



**Planning Commission
Meeting Agenda
April 1, 2025
Bentonville City Hall
Tech Review: 4:00 PM
Public Hearing: 5:00 PM**

Registration Link: <https://us02web.zoom.us/j/87530492042>

I. Call to Order

II. Approval of Minutes

- | | |
|--------------------------------------|------------------------------------|
| 1. March 18th Meeting Minutes | Approval of Meeting Minutes |
|--------------------------------------|------------------------------------|

III. Consent Agenda

- | | |
|---|---------------------------------|
| 1. Lots 4-7 of the Reserve Subdivision
Northwest corner of Southwest Regional Airport Boulevard and Greenhouse Road (LS24-0031) | Lot Split |
| 2. Lots 28 and 29 of Quail Run Subdivision
312 Quail Run Circle (PLA24-0020) | Property Line Adjustment |
| 3. Lot 1 of LSP Addition
3302 Southeast L Street (PLA24-0034) | Property Line Adjustment |
| 4. Echelon
1602 Northwest 3rd Street (PP25-0003) | Preliminary Plat |

IV. New Business

- | | |
|--|-------------------|
| 1. Opal Park's off-site improvements
PP23-0003 | Discussion |
|--|-------------------|

Advertised Public Hearings

- | | |
|---|-------------------|
| 1. Establishing a lot size standard for Attached Single Family dwellings in the R-2 Medium Density Zone | Ordinance* |
| 2. Early Build Ordinance | Ordinance* |
| 3. Whitebox @ Market LLC
801 SE G Street, 802 SE H Street (RZ25-0012)
Rezoning: R-1, Low-Density Single-Family Residential to DE, Downtown Edge | Rezoning* |

4. **Sumalinog** **Rezoning***
804 SE H ST ([RZ25-0013](#))
Rezoning: R-1, Low-Density Single-Family Residential to DE, Downtown Edge
5. **Banwarth** **Rezoning***
10592 Phillips Cemetery Road ([RZ25-0014](#))
Rezoning: A-1, Agriculture to R-1, Low-Density Single-Family Residential
6. **Sage Valley** **Planned Residential Development***
Valley Street ([PRD25-0002](#))
Rezoning: Planned Residential Development (PRD) to Planned Residential Development (PRD)
Applicant Request Tabling to allow time for the northerly lots to be reconfigured

V. Other New Business

1. **Catalyst Church** **Large Scale Development**
Waiver 1: Landscaping: Section 1400.8 of the Development Code requires a continuous planting isle for double rows of parking.
Waiver 2: Maximum depth of detention ponds

VI. Old Business

VII. Other Business

VIII. Adjournment



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

Meeting Recording: https://us02web.zoom.us/rec/share/8EJmyh-p_PSCEY3ApiUZA8NqvgCqpQII92ORaOOPo0DdwzbzETqoeUBkUYLmmu9nm.Dc6TqA5tGGapEk09?startTimestamp=1742331058000

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

Commissioners Absent: Eric Hipp

Staff Present: Tyler Overstreet, Tom Adler, Sophie McAdara, Casey Hackler, Dan Weese, Bonnie Bridges

I. Call to Order

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

II. Approval of Minutes

- March 4th Meeting Minutes** **Approval of Meeting Minutes**
 - Motion to approve by Ibekwe, second by Bryant.
 - Minutes are approved 6-0.
Commissioner Kerr requests, without objection, and based upon discussion at the Commission's Tech Review meeting, that Item 1 under Old Business, Freddy's Frozen Custard - Pork Chop, be removed from the agenda. No objections heard.

III. Consent Agenda

- Lots 13 & 14, Block F of Orchard Addition** **Property Line Adjustment**
414/ 416 Southeast 6th Street ([PLA24-0019](#))
- Lots 18-22, Block 1 Young's Addition** **Lot Split**
305 Southeast F Street ([LS24-0057](#))
- 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](#))

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

IV. New Business

Advertised Public Hearings

1. **Bike Fest 2025** **Conditional Use Permit***
1807 Southwest 2nd Street ([CU25-0006](#))
Long-term Temporary Use in PUD, Planned Unit Development.
 - Mr. Adler provides an overview of the staff report.
 - Chairman Wright opens the public hearing.
 - John Leach, representing the applicant, is here for any questions.
 - Chairman Wright closes the public hearing.
 - Conditional Use Permit is approved 6-0.
2. **Emma Properties, LLC** **Rezoning***
701 Southeast 5th Street ([RZ25-0004](#))
Rezoning: I-2, Heavy Industrial to DE, Downtown Edge
 - Mr. Adler provides an overview of the staff report.
 - Chairman Wright opens the public hearing.
 - Jim Crouch, attorney for the applicant, is here for any questions.
 - Chairman Wright closes the public hearing.
 - Rezoning is approved 6-0.
3. **Johnson** **Rezoning***
701 Southwest 2nd Street ([RZ25-0008](#))
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.
 - E.J. Johnson, the applicant, is here for any questions.
 - Chairman Wright closes the public hearing.
 - Rezoning is approved 6-0.
4. **Garrett** **Rezoning***
1600 Northwest 3rd Street ([RZ25-0011](#))
Rezoning: RE Residential Estate to R-1, Low Density Single Family Residential
 - Mr. Adler provides an overview of the staff report.
 - Chairman Wright opens the public hearing.
 - Chase Henrichs, representative for the applicant, is here for any questions.
 - Rachel Pfleging presents a public comment in opposition of the rezoning.
 - Chairman Wright closes the public hearing.
 - Rezoning is approved 6-0.

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

- Mr. Adler provides an overview of the staff report.
- Chairman Wright opens the public hearing.
- Jon Stanley, representing the applicant, is online for any questions.
- Chairman Wright closes the public hearing.
- Rezoning is approved 6-0.

6. **C3 Mixed Use Zoning District Amendment** **Ordinance***

- Mr. Adler provides an overview of the staff report.
- Chairman Wright opens the public hearing.
- Tyler Overstreet provides details of the proposed allowable use changes in C-3 zoning.
- Chairman Wright closes the public hearing.
- Discussion between commissioners and staff.
- Ordinance is approved 6-0.

V. Other New Business

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

609 Northwest C Street and Northwest 7th Street ([WAV25-0007](#))

- Mr. Adler provides an overview of the staff report.
- Chairman Wright opens the public hearing.
- Dan Cole, representing the applicant, outlines the argument for the waiver request.
- Chairman Wright closes the public hearing.
- Waiver is denied 6-0.

VIII. Adjournment

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



Consent Agenda Item [LS24-0031](#)

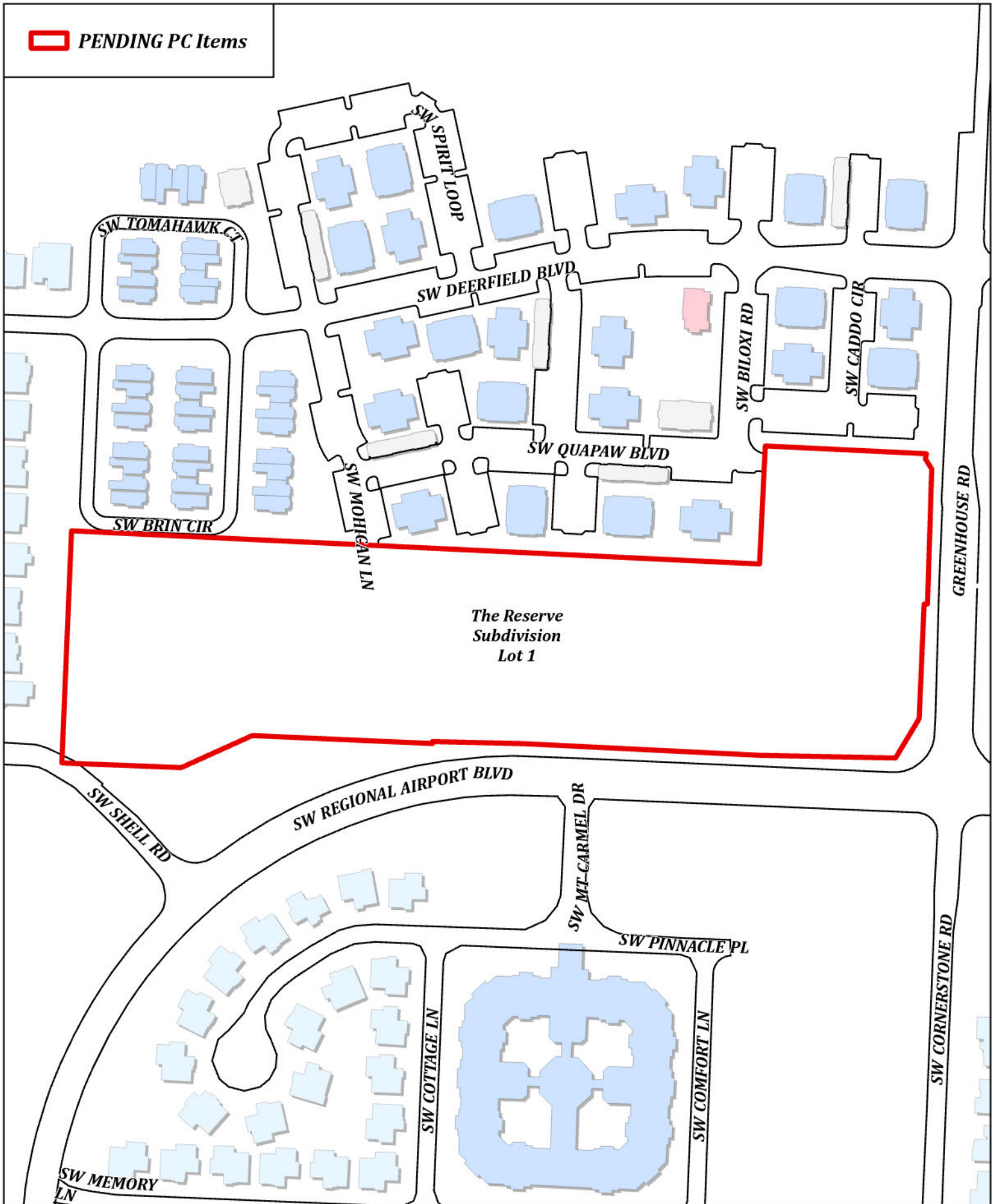
For the Planning Commission meeting on April 1, 2025

Details

Lot Split: Lot 1, The Reserve Subdivision, Creating Lots 4, 5, 6, and 7, The Reserve Subdivision. Northwest corner of Southwest Regional Airport Boulevard and Greenhouse Road, LS24-0031

A Lot Split of Lot 1, The Reserve Subdivision, Creating Lots 4, 5, 6, and 7, The Reserve Subdivision. The plat has existing utility easements and is dedicating general utility easements as well as a pedestrian easement and a cross-access easement. The lots have direct access to Southwest Regional Airport Boulevard and Greenhouse Road. The Right-of-Way is adequate per ARDOT standards and City of Bentonville Master Street Plan.

 **PENDING PC Items**



*The Reserve
Subdivision
Lot 1*



LS24-0031
The Reserve Subdivision Lot 1
Lot Split



PARENT TRACT PROPERTY DESCRIPTION OF RECORD
BENTON COUNTY INSTRUMENT L202309785

LOT 1, THE RESERVE SUBDIVISION, BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT OF SUBDIVISION FILED FOR RECORD AS INSTRUMENT NO. L202161297, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION ELEVEN (11), TOWNSHIP NINETEEN NORTH (T-19-N), RANGE THIRTY-ONE WEST (R-31-W) OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE SW 1/4 OF THE NW 1/4 (W 1/4 CORNER) OF SAID SECTION 11, SAID POINT BEING A FOUND NAIL IN CAP; THENCE ALONG THE WEST LINE OF SAID SW 1/4 OF THE NW 1/4, N02°23'38"E A DISTANCE OF 344.09 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE LEAVING SAID WEST LINE, S87°14'20"E A DISTANCE OF 1019.73 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE N02°45'40"E A DISTANCE OF 175.00 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE S87°14'20"E A DISTANCE OF 238.94 FEET TO A SET IRON PIN WITH CAP "PLS 1156" ON THE ARKANSAS HIGHWAY AND TRANSPORTATION DEPARTMENT RIGHT OF WAY; THENCE S13°07'02"W A DISTANCE OF 7.62 FEET TO A FOUND IRON PIN WITH CAP "GARVER 1392"; THENCE S31°52'58"E A DISTANCE OF 18.03 FEET TO A FOUND IRON PIN WITH CAP "GARVER 1392"; THENCE S01°48'26"W A DISTANCE OF 200.00 FEET TO A FOUND IRON PIN WITH CAP "GARVER 1392"; THENCE S13°07'02"W A DISTANCE OF 5.00 FEET TO A FOUND IRON PIN WITH CAP "GARVER 1392"; THENCE S02°28'53"W A DISTANCE OF 170.01 FEET TO A FOUND AHTD MONUMENT; THENCE S30°56'29"W A DISTANCE OF 67.96 FEET TO A FOUND AHTD MONUMENT ON THE NORTHERLY RIGHT OF WAY OF STATE HIGHWAY 12 (SOUTHWEST REGIONAL AIRPORT BOULEVARD); THENCE ALONG SAID NORTHERLY RIGHT OF WAY, N88°52'35"W A DISTANCE OF 200.06 FEET TO A FOUND AHTD MONUMENT; THENCE N87°10'35"W A DISTANCE OF 351.44 FEET TO A FOUND AHTD MONUMENT; THENCE N88°40'59"W A DISTANCE OF 134.79 FEET TO A FOUND AHTD MONUMENT; THENCE S09°11'47"E A DISTANCE OF 2.98 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE N87°28'06"W A DISTANCE OF 267.25 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE S65°42'51"W A DISTANCE OF 115.33 FEET TO THE SOUTH LINE OF SAID SW 1/4 OF THE NW 1/4 AND A SET IRON PIN WITH CAP "PLS 1156"; THENCE LEAVING SAID NORTHERLY RIGHT OF WAY AND ALONG SAID SOUTH LINE, N87°46'01"W A DISTANCE OF 176.91 FEET TO THE POINT OF BEGINNING, CONTAINING 9.55 ACRES, MORE OR LESS.

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.

LOT 4 PROPERTY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 19 NORTH, RANGE 31 WEST, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FND. NAIL IN ASPHALT AND THE SW CORNER OF SAID SW1/4, NW1/4, OF SECTION 11; THENCE ALONG THE WEST LINE THEREOF NORTH 02°24'56" EAST A DISTANCE OF 343.99 FEET TO A FND. 5/8" REBAR (PS 1374); THENCE LEAVING SAID WEST LINE SOUTH 87°11'42" EAST A DISTANCE OF 142.00 FEET TO A POINT; THENCE SOUTH 87°11'42" EAST A DISTANCE OF 142.00 FEET TO A POINT; THENCE SOUTH 87°11'42" EAST A DISTANCE OF 155.00 FEET TO A 1/2" REBAR & CAP (PS 1664) AND THE POINT OF BEGINNING; THENCE NORTH 02°41'48" EAST A DISTANCE OF 176.07 FEET TO A SET 1/2" REBAR & CAP (PS 1664); THENCE SOUTH 87°11'41" EAST A DISTANCE OF 238.94 FEET TO A FND. 5/8" REBAR ON THE WESTERLY RIGHT-OF-WAY OF GREENHOUSE ROAD; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY SOUTH 13°09'51" WEST A DISTANCE OF 7.62 FEET TO A SET 1/2" REBAR & CAP (PS 1664); THENCE ALONG SAID WESTERLY RIGHT-OF-WAY SOUTH 32°01'33" EAST A DISTANCE OF 18.02 FEET TO A FND. 5/8" REBAR (PS 1392); THENCE ALONG SAID WESTERLY RIGHT-OF-WAY SOUTH 01°47'59" WEST A DISTANCE OF 144.36 FEET TO A SET 1/2" REBAR & CAP (PS 1664); THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY NORTH 87°31'34" WEST A DISTANCE OF 238.65 FEET TO A FND. 1/2" REBAR ; THENCE SOUTH 02°28'30" WEST A DISTANCE OF 8.07 FEET TO A SET 1/2" REBAR & CAP (PS 1664); THENCE NORTH 87°11'42" WEST A DISTANCE OF 11.46 FEET TO THE POINT OF BEGINNING; CONTAINING 41,581.66 SQUARE FEET, OR 0.95 ACRES, MORE OR LESS.

LOT 5 PROPERTY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 19 NORTH, RANGE 31 WEST, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FND. NAIL IN ASPHALT AND THE SW CORNER OF SAID SW1/4, NW1/4, OF SECTION 11; THENCE ALONG THE WEST LINE THEREOF NORTH 02°24'56" EAST A DISTANCE OF 343.99 FEET TO A FND. 1/2" REBAR (PS 1374); THENCE LEAVING SAID WEST LINE SOUTH 87°11'42" EAST A DISTANCE OF 864.73 FEET TO A SET 1/2" REBAR & CAP (PS 1664); THENCE SOUTH 87°11'42" EAST A DISTANCE OF 155.00 FEET TO A SET 1/2" REBAR & CAP (PS 1664); THENCE NORTH 87°11'42" EAST A DISTANCE OF 11.46 FEET TO A SET 1/2" REBAR & CAP (PS 1664) AND THE POINT OF BEGINNING; THENCE NORTH 02°28'30" EAST A DISTANCE OF 8.07 FEET TO A FND. 5/8" REBAR & CAP (PS 1374); THENCE SOUTH 87°31'34" EAST A DISTANCE OF 238.65 FEET TO A SET 1/2" REBAR & CAP (PS 1664) ON THE WESTERLY RIGHT-OF-WAY OF GREENHOUSE ROAD; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY SOUTH 01°47'59" WEST A DISTANCE OF 55.76 FEET TO A FND. 1/2" REBAR (PS 1374); THENCE ALONG SAID WESTERLY RIGHT-OF-WAY NORTH 88°10'49" WEST A DISTANCE OF 4.98 FEET TO A FND. 5/8" REBAR (PS 1374); THENCE ALONG SAID WESTERLY RIGHT-OF-WAY SOUTH 02°31'31" WEST A DISTANCE OF 170.01 FEET TO A SET 1/2" REBAR & CAP (PS 1664); THENCE ALONG SAID WESTERLY RIGHT-OF-WAY SOUTH 30°46'18" WEST A DISTANCE OF 67.96 FEET TO A SET 1/2" REBAR & CAP (PS 1664) ON THE NORTHERLY RIGHT-OF-WAY OF ARKANSAS HIGHWAY 12 (SW REGIONAL AIRPORT BOULEVARD); THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY NORTH 88°54'16" WEST A DISTANCE OF 200.06 FEET TO A SET 1/2" REBAR & CAP (PS 1664); THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY NORTH 87°07'57" WEST A DISTANCE OF 1.97 FEET TO A SET 1/2" REBAR & CAP (PS 1664); THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY NORTH 02°28'30" EAST A DISTANCE OF 282.39 FEET TO THE POINT OF BEGINNING; CONTAINING 66,705.42 SQUARE FEET, OR 1.53 ACRES, MORE OR LESS.

LOT 6 PROPERTY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 19 NORTH, RANGE 31 WEST, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FND. NAIL IN ASPHALT AND THE SW CORNER OF SAID SW1/4, NW1/4, OF SECTION 11; THENCE ALONG THE WEST LINE THEREOF NORTH 02°24'56" EAST A DISTANCE OF 343.99 FEET TO A FND. 5/8" REBAR (PS 1374); THENCE LEAVING SAID WEST LINE SOUTH 87°11'42" EAST A DISTANCE OF 864.73 FEET TO A 1/2" REBAR & CAP (PS 1664) AND THE POINT OF BEGINNING; THENCE SOUTH 87°11'42" EAST A DISTANCE OF 155.00 FEET TO A SET 1/2" REBAR & CAP (PS 1664); THENCE CONTINUE SOUTH 87°11'42" EAST A DISTANCE OF 11.46 FEET TO A SET 1/2" REBAR & CAP (PS 1664); THENCE SOUTH 02°28'30" WEST A DISTANCE OF 282.39 FEET TO A SET 1/2" REBAR & CAP (PS 1664) ON THE NORTHERLY RIGHT-OF-WAY OF ARKANSAS HIGHWAY 12 (SW REGIONAL AIRPORT BOULEVARD); THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY NORTH 87°07'57" WEST A DISTANCE OF 168.03 FEET TO A SET 1/2" REBAR & CAP (PS 1664); THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY NORTH 02°47'37" EAST A DISTANCE OF 282.20 FEET TO THE POINT OF BEGINNING; CONTAINING 47,212.35 SQUARE FEET, OR 1.08 ACRES, MORE OR LESS.

LOT 7 PROPERTY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 19 NORTH, RANGE 31 WEST, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FND. NAIL IN ASPHALT AND THE SW CORNER OF SAID SW1/4, NW1/4, OF SECTION 11; THENCE ALONG THE WEST LINE THEREOF NORTH 02°24'56" EAST A DISTANCE OF 32.76 FEET TO A SET 1/2" REBAR & CAP (PS 1664) AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE WEST LINE THEREOF NORTH 02°24'56" EAST A DISTANCE OF 311.23 FEET TO A FND. 1/2" REBAR; THENCE LEAVING SAID WEST LINE SOUTH 87°11'42" EAST A DISTANCE OF 864.73 FEET TO A SET 1/2" REBAR & CAP (PS 1664); THENCE SOUTH 02°47'37" WEST A DISTANCE OF 282.20 FEET TO A SET 1/2" REBAR & CAP (PS 1664) ON THE NORTHERLY RIGHT-OF-WAY OF ARKANSAS HIGHWAY 12 (SW REGIONAL AIRPORT BOULEVARD); THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY NORTH 87°07'57" WEST A DISTANCE OF 181.44 FEET TO A FND. ARDOT ALUMINUM CAP IN CONCRETE R/W MONUMENT; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY NORTH 88°40'58" WEST A DISTANCE OF 134.84 FEET TO A FND. ARDOT ALUMINUM CAP IN CONCRETE R/W MONUMENT; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY SOUTH 10°01'56" EAST A DISTANCE OF 3.03 FEET TO A FND. ARDOT ALUMINUM CAP IN CONCRETE R/W MONUMENT; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY NORTH 87°27'03" WEST A DISTANCE OF 267.36 FEET TO A FND. 5/8" REBAR (PS 1374); THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY SOUTH 65°42'14" WEST A DISTANCE OF 115.34 FEET TO A FND. 5/8" REBAR (PS 1374) ON THE SOUTH LINE OF SAID SW1/4, NW1/4 OF SECTION 11; THENCE ALONG SAID SOUTH LINE NORTH 87°46'32" WEST A DISTANCE OF 121.74 FEET TO THE NORTHERLY RIGHT-OF-WAY OF SOUTHWEST SHELL ROAD; THENCE NORTHWESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY AND A CURVE TO THE LEFT AN ARC DISTANCE OF 27.76 FEET, SAID CURVE HAVING A RADIUS OF 239.94 FEET AND A CHORD BEARING OF NORTH 54°49'03" WEST A DISTANCE OF 27.74 FEET, TO A SET 1/2" REBAR & CAP (PS 1664); THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY NORTH 58°39'51" WEST A DISTANCE OF 36.32 FEET TO THE POINT OF BEGINNING; CONTAINING 259,085.40 SQUARE FEET, OR 5.95 ACRES, MORE OR LESS.

