCIATES, P.A.

Surveying
Engineering
Mapping

3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703
EMAIL: SURVEY@BLEWINC.COM
OFFICE: 479.443.4506 FAX: 479.582.1883
WWW.BLEWINC.COM

SURVEYOR JOB NUMBER: 24-8360	SURVEY DRAWN BY: JWK - 11/21/2024
SURVEY REVIEWED BY: TS	SHEET: 1 OF 1
FOR THE USE AND BENEFIT OF: CHEN & EHRET REAL HOLDINGS	

 Pending PC Item

Skyview
Acres
Lot 56

LOCKHEED ST



LS24-0047
Skyview Acres creating Lots 61-62
Lot Split



	Lot 28, Block 5 W. A. Burk's Addition
	940 North Main Street
	PC Date: 3/4/2025

Staff Report Details	
Project Number	PLA25-0002
Applicant / Current Owner	
Site Area	+/- [.88] Acres
Current Zoning	R-1, Low-Density Single-Family Residential
Requested Zoning	
Current Future Land Use Map Designation	
Requested Future Land Use Map Designation	
Development Type / Use	
Related projects	

Property Description
Property Line Adjustment: Lot 27, Block 5 & Part of Vacated Right of Way of W.A. Burk's Addition, Creating Lot 28, Block 5 of W. A Burk's Addition. 940 North Main Street, R-1, Low-Density Single-Family Residential, <i>PLA25-0002</i>. A Property Line Adjustment of Lot 27, Block 5 & Part of Vacated Right of Way of W.A. Burk's Addition, Creating Lot 28, Block 5 of W. A Burk's Addition. The plat is dedicating a 10' utility easement along a portion of the north side of the lot. The lot has direct access to Northeast Monroe Street and access to North Main Street via a private access and utility easement across Lot 6, Block 5 of W.A. Burk's Addition. The right-of-way along Northeast Monroe Street was vacated per separate instrument.

Project Details

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

Conclusion

Additional Details



**Pending PC
Item**

NE PARK ST

NE MONROE ST

N MAIN ST

12

11

10

9

8

7

6

5

4

3

2

1

24

23

22

21

20

19

***Lot 27
Block 5 WA
Burk's
Addition***

13



PLA25-0002
Lot 27 Block 5 WA Burk's Addition
940 N MAIN ST



PROPERTY LINE ADJUSTMENT

LOT 27, BLOCK 5 & PART VACATED R/W

W. A. BURK'S ADDITION

Creating Lot 28, BLOCK 5

BENTONVILLE, ARKANSAS

OWNER

STEFAN AND PEYTON STERNS
940 NORTH MAIN STREET
BENTONVILLE, AR. 72712

SURVEY NOTES:

1. Except as specifically stated or shown on this plat, the survey does not purport to reflect any of the following which may be applicable to the subject real estate:

Easements, other than easements which were known at the time of making of this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations, or any other facts which an accurate and current title search may disclose.

2. 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.
3. This plat represents a boundary survey of the parcel recorded in Deed Record, 202207396, Plat L202308310 and part of Plat L202333034 as filed in Benton County, Arkansas.
4. Basis of Bearings: The West Boundary of Section 28, T-20-N, R-31-W per a Plat Book 2009, Pg. 380.
5. Basis of Elevation: NAVD88, checking with OPUS.
6. This survey is valid only if the drawing includes the seal and signature of the surveyor.
7. This survey meets current "Arkansas Minimum Standards for Property Boundary Surveys and Plats".
8. No abstract of title, title commitment, nor results of title searches were furnished the surveyor. There may exist other documents of record which would affect this parcel.
9. Declaration is made to the original purchaser of the survey and is not transferable to any additional institutions or subsequent owners.
10. The hereon described property is classed Rural.
11. This property is zoned R-1 (Residential).
12. Building setbacks at the time of this survey are shown per the existing City of Bentonville Zoning Code to show the house location in relation to those setback requirements. Any improvements not shown on this plat shall be subject to the zoning requirements at the time of construction.
13. Subsurface and environmental conditions were not examined nor considered a part of this survey.
14. No underground utilities are shown per restriction by Bentonville Planning. Only above ground structures as were visible at the time of survey are shown. The location and elevation of underground utilities would need to be verified prior to any development design or construction.
15. No attempt has been made as a part of this survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or facilities.

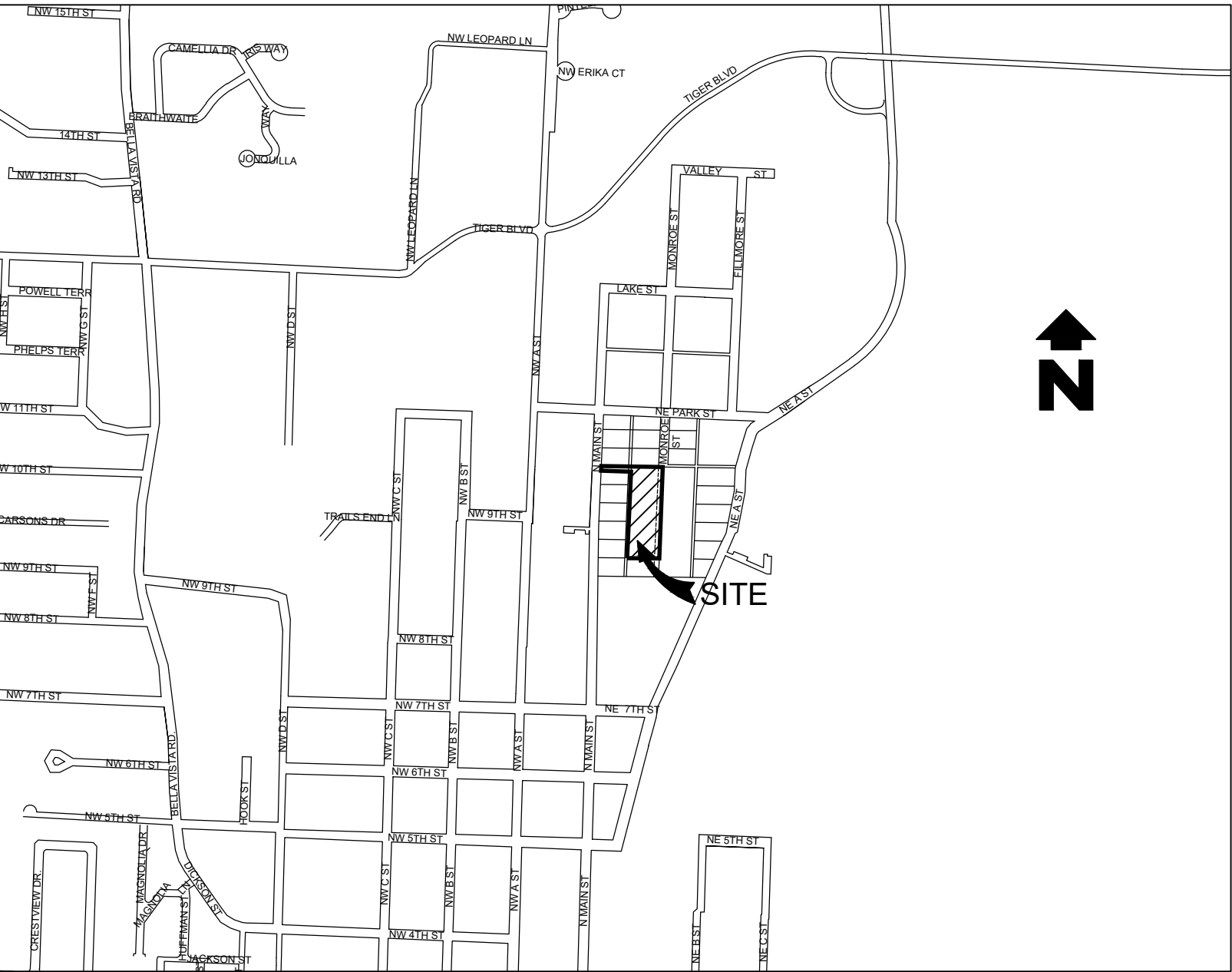
CITY REQUIRED NOTES

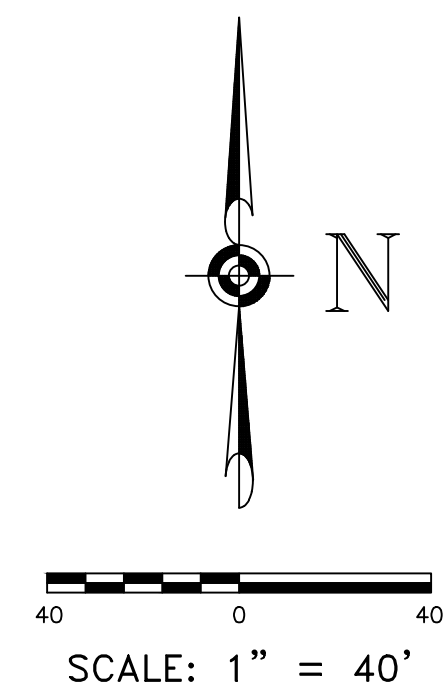
1. There may not be fences or other structures built in any drainage easement.
2. All sidewalks shall be installed by the timeframes set forth in 900.08 of the Street Specifications.
3. Owner/Developer shall coordinate with all local utilities for any future need for water and/or sewer. Electric service is available on the site.
4. Before any work in the right of way commences, contractor or owner is to obtain a right of way permit from the City of Bentonville Transportation Department.
5. All structures must maintain minimum of 20' clearances from all electric lines.
6. New structures must maintain a minimum 20' clearance from all electric lines
7. Contact the service coordinator for Bentonville Electric at 479-271-3139 for questions about equipment conflicts or service needs.
8. Any cost associated with relocating Bentonville Electric appurtenances will be the responsibility of the owner/developer and shall include labor, materials, loss of equipment, including but not limited to wire, conduit, elbows, etc.
9. There may not be fences or any other structures built in any drainage easement.

NOTE: This property is within the City of Bentonville Airport Zone D (4) Traffic Patter Zone (TPZ)

AVIGATION EASEMENT

WE HEREBY GRANT TO THE CITY OF BENTONVILLE AN AVIGATION EASEMENT OVER THE ENTIRETY OF THIS PROPERTY PURSUANT TO MUNICIPAL CODE SECTION 400.12





BASIS OF BEARINGS:
ARKANSAS-STATE PLANE GRID
NORTH ZONE

SITE LEGEND

- | | |
|--|---------------------------------|
| | FOUND MAGNAIL W/WASHER (AR1002) |
| | MONUMENT FOUND (AS NOTED) |
| | MONUMENT SET (AS NOTED) |
| | UTILITY POLE |
| | GUYWIRE |
| | WATER VALVE |
| | FIRE HYDRANT |
| | TELEPHONE RISER |
| | SIGN |
| | LIGHT POLE |
| | GAS METER |
| | SEWER MANHOLE |
| | PROPERTY LINES |
| | ADJOINING PROPERTY LINE |
| | EASEMENT LINE |
| | 10' CRITTER FENCE |
| | CONCRETE |
| | TILE OVER CONCRETE |
| | LANDSCAPE AGGREGATE |

NOTE:

Monroe Street is an undeveloped street with no physical centerline and the hereon platted portion of the right of way was vacated by Ordinance 2023-151, filed in Record L202330160 on June 16, 2023.

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

COB PROJECT # PLA25-0002

OWNER:
STEFAN AND PEYTON STERNS
940 NORTH MAIN STREET
BENTONVILLE, AR. 72712
646-641-9911

SHEET: **PROPERTY LINE ADJUSTMENT**

COMBINING LOT 27 AND PART OF VACATED
NE MONROE STREET RIGHT OF WAY IN
BLOCK 5 OF W.A. BURK'S ADDITION
CREATING LOT 28, BLOCK 5
W.A. BURK'S ADDITION
BENTONVILLE, ARKANSAS



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



PLS:	Grant Nevill
------	--------------

CAD:	KB
------	----

FIELD:	MJH
--------	-----

SCE PROJECT #: 23024

DATE: 1/17/2025

SHEET: 0050

2 OF 2



Freddy's Frozen Custard

3308 Southwest 14th Street

PC Date: 3/4/2025

Staff Report Details

Project Number	LSD24-0042
Applicant / Current Owner	Plaza Street Partners / Suite Spaces LLC
Site Area	+/- 1.48 Acres
Current Zoning	C-2, General Commercial
Requested Zoning	N/A
Current Future Land Use Map Designation	General Commercial
Requested Future Land Use Map Designation	N/A
Development Type / Use	Commercial
Related projects	

Property Description

The property is located on 3308 Southwest 14th Street. The property is presently zoned C-2, General Commercial with a future land use designation of General Commercial. Surrounding zoning districts include A-1, Agriculture to the north and east; R-4, High Density Multifamily Residential to the east; and county property to the west and south. The property has direct access to Southwest 14th Street.

Project Details

The applicant is proposing a drive-through restaurant consisting of a 2,500 square foot building. The development meets the minimum parking requirements providing 36 parking stalls, including 2 accessible spaces. The building is primarily comprised of special use primary material – Nichiha Wall Panel (fiber cement), followed by 3 primary materials – brick, storefront/glazing, and cast foundation stone. The building is articulated along the entire façade.

The site provides one curb cut to Southwest 14th Street. Landscaping is provided with 46 trees throughout the site. The grading and drainage for the building meets the requirements of the Land Development Code.

Relationship to the Community Plan

As this property develops from a vacant tract to a drive-through restaurant, traffic will increase. The connected street network will help to disperse the traffic out to Southwest 14th Street. This development is in Priority Area 3 Edge Growth of the Bentonville Community Plan, which encourages areas proximate to existing infrastructure to be considered for new growth and development. The proposed development is in alignment with the community plan.

Public Comment

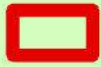
Has Staff received Public Comment at the time of this report? : **No**

Analysis / Waivers

Conclusion

Should the Planning Commission find that the architectural materials used are of a quality and character consistent with the development code, staff recommends approval of this Large Scale Development.

Additional Details



Pending PC Item

SW LANDAU CT

SW BERKSHIRE DR

SW TINSLEY ST

SW VICTORIA PL

SW AVONDALE DR

SW 11TH AVE

*Freddy's Frozen
Custard and
Steakburger's*

E CENTERTON BLVD

SW 14TH ST



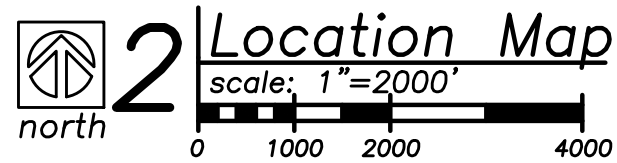
LSD24-0042

***Freddy's Frozen Custard and Steakburger's
3308 SW 14TH ST***





02/04/2025



Local Benchmarks: BM-#

BM-1: (South end of site inside property line, set by sanitary main)
Elevation: 1246.97'
N: 744561.28
E: 649705.99

BM-2: (South of property line on southern wing wall, found AHTD aluminum cap in concrete headwall from surveyor)
Elevation: 1247.76'
N: 744419.78
E: 649656.57

Floodplain Note:
By Graphic plotting only, this property is in zone "X" (area determined to be outside the 500-year flood and protected by levee from 100-year storm) of the flood insurance rate map, community panel No. 05007C0235K, which bears an effective date of 6/5/2012 and is not in a special flood hazard area

Property Legend

— right of way
— property lines
— easements
— setbacks

Grading Legend

— existing minor contour
— existing major contour
— proposed minor contour
— proposed major contour

Utility Legend

— existing
— proposed

Linetypes

— sanm — sanitary main
— sans — sanitary service
— stm — storm sewer (solid wall, proposed)
— wtrm — water main
— wtrf — water service (fire)
— wtrd — water service (domestic)
— wtri — water service (irrigation)

— gasm — natural gas main
— gass — natural gas service schematic

— elpu — underground primary electric
— elsu — underground secondary electric
— elpo — overhead electric

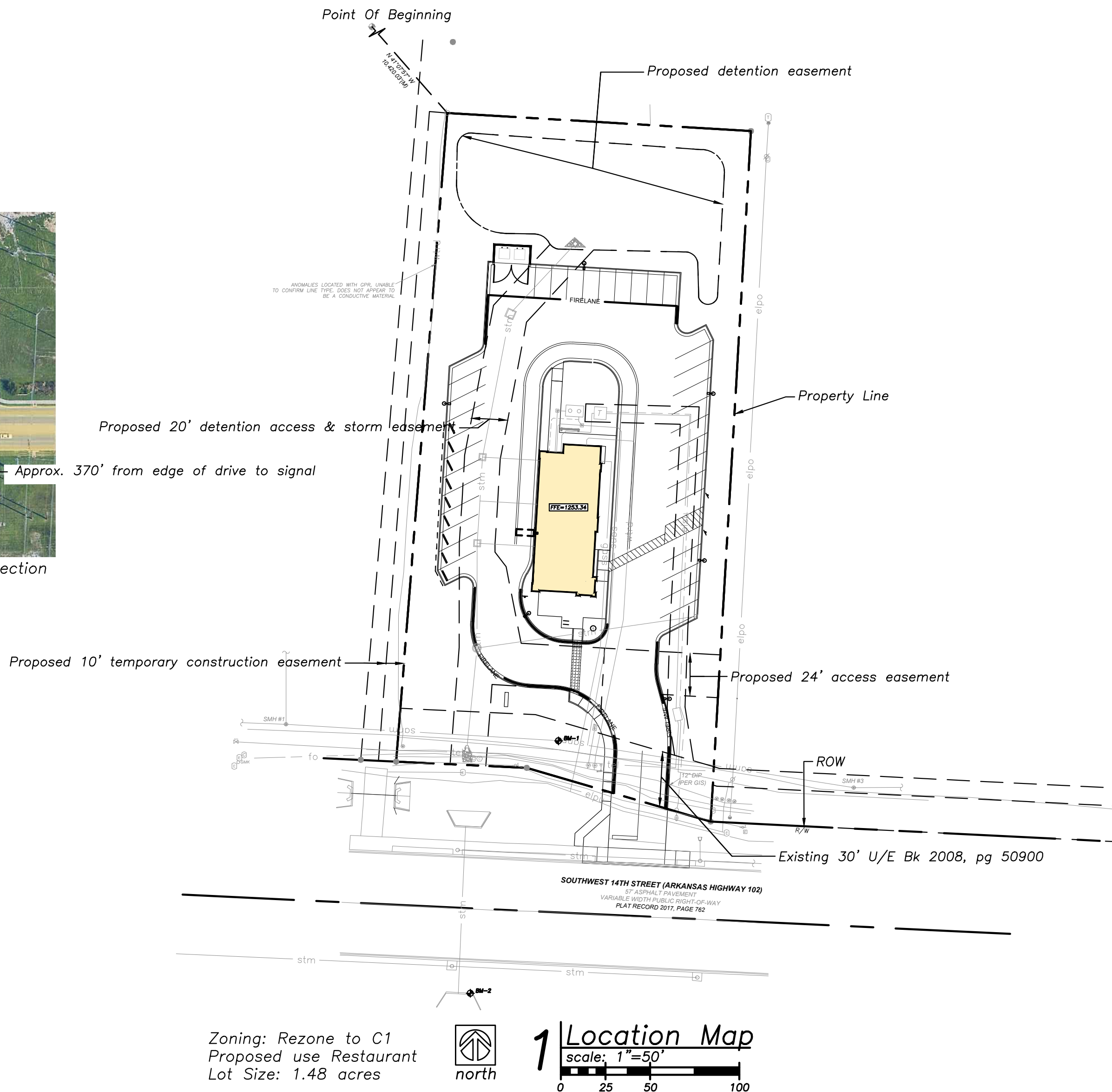
— datu — underground cable/phone/data
— datasu — underground cable/phone/data service

— fence-chainlink
— fence-wood
— fence-barbed wire
— treeline

Symbols

⊙ sanitary manhole
⊠ CO service cleanout
⊗ mv force main release valve
□ rectangular structure
○ circular structure
⊕ fire hydrant
⊗ vv water valve
Ⓜ water meter
Ⓛ BFP backflow preventer
⊗ natural gas meter
Ⓣ service transformer (pad mount)
Ⓢ primary switch gear
⊕ LP light pole
Ⓢ cable/phone/data junction box
— street light
— pedestrian street light
⊗ electric pole
→ guy wire
Ⓢ end section

Large-Scale Development Plans/ Civil Engineering Plans for Freddy's Frozen Custard Section 35, Township 20 North, Range 31 West City of Bentonville, Benton County, Arkansas



Zoning: Rezone to C1
Proposed use Restaurant
Lot Size: 1.48 acres

General Notes

- All work within the road right-of-way shall conform to the technical specifications and design criteria for public improvement projects of the city of Bentonville, Arkansas.
- Erosion Control shall be per the Erosion and Sediment Control Program Manual of the City of Bentonville, Arkansas.
- All work and materials shall be subject to inspection and approval by the owner or the owner's representative. Any change or deviation from these plans must be authorized by the owner or the owner's representative.
- All traffic control in connection with construction in the right-of-way shall be in conformance with the Manual of Uniform Traffic Control Devices.
- The contractor shall be required to provide a stabilized construction entrance to prevent mud from being deposited onto adjacent roads.
- The contractor shall be responsible for obtaining all required permits, paying all fees, and otherwise complying with all applicable regulations governing the project.
- The contractor shall protect from damage or injury all property including survey monuments, property markers, benchmarks, etc. Items damaged shall be reset by a professional land surveyor licensed in the state of Arkansas, at the contractor's expense.
- The contractor shall be responsible for the restoration of the right-of-way and for damaged improvements such as curbs, sidewalks, street light and traffic signal junction boxes, traffic signal loop lead-ins, signal poles, etc. Damaged improvements shall be repaired in conformance with the latest city standards and to the city's satisfaction.
- The contractor shall sod all disturbed areas within the public street right-of-way.
- Paving shall conform to the soils report, and these drawings, any identified discrepancies shall be brought to the attention of the engineer.
- Contractor shall provide 48-hour notification to the city engineering division to schedule all required inspections.
- All concrete for public improvements shall comply with the Standards and Specifications of ARDOT.
- A right-of-way work permit and/or street excavations permit shall be obtained by the contractor to complete all utility work within the public street right-of-way.
- All Utilities underground unless specified.
- All mechanical equipment (roof and ground mounted) will be screened on all sides by similar materials as the building.
- No Known existing or abandoned water wells, sumps, cesspools, springs, water impoundments, and underground structures with the project limits.
- 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 electrical information shown on the site utility plan.
- Electrical facilities shall be installed in accordance with the latest revision of the electric specifications found on Bentonville Electric's website. Contractor is responsible for compliance with this document.

Sheet Index

C0.0 — Cover
C0.1 — Notes
A1.1 — Architectural Site & Dimension Plan
C1.1 — Boundary Survey
C1.2 — Civil Site & Paving Plan
C1.3 — Demolition Plan
C1.4 — Utility Plan
C1.5 — Emergency Access
C2.1 — Grading Plan
C2.2 — Erosion Control Plan
C2.3 — Spot Elevation Plan
C3.1 — Drainage Map
C3.2 — Storm Plan & Profiles
C4.1 — Sanitary Storm & Erosion Control Details
C4.2 — Water Details
C4.3 — Water Details
C4.4 — ARDOT Detail
C4.5 — BEUD Details
L-1 — Landscape Plan & Schedule
L-2 — Landscape Notes & Planting Details
A0.2 — Code Review Data
A1.2 — Site Plan Details
A1.3 — Site Plan Details
A1.4 — Site Plan Details
A2.1 — Floor Plan
A3.1 — Exterior Elevations
A3.2 — Exterior Elevations
A3.3 — Exterior Elevations
PH-001 — Photometric
PH-002 — Photometric
E1 — Site Electrical Layout
E2 — Site Electrical Layout

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 Aviation Easement over the entirety of this property pursuant to Municipal Code Section 401.12.

Utility and City Contacts

Black Hill Energy:
Josh Knight (479) 333-7005
Joshua.knight@blackhillscorp.com
1301 Federal Way
PO Box 2129
Lowell, AR 72745

Fire Dept.:
City of Bentonville
Justin Scantlin, Fire Chief (479) 271-3151
jscantlin@bentonvillear.com
800 S.W. 'A' Street
Bentonville, AR 72712

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

Street Dept.:
City of Bentonville
Tony Davis (479) 271-3130
3200 SW Municipal Drive
Bentonville, AR 72712

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

Electrical:
Bentonville Electric
Charlie Barnes (479) 271-3159
3200 SW Municipal Drive
Bentonville, AR 72712

Wastewater Dept.:
City of Bentonville
Chris Earl (479) 271-3161
1901 N.E. "A" Street
Bentonville, AR 72712

Planning Dept.:
City of Bentonville
Tyler Overstreet (479) 254-2068
305 S.W. "A" Street
Bentonville, AR 72712

City Engineer:
City of Bentonville
Ellen Norvell (479) 271-5993
3200 SW Municipal Drive
Bentonville, AR 72712

Stormwater:
City of Bentonville
Alison West (479) 271-5993
3200 SW Municipal Drive
Bentonville, AR 72712

Legal description:

LOT 4, MARGARET'S WHISPERING PINES, BENTON COUNTY, ARKANSAS, PLAT 28-86 & REPLAT 8/31/2017 2017-762

Basis of Bearing:

From the survey—
The basis of bearing is grid north based on the east line of the subject property. The bearing is denoted as S03°20'20"W per GPS coordinate observations Arkansas state plane, north zone NAD83.
LATITUDE = 36°21'28.45306"
LONGITUDE = -94°15'01.13610"
CONVERGENCE ANGLE = 01°18'34.04"

Telecom:
AT&T (479) 200-9022
Brent Baldwin
1133 E. Harold Street
Fayetteville, AR 72701

Telecom:
Cox Communications (479) 651-5583
Timothy Gross
4901 S 48th Street
Springdale, AR 72762

Parties Involved

Owner:
Plaza Street Fund 340, LLC
3400 College Blvd, Suite 200
Leawood, Kansas 66211
Landon Brack
816-514-0126
lbrack@plazastreetpartners.com

Project Manager:
Karsten Erdman
Davidson Architecture and Engineering
4301 Indian Creek Parkway Overland Park, Kansas 66207
p: (913) 451-9390

Architect:
John E. Davidson, AIA
Davidson Architecture & Engineering
4301 Indian Creek Parkway Overland Park, Kansas 66207
p: (913) 451-9390
License Number: 4177

Civil Engineer:
Hilary Zerr, PE LEED AP
Davidson Architecture & Engineering
4301 Indian Creek Parkway Overland Park, Kansas 66207
p: (913) 451-9390
License Number: 18376

Structural Engineer:
Matthew J Enstrom, PE
STAND Structural Engineering, Inc.
8234 Robinson St. Overland Park, Kansas 66204
p: (913) 214-2169
License Number: 18947

MEP Engineer:
BC Engineers
5720 Reeder Shawnee, Kansas 66203
p: (913) 262-1772
Eric Knudsen
License Number: 15571
Darin Serdel
License Number: 17694

a new restaurant for

Freddy's

3308 SW 14th Street
Bentonville, AR 71712

date
08.27.2024

drawn by
DAE

checked by
HAZ

revisions

10.04.2024	1
11.05.2024	2
12.10.2024	3
01.16.2025	4
02.05.2025	5

Large Scale Development
City Project
Tracking Number
LSD24-0042

sheet number

C0.0

drawing type
permit

project number
23006-26



General Notes:

- The Contractor shall be responsible for obtaining all required permits, paying all fees, and otherwise complying with all applicable regulations governing the project.
- All materials, workmanship, and construction shall meet or exceed the city standards. Where there is conflict between these plans and standards, the higher quality standard as determined by the engineer shall apply. All work shall be inspected and approved by contractor.
- All work and materials shall be subject to inspection and approval by the owner or the owner's representative. Any change or deviation from these plans must be authorized in writing by the owner or the owner's representative prior to work being completed.
- The work associated with and based on these plans, shall be subject to the requirements of, and conform to, the Municipal Code of Bentonville, Arkansas, and the standards and specifications in current use. The standards, specifications, details, and procedures sub-referenced therein are hereby incorporated by reference.
- Lineal foot measurements shown on the plans are horizontal measurements, not slope measurements. All payments shall be made on horizontal measurements.
- No geological information is shown in these plans.
- Prior to commencement of work, the contractor shall notify all utility companies which have facilities in the near vicinity of the construction to be performed.
- All waste material resulting from the project shall be disposed of off-site in an approved landfill. All excavation shall be unclassified. No separate payment will be made for rock excavation. Contractor is responsible for all haul off material.
- The Contractor shall be required to provide a stabilized construction entrance to prevent mud from being deposited onto adjacent roads.
- All mud, dirt, and debris tracked onto the parking lot or any roadway shall be removed immediately by the contractor.
- The Contractor shall be responsible for keeping the public streets in the vicinity of the job site clean and free of rocks, soil and debris. Streets and/or parking areas will be scraped and swept on a daily basis by the general contractor.
- The Contractor shall protect from damage all survey monuments, property markers, benchmarks, etc. Items damaged shall be reset by a professional land surveyor licensed in the state of Arkansas, at the contractor's expense.
- Paving shall conform to the geotechnical report and these drawings, any identified discrepancies shall be brought to the attention of the engineer immediately. If no geotech. report is provided for the project, the contractor shall use the minimum design standards as required by the city.
- The Contractor shall provide 48-hour notification to the city engineering division or proper city staff to schedule all required inspections.
- All concrete for public improvements shall comply with the city standards and specifications. If no city standards and specifications are provided, then the contractor shall comply with the standards and specifications of the Arkansas DOT unless otherwise noted. Structural concrete shall be 5,000 psi and nonstructural concrete shall be 4,000 psi.
- The contractor shall be responsible for the restoration of the right-of-way and for damaged improvements such as curbs, sidewalks, street light and traffic signal junction boxes, traffic signal loop lead-ins, signal poles, etc (offsite and onsite). Damaged improvements shall be repaired in conformance with the latest city standards and to the city's satisfaction.
- All work within the road right-of-way shall conform to the technical specifications and design criteria for public improvement projects of the city of Bentonville, Arkansas or the transportation department of Arkansas. A right-of-way work permit and/or street excavations permit shall be obtained by the contractor if required to complete all work within the public right-of-way.
- All traffic control in connection with construction in the right-of-way shall be in conformance with the Manual of Uniform Traffic Control Devices and/or the jurisdictional authority. It is the contractor's responsibility to obtain a traffic control permit if required.
- All waste materials, trash and construction debris shall be collected and stored in dumpsters. No construction waste shall be buried on site. All hazardous waste materials will be disposed of in the manner specified by local, state and federal regulations. Site personnel shall be instructed in these practices, and the construction manager shall be responsible for seeing that these practices are followed.
- Recommendations made by the geotechnical engineer, to be retained by the owner, and contained in the geotechnical report shall govern project conditions unless noted otherwise. Paving shall conform to the geotechnical report. Any discrepancies shall be brought to the attention of the engineer.
- The Contractor shall grade areas to provide positive drainage.
- The contractor shall be responsible for the coordination of work between suppliers and subcontractors involved in the project, including staging of construction details.
- All disturbed areas shall be maintained for dust control. Sprinkling tank trucks shall be available at all times & used on on-site disturbed areas, and other areas where dust becomes a problem as a result of construction activity.
- Nothing indicated on these drawings shall relieve the contractor from complying with appropriate safety regulations.

Utility Notes:

- Boundary information, existing utilities and topographic features shown are based on information supplied by owner, surveyor, and others.
- The existing utility locations shown on these plans are approximate and may not include all utility lines present. The contractor shall be responsible to contract "One Call" and coordinate field location of all existing underground utilities prior to beginning excavation/construction activities.
- The contractor shall be responsible for any damage to any utilities or their structures during excavation/construction activities. Utilities include but are not limited to a service such as electricity, communication, water, public transportation (including traffic signals), storm systems, and items provided by a public utility.
- The contractor shall coordinate and be responsible for connection fees, system development fees, taxes, etc. for all main connections and/or extensions with and from the city and/or respective utility unless otherwise coordinated with the Owner. All utility services for this project shall be coordinated with respective utility company by contractor.
- The contractor shall be responsible for adjusting all at-grade utilities such as manhole covers, valve box covers, etc. to finish grade, whether specifically indicated in these plans or not.
- Utilities shown on the plan with specific elevations and/or structure locations are SUE quality level "B", ie: storm sewer, sanitary sewer, water hydrants & valves, utility poles, etc. All other existing utility information shown is SUE quality level "D", primarily retracement of one-call and city records.
- Refer to mechanical, electrical, and plumbing (MEP) plans for utility service sizes and exact locations. Refer to site electric plans for electric construction details.
- Provide temporary support for existing utility lines that are encountered during construction until backfilling is complete.
- Backfill all utility trenches according to the most recent edition of the jurisdictional standards.
- All utilities shall be brought within 5' of the building to connect to plumbing contractors work unless otherwise specified.
- The Contractor shall adjust all utility fixtures, manholes and inlets to finished grade as required.
- The Contractor shall maintain 18" minimum vertical clearance between storm sewer and sanitary sewer pipes and 18" minimum vertical clearance between sanitary sewer and water main unless otherwise specified.
- Contractor shall prevent entry of mud, dirt, debris, and other material into new and existing storm sewer systems. Should any contamination occur during construction, the contractor shall clean at contractor's expense. Upon completion of all storm sewer improvements, all new and existing pipe and structures shall be cleaned out.
- Electrical, lighting, and data conduit layout shown is for graphical purposes only. See MEP plans for more detail.
- The Contractor shall provide all temporary power, process, and utility service bypasses and connections as required.

Utility Notes Continued:

- All trees shall maintain a minimum distance of 5' from all public utilities.
- Construction shall be in accordance with water utilities department specifications for the City of Bentonville dated 2021.
- The general contractor, or designated Erosion Control Contractor, shall be responsible for construction and maintenance of erosion control devices and practices. The contractor shall be responsible for implementation of, and ensuring compliance of, the project Storm Water Pollution Prevention Plan (SWPPP), a copy of which shall be obtained from the Design Engineer. The SWPPP shall be maintained on site per NPDES requirements and shall be available for review at any time, by any authorized Federal, State, or local review official, as well as the Design Engineer. The general contractor, or designated Erosion Control Contractor, shall also be responsible for ensuring compliance with, and paying any fees associated with, the State of Arkansas General Permit for Stormwater Runoff associated with construction activities, a copy of which shall be maintained in the aforementioned SWPPP.
- This project shall be constructed in compliance with the soil erosion and sedimentation control permit, and conform to the standards and specifications of the city of Bentonville, Arkansas, prior to any land disturbance changes.
- Erosion and any sedimentation from work on this site shall be contained on the site and not allowed to collect on any offsite areas or in waterways. Waterways include both natural and man-made open ditches, streams, storm drains, lakes and ponds. Refer to erosion control plans for more information.
- The contractor shall be responsible to control downstream erosion and siltation during all phases of construction. Erosion Control work and procedures shall be in place prior to beginning excavation/construction activities. To ensure progressive stabilization of disturbed earth, Erosion control devices shall be staged, installed and maintained throughout land disturbance activities as directed in the drawings, project manual and in accordance with all federal, state and local standards until the site is stabilized.
- The contractor shall implement and maintain Erosion Control Devices as shown in the drawings and project manual before, and at all times during the construction of this project. Any modifications to the devices due to construction or changed conditions shall be complied with as required or as directed by the city of Bentonville, Arkansas.
- The contractor shall be responsible for installation and maintenance of all Erosion Control Devices. This includes providing berms, silt fence, or other means to prevent erosion from reaching the right of way and offsite boundaries. In the event the prevention measures are not effective, the contractor shall remove any debris and erosion, restoring the right of way to original or better condition.
- Contractor is to provide erosion protection for all storm sewer inlets.
- If any of the Erosion Control Devices on the site are deemed inadequate or ineffective, the city of Bentonville, Arkansas has the right to require additional Erosion Control measures at the expense of the general contractor.
- If any pump-driven dewatering is needed, it shall be discharged through a filter bag over a well-vegetated area. The pump must discharge at a non-erosive velocity. If necessary, an approved energy dissipater may be used.
- Permanent BMP's for any disturbed land area shall be completed by the general contractor within 5 calendar days after final grading or the final earth change has been completed. When it is not possible to permanently stabilize a disturbed area after land disturbance activity ceases, temporary Erosion control devices shall be implemented immediately. All temporary Erosion Control Devices shall be maintained until permanent BMP devices are implemented. All permanent BMP's will be implemented and established before a certificate of compliance is issued.
- Strip topsoil only from those areas that will be disturbed by excavation, filling, road building, or compaction by equipment. Refer to the geotechnical report for depths of stripping. Put sediment basins, diversions, and other controls into place before stripping.
- When topsoiling, maintain needed erosion control practices such as diversions, grade stabilization structures, berm, dikes, level spreaders, waterways and sediment basins.
- Grades on the areas to be topsoiled which have been previously established shall be maintained.
- Bonding – Immediately prior to dumping and spreading of topsoil, loosen the subgrade by discing or scarifying to a depth of at least 4", to permit bonding of the topsoil and subsoil.
- The general contractor shall inspect the Erosion Control Devices once every 14 days under any circumstances, within 24 hours of rainfall, and daily during a prolonged rain event unless otherwise noted in the SWPPP or by the jurisdictional authority. A log of inspection report shall be maintained and accessible in accordance with National Pollution Discharge Elimination System (NPDES) requirements. Any required maintenance shall be provided within 72 hours.
- Install silt fence, inlet filters, and other Erosion Control Devices as indicated in the drawings, per APWA and authority regulations, and at additional affected areas as necessary. Build-up of sediment shall be removed promptly per authorities regulations. If silt fence decomposes or becomes ineffective prior to the end of expected usable life and the barrier is still required, the silt fence shall be replaced promptly. Sediment shall be removed from sediment traps or basins when design capacity has been reduced to 50%. Contractor shall flare the ends of the silt fence uphill in order to temporarily impound runoff.
- Earthen berms shall be regularly inspected, and inspected after each rainfall event. Repairs to earthen berms shall be made immediately. If the earthen berm shows signs of erosion, and it is determined that material must be added to fix the berm, the material shall be properly placed, compacted and reseeded. The berm shall be reseeded and stabilized, as needed, to maintain its soundness whether or not there has been any rainfall.
- Drainage swales shall be inspected regularly and after every rainfall event. Repairs to drainage swales shall be made immediately. If the flow channel and/or outlets show signs of deficiency, the damaged area(s) shall be restabilized and reseeded, as needed, to prevent further damage. If additional measures are needed to eliminate issues, contractor shall notify the engineer for possible modifications.
- Refer to the jurisdictional authority for temporary gravel construction entrance details. If not specified, refer to APWA standards. The entrance and exit areas of the project shall be cleared of all vegetation, roots, and other objectionable material. The gravel shall be placed to the proper dimensions and graded to a smooth and even slope. Construction entrance drainage shall be provided to carry water to a sediment trap or other suitable outlet.

Stockpiling Notes:

- Select stockpile location to avoid slopes and natural drainageways, avoiding traffic routes. On large sites, re-spreading is easier and more economical where topsoil is stockpiled in small piles located near areas where they will be used.
- Sediment Barriers – Use sediment fences or other barriers where necessary to retain sediment.
- Temporary Seeding – Protect topsoil stockpiles by temporarily seeding as soon as possible, not to exceed 14 days, weather permitting, after the formation of the stockpile.
- Permanent Vegetation – If stockpiles will not be used within 12 months, they must be stabilized with permanent vegetation to control erosion and weed growth.
- All stockpiled soils shall be maintained in such a way as to prevent erosion from leaving the site. Silt fence must be installed around the perimeter of the stockpile.

Seeding Notes:

- Seeding shall be as follows unless otherwise stated in the landscape plans.
- Annual rye grass, wheat, or oats should be used for temporary seeding. Apply rye grass at 120lbs. per acre, wheat or oats at 100lbs. per acre.
- A mixture of 65% kentucky bluegrass and 35% chewing fescue or creeping red fescue should be used for permanent seeding. Apply the mixture at 2lbs. per 1000ft².
- Seedbed preparation—Install necessary mechanical erosion and sedimentation control practices before seeding, and complete grading according to the approved plan. Lime and fertilizer needs should be determined by soil test. Apply the lime and fertilizer evenly and incorporate into the top 4"—6" of soil by discing or other suitable means.
- All seeding shall be performed during favorable weather conditions and only during normal and accepted planting seasons when satisfactory growing conditions exist. The planting operations shall not be performed during times of extreme drought, when ground is frozen or during times of other unfavorable climatic conditions unless otherwise approved by owner's representative. The contractor assumes full and complete responsibility for all such plantings and operations.
- Seed should be labeled in accordance with U.S. Department of Agriculture rules and regulations under the federal seed act and comply with the requirements of the Arkansas seed law. Labels contain important information on seed purity, germination, and presence of weeds. Weed seed should not exceed 1.0% by weight of the mixture.
- Apply seed uniformly with a cyclone seeder, drill, cultipacker seeder, or hydroseeder. Small grains should be planted no more than 1" deep, and grasses and legumes no more than ½".
- Generally, a permanent stand of vegetation cannot be determined to be fully established until soil cover has been maintained for one full year from planting. Inspect seeded areas for failure and make necessary repairs and re-seedings within the same season, if possible.
- The Contractor shall seed all disturbed areas unless otherwise noted by landscape plans. Immediately after seeding, mulch all seeded areas with unweathered small grain straw, spread uniformly at the rate of 1–2 tons per acre or 100lbs (2–3 bales) per 1000ft². The mulch should be anchored with disc type mulch anchoring tool or other means as approved by the jurisdictional authority. Mulch matting may be used in lieu of loose mulch.
- The Contractor shall sod all disturbed areas within the public street right-of-way. Refer to city and state standards for proper installation.

Demolition Notes:

- At the site, the Contractor shall maintain the required documents for immediate review, included but not limited to: Site Safety Plan, Demolition Permits, Street Closure Permits, Contract Documents, Demolition Plans, Salvage Verification Forms, SWPPP Etc.
- The Contractor shall notify all utility companies for field verification and disconnection of utilities prior to any work. Coordination is required for both temporary and permanent utility services that serve the site including, but not limited to: water lines, power, telephone, cable, storm sewer, sanitary sewer with the city and/or respective utility.
- The Contractor is specifically cautioned that the locations and/or elevation of existing utilities as shown on these plans are based on records of the various utility companies, and where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. Contractor shall contact One Call utility information service for utility locates. The Contractor must call the appropriate utility companies at least 72 hours before any excavation to request exact field location of utilities. The Contractor shall also coordinate and allow access for utility companies to perform any disconnection or relocation activities. It shall be the responsibility of the Contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plans.
- Remaining building structures and remaining utility services shall be protected from damage. Damage to any existing features to remain will be replaced at the Contractor's expense.
- Areas disturbed during demolition shall be thoroughly evaluated by the geotechnical engineer responsible for site preparation prior to placement of structural fill. All disturbed soils shall be undercut prior to placement of structural fill, per the geotechnical recommendations. Contractor shall notify the geotechnical engineer at least 72 hours prior to placement of structural fill.
- Excavations created by the removal of any existing utility lines that extend below design grades shall be cut wide enough to allow use of heavy construction equipment to compact the fill. Base of the excavations shall be thoroughly evaluated by the geotechnical engineer prior to placement of fill. If existing utilities are to be left in-place, existing trench backfill shall be evaluated in accordance with the recommendations of evaluation of existing fill.
- The Contractor shall be responsible for obtaining all Federal, State, and local permits, obtaining all inspections, and shall conform to all governing codes and regulations required to perform necessary abatement during demolition, should hazardous materials be encountered.
- Contractor is responsible for legally disposing of all materials and associated cost of interim storage facilities.
- For tree & stump removal, the Contractor shall remove all root systems from the site not designated to be saved. Materials disturbed during removal of stumps shall be undercut and replaced with structural fill. A zone of desiccated soils may exist in the vicinity of the trees. The desiccated soils have a higher swell potential and shall be undercut and replaced with structural fill.
- No construction waste shall be buried on site. All hazardous waste materials will be disposed of in the manner specified by local, state and federal regulations.

Retaining Wall Notes:

- Site retaining wall improvements shall be designed by a licensed professional engineer retained by the contractor. The wall engineer and contractor shall satisfy themselves of the conditions of the surrounding site features and any interactions with the proposed improvements.
- Retaining wall design drawings and specifications shall be provided to the owner and owner's representative for review and approval. All retaining wall designs shall be signed and sealed by a registered Professional Engineer licensed in the state of Arkansas. Design services shall be included in retaining wall pricing.
- Refer to Retaining Wall drawings for wall information. Civil plan set shall only be used for general location and spot elevations.
- The Contractor is responsible for coordinating all inspections, certifications, permits, fees and close out of the wall unless otherwise determined. Contractor shall notify wall design engineer for final inspection. Contractor shall include in construction cost for all of the above items related to the installation of the retaining wall.
- Any wall shown is a schematic representation of the proposed walls. The spot elevations denoting retaining walls are provided on the site grading plan.
- If the wall is greater than 30" and is in an accessible area, guard rails are required per code.

Americans with Disabilities Act (ADA) Notes:

- The running and cross slopes for all sidewalks, accessible paths, ramps, designated parking stalls, etc., shall be in compliance with latest Federal ADA guidelines, in addition to any accessibility standards adopted by the governing municipality. Prior to installation/construction, if any discrepancies are found within the plans, the Engineer shall be notified.
- All ADA parking areas shall have NO slopes greater than 2% in any direction.



02/04/2025

a new restaurant for
Freddy's
3308 SW 14th Street
Bentonville, AR 71712

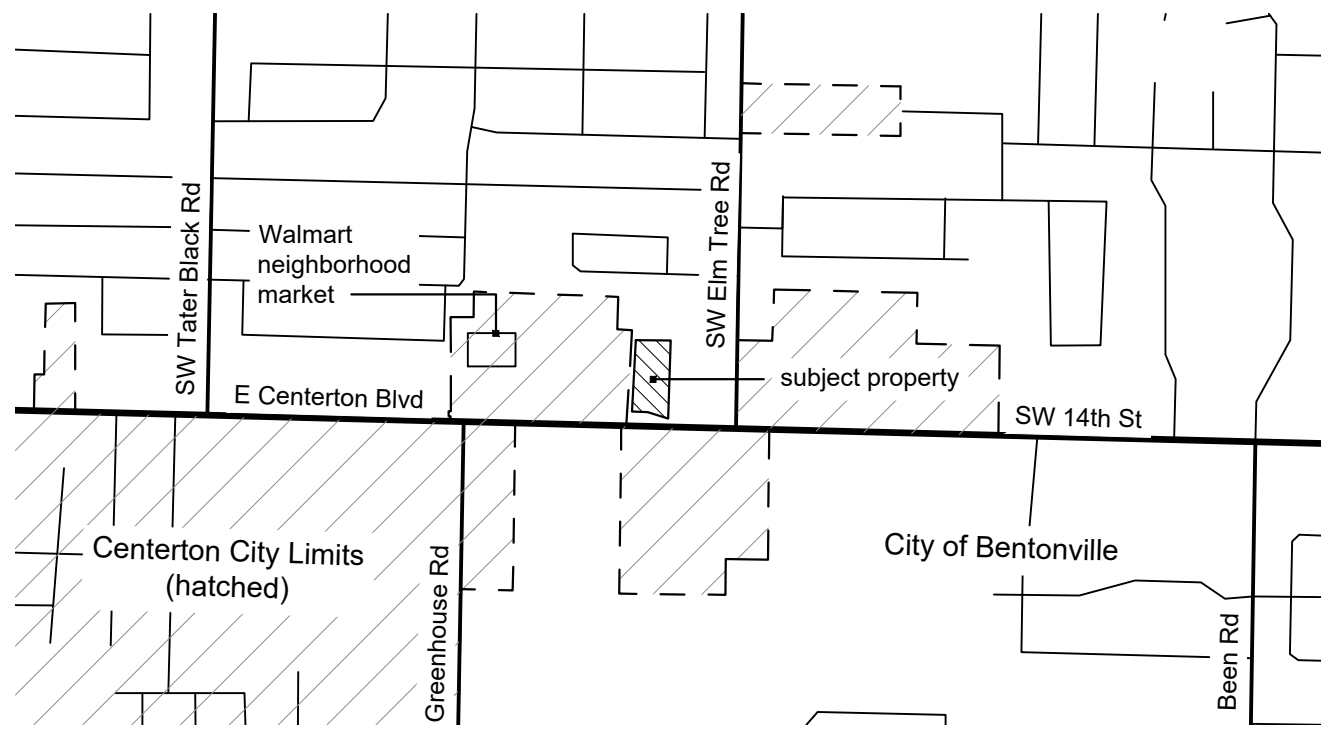
date	08.27.2024
drawn by	DAE
checked by	HAZ
revisions	△
10.04.2024	1
11.05.2024	2

Large Scale Development
City Project
Tracking Number
LSD24-0042

sheet number

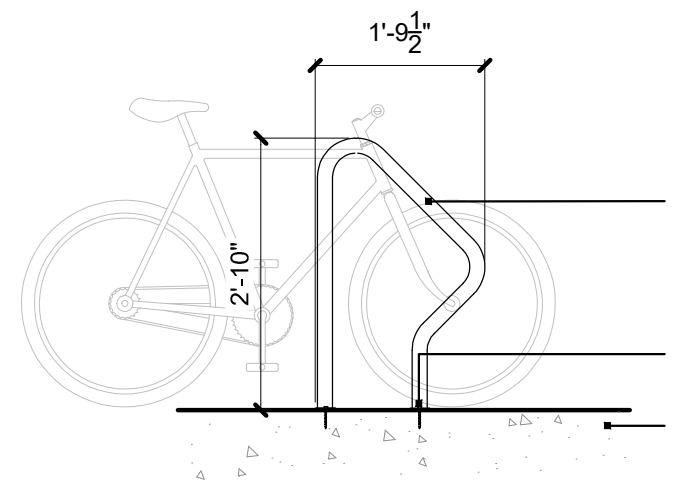
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drawing type
permit
project number
23006-26



vicinity map

scale: n.t.s.



2 bike rack detail

scale: 1/2" = 1'-0"

symbols:

- benchmark
- set 1/2" rebar
- set chiseled "+" in concrete
- found section corner
- found monument
- sanitary manhole
- storm manhole
- service cleanout
- force main release valve
- rectangular structure
- circular structure
- fire hydrant
- water valve
- water meter
- backflow preventer
- natural gas meter
- gas line marker sign
- gas valve
- service transformer (pad mount)
- primary switch gear
- electric pole
- light pole
- electric meter
- electric manhole
- street light
- pedestrian street light
- cable/phone/data junction box
- guy wire
- sign
- double sided sign
- end section
- downspout location
- trash receptacle
- telephone handhole
- telephone pedestal
- telephone manhole
- flag pole
- well
- signal pull box
- traffic signal post

linetypes:

- right of way
- property lines
- easements
- setbacks
- existing minor contour
- existing major contour
- sanitary main
- sanitary service
- storm sewer (existing)
- water main
- water service (fire)
- water service (domestic)
- water service (irrigation)
- natural gas main
- natural gas service schematic
- overhead primary electric
- underground primary electric
- underground cable/phone/data
- underground cable/phone/data service
- fence-chain link
- fence-wood
- fence-barbed wire
- treeline

benchmarks:

TBM #1
SET 5/8" REBAR WITH CAP "CONTROL"
NORTHING: 744523.46
EASTING: 649422.58
ELEVATION: 1250.57'

TBM #2 (ACROSS 14TH ST)
FOUND AHTD ALUMINUM CAP IN
CONCRETE HEADWALL
NORTHING: 744419.78
EASTING: 649656.57
ELEVATION: 1247.76'

Zoning: A-1
ANOMALIES LOCATED WITH CPR, UNABLE
TO FIRM LINE TYPE, DOES NOT APPEAR TO
BE A TYPICAL TYPICAL MATERIAL

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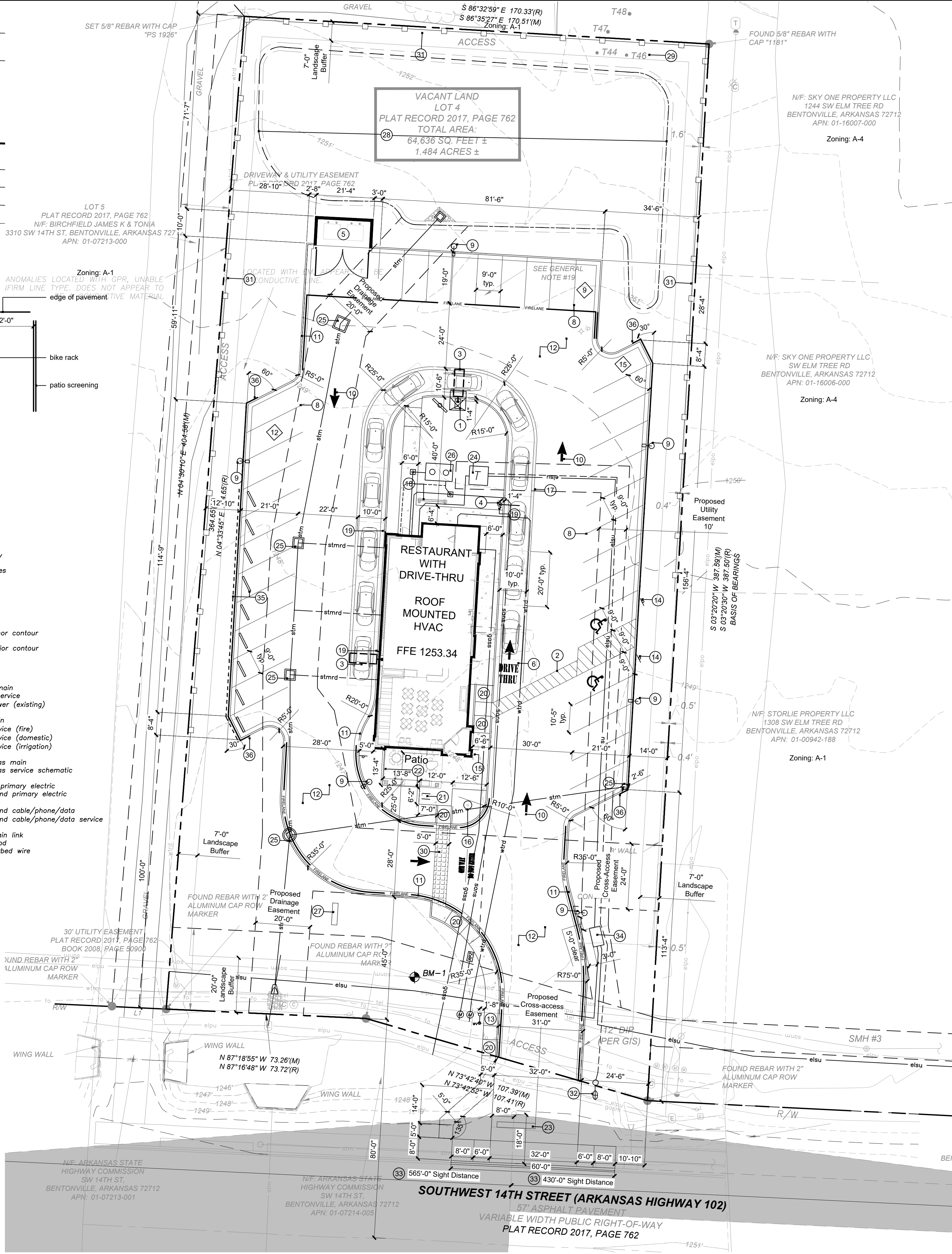
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project synopsis:

Governing Municipality: Bentonville, AR
Governing Code: 2021 Arkansas Fire Prevention Code
Project Manager /
Responsible Party: Karsten Erdman
Davidson Architecture & Engineering
4301 Indian Creek Parkway
Overland Park, Kansas 66207
p: 913.451.9390

Owner: Plaza Street Fund 336, LLC
3400 College Blvd, Suite 200
Leawood, KS 66211

Civil Engineer: Hilary Zerr, P.E., LEED AP
Davidson Architecture & Engineering
4301 Indian Creek Parkway
Overland Park, Kansas 66207
p: 913.451.9390

Zoning: C-2
Airport Zone: Zone C (3) - Outer Safety Zone (OSZ)

Site Area: 64,469 sq. ft., 1.48 +/- acres

Building Area: 2,500 sq. ft.

Parking: 1 space / 4 occupants + space per employee
during largest shift

36 spaces required
36 spaces provided (incl. 2 accessible spaces)

Off-street parking lots in excess of 5 vehicles located within or adjacent to
a residential district shall be approved through the Large-Scale
Development process and shall meet all Subdivision Regulations.

Drive-thru: 10' x 20' stacking stalls

Traffic Study: None required, estimated trip ends do not exceed 300
trips per hour.

Landscaping: Min. 20' Frontage Buffer
Interior Landscaping: Min. 8% of parking lot area

Site Amenities: Bicycle Racks
Outdoor Patio Seating

general notes:

- All construction shall conform to the standards and specifications of Bentonville, AR.
- The general contractor shall contact all utility companies prior to the start of construction and verify the location and depth of any utilities that may be encountered during construction.
- The contractor shall field verify exist. surface & subsurface ground conditions prior to start of construction.
- Slopes shall maintain a maximum 3:1 slope.
- The contractor shall be responsible for obtaining all required permits, paying all fees, and otherwise complying with all applicable regulations governing the project.
- General contractor and all subcontractors must register with the Building Department before issuance of permit.
- Energy code requirements and inspections are to be performed by a third party inspector, supplied by General Contractor and/or owner. The City will not perform energy related inspections, however, documentation is required to verify compliance of the energy code requirements.
- Place silt fence per civil for erosion control.
- Provide a temporary gravel access drive to prevent mud from being deposited onto the adjacent road.
- Prior to installing any structure on a public storm sewer, the contractor shall submit shop drawings for the structure(s). Installation shall not occur until drawings have been approved by public works.
- Prior to installing, constructing, or performing any work on the public storm sewer line (including connecting private drainage to the storm system) contact the city for inspection of the work. Contact must be made at least 48 hours prior to the start of work.
- Connections to the public storm sewer between structures will not be permitted.
- All exterior utility services shall be painted to match the primary building color.
- Prior to final inspection, the general contractor shall meet with the Bentonville Fire Department to designate fire lane and fire lane sign locations to be installed per Fire Department direction and requirements.
- New & existing buildings shall be provided with an approved address identification. The address shall be legible and placed in a position visible from the street or road fronting the property. The characters shall contrast with their background. Each character shall be a min. 4" high with a min. stroke width of 1/2".
- A Knox Box will be installed on the front of the building facing the street or road.
- Caulk joint at perimeter of building around sidewalk. Color to match building colors. GC shall take care not to seal any exterior finish drainage elements.
- In no case where a building is erected, converted or enlarged for commercial manufacturing, or business purposes shall the public right-of-way be used for parking or loading and unloading of materials.
- All mechanical equipment (roof and ground mounted) shall be screened on all sides by similar materials as the building.
- For all right of ways 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

construction notes: ①

- Drive-thru menu board and speaker box with detection loop provided by others. Footing and sign installation by GC, run electrical per electrical site plan and vendor requirements.
- Striped pedestrian path through drive isle - 4" solid white.
- Detection loop furnished by other. Installed by GC.
- Vertical clearance bar provided by others. Footing and clearance bar installation by GC.
- The dumpster enclosure shall be constructed with similar materials (masonry brick) as the building per details on A1.2.
- Drive-thru directional painted directional marking per details.
- ADA parking stall per civil details.
- 4" solid white striping typ.
- Light pole per electrical specifications (22' pole on 3' base).
- White painted directional markings per details.
- Furnish and install concrete curb and gutter per civil drawings.
- Concrete paving to meet Geotechnical specifications and per civil drawings.
- New concrete sidewalk per civil drawings.
- Handicap parking sign per details.
- Furnish and install a Knox Box at 60" a.f.g. for fire department access. Contact Fire Marshal for ordering information and to coordinate location prior to installation.
- Flagpole, 35' tall. GC shall install electrical per electrical site plan.
- Double 4" solid white striping at drive-thru lane, typ.
- Screening (per arch & structural details) for CT cabinet and main distribution panels per elec.
- Bollard, painted Freddy's Red, typ.
- ADA ramp per civil.
- Bicycle rack per detail 2/A1.1. The bike rack shall be a Dero Swerve style or approved equal, site amenity 1 of 2.
- Decorative railing at outdoor patio seating, site amenity 2 of 2.
- White thermoplastic stop bar per standard city details.
- Pad transformer per civil.
- Storm inlet per civil.
- Grease interceptor per plumbing specifications.
- Proposed location of free-standing monument sign, separate sign permit required. Provide conduit and power per electrical specifications. GC shall install sign base. Sign shall not exceed 60 sq. ft. & 8'-0" in height. Sign shall maintain at least 10'-0" from all property lines.
- Proposed detention easement (dashed).
- Trees to be preserved per landscaping plans.
- Stamped concrete w/integral coloring to contrast driveway pavement per civil.
- 6' treated wd privacy fence, approx. 845 linear ft, separate fencing permit required.
- GC shall install conduit and concrete base for new streetlight per BEUD design. Offset base 2'-6" from property line and back of curb.
- Site triangles, no visual obstructions between 3' & 8' in height shall be located within the sight triangles.
- 10'x10' pad for BEUD power equipment per civil.
- Conc. wheelstop at head of all parking spaces with non-friction/pedestrian rated guardrail (dashed).
- Turndown curb with guardrail (dashed) per structural.

1 site plan

scale: 1" = 20'-0"



1" = 20'-0"
0 10' 20' 40'

4301 Indian Creek Parkway
Overland Park, KS 66207
phone: 913.451.9390
www.davidsonae.com



a new restaurant for
Freddy's
3308 SW 14th Street
Bentonville, AR 71712

date

09.13.2024

drawn by

DAE

checked by

DAE

revisions

10.11.2024 1

12.10.2024 2

01.16.2025 4

02.05.2025 5

Large Scale Development
City Project
Tracking Number
LSD24-0042

sheet number

A1.1

drawing type

permit

project number

23006-26

SITE INFORMATION

NF: SUITE SPACES LLC
3308 SOUTHWEST 14TH STREET,
BENTONVILLE, AR 72712
TOTAL AREA:
64,636 ± SQUARE FEET, OR 1.484 ± ACRES
APN: 01-07214-000

TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN COMMONWEALTH LAND TITLE INSURANCE COMPANY, TITLE COMMITMENT #105-240209-PB-1, DATED MARCH 25, 2024 AT 12:00 A.M.

SCHEDULE A DESCRIPTION

LOT 4, MARGARET'S WHISPERING PINES, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD 2017 AT PAGE 762.

NOTES CORRESPONDING TO SCHEDULE E

9. UTILITY EASEMENT AND RIGHT OF WAY GRANT, IN FAVOR OF THE CITY OF BENTONVILLE, ARKANSAS, FILED FOR RECORD ON DECEMBER 19, 2008 IN DEED RECORD 2008 AT PAGE 50900, RECORDS OF BENTON COUNTY, ARKANSAS. (AFFECTS, PLOTTED AS SHOWN)
10. BUILDING SETBACKS, UTILITY AND DRAINAGE EASEMENTS, DEDICATIONS AND ALL OTHER INFORMATION AS SET OUT IN PLAT RECORD 2017 AT PAGE 762, RECORDS OF BENTON COUNTY, ARKANSAS. (AFFECTS, PLOTTED AS SHOWN)

TREE TABLE

LINE	BEARING	DISTANCE
L1(M)	N 86°55'08" W	19.87'
L1(R)	N 87°16'48" W	19.90'

TREE TABLE

TAG	TRUNK	TREE TYPE
T1	42"	MAPLE
T2	28"	GUM
T3	36"	MAPLE
T4	24"	MAPLE
T5	20"	COTTONWOOD
T6	14"	PINE
T7	15"	PINE
T8	11"	PINE
T9	15"	PINE
T10	12"	PINE
T11	14"	PINE
T12	14"	PINE
T13	11"	PINE
T14	16"	PINE
T15	14"	PINE
T16	16"	COTTONWOOD TRIPLE
T17	18"	MAPLE
T18	11"	PINE
T19	11"	PINE
T20	13"	PINE
T21	24"	PINE
T22	9"	PINE
T23	28"	MAPLE
T24	11"	MAPLE
T25	17"	GUM
T26	12"	PINE
T27	10"	MAGNOLIA
T28	15"	PINE
T29	15"	PINE
T30	21"	PINE
T31	21"	PINE
T32	12"	PINE
T33	15"	PINE
T34	13"	PINE
T35	15"	PINE
T36	16"	PINE
T37	12"	PINE
T38	12"	PINE
T39	12"	PINE
T40	14"	PINE
T41	8"	PINE
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T43	14"	PINE
T44	13"	PINE
T45	11"	PINE
T46	13"	PINE
T47	15"	PINE
T48	15"	PINE

SITE BENCHMARKS

TBM #1
SET 5/8" REBAR WITH CAP "CONTROL"
NORTHING: 744523.48
EASTING: 649422.58
ELEVATION: 1250.57'

TBM #2
FOUND AHTD ALUMINUM CAP IN CONCRETE HEADWALL
NORTHING: 744419.78
EASTING: 649656.57
ELEVATION: 1247.76'

PARKING INFORMATION

NO STRIPED PARKING OBSERVED AT THE TIME OF THE ALTA SURVEY.

FLOOD ZONE INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 05007C0235X, WHICH BEARS AN EFFECTIVE DATE OF 6/9/2012 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

ZONE "X" - AREA OF MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON FIRMS AS ABOVE THE 500-YEAR FLOOD LEVEL. ZONE "X" IS THE AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD AND PROTECTED BY LEVEE FROM 100-YEAR FLOOD.

BASIS OF BEARING

THE BASIS OF BEARING OF THIS SURVEY IS GRID NORTH BASED ON THE EAST LINE OF THE SUBJECT PROPERTY. THE BEARING IS DENOTED AS S03°20'20"W PER GPS COORDINATE OBSERVATIONS ARKANSAS STATE PLANE, NORTH ZONE NAD83.
LATITUDE = 36°12'28.4530"
LONGITUDE = -94°16'01.13610"
CONVERGENCE ANGLE = 01°18'34.04"

SIGNIFICANT OBSERVATIONS

GRAVEL DRIVE AND WATERLINE APPEAR TO EXTEND INTO THE SUBJECT PROPERTY WITHOUT THE BENEFIT OF A KNOWN EASEMENT OF RECORD.

UTILITY INFORMATION

THE UTILITIES SHOWN ON THIS DRAWING HEREON HAVE BEEN LOCATED BY FIELD MEASUREMENTS, UTILITY MAP DRAWINGS, ONE-CALL UTILITY LOCATE REQUEST, AND A PRIVATE UTILITY LOCATE. BLEW & ASSOCIATES MAKES NO WARRANTY TO THE EXACT LOCATION OF ANY UNDERGROUND UTILITIES SHOWN OR NOT SHOWN ON THIS DRAWING. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ANY AND ALL UTILITIES PRIOR TO CONSTRUCTION. CALL ARKANSAS ONE-CALL AT (501) 328-2255 OR 811 FOR FIELD LOCATIONS (REQUEST FOR GROUND MARKINGS) OF UNDERGROUND UTILITY LINES BEFORE DIGGING. DIG TICKET NUMBER: 240529-2162

COMPANY:
CARROLL ELECTRIC COOPERATIVE
COX COMMUNICATIONS
BLACK HILLS CORP
AT&T
BRIGHTSPEED
CITY OF BENTONVILLE - WATER
CITY OF BENTONVILLE - ELECTRIC
CITY OF BENTONVILLE - TRAFFIC
LUMEN
RITTER COMMUNICATIONS

CONTACT:
800-432-9720
877-556-7815
888-690-5554
800-285-2020
800-692-7773
800-286-1262
800-286-1262
800-286-1262
866-864-2255
888-659-6009

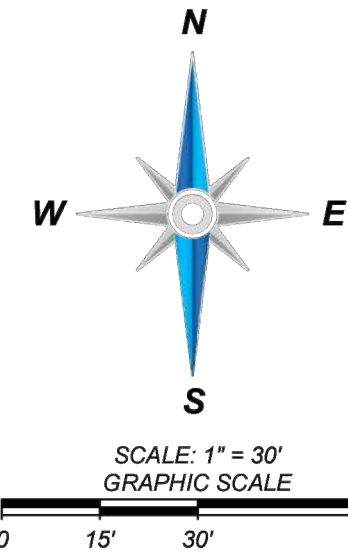
ZONING INFORMATION

PROPERTY IS CURRENTLY ZONED:
SURVEYOR WAS NOT PROVIDED ZONING REPORT

ITEM	REQUIRED	OBSERVED
PERMITTED USE		VACANT LAND
MIN. SETBACKS FRONT		N/A
MIN. SETBACKS SIDE		N/A
MIN. SETBACKS REAR		N/A
MAX. BUILDING HEIGHT		N/A
MIN. LOT AREA		64,636 ± SQ FT
MIN. LOT WIDTH		170.51'
MAX. BLDG COVERAGE		N/A
PARKING REGULAR		N/A
PARKING HANDICAP		N/A
PARKING TOTAL		N/A

ALTA/NSPS LAND TITLE SURVEY

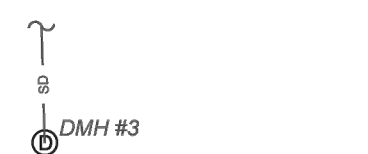
LOCATED IN: SECTION 35, TOWNSHIP 20 NORTH, RANGE 31 WEST
3308 SW 14TH STREET
BENTONVILLE, BENTON COUNTY, ARKANSAS 72712



SCALE: 1" = 30'
GRAPHIC SCALE
0 15' 30' 60'

TREE TABLE

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T1	42"	MAPLE
T2	28"	GUM
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T40	14"	PINE
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Local Benchmarks: BM-#

BM-1: (South end of site inside property line, set by sanitary main)
Elevation: 1246.97'
N: 744561.28
E: 649705.99

BM-2: (South of property line on southern wing wall, found AHTD aluminum cap in concrete headwall from surveyor)
Elevation: 1247.76'
N: 744419.78
E: 649656.57

Floodplain Note:

By Graphic plotting only, this property is in zone "X" (area determined to be outside the 500-year flood and protected by levee from 100-year storm) of the flood insurance rate map, community panel No. 05007C0235K, which bears an effective date of 6/5/2012 and is not in a special flood hazard area

Fire Protection Notes:

- Plans and specifications, in accordance with NFPA 24, for the private fire line shall be submitted for review and approval prior to installation.
- Underground fire line installation including thrust blocks shall be inspected prior to being backfilled.
- Hydrostatic testing and flushes shall be completed with the fire department as a witness

Utility Legend

existing
proposed

Linetypes

sanm	sanitary main
sans	sanitary service
stm	storm sewer (solid wall, proposed)
stmr	storm sewer (roof drain)
wtrm	water main
wtrf	water service (fire)
wtrd	water service (domestic)
wtri	water service (irrigation)
gasm	natural gas main
gass	natural gas service schematic
elpu	underground primary electric
elsu	underground secondary electric
elpo	overhead electric
datu	underground cable/phone/data
datasu	underground cable/phone/data service
fc	fence-chainlink
fw	fence-wood
fbw	fence-barbed wire
tl	treeline

Symbols

SM	sanitary manhole
CO	service cleanout
fmv	force main release valve
RS	rectangular structure
CS	circular structure
FD	fire hydrant
WV	water valve
WM	water meter
BFP	backflow preventer
NGM	natural gas meter
ST	service transformer (pad mount)
PS	primary switch gear
LP	light pole
CJ	cable/phone/data junction box
SL	street light
PSL	pedestrian street light
EP	electric pole
GW	guy wire
ES	end section

Construction Legend

	heavy duty concrete pavement (ARDOT entrance)
	extra heavy duty concrete pavement
	heavy duty concrete pavement
	standard duty concrete pavement
	light duty asphalt pavement
	heavy duty asphalt pavement
	concrete sidewalk
	proposed building
	standard curb & gutter
	standard dry curb & gutter
	proposed integral curb + retaining wall

Note:

Contractor MUST contact engineer when **building corners, light poles, and flag poles** reach their greatest heights per FAA regulations. A surveyor may be required to shoot as-built locations and heights.

2" HMAC Surface Course
2.5" HMAC Binder Course
8" Class 7 Aggregate Base Course
Subgrade per Geotech. report

Heavy Duty (Private Drives) Asphalt Pavement

3" HMAC Surface Course
8" Class 7 Aggregate Base Course
Subgrade per Geotech. report

Light Duty (Parking Stalls) Asphalt Pavement

Expansion joint with wood cap to be placed between sidewalk and building, sidewalk and curb. Wood cap to be removed and sealant filled
4" 3,500 psi portland cement concrete
4" Crushed Aggregate Base
compacted subgrade per geotechnical report

Concrete Sidewalk

Americans with Disabilities Act (ADA) Notes:

- The running and cross slopes for all sidewalks, accessible paths, ramps, designated parking stalls, etc., shall be in compliance with latest Federal ADA guidelines, in addition to any accessibility standards adopted by the governing municipality. Prior to installation/construction, if any discrepancies are found within the plans, the Engineer shall be notified.
- All ADA parking areas shall have NO slopes greater than 2% in any direction.

Property Legend

right of way
property lines
easements
setbacks

6" 3,500 psi Portland Cement Concrete
6" Class 7 Aggregate Base Course
24" Select fill with a CBR of 8 or greater compacted to 95% (per City Standards).

Heavy Duty (ARDOT Entrance) Concrete Pavement

7" 3,500 psi Portland Cement Concrete with reinforcement
6" Class 7 Aggregate Base Course
Subgrade per Geotech. report

Extra Heavy Duty (Trash Receptacle) Concrete Pavement

6" 3,500 psi Portland Cement Concrete
4" Class 7 Aggregate Base Course
Subgrade per Geotech. report

Heavy Duty (Drive thru) Concrete Pavement

5" 3,500 psi Portland Cement Concrete
4" Class 7 Aggregate Base Course
Subgrade per Geotech. report

Standard Duty (Parking Stalls) Concrete Pavement

Refer to the Geotechnical report by Building & Earth dated June 10, 2024 for all geotechnical recommendations. Any discrepancies between the notes below and the Geotechnical report shall defer to the Geotechnical Report.

Notes:

Owner may consider using concrete pavement if pricing is similar to asphalt. Price both ways.

Building pad subgrade preparation:

Geotech recommends shallow foundations and floor slabs be undercut. Refer to report. After undercutting, it is recommended to construct a thickened bridge lift and placement of well compacted structural fill.

Pavement subgrade preparation:

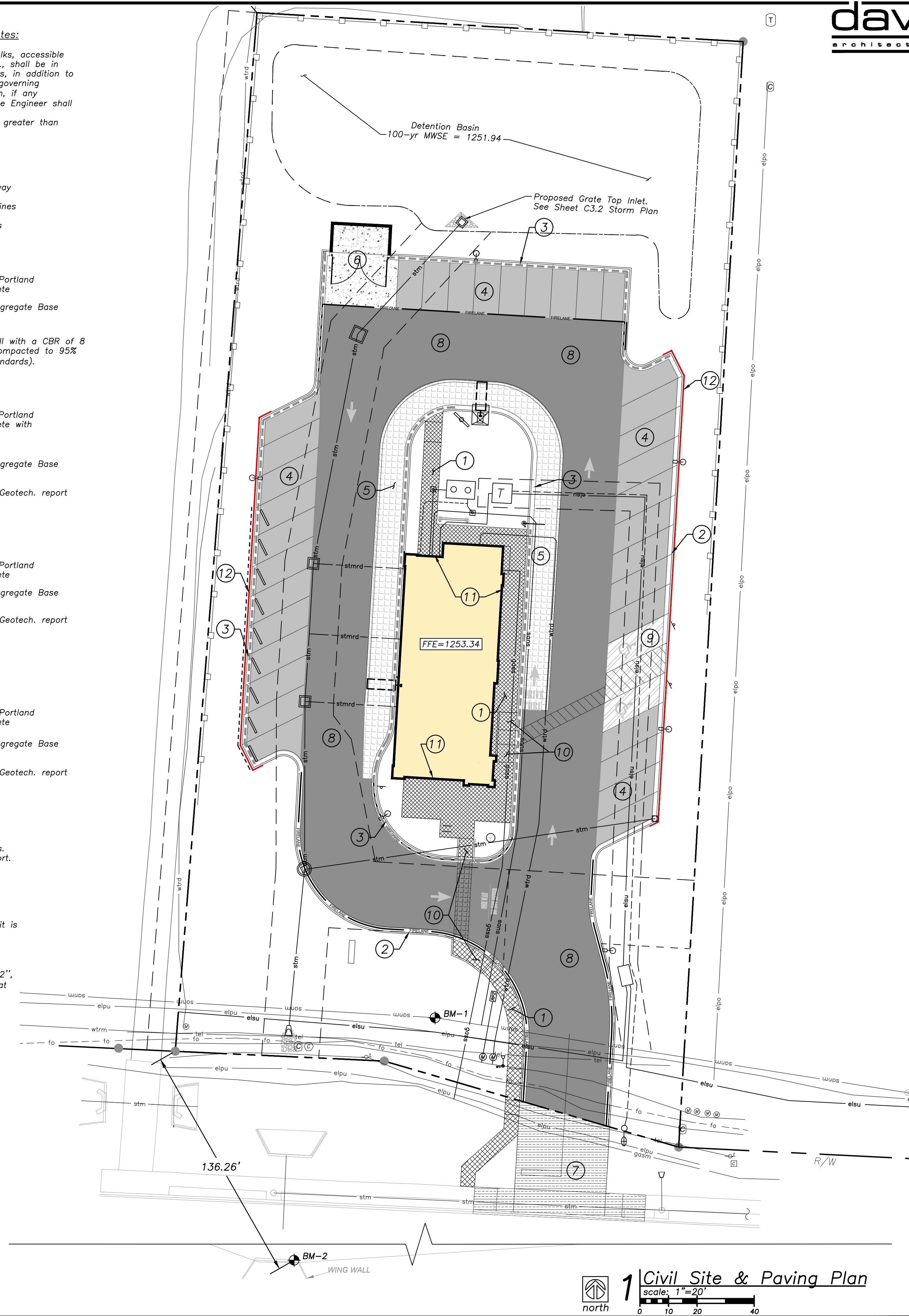
Prior to placement of fill, exposed subgrade shall be undercut to a depth of 12" below finished subgrade elevation. Following the 12" of undercut, the exposed subgrade should be scarified a minimum depth of 12", moisture conditioned to within +/-2% of the material's optimum moisture content, and re-compacted to at least 95% standard proctor max dry density. Have material evaluated by means of proof rolling per report. Approved structural fill is then to be placed in accordance with the structural fill section of the report.

Remediation shall occur 3' past back of curb and past the building footprint.

Construction Notes:

- Construct concrete sidewalk, typ.
- Construct standard curb & gutter, typ.
- Construct standard dry curb & gutter, typ.
- Construct light duty 3" HMA surface course asphalt pavement (see legend).
- Construct heavy duty 6" concrete pavement (see legend).
- Construct extra heavy duty 7" concrete pavement (see legend).
- Construct heavy duty ARDOT 6" concrete pavement (see legend), per ARDOT DR-1 specifications (see legend).
- Construct heavy duty 2" HMA surface course asphalt pavement per ARDOT Specifications (see legend).
- Construct standard duty 5" concrete pavement (see legend).
- Install ADA accessible sidewalk ramp.
- Caulk joint at perimeter of building around sidewalk, typ. Color to match building color.
- Proposed integral curb wall to be designed by structural engineer (see legend, typ).

