



**Planning Commission
Meeting Agenda
March 18, 2025
Bentonville City Hall
Tech Review: 4:00 PM
Public Hearing: 5:00 PM**

Registration Link: <https://us02web.zoom.us/j/88970855782>

I. Call to Order

II. Approval of Minutes

1. **March 4th Meeting Minutes** **Approval of Meeting Minutes**

III. Consent Agenda

1. **Lots 13 & 14, Block F of Orchard Addition** **Property Line Adjustment**
414/ 416 Southeast 6th Street (PLA24-0019)
2. **Lots 18-22, Block 1 Young's Addition** **Lot Split**
305 Southeast F Street (LS24-0057)
3. **Lots 17 and 18, Block 15 of Demings 2nd Addition** **Lot Split**
504 Northwest B Street (LS24-0056)
4. **Harper Hill Subdivision** **Preliminary Plat**
Located at the northerly extension of NW J St, west of N. Walton
(PP24-0010)

IV. New Business

Advertised Public Hearings

1. **Bike Fest 2025** **Conditional Use Permit***
1807 Southwest 2nd Street (CU25-0006)
Long-term Temporary Use in PUD, Planned Unit Development.
2. **Emma Properties, LLC** **Rezoning***
701 Southeast 5th Street (RZ25-0004)
Rezoning: I-2, Heavy Industrial to DE, Downtown Edge
3. **Johnson** **Rezoning***
701 Southwest 2nd Street (RZ25-0008)
Rezoning: R-1, Low-Density Single-Family Residential to DN-2, Downtown Medium Density Residential

4. **Garrett** **Rezoning***
1600 Northwest 3rd Street ([RZ25-0011](#))
Rezoning: RE Residential Estate to R-1, Low Density Single Family Residential
5. **Limestone LLC** **Rezoning***
Southwest 41st Street and Southwest Ranch Road ([RZ25-0010](#))
Rezoning: Planned Unit Development (PUD) to R-3, Medium-High Density Multifamily Residential
6. **C3 Mixed Use Zoning District Amendment** **Ordinance***
- V. **Other New Business**
 1. **Waiver of the drainage manual for the Minimum Drainage Easement Width (requesting 10' instead of 20')** **Waiver**
- VI. **Old Business**
 1. **Freddy's Frozen Custard - Pork Chop Discussion** **Discussion**
- VII. **Other Business**
- VIII. **Adjournment**



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

Meeting Recording:

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, Sophie McAdara, Dan Weese, Bonnie Bridges

I. Call to Order

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

II. Approval of Minutes

February 4th Meeting Minutes

Approval of Meeting Minutes

- Motion to approve by Hipp, second by Ibekwe.
- Minutes are approved 7-0.

Commissioner Kerr requests, without objection, that Item Number 2 under New Business, Bentonville Water Resource Recovery Facility Improvements (LSD25-0008), be moved to the Consent Agenda, that Item Number 5 under Consent Agenda, Freddy's Frozen Custard (LSD24-0042), be moved to the bottom of New Business and that Item 1 under Old Business be removed from the agenda. No objections heard.

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. Hangers at Thaden Field
Southwest I Street (LSD24-0054) | Large Scale Development |

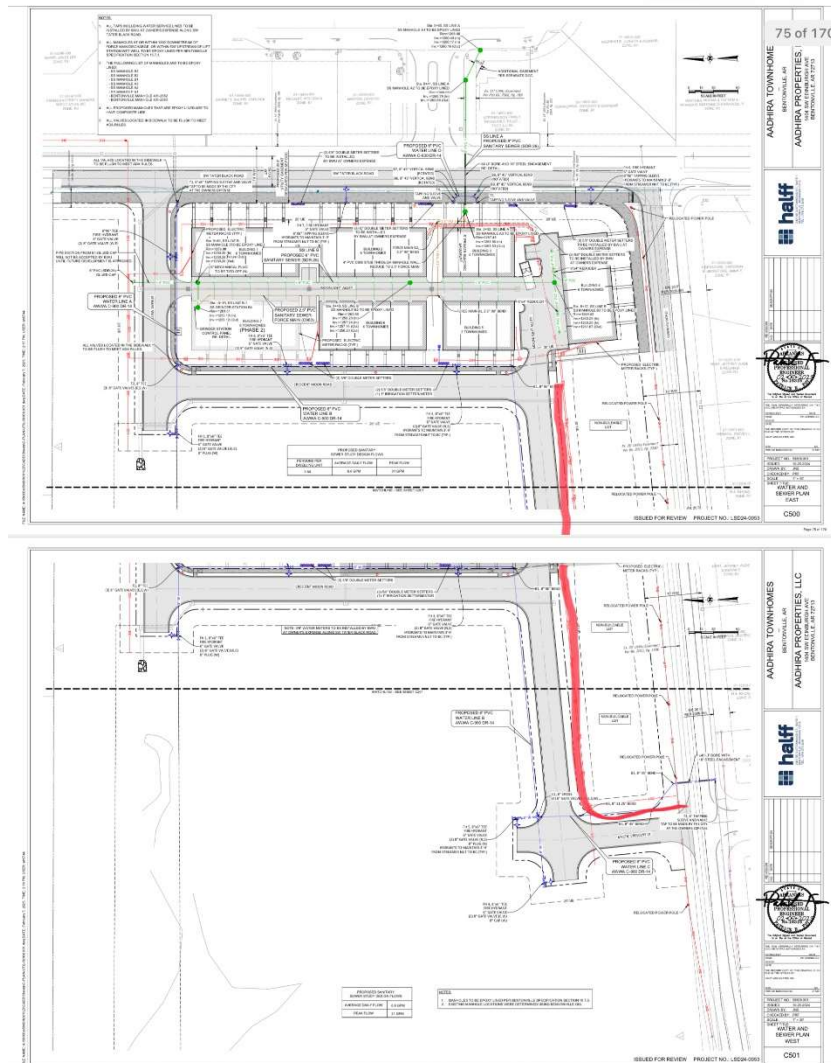
6. **Bentonville Water Resource Recovery Facility** **Large Scale Dev**
901 NE A St (LSD25-0008)

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

IV. New Business

1. **Aadhira Townhomes** **Large Scale Development**
Town Vu Road (LSD24-0053)

- Mr. Adler provides an overview of the staff report.
- General discussion on the waivers
- Motion by Davis, second by Hipp to approve Amended Waiver #1: Applicant shall install the sidewalk through Phase 2 of the project at the time of the construction of Phase #1, as depicted along the red line in the exhibit below.
- Waiver 1 is approved 7-0.
- Motion by Davis, second by Ibekwe to approve Amended Waiver #2: Applicant shall install the trees adjacent to the sidewalk through Phase 2 of the project at the time of the construction of Phase 1, as depicted along the line in red in the exhibit below.
- Waiver #2 is approved 7-0.



- Motion by Bryant, second by Davis to approve Amended Waiver #3: Applicant shall install all half width street frontage (including sidewalk and street trees) along Town Vu from Tater Black to Mystic Crescent St. at the time of the construction of Phase 1
- Waiver #3 is approved 7-0.
- Large Scale is approved 7-0.

2. Freddy's Frozen Custard **Large Scale Development**
3308 Southwest 14th Street (LSD24-0042)

- Mr. Adler provides an overview of the staff report.
- Discussion about the limiting of traffic to "right in right out" with a "pork chop" to the satisfaction of the City Engineer.
- Discussion about requiring the construction entrance to be paved as set forth in the County's BMP manual to minimize gravel and dirt tracking onto 14th.
- Large Scale is approved 7-0 with stated BMP and entry Prok Chop requirements.

Advertised Public Hearings

1. Johnston **Conditional Use Permit***

1402 Shane Lane (CU25-0007)

Religious facility in C-2, General Commercial zoning.

- Mr. Adler provides an overview of the staff report.
- Chairman Wright opens the public hearing.
- The pastor was available for any questions.
- Chairman Wright closes the public hearing.
- Discussion about limiting the CUP for an initial 1-year period.
- A 1-year CUP is approved 7-0 with the conditions in the staff report.

1. Gemper **Rezoning***

401 Southeast G Street (RZ25-0005)

Rezoning: R-ZL, Residential Zero Lot Line to DN-2, Downtown Medium Density Residential

- Mr. Adler provides an overview of the staff report.
- Chairman Wright opens the public hearing.
- The applicant was available for any questions.
- Chairman Wright closes the public hearing.
- The rezone is approved 7-0.

2. Kaler **Rezoning***

212 Southwest C Street (RZ25-0006)

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.
- Chairman Wright closes the public hearing.
- The rezone is approved 7-0.

3. Tallapati

Rezoning*

305 Southeast Henry Street (RZ25-0007)

Rezoning: DN-3, Downtown High Density Residential to DE, Downtown Edge

- Mr. Adler provides an overview of the staff report.
- Chairman Wright opens the public hearing.
- Multiple neighbors express their disapproval of the rezone due to the commercial aspects of a DE zone.
- The applicant states that the rezone is necessary to achieve a lot split given the minimum lot areas of the DN-3 zone.
- Chairman Wright closes the public hearing.
- Commissioner Davis asks staff and the applicant to try to find a solution within the existing zone.
- The rezone is disapproved 7-0.

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)

- Mr. Adler provides an overview of the staff report.
- Chairman Wright opens the public hearing.
- The applicant advises the Commission that final materials have not been determined and also makes the case for the dual-purpose open space.
- Chairman Wright closes the public hearing.
- The PRD is approved 7-0 with the caveat that materials and final approval of the dual-purpose open space will be considered and approved as part of the Large Scale Development.

V. Other New Business

VI. Old Business

VI. Other Business

1. Plan Bentonville: Phase II

Discussion

- Mr. Overstreet provides an overview of the next phase of plan Bentonville: the Unified Development Code.
- Matt Lambert and Susan Henderson walk the commission through the slides
- Commissioner Bennett asks staff to review the width of the street standards to minimize the width of right of way and easements so that the zoning can actually be built.

VIII. Adjournment

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



Lots 13 & 14, Block F of Orchard Addition

414/ 416 Southeast 6th Street

PC Date: 2/18/2025

Staff Report Details

Project Number	PLA24-0019
Applicant / Current Owner	Katherine and Brian Sbarra
Site Area	+/- [Site_Area] Acres
Current Zoning	DE, Downtown Edge
Requested Zoning	NA
Current Future Land Use Map Designation	Downtown Commercial
Requested Future Land Use Map Designation	NA
Development Type / Use	
Related projects	VAR24-0025

Property Description

Property Line Adjustment: Lot 2 and 12, Block F of Orchard Addition, Creating New Lots 13 and 14 of Orchard Addition. 414 Southeast 6th Street, DE, Downtown Edge, PLA24-0019.

A Property Line Adjustment of Lot 2 and 12, Block F of Orchard Addition, Creating New Lots 13 and 14 of Orchard Addition. The plat is dedicating a 15' utility easement along a portion of the north and south sides of the lot. The lots have direct access to Southeast 6th Street. The Right-of-Way along Southeast 6th Street is adequate per the master street plan. This property line adjustment received a variance for the side setbacks on the western lot in order to make this a conforming lot. See VAR24-0025 for more details.

Project Details

Relationship to the Community Plan

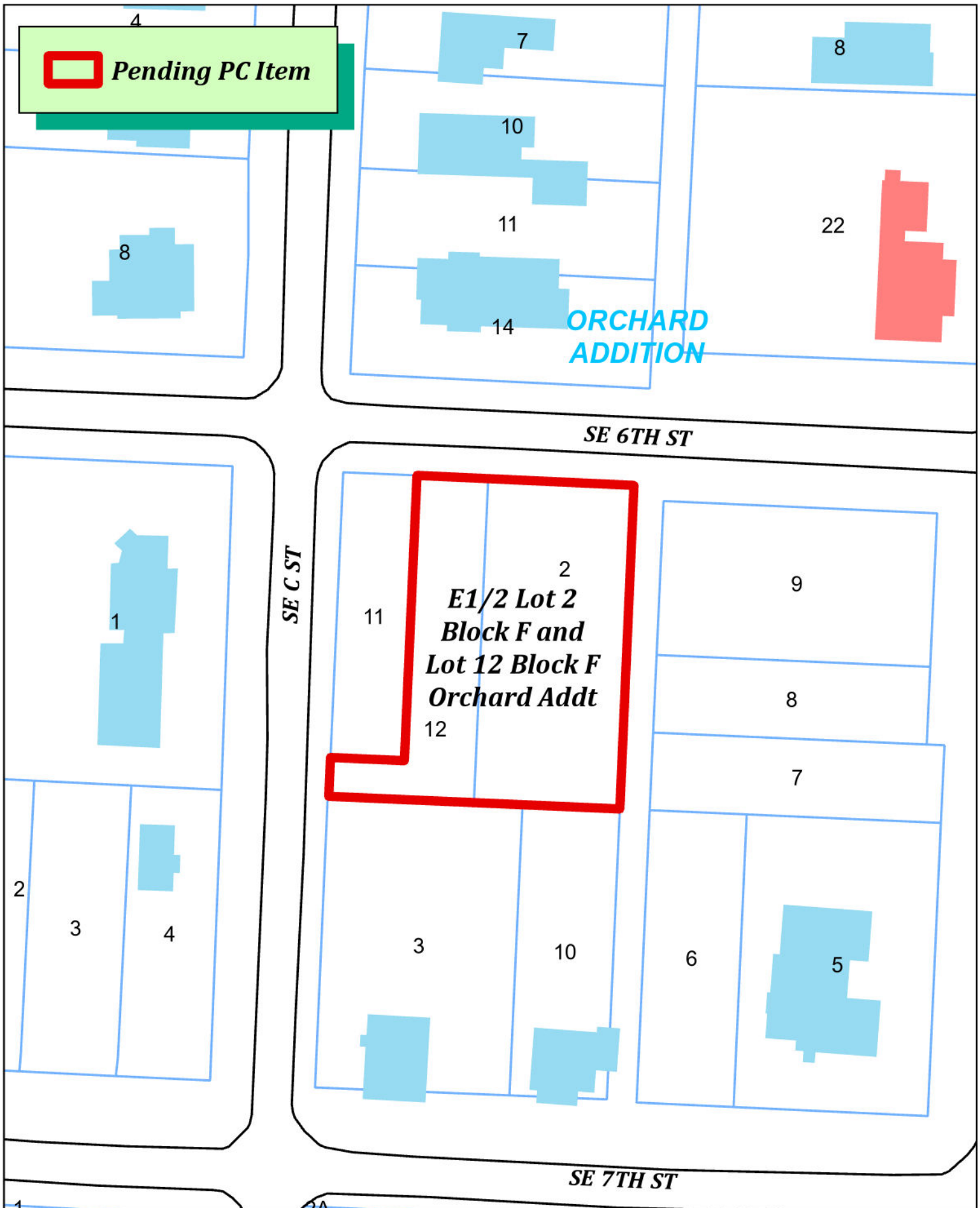
Public Comment

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

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

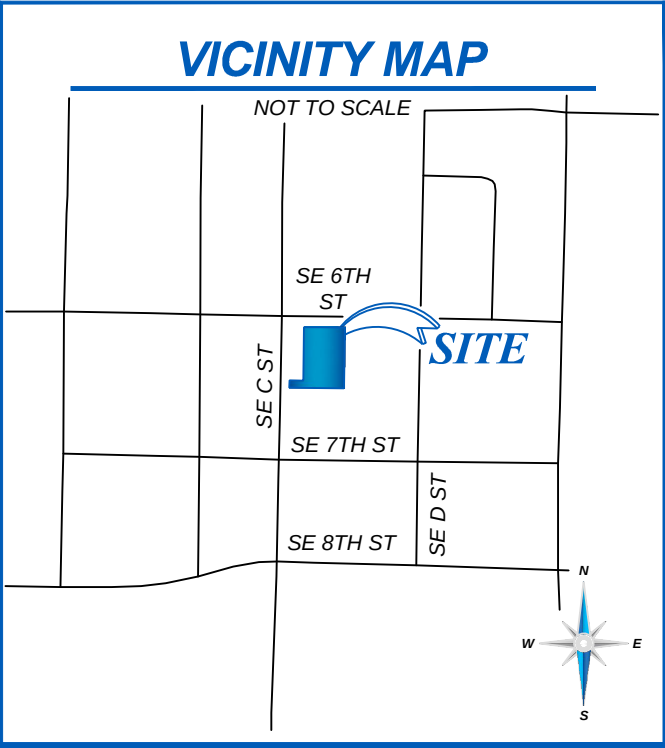


Pending PC Item



PLA24-0019
Patrick Sbarra
405 414 SE 6th Street





PROPERTY LINE ADJUSTMENT OF LOT 12 & THE EAST HALF OF LOT 2, BLOCK F, CREATING NEW LOTS 13 AND 14, BLOCK F OF ORCHARD ADDITION

LOCATED IN: SECTION 32, TOWNSHIP 20 NORTH, RANGE 30 WEST

406 & 414 SE 6TH STREET, BENTON COUNTY, BENTONVILLE, ARKANSAS 72712

MISCELLANEOUS NOTES

STATE RECORDING NUMBER:
500-20N-30W-0-32-430-04-1926

COMPLETED FIELD WORK:
JULY 25, 2024

REFERENCE DOCUMENTS:
1. WARRANTY DEED FILED IN DEED L202159763.
2. SURVEY PLAT FILED IN PLAT L202129820.
3. SURVEY PLAT FILED IN PLAT L202034664.

BASIS OF BEARING:
THE BASIS OF BEARING OF THIS SURVEY IS GRID NORTH, BASED ON ARKANSAS STATE PLANE 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.

THE TERM "CERTIFY" OR "CERTIFICATION" AND "CORRECT" AS NOTED HEREON AND AS IT PERTAINS TO LAND SURVEYING SERVICES AS SHOWN ON THIS DOCUMENT SHALL MEAN, "A STATEMENT SIGNED BY THE PROFESSIONAL LAND SURVEYOR BASED ON THE FACTS AND KNOWLEDGE KNOWN TO THE PROFESSIONAL LAND SURVEYOR AT THE TIME OF THE SURVEY AND IS NOT A GUARANTEE OR WARRANTY, EITHER IMPLIED OR EXPRESSED."

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 ANY FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.

ALL STRUCTURES MUST MAINTAIN MINIMUM OF 20' CLEARANCES FROM ALL ELECTRIC LINES.

PROPERTY DOES NOT HAVE DIRECT ACCESS TO SEWER. EXISTING PROPERTY MAY USE EXISTING TAP, BUT ANY NEW DEVELOPMENT WILL NOT BE PROVIDED SEWER ACCESS WITHOUT A SEWER MAINLINE EXTENSION AT DEVELOPERS EXPENSE.

ALL STRUCTURES MUST MAINTAIN MINIMUM OF 20' CLEARANCES FROM ALL ELECTRIC LINES.

VAR24-0025, TO REDUCE THE SETBACK, WAS APPROVED BY THE BOARD OF ADJUSTMENT ON JANUARY 8, 2025.

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.

ATLAS PAGE NUMBER 404.

WE HEREBY GRANT TO THE CITY OF BENTONVILLE A BLANKET AVIGATION EASEMENT OVER THE ENTIRETY OF THIS PROPERTY LINE ADJUSTMENT PURSUANT TO MUNICIPAL CODE SECTION 401.12.

FLOOD ZONE INFORMATION

BY GRAPHIC PLOTTING ONLY, NO PORTION OF THIS PROPERTY IS IN ZONE "A" OR "AE" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 05007C0255K, WHICH BEARS AN EFFECTIVE DATE OF 06/05/2012 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

OWNER/DEVELOPER

APN: 01-03564-000
OWNER (N/F): DORGAN, BRIAN & SBARRA
MAILING: 1825A 9TH AVE N, NASHVILLE, TN 37208

APN: 01-03565-001
OWNER (N/F): MATHEWS, WILLIAM & EMILY
MAILING: 406 SE 6TH ST, BENTONVILLE, AR 72712

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: _____

SOURCE OF TITLE: D.R. _____

PAGE _____

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

DATE OF EXECUTION

CLAYTON M. MCKELVIN
REGISTERED PROFESSIONAL SURVEYOR
NO. AR 1926
STATE OF ARKANSAS

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.

ZONING INFORMATION

SETBACK SHALL BE PER THE CURRENT ZONING DISTRICT AS STATE IN THE MOST RECENT CITY OF BENTONVILLE ZONING CODE. FOR MORE INFO VISIT WWW.BENTONVILLEPLANNING.COM OR CALL THE PLANNING DEPARTMENT AT 479-271-3122.

ZONED: D-E, DOWNTOWN EDGE

LAND AREA

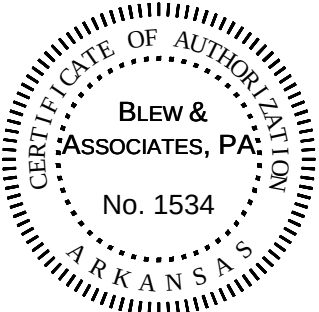
PREVIOUS PARCEL 01-03564-000
12,575 ± SQUARE FEET
0.289 ± ACRES

ADJUSTED PARCEL 01-03564-000
12,693 ± SQUARE FEET
0.291 ± ACRES

PREVIOUS PARCEL 01-03565-001
6,892 ± SQUARE FEET
0.158 ± ACRES

ADJUSTED PARCEL 01-03565-001
6,775 ± SQUARE FEET
0.156 ± 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 23RD DAY OF JANUARY, 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.

SHEET 1 OF 2

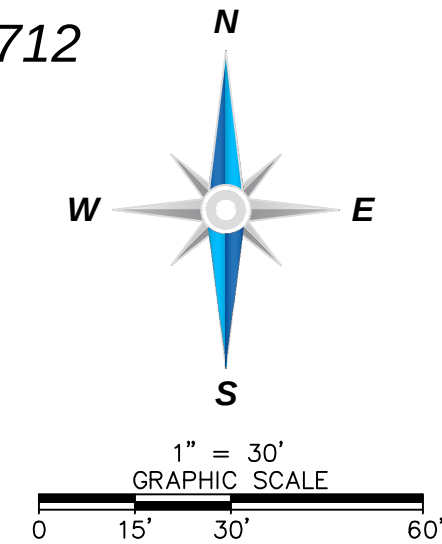
DATE	REVISION HISTORY	BY
9/18/2024	RETURN FIELD VISIT	ANC
1/23/2025	PLANNING COMMENTS	ANC
1/30/2025	PLANNING COMMENTS	ANC
2/5/2025	PLANNING COMMENTS	ANC
2/1/2025	PLANNING COMMENTS	ANC

Surveying
Engineering
Mapping

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

SURVEYOR JOB NUMBER: 24-4604	SURVEY DRAWN BY: ANC - 07/30/2024
SURVEY REVIEWED BY: TPN	SCALE: 1" = 30'
FOR THE USE AND BENEFIT OF: KATE SBARRA	CITY OF BENTONVILLE PROJECT NO.: PLA24-0019

406 & 414 SE 6TH STREET, BENTON COUNTY, BENTONVILLE, ARKANSAS 72712



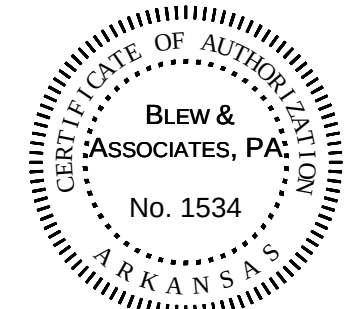
LINE TABLE

LINE	BEARING	DISTANCE
L1	N 87°29'54" W	15.35'
L2	N 85°15'44" W	15.42'

LEGEND & SYMBOLS

- | | |
|---------------|---------------------------|
| ● | FOUND MONUMENT (AS NOTED) |
| ○ | SET MONUMENT (AS NOTED) |
| ⬡ | COMPUTED POINT |
| ⊠ | ELECTRIC BOX |
| ⊞ | FIBER OPTIC VAULT |
| ⊗ | WATER METER |
| ⊞ | UTILITY VAULT |
| — | SIGN |
| ⊞ | TELEPHONE PEDESTAL |
| ⊞ | GAS METER |
| ○ Co | CLEANOUT |
| P.O.C. | POINT OF COMMENCEMENT |
| P.O.B. | POINT OF BEGINNING |
| UE | UTILITY EASEMENT |
| ————— | BOUNDARY LINE |
| — — — — — | EASEMENT LINE |
| - - - - - | RIGHT-OF-WAY LINE (R/W) |
| ——— - ——— | CENTERLINE (C/L) |
| — x — x — x — | FENCE LINE |

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 23RD DAY OF JANUARY, 2025.



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BLEW
 & ASSOCIATES, P.A.

Surveying
 Engineering
 Mapping

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SURVEY REVIEWED BY: TPN	SCALE: 1" = 30'
FOR THE USE AND BENEFIT OF: KATE SBARRA	CITY OF BENTONVILLE PROJECT NO.: PLA24-0019



Lots 18-22, Block 1 Young's Addition

305 Southeast F Street

PC Date:

Staff Report Details

Project Number	LS24-0057
Applicant / Current Owner	Robert Caster
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

Lot Split: Lot 5,6, & 7 of Block 1, Young's Addition, Creating Lots 18, 19, 20, 22, 21, & 22 of Block 1, Young's Addition. 305 Southeast F Street, LS24-0057

A Lot Split of Lot 5,6, & 7 of Block 1, Young's Addition, Creating Lots 18, 19, 20, 22, 21, & 22 of Block 1, Young's Addition. The plat is dedicating a 15' utility easement along the north end of Lots 18, 19, and 20, and along the entire west side of each lot, as well as the south side of Lot 22. The lots have direct access to Southeast 3rd Street and Southeast F Street. The Right-of-Way along Southeast 3rd and Southeast F Streets is adequate per the master street plan.

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**



***Lots 18-22,
Block 1
Young's
Addition***



LS24-0057
LOTS 5, 6 & 7, BLOCK 1, YOUNG'S ADDITION
305 SE F ST





Lots 17 and 18, Block 15 of Demings 2nd Addition

504 Northwest B Street

PC Date:

Staff Report Details

Project Number	LS24-0056
Applicant / Current Owner	MERCER, DARREL & MERCER, LINDA C
Site Area	+/- [Site_Area] Acres
Current Zoning	DN-2, Downtown Medium Density Residential
Requested Zoning	NA
Current Future Land Use Map Designation	
Requested Future Land Use Map Designation	
Development Type / Use	Single-family attached
Related projects	VAR24-0022

Property Description

Lot Split: Lots 7 & 8, Block 15 of Deming's 2nd Addition, Creating New Lots 17 & 18. 504 NW B Street, LS24-0056.

A Lot Split of Lots 7 & 8, Block 15 of Deming's 2nd Addition, Creating New Lots 17& 18. The lots have direct access to Northwest B Street. The Right-of-Way along Northwest B Street is adequate per the master street plan. The plat will be dedicating an 8' Utility Easement along the front property line. This project received a variance (VAR24-0022) for the minimum lot area size requirement.

Project Details

Relationship to the Community Plan

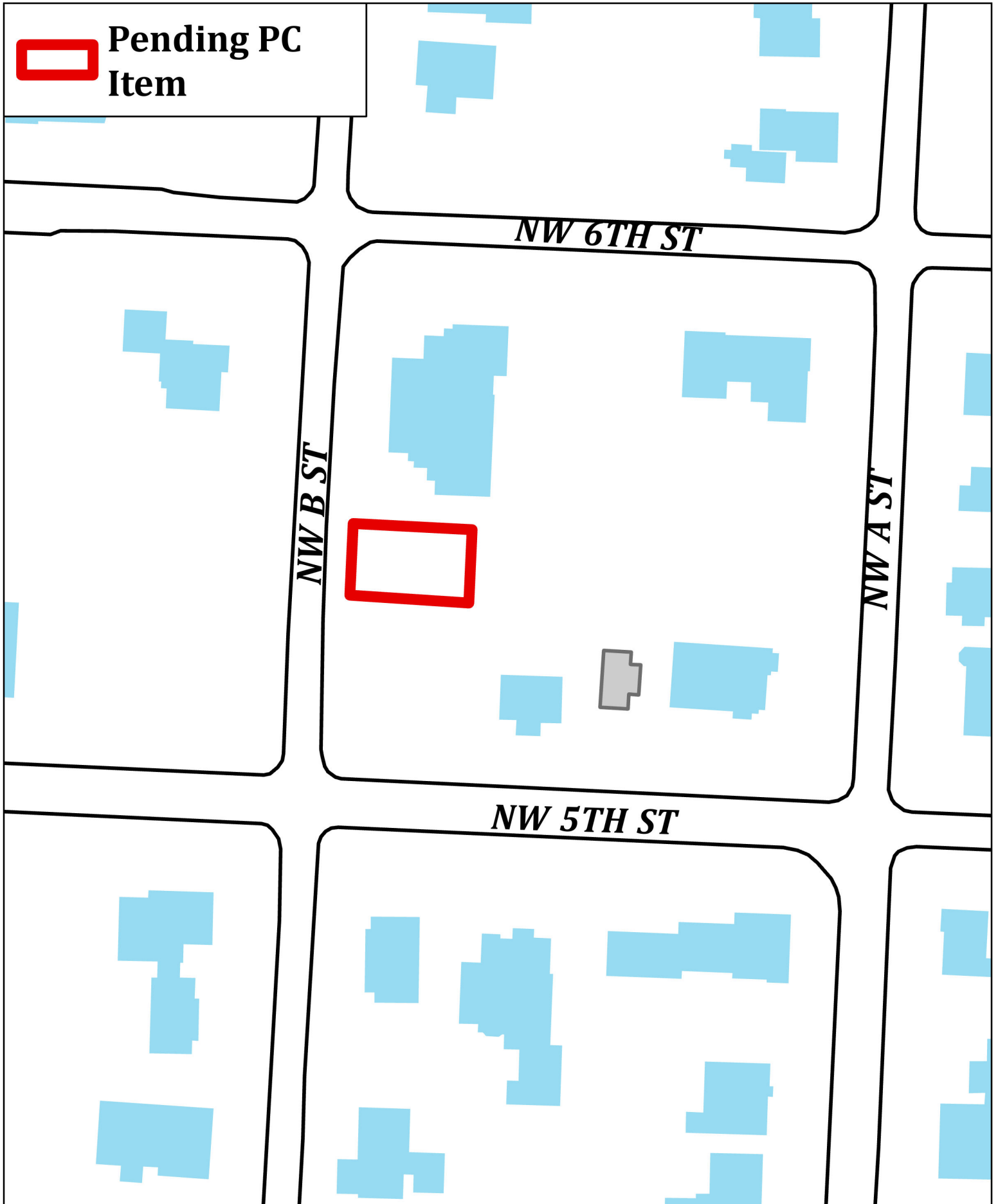
Public Comment

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

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



**Pending PC
Item**



PLA24-0056
Demings 2nd Creating Lots 17 and 18
504 NW B ST



LOT SPLIT OF LOTS 7 & 8, BLOCK 15 DEMINGS 2ND ADDTION CREATING NEW LOTS 17 & 18

ADJACENT LAND OWNERS

- 1) SMOTHERS, JOHN
503 NW B ST
BENTONVILLE, AR
LOT 1, BLOCK 14 DEMINGS 2ND ADDITION
PARCEL #01-02219-000
ZONED: R-1
- 2) ZEDIKER REVOCABLE TRUST, CRAIG & ZEDIKER REVOCABLE TRUST, ELAIN
508 NW B ST
BENTONVILLE, AR
LOT 14, BLOCK 15 DEMINGS 2ND ADDITION
PARCEL #01-02209-000
ZONED: R-1
- 3) NARCISUSS TRUST -WEEKES, DOUGLAS B & DAILY, NINA
206 NW 5TH ST
BENTONVILLE, AR
LOT 15, BLOCK 15 DEMINGS 2ND ADDITION
PARCEL #01-02212-000
ZONED: R-1
- 4) WALSWORTH, STUART & DICE, JENNIFER
NW 5TH ST
BENTONVILLE, AR
LOT 16, BLOCK 15 DEMINGS 2ND ADDITION
PARCEL #01-02211-000
ZONED: R-1

FIELD WORK: ATLAS PAGE:
DECEMBER 2, 2024 361

BASIS OF BEARING:
GPS OBSERVATION - AR NORTH ZONE
NAD83(2011) HORIZONTAL DATUM

REFERENCE DOCUMENTS:

- 1) PLAT OF SURVEY FILED IN BOOK L2024 AT PAGE 25076
- 2) PLAT OF SURVEY FILED IN BOOK L2020 AT PAGE 46
- 3) PLAT OF SURVEY FILED IN BOOK L2019 AT PAGE 5249
- 4) PLAT OF SURVEY FILED IN BOOK 2015 AT PAGE 400
- 5) FINAL PLAT OF DEMINGS 2ND ADDITION FILED IN BOOK B AT PAGE 24 AND BOOK G AT PAGE 263
- 6) PLAT OF SURVEY FILED IN BOOK M AT PAGE 134
- 7) PLAT OF SURVEY FILED IN BOOK 1 AT PAGE 228
- 8) PLAT OF SURVEY FILED IN BOOK L2018 AT PAGE 64986
- 9) WARRANTY DEED FILED IN BOOK L2024 AT PAGE 56001

PROPERTY ZONED:

DN-2
ZONE D (4) TRAFFIC PATTTER ZONE (TPZ)

BUILDING SETBACK NOTE:

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

SURVEY DESCRIPTIONS:

PARENT TRACT PARCEL #01-02210-000 EXISTING WARRANTY DEED DESCRIPTION (B. L2024, P. 56001):
NORTH 45 FEET OF LOT 7, AND THE NORTH 45 FEET OF THE WEST ONE-HALF OF LOT 8, BLOCK 15, DEMINGS 2ND ADDITION, AN ADDITION TO
THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON DOCUMENT NO. L202425076 IN THE OFFICE OF THE CIRCUIT
CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS, SUBJECT TO EASEMENTS, RIGHT-OF-WAYS AND PROTECTIVE
COVENANTS OF RECORD, IF ANY; SUBJECT TO ALL PRIOR MINERAL RESERVATIONS AND OIL AND GAS LEASES, IF ANY.