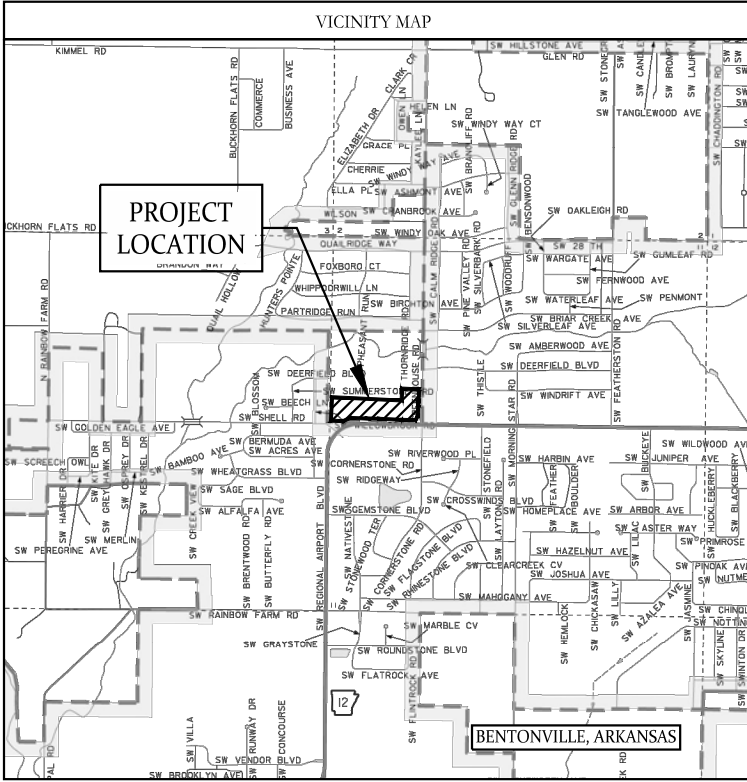
LOT SPLIT OF LOT 1, THE RESERVE SUBDIVISION, CREATING LOTS 4, 5, 6, AND 7 IN THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS

CROSS ACCESS EASEMENT DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 19 NORTH, RANGE 31 WEST, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FND. NAIL IN ASPHALT AND THE SW CORNER OF SAID SW1/4, NW1/4, OF SECTION 11; THENCE NORTH 02°24'56" EAST A DISTANCE OF 32.76 FEET TO A POINT; THENCE NORTH 02°24'56" EAST A DISTANCE OF 311.23 FEET TO A POINT; THENCE SOUTH 87°11'42" EAST A DISTANCE OF 864.73 FEET TO A POINT; THENCE SOUTH 87°11'42" EAST A DISTANCE OF 155.00 FEET TO A POINT; THENCE SOUTH 87°11'42" EAST A DISTANCE OF 11.46 FEET TO A POINT; THENCE NORTH 02°28'30" EAST A DISTANCE OF 8.07 FEET TO A POINT; THENCE SOUTH 87°31'34" EAST A DISTANCE OF 163.99 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 87°31'34" EAST A DISTANCE OF 35.00 FEET TO A POINT; THENCE SOUTH 02°28'53" WEST A DISTANCE OF 4.53 FEET TO A POINT; THENCE SOUTH 87°31'07" EAST A DISTANCE OF 39.72 FEET TO A POINT; THENCE SOUTH 01°47'59" WEST A DISTANCE OF 32.00 FEET TO A POINT; THENCE NORTH 87°31'07" WEST A DISTANCE OF 40.10 FEET TO A POINT; THENCE SOUTH 02°28'53" WEST A DISTANCE OF 210.32 FEET TO A POINT; THENCE NORTH 87°31'07" WEST A DISTANCE OF 198.96 FEET TO A POINT; THENCE SOUTH 02°28'30" WEST A DISTANCE OF 43.61 FEET TO A POINT; THENCE NORTH 87°07'57" WEST A DISTANCE OF 55.00 FEET TO A POINT; THENCE NORTH 02°28'30" EAST A DISTANCE OF 43.55 FEET TO A POINT; THENCE NORTH 87°31'07" WEST A DISTANCE OF 112.79 FEET TO A POINT; THENCE NORTH 02°47'37" EAST A DISTANCE OF 24.00 FEET TO A POINT; THENCE SOUTH 87°31'07" EAST A DISTANCE OF 112.65 FEET TO A POINT; THENCE NORTH 02°28'30" EAST A DISTANCE OF 32.62 FEET TO A POINT; THENCE SOUTH 87°31'07" EAST A DISTANCE OF 55.00 FEET TO A POINT; THENCE SOUTH 02°28'30" WEST A DISTANCE OF 24.00 FEET TO A POINT; THENCE SOUTH 87°31'07" EAST A DISTANCE OF 163.97 FEET TO A POINT; THENCE NORTH 02°28'53" EAST A DISTANCE OF 214.87 FEET TO THE POINT OF BEGINNING; CONTAINING 23,389.19 SQUARE FEET, OR 0.54 ACRES, MORE OR LESS.

GENERAL UTILITY EASEMENT DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 19 NORTH, RANGE 31 WEST, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FND. NAIL IN ASPHALT AND THE SW CORNER OF SAID SW1/4, NW1/4, OF SECTION 11; THENCE NORTH 02°24'56" EAST A DISTANCE OF 32.76 FEET TO A POINT; THENCE NORTH 02°24'56" EAST A DISTANCE OF 311.23 FEET TO A POINT; THENCE SOUTH 87°11'42" EAST A DISTANCE OF 864.73 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 87°11'42" EAST A DISTANCE OF 155.00 FEET TO A POINT; THENCE SOUTH 87°11'42" EAST A DISTANCE OF 11.46 FEET TO A POINT; THENCE NORTH 47°28'26" EAST A DISTANCE OF 22.37 FEET TO A POINT; THENCE SOUTH 87°31'34" EAST A DISTANCE OF 184.74 FEET TO A POINT; THENCE NORTH 01°55'58" EAST A DISTANCE OF 124.68 FEET TO A POINT; THENCE NORTH 56°22'35" WEST A DISTANCE OF 33.83 FEET TO A POINT; THENCE NORTH 02°45'27" EAST A DISTANCE OF 5.30 FEET TO A POINT; THENCE SOUTH 87°07'10" EAST A DISTANCE OF 20.02 FEET TO A POINT; THENCE NORTH 02°47'14" EAST A DISTANCE OF 6.08 FEET TO A POINT; THENCE SOUTH 56°22'35" EAST A DISTANCE OF 21.60 FEET TO A POINT; THENCE SOUTH 02°23'29" WEST A DISTANCE OF 162.23 FEET TO A POINT; THENCE NORTH 87°31'34" WEST A DISTANCE OF 185.13 FEET TO A POINT; THENCE SOUTH 47°28'26" WEST A DISTANCE OF 22.44 FEET TO A POINT; THENCE NORTH 87°11'42" WEST A DISTANCE OF 187.31 FEET TO A POINT; THENCE NORTH 02°48'18" EAST A DISTANCE OF 20.00 FEET TO A POINT; THENCE SOUTH 87°11'42" EAST A DISTANCE OF 12.50 FEET TO THE POINT OF BEGINNING; CONTAINING 9,666.65 SQUARE FEET, OR 0.22 ACRES, MORE OR LESS.



PROPERTY DESCRIPTION OF RIGHT-OF-WAY DEDICATION

A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 19 NORTH, RANGE 31 WEST, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A FND. NAIL IN SW SHELL ROAD AND THE SW CORNER OF SAID SW1/4, NW1/4, OF SECTION 11; THENCE ALONG THE WEST LINE THEREOF NORTH 02°24'56" EAST A DISTANCE OF 32.76 FEET TO A SET 1/2" REBAR & CAP (PS 1664) ON THE NORTHERLY RIGHT-OF-WAY OF SOUTHWEST SHELL ROAD; THENCE LEAVING SAID WEST LINE ALONG SAID NORTHERLY RIGHT-OF-WAY SOUTH 58°39'51" EAST A DISTANCE OF 36.32 FEET TO A SET 1/2" REBAR & CAP (PS 1664); THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY SOUTHEASTERLY ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 27.76 FEET, SAID CURVE HAVING A RADIUS OF 239.94 FEET AND A CHORD BEARING OF SOUTH 54°49'03" EAST A DISTANCE OF 27.74 FEET, TO A SET 1/2" REBAR & CAP (PS 1664) ON THE SOUTH LINE OF SAID SW1/4, NW1/4 OF SECTION 11; THENCE ALONG SAID SOUTH LINE NORTH 87°46'32" WEST A DISTANCE OF 55.12 FEET TO THE POINT OF BEGINNING; CONTAINING 944.23 SQUARE FEET, OR 0.02 ACRES, MORE OR LESS.

12" PEDESTRIAN ACCESS EASEMENT DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 19 NORTH, RANGE 31 WEST, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FND. NAIL IN ASPHALT AND THE SW CORNER OF SAID SW1/4, NW1/4, OF SECTION 11; THENCE NORTH 02°24'56" EAST A DISTANCE OF 32.76 FEET TO A POINT; THENCE NORTH 02°24'56" EAST A DISTANCE OF 311.23 FEET TO A POINT; THENCE SOUTH 87°11'42" EAST A DISTANCE OF 864.73 FEET TO A POINT; THENCE SOUTH 02°47'37" WEST A DISTANCE OF 264.71 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 87°31'07" EAST A DISTANCE OF 40.76 FEET TO A POINT; THENCE NORTH 87°28'22" EAST A DISTANCE OF 23.77 FEET TO A POINT; THENCE SOUTH 87°31'07" EAST A DISTANCE OF 15.57 FEET TO A POINT; THENCE SOUTH 82°27'26" EAST A DISTANCE OF 23.53 FEET TO A POINT; THENCE SOUTH 87°31'07" EAST A DISTANCE OF 64.49 FEET TO A POINT; THENCE SOUTH 87°31'07" EAST A DISTANCE OF 137.28 FEET TO A POINT; THENCE NORTH 80°00'43" EAST A DISTANCE OF 31.13 FEET TO A POINT; THENCE SOUTH 87°31'07" EAST A DISTANCE OF 45.35 FEET TO A POINT; THENCE SOUTH 30°46'18" WEST A DISTANCE OF 13.63 FEET TO A POINT; THENCE NORTH 87°31'07" WEST A DISTANCE OF 37.58 FEET TO A POINT; THENCE SOUTH 80°00'43" WEST A DISTANCE OF 31.13 FEET TO A POINT; THENCE NORTH 87°31'07" WEST A DISTANCE OF 138.59 FEET TO A POINT; THENCE NORTH 87°31'07" WEST A DISTANCE OF 65.02 FEET TO A POINT; THENCE NORTH 82°27'26" WEST A DISTANCE OF 23.53 FEET TO A POINT; THENCE NORTH 87°31'07" WEST A DISTANCE OF 14.51 FEET TO A POINT; THENCE SOUTH 87°28'22" WEST A DISTANCE OF 23.77 FEET TO A POINT; THENCE NORTH 87°31'07" WEST A DISTANCE OF 41.35 FEET TO A POINT; THENCE NORTH 02°47'37" EAST A DISTANCE OF 12.00 FEET TO THE POINT OF BEGINNING; CONTAINING 4,544.04 SQUARE FEET, OR 0.10 ACRES, MORE OR LESS.

REFERENCE DOCUMENTS CITED

RECORDED SURVEY PLATS BY:
• LOT SPLIT, THE RESERVE LOTS 1, 2, & 3, AS FILED FOR RECORD AS DOCUMENT #L202161297

RECORDED EASEMENTS:

- 30" ELECTRIC EASEMENT PER 2001-115196
- UTILITY EASEMENT PER 2001-115220
- GENERAL UTILITY EASEMENT PER 2014-5634
- EASEMENTS AS SHOWN PER L202161297
- CROSS-ACCESS EASEMENT PER L202161297

PROJECT CONTACTS		
OWNER CONTACT		
NAME:	<u>GREENHOUSE-HIGHWAY 12, LLC</u>	BUILDING AND FIRE SAFETY
ADDRESS:	P.O. BOX 56260 LITTLE ROCK, AR 72215	NAME: BRAD ARNOLD
PHONE:	870-830-9148	ADDRESS: 305 SW A STREET BENTONVILLE, AR 72712
DEVELOPER CONTACT		
NAME:	<u>ISQUARE MANAGEMENT</u>	PHONE: 479-271-3108
ADDRESS:	P.O. BOX 56260 LITTLE ROCK, AR 72215	STORMWATER DEPARTMENT
PHONE:	800-671-2401	NAME: ALISON WEST
SURVEYOR CONTACT		
NAME:	CORBITT SHOFFNER, AR PS #1664	ADDRESS: 3200 SW MUNICIPAL DRIVE BENTONVILLE, AR 72712
ADDRESS:	HOPE CONSULTING 129 N. MAIN STREET, BENTON, AR 72015	PHONE: 479-271-6719
PHONE:	501-315-2626	EMAIL: <u>TWEST@BENTONVILLEAR.COM</u>
EMAIL:	<u>CORBITT@HOPECONSULTING.COM</u>	FIRE DEPARTMENT
CITY ENGINEER		
NAME:	ELLEN NORVELL	NAME: JUSTIN SCANTLIN
ADDRESS:	3200 SW MUNICIPAL DRIVE BENTONVILLE, AR 72712	ADDRESS: 800 SW A STREET BENTONVILLE, AR 72712
PHONE:	479-271-5593	PHONE: 479-271-5927, 479-685-1096
PLANNING DEPARTMENT		
NAME:	<u>TYLER OVERSTREET</u>	AT&T
ADDRESS:	305 SW A STREET BENTONVILLE, AR 72712	NAME: BRENT BALDWIN
PHONE:	479-271-3122	ADDRESS: 1133 E. HAROLD ST. FAYETTEVILLE, AR 72701
STREET DEPARTMENT		
NAME:	TONY DAVIS	PHONE: 479-200-9022 OR 479-571-6609
ADDRESS:	3200 SW MUNICIPAL DRIVE BENTONVILLE, AR 72712	EMAIL: <u>BB6585@ATT.COM</u>
PHONE:	479-271-3159	COX COMMUNICATIONS
WATER DEPARTMENT		
NAME:	BEAU THOMPSON	NAME: TIMOTHY GOFF
ADDRESS:	3200 SW MUNICIPAL DRIVE BENTONVILLE, AR 72712	ADDRESS: 4900 S. 48TH STREET SPRINGDALE, AR 72762
PHONE:	479-271-3140	PHONE: 479-651-5583
WASTEWATER DEPARTMENT		
NAME:	CHRIS EARL	EMAIL: <u>TIMOTHY.GOSS@COX.COM</u>
ADDRESS:	1901 NE A STREET BENTONVILLE, AR 72712	
PHONE:	479-271-3161	
BLACK HILLS ENERGY		
NAME:	JOSH KNIGHT	
ADDRESS:	1301 FEDERAL WAY , PO BOX 2129 LOWELL, AR 72745	
PHONE:	479-721-4543	
EMAIL:	<u>JOSHUA.KNIGHT@BLACKHILLS</u>	

CERTIFICATE OF SURVEYING ACCURACY

I, WILLIAM CORBITT SHOFFNER, 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. 1664
STATE OF ARKANSAS

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. L202309785

SUBSCRIBED AND SWORN BEFORE ME, THIS ____ DAY OF _____, 2025

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

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



BENTONVILLE ATLAS MAP PAGE: 483B

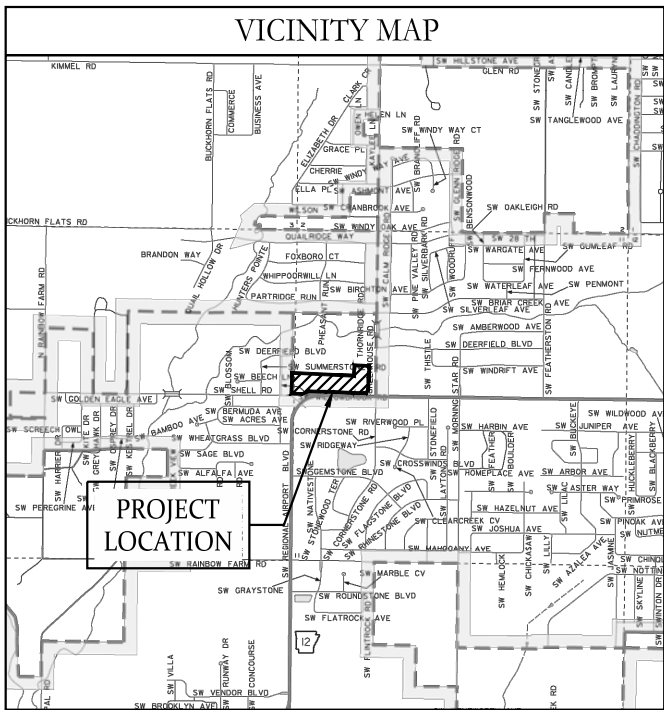


LOT SPLIT OF LOT 1, THE
RESERVE SUBDIVISION,
CREATING LOTS 4, 5, 6,
AND 7
IN THE CITY OF
BENTONVILLE, BENTON
COUNTY, ARKANSAS

FOR USE AND BENEFIT OF:
ISQUARE MANAGEMENT
PO BOX 56260, LITTLE ROCK, AR 72215

CITY PROJECT LS24-0031		
DATE: 08/6/2024	CAD BY: OV	PROJECT NUMBER:
REVISED: REV 4: 3/12/2025	CHECKED BY:	
SHEET: V1.0 1 OF 2	SCALE: NTS	
AR STATE LAND SURVEY FILING CODE: 500 - 19N - 31W - 0 - 11 - 430 - 04 - 1664		





OWNER INFORMATION

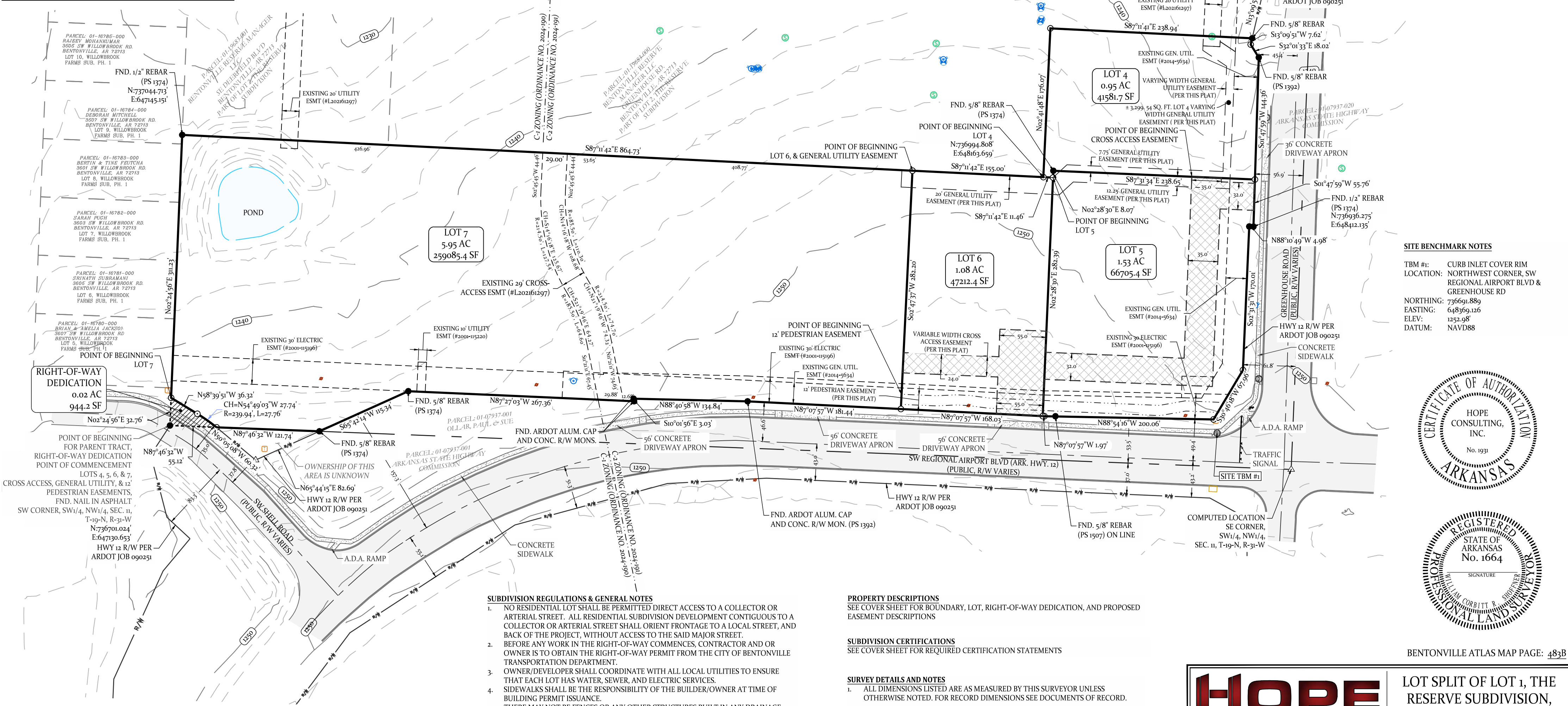
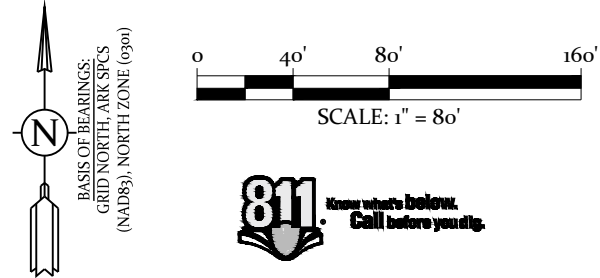
NAME: GREENHOUSE-HIGHWAY 12, LLC
ADDRESS: P.O. BOX 56260
LITTLE ROCK, AR 72215
PHONE: 870-830-9148

DEVELOPER INFORMATION

NAME: iSQUARE MANAGEMENT
ADDRESS: P.O. BOX 56260
LITTLE ROCK, AR 72215
PHONE: 800-671-2401

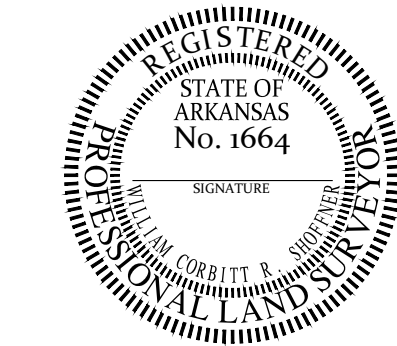
SURVEYOR INFORMATION

NAME: CORBITT SHOFFNER, AR PS #1664
ADDRESS: HOPE CONSULTING
129 N. MAIN STREET, BENTON, AR 72015
PHONE: 501-315-2626
EMAIL: CORBITT@HOPECONSULTING.COM



SITE BENCHMARK NOTES

TBM #1: CURB INLET COVER RIM
LOCATION: NORTHWEST CORNER, SW
REGIONAL AIRPORT BLVD &
GREENHOUSE RD
NORTHING: 736691.889
EASTING: 648369.126
ELEV: 1252.98
DATUM: NAVD88



SUBDIVISION REGULATIONS & GENERAL NOTES

- 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 STREET.
- BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, CONTRACTOR AND OR OWNER IS TO OBTAIN THE 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 SERVICES.
- SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE.
- THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.
- WE HEREBY GRANT TO THE CITY OF BENTONVILLE A BLANKET AVIGATION EASEMENT OVER THE ENTIRETY OF THIS SUBDIVISION PURSUANT TO MUNICIPAL CODE SECTION 401.12.
- SETBACKS SHALL BE PER THE CURRENT ZONING DISTRICT AS STATED IN THE MOST RECENT CITY OF BENTONVILLE ZONING CODE. FOR MORE INFO VISIT [HTTP://WWW.BENTONVILLEPLANNING.COM/](http://www.bentonvilleplanning.com/) OR CALL THE PLANNING DEPARTMENT @ 479-271-3122.
- THERE ARE NO WAIVERS, VARIANCES AND/OR CONDITIONAL USES AT THE TIME OF PREPARING THIS PLAT OR PLAN.

EXISTING & PROPOSED EASEMENT NOTES

- ALL EASEMENTS SHOWN ARE PROPOSED AND TO BE DEDICATED VIA THIS PLAT UNLESS OTHERWISE NOTED. EXISTING EASEMENTS ARE LABELED AS SUCH WITH PURPOSE AND RECORDING INFORMATION.
- SEE COVER SHEET FOR DESCRIPTIONS OF PROPOSED EASEMENTS

PROPERTY DESCRIPTIONS

SEE COVER SHEET FOR BOUNDARY, LOT, RIGHT-OF-WAY DEDICATION, AND PROPOSED EASEMENT DESCRIPTIONS

SUBDIVISION CERTIFICATIONS

SEE COVER SHEET FOR REQUIRED CERTIFICATION STATEMENTS

SURVEY DETAILS AND NOTES

- ALL DIMENSIONS LISTED ARE AS MEASURED BY THIS SURVEYOR UNLESS OTHERWISE NOTED. FOR RECORD DIMENSIONS SEE DOCUMENTS OF RECORD.
- OWNERSHIP INFORMATION, IF SHOWN, IS LISTED AS PUBLISHED BY THE LOCAL COUNTY TAX ASSESSOR AND IS LISTED FOR REFERENCE ONLY. NO STATEMENTS OF OWNERSHIP, RIGHTS, OR INTERESTS ARE MADE.
- THIS SURVEY IS BASED ON PUBLIC RECORDS AND/OR TITLE INVESTIGATIONS FURNISHED BY THIRD PARTIES. NO INDEPENDENT SEARCH OR INVESTIGATION HAS BEEN MADE BY THIS FIRM FOR ANY RECORDS, PUBLIC OR PRIVATE. LISTED REFERENCE DOCUMENTS HEREON WERE USED AND CONSIDERED AS A PART OF THIS SURVEY; HOWEVER OTHER RECORDS, IF ANY, COULD FURTHER AFFECT THIS SURVEY. NO STATEMENT OR GUARANTEES OF OWNERSHIP, RIGHTS, OR OTHER INTERESTS ARE MADE BY THIS SURVEY PLAT.