Refer to A1.1 site plan for remaining site features



davidson
architecture & engineering

4301 Indian Creek Parkway
Overland Park, KS 66207
phone: 913.481.9390
www.davidsonae.com



02/04/2025

a new restaurant for
Freddy's
3308 SW 14th Street
Bentonville, AR 71712

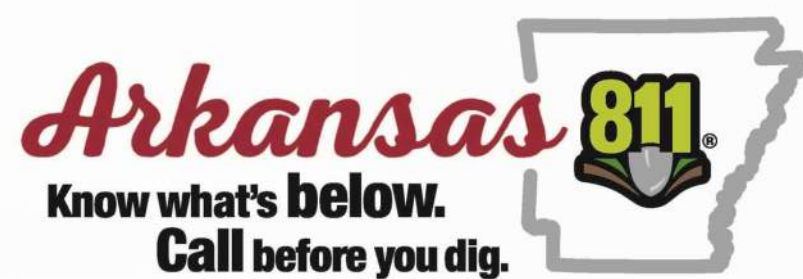
date 08.27.2024
drawn by OPH
checked by HAZ
revisions
10.04.2024 1
11.05.2024 2
12.10.2024 3
01.16.2025 4
02.05.2025 5

Large Scale Development
City Project
Tracking Number
LSD24-0042

sheet number

C1.2

drawing type permit
project number 23006-26



Local Benchmarks: BM-#

BM-1: (South end of site inside property line, set by sanitary main)

Elevation: 1246.97'

N: 744561.28

E: 649705.99

BM-2: (South of property line on southern wing wall, found AHTD aluminum cap in concrete headwall from surveyor)

Elevation: 1247.76'

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Property Legend

right of way
property lines
easements
setbacks

Utility Legend

existing
proposed

Linetypes

sanm sanitary main
sans sanitary service
stm storm sewer (solid wall, proposed)
wtrm water main
wtrf water service (fire)
wtrd water service (domestic)
wtri water service (irrigation)
gasm natural gas main
gass natural gas service schematic
elpu underground primary electric
elsu underground secondary electric
elpo overhead electric
datu underground cable/phone/data
datasu underground cable/phone/data service
fence-chainlink
fence-wood
fence-barbed wire
treeline

Symbols

sanitary manhole
service cleanout
force main release valve
rectangular structure
circular structure
fire hydrant
water valve
water meter
backflow preventer
natural gas meter
service transformer (pad mount)
primary switch gear
light pole
cable/phone/data junction box
street light
pedestrian street light
electric pole
guy wire
end section

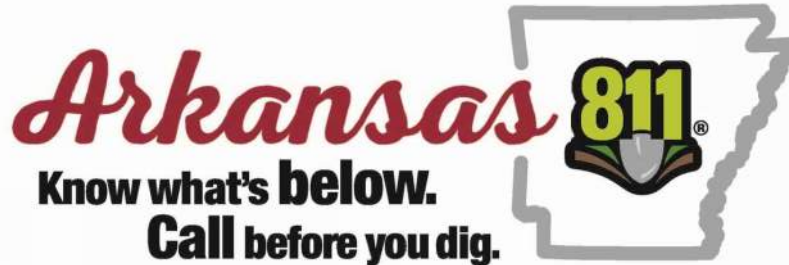
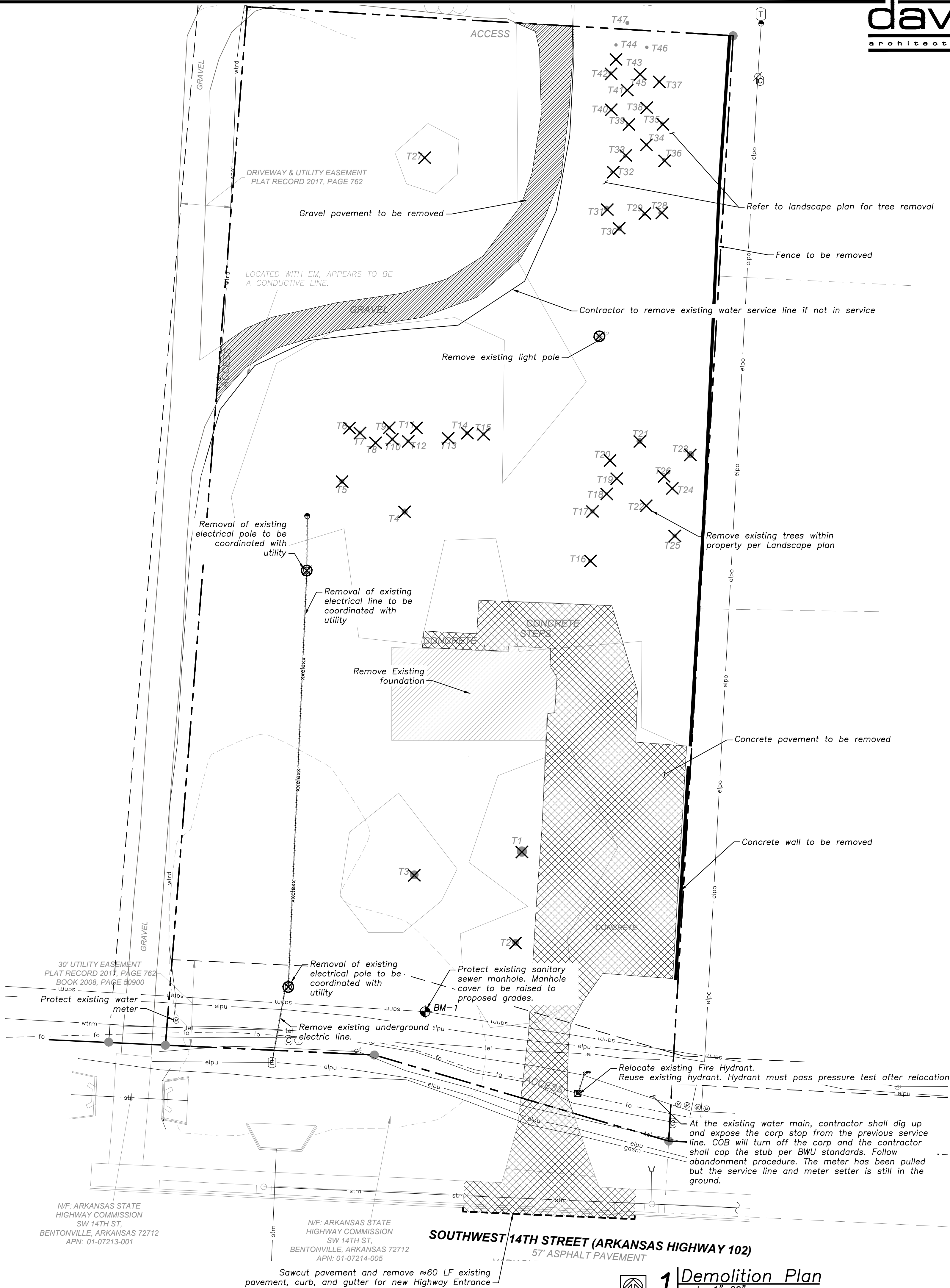
Demolition Legend

remove existing structures and associated pipe
remove existing power/light pole and associated wiring
remove existing trees

remove full depth existing concrete pavement and curb & gutter
remove existing wall/fence
remove existing gravel road
Saw cut
previous impervious area as of 10 years

Demolition Legend

Coordinate removal of existing/former gas main with utility.
Coordinate removal of existing/former sanitary sewer lines with city.
Coordinate removal of existing/former water lines with utility.
Remove full existing storm sewer lines and structures as shown.
Coordinate removal of existing/former telecom/data with utility
Coordinate removal of existing primary & secondary electrical with utility



a new restaurant for
Freddy's
3308 SW 14th Street
Bentonville, AR 71712

date

08.27.2024

drawn by

DAE

checked by

HAZ

revisions

10.04.2024 1

11.05.2024 2

12.10.2024 3

01.16.2025 4

Large Scale Development

City Project

Tracking Number

LSD24-0042

sheet number

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drawing type

permit

project number

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BM-2: (South of property line on southern wing wall, found AHTD aluminum cap in concrete headwall from surveyor)
Elevation: 1247.76'
N: 744419.78
E: 649656.57

Floodplain Note:

By Graphic plotting only, this property is in zone "X" (area determined to be outside the 500-year flood and protected by levee from 100-year storm) of the flood insurance rate map, community panel No. 05007C0235K, which bears an effective date of 6/5/2012 and is not in a special flood hazard area

Property Legend

right of way
property lines
easements
setbacks

Utility Legend

existing
proposed

Linetypes

sanm sanitary main
sans sanitary service
stm storm sewer (solid wall, proposed)
stmrd storm sewer (roof drain)
wtrm water main
wtrf water service (fire)
wrd water service (domestic)
wtri water service (irrigation)
gasm natural gas main
gass natural gas service schematic
elpu underground primary electric
elsu underground secondary electric
elpo overhead electric
datu underground cable/phone/data
datsu underground cable/phone/data service
fence-chainlink
fence-wood
fence-barbed wire
treeline

Symbols

sanitary manhole
service cleanout
force main release valve
rectangular structure
circular structure
fire hydrant
water valve
water meter
backflow preventer
natural gas meter
service transformer (pad mount)
primary switch gear
light pole
cable/phone/data junction box
street light
pedestrian street light
electric pole
guy wire
end section

Notes:

All Utilities underground unless specified.

All mechanical equipment (roof and ground mounted) will be screened on all sides by similar materials as the building.

No Known existing or abandoned water wells, sumps, cesspools, springs, water impoundments, and underground structures with the project limits.

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 electrical information shown on the site utility plan.

Electrical facilities shall be installed in accordance with the latest revision of the electric specifications found on Bentonville Electric's website. Contractor is responsible for compliance with this document.

All trees shall maintain a minimum distance of 5' from all public utilities.

Construction shall be in accordance with water utilities department specifications for the City of Bentonville dated

Sewer Information:

75 seats with 6 employees, 3,090 gallons per day/2.14 GPM average flow
Peak average flow=4.72 GPM <10% threshold for study

Condensate and any un-metered water is addressed as a prohibited discharge and is not approved to discharge into the Bentonville Sanitary Sewer system.

Utility Construction Notes:

- Install domestic water service. Contractor shall coordinate domestic service tap & installation of 1" meter (by City of Bentonville; At Owner's Expense) and install approx. 207 l.f. 1.5" HDPE domestic water line with fittings from meter to building as shown. RPZ backflow device is located inside the building riser room. re: MEP plans for continuation inside building.
- Install 4" HDPE roof drains from downspouts to storm sewer as shown, (see detail on Sheet C4.1). F/L @ Bldg (W) = 1249.80'
- Install gas service line. Coordinate with Black Hill Energy to install approx. 189 l.f. 3/4" dia. gas service from existing gas main to building gas meter as shown. Exact location of existing gas main shall be field verified and coordinated with gas service company.
- Install electrical service lines. Contractor shall coordinate with Bentonville Electric to install service line, transformer, and associated conduit from existing primary power line to building. Bentonville Electric plans shall be used. Routing in this plan is schematic only. Refer to notes on this sheet in conjunction with BEUD's design. Install primary conduit from existing line to transformer pad and secondary power from transformer to MDP on remote wall and then to building. re: MEP plans for continuation inside building.
- Install sanitary service lines. Install approx. 28 l.f. 4" PVC SDR 26 sanitary service line and necessary fittings from building to grease interceptor. Install approximately 205 l.f. 4" PVC SDR-26 from grease interceptor to sanitary main with necessary fittings as shown. Install approximately 29 l.f. 4" SDR 26 from building to sanitary line after GI with necessary fittings and clean outs as shown. All 4" pipes shall be 2% min. slope. See MEP plans for continuation inside building.
Sanitary F/L at Building = 1250.15' (Maintain 30" cover)
Grease F/L at Building = 1250.65 (Maintain 30" cover)
FL at Sanitary Main ≈ 1239.94', approximate elevation taken from surveyed flowlines at Manholes. Contractor to confirm flow line elevation at main before installation. (Tap by City of Bentonville; At Owner's Expense)
- Proposed grease/oil interceptor. Install 1,500 gallon polyethylene grease interceptor that meets the requirements set by the city of Bentonville, AR standards. Install 3" PVC vent pipe from sampling cleanout back to building. See MEP plans for continuation inside building.
Sanitary F/L at Bldg = 1250.10'
Grease F/L at Bldg = 1250.65'
F/L at GI (In) = 1250.09'
F/L at GI (Out) = 1250.00'
F/L at Sanitary Main ≈ 1239.94, contractor to confirm. RE: Plumbing sheets for continuation.

Per MEP: 75 seats & 6 employees = 3090 GPD/2.14 GPM (average flows). Peak Average Flow = 4.72 GPM < 34.3 GPM threshold per City of Bentonville requirements to trigger a study.

- Install private storm sewer per plan RE: sheet C3.2.
- Relocate existing fire hydrant per City of Bentonville standards. Contractor shall coordinate the tap of existing 8" water main (tap by City of Bentonville; At Owner's Expense) and install approx. 3 l.f. 6" D.I.P. and fire hydrant assembly per City specifications. Per existing City GIS flow data, existing fire hydrant has a static pressure of 94 psi and a flow of 1318 gpm.
- Install rip rap at (2x) storm pipe outlet. Full calculations found in Drainage Report. Class 1, D50 = 5 in; Apron Length = 6'; Apron depth = 1.45'
- Raise sanitary manhole from existing elevation of 1246.97 to be flush with grade, roughly 1248.90, per City of Bentonville Water & Sewer Specifications.
- Loop detector per electrical drawings.
- Irrigation Service. Contractor shall coordinate installation of irrigation service tap & 1" meter (by City of Bentonville; at Owner's expense) and RPZ backflow device after meter per city standards. BFP shall be outside of utility easement. re: landscape plans for continuation.
- At the existing water main, contractor shall dig up and expose the corp stop from the previous service line. COB will turn off the corp and the contractor shall cap the stub per BWU standards. Follow abandonment procedure. The meter has been pulled but the service line and meter setter is still in the ground.

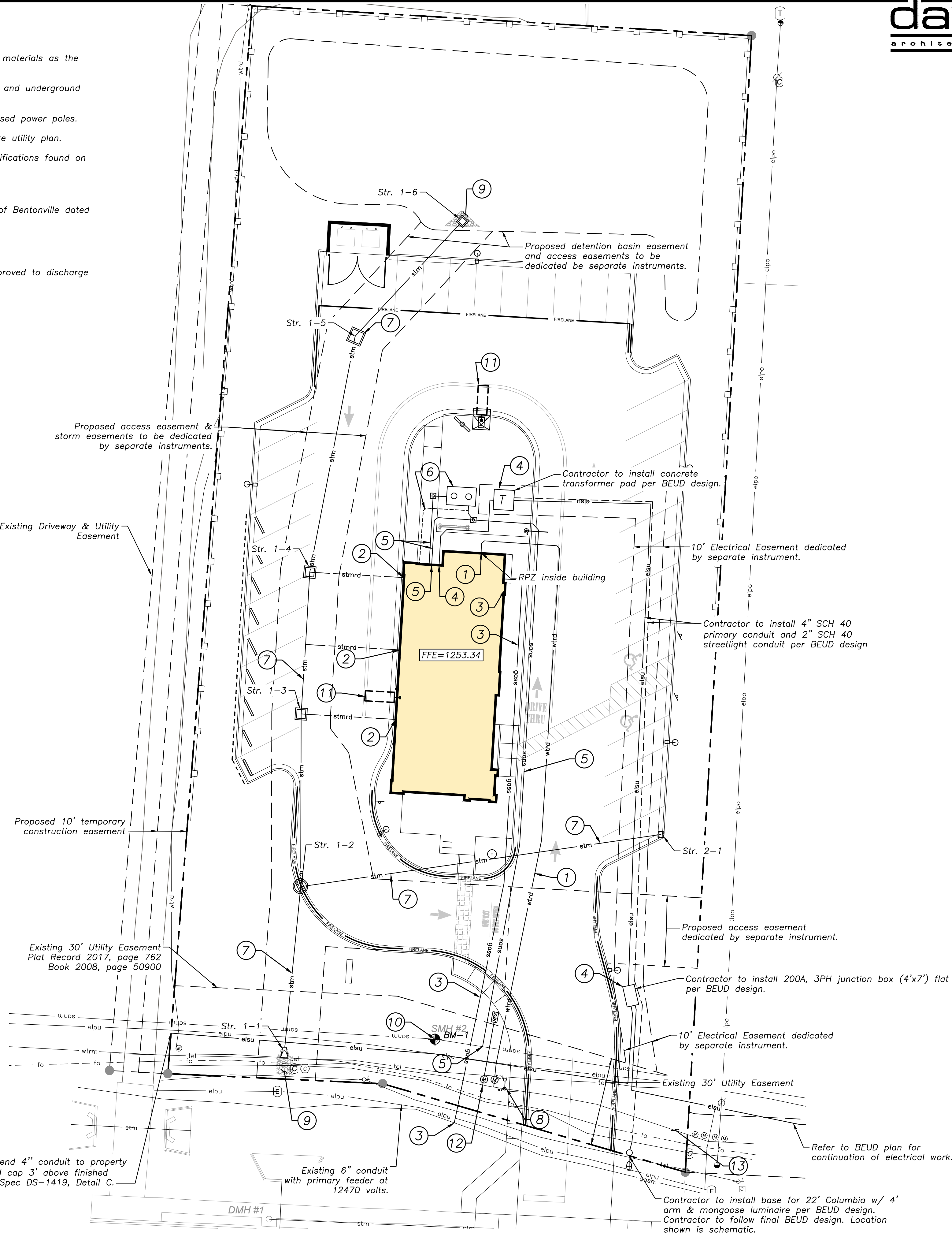
Contractor and owner to coordinate with local data/telecom provider to bring data service to building.

Table 10.1. Example Riprap Classes and Apron Dimensions

Class	D ₅₀ (mm)	D ₅₀ (in)	Apron Length	Apron Depth
1	125	5	4D	3.5D ₅₀
2	150	6	4D	3.5D ₅₀
3	250	10	5D	2.4D ₅₀
4	350	14	6D	2.2D ₅₀
5	500	20	7D	2.0D ₅₀
6	550	22	8D	2.0D ₅₀

D is the culvert rise.

Source: HEC14, Section 10.2; page 10-18



a new restaurant for
Freddy's
3308 SW 14th Street
Bentonville, AR 71712

date

08.27.2024

drawn by

OPH

checked by

HAZ

revisions

revisions	
10.04.2024	1
11.05.2024	2
12.10.2024	3
01.16.2025	4
02.05.2025	5

Large Scale Development
City Project
Tracking Number
LSD24-0042

sheet number

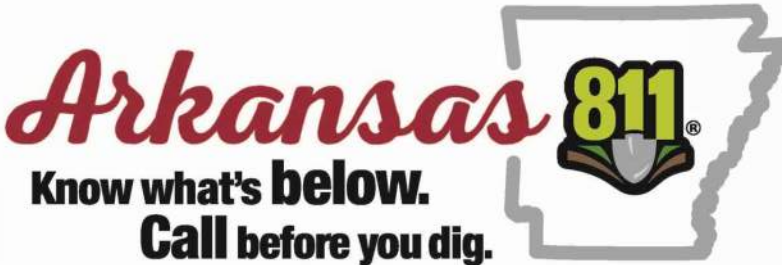
C1.4

drawing type

permit

project number

23006-26



1 Private Utility Plan
scale: 1"=20'
0 10 20 40

Property Legend

- right of way
- property lines
- easements
- setbacks

Fire Protection Notes:

- Plans and specifications, in accordance with NFPA 24, for the private fire line shall be submitted for review and approval prior to installation.
- Underground fire line installation including thrust blocks shall be inspected prior to being backfilled.
- Hydrostatic testing and flushes shall be completed with the fire department as a witness

Utility Legend

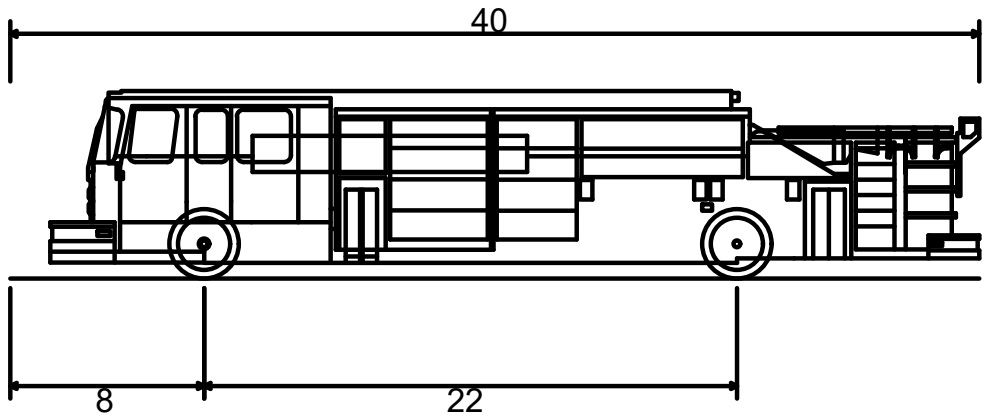
- existing
- proposed

Linetypes

- | | |
|--------|--------------------------------------|
| sanm | sanitary main |
| sans | sanitary service |
| stm | storm sewer (solid wall, proposed) |
| wtrm | water main |
| wtrf | water service (fire) |
| wtrd | water service (domestic) |
| wtri | water service (irrigation) |
| gasm | natural gas main |
| gass | natural gas service schematic |
| elpu | underground primary electric |
| elsu | underground secondary electric |
| elpo | overhead electric |
| datu | underground cable/phone/data |
| datasu | underground cable/phone/data service |
| u | fence-chainlink |
| u | fence-wood |
| u | fence-barbed wire |
| u | treeline |

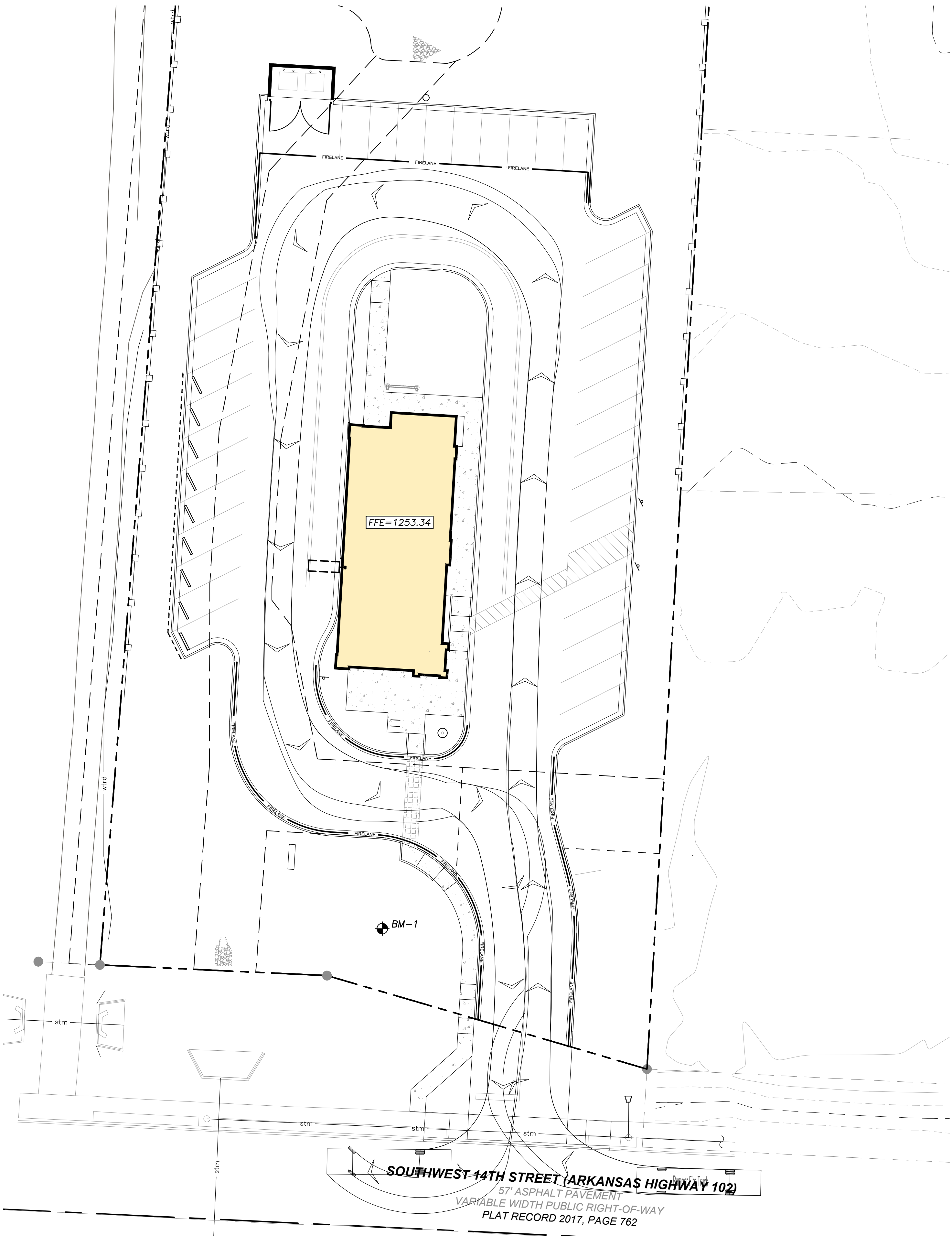
Symbols

- sanitary manhole
- service cleanout
- force main release valve
- rectangular structure
- circular structure
- fire hydrant
- water valve
- water meter
- backflow preventer
- natural gas meter
- service transformer (pad mount)
- primary switch gear
- light pole
- cable/phone/data junction box
- street light
- pedestrian street light
- electric pole
- guy wire
- end section

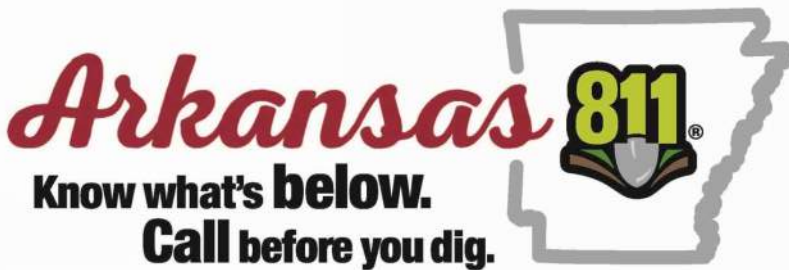


Pumper Fire Truck
Overall Length
Overall Width
Overall Body Height
Min Body Ground Clearance
Track Width
Lock-to-lock time
Max Wheel Angle

40.000ft
8.167ft
7.745ft
0.656ft
8.167ft
5.00s
45.00°



1 Emergency Access Plan
scale: 1"=20'



02/04/2025

a new restaurant for
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3308 SW 14th Street
Bentonville, AR 71712

date 08.27.2024
drawn by DAE
checked by HAZ
revisions
10.04.2024 1
11.05.2024 2

Large Scale Development
City Project
Tracking Number
LSD24-0042

sheet number

C1.5

drawing type
permit
project number
23006-26

Local Benchmarks: BM-#

BM-1: (South end of site inside property line, set by sanitary main)

Elevation: 1246.97'

N: 744561.28

E: 649705.99

BM-2: (South of property line on southern wing wall, found AHTD aluminum cap in concrete headwall from surveyor)

Elevation: 1247.76'

N: 744419.78

E: 649656.57

Floodplain Note:

By Graphic plotting only, this property is in zone "X" (area determined to be outside the 500-year flood and protected by levee from 100-year storm) of the flood insurance rate map, community panel No. 05007C0235K, which bears an effective date of 6/5/2012 and is not in a special flood hazard area

Property Legend

- right of way
- property lines
- easements
- setbacks

Grading Legend

- existing minor contour
- existing major contour
- proposed minor contour
- proposed major contour

Utility Legend

- existing
- proposed

Linetypes

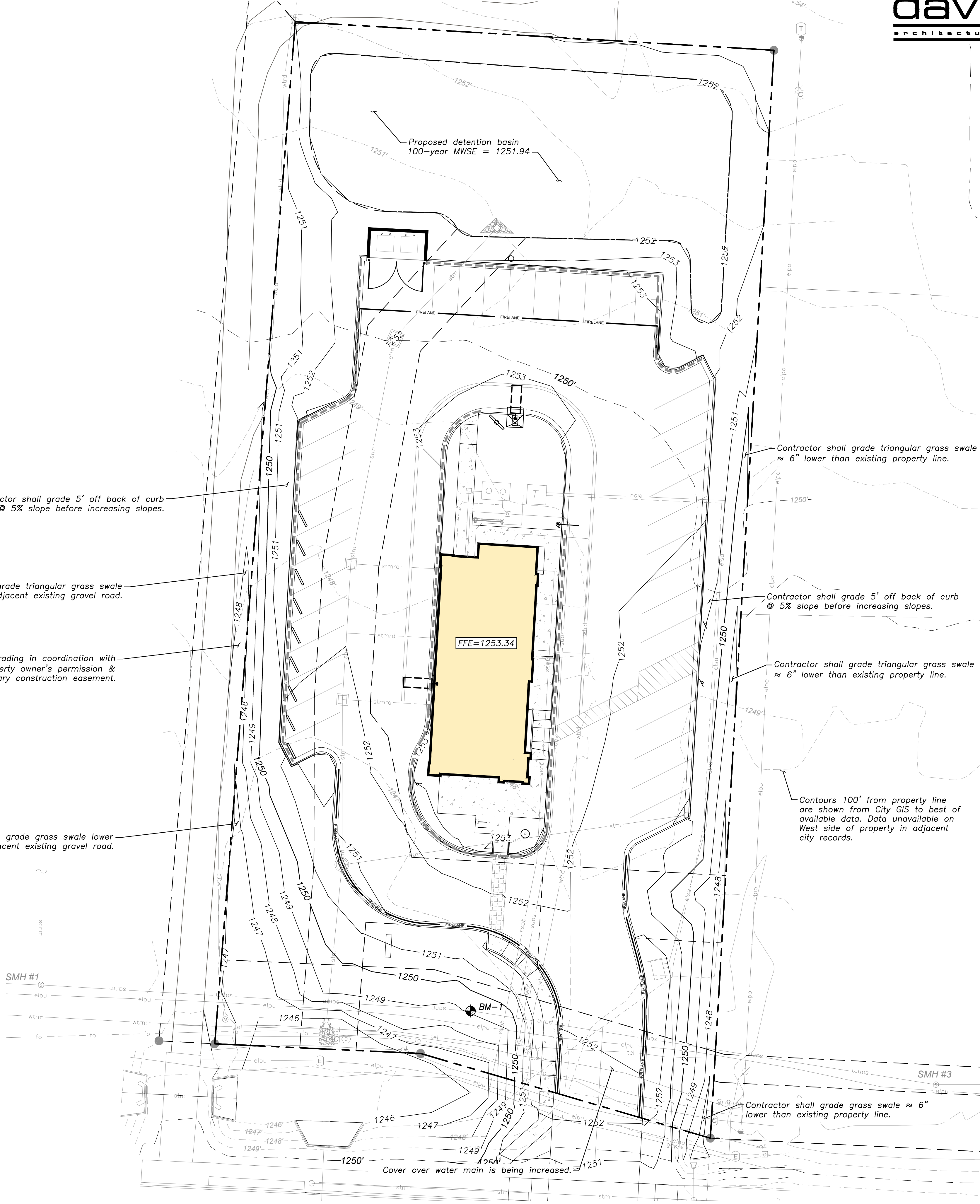
- sanm sanitary main
- sans sanitary service
- stm storm sewer (solid wall, proposed)
- stmrd storm sewer (roof drain)
- wtrm water main
- wtrf water service (fire)
- wtrd water service (domestic)
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- cable/phone/data junction box
- street light
- pedestrian street light
- electric pole
- guy wire
- end section

Note:

Contractor MUST contact engineer when building corners, light poles, and flag poles reach their greatest heights per FAA regulations. A surveyor may be required to shoot as-built building corner locations and heights.



02/04/2025

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10.04.2024	1
11.05.2024	2
12.10.2024	3
1.16.2025	4

Large Scale Development
City Project
Tracking Number
LSD24-0042

sheet number

C2.1

drawing type permit

project number 23006-26



Local Benchmarks: BM-#

BM-1: (South end of site inside property line, set by sanitary main)
Elevation: 1246.97'
N: 744561.28
E: 649705.99

BM-2: (South of property line on southern wing wall, found AHTD aluminum cap in concrete headwall from surveyor)
Elevation: 1247.76'
N: 744419.78
E: 649656.57

Floodplain Note:
By Graphic plotting only, this property is in zone "X" (area determined to be outside the 500-year flood and protected by levee from 100-year storm) of the flood insurance rate map, community panel No. 05007C0235K, which bears an effective date of 6/5/2012 and is not in a special flood hazard area

Property Legend

right of way
property lines
easements
setbacks

Grading Legend

existing minor contour
existing major contour
proposed minor contour
proposed major contour

Utility Legend

existing
proposed

Linetypes

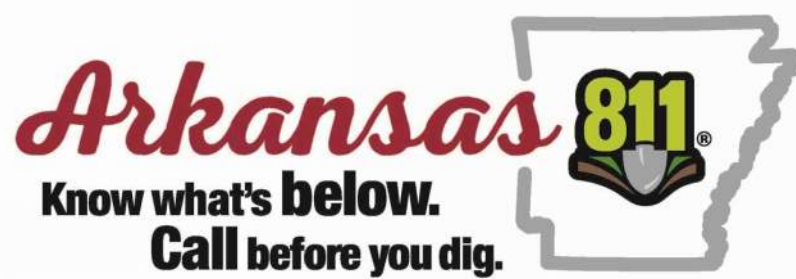
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Symbols

sanitary manhole
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rectangular structure
circular structure
fire hydrant
water valve
water meter
backflow preventer
natural gas meter
service transformer (pad mount)
primary switch gear
light pole
cable/phone/data junction box
street light
pedestrian street light
electric pole
guy wire
end section

Erosion Control Legend

Silt fence
Inlet protection
limits of disturbance
construction entrance
topsoil stockpile area
concrete washout area



STAGES OF CONSTRUCTION		
BMP Plan Ref No.	BMP Description	Notes:
Contractor to perform detailed site inspection to locate all utilities and verify possible conflicts with proposed improvements prior to beginning construction. Notify owner & engineer of any conflicts.		
Prior to Land Disturbance		
1	Construction Entrance and Staging Area	Install per Bentonville standard detail
2	Construction Fencing	Contractor to place fencing around perimeter of project if preferred.
3	Existing Inlet Protection	Install inlet protection on existing area inlets per Bentonville standard details. Install Condition A (filter socks) on existing curb inlets and existing area inlet. Install sediment fence in front of culvert.
4	Perimeter Sediment Fence	Install per Bentonville standard detail
Contractor shall halt site activity following BMP installation and contact City for inspection of installed BMPs.		
5	Site Clearing and Grubbing	Clear and grub the site of all necessary trees, weeds, and other vegetation.
6	Stockpile Topsoil	Install sediment fence a minimum of 5' beyond toe of slope for all stockpile areas.
7	Concrete Washout	Install prior to pouring any concrete.
Install stormwater and drainage improvements		
8	Curb & Area Inlet Sediment Barrier Condition A	Install intermediate sediment fence on site and around area inlets. Install throat protection on all curb inlets. Contractor shall halt site activity following BMP installation and contact City for inspection of installed BMPs.
Construct new site improvements including driveways and building. Final Grading.		
9	Curb Inlet Sediment Barrier Condition B	Following installation of curb and gutter, install inlet filter sock.
10	Establish Perennial Vegetation	Redistribute topsoil and seed and mulch all disturbed areas. Sod right-of-way. Stabilization complete when 100% of disturbed area is established with perennial vegetation with a density of 70%.

Site Area Note:

Total Site Acreage = 1.48± acres
Limits of Disturbance = 1.60± acres

Note:

Contractor MUST contact engineer when **building corners, light poles, and flag poles** reach their greatest heights per FAA regulations. A surveyor may be required to shoot as-built building corner locations and heights.

Limits of disturbance, typ.
Area disturbed ≈ 1.48 acres

Once inlets are constructed, install inlet protection per manufacturer specifications. Inlet protection is to be maintained throughout project duration. Remove accumulated silt and dispose of inlet protection for project closeout. All project-area inlets to be protected, as shown, typ.

Install silt fence as shown. The elevation of the silt fence shall not vary by more than 24" throughout its run. Ends of the silt fence shall be returned uphill a minimum of 6" (vertical), typ. Silt fence shall remain in place and be maintained through entire construction duration. Only when tributary area to silt fence is stabilized shall the fence be removed. Stabilize disturbed areas after removal for project close-out.

Off Property grading in coordination with adjacent property owner's permission & temporary construction easement.

Once outlet is constructed, install outlet protection per manufacturer specifications. Outlet protection is to be maintained throughout project duration. Remove accumulated silt and dispose of inlet protection for project closeout. All project-area inlets to be protected, as shown, typ.

Prior to land disturbance, contractor shall install inlet protection on all existing storm inlets with potential to receive incidental runoff from the project site, typ.

Prior to land disturbance activities, install and maintain temporary construction entrance as shown. TCEs shall remain in place indefinitely, but must be cleaned of accumulated silt and rock, and removed for project close-out, typ.

Temporary Topsoil/material stockpile area, final location to be at contractor's discretion.

Contours 100' from property line are shown from City GIS to best of available data. Data unavailable on West side of property.

Prior to land disturbance, contractor shall install perimeter silt fence as shown per City of Bentonville standards.

Prior to land disturbance, contractor shall install inlet protection on all existing storm inlets with potential to receive incidental runoff from the project site, typ.

Note:
Contact BEUD at 479-271-3135 before performing any grading within 5' of existing or proposed power poles.



1 Erosion Control Plan
scale: 1"=20'
0 10 20 40



02/04/2025

a new restaurant for
Freddy's
3308 SW 14th Street
Bentonville, AR 71712

date 08.27.2024
drawn by OPH
checked by HAZ
revisions

10.04.2024	1
11.05.2024	2
12.10.2024	3
1.16.2025	4

Large Scale Development
City Project
Tracking Number
LSD24-0042

sheet number

C2.2

drawing type
permit

project number
23006-26

Local Benchmarks: BM-#

BM-1: (South end of site inside property line, set by sanitary main)

Elevation: 1246.97'

N: 744561.28

E: 649705.99

BM-2: (South of property line on southern wing wall, found AHTD aluminum cap in concrete headwall from surveyor)

Elevation: 1247.76'

N: 744419.78

E: 649656.57

Property Legend

— right of way
--- property lines
----- easements
----- setbacks

Grading Legend

--- existing minor contour
--- existing major contour
--- proposed minor contour
--- proposed major contour

Utility Legend

--- existing
--- proposed

Linetypes

sanm sanitary main
sans sanitary service
stm storm sewer (solid wall, proposed)
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Service cleanout
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Circular structure
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Water valve
Water meter
Backflow preventer
Natural gas meter
Service transformer (pad mount)
Primary switch gear
Light pole
Cable/phone/data junction box
Street light
Pedestrian street light
Electric pole
Guy wire
End section

Construction Legend

standard curb & gutter
standard dry curb & gutter
proposed integral curb + retaining wall

Spot Elevation Legend

br = bottom of ramp
tr = top of ramp
me = match existing
pv = pavement
bw = bottom of wall
tw = top of wall
tc = top of curb
sw = sidewalk
ti = top of inlet
mi = mid-point
hp = high-point
lp = low-point
pc = point of curvature
pt = point of tangency
bldg = building
FFE = finished floor elevation
ex = existing
mp = match pavement
gnd = ground
ts = top of stair
bs = bottom of stair
eg = existing ground
tb = top of box
fl = flowline

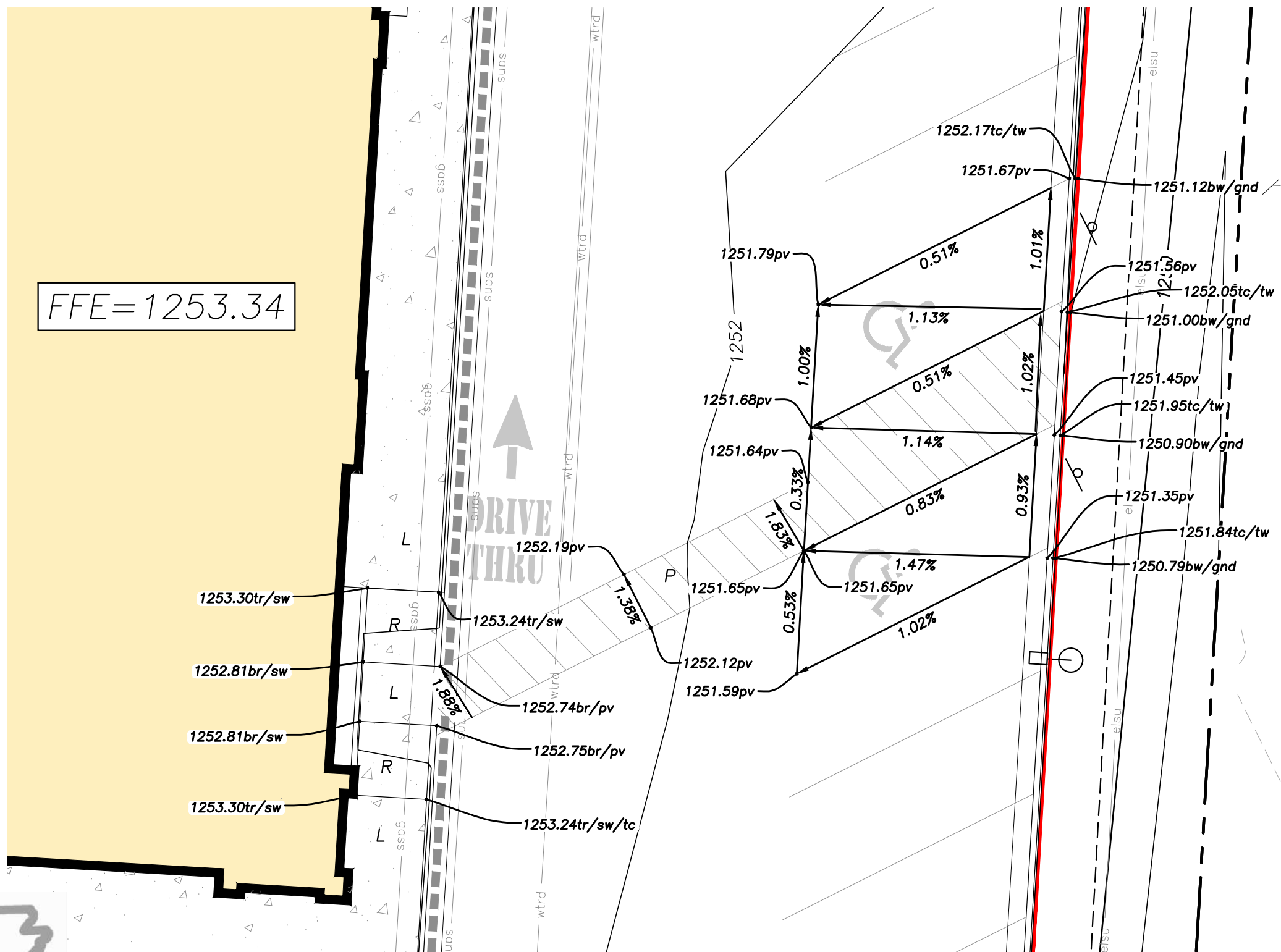
Grading Note:

Connections to existing sidewalks and pavement are based on survey elevations. Contractor shall ensure positive drainage when matching to existing elevations. If elevations in the field do not match the plans or there is a concern about drainage, or ADA compliance CONTACT THE ENGINEER BEFORE INSTALLATION.

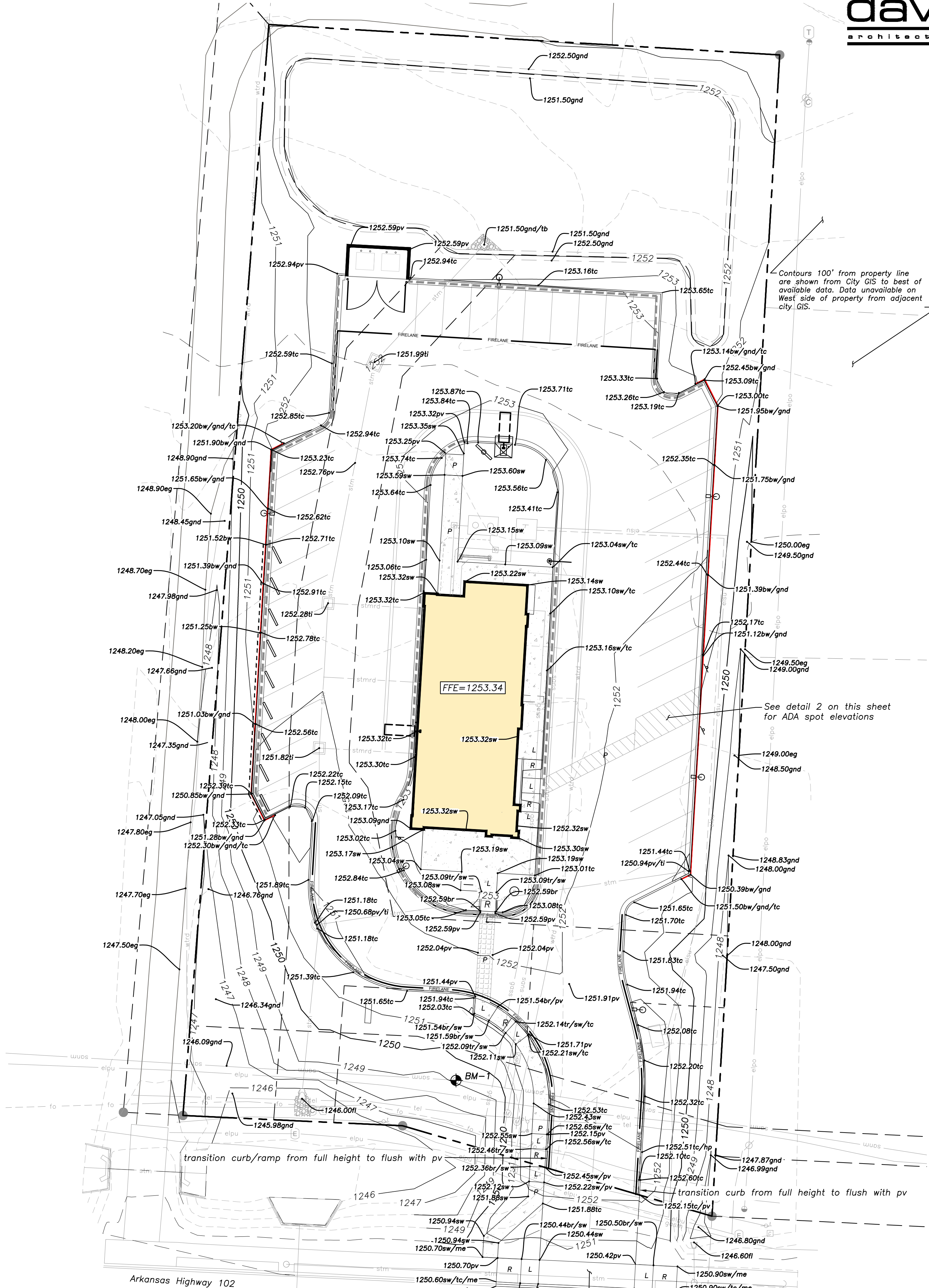
Americans with Disabilities Act (ADA) Notes:

The running and cross slopes for all sidewalks, accessible paths, ramps, designated parking stalls, etc., shall be in compliance with latest Federal ADA guidelines, in addition to any accessibility standards adopted by the governing municipality. Prior to installation/construction, if any discrepancies are found within the plans, the Engineer shall be notified.

- Landings (L) shall have slopes less than 2% in all directions.
- Ramps (R) shall have running slopes less than 8.3% and cross slopes less than 2%.
- Sidewalk paths (all sidewalks) shall have running slopes less than 5% and cross slopes less than 2%.



ADA Spot Elevation Plan
scale: 1"=10'



Spot Elevation Plan
scale: 1"=20'

Contours 100' from property line are shown from City GIS to best of available data. Data unavailable on West side of property from adjacent city GIS.

See detail 2 on this sheet for ADA spot elevations

Construct entrance per ARDOT Standard Drawing DR-1

davidson
architecture & engineering

4301 Indian Creek Parkway
Overland Park, KS 66207
phone: 913.451.9390
www.davidsonae.com



02/04/2025

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Large Scale Development
City Project
Tracking Number
LSD24-0042

sheet number

C2.3

drawing type

permit

project number

23006-26

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



02/04/2025

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Bentonville, AR 71712

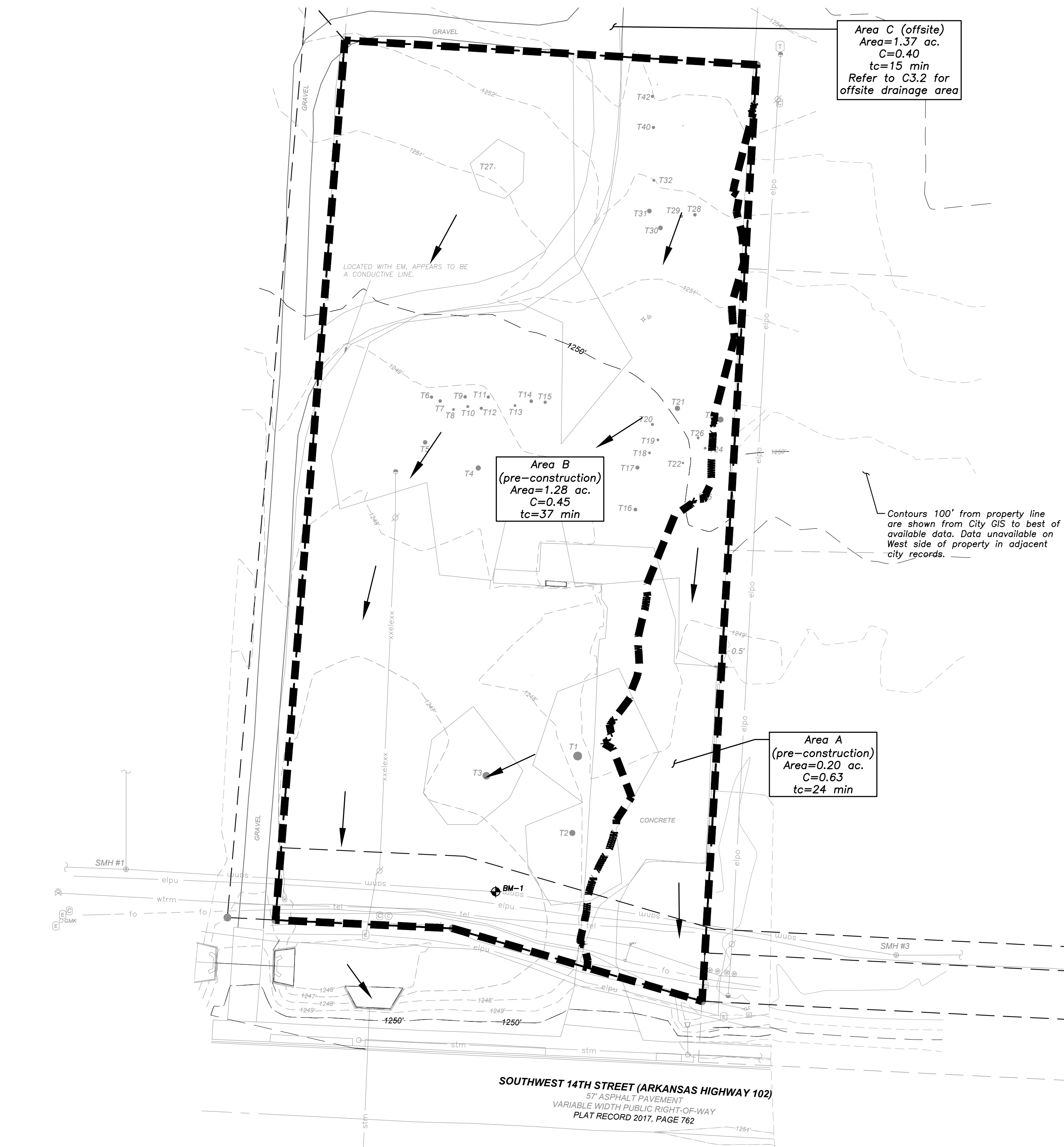
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10.04.2024 1
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Large Scale Development
City Project
Tracking Number
LSD24-0042

sheet number

C3.1

drawing type permit
project number 23006-26



Floodplain Note:
By Graphic plotting only, this property is in zone "X" (area determined to be outside the 500-year flood and protected by levee from 100-year storm) of the flood insurance rate map, community panel No. 05007C0235K, which bears an effective date of 6/5/2012 and is not in a special flood hazard area

Drainage Legend

drainage area
flow path

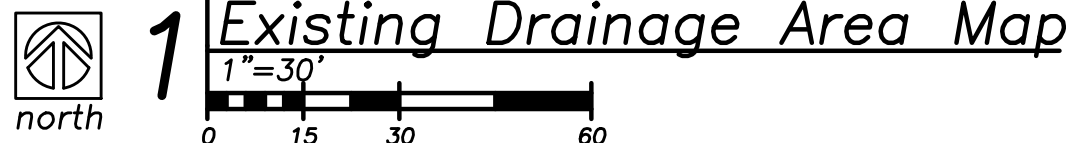
Property Legend

right of way
property lines
easements
setbacks

Grading Legend

existing minor contour
existing major contour
proposed minor contour
proposed major contour

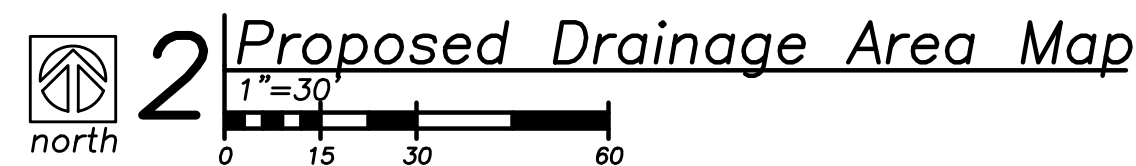
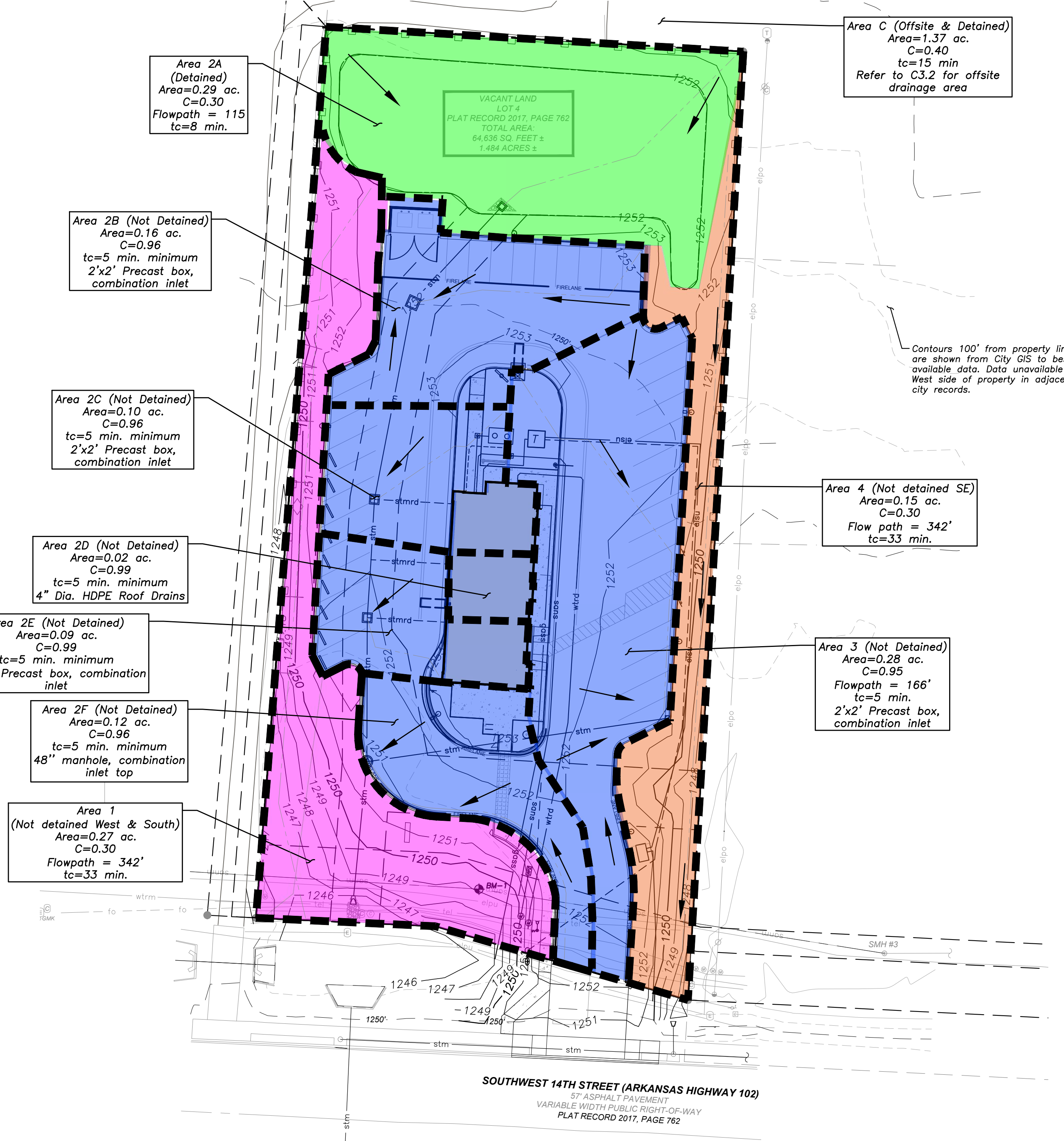
Area Name	Area	Impervious %	Weighted C (=0.3+0.69*I%)
A (Pre Construction)	0.2	48%	0.63
B (Pre Construction)**	1.28	26%	0.45
1	0.27	0%	0.30
2A	0.29	0%	0.30
2B	0.16	95%	0.96
2C	0.10	95%	0.96
2D	0.02	100%	0.99
2E	0.09	100%	0.99
2F	0.12	95%	0.96
3	0.28	94%	0.95
4	0.15	0%	0.30



Pre-Construction Impervious Area Calculations

	Square Feet	Acres
Area of Site	64,636	1.48
Impervious Area	10,542	0.24
Pervious Area	54,094	1.24

**Area B Weighted C Calculation			
	Area	C	CxA
Paved	9391	0.9	0.19
Gravel	4988	0.8	0.09
Green	41377.8	0.3	0.28
Weighted C Value:			0.45



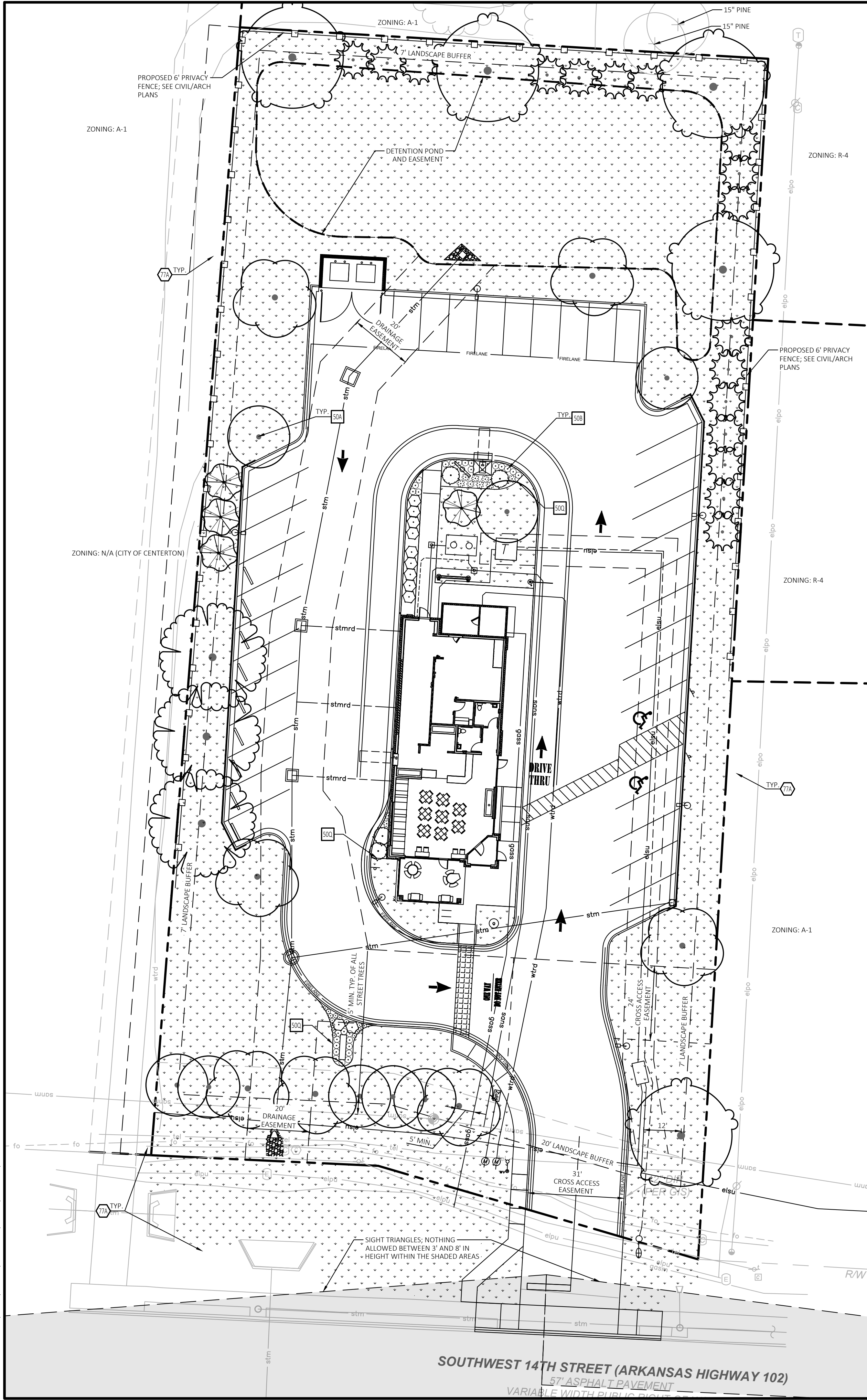
Post-Construction Impervious Area Calculations

	Square Feet	Acres
Area of Site	64,636	1.48
Impervious Area	31,558	0.72
Pervious Area	33,078	0.76

With the addition of a detention basin, runoff has been decreased to pre-existing conditions. Refer to the storm report for values.

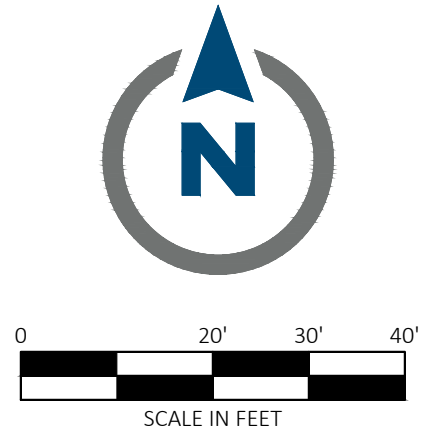
100-yr Pipe Capacity

Line No.	Line ID	Line Length (ft)	Drainage Area (ac)	Total Area (ac)	Runoff Coeff (C)	Line Size (in)	Line Slope (%)	Incr CxA	Inlet Time (min)	i Inlet (in/hr)	Capacity Full (cfs)	Flow Rate (cfs)	Invert Up (ft)	Invert Dn (ft)	HGL Dn (ft)	HGL Up (ft)
1		55.06	0.12	0.80	0.96	18	0.56	0.12	5.0	10.21	8.54	5.99	1246.31	1246.00	1247.36	1247.25
2		124.08	0.28	0.28	0.95	12	0.75	0.27	5.0	10.21	3.34	2.72	1247.74	1246.81	1247.50	1248.45
3		58.65	0.12	0.40	0.96	18	0.51	0.12	5.0	10.21	8.14	3.46	1246.79	1246.49	1247.25	1247.50j
4		23.73	0.02	0.28	0.99	18	0.51	0.02	5.0	10.21	8.09	2.69	1247.01	1246.89	1247.50	1247.63
5		24.67	0.10	0.26	0.96	18	0.53	0.10	5.0	10.21	8.26	2.57	1247.14	1247.01	1247.63	1247.75
6		81.77	0.16	0.16	0.96	18	0.50	0.15	5.0	10.21	8.06	1.94	1247.65	1247.24	1247.75	1248.18
7		53.39	0.00	0.00	0.40	18	0.52	0.00	15.0	0.00	8.24	0.86	1248.00	1247.72	1248.18	1248.35j



CITY LANDSCAPE REQUIREMENTS			
	REQUIREMENT	REQUIRED	PROVIDED
FRONTAGE BUFFER	14TH STREET		
	- 20' MIN. WIDTH FRONTAGE BUFFER	YES	YES
	- 1 TREE / 20 LF	9 TREES	9 TREES
	178 LF / 20 LF = 9 TREES		
PERIMETER LANDSCAPING	NORTH PROPERTY LINE		
	- 7' MIN. WIDTH PERIMETER BUFFER	YES	YES
	- 1 TREE / 50 LF	4 TREES	9 TREES
	171 LF / 50 LF = 4 TREES	(2 SHADE TREES)	(2 SHADE TREES)
	50% MUST BE SHADE TREES = 2 SHADE TREES		
	EAST PROPERTY LINE		
	- 7' MIN. WIDTH PERIMETER BUFFER	YES	YES
	- 1 TREE / 50 LF	8 TREES	14 TREES
	388 LF / 50 LF = 8 TREES	(4 SHADE TREES)	(4 SHADE TREES)
	50% MUST BE SHADE TREES = 4 SHADE TREES		
	WEST PROPERTY LINE		
	- 7' MIN. WIDTH PERIMETER BUFFER	YES	YES
	- 1 TREE / 50 LF	8 TREES	8 TREES
	365 LF / 50 LF = 8 TREES	(4 SHADE TREES)	(5 SHADE TREES)
	50% MUST BE SHADE TREES = 4 SHADE TREES		
INTERIOR PARKING LOT LANDSCAPING	8% OF PARKING AREA SHALL BE GREENSPACE	8%	10.8%
	26,643 SF TOTAL PARKING AREA X 0.08 = 2,131 SF	2,131 SF	2,888 SF
	18' X 18' INTERNAL ISLAND EVERY 15 SPACES	YES	YES
	2 TREES PER ISLAND	YES	YES
BUFFERS	EXTERNAL ISLANDS MUST BE 9' X 18'	YES	YES
	1 TREE PER ISLAND	YES	YES
NORTH PROPERTY LINE	- TYPE A	YES	YES
	- 6' TALL OPAQUE SCREEN		
	- 20' TALL INTERMITTENT VISUAL BUFFER		
NORTHERN PORTION OF EAST PROPERTY LINE	- TYPE A	YES	YES
	- 6' TALL OPAQUE SCREEN		
	- 20' TALL INTERMITTENT VISUAL BUFFER		
SOUTHERN PORTION OF EAST PROPERTY LINE	- TYPE D	N/A	N/A
	- NO SCREENING REQUIRED		
WEST PROPERTY LINE	- NONE (CITY OF CENTERTON)	N/A	N/A

WILL PROVIDE INTERIOR PARKING GREENSPACE REQUIREMENT 8% OF IMPERVIOUS MATERIAL AND AT LEAST 80% WILL BE LIVING MATERIAL FOR PARKING ISLANDS



Know what's below.
Call before you dig.

CITY OF BENTONVILLE LANDSCAPE NOTES	
ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED. (SEC 1400.05.b)	
TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES. (SEC 1400.05.b)	
HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF THE ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES. (SEC 1400.05.b)	
LIVING MATERIALS, SUCH AS LAWN, GRASS OR HERBACEOUS GROUNDCOVERS LIKE JUNIPER OR LIRIOPE, ETC., SHALL COVER A MINIMUM OF EIGHTY PERCENT (80%) OF THE PLANTING ISLANDS. ONE HUNDRED PERCENT (100%) OF LIVING MATERIALS IS STRONGLY ENCOURAGED. (SEC 1400.6.A-8 & 1400.8.G-7)	
WHERE POTENTIAL UTILITY CONFLICTS WITH LANDSCAPING OCCUR, UTILITY LOCATIONS SHALL BE FIELD VERIFIED.	
ALL TREE PLANTINGS SHALL MAINTAIN A MINIMUM OF 5' OF SEPARATION FROM ANY PUBLIC UTILITY.	
ALL TREES PLANTED IN THE PUBLIC RIGHT OF WAY SHALL BE 4" CALIPER AND THE LOWEST LIMB SHALL BE 96" OR HIGHER FROM FINAL GRADE AT TIME OF PLANTING.	

CITY OF BENTONVILLE NOTE:
ALL TREES ARE TO MAINTAIN MIN. 5' SEPARATION FROM PUBLIC UTILITIES

LANDSCAPE NOTES

77A ALL DISTURBED AREAS BOTH ON AND OFF SITE SHALL BE FULLY SODDED

LANDSCAPE DETAILS (REFER TO SHEET L2)

50A TREE PLANTING DETAIL
50B SHRUB PLANTING DETAIL
50H TREE PROTECTION DETAIL
50Q STEEL EDGING DETAIL

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PLANT SCHEDULE						
SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	DETAIL	INSTALL HT.	CAL.
TREES						
	4	CERCIS CANADENSIS TEXENSIS 'OKLAHOMA' / OKLAHOMA TEXAS REDBUD	8&8	50A		2.00" CAL.
	2	EXISTING TREE / TO REMAIN	---			
	3	GYMNOCLADUS DIOICUS 'ESPRESSO' / KENTUCKY COFFEETREE	8&8	50A		2.50" CAL.
	17	ILEX X ATTENUATA 'FOSTER' / FOSTER'S HOLLY	8&8	50A	8' MIN. HT.	
	7	NYSSA SYLVATICA 'WILDFIRE' / WILDFIRE TUPELO	8&8	50A		2.50" CAL.
	5	QUERCUS ALBA / WHITE OAK	8&8	50A		2.50" CAL.
	8	ZELKOVA SERRATA 'GREEN VASE' / GREEN VASE JAPANESE ZELKOVA	8&8	50A		2.50" CAL.
SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	DETAIL	INSTALL HT.	
SHRUBS						
	11	ILEX VOMITORIA 'NANA' / DWARF YAUPON HOLLY	5 GAL	50B		
	4	JUNIPERUS VIRGINIANA 'GREY OWL' / GREY OWL EASTERN REDCEDAR	5 GAL	50B		
	10	MUHLENBERGIA LINDEHEIMERI / LINDEHEIMER'S MUHLY	5 GAL	50B		
	15	OPHIOPOGON JAPONICUS / MONDO GRASS	1 GAL	50B		
	27	SPIRAEA JAPONICA 'WALBUMA' / MAGIC CARPET JAPANESE SPIREA	3 GAL	50B		
SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE			
GROUND COVERS						
	36,457 SF	CYNODON DACTYLON / BERMUDA GRASS	SOD			



CEI ENGINEERING ASSOCIATES, INC.
2600 NE 11TH ST, SUITE 300
BENTONVILLE, AR 72712
PHONE: (479) 273-9472
FAX: (479) 273-0844

FREDDY'S

3308 SW 14TH STREET
BENTONVILLE, AR



PROFESSIONAL OF RECORD RYE
PROJECT MANAGER RYE
DESIGNER SAB
CEI PROJECT NUMBER 32400
DATE 2/4/2025
REVISION REV-6

LANDSCAPE PLAN

SHEET TITLE
SHEET NUMBER

LSD24-0042

L1

occupant load calculations (IBC 1004.5)				
area	occupancy	area (sf.)	occupancy load factor (sf/person)	occupants
dining area	assembly - unconcentrated	651	15	44
dining area	assembly - (booths)	32'-0"	1/2 l.f.	16
queuing	assembly - standing space	45	5	6
kitchen	commercial kitchen	1154	200	6
office	accessory business	46	150	1
cooler, storage	accessory storage	188	300	1
total interior				74 occupants
patio	assembly - unconcentrated	278	15	19
total				93 occupants)

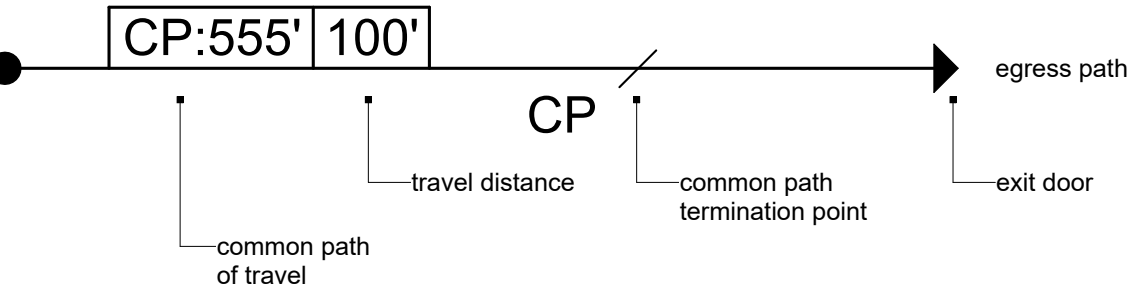
required plumbing fixtures* (IBC 2902)				
assembly A-2 occupancy	ratio required per occupant	no. of occupants	total no. of fixtures required	total no. of fixtures provided
water closets - male	1 per 75	50 males	1	1
water closets - female	1 per 75	50 females	1	1
lavatories - male	1 per 200	50 males	1	1
lavatories - female	1 per 200	50 females	1	1
urinals - male		50 males	0	0
drinking fountains	1 per 500	99 total	*n/a (IPC 410.4)	0
service sinks	1		1	1

*restaurant shall provide water cups free of charge in substitution of drinking fountains.

code review data:

Governing Municipality:	Bentonville, AR
Governing Codes:	2021 Arkansas Fire Prevention Code (Vol. 1-3, & local amendments) 2021 Arkansas Mechanical Code 2018 Arkansas Plumbing Code 2014 Arkansas Energy Code 2018 Arkansas Fuel Gas Code 2020 National Electric Code 2012 NFPA 101 2010 ADAAG/ANSI A117.1
Zoning:	C-2
Construction:	VB
Stories	
Allowable:	1 story
Actual:	1 story
Fire Suppression:	none required
Fire Alarm:	none required
Occupancy Group:	A-2
Building Allowable Height	
Allowable:	40'-0"
Actual:	23'-4"
Building Area	
Allowable:	6,000 sq. ft.
Actual:	2,500 sq. ft.
Maximum travel distance:	200'-0"
Maximum common path of travel:	75'-0"
Maximum dead end corridor:	20'-0"
fire resistance rating (IBC table 601-602)	
structural frame:	0
bearing wall:	0
non-bearing partition:	0
floor construction:	0
roof construction:	0
exterior fire resistance:	0
interior wall and ceiling finish requirements (IBC table 803.11)	
exit passageways:	class A
corridors:	class A
rooms and enclosed spaces	class B
minimum number of exits required:	2
actual number of exits provided:	4

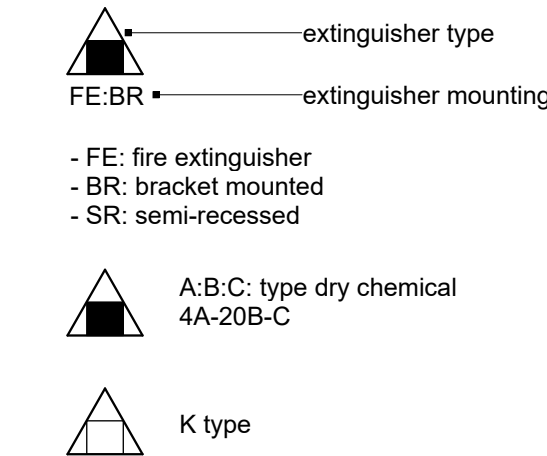
egress path:



door egress tag:

222	occupants served
22	exit capacity
36"	clear width
22"	required width

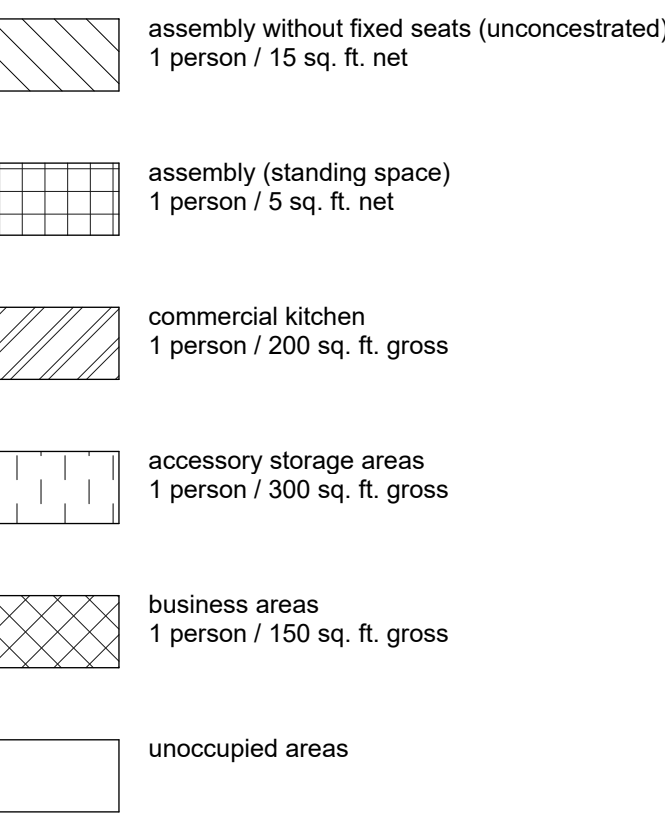
portable fire extinguishers:



room occupancy tag:

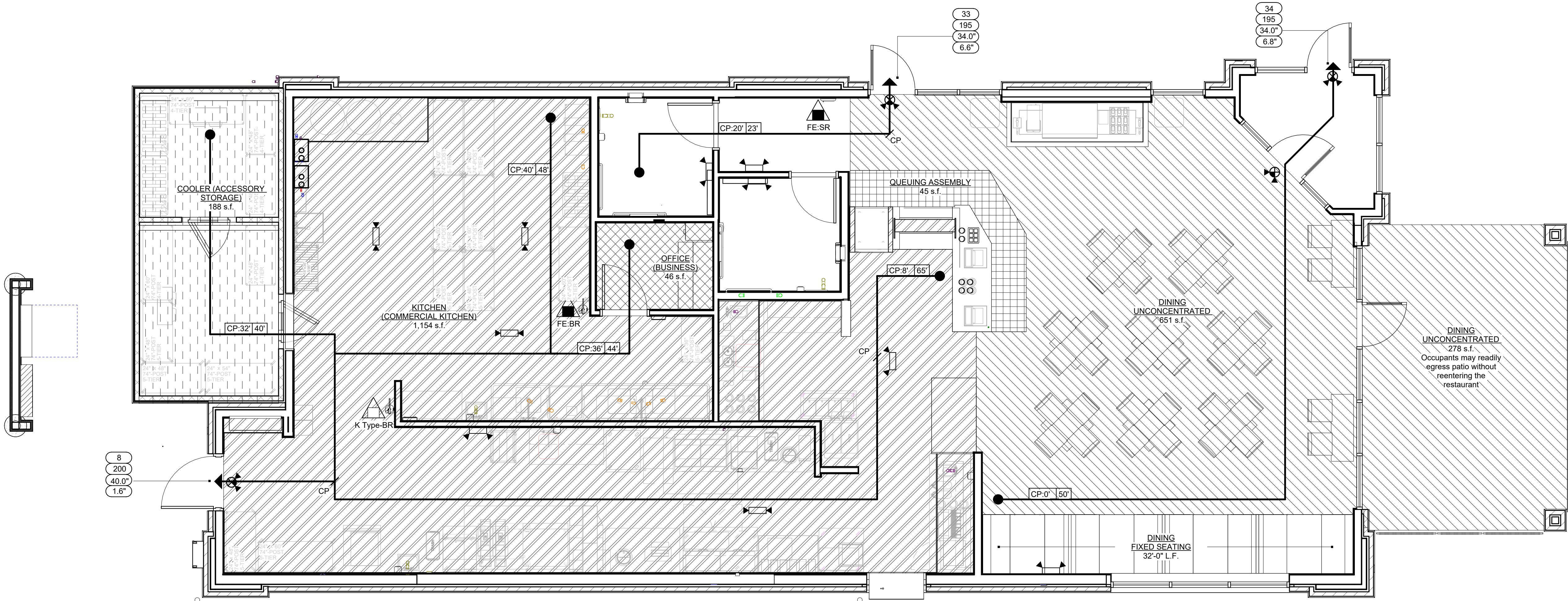
name	room name
(occupancy)	occupancy type
111 sq. ft.	area

occupancy load legend:



code plan general notes:

- refer to the electrical lighting plans for location of exit signage and emergency lighting
- final location of fire extinguishers shall be approved by the authority having jurisdiction prior to installation
- when required by code, refer to the fire suppression and alarm plans for location of fire protection devices



1 life safety plan
scale: 1/4" = 1'-0"

a new restaurant for:

Freddy's

3308 SW 14th Street
Bentonville, AR 71712

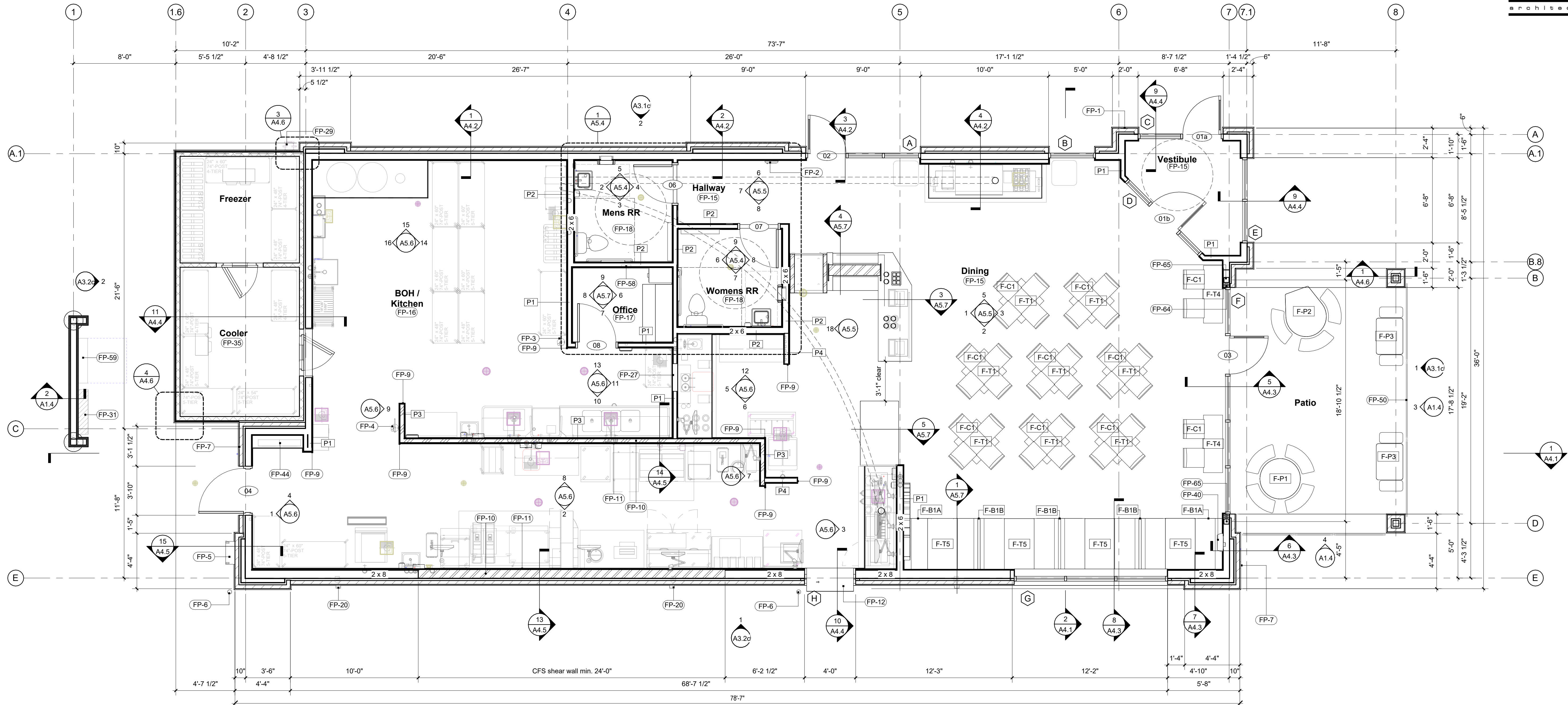
date
08.27.2024
drawn by
DAE
checked by
DAE
revisions
10.11.2024

Large Scale Development
City Project
Tracking Number
LSD24-0042

sheet number

A0.2

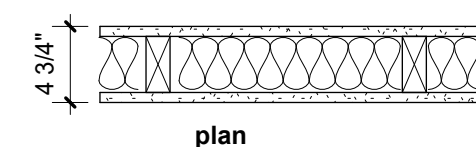
drawing type
permit
project number
23006-26



1 floor plan
scale: 1/4" = 1'-0"



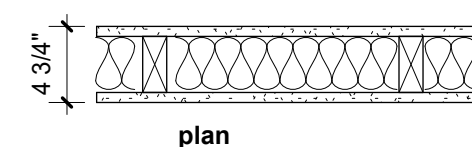
Furniture Schedule				Furniture Legend	
Keynote	Description	Quantity	Seating	Furniture Notes	Keynote
F-B1A	Seating	2	4 interior	48" single bench	F-B1A
F-B1B	Seating	3	12 interior	48" double bench	F-B1B
F-C1	Seating	36	36 interior	Standard dining chair	F-C1
F-P1	Table	1	4 exterior	Wausau tile cement table (by owner)	F-P1
F-P2	Table	1	4 exterior	Accessible Wausau tile cement table (by owner)	F-P2
F-P3	Table	2	4 exterior	25" x 34" Wausau tile cement table (by owner)	F-P3
F-T1	Table	8		30" x 30"	F-T1
F-T4	Table	2		18" x 54"	F-T4
F-T5	Table	4		30" x 60"	F-T5
	Total		52 Interior	3 interior accessible seats required	
	Total		12 Exterior	1 exterior accessible seat required	



(P1)

interior partition:
2x4 (2x6 where noted) wd stud at 16" o.c.
secured to slab and bot. of truss u.n.o.