NEW LOT 17:

A PART OF THE NORTH 45 FEET OF LOT 7, AND THE NORTH 45 FEET OF THE WEST ONE-HALF OF LOT 8, BLOCK 15, DEMINGS 2ND ADDITION,
AN ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS,
TO-WIT: BEGINNING AT A POINT WHICH IS N02°47'40"E 122.07' FROM AN EXISTING REBAR MARKING THE SOUTHWEST CORNER OF SAID LOT 7
AND RUNNING THENCE N02°47'40"E 24.25', THENCE S87°06'21"E 75.13', THENCE S02°50'15"W 10.02', THENCE N87°06'21"W 24.63', THENCE
S27°44'36"W 15.59', THENCE N87°12'20"E 43.91' TO THE POINT OF BEGINNING, CONTAINING 0.03 ACRES, MORE OR LESS. SUBJECT TO ALL
EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

NEW LOT 18:

A PART OF THE NORTH 45 FEET OF LOT 7, AND THE NORTH 45 FEET OF THE WEST ONE-HALF OF LOT 8, BLOCK 15, DEMINGS 2ND ADDITION,
AN ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS,
TO-WIT: BEGINNING AT AN EXISTING REBAR WHICH IS N02°47'40"E 99.66' FROM AN EXISTING REBAR MARKING THE SOUTHWEST CORNER OF
SAID LOT 7, BLOCK 15 AND RUNNING THENCE N02°47'40"E 22.41', THENCE S87°12'20"E 43.91', THENCE N27°44'36"E 15.59', THENCE S87°06'21"E
24.63', THENCE S02°50'15"W 36.05', THENCE N87°33'01"W 75.09' TO THE POINT OF BEGINNING, CONTAINING 0.05 ACRES, MORE OR LESS. SUBJECT
TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

PLAT NOTES:

- 1) RECORD (R) BEARINGS AND DISTANCES ARE SHOWN PER SURVEY L2024-25076.
- 2) SOME FEATURES AND/OR SYMBOLS ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR VISUAL CLARITY.
- 3) THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES, GIS, AND/OR
UTILITY MAPS PROVIDED BY LOCAL UTILITY COMPANIES. NOT ALL UTILITY COMPANIES MAY HAVE RESPONDED TO OUR REQUEST FOR
MAPS AND/OR INFORMATION. ALL UTILITY LINES APPEARING ON THIS PLAT, AS WELL AS THOSE THAT MAY EXIST UNDERGROUND NEED TO
BE VERIFIED PRIOR TO DOING ANY TYPE OF EXCAVATION OR DESIGN. SOME UTILITY LINES MAY ALSO EXIST THAT WERE NOT SHOWN ON
THIS PLAT.
- 4) SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE.
- 5) OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO ENSURE THAT EACH LOT HAS WATER,
SEWER AND ELECTRIC SERVICE.
- 6) 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.
- 7) THERE MAY NOT BE ANY FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.
- 8) VARIANCE #VAB24-0022 WAS APPROVED ON 10/14/24, PRIOR TO THE SUBMITTAL OF THIS LOT SPLIT.
- 9) 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.
- 10) THIS PROPERTY IS LOCATED IN ZONE D (4) TRAFFIC PATTTER ZONE (TPZ) - CITY OF BENTONVILLE MUNICIPAL AIRPORT.
- 11) ALL SIDEWALKS SHALL BE INSTALLED BY THE TIMEFRAMES SET FORTH IN 900.08 OF THE STREET SPECIFICATIONS.

BEUD NOTES:

1. OWNER 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.
2. BEUD'S STANDARD PRACTICE IS TO PLACE UNDERGROUND EQUIPMENT (TRANSFORMERS, SECONDARY PEDESTALS, JUNCTION BOXES, ETC) ON
THE LOT LINE OF A DEVELOPMENT. ANY ADJUSTMENTS TO THE PROPERTY LINE THAT RESULT IN OUR EQUIPMENT NOT BEING ON THE LOT LINE
WILL REQUIRE THE DEVELOPER TO PAY FOR THE COST OF BEUD TO RELOCATE THE EQUIPMENT TO THE LOT LINE.
3. ALL STRUCTURES MUST MAINTAIN MINIMUM OF 20' CLEARANCES FROM ALL ELECTRIC LINES.
4. IT IS THE RESPONSIBILITY OF THE DEVELOPER TO COORDINATE WITH THE NEW SERVICE COORDINATOR @ 479-271-3139 TO DETERMINE IF
EQUIPMENT IS IN CONFLICT.
5. IT IS THE RESPONSIBILITY OF THE DEVELOPER TO PAY FOR ANY COSTS ASSOCIATED WITH MOVING OF EQUIPMENT. THIS INCLUDES BUT IS NOT
LIMITED TO ANY COSTS ASSOCIATED WITH LOSS OF EQUIPMENT (WIRE AND ELBOWS) AND LABOR AND MATERIAL TO MOVE THE EQUIPMENT TO
THE NEW LOT LINE.

FLOOD CERTIFICATION:

NO PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "A" OR "AE" AS DETERMINED BY THE NATIONAL FLOOD INSURANCE
PROGRAM FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS.
(FIRM PANEL #05007C00901. DATED 9/28/2007)

CERTIFICATE OF SURVEYING ACCURACY:

I, DERRICK THOMAS, 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. 1642 - STATE OF ARKANSAS

OWNER'S CERTIFICATION:

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: _____

SOURCE OF TITLE: [W.D. L202456001](#)

SUBSCRIBED AND SWORN BEFORE ME, THIS ____ DAY OF ____, 2024.

NOTARY PUBLIC _____

PROPERTY OWNER:
FOTHERGILLA LLC
848 NW C ST
BENTONVILLE, AR 72712

CONTACT INFO:
Mark Haney
markhaneynwa@gmail.com

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: _____

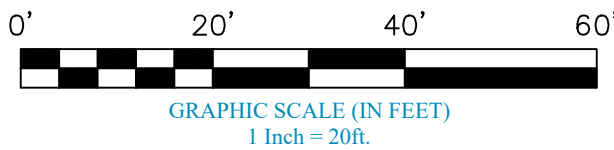
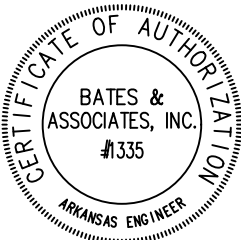
BENTONVILLE PLANNING
COMMISSION CHAIRMAN

SIGNED: _____

MAYOR, CITY OF BENTONVILLE

SIGNED: _____

CITY CLERK, CITY OF BENTONVILLE



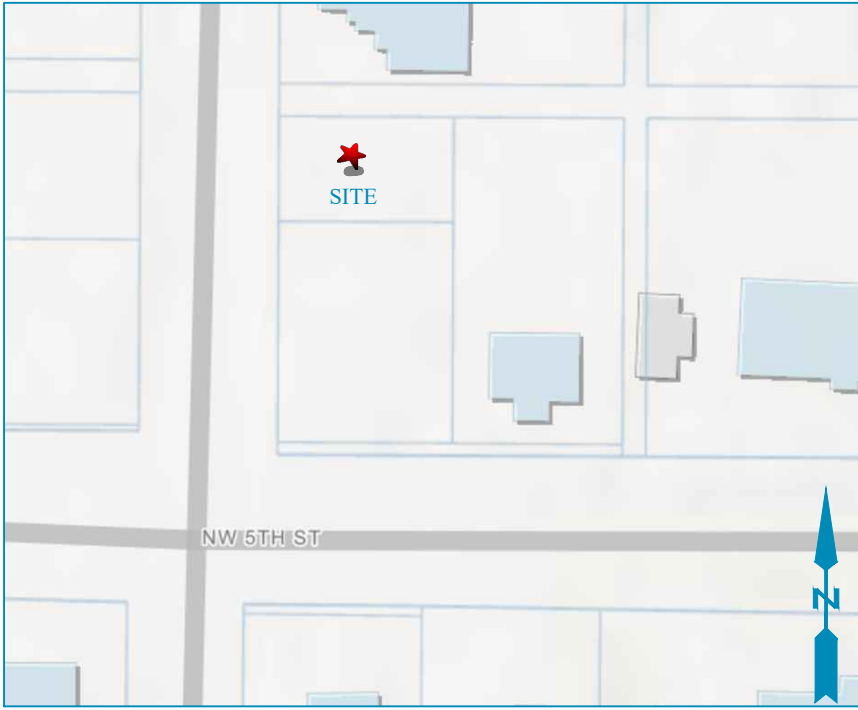
I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT
TO THE BEST OF MY KNOWLEDGE AND BELIEF
ON THIS THE 2ND DAY OF DECEMBER, 2024.



DATE:

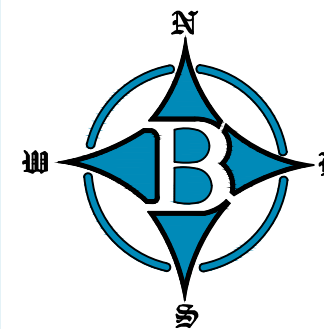
IF THE SIGNATURE ON THIS SEAL IS NOT AN
ORIGINAL AND NOT BLUE IN COLOR
THEN IT SHOULD BE ASSUMED THAT THIS PLAT MAY
HAVE BEEN ALTERED. THE ABOVE CERTIFICATION
SHALL NOT APPLY TO ANY COPY THAT DOES NOT
BEAR AN ORIGINAL SEAL AND SIGNATURE.

VICINITY MAP



VICINITY MAP NOT TO SCALE
BENTONVILLE PROJECT #LS24-0056

RECORDING NUMBER/DATE



DATE:	12/10/24
SUBMITTAL:	SUBMITTAL #1
SUBMITTAL #2	01/03/25
SUBMITTAL #3	02/26/25

DATE:	12/10/24
SUBMITTAL:	SUBMITTAL #1
SUBMITTAL #2	01/03/25
SUBMITTAL #3	02/26/25

LEGEND:

WATER METER	BOUNDARY LINE (MEASURED)
BOUNDARY LINE (EXISTING)	FOOTY LINE / TIE LINE
CENTERLINE OF ROAD	RIGHT-OF-WAY
FENCE	INGRESS & EGRESS EASEMENT
UTILITY EASEMENT	

FOR USE AND BENEFIT OF:	MARK HANEY
ADDRESS:	604 NORTHWEST B STREET BENTONVILLE, ARKANSAS
DATE:	02/26/25
SCALE:	1" = 20'
LOCATION:	NORTH 45 FEET OF LOT 7 & 8 BLOCK 15 DEMINGS 2ND ADDITION
DRAFT DATE:	02/26/25
REVIEWED:	DT
COA:	#1335

DRAWING #24-300



Harper Hill Subdivision

Located at the northerly extension of NW J St, west of N. Walton

PC Date: 3/18/2025

Staff Report Details

Project Number	PP24-0010
Applicant / Current Owner	
Site Area	+/- 5.43 Acres
Current Zoning	R-2 (lots 1-9) and R-1 (northerly 3 residential lots)
Requested Zoning	
Current Future Land Use Map Designation	Walkable Corridor
Requested Future Land Use Map Designation	
Development Type / Use	
Related projects	

Property Description

Preliminary Plat: PP24-0010

A preliminary Plat for Harper Hill Subdivision, situated at the northerly extension of NW J St, west of N. Walton. The plat creates 11 large .4 acre single-family detached lots and one unbuildable drainage lot at the northerly end of the project. There is a 26' private street along the westerly edge. The access to N. Walton has been relinquished to meet the code requirements to not create double frontage lots.

Project Details

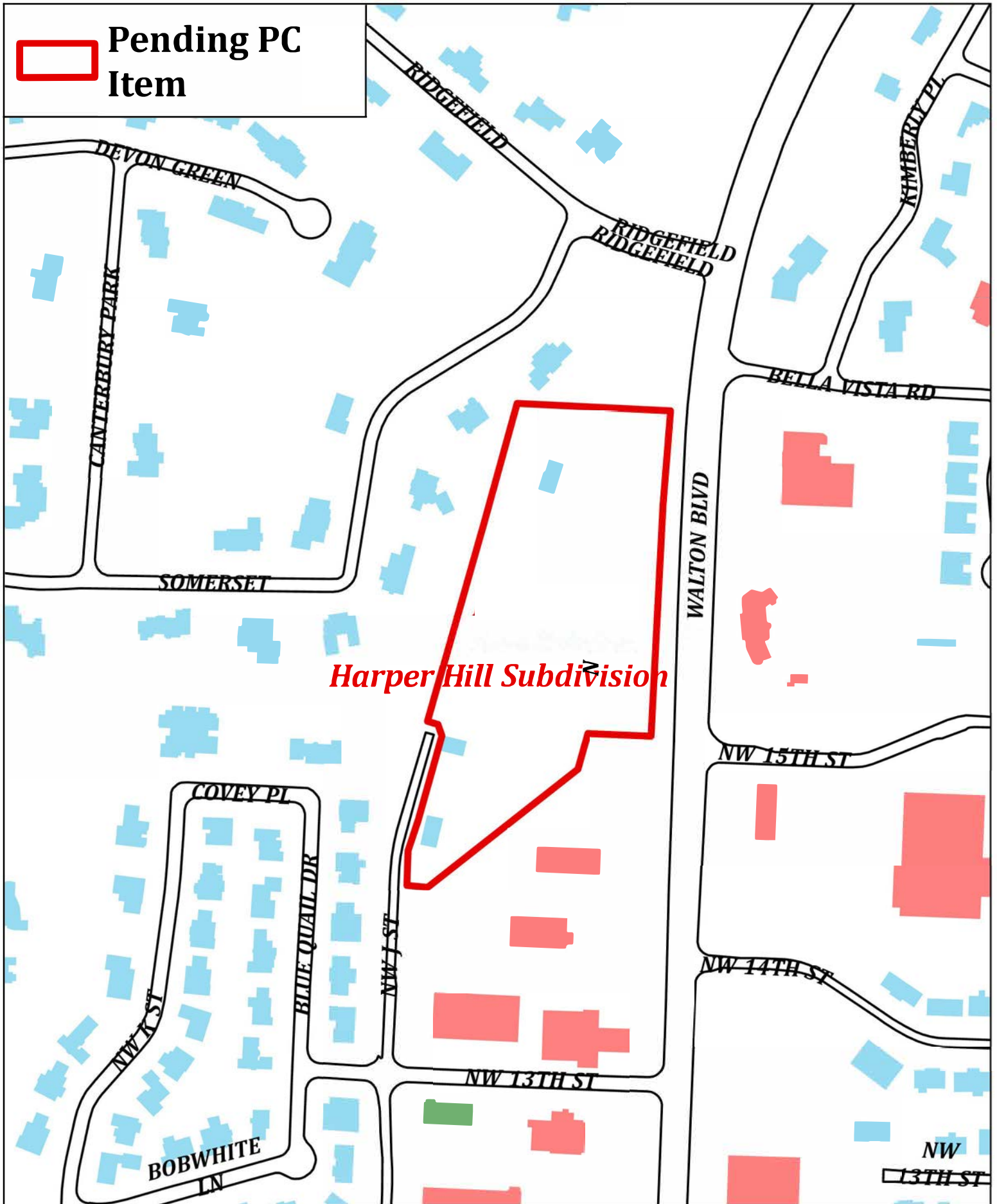
Relationship to the Community Plan

Public Comment

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

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

 Pending PC Item



 LEGEND (EXISTING SYMBOLS)

LEGEND (CONSTRUCT)

SITE STABILIZATION AND CERTIFICATION GENERAL NOTES

-
- PROPERTY DESCRIPTION

WAIVER REQUEST

STANDARD NOTES

- 
- PROJECT INFORMATION

 UTILITY CONTACTS

Arkansas One Call



Call before you dig.

CERTIFICATE OF AUTHORIZATION:



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PROJECT NO: 24303700

ISSUE DATE: 3/3/2025
CONTACT: C. GARDNER

QC by: _____

QC Date: _____

PRELIMINARY

PRELIMINARY PLANS

PLANS

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COVER SHEET

C 001

C-00

1000 1000 1000 1000 1000 1000 1000 1000 1000 1000

PP 24-0010

Page 24 of 111

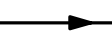
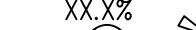
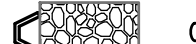
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LAYOUT: OVERALL UTILITY PLAN , LAST SAVED: FW5205, 3/3/2025 10:31:35 AM
LAST PLOTTED BY: TIM VAN DINE, 3/7/2025 8:39:29 AM



Page 27 of 11



NOTE:
THE CONSTRUCTION ENTRANCE/EXIT IS LOCATED IN A FUTURE STREET LOCATION. PRIOR TO
INSTALLING THE CONSTRUCTION ENTRANCE/EXIT, THE SUBGRADE NEEDS TO BE PREPARED IN
ACCORDANCE WITH ARTICLE 500, PAVEMENT DESIGN FROM THE BENTONVILLE STREET SPECIFICATIONS.

EROSION CONTROL LEGEND					
	PS	PERMANENT SEEDING		CD	ROCK CHECK DAM
	TPS	TEMPORARY PARKING AND STORAGE		CE	STABILIZED CONSTRUCTION EXIT (ENTRANCE)
		BOUNDARY LINE		DD	CHANNELED DIVERSIONS
		RIGHT OF WAY LINE		DS	DEWATERING SYSTEM / STRUCTURE
		LIMITS OF DISTURBANCE		SF	SILT FENCE
		GRADE BREAK		ST	SEDIMENT BASIN WITH STONE OUTLET
		CONTOUR ELEVATIONS			
		STORM DRAIN		IP1	BLOCK AND AGGREGATE INLET SEDIMENT DEVICE
		DIRECTION OF OVERLAND FLOW W/ GRADE		IP2	CURB INLET FILTER SOCK
		LIMITS OF DRAINAGE SUB-BASIN		IP3	GRATED INLET GRAVEL SEDIMENT FILTER
				IP4	SILT FENCE INLET PROTECTION
	QR1	RIP RAP SLOPE PROTECTION (SEE SIZE THIS SHEET)	NOTE: SEE SITE PLAN FOR EXISTING LEGEND SYMBOLS		
	ECL	PERMANENT EROSION CONTROL LINING			
	SB	TEMPORARY SEDIMENT BASIN	LIMITS OF DISTURBANCE: 44.78 ACRES		

NOTE: SEE SITE PLAN FOR
EXISTING LEGEND SYMBOLS

LIMITS OF DISTURBANCE: 44.78 ACRES

SITE STABILIZATION AND CERTIFICATION

CRAFTON TULL CANNOT CERTIFY THE SITE AS COMPLETE IN ORDER TO OBTAIN THE CERTIFICATE OF OCCUPANCY UNTIL ALL DISTURBED AREAS RELATED TO THE CONSTRUCTION OF THE PROJECT, BOTH ONSITE AND OFFSITE, HAVE BEEN STABILIZED PER THE PLANS AND SPECIFICATIONS AND ALL REQUIREMENTS SPELLED OUT IN PERMITS ISSUED BY THE STATE AND LOCAL AUTHORITIES HAVE BEEN MET.

DISTURBANCE

TOTAL SITE AREA: 5.43 ACRES

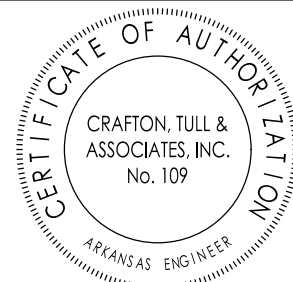
TOTAL DISTURBED AREA: ACRES

300 N College Ave., Suite 317
Fayetteville, Arkansas 72701

 **Crafton Tull**

479.636.4838
www.craftontull.com

CERTIFICATE OF AUTHORIZATION:



HARPER HILL
SUBDIVISION
BENTONVILLE, ARKANSAS

Key Player

[illegible]

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PROJECT NO: 24303700
ISSUE DATE: 3/3/2025
CONTACT: C. GARDN

PRELIMINARY PLANS

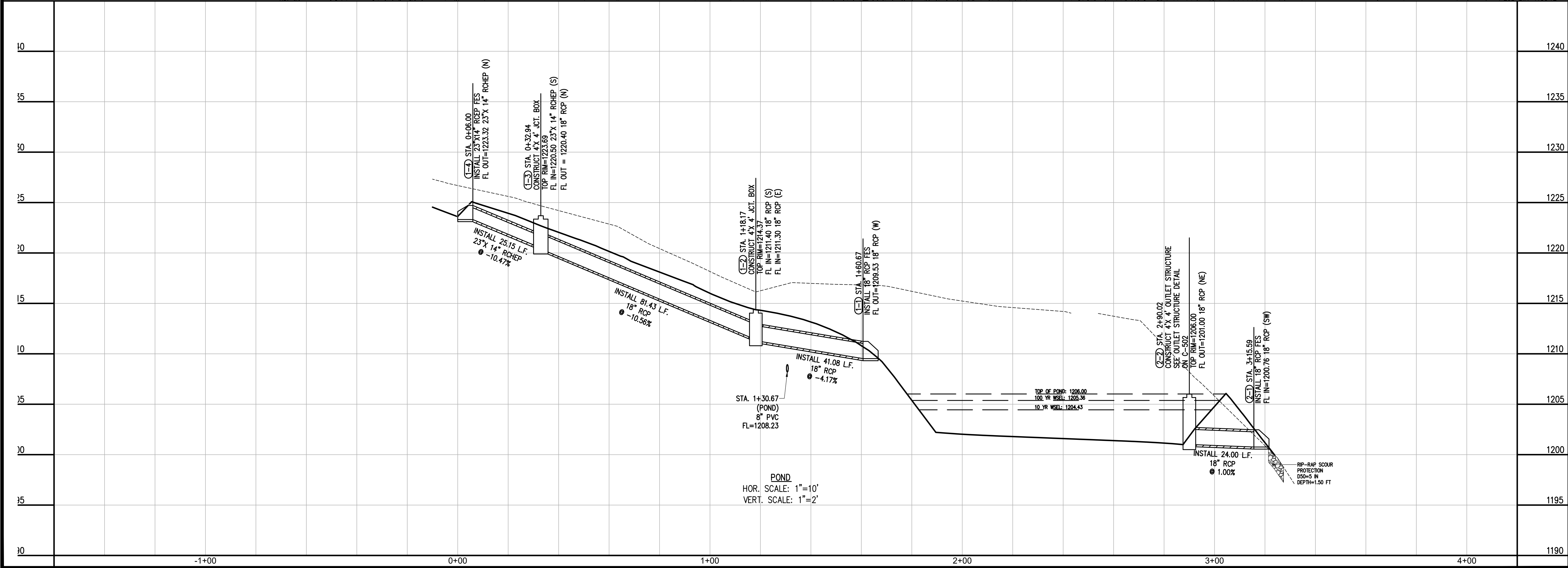
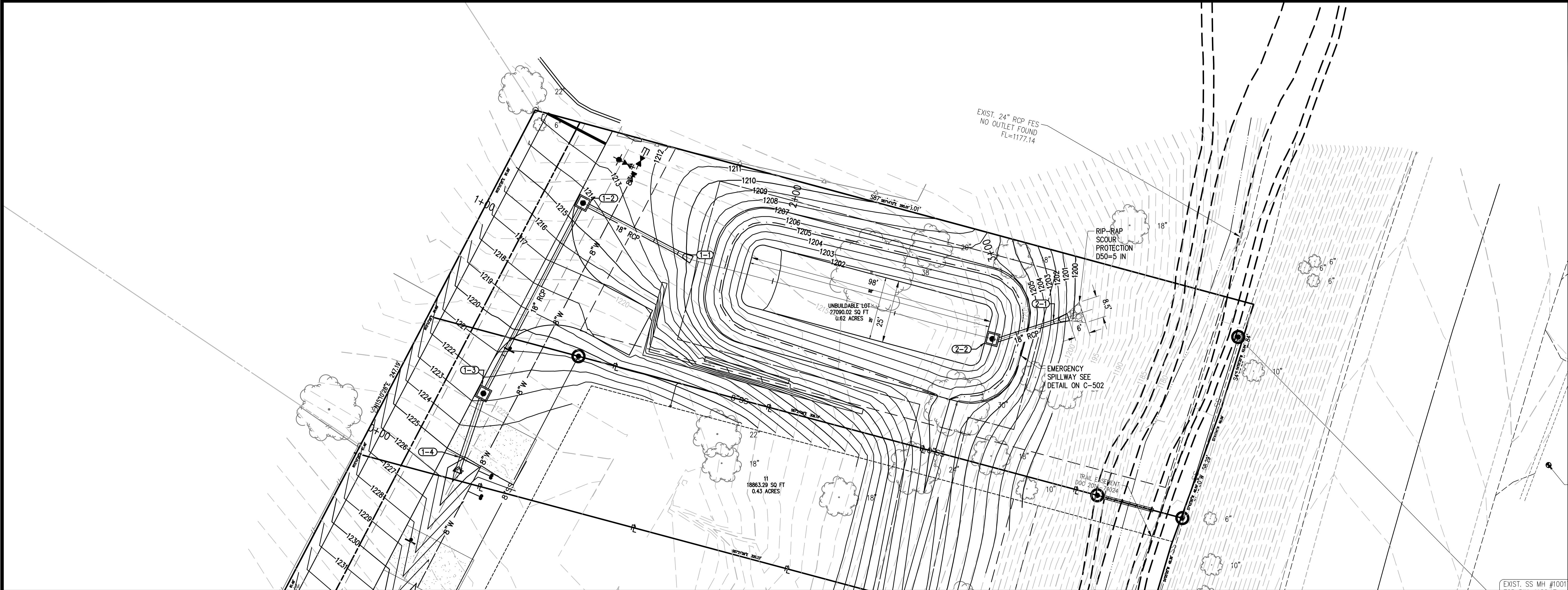
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EROSION CONTROL PHASE II

C-106

PP 24-001C

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CERTIFICATE OF AUTHORIZATION

CERTIFICATE OF AUTHORIZATION

CRAFTON, TULL & ASSOCIATES INC.

No. 109

KANSAS ENGINEER



GRAPHIC SCALE IN FEET

20' 0 20'

HARPER HILL
SUBDIVISION

BENTONVILLE, ARKANSAS

No.

Description

Date

PROJECT NO: 24303700

ISSUE DATE: 3/3/2025

CONTACT: C. GARDNER

DESIGNER: C. GARDNER

DATE: 3/3/2025

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FOR CONSTRUCTION

PRELIMINARY
PLANS

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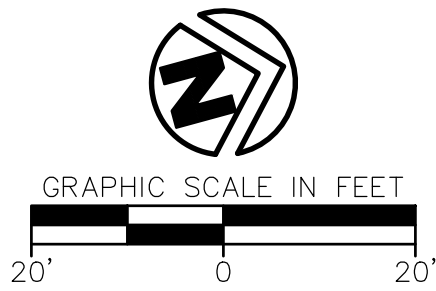
POND P&P

C-201

PP 24-0010

DRAWING: C-201, POND P&P, HARPER HILL SUBDIVISION, BENTONVILLE, ARKANSAS. DATE: 3/3/2025. DRAWN BY: C. GARDNER. CHECKED BY: C. GARDNER. SCALE: AS SHOWN. UNIT: FEET. (1"=10')

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HARPER HILL
SUBDIVISION
BENTONVILLE, ARKANSAS

Key Plan[illegible]

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 CONTACT: C. GARDNER
 GC BY:
 GC Date:

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WATER LINE P&P (2 OF 2)

C-205

BENTONVILLE, ARKANSAS

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CONTACT: C. GARDNER
QC by:
QC Date:

PRELIMINARY PLANS

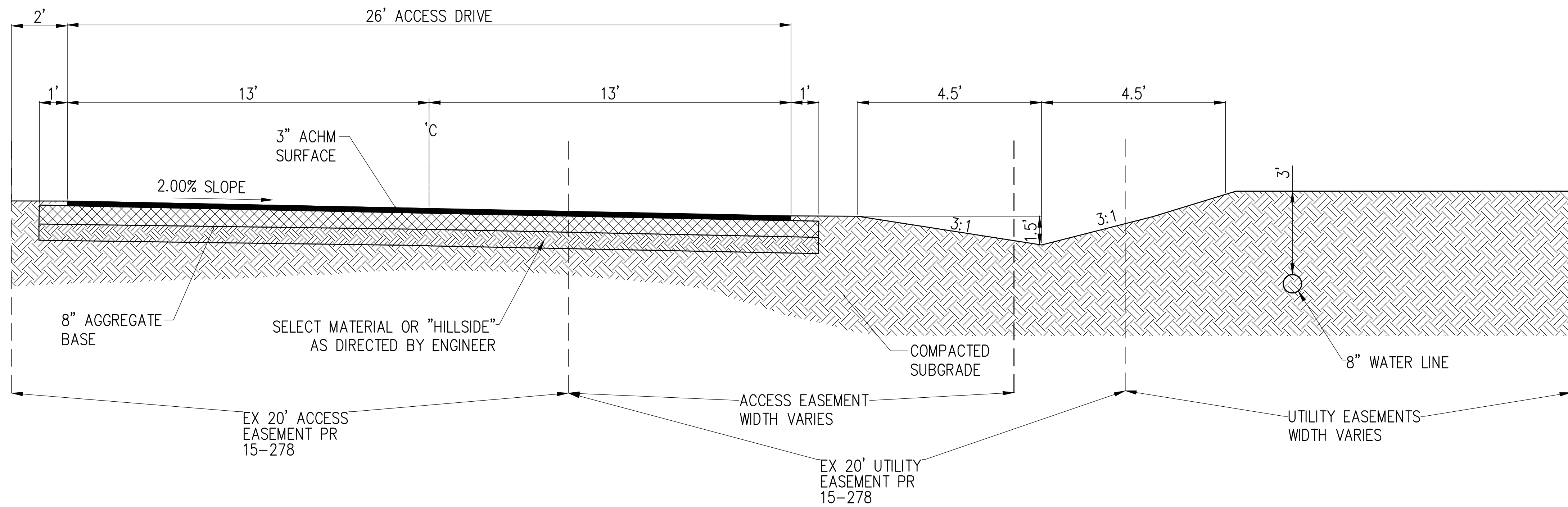
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TYPICAL STREET SECTION

C-501

P 24-0010

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TYPICAL PRIVATE DRIVE ASPHALT STREET SECTION
NTS

DRAWINGS: G:\24303700_BVLLETOWNHOMES\INFRASTRUCTURE\CIVIL\DWG\TYPICAL SECTION.DWG
LAYOUT: TYPICAL STREET SECTION - LAST SAVE: TV5317, 2/26/2025 9:37:23 AM

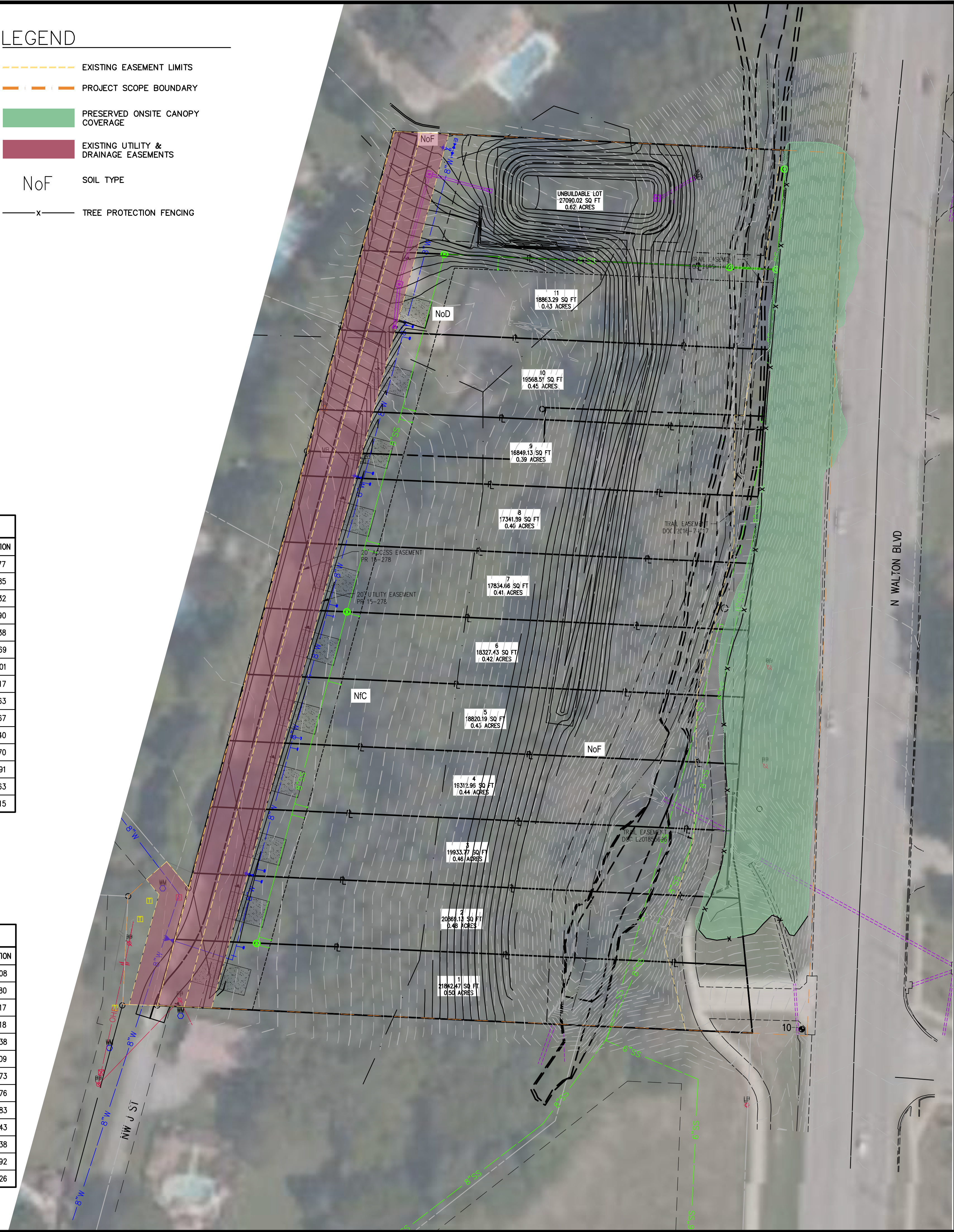
1. ALL TREES AND NATURAL AREAS SHOWN ON THIS PLAN TO BE PRESERVED SHALL BE PROTECTED DURING CONSTRUCTION WITH TEMPORARY FENCING.
2. PROTECTIVE FENCES SHALL BE ERECTED ACCORDING TO CITY OF FAYETTEVILLE STANDARDS FOR TREE PROTECTION.
3. PROTECTIVE FENCES SHALL BE INSTALLED PRIOR TO THE START OF ANY SITE PREPARATION WORK AND SHALL BE MAINTAINED THROUGHOUT ALL PHASES OF THE CONSTRUCTION PROJECT.
4. EROSION AND SEDIMENTATION CONTROL BARRIERS SHALL BE INSTALLED OR MAINTAINED IN A MANNER WHICH DOES NOT RESULT IN SOIL BUILD-UP WITHIN TREE DRILPILES.
5. PROTECTIVE FENCES SHALL SURROUND THE TREES OR GROUP OF TREES, AND WILL BE LOCATED AT THE DRILIPE, FOR NATURAL AREAS, PROTECTIVE FENCES SHALL FOLLOW THE LIMIT OF CONSTRUCTION LINE, IN ORDER TO PREVENT THE FOLLOWING:
 - A. SOIL COMPACTION IN THE ROOT ZONE AREA RESULTING FROM VEHICULAR TRAFFIC OR STORAGE OF EQUIPMENT.
 - B. ROOT ZONE DISTURBANCES DUE TO GRADE CHANGES (GREATER THAN 6") OR TRENCHING NOT REVIEWED BY CITY ARBORIST.
 - C. WOUNDS TO EXPOSED ROOTS, TRUNK OR LIMBS BY MECHANICAL EQUIPMENT.
 - D. OTHER ACTIVITIES DETRIMENTAL TO TREES SUCH AS CHEMICAL STORAGE, CEMENT TRUCK CLEANING, & FIRES.
6. EXCEPTIONS TO INSTALLING FENCES AT TREE DRILPILES MAY BE PERMITTED IN THE FOLLOWING CASES:
 - E. WHERE THERE IS TO BE AN APPROVED GRADE CHANGE, IMPERMEABLE PAVING SURFACE, TREE WELL, OR OTHER SUCH SITE DEVELOPMENT.
 - F. WHERE PERMEABLE PAVING IS TO BE INSTALLED WITHIN A TREE'S DRILIPE, ERECT THE FENCE AT THE OUTER LIMITS OF THE PERMEABLE PAVING AREA (PRIOR TO SITE GRADING SO THAT THIS AREA IS GRADED SEPARATELY PRIOR TO PAVING INSTALLATION TO MINIMIZE ROOT DAMAGE).