REFERENCE DOCUMENTS CITED

- RECORDED SURVEY PLATS BY:
- LOT SPLIT, THE RESERVE LOTS 1, 2, & 3, AS FILED FOR RECORD AS DOCUMENT #1202161297

RECORDED EASEMENTS:

- 30' ELECTRIC EASEMENT PER 2001-115196
- UTILITY EASEMENT PER 2001-115220
- GENERAL UTILITY EASEMENT PER 2014-5634
- EASEMENTS AS SHOWN PER 1202161297
- CROSS-ACCESS EASEMENT PER 1202161297

LEGEND							
	- PLSS Aliquot Corner		- Clean Out		- Fence		- Proposed cross-access easement dedication per this plat
	- Fnd. Corner Monument		- Water Meter				
	- Set 1/2' Rebar/Cap (1664)		- Power Pole				
	- Computed Point		- Sewer Manhole		- Proposed Utility Esmt		- Proposed right-of-way dedication per this plat
(M) - As Measured			- Light Pole		- Existing Utility Esmt		
(P) - Per Deed or Plat Records			- Telephone Pedestal		- R/W Line		
ESMT - Easement			- Drainage Manhole		- Property Boundary		
B.S.L. - Building Setback Lines			- Gas Meter				

FLOOD ZONE INFORMATION

NO PORTION OF THE PROPERTY DESCRIBED HEREON LIES WITHIN A SPECIAL FLOOD HAZARD AREA, ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP LISTED BELOW:

PANEL # 090075.02358, DATED: 06/05/2012

HOPE CONSULTING
ENGINEERS - SURVEYORS
129 North Main Street
Benton, Arkansas 72015
Office: (501) 315-2626 | Fax: (501) 315-0024
www.HopeConsulting.com

LOT SPLIT OF LOT 1, THE
RESERVE SUBDIVISION,
CREATING LOTS 4, 5, 6,
AND 7
IN THE CITY OF
BENTONVILLE, BENTON
COUNTY, ARKANSAS

FOR USE AND BENEFIT OF:
iSQUARE MANAGEMENT
PO BOX 56260, LITTLE ROCK, AR 72215

DATE: 08/6/2024	CAD BY: OV	CITY PROJECT LS24-0031
REVISED: REV6: 3/12/2025	CHECKED BY:	PROJECT NUMBER:
SHEET: V1.1 2 OF 2	SCALE: 1" = 80'	24-0177
AR STATE LAND SURVEY FILING CODE: 500 - 19N - 31W - 0 - 11 - 430 - 04 - 1664		



Lots 28 and 29 of Quail Run Subdivision

312 Quail Run Circle

PC Date:

Staff Report Details

Project Number	PLA24-0020
Applicant / Current Owner	MORROW, DONALD BRENT & LAURIE SUE
Site Area	+/- [6.5] Acres
Current Zoning	
Requested Zoning	
Current Future Land Use Map Designation	
Requested Future Land Use Map Designation	
Development Type / Use	
Related projects	

Property Description

Property Line Adjustment: Lots 23A and 23B, Block 1, Creating Lots 28 and 29 of Quail Run Subdivision. 1312 Quail Run Circle, PLA24-0020

A Property Line Adjustment of Lots 23A and 23B, Block 1, Creating Lots 28 and 29 of Quail Run Subdivision. The plat is dedicating a 15' utility easement and 10' electric line easement.. The lots have direct access to Quail Run Circle. The Right-of-Way is adequate per the City of Bentonville 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 Items**

REGENCY CT

CANTERBURY PARK

SOMERSET

Quail Run
Sub Lots
23A & 23B

COVEY PL

NWK ST

QUAIL RUN CIR

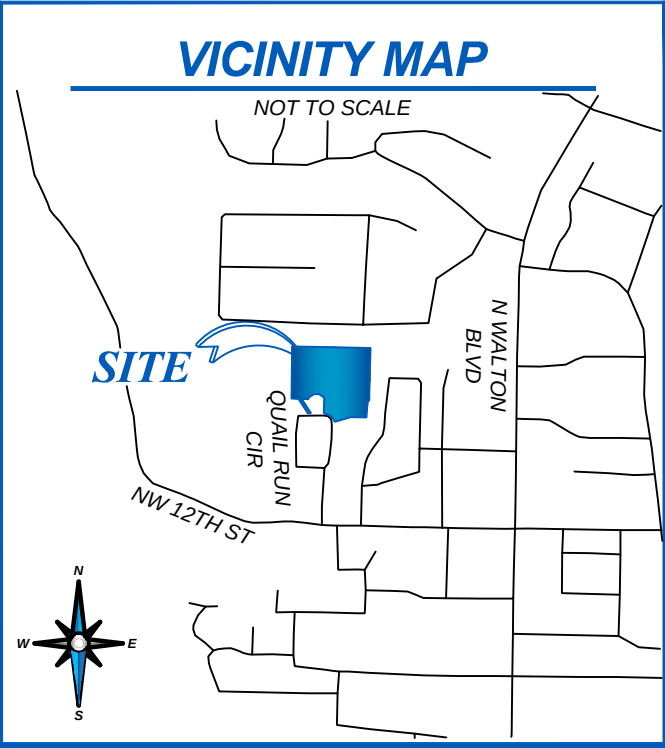
BLUE QUAIL DR

BOBWHITE LN



PLA24-0020
Quail Run Sub Lots 23A & 23B
Property Line Adjustment





PROPERTY LINE ADJUSTMENT OF LOTS 23A & 23B, BLOCK 1 CREATING LOTS 28 & 29, BLOCK 1 OF QUAIL RUN SUBDIVISION

LOCATED IN: SECTION 24, TOWNSHIP 20 NORTH, RANGE 31 WEST

1398 & 1312 QUAIL RUN CIRCLE, BENTONVILLE, ARKANSAS 72712

EASEMENT DESCRIPTION

10' ELECTRIC LINE EASEMENT:
A PORTION OF LOT 23A OF THE REVISED LOT SPLIT OF LOT 23, BLOCK 1, QUAIL RUN SUBDIVISION, TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT RECORD P2 AT PAGE 381, BEING A REPLAT OF LOTS 13 AND 20, BLOCK 1, OF SAID QUAIL RUN SUBDIVISION, AS SHOWN IN PLAT RECORD BOOK 11 AT PAGE 28, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A FOUND 1/2" REBAR CAPPED "PLS 1005" MARKING THE NORTHEAST CORNER OF SAID LOT 23A; THENCE ALONG THE EAST LINE THEREOF SOUTH 02°57'12" WEST 14.48 FEET; THENCE LEAVING SAID EAST LINE SOUTH 46°38'10" WEST 98.06 FEET; THENCE NORTH 86°50'03" WEST 105.44 FEET; THENCE NORTH 84°15'14" WEST 24.26 FEET; THENCE NORTH 87°40'54" WEST 20.60 FEET; THENCE NORTH 88°01'02" WEST 50.97 FEET; THENCE NORTH 86°38'22" WEST 77.57 FEET; THENCE NORTH 88°14'39" WEST 42.21 FEET; THENCE NORTH 83°01'47" WEST 15.52 FEET; THENCE NORTH 86°55'07" WEST 38.20 FEET; THENCE NORTH 02°16'41" EAST 10.00 FEET; THENCE SOUTH 86°55'07" EAST 38.68 FEET; THENCE SOUTH 83°01'47" EAST 15.40 FEET; THENCE SOUTH 88°14'39" EAST 41.89 FEET; THENCE SOUTH 86°38'22" EAST 77.59 FEET; THENCE SOUTH 88°01'02" EAST 51.15 FEET; THENCE SOUTH 84°35'32" EAST 45.26 FEET; THENCE NORTH 89°35'41" EAST 53.01 FEET; THENCE SOUTH 87°13'47" EAST 42.82 FEET; THENCE SOUTH 84°32'19" EAST 24.23 FEET; THENCE SOUTH 87°40'54" EAST 20.63 FEET; THENCE SOUTH 84°15'14" EAST 16.16 FEET; THENCE SOUTH 86°50'03" EAST 100.92 FEET; THENCE NORTH 46°38'10" EAST 104.23 FEET TO THE POINT OF BEGINNING. CONTAINING 0.145 ACRES, MORE OR LESS.

OWNER/DEVELOPER

PARCEL 01-03706-002
OWNER: HILL FAMILY TRUST
MAILING: 1398 QUAIL RUN CIRCLE, BENTONVILLE, AR 72712
LISAHI52@GMAIL.COM

PARCEL 01-03706-000
OWNER: MORROW, DONALD & LAURIE
MAILING: 1312 QUAIL RUN CIRCLE, BENTONVILLE, ARKANSAS 72712
DON@FCCVW.ORG

MISCELLANEOUS NOTES

STATE RECORDING NUMBER:
500-20N-31W-0-24-200-04-1926

COMPLETED FIELD WORK:
MAY 29, 2024

REFERENCE DOCUMENTS:
1. WARRANTY DEED FILED IN DEED BOOK 2015 AT PAGE 14743.
2. WARRANTY DEED FILED IN FILE NUMBER L201812517.
3. SURVEY PLAT FILED IN PLAT BOOK 6 AT PAGE 78.
4. SURVEY PLAT FILED IN PLAT BOOK 11 AT PAGE 28A.
5. SURVEY PLAT FILED IN PLAT BOOK P1 AT PAGE 823.
6. SURVEY PLAT FILED IN PLAT BOOK 2009 AT PAGE 50.
7. SURVEY PLAT FILED IN PLAT BOOK P2 AT PAGE 381.

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."

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

BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCED, 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.

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.

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

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: _____

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
PROFESSIONAL LAND SURVEYOR NO. AR 1926
STATE OF ARKANSAS

LAND AREA

PREVIOUS PARCEL 01-03706-002
205,185 ± SQUARE FEET
4.710 ± ACRES

ADJUSTED PARCEL 01-03706-002
203,394 ± SQUARE FEET
4.669 ± ACRES

PREVIOUS PARCEL 01-03706-000
79,027 ± SQUARE FEET
1.814 ± ACRES

ADJUSTED PARCEL 01-03706-000
80,817 ± SQUARE FEET
1.855 ± ACRES

SHEET 1 OF 2

DATE	REVISION HISTORY	BY
8/23/2024	PLANNING COMMENTS	ANC
2/24/2025	PROPOSED EASEMENT	ANC

ZONING INFORMATION

CURRENT ZONING: R-1, LOW DENSITY SINGLE-FAMILY RESIDENTIAL

SETBACK REQUIREMENTS:
FRONT - 20'
SIDE - 7' INTERIOR; 20' EXTERIOR
REAR - 25'

ALL ADJOINING PROPERTIES ARE ZONED R-1

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. 05007C00903, WHICH BEARS AN EFFECTIVE DATE OF 09/28/2007 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

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.

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 24TH DAY OF FEBRUARY, 2025.



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

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

SURVEYOR JOB NUMBER:
24-3047

SURVEY DRAWN BY:
ANC - 05/30/2024

SURVEY REVIEWED BY:
TPN

SCALE:
1" = 60'

FOR THE USE AND BENEFIT OF:
LISA HILL & DON MORROW

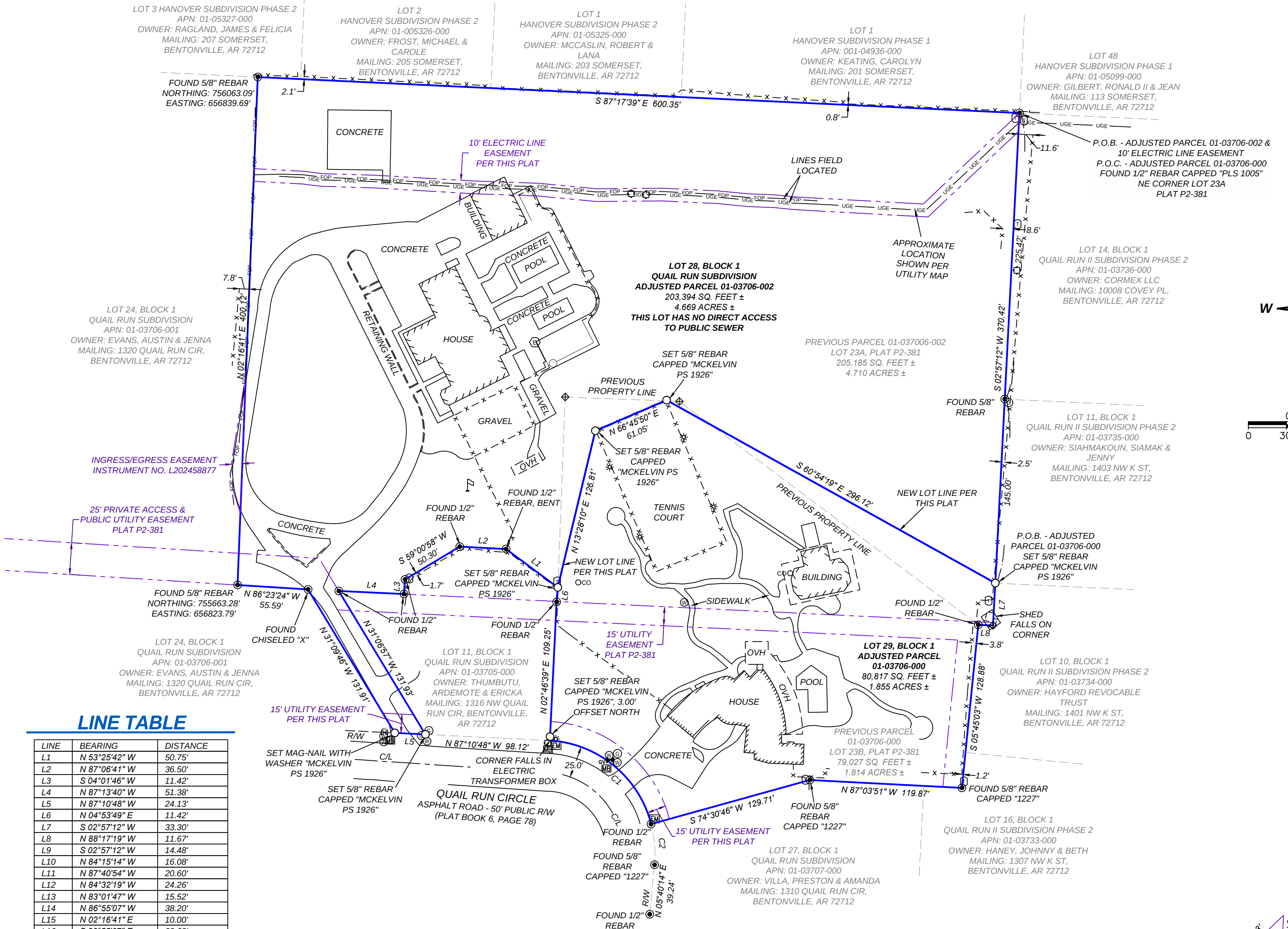
CITY OF BENTONVILLE PROJECT NO. PLA24-0020

Surveying
Engineering
Mapping

PROPERTY LINE ADJUSTMENT OF LOTS 23A & 23B, BLOCK 1 CREATING LOTS 28 & 29, BLOCK 1 OF QUAIL RUN SUBDIVISION

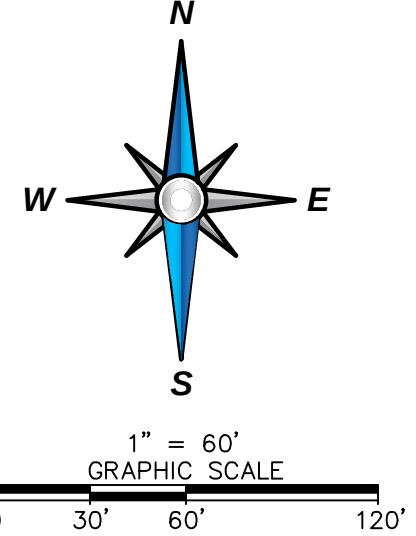
LOCATED IN: SECTION 24, TOWNSHIP 20 NORTH, RANGE 31 WEST

1398 & 1312 QUAIL RUN CIRCLE, BENTON COUNTY, BENTONVILLE, ARKANSAS 72712

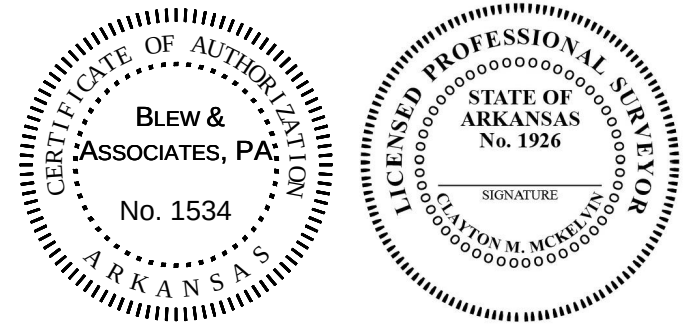


LEGEND & SYMBOLS

- FOUND MONUMENT (AS NOTED)
- SET MONUMENT (AS NOTED)
- COMPUTED POINT
- TELEPHONE PEDESTAL
- LIGHT
- ELECTRIC METER
- ELECTRIC BOX
- WATER METER
- WATER VALVE
- GAS VALVE
- GAS METER
- CLEANOUT
- MAIL BOX
- FLAG POLE
- ELECTRIC VAULT
- OVH
- P.O.C.
- P.O.B.
- BOUNDARY LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE (R/W)
- CENTERLINE (C/L)
- FENCE LINE
- FOP
- FIBER OPTIC LINE
- UNDERGROUND ELECTRIC 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 24TH DAY OF FEBRUARY, 2025.



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

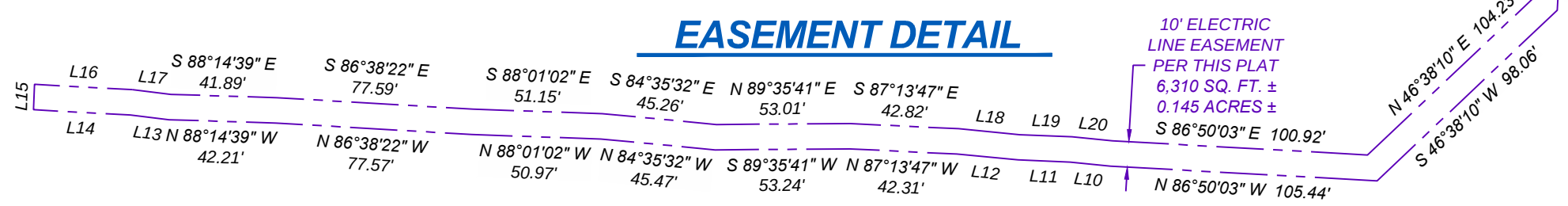
LINE TABLE

LINE	BEARING	DISTANCE
L1	N 53°25'42" W	50.75'
L2	N 87°06'41" W	36.50'
L3	S 04°01'46" W	11.42'
L4	N 87°13'40" W	51.38'
L5	N 87°10'48" W	24.13'
L6	N 04°53'49" E	11.42'
L7	S 02°57'12" W	33.30'
L8	N 88°17'19" W	11.67'
L9	S 02°57'12" W	14.48'
L10	N 84°15'14" W	16.08'
L11	N 87°40'54" W	20.60'
L12	N 84°32'19" W	24.26'
L13	N 83°01'47" W	15.52'
L14	N 86°55'07" W	38.20'
L15	N 02°16'41" E	10.00'
L16	S 86°55'07" E	38.68'
L17	S 83°01'47" E	15.40'
L18	S 84°32'19" E	24.23'
L19	S 87°40'54" E	20.63'
L20	S 84°15'14" E	16.16'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	88.00'	110.35'	103.26'	N 50°28'39" W	71°50'60"
C2	88.00'	32.31'	32.13'	N 04°59'45" W	21°02'19"

EASEMENT DETAIL



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

SURVEYOR JOB NUMBER: 24-3047	SURVEY DRAWN BY: ANC - 05/30/2024
SURVEY REVIEWED BY: TPN	SCALE: 1" = 60'
FOR THE USE AND BENEFIT OF: LISA HILL & DON MORROW	CITY OF BENTONVILLE PROJECT NO. PLA24-0020



Lot 1 of LSP Addition

3302 Southeast L Street

PC Date: 4/1/2025

Staff Report Details

Project Number	PLA24-0034
Applicant / Current Owner	Tailwater Fund, LLC
Site Area	+/- [1.14] Acres
Current Zoning	R-3, Medium-High Density Multifamily Residential
Requested Zoning	
Current Future Land Use Map Designation	
Requested Future Land Use Map Designation	
Development Type / Use	Apartments
Related projects	LSD22-0003

Property Description

Property Line Adjustment: Part SW1/4 of NW1/4 Section 8, T-19-N, R-30-W, Creating Lot 1 of LSP Addition. PLA24-0034

A property line adjustment of Part SW1/4 of NW1/4 Section 8, T-19-N, R-30-W, Creating Lot 1 of LSP Addition. This is platting unplatted lands and dedicating a 15' utility easement and a 8.5 for utility easement on part of the lot. The lot has direct access to Southeast 33rd Street, Southeast L Street, Southeast Street, and Southeast 34th street. The plat is dedicating 4,124 square feet of Right-of-Way per the City of Bentonville Master Street Plan.

Project Details

Relationship to the Community Plan

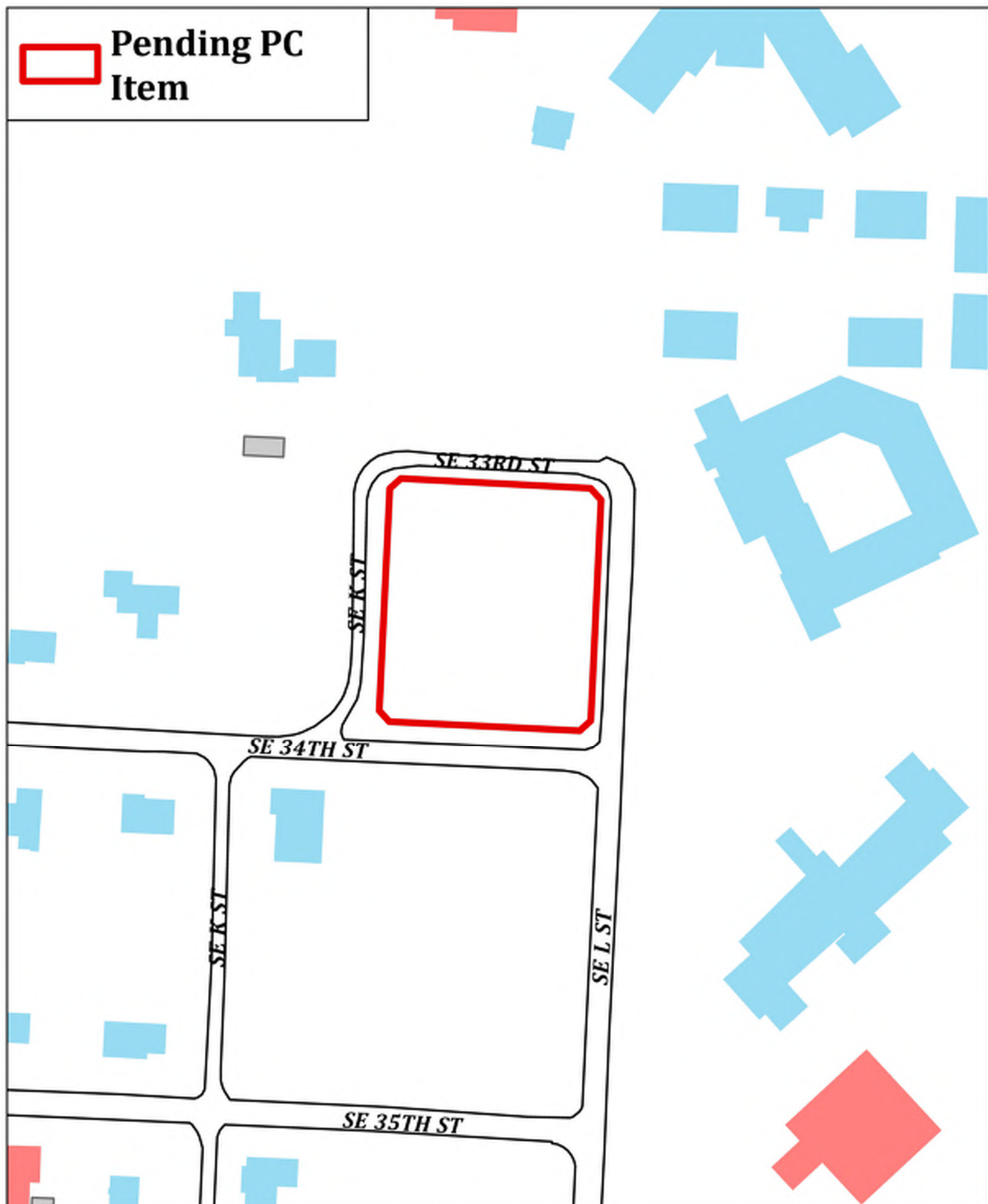
Public Comment

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

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



**Pending PC
Item**



PLA24-0034
LSP Addition Lot 1
3302 SE L St



	Echelon
	1602 Northwest 3rd Street
	PC Date: 4/1/2025

Staff Report Details	
Project Number	PP25-0003
Applicant / Current Owner	Amazing Land Company LLC
Site Area	+/- [3.3] Acres
Current Zoning	R-1, Low-Density Single-Family Residential
Requested Zoning	
Current Future Land Use Map Designation	Neighborhood Suburban
Requested Future Land Use Map Designation	
Development Type / Use	Single-Family Residential
Related projects	

Property Description
A preliminary Plat for Echelon Subdivision, situated at 1602 Northwest 3rd Street and Northwest Appaloosa. The plat creates 17 single-family detached lots ranging from approximately 6,000-7500 square feet and two unbuildable drainage lots, one located at the western end of the property and the other at the eastern end. The lots meet R-1, Low-Density Single-Family Residential lot standards. There is a 50' wide public ROW dedicated for the public Street, NW Echelon Place, and the extension of NW Appaloosa Street.