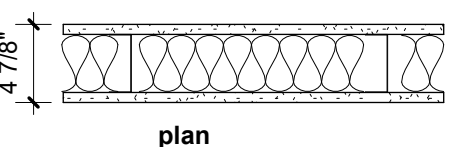
- dining room side = 5/8" cement board from floor slab to 18" a.f.f. Gypsum board from 18" a.f.f. to roof deck
- kitchen walls = 5/8" cement board from floor slab to 18" a.f.f. and 5/8" treated plywood from 18" a.f.f. to 6" above ceiling height
- office walls = 5/8" treated plywood from floor slab to 6" above ceiling height



(P2)

restroom partition:
2x4 (2x6 where noted) wd stud at 16" o.c.
secured to slab and bot. of truss u.n.o. with 3 1/2" sound attenuation insulation

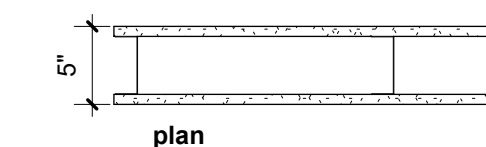
- dining room side = 5/8" cement board from floor slab to 18" a.f.f. gyp. board from 18" a.f.f. to bot. of roof deck
- 5/8" treated plywood typ. at cantilevered booth locations to 4'-0" a.f.f.
- kitchen walls = 5/8" cement board from floor slab to 18" a.f.f. and 5/8" treated plywood from 18" a.f.f. to 6" above ceiling height
- restroom walls = 5/8" cement board from floor slab to 18" a.f.f. and 5/8" moisture resistant gyp. board from 18" a.f.f. to 9'-0" a.f.f.
- hallway side = 5/8" cement board from floor slab to 18" a.f.f. and 5/8" gyp. board from 18" a.f.f. to 9'-0" a.f.f.



(P3)

interior hood wall partition:
3 5/8" metal stud at 16" o.c. secured to slab and bot. of roof deck with deep leg slip track per detail and 3 1/2" sound attenuation batt insulation.

- kitchen walls = 5/8" cement board from floor slab to 18" a.f.f. and 5/8" treated plywood from 18" a.f.f. to 6" above ceiling height
- hood wall = 5/8" cement board (with FRP and stainless steel) from floor slab to 6" above ceiling height. Install 18 ga. stainless steel panel behind hood per finish schedule - extend min. of 18" beyond edges of hood.



(P4)

low wall:
3 5/8" metal/wood stud (match adjacent partition) at 16" o.c. secured to slab to 4'-10" a.f.f. for a total system height with trim. 5/8" cement board from floor slab to 18" a.f.f. and 5/8" treated plywood from 18" a.f.f. to bot. of trim

Wall partition notes:

Wall height note: 3 5/8" metal studs @ 16" o.c. may be utilized up to an unbraced height of 13'-8", at heights to 26' use 6" 20 ga. studs @ 16" o.c. - adjust stud size & spacing as required. For allowable L/240 deflection for 5 psf wind load. Verify stud gauge with supplier.

Expansion joint note: Expansion joints shall be installed at a max. of 30'-0". Joints shall also be located to coordinate with anticipated building movement, structural elements, and substrate transitions.

Wet wall note: Utilize Dens-Armour plus in all plumbing wet walls, walls receiving ceramic tile, and all walls adjacent to plumbing walls or where anticipated to be in contact with moisture.

general notes:

- Double keyed locks are not permitted on any required or marked exit.
- Exit/emergency lighting are subject to an on site inspection.
- HVAC system to have approved interconnected, smoke detector activated, automatic shutoffs w/ the detectors located in the return duct.
- HVAC rooftop units shall have an accessible GFCI outlet per code.
- Building construction must fully comply with all requirements of ADA/ANSI accessibility guidelines
- Provide 3 1/2" batt insulation between conditioned & unconditioned spaces.
- Exit doors shall be openable from the inside without the use of a key or any special knowledge or effort.
- Furnish and install electrical outlets @ 15" a.f.f. to the lowest outlet per ADA/ANSI.
- Egress illumination shall be provided at an intensity of not less than 1 foot candle at floor level & at the exterior of the building.
- Provide 44" minimum clear in all exit passageways.
- All exterior utility service equipment shall be painted to match the building standard color(s).
- Furnish and install horns and strobes as required.
- All electrical outlets within 6' of any sink or water source to be GFCI protected.
- Construction materials exposed within plenums shall be non-combustable or shall have a flame spread rating of not more than 25 and a smoke developed rating of not more than 50.
- All low voltage wire and cable, optical fiber, pneumatic tubing, and all ducts and duct coverings, linings and connectors installed within plenum areas must be rated for plenum use.
- Furnish and install data/voice rough-in throughout per owner requirements.
- Furnish and install approved address numbers on front and rear of building in contrasting color.
- Furnish and install required signage for accessible elements in accordance with Building Code and ADA.
- Interior sheathing shall extend a min. of 6" above ceiling at office, kitchen and drive-thru areas.
- Furnish and install Knox Box 3200, color black w/ recessed mount. Verify model and location with Fire Marshall prior to installation.

construction notes:

- FP-1 Furnish and install a recessed Knox Box at 60" a.f.g. for fire department access. Contact Fire Marshal for ordering information and to coordinate location prior to installation.
- FP-2 Furnish and install 2A10BC fire extinguisher (min. 5 lb.) in recessed wall cabinet - mount no higher than 48" to top of extinguisher. Verify final location with Fire Marshal and confirm with Architect.
- FP-3 Furnish and install 2A10BC fire extinguisher (min. 5 lb.) mounted on hook to wall - mount no higher than 48" to top of extinguisher. Verify final location with Fire Marshal and confirm with Architect.
- FP-4 Furnish and install Type K type fire extinguisher mounted on hook to wall - mount no higher than 48" to top of extinguisher. Verify final location with Fire Marshal and confirm with Architect.
- FP-5 Furnish and install wall mounted roof access ladder with steel mesh hinged gate to enclose bottom of access ladder.
- FP-6 Furnish and install 4" round galvanized pipe bollard to be painted Freddy's Red. Refer to site drawings for details.
- FP-7 Furnish and install keyed, freeze proof exterior hose bib per plumbing drawings.
- FP-9 General contractor shall furnish and install 2"x2" stainless steel corner guard / wall cap (cg-1) typical at all corners in back of house and front of house.
- FP-10 Hood walls shall be constructed with metal studs per framing legend. See stud layout and wall partitions for wall widths and notes.
- FP-11 GC shall furnish and install 8'-0" H x 18 GA stainless steel panel behind ovens and fryers. S.S. shall extend 18" min. beyond edge of hood on all sides refer to interior kitchen elevations and equipment plan for locations.
- FP-12 Ready Access Model 275/ single panel slider drive-thru window w/ air curtain above to be installed at the location shown. 48"W x 60"H R.O. Manual open / electronic release, Mod. 275-R/L, opens on side the car approaches. Verify electrical requirements with manufacturer before proceeding.
- FP-15 Provide 5/8" cement board on all interior dining and hallway wall surfaces from finished floor to 18" a.f.f., uno. Provide 5/8" gypsum wall board from 18" a.f.f. to bottom of roof deck or ceiling per reflected ceiling plan.
- FP-16 Provide 5/8" cement board on all interior kitchen wall surfaces from finished floor to 18" a.f.f., uno. Provide 5/8" plywood from 18" a.f.f. to beyond ceiling on all kitchen walls, uno.
- FP-17 Provide 5/8" treated plywood on interior office wall surfaces from finished floor to 6" beyond ceiling on all office wall, uno.
- FP-18 Provide 5/8" cement board on restroom wall surfaces from finished floor to 18" a.f.f., uno. Provide 5/8" gypsum wall board from 18" a.f.f. to gypsum ceiling 9'-0" a.f.f.
- FP-20 4" overflow downspout to surface drain. Install heavy duty splash block at unpaved areas.
- FP-27 10" X 26" horizontal opening for custard cabinet. Coordinate wall penetration with cabinet installer. Opening shall be wrapped with FRP of adjacent walls.
- FP-29 Gas meter location per plumbing drawing.
- FP-31 Electrical main distribution panel per electrical drawings.
- FP-35 Exterior walk-in cooler/freezer box on concrete slab. Verify size with manufacturer.
- FP-40 Clock mounted at 8'-6" a.f.f.
- FP-44 CPI cabinet (incl. lighting controls), panels A & B per electrical.
- FP-50 Laser cut steel panel system per A1.4 details.
- FP-58 UPS panel board per electrical. Provide 30"x36" (wxd) clear space centered on panel.
- FP-59 CT cabinet per electrical. Provide 30"x36" (wxd) clear space centered on cabinet.
- FP-64 Bear HSS header on stud pack per structural.
- FP-65 HSS column per structural.

a new restaurant for:

Freddy's

3308 SW 14th Street
Bentonville, AR 71712

date
08.27.2024
drawn by
DAE
checked by
DAE
revisions
10.11.2024

1

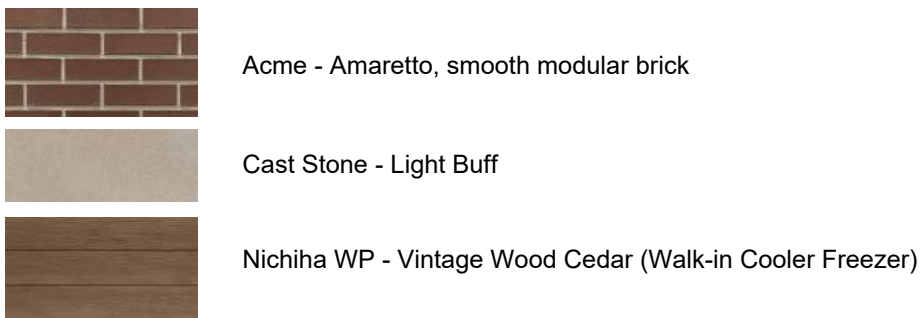
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City Project
Tracking Number
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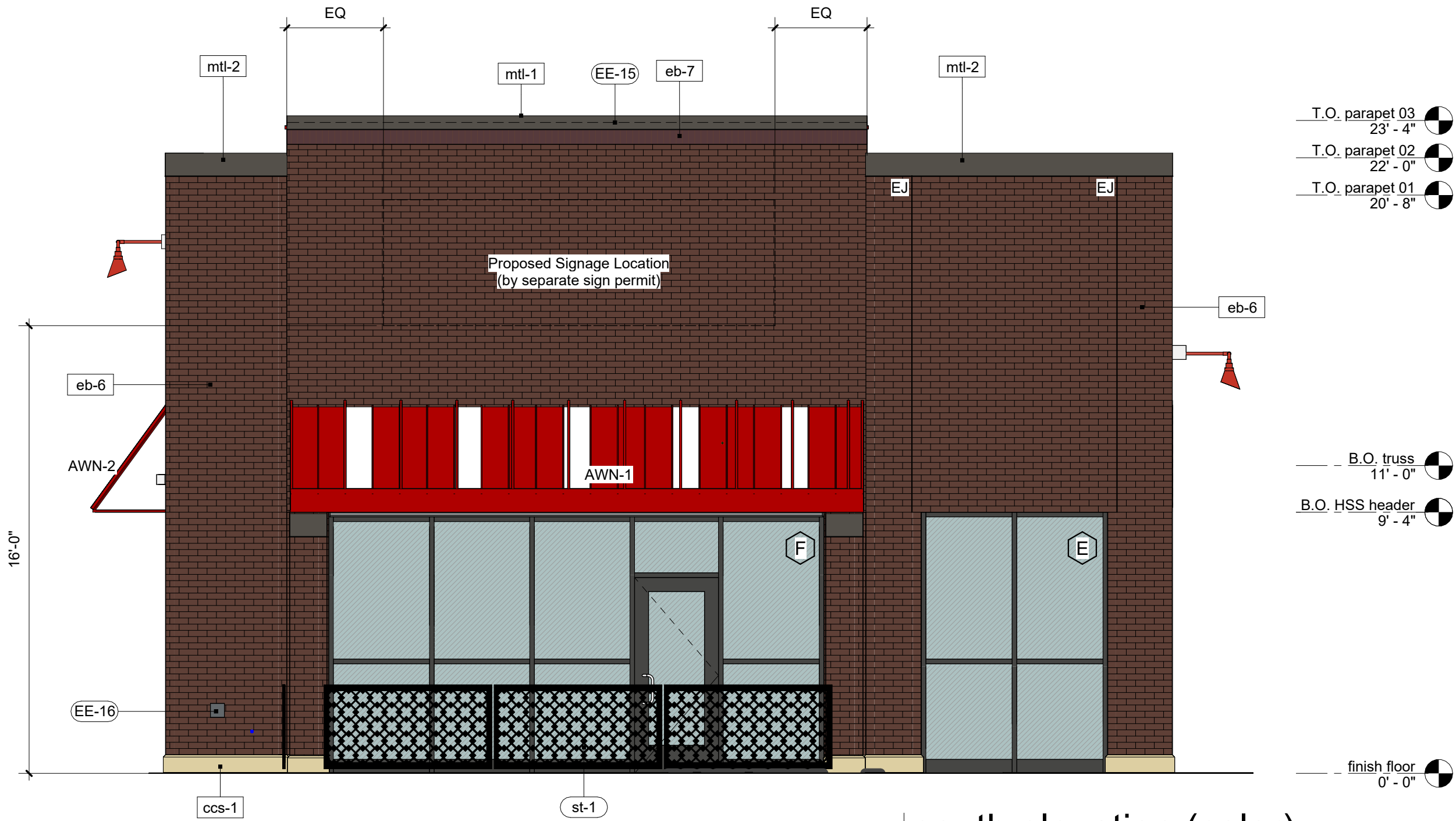
A2.1

drawing type
permit
project number
23006-26

material samples:



South Elevation Facade Takeoff (Less trim & opaque doors)	Area (sq. ft.)	Percent
Primary Material - Brick	581	
Primary Material - Storefront / Glazing	227	
Primary Material - Cast foundation stone	8	
Primary Subtotal	816	100%
Special Use Primary Material - Nichiha Wall Panel (fiber cement)	--	
Total	816	100%



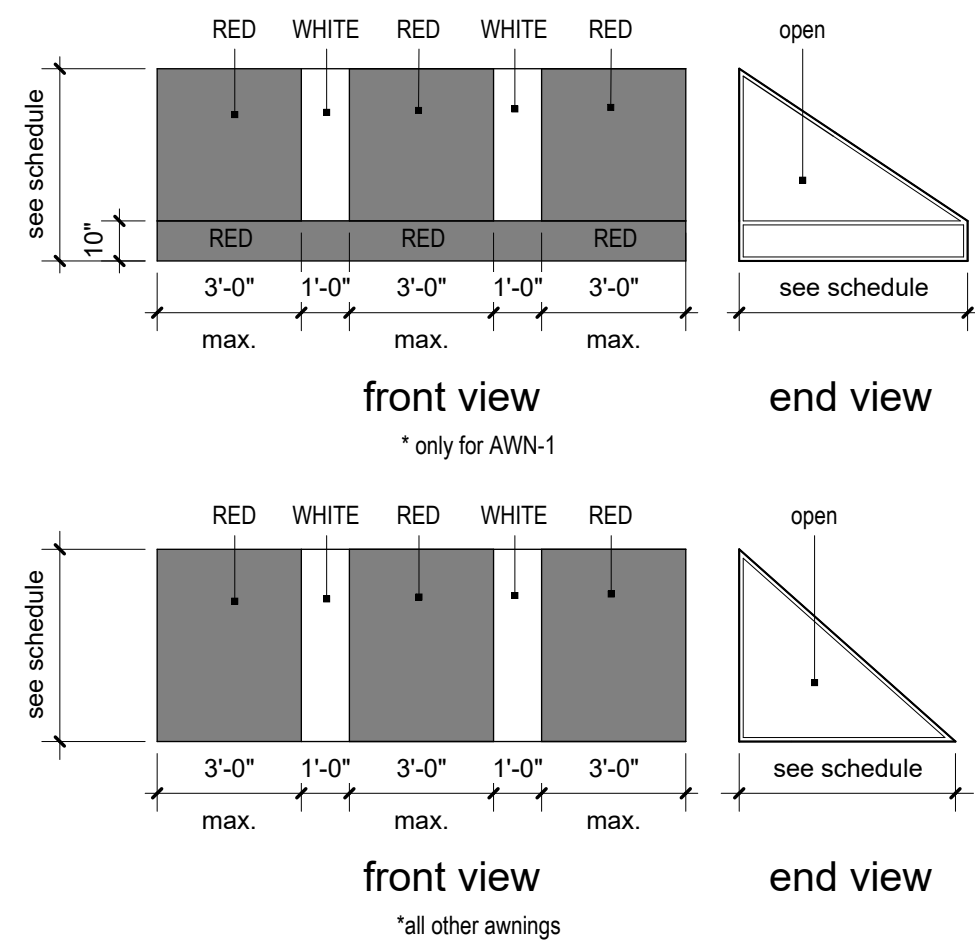
1 south elevation (color)
scale: 1/4" = 1'-0"

exterior elevation construction notes

- EE-1 Exterior mounted wall sconce per reflected ceiling plan and elec. drawings. Supplied by owner.
- EE-3 Signage supplied by owner, installation by signage manufacturer with electrical connections by G.C.
- EE-4 4" concrete filled pipe bollard to be painted Freddy's red.
- EE-6 Recessed Knox Box located per architectural floor plan.
- EE-7 Roof line beyond.
- EE-8 Exterior wall mounted angled shade dual light fixture per relected ceiling plan and elec. drawings - to be painted Freddy's red.
- EE-10 EIFS control joint
- EE-11 Ready access service window. Refer to window schedule for full specification. Installed by GC.
- EE-12 Ready access model AA300 curtain - 275 pass-thru air curtain system w/ clear aluminum fin. Elec. contractor to verify electrical requirements. See manuf. for appropriate air curtain configuration based on geography.
- EE-13 Guardrail - Laser cut steel panels equal to revamp box stitch. Factory applied black finish.
- EE-14 Overflow drain w/bronze lambs tongue
- EE-15 LED strip lgt. per electrical
- EE-16 Wall hydrant per plumbing.
- EE-22 Vertical expansion joint at shelf angle above freezer. Furnish & install cont. full depth premolded foam and sealant to match light grey mortar.
- EE-24 Vertical expansion joint. Furnish & install cont. full depth premolded foam and sealant to match light grey mortar.

exterior finishes legend	
Key Value	Keynote Text
AWN-1	Prefin. standing seam SL 1750 mtl. awning. Width varies ref. schedule (hold to) x depth varies ref. schedule x 4' height.
AWN-2	Prefin. standing seam SL 1750 mtl. awning at small windows. Width varies ref. schedule (hold to) x 3' depth x 4' height.
AWN-3	Prefin. standing seam SL 1750 mtl. awning at large windows. Width varies ref. schedule (hold to) x 3' depth x 4'.
ccs-1	Cast foundation stone w/ drip edge 8" (high) x 5"(depth), chamfered with 3-5/8" bed depth & smooth honed finish, color light buff.
ccs-2	Cast stone band w/ drip edge 5" (high) x 5"(depth), chamfered with 3-5/8" bed depth & smooth honed finish, color light buff.
eb-6	Full bed modular brick veneer, color 'Amaretto' smooth texture (Acme 103405) w/ light grey type 'N' mortar.
eb-7	Soldier course, color 'Amaretto' smooth texture (Acme 103450) w/ light grey type 'N' mortar.
ew-1	Fiber cement composite wood - Nichiha architectural wall panel in Vintage Wood Cedar
mtl-1	4" Durolast 24 ga. metal coping cap. Prefinished silver metallic.
mtl-2	8" Durolast 24 ga. metal coping cap. Prefinished silver metallic.
st-1	Laser cut steel panels by Starlite Mfg., box stitch pattern. Factory applied black finish.

awning color key



general notes:

- All signage subject to Building Inspection Department approval; Sec. 22.100.4A
- Signs represented on these elevations are for code review purposes only. These elevations are not to be used as or constructed as shop drawings for sign construction. Sign shop drawings are produced by the manufacturer for review/approval by the owner.
- Mechanical units shall be screened in accordance with the Zoning Ordinance. All units are to reside on the roof per diagram.
- Utility boxes & conduit shall be painted to match building color.
- Awning frame to be engineered for approval by local code and designed to miss all building protrusions not shown on plans.
- Continuous sealant shall be installed at all wall and roof penetrations.
- Spray applied air/water resistive barrier shall be applied over exterior sheathing, NTX Backstop or approved other.
- Continuous sealant and backer rod shall be installed at all window and door frames at head and jamb. Do not seal sill at windows.
- All caulk/sealant shall exhibit color that matches adjacent finishes.

awning schedule

number	width (hold to)	depth	height
AWN - 1 (patio)	20'-6"	13'-0"	4'-0"
AWN - 2 (dining small windows)	14'-0"	3'-0"	4'-0"
AWN - 3 (dining large windows)	25'-0"	3'-0"	4'-0"
AWN - 4 (NOT USED)			
AWN - 5 (pickup drive-thru window)	11'-0"	4'-0"	4'-0"
AWN - 6 (rear service door)	6'-0"	3'-0"	4'-0"

awning notes:

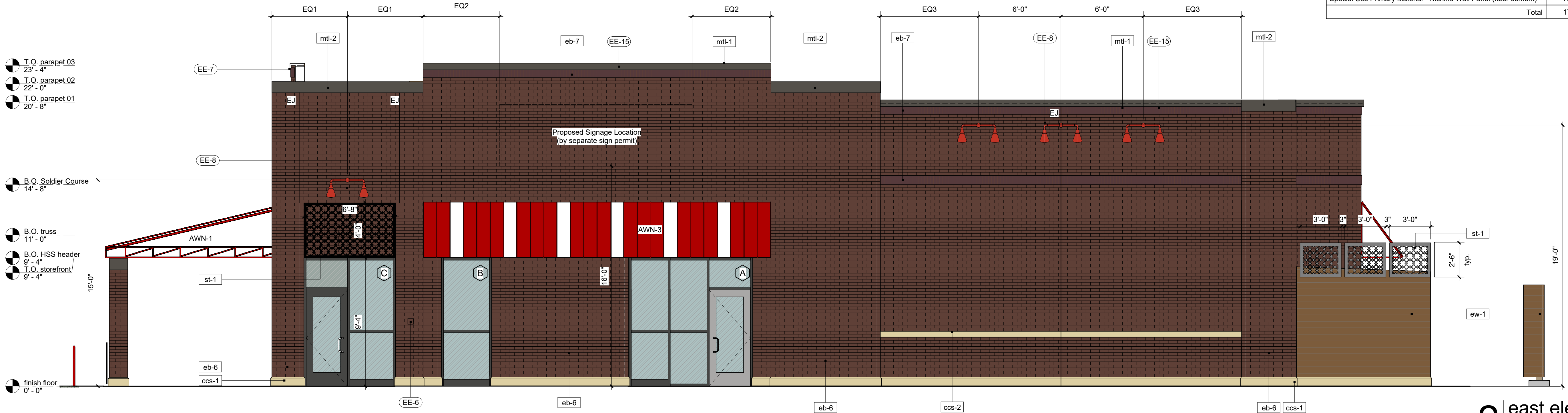
- Awning vendor must contact Jacob Leeson with Durolast to procure awning material
- Red color to be Crimson Red and White to be Durolast. Use awning color key and awning schedule for location of red & white stripes

Durolast Contact

Jacob Leeson
National Accounts Coordinator
Duro-Last

525 Morley Dr.
Saginaw, United States
p: 989-758-6346
m: 989-513-4150
jacob.leeson@holcim.com
www.duro-last.com

East Elevation Facade Takeoff (Less trim & opaque doors)	Area (sq. ft.)	Percent
Primary Material - Brick	1415	
Primary Material - Storefront / Glazing	180	
Primary Material - Cast foundation stone	53	
Primary Subtotal	1648	95.6%
Special Use Primary Material - Nichiha Wall Panel (fiber cement)	75	4.4%
Total	1723	100%



2 east elevation (color)
scale: 1/4" = 1'-0"

a new restaurant for:

Freddy's

3308 SW 14th Street
Bentonville, AR 71712

date
08.27.2024
drawn by
DAE
checked by
DAE
revisions
10.11.2024

1

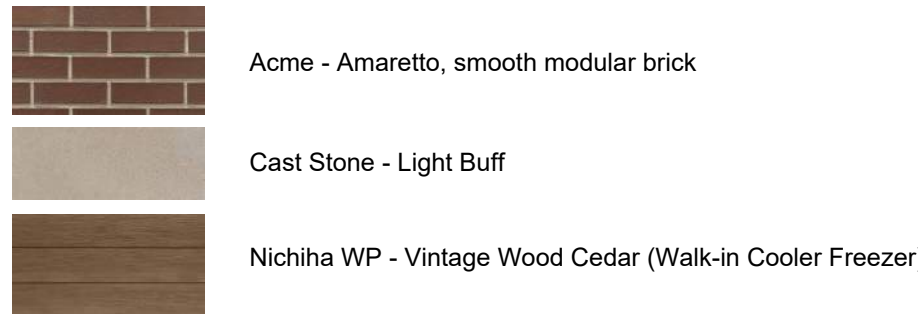
Large Scale Development
City Project
Tracking Number
LSD24-0042

sheet number

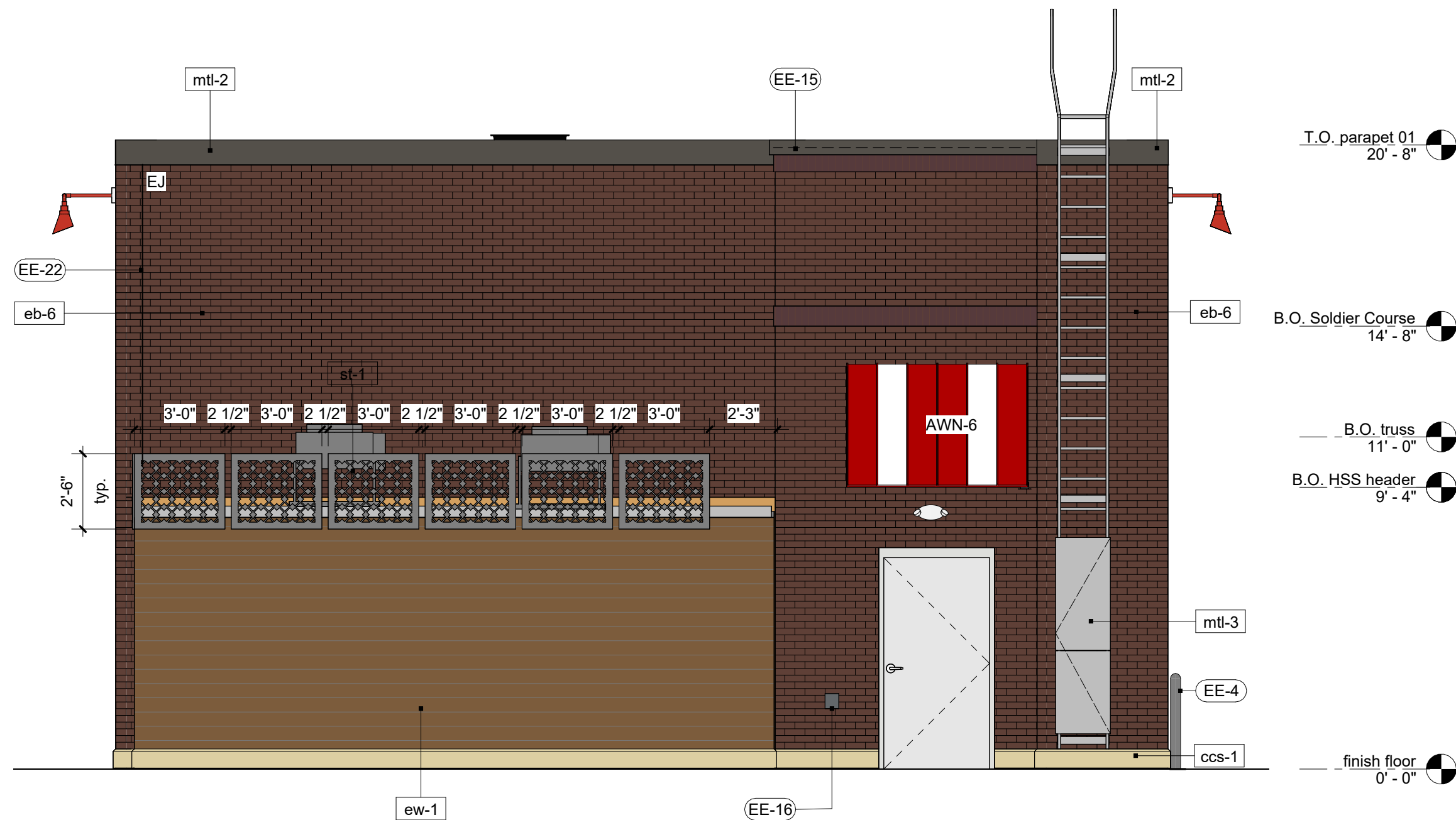
A3.1c

drawing type
permit
project number
23006-26

material samples:



North Elevation Facade Takeoff (Less trim & opaque doors)	Area (sq. ft.)	Percent
Primary Material - Brick	482	
Primary Material - Storefront / Glazing	--	
Primary Material - Cast foundation stone	21	
Primary Subtotal	503	75.6%
Special Use Primary Material - Nichiha Wall Panel (fiber cement)	162	24.4%
Total	665	100%



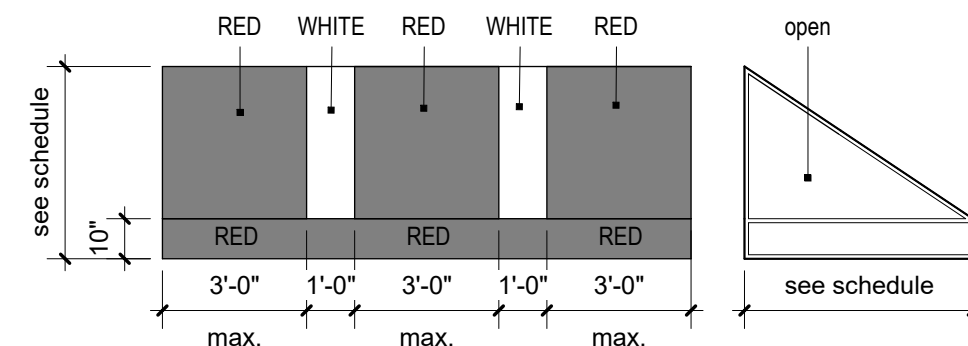
2 north elevation (color)
scale: 1/4" = 1'-0"

exterior elevation construction notes

- EE-1 Exterior mounted wall sconce per reflected ceiling plan and elec. drawings. Supplied by owner.
EE-3 Signage supplied by owner, installation by signage manufacturer with electrical connections by G.C.
EE-4 4" concrete filled pipe bollard to be painted Freddy's red.
EE-6 Recessed Knox Box located per architectural floor plan.
EE-7 Roof line beyond.
EE-8 Exterior wall mounted angled shade dual light fixture per reflected ceiling plan and elec. drawings - to be painted Freddy's red.
EE-10 EIFS control joint.
EE-11 Ready access service window. Refer to window schedule for full specification. Installed by GC.
EE-12 Ready access model AA300 curtain - 275 pass-thru air curtain system w/ clear aluminum fin. Elec. contractor to verify electrical requirements. See manuf. for appropriate air curtain configuration based on geography.
EE-13 Guardrail - Laser cut steel panels equal to revamp box stitch. Factory applied black finish.
EE-14 Overflow drain w/bronze lambs tongue
EE-15 LED strip lgt. per electrical
EE-16 Wall hydrant per plumbing.
EE-22 Vertical expansion joint at shelf angle above freezer. Furnish & install cont. full depth premolded foam and sealant to match light grey mortar.
EE-24 Vertical expansion joint. Furnish & install cont. full depth premolded foam and sealant to match light grey mortar.

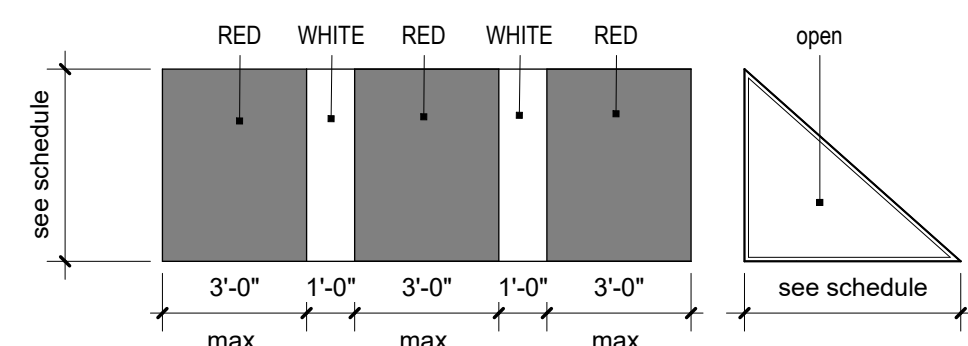
exterior finishes legend	
Key Value	Keynote Text
AWN-1	Prefin. standing seam SL 1750 mtl. awning. Width varies ref. schedule (hold to) x depth varies ref. schedule x 4' height.
AWN-2	Prefin. standing seam SL 1750 mtl. awning at small windows. Width varies ref. schedule (hold to) x 3' depth x 4' height.
AWN-5	Prefin. standing seam SL 1750 mtl. awning at pickup windows. Width varies ref. schedule (hold to) x 4' depth x 4' height.
AWN-6	Prefin. standing seam SL 1750 mtl. awning at rear service door. Width varies ref. schedule (hold to) x 3' depth x 4' height.
ccs-1	Cast foundation stone w/ drip edge 8" (high) x 5"(depth), chamfered with 3-5/8" bed depth & smooth honed finish, color light buff.
ccs-2	Cast stone band w/ drip edge 5" (high) x 5"(depth), chamfered with 3-5/8" bed depth & smooth honed finish, color light buff.
ccs-3	Cast stone sill w/ drip edge @ pickup window 3-5/8"(high) x 5-5/8"(depth), pitched per sill profile, smooth honed finish, color light buff.
ccs-4	Cast stone sill w/ drip edge @ storefront window, 5" (high) x 5"(depth), pitched per sill profile, smooth honed finish, color light buff.
eb-6	Full bed modular brick veneer, color 'Amaretto' smooth texture (Acme 103405) w/ light grey type 'N' mortar.
eb-7	Soldier course, color 'Amaretto' smooth texture (Acme 103450) w/ light grey type 'N' mortar.
ew-1	Fiber cement composite wood - Nichiha architectural wall panel in Vintage Wood Cedar
mtl-1	4" Durolast 24 ga. metal coping cap. Prefinished silver metallic.
mtl-2	8" Durolast 24 ga. metal coping cap. Prefinished silver metallic.
mtl-3	Steel mesh hinged gate to enclose bottom of access ladder.
st-1	Laser cut steel panels by Starflite Mfg., box stitch pattern. Factory applied black finish.

awning color key



front view
*only for AWN-1

end view



front view
*all other awnings

end view

general notes:

- All signage subject to Building Inspection Department approval; Sec. 22.100.4A
- Signs represented on these elevations are for code review purposes only. These elevations are not to be used as or construed as shop drawings for sign construction. Sign shop drawings are produced by the manufacturer for review/approval by the owner
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- Utility boxes & conduit shall be painted to match building color.
- Awning frame to be engineered for approval by local code and designed to miss all building protrusions not shown on plans.
- Continuous sealant shall be installed at all wall and roof penetrations.
- Spray applied air/water resistive barrier shall be applied over exterior sheathing, NTX Backstop or approved other.
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- All caulk/sealant shall exhibit color that matches adjacent finishes.

awning schedule

number	width (hold to)	depth	height
AWN - 1 (patio)	20'-6"	13'-0"	4'-0"
AWN - 2 (dining small windows)	14'-0"	3'-0"	4'-0"
AWN - 3 (dining large windows)	25'-0"	3'-0"	4'-0"
AWN - 4 (NOT USED)			
AWN - 5 (pickup drive-thru window)	11'-0"	4'-0"	4'-0"
AWN - 6 (rear service door)	6'-0"	3'-0"	4'-0"

awning notes:

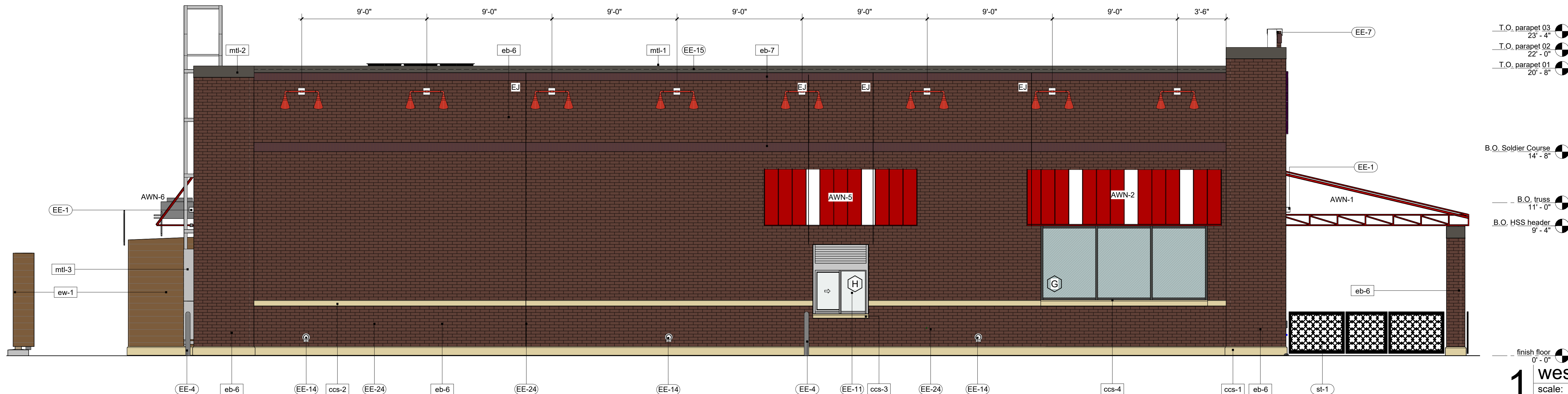
- Awning vendor must contact Jacob Leeson with Durolast to procure awning material
- Red color to be Crimson Red and White to be Durolast. Use awning color key and awning schedule for location of red & white stripes

Durolast Contact

Jacob Leeson
National Accounts Coordinator
Duro-Last

525 Morley Dr.
Saginaw, United States
p: 989-758-6346
m: 989-613-4150
jacob.leeson@holcim.com
www.duro-last.com

West Elevation Facade Takeoff (Less trim & opaque doors)	Area (sq. ft.)	Percent
Primary Material - Brick	1344	
Primary Material - Storefront / Glazing	80	
Primary Material - Cast foundation stone	76	
Primary Subtotal	1500	97.6%
Special Use Primary Material - Nichiha Wall Panel (fiber cement)	36	2.4%
Total	1536	100%



1 west elevation (color)
scale: 1/4" = 1'-0"

a new restaurant for:

Freddy's

3308 SW 14th Street
Bentonville, AR 71712

date
08.27.2024
drawn by
DAE
checked by
DAE
revisions
10.11.2024

Large Scale Development
City Project
Tracking Number
LSD24-0042

sheet number

A3.2c

drawing type
permit
project number
23006-26

a new restaurant for:
Freddy's
3308 SW 14th Street
Bentonville, AR 71712

date	08.27.2024
drawn by	DAE
checked by	DAE
revisions	10.11.2024

△

1

sheet number
A3.3

drawing type
permit
project number
23006-26



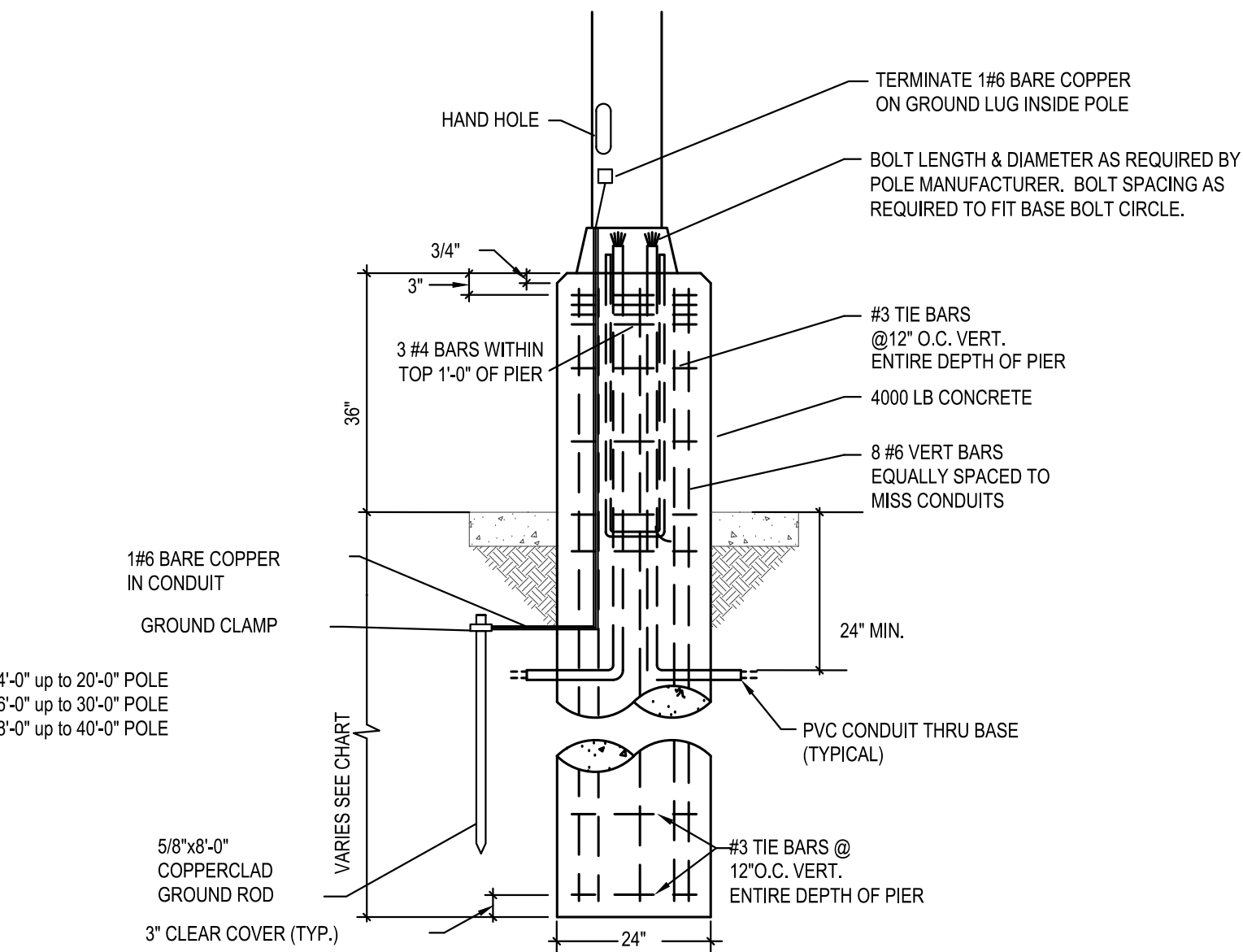
entrance / patio perspective

2/5/2025



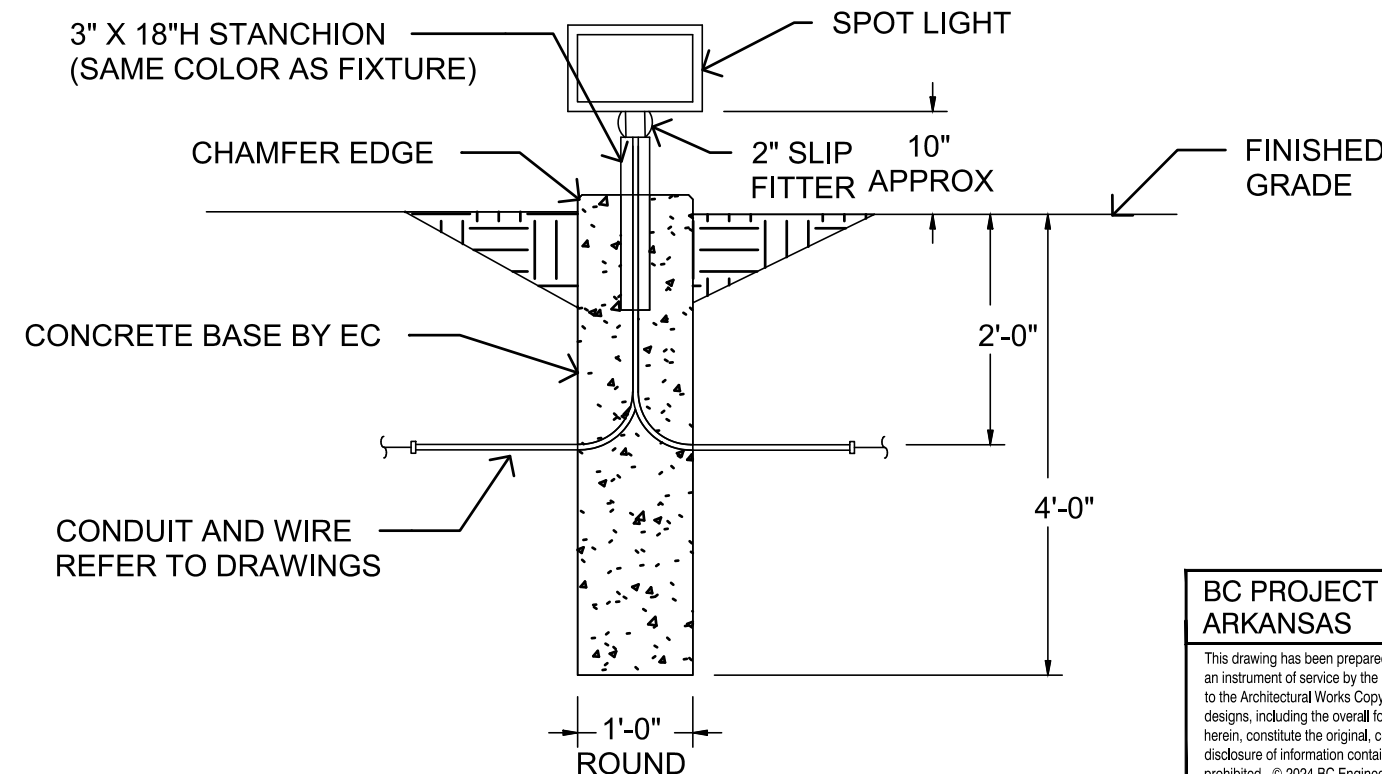
LIGHT FIXTURE SCHEDULE				
MARK NO.	MANUFACTURER & CATALOG NUMBER	VOLTS WATTS	LAMPS	DESCRIPTION
D	LITHONIA ARC1LED-P1-40K-MVOLT-XX	UNV 11	LED 4000K 1,454 LUM	WALL MOUNTED LED PACK. FIXTURE MOUNTED AT HEIGHT AS INDICATED ON PLANS. VERIFY FINISH WITH ARCHITECT.
H2	BASELITE A81243E18A/LWTMLLED12W/3K/12027TV	UNV 24	LED 3000K 2,982 LUM	12" ANGLED RLM SHADE ACCENT LIGHT DUAL (12W) LED HEAD WITH RED FINISH. FIXTURE MOUNTED AT HEIGHT AS INDICATED ON PLANS.
S3H	LITHONIA RSX2-LED-P4-40K-R3- MVOLT-SPA-HS-DOBXD	UNV 187	LED 4000K 25,002 LUM	POLE MOUNTED AREA LIGHT WITH INTEGRAL LED LIGHT ENGINE AND DRIVER - TYPE 3 DISTRIBUTION WITH HOUSE SHIELD. MOUNT ON 22' POLE WITH 3' HIGH CONCRETE BASE (25' TOTAL MOUNTING HEIGHT). BRONZE FINISH
S4H	LITHONIA RSX2-LED-P4-40K-R4- MVOLT-SPA-HS-DOBXD	UNV 187	LED 4000K 25,329 LUM	POLE MOUNTED AREA LIGHT WITH INTEGRAL LED LIGHT ENGINE AND DRIVER - TYPE 4 DISTRIBUTION WITH HOUSE SHIELD. MOUNT ON 22' POLE WITH 3' HIGH CONCRETE BASE (25' TOTAL MOUNTING HEIGHT). BRONZE FINISH
OF	KICHLER 16212AZ140	UNV 10	LED 4000K 914 LUM	LED ACCENT FIXTURE. BRONZE WITH 15 DEGREE SPOT BEAM SPREAD. PROVIDE WITH SURFACE MOUNT FLANGE.
B	HOLOPHANE MGLDM-P5-40K-MVOLT-MR-VH- BKSD-PR7-PCLL	UNV 206	LED 4000K 28,900 LUM	FIXTURE PROVIDED/INSTALLED BY UTILITY COMPANY. POLE MOUNTED ROADWAY LIGHT. MOUNTED ON 22' POLE. BLACK FINISH

Statistics					
Description	Average	Maximum	Minimum	Max/Min	Avg/Min
Paved Area	2.9	7.7	0.6	12.8:1	4.8:1



POLE FOUNDATION DETAIL

SCALE: NONE



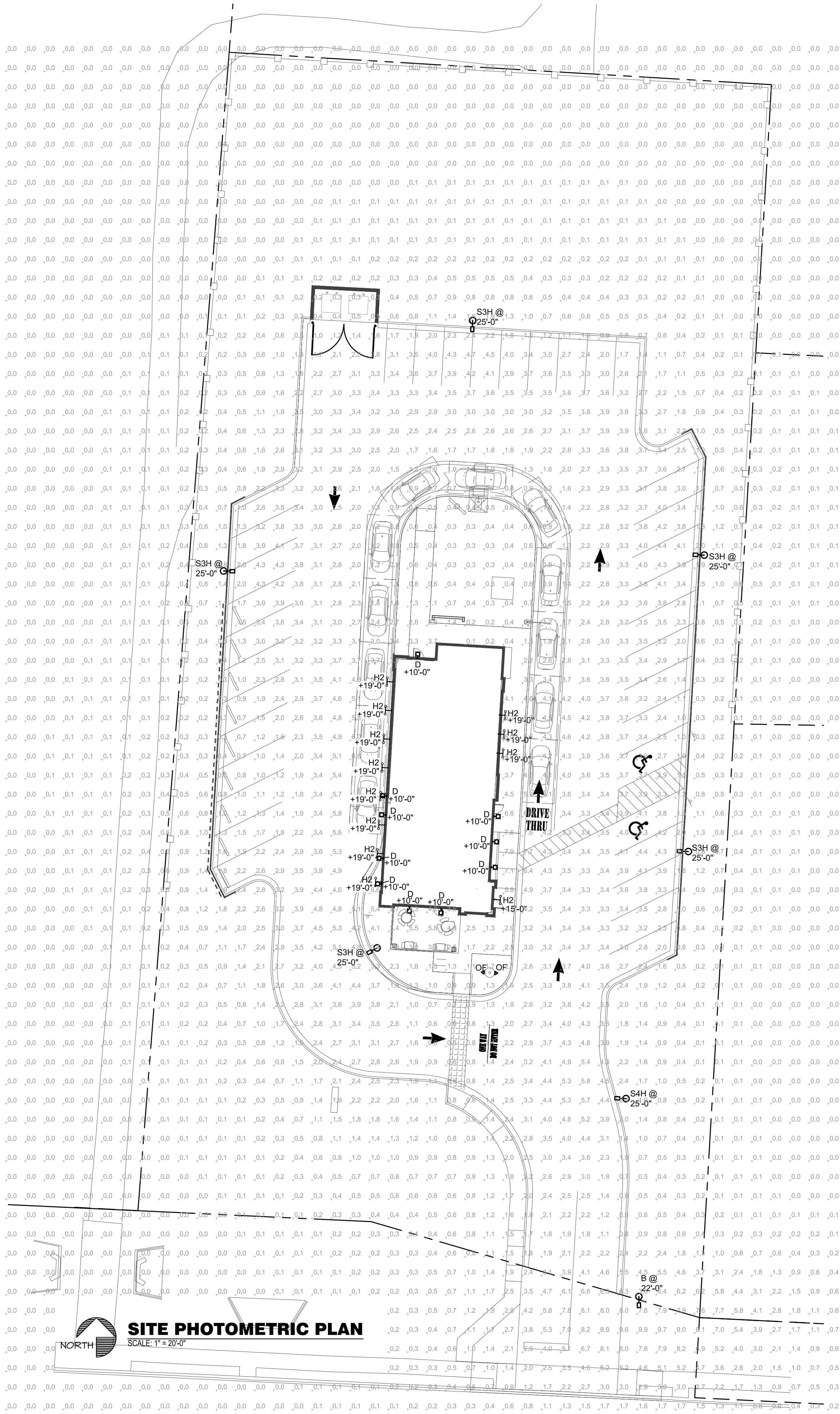
FLOODLIGHT BASE DETAIL

SCALE: NONE

BC PROJECT #: 24630
ARKANSAS PE COA #806
This drawing has been prepared by the Engineer, or under his supervision. This drawing is provided as an instrument of service by the Designer/Engineer and is intended for use on this project only. Pursuant to the Architectural Works Copyright Protection Act of 1990, all drawings, specifications, ideas and designs, including the overall form, arrangement and composition of spaces and elements representing herein, constitute the original, copyrighted work of the Designer/Engineer. Any reproduction, use, or disclosure of information contained herein without prior written consent of the Engineer is strictly prohibited. © 2024 BC Engineers, Inc.

BC ENGINEERS
INCORPORATED

5720 Reeder Shawnee, KS 66203 (913)262-1772



SITE PHOTOMETRIC PLAN

SCALE: 1" = 20'-0"

a new restaurant for
Freddy's
3308 SW 14th Street
Bentonville, AR 71712

date

2.5.2025

drawn by

AK

checked by

DS

revisions



Large Scale Development
City Project
Tracking Number
LSD24-0042

sheet number

PH-001

drawing type

permit

project number

23006-26

STANDARD INSTALLATION NOTES
TYPICAL ALL LOCATIONS

PRIMARY CONDUIT:

- 1) INSTALL 3" SCHEDULE 40 PVC PRIMARY CONDUIT PER BEUD SPEC DS-1403/1404.
- 2) INSTALL 4" SCHEDULE 40 PVC PRIMARY CONDUIT PER BEUD SPEC DS-1403/1404.
- 3) INSTALL 6" SCHEDULE 40 PVC PRIMARY CONDUIT PER BEUD SPEC DS-1403/1404.
- 4) INSTALL PRIMARY CABLE IN CONDUIT (CIC) PER BEUD SPEC DS-1403/1404.

SECONDARY CONDUIT:

- 5) INSTALL 3" SCHEDULE 40 PVC SECONDARY CONDUIT PER BEUD SPEC DS-1403/1404.
- 6) INSTALL 4" SCHEDULE 40 PVC SECONDARY CONDUIT PER BEUD SPEC DS-1403/1404.

STREET LIGHTS:

- 7) INSTALL 2" SCHEDULE 40 PVC STREET LIGHT CONDUIT PER BEUD SPEC DS-1403/1404.
- 8) INSTALL 12' STREET LIGHT FOUNDATION PER BEUD SPEC DS-1415.
- 9) INSTALL 22' STREET LIGHT FOUNDATION PER BEUD SPEC DS-1416A.
- 10) INSTALL 30' STREET LIGHT FOUNDATION PER BEUD SPEC DS-1416B.

SINGLE PHASE TRANSFORMERS:

- 11) INSTALL TRANSFORMER PADS AND CONDUITS PER BEUD SPEC DS-1405/1406.
- 12) INSTALL TRANSFORMER PADS AND CONDUITS PER BEUD SPEC DS-1405/1407.

SECONDARY JUNCTION BOXES:

- 13) INSTALL SECONDARY JUNCTION BOXES AND CONDUITS PER BEUD SPEC DS-1414.

STUB-OUTS:

- 14) INSTALL 3" SCHEDULE 40 PVC CONDUIT STUB OUTS PER BEUD SPEC DS-1406.
- 15) INSTALL 4" SCHEDULE 40 PVC CONDUIT STUB OUTS PER BEUD SPEC DS-1406.
- 16) INSTALL 3" SCHEDULE 40 PVC CONDUIT STUB OUTS PER BEUD SPEC DS-1407.
- 17) INSTALL 4" SCHEDULE 40 PVC CONDUIT STUB OUTS PER BEUD SPEC DS-1407.
- 18) INSTALL 3" SCHEDULE 40 PVC CONDUIT STUB OUTS PER BEUD SPEC DS-1414.
- 19) INSTALL 4" SCHEDULE 40 PVC CONDUIT STUB OUTS PER BEUD SPEC DS-1414.

THREE PHASE TRANSFORMERS:

- 20) INSTALL THREE PHASE TRANSFORMER PAD PER BEUD SPEC DS-1408.
- 21) INSTALL THREE PHASE TRANSFORMER PAD PER BEUD SPEC DS-1409.
- 22) INSTALL THREE PHASE TRANSFORMER PAD PER BEUD SPEC DS-1408 AND DS-1417 FOR CT METER REQUIREMENTS
- 23) INSTALL THREE PHASE TRANSFORMER PAD PER BEUD SPEC DS-1409 AND DS-1417 FOR CT METER REQUIREMENTS

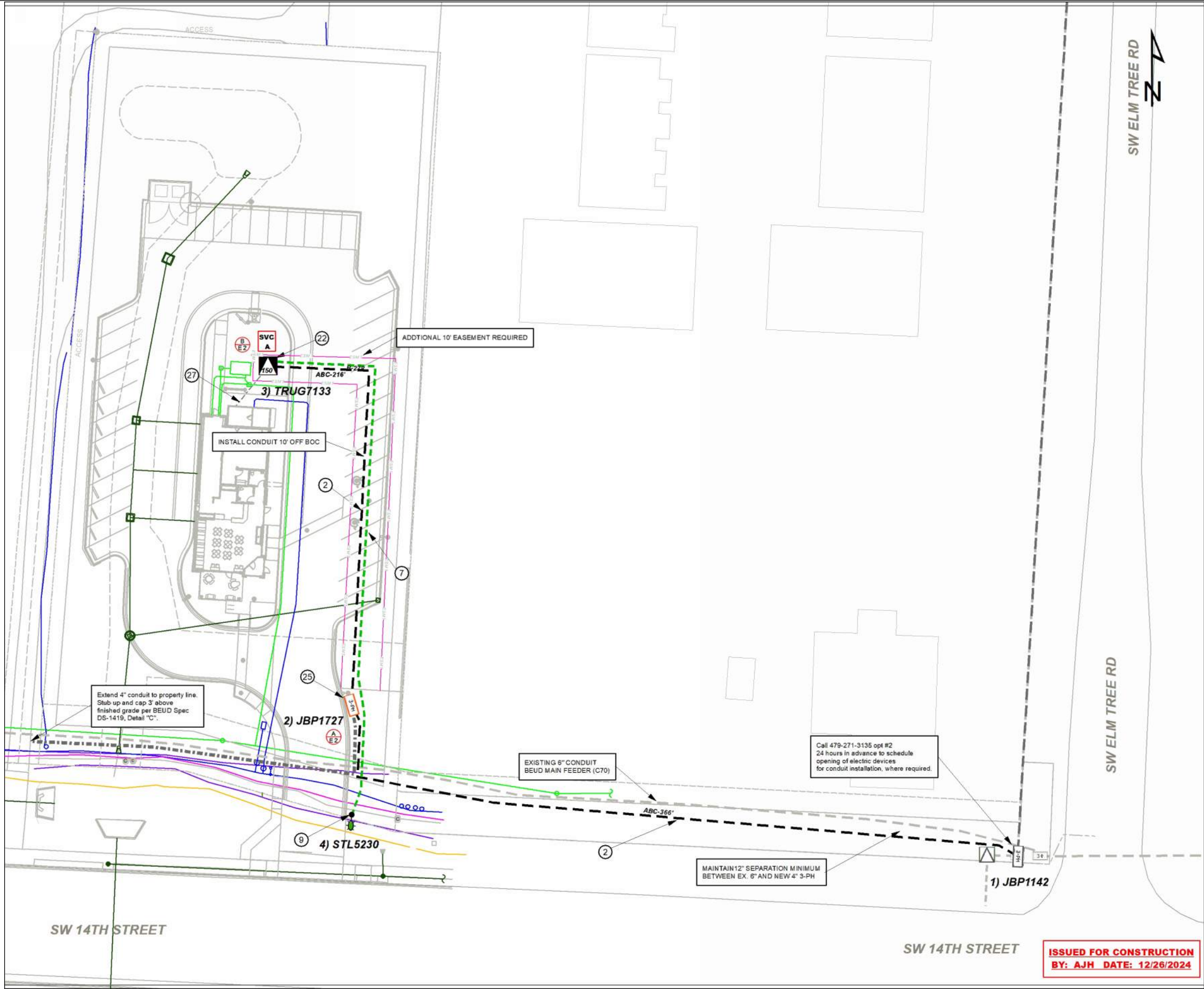
PRIMARY JUNCTION BOXES:

- 24) INSTALL SINGLE PHASE PRIMARY JUNCTION BOX SLEEVE PER BEUD SPEC DS-1411.
- 25) INSTALL 200A THREE PHASE PRIMARY JUNCTION BOX SLEEVE PER BEUD SPEC DS-1412.
- 26) INSTALL 600A THREE PHASE PRIMARY JUNCTION BOX SLEEVE PER BEUD SPEC DS-1413.

MISCELLANEOUS:

- 27) CONDUITS AND CONDUCTORS BY CONTRACTOR

X = DETAIL LETTER
= DETAIL PAGE NUMBER



Electric
Layout

FREDDY'S
3308 SW 14TH STREET

Date: 09/19/2024
W/O #: WF1155778
WO Chg:
Drawn: JPH
Checked: AJH
TRAKIT: LSD24-0042



Hangers at Thaden Field

Southwest I Street

PC Date: 3/4/2025

Staff Report Details

Project Number	LSD24-0054
Applicant / Current Owner	Jared Inman/City of Bentonville
Site Area	+/- 142.83 Acres
Current Zoning	A-1, Agriculture
Requested Zoning	
Current Future Land Use Map Designation	Utility/Transportation
Requested Future Land Use Map Designation	
Development Type / Use	Hangars
Related projects	

Property Description

The subject property is located on the site of Thaden Field, directly south of the existing hangars on the west side of the runway. The site will have direct access to Southwest I Street through an extension of a service road to the existing curb cut near the intersection with Southwest Parnell Drive.

Project Details

The proposed development consists of 6 aircraft hangars arranged along a taxiway extension. Each hangar will be serviced by utilities and have access to an access road extension from the north to the existing curb cut with Southwest I Street. Access to the hangars will be restricted. The hangars are primarily 24 gauge metal panel, with some nichiha panel, as well as stone veneer skirting along the I Street elevations, in line with existing hangar development. These elevations comply with the Bentonville Municipal Airport Design Standards as found in Sec. 1100.24 of the Land Development Code and have been approved by the Airport Advisory Board. (Municipal Airport Projects are exempt from the Large Scale material standards of Section 1100.21 of the Development Code per 1100.21(c) (3).

Relationship to the Community Plan

Relationship to the Community Plan

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

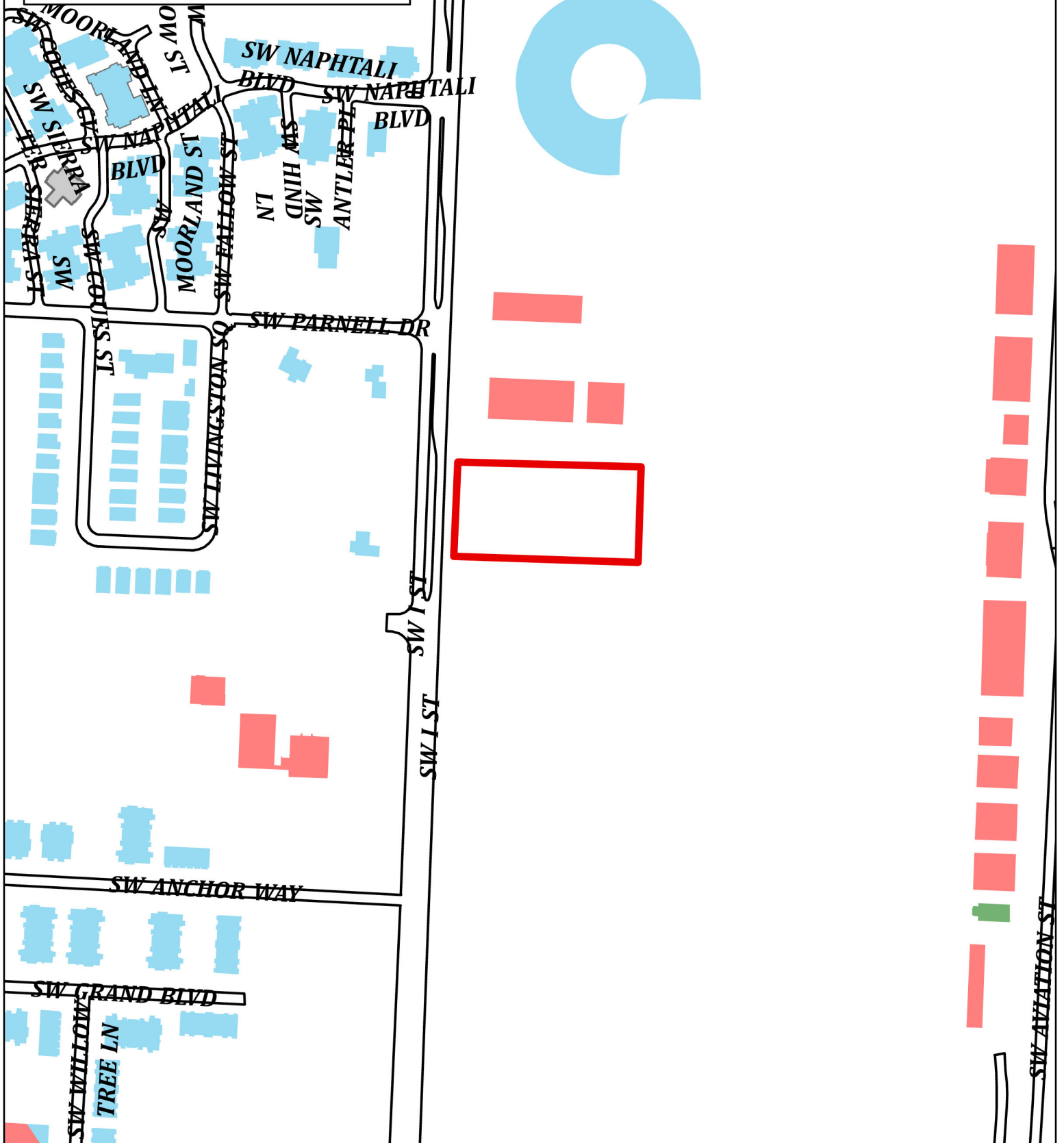
Analysis / Waivers

Conclusion
Staff recommends approval of this Large Scale Development.

Additional Details



**Pending PC
Item**



LSD24-0054
Hangars at Thaden Field (VBT)
2509 SW I St



January 9, 2025

To: City of Bentonville Planning – Tom Alder

From: Brian Baldwin, Chair, Airport Advisory Board

Subject: Evidence of Approval for LSD Plans and Architectural Plans

Tom,

Per your request for evidence of approval for progressing the Private Hangar Development project, I am happy to acknowledge that the board followed the required processes and has voted on all hangars as detailed below. The details of the discussion and voting are all recorded in the minutes as published on the AAB site.

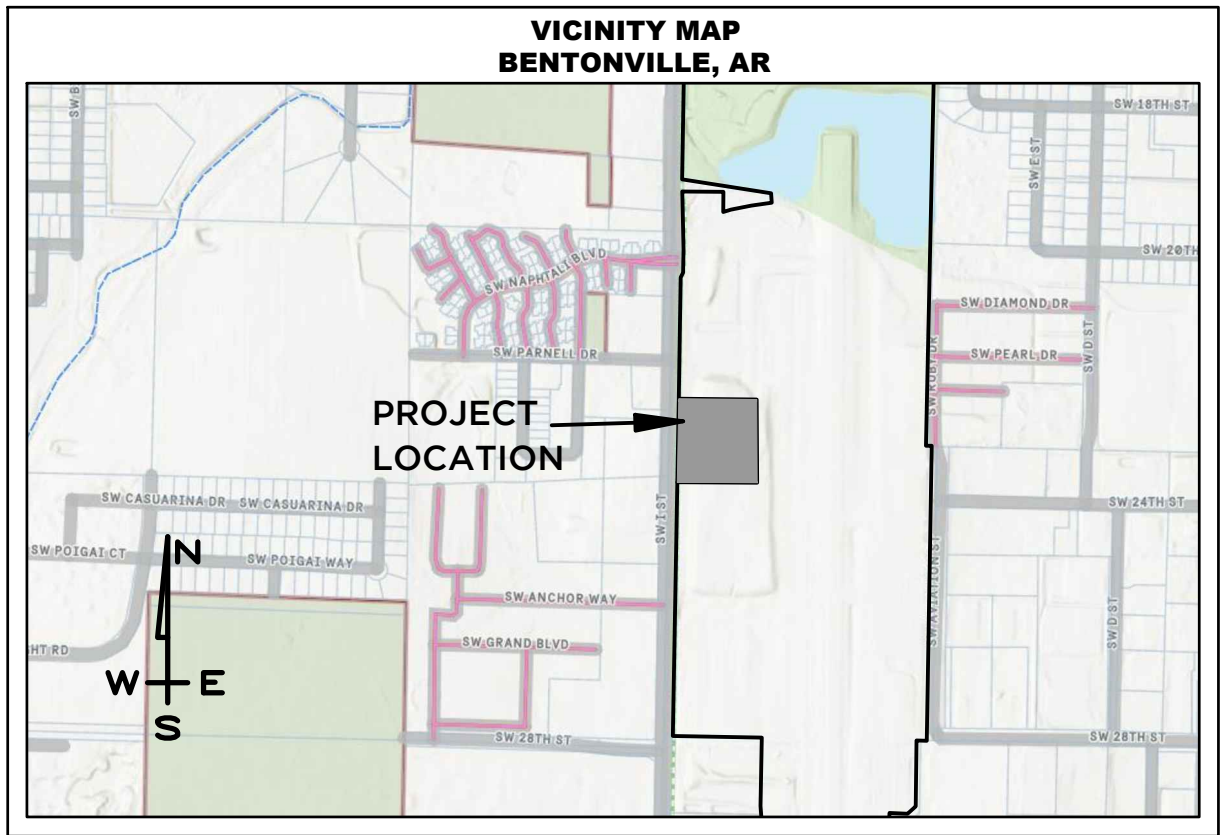
Please let me know if you have any further questions that either Mark Slaughter, City Airport Manager or I can answer.

Sincerely,



Brian Baldwin
Airport Advisory Board, Chair

Hangar Number	Owner	Lease Approved	Elevations Approved	Architecture Approved
1	HangarOne, LLC	YES	YES	YES
2	6FHangar, LLC	YES	YES	YES
3	Independent Aviation Consultants, LLC	YES	YES	YES
4	Lone Projects, LLC	YES	YES	YES
5	Three Bears, LLC	YES	YES	YES
6	AEROSuites, LLC	YES	YES	YES



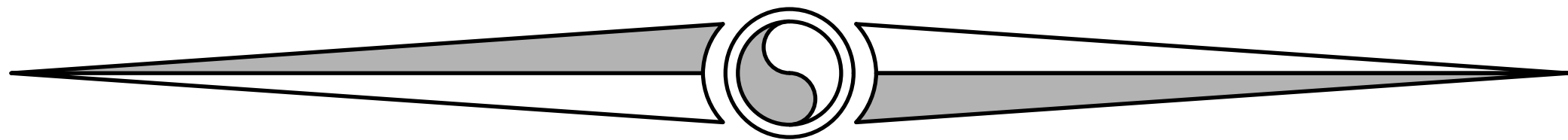
HANGARS AT THADEN FIELD (VBT)

LARGE-SCALE DEVELOPMENT

INCLUDING

LSD, GRADING, & LANDSCAPE PLAN

PARCEL: 01-16535-002
FAYETTEVILLE, ARKANSAS



DECEMBER 2024

OWNER

CITY OF BENTONVILLE
2500 SW AVIATION ST
BENTONVILLE, AR 72712

DEVELOPER

VARIOUS ENTITIES

POINT OF CONTACT:
PAUL CANTRELL
AEROSUITES, LLC
925-997-9450

PREPARED BY:



JORGENSEN
+ASSOCIATES

Civil Engineering Surveying · www.jorgensenassoc.com

124 W Sunbridge Drive, Suite 5
Fayetteville, AR 72703
Office: 479.442.9127
Fax: 479.582.4807

GENERAL 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 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 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. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RELOCATION AND/OR DAMAGE TO UTILITIES.
7. ALL PROCEDURES, MATERIAL AND WORKMANSHIP SHALL CONFORM TO SPECIFICATIONS OF THE WATER DEPARTMENT.
8. THERE ARE NUMEROUS PUBLIC AND PRIVATE UTILITIES WITHIN AND ADJACENT TO THE LIMITS OF CONSTRUCTION AND AN ATTEMPT HAS BEEN MADE TO INDICATE THEIR PRESENCE ON THE PLAN. PRIOR TO BEGINNING ANY TYPE OF EXCAVATION THE CONTRACTOR SHALL CONTACT THE VARIOUS UTILITY COMPANIES AND MAKE ARRANGEMENTS FOR THE LOCATION OF THE UTILITY ON THE GROUND. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN THE UTILITY LOCATION MARKINGS UNTIL THEY ARE NO LONGER NECESSARY.
9. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF BENTONVILLE WATER & SEWER SPECIFICATIONS.
10. CONTACT ALL UTILITIES PRIOR TO CONSTRUCTION TO INSURE THAT ALL EXISTING UTILITIES ARE LOCATED.
11. RESTORATION AND CLEAN-UP SHALL BE COMPLETE BEFORE ACCEPTANCE OF JOB.
12. SEE DETAILS/SPECIFICATIONS FOR ADDITIONAL INFORMATION.
13. BLASTING WILL NOT BE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL FROM THE FIRE CHIEF.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING BMP'S, POSTING SWPPP ON SITE, AND MONITORING/MAINTENANCE OF EROSION CONTROL MEASURES.
15. ANY DAMAGE TO THE EXISTING PUBLIC STREET DUE TO CONSTRUCTION SHALL BE REPAIRED/REPLACED AT THE OWNER/DEVELOPERS EXPENSE.
16. ALL WORK WITHIN THE CITY OF BENTONVILLE RIGHT-OF-WAY WILL MEET THE CITY OF BENTONVILLE STREET SPECIFICATIONS
17. THERE ARE NO WAIVERS, VARIANCES, AND/OR CONDITIONAL USES AT THE TIME OF PREPARING THIS PLAT OR PLAN.

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, they must be called (479-271-3168) in by the Engineer of Record 24 hours in advance before 10am for 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 Building Final Inspection.

CONTACT INFORMATION:

- A. BLACK HILL ENERGY: JOSH KNIGHT, 1301 FEDERAL WAY, PO BOX 2129, LOWELL, AR 72745, (479) 333-7005, JOSHUA.KNIGHT@BLACKHILLSCORP.COM
- B. AT&T: BRENT BALDWIN, 1133 EAST HAROLD ST. FAYETTEVILLE, AR 72703, OFFICE: (479) 571-6609 CELL: (479)-200-9022
- 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, DANIEL CLARDY, 3200 SW MUNICIPAL DRIVE, BENTONVILLE, AR 72712, (479) 696-0279
- F. WATER DEPT.: CITY OF BENTONVILLE, BEAU THOMPSON, 3200 SW MUNICIPAL DRIVE, BENTONVILLE, AR 72712, (479) 271-3140
- G. ELECTRIC DEPT.: CITY OF BENTONVILLE, APRIL HAYES, 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

INDEX OF SHEETS

C0.00 COVER SHEET
C1.01 SITE & UTILITY PLAN
C1.02 GRADING & EROSION CONTROL PLAN
L1.01 LANDSCAPE PLAN
C5.02 EROSION CONTROL DETAILS
BENTONVILLE WATER & SEWER DETAILS

E1 ELECTRIC LAYOUT*
E2 ELECTRIC LAYOUT*
1, 2, 3 ELECTRIC DETAILS*

* CONTRACTOR TO COORDINATE WITH CITY
PRIOR TO ANY WORK BEGINNING



124 W Sunbridge Drive, Suite 5
Fayetteville, AR 72703
Office: 479.442.9127
www.jorgensenassoc.com
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Civil Engineering + Surveying



LEGEND

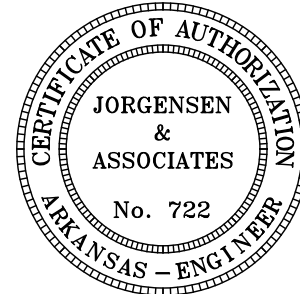
PROJECT DETAILS

PROJECT TITLE:
HANGARS AT THADEN FIELD (VBT)

PROJECT LOCATION:
BENTONVILLE, AR

REVISIONS

DATE: 2/22/2024
DRAWN BY: JH
PROJECT # 2024-012
FILE PATH: Z:\LSD\2024012
SHEET SIZE: 24" x 36"
SCALE: 1" = 30'



SHEET TITLE

COVER

SHEET NUMBER

C0.00

NOTES:

1. PARCEL #01-16535-002
2. CURRENT ZONING: A-1
3. ROTATION BASED ON ARKANSAS STATE PLANE, NORTH ZONE, NAD83
4. PER GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X" AS SHOWN ON FEMA FIRM PANEL #05007C0255K BEARING AN EFFECTIVE DATE OF 6/5/2012 AND IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE.
5. A SEPARATE PERMIT WILL BE REQUIRED FOR ANY PROPOSED FENCING THAT IS NOT PART OF THIS PLAN.
6. SITE TRIANGLE: THERE CANNOT BE ANYTHING BETWEEN 3' AND 8' IN HEIGHT WITHIN THE SHADED AREA(S).
7. THIS DEVELOPMENT RESIDES WITHIN THE BENTONVILLE MUNICIPAL AIRPORT WHERE AN EXISTING AVIGATION EASEMENT IS PROVIDED BY SECTION 401.12 OF THE DEVELOPMENT CODE.
8. 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.

ZONING & SETBACKS:

ZONED: A-1

AIRPORT ZONE: B, INNER SAFETY/TURNING ZONE

SETBACKS:

FRONT: 30'
SIDE: 30'
REAR: 30'

ELECTRIC, WATER & SEWER 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. THE CONTRACTOR MAY ONLY INSTALL THE METER SETTER. CITY WILL INSTALL THE METER WITH BUILDING CONSTRUCTION.
4. DAMAGE TO OR RELOCATION OF EXISTING UTILITIES SHALL BE AT THE DEVELOPER'S EXPENSE.
5. TREES MUST BE LOCATED 5' FROM PUBLIC UTILITIES.
6. ALL WATER AND SEWER PLANS MUST BE APPROVED BY THE CITY OF BENTONVILLE WATER UTILITY DEPARTMENT PRIOR TO CONSTRUCTION.
7. SEWER SERVICE NOT USED MUST BE CAPPED AT THE MAIN AND VERIFIED BY THE CITY.
8. BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN. CONTRACTOR SHALL FOLLOW DESIGN ON BEUD'S DRAWING WHEN INSTALLING ELECTRIC FACILITIES.
9. CONTACT BEUD AT (479) 271-3135 BEFORE PERFORMING ANY GRADING AROUND POWER POLES WITHIN 5' BASED ON THE FOLLOWING CONDITIONS:
A) PLACEMENT OF ANY FILL GREATER THAN 1'
B) ANY EXCAVATION
10. ANY PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
11. ALL MECHANICAL (ROOF AND GROUND MOUNTED) WILL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING.
12. THE CITY OF BENTONVILLE STREET STANDARDS, DRAINAGE CRITERIA MANUAL, SUBDIVISION ORDINANCE, STANDARD WATER AND SEWER SPECIFICATIONS (2008 VERSION), 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.
13. 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.
14. THE ENGINEER OF RECORD MUST CERTIFY THE SITE AND THE PROJECT MUST PASS A DEVELOPMENT FINAL SITE INSPECTION BEFORE REQUESTING A BUILDING FINAL INSPECTION.
15. 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. PRE-PAVE PRECON. TRACER WIRE TO BE INSPECTED BEFORE PAVING.
16. RELOCATION OF ELECTRICAL FACILITIES WILL BE AT THE OWNER'S EXPENSE.
17. 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.
18. CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.
19. BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN.
20. ELECTRIC FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION OF THE ELECTRIC SPECIFICATIONS ON THE WEBSITE. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THIS DOCUMENT.
21. CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.
22. **CITY SHALL MAKE ALL TAPS ON EXISTING MAINS AT OWNER'S EXPENSE.**
23. BENTONVILLE WATER UTILITIES HANDLES WATER UTILITY INSPECTIONS. PLEASE CALL 271-3140 OR EMAIL WATERSEWER@BENTONVILLEAR.COM TO SETUP INSPECTIONS.