NoF	Noark very gravelly silt loam, 20 to 40 percent slopes
NrC	Nixa very gravelly silt loam, 3 to 8 percent slopes
NoD	Noark very gravelly silt loam, 8 to 12 percent slopes

POINT TABLE				
POINT #	DESCRIPTION	NORTHING	EASTING	ELEVATION
100560	6"	756580.69	658559.70	1191.77
100561	6"	756583.98	658562.99	1192.85
100562	6"	756576.37	658564.15	1194.32
100563	28"	756234.10	658513.89	1194.90
100564	28"	756160.40	658498.93	1199.38
100565	10"	756136.11	658504.67	1202.69
100566	10"	756134.28	658505.00	1203.01
100567	18"	756116.61	658500.56	1202.17
100571	6"	756571.14	658251.36	1213.63
100580	22"	756582.70	658241.85	1214.67
100617	18"	756058.02	658468.35	1195.40
100625	18"	756015.10	658411.12	1193.70
100650	12"	756229.55	658492.49	1187.91
120042	8"	755931.46	658306.52	1215.63
120044	20"	755945.76	658285.78	1220.15

POINT TABLE				
POINT #	DESCRIPTION	NORTHING	EASTING	ELEVATION
120255	36"	756321.46	658339.17	1222.08
120261	18"	756452.21	658398.87	1214.80
120264	38"	756542.24	658392.35	1214.17
120269	20"	756556.96	658413.14	1210.18
120273	18"	756559.13	658446.09	1205.38
120275	18"	756582.20	658488.31	1199.09
120277	20"	756513.32	658475.53	1200.73
120278	14"	756515.32	658464.78	1202.76
120280	18"	756481.11	658454.29	1204.83
120281	30"	756498.09	658436.51	1208.43
120283	10"	756471.41	658470.92	1200.38
120284	24"	756469.46	658425.60	1209.92
120288	30"	756416.78	658457.23	1203.26

--- EXISTING EASEMENT LIMITS
 --- PROJECT SCOPE BOUNDARY
 --- PRESERVED ONSITE CANOPY COVERAGE
 --- EXISTING UTILITY & DRAINAGE EASEMENTS
 NoF SOIL TYPE
 ---x--- TREE PROTECTION FENCING



BENTONVILLE, ARKANSAS

Key Point

[illegible]

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ISSUE DATE: 3/3/2025
CONTACT: C. GARDN

QC by: _____
QC Date: _____

PRELIMINARY

PLANS

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TREE PRESERVATION PLAN

T-101

	Bike Fest 2025
	1807 Southwest 2nd Street
	PC Date: 2/18/2025

Staff Report Details	
Project Number	CU25-0006
Applicant / Current Owner	Visit Bentonville / Applegate Properties, LLC
Site Area	+/- 31.19 Acres
Current Zoning	Planned Unit Development (PUD)
Requested Zoning	N/A
Current Future Land Use Map Designation	R-E, Residential Estate
Requested Future Land Use Map Designation	N/A
Development Type / Use	Outdoor Recreation
Related projects	N/A

Property Description
The subject property is located at 1807 SW 2nd Street. The property has direct access to Southwest 2nd Street. The property is zoned PUD, Planned Unit Development, with a Future Land Use Map Designation of Residential Estate. Bike Festivals require a conditional use permit for PUD, Planned Unit Development zoning.

Project Details
Per the applicant's narrative, Visit Bentonville is proposing a Bike Festival at 1807 Southwest 2nd Street. The Bike Festival will be on May 22-25, 2025, from 10:00 AM – 7:00 PM. The event will begin set-up on May 14, 2025. Based on the applicant's narrative, the Bike Festival will have 15 employees, 350 volunteers, and 5,000-7,000 participants. There will be outdoor music from Thursday 10:00 AM – 7:00 PM, Friday 1:00 PM – 7:00 PM, Saturday 10:00 AM – 5:00 PM, and Sunday 10:00 AM – 5:00 PM. Per the applicant's narrative, the Bentonville Bike Fest is a four-day event to promote cycling and help

Project Details

establish Bentonville as the Mountain Bike Capital of the world. The event will involve clinics, races, and competitions for riders of all ages and skill levels across Bentonville's trail systems. The festival will start on Thursday, May 22nd, 2025 with E-Mobility Day from 10:00 AM – 7:00 PM held in the town square to highlight e-bikes as sustainable transportation options, offering attendees a demo of a variety of e-bike styles, such as cargo to multi-passenger commuter models. The event will feature live entertainment and family-friendly activities. Please see the applicant's narrative for more details on the schedule of events and photos of the site layout.

Parking will be at the Walmart Headquarters at 508 Southwest 8th Street. Shuttles will be operating from the Walmart Headquarters Parking Location. Sponsors and Vendors will park at 708 SW O Street and 1770 SW 2nd Street.

Relationship to the Community Plan

The proposed use for a Bike Festival may have a projected increase in traffic. Southwest 2nd Street is an Arterial Street, which connects to West Central Avenue and South Walton Boulevard.

Public Comment

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

Analysis / Waivers

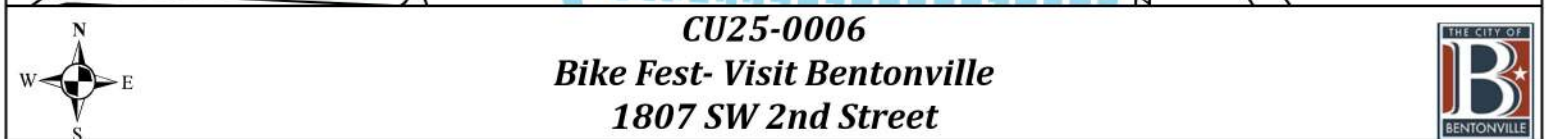
Conclusion

Planning Commission may consider the following conditions of approval, or suggest others as they see fit:

1. This Conditional Use Permit shall be valid for the proposed uses, locations and times shown herein.
May 22, 2025 Thursday – 10 AM - 7 PM (Downtown); Friday – 1 PM - 7 PM; Saturday – 10 AM - 5 PM; Sunday May 25, 2025 – 10 AM - 5 PM
2. Any changes in scope, use, or ownership, may require a new Conditional Use Permit. In addition, the Planning Commission has the ability to hold a public hearing on or revoke the Conditional Use at any time.
3. The applicant shall coordinate with the Bentonville Building and Fire Safety Department for any additional permitting requirements.

Additional Details

Pending PC Item





BENTONVILLE BIKE FEST – MAY 22 – 25, 2025

CONDITIONAL USE PERMIT INFORMATION

- Timeframe - May 22-25, 2025
- Number of employees - 15
- Number of volunteers - 350
- Proposed attendance per day - 5,000-7,000
- Any outdoor lighting - For security purposes only ([see placement and trajectory](#))
- Outdoor music? Time frame for that... Yes, mostly with DJ. We may have one live band - day is TBD
 - Thursday – 10 AM - 7 PM (Downtown)
 - Friday – 1 PM - 7 PM
 - Saturday – 10 AM - 5 PM
 - Sunday – 10 AM - 5 PM

OVERVIEW

The Bentonville Bike Fest, founded and organized by professional athlete Kenny Belaey, is a premier four-day event designed to continue to help establish Bentonville, Arkansas as the Mountain Bike Capital of the World and to promote all forms of cycling. The main part of the festival will take place at Applegate, with a mix of clinics, races, and competitions offering experiences for riders of all ages and skill levels. In addition, many activities, including rides, clinics, and experiences, will take place across Bentonville's expansive trail systems, allowing participants to explore the city's renowned biking terrain.

This year, the festival kick will off on Thursday, May 22, 2025, with E-Mobility Day from 10 AM to 7 PM, held in the town square. This special day will highlight e-bikes as a sustainable transportation option, with attendees able to demo a variety of e-bike styles, from cargo to multi-passenger commuter models. The event will also feature live entertainment and family-friendly activities, with free admission for all.

Throughout the entire festival, sponsors and exhibitors will engage with the cycling community, while attendees can interact with fellow riders, professional athletes, and discover the latest bike products and gear. A variety of food and beverages will be available, offering a full experience of Bentonville's vibrant culture.

For the first time, a ticket will be required for entry to the event field at Applegate. Tickets are \$4 for a single-day pass and \$10 for a weekend pass.



BENTONVILLE BIKE FEST – MAY 22 – 25, 2025

PRE-EVENT PREPARATION

Wednesday, May 14, 2025 – Bentonville Bike Fest staff will begin Event Set-Up with some production elements and begin to mark the field in preparation for the event.

Monday, May 19, 2025 – Production Vendors will begin load-In

Thursday, May 22, 2025 – Vendors and Sponsor will begin load-in

SCHEDULE OF EVENTS

Thursday, May 22, 2025 – E Mobility Day – Downtown Bentonville – 10 AM - 7 PM		
10:00 AM	Expo Opens Downtown	Town Square
11 – 11:45	NBDA – Bike Demos	Town Square
12 Noon	On Stage Speaker – Presentation on E Mobility	Town Square
1 – 1:15	Flatland Demo w/ Terry Addams	Town Square
1:30 – 2:15	NBDA – Bike Demos	Town Square
3:30 – 3:45	On Stage Speaker – Presentation on E Mobility	Town Square
4:00 – 4:45	NBDA – Bike Demos	Town Square
5:30 – 6:30	Speed Trials Event	Town Square
7:00 PM	Event Closes	
Friday, May 23, 2025 – Bentonville Bike Fest – Applegate 1 PM – 7 PM		
1:00 PM	Expo Opens	Applegate



BENTONVILLE BIKE FEST – MAY 22 – 25, 2025

1:00 – 3:00	XCC Cross- Country Short Track Qualifier	XCC Track - Applegate
2:10 – 2:40	Dirt Jump Demo	Dirt Line - Applegate
3:00 – 5:00	XCC Cross- Country Short Track Finals	XCC Track - Applegate
3:40 – 3:55	Trials show feat. Kenny Belaey and Friends	Main Stage - Applegate
5:00 – 5:30	Dirt Jump Demo	Dirt Line - Applegate
6:15 - 06:40	Flatland Battle, feat. Terry Adams	Main Stage - Applegate
6:30 - 07:00	Prize Giving/Podiums - XCC – Cross Country Short Track	Main Stage - Applegate
7:00 PM	<i>EXPO CLOSSES FOR EVENING</i>	Applegate
Saturday, May 24, 2025 – Bentonville Bike Fest – Applegate – 8 AM – 5 PM		
10:00 am - 5:00 pm	EXPO OPEN	Applegate
10:15 - 12:15 pm	North American Trials presented by Haleon - Amateurs	Applegate
11:30 - 12:00 pm	Flatland Battle, feat. Terry Adams	Main Stage
12:00 - 02:00 pm	Kids Enduro, presented by Welly	Applegate



BENTONVILLE BIKE FEST – MAY 22 – 25, 2025

12:30 - 03:15 pm	North American Trials + UCI C1 qualifier presented by Haleon - Elite men & women	Applegate
01:00 - 01:20 pm	Trials show feat. Kenny Belaey and Friends	Main Stage - Applegate
02:00 - 02:20 pm	Dirt Jump Show (pro & invited only)	Dirt Line - Applegate
2:00 - 02:30 pm	Prize Giving/Podiums Kids Enduro presented by Welly	Main Stage - Applegate
4:30 - 04:45 pm	Prize Giving/Podiums for Gravelicious, presented by Bell Blackburn	Main Stage - Applegate
4:45 - 05:00 pm	Prize Giving/Podiums for NA Trials, presented by Haleon	Main Stage - Applegate
5:00 pm	<i>EXPO CLOSES FOR EVENING</i>	
7:30 - 11:00 pm	Official Party at the HUB Bike Lounge	The HUB Bike Lounge
Sunday, May 25, 2025 – Bentonville Bike Fest – Applegate – 8 AM – 5 PM		
10:00 am - 5:00 pm	EXPO OPEN	Applegate
10:00 am - 3:00 pm	Enduro, presented by FATTY Meat Sticks	Applegate
11:40 - 12:10 pm	Flatland Battle, feat. Terry Adams	Main Stage - Applegate
12:15 - 1:30 pm	UCI C1 Trials FINALS, presented by Haleon (6 best riders) with live stream	Applegate
3:00 - 4:00 pm	Dirt Jump Best Trick	Applegate



BENTONVILLE BIKE FEST – MAY 22 – 25, 2025

4:00 - 4:15 pm	Prize Giving - Dirt Jump Best Trick	Applegate
4:00 - 4:30 pm	Live Music - TBD	Main Stage - Applegate
4:30 - 4:40 pm	Prize Giving/Podiums Enduro presented by FATTY Meat Sticks	Main Stage - Applegate
4:40 - 4:50 pm	Prize Giving/Podiums for UCI C1 Trials, presented by Haleon	Main Stage - Applegate
4:50 - 5:00 pm	Prize Giving/Podiums for Kids Crit, presented by Arvest	Main Stage - Applegate
5:00 pm	EVENT ENDS	

SCHEDULE OF EVENTS

The schedule of events is not finalized and is likely to change. Additionally, there are other contests, giveaways, and a variety of performances that will take place throughout each day of the event.



BENTONVILLE BIKE FEST – MAY 22 – 25, 2025

FESTIVAL GROUND ELEMENTS

Same as previous years - saddle span tent, expo tents, truss for entrances, jump line, etc.



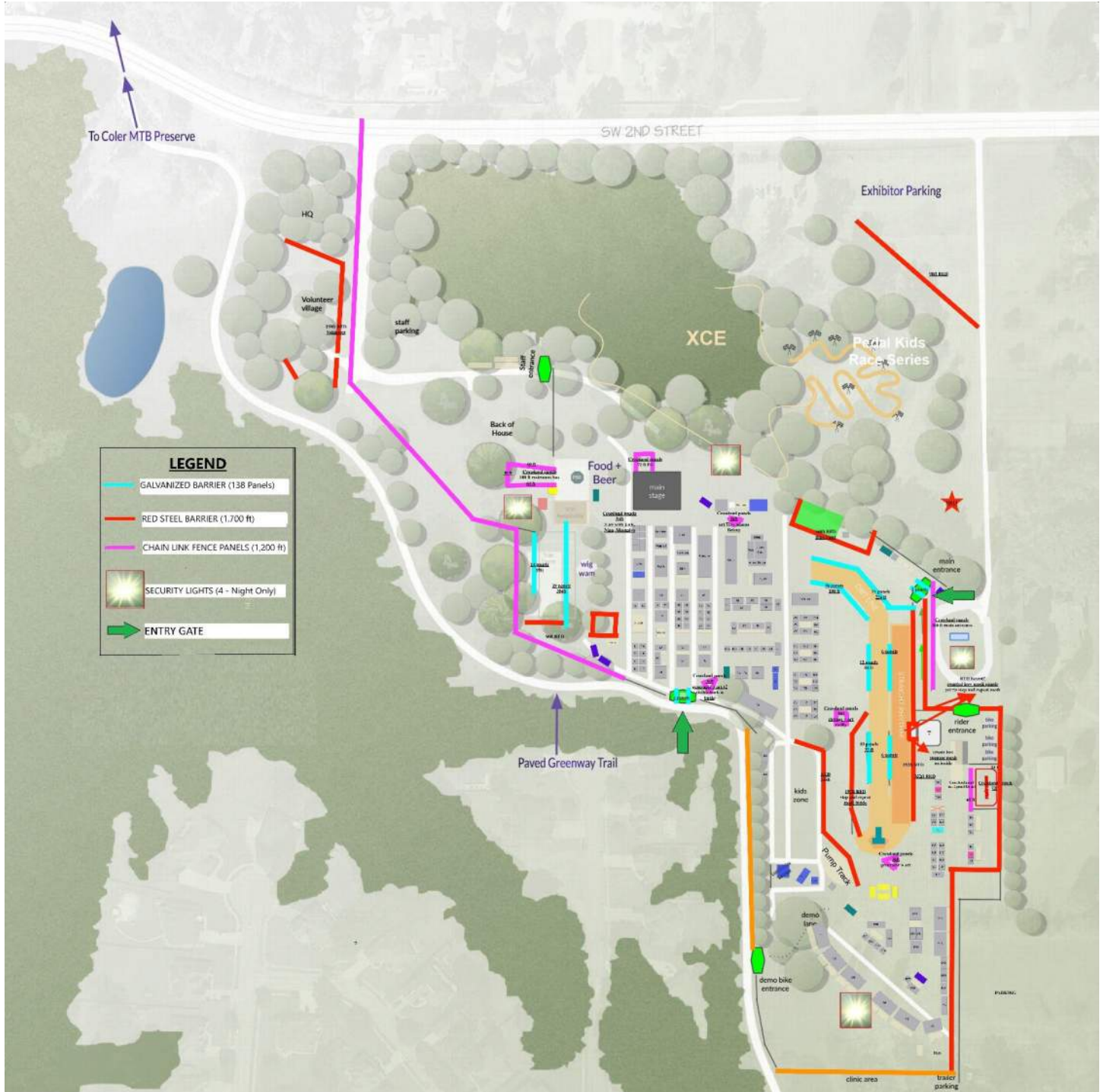
Links to additional photos from past BBFs:

- https://drive.google.com/drive/folders/1LSsFeYFWK1SYpwoneMmrd_6YohvBvcjN
- <https://russellbloodworthphotography.client-gallery.com/gallery/bentonville-bike-fest-2022>



BENTONVILLE BIKE FEST – MAY 22 – 25, 2025

EVENT LAYOUT (subject to change)



Link to website public view of our event layout and schedule (will be updated weekly):

<https://www.bentonvillebikefest.com/floorplan-schedule/>



BENTONVILLE BIKE FEST – MAY 22 – 25, 2025

Bentonville Bike Fest 2025 - Event Parking Plan

To ensure smooth access to the event and minimize congestion, we have developed a comprehensive parking and transportation plan. Please read the following details to help you navigate parking and shuttle services for the event.

1. Encouraging Alternative Transportation

- **Biking:** Attendees and local staff are encouraged to **ride their bikes** to the event to reduce parking demand. We will provide free and secure bike valet coral within the gates of the event.

2. General Parking (photo attached)

- **Primary Parking Location:** For those who choose to drive, please park at the **Walmart Headquarters**, located at **508 SW 8th St.** The parking area will be clearly marked, and ample spaces will be available for those who choose to ride the shuttle.
 - **Shuttle Service:**
 - **Shuttles will operate from Walmart Headquarters Parking Location** starting **one hour before gates open** and will continue until **one hour after gates close**.
 - **Shuttle drop-off location:** Attendees will be dropped off at the **circle drive** located on the **east side of the event field** (this location is clearly notated on the event map).
 - **No Charge for Shuttle Service:** The shuttle service is provided free of charge for all attendees.

3. Sponsor/Vendor Parking (photo attached)

- Sponsors and vendors will have parking spaces in a designated **field on the southeast side of the event field**. This area is privately owned residential property at **708 SW O Street**.
- **A limited number of spots** will be available adjacent to the festival entrance at **1770 SW 2nd St.**



BENTONVILLE BIKE FEST – MAY 22 – 25, 2025

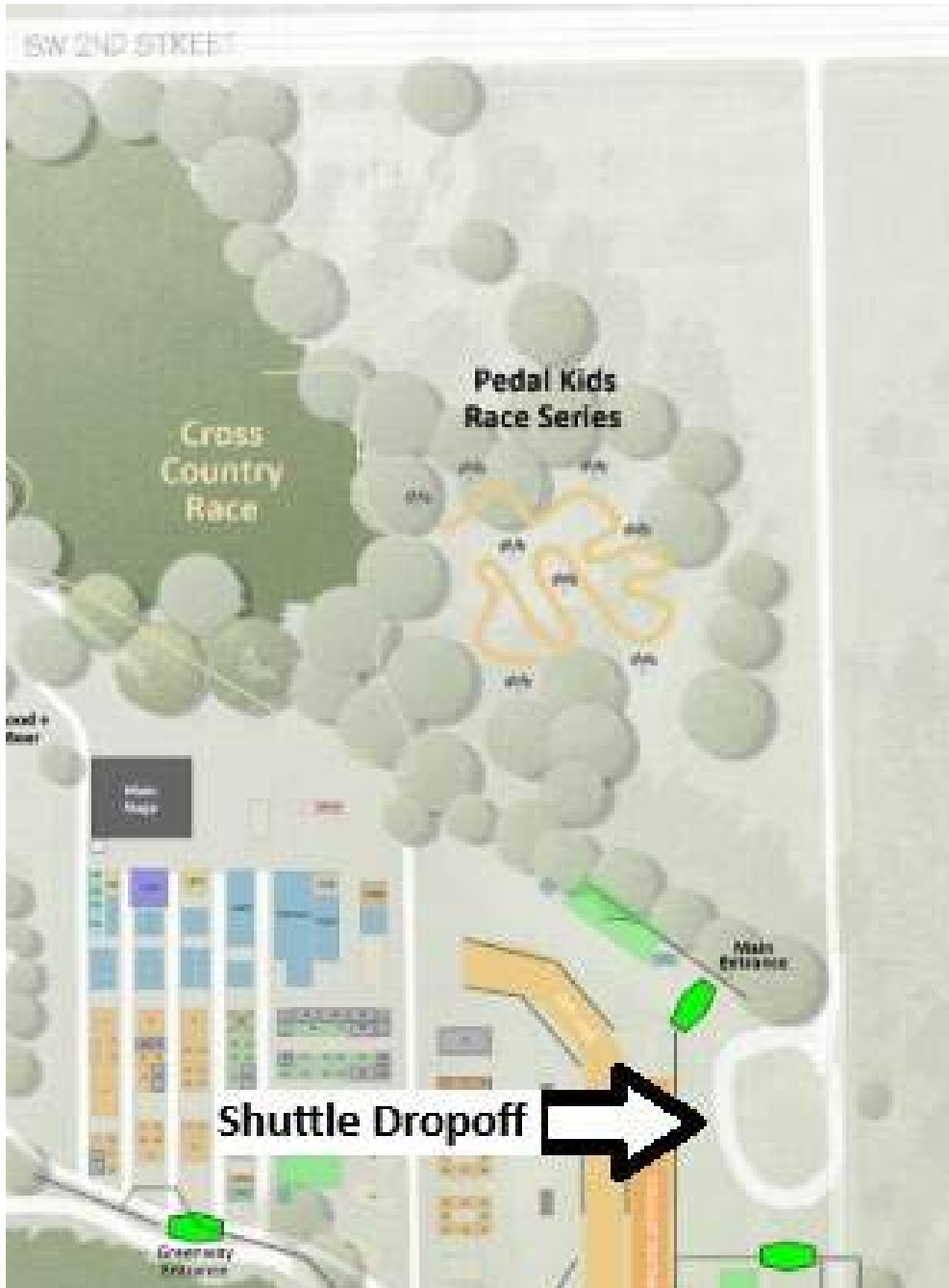
General Parking – 508 8th Street, Bentonville, Arkansas





BENTONVILLE BIKE FEST – MAY 22 – 25, 2025

Shuttle Dropoff – From General Parking





BENTONVILLE BIKE FEST – MAY 22 – 25, 2025

Sponsor/VIP Parking – 1770 SW 2nd Street (top) and 708 SW O Street (bottom)





Emma Properties, LLC

701 Southeast 5th Street

PC Date: 3/18/2025

Staff Report Details

Project Number	RZ25-0004
Applicant / Current Owner	Steve Vega/Emma Properties LLC
Site Area	+/- .52 Acres
Current Zoning	Heavy Industrial
Requested Zoning	DE, Downtown Edge
	Urban Neighborhood
Requested Future Land Use Map Designation	
Development Type / Use	
Related projects	

Property Description

The subject property is located at 701 Southeast 5th Street. The property is presently zoned I-2, Heavy Industrial, with a land use designation of Urban Neighborhood. The property has direct access to Southwest 5th Street and Southeast F Street. Surrounding zoning districts include DN-4, Downtown Mixed-Use Residential to the north and east, as well as C-2, General Commercial, to the South.

Project Details

The applicant has requested a rezoning of the property from I-2, Heavy Industrial to DE, Downtown Edge. The applicant states in their narrative they are requesting the rezoning in order to develop a downtown restaurant.

Relationship to the Community Plan

The property is designated as an Urban Neighborhood place type on the newly adopted future land use map. This is the highest intensity of the neighborhood place types defined primarily by multi-family buildings and townhomes but with some single family and smaller commercial uses mixed in.

Relationship to the Community Plan

This zoning request does not align with the previous Future Land Use Map but does align with the newly adopted future land use map under extended review for the Urban Neighborhood place type. Additionally, with its current zoning as I2, the uses currently allowed are much more intense and do not fit within the character of the mixed-use, lively built environment on SE 5th and F Street. Uses nearby that mimic the applicant's proposal include Table on 6th, the Meteor, Brother's Meet House, and other commercial properties that fit within the mixed-use neighborhood. The uses permitted under DE are a good fit within the context of a growing neighborhood that contains a healthy mix of residential and commercial uses to support the residential community.

From a built environment lens, DE and its supported development types fits within the surrounding development.

Public Comment

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

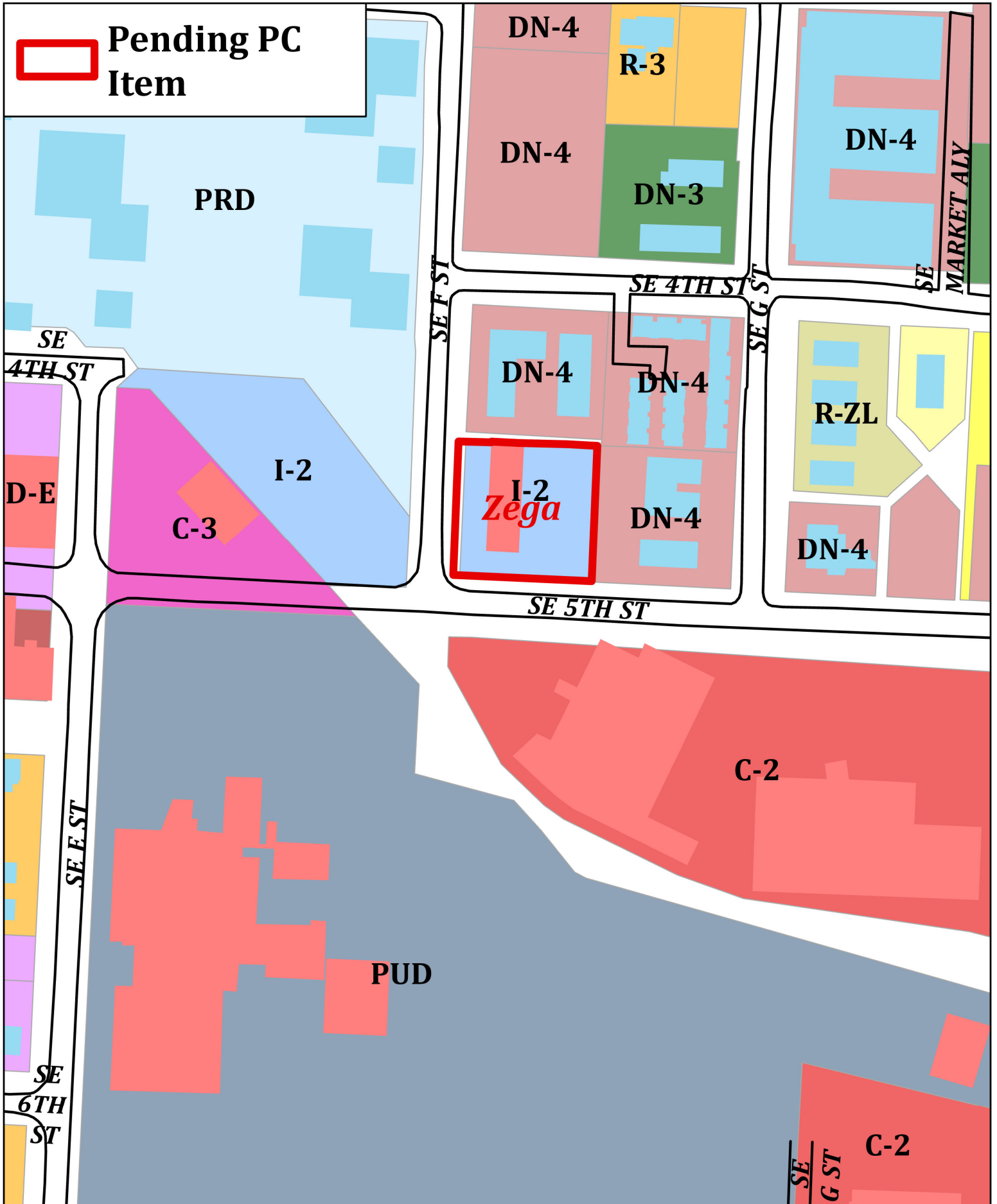
Analysis / Waivers

Conclusion

This rezoning is consistent with the newly adopted future land use plan under extended review and staff recommends approval of this request as the proposed DE zone is more compatible with the surrounding neighborhood than the existing industrial zone.

Additional Details

 Pending PC Item



RZ25-0004
Zega
701 SE 5TH ST



AMENDED APPLICANT'S NARRATIVE FOR REZONING APPLICATION 701 SE 5th
STREET, BENTONVILLE, AR

January 29, 2025

Bentonville Planning Commission
c/o Bentonville Planning and Community Development Office
Uploaded to e-Trakit

Ladies and Gentlemen of the Commission:

My name is Steve Zega. I am an attorney, and I represent Emma Properties, LLC, the owner of the parcel located at 701 SE 5th Street in Bentonville. Please allow this document to represent my client's narrative for the rezoning application.

These are responses to the specific items in the Planning and Community Development Office's checklist.

- **Current Zoning Designation and Proposed Zoning Designation:** The Applicant wants to rezone that parcel from its current designation, I-2 to a new designation of DE.
- **Need for the Requested Zoning Change:** My clients intend to remodel the existing structure on the property into a full-service restaurant with a bar. I-2 does not allow restaurants and bars as a by-right use; DE does allow restaurants and bars as a conditional use. We are following the recommendation of professional planning staff in making this amendment
- **Statement of How the Property Will Relate to Surrounding Properties:** The subject lot is across 5th Street from the Momentary. There are several restaurants (Blu Fish House, Yeyo's El Alma de Mexico and Table on 6th Street) and at least one bar (Hardwater Cocktail Room) in the immediate vicinity. The Momentary also offers some food service and bar service. The proposed use would complement the current uses of surrounding properties. The Applicant believes that the proposed DE designation would, in fact, be more compatible with the surrounding properties than the potential uses to which an I-2 property could be put as a matter of right. My review of the Bentonville Future Land Use Map reveals no incompatibility with surrounding properties.
- **Proposed Use:** the Applicant intends to use the property as a full-service restaurant and bar.
- **Traffic:** The Applicant has not performed a traffic study. However, 5th Street is already a vital (if not arterial) link between downtown Bentonville and the Market District. The Applicant envisions a substantial portion of its business coming from foot and bike traffic. We do intend to welcome automobile traffic, but the Applicant's good-faith estimate of how this will impact traffic on 5th Street and SE F and SE G Streets, between which the lot sits, will be minimal in terms of automobile traffic.

- Signage: The Applicant's current plan for signage is to have all signage on the building, with no-on street signage. See the attached concept drawing.
- Appearance: See the attached concept drawing for the general appearance the Applicant intends to present.
- Availability of Water and Sewer: According to a conversation I had with the Bentonville Water Utilities Department on January 2, 2025, the property is served by:
 - One 8" sewer main on the south side of the lot;
 - One 8" sewer main on the west side of the lot;
 - One 15" sewer main roughly in the southeast corner of the lot;
 - One 8" water main on the south side of the lot; and
 - One 6" water main on the west side of the lot.

The Applicant's proposed use would be harmonious with this growing, vital entertainment hub in the immediate vicinity of the Momentary. On behalf of the Applicant, we request your favorable consideration of this request. Thank you.

Sincerely,

Steven S. Zega
Attorney for the Applicant
Emma Properties, LLC









Johnson

701 Southwest 2nd Street

PC Date: 3/18/2025

Staff Report Details

Project Number	RZ25-0008
Applicant / Current Owner	Lance Johnson Building
Site Area	+/- [Site_Area] Acres
Current Zoning	R-1, Low-Density Single-Family Residential
Requested Zoning	DN-2, Downtown Medium Density Residential
Current Future Land Use Map Designation	Neighborhood- Walkable
Requested Future Land Use Map Designation	
Development Type / Use	
Related projects	

Property Description

The subject property is located at 701 Southwest 2nd Street. The property is presently zoned R-1, Low-Density Single-Family Residential, with a land use designation of Neighborhood-Walkable. The property has direct access to Southwest 2nd Street. Surrounding zoning districts include DN-2, Downtown Medium Density Residential to the south, as well as R-1, Low-Density Single-Family Residential to the North and West, and DN-1, Downtown Low 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 are requesting the rezoning to build a "2 unit townhome" (single-family attached homes) for sale.

Relationship to the Community Plan

The property is designated as a Walkable Neighborhood place type on the newly adopted future land use map. Walkable Neighborhoods combine compatibly-scaled single family homes, townhomes, and

Relationship to the Community Plan

apartment buildings in a neighborhood setting. They provide a high degree of housing diversity, allowing for more people of different circumstances to share the same neighborhood. They also support some small neighborhood shops that are often near neighborhood centers and parks, making it easy to walk and bike for frequent trips.

This zoning request does align with the previous Future Land Use Map under the Walkable Neighborhood place type. From a built environment lens, DN-2 and its supported housing types fit within the surrounding development.