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**

ECHELON
BENTONVILLE, ARKANSAS
PRELIMINARY PLAT 25-0003

UTILITY CONTACTS:

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

AT&T: BRENT BALDWIN
1133 E. HAROLD ST., FAYETTEVILLE, AR 72701, (479) 200-9022 OR
(479) 571-6609, BB6585@ATT.COM

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

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

STREET DEPT.: CITY OF BENTONVILLE
DANIEL CLARDY, 3200 SW MUNICIPAL DRIVE, BENTONVILLE, AR
72712, (479) 696-0279

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

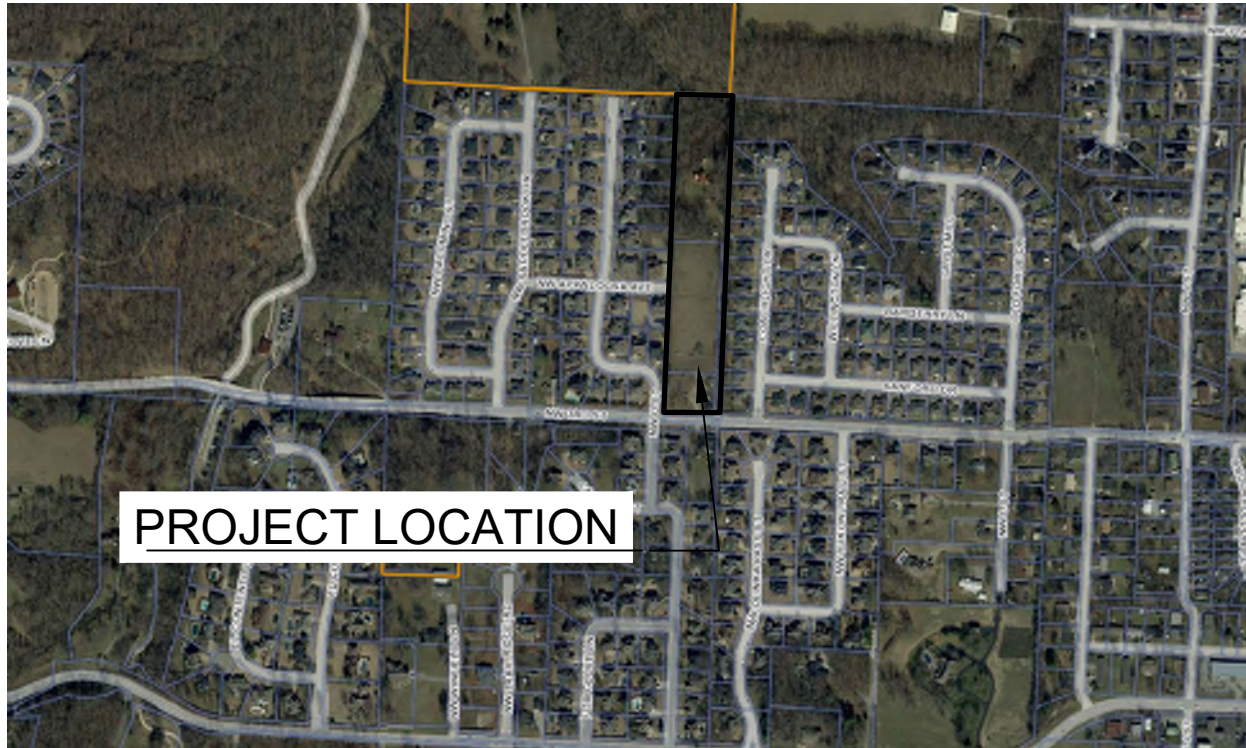
ELECTRIC DEPT.: CITY OF BENTONVILLE
(480) TRAVIS MATLOCK, 3200 SW MUNICIPAL DRIVE, BENTONVILLE,
AR 72712, (479) 271-3159

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

PLANNING DEPT.: CITY OF BENTONVILLE
TYLER OVERSTREET
305 S.W. "A" STREET, BENTONVILLE, AR
(479) 271-3122
TOVERSTREET@BENTONVILLEAR.COM

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

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



VICINITY MAP -
NTS

OWNER:
AMAZING LAND COMPANY LLC
3511 SW AWAKENING AVE
BENTONVILLE, AR 72713
TELEPHONE: 479-841-5162
JEFFREY AND TYLER GARRETT
1600 NW 3RD ST
BENTONVILLE AR 72712-5009

CIVIL ENGINEER & LANDSCAPE ARCHITECT:
DEVELOPMENT CONSULTANTS, INC.
1 EAST CENTER STREET, SUITE 290
FAYETTEVILLE, ARKANSAS 72701
TELEPHONE: 479-444-7880

3/18/2025

Sheet List Table

Sheet Number	Sheet Title
C0.00	COVER PAGE
B-1	SURVEY
C1.01	DEMOLITION PLAN OVERALL
C1.02	DEMOLITION PLAN
C1.03	DEMOLITION PLAN
C2.01	SITE PLAN OVERALL
C2.02	SITE PLAN
C2.03	SITE PLAN
C2.04	SITE DETAILS
C2.05	SITE DETAILS
C3.01	GRADING AND DRAINAGE OVERALL
C3.02	GRADING AND DRAINAGE PLAN
C3.03	GRADING AND DRAINAGE PLAN
C3.04	NW ECHELON ST P&P - 1
C3.05	NW ECHELON ST P&P - 2
C3.06	NW APPALOOSA ST P&P
C3.07	NORTH POND P&P
C3.08	SOUTH POND P&P
C3.09	DRAINAGE DETAILS
C4.01	EROSION CONTROL PH 1 OVERALL
C4.02	EROSION CONTROL PHASE 1
C4.03	EROSION CONTROL PHASE 1
C4.04	EROSION CONTROL PH 2 OVERALL
C4.05	EROSION CONTROL PHASE 2
C4.06	EROSION CONTROL PHASE 2
C4.07	EROSION CONTROL DETAILS
C5.01	UTILITY COORDINATION OVERALL
C5.02	UTILITY COORDINATION
C5.03	UTILITY COORDINATION
C5.04	WATER LINE 1 P & P - 1
C5.05	WATER LINE 1 P&P - 2
C5.06	WATER LINE 2 P&P
C5.07	SEWER LINE 1 P & P - 1
C5.08	SEWER LINE 2 P&P - 2
C5.09	UTILITY DETAILS
C5.10	UTILITY DETAILS
C5.11	UTILITY DETAILS
C5.12	UTILITY DETAILS
C5.13	UTILITY DETAILS
C5.14	ELECTRIC DETAILS 1
C5.15	ELECTRIC DETAILS 2
C5.16	ELECTRIC DETAILS 3
L1.01	TREE PRESERVATION PLAN
L1.02	LANDSCAPE PLAN

BASED ON SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY,
THE SUBJECT PROPERTY IS IN FLOOD ZONE X, WHICH IS AN
AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE
FLOODPLAIN, ACCORDING TO FLOOD INSURANCE RATE MAP,
BENTON COUNTY, ARKANSAS, MAP NUMBER 05007C0090J, MAP
REVISED SEPTEMBER 28, 2007.

THERE ARE NO KNOWN EXISTING OR ABANDONED WATER
WELLS, SUMPS, CESSPOOLS, SPRINGS, WATER
IMPOUNDMENTS, AND UNDERGROUND STRUCTURES WITHIN
THIS PROJECT.

THERE ARE NO KNOWN EXISTING EROSION PROBLEMS ON
SITE.

THERE ARE NO KNOWN WETLANDS ON THIS SITE.

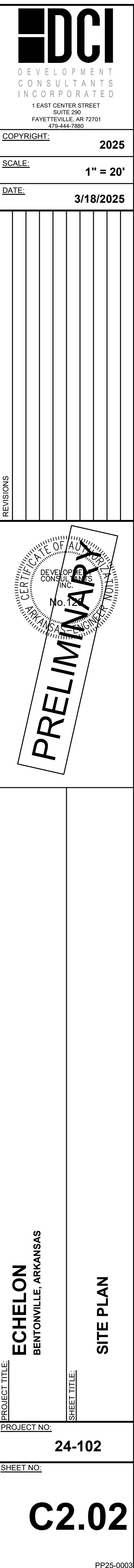
THERE ARE NO WAIVERS, VARIANCES, AND/OR CONDITIONAL
USES AT THE TIME OF PREPARING THIS PLAT.

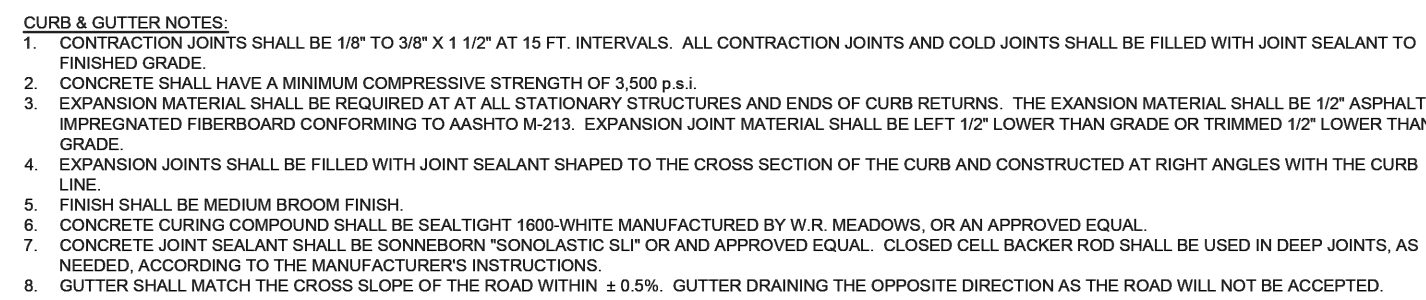
SETBACKS SHALL BE PER THE CURRENT ZONING DISTRICT AS
STATED IN THE MOST RECENT CITY OF BENTONVILLE
ZONING CODE. FOR MORE INFO VISIT
[HTTP://WWW.BENTONVILLEPLANNING.COM/](http://WWW.BENTONVILLEPLANNING.COM/) OR CALL THE
PLANNING DEPARTMENT @ 479-271-3122.

PROPERTY DESCRIPTION
(File #L2024-13046) Plat L2017056697
ATLAS #360

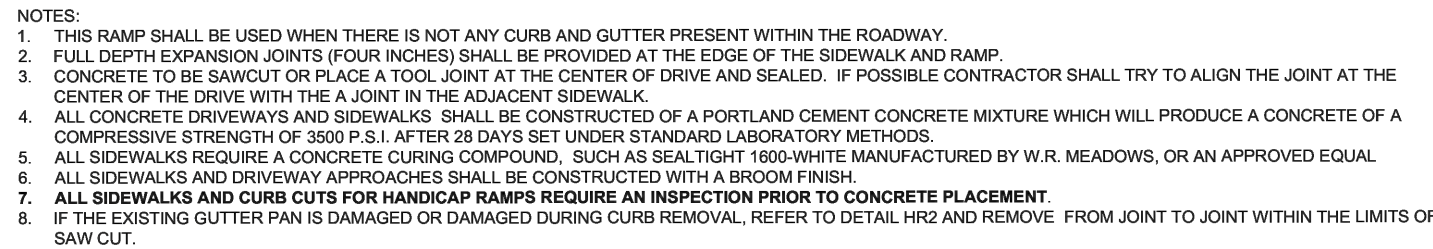
RESIDENTIAL
19 LOTS
2 DETENTION LOTS



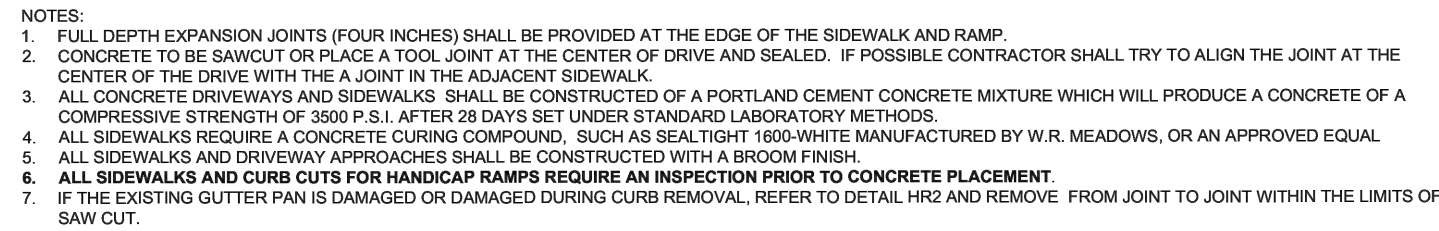




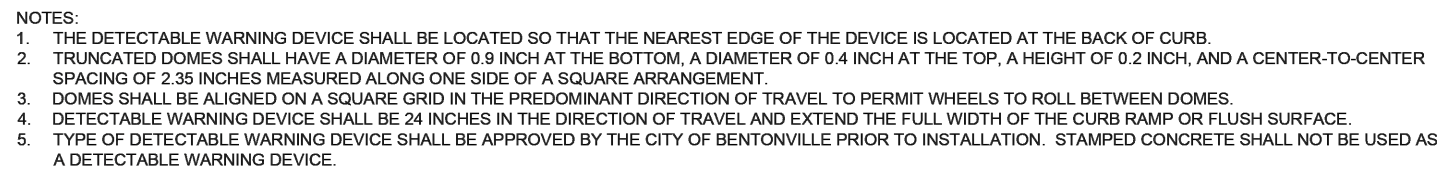
	DATE:	REVISION:	BY:	TITLE:	DRAWN:
	6/13/2023	DETAIL: CREATED		HANDICAP RAMP	JUNE 2023
			HW		APPROVED:
					JUNE 2023
				DESCRIPTION:	NOTE:
				HANDICAP RAMP FOR USE WITH NO CURB AND GUTTER	HR-1



	DATE:	REVISION:	BY:	TITLE:	DRAWN:		
	6/13/2023	DETAIL_CREATED		EW	HANDICAP RAMP		JUNE: 2023
							APPROVED:
							JUNE: 2023
				DESCRIPTION:	HR-2		
				HANDICAP RAMP WITH RETURN CURB			



	DATE:	REVISION:	TITLE:	DRAWN:
	6/13/2023	DETAIL_CREATED	DW	JUNE 2023
				APPROVED:
				JUNE 2023
			DESCRIPTION:	SHEET:
			DETECTABLE WARNING DEVICE WITH TRUNCATED DOMES	TD-1



NOTES:

1. FLOWABLE FILL AS AN ALTERNATIVE TO CLASS 7 FULL DEPTH BACKFILL MUST BE REQUESTED AND APPROVED BY ENGINEERING DEPARTMENT PRIOR TO USE.
2. IF NOT REQUIRED IF APPROVED.
3. REFER TO BENTONVILLE WATER & SEWER SPECIFICATIONS AND DETAILS FOR INFORMATION REGARDING PIPE BEDDING.
4. REFER TO CITY OF BENTONVILLE STREET CUT SPECIFICATIONS (LATEST EDITION) FOR ADDITIONAL INFORMATION.
5. A RIGHT-OF-WAY PERMIT IS REQUIRED FOR ALL STREET CUTS. THESE CAN BE OBTAINED ON OUR WEBSITE (WWW.BENTONVILLEAR.COM) OR PICKED UP AT THE STREET/ENGINEERING DEPARTMENT OFFICE LOCATED AT 3200 SW MUNICIPAL AVE ANYWAY.
6. INSURE AN APPROVED TRAFFIC CONTROL PLAN IS IN PLACE PRIOR TO CLOSING ANY ROADWAY.
7. NO OVERNIGHT STREET CUTS ARE ALLOWED UNLESS APPROVED BY THE CITY STREET DEPARTMENT AND IS MARKED ACCORDING TO NIGHT TIME CLOSURE REQUIREMENTS FOUND IN MUTCD AND IS COVERED WITH STEEL TRAFFIC PLATES.

DETAIL
E-2

BENTONVILLE

ENGINEERING

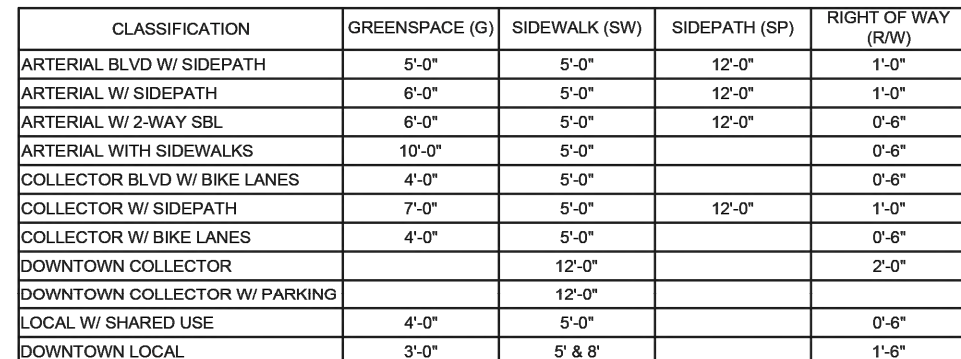


DETAIL
E-3

BENTONVILLE



ENGINEERING



ALL SIDEWALKS REQUIRE INSPECTION BEFORE CONCRETE PLACEMENT. CONTACT ENGINEER OF RECORD TO SCHEDULE INSPECTION.

IF INSTALLING SIDEWALK BY MECHANICAL MEANS, THE SIDEWALK WILL BE CHECKED AFTER PLACEMENT AND ANY DEFICIENCIES SHALL TO BE CORRECTED.

SIDEWALK WILL BE CHECKED FOR ADA REQUIREMENTS & WORKMANSHIP.

[illegible]

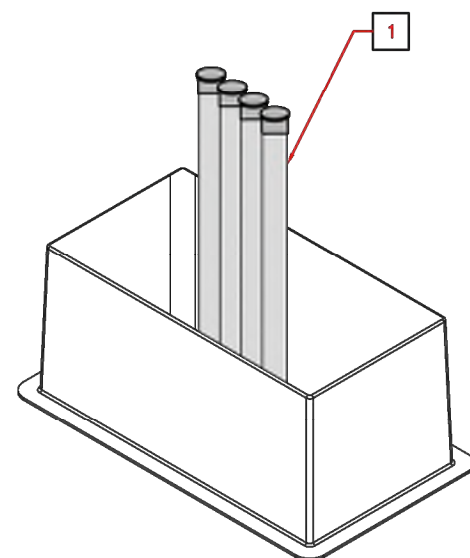
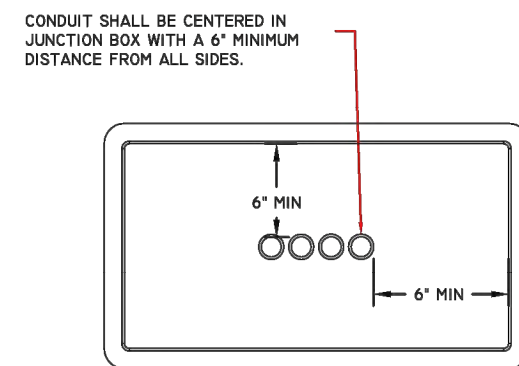
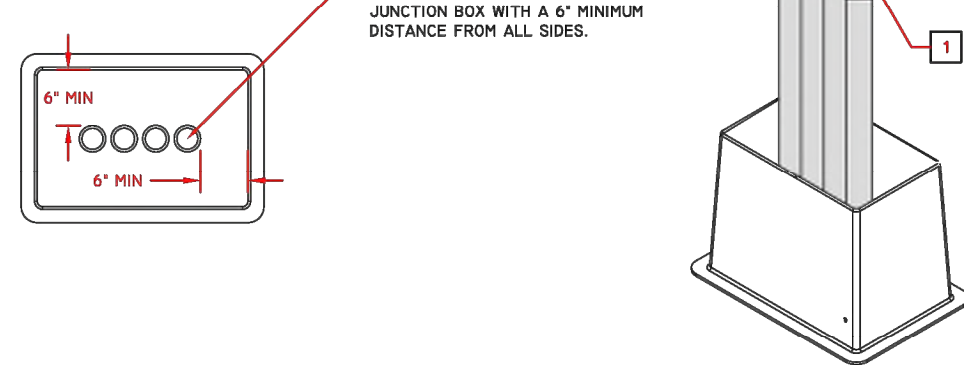
ECHELON
BENTONVILLE, ARKANSAS

SITE DETAILS

PROJECT NO: 24-102

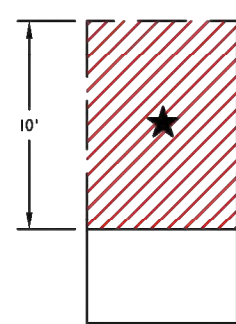
C2.04

MAP SYMBOL



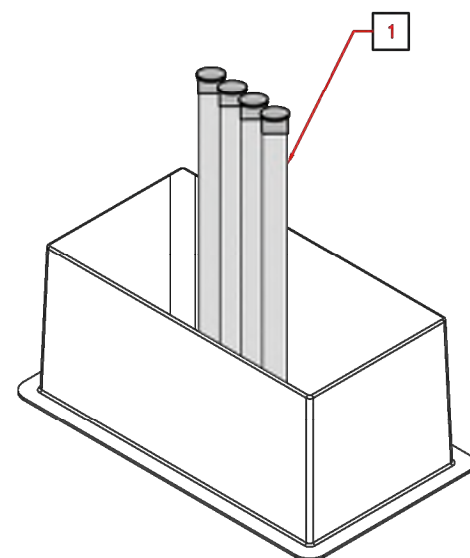
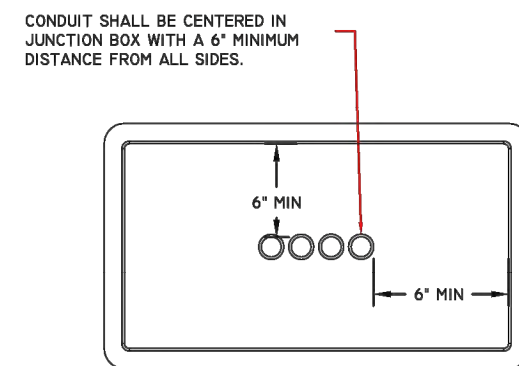
NOTES:

1. CONDUITS SHALL BE STUBBED UP AND CAPPED 3" ABOVE TOP OF SLEEVE.
2. SOIL BELOW SLEEVE SHALL BE COMPACTED AND LEVEL.
3. 6" OF CLASS 67 GRAVEL SHALL BE PLACED IN THE BOTTOM OF THE EARTH BOX, EXTENDING 6" BEYOND EDGE OF SLEEVE.
4. MARK GROUND ROD PLACEMENT IN BOTTOM OF SLEEVE WITH WOODEN STAKE TO MISS BURIED CONDUIT RUNS.
5. 10' CLEAR WORK AREA REQUIRED ON ACCESS SIDE OF CABINET. **NO OBSTRUCTIONS.**



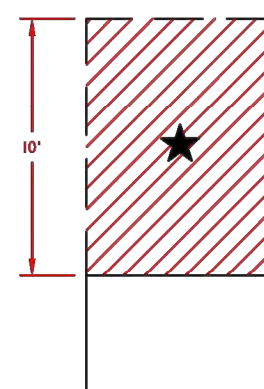
DS-1411 SINGLE PHASE PRIMARY JUNCTION BOX SLEEVE

MAP SYMBOL



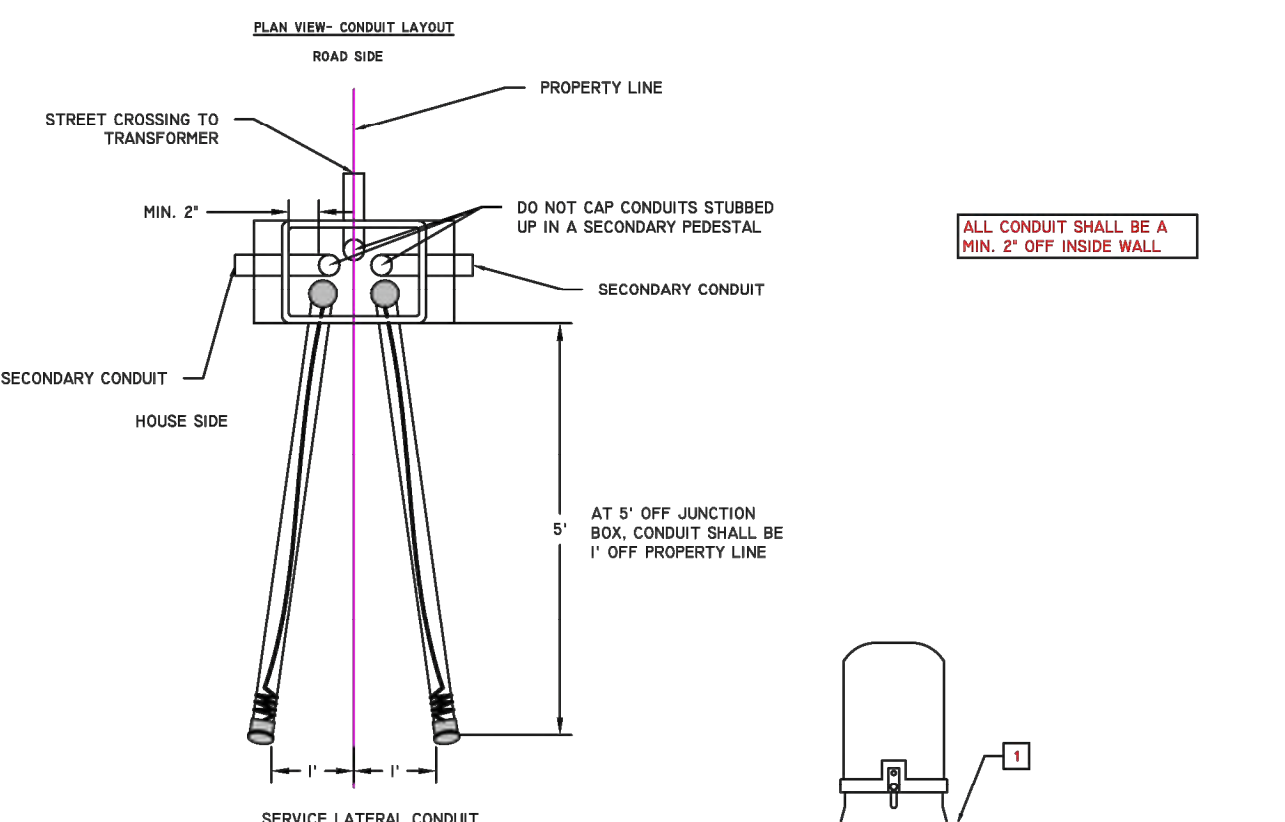
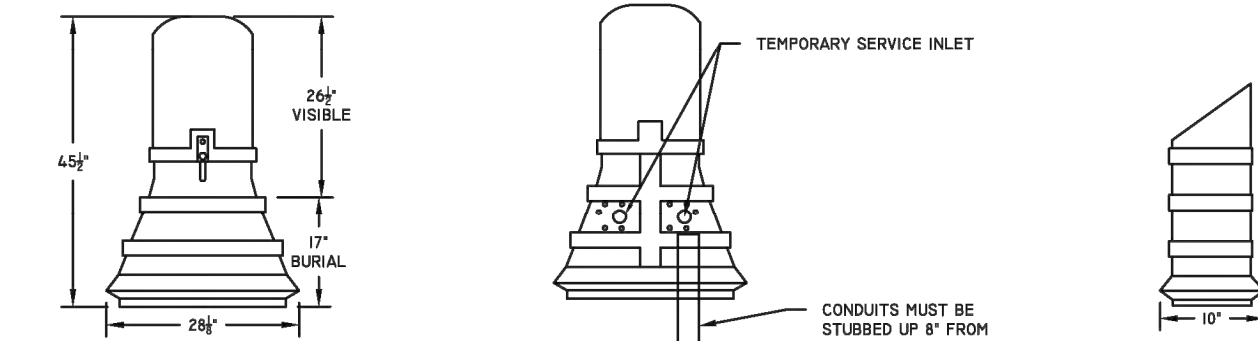
NOTES:

1. CONDUITS SHALL BE STUBBED UP AND CAPPED 3" ABOVE TOP OF SLEEVE.
2. SOIL BELOW SLEEVE SHALL BE COMPACTED AND LEVEL.
3. 6" OF CLASS 67 GRAVEL SHALL BE PLACED IN THE BOTTOM OF THE EARTH BOX, EXTENDING 6" BEYOND EDGE OF SLEEVE.
4. MARK GROUND ROD PLACEMENT IN BOTTOM OF SLEEVE WITH WOODEN STAKE TO MISS BURIED CONDUIT RUNS.
5. 10' CLEAR WORK AREA REQUIRED ON ACCESS SIDE OF CABINET. **NO OBSTRUCTIONS.**



DS-1412 THREE PHASE 200A PRIMARY JUNCTION BOX SLEEVE

MAP SYMBOL



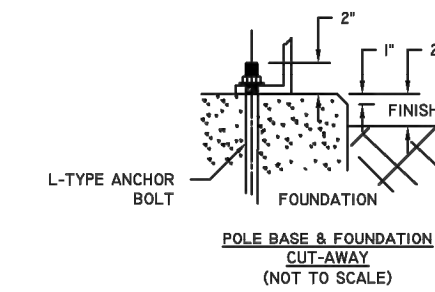
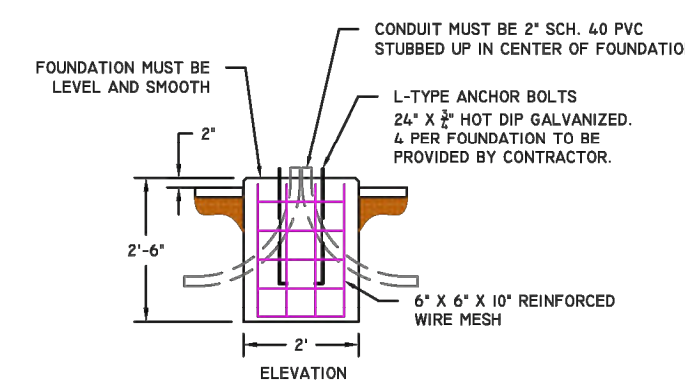
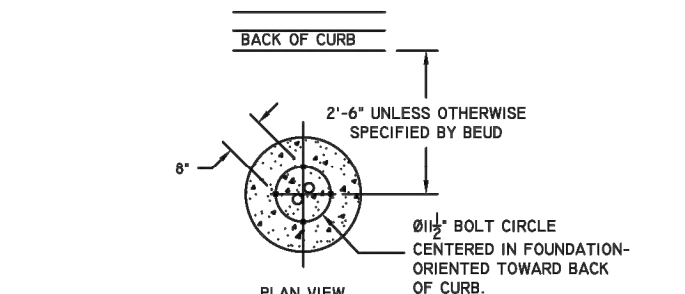
NOTES:

1. EXCAVATE A 30" W X 24" H X 17" D PIT CENTERED IN A 5' X 5' CLEAR, LEVEL AREA. PEDESTAL SHALL NOT BE SITUATED IN A LOW AREA OR SWALE THAT WOULD CAUSE WATER TO COLLECT IN PIT.
2. CONTRACTOR TO USE ONLY SHORT SWEEP ELBOWS.
3. 6" OF CLASS 67 GRAVEL SHALL BE PLACED IN THE BOTTOM OF THE EARTH BOX, EXTENDING 6" BEYOND EDGE OF SLEEVE.

DS-1414 SECONDARY JUNCTION BOX

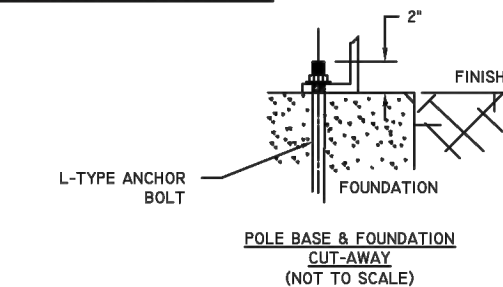
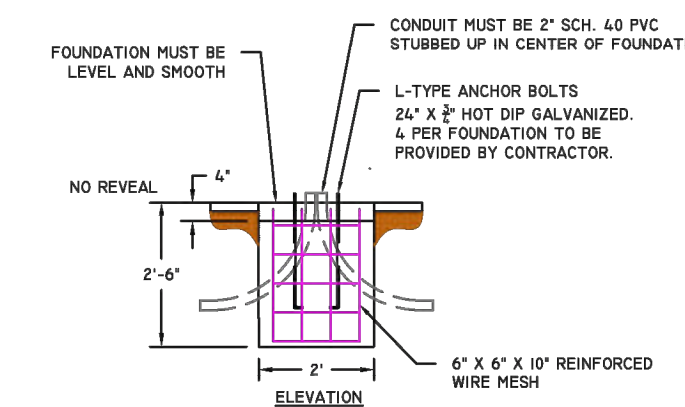
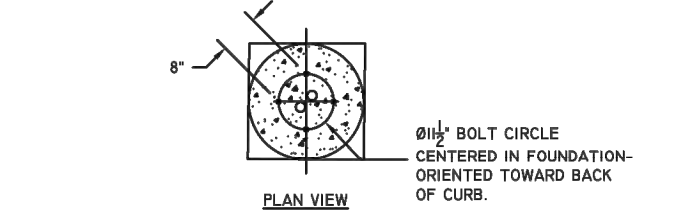
MAP SYMBOL

DS-1415A - STANDARD FOUNDATION

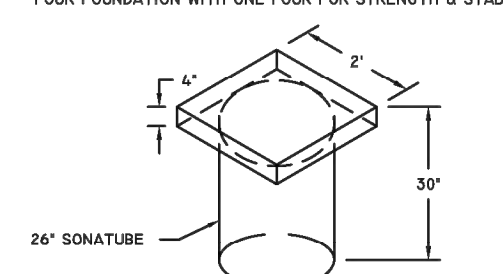


DS-1415B DOWNTOWN CORE

CONTRACTOR NOTE:
ONLY USE THIS DETAIL WHEN BEUD DESIGN CALLS FOR 'DS-1415 DOWNTOWN CORE'

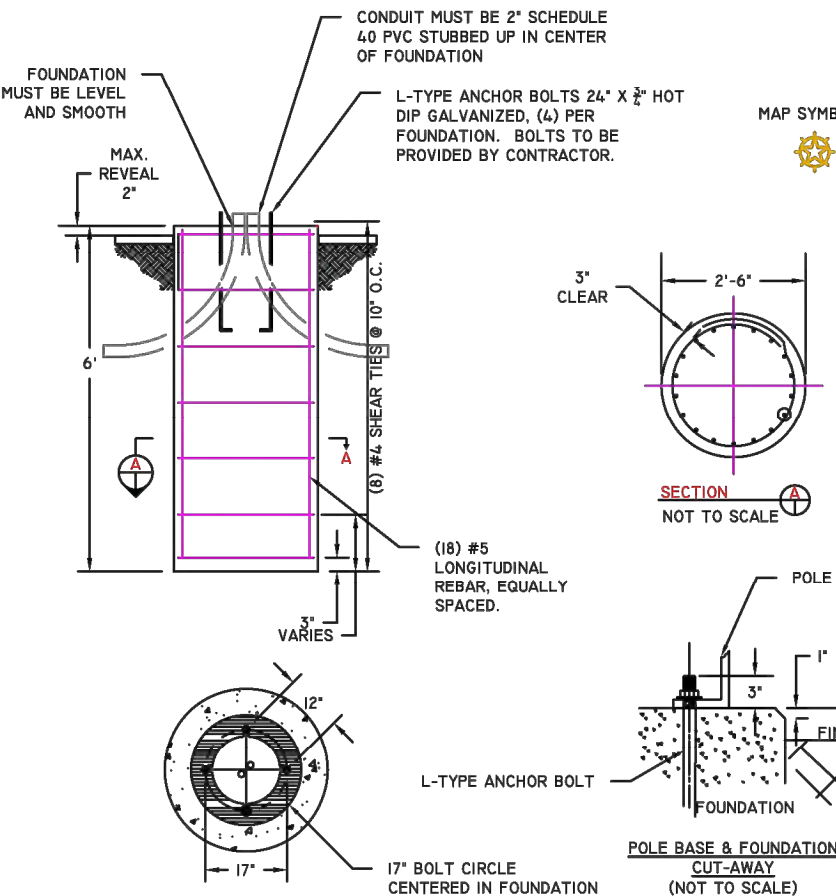


INSTALL ROUND SONATUBE FORM TO WITHIN 4" OF TOP ELEVATION. FORM A 24" SQUARE TOP ON THE SONATUBE TO MATCH THE ELEVATION OF SIDEWALK. SET SONATUBE FORM SQUARE TOP, AND FOUR FOUNDATION WITH ONE FOUR FOR STRENGTH & STABILITY.

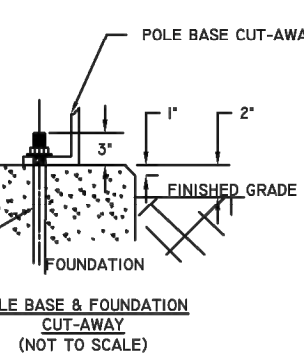


**DS-1415 STREET LIGHT FOUNDATION
FOR 12' RESIDENTIAL LIGHTS**

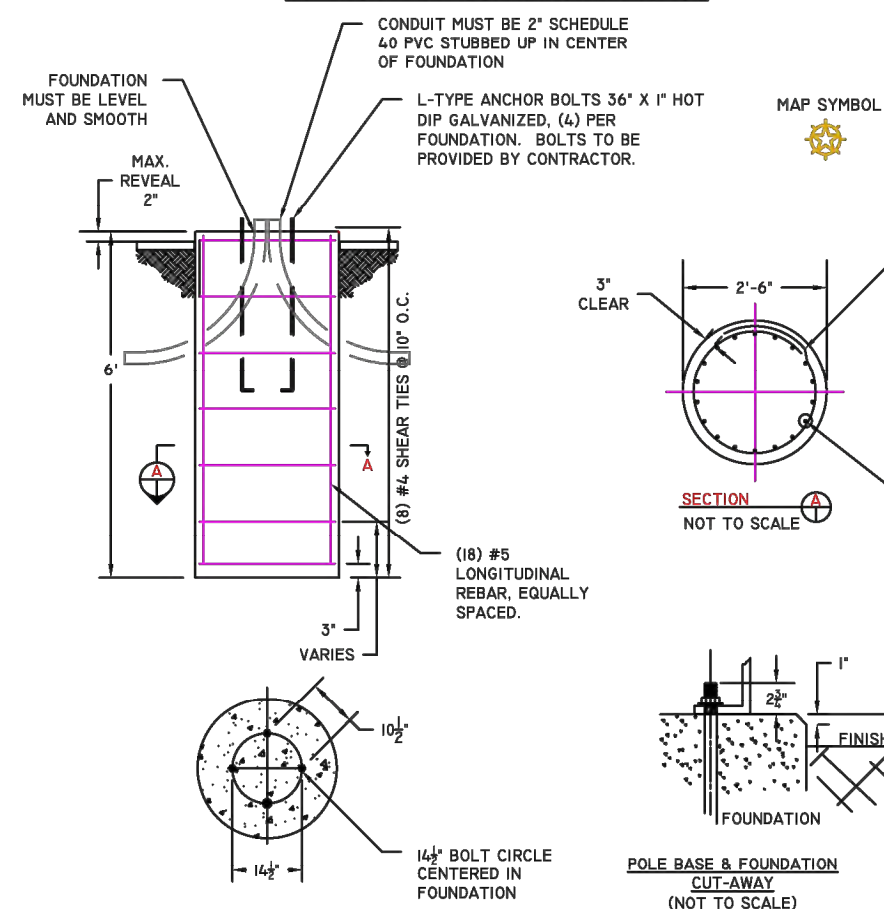
DS-1416A - 22' COMMERCIAL LIGHTS



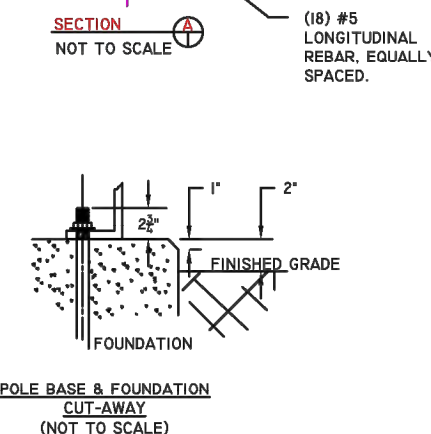
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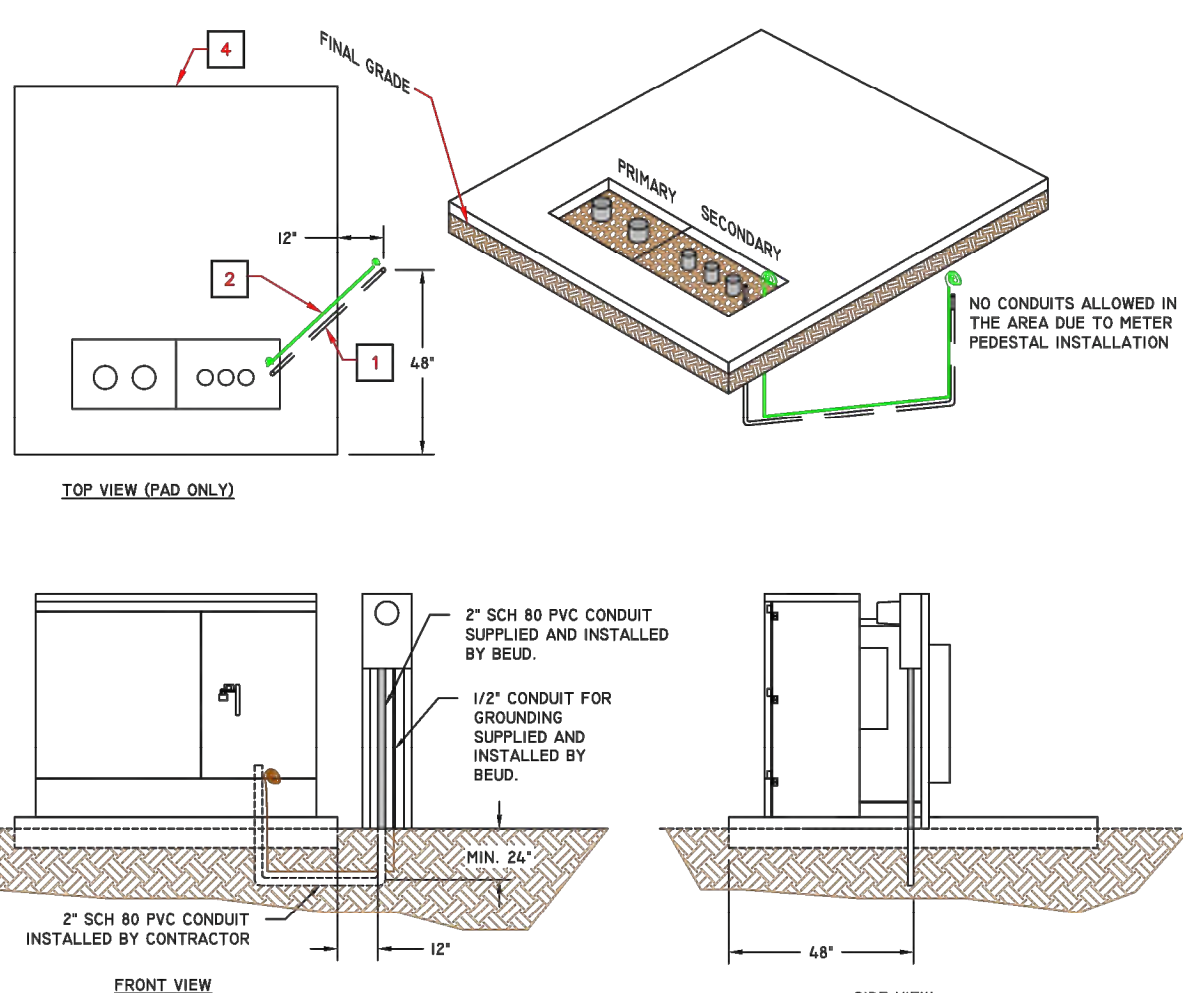
DS-1416B - 30' COMMERCIAL LIGHTS



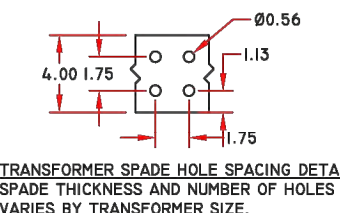
MAP SYMBOL



**DS-1416 STREET LIGHT FOUNDATION
FOR 22' AND 30' COMMERCIAL LIGHTS**

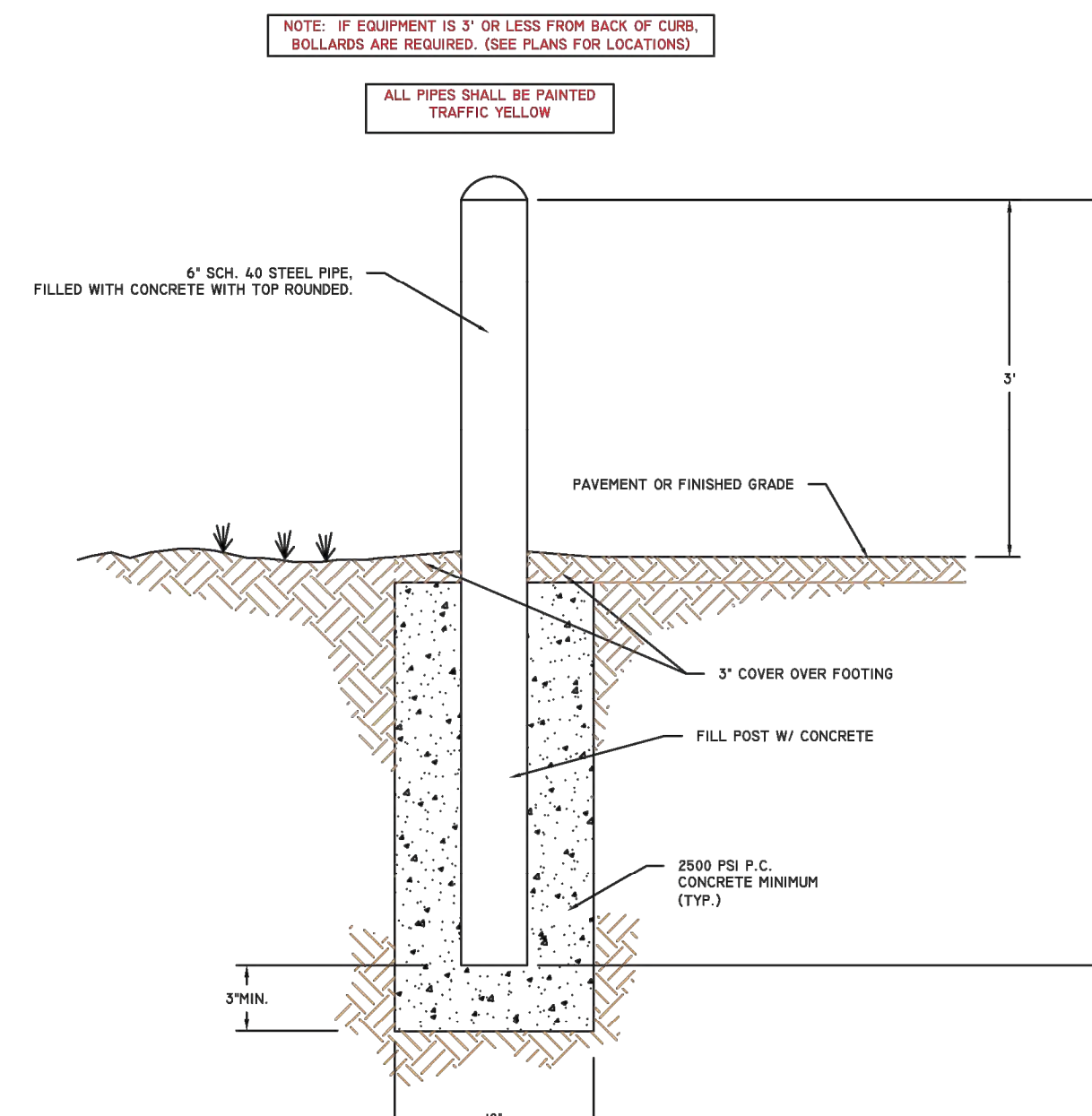


1. 2" SCHEDULE 80 PVC CONDUIT FOR METERING TO BE INSTALLED BY CONTRACTOR. MUST BE STUBBED UP 12" FROM SIDE OF CONCRETE PAD AND 48" FROM FRONT EDGE OF CONCRETE PAD.
2. #6 BARE SOLID COPPER FOR GROUNDING TO BE INSTALLED BY CONTRACTOR. MUST BE DIRECT BURIED OUTSIDE 2" SCH 80 PVC CONDUIT IN THE SAME DITCH WITH MIN. 6 FT LENGTH COILED AT EACH END.
3. ELECTRICAL CONTRACTOR REQUIRED TO LAND SECONDARY CONDUCTORS IN TRANSFORMER WITH TWO HOLE TERMINAL LUGS USING (2) 1/2" SILICON BRONZE HEX BOLTS AND NUTS, (4) SILICON BRONZE FLAT WASHERS, (2) SILICON BRONZE LOCK WASHERS PER LUG. (BOLT LENGTH AS REQUIRED)
4. CONTRACTOR TO OBTAIN CORRECT MEASUREMENTS FOR CONCRETE PAD FROM CITY OF BENTONVILLE ELECTRIC UTILITIES DEPARTMENT
5. COORDINATE WITH BEUD IF CONCRETE WILL BE POURED ANYWHERE ADJACENT TO THE TRANSFORMER PAD.