UTILITY NOTES:

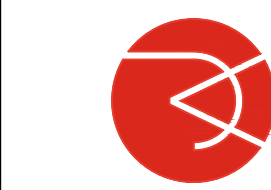
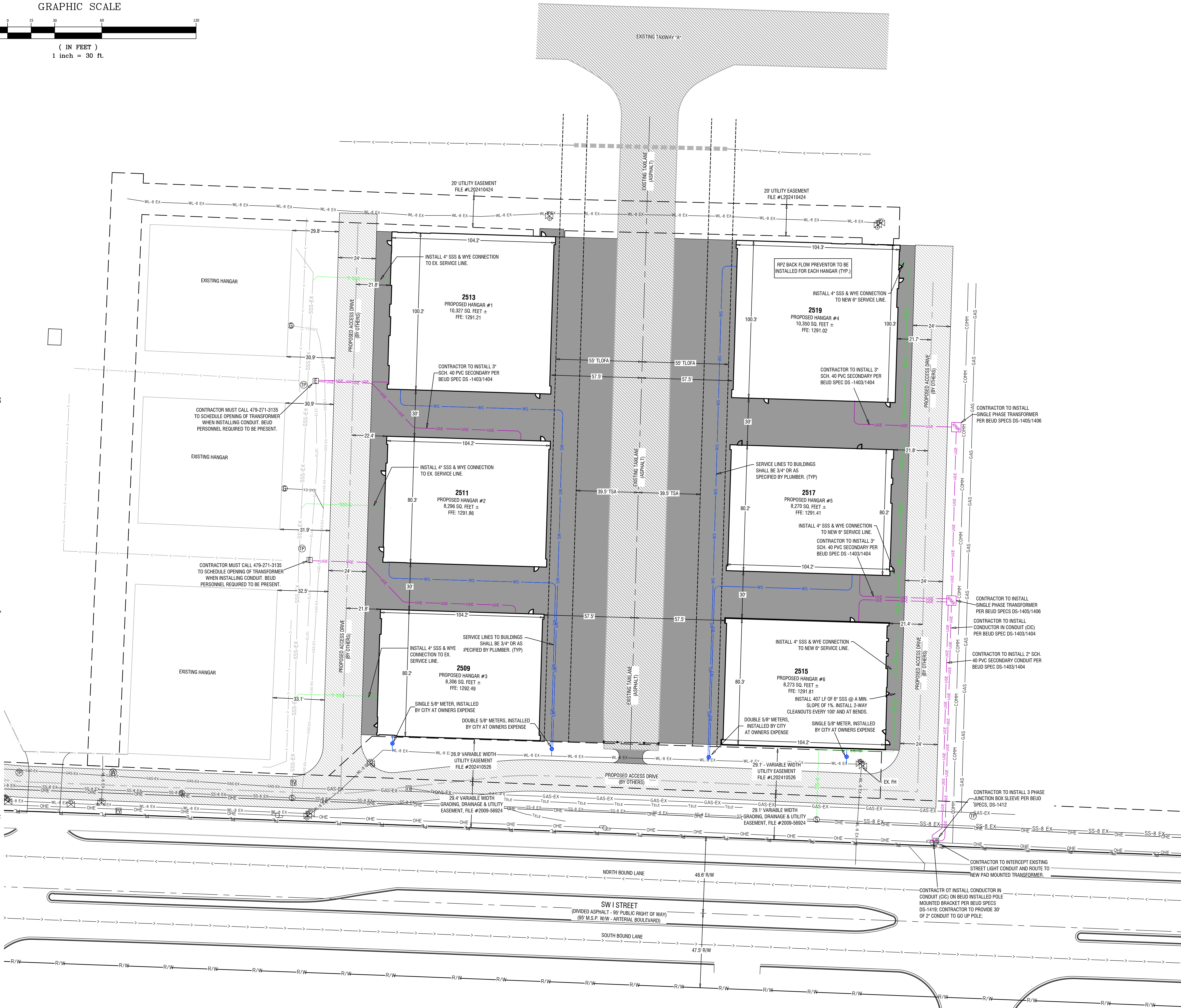
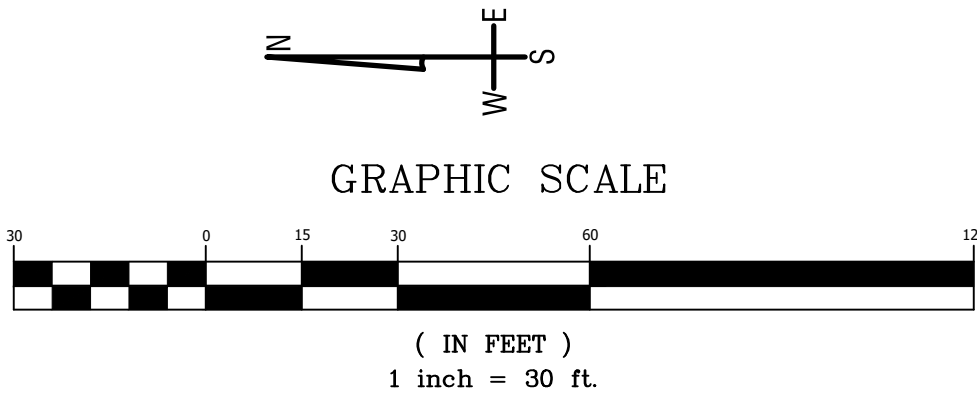
PRIVATE SEWER LINES TO BE INSTALLED TO CITY OF BENTONVILLE WATER & SEWER SPECIFICATIONS (2021 VERSION)

RP TYPE BACKFLOW PREVENTER REQUIRED ON ALL IRRIGATION WATER SERVICES.

ONLY BACKWASH WATER WILL BE ALLOWED TO DISCHARGE INTO THE SANITARY SEWER SYSTEM.

WATER METER NOTE:

6 HANGARS = (2) 5/8" DOUBLE METER SETS AND (2) 5/8" SINGLE METER SETS



LEGEND

- FOUND MONUMENT AS NOTED
- SET IRON PIN WITH CAP
- × CALCULATED POINT
- W WATER METER
- W WATER VALVE
- S SEWER MANHOLE
- E ELECTRIC BOX
- EM ELECTRIC METER
- TP TELEPHONE PEDESTAL
- TV TELEPHONE BOX
- EV FIBER OPTIC VAULT
- JB JUNCTION BOX
- PP POWER POLE
- G GAS METER
- CENTERLINE OF ROAD

- RIGHT OF WAY
- BUILDING SETBACK
- EASEMENT LINE
- FENCE LINE
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- EXISTING OVERHEAD ELECTRIC
- EXISTING GAS LINE
- EXISTING ELECTRIC
- EXISTING TELECOMMUNICATIONS
- PROPOSED WATER SERVICE
- PROPOSED ELECTRIC SERVICE
- PROPOSED SEWER SERVICE

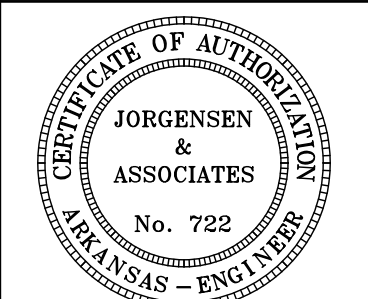
PROJECT DETAILS

PROJECT TITLE:
HANGARS AT THADEN
FIELD (VBT)

PROJECT LOCATION:
BENTONVILLE, AR

REVISIONS

DATE: 11-22-2024
DRAWN BY: JH
PROJECT # 2024-012
FILE PATH: Z:\180-2024012
SHEET SIZE: 24" x 36"
SCALE: 1" = 30'



SHEET TITLE

**SITE & UTILITY
PLAN**

SHEET NUMBER

C1.01

NOTES:

1. PARCEL #01-16535-002
2. CURRENT ZONING: A-1
3. ROTATION BASED ON ARKANSAS STATE PLANE, NORTH ZONE, NAD83
4. PER GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X" AS SHOWN ON FEMA FIRM PANEL #05007C0255K BEARING AN EFFECTIVE DATE OF 6/5/2012 AND IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE.

ZONING & SETBACKS:

ZONED: A-1

AIRPORT ZONE: B, INNER SAFETY/TURNING ZONE

SETBACKS:

FRONT: 30'
SIDE: 30'
REAR: 30'

GRADING NOTES/ OPERATIONS AND MAINTENANCE PLAN:

1. ALL GRADES ARE AS INDICATED BY CONTOURS.
2. CUTS AND FILLS ARE AS INDICATED BY FINISHED CONTOURS AND SPOT ELEVATIONS. SLOPES SHALL NOT EXCEED 3:1 UNLESS ADDITIONAL SLOPE TREATMENT IS PROPOSED AND APPROVED BY THE PROJECT ENGINEER.
3. GRADING WILL BE LIMITED TO THE EXTENTS OF THE PROPOSED CONTOURS.
4. IF EXCESSIVE DUST BECOMES A PROBLEM, A PLAN FOR WATERING HEAVILY TRAVELED AREAS WILL BE SUBMITTED TO THE CITY ENGINEER BY THE CONTRACTOR.
5. ALL FINISHED SLOPES ARE AS SHOWN BY THE FINISHED CONTOURS.
6. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO PRIMARY GRADING.
7. CONTRACTOR SHALL MODIFY EROSION CONTROL MEASURES AS NECESSARY TO ELIMINATE SEDIMENTATION FROM LEAVING THE SITE.
8. THERE MAY OR MAY NOT BE EROSION PROBLEMS ON THIS SITE OR THE PROPERTY DOWNSTREAM.
9. ALL AREAS WHICH RECEIVE CONCENTRATED RUNOFF SHALL BE STABILIZED WITH STONE CHECK DAMS.
10. ALL IMPORTED FILL SHALL BE FREE OF ROCKS GREATER THAN 12 INCHES IN DIAMETER AND ANY DETRIMENTAL ORGANIC MATERIAL OR REFUSE DEBRIS.
11. FILL SHALL NOT BE PLACED ON EXISTING SLOPES WITH A GRADE STEEPER THAN 15% UNLESS KEYED INTO STEPS IN THE EXISTING GRADE AND THOROUGHLY STABILIZED BY MECHANICAL COMPACTION.
12. DEBRIS, MUD, AND SOIL SHALL NOT BE ALLOWED IN PUBLIC STREETS BUT IF ANY DEBRIS, MUD, OR SOIL FROM THE DEVELOPMENT SITE REACHES THE PUBLIC STREET IT SHALL BE IMMEDIATELY REMOVED VIA SWEEPING OR OTHER METHODS OF PHYSICAL REMOVAL. DEBRIS, MUD, OR SOIL IN THE STREET MAY NOT BE WASHED OFF THE STREET OR WASHED INTO STORM DRAINAGE SYSTEMS. STORM DRAINAGE SYSTEMS DOWNSTREAM OF A DEVELOPMENT SITE SHOULD BE PROTECTED FROM DEBRIS, MUD, OR SOIL IN THE EVENT THAT DEBRIS, MUD, OR SOIL REACHES THE DOWNSTREAM DRAINAGE SYSTEM.
13. ALL GRADED AND OTHERWISE DISTURBED AREAS SHALL BE STABILIZED WITHIN 15 DAYS IMMEDIATELY AFTER GRADING OR DISTURBANCE HAS CEASED.
14. TOP SOIL OR OTHER SOIL THAT IS TO BE STOCKPILED FOR MORE THAN 30 DAYS, SHALL RECEIVE A TEMPORARY COVER OF ANNUAL RYE OR OTHER SUITABLE GRASS SHALL BE PLANTED.
15. 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.
16. PERMANENT EROSION CONTROL. THE DEVELOPER SHALL INCORPORATE PERMANENT EROSION CONTROL FEATURES AT THE EARLIEST PRACTICAL TIME. TEMPORARY EROSION CONTROL MEASURES WILL BE USED TO CORRECT CONDITIONS THAT DEVELOP DURING CONSTRUCTION THAT WERE UNFORESEEN DURING THE DESIGN STAGE THAT ARE NEEDED PRIOR TO INSTALLATION OF PERMANENT EROSION CONTROL FEATURES, OR THAT ARE NEEDED TEMPORARILY TO CONTROL EROSION THAT DEVELOPS DURING NORMAL CONSTRUCTION PROJECTS, BUT ARE NOT ASSOCIATED WITH PERMANENT CONTROL FEATURES ON THE PROJECT.
17. CONSTRUCTION EXITS: A STABILIZED ROCK EXIT IS REQUIRED ON CONSTRUCTION SITES. ROCK EXITS MUST BE AT LEAST 20' WIDE BY 50' LONG BY 6" THICK STABILIZED ROCK HAVING A MINIMUM AVERAGE DIAMETER OF 3". IF THERE IS AN EXISTING CURB, LOOSE MATERIAL SUCH AS FILL DIRT OR GRAVEL SHALL NOT BE USED TO RAMP UP TO IT FROM THE STREET. TEMPORARY WOODEN RAMPS IN FRONT OF CURBS ARE ACCEPTABLE.
18. FRANCHISE AND PRIVATE UTILITIES: THE PROPERTY OWNER OR MAIN CONTRACTOR ONSITE WILL BE RESPONSIBLE FOR RESTORING ALL EROSION AND SEDIMENT CONTROL SYSTEMS AND PUBLIC INFRASTRUCTURE DAMAGED OR DISTURBED BY UNDERGROUND PRIVATE OR FRANCHISE UTILITY CONSTRUCTION SUCH AS WATER AND SEWER SERVICE LEADS, TELEPHONE, GAS, CABLE, ETC. EROSION AND SEDIMENT CONTROL SYSTEMS MUST BE IMMEDIATELY RESTORED AFTER EACH UTILITY CONSTRUCTION.

SPOT ELEVATION ABBREVIATIONS:

TC: TOP OF CONCRETE
TP: TOP OF PAVEMENT
GI: TOP OF GRATED INLET
FFE: FINISHED FLOOR ELEVATION

REFER TO GTS CONSULTING'S GEOTECHNICAL ENGINEERING REPORT FOR PLANNED HANGAR DEVELOPMENT, DATED APRIL 1, 2024, FOR MORE INFORMATION REGARDING UNDERCUT, FOUNDATION, SLAB, AND PAVEMENT RECOMMENDATIONS. RECOMMENDATIONS WITHIN GTS' REPORT SUPERCEDE ANY RECOMMENDATIONS WITHIN THESE CONSTRUCTION PLANS.

FLEXIBLE PAVEMENT SECTION RECOMMENDATIONS

FLEXIBLE PAVEMENT SECTION:	ASPHALT SURFACE COURSE (INCHES)	AGGREGATE BASE COURSE (CLASS 7) (INCHES)	DESIGN TRAFFIC
LIGHT-DUTY	3	6	CAR AND PASSENGER TRUCK
MEDIUM-DUTY	3	9	DRIVE LANES
SPECIFICATION ¹	SECTION 407-1	SECTION 303	

¹STANDARD SPECIFICATION FOR HIGHWAY CONSTRUCTION, ARKANSAS DEPARTMENT OF TRANSPORTATION, EDITION OF 2014

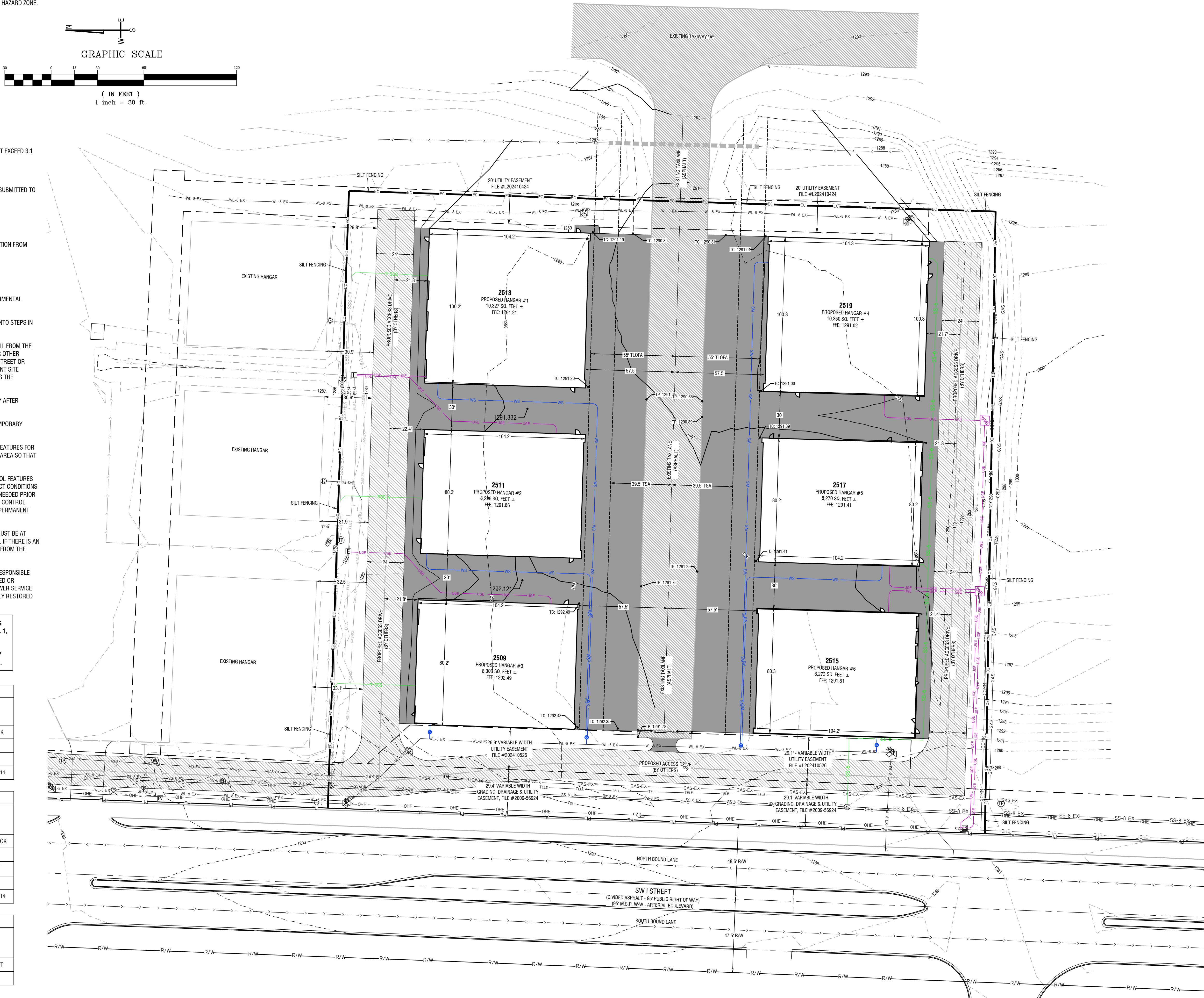
RIGID PAVEMENT SECTION RECOMMENDATIONS

RIGID PAVEMENT SECTION:	UNREINFORCED CLASS 5(AE) CONCRETE (INCHES)	AGGREGATE BASE COURSE (CLASS 7) (INCHES)	DESIGN TRAFFIC
LIGHT-DUTY	5.5	4	CAR AND PASSENGER TRUCK
MEDIUM-DUTY	7	4	DRIVE LANES
HEAVY-DUTY	8	4	LIGHT SEMI-TRUCK AND DUMPSTER PAD AREAS
SPECIFICATION ¹	SECTION 501	SECTION 303	

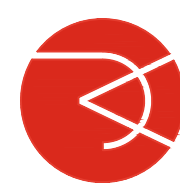
¹STANDARD SPECIFICATION FOR HIGHWAY CONSTRUCTION, ARKANSAS DEPARTMENT OF TRANSPORTATION, EDITION OF 2014

FAA PAVEMENT SECTION

RIGID PAVEMENT SECTION:	PORTLAND CONCRETE PAVEMENT (INCHES)	CLASS 7 OR 8 BASE COURSE (INCHES)	DESIGN TRAFFIC
LIGHT-DUTY	6	4	SPORADIC LIGHT AIRCRAFT
SPECIFICATION ¹	FAA P-501	FAA P-209	



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+ ASSOCIATES
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LEGEND

- FOUND MONUMENT AS NOTED
- SET IRON PIN WITH CAP
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- W WATER METER
- W WATER VALVE
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- E ELECTRIC BOX
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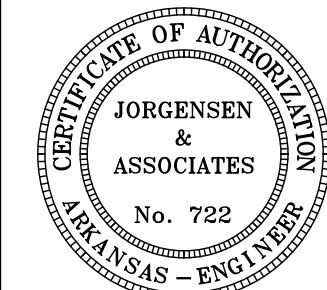
PROJECT DETAILS

PROJECT TITLE:
HANGARS AT THADEN
FIELD (VBT)

PROJECT LOCATION:
BENTONVILLE, AR

REVISIONS

DATE: 2/22/2024
DRAWN BY: JH
PROJECT # 2024-012
FILE PATH: Z:\LSB\2024012
SHEET SIZE: 24" x 36"
SCALE: 1" = 30'



SHEET TITLE

GRADING & EROSION
CONTROL PLAN

SHEET NUMBER

C1.02

NOTES:

1. PARCEL #01-16535-002
2. CURRENT ZONING: A-1
3. ROTATION BASED ON ARKANSAS STATE PLANE, NORTH ZONE, NAD83
4. PER GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X" AS SHOWN ON FEMA FIRM PANEL #05007C025K5K BEARING AN EFFECTIVE DATE OF 6/5/2012 AND IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE.
5. A SEPARATE PERMIT WILL BE REQUIRED FOR ANY PROPOSED FENCING THAT IS NOT PART OF THIS PLAN.
6. SITE TRIANGLE: THERE CANNOT BE ANYTHING BETWEEN 3' AND 8' IN HEIGHT WITHIN THE SHADED AREA(S).
7. THIS DEVELOPMENT RESIDES WITHIN THE BENTONVILLE MUNICIPAL AIRPORT WHERE AN EXISTING AVIGATION EASEMENT IS PROVIDED BY SECTION 401.12 OF THE DEVELOPMENT CODE.
8. 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.
9. WHERE POTENTIAL UTILITY CONFLICTS WITH LANDSCAPING, UTILITY LOCATIONS SHALL BE FIELD VERIFIED.

ZONING & SETBACKS:

ZONED: A-1

AIRPORT ZONE: B, INNER SAFETY/TURNING ZONE

SETBACKS:

FRONT: 30'
SIDE: 30'
REAR: 30'

LANDSCAPE NOTES:

1. ALL LANDSCAPED AREAS TO BE IRRIGATED WITH AUTOMATIC SPRINKLERS OR WATER SPIGOTS AT MINIMUM 100' RADIUS INTERVALS. MAINS SHALL NOT BE PLACED WITHIN UTILITY EASEMENTS.
2. ALL INTERIOR LANDSCAPE ISLANDS SHALL BE SODDED OR 80% MINIMUM LIVING COVER.
3. ALL LANDSCAPING WILL BE GUARANTEED BY THE DEVELOPER FOR 36 MONTHS FROM THE TIME OF INSTALLATION. IF ANY VEGETATION SHOULD FAIL TO SURVIVE DURING THAT TIME IT WILL NEED TO BE REPLACED DURING THE APPROPRIATE PLANTING SEASON.
4. ALL TREES SHALL BE PLANTED 5' FROM UTILITY LINES, WHERE POTENTIAL UTILITY CONFLICTS OCCUR WITH LANDSCAPING. UTILITY LOCATIONS SHALL BE FIELD VERIFIED.
5. ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED. (SEC 1400.05.B-12)
6. TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF THE ANSI A300 "STANDARDS FOR ALL TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES. (SEC 1400.5.B-13)
7. HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF THE ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES. (SEC 1400.05.B-14)
8. LIVING MATERIALS, SUCH AS LAWN, GRASS OR HERBACEOUS GROUND COVERS LIKE JUNIPER OR LIRIOPE, ETC., SHALL COVER A MINIMUM OF EIGHTY PERCENT (80%) OF THE PLANTING ISLANDS. ONE HUNDRED PERCENT (100%) OF LIVING MATERIALS IS STRONGLY ENCOURAGED. (SEC 1400.6.A-8 & 1400.8.G-7)
9. IN THE EVENT ON SITE CONDITIONS PREVENT THE PLACEMENT OF TREES OR BUSHES AS SHOWN, LANDSCAPER SHALL PLACE TREES AND/OR BUSHES IN A MORE IDEAL LOCATION THAT DOES NOT CONFLICT WITH ON SITE CONDITIONS.
10. ALL TREES PLANTED IN THE PUBLIC RIGHT-OF-WAY SHALL BE 4" CALIBER AND THE LOWEST LIMB SHALL BE 96" OR HIGHER FROM FINAL GRADE AT TIME OF PLANTING, OR PLANT THE 3" IN THE GREEN SPACE BEHIND THE SIDEWALK BUT YOU MUST MAINTAIN 5' OF SEPARATION FROM PUBLIC UTILITIES. THESE CAN BE STAGGERED.
11. AS PER CITY OF BENTONVILLE MUNICIPAL CODE SECTION 1400.03(E):
MUNICIPAL AIRPORT, DEVELOPMENT SUBJECT TO THE DESIGN STANDARDS FOR THE BENTONVILLE MUNICIPAL AIRPORT SHALL BE EXEMPT FROM THIS ARTICLE WITH THE EXCEPTION OF SECTION 1400.18, MUNICIPAL AIRPORT LANDSCAPING REQUIREMENTS.

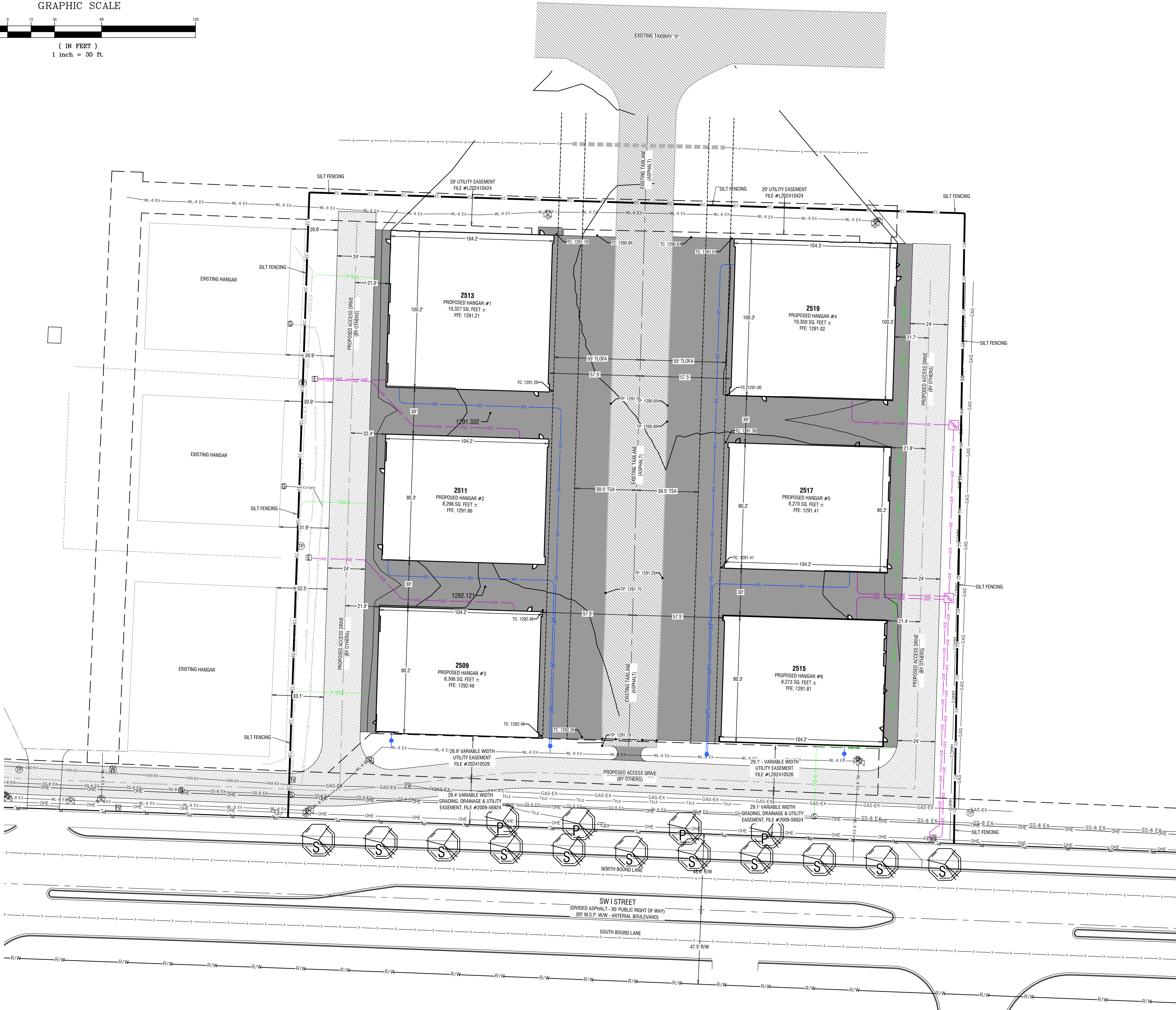
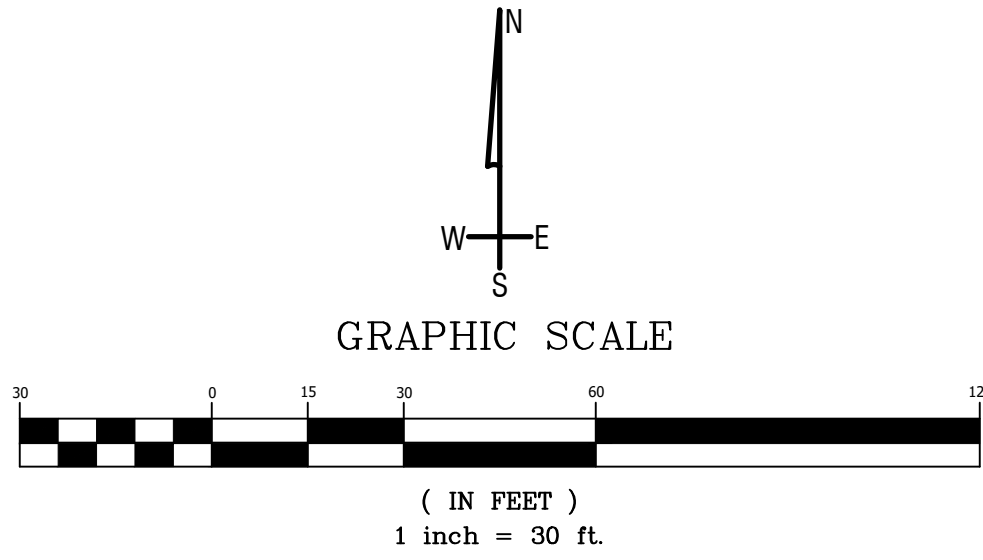
LANDSCAPE REQUIREMENTS:

STREET FRONTAGE:

TREES: 1 TREE PER 15' OF FRONTAGE
180 L.F. OF FRONTAGE / 15 = 12

LANDSCAPE BUFFER: 20 FT IN WIDTH ALONG ENTIRE STREET FRONTAGE.

POTENTIAL CONFLICTS WITH EXISTING UNDERGROUND UTILITIES, OVERHEAD ELECTRIC AND UTILITY EASEMENTS MAY LIMIT STREET TREE PLANTINGS.



STREET TREES: 12 TOTAL			
PLANTINGS	ABBREVIATION	TREE NAME	SIZE
4	S	LEGACY SUGAR MAPLE	2"
4	S	ACER SACCHARUM	2"
4	S	LONDON PLANETREE	2"
4	S	PLATANUS X ACERIFOLIA	2"
4	S	KOUSA DOGWOOD	2"
4	S	CORNUS KOUSA	2"
PROPERTY IMPROVEMENT TREES: 4 TOTAL			
PLANTINGS	ABBREVIATION	TREE NAME	SIZE
4	S	KOUSA DOGWOOD	2"
4	S	CORNUS KOUSA	2"

124 W Sunbridge Drive, Suite 5
Fayetteville, AR 72703
Office: 479.442.9127
www.jorgensenassoc.com



LEGEND

- FOUND MONUMENT AS NOTED
- SET IRON PIN WITH CAP
- × CALCULATED POINT
- W WATER METER
- W WATER VALVE
- S SEWER MANHOLE
- E ELECTRIC BOX
- EM ELECTRIC METER
- TP TELEPHONE PEDESTAL
- TV TELEPHONE BOX
- EV FIBER OPTIC VAULT
- JB JUNCTION BOX
- PO POWER POLE
- GM GAS METER
- CENTERLINE OF ROAD

- RIGHT OF WAY
- BUILDING SETBACK
- EASEMENT LINE
- FENCE LINE
- CENTERLINE OF CREEK/DITCH
- EXISTING WATER LINE
- EXISTING SEWER LINE
- EXISTING DRAIN PIPE
- EXISTING OVERHEAD ELECTRIC
- EXISTING GAS LINE
- EXISTING ELECTRIC
- EXISTING TELECOMMUNICATIONS
- PROPOSED WATER SERVICE
- PROPOSED ELECTRIC SERVICE
- PROPOSED SEWER SERVICE

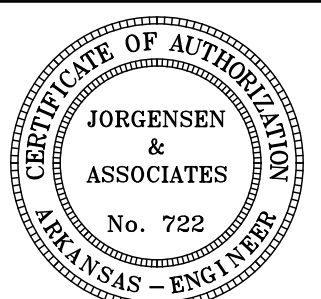
PROJECT DETAILS

PROJECT TITLE:
HANGARS AT THADEN
FIELD (VBT)

PROJECT LOCATION:
BENTONVILLE, AR

REVISIONS

DATE: 2/22/2024
DRAWN BY: JH
PROJECT # 2024-012
FILE PATH: Z:\LSP\2024012
SHEET SIZE: 24" x 36"
SCALE: 1" = 30'



SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER

L1.01



FOR REVIEW ONLY
NOT FOR CONSTRUCTION

- CONTRACTOR NOTES:**
1. CALL 479-271-3135 OPT. #2 FIVE DAYS IN ADVANCE FOR CONTRACTOR INSTALLED BEUD MATERIAL DELIVERY (IE JUNCTION BOX SLEEVE, TRANSFORMER PAD). CONTRACTOR MUST BE ON SITE WITH PERSONNEL AND EQUIPMENT TO UNLOAD MATERIAL AND SIGN FOR DELIVERY.
 2. CALL 479-271-3135 OPT. #2, 24 HOURS IN ADVANCE TO SCHEDULE OPENING OF ELECTRIC DEVICES FOR CONDUIT INSTALLATION WHERE REQUIRED.
 3. DRAWING **NOT TO SCALE**. UNLESS OTHERWISE NOTED ON THIS DRAWING, INSTALL ALL CONDUIT AND DEVICES IN ACCORDANCE WITH THE LATEST REVISION OF THE BEUD ELECTRIC SPECIFICATIONS.
 4. THE BEUD ELECTRIC SPECIFICATIONS BOOK IS A COMPANION TO THIS DRAWING AND CAN BE DOWNLOADED AT <http://tinyurl.com/beudspecs>
 5. SERVICE CONDUIT INSPECTION IS SCHEDULED BY CALLING THE BUILDING INSPECTION DEPARTMENT, 479-271-3125. ALL OTHER CONDUIT/ELECTRIC SITE INSPECTIONS ARE SCHEDULED BY CALLING THE PROJECT ENGINEER.

BEUD CONSTRUCTION USE



3200 Municipal Dr
Bentonville, AR 72712
Ph: (479) 271-3135
www.bentonvillear.com

ELECTRIC
LAYOUT

VBT HANGER DEVELOPMENT
2500 BLOCK SW I ST
BENTONVILLE, AR 72712



SCAN FOR LATEST
REVISION OF BEUD SPECS
www.tinyurl.com/BEUDspecs



Know what's below.
Call before you dig.

WORK ORDER: WF0967732

TRAKIT #: PIIP21-0003

DRAWN: WCK

CHECKED: CRB

SHEET NUMBER: E1
Page 61 of 170

PRELIMINARY

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

REVISION	

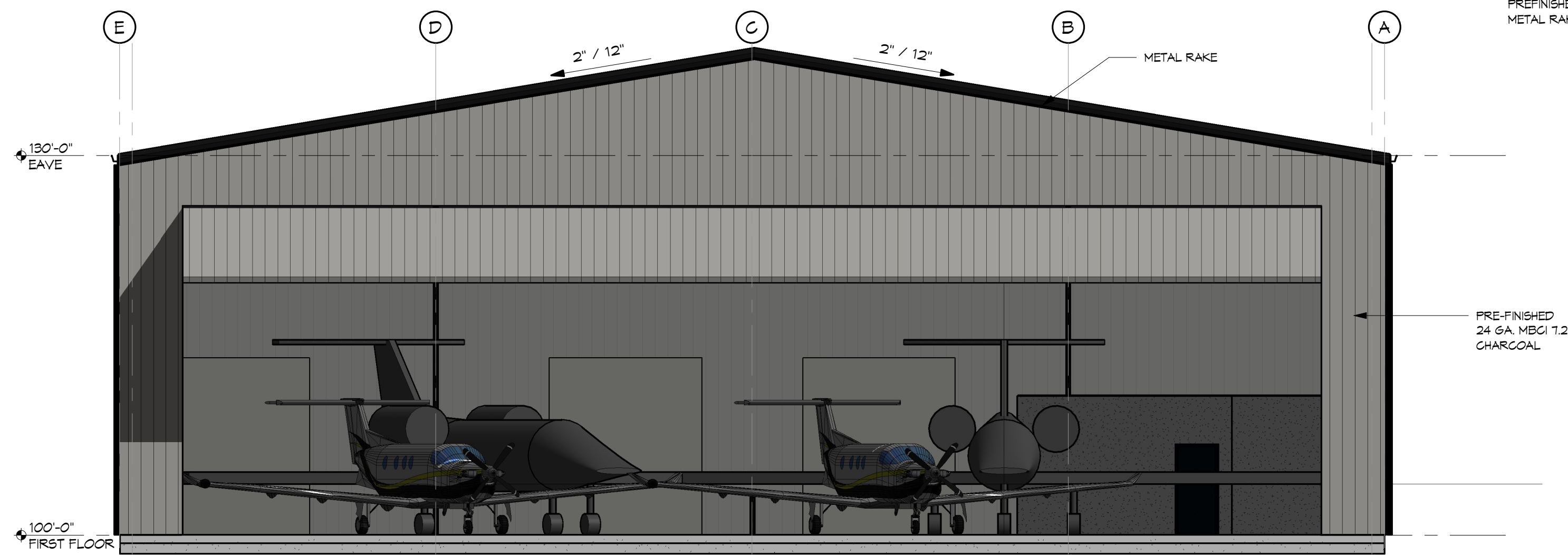
EXTERIOR FINISH LEGEND	
	PRE-FINISHED 24 GA. MBSI 1.2 - CHARCOAL
	RAKE TRIM, BUTTERS AND DOWNSPOUTS - BLACK
	CORNER TRIM, DOOR TRIM, CHARCOAL



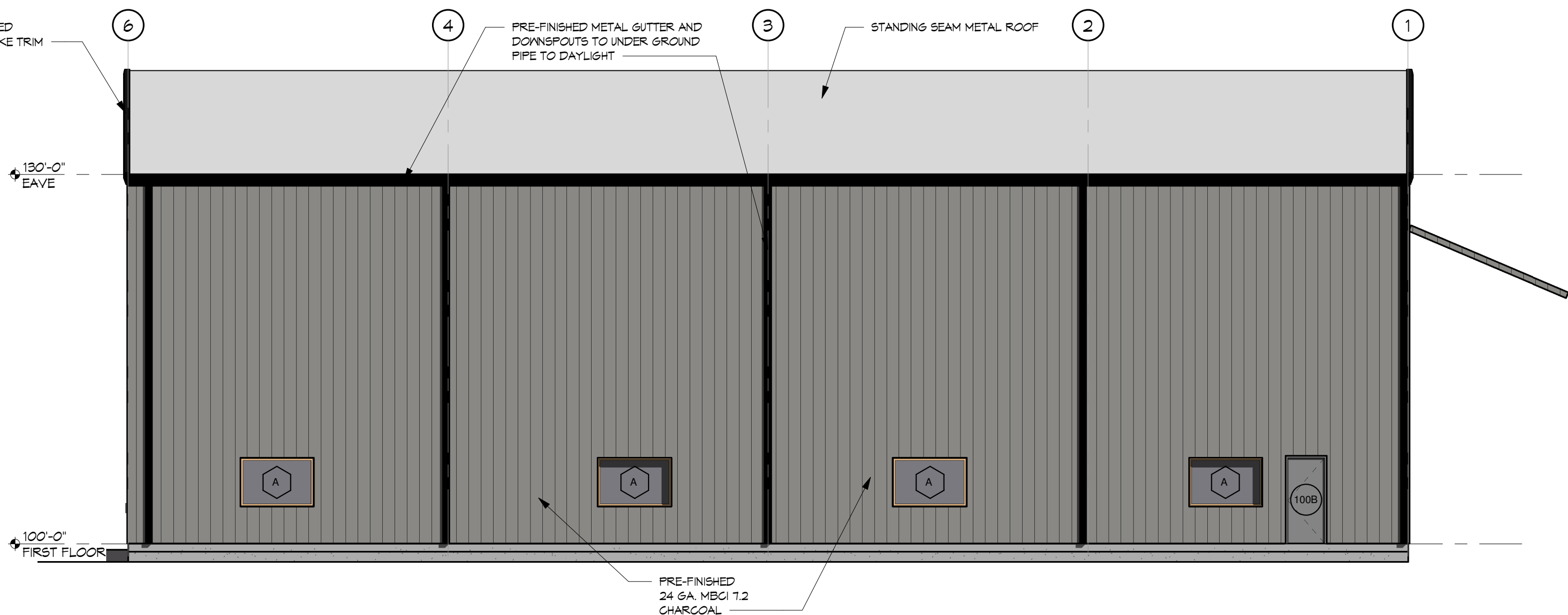
4 EAST ELEVATION COLOR
1/8" = 1'-0"



3 SOUTH ELEVATION COLOR
1/8" = 1'-0"



2 NORTH ELEVATION COLOR
1/8" = 1'-0"



1 WEST ELEVATION COLOR
1/8" = 1'-0"

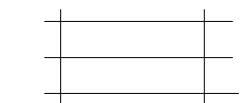
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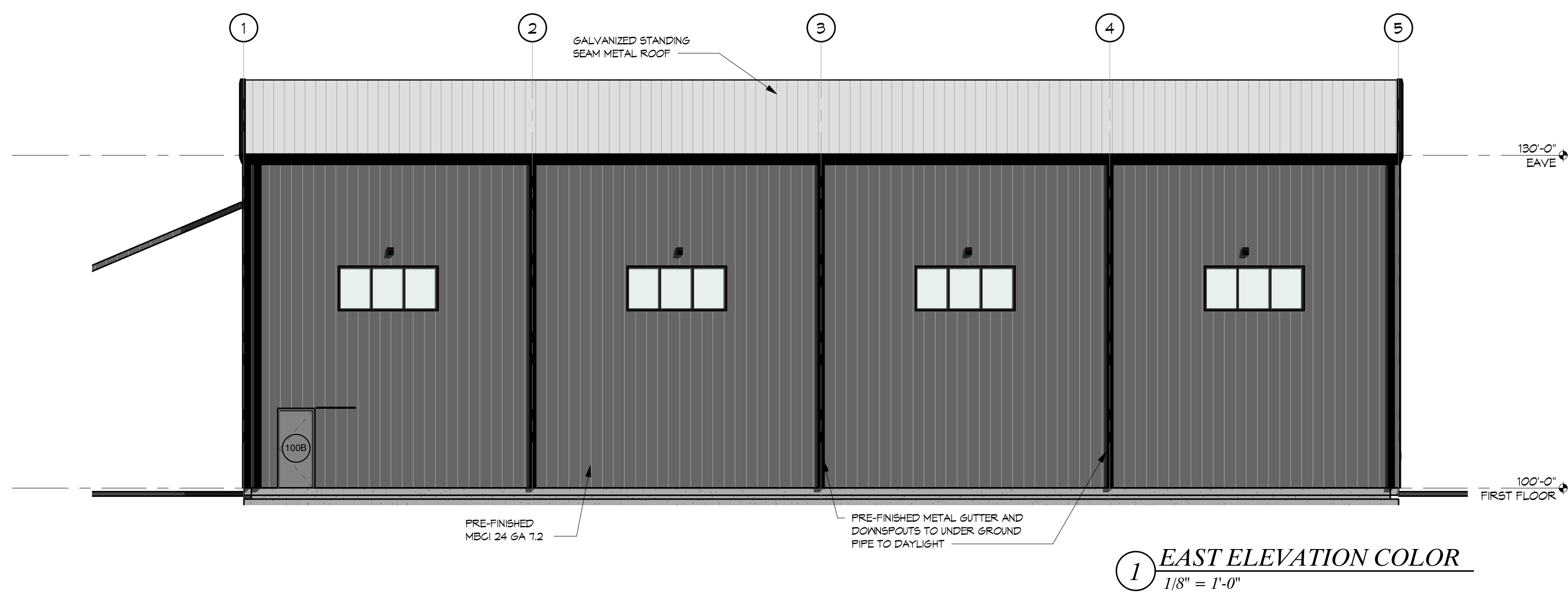
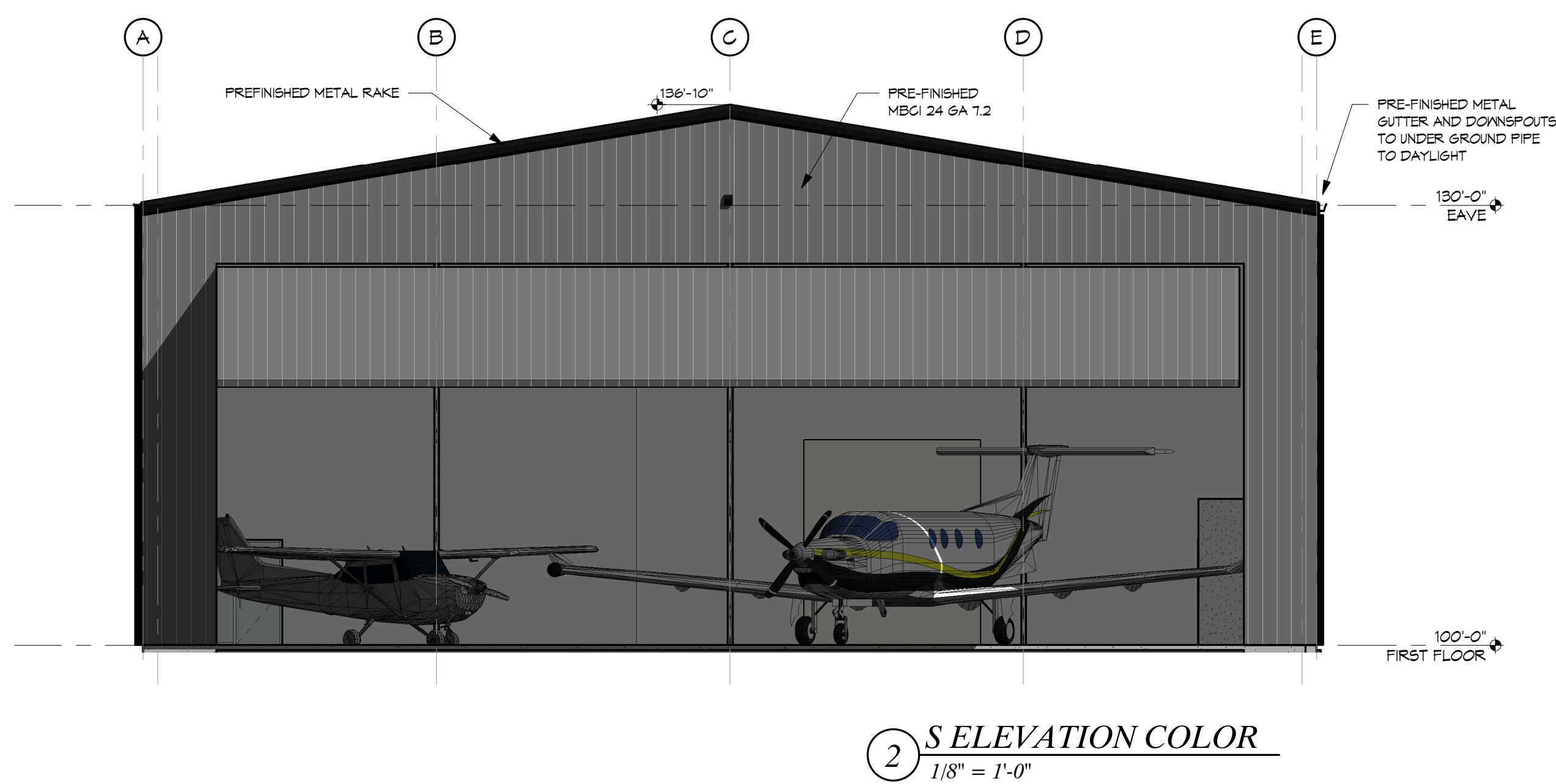
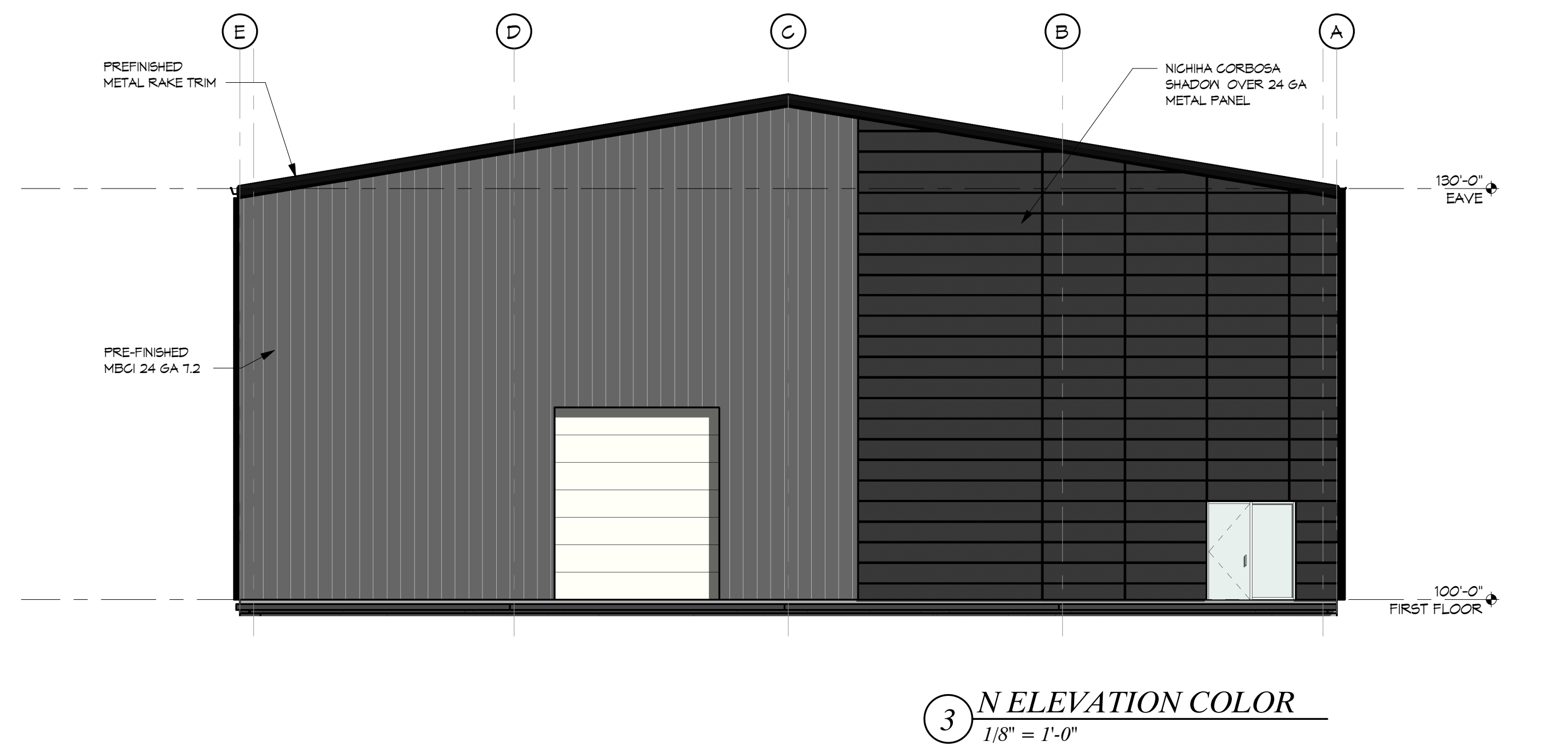
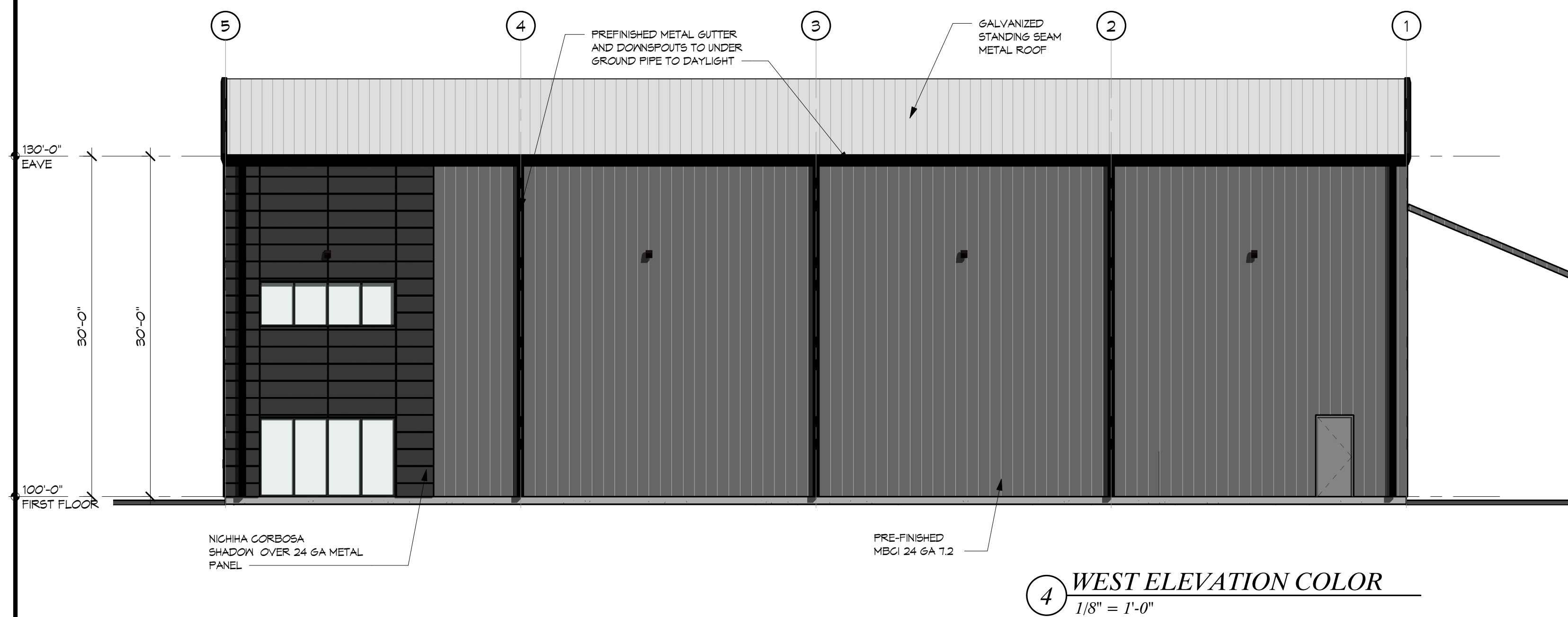
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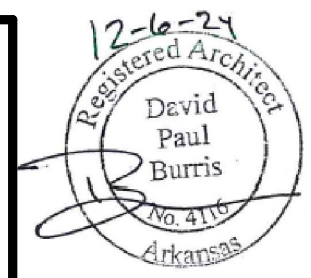
RAKE TRIM, BUTTERS AND DOWNSPOUTS - BLACK

CORNER TRIM, DOOR TRIM, CHARCOLE



NICHIHA - CORBOSA - "SHADOW"





Burris Architecture
8200 Tiger Blvd, Suite 4, Bentonville, Ar 72712
479-319-6045

MARSIGLIO HANGAR 3
BENTONVILLE AIRPORT
BENTONVILLE, AR

DATE
12-06-24

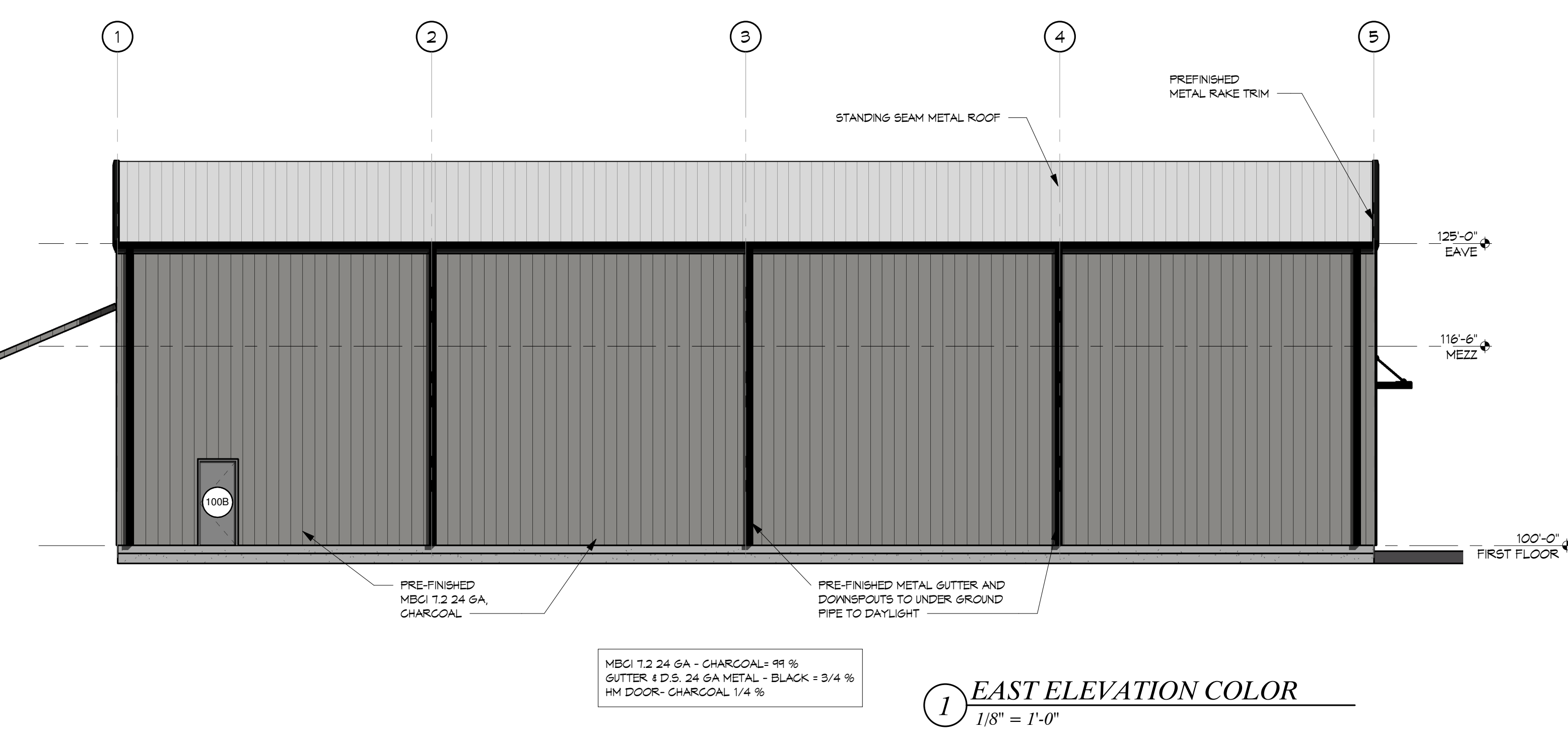
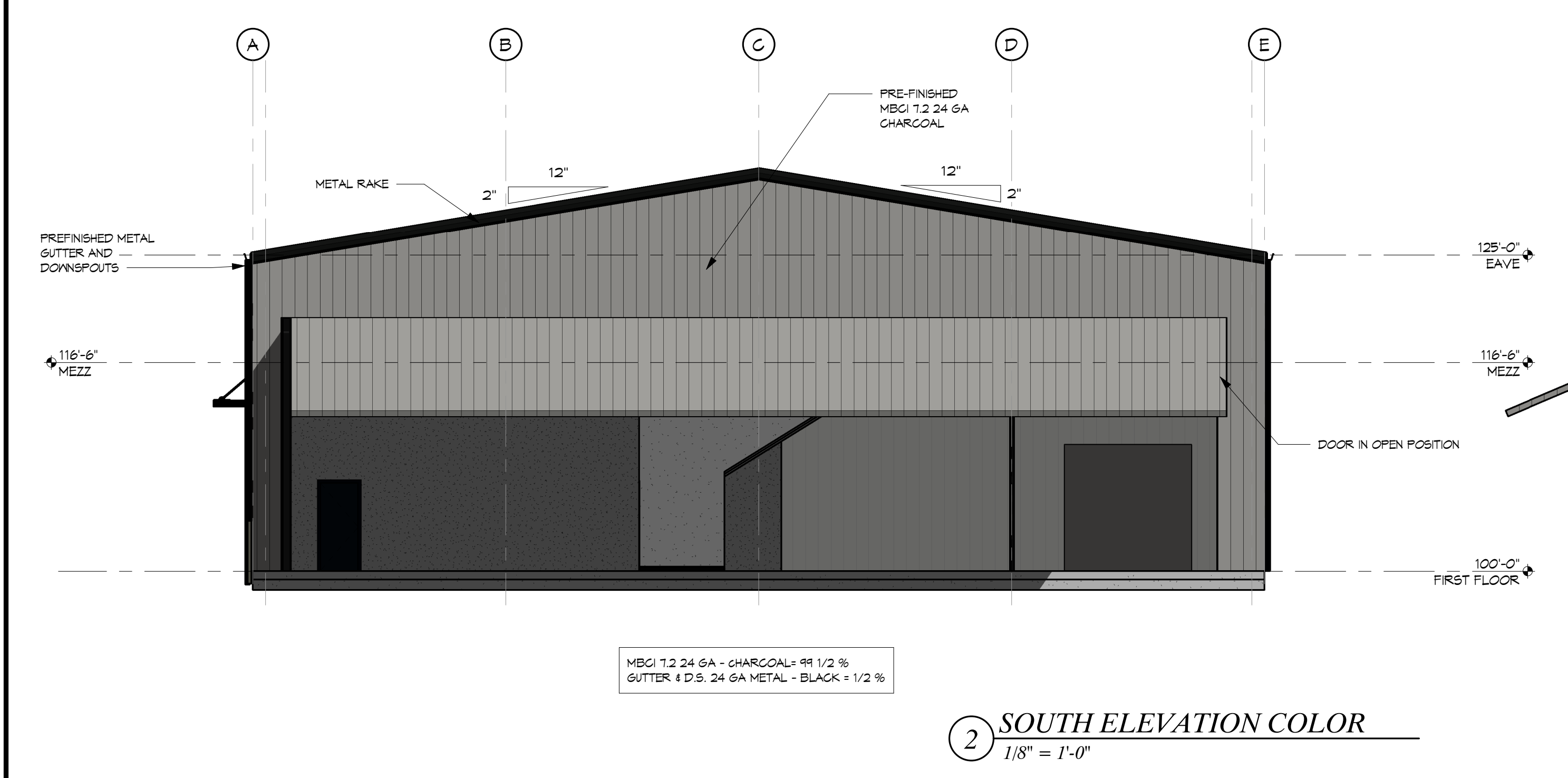
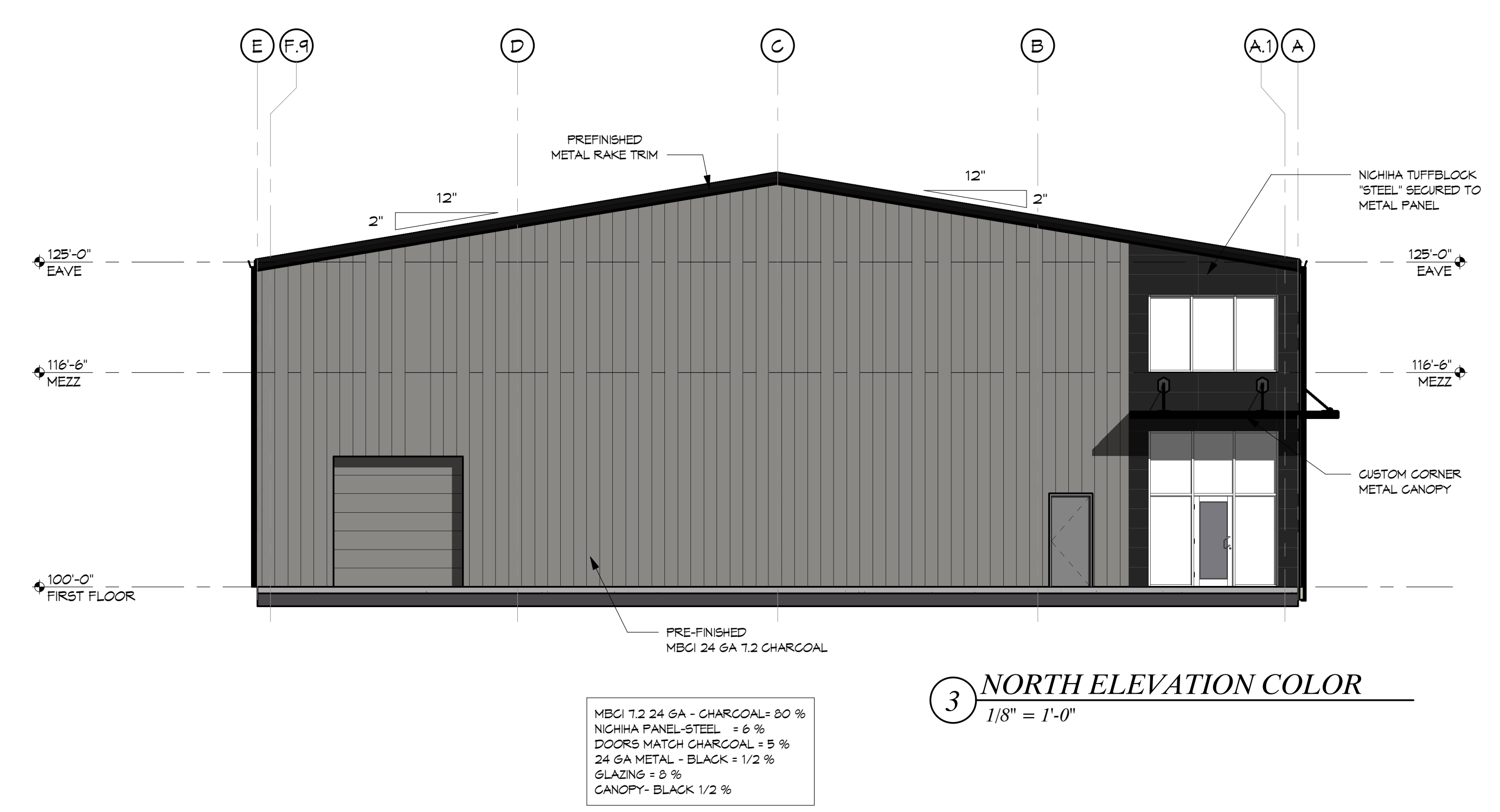
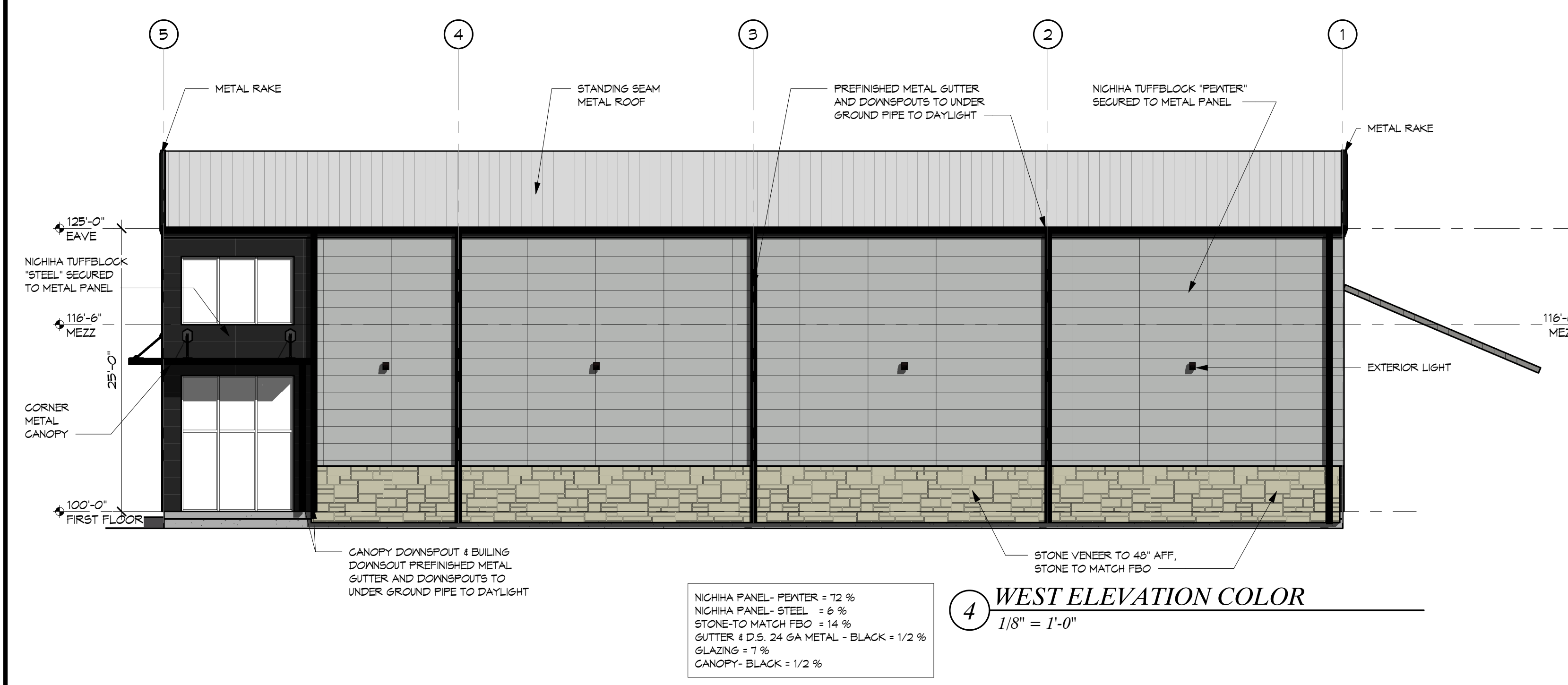
JOB NO.
23021

REVISIONS

A7.0
COLOR ELEVATION

THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY THE ARCHITECT. IT IS THE PROPERTY OF THE ARCHITECT AND SHALL BE RETURNED TO HIM OR HER UPON COMPLETION OF THE PROJECT. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE PRIOR WRITTEN CONSENT OF THE ARCHITECT. ALL DRAWINGS, SPECIFICATIONS, NOTES, AND INSTRUMENTS OF SERVICE SHALL BE SUBJECT TO THE TERMS AND CONDITIONS OF THE ARCHITECT'S STANDARD AGREEMENT. ANY VIOLATION OF THESE TERMS SHALL BE SUBJECT TO THE JUDICIAL SYSTEM OF THE STATE OF ARKANSAS.