Public Comment

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

Analysis / Waivers

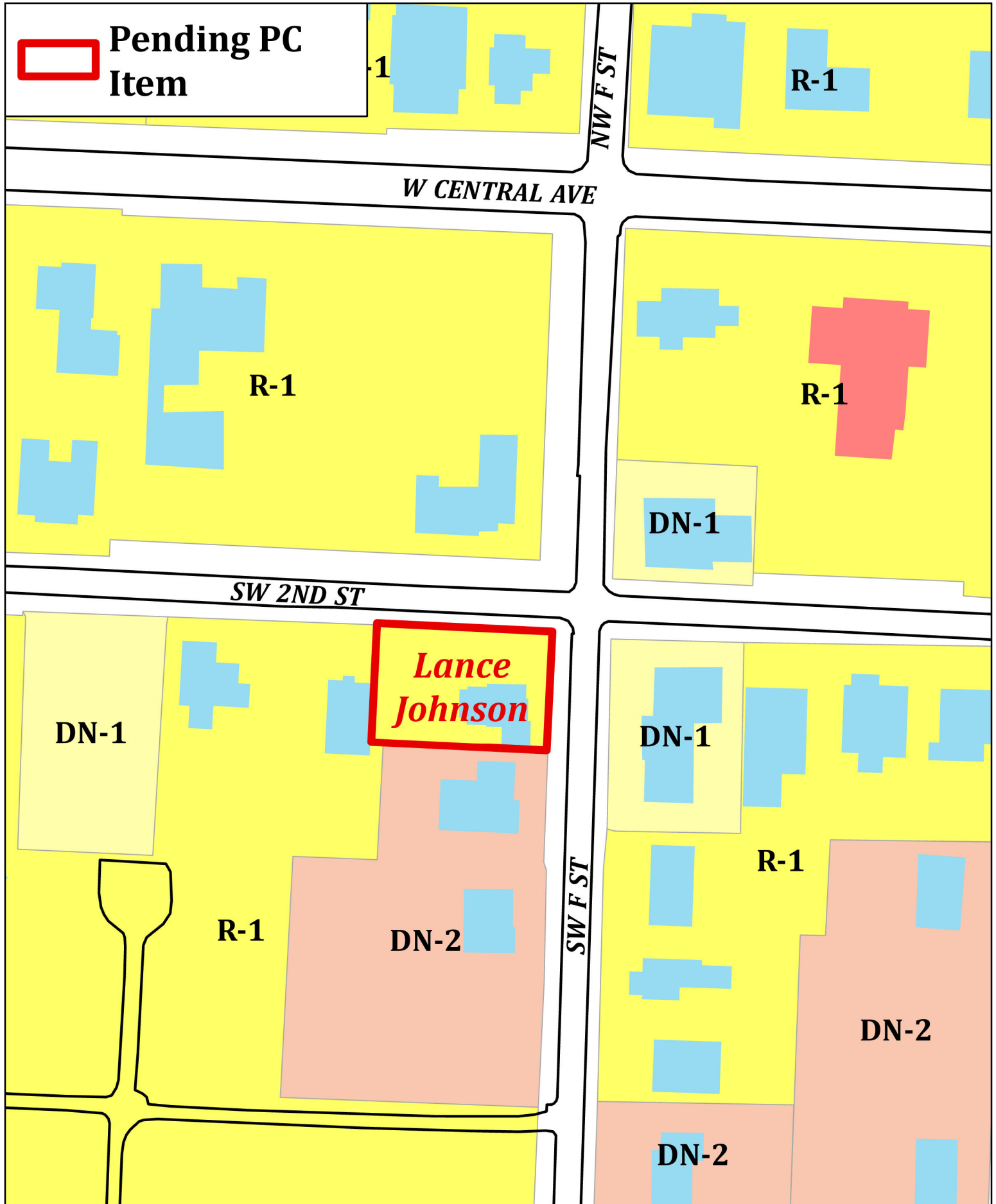
Conclusion

This rezoning is consistent with the newly adopted future land use plan under standard review and staff recommends approval of this request as the proposed DN-2 zone is compatible with the surrounding neighborhood context.

Surrounding zoning districts include DN-2, Downtown Medium Density Residential to the south, as well as R-1, Low-Density Single-Family Residential to the North and West, and DN-1, Downtown Low Density Residential to the east.

Additional Details

 Pending PC Item



RZ25-0008
Lance Johnson
701 SW 2nd St



LANCE JOHNSON

BUILDING CO

Benton County Planning Department
RE: Rezoning of Parcel #01-01863-000

I am requesting the property at 701 SW 2nd Street be rezoned from R-1, Low-Density Single Family Residential to DN-2, Downtown Medium Density Residential.

We removed the existing single-family structure and would like to build townhomes for sale. There will be two homes (front doors) and 2 vehicles per home for a total of 4 vehicles. The reason for the change is to utilize the property to its fullest potential.

Zoning the property to DN-2 would allow me to offer 2 homes in Central Bentonville. I believe the use of the land will work well with the Future Land Use Map. There won't be a need for signage. The exterior will be a combination of brick, native stone, and stucco. Utilities are on sight and as per the Bentonville GSI map they are 6" to 8" in that area.

Thank you,

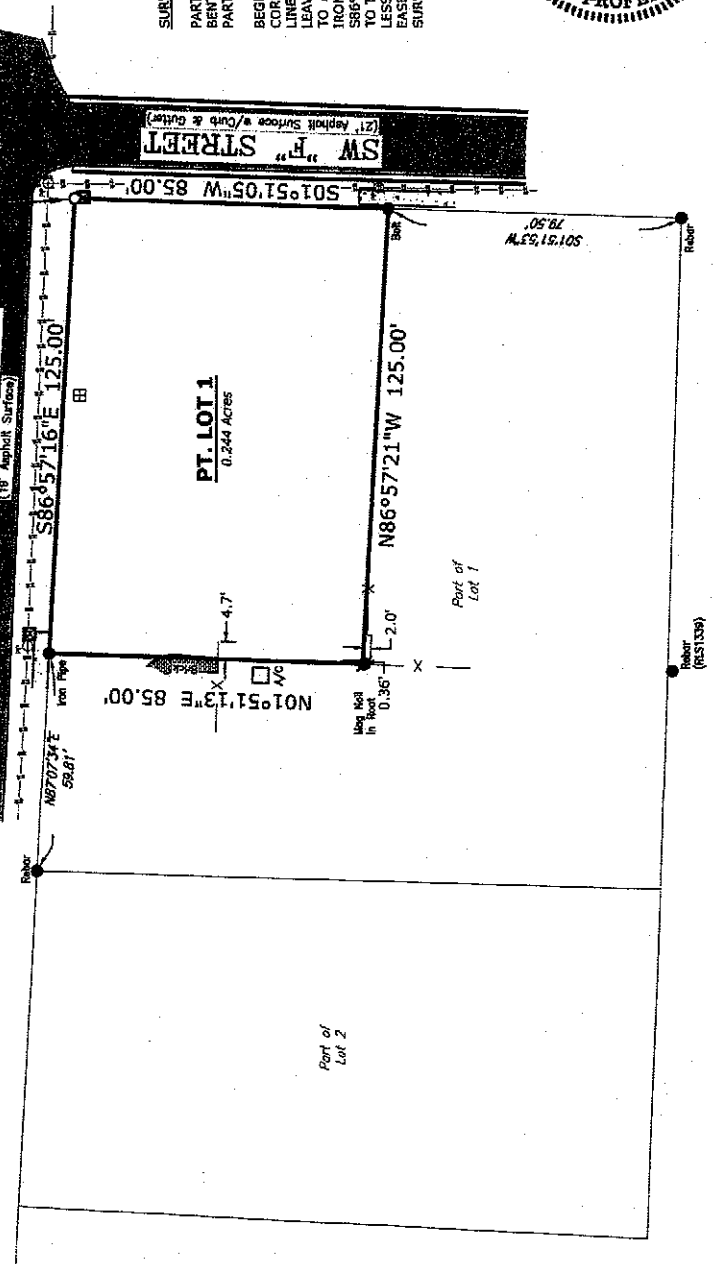


Ericson C. "EJ" Johnson
President

POINT OF BEGINNING

Set 1/2" Rebar
Northeast Corner
Of Lot 1, Corley's Addition

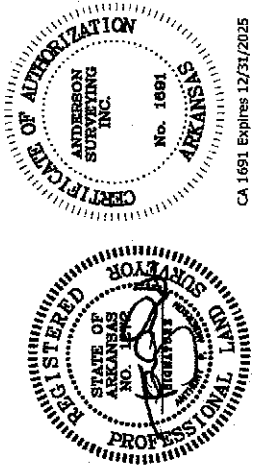
SW 2ND STREET
(10' Asphalt Surface)



SURVEY DESCRIPTION:

PART OF LOT 1, CORLEY'S ADDITION, AN ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A SET 1/2" REBAR MARKING THE NORTHEAST CORNER OF SAID LOT 1; THENCE S01°51'05"W, ALONG THE EAST LINE OF SAID LOT 1, 85.00 FEET TO AN EXISTING BOLT; THENCE LEAVING THE EAST LINE OF SAID LOT 1, N86°57'21"W, 125.00 FEET TO A POINT; THENCE N01°51'13"E, 85.00 FEET TO AN EXISTING IRON PIPE ON THE NORTH LINE OF SAID LOT 1; THENCE S86°57'16"E, ALONG THE NORTH LINE OF SAID LOT 1, 125.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.244 ACRES, MORE OR LESS, BEING SUBJECT TO PUBLIC ROAD RIGHTS-OF-WAY AND ANY EASEMENTS OF RECORD, ACCORDING TO A SURVEY BY ANDERSON SURVEYING, INC., RLS # 12773, JOB # 24-10-45.



CA 1691 Expires 12/31/2025

ANDERSON SURVEYING INC. Arkansas -- Oklahoma P.O. Box 129 Van Buren, AR 72967 (478)-474-4247 Fax (478)-410-5333 tony@and-survey.com	
BENTONVILLE, BENTON COUNTY, ARKANSAS SURVEY OF PART OF LOT 1, CORLEY'S ADDITION	
DATE: 11-08-2024 JOB NO: 24-10-45 SCALE: 1" = 30'	BASIS OF BEARINGS: GRID NORTH, STATE PLANE COORDINATE SYSTEM, ARKANSAS NORTH ZONE (GCS), NAD 83 (2011)
FOR USE BY: LANCE JOHNSON BUILDING COMPANY 701 SOUTHWEST 2ND STREET BENTONVILLE, ARKANSAS	
LEGEND SET RAILROAD SPIKE SET 1/2" REBAR EXISTING CONC. PILE EXISTING CONC. TAIL EXISTING IRON SPIKE SET IRON SPIKE WATER METER GAS METER ELECTRIC/TELEPHONE PEDISTAL POWER POLE OVERHEAD ELECTRIC EXISTING FENCE	
REVISIONS DATE	30 0 30 Scale in Feet

Y:\10-2024\24-10-45_Plot1_Corley\24-10-45.dwg, 11/8/2024 10:02:32 AM, KM

	Garrett
	1600 Northwest 3rd Street
	PC Date: 3/18/2025

Staff Report Details	
Project Number	RZ25-0011
Applicant / Current Owner	Garrett
Site Area	+/- [3.47] Acres
Current Zoning	RE, Residential Estates
Requested Zoning	R-1, Low Density Single Family Residential
Current Future Land Use Map Designation	Suburban Neighborhood
Requested Future Land Use Map Designation	
Development Type / Use	
Related projects	

Property Description

The subject property is located at 1600 NW 3rd. The current zone is RE, Residential Estate with a future land use designation of Suburban Neighborhood. The property will have public access once the subdivision to the south develops. Surrounding zoning districts are county land to the north, agriculture to the north east and the remaining areas are R-1, Low Density Single Family Residential.

Project Details

The applicant has requested a rezoning of the property from RE, Residential Estates to R-1, Low-Density Single-Family Residential. The applicant states in their narrative they are requesting the rezoning "to help fulfill Bentonville's future plan for smart infill by providing R-1 zoning which matches the zoning of the surrounding residential neighborhoods."

Relationship to the Community Plan

The property is designated as a Suburban Neighborhood. Suburban Neighborhoods consist mainly of single family homes on comparatively larger lots. They are generally quiet areas more removed from most commercial amenities. Because houses are on larger properties, buildings are more spread out and car trips are required for most needs. Suburban Neighborhoods don't cover their own costs, but they provide housing needed for a large segment of the community, including families raising the next generation of Bentonville residents.

Public Comment

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

Analysis / Waivers

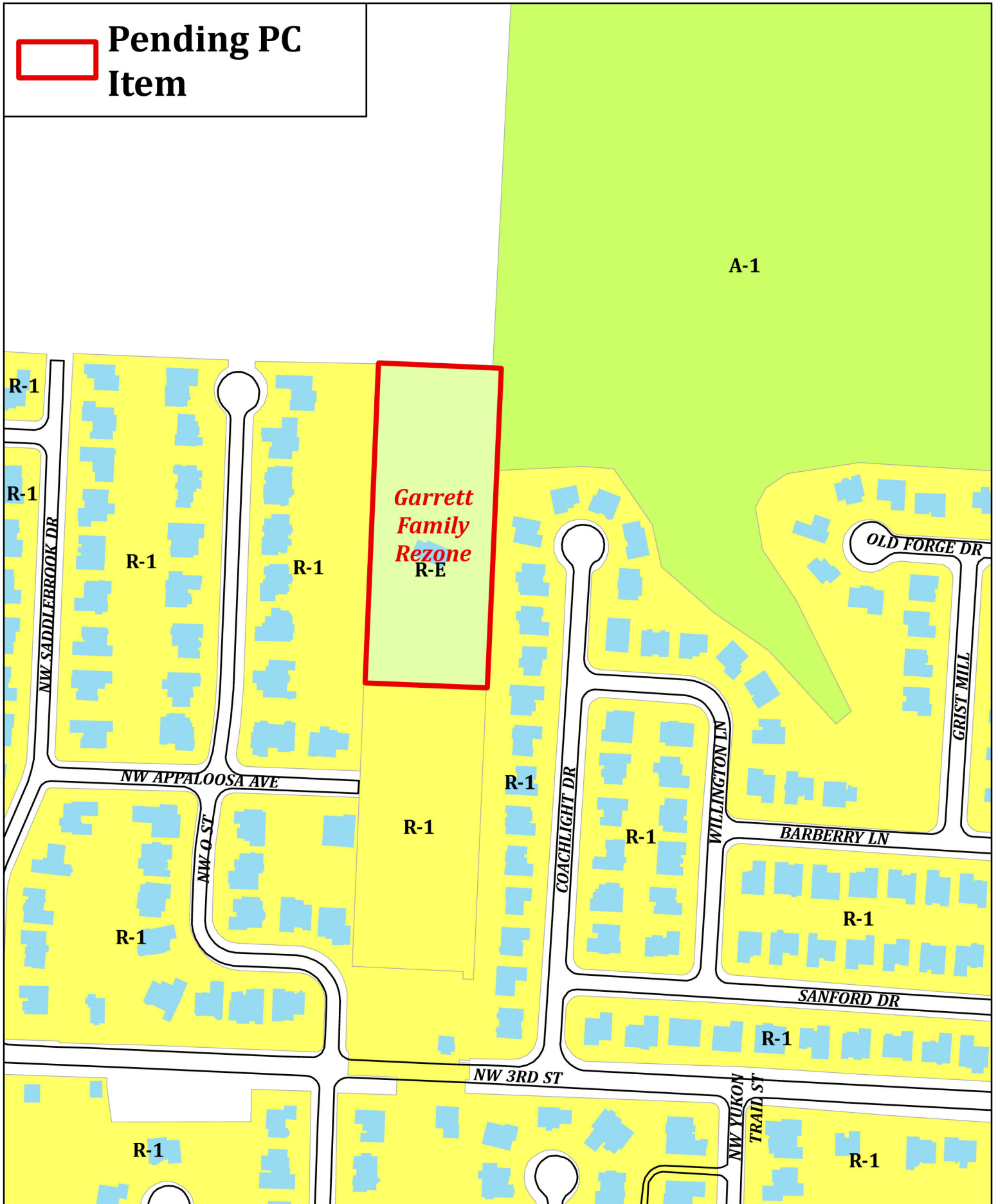
Conclusion

This rezoning is consistent with the newly adopted future land use plan under standard review and staff recommends approval of this request as the proposed R-1 zone is compatible with the surrounding neighborhood context.

Additional Details



Pending PC
Item



RZ25-0011
Garrett Family Rezone
R-E to R-1



5 February 2025

City of Bentonville

Planning Department

305 SW A Street

Bentonville, AR 72712

RE: Garrett Family Rezone Narrative

Below is the narrative of the rezone of a portion Lot 1 of Lot Split Forrest Oaks Subdivision as recorded at Plat #L2017056697, Benton County, Arkansas located on NW 3rd Street. Please accept this narrative for review in conjunction with the rezone application.

Intent:

The Garrett Family, in collaboration with Development Consultants, Inc., are proposing a rezone of a portion of Lot 1 of Lot Split Forrest Oaks Subdivision along NW 3rd Street in Bentonville, Arkansas. The current zone is R-E, residential estate, and the proposed zoning is R-1, low density single family residential. The rezone is being requested to help fulfill Bentonville's future plan for smart infill by providing R-1 zoning which matches the zoning of the surrounding residential neighborhoods. The proposed Future Land Use map shows this parcel as Suburban Neighborhood which closely resembles the R-1 zoning being proposed. The 2018 Land Use Plan denotes the parcel as open space, but as noted above, an R-1 zone is fully compatible with Low-Density Residential. Traffic impacts are expected to be minimal as the size and shape of the lot limits the number of buildable lots that conform to R-1 standards should any lots be developed in the future. Signage and appearance will conform to Bentonville UDC standards for the R-1 designation should any signage be proposed in the future. An 8" water main is planned to dead end on the south property line of Lot 1. An 8" sewer main will terminate just south of the southerly property line of Lot 1.

If you have any questions regarding the request of this letter, please do not hesitate to reach out to me at 479-444-7880, or at ChaseH@DCIUS.PRO

Sincerely,

A handwritten signature in blue ink, appearing to read 'Chase H.'.

Chase Henrichs, P.E.



Limestone LLC

Southwest 41st Street and Southwest Ranch Road

PC Date: 3/18/2025

Staff Report Details

Project Number	RZ25-0010
Applicant / Current Owner	Limestone LLC
Site Area	+/- [Site_Area] Acres
Current Zoning	Planned Unit Development (PUD)
Requested Zoning	R-3, Medium-High Density Multifamily Residential
Current Future Land Use Map Designation	Neighborhood-Urban
Requested Future Land Use Map Designation	
Development Type / Use	Townhomes
Related projects	

Property Description

The subject property is located at on Southwest 41st Street. The property is presently zoned Planned Unit Development (PUD), with a land use designation of Neighborhood-Urban. The property has direct access to Southwest 41st Street and Southwest Ranch Street. Surrounding zoning districts include C-3, Mixed-Use Commercial to the west and R-4, High Density Multifamily Residential to the east.

Project Details

The applicant has requested a rezoning of the property from Planned Unit Development (PUD), to R-3, Medium-High Density Multifamily Residential. The applicant states in their narrative they are requesting the rezoning in order to develop a townhome development.

Relationship to the Community Plan

This property was submitted before the new land use plan was passed, and has the option to be evaluated under the old land use plan. This area was designated as Medium Density Residential, with the rezone request meeting the land use plan.

Relationship to the Community Plan

Currently, the property is designated as an Urban Neighborhood place type on the newly adopted future land use map. This is the highest intensity of the neighborhood place types defined primarily by multi-family buildings and townhomes but with some single family and smaller commercial uses mixed in.

Public Comment

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

Analysis / Waivers

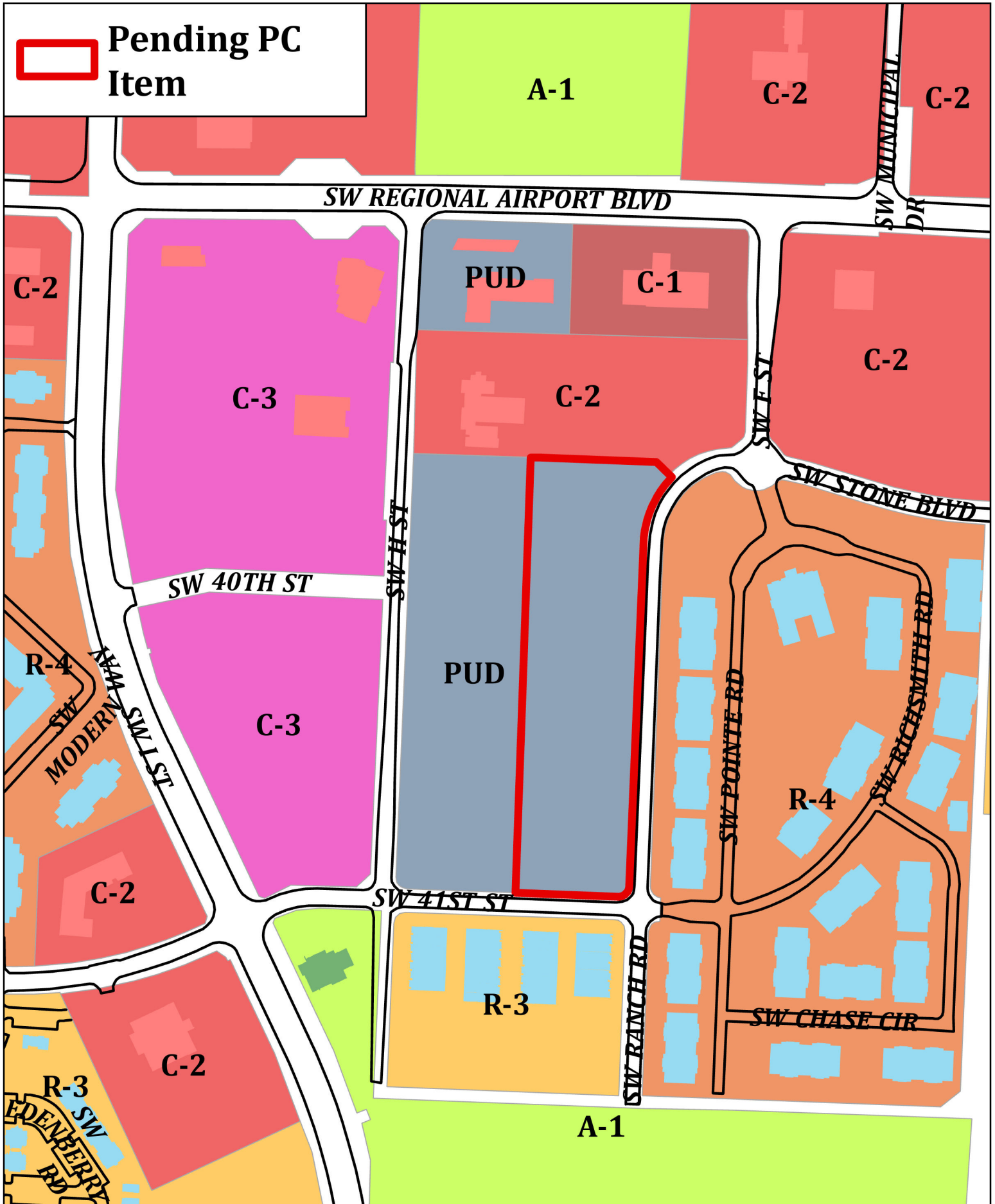
This zoning request does not align with the newly adopted future land use map under the Urban Neighborhood place type. However, at the time of project submittal, the request did meet the land-use designated for this area and can be evaluated under the prior plan. The uses permitted under R-3, Medium-High Density Multifamily Residential are a good fit within the context of a growing neighborhood that contains a healthy mix of residential and commercial uses to support the residential community.

Conclusion

The applicant's proposed rezoning fits the context of the surrounding area, with primarily multifamily and townhome development surrounding the subject property.

Additional Details

 Pending PC Item



RZ25-0010
Description Limestone Townhomes
SW 41st St. & SW Ranch Rd.





February 3rd, 2025

City of Bentonville
305 SW A Street
Bentonville, AR 72712

**RE: Rezone Narrative, PUD to R-3
 01-14937-000**

To whom it may concern:

Please accept this rezoning of the subject land. The developer intends to develop townhomes at the subject address. This rezone will be followed by an LSD and Preliminary Plat, which will include dedication of new streets right-of-way and easements.

The newly-zoned property will fit in well with surrounding properties, as those range from PUD and C-2 to R-3 and R-4.

The Future Land Use Plan calls for medium-density residential in this area, and R-3 zoning is an acceptable classification for that land use.

The following bullet points apply.

Intended use of this property will be multi-family residential.

- The change in traffic for this area will not exceed what was intended for this area.
- No signage is proposed at this time.
- The appearance of these homes will be in-keeping with the surrounding area and the desired look for connected townhomes.
- Public water is available on both connecting streets. Sewer is available to the south and offsite (east) at the north end. Sewer connections are anticipated at both ends.

Please accept this summary narrative, as directed by the city's rezone application, in support of rezoning approval. Please let me know if you have any questions or concerns, so we can address those before and at the public hearing.

Sincerely,


Phil Swope, PE
Project Engineer



C3 Mixed Use Zoning District Amendment

PC Date: 3/18/2025

Reviewer: Shelli Kerr, AICP, Comprehensive Planning Mngr

Request

Approval of an ordinance amending Bentonville Municipal Code Appendix A Zoning Code Sec. 401.05 Table of Uses for Zoning Districts to prohibit gas stations, drive-in restaurants and drive-through restaurants in the C-3 Mixed-Use Commercial zoning district.

Purpose of Amendment

The proposed amendment is being presented for two reasons:

1. inconsistencies between the uses allowed and the zoning district purpose, and
2. interim implementation of the Future Land Use Map.

1. Alignment of uses allowed and district purpose.

In Sec. 401.08 Commercial (C) District regulations, the purpose of the C-3 Mixed-Use Commercial district is described as follows:

The C-3 district is established for areas outside of downtown to provide an opportunity for people to live, work, meet, shop and utilize services within the vicinity of their residences. The C-3 district allows for a mix of neighborhood commercial and personal services, offices and medium density residential uses. Development in this district should be designed with an urban, walkable character that encourages physical activity, alternative transportation and greater social interaction to benefit the health and wellbeing of residents.

Currently in Sec. 401.05 Table of Uses, the uses of gas stations, drive-in restaurants, and drive-through restaurants are allowed by right in the C-3 zoning district. These auto-centric uses conflict with the alternative transportation objective described in the C-3 Mixed Use Commercial zoning district.

2. FLUM Implementation

The Future Land Use Map (FLUM), adopted on Feb. 2, 2025, focuses on mixed-uses. The new zoning code will not be adopted until later this year. In the interim, existing zoning districts must be used to implement the FLUM. The only mixed-use zoning district outside of downtown is C-3, making its use essential for FLUM implementation. It is crucial that the allowed uses in this district align with the purpose and intent of both the district and the Future Land Use Map.

Recommendation

Prohibit gas stations, drive-in restaurants, and drive-through restaurants in the C-3 zoning district by removing them as an allowable use the Sec. 401.05 Table of Uses for Zoning Districts.

ORDINANCE NO. _____

**AN ORDINANCE AMENDING BENTONVILLE MUNICIPAL CODE
APPENDIX A ZONING CODE SEC. 401.05 TABLE OF USES FOR ZONING
DISTRICTS TO PROHIBIT GAS STATIONS, DRIVE-IN RESTAURANTS
AND DRIVE-THROUGH RESTAURANTS IN THE C-3 MIXED-USE
COMMERCIAL ZONING DISTRICT; AND FOR OTHER PURPOSES.**

WHEREAS, according to the description of the C-3 Mixed-Use Commercial zoning district in Sec. 401.08, development should be designed with an urban, walkable character that encourages physical activity, alternative transportation and greater social interaction to benefit the health and wellbeing of residents; and

WHEREAS, gas stations, drive-in restaurants, and drive-through restaurants are auto-oriented uses that are inconsistent with the purpose of the C-3 Mixed Use Commercial zoning district that prioritizes alternative transportation.

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

Section 1: That Bentonville Municipal Code, Appendix A Zoning Code, *Sec. 401.05 Table of Uses for Zoning Districts* shall be and is hereby amended by removing “Gas Station”, “Restaurant, Drive-In” and “Restaurant, Drive-Through” as uses allowed by right in the C-3 Mixed-Use Commercial zoning district.

	Use Regs.	A1	RE	R1	R2	R3	R4	R- MH	R- ZL	RC- 2	RC- 3	RO	DN- 1	DN- 2	DN- 3	DN- 4	C1	C2	C3	DC	DE	I1	I2
Gas Station																	C	●	●			●	●
Restaurant, Drive-In																		●	●				
Restaurant, Drive-Through																	C	●	●				

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

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

PASSED and APPROVED this _____ day of _____, 2025.

APPROVED:

Stephanie Orman, Mayor

ATTEST:

Malorie Marrs, City Clerk



Waiver of the drainage manual for the Minimum Drainage Easement Width (requesting 10' instead of 20')

PC Date: 3/18/2025

Staff Report Details

Project Number	WAV25-0007
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

The Large Scale Project (LSD24-0056) is located at the southwest corner of NW 7th and NW C Street

Project Details

Relationship to the Community Plan

Public Comment

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

Analysis / Waivers**Conclusion**

Staff does not support the waiver. There is simply not enough room to maintain the swale with only 10'.

Additional Details



January 31st, 2025

City of Bentonville Planning Commission
Waiver Request

Re: Waiver Request
Storm Management and Drainage Manual
Sec. 1700.01 – Minimum Drainage Easement Width Waiver

NW 7th & NW C St.
Sand Creek Project # 23069

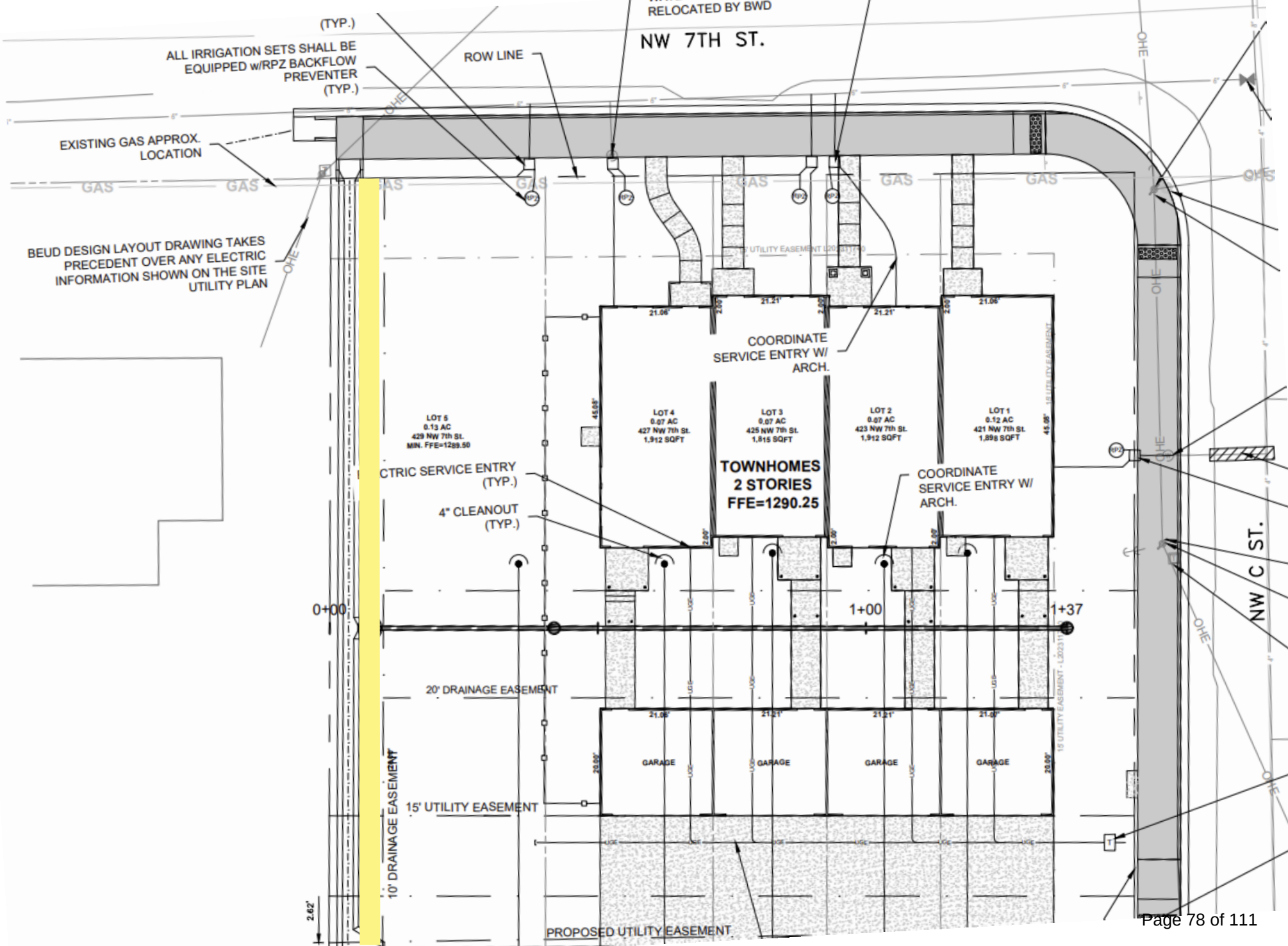
Dear Planning Commission:

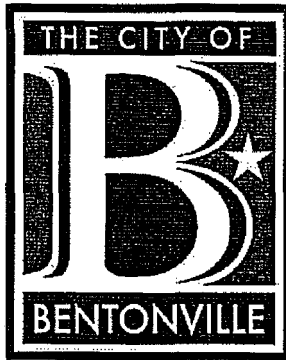
The submitted site improvements and requested reduction of drainage easement width will not negatively impact downstream property. The reduction of the standard drainage easement width of 20' to 10' is being requested to allow for the minimum width needed to build a single family home, approximately twenty-three feet (23'). This narrowing of the standard drainage easement width remains of sufficient width to carry the 100yr Storm Event within the proposed concrete channel. The overall length of the drainage easement is under 150lf with public access at each end of easement, providing sufficient access to the surface flows.

The granting of this waiver will not be detrimental to the public health, safety, and welfare or injurious to other property in the area.

Respectfully submitted,

Dan Cole, L.A.
Project Manager





CITY OF BENTONVILLE

STORMWATER MANAGEMENT AND DRAINAGE MANUAL

2008

Council Approved 12/9/08

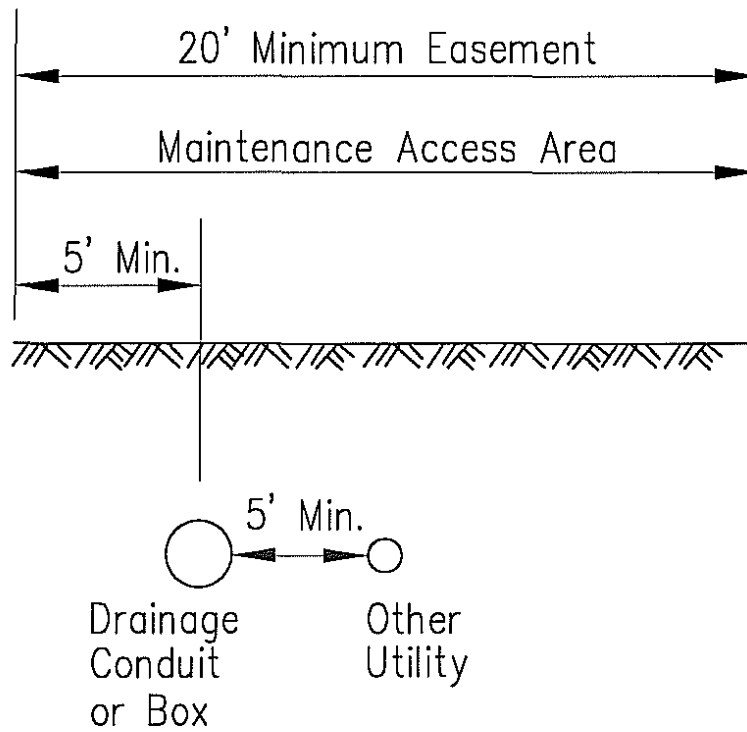
Ordinance Number # 2008-87

CITY OF BENTONVILLE
117 W. CENTRAL
BENTONVILLE, ARKANSAS 72712

Due to the difficulty and expense to the public with regard to hand cleaning, clearing, and other ditch maintenance, the following ditch requirements are specified to expedite small equipment cleaning and access to drainage easements and ditches:

- Manholes are not allowed in drainage ditches, unless approved by the City Engineer.
- Access easements shall be required every 600 feet. Access to be provided from public street to drainage facility.
- Utility crossings above the channel flowline shall not be allowed unless approved specifically in writing by the City Engineer.
- Utilities shall not be located beneath a concrete ditch bottom except at crossings.
- Minimum drainage easement width shall be 20'.