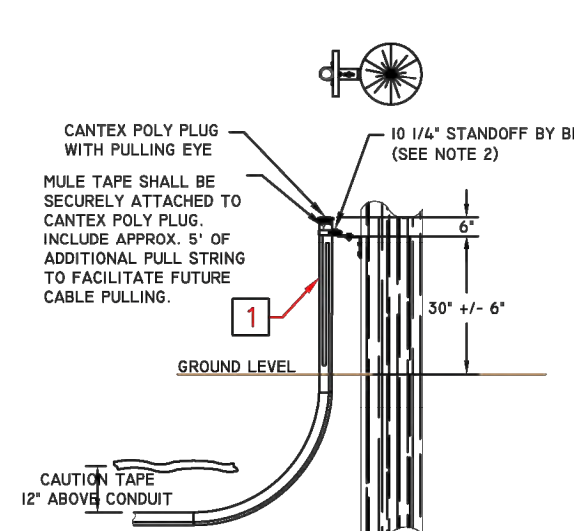
TRANSFORMER SIZE (KVA)	USABLE POSITIONS	SPADE THICKNESS
65	5	0.58"
75	7	0.5"
100-1000	11	0.5"
1500-2500	15	0.5"
2500	15	0.75"

**DS-1417 TRANSFORMER PAD AND METER CONFIGURATION
FOR CT'S ON SPADES**



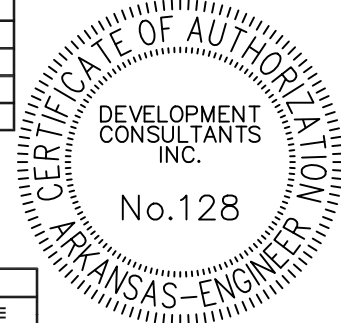
DS-1418 PIPE BOLLARD DETAIL

DS-1419A - CONDUIT STANDOFF

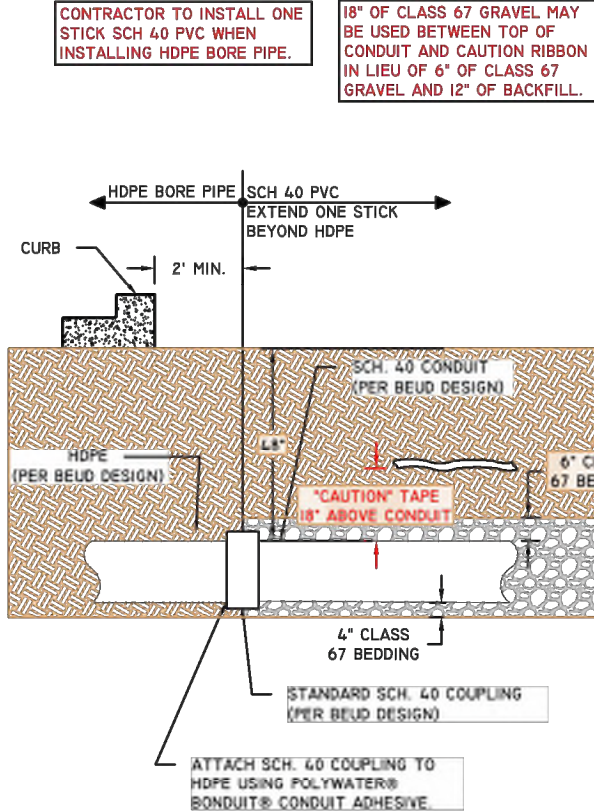


CONDUIT SIZE	PRIMARY	SECONDARY	SERVICE
2"	N/A	9.5"	9.5"
3"	48"	13"	13"
4"	48"	10"	10"
6"	60"	N/A	N/A
6"	60"	N/A	N/A

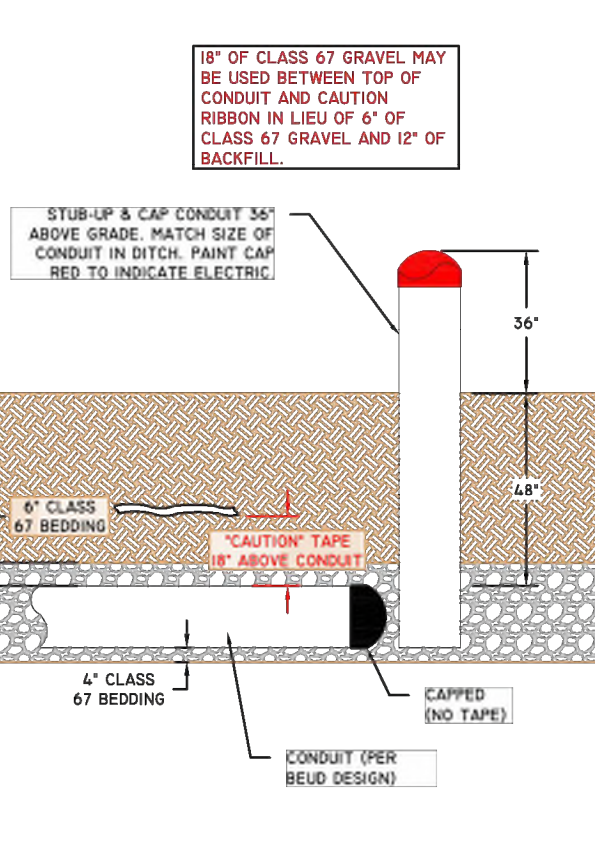
- NOTES:
1. FOR 200A SERVICE, MIN. 3" CONDUIT REQUIRED. FOR 400A SERVICE MIN. 4" CONDUIT REQUIRED.
 2. STAND-OFF WILL BE SUPPLIED AND INSTALLED BY CITY OF BENTONVILLE ELECTRIC DEPARTMENT. CALL 479-271-3035 PRIOR TO DIGGING TO CONFIRM CORRECT POLE AND STAND-OFF LOCATION.



**DS-1419B - HDPE BORE PIPE TO
PVC SCHEDULE 40 CONDUIT**

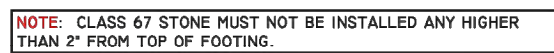
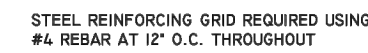


DS-1419C - CONDUIT STUB-UP



DS-1419 CONDUIT INSTALLATION DETAILS

REVISION	DATE	BY	CHKD	APP'D
1	05/07/2014	BEUD	REVISION	
2	05/07/2014	BEUD	REVISION	
3	05/07/2014	BEUD	REVISION	
4	05/07/2014	BEUD	REVISION	
5	05/07/2014	BEUD	REVISION	
6	05/07/2014	BEUD	REVISION	
7	05/07/2014	BEUD	REVISION	
8	05/07/2014	BEUD	REVISION	
9	05/07/2014	BEUD	REVISION	
10	05/07/2014	BEUD	REVISION	



FOOTER WEIGHT: 3,200 LBS

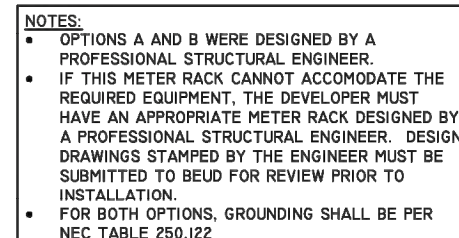
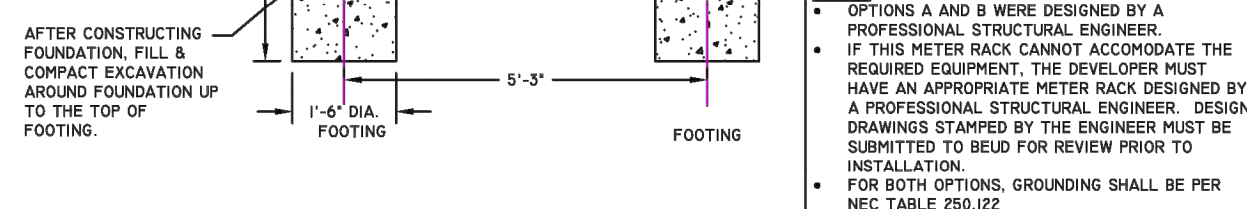
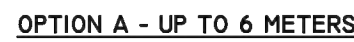
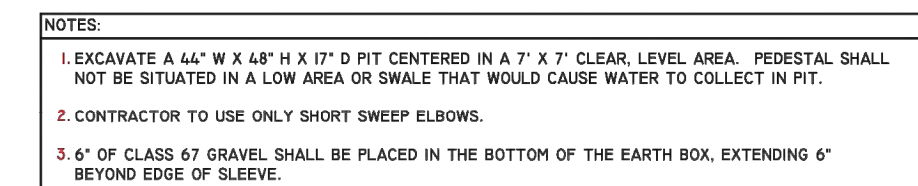
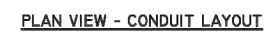
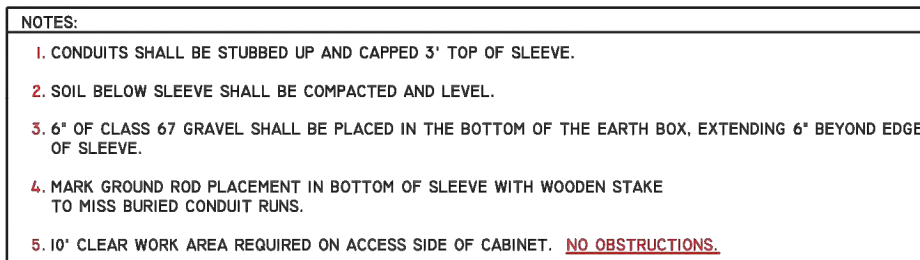


BOTTOM SLEEVE WEIGHT: 8,900 LBS



TOP SLEEVE WEIGHT: 9,200 LBS

DS-1420C PADMOUNT SWITCHGEAR TOP SLEEVE



LEGEND

●

FOUND MONUMENT

○

SET 1/2" REBAR

✕

SET CHISELED X

○

COMPUTED POINT

⊕

FIRE HYDRANT

⊕

WATER VALVE

⊕

WATER METER

⊕

GAS METER

⊕

GAS VALVE

⊕

POWER POLE

⊕

POWER POLE W/ LIGHT

⊕

GUY WIRE

⊕

LIGHT POLE

⊕

TELEPHONE PEDESTAL

⊕

ELECTRIC METER

⊕

SANITARY SEWER MANHOLE

⊕

STORM DRAIN MANHOLE

⊕

SIGN

—WA—

WATER LINE

—GAS—

GAS LINE

—OHE—

OVERHEAD ELECTRIC

—UGFO—

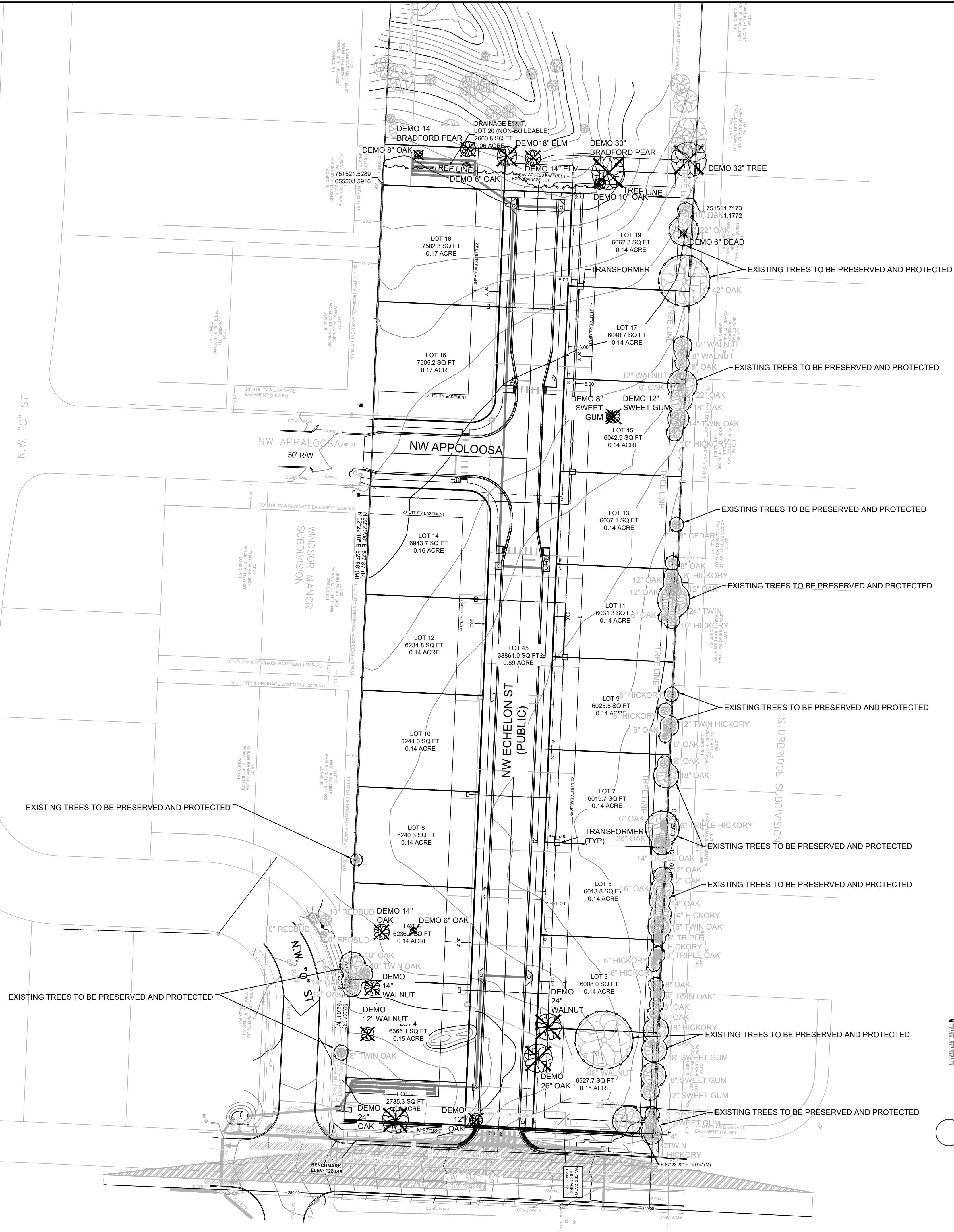
UNDERGROUND FIBER OPTIC

—UGT—

UNDERGROUND TELEPHONE

—UGE—

UNDERGROUND ELECTRIC



GENERAL NOTES

1. CONTRACTOR SHALL NOTIFY PROJECT ENGINEER PRIOR TO BEGINNING WORK.

2. CONTRACTOR IS RESPONSIBLE FOR APPLICATION, PAYMENT, & ACQUISITION OF ALL PERMITS NECESSARY FOR THE CONSTRUCTION ACTIVITIES RELATED TO THIS PROJECT.

3. CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES IN ACCORDANCE WITH THE ARKANSAS UNDERGROUND FACILITIES DAMAGE PREVENTION ACT. THIS LAW REQUIRES THAT THE CONTRACTOR MAKE A TELEPHONE CALL TO THE ARKANSAS ONE-CALL SYSTEM AT 1-800-482-8888 AT LEAST FOUR WORKING DAYS PRIOR TO EXCAVATION TO ENSURE THAT ANY EXISTING UTILITIES CAN BE LOCATED.

4. THE LOCATIONS OF EXISTING UTILITIES AS SHOWN HEREON ARE BASED ON ABOVEGROUND STRUCTURES, MARKINGS & RECORD DOCUMENTS. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY SIGNIFICANTLY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. THE CONTRACTOR SHALL MARK LOCATE & MARK UTILITY LINES BEFORE CONSTRUCTION & UNCOVER AS NEEDED.

5. EXISTING UTILITIES TO REMAIN SHALL BE PROTECTED. CONTRACTOR SHALL BEAR ALL RESPONSIBILITY & COST OF REPAIR OR REPLACEMENT OF EXISTING UTILITIES, DAMAGED OR INTERRUPTED AS A RESULT OF THIS CONSTRUCTION PROJECT.

6. CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER & THE OWNER OF ANY DAMAGED OR INTERRUPTED UTILITIES IMMEDIATELY.

7. CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL EXISTING SITE CONDITIONS DISTURBED BY CONSTRUCTION ACTIVITIES BACK TO EXISTING OR BETTER CONDITION.

8. ALL SEWER LINES & APPURTENANCES SHALL BE INSTALLED IN ACCORDANCE WITH THE BENTONVILLE WATER AND SEWER STANDARD PIPELINE MATERIALS & CONSTRUCTION SPECIFICATIONS & DETAILS, LATEST EDITION.

9. ALL WATER LINES & APPURTENANCES SHALL BE INSTALLED IN ACCORDANCE WITH BENTONVILLE WATER AND SEWER STANDARD PIPELINE MATERIALS & CONSTRUCTION SPECIFICATIONS & DETAILS, LATEST EDITION.

10. EXISTING UTILITIES TO REMAIN ARE TO BE PROTECT & ADJUSTED TO MATCH PROPOSED GRADE AS NEEDED.

11. CONTRACTOR TO CONSTRUCT ALL ACCESS RAMPS & PAVING TO CITY OF BENTONVILLE & OR ADA STANDARDS. VERIFY.

12. TREES TO REMAIN ARE TO BE PROTECTED FROM DAMAGE DURING CONSTRUCTION.

13. ELECTRICAL & LIGHTING INFORMATION SHOWN FOR COORDINATION PURPOSES ONLY. SEE MEP SHEETS FOR DETAILS & SPECIFICATIONS.

14. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY CONSTRUCTION CONFLICTS THAT BECOME APPARENT & REVIEW INSTRUCTIONS &/OR PLAN REVISIONS PRIOR TO MAKING ANY CHANGES.

GENERAL DEMOLITION NOTES:

1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE THOROUGH KNOWLEDGE OF THE EXISTING SITE FEATURES, UTILITIES & STORM DRAINAGE.

2. ALL ITEMS SHOWN IN BOLD LINES OR AS LABELED ARE TO BE REMOVED.

3. REMOVE ALL PORTIONS OF TREES ABOVE & BELOW GROUND INCLUDING STUMPS & ROOTS.

4. ITEMS NOT SHOWN TO BE REMOVED ON THIS PLAN BUT INSIDE THE PROJECT LIMITS & IN CONFLICT WITH PROPOSED IMPROVEMENTS SHALL BE REMOVED. LIMITS CONSISTS OF ALL AREAS OF DISTURBANCE FOR CONSTRUCTION OF THE PROJECT.

5. CONTRACTOR SHALL BE AWARE THAT POTENTIAL ABANDONED UTILITIES, DRAINAGE, FOOTINGS & OTHER SUB-SURFACE FEATURES MAY EXIST BUT MAY NOT BE SHOWN ON THIS PLAN. WHERE POSSIBLE SUCH KNOWN FEATURES HAVE BEEN SHOWN. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING & COORDINATING THE DEMOLITION, REMOVAL, & RELOCATION OF SUCH FEATURES AS REQUIRED.

REMOVE EXISTING TREE

PROTECT EXISTING TREE

TREE PRESERVATION CALCULATIONS			
SEC 1400.11 TREE PRESERVATION CREDITS		NUMBER OF TREES CREDITED	
TOTAL DIAMETER OF ALL PRESERVED TREES DBH		4 - 7.9 INCHES DBH	1 SHADE TREE
4 - 7.9 INCHES DBH		8 - 22.9 INCHES DBH	2 SHADE TREE
8 - 22.9 INCHES DBH		23 - 29 INCHES DBH	3 SHADE TREE
23 - 29 INCHES DBH		30 INCHES + DBH	4 SHADE TREE
EXISTING TREES PRESERVED ON SITE CALCULATIONS			
EXISTING TREE SIZES	QTY.	TREE CREDITS PER TREE	QTY.
4 - 7.9 INCHES DBH	12 TREES	1 SHADE TREE	12 TREE CREDITS
8 - 22.9 INCHES DBH	61 TREES	2 SHADE TREE	122 TREE CREDITS
23 - 29 INCHES DBH	3 TREES	3 SHADE TREE	9 TREE CREDITS
30 INCHES + DBH	2 TREES	4 SHADE TREE	8 TREE CREDITS
TOTAL			151 TREES CREDITED

PLAN SINGLE TREE

DRIP LINE

ORANGE SAFETY FENCE USE ZIP TIES TO SECURE FENCE TO T-POST STAKING 6' METAL T-POST AT 8' O.C. MAX.

4'-0" MIN.

1'-6" MIN.