EXTERIOR FINISH LEGEND	
	PRE-FINISHED MBGI 24 GA 1.2 CHARCOAL
	RAKE TRIM, BUTTERS AND DOWNSPOUTS - BLACK
	CORNER TRIM, DOOR TRIM, CHARCOAL
	NICHHA - TUFFBLOCK - "PEXTER"
	NICHHA - TUFFBLOCK - "STEEL"
	STONE VENEER



EXTERIOR FINISH LEGEND



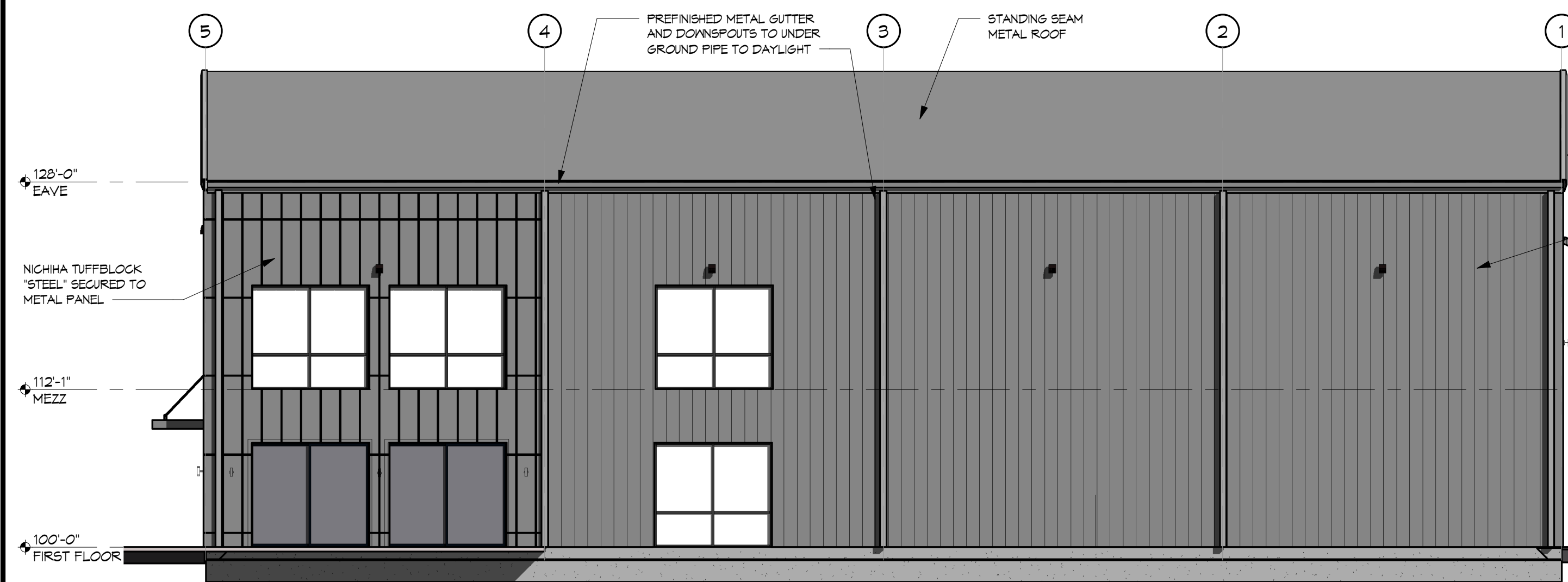
PRE-FIN. 24 GA. MBI 1.2 - CHARCOAL

RAKE TRIM, BUTTERS AND DOWNSPOUTS - BLACK

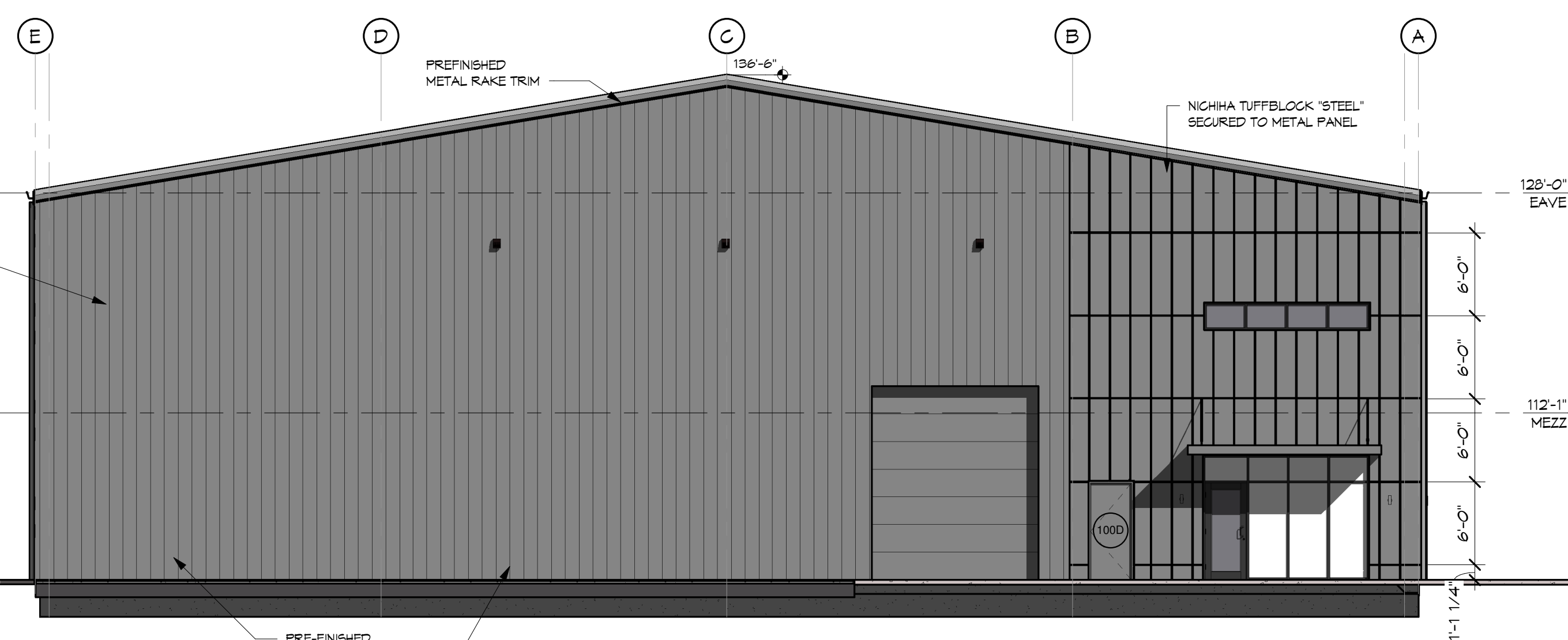
CORNER TRIM, DOOR TRIM, CHARCOAL



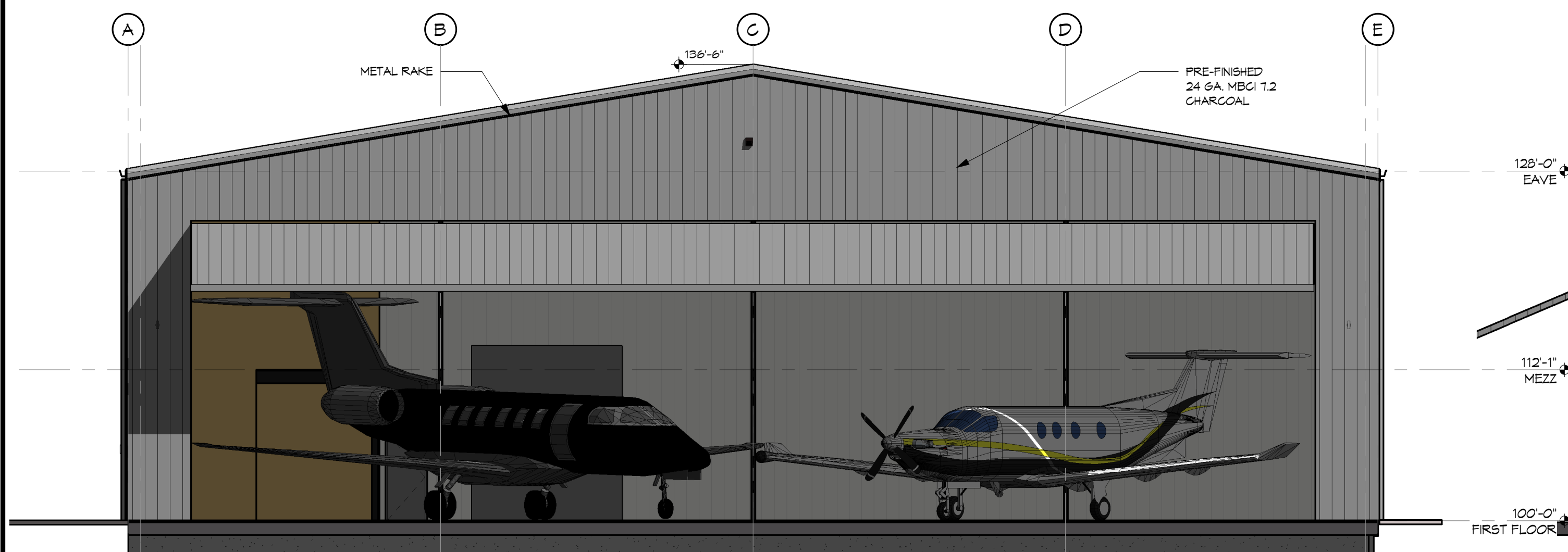
NICHHA TUFFBLOCK - STEEL



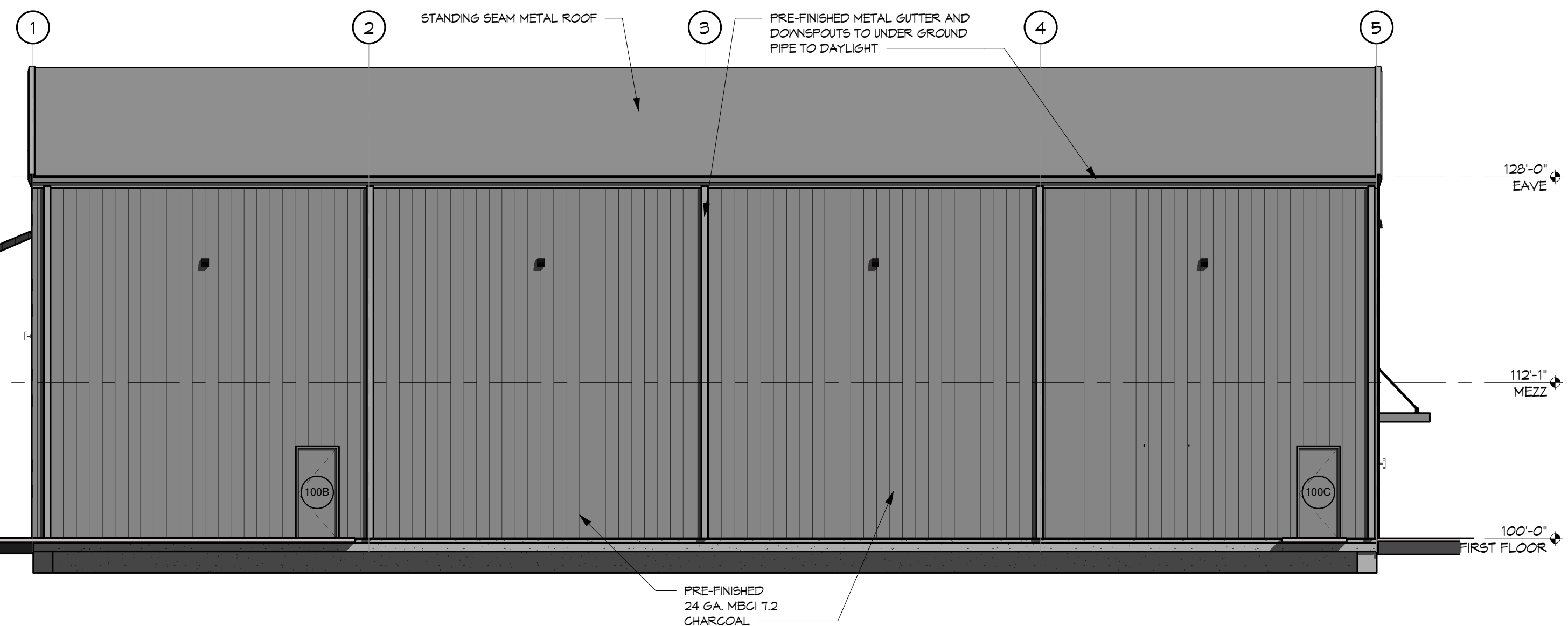
4 EAST ELEVATION COLOR
1/8" = 1'-0"



3 SOUTH ELEVATION COLOR
1/8" = 1'-0"



2 NORTH ELEVATION COLOR
1/8" = 1'-0"



1 WEST ELEVATION COLOR
1/8" = 1'-0"

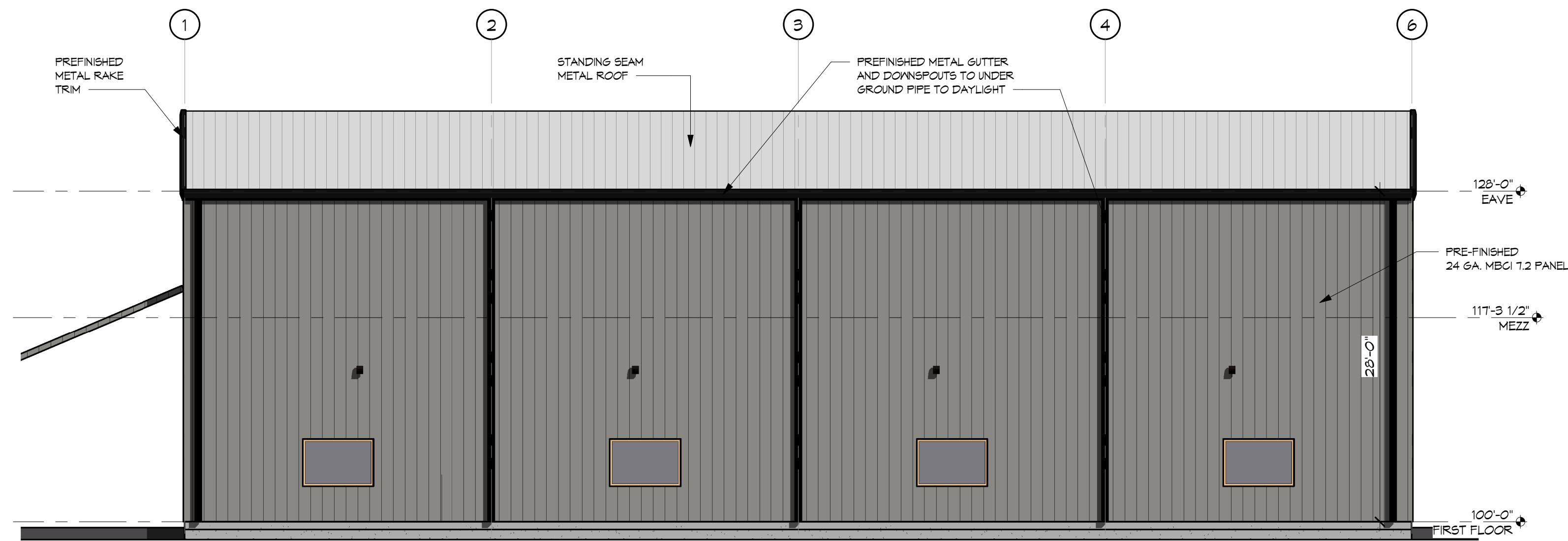
EXTERIOR FINISH LEGEND



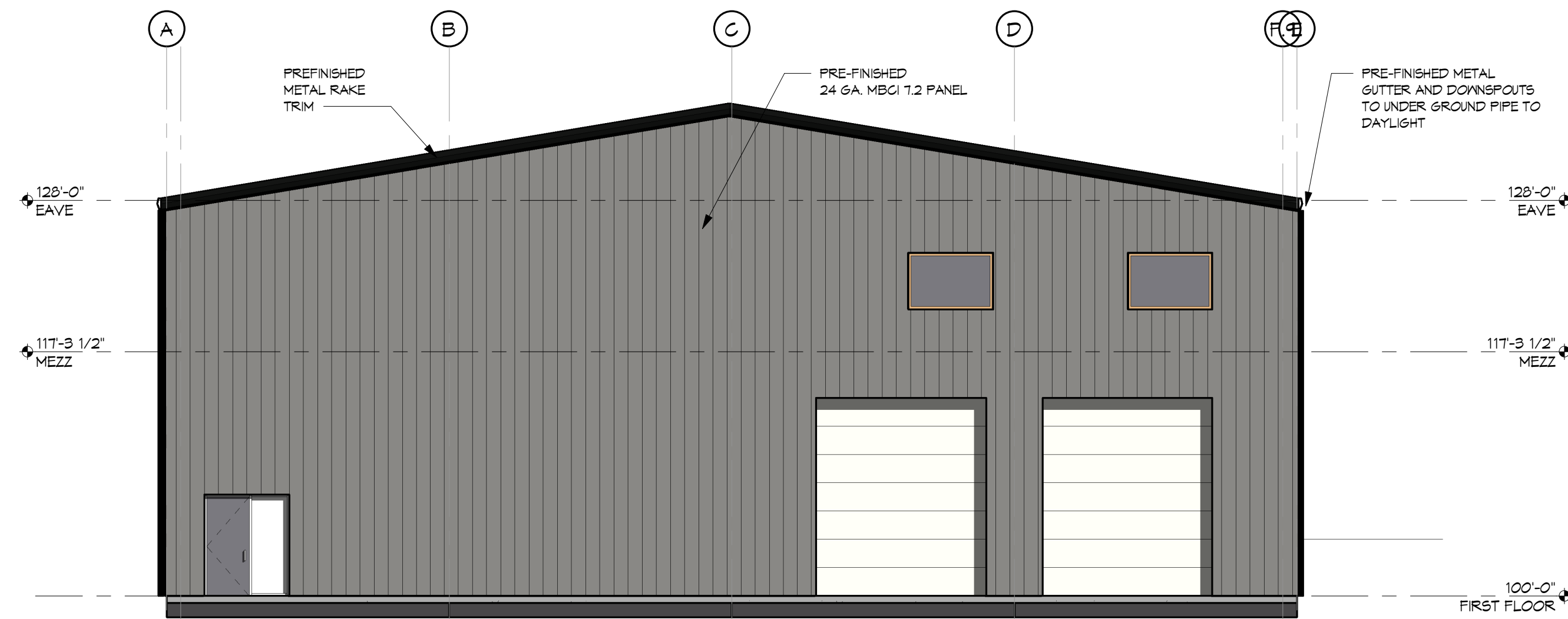
PREFINISHED 24 GA. MBGI 1.2 PANEL

RAKE TRIM, BUTTERS AND DOWNSPOUTS - BLACK

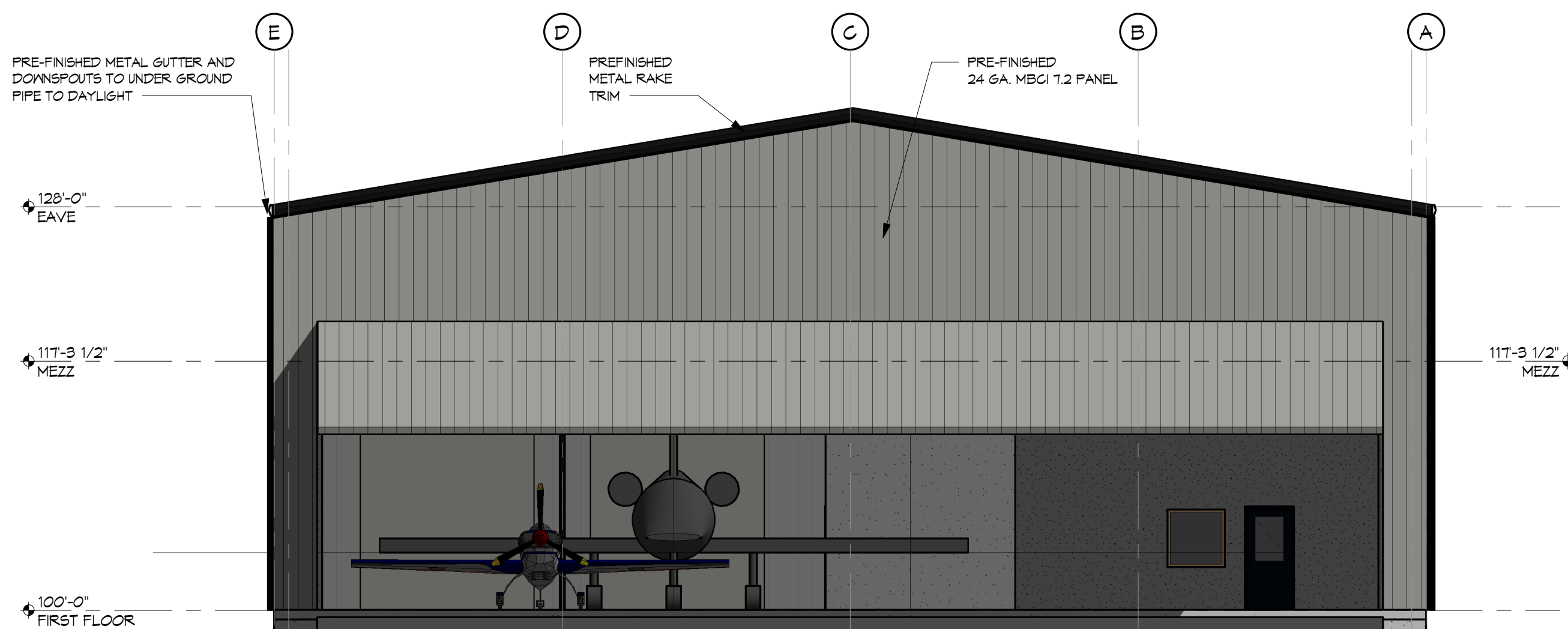
CORNER TRIM, DOOR TRIM, CHARCOAL



4 WEST ELEVATION COLOR
1/8" = 1'-0"



3 SOUTH ELEVATION COLOR
1/8" = 1'-0"



2 NORTH ELEVATION COLOR
1/8" = 1'-0"



1 EAST ELEVATION COLOR
1/8" = 1'-0"

Burris Architecture
8200 Tiger Blvd, Suite 4, Bentonville, Ar 72712
479-319-6045

HANGAR - 5
2517 SW I ST
BENTONVILLE, AR

DATE
11-19-24
JOB NO.
25020
REVISIONS

A7.0
COLOR ELEVATION

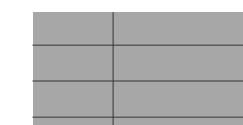
EXTERIOR FINISH LEGEND



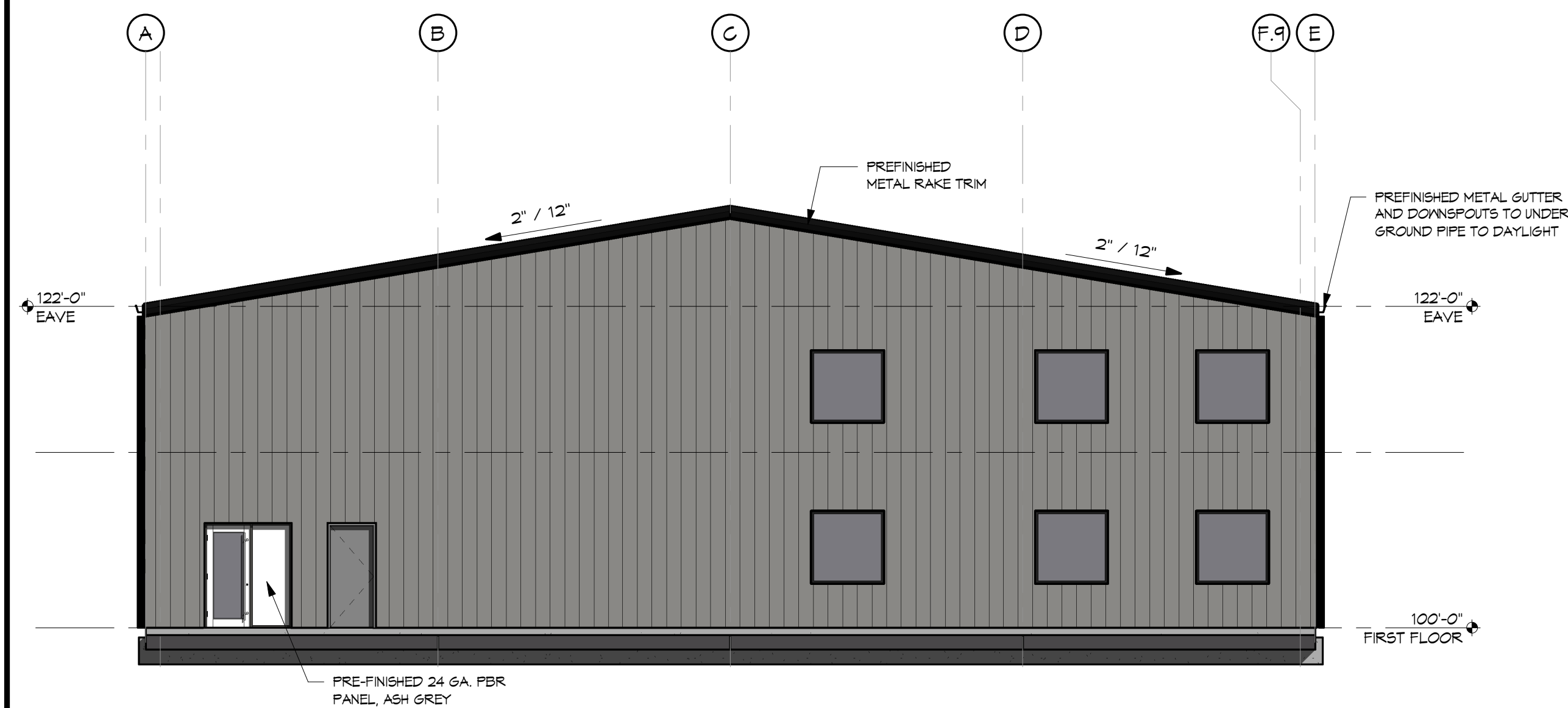
PRE-FINISHED 24 GA. PBR PANEL - ASH GREY

RAKE TRIM, BUTTERS AND DOWNSPOUTS - BLACK

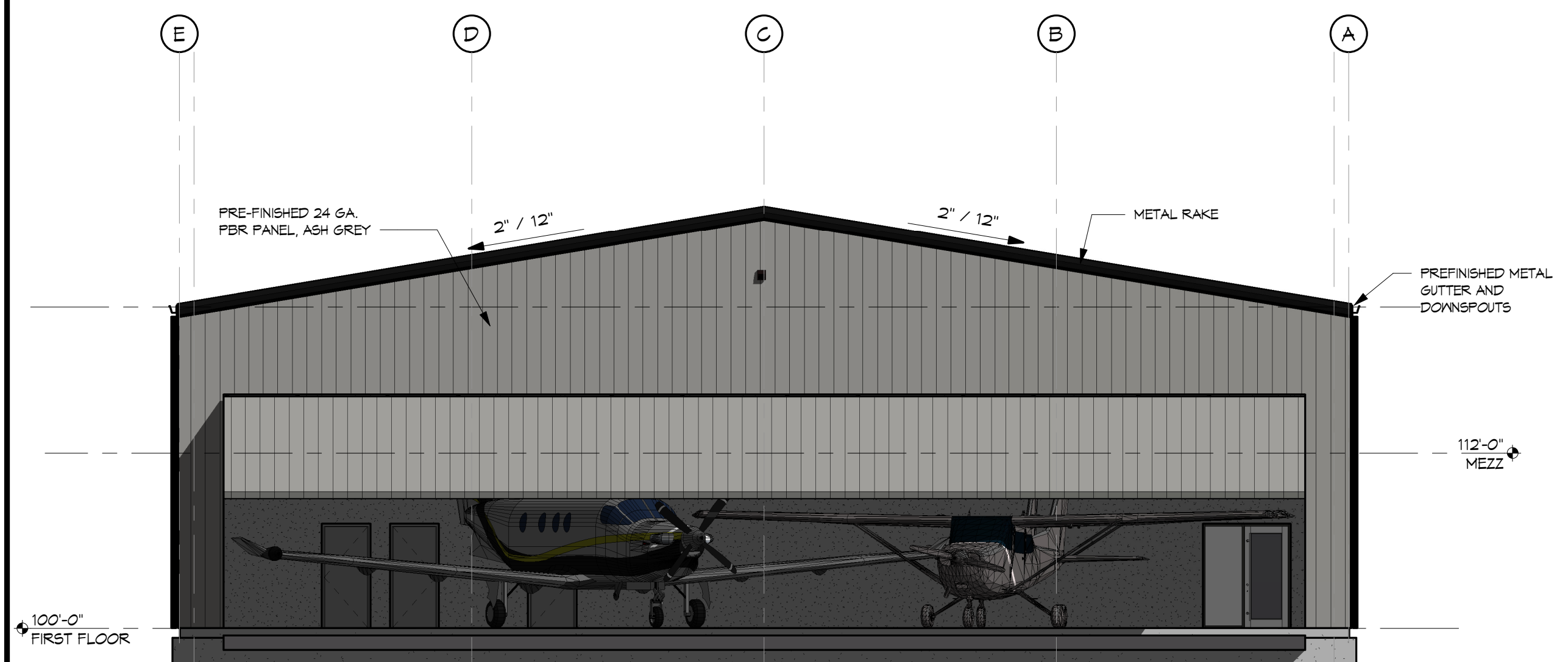
CORNER TRIM, DOOR TRIM, CHARCOAL



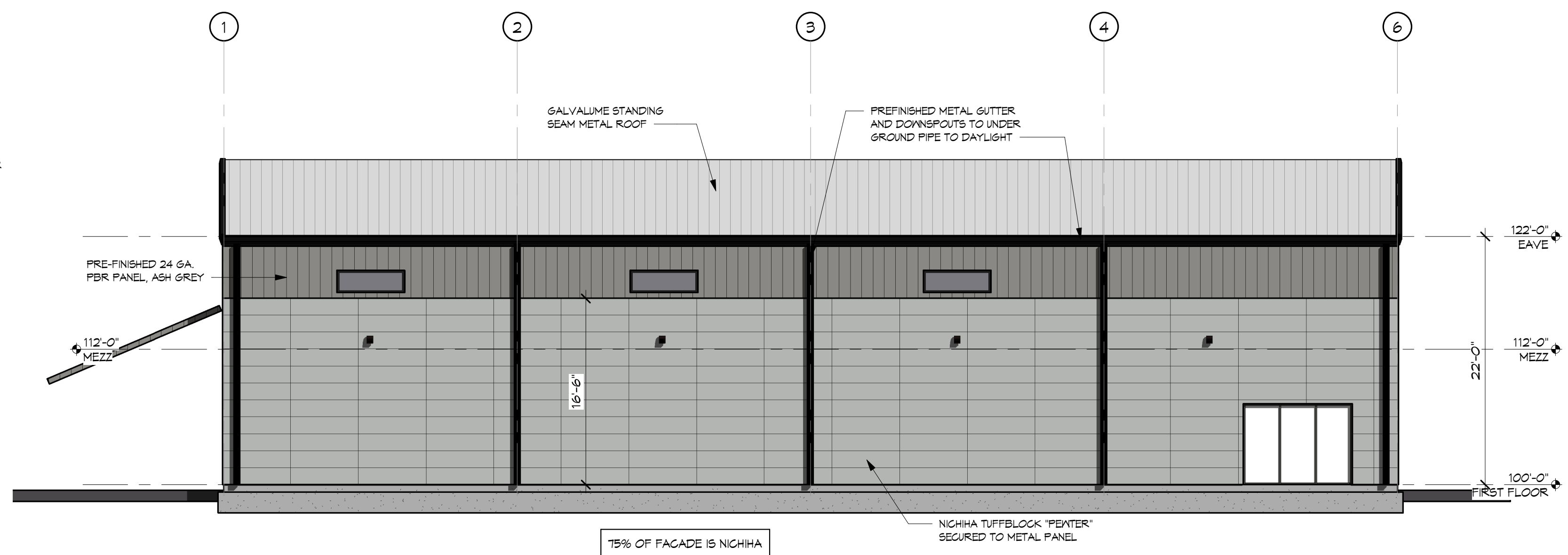
NICHIHA - TUFFBLOCK - "PENTER"



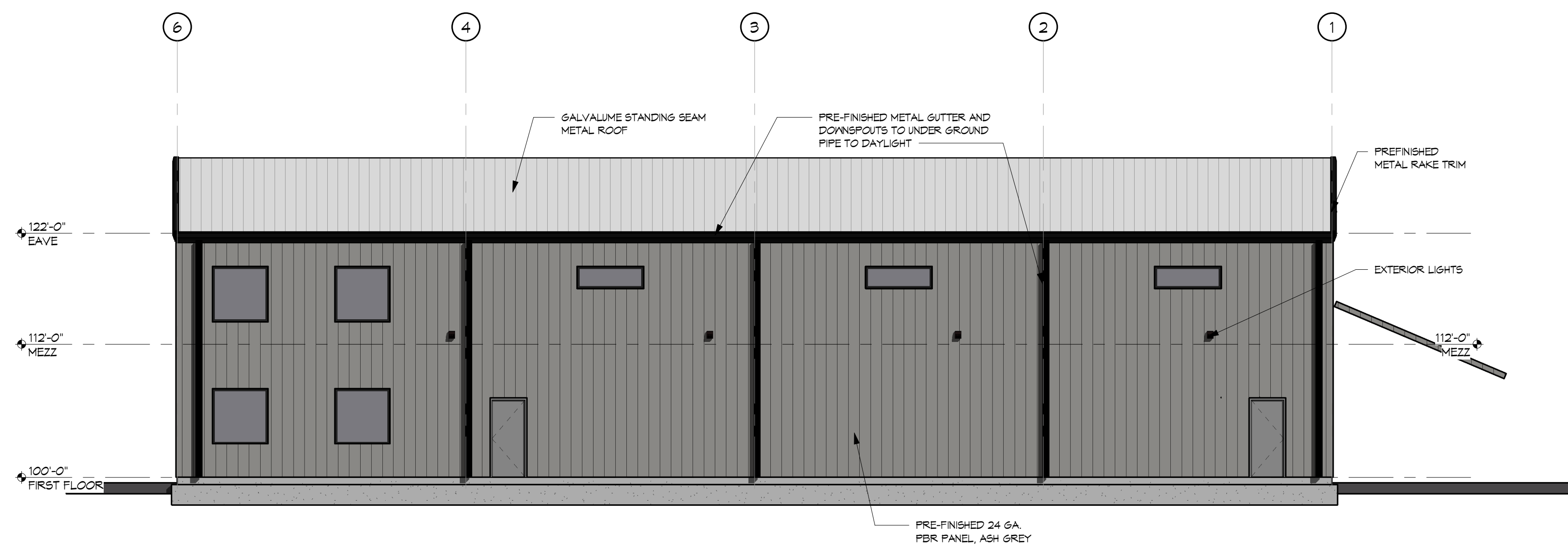
3 SOUTH ELEVATION COLOR
1/8" = 1'-0"



2 NORTH ELEVATION COLOR
1/8" = 1'-0"



4 WEST ELEVATION COLOR
1/8" = 1'-0"



1 EAST ELEVATION COLOR
1/8" = 1'-0"



Aadhira Townhomes

Town Vu Road

PC Date: 3/4/2025

Staff Report Details

Project Number	LSD24-0053
Applicant / Current Owner	Halff Associates/Aadhira Properties LLC
Site Area	+/- 25 Acres
Current Zoning	R-2, Medium Density Two Family and Townhome Residential
Requested Zoning	
Current Future Land Use Map Designation	Low Density Residential (LDR)
Requested Future Land Use Map Designation	
Development Type / Use	Townhomes
Related projects	RZ22-0044

Property Description

The subject property is located on Town Vu Road, Parcel ID: 01-00942-580. It is presently zoned R-2, Medium Density Two Family and Townhome Residential with a future land use designation of Neighborhood Center. Surrounding zoning districts include R-1, Low-Density Single-Family Residential to the west, south and east, and A-1, Agriculture and R-3, Medium-High Density Multifamily Residential to the north. The property has direct access to Town Vu Road and Southwest Taterblack Road.

Project Details

The applicant is proposing a townhome development in two phases, consisting of 7 structures making up a total of 38 dwelling units. Phase one will consist of 6 structures; phase two will develop the last remaining 6-unit townhome structure. There will be five 6-unit structures and two 4-unit structures in total. This development exceeds the parking requirement of 3 spaces per 2-dwelling units (48 required) at 72 spaces total. The units are articulated both at the unit and floor level and along the entire façade. The grading and drainage for the building meets the requirements of the Land Development Code.

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

Waiver 1: A waiver from Section 1100.15 (d) Sidewalk Requirements

Waiver 2: A waiver from Section 1400.10 (a) Residential Tree Planting Required

Waiver 3: A waiver from Section 100.16 (c) Street Standards

The applicant plans to build out the sidewalks and landscaping along the sides of local streets adjacent to the future development with the second phase of the future subdivision design and will be planned to meet code requirements for residential tree planting and sidewalks.

Trees and sidewalks have been proposed along the streets adjacent to the current proposed townhome development.

The applicant would like a waiver from widening the street along the frontage of the non-buildable lots along Town Vu Road. The applicant plans to meet code requirements to widen the road during the second phase with future subdivision design.

The applicant is proposing street improvements along Tater Black Road and a portion of Town Vu Road with the townhome street frontage.

Conclusion

Proposed Condition of Approval: Developer shall modify street names to the satisfaction of the City GIS section for compliance with 911 requirements.

Additional Details



**Pending PC
Item**

***Town Vu
Townhomes***



**LSD24-0053
Town Vu Townhomes**





February 3, 2025

58808.001

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

**RE: Aadhira Townhomes
LSD24-0053**

To whom it may concern,

Halff, on behalf of Aadhira Properties LLC, is requesting waivers from the following codes and manuals on the Aadhira Townhomes located on the northwest side of Tater Black Road and Town Vu Road intersection in Bentonville, AR.

City of Bentonville Code of Ordinances Section 1100.15 (d) Sidewalk Requirements
City of Bentonville Code of Ordinances Section 1400.10 (a) Residential Tree Planting Required

Due to ongoing planning for a future subdivision development on the west side of the current development, sidewalks and landscaping are not currently proposed on the sides of the local streets adjacent to the future development. These elements will be included as part of the second phase of the future subdivision design and will be planned to meet the code requirements for residential tree planting and sidewalks at that time. However, trees and sidewalks have been proposed along the streets adjacent to the current proposed townhomes development.

City of Bentonville Code of Ordinances Section 1100.16 (c) Street Standards

Due to ongoing planning for a future subdivision development on the west side of the current development, street widening is not currently proposed along the frontage of the non-buildable lots along Town Vu Road. This section of Town Vu road is planned to meet code requirements, including street widening, as part of the second phase with the future subdivision design. However, street improvements are proposed along Tater Black Road and a portion of the Town Vu Road with townhome street frontage, designed to safely tie in the existing street where the future widening along Town Vu Road will occur.

If there are any questions regarding this matter, please don't hesitate to contact me via email at ksawyer@halff.com or via phone at (479) 579-3965.

Sincerely,

HALFF


Kylee Sawyer
Project Coordinator

2407 SE Cottonwood St., Suite 1, Bentonville, AR 72712 | halff.com

LARGE SCALE DEVELOPMENT PLANS
FOR
AADHIRA TOWNHOMES
CITY REVIEW

TATER BLACK AND TOWN VU ROAD
BENTONVILLE, AR
FEBRUARY 2025

ENGINEER

HALFF
2407 SE COTTONWOOD ST, STE 1
BENTONVILLE, AR 72712
CONTACT: PATRICK FOY
EMAIL: PFOY@HALFF.COM
TEL: 479-273-2209
FIRM/ BUSINESS NO.: 1470 STATE: AR

SURVEYOR

HALFF
2407 SE COTTONWOOD ST, STE 1
BENTONVILLE, AR 72712
CONTACT: JASON J. SCHEFFER
EMAIL: JSCHOFFER@HALFF.COM
TEL: 479-273-2209

GOVERNING AGENCIES

CITY OF BENTONVILLE
3200 S.W. MUNICIPAL DRIVE
OR 305 SW A STREET
BENTONVILLE, ARKANSAS 72712

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

STREET DEPARTMENT
CONTACT: DANIEL CLARDY
PHONE: (479) 271-3130

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

CITY ENGINEER
CONTACT: ELLEN NORVELL
PHONE: (479) 271-3168

BUILDING & FIRE SAFETY
CONTACT: BRAD ARNOLD
PHONE: (479) 271-3108

STORMWATER
CONTACT: ALISON WEST
PHONE: (479) 271-6719
EMAIL: jwest@bentonvillear.com

SITE UTILITY CONTACTS

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

NATURAL GAS
BLACK HILLS ENERGY
CONTACT: JOSH KNIGHT
1301 FEDERAL WAY
PO BOX 2129
LOWELL, AR 72745
PHONE: (479) 333-7005
EMAIL: joshua.knight@blackhillscorp.com

WASTE WATER
CITY OF BENTONVILLE
CONTACT: CHRIS EARL
1901 NE A STREET
BENTONVILLE, ARKANSAS
PHONE: (479) 271-3160

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

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

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

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

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

OWNER/CLIENT:

AADHIRA PROPERTIES, LLC
CONTACT: ARUL KUMARAN
1404 SW EDINBURGH AVE
BENTONVILLE, AR 72713
TEL. 678-557-9586

PREPARED BY:

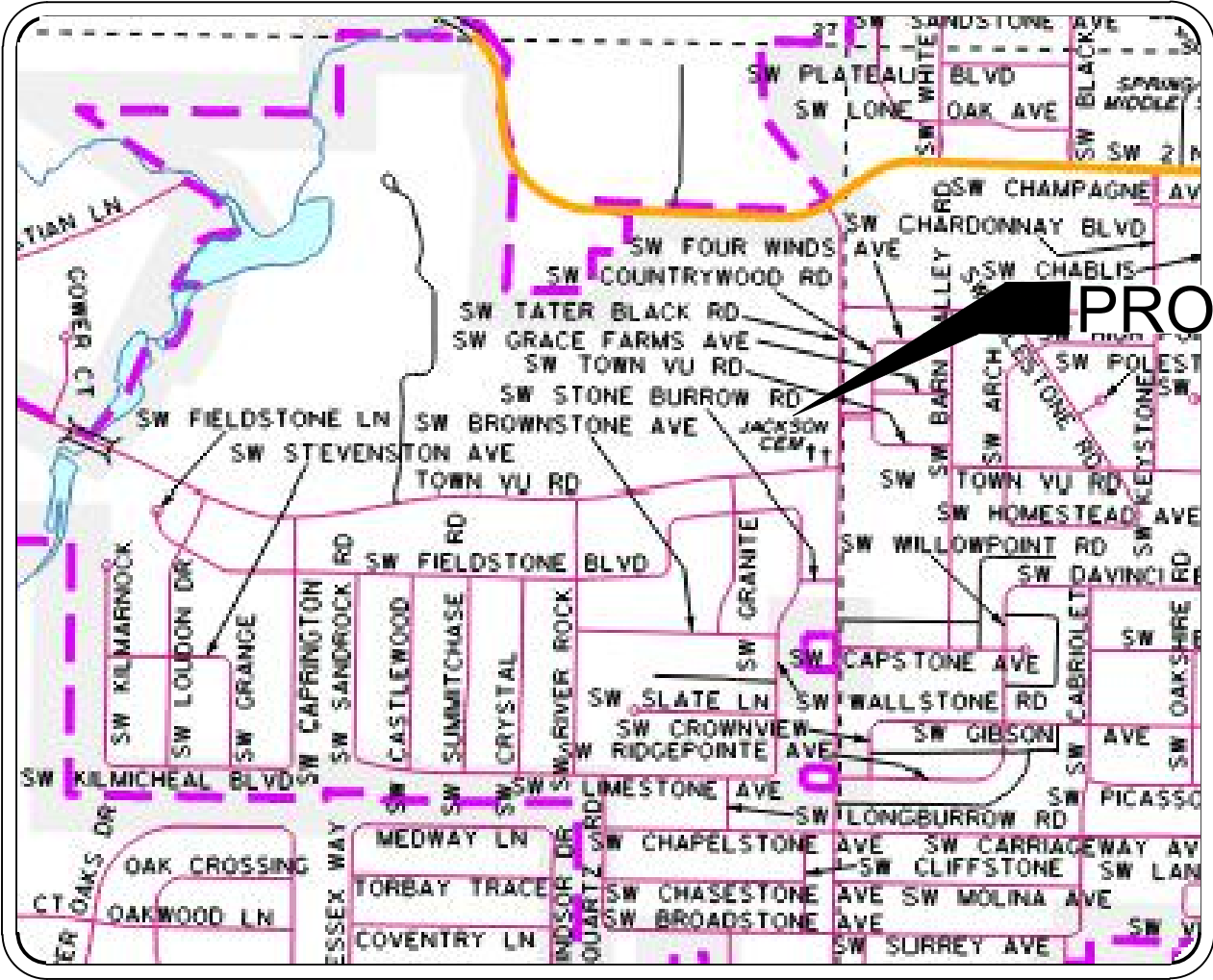


2407 SE COTTONWOOD ST, STE 1
BENTONVILLE, AR 72712
TEL. 479-273-2209 FAX --
www.halff.com



Know what's below.
Call before you dig.

THE INFORMATION SHOWN ON THESE DRAWINGS INDICATING SIZE, TYPE AND LOCATION OF UNDERGROUND, SURFACE, AND AERIAL UTILITIES IS NOT GUARANTEED TO BE EXACT OR COMPLETE. THE CONTRACTOR SHALL CONTACT THE "ARKANSAS 811" SYSTEM AT 1-800-482-8998 48 HOURS PRIOR TO BEGINNING ANY EXCAVATION FOR EXISTING UTILITY LOCATIONS. THE CONTRACTOR SHALL ALSO BE FULLY RESPONSIBLE FOR FIELD VERIFYING LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES AFFECTED BY CONSTRUCTION FOR THIS PROJECT IN ORDER TO AVOID DAMAGING THOSE UTILITIES, AND SHALL IMMEDIATELY ARRANGE FOR REPAIR AND RESTORATION OF CONTRACTOR-DAMAGED UTILITIES TO THE UTILITY COMPANY'S APPROVAL AT THE EXPENSE OF THE CONTRACTOR.



LOCATION MAP

NOT TO SCALE

WAIVERS AND VARIANCES

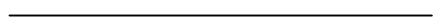
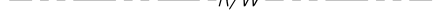
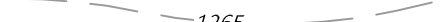
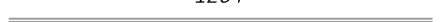
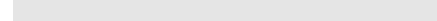
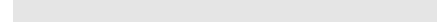
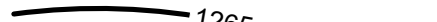
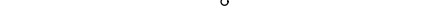
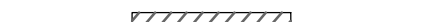
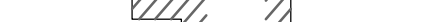
WAIVER- SECTION 1100.5 (D) SIDEWALK REQUIREMENTS - PENDING
WAIVER- SECTION 1400.10 (A) RESIDENTIAL TREE PLANTING REQUIRED - PENDING
WAIVER- SECTION 1100.16 (C) STREET STANDARDS - PENDING

BENTONVILLE STANDARD NOTES:

- THE CITY OF BENTONVILLE STREET STANDARDS, DRAINAGE CRITERIA MANUAL, SUBDIVISION ORDINANCE, WATER, SEWER, ELECTRIC UTILITY SPECIFICATIONS, AND STATE CODE SHALL GOVERN THESE PLANS. IF THERE ARE DISCREPANCIES IN THE PLANS OR INFORMATION CONTAINED WITHIN, CITY OF BENTONVILLE ORDINANCES, STANDARDS, AND SPECIFICATIONS SHALL RULE, UNLESS, APPROVED IN WRITING BY THE CITY ENGINEER.
- TO SCHEDULE AN INSPECTION OR TEST WITH THE CITY OF BENTONVILLE ENGINEERING DEPARTMENT, INSPECTIONS MUST BE CALLED IN (479-271-3168) BY THE ENGINEER OF RECORD 24 HOURS IN ADVANCE BEFORE 10 AM FOR AN INSPECTION THE FOLLOWING DAY.
- THE ENGINEER OF RECORD MUST CERTIFY THE SITE AND THE PROJECT MUST PASS A DEVELOPMENT FINAL SITE INSPECTION BEFORE REQUESTING A BUILDING FINAL INSPECTION.
- PRE-PAVE PRECON WILL BE REQUIRED BEFORE PAVING OF STREETS. ALL TEST RESULTS AND INSPECTIONS TO BE VERIFIED AND IN FILE BEFORE REQUESTING PRE-PAVE PRECON. TRACER WIRE TO BE INSPECTED BEFORE PAVING.
- BORING OF STREETS IS REQUIRED WHEN THE EXISTING UTILITY RESIDES OUTSIDE OF THE ROAD WAY
- ALL TREES WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE PRESERVED UNLESS OTHERWISE APPROVED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT PURSUANT TO ARTICLE 1300.07 OF THE MUNICIPAL CODE.
- THIS PROJECT IS WITHIN AIRPORT ZONE "D(4)" AND THE DESIGN MEETS THE REQUIREMENTS OF THIS ZONING.

AVO: 58808.001 DATE: FEBRUARY 2025

G000

PROPOSED		EXISTING	
	PROPOSED LOT LINE		SECTION LINE
	PROPOSED RIGHT OF WAY LINE		BOUNDARY LINE
	PROPOSED ROAD CENTERLINE		ADJACENT BOUNDARY LINE
	PROPOSED EASEMENT LINE		RIGHT-OF-WAY LINE
	PROPOSED BUILDING SETBACK LINE		EXISTING EASEMENT LINE
	PROPOSED TYPE "A" CURB & GUTTER		EXISTING ROAD CENTERLINE
	PROPOSED CONCRETE SIDEWALK BY DEVELOPER		EXISTING MAJOR CONTOUR
	PROPOSED CONCRETE SIDEWALK BY BUILDER		EXISTING MINOR CONTOUR
	PROPOSED ACCESSIBLE RAMP, TYPE "A"		EXISTING CURB AND GUTTER
	PROPOSED ACCESSIBLE RAMP, TYPE "B"		EXISTING ROAD STRIPING
	PROPOSED STANDARD DUTY ASPHALT PAVEMENT		EXISTING CONCRETE SIDEWALK
	PROPOSED UNDERGROUND POWER LINE		EXISTING OVERHEAD ELECTRIC
	PROPOSED MAJOR CONTOUR		EXISTING FENCE
	PROPOSED MINOR CONTOUR		EXISTING WALL
	PROPOSED STORM DRAIN PIPE		EXISTING OVERHEAD CABLE
	PROPOSED FLARED END SECTION		EXISTING STORM DRAIN PIPE W/ SIZE
	PROPOSED JUNCTION BOX / CURB INLET		EXISTING DRAINAGE MANHOLE
	PROPOSED GRATE INLET		EXISTING GAS METER
	PROPOSED SIGN		EXISTING GAS RISER
	PROPOSED BUILDING		EXISTING GUY WIRE
	PROPOSED ELECTRIC LIGHT POLE		EXISTING ELECTRIC RISER
	PROPOSED OVERHEAD ELECTRIC		EXISTING UTILITY POLE
PROPOSED WATER & SEWER		EXISTING WATER & SEWER	
	PROPOSED WATER LINE W/SIZE		EXISTING SANITARY SEWER LINE
	PROPOSED 1" SERVICE LINE		EXISTING WATER LINE
	PROPOSED SANITARY SEWER LINE W/SIZE		EXISTING SANITARY SEWER MANHOLE
	PROPOSED FORCE MAIN SEWER LINE W/SIZE		EXISTING CLEAN OUT
	PROPOSED 4" SAN. SEWER WYE & 4" PVC SERVICE LINE		EXISTING FIRE HYDRANT
	PROPOSED WATER METER		EXISTING WATER VALVE
	PROPOSED FIRE HYDRANT		EXISTING WATER METER
	PROPOSED WATER VALVE		
	PROPOSED WATERLINE "T" FITTING		
	PROPOSED WATERLINE 90" FITTING		
	PROPOSED STUB OUT		
	PROPOSED SEWER MANHOLE		
	PROPOSED CLEAN-OUT		

SITE GRADING AND DRAINAGE GENERAL NOTES:

- NO LAND CLEARING SHALL BEGIN UNTIL ALL EROSION CONTROL MEASURES AND TREE PROTECTION FENCING HAVE BEEN INSTALLED. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO PREVENT SOIL SEDIMENT FROM LEAVING THE SITE. ALL EROSION CONTROL MEASURES AND TREE PROTECTION FENCING SHALL BE MAINTAINED UNTIL ALL CONTRIBUTING AREAS ARE GRADED AND STABILIZED.
- ALL DISTURBED AREAS AND SLOPES SHALL BE GRADED SMOOTH, RECEIVE 4" TOPSOIL AND SOD. REFER TO THE LANDSCAPE PLAN.
- ALL STORM SEWER DISTANCES ARE FROM CENTER OF INLET TO CENTER OF INLET OR FROM CENTER OF INLET TO END OF FLARED-END-SECTION.
- ALL EXISTING UTILITY VAULTS, VALVES, METERS, AND BOXES TO BE ADJUSTED TO FINISHED GRADES IN ACCORDANCE WITH CITY OF REGULATIONS AND TO THE CORRESPONDING UTILITY COMPANIES REQUIREMENTS.
- NO FINISHED GRADE SLOPES SHALL EXCEED 3:1.
- ALL SOILS UNDER THE BUILDING AND PAVEMENT SHALL BE STRUCTURAL FILL APPROVED BY THE SOILS ENGINEER. CONTRACTOR WILL BE REQUIRED TO PROVIDE PROCTOR TESTS TO BE REVIEWED/APPROVED BY THE SOILS ENGINEER.
- CONTRACTOR MUST OBTAIN A PERMIT PRIOR TO PERFORMING A STREET CUT WITHIN CITY RIGHT-OF-WAY. ALL CONSTRUCTION IN SAID RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH CITY DETAILS AND SPECIFICATIONS.
- ALL PROPOSED SIDEWALKS AND ACCESSIBLE RAMPS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2%.
- THERE ARE NO KNOWN EXISTING EROSION CONTROL PROBLEMS EXISTING ON SITE.
- THERE ARE NO KNOWN EXISTING WETLANDS ON AREAS ON SITE UNDER CONSTRUCTION.

DEMOLITION NOTES

- THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSING IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES, OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE, STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING OF THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
- THE CONTRACTOR SHALL MAINTAIN ALL UTILITY SERVICES TO THE OWNER AND SURROUNDING PROPERTY OWNERS AT ALL TIMES. UTILITY SERVICES SHALL NOT BE INTERRUPTED WITHOUT APPROVAL FROM THE RESPECTIVE UTILITY COMPANIES AND AFFECTED PROPERTY OWNERS.
- THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
- THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ONSITE LOCATIONS OF EXISTING UTILITIES.
- ALL EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES.
- PRIOR TO DEMOLITION OCCURRING, ALL RELEVANT EROSION CONTROL DEVICES ARE TO BE INSTALLED.
- SHOULD REMOVAL AND/OR RELOCATION ACTIVITIES DAMAGE FENCING, LIGHTING, UTILITIES, STORM INLET STRUCTURES, ETC. THAT ARE DESIGNATED TO REMAIN, THEN THE CONTRACTOR SHALL PROVIDE NEW MATERIALS/ STRUCTURES IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. EXCEPT FOR MATERIALS DESIGNED TO BE RELOCATED ON THIS PLAN, ALL OTHER CONSTRUCTION MATERIALS SHALL BE NEW.
- CONTRACTOR MAY LIMIT SAW-CUT & PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR.
- THE CONTRACTOR SHALL COORDINATE WATER MAIN WORK WITH THE FIRE DEPT. AND CITY UTILITIES TO PLAN PROPOSED IMPROVEMENTS AND TO ENSURE ADEQUATE FIRE PROTECTION IS CONSTANTLY AVAILABLE TO THE SURROUNDING PROPERTY OWNERS AND SITE THROUGH OUT THIS SPECIFIC WORK AND THROUGH ALL PHASES OF CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR ARRANGING/PROVIDING ANY REQUIRED WATER MAIN SHUT OFFS WITH CITY UTILITIES DURING CONSTRUCTION. ANY COSTS ASSOCIATED WITH WATER MAIN SHUT OFFS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO EXTRA COMPENSATION WILL BE PROVIDED.
- DAMAGE TO ALL EXISTING CONDITIONS TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE.

SITE GENERAL NOTES:

- THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING ALL PHASES OF CONSTRUCTION OF THIS SITE. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND SHALL NOT BE LIMITED TO CONSTRUCTION WORKING HOURS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
- ALL DIMENSIONS, UNLESS OTHERWISE NOTED, ARE TO THE BACK OF CURB, FACE OF BUILDING, EDGE OF PAVEMENT, OR CENTERLINE OF STRIPE. ALL RADII ARE 5' UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL COORDINATE AND COMPLY WITH ALL UTILITY COMPANIES INVOLVED IN PROJECT AND PAY ALL REQUIRED FEES AND COSTS.
- UNLESS OTHERWISE NOTED, ALL CURB SHALL BE 6" TYPE "A" CONCRETE CURB AND GUTTER. REFER TO DETAIL SHEETS.
- SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND LAYOUT.
- ALL CONSTRUCTION SHALL CONFORM TO THE CITY DEVELOPMENT REGULATIONS.
- ALL PROPOSED SIDEWALK SHALL BE A MINIMUM OF 5' WIDE UNLESS OTHERWISE NOTED.
- ALL SIGNAGE, PAVEMENT MARKINGS, AND STRIPING SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS AND REGULATIONS.
- THERE IS NO PROPOSED SIGNAGE AT THIS TIME. ALL PROPOSED SIGNAGE IN FUTURE WILL REQUIRE A SEPARATE PERMIT.
- CONTRACTOR MUST OBTAIN A PERMIT PRIOR TO PERFORMING A STREET CUT WITHIN CITY RIGHT-OF-WAY. ALL CONSTRUCTION IN SAID RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH CITY DETAILS AND SPECIFICATIONS.
- THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.
- SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/ OWNERS AT TIME OF BUILDING PERMIT ISSUANCE.
- ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) WILL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING.
- THERE IS NO PROPOSED SITE LIGHTING AT THIS TIME. ANY NEW OUTDOOR LIGHTING SHALL HAVE "CUT-OFF" OR B-U-G FIXTURES IN ACCORDANCE WITH THE CITY OF BENTONVILLE REQUIREMENTS.
- THERE ARE NO PROPOSED PARKING LOT LIGHT POLES AS A PART OF THIS PROJECT.
- THERE IS NO PROPOSED FENCING AT THIS TIME. ANY FENCING PROPOSED IN THE FUTURE WILL REQUIRE A SEPARATE PERMIT.
- THIS PROJECT IS LOCATED WITHIN AIRPORT ZONE D (4) OUTER SAFETY ZONE. AIRPORT ZONE REQUIREMENTS ARE MET FOR THIS PROJECT.
- ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) WILL BE SCREENED ON ALL
- SIDES BY SIMILAR MATERIALS AS THE BUILDING.

SITE UTILITY GENERAL NOTES:

- EXISTING UTILITIES ACROSS OR ALONG THE LINE OF THE PROPOSED WORK ARE SHOWN ONLY IN AN APPROXIMATE LOCATION ON THESE PLANS. THE CONTRACTOR SHALL CALL THE STATE ONE-CALL SYSTEM PRIOR TO CONSTRUCTION @ 1-800-482-8998. THE CONTRACTOR SHALL, ON HIS OWN INITIATIVE AND AT NO ADDITIONAL COST, LOCATE ALL UNDERGROUND LINES AND STRUCTURES AS NECESSARY. THE CONTRACTOR SHALL VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM HALFF ASSOCIATES, INC. AND/OR THE OWNER OF ANY CONFLICTS OR REQUIRED DEVIATIONS FROM THE PLANS. HALFF ASSOCIATES, INC. SHALL BE HELD HARMLESS IN THE EVENT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION.
- ALL ELECTRIC, TELEPHONE, AND GAS EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS AND REQUIREMENTS. ALL UTILITY COMPANY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANY. CONTRACTOR SHALL FURTHER COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICE WITH ADJACENT PROPERTY OWNERS.
- IT SHALL BE DISTINCTLY UNDERSTOOD THAT FAILURE TO SPECIFICALLY INDICATE WORK WHICH IS REQUIRED TO COMPLETE THIS PROJECT SHALL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY TO PERFORM SUCH.
- ALL UTILITIES SHALL TERMINATE FIVE (5) FEET OUTSIDE THE BUILDING UNLESS OTHERWISE NOTED. THE END OF ALL SERVICE LINES SHALL BE TIGHTLY CAPPED OR PLUGGED AND MARKED UNTIL SUCH TIME AS CONNECTIONS ARE MADE INSIDE THE BUILDING. COORDINATE ALL ENTRANCES TO THE BUILDING WITH THE ARCHITECTURAL PLANS AND MEP PLANS.
- PRIVATE 4" SCHEDULE 40 PVC SANITARY SEWER SERVICES TO BE INSTALLED.
- ALL SANITARY SEWER AND WATER SYSTEMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF BENTONVILLE SPECIFICATIONS DATED OCTOBER 2024. WATER LINES SHALL HAVE A MINIMUM COVER OF 4'. ALL WATER MAIN FITTINGS MUST BE INSTALLED WITH LOCKING RETAINER GLANDS.
- THE CONTRACTOR SHALL NOT OPERATE VALVES ON EXISTING WATER MAINS. A PRE-CONSTRUCTION MEETING IS REQUIRED FOR ALL WATER AND SANITARY SEWER CONSTRUCTION.
- ALL SINGLE DOMESTIC WATER SERVICES SHALL INCLUDE AN INTERNAL RP TYPE BACKFLOW PREVENTER. EACH DOMESTIC WATER METER WILL REQUIRE AN RPZ. PROVISIONS SHALL BE PROVIDED FOR THERMAL EXPANSION AND DRAINAGE WITH THE DOMESTIC WATER SERVICE LINE TO THE RPZ. REFER TO M.E.P. PLANS FOR LOCATION AND DETAILS OF DOMESTIC RPZ.
- ALL FIRE HYDRANTS (IF ANY) SHALL BE PLACED WITH THE PUMPER NOZZLE CAP 3' +/-' FROM THE BACK OF CURB IN ACCORDANCE WITH THE CITY OF BENTONVILLE REQUIREMENTS.
- BACKFLOW PREVENTION ASSEMBLIES INSTALLED OUTDOOR SHALL BE PROTECTED BY AN ENCLOSURE WHICH COMPLIES WITH THE STANDARDS AND SPECIFICATIONS SET FORTH BY THE AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) CODE 1060.
- THERE ARE NO PROPOSED PARKING LOT LIGHT POLES AS A PART OF THIS PROJECT.
- RELOCATION OF ANY EXISTING ELECTRICAL FACILITIES SHALL BE AT THE OWNER'S EXPENSE.
- BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN. CONTRACTOR SHALL FOLLOW DESIGN ON BEUD DRAWINGS WHEN INSTALLING FACILITIES.
- RELOCATION OF EXISTING ELECTRICAL FACILITIES SHALL BE BY BENTONVILLE ELECTRIC DEPARTMENT AT DEVELOPER'S EXPENSE. CONTRACTOR TO COORDINATE RELOCATION WITH BEUD. THE CONTRACTOR WILL BE RESPONSIBLE FOR INTERCEPTING EXISTING CONDUITS AND ROUTING TO TRANSFORMER LOCATION, RE: BEUD ELECTRIC PLAN.
- CONTRACTOR SHALL COORDINATE AND COMPLY WITH ALL UTILITY COMPANIES REQUIREMENTS WHEN WORKING WITH, OR AROUND UTILITIES IN PROJECT AREA.
- ALL TRENCHING AND BEDDING SHALL BE IN ACCORDANCE WITH THE CITY OF BENTONVILLE WATER AND SEWER SPECIFICATIONS. RE: "TYPICAL WATER AND SEWER BEDDING AND BACKFILL DETAIL".
- STREET LIGHT LOCATION WILL BE DESIGNED BY BEUD. OWNER/DEVELOPER IS REQUIRED TO PAY FOR LIGHTS PRIOR TO REQUESTING A PRECONSTRUCTION MEETING.
- CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.
- ELECTRIC FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISIONS OF THE ELECTRIC SPECIFICATIONS FOUND ON THE WEBSITE. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THIS DOCUMENT.
- CONDENSATE AND ANY UN-METERED WATER ARE ADDRESSED AS A PROHIBITED DISCHARGE AND IS NOT APPROVED TO DISCHARGE INTO THE BENTONVILLE SANITARY SEWER SYSTEM.
- IF PIPE INVERT IS ABOVE EXISTING GRADE, ENGINEERED FILL IS REQUIRED TO BOTTOM OF BEDDING MATERIAL.
- SEWER MANHOLES TO BE EPOXY LINES PER BENTONVILLE SPECIFICATION 15.7.3.

AADHIRA TOWNHOMES

BENTONVILLE, AR

AADHIRA PROPERTIES, LLC

1404 SW EDINBURGH AVE
BENTONVILLE, AR 72713



2407 SE COTTONWOOD ST., SUITE 1
BENTONVILLE, ARKANSAS 72712
TEL: (479) 272-2289

REVISION NO.	DATE	DESCRIPTION							

STATE OF ARKANSAS



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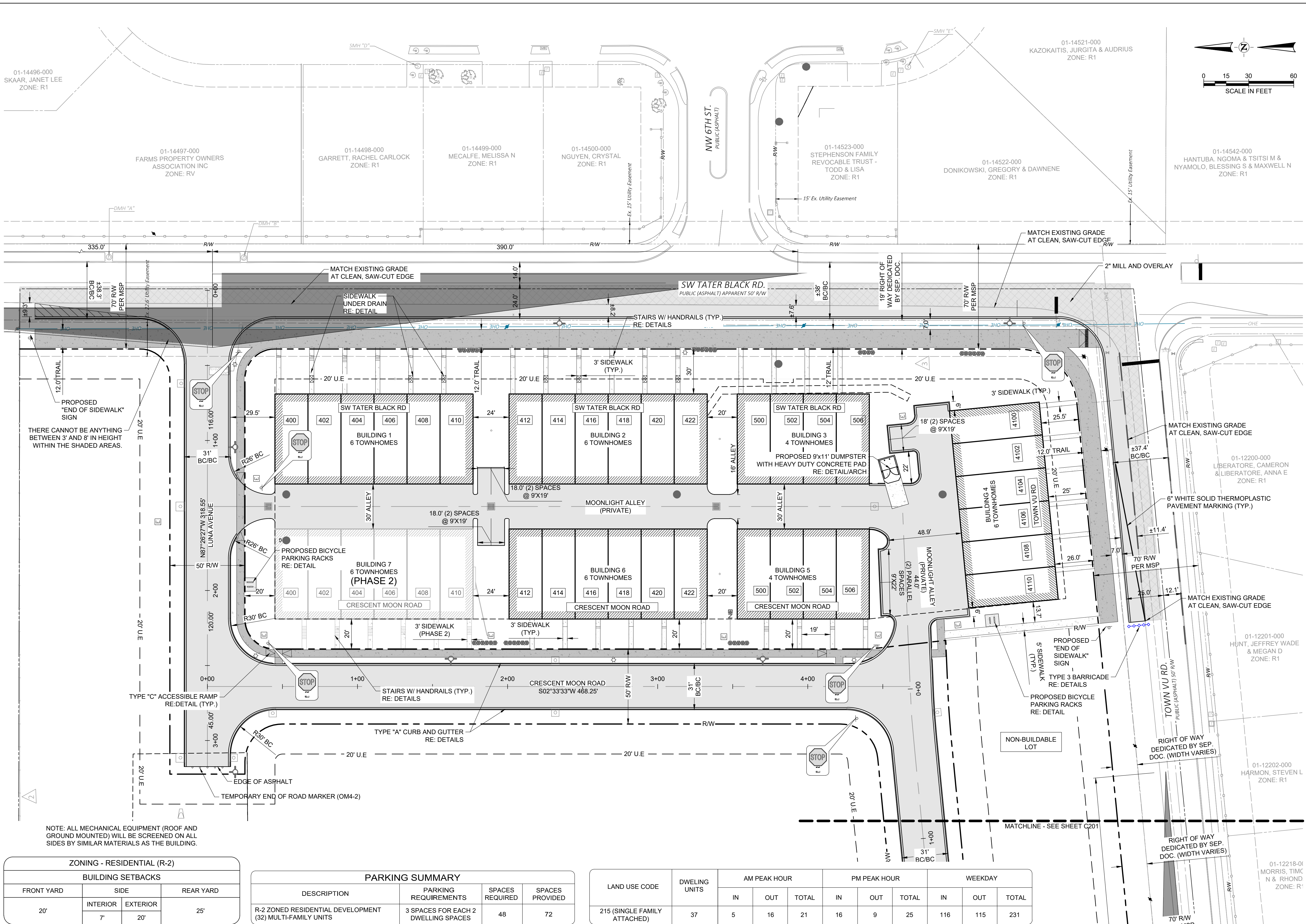
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CHECKED BY: PRF
SCALE: N.T.S.
SHEET TITLE:

NOTES AND LEGEND

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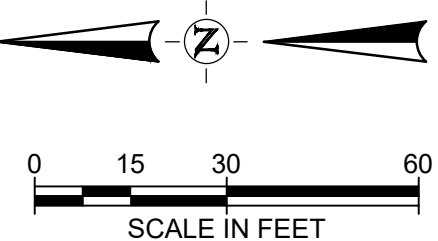


NOTE: ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) WILL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING.

ZONING - RESIDENTIAL (R-2)			
BUILDING SETBACKS			
FRONT YARD	SIDE		REAR YARD
20'	INTERIOR	EXTERIOR	25'
	7'	20'	

PARKING SUMMARY			
DESCRIPTION	PARKING REQUIREMENTS	SPACES REQUIRED	SPACES PROVIDED
R-2 ZONED RESIDENTIAL DEVELOPMENT (32) MULTI-FAMILY UNITS	3 SPACES FOR EACH 2 DWELLING SPACES	48	72

LAND USE CODE	DWELING UNITS	AM PEAK HOUR			PM PEAK HOUR			WEEKDAY		
		IN	OUT	TOTAL	IN	OUT	TOTAL	IN	OUT	TOTAL
215 (SINGLE FAMILY ATTACHED)	37	5	16	21	16	9	25	116	115	231



AADHIRA TOWNHOMES

BENTONVILLE, AR

AADHIRA PROPERTIES, LLC

1404 SW EDINBURGH AVE

BENTONVILLE, AR 72713

half

2407 SE COTTONWOOD ST., SUITE 1
BENTONVILLE, ARKANSAS 72712
TEL: (479) 270-2205

REVISION NO.	DATE	DESCRIPTION

STATE OF ARKANSAS

Professional Engineer

02-07-2025

No.18318

PATRICK R. ROY

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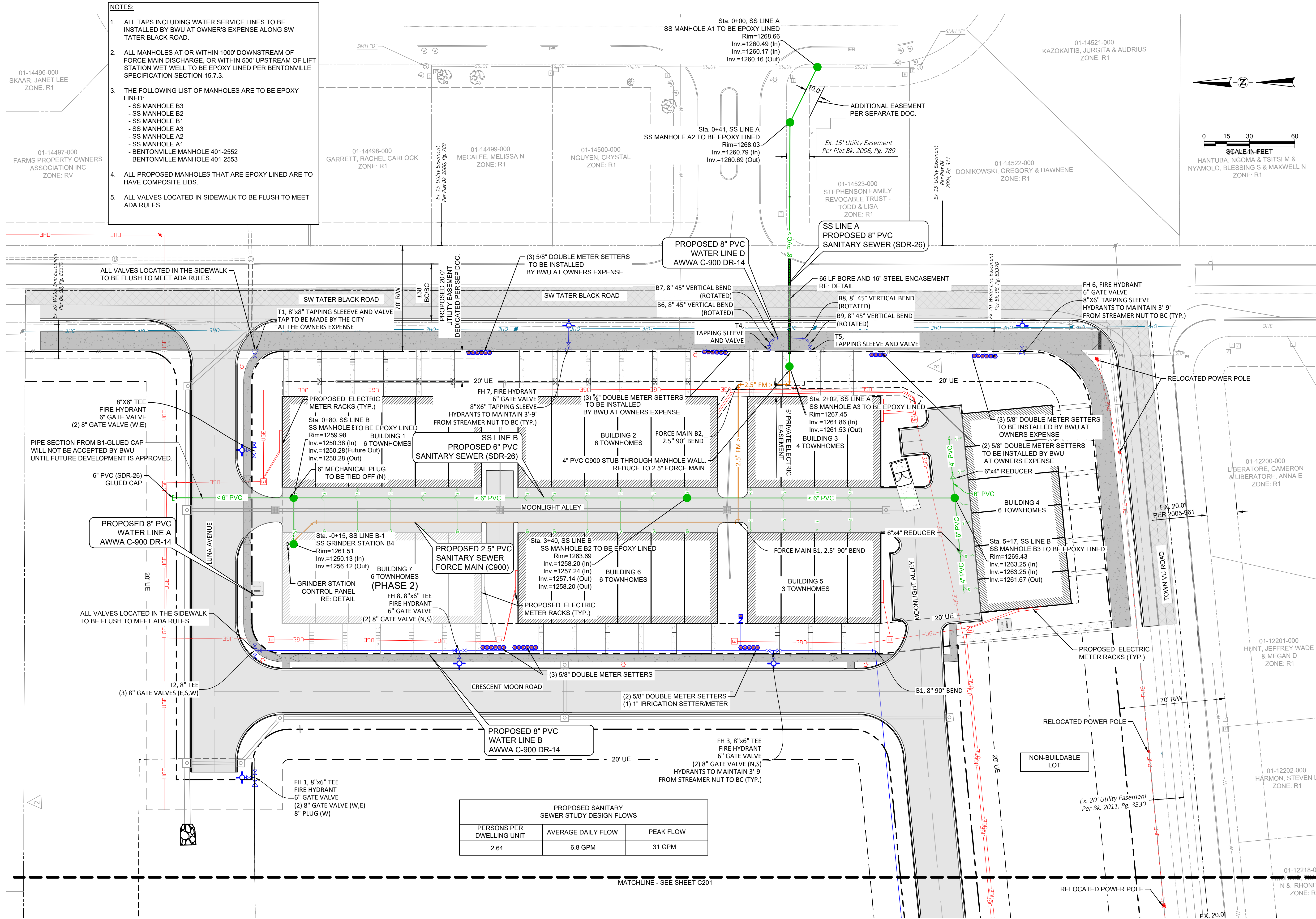
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STREET PLAN
EAST

C200

ISSUED FOR REVIEW PROJECT NO.: LSD24-0053

Page 74 of 170

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BENTONVILLE, AR

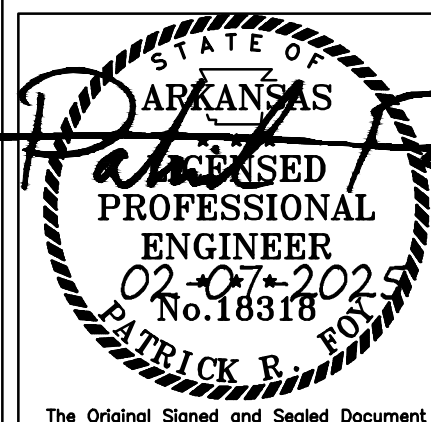
AADHIRA PROPERTIES, LLC

1404 SW EDINBURGH AVE
BENTONVILLE, AR 72713



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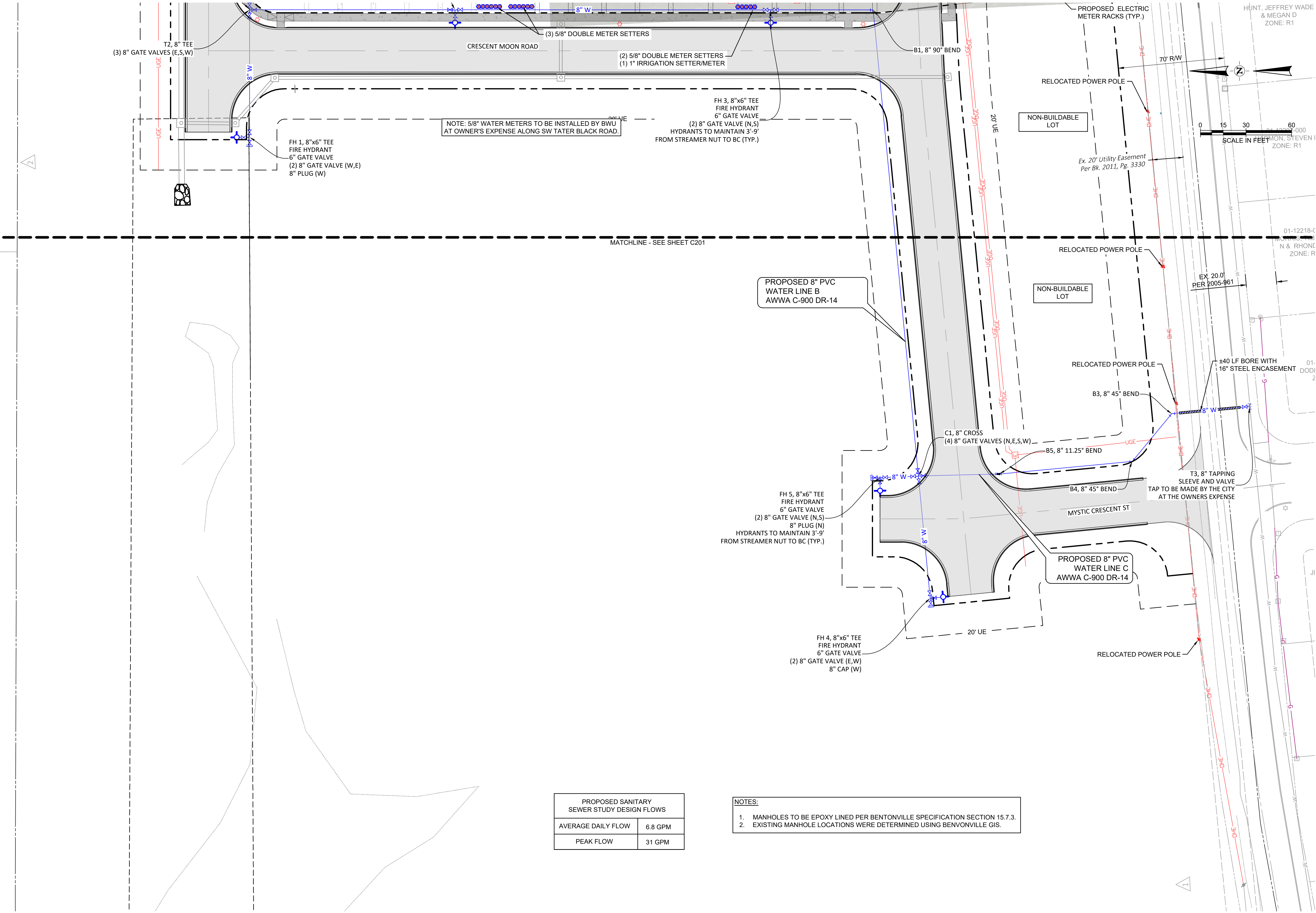
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BENTONVILLE, ARKANSAS 72712
TEL. (479) 273-2209

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PROJECT NO.: 58808.001		
ISSUED:		10-25-2024
DRAWN BY:		JNS
CHECKED BY: PRF		
SCALE:		1" = 30'
SHEET TITLE:		
WATER AND SEWER PLAN EAST		

C500



PROPOSED SANITARY SEWER STUDY DESIGN FLOWS	
AVERAGE DAILY FLOW	6.8 GPM
PEAK FLOW	31 GPM

- NOTES:
- MANHOLES TO BE EPOXY LINED PER BENTONVILLE SPECIFICATION SECTION 15.7.3.
 - EXISTING MANHOLE LOCATIONS WERE DETERMINED USING BENVONVILLE GIS.

ISSUED FOR REVIEW PROJECT NO.: LSD24-0053

AADHIRA TOWNHOMES

BENTONVILLE, AR

AADHIRA PROPERTIES, LLC

1404 SW EDINBURGH AVE

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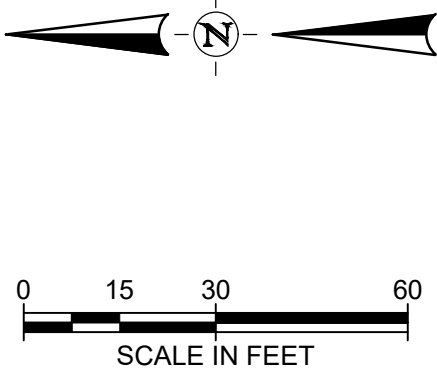
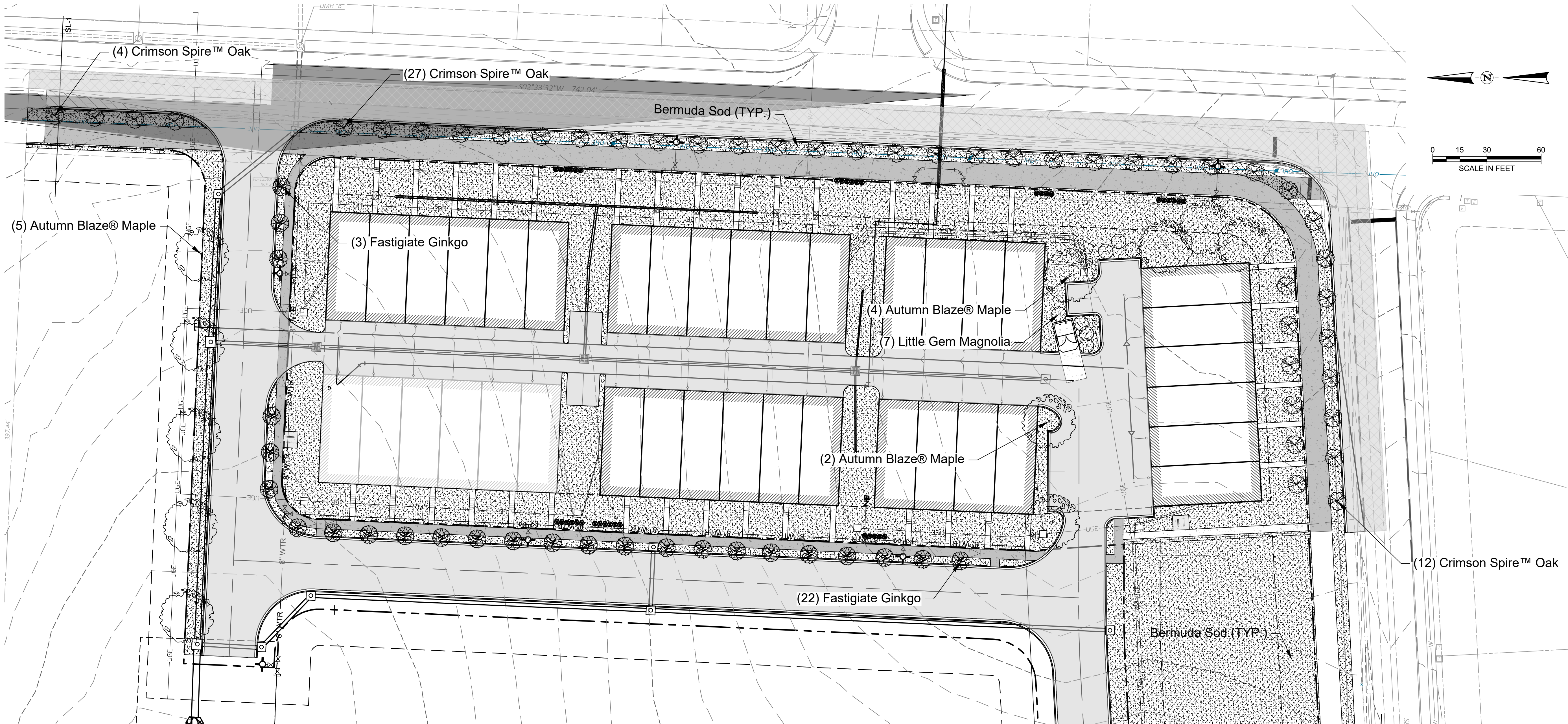
DRAWN BY: JNS

CHECKED BY: PRF

SCALE: 1" = 30'

SHEET TITLE:
WATER AND
SEWER PLAN
WEST

C501



LANDSCAPE NOTES:

- THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, TOOLS, EQUIPMENT, AND RELATED ITEMS REQUIRED FOR THE COMPLETE INSTALLATION OF LANDSCAPE.
- ALL PLANT MATERIAL SHALL BE NURSERY GROWN, PLANT MATERIAL SIZES AND GRADING SHALL COMPLY WITH THE LATEST EDITION OF AMERICAN STANDARDS FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
- ALL PLANT MATERIAL SHALL BE HEALTHY AND FREE FROM ALL VISIBLE SIGNS OF DISEASE OR PEST INFESTATION.
- CONTRACTOR SHALL ASCERTAIN LOCATION OF ALL UTILITIES PRIOR TO EXCAVATION. PRIOR TO COMMENCING ANY WORK, CONTACT 1-800-482-8998, OR BY DIALING 811.
- NO CHANGES TO APPROVED PLANT SCHEDULE WILL BE ALLOWED WITHOUT THE APPROVAL OF THE OWNER.
- ALL TREES SHALL BE INSTALLED, MULCHED, GUYED AND STAKED PER THE DETAILS. ALL SHRUBS SHALL BE INSTALLED AND MULCHED PER THE DETAILS.
- 3-INCH BROWN RIVER ROCK MULCH, A MINIMUM OF 2" DEEP INSTALLED OVER LANDSCAPE WEED BARRIER FABRIC, SHALL BE APPLIED TO ALL PLANTING BEDS SHOWN ON THIS PLAN.
- THE CONTRACTOR SHALL PROVIDE A ONE YEAR MINIMUM WARRANTY FOR ALL PLANT MATERIALS AND INSTALLATION FROM THE DATE OF ACCEPTANCE.
- THE CONTRACTOR SHALL SPOIL AND EXCESS TOPSOIL LOCATED ON THE SITE THAT IS NOT REQUIRED TO PERFORM LANDSCAPE OPERATIONS. IF SUFFICIENT TOPSOIL IS NOT PRESENT ON SITE, THE CONTRACTOR SHALL IMPORT TO THE SITE IN ORDER TO COMPLETE THE LANDSCAPE OPERATIONS. THE CONTRACTOR SHALL PERFORM A SOIL TEST ON THE EXISTING AND IMPORTED TOPSOIL AND APPLY LIME AND FERTILIZER AS RECOMMENDED BY THE TESTING AGENCY.
- IN ALL PLANTING BEDS, SOD SHALL BE REMOVED ENTIRELY AND SOIL SHALL BE AMENDED WITH TWELVE INCHES OF TOPSOIL AND A MINIMUM OF 6 INCHES OF COMPOST TILLED INTO THE BEDS.
- ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED.
- 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.
- HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF THE ANSI A300 "STANDARD FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
- 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."
- 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.

SEEDING AND SODDING NOTES:

- ALL DISTURBED AREAS UNDER A 10% SLOPE SHALL BE TOPSOILED TO A MINIMUM DEPTH OF 4" FERTILIZED AT A RATE OF 250 POUNDS PER ACRE AND SEEDED WITH ANNUAL RYE GRASS AT A RATE OF 3-4 POUNDS PER 1000 SQUARE FEET AND TURF-TYPE FESCUE AT A RATE OF 8 POUNDS PER 1000 SQUARE FEET, OR SODDED WITH BERMUDA GRASS IF THE AREA IS DESIGNATED FOR SOD. THE AREA MUST ALSO BE MULCHED. THE CONTRACTOR SHALL WATER AND MAINTAIN THE GRASS UNTIL A HEALTHY PERMANENT STAND IS ESTABLISHED.
- ALL AREAS OVER 15% SHALL BE PLATED AS ABOVE, BUT SHALL BE COVERED WITH EROSION CONTROL FABRIC EDGES.

IRRIGATION NOTES:

- ALL SODDED AND LANDSCAPED AREAS SHALL BE IRRIGATED.
- IRRIGATION SYSTEM SHALL BE DESIGNED BY CONTRACTOR.
- THE IRRIGATION SYSTEMS SHALL BE PROTECTED BY AN RP TYPE BACKFLOW PREVENTER.
- BACKFLOW PREVENTION ASSEMBLIES INSTALLED OUTDOOR SHALL BE PROTECTED BY AN ENCLOSURE WHICH COMPLIES WITH THE STANDARDS AND SPECIFICATIONS SET FORTH BY THE AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) CODE 1060.
- THE CONTRACTOR SHALL PROVIDE A RAIN SENSOR TO BE MOUNTED ON HANDRAIL AT THE BACK OF THE STORE. COORDINATE WITH GENERAL CONTRACTOR AND OWNER FOR EXACT LOCATION.

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE
TREES			
	11	Acer x freemanii 'Jeffersred' / Autumn Blaze® Maple	2.5" cal.
	25	Ginkgo biloba 'Fastigiata' / Fastigate Ginkgo	4" cal.
	7	Magnolia grandiflora 'Little Gem' / Little Gem Magnolia	8' B&B
	43	Quercus x 'Crimschmidt' / Crimson Spire™ Oak	4" cal.

LANDSCAPE CALCULATIONS:

STREET FRONTAGE BUFFER:
(1 SHADE TREE PER 20 LF OF STREET FRONTAGE)

TOWN VU ROAD:
221.7 LF ÷ 20 LF = 11.1 = 11.
11 = SHADE TREES REQUIRED.
12 = SHADE TREES PROVIDED.

TATER BLACK ROAD:
618.7 LF ÷ 20 LF = 30.9 = 31.
31 = SHADE TREES REQUIRED.
31 = SHADE TREES PROVIDED.

ROAD B (WEST):
159.0 LF ÷ 20 LF = 7.9 = 8.
8 = SHADE TREES REQUIRED.
8 = SHADE TREES PROVIDED.

ROAD B (SOUTH):
362.8 LF ÷ 20 LF = 18.1 = 18.
18 = SHADE TREES REQUIRED.
19 = SHADE TREES PROVIDED.

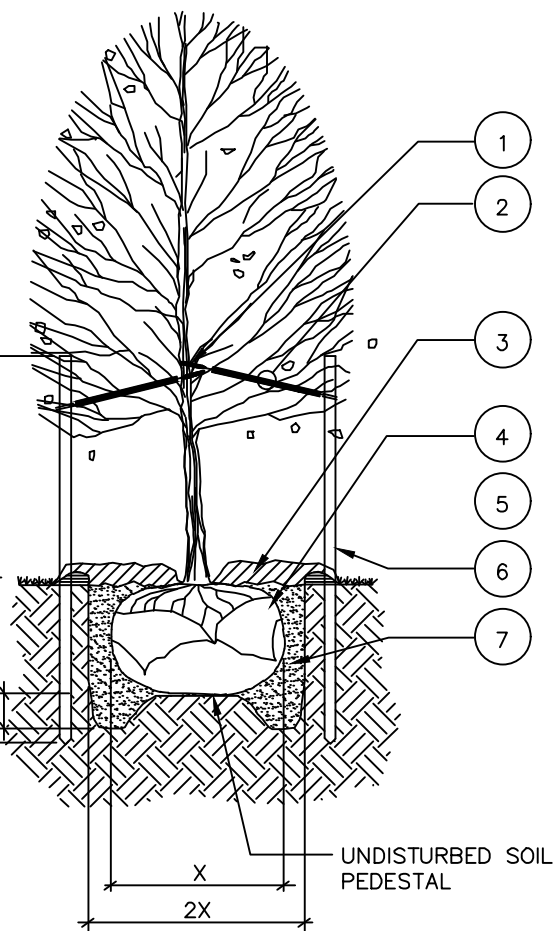
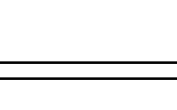
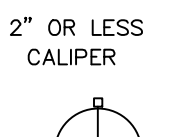
PERIMETER LANDSCAPING:
(1 TREE PER 50 LF OF PERIMETER, 50% MUST BE SHADE TREES)

(NORTH) 246.9 LF ÷ 50 LF = 4.9 = 5.
5 = TREES REQUIRED.
5 = TREES PROVIDED.
(5 OF WHICH ARE SHADE TREES)

PLANTING ISLANDS:
(1 SHADE TREE PER EXTERNAL ISLAND AND LANDSCAPING REQUIRED)

4 = ISLANDS PROVIDED (x 1 TREE).
4 = TREES REQUIRED.
7 = TREES PROVIDED.

GUYING DETAIL



TREE PLANTING DETAIL

N.T.S.

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 3 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

- RETAIN NATURAL SHAPE. DO NOT SHEAR OR CUT CENTRAL LEADER. TREES WITH CENTRAL LEADERS ARE NOT ACCEPTED IF LEADER IS DAMAGED OR REMOVED.
- PRUNE ALL DAMAGED TWIGS AFTER PLANTING
- WRAP TREES TO FIRST BRANCH IF PLANTED IN FALL. DO NOT WRAP IF PLANTED IN SPRING.
- 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
- PLACE TREE BALL ON FIRM UNDISTURBED SOIL.
- IF POSSIBLE MARK TREE TRUNK ON THE NORTHERN SIDE AT THE NURSERY AND PLANT TREE WITH MARK FACING NORTH
- TOPSOIL USED SHALL BE AS SPECIFIED IN THE LANDSCAPE SPECIFICATIONS.