See Figure 3.12 for dimensions of utility easements required when drainage facilities are installed within the same easement.

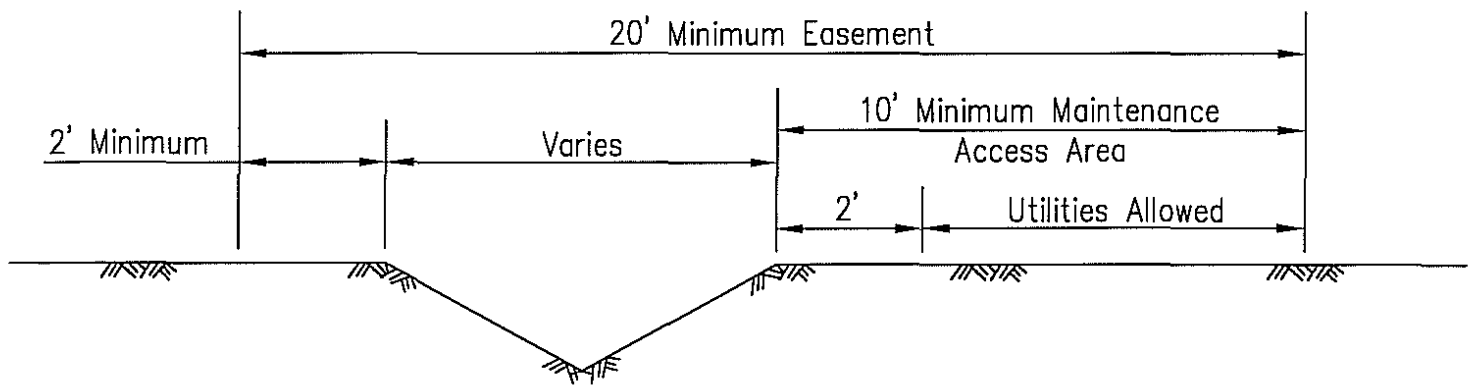


CONDUIT OR BOX



MINIMUM EASEMENTS FOR DRAINAGE AND UTILITIES

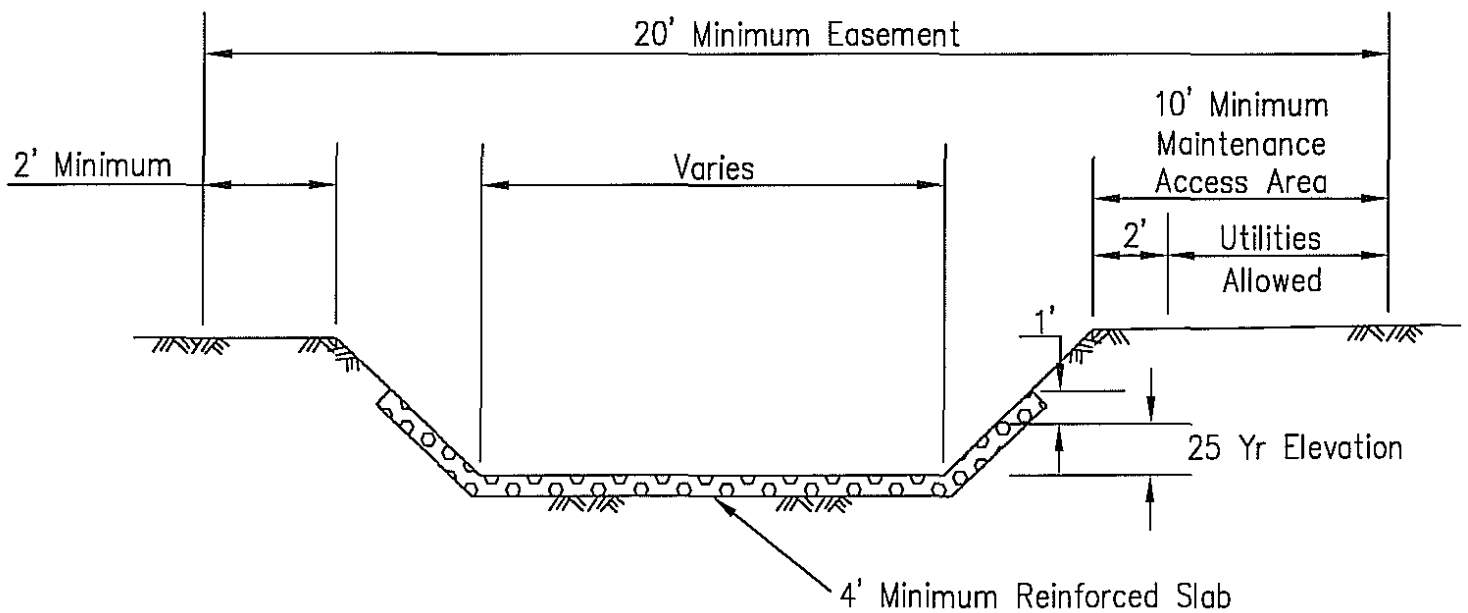
Figure 3.12 (cont)



SMALL DITCH

GENERAL NOTES

- * Utility crossing limited to one per block
- * Access easement required every 600' (from public street to facility)
- * Utilities shall not be located beneath a concrete bottom except at crossings
- * Manholes not allowed in ditches



LARGE DITCH



MINIMUM EASEMENTS FOR
DRAINAGE AND UTILITIES

Figure 3.12

From: Suraya B <surayabliss@gmail.com>

Sent: Monday, February 24, 2025 6:14 PM

To: Tyler Overstreet <toverstreet@bentonvillear.com>; Stephanie Orman <SOrman@bentonvillear.com>; Charlotte McCrary Stacy <cstacy@stacylawgroup.com>; Suraya B <surayabliss@gmail.com>; Douglas Bryant <dbryant@bentonvillear.com>; Reginald Wright <rwright@bentonvillear.com>; Eric Hipp <ehipp@bentonvillear.com>; Ifeoma Ibekwe <iibekwe@bentonvillear.com>; Danny Bennett <DBennett@bentonvillear.com>; Elaine Kerr <ekerr@bentonvillear.com>; Dana Davis <ddavis@bentonvillear.com>

Subject: Re: Objection to Drainage Waiver WAV25-0007 for Proposed Development at NW B and NW 7th by MTB Real Property LLC, Development LSD-0056

Dear Director Overstreet and Planning Commission Members Bryant, Wright, Hipp, Ibekwe, Bennet, Kerr, and Davis,

I hope this message finds you all well. I am writing to kindly request that the objection letter I submitted to the Commission c/o Mr Overstreet on February 12, 2025, regarding the drainage waiver WAV25-0007 for the proposed development at NW B and NW 7th by MTB Real Property LLC (Development LSD-0056), be uploaded to the city website. I believe making it available for public review prior to any upcoming meetings would be beneficial for transparency and discussion. For your convenience, I have attached the original email and letter to this request.

Additionally, please know that I am happy to provide further details or discuss my concerns with anyone interested in exploring the matter further. I appreciate your time and consideration in this request.

Thank you,
Suraya Bliss
403 NW 7th St
Bentonville, AR 72712
248-760-7458

On Wed, Feb 12, 2025 at 8:14 PM Suraya B <surayabliss@gmail.com> wrote:

To:

Bentonville Planning Commission, c/o Tyler Overstreet

Bentonville City Council, c/o Stephanie Orman

Cc:

The North Enders, c/o Charlotte Stacy

From:

Suraya Bliss - 403 NW 7th St Bentonville, AR 72712 - 248-760-7458

Subject: Objection to Drainage Waiver WAV25-0007 for Proposed Development at NW B and NW 7th by MTB Real Property LLC, Development LSD-0056

Dear Mr. Overstreet, Ms. Orman, and Interested Parties:

Please consider this formal and strong objection to the drainage waiver request WAV25- 0007 submitted by Dan Cole, LA, Sand Creek Project #2306 dated January 31, 2025, concerning the reduction of the minimum drainage easement width.

As the homeowner directly adjacent to this proposed site, I, along with many in the community, have been actively voicing concerns about the implications of this development, particularly regarding infrastructure, drainage, safety, and appropriateness.

This project has repeatedly been rejected for a multitude of concerns but somehow keeps reappearing. The most recent issue is a drainage waiver has been submitted for this project. The majority of the community, officials with a unanimous 7-0 rejection vote, and others have clearly expressed discomfort and disapproval of this project under the best of circumstances, specifically citing drainage as a key concern. It is perplexing that anyone believes that a reduction in standards would even be appropriate to propose.

Current Issues and Inappropriateness of Waiver: The request to reduce the drainage easement from 20 feet to 10 feet is inappropriate given the current unresolved issues associated with stormwater management in the area. Granting this waiver could potentially exacerbate existing problems, particularly during high-intensity storm events. The assertion that the reduced easement will carry the 100-year storm event within a concrete channel does not convincingly address the potential for increased risk or damage to downstream properties or infrastructure.

The FTN drainage study map that was shown at the September 24, 2024 City Council Meeting clearly demonstrates drainage pressures as recorded in the FTN drainage study (see image below). Issues were discussed and important concerns were raised. The major takeaway - there are problems that need solving (that have been persistent for years). How is a reduction in requirements not going to make a poorly performing system even worse? Especially now, when state regulators are telling law makers, engineers ,and utility managers that NWA is out growing its sewer system.

Need for a Legally Binding Contract for Damages Caused by Development: If the city and developers are to proceed with this waiver and ultimately develop as last proposed, it is imperative that they enter into a legally binding contract protecting current residents. This contract should include explicit funding commitments and funding sources to address any future issues resulting from this project, particularly those related to stormwater management and infrastructure maintenance. Such a contract would provide some safeguard for the community, ensuring that any adverse impacts are mitigated at the developer's and plan approvers expense. Without such protections- the community is a sitting duck just waiting for damage to happen. The only ones that will suffer if this project moves forward are the only ones that are gaining nothing. This is simply not right.

I urge the Planning Commission to reject this waiver request. risks, such a decision would not be in the interest of the community's overall welfare. Further, it seems appropriate to demand resolution of open issues with this development and the related area before any further considerations are given. The current process is costly – in terms of both money and time. There has to be a better way.

Thank you for considering this objection and request for open issue resolution.

Sincerely,

Suraya Bliss

Suraya Bliss - 403 NW 7th St Bentonville, AR 72712 - 248-760-7458

February 10, 2025

To:

Bentonville Planning Commission, c/o Tyler Overstreet

Bentonville City Council, c/o Stephanie Orman

Cc:

The North Enders, c/o Charlotte Stacy

Subject: Objection to Drainage Waiver WAV25-0007 for Proposed Development at NW B and NW 7th by MTB Real Property LLC, Development LSD-0056

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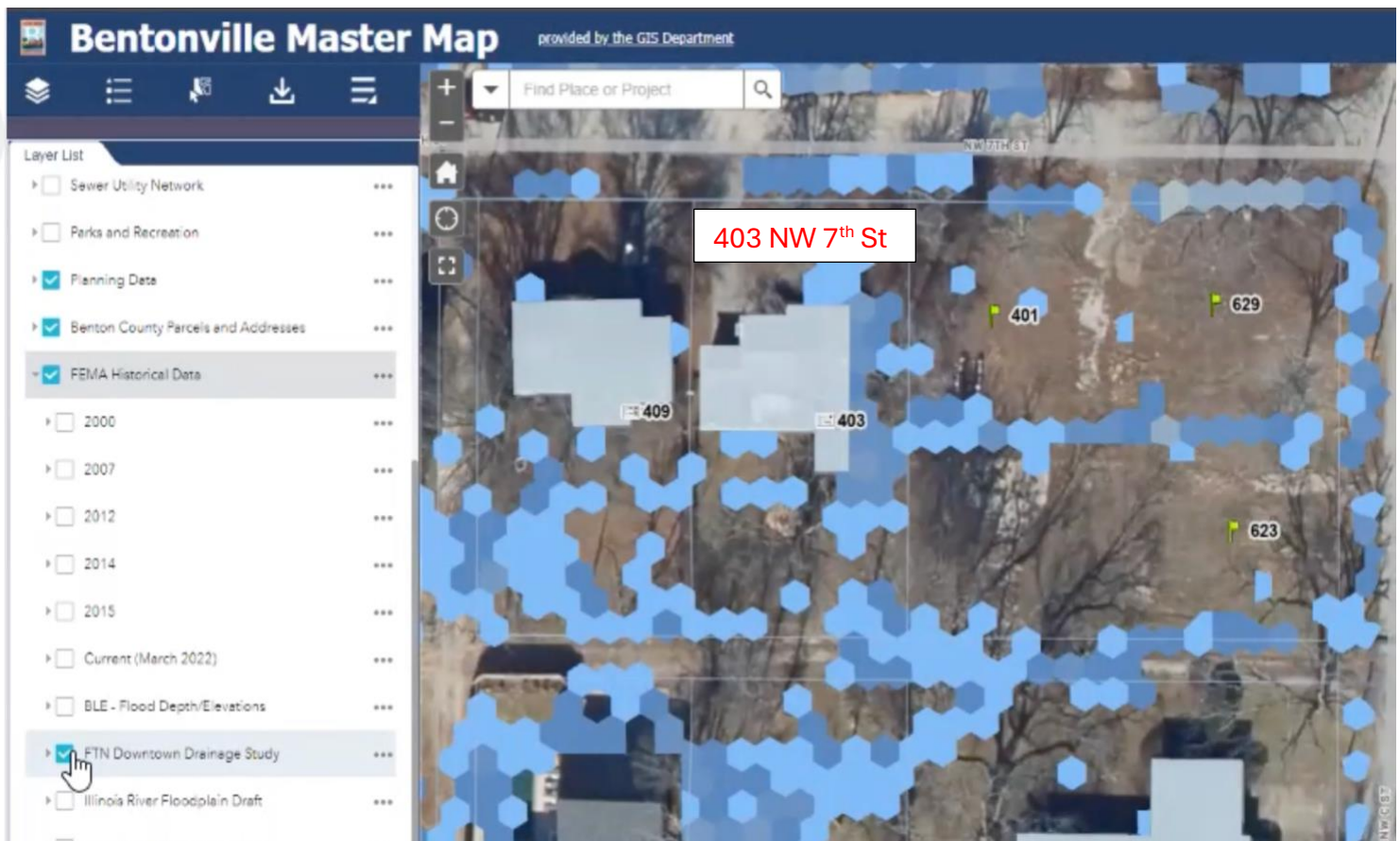
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Thank you for considering this objection and request for open issue resolution.

Sincerely,

Suraya Bliss



Dear Members of the City Planning Commission,

The contributions developers have made in Bentonville, AR, towards providing housing and enhancing the town are important. I appreciate and support developers in pursuing their vision. However, it's critical to recognize that every plan carries dependencies and consequences for the community. Not all plans are appropriate for every community.

Previous Rejections: The plan before us is a thinly veiled version of the previous plan, which was rejected with unanimous votes, 7-0 by the Planning Commission and then by City Council, highlighting its inappropriateness and challenges. The plan presented today not only ignores the issues that led to the rejection of the original plan but is now more than 20 percent incomplete – presenting a whole new host of challenges.

Incomplete Plan: The current proposal appears to be a repackaged version of the prior one, yet it remains over 20% incomplete. Such incompleteness makes a complete evaluation impossible - the council cannot possibly fulfill its duty with the information provided.

Persistent Issues: This version of the plan feels like an attempt to phase construction to circumvent previous objections. Core problems like drainage, traffic management, parking, pedestrian safety, and waste management persist. If the 20 percent undeveloped part of the property is kept legally undevelopable as a condition of approval, some drainage challenges might be alleviated, but all the other issues still persist.

Infrastructure Concerns: Engineering studies have been presented, yet concerns persist as noted in previous meetings. Further, the City already has a host of issues that have yet to be addressed. It seems appropriate to ask the City and planning commission to successfully address current issues before adding new burdens.

Code and Intent: This proposal has exposed gaps in our current zoning and development codes. While these challenges are addressed, I ask that we remember the intent behind these codes is essential. Community tax dollars have been invested in planning with the aim of building a sustainable, vibrant community, not to exploit legal loopholes.

Planning Commission and Community Duty: This plan, in its current form, lacks the completeness necessary for an ethically or legally responsible review or approval.

Incomplete Review: With significant portions of the plan missing, full compliance with city standards cannot be assessed, risking future legal and practical issues.

Due Diligence: Without a complete plan, due diligence cannot be thoroughly performed, thus compromising decision-making integrity.

Public and Legal Considerations: Evaluating public safety, environmental impact, and community vision alignment requires all information. The lack thereof could lead to disputes, especially given this plan's resemblance to past, rejected proposals.

Ethical Responsibility: Transparency and acting in the city's best interest are paramount. Reviewing an incomplete plan is not only irresponsible but could harm our community's future.

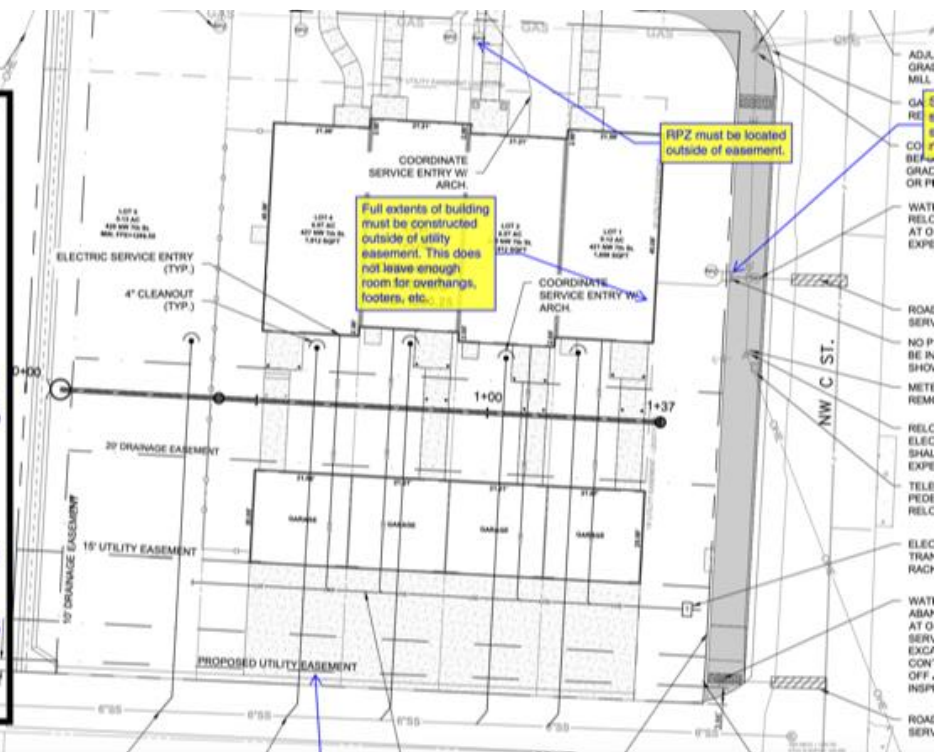
Request for Full Disclosure: Given this proposal's history, demanding a full, transparent plan is crucial. This should tackle all previous concerns, including environmental, infrastructural, pedestrian, and access issues.

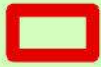
Documentation: If approved, accountability for both city and developer must be documented to ensure all conditions are met.

The proposal appears as an effort to bypass previous rejections with minor tweaks, not addressing fundamental flaws. The commission is urged to reject this proposal until a comprehensive, transparent, and suitable plan is presented, one that genuinely addresses the community's needs and concerns.

Should this plan somehow proceed despite the myriad of challenges and missing information, accountability for any resultant damages must be clear. We ask that the city and the developer demonstrate their confidence in any plan they put their name on by accepting liability for damages and agreeing to pay for repairs needed as a result of the development. Thank you for considering these matters in your review process.

What is the proposed plan for lot 5C? This document is not a full plan that can be fairly or ethically assessed. Until this is clearly defines a detailed future plan or irrevocable commitment to never develop the blank lot, it is incomplete. As it sits now it is a wildcard, and that's not acceptable. Alternatively, the lot can be broken off, and each project can be assessed as a standalone.





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



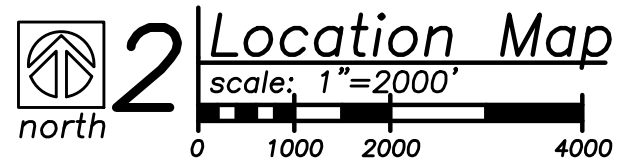
LSD24-0042

***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

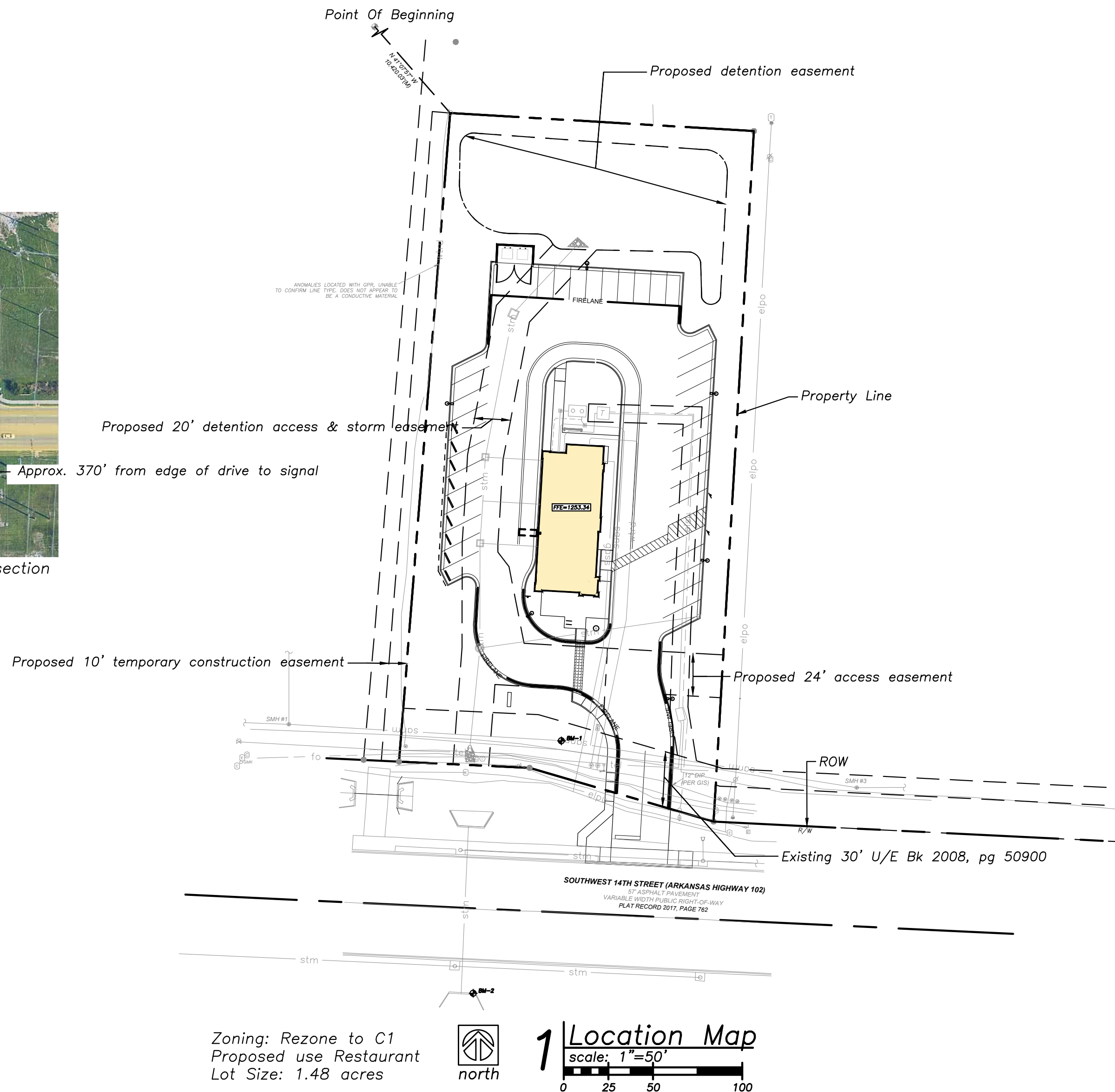
Linetypes

— sanm	sanitary main
— ssm	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
- - - gas	natural gas service schematic
— elpu	underground primary electric
— elsu	underground secondary electric
— elpo	overhead electric
— datu	underground cable/phone/data
— datu	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

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



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.

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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

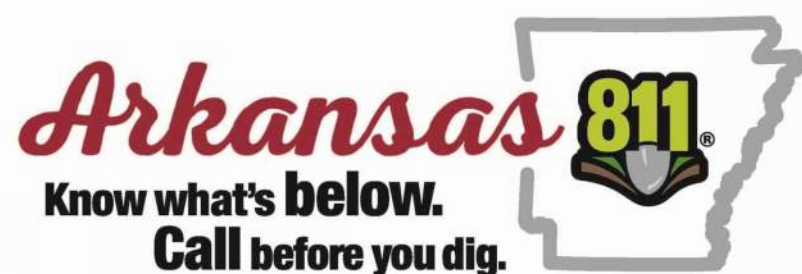
Large Scale Development
City Project
Tracking Number
LSD24-0042

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.

Erosion Control Notes:

- The installation of the silt fencing, the maintenance of the drainage swales, and the construction of the stabilized entrance shall be completed prior to any clearing and grading of any portions of the site. Disturbed portions of the site where construction activities have permanently ceased shall be stabilized with permanent seeding no later than 14 days after the last construction activity, refer to SWPPP. Roadway swales shall be stabilized with Erosion Control Devices. Once construction activity ceases permanently in an area, that area shall be stabilized with permanent seed and mulch. Only after the entire site has been stabilized, the silt fencing shall be removed.
- 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

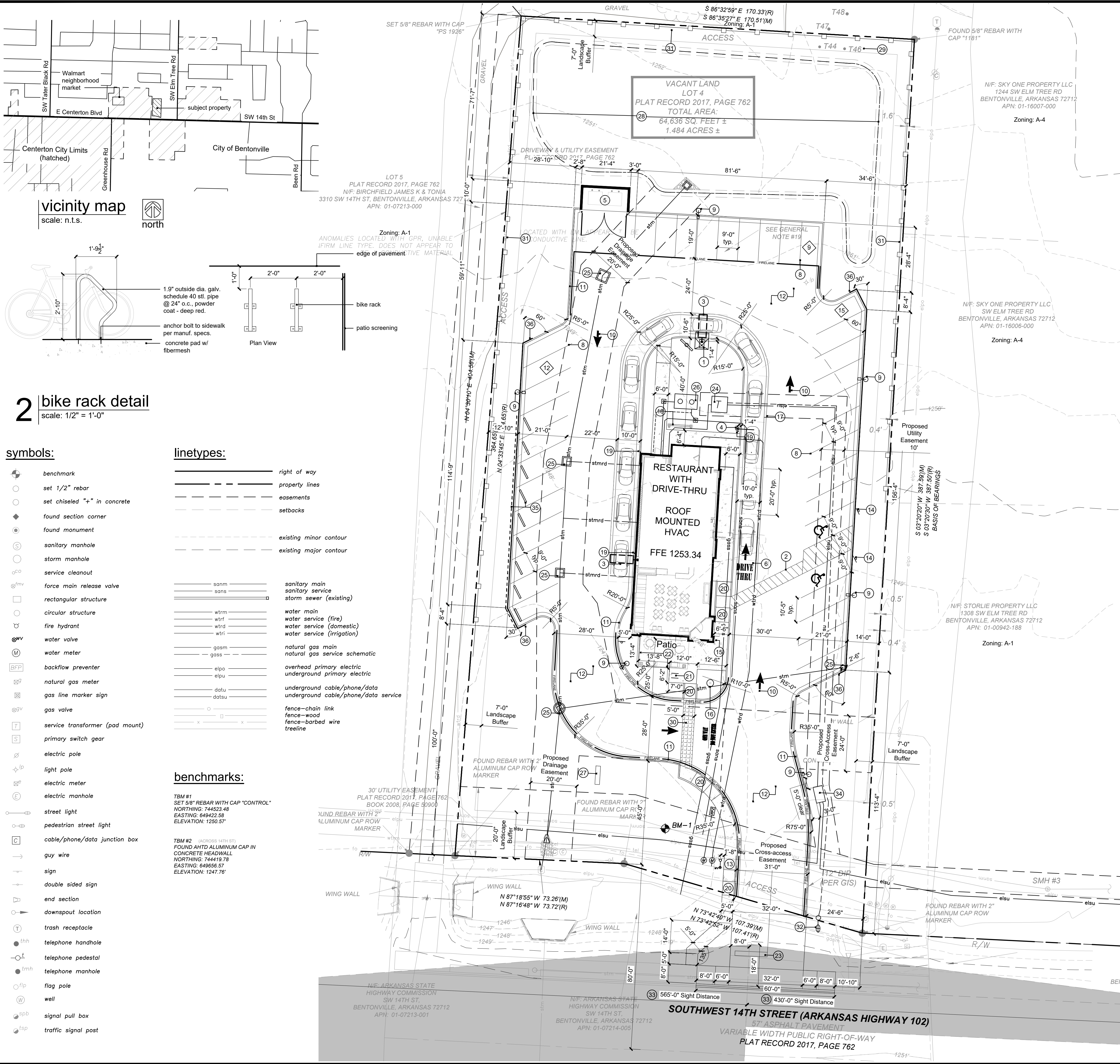
date	08.27.2024
drawn by	DAE
checked by	HAZ
revisions	△
10.04.2024	1
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Large Scale Development
City Project
Tracking Number
LSD24-0042

sheet number

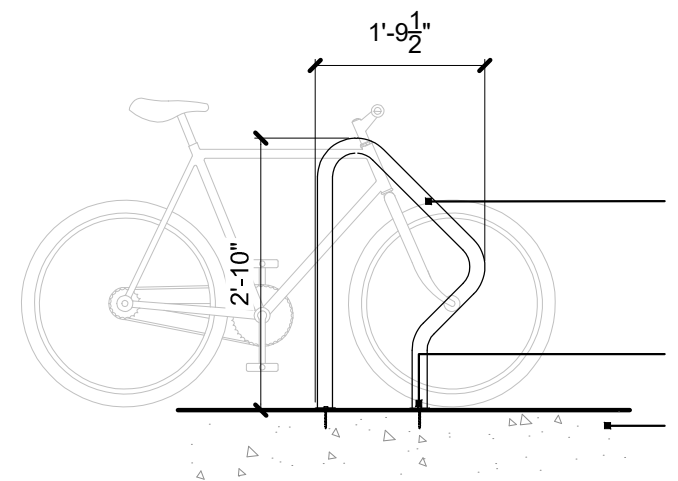
C0.1

drawing type
permit
project number
23006-26



vicinity map

scale: n.t.s.