CRITICAL ROOT ZONE 1 FOOT PER 1 INCH TRUNK DIAMETER

TREE PRESERVATION FENCING DETAIL NOT TO SCALE

GRAPHIC SCALE 1 inch = 40 feet

INCORPORATED

CONSULTANTS

DEVELOPMENT

ECHELON BENTONVILLE, ARKANSAS

TREE PRESERVATION PLAN

PROJECT TITLE: ECHELON BENTONVILLE, ARKANSAS

SHEET TITLE: TREE PRESERVATION PLAN

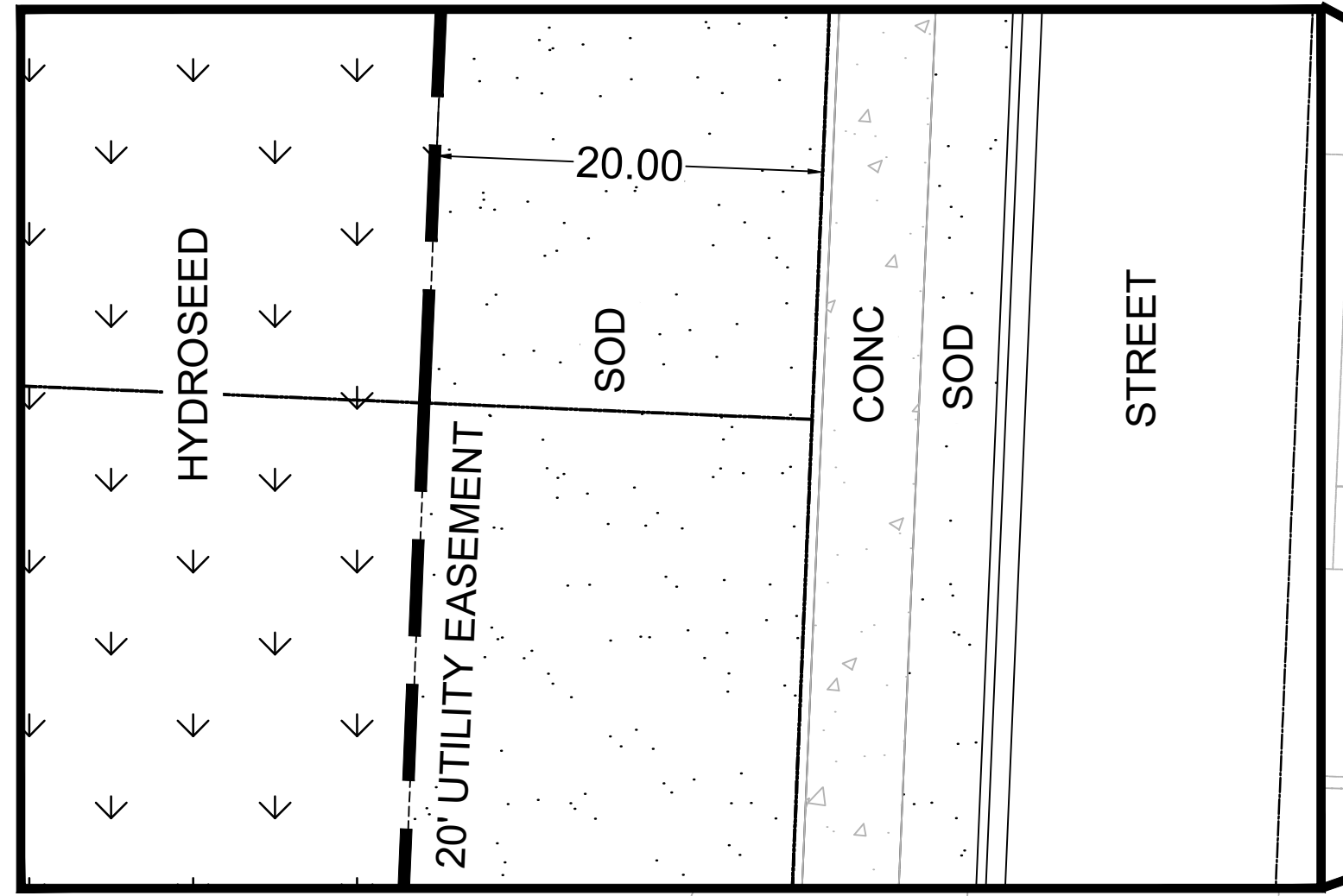
PROJECT NO.: 24-102

SHEET NO.: L1.01

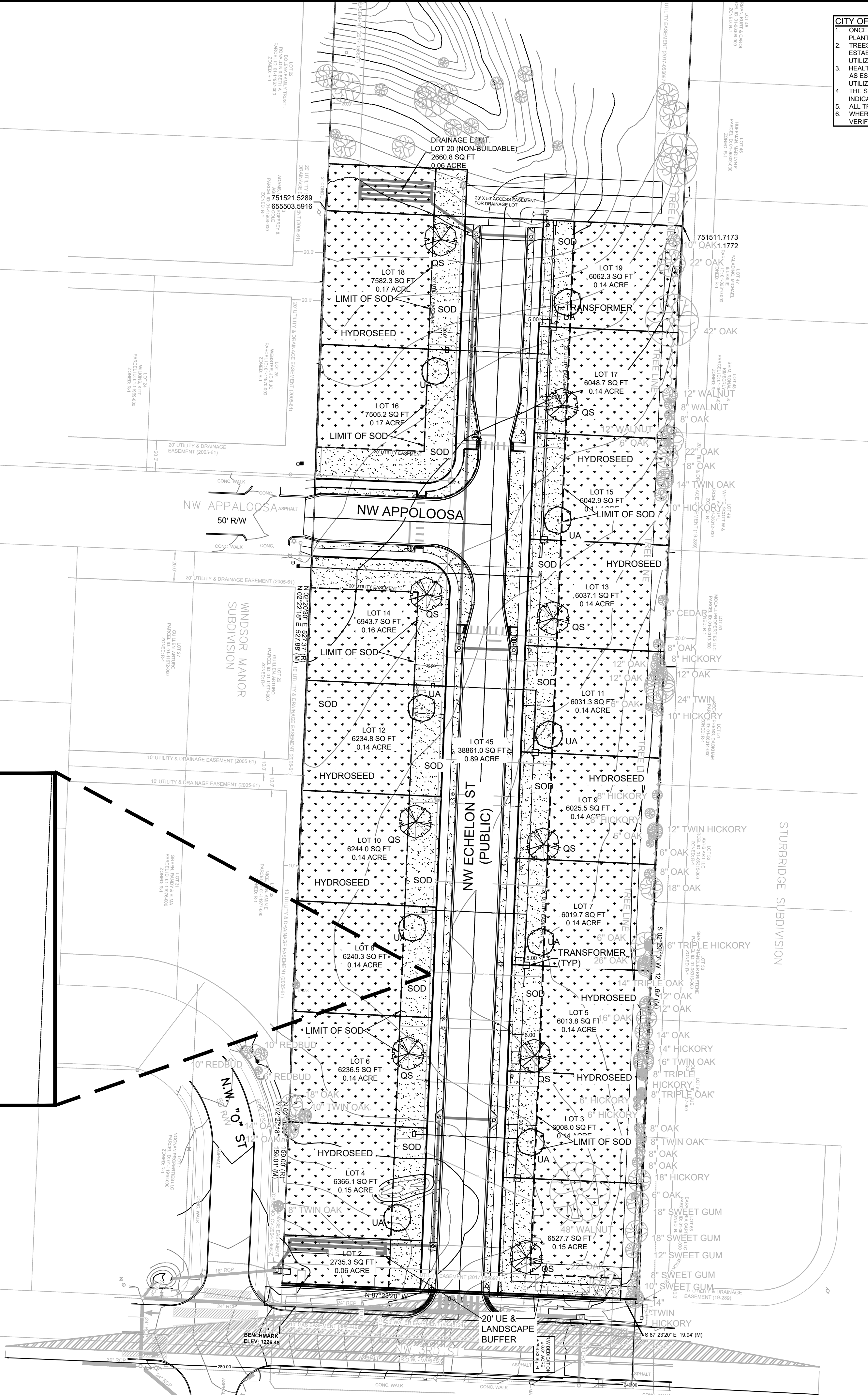
PP25-0003

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LEGEND	
	FOUND MONUMENT
	SET 1/2" REBAR
	COMPUTED POINT
	FIRE HYDRANT
	WATER VALVE
	WATER METER
	GAS VALVE
	POWER POLE
	POWER POLE W/ LIGHT
	GUY WIRE
	LIGHT POLE
	TELEPHONE PEDESTAL
	ELECTRIC METER
	SANITARY SEWER MANHOLE
	STORM DRAIN MANHOLE
	SIGN
	WATER LINE
	GAS LINE
	OVERHEAD ELECTRIC
	UNDERGROUND FIBER OPTIC
	UNDERGROUND TELEPHONE
	UNDERGROUND ELECTRIC



ENLARGEMENT

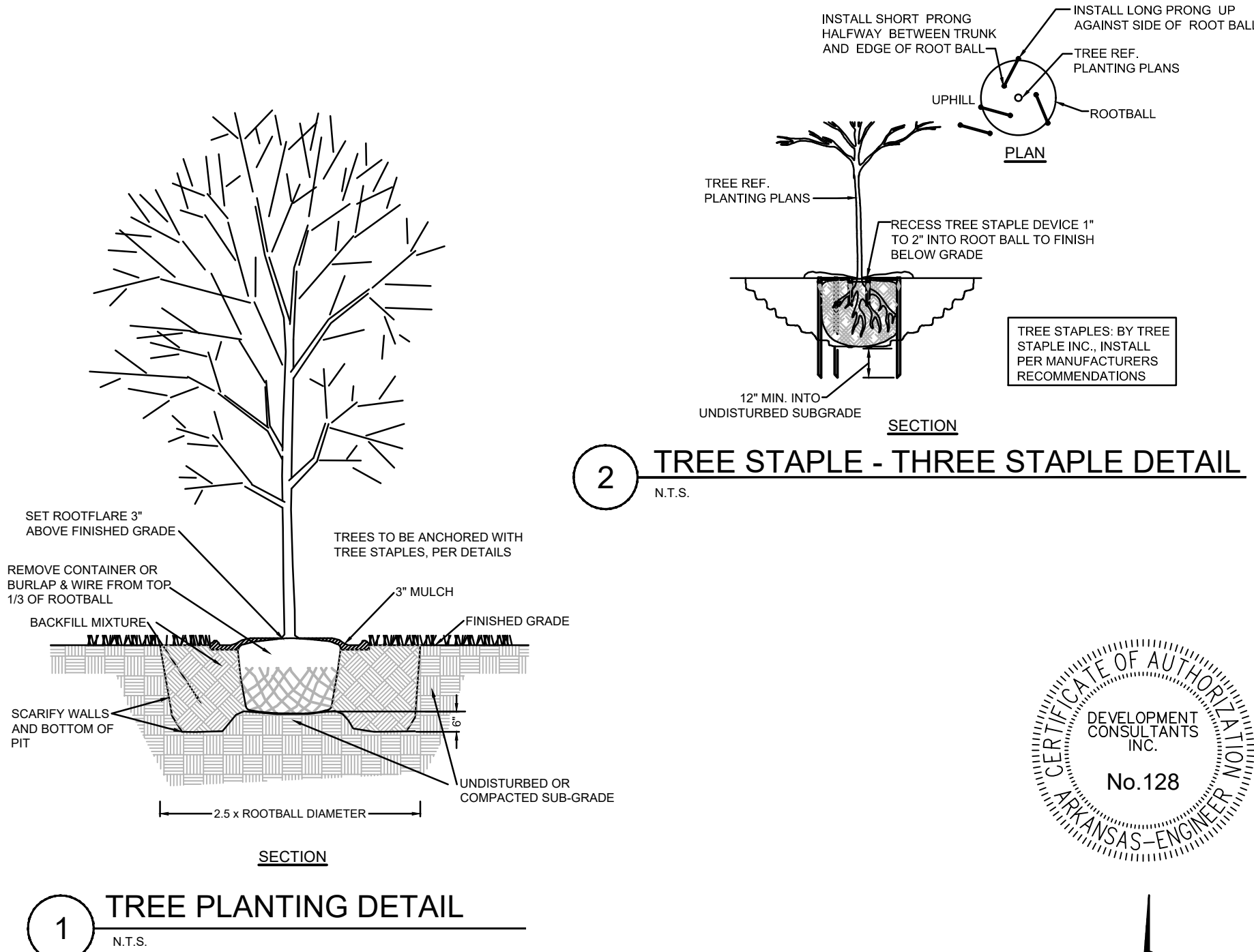


- CITY OF BENTONVILLE LANDSCAPE NOTES:**
1. ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED.
 2. TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
 3. HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
 4. THE SIGHT DISTANCE, AS DESCRIBED IN SECTION 1400.04(A), SIGHT DISTANCES, SHALL BE INDICATED ON THE PLAN WITH A DIMENSIONED SHADED AREA.
 5. ALL TREES SHALL MAINTAIN A 5' MINIMUM SEPARATION FROM PUBLIC UTILITIES.
 6. WHERE POTENTIAL UTILITY CONFLICTS WITH LANDSCAPING, UTILITY LOCATES SHALL BE FIELD VERIFIED.

- GENERAL LANDSCAPE NOTES:**
1. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT PRIOR TO INITIATING WORK ON THE SITE. CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES IN ACCORDANCE WITH THE ARKANSAS UNDERGROUND FACILITIES DAMAGE PREVENTION ACT. THIS LAW REQUIRES THAT THE CONTRACTOR MAKE A TELEPHONE CALL TO THE ARKANSAS ONE-CALL SYSTEM AT 1-800-482-8998 AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING TO ENSURE THAT ANY EXISTING UTILITIES CAN BE LOCATED.
 2. CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATIONS OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. SEE UTILITY COORDINATION PLAN AND VERIFY PLANT EXCAVATIONS WITH UTILITY PLANS AND INSTALLED FIELD LOCATIONS OF NEW UTILITIES.
 3. CONTRACTOR SHALL BEAR ALL RESPONSIBILITY AND COST OF REPAIR OR REPLACEMENT OF EXISTING UTILITIES, DAMAGE OR INTERRUPTED AS A RESULT OF THIS CONSTRUCTION PROJECT. CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER AND THE OWNER OF ANY DAMAGED OR INTERRUPTED UTILITIES IMMEDIATELY.
 4. SEE GRADING AND DRAINAGE PLAN FOR PROPOSED SLOPES, SWALES, BERMES, ETC. MAINTAIN PROPER FINISH GRADES IN ALL AREAS AS INDICATED. FINAL GRADING SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT IN THE FIELD PRIOR TO PLANTING.
 5. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING, REMOVAL OF MISCELLANEOUS DEBRIS AND ANY ADDITIONAL FILL REQUIRED TO PROVIDE MINIMUM TOPSOIL DEPTHS AND CREATE A SMOOTH CONDITION PRIOR TO PLANTING IN ALL AREAS.
 6. CONTRACTOR SHALL PROVIDE SOIL SAMPLES. A MINIMUM OF TWO SAMPLES FROM EACH DIFFERENT SOIL AREA AND FROM EACH IMPORT SOIL SOURCE IS REQUIRED. VERY APPROPRIATE QUANTITY OF SAMPLES WITH THE LANDSCAPE ARCHITECT. SAMPLES SHALL THEN BE TESTED AND ANALYZED FOR AGRICULTURAL SUITABILITY AND FERTILITY BY AN ACCREDITED SOIL TESTING LABORATORY. ANALYSIS SHALL INCLUDE REVIEW AND COORDINATION WITH SPECIFICATIONS, RECOMMENDATIONS FOR TOPSOIL PREPARATION, SOIL AMENDMENTS, AND BACK FILL MIX. SUBMIT SOIL ANALYSES TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO SOIL PREPARATION. THIS REQUIREMENT APPLIES TO ALL SOILS AND CONDITIONS WITHIN THIS PROJECT INCLUDING IMPORT SOILS AND ON GRADE SOILS.
 7. LANDSCAPE AND OPEN AREAS SHALL BE KEPT FREE OF TRASH, LITTER AND WEEDS AT ALL TIMES DURING CONSTRUCTION.
 8. ALL PLANT MATERIALS MUST BE APPROVED PRIOR TO INSTALLATION. SUBSTITUTIONS OF SIZE OR TYPE OF MATERIAL ARE NOT PERMITTED WITHOUT WRITTEN APPROVAL, PRIOR TO DELIVERY OR INSTALLATION.
 9. IDENTIFICATION LABELS MUST BE ATTACHED TO ALL PLANT MATERIALS AND SHALL REMAIN INTACT UNTIL FINAL ACCEPTANCE OF THE WORK. REMOVE ALL TAGS AND LABELS FOLLOWING ACCEPTANCE.
 10. REPORT ANY DISCREPANCIES FOUND IN THE PLANS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE LANDSCAPE ARCHITECT OF ANY CONDITION FOUND ON THE SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE DRAWINGS.
 11. THE PLANT SYMBOLS OR INTENDED COVERAGE AREAS SHOWN SHALL SUPERSEDE NOTED QUANTITIES.
 12. CONTRACTOR SHALL STAKE OUT ALL TREE LOCATIONS IN FIELD USING COLORED FLAGS FOR EACH DIFFERENT TREE SPECIES FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO EXCAVATION. L.A. RESERVES THE RIGHT TO ADJUST PLANTS TO EXACT LOCATION IN FIELD.
 13. TREES PLANTED ON A SLOPE SHALL HAVE THE SOIL SUSTAINED AT THE AVERAGE GRADE OF SLOPE.
 14. SHRUB, GROUND COVER & SEASONAL COLOR BED LAYOUTS SHALL BE STAKED FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO EXCAVATION.
 15. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION, AND MUST BE REPLACED WITH PLANT MATERIAL OF THE SAME VARIETY AND SIZE IF DAMAGED, DESTROYED, OR REMOVED PRIOR TO FINAL ACCEPTANCE.
 16. COORDINATE ALL INSTALLATION ACTIVITIES WITH IRRIGATION WORK AND IMMEDIATELY REPAIR DAMAGES TO FINISH GRADES, SOD, AND PLANT MATERIALS UNTIL FINAL ACCEPTANCE OF THE WORK.

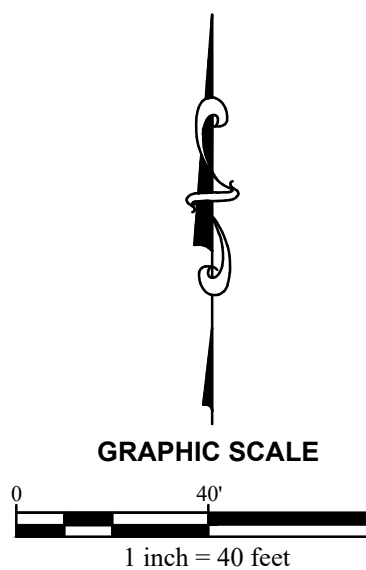
PLANTING PALETTE					
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	QTY	REMARKS
TREES					
	QS	QUERCUS SHUMARDII / SHUMARD OAK	2" CAL.	9	TREES WITH POSITIVE UPRIGHT FORM AND SYMMETRICAL, WELL BRANCHED CANOPIES. NO BRANCHES BELOW ±5.0' FROM GROUND
	UA	ULMUS PARVIFOLIA 'ALLEE' / ALLEE LACEBARK ELM	2" CAL.	9	TREES WITH POSITIVE UPRIGHT FORM AND SYMMETRICAL, WELL BRANCHED CANOPIES. NO BRANCHES BELOW ±5.0' FROM GROUND
TREES					
	CD	CYNODON DACTYLON/BERMUDAGRASS	SOD		SOLID SOD ALL INDICATED AREAS WITH CLOSE KNOT JOINTS
	HY	HYDROSEED			

- NOTES:**
1. SOD TO REPLACE HYDROSEED WHEN BUILDINGS ARE COMPLETED.
 2. ALL TREES TO BE 5' MIN. FROM ALL UTILITIES



1 TREE PLANTING DETAIL
N.T.S.

2 TREE STAPLE - THREE STAPLE DETAIL
N.T.S.



INCORPORATED
CONSULTANTS
DEVELOPMENT

PROJECT TITLE: ECHOLON
BENTONVILLE, ARKANSAS
SHEET TITLE: LANDSCAPE PLAN
PROJECT NO.: 24-102
SHEET NO.: L1.02

DCI
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CONSULTANTS
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BENTONVILLE, AR 72701
501.442.7882
COPYRIGHT: 2025
SCALE: 1" = 40'
DATE: 2/26/2025

	Opal Park's off-site improvements
	PC Date: 4/1/2025

Staff Report Details	
Project Number	PP23-0003
Applicant / Current Owner	
Site Area	
Current Zoning	
Requested Zoning	
Current Future Land Use Map Designation	
Requested Future Land Use Map Designation	
Development Type / Use	
Related projects	

Property Description
Opal Park Preliminary Plat

Project Details
Preliminary Plat PP23-0003 was approved with the condition that the developer finalize their pro-rata share of two future Traffic Signals prior to submitting Phase 2 of Opal Park: one signal at SW Barron Road at SW Regional Airport Road and the other at Adams Road and Regional Airport Road (see attached Developer Letter). The applicant is desirous of submitting Phase 2 of Opal Park at this time and has provided this analysis of their pro-rata share for Planning Commission's consideration.

Relationship to the Community Plan

Public Comment

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

Analysis / Waivers

The applicant states in their analysis that the installation of the signal at Barron Rd and SW Regional Airport Road induces traffic to use this signal rather than Adams Road and therefore they propose their pro-rata share to be based on a \$400k signal at Barron Road and SW Regional. There are two scenarios presented to allocate to the developer of Opal Park their share of the signal at Barron Road. The first is an acreage calculation that includes as the area of benefit of the signal only those areas with Opal Park. The second scenario is a trip based analysis that uses the number of trips that use the signal as the denominator and only those trips attributed to Opal Park are used in the numerator to calculate the proportionate share of the signal costs.

Conclusion

The Planning Commission can choose either of the two scenarios as presented or a third option that the Commission feels accurately allocates the capital cost of off-site impacts to the developer:

1. Acreage Scenario: 16.1% or \$64,570.77
2. Trip Generation Scenario: 6.8% or \$27,000
3. Any other scenario the Commission determines that allocates the proportionate share of the off-site impacts to the developer.

Additional Details



March 21, 2025

City of Bentonville Planning Department
305 SW A Street
Bentonville, AR 72701

RE: Opal Park Phase 1: Traffic Fee in Lieu
PP23-0003 Condition of Approval
Amended Letter of Intent

Dear City of Bentonville Planning Commissioners,

Please let this letter serve as an amended letter of intent to the previously submitted letter dated March 20th, in response to condition #1 of approval for the Opal Park Phase 1 preliminary plat. This condition is shown below for reference and written in the signed developer agreement form prepared by the City and dated 2/3/2025.

Condition #1: The plat was approved by PC, conditioned upon the applicant bringing back to planning commission for their consideration, a proposal for their pro-rata share of the improvement of both the intersections of Adams Road at AR12 and SW Regional Airport Road at Barron Road pursuant to Article 1200 of the Development Code. This condition shall be satisfied the sooner of 1.) the submittal of the Preliminary Plat of Phase 2 of the Project or 2.) the issuance of the last 20 building permits within Phase 1 of this Preliminary Plat.

This letter summarizes the following items:

1. The warrant or need for improvements to Barron Rd/AR-12 and/or Adams Rd/AR-12, per the Opal Park Development Traffic Impact Analysis, dated May of 2023, prepared by Traffic Engineering Consultants, Inc.
2. The two different calculation methods for the traffic fee in lieu, per Article 1200 of the Bentonville Municipal Code.
3. The total cost of traffic signal improvements to the Barron Rd/AR-12 intersection.
4. The pro-rata share of the improvement, to be willingly paid by the developer for either of the two different calculation methods.

Item #1:

Section 8.0 of the traffic engineer's Traffic Impact Analysis concluded that a traffic signal is warranted for the Barron Rd/AR-12 intersection. The addition of this traffic signal will cause more traffic demand at the Barron Rd/AR-12 intersection, which in turn creates less traffic demand at all the other intersections studied in the report. As discussed in the Summary Section 8.1 of the Traffic Impact Analysis, the Adams Rd/AR-12 intersection is one of those other intersections; therefore, the Adams Rd/AR-12 intersection does not require any traffic improvements at this time. Improvement to the Adams Rd/AR-12 intersection is not needed, because more traffic will be utilizing the new signal at the Barron Rd/AR-12 intersection.



Item #2:

There are two methods of calculation to determine the proportional traffic fee in lieu. One method, as described in Article 1200 of the Bentonville Municipal Code, is to calculate *“the acreage within the proposed subdivision as a percentage of all the acreage which, when fully developed will benefit from the off-site improvements”*. The calculation may *“use a different method of measurement if [Planning Commission] determines that use of the acreage standard will not result in the developer bearing that portion of the cost which bears a rational nexus to the needs created by the subdivision”*.

The first calculation considers the land area. Per the Traffic Impact Analysis, the number of site trips distributed through the intersection of SW Regional Airport Boulevard (AR-12) and SW Barron Road is 103 during the a.m. peak hour and 74 during the p.m. peak hour. The total trips generated by the site was estimated at 250 during the a.m. peak hour and 318 during the p.m. peak hour. Therefore, the percentage of peak hour trips from the development utilizing the intersection is 31.2% of the total site’s peak hour trips. 31.2% of the Opal Park residents will be using the intersection. The land area associated with this percentage is quantified as 31.2% of the overall residential lot area. Therefore, 31.2% of the residential lots will be using the intersection. The overall residential lot area is quantified based on the total number of each type of lot (Single Family Medium, Single Family Large, or Townhome) multiplied by the area of each lot. As shown in the attached calculation, the acreage of residential area going to the Barron Rd/AR-12 intersection is 15.7 acres. The fully developed area of Opal Park is 91.2 acres. Therefore, the **land area calculation results in a 16.1%** proportional impact.