AADHIRA TOWNHOMES

BENTONVILLE, AR

AADHIRA PROPERTIES, LLC

1404 SW EDINBURGH AVE
BENTONVILLE, AR 72713



2407 SE COTTONWOOD ST., SUITE 1
BENTONVILLE, ARKANSAS 72712
TEL: (479) 279-2208

REVISION NO.	DATE	DESCRIPTION



THE SEAL, ORIGINALLY APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY:

M. DIRK THIBODAUX 5142

NAME PLA LICENSE NO.

2/7/2025

DATE

THE RECORD COPY OF THIS DRAWING IS ON FILE AT THE OFFICES OF:

HALFF ASSOCIATES, INC.

1470 FIRM OR BUSINESS NO. AR

STATE

PROJECT NO.: 58808.001

ISSUED: 02-07-2025

DRAWN BY: JNS

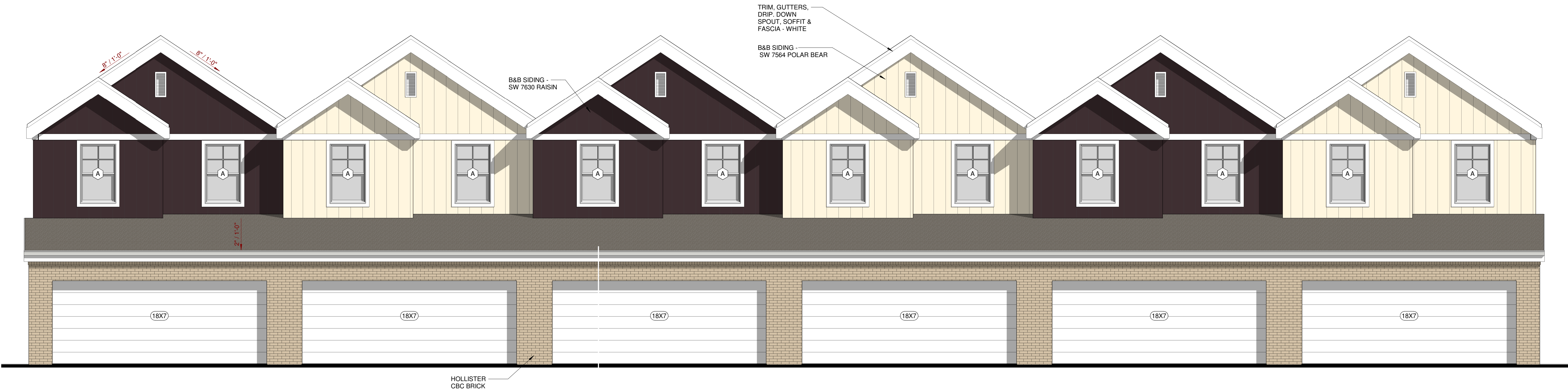
CHECKED BY: PRF

SCALE: 1" = 30'

SHEET TITLE:

LANDSCAPE PLAN

L101

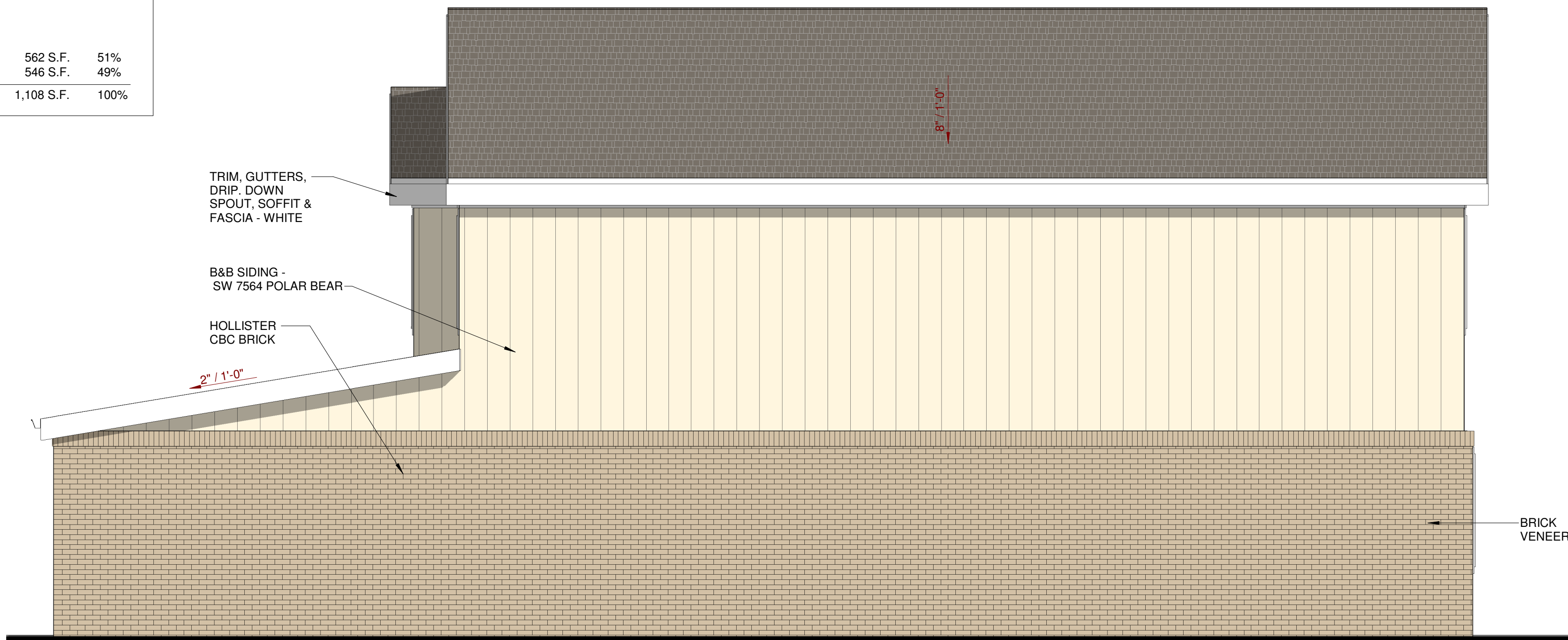


1 REAR ELEVATION
1/4" = 1'-0"

ELEV. MATERIAL PERCENTAGES			
FRONT ELEVATION			
BRICK:	198 S.F.	39%	
HARDIE SIDING:	308 S.F.	61%	
TOTAL:	506 S.F.	100%	
REAR ELEVATION			
BRICK:	198 S.F.	39%	
HARDIE SIDING:	308 S.F.	61%	
TOTAL:	506 S.F.	100%	
SIDE ELEVATION			
BRICK:	562 S.F.	51%	
HARDIE SIDING:	546 S.F.	49%	
TOTAL:	1,108 S.F.	100%	
SIDE ELEVATION			
BRICK:	562 S.F.	51%	
HARDIE SIDING:	546 S.F.	49%	
TOTAL:	1,108 S.F.	100%	



3 REAR VIEW



2 SIDE ELEVATION 2
1/4" = 1'-0"

BUILDING 1

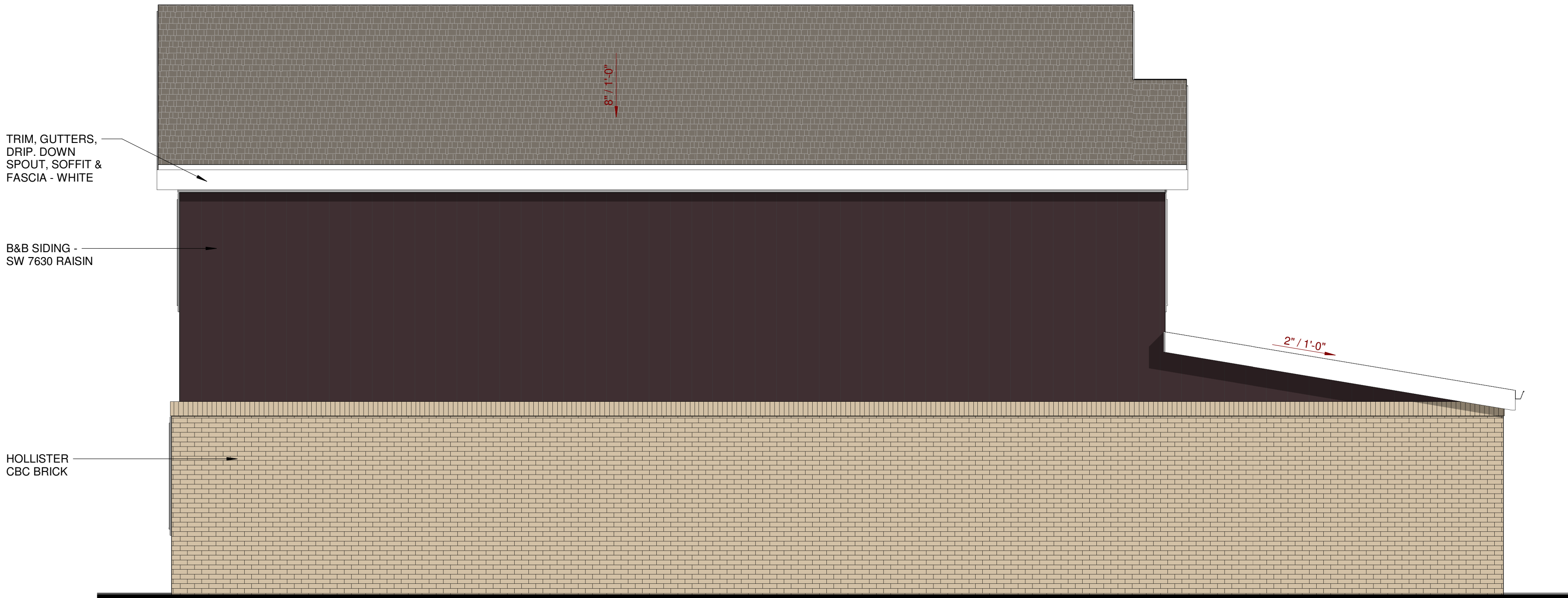


1 FRONT ELEVATION
1/4" = 1'-0"

ELEV. MATERIAL PERCENTAGES			
FRONT ELEVATION			
BRICK:	198 S.F.	39%	
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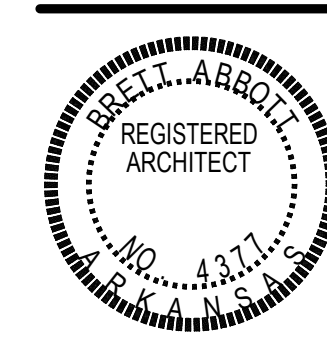


3 FRONT VIEW



2 SIDE ELEVATION 1
1/4" = 1'-0"

BUILDING 1



ELEVATIONS &
3D IMAGE

Seal

Revisions

Date
12.16.24

Project
24.135

A3.0



Bentonville Water Resource Recovery Facility Improvements

PC Date: 3/4/2025

Staff Report Details

Project Number	LSD25-0008
Applicant / Current Owner	
Site Area	+/- 104 Acres
Current Zoning	A-1
Requested Zoning	
Current Future Land Use Map Designation	
Requested Future Land Use Map Designation	
Development Type / Use	
Related projects	

Property Description

Project Details

This project will increase the plant's capacity for wastewater treatment from 4 million gallons per day (MGD) to 8 MGD. The system upgrade will decrease odors by both covering the raw inflow and adding an air scrubber system to turn the air over 12 times per hour. The upgrade will also filter the effluent prior to leaving the plant. The materials of the project meet city standards for all structures except the proposed maintenance shed near the compost facility, which makes use of the special use primary material of 24 gage metal panel. This maintenance shed is not viewable from any public road (see the attached waiver request).

Relationship to the Community Plan

Public Comment

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

Analysis / Waivers**Conclusion****Additional Details**

RE: Bentonville WRRF – Maintenance Building Material Narrative

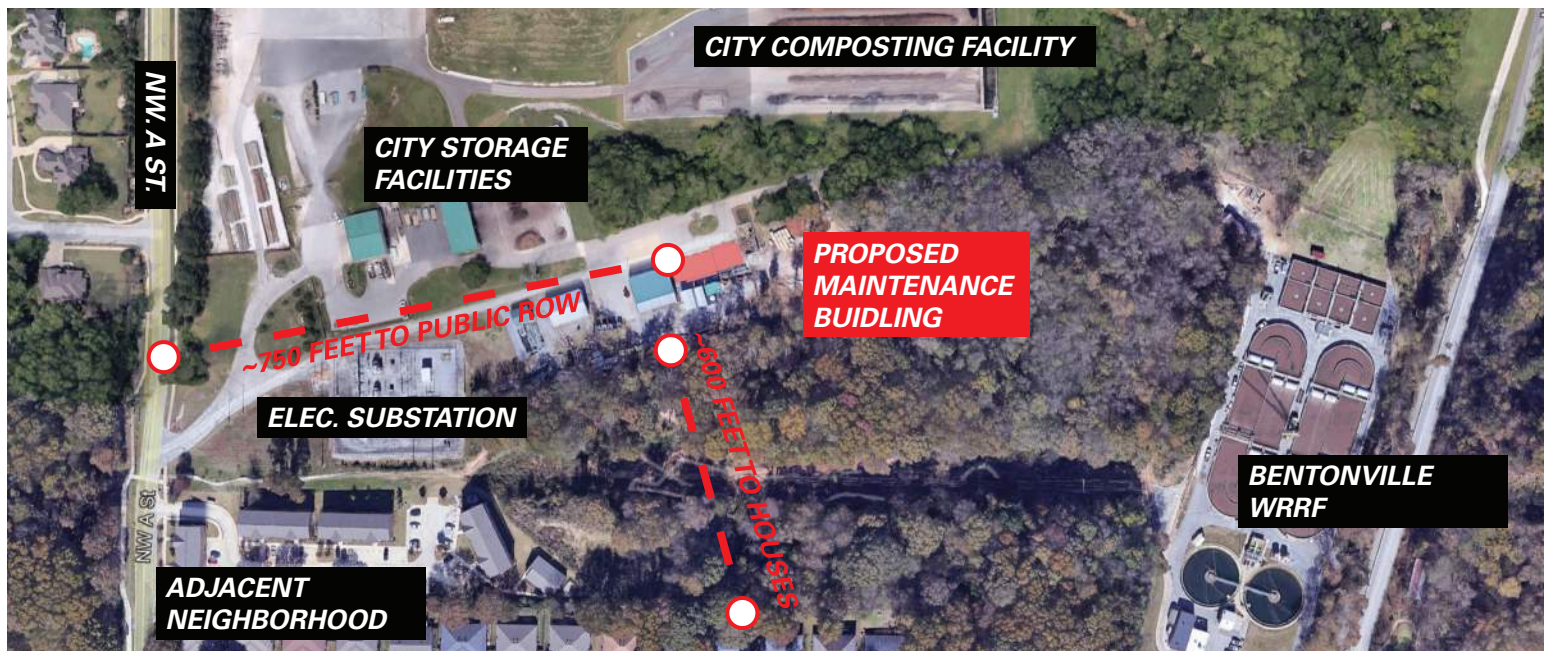
The Maintenance Building submitted as a part of the Bentonville Water Resource Recovery Facility Large Scale Development is 4,800 square foot structure that houses a repair garage and offices for maintenance staff, along with spaces supporting the main facility uses.

The structure is a pre-engineered metal building, with large rigid frames to allow the clear spans required for the building use and to maximize cost efficiency.

A series of renderings and diagrams are attached that show the proposed building and it's immediate context. It is surrounded by other city maintenance and storage facilities that are of similar construction. It is around 750 feet to NW A Street from the westernmost corner of the proposed building, and it is mostly visually blocked by existing construction. The proposed building is visually obstructed from the multi family and single family developments to the south by large groupings of trees, and the building is situated at a lower elevation, which will further minimize the visual impact on the adjacent neighborhood.

The material utilized on the exterior of this facility are as listed below:

- Walls (Matches with adjacent contextual city storage facilities)
 - Prefinished metal exposed fastener PBR panel manufactured by MBCI
 - 36"wide x 1-1/4" deep with high major ribs at 12" on center and minor ribs spaced between the major ribs
 - 24 gauge
 - Signature 200 finish (30 year warranty period – see attached warranty sheet)
- Roof (Matches with adjacent contextual city storage facilities)
 - Prefinished standing seam metal D-Lok roof panels manufactured by Pinnacle Structures
 - 24" wide with 3" high trapezoidal ribs, mechanically seamed with concealed fastener system
 - 24 gauge
 - Kynar 500 finish
- Doors / Windows
 - Prefinished aluminum storefront, manufactured by Kawneer
 - Storefront to be Kawneer Trifab 451T at exterior
 - Doors to be Kawneer 350 Medium Style





PERSPECTIVE - FROM NORTHWEST



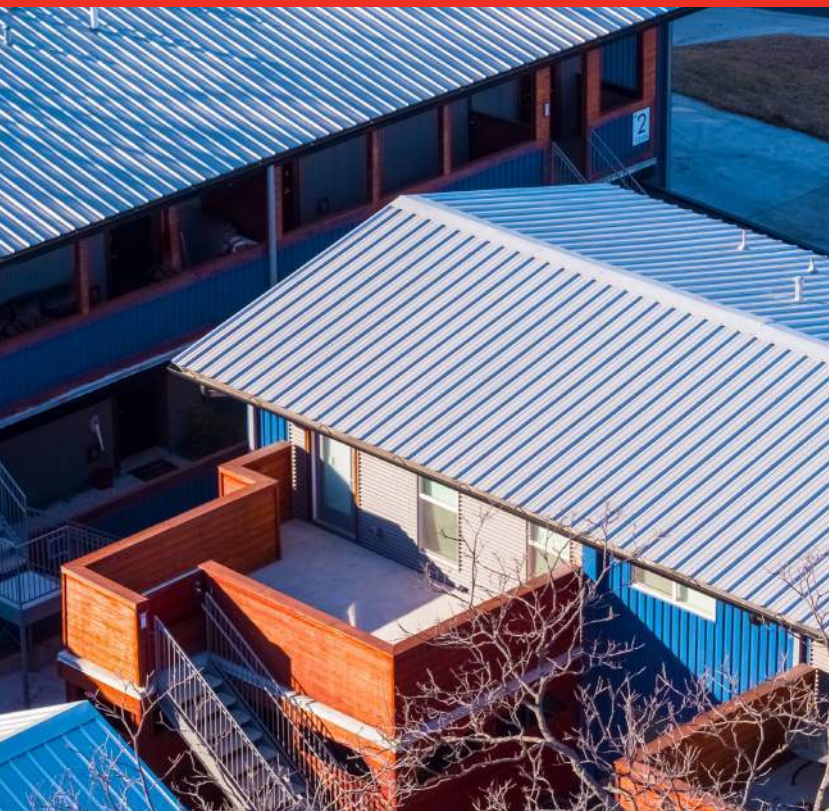
PERSPECTIVE - FROM NORTHWEST



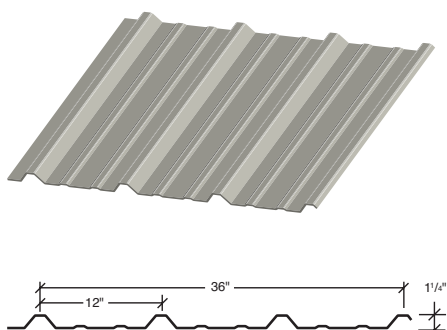
PERSPECTIVE - FROM NORTHEAST

EXPOSED FASTENING SYSTEMS

PBR



The PBR panel is commonly used for a wide variety of architectural, agricultural, commercial and industrial applications. PBR is a structural panel and an exposed fastener panel that can be used for both roof and wall applications. The minimum roof slope for PBR is ½:12.



Product Specifications

Applications: Roof and Wall

Coverage Widths: 36"

Rib Spacing: 12" on center

Rib Height: 1 ¼"

Minimum Slope: ½:12

Panel Attachment: Exposed Fastening System

Gauges: 26 (Standard);

29, 24, 22 (Optional)

Finishes: Smooth (standard);

Embossed (optional)

Coatings: Galvalume Plus*, Signature® 200, Signature® 300, Galvanized with Acrylic Coating*

* Galvanized with Acrylic Coating helps to resist "white rust" and prevent stack storage issues. For use in agricultural, animal confinement, and other applications where moisture protection is needed.

EXPOSED FASTENING SYSTEMS

CATEGORY	CHARACTERISTIC	TEST METHOD	PURPOSE	RESULT
ENVIRONMENTAL	Air leakage Through Roof Panel Joints	ASTM E1680	Determines the air leakage characteristics of metal roof panels under specified air pressure differences at ambient conditions	0.005 cfm/ft ² at 1.57 psf static pressure 0.006 cfm/ft ² at 6.24 psf static pressure
	Water Penetration Through Roof Panel Joints	ASTM E1646	Determines the resistance to water penetration of metal roof panels under uniform static air pressure difference	No uncontrolled water penetration through the panel joints at a static pressure of 20.00 psf
	Impact Resistance	UL 2218	Determines Impact Resistance of prepared Roof Covering Materials	Class 4 Rating
FIRE RESISTANCE	Room Fire Performance	UL 790	Standard for Standard Test Methods for Fire Tests of Roof Coverings	See Class A Fire Rating Data Sheet
	Room Fire Performance	UL 263	Standard for Fire Tests of Building Construction and Materials. Requires installation over a non-combustible substrate to qualify for Class A rating. Installation over a combustible substrate qualifies for Class C rating.	For use in Design Nos. P225, P227, P230, P237, P265, P268, P508, P510, P512, P701, P711, P720, P722, P726, P731, P734, P801, P815, P819.
STRUCTURAL	Uplift Resistance	AISI S100	Provides a standard procedure to evaluate or confirm structural performance under uniform static air pressure difference	See Section Properties and Allowable Load Table Section
	Gravity Loads	AISI S100	North American Specification for the Design of Cold-Formed Steel Structural Members	See Section Properties and Allowable Load Table Section
ROOF LISTINGS	Roof Performance - FM Global	FM 4471	Sets performance standards for panel roofs including uplift resistance	See FM Engineering Tech Bulletin
	Roof Performance - Underwriters Laboratories	UL 580	Determines the uplift resistance of roof assemblies consisting of the roof and roof coverings materials	Class 90 Rating - Construction Number 30, 54, 79, 104, 112, 161, 167, 184, and 542.
	Roof Performance - Miami-Dade County	TAS 125 TAS 201 TAS 100 FM 4471 App. G	The Product Control Approval System establishes a protocol to evaluate the standards of products used in construction in Miami-Dade County. Miami-Dade County, with its inclusion in the High Velocity Hurricane Zone (HVHZ) has the most stringent code requirements of the Florida Building Code. Therefore, all products that comprise the structure's building envelope — doors, shutters, windows, prefabricated buildings and truss plates — require the issuance of an approval in order to be used for construction in Miami-Dade County	See NOA # 22-1208.5 (roof) See NOA # 23-0606.07 (wall)
	Roof Performance - Florida Approval	ASTM E 1592 FM 4471	Florida product approval is the approval of products and systems, which comprise the building envelope and structural frame, for compliance with the structural requirements of the Florida Building Code.	See FL# 42379.5, 42382.12 (roof) See FL# 42378.10 (wall)
	Roof Performance - Texas Department of Insurance	ASTM E 1592	TWIA provides windstorm and hail insurance in areas exposed to hurricanes and currently provides windstorm and hail coverage in the following 14 “first tier” Texas coastal counties: Aransas, Brazoria, Calhoun, Cameron, Chambers, Galveston, Jefferson, Kenedy, Kleberg, Matagorda, Nueces, Refugio, San Patricio and Willacy.	See RC-358, RC-393, RC-421
WALL LISTINGS	Wall Performance - Texas Department of Insurance	ASTM E 1592	TWIA provides windstorm and hail insurance in areas exposed to hurricanes and currently provides windstorm and hail coverage in the following 14 “first tier” Texas coastal counties: Aransas, Brazoria, Calhoun, Cameron, Chambers, Galveston, Jefferson, Kenedy, Kleberg, Matagorda, Nueces, Refugio, San Patricio and Willacy.	See EC-96

Descriptions and specifications contained herein were in effect at the time this publication was approved for printing. In a continuing effort to refine and improve products, MBCI reserves the right to discontinue products at any time or change specifications and/or designs without incurring obligation. To ensure you have the latest information available, please inquire or visit our website at mbci.com. Application details are for illustration purposes only and may not be appropriate for all environmental conditions, building designs or panel profiles. Projects should be designed to conform to applicable building codes, regulations and accepted industry practices. If there is a conflict between this manual and project erection drawings, the erection drawings will take precedence.

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Precoated SIGNATURE® 200 Panel LIMITED WARRANTY

MBCI®, a division of NCI Group, Inc. (hereinafter referred to as "Manufacturer") warrants the panels, effective from the date of shipment, will perform in accordance to the following Signature® 200 Warranty:

PERFORMANCE SUMMARY

- A. **FILM INTEGRITY:** The paint film WILL NOT crack, check, or peel for a period of forty-five (45) years for Wall and Roof panels, except Polar White, in which case twenty-five (25) years. Cracking is defined as breaks in the flat coating as opposed to breaks in the film caused by metal forming, which is not warranted hereunder.
- B. **CHALK AND FADE:** The paint film WILL NOT;
 - (1) For a period of thirty (30) years, chalk in excess of a numerical rating of 8 for vertical panel applications or 6 for non-vertical panel applications, when measured in accordance with the standard procedures as defined by the "Standard Methods of Evaluating Degree of Chalking of Exterior Paints", ASTM D4214, except; Polar White, in which case this warranty for chalk does not apply, or
 - (2) For a period of thirty (30) years, fade or change in color in excess of 5 color difference units for vertical panel applications or 7 color difference units for non-vertical panel applications, measured in accordance with ASTM D2244 on the exposed painted surfaces which have been cleaned of external deposits and chalk and the corresponding values measured on the original (unexposed) painted surfaces, except Polar White, in which case this warranty for fade does not apply. It is understood that fading or color changes may not be uniform if the surfaces are not equally exposed to the sun and elements.

TERMS AND CONDITIONS

- 1. This warranty covers the material exposed to normal atmospheric conditions (which term excludes exposure to corrosive or aggressive atmospheres such as, but not limited to, those contaminated with chemical fumes) in the continental United States, Alaska or Canada, unless Manufacturer agrees otherwise in writing. This warranty shall not apply where material failure is the result of fire, other accident or casualty, vandalism, atomic radiation, harmful fumes or foreign substances in the atmosphere, acts of God, or other such occurrences beyond Manufacturer's control. For any panel that is subject to sea spray or installed on property located 1,000 meters (3,280 feet) or fewer meters from a salt-water environment, the building owner shall perform a "sweet water" / fresh tap water rinse once a year, or more frequent, to avoid salt residue accumulation in accordance with AAMA 610.1.1979. The product must not be cleaned with abrasive chemical cleaners. The building owner shall maintain records of the maintenance.
- 2. This warranty will not extend to or cover damages to the material due to improper packaging, shipping or processing as specified in the National Coil Coaters Association Technical Bulletin No. IV- (7), improper handling (whether pre-erection or during erection), improper storage, improper erection, or improper installation (which includes failure to permit drainage of standing water.)
- 3. Microscopic crazing of the film on formed radii is considered normal and is not to be construed as film cracking.
- 4. This warranty does not apply in the event of deterioration to the panels caused directly or indirectly by panel contact with inferior fasteners. Selection of suitable long-lasting fasteners to be used with Manufacturer's extended life panels rests solely with the Purchaser.
- 5. The improper use of Manufacturer's seaming equipment or use of seaming equipment obtained from a party other than the Manufacturer may result in this and all warranties being void.
- 6. This warranty will not extend to or cover:
 - a. Damage to the coating occasioned by moisture or other contamination detrimental to the coating because of improper storage of the coated Metal prior to installation.
 - b. Water damage to any materials after they leave the possession of the Manufacturer.
 - c. Damage to the pre-painted metal caused by shipping, handling, and/or installation, storing, erecting and/or handling of the panels on the job site and/or any act or acts of negligence of the customer or any third party after the panels leave the possession of the Manufacturer.
 - d. Damage to the coated Metal as a result of standing water in non-vertical application.
 - e. Damage to the pre-painted metal caused by cascading water.
 - f. Damage to the coated Metal caused by contact with, or water run-off from, lead, copper, graphite or other dissimilar material. This includes, but is not limited to, A/C condensation and treated wood.
 - g. Damage to the coated Metal caused by contact with corrosive substances, or allowing panel cut edges to be in continual contact with water, damp insulation, soil or vegetation i.e. setting wall panels directly on the concrete sheeting notch or base trim.
 - h. Damage caused by spray foam insulation.
 - i. This warranty does not apply to products, materials, accessories, parts, or attachments which are not produced by the Manufacturer. In addition, all items not specifically listed as included are hereby excluded from this warranty.
- 7. Customer shall exercise diligence in inspection of materials as received from Manufacturer prior to use so as to mitigate expense involved to Manufacturer under this warranty.
- 8. This warranty does not apply to the interior or reverse side finish nor does it extend to pre-painted materials used in interior (not atmospherically exposed) applications.
- 9. This warranty does not apply to perforated material.
- 10. This warranty applies only to the paint film on the material and does not cover in any way any other aspect of the material.
- 11. If the panel finish fails to perform as indicated under the terms of Performance outlined above, Manufacturer shall have no liability with respect thereto except, at its sole option to repaint, replace, or restore the failed material, which shall be the purchaser's sole and exclusive remedy. When Manufacturer chooses to replace the defective coated Metal, its sole obligation is for the replacement of the material only. Manufacturer shall not be liable for any expenses connected with labor for the replacement of the defective material or any consequential damages. Repainting shall not necessarily be with Signature® 200. In no event, however, shall Manufacturer's responsibility extend to any consequential damages, or for any special, indirect, or consequential loss of profits or any other incidental, general, special, or compensatory damages to anyone because such panels may have been nonconforming. In all cases Manufacturer reserves the right to approve and negotiate the contract for such repainting or restoring. The warranty on any repainted, replaced or restored coated material supplied hereunder shall be for the unexpired portion of the warranty period applicable to the original coated material.

Precoated SIGNATURE® 200 Panel LIMITED WARRANTY

12. Claims must be reported in writing to the Manufacturer within thirty (30) days after discovery of nonconformance, and Manufacturer shall be given a reasonable opportunity (which shall not be less than thirty (30) days from the date of receipt of notification) to inspect the panels claimed to be non conforming. Adequate identification of the material involved in the claim, including date of installation, Manufacturer's order number, invoice number, and date of shipment must be established by the Buyer. A copy of this document and "sweet water" rinse maintenance log must be presented to Manufacturer at time of claim. All notices given under or pursuant to this Agreement shall be in writing and sent by registered mail, postage prepaid, return receipt requested to:

Attn: Claims Dept.
PO BOX 692055
Houston, TX 77269-2055

13. No terms or conditions other than those stated herein and no agreement or understanding, oral or written in any way purporting to modify this warranty shall be binding on Manufacturer unless made in writing and signed by the President of Manufacturer.
14. This warranty shall not become effective and Manufacturer shall not have any obligation under any warranty until all invoices issued by Manufacturer, Manufacturer's customer, and the Roofing Contractor have been paid in full, in accordance with their terms, without offset, deduction or credit and all installation deficiencies listed in any Manufacturer inspection report have been corrected and all Manufacturer procedures have been followed.
15. This warranty shall extend to the original Building Owner and is non-assignable and/or non-transferable. Should the Owner become insolvent, bankrupt, make an assignment for the benefit of its creditors, or for any reason discontinue its normal or regular business practices, this warranty shall forthwith become null and void and of no legal effect.
16. Any party seeking to enforce claims under this Warranty hereby acknowledges and agrees that (i) all matters relating to the validity, performance, interpretation, and/or enforcement of this Warranty shall be governed by and construed in accordance with the laws of the State of Texas, (ii) any and all claims, actions, proceedings or causes of action relating to the validity, performance, interpretation, and/or enforcement hereof must be submitted to a court of competent jurisdiction in Houston, Harris County, Texas, (iii) this Warranty is capable of being performed in Harris County, Texas, (iv) it irrevocably submits itself to the jurisdiction of the state and federal courts in Harris County, Texas, (v) service of process may be made upon it in any legal proceeding in connection with this Warranty or any other agreement as provided by Texas law, (vi) it irrevocably waives, to the fullest extent permitted by law, any objection that it may now or hereafter have to the laying of venue of any litigation arising out of or in connection with this Warranty or any other agreement or transaction brought in any such court, (vii) it irrevocably waives any claims that litigation brought in any such court has been brought in an inconvenient forum, and (viii) it irrevocably consents to the service of process out of any of the aforementioned courts by the mailing of copies thereof by Certified Mail, Return Receipt Requested, postage prepaid, and its address set forth herein. The scope of each of the foregoing waivers is intended to be all encompassing. Each party acknowledges that this waiver is a material inducement to the agreement of each party hereto to enter into a business relationship, and that each has already relied on this waiver in entering into this Warranty. Each party warrants and represents that it has reviewed these waivers with its legal counsel, and that it knowingly and voluntarily agrees to each such waiver following consultation therewith.
17. **FORCE MAJEURE. UNDER NO CIRCUMSTANCES SHALL MANUFACTURER BE LIABLE IN ANY WAY TO THE BUILDING OWNER OR ANY OTHER PARTY FOR DELAYS, FAILURE IN PERFORMANCE, OR LOSS OR DAMAGE DUE TO FORCE MAJEURE CONDITIONS INCLUDING, WITHOUT LIMITATION: FIRE; LIGHTNING; STRIKE; EMBARGO; EXPLOSION; POWER SURGE OR FAILURE; ACTS OF GOD; WAR; LABOR OR EMPLOYMENT DISPUTES; CIVIL DISTURBANCES; ACTS OF CIVIL OR MILITARY AUTHORITY; INABILITY TO SECURE MATERIALS, FUEL, PRODUCTS OR TRANSPORTATION FACILITIES; ACTS OR OMISSIONS OF SUPPLIERS, OR ANY OTHER CAUSES BEYOND ITS REASONABLE CONTROL, WHETHER OR NOT SIMILAR TO THE FOREGOING.**
18. Notwithstanding the foregoing, the warranty coverage provided above by Manufacturer shall be expressly limited to and shall include only such warranty coverage on coatings applied to Manufacturer's panel materials by the original supplier(s) thereof. Any and all such warranty coverage available from Manufacturer shall apply only to the same extent that such warranty coverage is available from the original supplier thereof. To the extent that warranty coverage from such supplier(s) is unavailable for any reason whatsoever, Manufacturer shall not have any further liability to purchaser or any other party.

DISCLAIMER-EXCEPT AS EXPRESSLY STATED HEREIN, THE ABOVE WARRANTY PROVISIONS DO NOT COVER COATINGS, PRODUCTS, ACCESSORIES, PARTS OR ATTACHMENTS THAT ARE NOT PRODUCED BY MANUFACTURER. EXCEPT AS OTHERWISE EXPRESSLY STATED, THERE IS NO WARRANTY, REPRESENTATION OR CONDITION OF ANY KIND AND ANY WARRANTY, EXPRESS OR IMPLIED, IS HEREBY EXCLUDED AND DISCLAIMED INCLUDING THE IMPLIED WARRANTIES OF MERCHANTABILITY AND OF FITNESS FOR A PARTICULAR PURPOSE. NOTWITHSTANDING ANYTHING ELSE CONTAINED HEREIN TO THE CONTRARY, IT IS EXPRESSLY UNDERSTOOD AND AGREED THAT MANUFACTURER'S LIABILITY AND PURCHASER'S SOLE REMEDY, WHETHER IN CONTRACT, UNDER ANY WARRANTY, IN TORT (INCLUDING NEGLIGENCE), IN STRICT LIABILITY OR OTHERWISE SHALL NOT EXCEED THE COST OF THE AMOUNT OF THE MATERIALS, EXPRESSLY EXCLUDING LABOR COSTS AND EXPENSES, COSTS OF RENTING REPLACEMENTS AND ANY OTHER ADDITIONAL EXPENSES. UNDER NO CIRCUMSTANCES SHALL MANUFACTURER BE LIABLE FOR ANY SPECIAL, INCIDENTAL, LIQUIDATED OR CONSEQUENTIAL DAMAGES, INCLUDING, BUT NOT LIMITED TO, PERSONAL INJURY, PROPERTY DAMAGE, DAMAGE TO OR LOSS OF EQUIPMENT, LOST PROFITS OR REVENUE, LABOR COSTS AND EXPENSES, COSTS OF RENTING REPLACEMENTS AND OTHER ADDITIONAL EXPENSES, EVEN IF MANUFACTURER HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. MANUFACTURER WILL NOT BE LIABLE FOR ANY DAMAGES, LOSSES OR EXPENSES AS A RESULT OF PURCHASER'S (OR ANY OTHER PARTY'S) NEGLIGENCE, WHETHER DEEMED ACTIVE OR PASSIVE AND WHETHER OR NOT ANY SUCH NEGLIGENCE IS THE SOLE OR PARTIAL CAUSE OF ANY SUCH DAMAGE, LOSS OR EXPENSE. IN ADDITION, UNDER NO CIRCUMSTANCES SHALL MANUFACTURER BE LIABLE FOR ANY DAMAGES, LOSSES OR EXPENSES WHATSOEVER AS A RESULT OF ANY OTHER PARTY'S MATERIALS OR PRODUCTS WHICH CAUSE OR ALLEGEDLY CAUSE, IN WHOLE OR IN PART, DAMAGE, LOSS OR DETERIORATION TO THE MANUFACTURER'S WALL AND/OR ROOF PANELS.

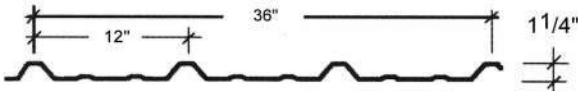
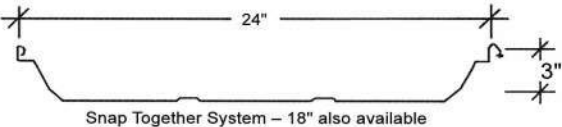
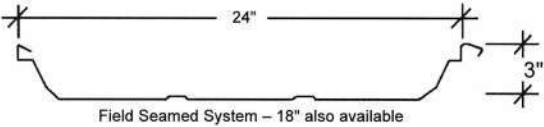
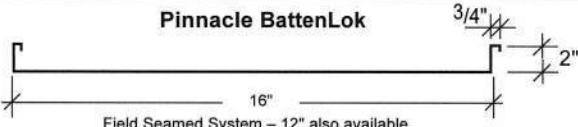
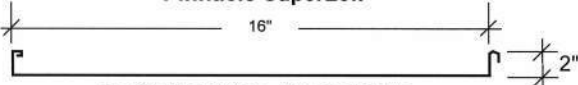
Signature® is a registered trademark of NCI Group, Inc. This warranty applies to the following Signature 200 colors only: Ash Gray, Bright White, Burnished Slate, Charcoal Gray, Cobalt Blue, Coffee Brown, Deep Gray, Desert Sand, Evergreen, Hawaiian Blue, High Gloss White, Ivy Green, Light Stone, Polar White, Rustic Red, Saddle Tan, Scarlet Red, True Black, White, and Wine Red. Please contact your sales representative for any other non-standard or custom color.

Project Name

Manufacturer's Job #

Color(s)

1201229991101/RevC/MS/0524

Profile	Panel	29 GAUGE		26 GAUGE		24 GAUGE	
		Galvalume Plus®	SP	Galvalume Plus®	SP	Galvalume Plus®	Ky
Pinnacle PBR Panel 	PBR			●	●	●	■
Pinnacle U-Dek  Snap Together System – 18" also available	PUD			■	■	●	■
Pinnacle D-Lok  Field Seamed System – 18" also available	PDL			■	■	●	■
Pinnacle BattenLok  Field Seamed System – 12" also available	PBL			■	■	●	■
Pinnacle SuperLok  Field Seamed System – 12" also available	PSL			■	■	●	■

● Available in any quantity

■ May require minimum quantity

Pinnacle - Siliconized Polyester	SR#	SRI#
Ash Gray	.46	52
Burnished Slate	.34	35
Coal Black	.31	31
Charcoal Gray	.37	39
Colony Green	.28	27
Crimson Red	.39	42
Desert Sand	.42	47
Evergreen	.35	37
Gallery Blue	.25	24
Galvalume Plus	.77	72
Hawaiian Blue	.31	31
Koko Brown	.35	37
Light Stone	.56	65
*Polar White	.64	77
Rustic Red	.36	38
Saddle Tan	.47	53
Kynar - Kynar 500	SR#	SRI#
Almond	.63	76
Brownstone	.47	54
Classic Green	.28	30
Harbor Blue	.28	30
Medium Bronze	.33	36
Brite Red	.49	55
Slate Gray	.37	41
Snow White	.65	79

What is Solar Reflectivity (SR)?

Solar reflectivity or reflectance is the ability of material to reflect solar energy from its surface back into the atmosphere. The SR value is a number from 0 to 1.0. A value of 0 indicates that the material absorbs all solar energy and a value of 1.0 indicates total reflectance. Energy Star requires an SR value of 0.25 or higher for steep slope (above 2:12) roofing and an SR value of 0.65 or higher for low slope (2:12 or less) roofing.

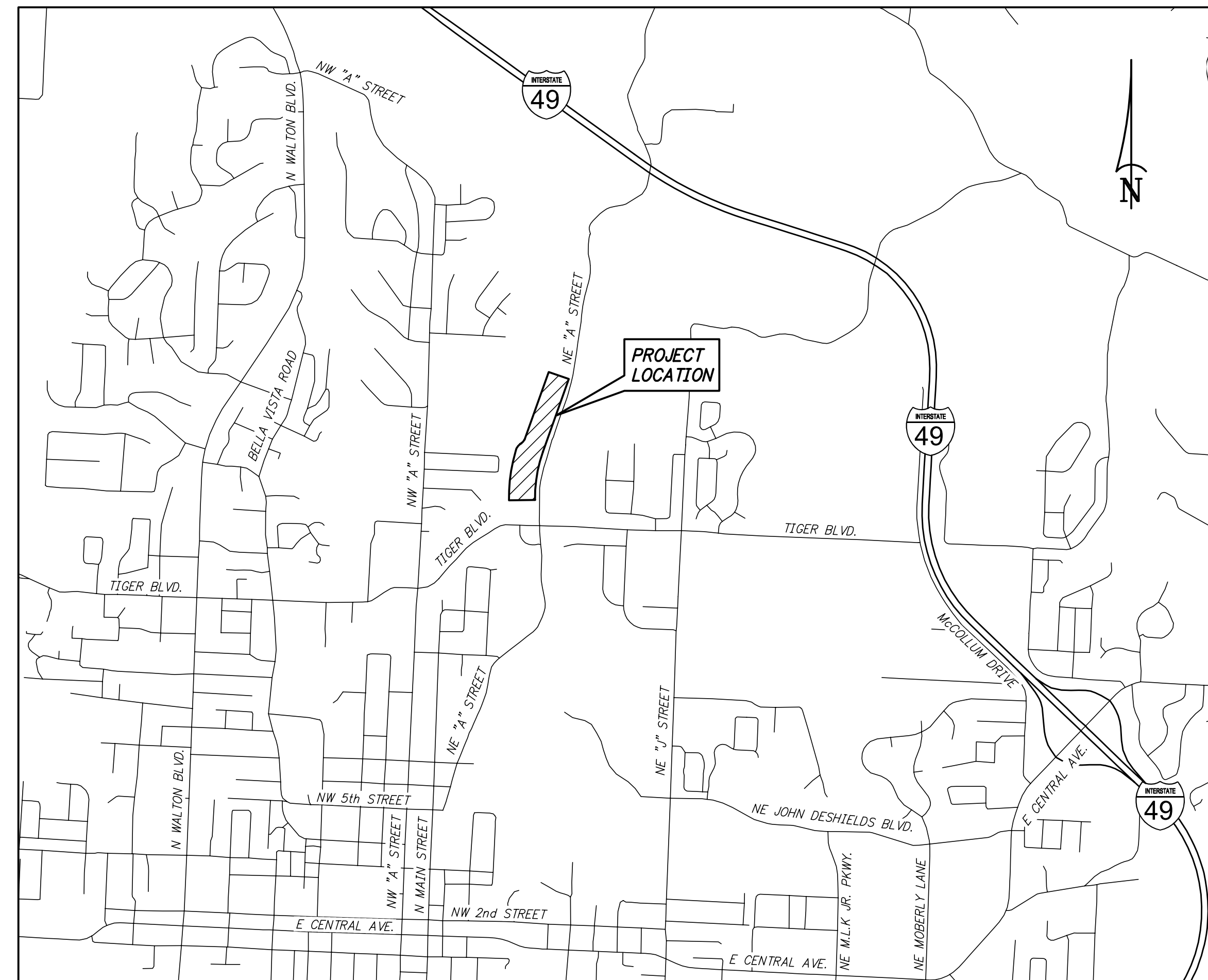
For more information, please go to www.energystar.gov

What is Solar Reflectance Index (SRI)?

The SRI is used to determine compliance with LEED requirements and is calculated according to ASTM E 1980 using values for reflectance and emissivity. Emissivity is a material's ability to release absorbed energy.

For more information, please go to www.usgbc.org

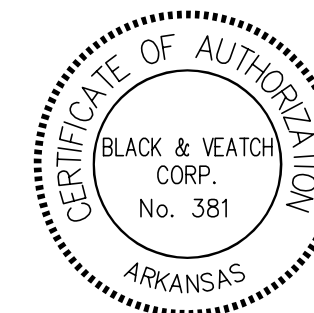
FEBRUARY 2025 PROJECT NO. 2021037



VICINITY MAP
SCALE: 1"=1500'



HAWKINS WEIR
ENGINEERS, INC.


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CIVIL SHEET INDEX

SITE PLAN

- C-1 CIVIL KEY PLAN
- C-2 EXISTING OVERALL SITE PLAN
- C-3 EXISTING SITE PLAN I
- C-4 EXISTING SITE PLAN II
- C-5 EXISTING SITE PLAN III
- C-6 EXISTING SITE PLAN IV
- C-7 EXISTING SITE PIPING I
- C-8 EXISTING SITE PIPING II
- C-9 EXISTING SITE PIPING III
- C-10 EXISTING SITE PIPING IV

PAVING AND DRAINAGE

- C-11 PAVING AND DRAINAGE PLAN I
- C-12 PAVING AND DRAINAGE PLAN II
- C-13 PAVING AND DRAINAGE PLAN III
- C-14 PAVING AND DRAINAGE PLAN IV
- C-15 STORM DRAIN PROFILES I

GRADING AND EROSION CONTROL

- C-16 GRADING AND EROSION CONTROL PLAN I
- C-17 GRADING AND EROSION CONTROL PLAN II
- C-18 GRADING AND EROSION CONTROL PLAN III
- C-19 GRADING AND EROSION CONTROL PLAN IV

SITE PIPING

- C-20 SITE PIPING I
- C-21 SITE PIPING II
- C-22 SITE PIPING III
- C-23 SITE PIPING IV
- C-24 SITE PIPING PROFILES I
- C-25 SITE PIPING PROFILES II
- C-26 SITE PIPING PROFILES III
- C-27 SITE PIPING PROFILES IV
- C-28 SITE PIPING PROFILES V
- C-29 SITE PIPING PROFILES VI
- C-30 SITE PIPING PROFILES VII
- C-31 SITE PIPING PROFILES VIII
- C-32 SITE PIPING PROFILES IX
- C-33 SITE PIPING PROFILES X
- C-34 SITE PIPING PROFILES XI
- C-35 SITE PIPING PROFILES XII

WEST ACCESS DRIVE

- C-36 WEST ACCESS DRIVE
- C-37 WEST ACCESS DRIVE PROFILE I
- C-38 WEST ACCESS DRIVE PROFILE II

42-INCH INFLUENT

- C-39 42-INCH INFLUENT CLEARING AND GRADING
- C-40 42-INCH INFLUENT CROSS SECTIONS I
- C-41 42-INCH INFLUENT CROSS SECTIONS II
- C-42 42-INCH INFLUENT CROSS SECTIONS III
- C-43 42-INCH INFLUENT MANHOLE DETAILS
- C-44 AERIAL PIPE SUPPORT DETAIL AND SECTION

MAINTENANCE BUILDING

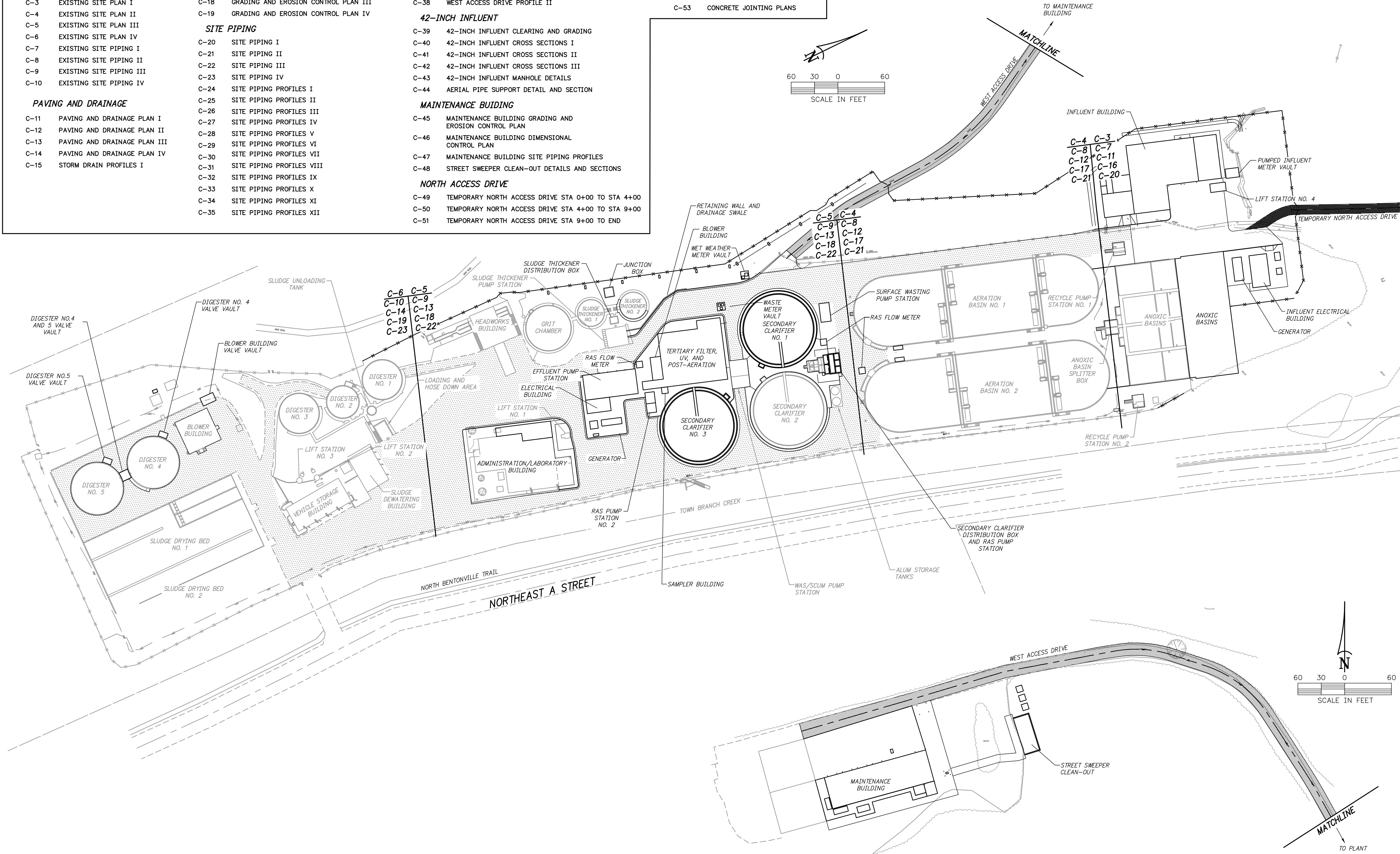
- C-45 MAINTENANCE BUILDING GRADING AND EROSION CONTROL PLAN
- C-46 MAINTENANCE BUILDING DIMENSIONAL CONTROL PLAN
- C-47 MAINTENANCE BUILDING SITE PIPING PROFILES
- C-48 STREET SWEEPER CLEAN-OUT DETAILS AND SECTIONS

NORTH ACCESS DRIVE

- C-49 TEMPORARY NORTH ACCESS DRIVE STA 0+00 TO STA 4+00
- C-50 TEMPORARY NORTH ACCESS DRIVE STA 4+00 TO STA 9+00
- C-51 TEMPORARY NORTH ACCESS DRIVE STA 9+00 TO END

RETAINING WALL

- C-52 RETAINING WALL DETAILS
- C-53 CONCRETE JOINTING PLANS



1"

ONE INCH
AT FULL SIZE
IF NOT ONE INCH
SCALE ACCORDINGLY

DATE	REVISION

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HW

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BV

BENTONVILLE, ARKANSAS

BENTONVILLE WATER RESOURCE RECOVERY FACILITY IMPROVEMENTS

CIVIL KEY PLAN

FOR: BENTONVILLE WASTEWATER UTILITIES

DATE: FEBRUARY 2025

SCALE: 1"=60'

DESIGNED BY: ZMJ

DRAWN BY: MAW

HWET NO.: 2021037

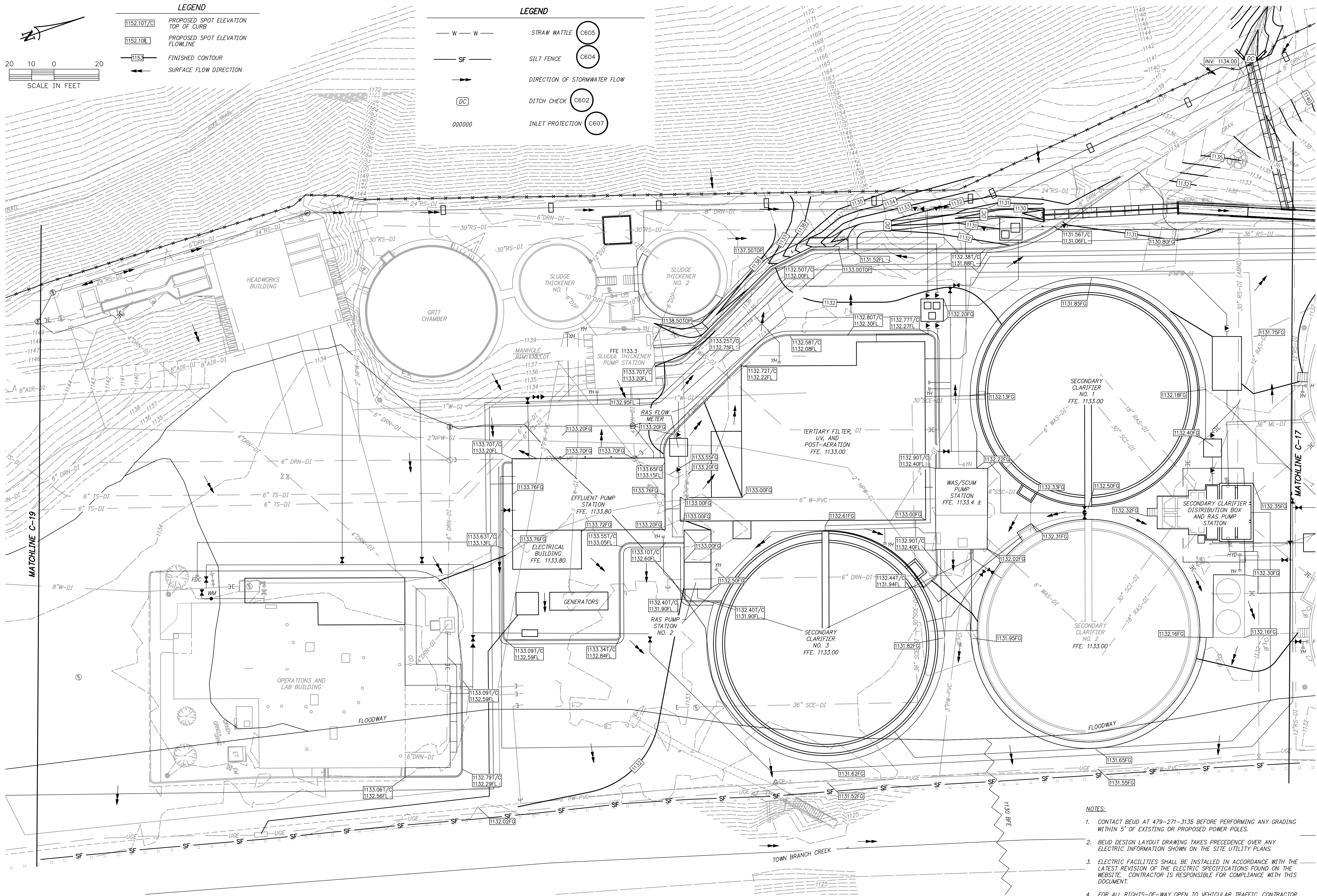
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SHEET NO. C-1

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Page 91 of 170

Z:\21\2021037 BENTONVILLE WWTP CAPACITY STUDY\DRAWINGS\CONST PLANS\C-18.DWG. 2/3/2025 11:15 AM. MATT WEIR. LAYOUT1



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 PLANS.
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. 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.

HAWKINS WEIR
ENGINEERS, INC.

BLACK & VEATCH

BENTONVILLE, ARKANSAS
BENTONVILLE WATER RESOURCE RECOVERY
FACILITY IMPROVEMENTS

GRADING AND EROSION CONTROL PLAN III

FOR: BENTONVILLE WASTEWATER UTILITIES

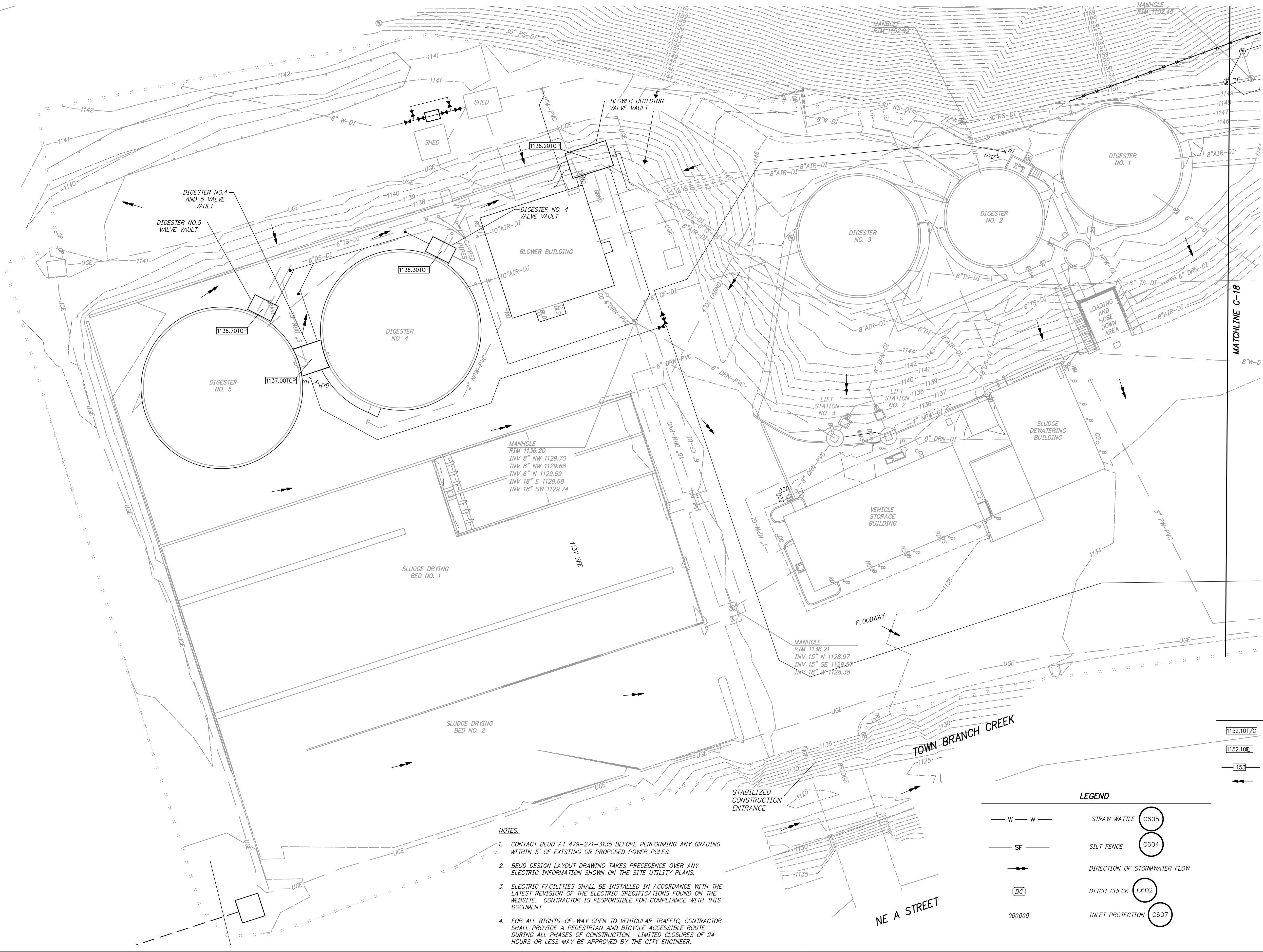
DATE: FEBRUARY 2025
SCALE: 1"=20'
DESIGNED BY: BAP
DRAWN BY: MAW
HWET NO.: 2021037
FILENAME: C-18

SHEET NO.
C-18

DATE	REVISION

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Z:\21\2021037 BENTONVILLE WWTP CAPACITY STUDY\DRAWINGS\CONST PLANS\C-19.DWG, 2/3/2025 11:15 AM, MATT WEIR, LAYOUT1



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 PLANS.
- 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.
- 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.

LEGEND

- 1152.107/C PROPOSED SPOT ELEVATION TOP OF CURB
- 1152.106 PROPOSED SPOT ELEVATION FLOWLINE
- 1153 FINISHED CONTOUR
- SURFACE FLOW DIRECTION

LEGEND

- W W STRAW WATTLE C605
- SF SILT FENCE C604
- DIRECTION OF STORMWATER FLOW
- DC DITCH CHECK C602
- 000000 INLET PROTECTION C607

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ENGINEERS, INC.

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BENTONVILLE, ARKANSAS

BENTONVILLE WATER RESOURCE RECOVERY FACILITY IMPROVEMENTS

GRADING AND EROSION CONTROL PLAN IV

FOR: BENTONVILLE WASTEWATER UTILITIES

DATE: FEBRUARY 2025
SCALE: 1"=20'
DESIGNED BY: BAP
DRAWN BY: MAW
HWET NO.: 2021037
FILENAME: C-19

SHEET NO.
C-19

1"
ONE INCH
AT FULL SIZE
IF NOT ONE INCH
SCALE ACCORDINGLY

20 10 0 20
SCALE IN FEET

DATE

REVISION

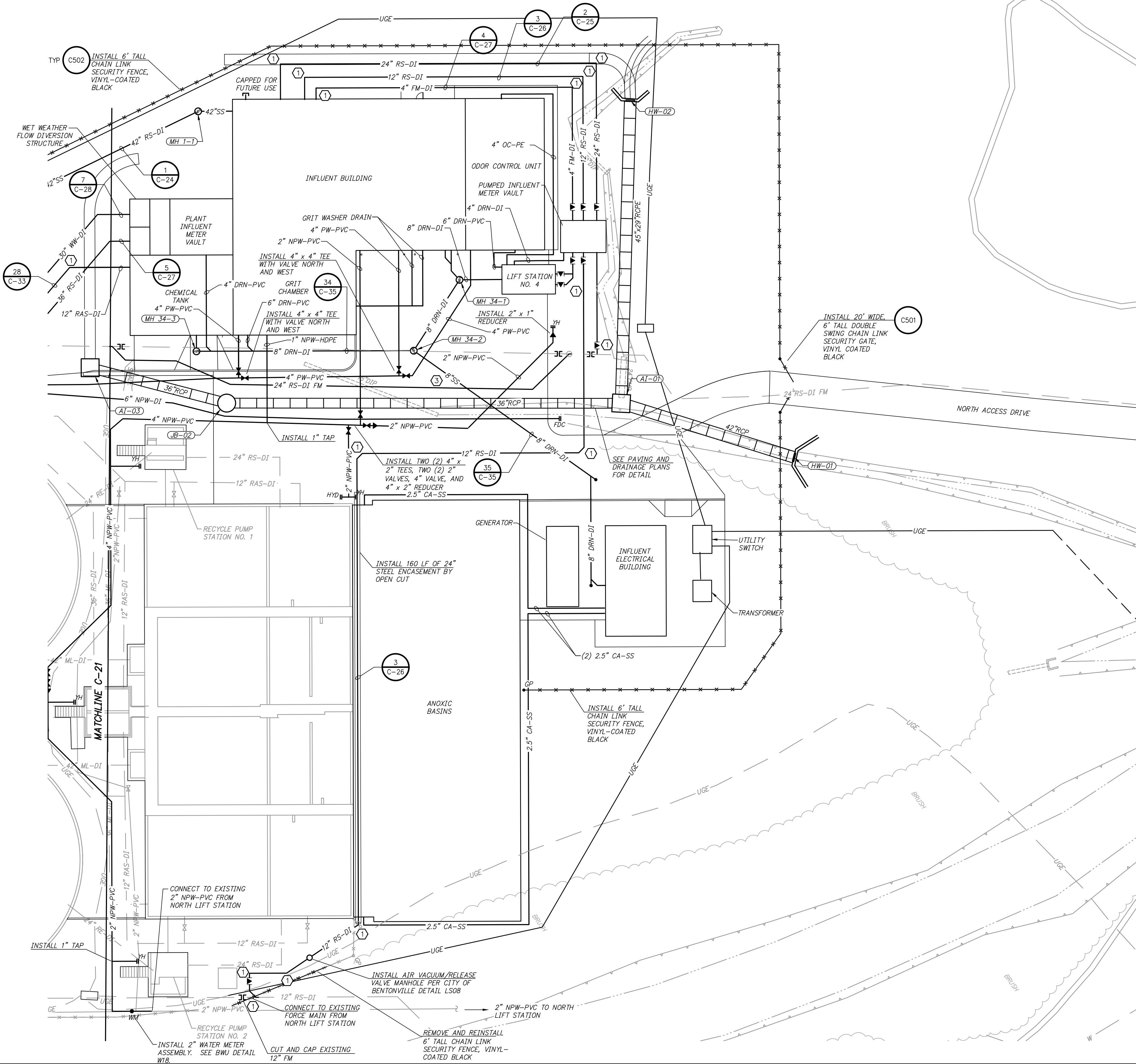
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BENTONVILLE, ARKANSAS
BENTONVILLE WATER RESOURCE RECOVERY
FACILITY IMPROVEMENTS
GRADING AND EROSION CONTROL PLAN IV
FOR: BENTONVILLE WASTEWATER UTILITIES

DATE: FEBRUARY 2025
SCALE: 1"=20'
DESIGNED BY: BAP
DRAWN BY: MAW
HWET NO.: 2021037
FILENAME: C-19

SHEET NO.
C-19

Z:\21\2021037 BENTONVILLE WWTP CAPACITY STUDY\DRAWINGS\CONST PLANS\C-20DWS, 2/3/2025 11:16 AM, MATT WEIR, LAYOUT



KEYED NOTES:

1. INSTALL TRACER WIRE JUNCTION BOX AT ALL HORIZONTAL BENDS IN FORCE MAINS
2. A MINIMUM VERTICAL CLEARANCE OF 18-INCHES SHOULD BE MAINTAINED BETWEEN WATER LINES AND SEWER, PROCESS, OR DRAIN LINES OR OTHER SOURCES OF CONTAMINATION.
3. PRIOR TO CONSTRUCTION OF INFLUENT BUILDING, TEMPORARILY RELOCATE APPROXIMATELY 170 LINEAR FEET OF EXISTING 24\"/>

NOTES:

1. WHERE THE BOTTOM OF A WATER LINE MUST PASS WITHIN 18-INCHES OF THE TOP OF A SEWER, PROCESS, OR DRAIN LINE OR WHERE A WATER LINE CROSSES BELOW A SEWER, PROCESS, OR DRAIN LINE, THE WATER LINE SHALL BE ENCASED A MINIMUM OF 10- FEET ON EITHER SIDE OF THE CROSSING. THE ENCASEMENT SHALL BE WATER TIGHT AND ALL JOINTS INSIDE OF THE ENCASEMENT SHALL BE RESTRAINED. THE ENCASEMENT SHALL CONFORM TO CITY OF BENTONVILLE STANDARD DETAIL GWS05.
2. WHERE A WATER LINE MUST UNAVOIDABLY PASS BENEATH A SEWER, PROCESS, OR DRAIN LINE, AT LEAST 18-INCHES OF SEPARATION MUST BE MAINTAINED BETWEEN THE OUTSIDE OF THE TWO PIPES IN ADDITION TO THE PRECEDING ENCASEMENT REQUIREMENT.
3. REPLACE EXISTING WATER LINES WITH ABOVE GROUND WATER LINES WITH HEAT TRACING AS NEEDED DURING CONSTRUCTION.
4. REFER TO CITY OF BENTONVILLE WATER UTILITIES DEPARTMENT STANDARD DETAILS AND SPECIFICATIONS DATED OCTOBER 23, 2024, FOR ALL WATER AND SEWER APPURTENANCES.
5. CUTTING AND CAPPING OF AN EXISTING PIPE SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF BENTONVILLE STANDARD DETAIL W13. ALL CUT AND CAP DESIGNATIONS ARE IDENTIFIED ON THE D SHEETS.
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 PLANS.
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.

HAWKINS WEIR
ENGINEERS, INC.

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BENTONVILLE, ARKANSAS
BENTONVILLE WATER RESOURCE RECOVERY
FACILITY IMPROVEMENTS

SITE PIPING I

FOR: BENTONVILLE WASTEWATER UTILITIES

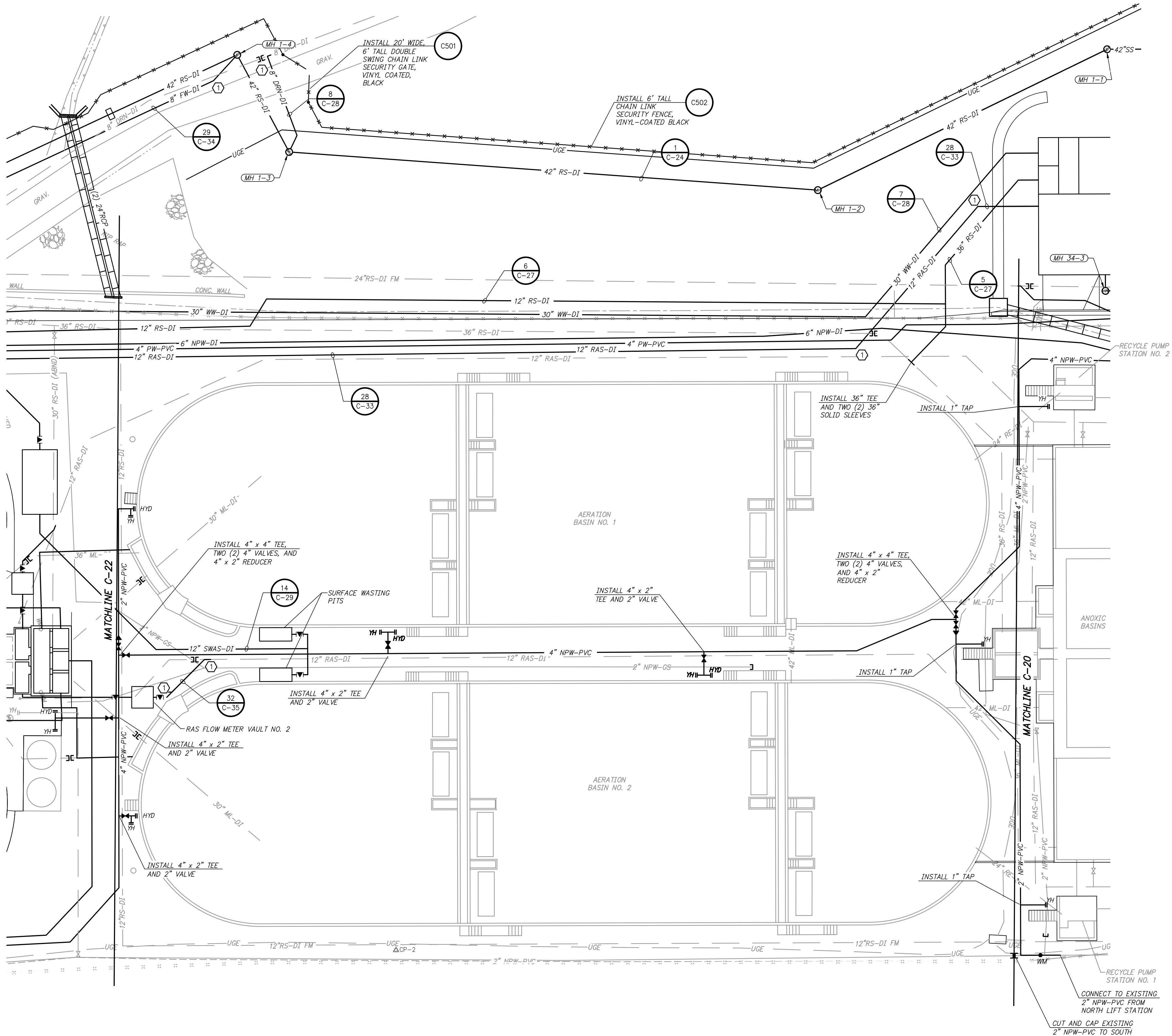
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DRAWN BY: MAW
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FILENAME: C-20

SHEET NO.
C-20

1"
ONE INCH
AT FULL SIZE
IF NOT ONE INCH
SCALE ACCORDINGLY

20 10 0 20
SCALE IN FEET

Z:\21\2021037 BENTONVILLE WWTP CAPACITY STUDY\DRAWINGS\CONST PLANS\C-21.DWG. 2/3/2025 11:16 AM. MATT WEIR. LAYOUT



NOTES:

- WHERE THE BOTTOM OF A WATER LINE MUST PASS WITHIN 18-INCHES OF THE TOP OF A SEWER, PROCESS, OR DRAIN LINE OR WHERE A WATER LINE CROSSES BELOW A SEWER, PROCESS, OR DRAIN LINE, THE WATER LINE SHALL BE ENCASED A MINIMUM OF 10-FEET ON EITHER SIDE OF THE CROSSING. THE ENCASEMENT SHALL BE WATER TIGHT AND ALL JOINTS INSIDE OF THE ENCASEMENT SHALL BE RESTRAINED. THE ENCASEMENT SHALL CONFORM TO CITY OF BENTONVILLE STANDARD DETAIL GWS05.
- WHERE A WATER LINE MUST UNAVOIDABLY PASS BENEATH A SEWER, PROCESS, OR DRAIN LINE, AT LEAST 18-INCHES OF SEPARATION MUST BE MAINTAINED BETWEEN THE OUTSIDE OF THE TWO PIPES IN ADDITION TO THE PRECEDING ENCASEMENT REQUIREMENT.
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- 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 PLANS.
- 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.

KEYED NOTES:

- INSTALL TRACER WIRE JUNCTION BOX AT ALL HORIZONTAL BENDS IN FORCE MAINS.
- A MINIMUM VERTICAL CLEARANCE OF 18-INCHES SHOULD BE MAINTAINED BETWEEN WATER LINES AND SEWER, PROCESS, OR DRAIN LINES OR OTHER SOURCES OF CONTAMINATION.



BENTONVILLE, ARKANSAS
BENTONVILLE WATER RESOURCE RECOVERY
FACILITY IMPROVEMENTS

SITE PIPING II

FOR: BENTONVILLE WASTEWATER UTILITIES

DATE: FEBRUARY 2025
SCALE: 1"=20'
DESIGNED BY: ZMJ
DRAWN BY: MAW
HWEI NO.: 2021037
FILENAME: C-21

SHEET NO.
C-21

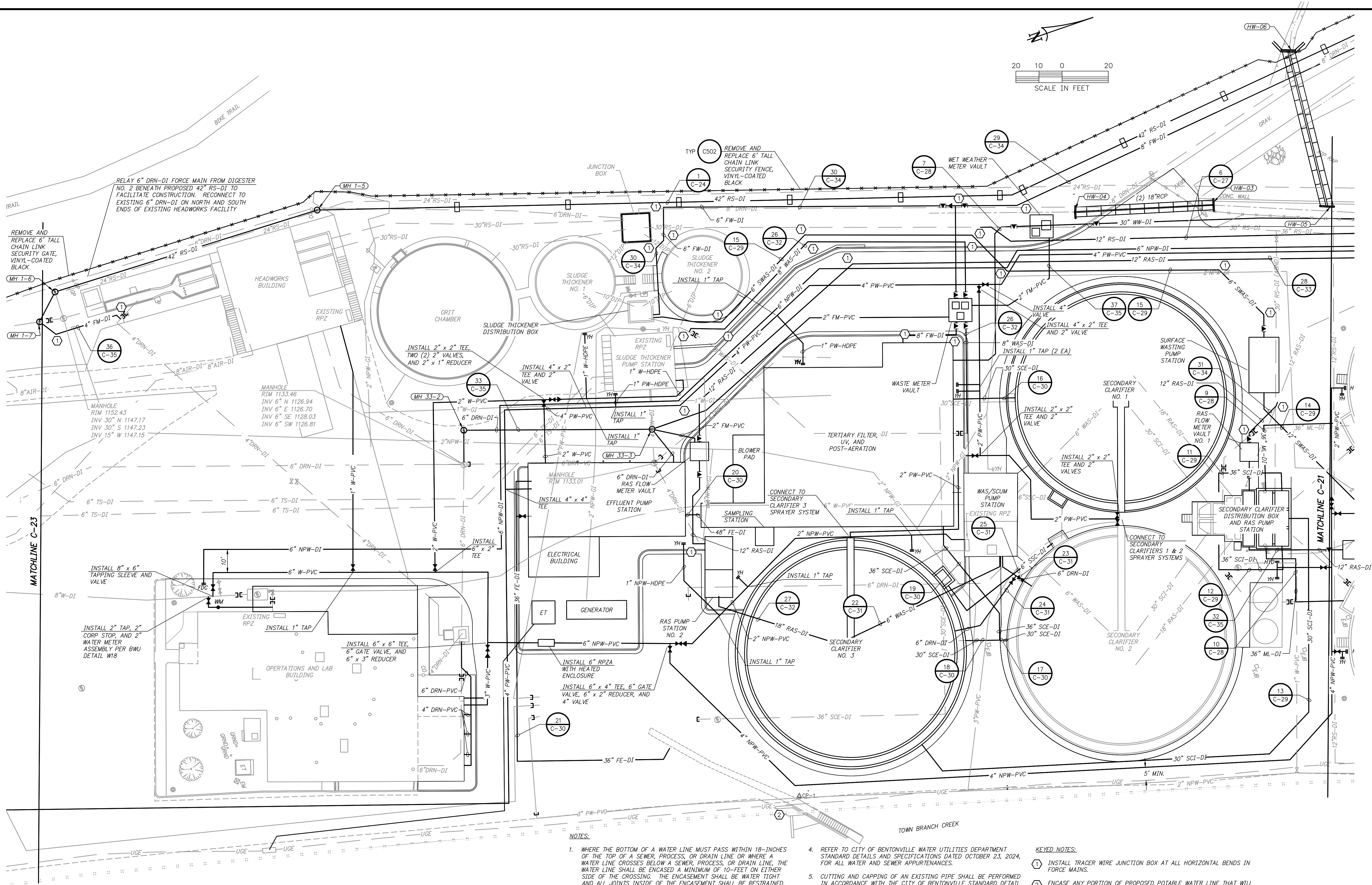
1"
ONE INCH
AT FULL SIZE
IF NOT ONE INCH
SCALE ACCORDINGLY

20 10 0 20
SCALE IN FEET

DATE
REVISION

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Z:\21\2021037 BENTONVILLE WWTP CAPACITY STUDY\DRAWINGS\CONST PLANS\C-22.DWG, 2/3/2025 11:17 AM, MATT WEIR, LAYOUT



NOTES:

- WHERE THE BOTTOM OF A WATER LINE MUST PASS WITHIN 18-INCHES OF THE TOP OF A SEWER, PROCESS, OR DRAIN LINE OR WHERE A WATER LINE CROSSES BELOW A SEWER, PROCESS, OR DRAIN LINE, THE WATER LINE SHALL BE ENCASED A MINIMUM OF 10- FEET ON EITHER SIDE OF THE CROSSING. THE ENCASEMENT SHALL BE WATER TIGHT AND ALL JOINTS INSIDE OF THE ENCASEMENT SHALL BE RESTRAINED. THE ENCASEMENT SHALL CONFORM TO CITY OF BENTONVILLE STANDARD DETAIL CWS05.
- WHERE A WATER LINE MUST UNAVOIDABLY PASS BENEATH A SEWER, PROCESS, OR DRAIN LINE, AT LEAST 18-INCHES OF SEPARATION MUST BE MAINTAINED BETWEEN THE OUTSIDE OF THE TWO PIPES IN ADDITION TO THE PRECEDING ENCASEMENT REQUIREMENT.
- REPLACE EXISTING WATER LINES WITH ABOVE GROUND WATER LINES WITH HEAT TRACING AS NEEDED DURING CONSTRUCTION.

- REFER TO CITY OF BENTONVILLE WATER UTILITIES DEPARTMENT STANDARD DETAILS AND SPECIFICATIONS DATED OCTOBER 23, 2024, FOR ALL WATER AND SEWER APPURTENANCES.
- CUTTING AND CAPPING OF AN EXISTING PIPE SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF BENTONVILLE STANDARD DETAIL W13. ALL CUT AND CAP DESIGNATIONS ARE IDENTIFIED ON THE D SHEETS.
- 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 PLANS.
- 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.