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'

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: Ⓢ

- 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
T42	14"	PINE
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

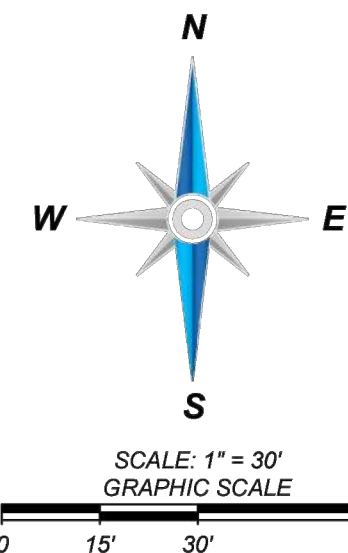
ZONING INFORMATION

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'

LOT 5
PLAT RECORD 2017, PAGE 762
NF: BIRCHFIELD JAMES K & TONIA
3310 SW 14TH ST, BENTONVILLE,
ARKANSAS 72712
APN: 01-07213-000

LOT 4
PLAT RECORD 2017, PAGE 762
NF: BIRCHFIELD JAMES K & TONIA
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ARKANSAS 72712
APN: 01-07213-000

LOT 3
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LOT 2
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LOT 1
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LOT 6
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LOT 7
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LOT 8
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LOT 9
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LOT 10
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LOT 11
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LOT 12
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LOT 15
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LOT 16
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LOT 19
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LOT 20
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LOT 21
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LOT 23
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LOT 24
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LOT 33
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LOT 64
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LOT 65
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NF: BIRCHFIELD JAMES K & TONIA
3310 SW 14TH ST, BENTONVILLE,
ARKANSAS 72712
APN: 01-0

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

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:

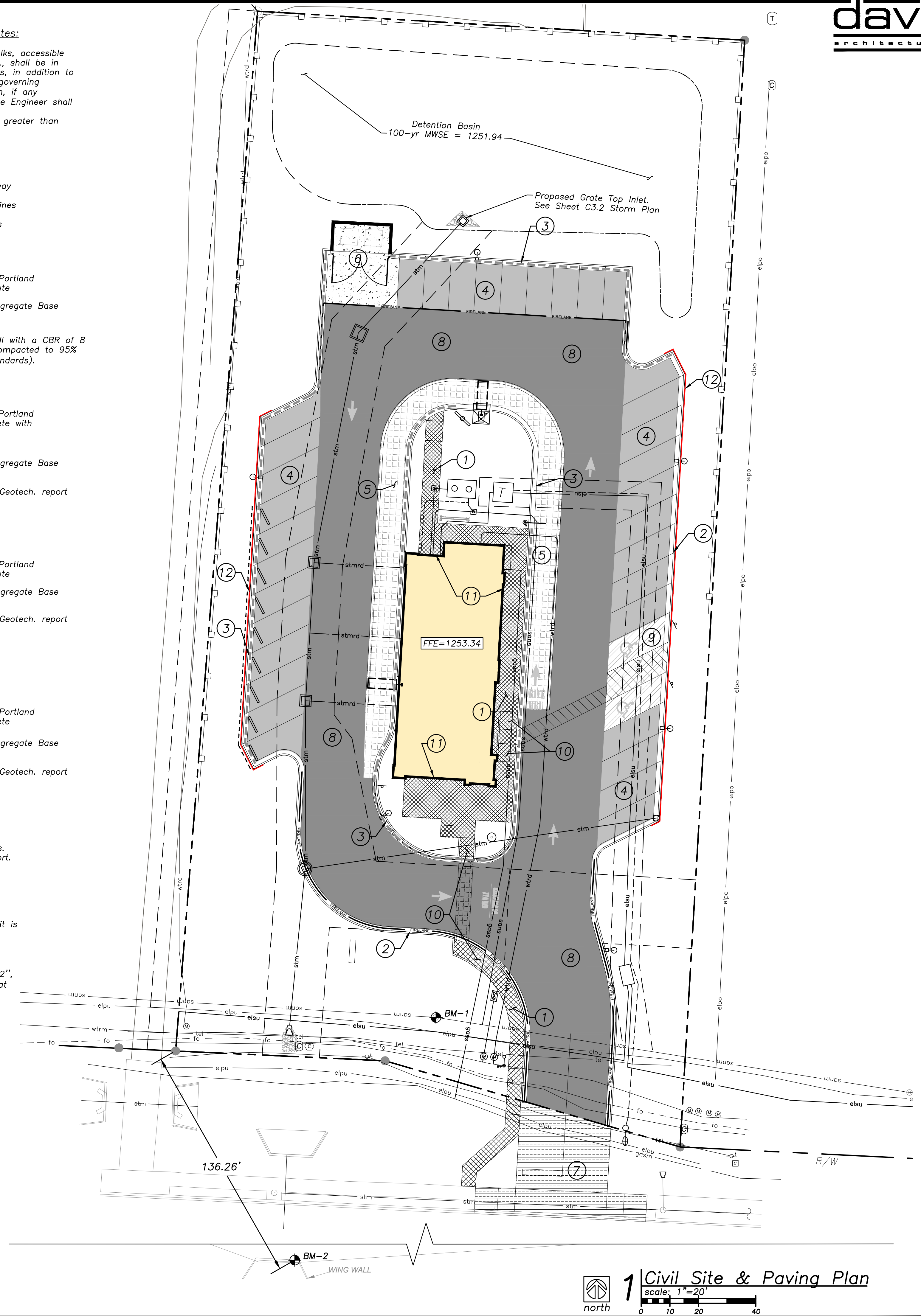
Prior to placement of fill, exposed subgrade shall be undercut to a depth of 12" below finished subgrade elevation. Following the 12" of undercut, the exposed subgrade should be scarified a minimum depth of 12", moisture conditioned to within +/-2% of the material's optimum moisture content, and re-compacted 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



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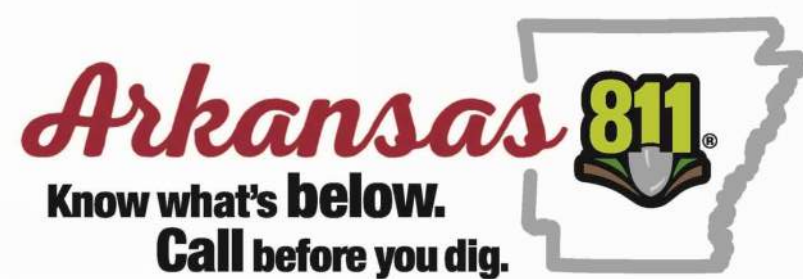
date 08.27.2024
drawn by OPH
checked by HAZ
revisions

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'
N: 744419.78
E: 649656.57

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)
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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

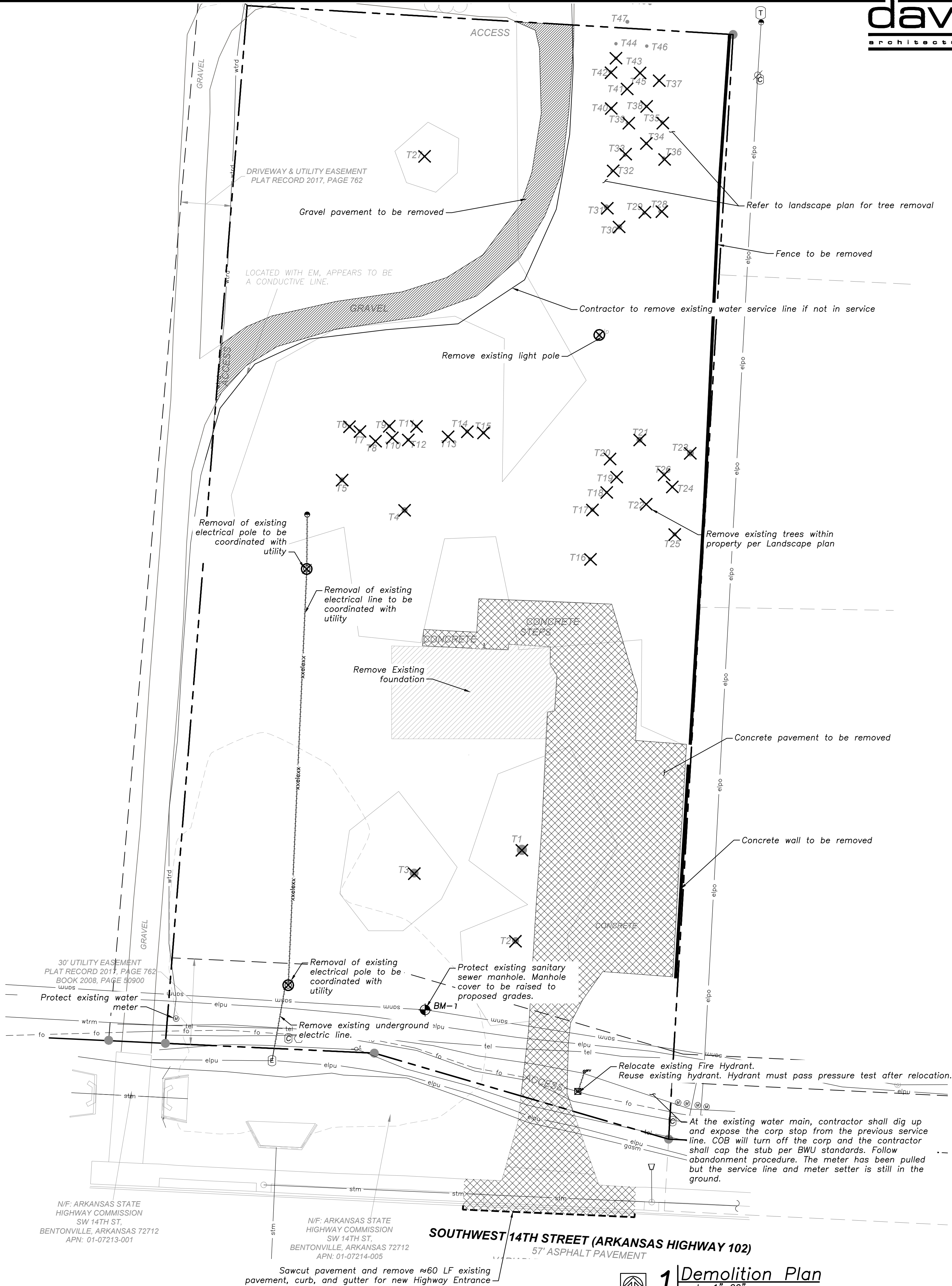
Demolition Legend

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



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12.10.2024 3
01.16.2025 4

Large Scale Development
City Project
Tracking Number
LSD24-0042

sheet number

C1.3

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

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Elevation: 1247.76'

N: 744419.78

E: 649656.57

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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)
stmrd storm sewer (roof drain)
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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.
- 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.

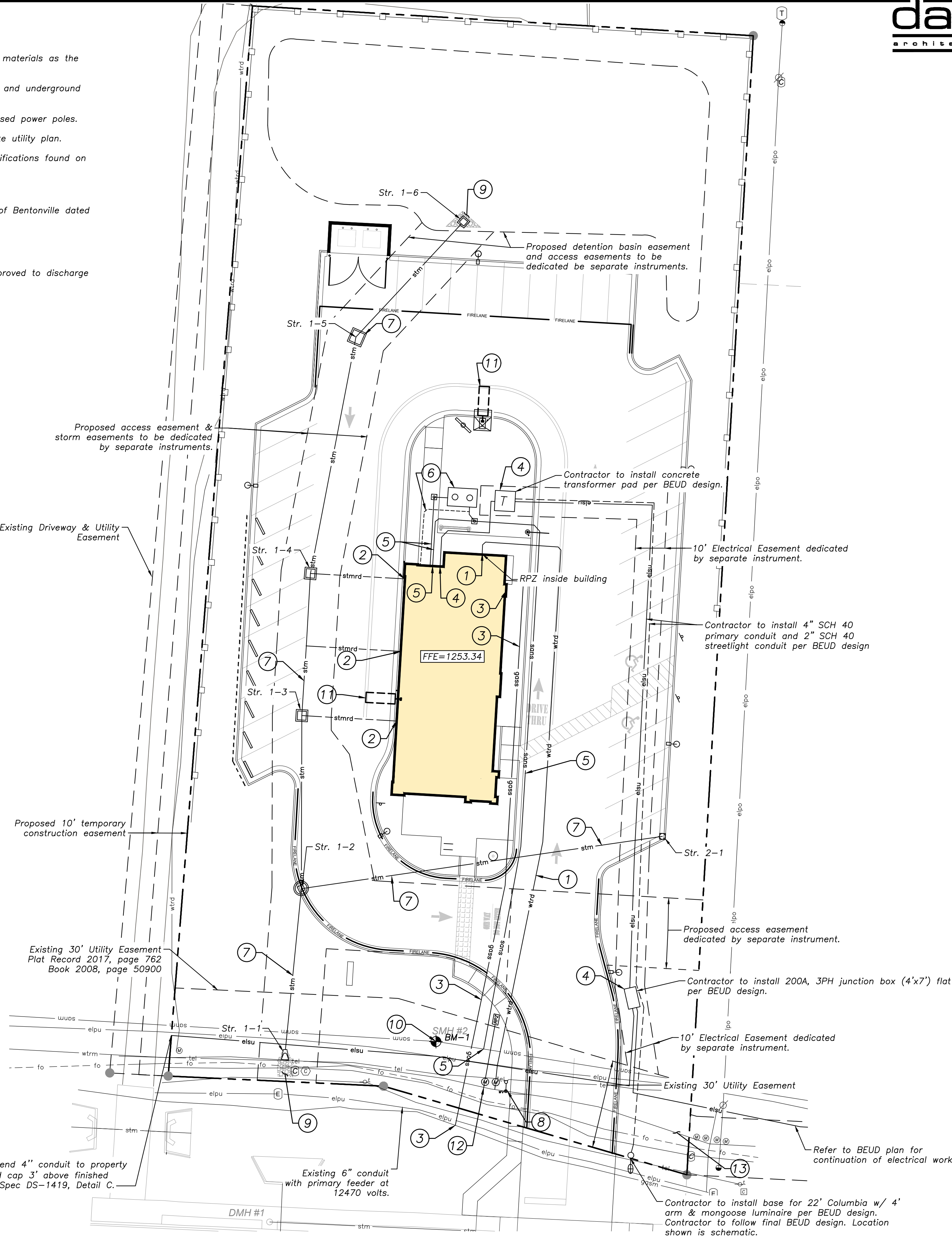
Contractor and owner to coordinate with local data/telecom provider to bring data service to building.

Table 10.1. Example Riprap Classes and Apron Dimensions

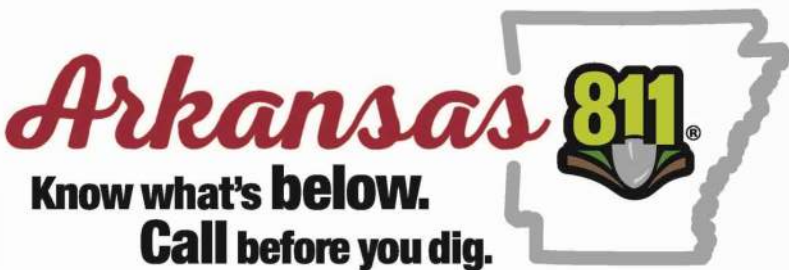
Class	D ₅₀ (mm)	D ₅₀ (in)	Apron Length	Apron Depth
1	125	5	4D	3.5D ₅₀
2	150	6	4D	3.5D ₅₀
3	250	10	5D	2.4D ₅₀
4	350	14	6D	2.2D ₅₀
5	500	20	7D	2.0D ₅₀
6	550	22	8D	2.0D ₅₀

D is the culvert rise.

Source: HEC14, Section 10.2; page 10-18



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



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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

C1.4

drawing type

permit

project number

23006-26

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.
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- Hydrostatic testing and flushes shall be completed with the fire department as a witness

Utility Legend

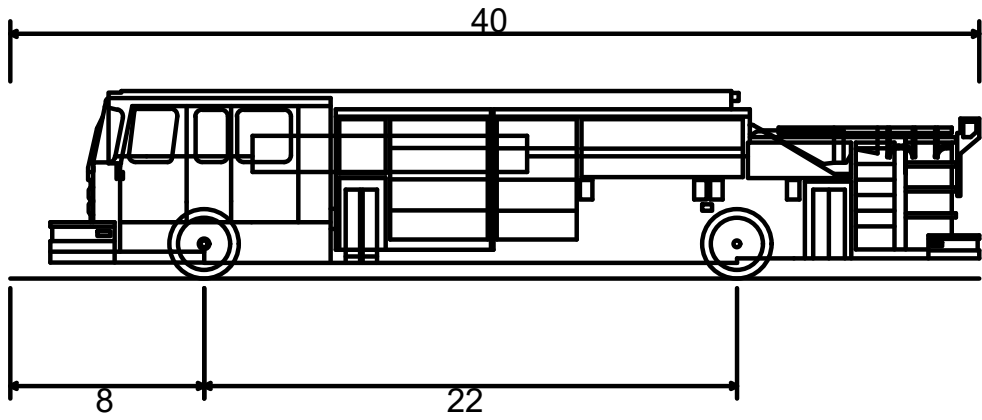
- existing
- proposed

Linetypes

- | | |
|--------|--------------------------------------|
| sanm | sanitary main |
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| datasu | underground cable/phone/data service |
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| u | fence-wood |
| u | fence-barbed wire |
| u | treeline |

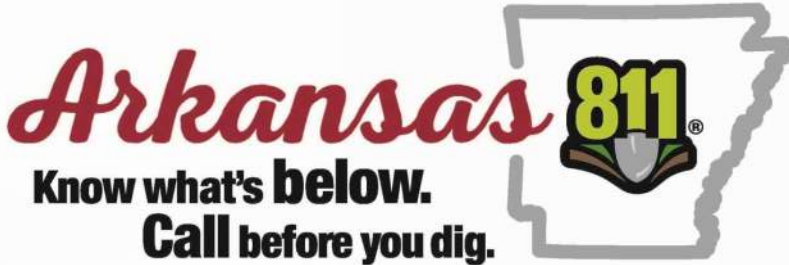
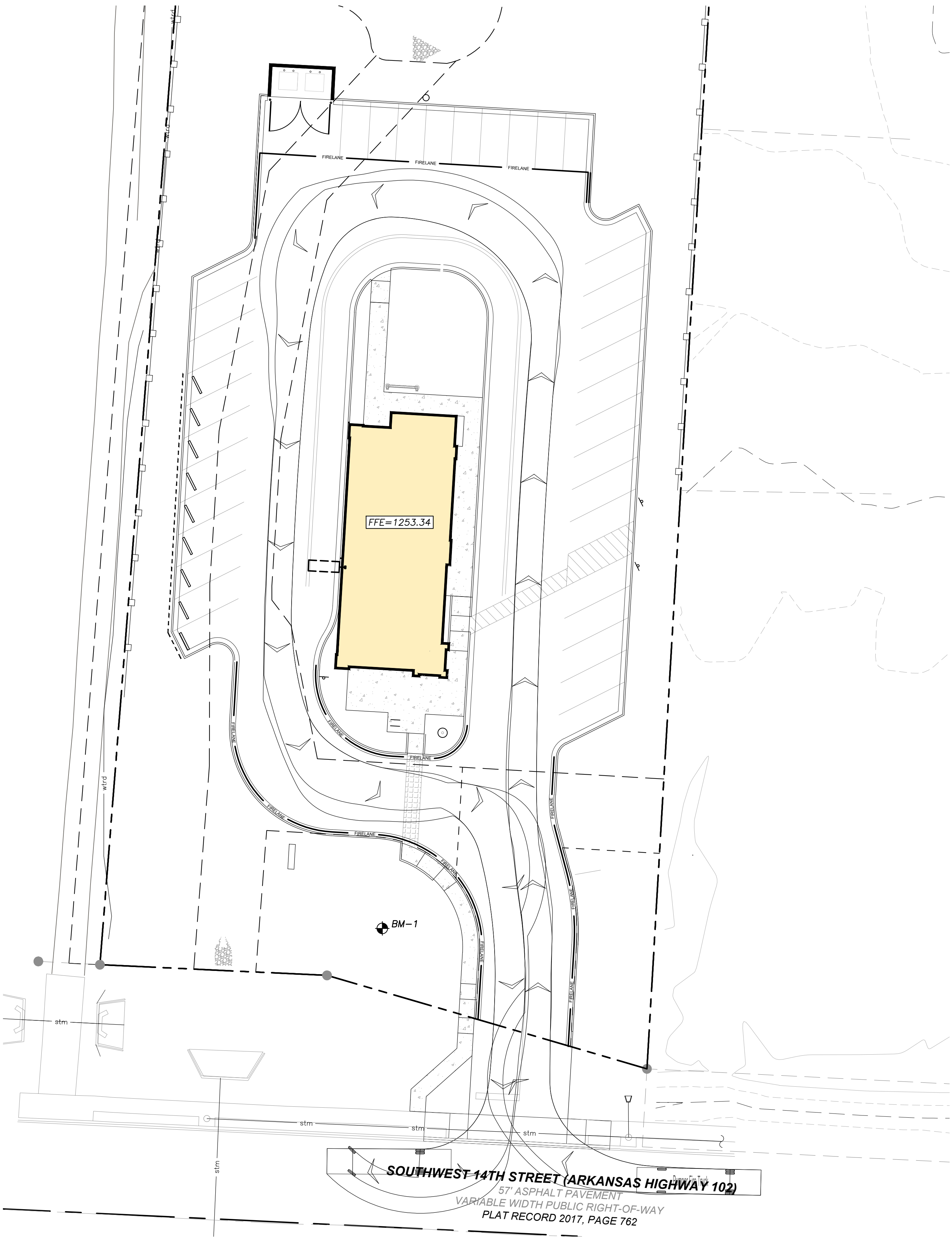
Symbols

- 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°



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revisions
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11.05.2024 2

Large Scale Development
City Project
Tracking Number
LSD24-0042

sheet number

C1.5

drawing type
permit
project number
23006-26

1 Emergency Access Plan

scale: 1"=20'

0 10 20 40

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

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Elevation: 1247.76'

N: 744419.78

E: 649656.57

Floodplain Note:

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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

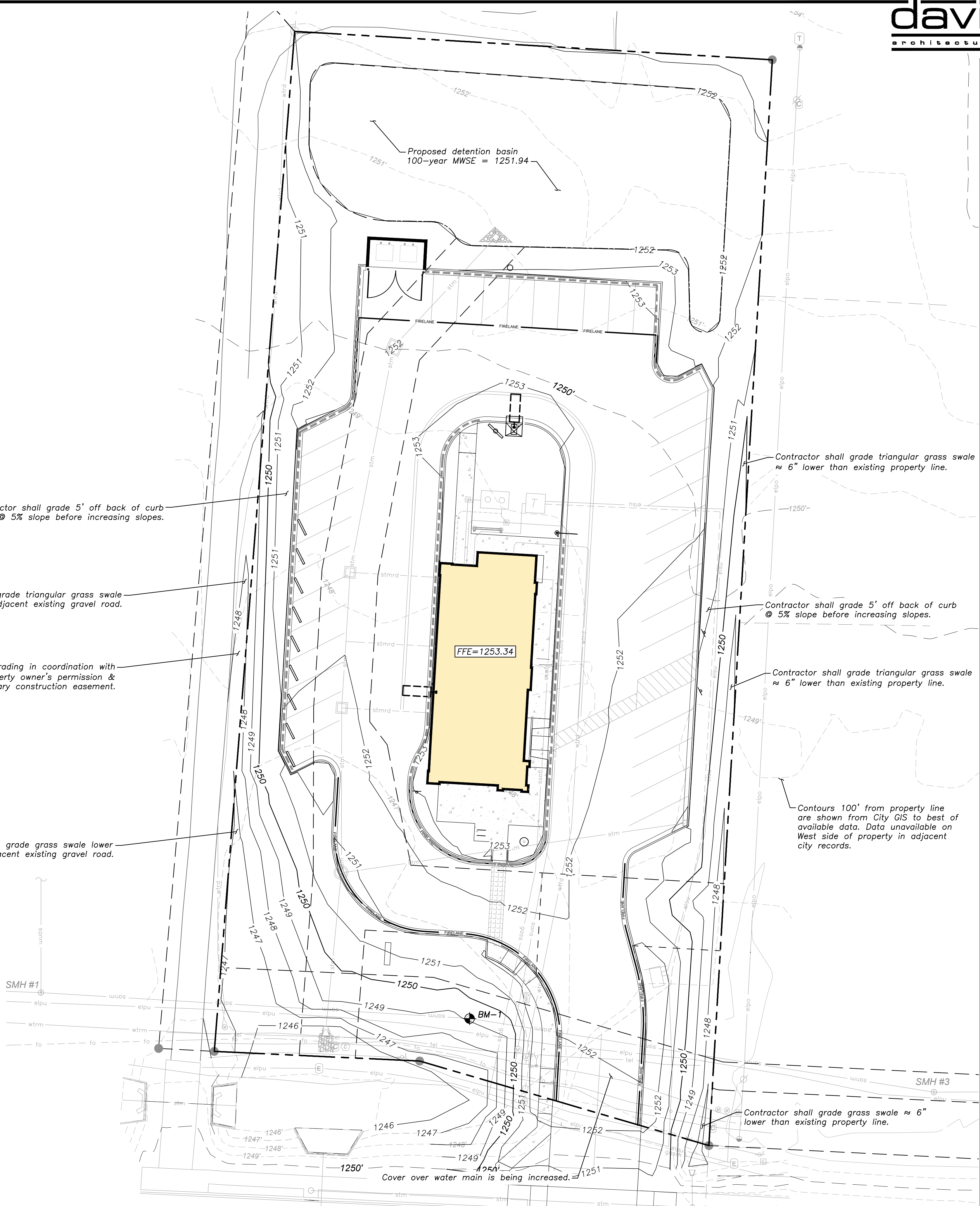
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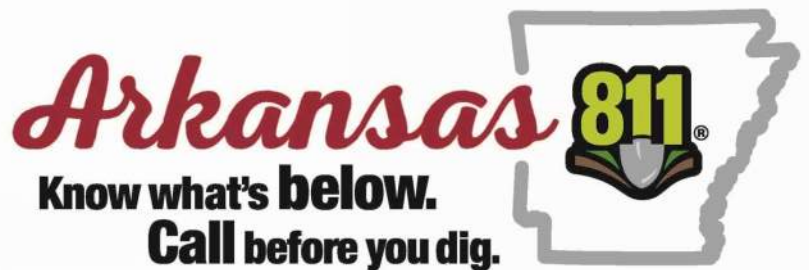
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- end section

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.



1 Grading Plan
scale: 1"=20'
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Large Scale Development
City Project
Tracking Number
LSD24-0042

sheet number

C2.1

drawing type permit

project number 23006-26

Local Benchmarks: BM-#

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Elevation: 1246.97'
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E: 649705.99

BM-2: (South of property line on southern wing wall, found AHTD aluminum cap in concrete headwall from surveyor)
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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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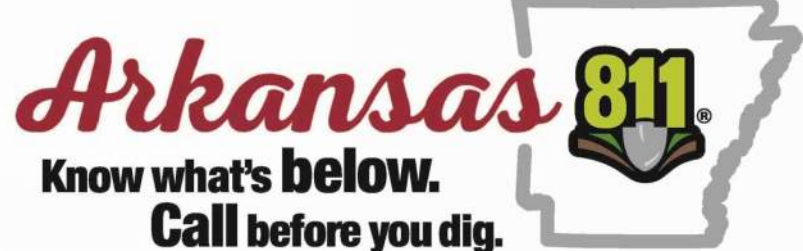
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natural gas meter
service transformer (pad mount)
primary switch gear
light pole
cable/phone/data junction box
street light
pedestrian street light
electric pole
guy wire
end section

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)
wrm 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
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

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

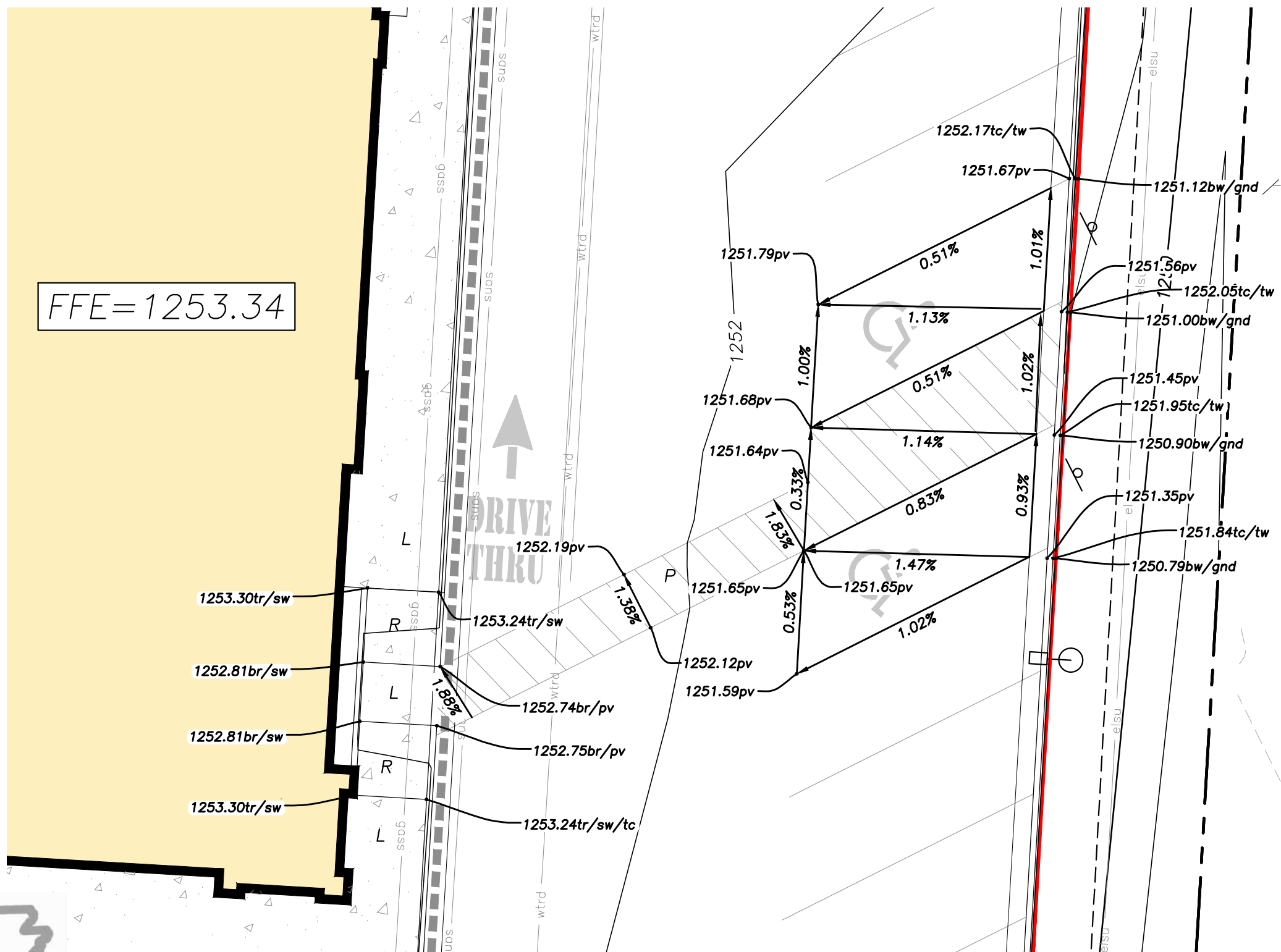
Grading Note:

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.

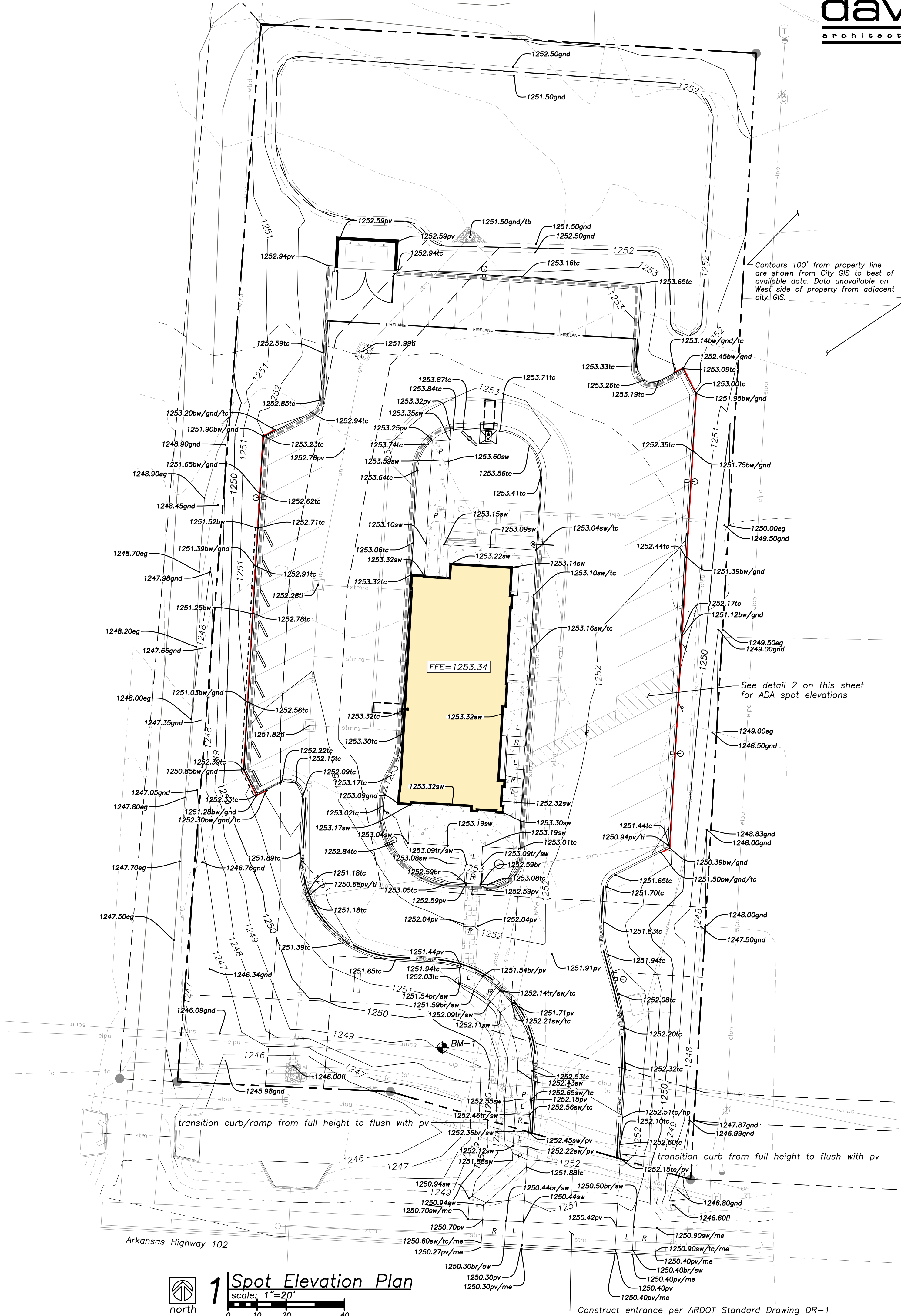
Americans with Disabilities Act (ADA) Notes:

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%.