KEYED NOTES:

- INSTALL TRACER WIRE JUNCTION BOX AT ALL HORIZONTAL BENDS IN FORCE MAINS.
- ENCASE ANY PORTION OF PROPOSED POTABLE WATER LINE THAT WILL LIE WITHIN 10- FEET HORIZONTALLY OF A SEWER, PROCESS, OR DRAIN LINE.
- A MINIMUM VERTICAL CLEARANCE OF 18-INCHES SHOULD BE MAINTAINED BETWEEN WATER LINES AND SEWER, PROCESS, OR DRAIN LINES OR OTHER SOURCES OF CONTAMINATION.
- A MINIMUM HORIZONTAL DISTANCE OF 10 FEET SHOULD BE MAINTAINED BETWEEN POTABLE WATER LINES AND SEWER, PROCESS, OR DRAIN LINES OR OTHER SOURCES OF CONTAMINATION.

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BLACK & VEATCH

BENTONVILLE, ARKANSAS
BENTONVILLE WATER RESOURCE RECOVERY
FACILITY IMPROVEMENTS

SITE PIPING III

FOR: BENTONVILLE WASTEWATER UTILITIES

DATE: FEBRUARY 2025
SCALE: 1"=20'
DESIGNED BY: ZMJ
DRAWN BY: MAW
HWET NO.: 2021037
FILENAME: C-22

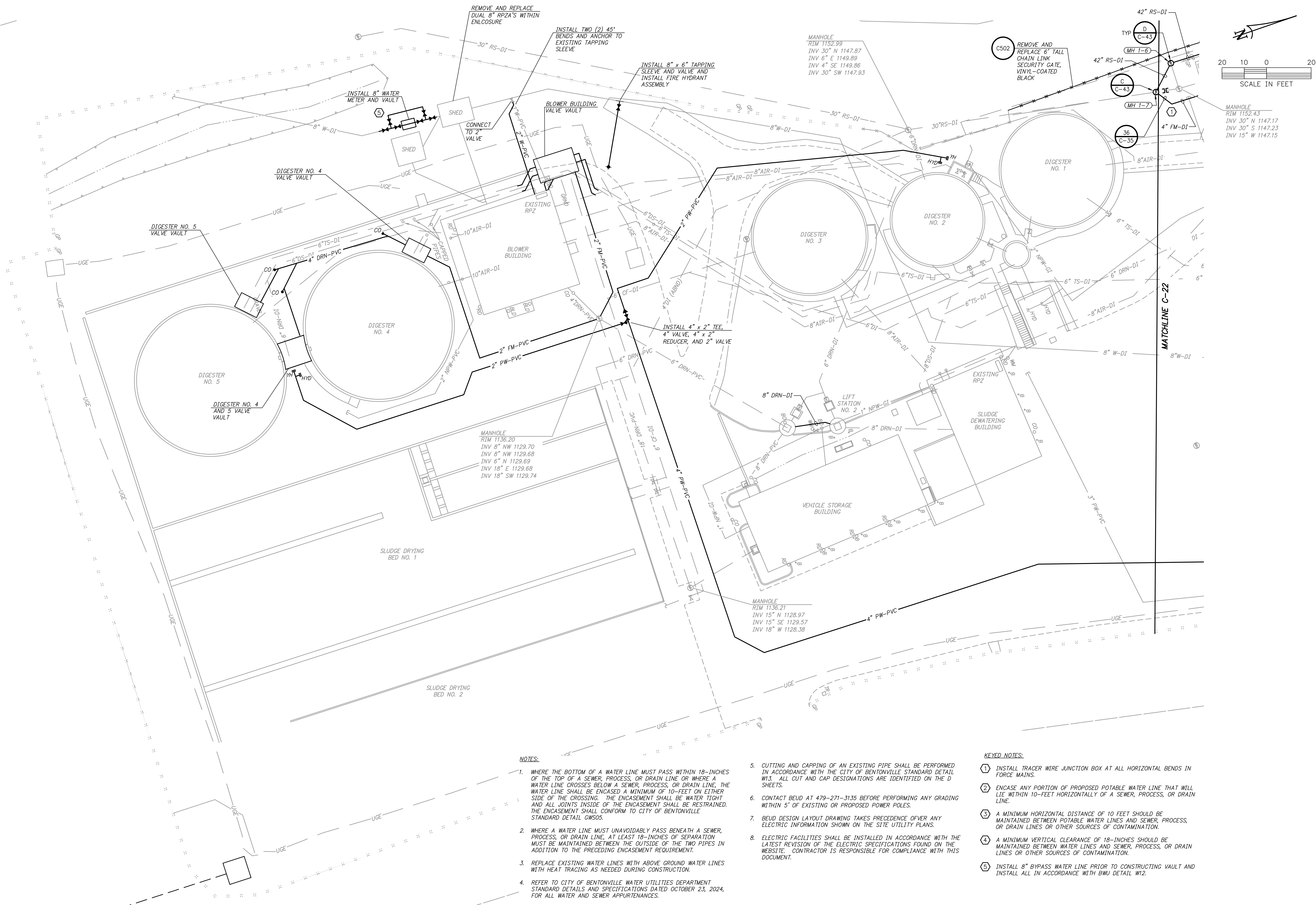
SHEET NO.
C-22

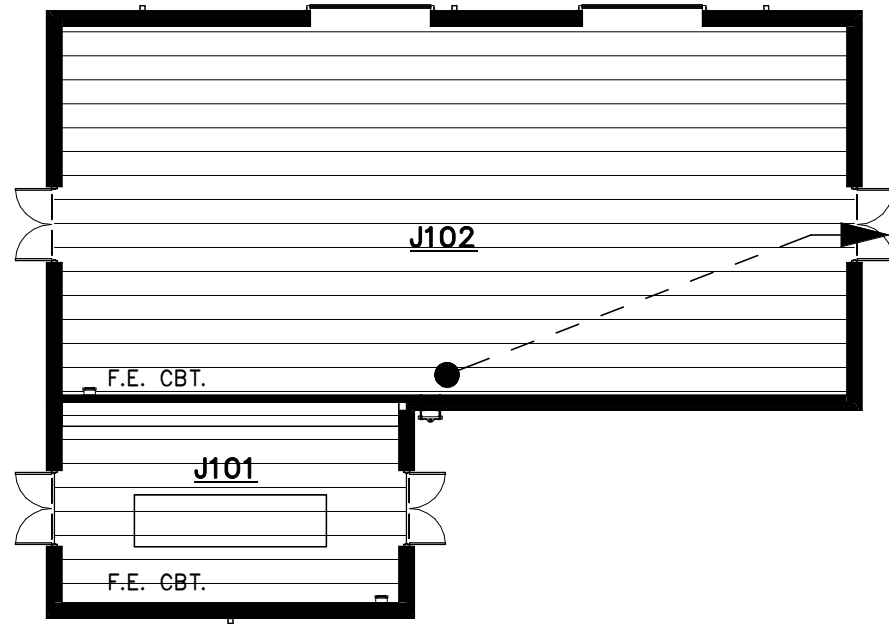
DATE

REVISION

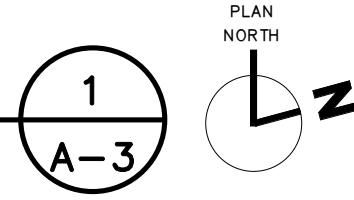
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ONE INCH
AT FULL SIZE
IF NOT ONE INCH
SCALE ACCORDINGLY





LIFE SAFETY
PLAN –
ELECTRICAL
BUILDING

$$1/16'' = 1'-0''$$


ELECTRICAL BUILDING

FACILITY OCCUPANCY

Utility and Miscellaneous, Group U (AFPC Section 312.1)

FACILITY PROPERTIES

Area	2,555 sqft
Building Height	20'-8"
Stories	1

CONSTRUCTION TYPE (AFPC Table 601)

IIB, Unsprinklered

FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS) (AFPC Table 601)

Primary Structural Frame	0 Hours
Bearing Walls (Interior & Exterior)	0 Hours
Nonbearing Walls & Partitions (Interior & Exterior)	0 Hours
Floor Construction & Assoc. Secondary Members	0 Hours
Roof Construction & Assoc. Secondary Members	0 Hours

ALLOWABLE AREA (AFPC Table 506.2)

IIB (NS), U = 8,500 sqft.

ALLOWABLE HEIGHT & STORIES (AFPC Table 504.3, 504.4)

IIB (NS), U = 55 Feet, 2 Stories

OCCUPANT LOAD (Ref. Occupancy Load Table)

NUMBER OF EXITS REQUIRED FOR OCCUPANT LOAD (AFPC Table 1006.2.1)

Only (1) Exit Required Due to Occupant Load
Maximum Common Path of Egress Travel Distance w/out Sprinkler = 100'-0"

AUTOMATIC SPRINKLER SYSTEM

Not Required for Allowable Area or Other Requirements

EXIT ACCESS TRAVEL DISTANCE (AFPC TABLE 1017.2)

300'-0" w/out Automatic Sprinkler System

SEPARATIONS OF OCCUPANCIES (AFPC Table 508.4)

No separation requirements

MEANS OF EGRESS SIZING - OTHER COMPONENTS w/out SPRINKLER (AFPC 1005.3.2)

The capacity, in inches of means of egress components other than stairways shall be calculated by multiplying the occupant load served by such component by a means of egress capacity factor of 0.2 inch. (1" required, 288" provided)

DEAD END CORRIDORS (AFPC 1020.5)

20' in buildings not equipped with automatic sprinkler system

MINIMUM CORRIDOR WIDTH (AFPC TABLE 1020.3)

36", with an occupant load of less than 50

CORRIDOR FIRE RESISTANCE RATING (AFPC TABLE 1020.2)

1 Hour in U occupancy without automatic sprinkler system



ONE INCH
AT FULL SIZE
IF NOT ONE INCH
SCALE ACCORDINGLY

REVISION	DATE

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PRELIMINARY
NOT FOR
CONSTRUCTION



BENTONVILLE, ARKANSAS

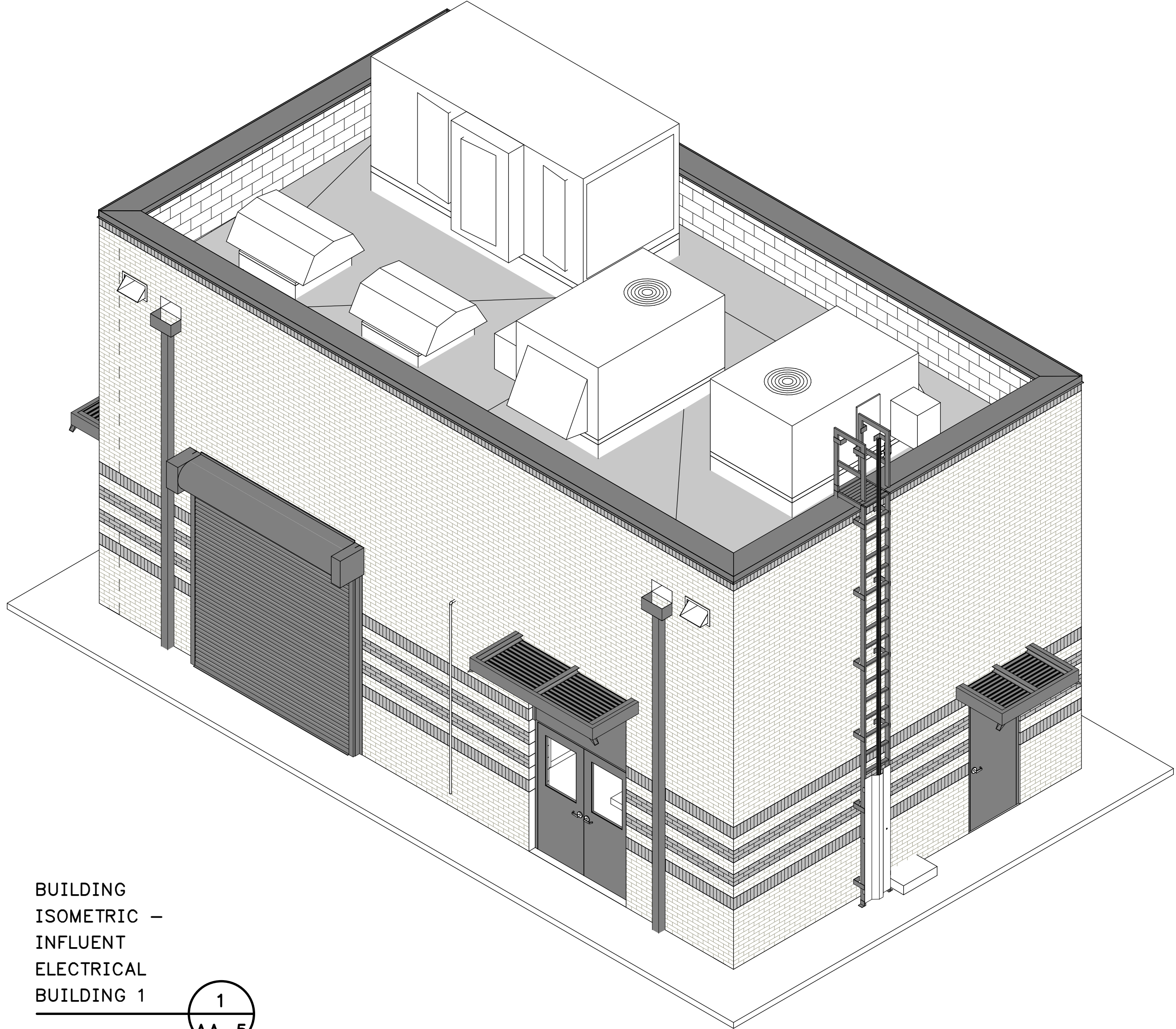
BENTONVILLE WATER RESOURCE RECOVERY
FACILITY IMPROVEMENTS

**LIFE SAFETY PLAN & CODE ANALYSIS –
ELECTRICAL BUILDING**

FOR: BENTONVILLE WASTEWATER UTILITIES

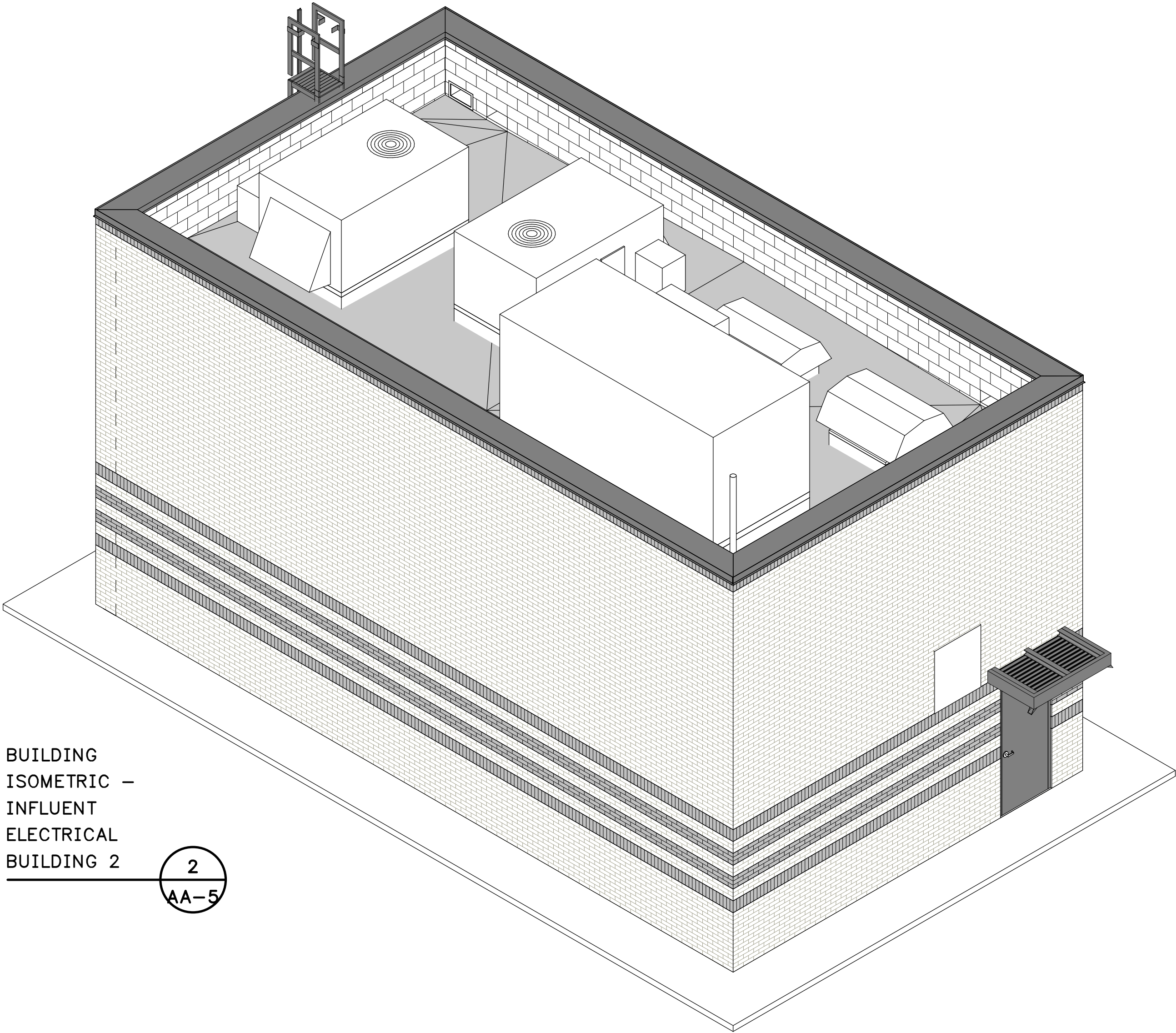
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SCALE: 1/16" = 1'-0"
DESIGNED BY: NJD
DRAWN BY: NJD
HWEI NO.: 2021037
FILENAME:

SHEET NO.
A-3



BUILDING
ISOMETRIC –
INFLUENT
ELECTRICAL
BUILDING 1

1
AA-5



BUILDING
ISOMETRIC –
INFLUENT
ELECTRICAL
BUILDING 2

2
AA-5

mahg
architecture

1"
ONE INCH
AT FULL SIZE
IF NOT ONE INCH
SCALE ACCORDINGLY

REVISION	DATE

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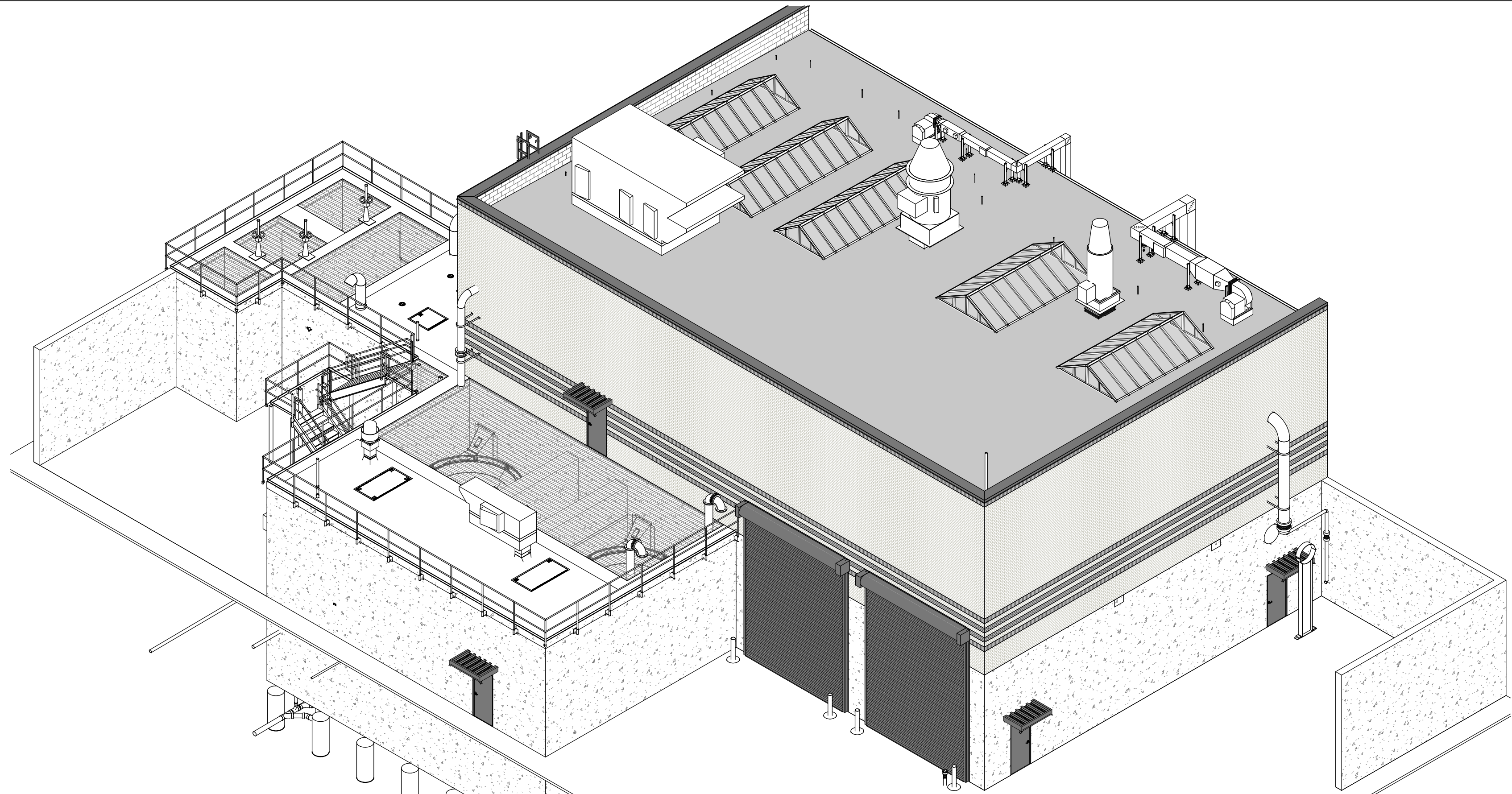
PRELIMINARY
NOT FOR
CONSTRUCTION

HAWKINS-WEIR
ENGINEERS, INC.
BLACK & VEATCH

BENTONVILLE, ARKANSAS
BENTONVILLE WATER RESOURCE RECOVERY
FACILITY IMPROVEMENTS
INFLUENT ELECTRICAL BUILDING – BUILDING
ISOMETRICS
FOR: BENTONVILLE WASTEWATER UTILITIES

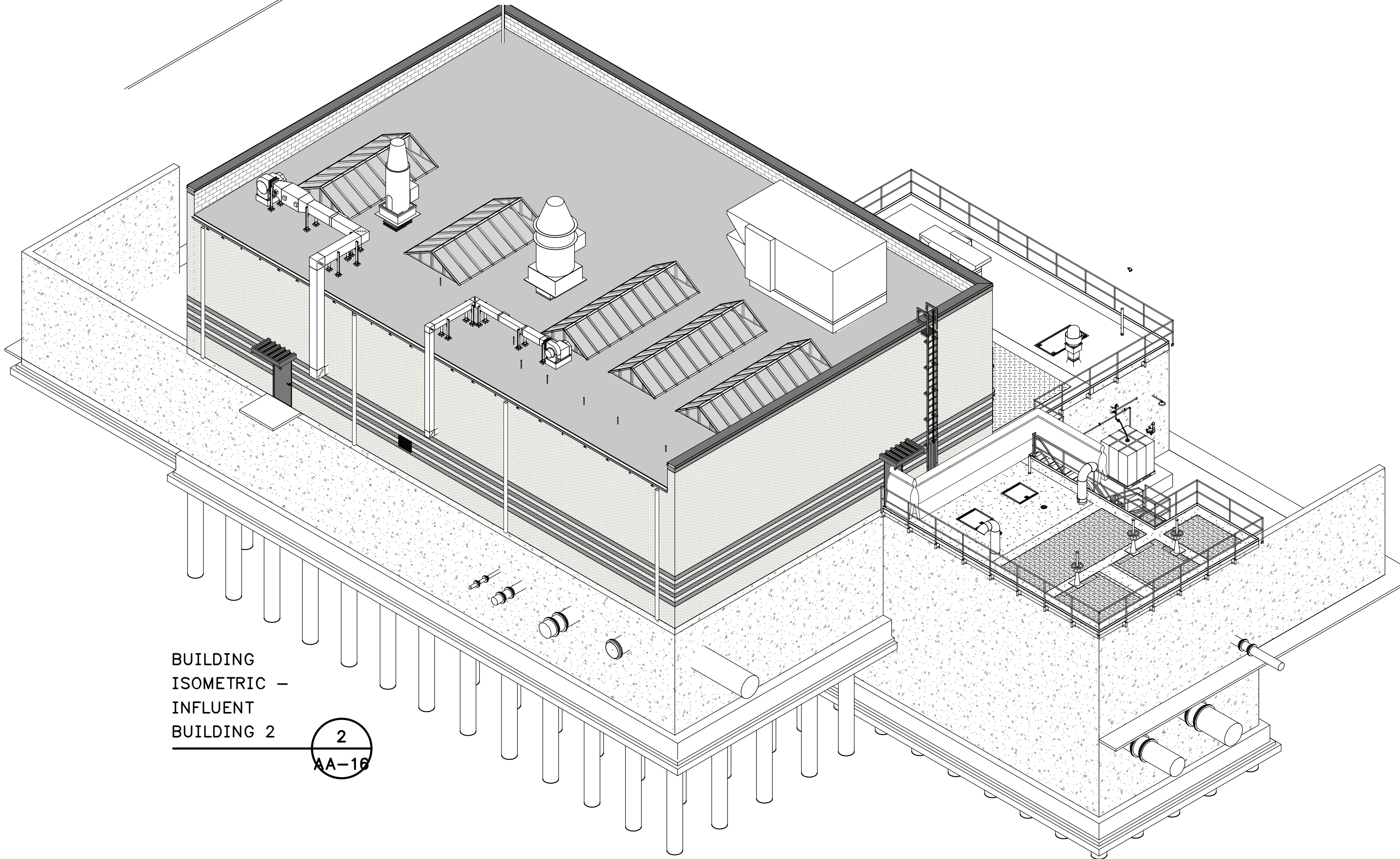
DATE: 12-06-2024
SCALE:
DESIGNED BY: NJD
DRAWN BY: NJD
HWET NO.: 2021037
FILENAME:

SHEET NO.
AA-5



BUILDING
ISOMETRIC -
INFLUENT
BUILDING 1

1
AA-16



BUILDING
ISOMETRIC -
INFLUENT
BUILDING 2

2
AA-16

mahg
architecture

1"
ONE INCH
AT FULL SIZE
IF NOT ONE INCH
SCALE ACCORDINGLY

DATE	REVISION

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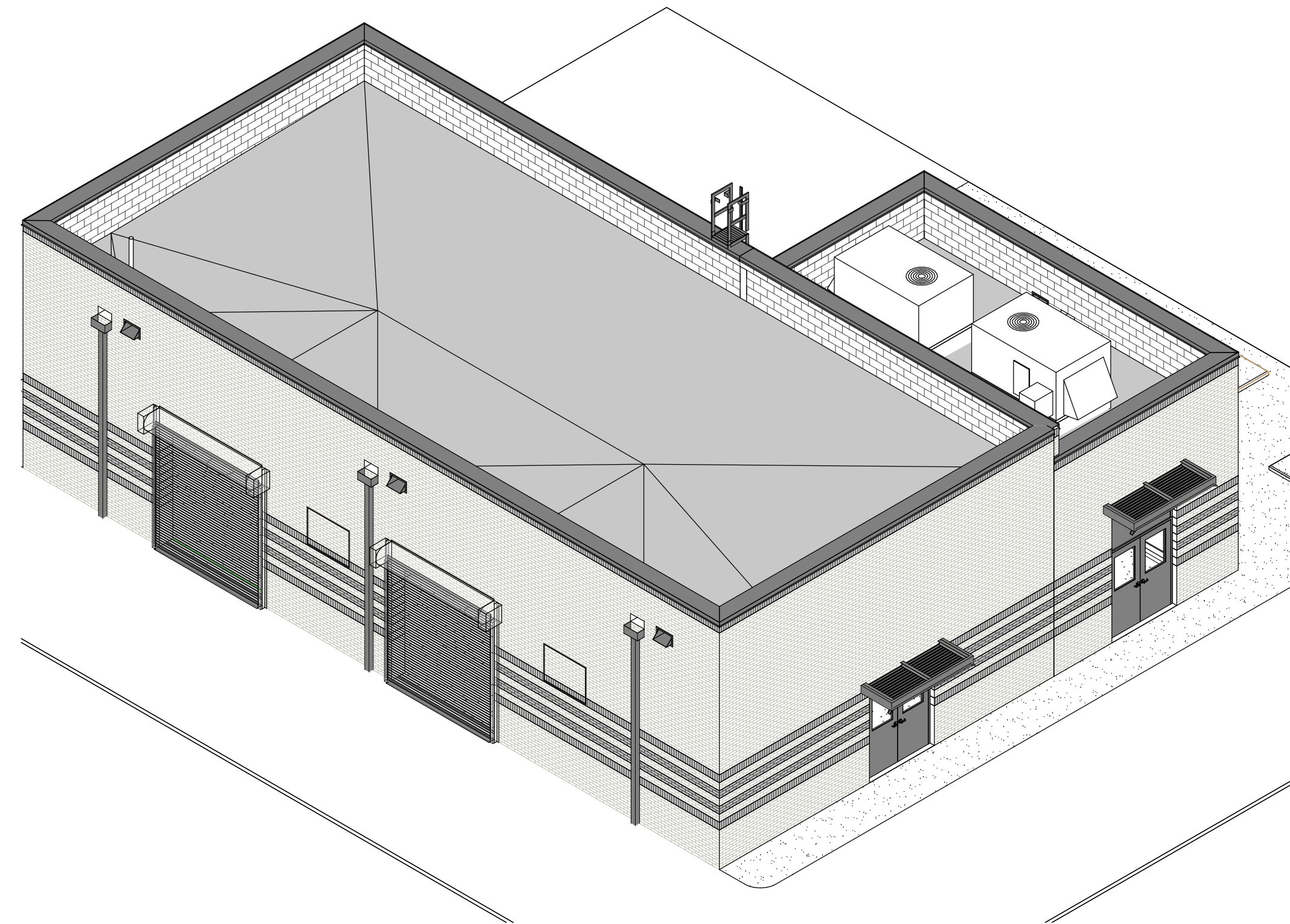
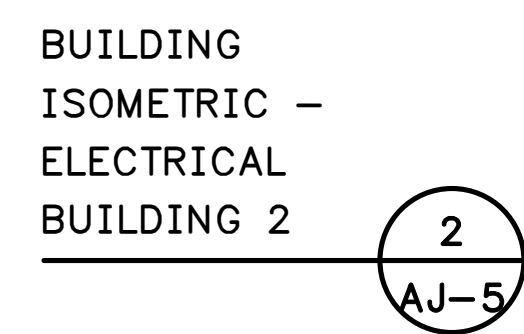
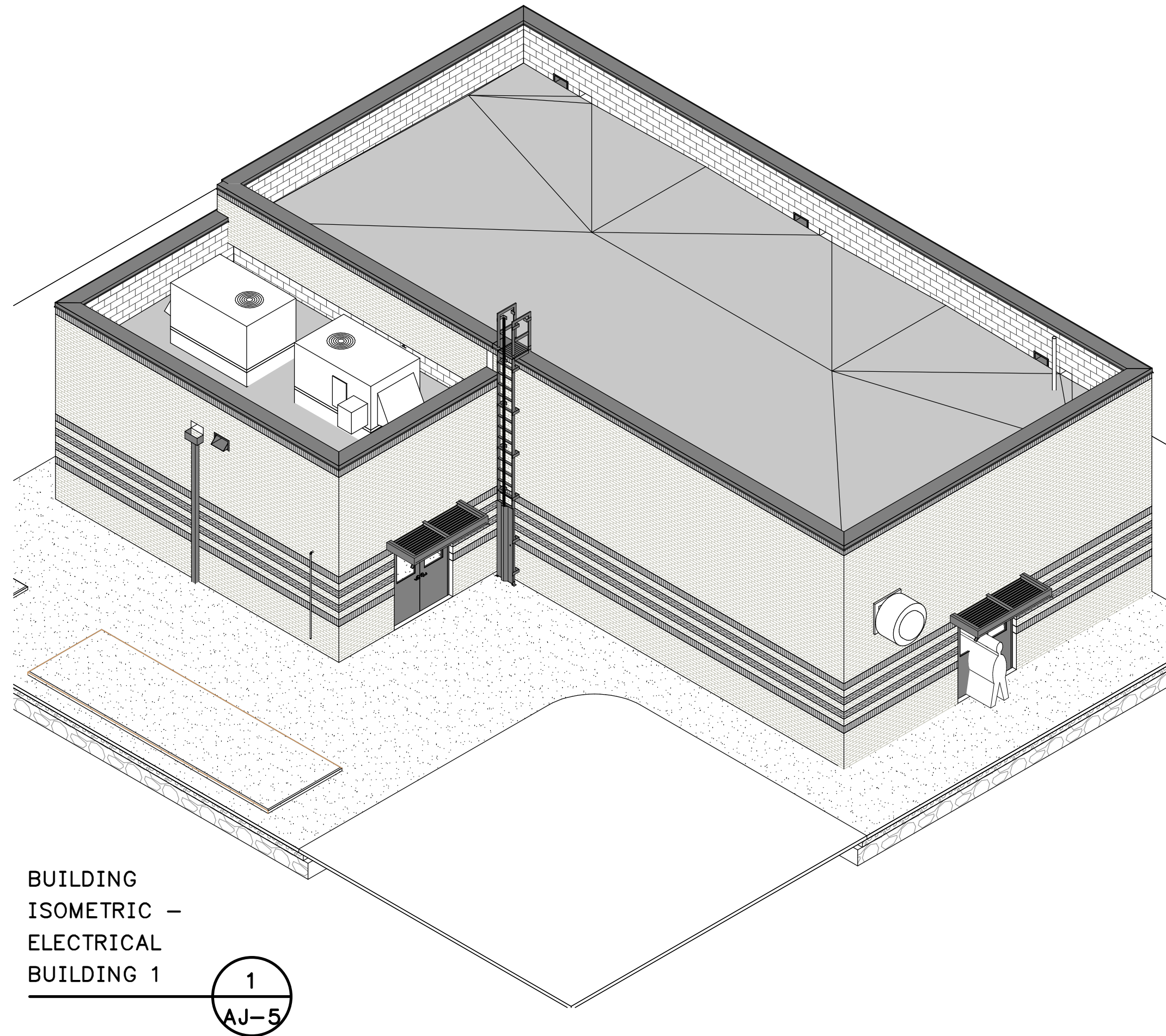
PRELIMINARY
NOT FOR
CONSTRUCTION

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ENGINEERS, INC.
BLACK & VEATCH

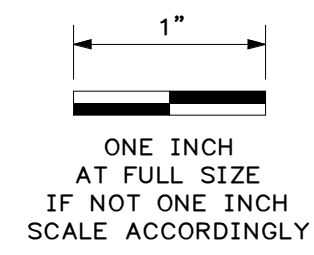
BENTONVILLE, ARKANSAS
BENTONVILLE WATER RESOURCE RECOVERY
FACILITY IMPROVEMENTS
INFLUENT BUILDING - BUILDING ISOMETRICS
FOR: BENTONVILLE WASTEWATER UTILITIES

DATE: 12-06-2024
SCALE:
DESIGNED BY: NJD
DRAWN BY: NJD
HWEI NO.: 2021037
FILENAME:

SHEET NO.
AA-16

[illegible]

PRELIMINARY
NOT FOR
CONSTRUCTION

[illegible]

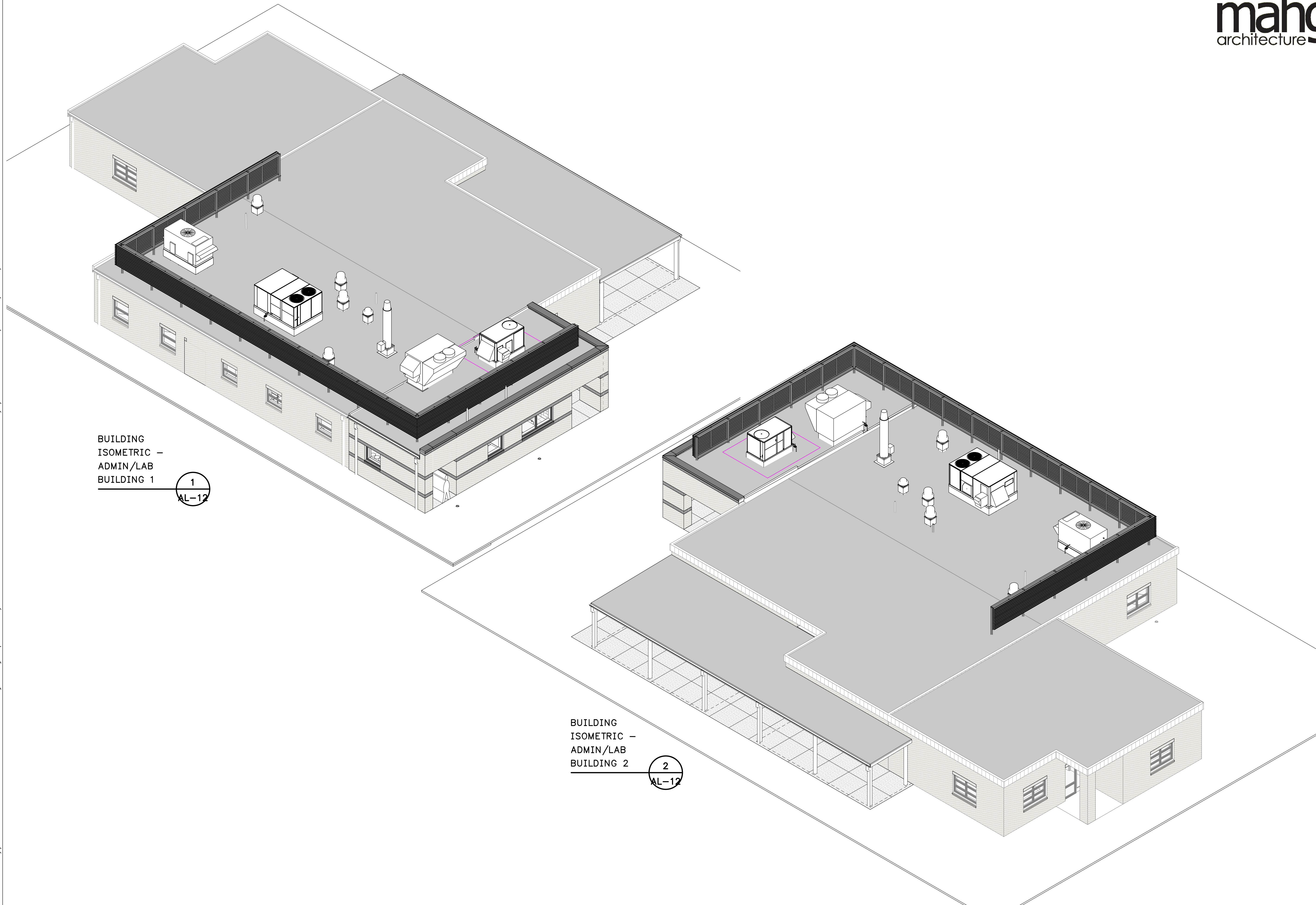
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BENTONVILLE, ARKANSAS
BENTONVILLE WATER RESOURCE RECOVERY
FACILITY IMPROVEMENTS

ADMIN./LAB BUILDING – BUILDING ISOMETRICS

FOR: BENTONVILLE WASTEWATER UTILITIES

DATE: 12-06-2024
SCALE:
DESIGNED BY: NJD
DRAWN BY: NJD
HWEI NO.: 2021037
FILENAME:
SHEET NO.
AL-12

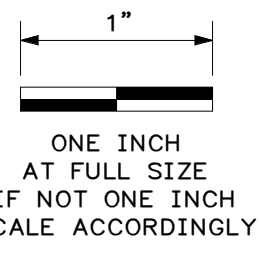


BUILDING
ISOMETRIC -
ADMIN/LAB
BUILDING 1

1
AL-12

BUILDING
ISOMETRIC -
ADMIN/LAB
BUILDING 2

2
AL-12

[illegible]

PRELIMINARY
NOT FOR
CONSTRUCTION



BENTONVILLE, ARKANSAS

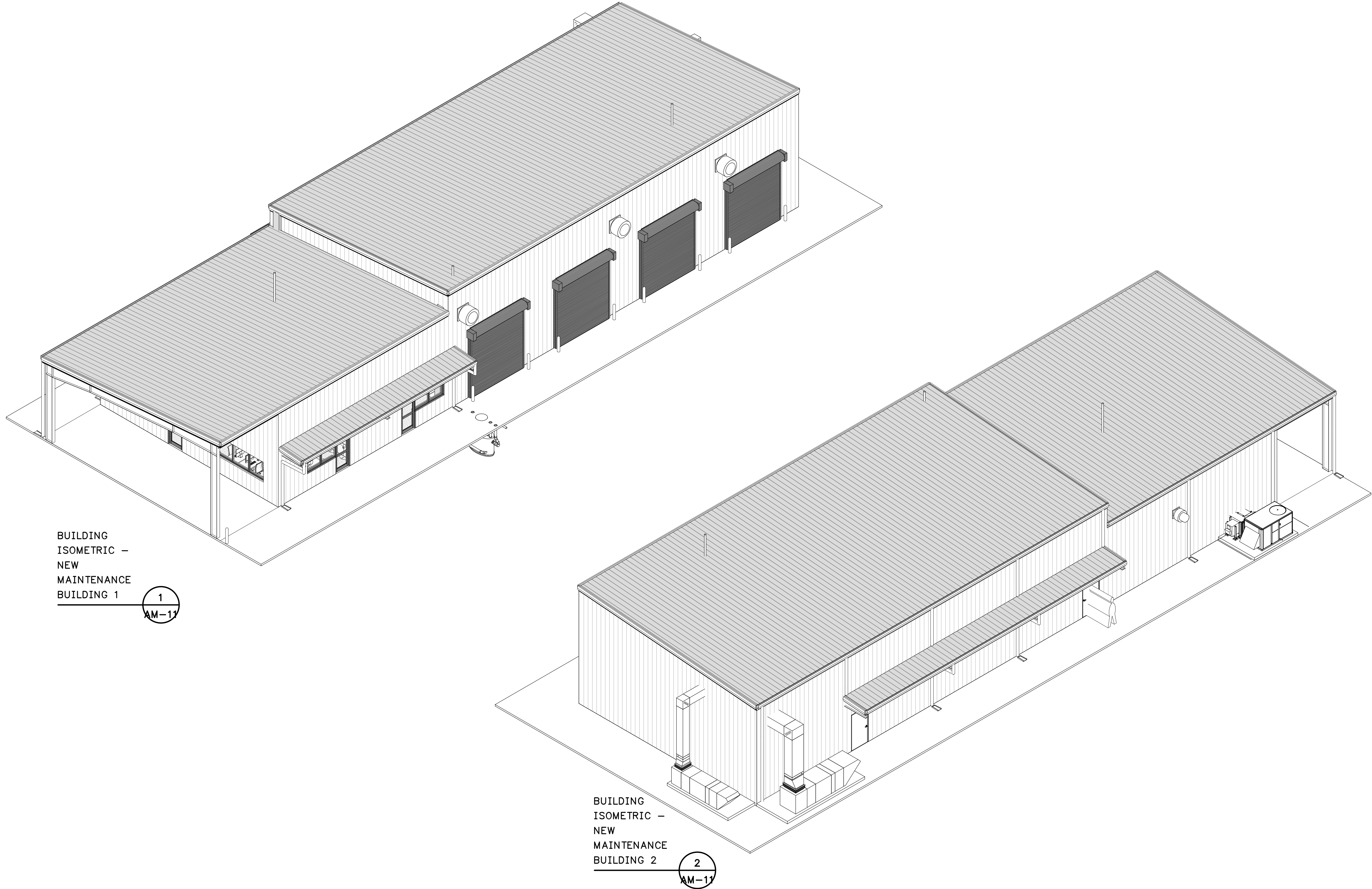
BENTONVILLE WATER RESOURCE RECOVERY
FACILITY IMPROVEMENTS

***MAINTENANCE BUILDING – BUILDING
ISOMETRICS***

FOR: BENTONVILLE WASTEWATER UTILITIES

DATE: 12-06-2024
SCALE:
DESIGNED BY: NJD
DRAWN BY: NJD
HWEI NO.: 2021037
FILENAME:

SHEET NO.
AM-11



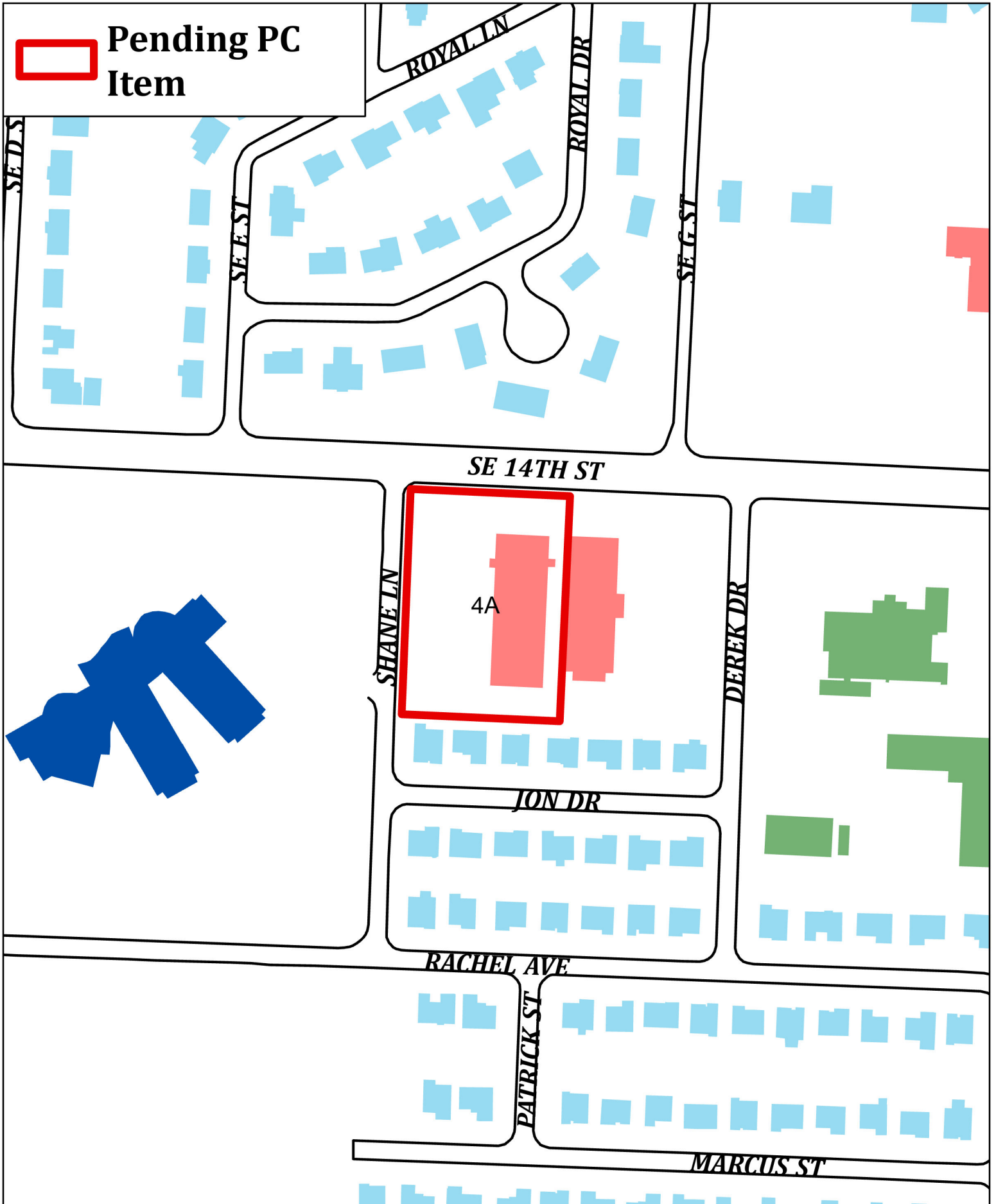
BUILDING
ISOMETRIC -
NEW
MAINTENANCE
BUILDING 1



BUILDING
ISOMETRIC -
NEW
MAINTENANCE
BUILDING 2



 Pending PC Item



CU25-0007
Church Alive NWA
1402 SHANE LN 12



Legal Description – Parcel #01-07066-000

1402 Shane Lane, Bentonville

Lot 4A Blackboard Addition to the city of Bentonville, Arkansas, a replat of lots 4 & 5, Blackboard addition, as shown on plat record P2, at page 606; beginning at the SW corner of Said Lot 5, thence N 02°11'59 E, 165.22 feet to a found iron pin; thence N 02°11'59 E 165.12 feet to a point on the south right-of-way line of SE 14th Street; thence along said right-of-way line S 87°25'42 E. 235 feet; thence leaving said right-of-way line S 02°11'59 W, 330.74 feet; thence N 87°19'51 W, 235 feet to the point of beginning, containing 1.78 acres, more or less

Narrative

Proposed use & reason for use:

Church Alive NWA would like to use unit 12 of 1402 Shane Lane, Bentonville, AR 72712 as a location for church services including worship, fellowship, and administration. The current congregation led by Pastor Tony Nichols numbers about 100. The re-fit space will include a sanctuary space, children's rooms, offices, and storage areas.

Site Plan:



Hours/days of operation: Office hours Monday-Thursday 9-4
Wednesday evening prayer meeting – 6-7:30PM
Sunday morning worship service - 9-12PM

Indoor & Outdoor areas to be used: Church Alive will utilize Suite 12 and the surrounding parking spaces as needed.

Planned structural changes: No structural changes are planned. The existing structure, including all exterior walls, roof and foundation will not be altered. Suite 12 will have interior renovations to accommodate the uses required by Church Alive including demolition of several partition walls, construction of new partition walls, and creation of one additional single-use bathroom.

Parking: City code requires 1 space/ 4 seats or 46 parking spaces. There are 104 parking spaces provided for shared use of patrons of all units in the building. Most of these spaces will be available during the peak church usage times. Sketches of traffic flow and parking pattern are not applicable.

Outdoor lighting: There are no planned outdoor lighting changes.

Anticipated number of patrons (congregants): Approximately 125

Number of Employees: 5 staff members, daily average of 7-8 people in the church during non-service times







Gemper

401 Southeast G Street

PC Date: 3/4/2025

Staff Report Details

Project Number	RZ25-0005
Applicant / Current Owner	Ali O'Neill / Antoinette K Gemper
Site Area	+/- 0.13 Acres
Current Zoning	R-ZL, Residential Zero Lot Line
Requested Zoning	DN-2, Downtown Medium Density Residential
Current Future Land Use Map Designation	Urban Neighborhood
Requested Future Land Use Map Designation	N/A
Development Type / Use	Residential
Related Projects	

Property Description

The subject property is located on 401 Southeast G Street. The property is presently zoned R-ZL, Residential Zero Lot Line, with a land use designation of Urban Neighborhood. The property has direct access to Southeast G Street. Surrounding zoning districts include R-ZL, Residential Zero Lot Line to the south; DN-1, Downtown Low Density Residential to the east; and DN-4, Downtown Mixed-use Residential to the north and west.

Project Details

The applicant has requested a rezoning of the property from R-ZL, Residential Zero Lot Line to DN-2, Downtown Medium-Density Residential. The applicant states in their narrative they would like to have reduced setbacks for the front and exterior side yard to enable the owner to maximize the lot's development potential while remaining consistent with the Future Land Use Plan and the character of the surrounding area.

Relationship to the Community Plan

Relationship to the Community Plan

The property is presently designated as Urban Neighborhood and is surrounded by Urban Neighborhood to the north, south, east, and west. Regional Center is further to the south of the property.

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.

This zoning request aligns with the Future Land Use Map, recommending DN-2, Downtown Medium-Density Residential as an appropriate place type with a Standard Review.

This zoning request will have little to no traffic impact.

Public Comment

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

Analysis / Waivers

The subject property is surrounded by Urban Neighborhood lots to the north, south, west, and east with Regional Center further to the south. Moreover, the land use and zoning requests support the goals of the Bentonville Community Plan in supporting higher density and more housing units.

From a built environment lens, this area consists of a mix of single-family homes and apartments. All public utilities exist and can service the site along Southeast G Street.

Conclusion

Given this property's location within Urban Neighborhood land use and a mix of residential zoning districts, as well as aligning with the Bentonville Community Plan, staff recommends approval of this request.

Additional Details

 Pending PC Item



RZ25-0005
O'Neill
401 SE G St



Antoinette Gemper
401 SE G Street
Rezoning Request Narrative

The property located at 401 SE G Street is currently zoned R-ZL, Zero Lot Line Residential. The applicant is requesting a rezoning to DN-2, Downtown Medium-Density Residential. According to the Land Use Plan, the property falls within the Medium-Density Residential category.

The proposed rezoning would reduce the front and exterior side setbacks from the current 20 feet (R-ZL zoning) to 12 feet (DN-2 zoning). This adjustment would enable the owner to maximize the lot's development potential while remaining consistent with the Future Land Use Plan and the character of the surrounding area.

Utility services, including water and sewer, are readily available for the site, and the proposed change is not anticipated to affect traffic flow in the area.



Kaler

212 Southwest C Street

PC Date: 3/4/2025

Staff Report Details

Project Number	RZ25-0006
Applicant / Current Owner	Ali O'Neill
Site Area	+/- 0.17 Acres
Current Zoning	R-1, Low-Density Single-Family Residential
Requested Zoning	DN-2, Downtown Medium Density Residential
Current Future Land Use Map Designation	Walkable Neighborhood
Requested Future Land Use Map Designation	N/A
Development Type / Use	Residential
Related projects	

Property Description

The subject property is located on 212 Southwest C Street. The property is presently zoned R-1, Low-Density Single-Family Residential with a land use designation of Walkable Neighborhood. The property has direct access to Southwest C Street. Surrounding zoning districts include R-C2, Central Residential-Moderate Density to the west; R-1, Low-Density Single-Family Residential to the north and south; and DN-2, Downtown Medium Density Residential to the east.

Project Details

The applicant has requested a rezoning of the property from R-1, Low-Density Single-Family Residential to DN-2, Downtown Medium-Density Residential.

The applicant states in their narrative they would like to have reduced setbacks for the front and exterior side yard to enable the owner to maximize the lot's development potential while remaining consistent with the Future Land Use Plan.

Relationship to the Community Plan

Relationship to the Community Plan

The property is presently designated as Walkable Neighborhood and is surrounded by Walkable Neighborhood to the north, south, east, and west. City Center is further to the east of the property.

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 those of different incomes and stages of life 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.

This zoning request aligns with the Future Land Use Map, recommending DN-2, Downtown Medium-Density Residential as an appropriate place type with a Standard Review.

This zoning request will have little to no traffic impact.

Public Comment

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

Analysis / Waivers

The subject property is surrounded by Walkable Neighborhood to the north, south, east, and west with City Center further to the east. Moreover, the land use and zoning requests support the goals of the Bentonville Community Plan in supporting higher density and more housing units.

From a built environment lens, this area consists of mostly single-family homes. All public utilities exist and can service the site along Southwest C Street.

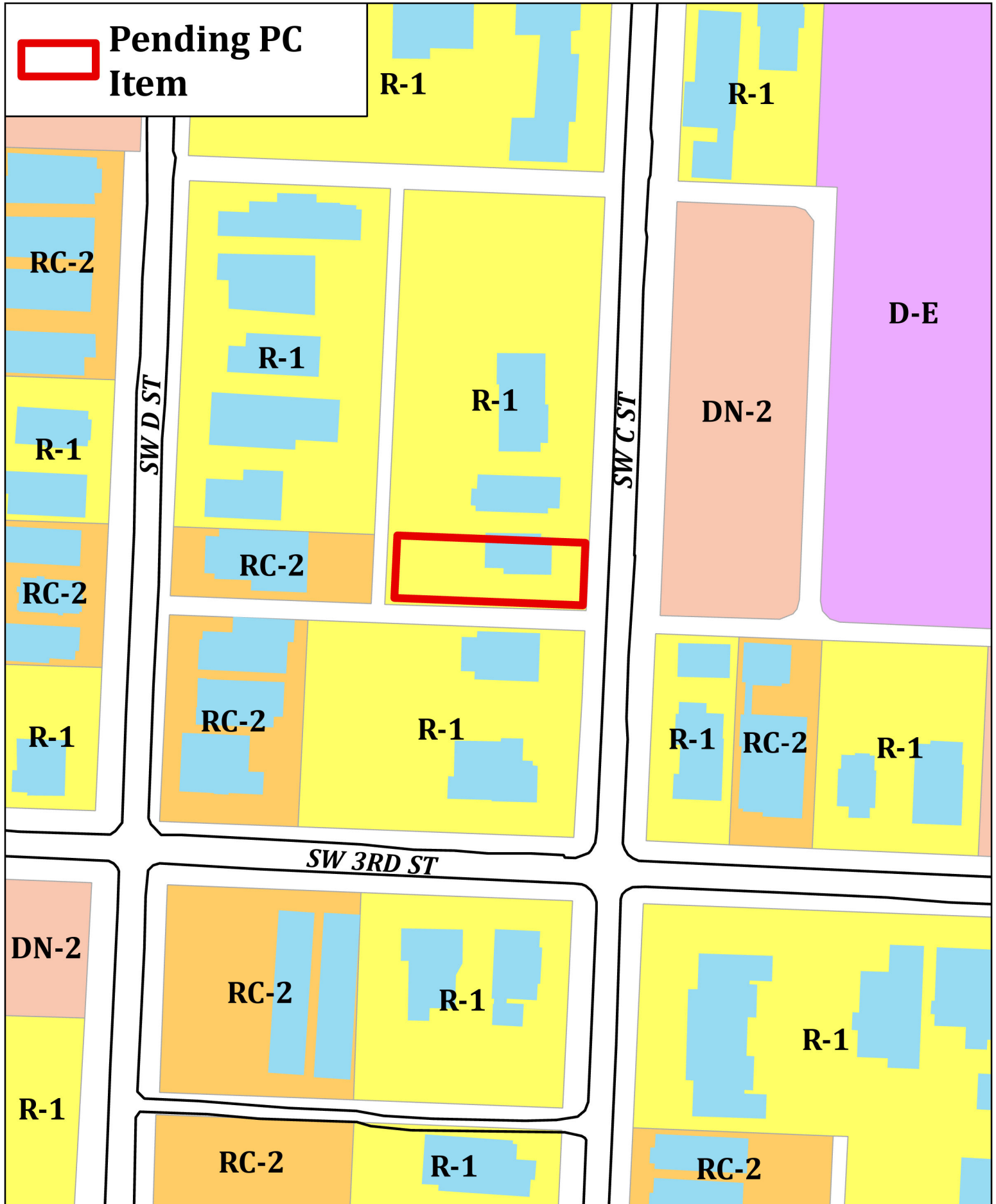
Conclusion

Given this property's location within Walkable Neighborhood land use and a mix of residential zoning districts, as well as aligning with the Bentonville Community Plan, staff recommends approval of this request.

Additional Details



**Pending PC
Item**



SW 3RD ST



**RZ25-0006
O'Neill
212 SW C ST**



Ronald & Emily Kaler
212 SW C Street
Rezoning Request Narrative

The property situated at 212 SW C Street is presently designated as R-1, Single Family Residential zoning. The applicant has applied for a rezoning to DN-2, Downtown Medium-Density Residential zoning. As per the Land Use Plan, the property is categorized under Medium-Density Residential.

The proposed rezoning seeks to adjust the front setback from the current 20 feet (R-1 zoning) to 12 feet (DN-2 zoning). This modification aims to allow the property owner to optimize the development potential of the lot while aligning with the Future Land Use Plan and maintaining consistency with the surrounding area's character.

Utility services, including water and sewer connections, are readily available at the site. The proposed change is not expected to impact traffic patterns in the vicinity.



Tallapati

305 Southeast Henry Street

PC Date: 3/4/2025

Staff Report Details

Project Number	RZ25-0007
Applicant / Current Owner	Babu Kiran Tallapati
Site Area	+/- [.21] Acres
Current Zoning	DN-3, Downtown High Density Residential
Requested Zoning	DE, Downtown Edge
Current Future Land Use Map Designation	Neighborhood-Urban
Requested Future Land Use Map Designation	NA
Development Type / Use	Single Family
Related projects	

Property Description

The subject property is located at 305 Southeast Henry Street. The property is presently zoned DN-3, Downtown High Density Residential with a land use designation of Neighborhood-Urban. The property has direct access to Southeast Henry Street. Surrounding zoning districts include DN-3, Downtown High Density Residential to the west, as well as R-1, Low-Density Single-Family Residential to the east, north, and south. Just one block to the west, along Southeast B Street, the zoning is primarily DE, Downtown Edge.

Project Details

The applicant has requested a rezoning of the property from DN-3, Downtown High Density Residential to DE, Downtown Edge. The applicant states in their narrative they are requesting the rezoning in order to split the lot into two for residential construction of two single family homes. With the ROW dedication required by the lot split, the land sq footage will be less than 8,000 and no longer eligible to split within the DN-3 zoning district. DE has no minimum lot area requirement.

Relationship to the Community Plan

Relationship to the Community Plan

The property is presently designated as a part of the Neighborhood-Urban Placetype on the Future Land Use Plan and is surrounded by Neighborhood-Urban place types to the east, west, and south, as well as a mixture of City Center and Outdoor Recreation and Entertainment to the North.

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.

This zoning request aligns with the Future Land Use Map, recommending DE, Downtown Edge as an appropriate zoning designation under the **enhanced review** process. This location is within Priority Area 1 of the Community Plan, Downtown Intensification, which highlights reinvestment in urban neighborhoods in and around Downtown Bentonville.

From a built environment lens, DE, Downtown Edge fits within the surrounding context, as there is a large grouping of DE just 4 lots to the west. With the recently updated land use change to Urban Neighborhood, the neighborhood will continue to grow and diversify in housing and community amenity type, lending a smaller lot development on this site to make sense in the surrounding context. The proximity of this lot to David Peel Park, Town Branch Park, and the downtown square makes this an ideal spot for infill development.

Public Comment

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

Analysis / Waivers

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) The property is unlikely to develop, or poorly suited for development allowed under districts subject to standard review; and
- (d) 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.

Conclusion

This rezoning should be reviewed under the City's adopted Enhanced review criteria. Given this property's location within the Urban Neighborhood Placetype, as well as the Community Plan's call for Downtown Intensification, if Planning Commission finds that this request meets the criteria under the Enhanced Review standards, staff recommends approval of this request.

Additional Details

Water/Sewer Comments: Based on proposed development, a sewer capacity study could be required to

Additional Details

determine the impact of any proposed development on the existing public sanitary sewer system.



ALL PC Item

D-C

SE 2ND ST

SE PARKWOOD
LN

R-1

R-1

R-3

DN-3

R-1

Haney

SE HENRY

R-1

R-1

R-1

PRD



RZ25-0007
Haney
305 SE Henry St



305 SE Henry St rezoning narrative

Current zoning is DN-3 and proposed is DE. The intention is to split the lot into two for residential construction of two single family homes. With the ROW dedication required by the lot split, the land sq footage will be less than 8,000 and no longer eligible to split within the DN-3 zoning.

SE Henry St is largely residential in nature and the proposed development is also residential. The reason for the DE request is the flexibility provided in lot size to allow for the lot split.

The proposed use is residential and the impact on traffic is anticipated to be minimal. No signage is proposed. Water and Sewer are available within SE Henry St.

Thank you!

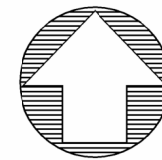
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W/2 LOT 10
SURVEY DESCRIPTION

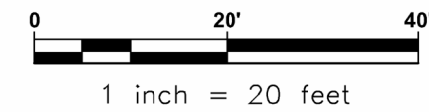
THE WEST HALF (W/2) OF THE SOUTH 108 FEET OF LOT 10, BLOCK 16, RAILROAD ADDITION TO BENTONVILLE, BENTON COUNTY, ARKASNAS, EXCEPT 8 FEET SQUARELY OFF THE SOUTH END, PREVIOUSLY DEEDE TO THE CITY OF BENTONVILLE. SUBJECT TO ANY EASEMENTS AND/OR RIGHT-OF-WAYS OF RECORD.

NOTES:

- PARENT TRACT DEED REFERENCE L202213926
- SURVEYOR CONTACT INFO (479) 877-7388
- THERE ARE NO WAIVERS, VARIANCES AND/OR CONDITIONAL USES AT THE TIME OF PREPARING THIS PLAT OR PLAN.
- SETBACKS SHALL BE PER THE CURRENT ZONING DISTRICT AS STATED IN THE MOST RECENT CITY OF BENTONVILLE ZONING CODE. FOR MORE INFO VISIT [HTTP://WWW.BENTONVILLEPLANNING.COM/](http://www.bentonvilleplanning.com/) OR CALL THE PLANNING DEPARTMENT @ 479-271-3122



GRAPHIC SCALE

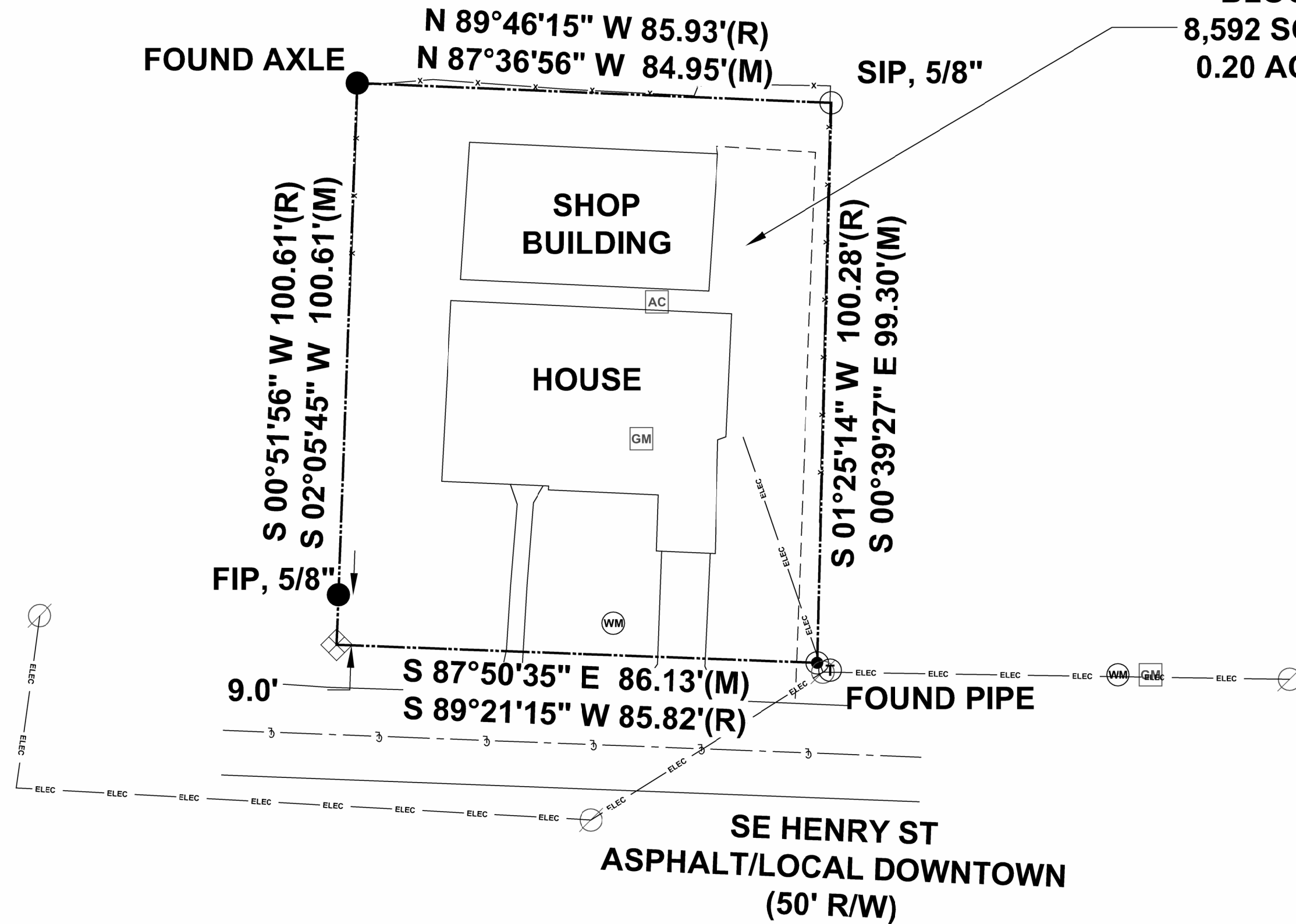


Recording Block

BASIS OF BEARING:
ARKANSAS STATE PLANE,
COORDINATE SYSTEM,
(NAD-83) NORTH ZONE.



W1/2, LOT 10
BLOCK 16
8,592 SQ. FEET
0.20 ACRES ±



SURVEYING SYMBOLS		
○ SET/FOUND REBAR	□ AIR CONDITIONER	○ POWER POLE
■ SET/FOUND MAG NAIL	□ CLEANOUT	○ SANITARY SEWER
□ SET/FOUND ALUM. MONUMENT	□ ELECTRIC BOX	○ SIGN
● SET/FOUND COTTON SPINDLE	□ ELECTRIC METER	○ SEPTIC LID
▽ SET / FOUND PK NAIL	□ FENCE CORNER POST	○ STORM WATER
■ FOUND STONE	□ FIBER OPTIC VAULT	○ TELEPHONE PEDESTAL
□ STATE MONUMENT	□ FIRE HYDRANT	○ TRANSFORMER
○ FOUND PIPE	□ GAS METER	○ WATER METER
△ COMPUTED POINT	□ GAS VALVE	○ WATER VALVE
▲ RAILROAD SPIKE	□ GAS RISER	
◆ TEMP BENCH MARK (ELEV.)	□ GUY ANCHOR	
△ STAKE ON LINE	□ IRRIGATION CONTROL VALVE	
○ TREE	□ LIGHT POLE	
	□ MANHOLE	
FEATURE LINES		
— BOUNDARY LINE	— WATER LINE	
— FORTY LINE	— OVERHEAD POWER LINE	
— CENTERLINE OF ROAD	— SEWER LINE	
— RIGHT-OF-WAY	— FLOW LINE	
— INGRESS & EGRESS EASEMENT	— GAS LINE	
— UTILITY EASEMENT	— FIBER OPTIC	
— BUILDING SET BACK	— TELEPHONE LINE	
(M) FIELD MEASUREMENT	— FENCE	
(R) RECORDED MEASUREMENT	— TREE LINE	

SURVEYOR'S CERTIFICATION

- In providing this survey, no attempt has been made to show data concerning size, depth, condition, or capacity of underground utilities existing on site. Only visible utilities and lines marked by the appropriate utility provider have been located on this survey.
- No abstract of title nor title commitment, or results of a title search were furnished to the surveyor. All documents of record reviewed were provided by Benton County records. There may exist other documents of record that may affect this surveyed parcel.
- No additional investigation or independent search by Swope Engineering has been made for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
- This survey is valid only if the drawing includes the seal and signature of the surveyor.
- Declaration is made to original purchaser of the survey. It is not transferable to additional institutions or subsequent owners.

FLOOD INFORMATION

This property lies in Zone 'X' (Special Flood Hazard Areas Inundated by 100-year Flood) as determined from the F.I.R.M. maps of Benton County, Arkansas, and Incorporated Areas, Map Number 05007C0255K, effective June 5, 2012.



SURVEY
FOR

TALLAPATI, KIRAN BABU
305 SE HENRY ST
BENTONVILLE, AR 72712

PARCEL #01-03856-000

CERTIFICATE OF SURVEYING ACCURACY

I, PHILLIP R. SWOPE, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY 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 LAND SURVEYORS HAVE BEEN MET. DATE OF EXECUTION: 11/20/2024

SIGNED: *Phillip R. Swope*
REGISTERED LAND SURVEYOR
NO. 1889
STATE OF ARKANSAS



DRAWN BY:
K.W.R.

JOB NUMBER:
24-282

SUBMITTAL DATE:
11/20/2024

City Number:

DRAWING NAME:
24-282(SU).dwg

SHEET NUMBER:

1 OF 1

NOTICE OF INTENT TO REZONE

Kiran Babu Tallapati has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from DN-3 to DE

The legal description of the property is as follows:

The west half (W/2) of the South 108 feet of lot 10, block 16, railroad addition to Bentonville, Benton County, Arkansas, Except 8 feet squarely off the south end, previously deeded to the city of Bentonville. Subject to any easements and/or right-of-ways of record.

The common description of the property is: 305 SE Henry St

The public hearing will be held March 4, 2025 at 5:00 p.m. It will be held at 305 S.W. "A" Street.

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

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

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

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

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

We strongly object to the proposed rezoning to DE. While the lot split does not conform to the current DN-3 zoning, changing it to a commercially viable DE sets a dangerous precedence to commercial encroachment into a residential neighborhood. Instead, I urge the city to approve a variance enabling a lot split of the current DN-3 with no rezoning to DE.

Joshua L. Barker
Signature and Physical Address

Joshua L. Barker
303 SE Henry St
Bentonville, AR

Christina M. Barker
Signature and Physical Address

Christina Barker
303 SE Henry St.
Bentonville, AR 72712



Applejack II Townhomes

Valley Street

PC Date: 3/4/2025

Staff Report Details

DE, Downtown Edge

Project Number	PRD25-0001
Applicant / Current Owner	
Site Area	+/- [Site_Area] Acres
Current Zoning	R-1, Low-Density Single-Family Residential, RO, Residential Office, DE, Downtown Edge
Requested Zoning	Planned Residential Development (PRD)
Current Future Land Use Map Designation	Neighborhood-Urban
Requested Future Land Use Map Designation	
Development Type / Use	
Related projects	

Property Description

This property is located on E Central Street, and currently consists of six parcels, totaling 2.43 acres, and is zoned R-1, Residential Single Family, DE, Downtown Edge, and RO, Residential Office. The land use is designated as Urban Neighborhood. The property has direct access to East Central and Southeast H Street.

Project Details

The applicant is proposing a Planned Residential Development consisting of 7 townhome clusters of varying sizes and 10 stand-alone cottages. The 2.43 acre development will have a total of 43 dwelling units.

A total of 86 parking spots will be provided within this development, totaling 2 spaces per dwelling unit. The parking will be broken down into three sections: 35 units will include a 2-car garage, 18 surface private parking spaces will be provided, and 5 public surface spaces will be located within the development. This meets the R-2 zoning code requirements for parking at 2 spots per dwelling unit. Currently, the municipal code only requires one spot per dwelling unit for Downtown neighborhood districts, so this plan exceeds those requirements by 100%.

Project Details

Proposed allowable uses include those residential in nature; and authorized housing types include attached and detached single family housing at the 2 and 4 bedroom unit level.

The required open space is provided at 17.4% of the project area, through communal green space, a dog run, pedestrian sidewalks, an outdoor courtyard, and biofiltration ponds. The pedestrian plaza also doubles as an interior roadway. **This dual use of the roadway as a pedestrian-centric open space amenity gives staff pause as there are other centralized locations that could be used as open space if the unit count is reduced.**

The townhomes and cottages have a varying roofline with a maximum height of 45', creating visual interest along the exterior and interior streets. The applicant sites Dutch neighborhood design as an inspiration, and describes small streets lined by walk-up townhomes that face quiet interior paths as well as communal greenspace. These building types act as a good neighborhood transition between the existing Brick Avenue Lofts multifamily development to the south and the single family neighborhoods across E Central to the north.

The building materials for this development include masonry, wood and fiber cement siding (special use primary materials), in natural or neutral colors. Please see applicant's materials for example architectural materials.

Please see the applicant's materials for additional information.

Relationship to the Community Plan

The proximity of this development to Downtown Bentonville and other goods and services accessible by bike and pedestrian movement means that some trips may not include the use of a vehicle. This property is also within the bike and pedestrian commute zones for the R.E. Baker Elementary School, Apple Glen Elementary School, Washington Junior High School, the Old High Middle School, 8th Street Market and Momentary, and the Downtown Square, making this an ideal location for a neighborhood development of this type.

Chapter 5, Neighborhoods and Housing, calls for various strategies to support affordability within the evolving landscape of Bentonville's Housing landscape. These directives include:

1. Allowing and prioritizing alternative forms of density, such as duplexes or projects that promote a mix of housing types.
2. Providing proximity to, or integration within neighborhood development, resident-based services such as parks, trails, public facilities, and local commerce.
3. Using creative, market-driven tools to maintain housing availability for all socioeconomic levels
4. Providing the residential environments that support the city's economic engine, employment base, and commerce.

This development meets many of these criteria by providing a mix of single-family attached and detached homes on smaller lots which may increase affordability. The proximity to goods and services makes a townhome development style development an efficient use of this space.

The design and location of this development promotes access to alternative modes of transportation as outlined in the Community Plan, Chapter 7.

Relationship to the Community Plan

This project meets the Community Plan objective of increased housing diversity (page 55), which supports aging in place by increasing the housing diversity at the block and neighborhood level to "allow for down-sizing within the local area." This development supports this by incorporating smaller footprint dwelling units on easier to maintain lots into a single-family style neighborhood.

This property is designated as Neighborhood-Urban on the plan and its prime location along near downtown amenities makes this location an ideal opportunity for context sensitive infill development.

Public Comment

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

Analysis / Waivers

The applicant proposes a single-family attached and detached development that is nearby to existing multifamily and single-family neighborhoods with access to developed active transportation routes. The development meets the parking requirements outlined for R-1 and DN zoning districts, provides a mix of attached and detached townhomes and cottages communal open space, and low-impact development site design. The buildings will be composed of both primary use primary materials.

The proposal demonstrates the criteria outlined in the code for Planned Residential Developments with its mix of housing, community open space, and interconnected narrow street network that is safe and pleasant for pedestrians. The applicants have reviewed and made adjustments to the plan based on the concerns of nearby neighbors.

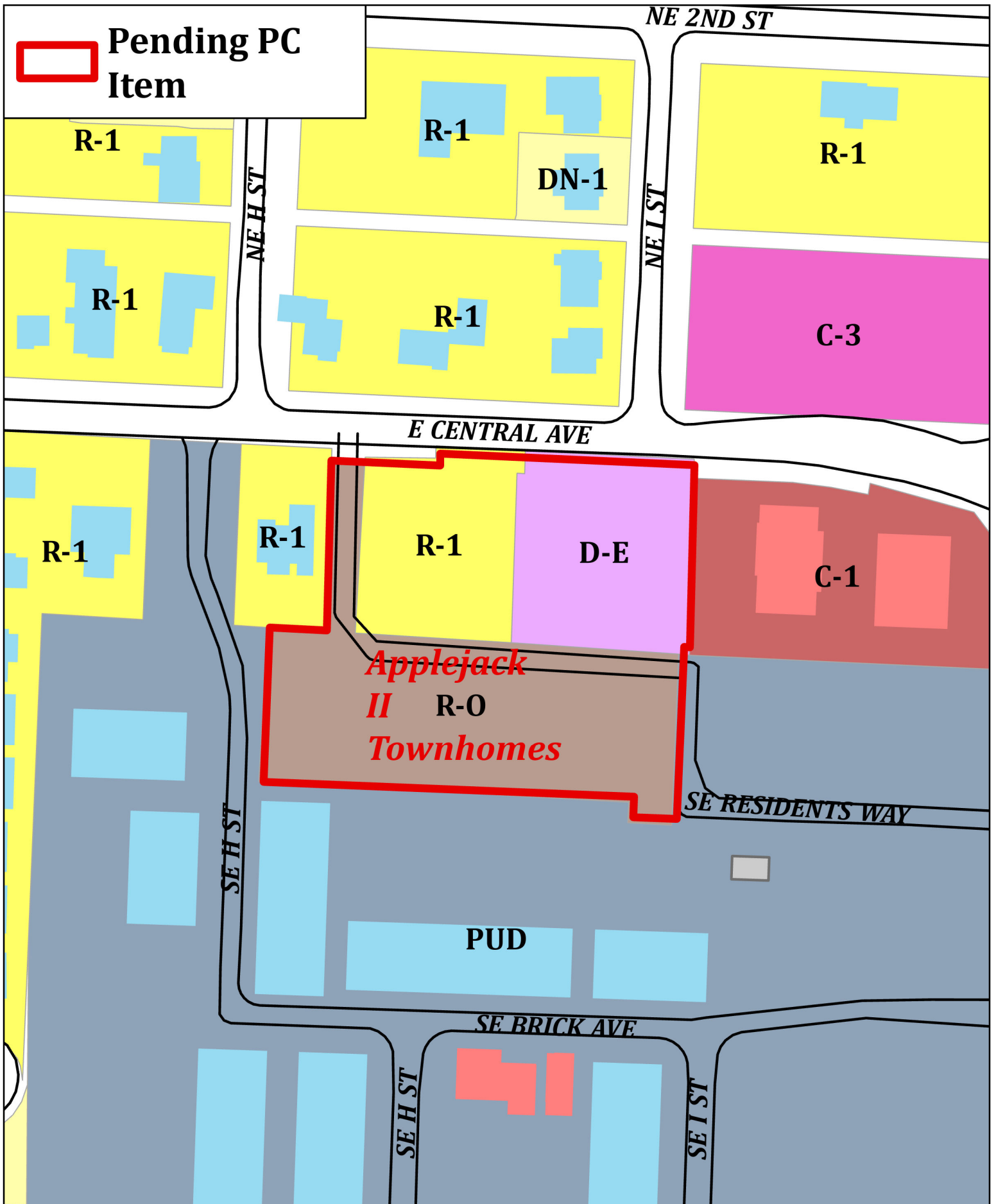
Conclusion

If the Planning Commission believes that the roadway can serve as "dual use" as a pedestrian plaza, then staff recommends approval of the Planned Residential Development given that it aligns with both the community plan calling for housing diversity, the future land use plan placetype of Urban Neighborhood, and the Planned Residential Development design criteria regarding traditional neighborhood design.

Additional Details

The project will need to comply with the Aerial Fire Apparatus for Access Roads pursuant to Section D105 of the Arkansas Fire Prevention Code prior to Large Scale Approval. These provisions pertain to projects where the highest roof surface exceeds 30' and includes width, proximity and obstruction requirements for fire access roads.

 Pending PC Item



PRD25-0001
Applejack II Townhomes
E. Central Ave



PRD REZONING PROPOSAL

2025-01-24



E | D | G

Ecological Design Group
216 W Birch Street
Rogers, AR 72756
COB project number PRD25-0001

PLANNED RESIDENTIAL DEVELOPMENT INTENT

Applejack II LLC, in collaboration with Ecological Design Group and Lew Oliver Inc., are seeking to rezone six adjoining parcels along East Central Avenue as a Planned Residential Development. Previously developed as single family housing and a senior living facility, the combined 2.43 acres will be transformed into a close-knit townhome development. It aspires to set a regional precedent for approachable density and embrace Traditional Neighborhood Design and Smart Growth principles that are core to Bentonville's character.

The project will consist of (43) townhomes, formed by a mix of (10) stand-alone cottages and (7) attached townhome clusters of varying size. Two premium clusters will front East Central Avenue, bookending a core greenspace that will preserve two existing legacy trees.

Construction will take on a phased approach, with individual buildings permitted separately and conforming to IRC code. Buildings will be designed as 2- and 3-story wood-framed structures, concrete slab on grade with shallow foundations, open web roof and floor trusses, and architectural shingles or TPO roof systems.

Phase One will capture all the horizontal infrastructure and north lawn, along with (15) total units along the northeast/east side of the site. Phase Two will complete the remaining (28) units on the west and south and the central plaza.

All units will be built to high energy efficiency standards, which, in addition to improving occupant comfort and health, lowers utility usage and bolsters climate resilience for both the building owners and city infrastructure. The site design implements a low impact development (LID) approach to stormwater management: permeable surfaces, rain catchments, and native plantings that offset hydrological influences also help create welcoming, nature-forward public spaces.

Request for Rezone:

The intent of this PRD is to help establish a high-quality housing development that respects the elegance of traditional, single-family plots near Downtown while delivering the unit density that serves the heightened urban activity correspondent with inner Bentonville's rapid growth.

The property is currently zoned R-1 Low Density Single Family Residential, DE Downtown Edge, and RO Residential Office. The design team is requesting to rezone to PRD as a mechanism to allow for flexibility in design and the ability to meet a high-level urban design concept for the property as a whole.

Specifically, the proposed design will utilize lot widths and setbacks that are smaller than the typical setbacks for the existing zoning.

Owner

APPLEJACK II LLC
417 MLK Jr Blvd
Fayetteville AR, 72701

Property Information

Address:
904 SE Residents Way
72712

Parcel ID:
01-03151-001
01-10801-000
01-10800-000
01-03154-000
01-03153-000
01-03152-000

*Owner proposes to combine parcels

Total Acreage:
2.43 AC

Project Information

Current Zoning:
R-1 Residential Single Family
DE Downtown Edge
RO Residential Office

Proposed Zoning:
PRD

Current Land Use:
Residential

Proposed Land Use:
Residential

Applicant/Representative

Ecological Design Group, LLC. (EDG)
Alex Brown, ASLA
254.495.6045
abrown@ecologicaldg.com

E | D | G

Ecological Design Group
216 W Birch Street
Rogers, AR 72756
COB project number PRD25-0001

PLANNED RESIDENTIAL DEVELOPMENT INTENT

How the property will adhere to Smart Growth Principles and Traditional Neighborhood Design:

DIVERSITY AND CONNECTION

The attached townhomes will all implement tuck-under garage parking on the first floor with two-stories of living space above, with occasional roof decks. Special unit variations offer viewsheds to the landscaped interior of the site. The smaller cottage units create diversity in the housing type both in price point and amenities: they forego garages in favor of a gravel drive that can function either as stacked vehicle parking or outdoor living space. The resulting primary interior level is at grade, creating an accessible level of engagement with outdoor spaces.

PARKING

Every unit had two parking spaces through enclosed garages or surface parking adjacent to the unit, and visitors are accommodated by 5 surface parking spaces and bike racks. While not part of this PRD, additional overflow visitor parking may be functionally captured with existing spaces along adjacent H Street, west of the site. Pedestrian and non-motorized traffic is encouraged through the site by a series of gravel paths and occupiable greenspaces.

ACCESS

Primary resident access will be via a new, concrete shared use public alley that accommodates pedestrian and bicycle movement, akin to the street section at neighboring Brick Avenue Lofts. Resident through-traffic will traverse from East Central Avenue to SE H Street, forming a robustly-landscaped common plaza at its apex. Auto-courts allow for most of the units to front onto Central Ave, minimizing views of garage doors. This de-emphasis on vehicle infrastructure - consolidated driveways, tuck-under garages, and a slim street section - is intentional, and it directly supports general walkability, engagement with one's neighbors, and moments of discovery.

How the property will relate to the neighborhood:

The Applejack II Townhomes sit in a rapidly evolving part of Bentonville, defined in the most current Future Land Use map as an Urban Neighborhood. The medium-density site plan is right in-line with the target residential density (18.1 and 17 units/ac, respectively) and reflects a balanced transition between the multifamily Brick Avenue Lofts to the south and surrounding single-family homes to the north.

Garages, surface parking, and utility infrastructure are located on the interior of the site, so that the outward façade consists primarily of front doors and porches. This community friendly design puts eyes on the street and encourages engagement with the neighborhood.

Appropriate city-mandated landscape buffers and screening will be in place at the perimeter transitions, to Casey's on the east, the single-family home to the west, and Brick Avenue Lofts to the south.

PRD DEVELOPMENT STANDARDS PROVIDED

Allowed Uses:

Residential

Authorized Housing Types:

Attached and detached single family housing

2 Bedroom Units:	28
3 Bedroom Units:	10
4 Bedroom Units:	5
Total Units:	43 (17.7 units/acre)

Common Open Space:

Min. 15 % of Total Project Area (17.4% provided)

Land Area Per Dwelling Unit:

2370 SF of Land Area Per Dwelling Unit

Lot and Area Standards:**Building Setbacks:**

Front:	Min: 0'	Max: 35'
Side:	Min: 0'	Max: 36'
Rear:	Min: 0'	Max: 31'

Building Height:	Min: TBD	Max: 45'
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Lot Size:		
Depth:	Min: 47'	Max: 100'
Width	Min: 18'	Max: 31'

Lot Coverage:	Min: None	Max: 100%
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Parking and Off-Street Loading:

43 Units

2 car garages - 35
Surface parking spaces (Private) - 18
Surface parking spaces (public) - 5

86 spaces for 43 units = 2 spaces per unit

DESCRIPTION OF COMPLIANCE WITH PRD CRITERIA

Sec 401.11-a1:

A maximum choice in the types of environments and living units available to the public

The proposed development will provide a variety of environments and living units to the Bentonville community.

This project will provide a walk up townhome product in a market that is predominantly comprised of single family homes.

There will be a mix of attached and detached units as well as a mix of units sizes and configurations. Some units will face the public street, some will face communal green space and some will face quiet, interior paths.

Sec 401.11-a2:

A variety of housing types that effectively meets the varying price points of the community

This development will provide a variety of dwelling unit types including two, three, and four-bedroom homes. This site is a place where people can live, work, and shop without the need for an automobile.

Sec 401.11-a3:

Energy-efficient site design or building features

This development will create a high-quality building envelope to limit air and moisture infiltration. In addition to utilizing efficient HVAC systems, large operable windows will provide day lighting in the spaces and allow fresh air during temperate times of the year. Units have direct access to communal outdoor gathering areas of varying scales. Walking paths throughout the site plus proximity to walkable downtown Bentonville promote healthy lifestyle through pedestrian and bicycle transportation.

Sec 401.11-a4:

A minimum of fifteen percent (15%) common, useable open space and recreation areas

The proposed development will dedicate approximately 17.4% open space in the form of pedestrian sidewalks, outdoor courtyards, vegetated / landscape areas and biofiltration ponds.

Sec 401.11-a5:

A pattern of development which preserves natural features and prevents soil erosion

The proposed site is vacant grassland and grayfield. The majority of the site will be disturbed as part of this development. All disturbed area will be protected and maintained in accordance with Arkansas Department of Environmental Quality (ADEQ) permit requirements.

DESCRIPTION OF COMPLIANCE WITH PRD CRITERIA

Sec 401.11-a6:*A creative approach to the use of land and related physical development*

The site design is designed around density and walkability, turning what would normally contain low density land uses into a 44 unit community with shared amenities within walking distance to downtown. Because the scale and surrounding uses in the neighborhood, in particular along Highway 72 (East Central Ave) aren't conducive to pedestrian activity, the buildings have been clustered in such a way to create small, semi private refuge spaces for residents. New buildings oriented along H Street provide pedestrian a friendly frontage.

Sec 401.11-a7:*Efficient use of land resulting in smaller networks of utilities and streets and thereby lowering costs*

The intent of this development is to create a shared-use circulation network and exhibit a pedestrian oriented character with ample open space opportunities offered to the community. The closeness of the buildings will aid in a limited utility network with the most efficient length of utility lines as possible. By building in a dense manner and reducing unnecessary parking spaces and roads the site design frees up more space for amenity areas and ecological function.

Sec 401.11-a8:*Environment of stable character in harmony with the surrounding development*

The design of the site is intended to serve as a bridge between the current state of the neighborhood and the future goals for development in Bentonville. Small building setbacks on E Central Ave extend the urban character from downtown Bentonville, while the communal open space treats storm water while providing recreational amenities for residents and pedestrians alike.

Sec 401.11-a9:*Efficient use of infrastructure*

Increased density results in less infrastructure such as roads and utility lines. This development will tie into existing water, sanitary sewer, and underground electric lines. A storm water pond and underground detention storage will handle on-site runoff.

Dutch Style Single Family Neighborhoods

higher-density neighborhoods are designed to accommodate more people in limited spaces, often using shared-use streets and paths to create vibrant, connected communities. These spaces prioritize pedestrians, cyclists, and vehicles, encouraging interaction and reducing car dependency. By incorporating green spaces and recreational areas, shared streets foster social engagement and improve safety, helping to build stronger, more sustainable neighborhoods.

**E | D | G**

Ecological Design Group
216 W Birch Street
Rogers, AR 72756

COB project number PRD25-0001

Sec 401.11-a10:*High quality architectural design, placement, relationship and orientation of structures*

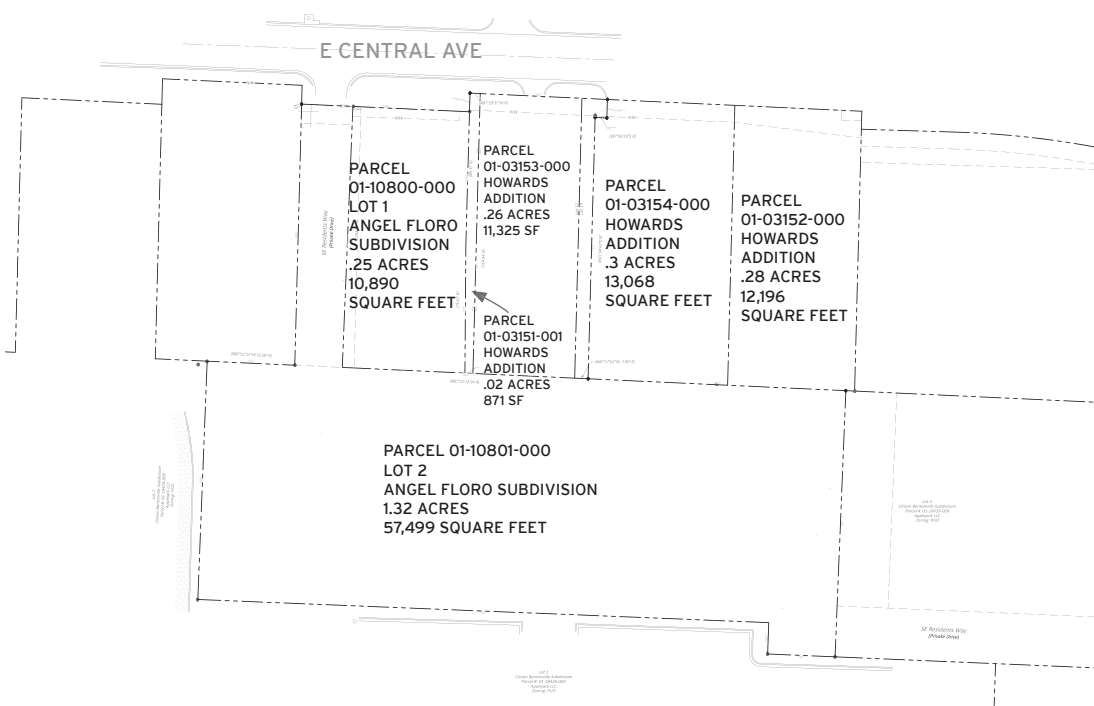
Preliminary architectural elevations by Lew Oliver Inc. are included at the end of this package. Lew is an Atlanta-based urbanist, master planner, and designer with more than a decade of experience in advancing New Urbanism and residential design. He envisions, designs, and elements whole towns.

Master plans by Oliver are designed with each community's values, local vernacular, and climate in mind. He focuses on the pedestrian experience in each of his site plans, ensuring that physiological and psychological wellness of residents is paramount. Each of his plans considers how to enrich the landscape. Lew Oliver, Principal of Lew Oliver Inc., is a preferred design consultant of renowned Duany PlaterZyberk, having undertaken over 40 charrettes internationally. He was instrumental in the design and development of Trilith, Downtown Woodstock, Southlands BC, Vickery, Rosemary Beach FL, Celebration FL, Serenbe, Lost Rabbit MS, Village at Hendrix AR, and more.

Previous work by Lew Oliver:**E | D | G**

Ecological Design Group
216 W Birch Street
Rogers, AR 72756
COB project number PRD25-0001

PRD EXTENTS



E | D | G

Ecological Design Group
216 W Birch Street
Rogers, AR 72756

COB project number PRD25-0001

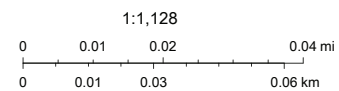
Bentonville Zoning Map



8/14/2023, 3:47:51 PM

Bentonville Address Bentonville Zoning

- | | | |
|--------------|-----------------------------|-------------------------------|
| Main address | C-1 Neighborhood Commercial | DN-4 Downtown Neighborhood 4 |
| PreAddress | C-3 Central Commercial | PUD |
| Sign | D-E Downtown Edge | R-1 Single Family Residential |
| | DN-3 | R-O Residential Office |
| | | Tax Parcels |



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

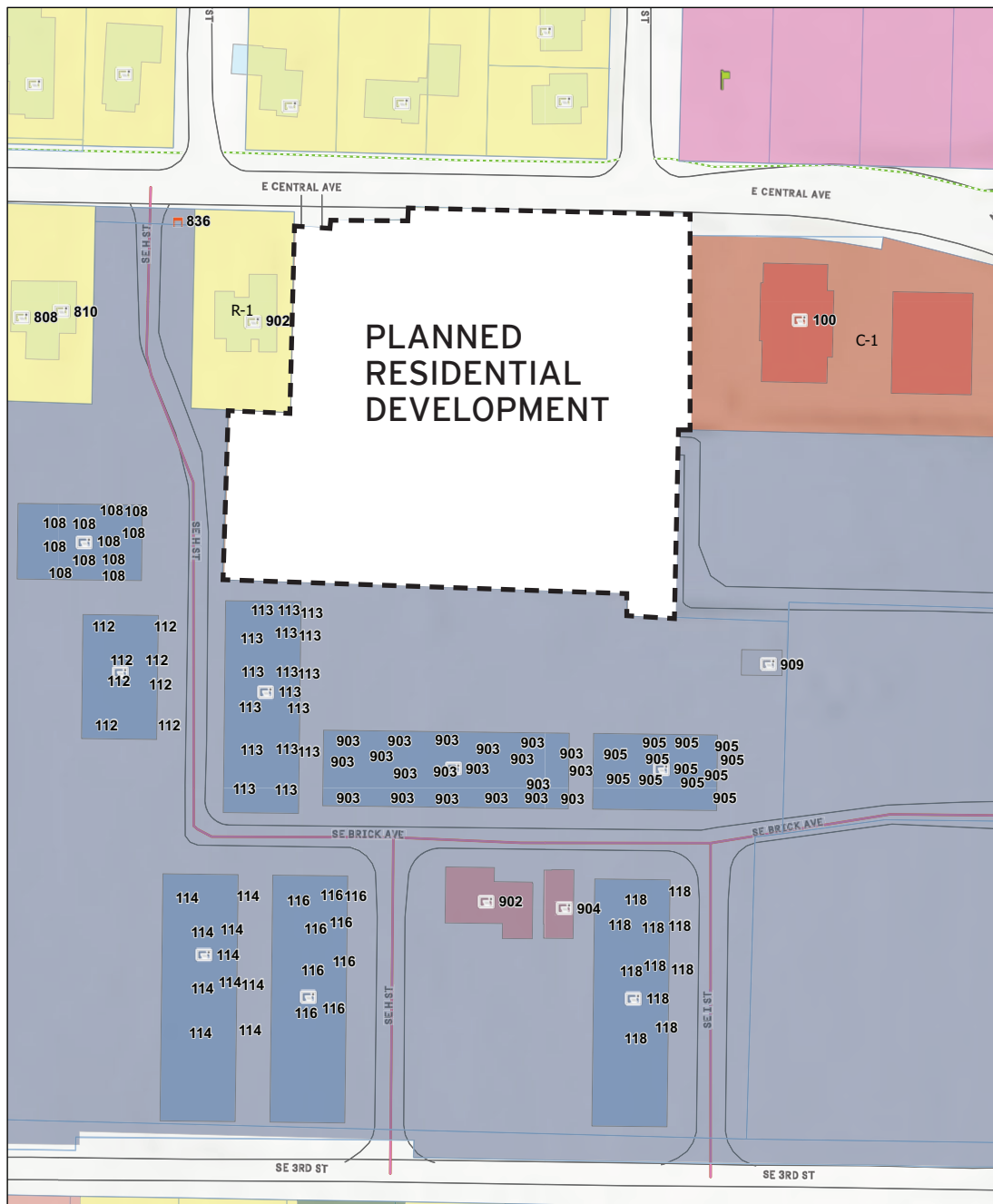
Provided by the GIS Department

EXISTING ZONING

E | D | G

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COB project number PRD25-0001

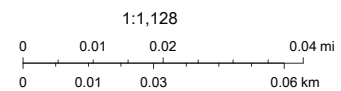
Bentonville Zoning Map



8/14/2023, 3:47:51 PM

Bentonville Address Bentonville Zoning

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| Sign | D-E Downtown Edge | R-O Residential Office |
| | DN-3 | Tax Parcels |
| | | DN-4 Downtown Neighborhood 4 |



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

Provided by the GIS Department

PROPOSED ZONING

E | D | G

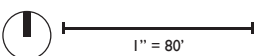
Ecological Design Group
216 W Birch Street
Rogers, AR 72756
COB project number PRD25-0001

MASTER PLAN



LEGEND

- ① CENTRAL AMENITY PLAZA
- ② DRIVE LANE
- ③ COMMUNAL GREEN SPACE
- ④ AUTO COURT
- ⑤ PUBLIC SIDEWALK
- ⑥ LANDSCAPE BUFFER
- ⑦ DOG RUN

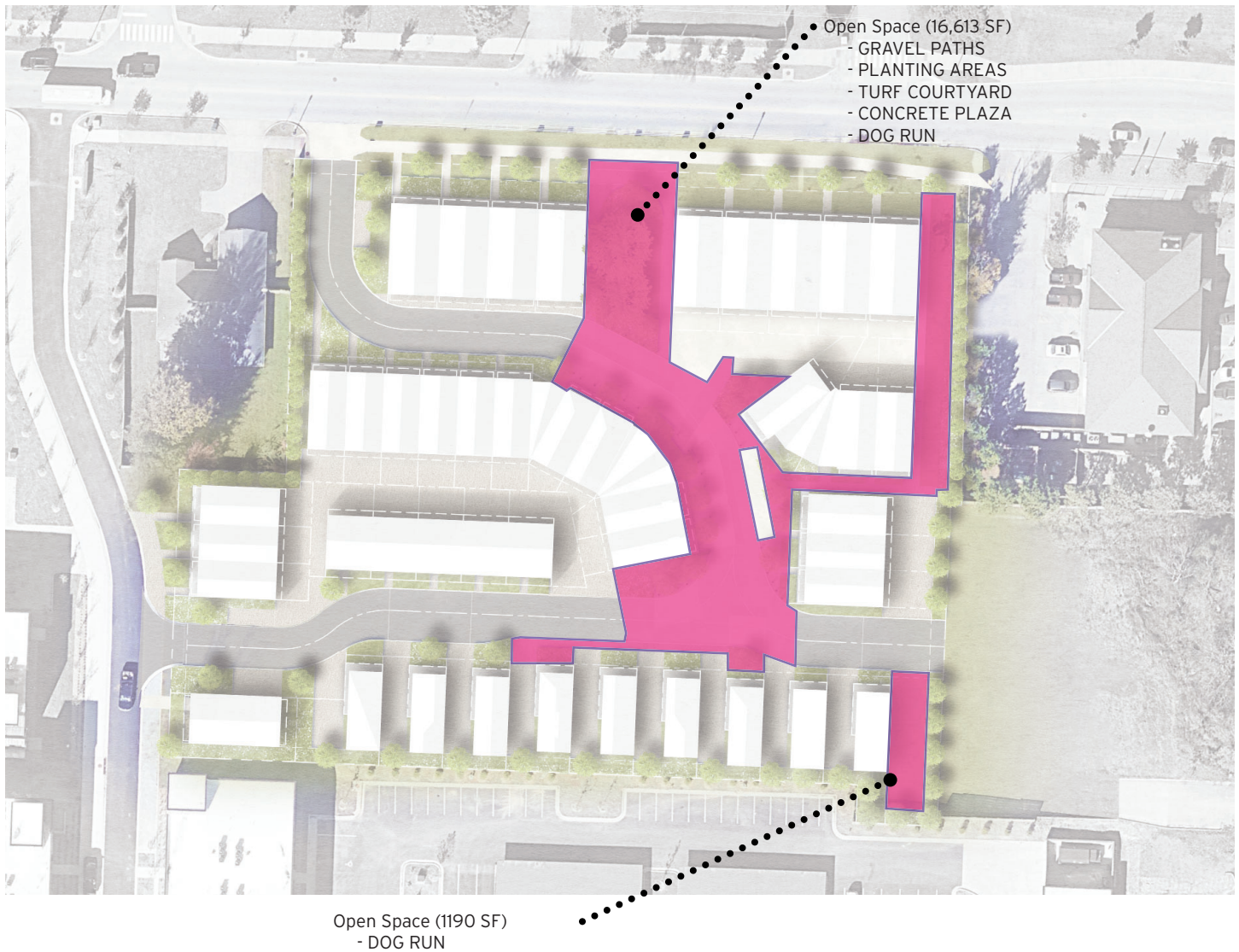


E | D | G

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216 W Birch Street
Rogers, AR 72756

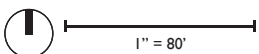
COB project number PRD25-0001

COMMUNAL OPEN SPACE



COMMUNAL OPEN SPACE

TOTAL SITE AREA	101,930 SF
REQUIRED FOR PRD	15% OF SITE (15,289 SF)
PROVIDED	17.4% OF SITE (17,803 SF)



E | D | G

Ecological Design Group
216 W Birch Street
Rogers, AR 72756

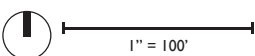
COB project number PRD25-0001

SETBACKS AND CLEARANCES



LEGEND

- PROPERTY LINE
- 32.5' SETBACK ALONG CENTRAL AVE C.L.
- UTILITY EASEMENT AND R.O.W.
- 7' LANDSCAPE SETBACK



E | D | G

Ecological Design Group
216 W Birch Street
Rogers, AR 72756
COB project number PRD25-0001

PARKING STUDY



PARKING DATA

PARKING PROVIDED

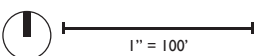
GARAGE PARKING	68 SPACES
SURFACE PARKING	23 SPACES

PARKING PROVIDED TOTAL (RESIDENTIAL)	86 SPACES
PUBLIC PARKING	05 SPACES

86 SPACES FOR 43 UNITS: 2 SPACES PER UNIT

LEGEND

	2 CAR GARAGE
	GARAGE ENTRY
	SURFACE PARKING



E | D | G

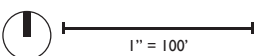
Ecological Design Group
216 W Birch Street
Rogers, AR 72756
COB project number PRD25-0001

PEDESTRIAN NETWORK



LEGEND

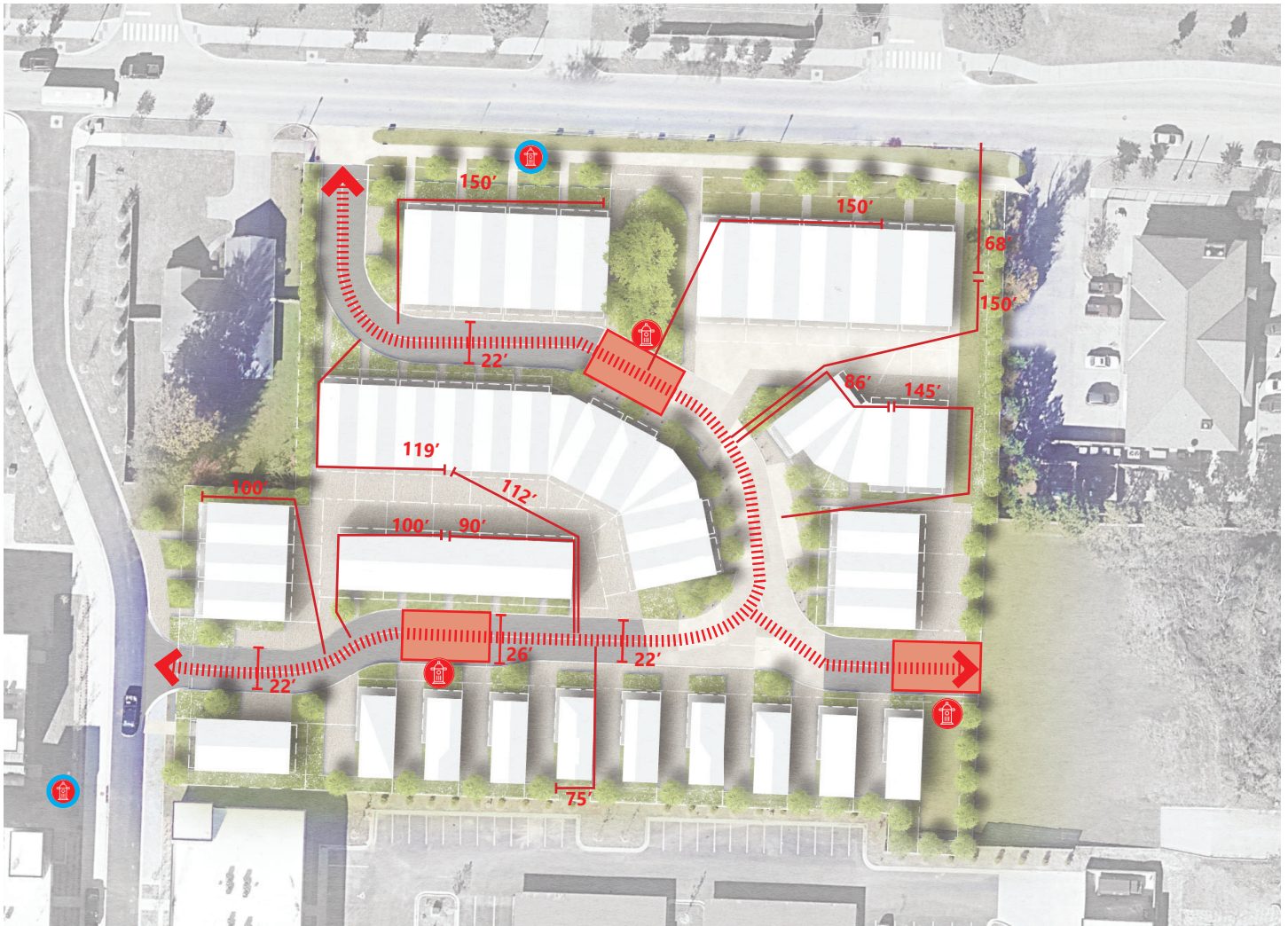
- PUBLIC SIDEWALK
- CROSSWALKS
- SHARED VEHICLE AND PEDESTRIAN
- PEDESTRIAN ONLY
- PEDESTRIAN PLAZA



E | D | G

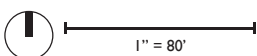
Ecological Design Group
216 W Birch Street
Rogers, AR 72756
COB project number PRD25-0001

FIRE ACCESS



LEGEND

-  PROPOSED FIRE HYDRANT LOCATION
-  EXISTING FIRE HYDRANT LOCATION
-  HOSE PULL
-  FIRE TRUCK CIRCULATION PATH

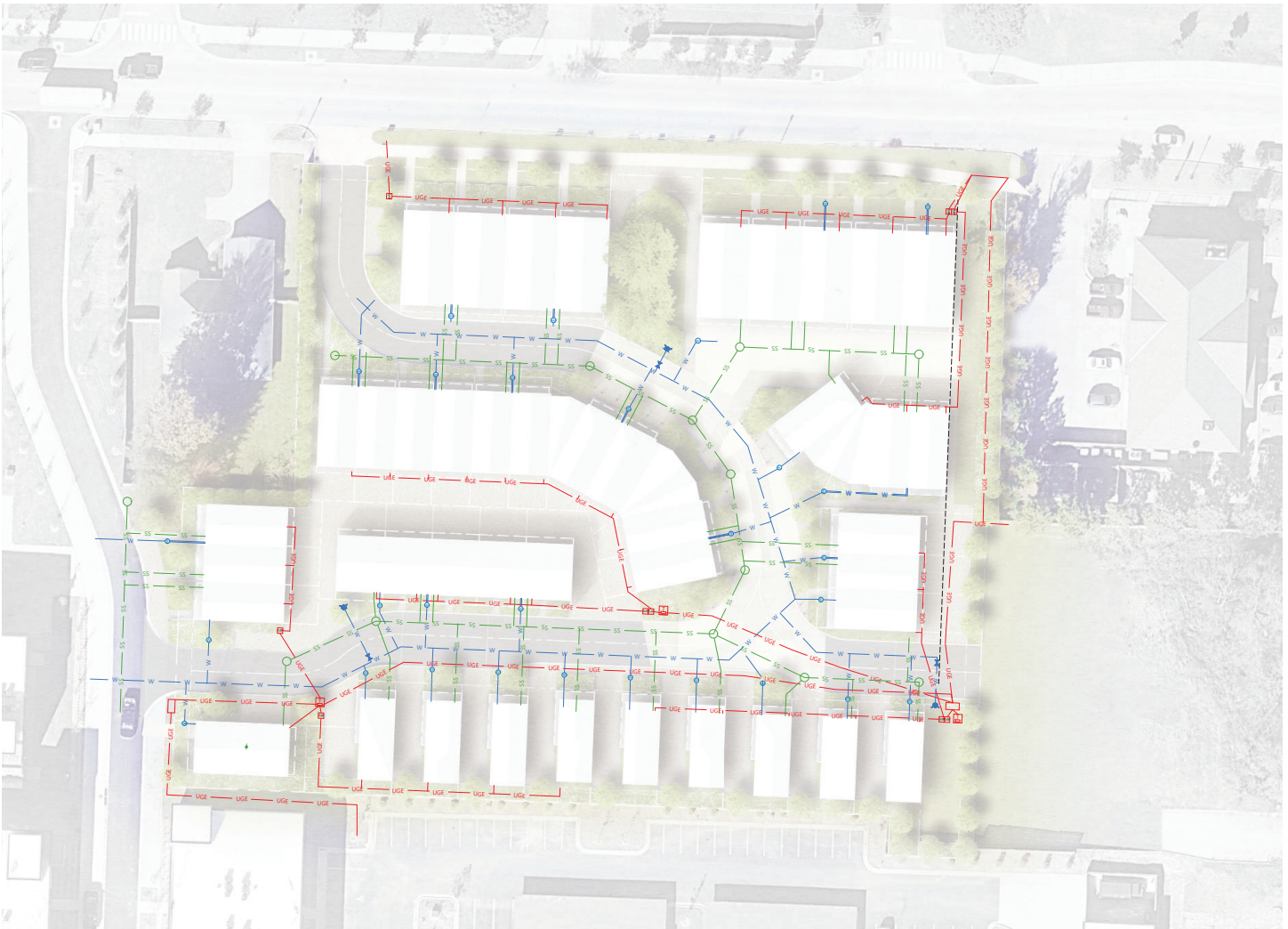


E | D | G

Ecological Design Group
216 W Birch Street
Rogers, AR 72756

COB project number PRD25-0001

UTILITY PLAN

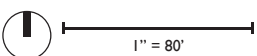


LEGEND

- W — WATER LINE
- ⊗ WATER METER
- ⊗ FIRE DEPARTMENT CONNECTION
- ⊗ FIRE HYDRANT
- ⊗ GATE VALVE
- SS — SANITARY SEWER
- ⊗ SANITARY SEWER MANHOLE
- UGE — UNDERGROUND ELECTRIC LINES
- OHE — OVERHEAD ELECTRIC

- ⊗ MOUNTED ELECTRIC METER
- ⊗ PAD MOUNTED TRANSFORMER
- ⊗ POWER POLE
- SS — EXISTING SANITARY SEWER
- W — EXISTING WATER LINE
- OHE — EXISTING OVERHEAD ELECTRIC
- GAS — EXISTING GAS LINE
- T — EXISTING TELEPHONE LINE

- ⊗ EXISTING TELEPHONE PEDES-
- ⊗ EXISTING CABLE PEDESTAL
- ⊗ EXISTING WATER METER
- ⊗ EXISTING SANITARY SEWER
- ⊗ EXISTING WATER VALVE
- ⊗ EXISTING GAS METER
- ⊗ EXISTING POWER POLE



E | D | G

Ecological Design Group
216 W Birch Street
Rogers, AR 72756
COB project number PRD25-0001

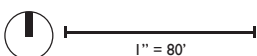
POST DEVELOPMENT DRAINAGE



GRADING & DRAINAGE PLAN LEGEND

- UNDERGROUND DETENTION POND
- STORM SEWER PIPE (RCP)
- STORM SEWER PIPE (HDPE)
- ← FLOW ARROW

The proposed site design collects stormwater runoff from the southwest quadrant of the site in a centralized underground gravel detention basin. This system slows the flow of stormwater, which reduces flash flooding and allows particulates to settle before flowing into Little Sugar Creek. The stormwater system also incorporates existing off site pass-through runoff from the south east via an underground pipe. The northern and eastern portions of the site flows directly into this pipe via surface drains.

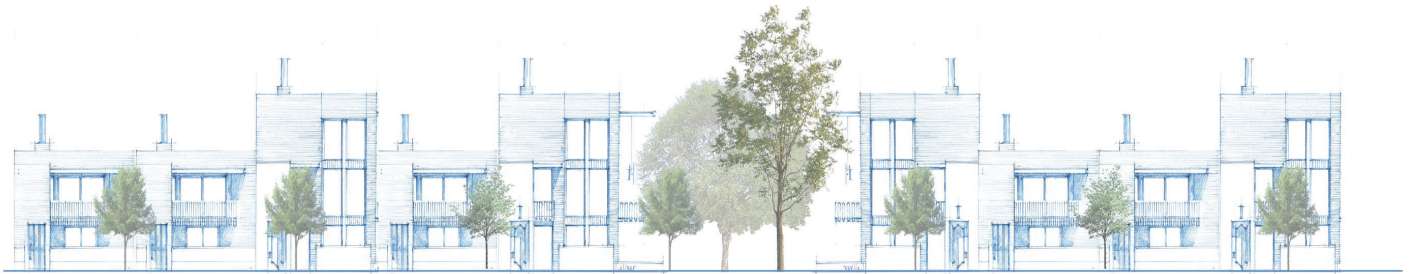


E | D | G

Ecological Design Group
216 W Birch Street
Rogers, AR 72756

COB project number PRD25-0001

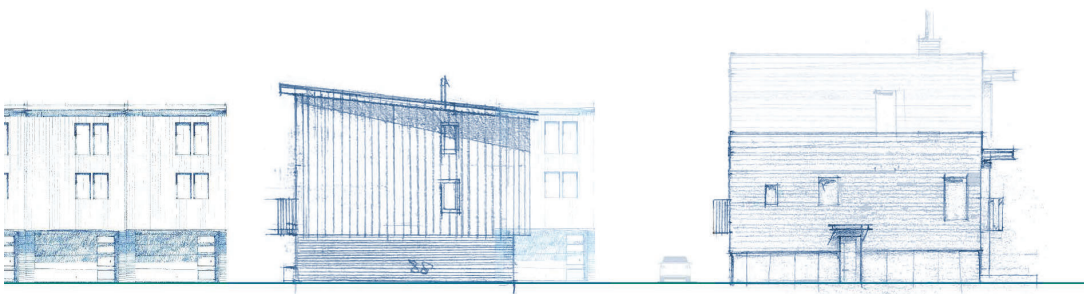
ARCHITECTURAL ELEVATIONS



A - CENTRAL AVENUE

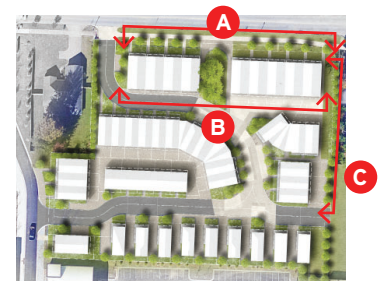


B - NORTH BLOCK - SOUTH ELEVATION



C - EAST BLOCK - EAST ELEVATION

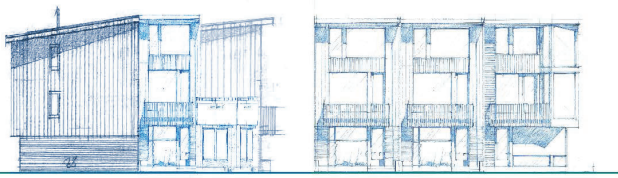
ELEVATION KEY



E | D | G

Ecological Design Group
216 W Birch Street
Rogers, AR 72756
COB project number PRD25-0001

ARCHITECTURAL ELEVATIONS



D - EAST BLOCK - WEST ELEVATION



E - CENTER BLOCK - NORTH ELEVATION

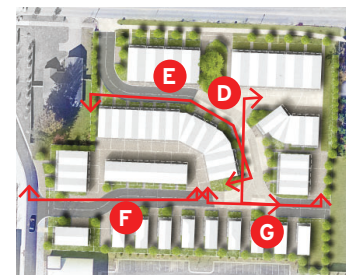


F - SOUTH CENTER BLOCK - SOUTH ELEVATION



G - H STREET PLAZA ELEVATION

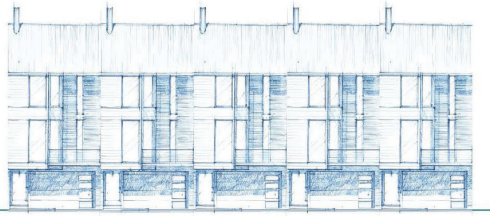
ELEVATION KEY



E | D | G

Ecological Design Group
216 W Birch Street
Rogers, AR 72756
COB project number PRD25-0001

ARCHITECTURAL ELEVATIONS



H - CENTER BLOCK - NORTH ELEVATION

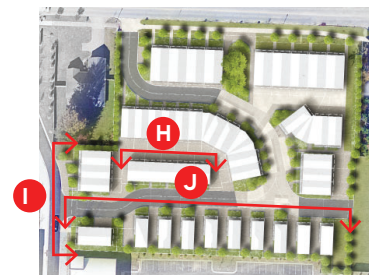


I - H STREET - WEST ELEVATION



J - SOUTH BLOCK - NORTH ELEVATION

ELEVATION KEY



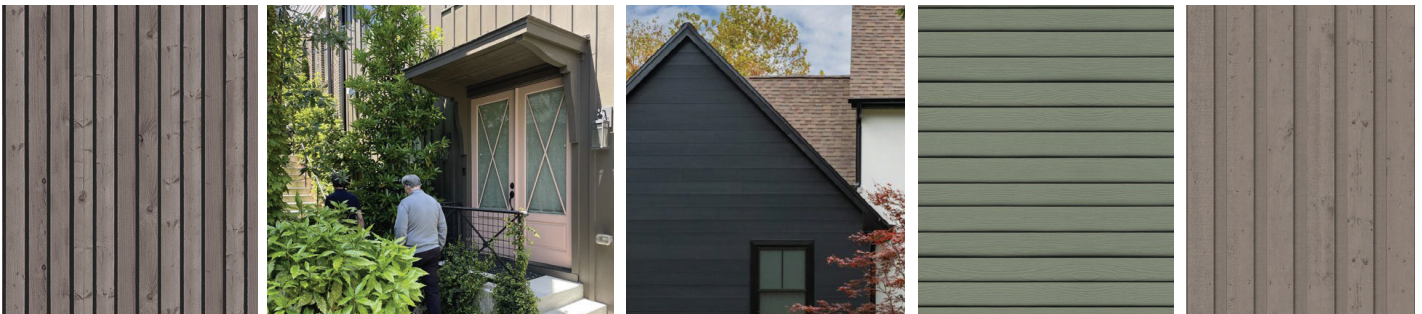
E | D | G

Ecological Design Group
216 W Birch Street
Rogers, AR 72756
COB project number PRD25-0001

ARCHITECTURAL MATERIALS



first floor (20% total)
primarily masonry with concrete patios



second and third floors (80% total)
combination of wood and fiber cement siding, colors to be natural or neutral

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CONSTRUCTIONNOT FOR
CONSTRUCTIONKnow what's below.
Call before you dig.

APPLEJACK II TOWNHOMES

Bentonville, Arkansas

EDG PROJECT NO. 24-050
DATE 2025.01.24

REVISIONS

Mark	Date	Description

PHASE Design Development

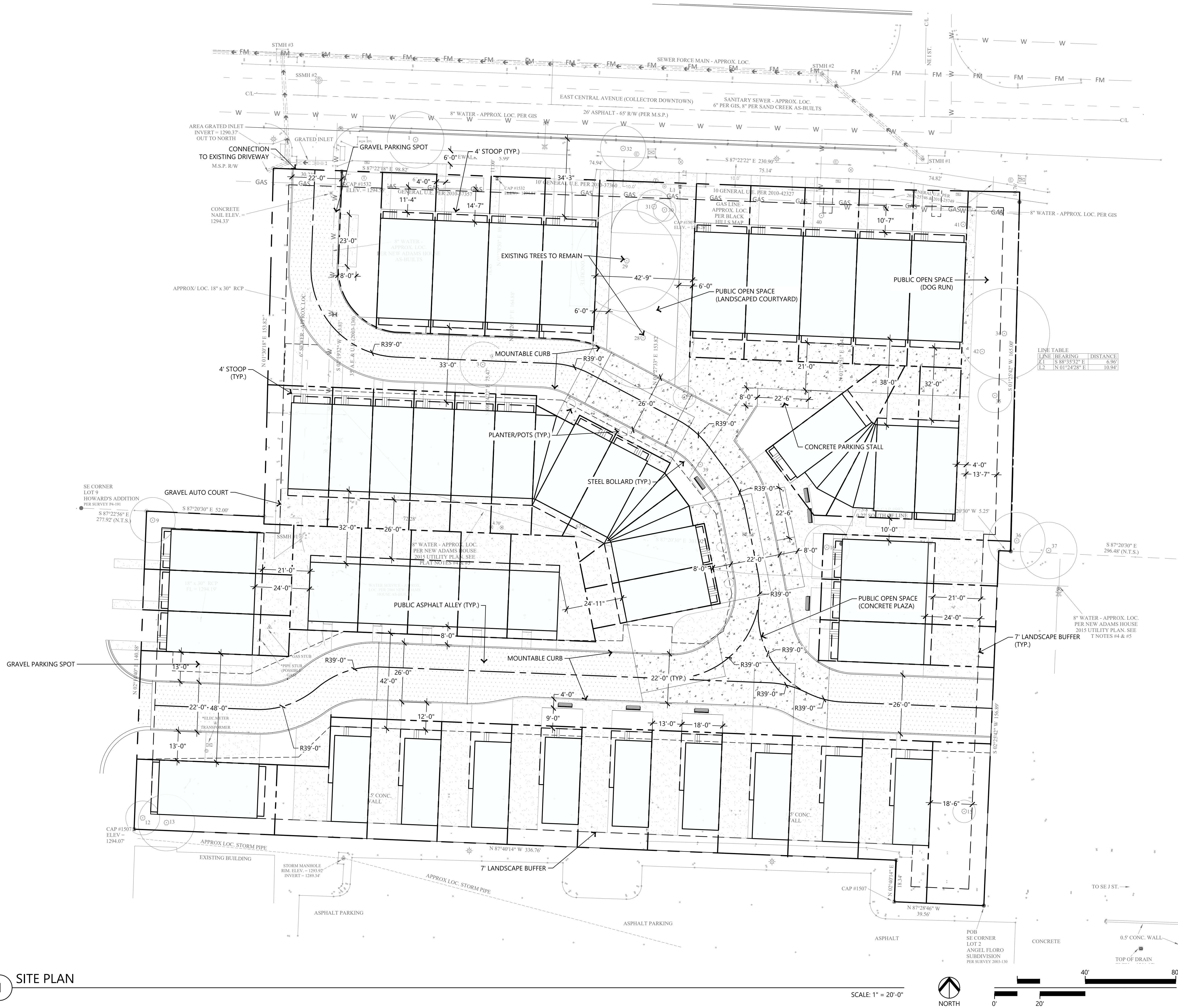
TITLE SITE PLAN

SHEET NO.

C1.00
PRD25-0001

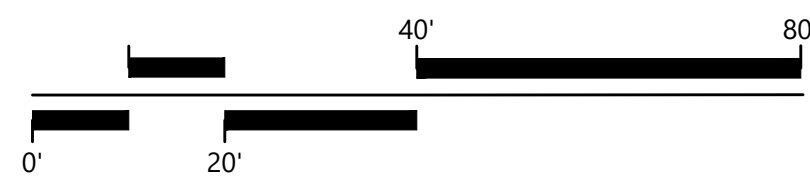
PROPOSED SITE PLAN LEGEND

- RIBBON CURB
- CONCRETE PAVEMENT
- GRAVEL PAVEMENT
- ASPHALT PAVEMENT

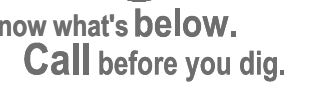


1 SITE PLAN

SCALE: 1" = 20'-0"



NOT FOR
INSTRUCTION



Bentonville, Arkansas

REVISIONS

PHASE **Design Development**

SHEET NO. C2 00

2.00
PRD25-0001

	W	WATER LINE
	W	WATER METER
		WATER VALVE
		FDC
		FIRE HYDRANT
	SS	SANITARY SEWER
	UGE	UNDERGROUND ELECTRIC LINES/CONDUIT
	OHE	OVERHEAD ELECTRIC
		TRANSFORMER AND CONCRETE PAD
	TELE	FIBER LINE
	COMM	COMMUNICATION LINE
		GAS LINE
		GAS METER

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

TOTAL ACREAGE
PARCELS
#01-03151-001
#01-03152-000
#01-03153-000
#01-03154-000
#01-10800-000
#01-10801-000
2.45 ACRES +/-

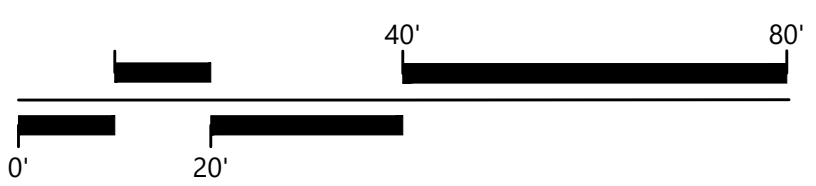
WATER - APPROX. LOC.
ER NEW ADAMS HOUSE
015 UTILITY PLAN. SEE
PLAT NOTES #4 & #5

PARCEL #01-18429-000
(NOT A PART OF THIS
SURVEY)

4'X4' AREA INLET
RIM: 1299.59
23INV IN(NW): 1284.42

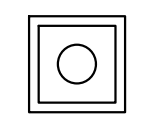
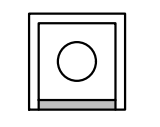
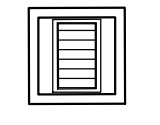
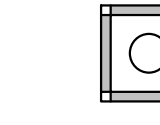
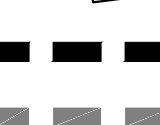
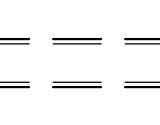
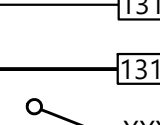
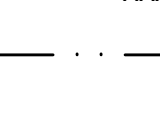
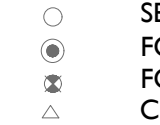
0.5' CONC. WALL
TOP OF DRAIN

SCALE: 1" = 20'-0"



1 UTILITY PLAN

PROPOSED GRADING &
DRAINAGE LEGEND

-  JUNCTION BOX
-  CURB INLET
-  CONCAVE GRATE INLET
-  AREA INLET
-  NYLOPLAST CATCH BASIN
-  FLARED END SECTION
-  HDPE STORM PIPE
-  PERFORATED HDPE STORM PIPE
-  RCP/RCP STORM PIPE
-  PROPOSED 1 FT. CONTOUR ELEVATION
-  PROPOSED 5 FT. CONTOUR ELEVATION
-  SPOT ELEVATIONS
-  FLOWLINE

EXISTING LEGEND

-  BOUNDARY LINE
-  BOUNDARY LINE (PREVIOUS)
-  FORTY LINE / TIE LINE
-  CENTERLINE OF ROAD
-  RIGHT-OF-WAY
-  WATER LINE
-  OVERHEAD POWER LINE
-  SEWER LINE
-  FENCE
-  UTILITY EASEMENT
-

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CONSTRUCTIONNOT FOR
CONSTRUCTIONKnow what's below.
Call before you dig.

APPLEJACK II TOWNHOMES

Bentonville, Arkansas

EDG PROJECT NO. 24-050
DATE 2025.01.24

REVISIONS

Mark	Date	Description

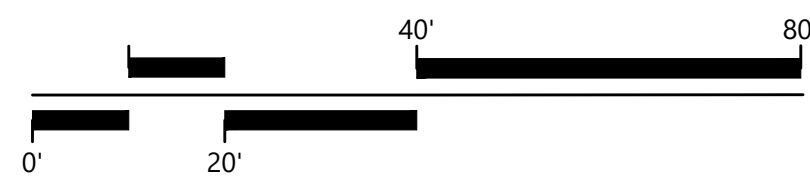
PHASE Design Development

TITLE GRADING &
DRAINAGE PLANSHEET NO. C3.00
PRD25-0001

1

GRADING AND DRAINAGE PLAN

SCALE: 1" = 20'-0"



	801 W Central Right of Way Waiver
	PC Date: 3/4/2025

Staff Report Details	
Project Number	LS24-0052
Applicant / Current Owner	
Site Area	+/- [Site_Area] Acres
Current Zoning	
Requested Zoning	
Current Future Land Use Map Designation	
Requested Future Land Use Map Designation	
Development Type / Use	
Related projects	

Property Description

Project Details
On January 7, 2025 Planning Commission approved a waiver for the dedication of right of way along G Street pursuant to the attached staff report. The applicant is requesting that the Commission clarify the approved waiver at this meeting (see attached request for clarification). Staff has informed the applicant that the additional 8' of dedication, as approved by the Planning Commission on January 7, 2025, is to come from his property, that is to say, west of the existing right of way. The justification for the waiver on January 7, 2025 was for this segment of G St to be built within 28' of right of way, not as shown on the master street plan as 50'. If the waiver had not been approved the applicant would have had to dedicate 19' of right of way.

Relationship to the Community Plan

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

Analysis / Waivers

Conclusion

Additional Details

From: Peyton Combs <peyton@combs.io>

Sent: Monday, February 10, 2025 9:10 PM

To: planning <planning@bentonvillear.com>

Cc: Bill Watkins <bwatkins@watkinslawoffice.com>; Tyler Overstreet <toverstreet@bentonvillear.com>

Subject: 801 W Central ROW Waiver

I am writing to request clarification regarding the ROW waiver granted by city council on 1/7 for 801 W Central Ave. Tyler Overstreet informed me that I would need to request to get on the committees next agenda. Please read the details below.

There is an existing 12' right of way for public road access on the east side of the east property line for SW G St - an existing 1 way north bound alley street. During the council meeting a proposed 28' roadway alteration to the master street plan was approved. A waiver was granted, requiring me, as the property owner of 801, to provide an additional 8 feet of right-of-way, totaling 14 feet per side for the new road design.

My garage and fence permit is being withheld until this agreement is finalized. Please clarify and confirm the new required ROW amount requested from the east property line going west into my property.

Attaching the survey for reference.

- Peyton Combs

Property owner of 801 W Central Ave



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

801 W Central Avenue

PC Date: 1/7/2025

Staff Report Details

Project Number	LS24-0052
Applicant / Current Owner	
Site Area	+/- [Site_Area] Acres
Current Zoning	
Requested Zoning	
Current Future Land Use Map Designation	
Requested Future Land Use Map Designation	
Development Type / Use	
Related projects	

Property Description

Project Details

The existing segment of SW G Street between Central and SW 2nd Street is a one-way platted 12' alley with approximately 12' of pavement. The Master Street plan calls for this street to be a Downtown Local (50' right of way). The applicant has requested a waiver for the dedication of all right of way adjacent to their ownership along SW G Street for reasons outlined in the attached waiver request. A summary of applicant's justification for the waiving of the dedication includes:

- The lot would no longer conform to the minimum lot width after the dedication
- Multiple buildings and utilities are located in the dedication area
- The downtown collector standard would require all 4 adjacent homes on the street segment to be demolished to meet the collector standard.
- After the dedication, the new setback line would leave only 23' of buildable width.

The applicant is willing to dedicate approximately 207 square feet of right of way in the north east corner

Project Details

of the lot which is currently paved private property.

Relationship to the Community Plan

Chapter 9 of the Community plan requests logical connections to existing roadway, trail, and sidewalk systems when accommodating future growth and sustaining community facilities and infrastructure.

Several blocks in the Downtown neighborhoods have alley access at the rear or side of their lots, including the subject property. In these areas, increased residential densities and narrower lots can be accommodated, along with reduced side-yards and larger building areas. Alleys are a key feature of downtown neighborhoods, and to treat a historical alley as a local thoroughfare reduces the ability to efficiently access small downtown lots.

In order to build the street section along the three north-south blocks that SW G Street habits, as per the Master Street Plan, it would require the demolition of all 4 homes adjacent to this section of G Street, as well as the 4 homes to the south and 1 home to the north. Because of the amount of ROW needed, this would render these extremely difficult, if not impossible to build on, creating potential for a loss of up to 9 housing units.

In Chapter 5, the Community plan outlines affordability as a goal to create stronger neighborhoods, by increasing density in key areas to reduce land cost per unit for a development.

Public Comment

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

Analysis / Waivers

Section 200.03 of the 2024 Street Specification code calls out reference documents that may be appropriate for this discussion.

1. Institute of Traffic Engineers (ITE), Designing Walkable Thoroughfares: A Context Sensitive Approach

The objectives in designing walkable urban thoroughfares, as given in page 4 of this document, are to address "*the relationship, compatibility and trade-offs that may be appropriate when balancing the needs of all users, adjoining land uses, environment and community interests.*" The applicant states that the road operates well as a one-way alley today. Given the length of G Street, an alley may be all that is needed for the street grid in this location.

2. American Association of State Highway and Transportation Officials (AASHTO) A Policy on Geometric Design of Highways and Streets

Section 1.2 states that "*the design of every road or street improvement should begin with an explicit statement developed by the roadway agency that indicates why the project is being undertaken and what the project is intended to accomplish.*" The contextual consideration for SW G Street may be that the overall length of a quarter mile may not require a full 50' right of way to accommodate expected traffic.

Additionally, there was a traffic study prepared in 2021 to look at potential traffic impacts for the Lumen project. Table 1 of the attached traffic study estimated the Lumen would utilize the driveway at G Street for 5% of the total project trips. The total peak AM trips out of the Lumen we estimated at 89 and the total peak trips into the Lumen we estimated at 100. This would place a demand on G St for the Lumen traffic at less than 5 trips in both the peak AM and PM peak hour.

Conclusion

There is always a balance to be struck between housing located close to goods and services and the infrastructure needed to support those land uses. In making this decision the commission may opt for a full waiver, a full denial or a hybrid solution. One possible hybrid solution might be 20' of pavement, 1.5' curbs and 5' sidewalk on one side which would translate into 28' of right of way. Since there is an existing 12' right of way, this would require each side to dedicate 8 additional feet.

Additional Details

Denial
Planning Commission Item



**Pending PC
Item**

NW 2ND ST

NW G ST

NW G ST

W CENTRAL AVE

SW G ST

SW 2ND ST

SW G ST



LS24-0052

**Lot Split of Lot 4 Dickson's Addt Creating Lot 56
501 W. Central Ave**



CERTIFICATE OF OWNERSHIP

We the undersigned, do hereby certify that we are sole owners of the property shown and described hereon, and that we have cause the property to be surveyed, divided, platted, and dedicated as shown and described hereon. We, the undersigned property owners, do hereby establish, grant, and dedicate all roads and rights-of-way for public use and benefit of Benton County and the general public, and all utility easements for the use and benefit of all public utilities and franchised utility providers, and all access easements for private use.

Printed Name _____ Owner Signature & Title _____ Date _____
Printed Name _____ Owner Signature & Title _____ Date _____
Deed of Record - Warranty Deed Document #99112663

ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

Sworn to and subscribed before me this _____ day of _____, 20____

Notary Public _____

My Commission Expires: _____

BENTONVILLE PLANNING COMMISSION APPROVAL

Approved by the City of Bentonville Planning Commission and recommended for acceptance this _____ day of _____, 20____

Planning Commission Chairperson: _____

City Engineer: _____

Street/Parks Department: _____

Fire Department-Chief: _____

Water & Sewer Department: _____

PROPERTY DESCRIPTION

PARCEL #01-02342-002
PARCEL #01-02345-000
PARCEL #01-02346-000
PARCEL #01-02347-000
Parent Tract

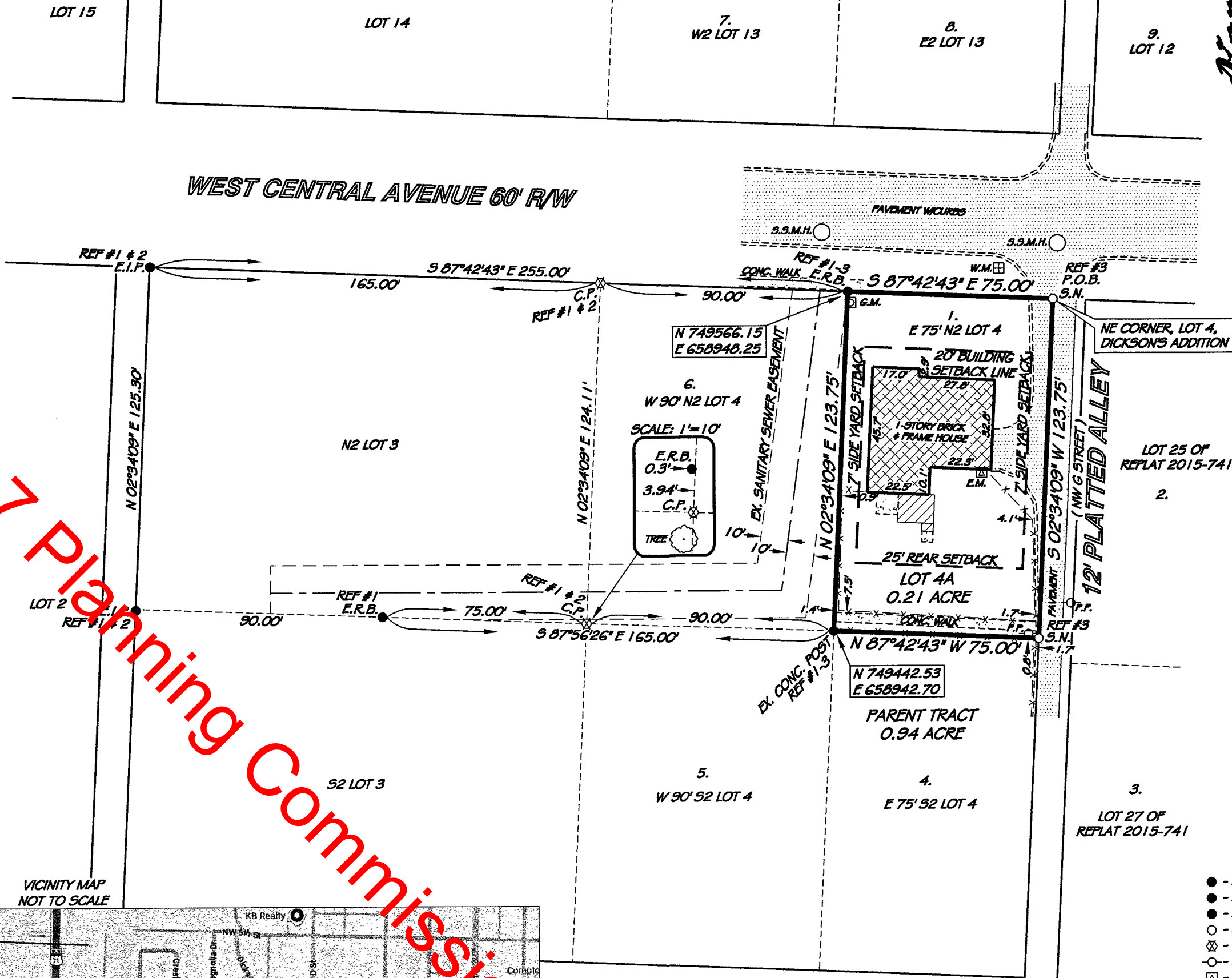
Lot 4, Dickson's Addition to Bentonville, Benton County, Arkansas, containing 0.94 of an acre and subject to any Easements of Record.

Lot 4A

The North Half of the East 75.00 feet of Lot 4, Dickson's Addition to Bentonville, Benton County, Arkansas, being more particularly described as follows:

Beginning at a set nail marking the Northeast Corner of Lot 4, said point being at the intersection of the South right of way line of West Central Avenue and the West right of way line of a platted alley. Thence along the East line of Lot 4 and the West right of way line of said platted alley, South 02 degrees 34 minutes 09 seconds West, 123.75 feet to a set nail. Thence leaving the East line of Lot 2 and the West line of platted alley, North 87 degrees 42 minutes 43 seconds West, 75.00 feet to an existing 4 inch by 4 inch concrete post. Thence North 02 degrees 34 minutes 09 seconds East, 123.75 feet to an existing rebar on the North line of Lot 4, same being the South right of way line of West Central Avenue. Thence along the North line of said Lot 4 and the South right of way line of said West Central Avenue, South 87 degrees 42 minutes 43 seconds East, 75.00 feet to the Point of Beginning, containing 0.21 of an acre and subject to any Easements of Record.

DICKSON'S ADDITION - LOT 4A
BEING A TRACT SPLIT OF LOT 4, DICKSON'S ADDITION TO
THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS



ADJOINING PROPERTY OWNER

1. PARCEL #01-02346-000
PAIGE & PEYTON COMBS
801 W CENTRAL AVE
BENTONVILLE AR 72712
2. PARCEL #01-02350-001
TIMOTHY PASLAY & KRISTINA METZ
723 W CENTRAL AVE
BENTONVILLE AR 72712
3. PARCEL #01-02351-001
STICKS & IVORY LLC
2402 NW LINEBARGER LN
BENTONVILLE AR 72712
4. PARCEL #01-02345-000
ALEX & ELISE LAKE REVOCABLE TRUST
ALEX & ELISE LAKE CO-TRUSTEES
811 NW 20TH ST
BENTONVILLE AR 72712
5. PARCEL #01-02347-000
GREAT TEAM WIN MANAGEMENT LLC
PO BOX 2881
ROGERS AR 72757
6. PARCEL #01-02342-002
THOMAS & GLORIA HUNTON
807 W CENTRAL AVE
BENTONVILLE AR 72712
7. PARCEL #01-02371-001
9 S & K HOMES OF NWA LLC
PO BOX 432
TONTITOWN AR 72770
8. PARCEL #01-02369-000
SUE NEWMAN & R DOUGLAS VANDERPOOL
908 SW A ST
BENTONVILLE AR 72712
9. PARCEL #01-02366-000
MARK KELLEY
410 SW E ST
BENTONVILLE AR 72712

LEGEND

- E.R.B. - 1/2" EXISTING REBAR
- E.I.P. - 3/4" EXISTING IRON PIN
- EX. CONC. POST - EXISTING CONCRETE POST
- S.N. - SET NAIL
- C.P. - COMPUTED POINT
- P.P. POWER POLE
- E.M. - ELECTRIC METER
- G.M. - GAS METER
- W.M. - WATER METER
- S.S.M.H. - SANITARY SEWER MANHOLE
- PAVEMENT
- BUILDING
- CONC. - CONCRETE
- WOOD DECK
- BUILDING
- BOUNDARY
- CONC. - CONCRETE
- EASEMENT
- FENCE
- LOT LINE
- EDGE OF PAVEMENT
- RW LINE - RIGHT OF WAY LINE
- SETBACK LINE

OWNERS: PAIGE & PEYTON COMBS
801 W CENTRAL AVE.
BENTONVILLE, AR 72712

SURVEYOR'S NOTE: This property does not lie within the 100-Year Flood Zone, according to the Flood Map for Benton County, Arkansas Community Panel No. 05007C0255K Dated: June 5, 2012.

SURVEYOR'S NOTE: This survey was conducted under the supervision of Clovis W. Satterfield, No. 0147, Ricky Hill, No. 1443, or Jacob Long, No. 1915, Satterfield Land Surveyors, P.A., Certificate of Authorization No. 718. Satterfield Land Surveyors, P.A., 1-(479)-632-3565 Hwy. 71 North, P.O. Box 640, Alma, AR 72921

SURVEYOR'S NOTE: This survey was done to mark the corners on the ground and to show observed structures. Utilities located if Requested according to utility company records, and or above ground inspection. This survey was done from description furnished to us or instruction from the person(s) named on this plat. 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 search my disclose.

Satterfield Land Surveyors P.A., Copyright 2024

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SURVEYORS DISCLAIMER AND STATEMENT OF USE

This survey was conducted by the written or verbal authorization of the person named as the buyer and/or Use by as shown on this plat. No one has the authority to use the data or legal description from this survey except those named or their agents and the survey is only certified to the date shown on this plat. This plat is protected by copyright and any person other than those named using or relying upon this plat will be held responsible. Satterfield Land Surveyors, P.A. will not be responsible or have any liability to any other person or company who uses this plat without written authorization. After filing with State Surveyor's office, survey becomes public record.

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PHONE: (870) 245-8505

DRAWN BY: J.D.B.
SCALE: 1"=40'
DATE: 11-14-24
JOB NO. 49,321
Satterfield Land Surveyors P.A.
REG. ARK. & OKLA.
1928 HWY. 71 NORTH, ALMA, ARK. - PHONE No. (479) 632-3565
FAX (479) 632-5002 - WEBSITE: http://www.slsurveying.com

12/20/2024

Planning Commission
Bentonville Planning Department
305 S.W. A Street
Bentonville, AR 72712

Planning Commission,

I am requesting a waiver from section 1100.16 (b) of the Zoning code, to replat 801 W Central as its own lot. A subsequent requirement to construct a detached garage in the rear of the property.

1100.16 (b), Street Standards (b) Right of Way Dedication, requires that any subdivision of land dedicates sufficient right-of-way to bring those streets into conformance with the adopted Master Street Plan. However, this section states that “lesser dedication shall be subject to approval by the city council. If the city determines that a right-of-way dedication does not apply, the planning department shall record the reason for such decision, leaving room for adjustment if the context deems it necessary.

SW G street, now designated as a downtown local street on the Master Street Plan, was, and is currently, a 12-foot-wide alley. The road is currently a one-way street traveling from SW 2nd St to W Central Ave.

Depicted in exhibit A, every home along SW G street has property lines right up to the edge of the pavement existing prior to SW G street was classified as a throughfare, adopted in the 2021 Master Street Plan. This includes the newest construction along SW G at 723 W Central, which was constructed in 2021. Multiple existing structures and above ground utilities exist within a designated 25' ROW.

A required 25' of ROW dedication along SW G street would reduce the buildable area 801 W Central significantly creating a non-conforming R-1 lot. The lot is currently 75 feet wide. R-1 requires 60' of width, after subtracting 25', the width along Central is reduced to 50'. After subtracting 25 feet of ROW, and then the required 20' exterior setback on the east, and the 7' interior setback on the west, the lot is left with 23 feet of buildable width. If the lot ever requires construction of a new single family home, it would be a near impossibility to meet required setbacks. Additionally, the current east side of the existing home is 23' from centerline of SW G. A 25' ROW dedication would go past the east wall of the home.

Finally, redeveloping this street to a throughfare would require each of the three additional properties along this section of SW G street, 718, 802, and 723 to dedicate ROW and render themselves unbuildable for this alley to ever to developed into a street, losing 4 dwelling units. Dimensional layouts of the existing structures along SW G are depicted in exhibit A.

In lieu of the 25' ROW, I will dedicate a variable width ROW where SW G street is paved over the current property line, approximately 207 sq. ft., see exhibit B below.

Based on these conditions, I am asking that the planning commission grant a waiver of the 25' of ROW requirement along SW G Street to complete the required replating for construction of a detached garage.

Sincerely,

Peyton Combs
Property Owner , 801 W Central Ave, Bentonville AR 72712

Exhibit A: Dimensional Layout of SW G St.

A



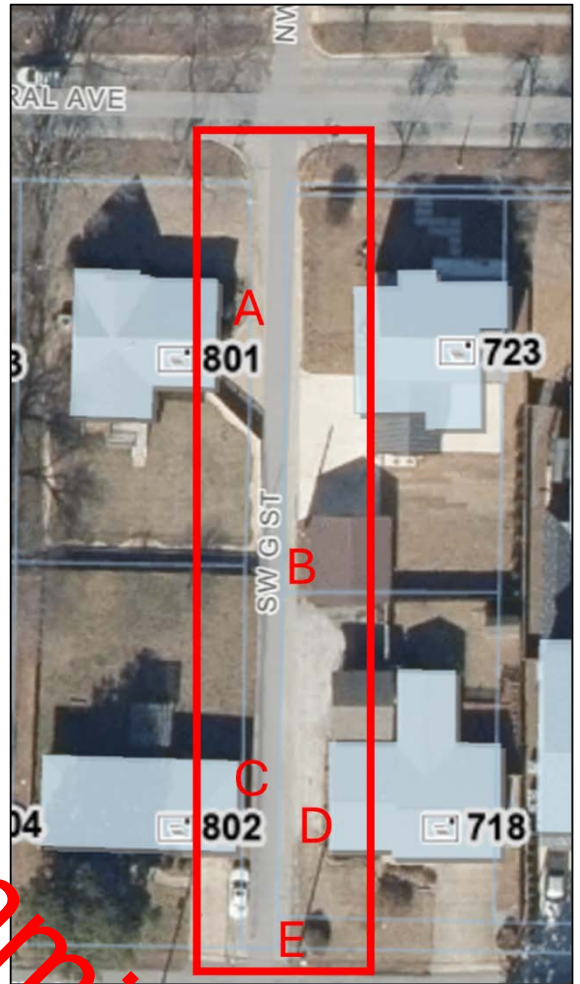
B



C/D

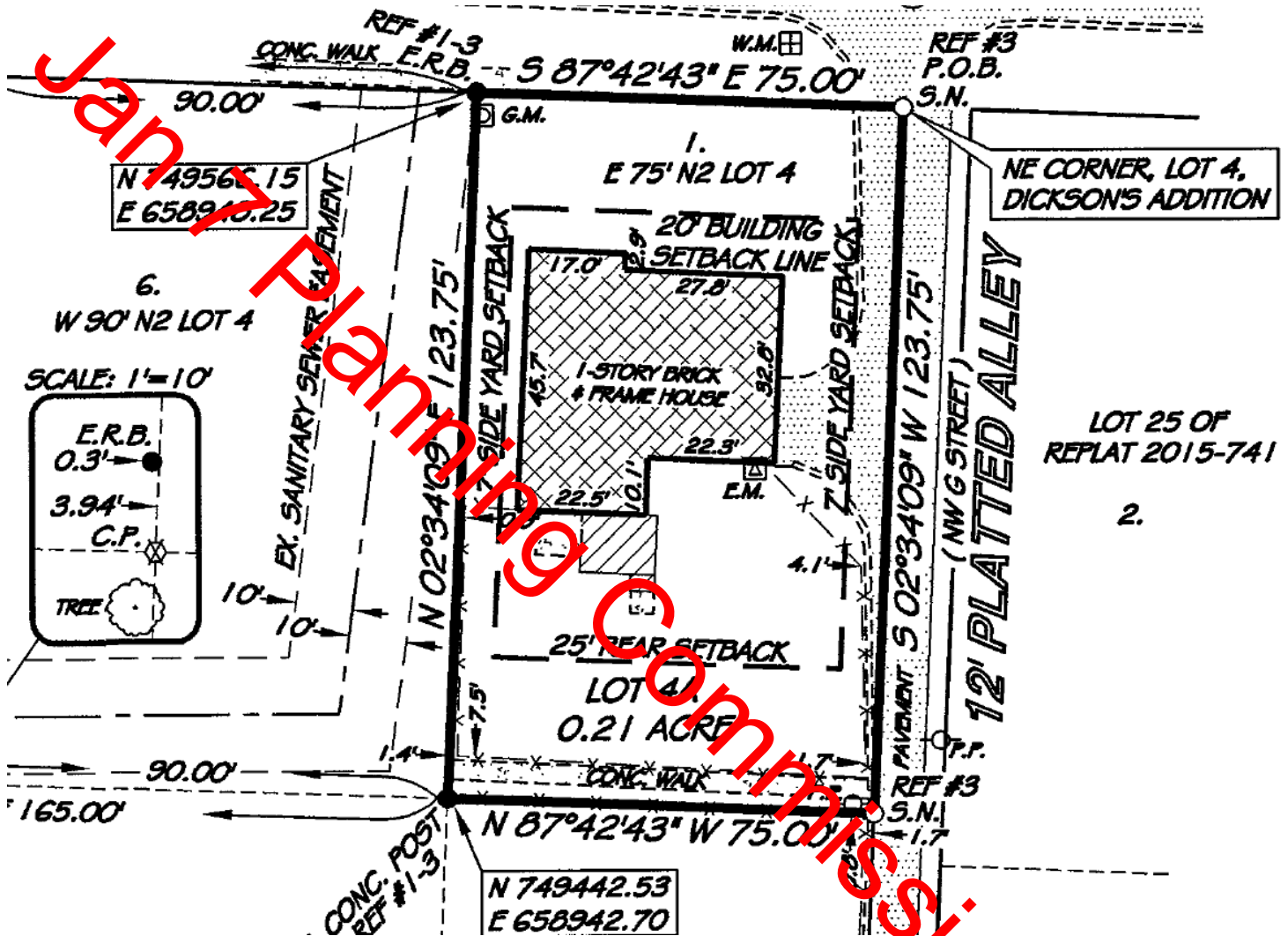


E



All dimensions are to centerline of SW G

Exhibit B: Expanded View of Replat Survey and Variable Width ROW for existing SW G.



TRAFFIC IMPACT ANALYSIS

Westwood Village Apartments
Bentonville, Arkansas

Prepared for:
Crafton Hill

May, 2021

Prepared by:
Traffic Engineering Consultants, Inc.



Digitally signed by
Nathan Becknell
Date: 2021.05.28
14:10:35-05'00'

TABLE OF CONTENTS

	<u>Page</u>
1.0 INTRODUCTION.....	1
2.0 BACKGROUND.....	1
3.0 TRAFFIC DATA COLLECTION.....	2
4.0 PROJECTED TRAFFIC.....	3
5.0 CAPACITY ANALYSIS.....	4
6.0 CONCLUSIONS AND RECOMMENDATIONS.....	7

LIST OF FIGURES

Figure 1. Site Location Map.....	1*
Figure 2. Proposed Site Plan.....	1*
Figure 3. 2021 Existing Traffic.....	2*
Figure 4. 2022 Distribution of Site Generated Traffic.....	4*
Figure 5. 2027 Distribution of Site Generated Traffic.....	4*
Figure 6. 2022 Projected Combined Traffic.....	4*
Figure 7. 2027 Projected Combined Traffic.....	4*

LIST OF TABLES

Table 1. Projected Site Generate Traffic Volumes.....	3
Table 2. Level of Service Criteria.....	5
Table 3. Capacity Analysis Results.....	6

* - Figure/Table is following page number indicated

1.0 INTRODUCTION

Traffic Engineering Consultants, Inc. (TEC) was retained by Crafton Tull to conduct a traffic impact analysis (TIA) for proposed mixed use development to be constructed in Bentonville, Arkansas. The study was requested to determine the effects the proposed development would have on the adjacent street system, to review the available access to the development, and to provide recommendations for improvements that may be necessary to accommodate the traffic expected to be generated by the development.

2.0 BACKGROUND

The site of the proposed development is located east of S Walton Boulevard (71B) and south of SW 3rd Street as shown in **Figure 1**. The proposed development will include 252 multi-family residential units, a 1,700 sf café, and 2,200 sf of retail space constructed in two initial phases estimated for completion in 2022. A future third phase will include 60 multi-family residential units estimated for completion in 2027. Access to the new development, as shown in **Figure 2**, is proposed via one full-access street connection to S Walton Boulevard (71B), one full-access street connection to SW G Street at SW 3rd Street, and three full-access drives to a neighboring surface parking with various street network connections.

S Walton Boulevard (71B) is a five-lane arterial street with sidepath on the west side and sidewalk on the east side. It has a posted speed limit of 40 mph and carries an approximate average daily traffic (ADT) of 31,000 vehicles per day. SW G Street is a two-lane local downtown street that intersects SW 2nd Street approximately 250 feet north of the site. SW 2nd Street is a two-lane local downtown street.

The site borders and would share access to multiple existing developed commercial properties. An existing Chick-fil-a, fast-food restaurant with drive-through window, to the north would provide off-site amenities and trip connections via a reconfigured parking area. An existing Panda Express, fast-food restaurant with drive-through window, to the south would provide off-site amenities and trip connections via a reconfigured parking area. An existing surface parking lot serving Wal-Mart offices, corporate headquarters building, to the south would provide trip connections including a signalized access point to S Walton Boulevard (71B) at the Wal-Mart Supercenter entrance. The Wal-Mart offices



FIGURE 1. Site Location Map
Bentonville, Arkansas

4.0 PROJECTED TRAFFIC

To determine the effects a new development will have on an existing street system, the new or additional traffic must be projected. The latest edition of the *Trip Generation Manual*, published by the Institute of Transportation Engineers, was used to determine the amount of traffic the development is expected to generate. The report is a nationally accepted reference which provides trip rates for determining the traffic expected to be generated by different land use types.

Available information was utilized regarding the anticipated land use to determine the site generated traffic. The *Multifamily Housing (Mid-Rise)*, *Apparel Store*, and *High-Turnover Sit-Down Restaurant* categories were selected to determine the trip generation for the proposed development. The resulting traffic volumes projected to be generated by the site once it is fully developed are indicated in **Table 1**.

TABLE 1
PROJECTED SITE GENERATED TRAFFIC VOLUMES

Building Type (Land Use)	ITE Land Use Code	Approximate Gross Floor Area or Other	Average Weekday Vehicle Trip Ends			Average AM Peak Hour Directional Distribution		Average AM Peak Hour Directional Volume (vph)		Average PM Peak Hour Directional Distribution		Average PM Peak Hour Directional Volume (vph)	
			Per Day	Per Peak Hour Adjacent Street Traffic		IN	OUT	IN	OUT	IN	OUT	IN	OUT
				One Hour Between 7am & 9am	One Hour Between 4pm & 6pm								
			(vpd)	(vph)	(vph)								
Trip Rate*		(dwelling units)	5.44	0.34	0.43								
Multifamily Housing (Mid-Rise)	221	252	1,371	86	108	0.26	0.74	22	64	0.61	0.39	66	42
Trip Rate*		(sf)	66.40	1.00	4.12								
Apparel Store	876	2,200	146	2	9	0.80	0.20	2	0	0.51	0.49	5	4
Trip Rate*		(sf)	112.18	9.94	9.77								
High-Turnover Sit-Down Restaurant	932	1,700	191	17	17	0.55	0.45	9	8	0.32	0.38	11	6
Total - Phases 1 and 2			1,708	105	134			33	72			82	52
Trip Rate*		(dwelling units)	5.42	0.35	0.45								
Multifamily Housing (Mid-Rise)	221	66	358	23	30	0.26	0.74	6	17	0.61	0.39	18	12
Total - Phase 3			358	23	30			6	17			18	12
Total - All Phases			2,066	128	164			39	89			100	64

The traffic expected to be generated by the proposed development was then distributed among the point of access and surrounding street network for the a.m. and p.m. peak hours. The distribution of the site generated traffic was based on the anticipated destination of the future residents and the traffic patterns in the area which were obtained from the traffic data collected for this study as summarized in **Figures 4 and 5**, for phases 1 and 2 and phases 1, 2, and 3, respectively. The directional distribution of the site generated traffic for the proposed development is expected to be:

External to Study Area

- 50% to/from S Walton Boulevard (71B) south of the development
- 40% to/from S Walton Boulevard (71B) north of the development
- 5% to/from W Central Avenue (72) west of the development
- 3% to/from W Central Avenue (72) east of the development
- 2% to/from SW 2nd Street east of the development

Site Ingress

- 80% into S Walton Boulevard (71B) drive
- 15% into south surface parking connection
- 5% into SW G Street at SW 3rd Street

Site Egress

- 65% out of S Walton Boulevard (71B) drive
- 30% out of south surface parking connection
- 5% out of SW G Street at SW 3rd Street

The projected site generated traffic was then added to the background traffic for the 2022 and 2027 design years. The 2022 and 2027 projected combined traffic volumes (projected background traffic + proposed site generated traffic) for each access point to the proposed development, as well as the surrounding study intersections, are summarized in **Figures 6 and 7**.

5.0 CAPACITY ANALYSIS

The capacity analyses were conducted using *Synchro 11*, which is a software package for modeling and optimizing traffic signal timings at signalized intersections and analyzing unsignalized intersections in accordance with the methodology of the latest edition of the *Highway Capacity Manual*. The *Highway Capacity Manual* is published by the Transportation Research Board of the National Research Council, Washington, D.C. The information has been widely accepted throughout the U.S. as a guide for defining and solving transportation challenges. The information is approved and distributed by the U.S. Department of Transportation, Federal Highway Administration.

The capacity analysis provides a measure of the amount of traffic that a given facility can accommodate. Traffic facilities generally operate poorly at or near capacity. The analysis is intended to estimate the