2 ADA Spot Elevation Plan
scale: 1"=10'
0 5 10 20



1 Spot Elevation Plan
scale: 1"=20'
0 10 20 40

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
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sheet number

C2.3

drawing type
permit

project number
23006-26





02/04/2025

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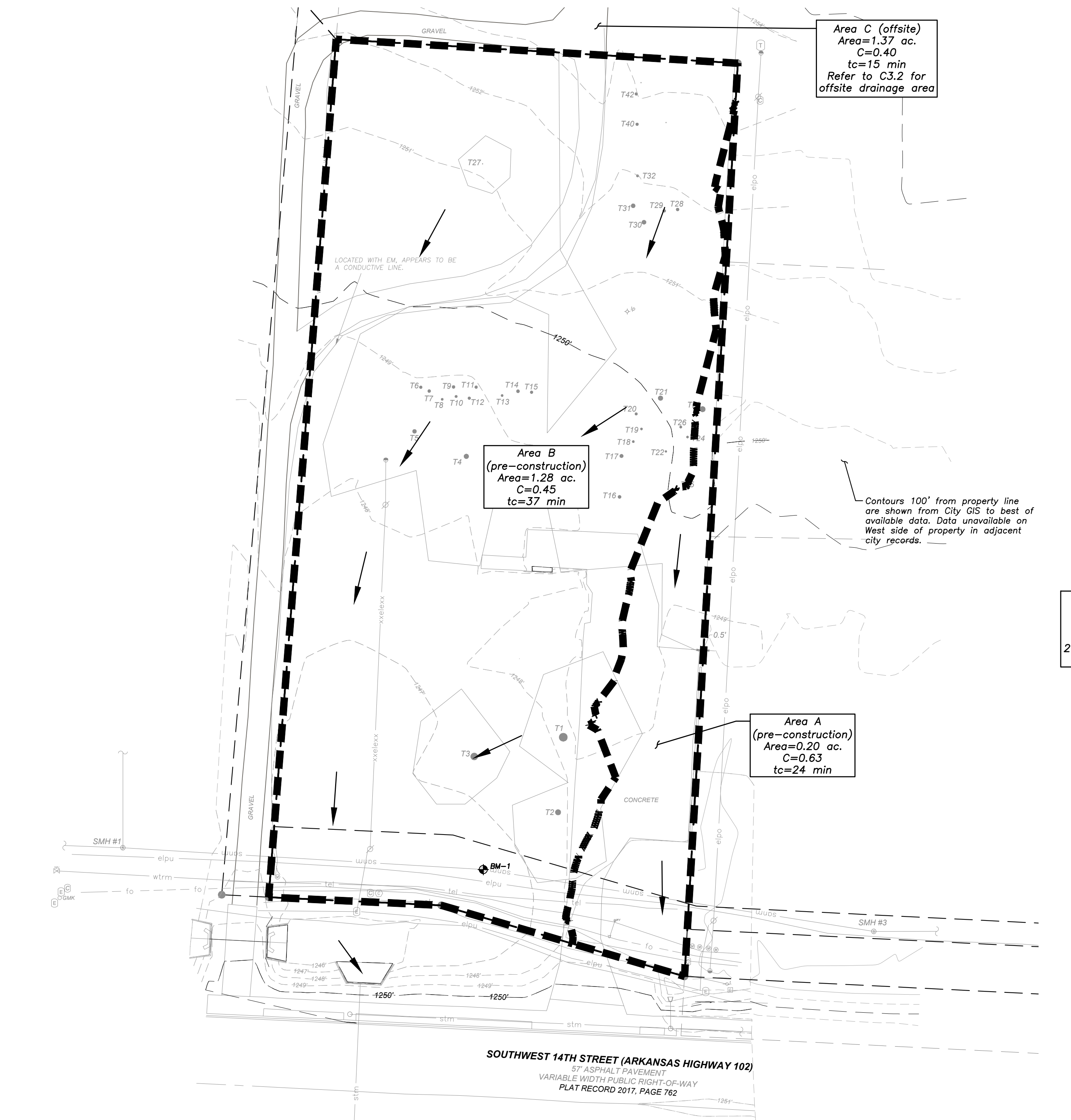
date 08.27.2024
drawn by DAE
checked by HAZ
revisions
10.04.2024 1
11.05.2024 2
12.10.2024 3
1.16.2025 4

Large Scale Development
City Project
Tracking Number
LSD24-0042

sheet number

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

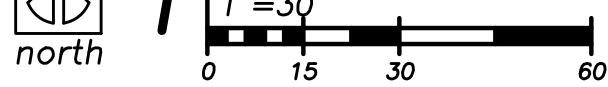
Grading Legend

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

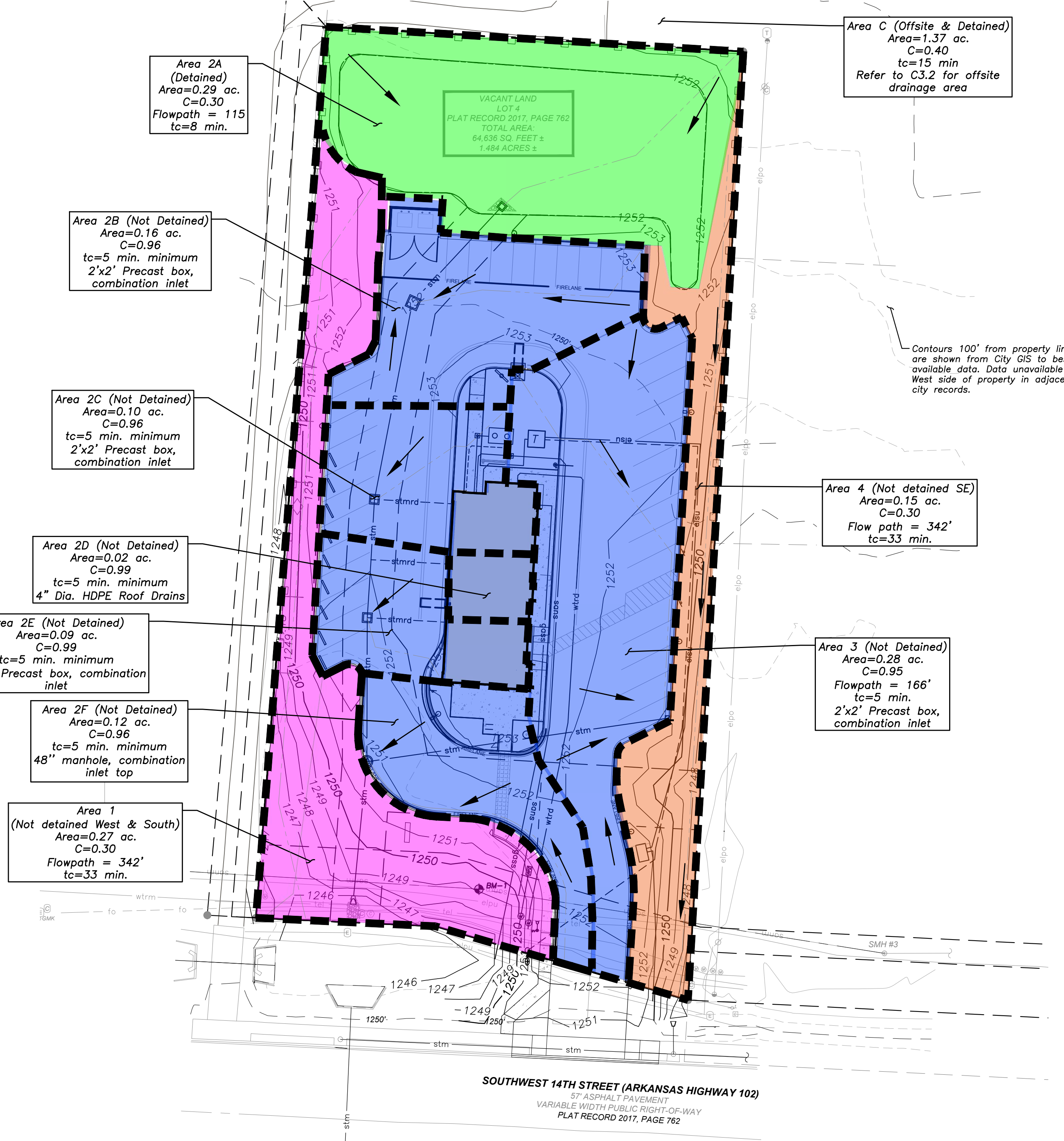
**Area B Weighted C Calculation			
	Area	C	CxA
Paved	9391	0.9	0.19
Gravel	4988	0.8	0.09
Green	41377.8	0.3	0.28
Weighted C Value:			0.45

1 Existing Drainage Area Map

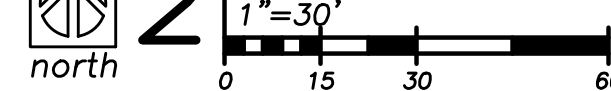


Pre-Construction Impervious Area Calculations

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



2 Proposed Drainage Area Map



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

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

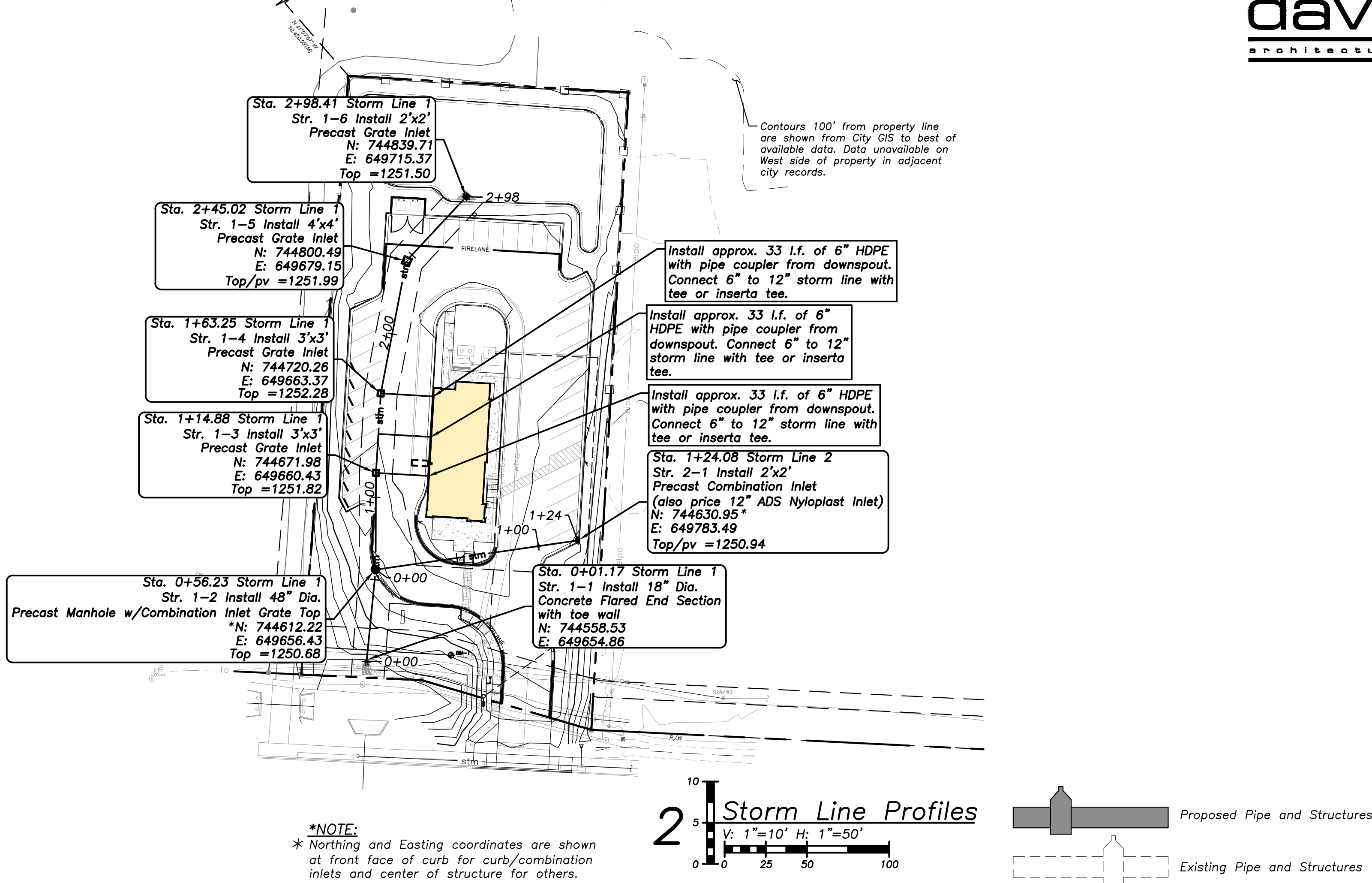
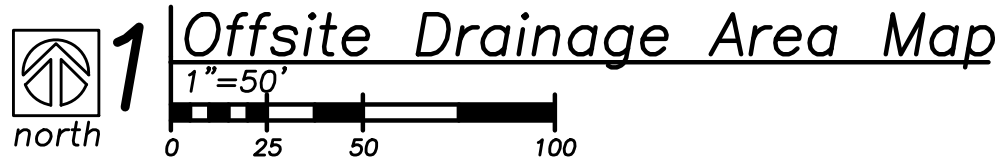
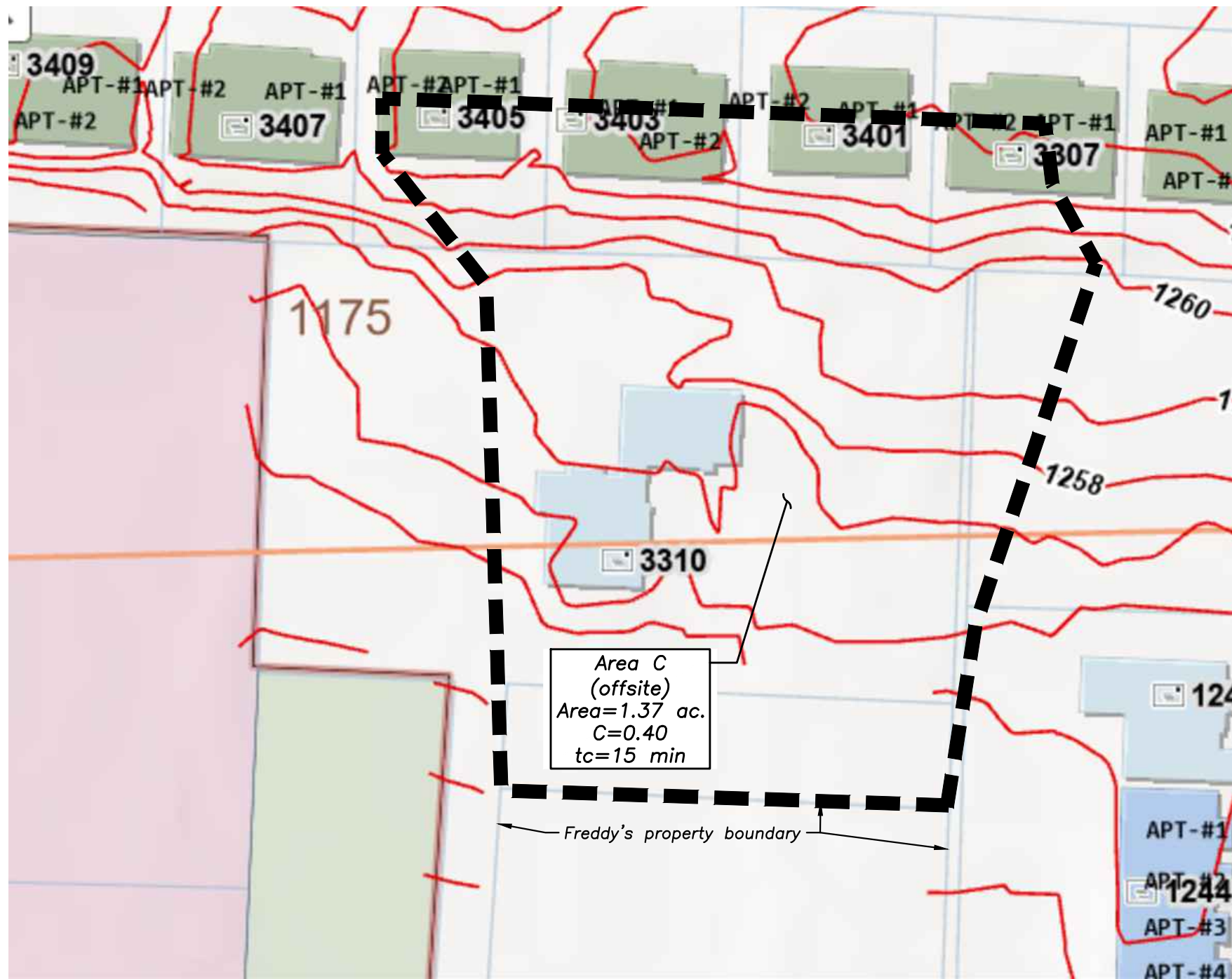
- existing
- proposed

Linetypes

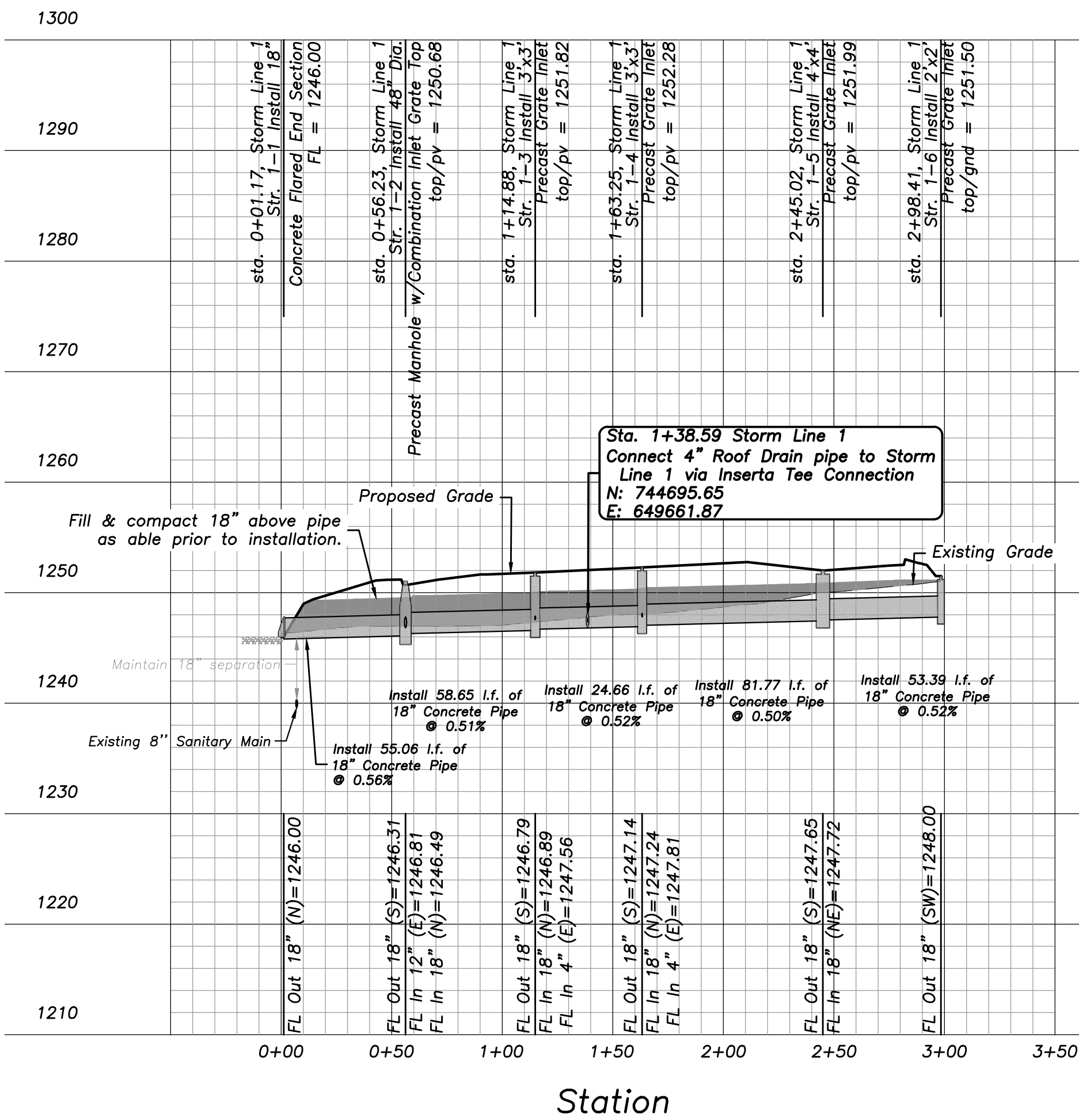
- sanm sanitary main
- sans sanitary service
- stm storm sewer (solid wall, proposed)
- wtrm water main
- wtrf water service (fire)
- wtrd water service (domestic)
- wtri water service (irrigation)
- gasm natural gas main
- gass natural gas service schematic
- elpu underground primary electric
- elsu 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

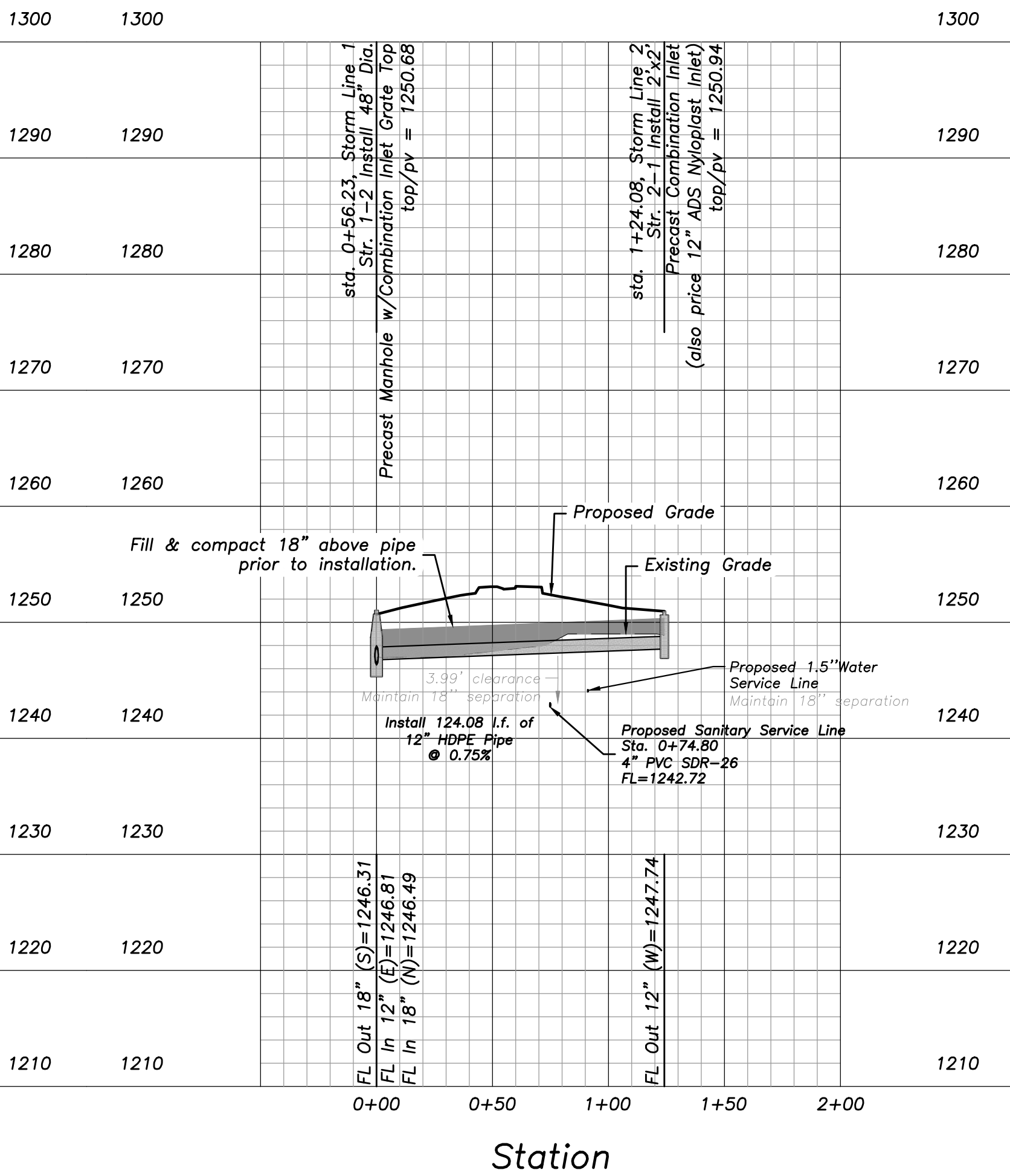
- sanitary manhole
- service cleanout
- force main release valve
- rectangular structure
- circular structure
- fire hydrant
- water valve
- water meter
- backflow preventer
- natural gas meter
- service transformer (pad mount)
- primary switch gear
- light pole
- cable/phone/data junction box
- street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



Storm Line 1



Storm Line 2



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

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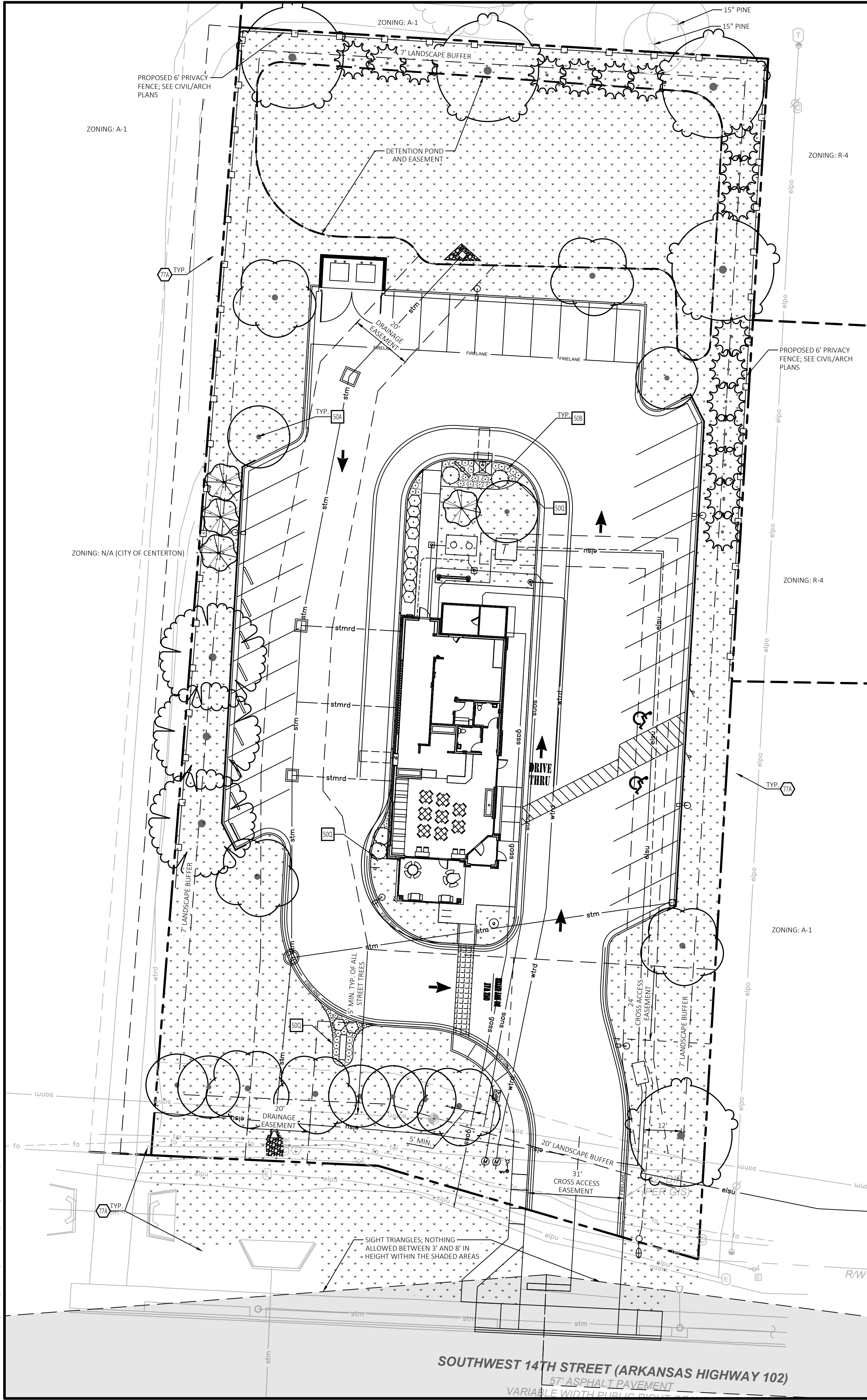
Large Scale Development
City Project
Tracking Number
LSD24-0042

sheet number

C3.2

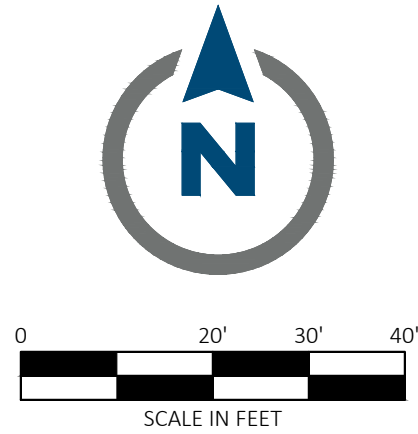
drawing type
permit

project number
23006-26



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

2025-02-04 13:28

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 'FOSTERI' / 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 YAUPOH 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	OPHIPOGON 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: 40'-0"
Allowable: 23'-4"
Actual:

Building Area: Allowable: 6,000 sq. ft.
Actual: 2,500 sq. ft.

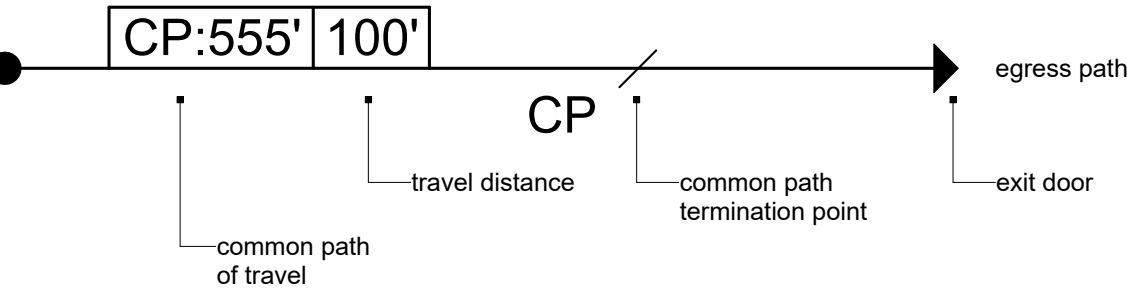
Maximum travel distance: 200'-0"
Maximum common path of travel: 75'-0"
Maximum dead end corridor: 20'-0"

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

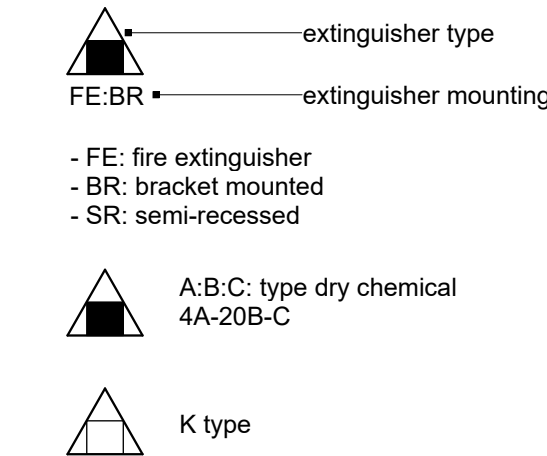
egress path:



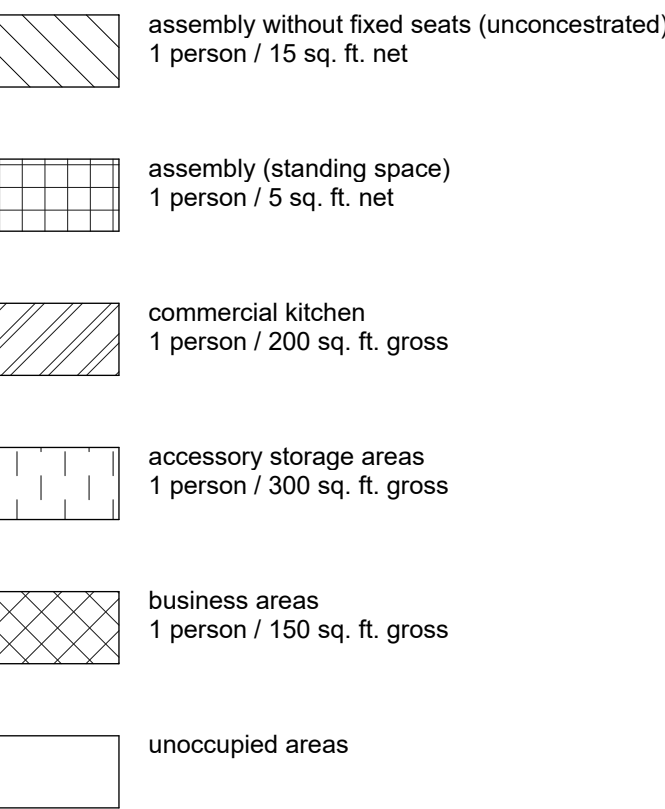
door egress tag:

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

portable fire extinguishers:



occupancy load legend:

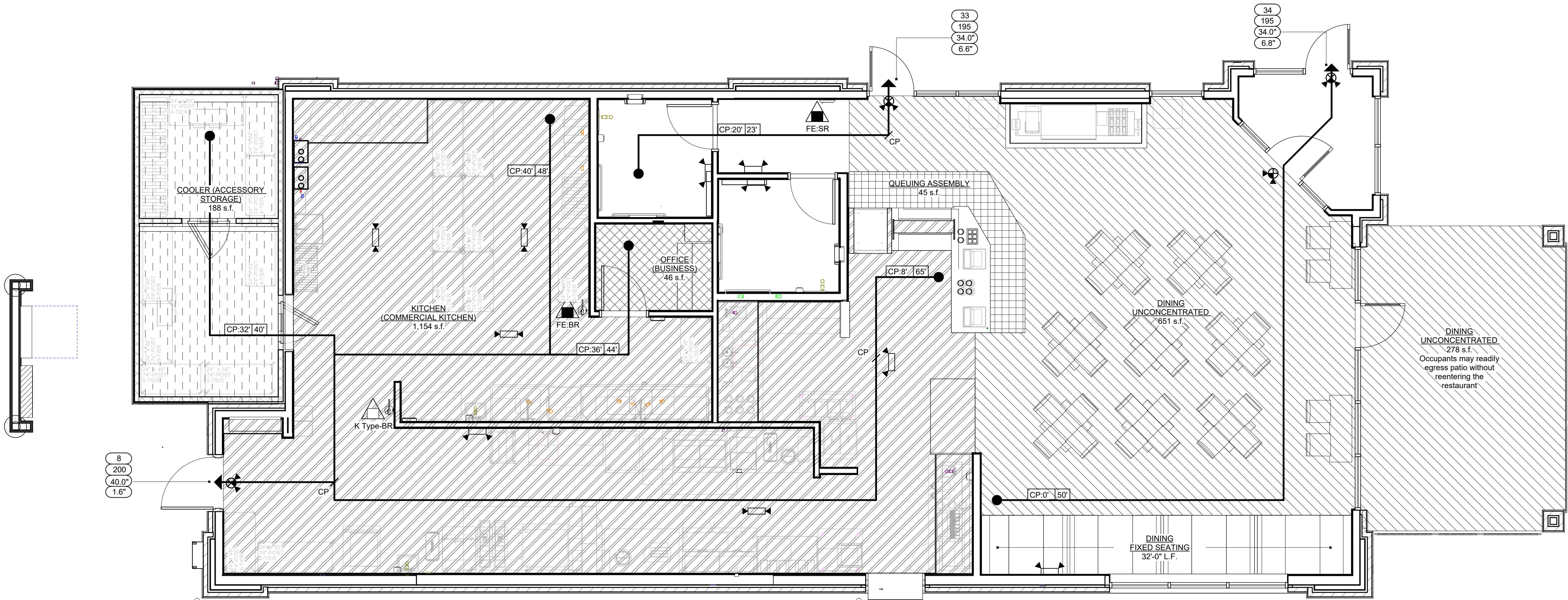


room occupancy tag:

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

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

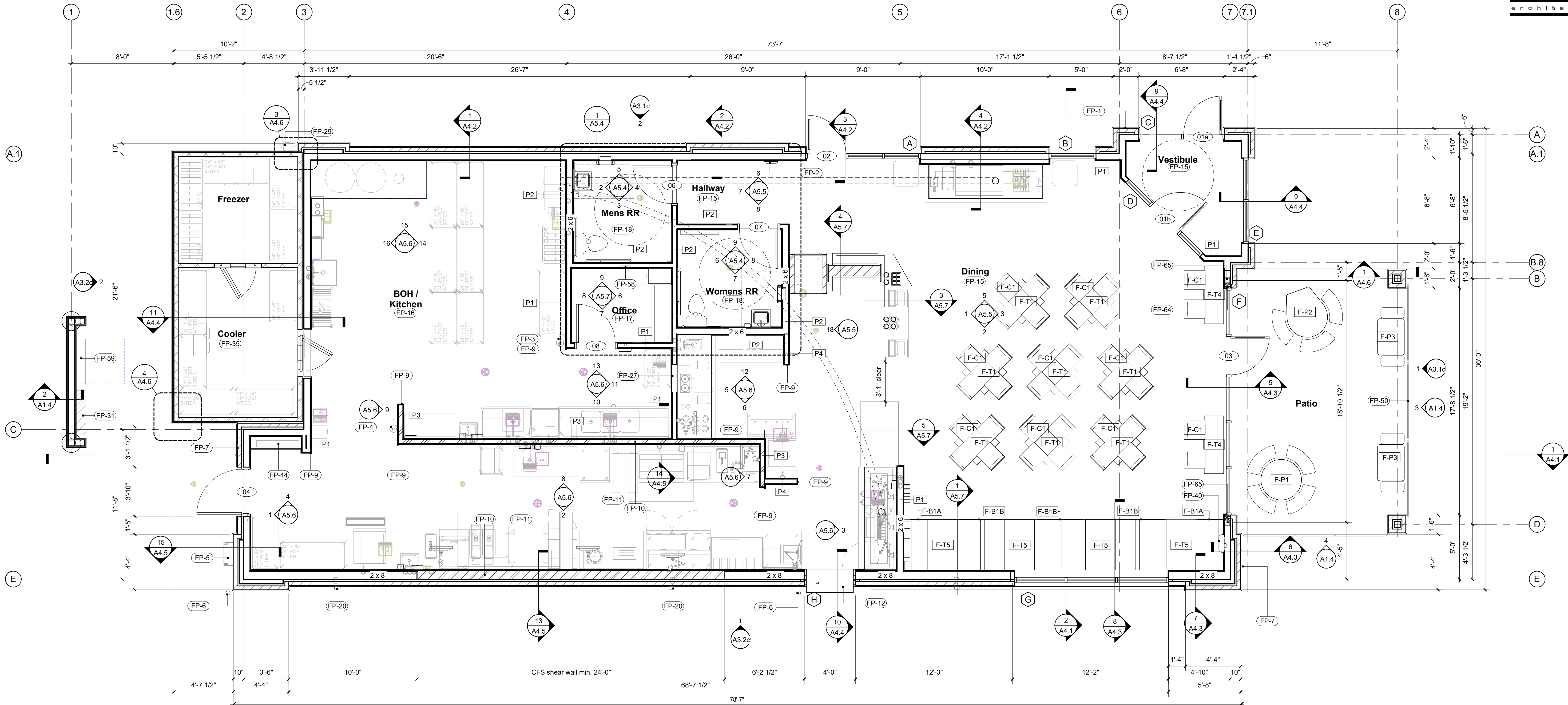
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Large Scale Development
City Project
Tracking Number
LSD24-0042

sheet number

A0.2

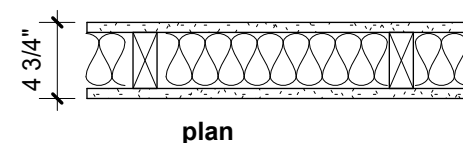
drawing type
permit
project number
23006-26



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



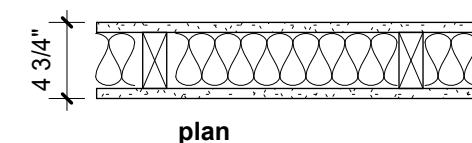
Furniture Schedule				Furniture Legend	
Keynote	Description	Quantity	Seating	Furniture Notes	Keynote
F-B1A	Seating	2	4 interior	48" single bench	F-B1A
F-B1B	Seating	3	12 interior	48" double bench	F-B1B
F-C1	Seating	36	36 interior	Standard dining chair	F-C1
F-P1	Table	1	4 exterior	Wausau tile cement table (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.

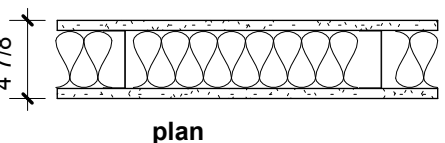
- dining room side = 5/8" cement board from floor slab to 18" a.f.f. Gypsum board from 18" a.f.f. to roof deck
- kitchen walls = 5/8" cement board from floor slab to 18" a.f.f. and 5/8" treated plywood from 18" a.f.f. to 6" above ceiling height
- office walls = 5/8" treated plywood from floor slab to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

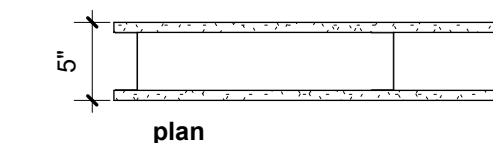
- dining room side = 5/8" cement board from floor slab to 18" a.f.f. gyp. board from 18" a.f.f. to bot. of roof deck
- 5/8" treated plywood typ. at cantilevered booth locations to 4'-0" a.f.f.
- kitchen walls = 5/8" cement board from floor slab to 18" a.f.f. and 5/8" treated plywood from 18" a.f.f. to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

partition types

scale: 1" = 1'-0"

a new restaurant for:

Freddy's

3308 SW 14th Street
Bentonville, AR 71712

date
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checked by
DAE
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1

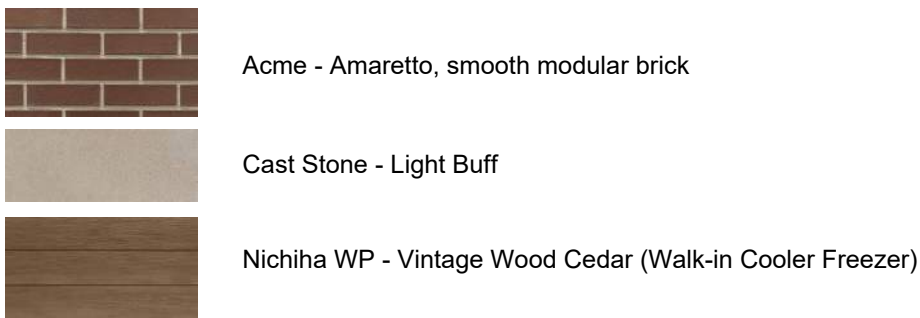
Large Scale Development
City Project
Tracking Number
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sheet number

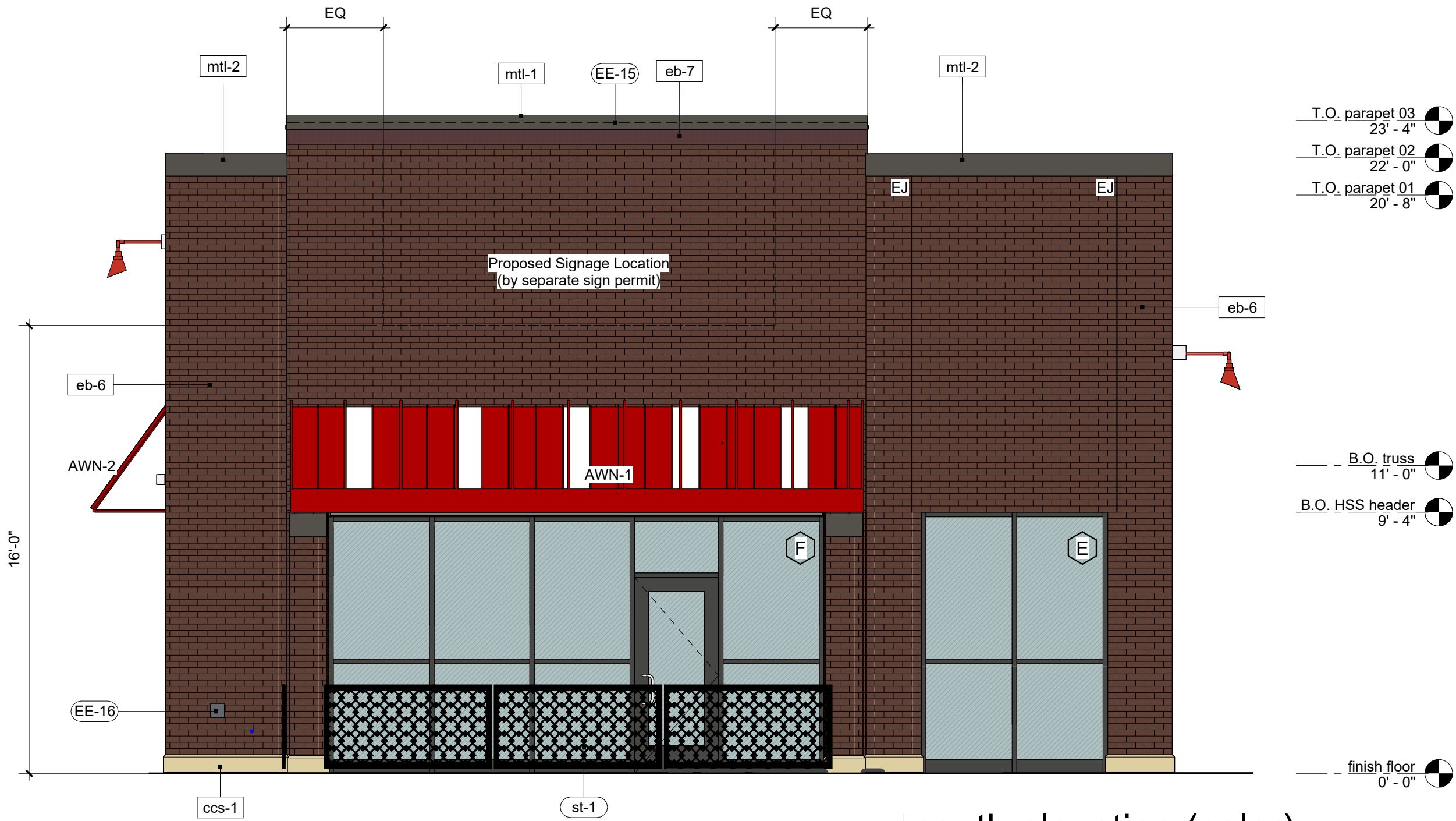
A2.1

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%



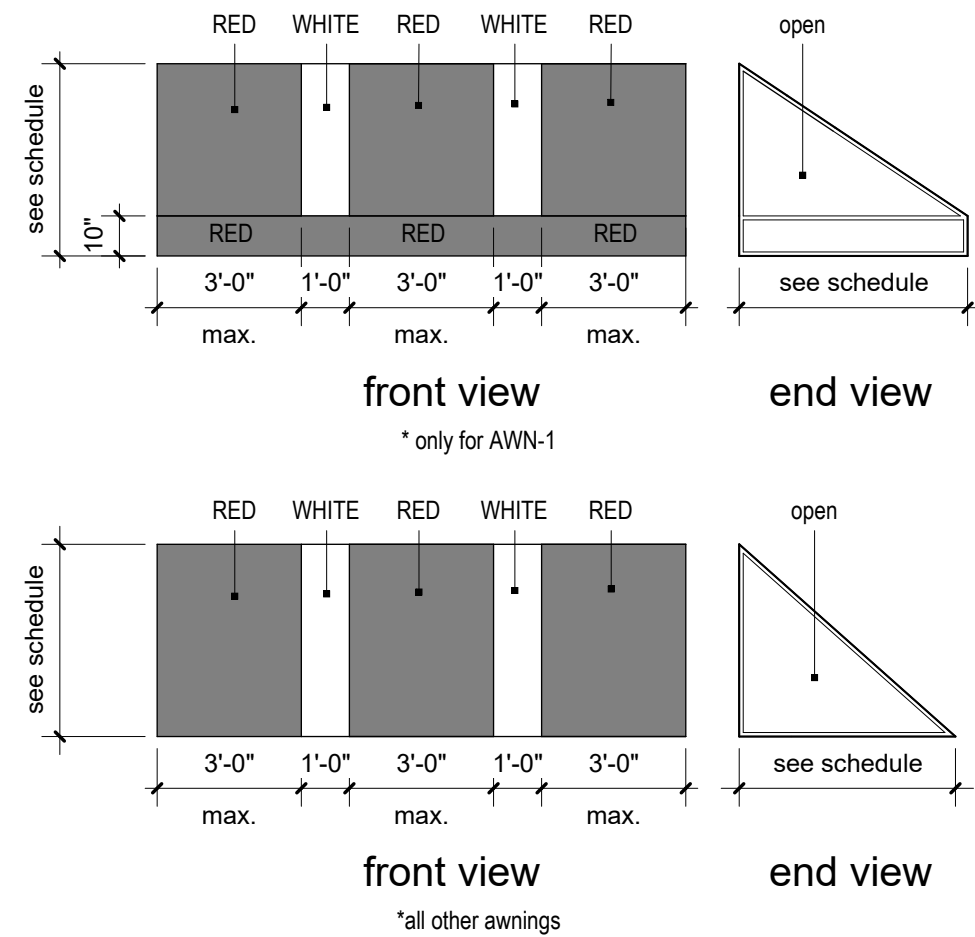
1 south elevation (color)
scale: 1/4" = 1'-0"

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 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-3	Prefin. standing seam SL 1750 mtl. awning at large windows. 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.
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:

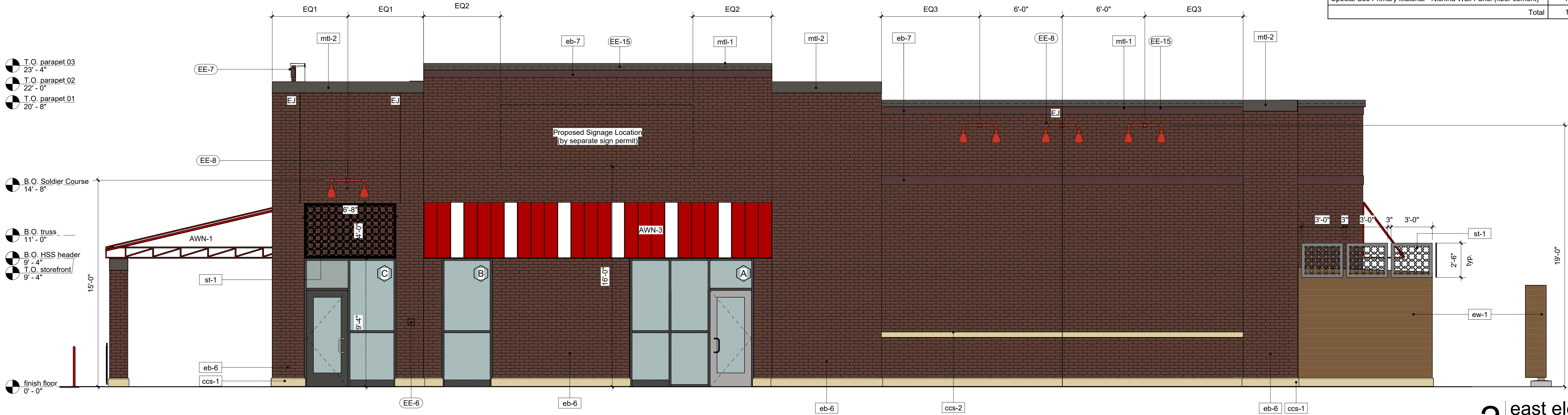
- Awning vendor must contact Jacob Leeson with Durolast to procure awning material
- Red color to be Crimson Red and White to be Durolast. Use awning color key and awning schedule for location of red & white stripes

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

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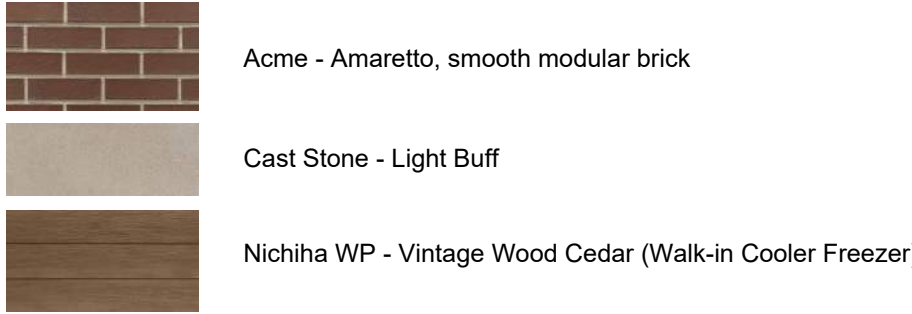
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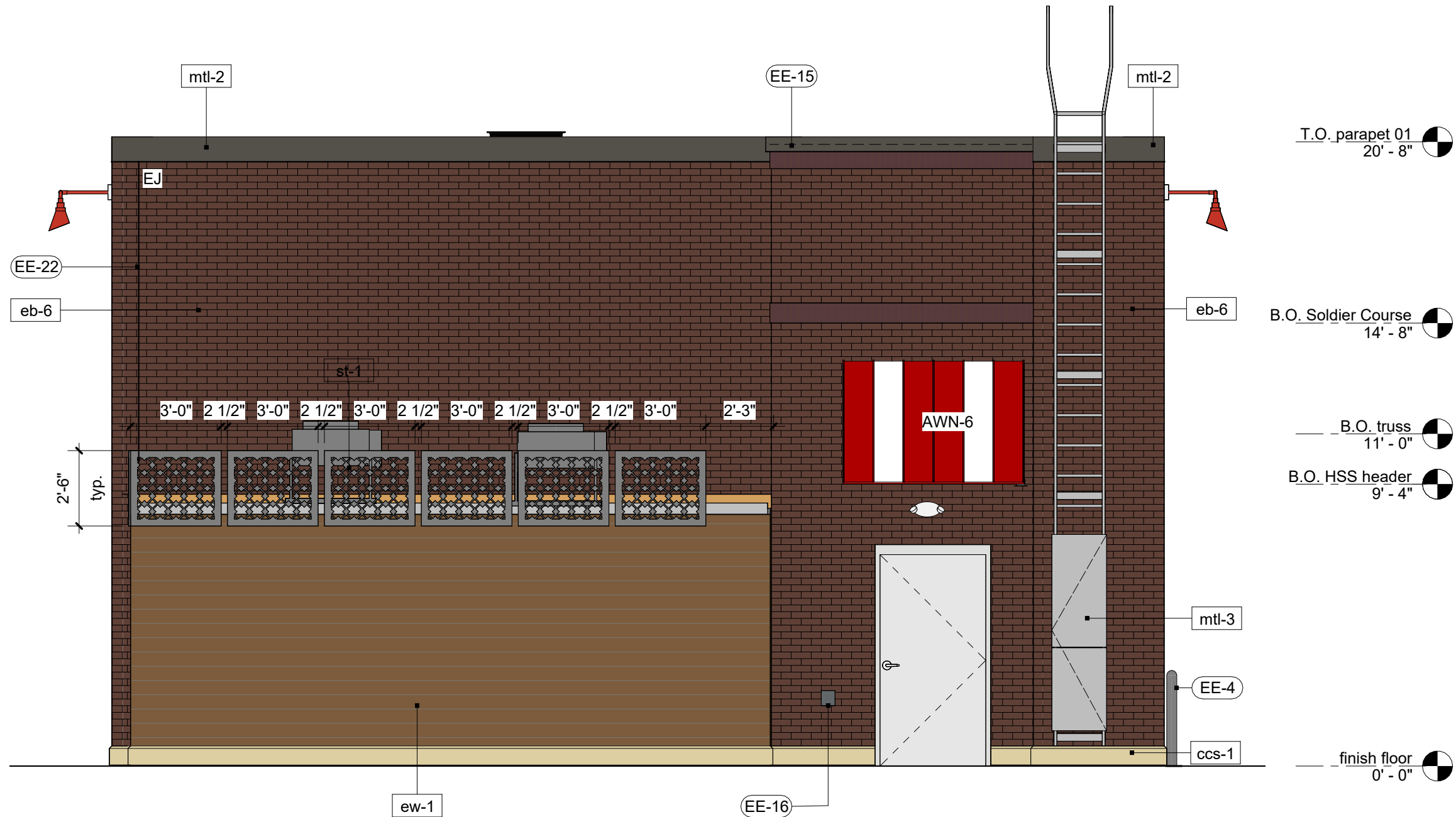
A3.1c

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%



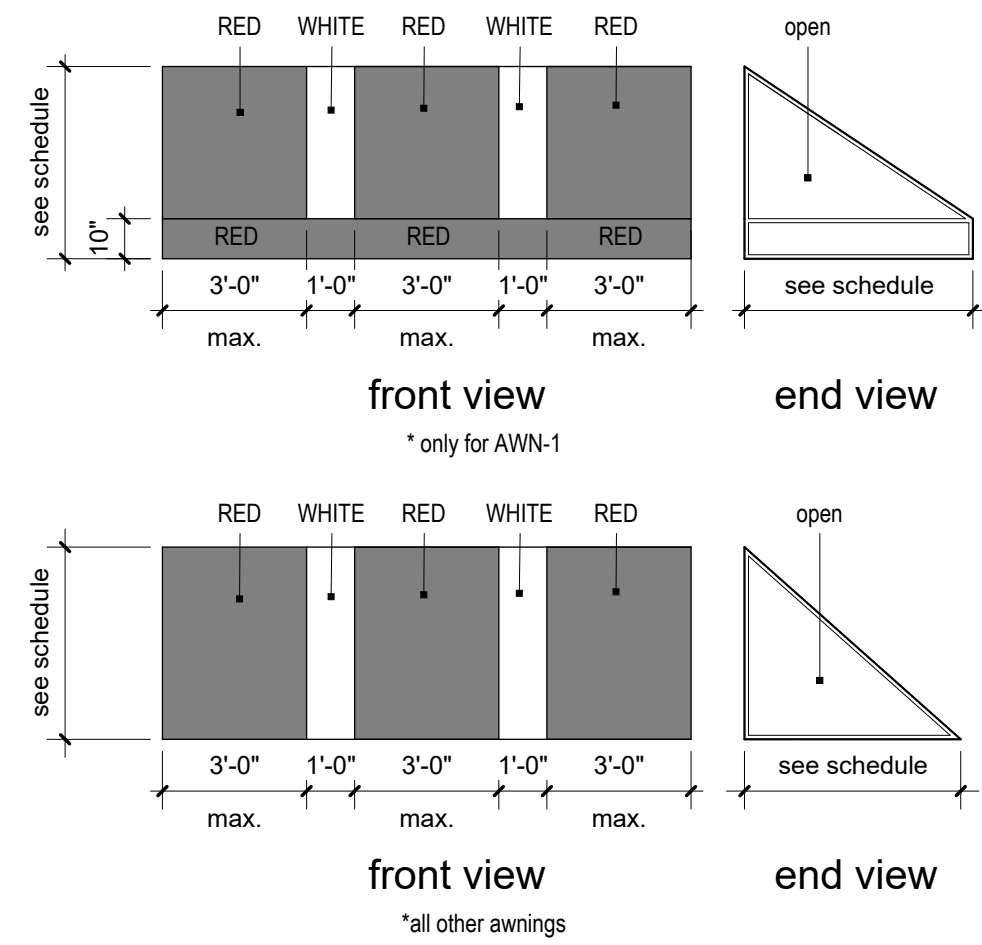
2 north elevation (color)
scale: 1/4" = 1'-0"

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



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
- 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:

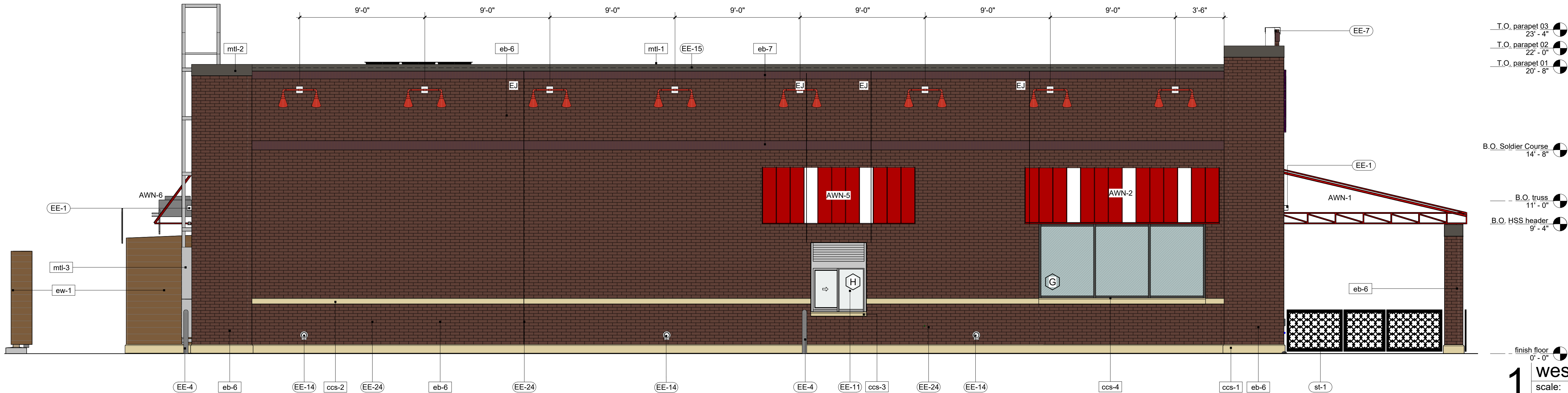
- Awning vendor must contact Jacob Leeson with Durolast to procure awning material
- Red color to be Crimson Red and White to be Durolast. Use awning color key and awning schedule for location of red & white stripes

Durolast Contact

Jacob Leeson
National Accounts Coordinator
Duro-Last

525 Morley Dr.
Saginaw, United States
p: 989-758-6346
m: 989-613-4150
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

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City Project
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sheet number

A3.2c

drawing type
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project number
23006-26



entrance / patio perspective

a new restaurant for:
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revisions
10.11.2024

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sheet number

A3.3

drawing type
permit

project number
23006-26

2/5/2025

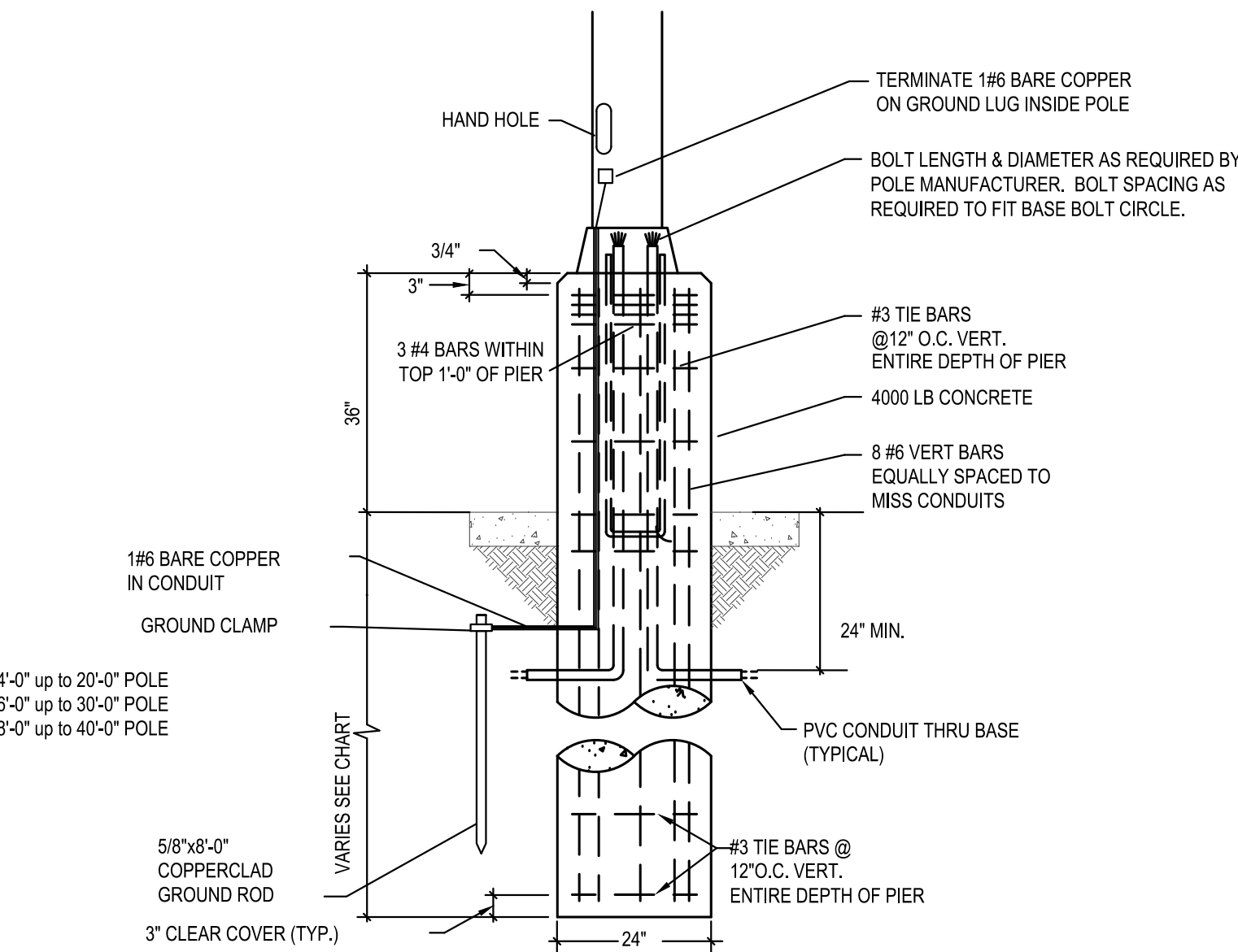


LIGHT FIXTURE SCHEDULE

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 A81243E18/LWTMLLED12W/3K/ 120/27TV	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 MGLDMP-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

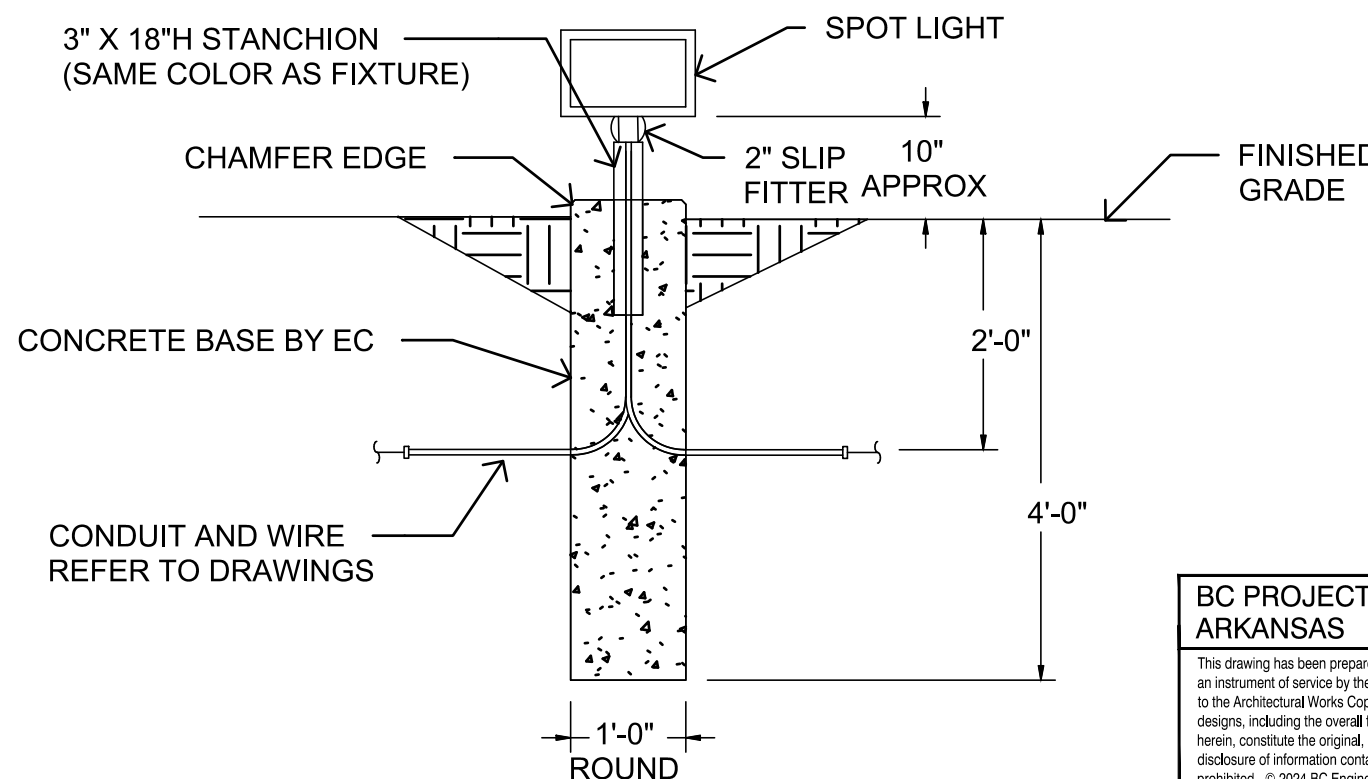
Statistics

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

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BC ENGINEERS INCORPORATED

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

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

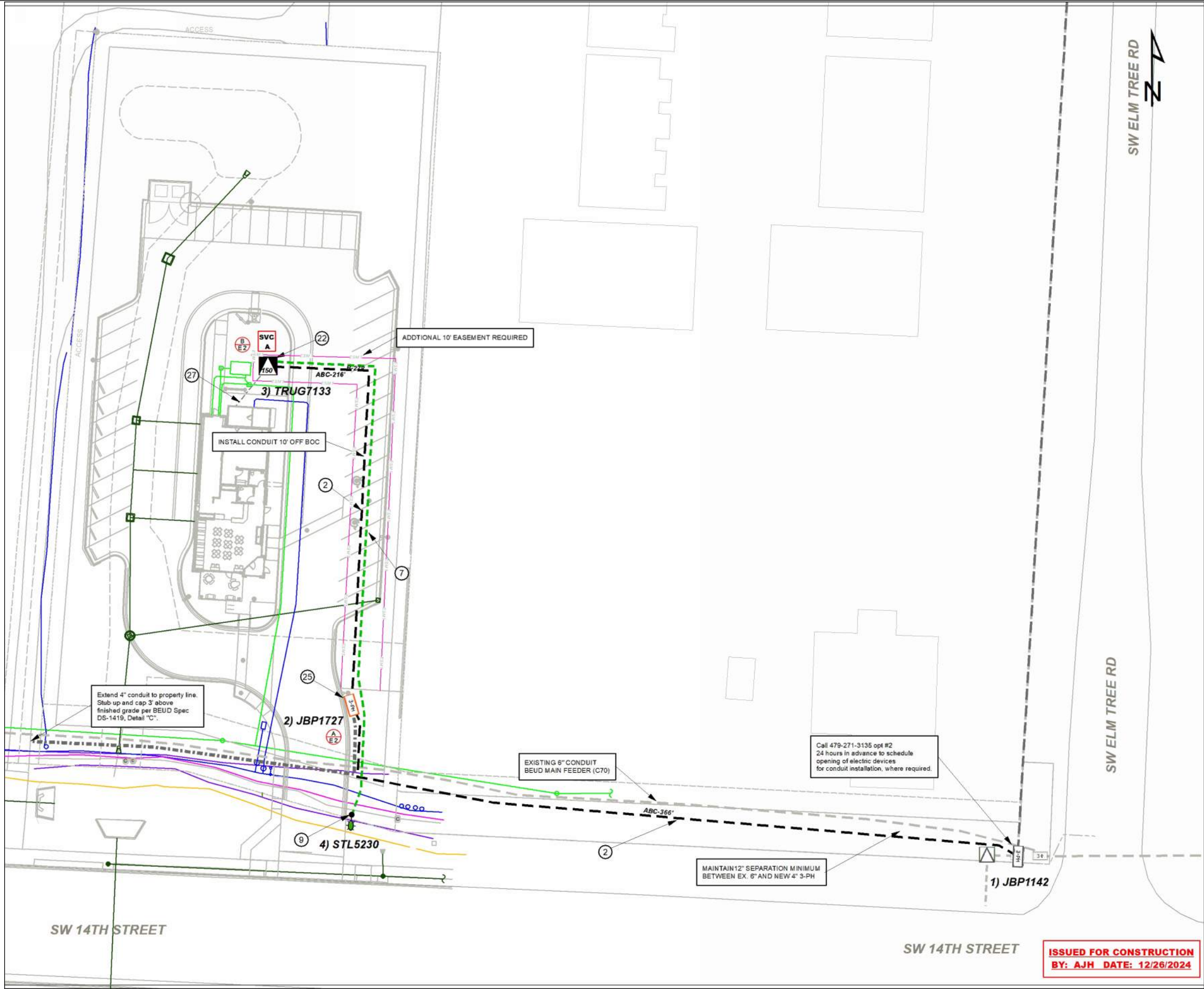
PRIMARY JUNCTION BOXES:

- 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