The second calculation considers the peak trip generation. The total trips generated by the site was estimated at 250 during the a.m. peak hour and 318 during the p.m. peak hour. This number of trips is 6.8% of the total 2027 traffic utilizing the intersection during peak hours. This is discussed in section 8.2 of the Traffic Impact Analysis. Therefore, **the trip generation calculation results in a 6.8%** proportional impact.

We argue that the trip generation calculation is more appropriate. This is not because of the lower percentage. The owner is willing to pay either fee, regardless of the Planning Commission’s decision. However, the trip generation method of measurement is more in line with the ITE (Institute of Transportation Engineers) guidelines and regional traffic fee in lieu determinations by neighboring states because it counts the actual number of peak hour trips. The land area method of measurement is intended more for a drainage fee in lieu where land area contributes to the relative impact to overall drainage. Conversely, for traffic impact, the land area itself is not contributing to the traffic impact at the intersection. Instead, it’s the vehicles and number of vehicular trips from the development that creates an impact on the intersection.



Item #3:

The total cost estimate for a traffic signal at the Barron Rd intersection is \$400,000. This is a planning-level estimate that the traffic engineer is confident in.

Item #4:

Using the 6.8% proportional impact via trip generation calculation, the traffic fee in lieu the owner was previously intending to pay to the City was going to be \$27,200. Alternatively, using the 16.1% proportional impact via land area, the traffic fee in lieu would be \$64,570.77.

Conclusion:

The developer will gladly pay either fee, depending on what calculation the Planning Commission determines is more appropriate. Our recommendation is that the trip generation calculation is more appropriate. Regardless, the fee will be paid to the City of Bentonville prior to the official review process and subsequent approval of the preliminary plat for Phase 2 (PP25-0001).

Please see the following documents, attached or included separately with this letter of intent:

1. "Traffic Fee in Lieu Area Acreage Calculation 2025.03.19.pdf"
2. "Opal Park Phase 1 – Prelim Plat – Developer Agreement.pdf"
 - a. This document has a digital signature that prevents attaching to other PDF files. Therefore, please see the separate pdf of the digitally signed agreement.
3. Traffic Impact Analysis "20230511 F-146 TIA, Opal Park – Bentonville, AR.pdf"
 - a. Due to large file size, this report is included separately and not attached to this letter of intent.

Please let me know if you have any questions at 479-878-2475 or trent.woessner@craftontull.com.

Thanks,

Trent Woessner, P.E.
Civil Project Engineer

Opal Park's Proportional Traffic Impact to the Intersection of AR-12 & SW Barron Rd via Acreage Calculation City Land Development Code Article 1200

Per the Traffic Impact Analysis Report for Opal Park Development, dated May 2023: The number of site trips distributed through the intersection of SW Regional Airport Boulevard (AR-12) and SW Barron Road is 103 during the a.m. peak hour and 74 during the p.m. peak hour. The total trips generated by the site was estimated at 250 during the a.m. peak hour and 318 during the p.m. peak hour. The percentage of peak hour trips from the development utilizing the intersection is 31.2%.

Therefore, since 31.2% of the peak hour trips from the development are utilizing the intersection, then the below acreage proportional impact calculation is as follows:

1. Calculate area of each type of lot on each phase.
2. Types of lots as they relate to acreage (size) are broken down as follows:
 - Townhome External (End Cap) Lots
 - Townhome Internal Lots
 - Single Family External (End Cap) (44'+ Lots)
 - Single Family Internal (44'+ Lots)
 - Single Family External (End Cap) (60'+ Lots)
 - Single Family Internal (60'+ Lots)
3. Assume that 31.2% of the lots from each phase will be contributing traffic to the intersection.
4. Calculate the total acreage of each type of lot size, and multiply by 0.312 to get the proportional impact by area from each lot type.
5. Sum the proportional acreage impact from each phase of Opal Park.
6. Divide the summed proportional acreage impact by the total acreage of the development (97.16 acres) to calculate the percent proportional impact and resulting traffic fee in lieu.

			Percent of Lots Using the Barron Rd & AR-12 intersection (decimal)	Area of Proportional Traffic Impact (acres)
Phase 1:	Quantity (EA)	Area of Lot (acres)		
- Townhome External (End Cap) Lots	6	0.09	0.312	0.168
- Townhome Internal Lots	54	0.05	0.312	0.842
- Single Family External (End Cap) (44'+ Lots)	1	0.20	0.312	0.062
- Single Family Internal (44'+ Lots)	6	0.13	0.312	0.243
- Single Family External (End Cap) (60'+ Lots)	9	0.24	0.312	0.674
- Single Family Internal (60'+ Lots)	20	0.18	0.312	1.123
Phase 1 Area of Proportional Traffic Impact:				3.114 acres
Phase 2:				
- Townhome External (End Cap) Lots	6	0.08	0.312	0.150
- Townhome Internal Lots	53	0.05	0.312	0.827
- Single Family External (End Cap) (55'+ Lots)	4	0.24	0.312	0.300
- Single Family Internal (55'+ Lots)	31	0.18	0.312	1.741
Phase 2 Area of Proportional Traffic Impact:				3.017 acres
Phase 3:				
- Townhome External (End Cap) Lots	12	0.10	0.312	0.374
- Townhome Internal Lots	24	0.05	0.312	0.374
- Single Family External (End Cap) (44'+ Lots)	12	0.16	0.312	0.599
- Single Family Internal (44'+ Lots)	52	0.10	0.312	1.622
- Single Family External (End Cap) (60'+ Lots)	8	0.24	0.312	0.599
- Single Family Internal (60'+ Lots)	34	0.18	0.312	1.909
Phase 3 Area of Proportional Traffic Impact:				5.479 acres
Phase 4:				
- Townhome External (End Cap) Lots	8	0.12	0.312	0.300
- Townhome Internal Lots	57	0.05	0.312	0.889
- Single Family External (End Cap) (44'+ Lots)	2	0.27	0.312	0.168
- Single Family Internal (44'+ Lots)	2	0.13	0.312	0.081
- Single Family External (End Cap) (60'+ Lots)	8	0.40	0.312	0.998
- Single Family Internal (60'+ Lots)	21	0.25	0.312	1.638
Phase 4 Area of Proportional Traffic Impact:				4.075 acres

Total Opal Park Development Proportional Traffic Impact via Acreage: 15.684 acres
Total Opal Park Development Area: 97.16 acres
Total Opal Park Development Proportional Traffic Impact Percent Impact via Acreage: 16.14%

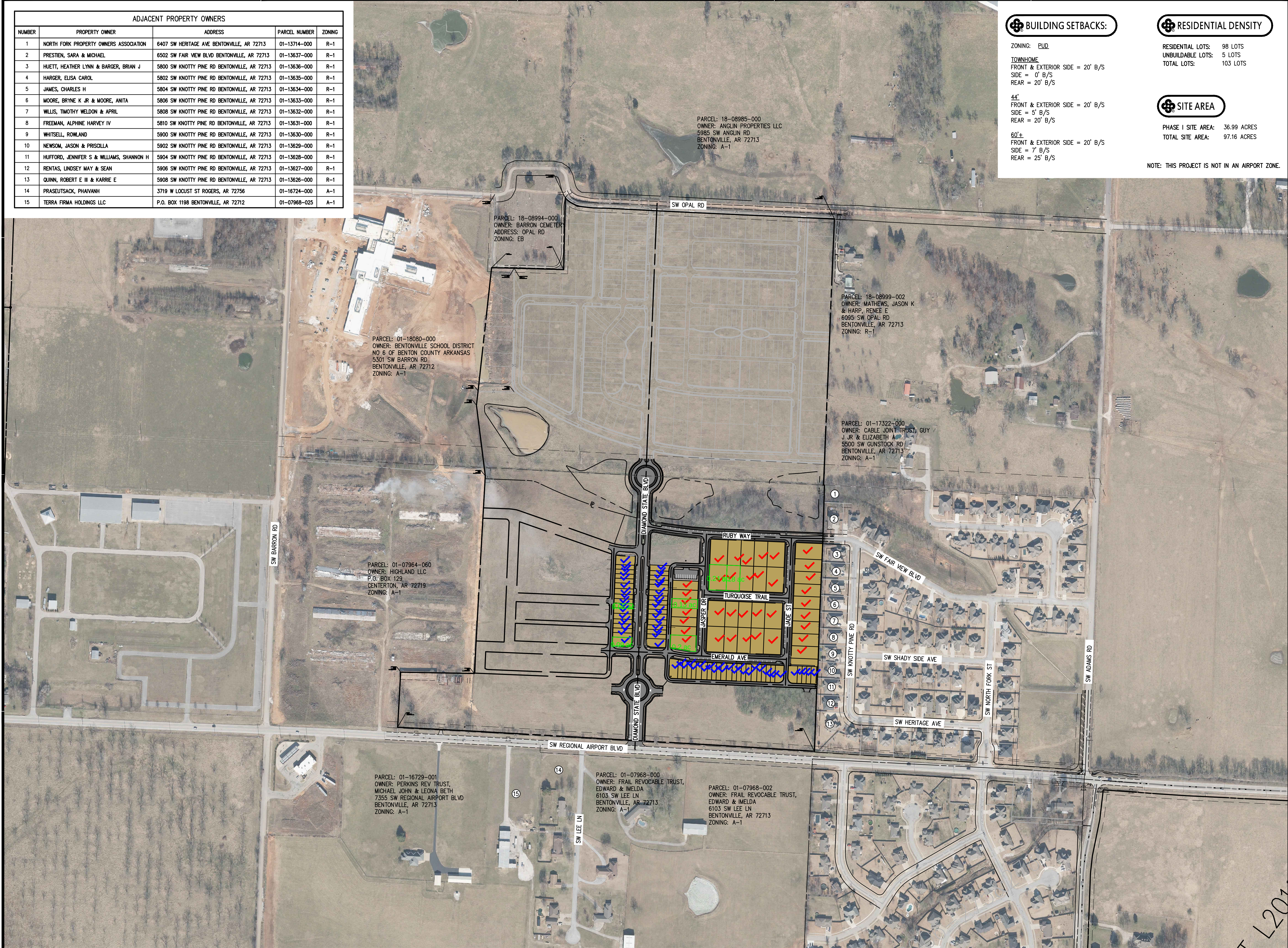
¹**Total Cost of Traffic Signal at SW Barron Rd & AR-12: \$400,000.00**
Owner's Traffic Fee in Lieu: \$64,570.77

Notes:

1. Total cost estimate of signalizing the intersection provided by Traffic Engineering Consultants, Inc, based on local experience.
2. Traffic Impact Study by TEC dated May 2023 used to determine peak hour trip generation and therefore determine the development's 31.2% distribution to the intersection of interest.
3. See the following documents, attached or as separate:
 - Traffic Impact Study by TEC, Inc. (signed original copy included separately)
 - Phase 1 Lot Layout Area Map
 - Phase 2 Lot Layout Area Map
 - Phases 3 & 4 Lot Layout Area Map



ADJACENT PROPERTY OWNERS				
NUMBER	PROPERTY OWNER	ADDRESS	PARCEL NUMBER	ZONING
1	NORTH FORK PROPERTY OWNERS ASSOCIATION	6407 SW HERITAGE AVE BENTONVILLE, AR 72713	01-13714-000	R-1
2	PRESTEN, SARA & MICHAEL	6502 SW FAIR VIEW BLVD BENTONVILLE, AR 72713	01-13637-000	R-1
3	HUETT, HEATHER LYNN & BARGER, BRIAN J	5800 SW KNOTTY PINE RD BENTONVILLE, AR 72713	01-13636-000	R-1
4	HARGER, ELISA CAROL	5802 SW KNOTTY PINE RD BENTONVILLE, AR 72713	01-13635-000	R-1
5	JAMES, CHARLES H	5804 SW KNOTTY PINE RD BENTONVILLE, AR 72713	01-13634-000	R-1
6	MOORE, BRYNE K JR & MOORE, ANITA	5806 SW KNOTTY PINE RD BENTONVILLE, AR 72713	01-13633-000	R-1
7	WILLIS, TIMOTHY WELDON & APRIL	5808 SW KNOTTY PINE RD BENTONVILLE, AR 72713	01-13632-000	R-1
8	FREEMAN, ALPHINE HARVEY IV	5810 SW KNOTTY PINE RD BENTONVILLE, AR 72713	01-13631-000	R-1
9	WHITSELL, ROWLAND	5900 SW KNOTTY PINE RD BENTONVILLE, AR 72713	01-13630-000	R-1
10	NEWSOM, JASON & PRISCILLA	5902 SW KNOTTY PINE RD BENTONVILLE, AR 72713	01-13629-000	R-1
11	HUFFORD, JENNIFER S & WILLIAMS, SHANNON H	5904 SW KNOTTY PINE RD BENTONVILLE, AR 72713	01-13628-000	R-1
12	RENTAS, LINDSEY MAY & SEAN	5906 SW KNOTTY PINE RD BENTONVILLE, AR 72713	01-13627-000	R-1
13	QUINN, ROBERT E III & KARRIE E	5908 SW KNOTTY PINE RD BENTONVILLE, AR 72713	01-13626-000	R-1
14	PRASEUTSACK, PHAVANH	3719 W LOCUST ST ROGERS, AR 72756	01-16724-000	A-1
15	TERRA FIRMA HOLDINGS LLC	P.O. BOX 1198 BENTONVILLE, AR 72712	01-07968-025	A-1

 **BUILDING SETBACKS:**

ZONING: PUD
TOWNHOME
FRONT & EXTERIOR SIDE = 20' B/S
SIDE = 0' B/S
REAR = 20' B/S

44'
FRONT & EXTERIOR SIDE = 20' B/S
SIDE = 5' B/S
REAR = 20' B/S

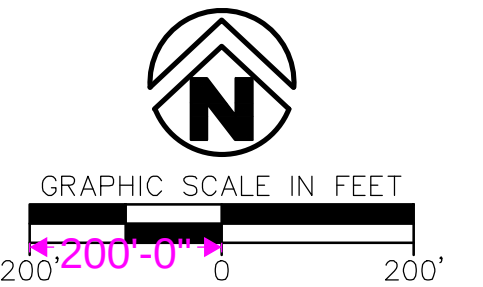
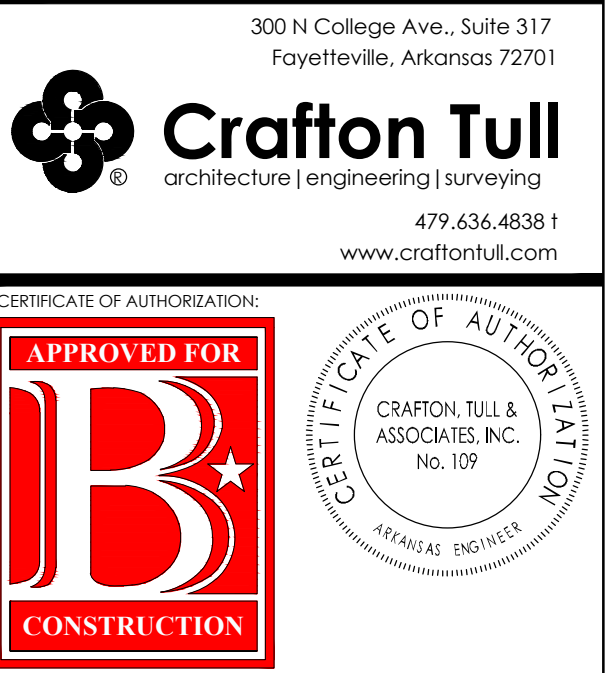
60'+
FRONT & EXTERIOR SIDE = 20' B/S
SIDE = 7' B/S
REAR = 25' B/S

RESIDENTIAL DENSITY

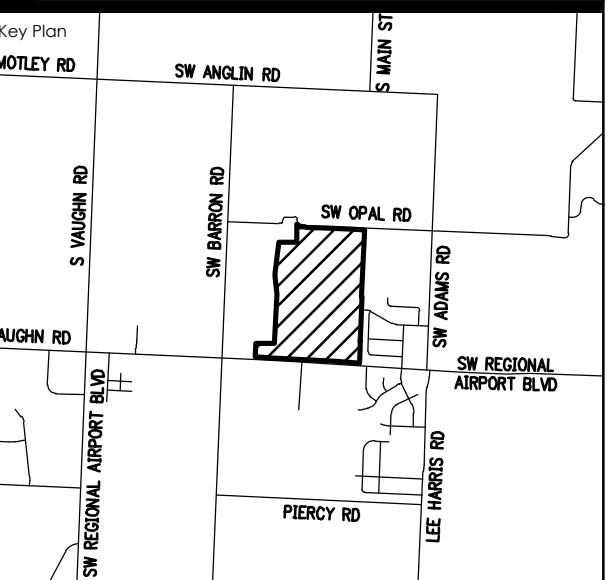
RESIDENTIAL LOTS:	98 LOTS
UNBUILDABLE LOTS:	5 LOTS
TOTAL LOTS:	103 LOTS

PHASE I SITE AREA: 36.99 ACRES
TOTAL SITE AREA: 97.16 ACRES

NOTE: THIS PROJECT IS NOT IN AN AIRPORT ZONE.



OPAL PARK PH I
BENTONVILLE, AR

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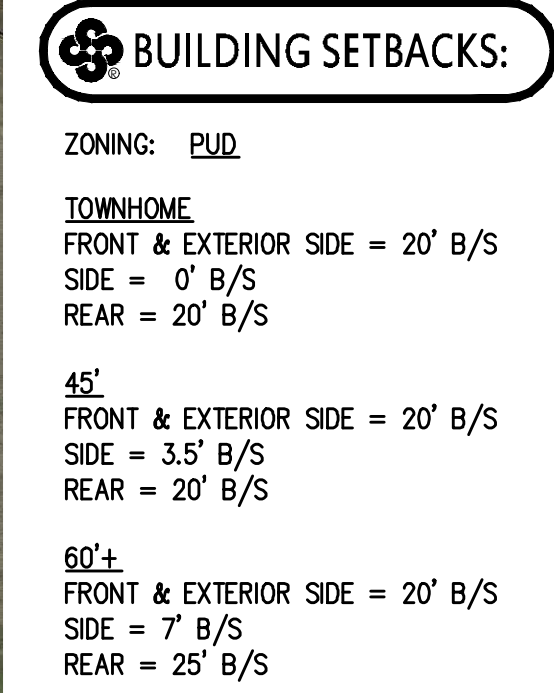
PROJECT NO: 21300200
ISSUE DATE: 01/23/2025
CONTACT: C. THREET
QC by: M. LOVE
QC Date: 06/27/23

ISSUED FOR
CONSTRUCTION

PP23-0003

OVERALL SITE PLAN (C)

C-101



RESIDENTIAL DENSITY	
RESIDENTIAL LOTS:	94 LOTS
UNBUILDABLE LOTS:	2 LOTS
TOTAL LOTS:	96 LOTS

NOTE: THIS PROJECT IS NOT IN AN AIRPORT ZONE.

PARCEL: 01-18080-000
OWNER: BENTONVILLE SCHOOL DISTRICT
NO 6 OF BENTON COUNTY ARKANSAS
5301 SW BARRON RD
BENTONVILLE, AR 72712
ZONING: A-1

PARCEL: 18-08994-000
OWNER: BARRON CEMETERY
ADDRESS: OPAL RD
ZONING: EB

PARCEL: 18-08999-002
OWNER: MATHEWS, JASON K
& HARP, RENEE E
6095 SW OPAL RD
BENTONVILLE, AR 72713
ZONING: R-1

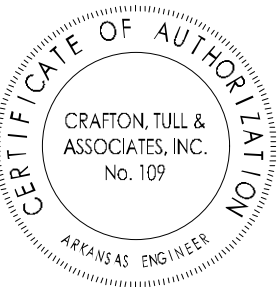
PARCEL: 01-17322-000
OWNER: CABLE JOINT TRUST, GUY
J JR & ELIZABETH A
5500 SW GUNSTOCK RD
BENTONVILLE, AR 72713
ZONING: A-1

PARCEL: 01-07964-060
OWNER: HIGHLAND LLC
P.O. BOX 129
CENTERTON, AR 72719
ZONING: A-1

PARCEL: 01-16729-001
OWNER: PERKINS REV TRUST,
MICHAEL JOHN & LEONA BETH
7355 SW REGIONAL AIRPORT BLVD
BENTONVILLE, AR 72713
ZONING: A-1

PARCEL: 01-07968-000
OWNER: FRAIL REVOCABLE TRUST,
EDWARD & IMELDA
6103 SW LEE LN
BENTONVILLE, AR 72713
ZONING: A-1

PARCEL: 01-07968-002
OWNER: FRAIL REVOCABLE TRUST,
EDWARD & IMELDA
6103 SW LEE LN
BENTONVILLE, AR 72713
ZONING: A-1

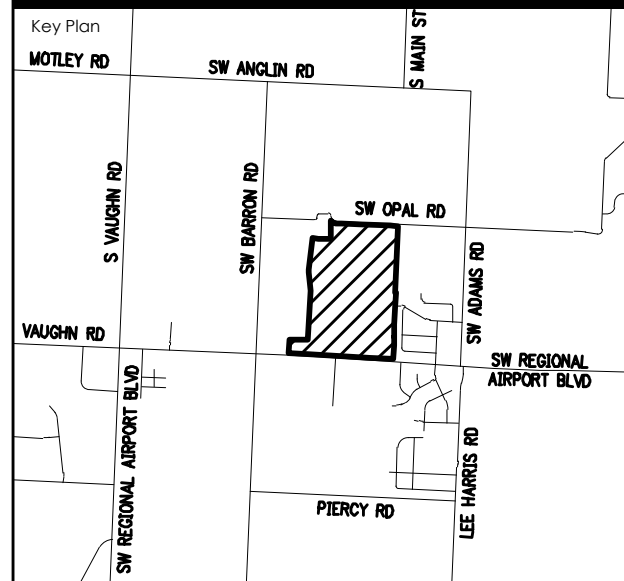


GRAPHIC SCALE IN FEET



A horizontal graphic scale bar with alternating black and white segments. It is labeled "GRAPHIC SCALE IN FEET" at the top. Below the bar, there are tick marks and labels: "200'" on the left, "200'-0\"" in the middle (with a double-headed arrow pointing to the center), and "0" on the right. The bar extends to the right beyond the "0" mark.

OPAL PARK PH II
BENTONVILLE, AR

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PROJECT NO: 24300600
ISSUE DATE: 01/31/25
CONTACT: C. THREET
QC by:
QC Date:

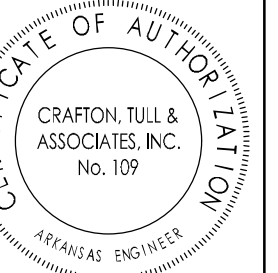
THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL, SIGNED AND SEALED DOCUMENT

ISSUED FOR REVIEW

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OVERALL SITE PLAN (C)

C-101



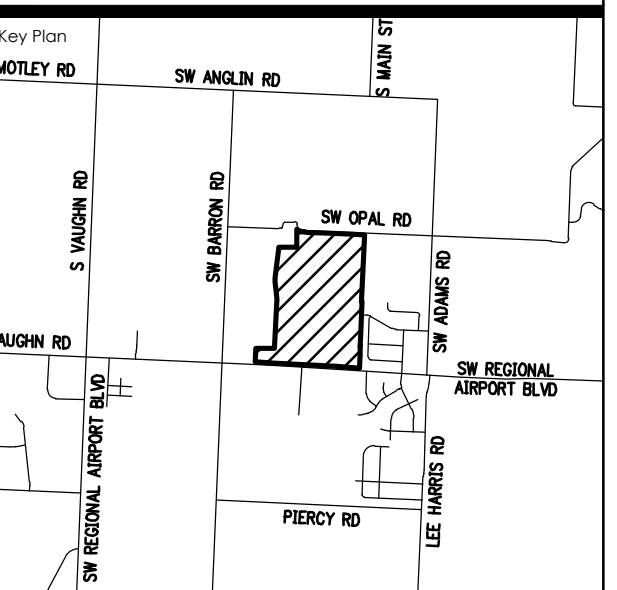
GRAPHIC SCALE IN FEET

OPAL PARK PH I

BENTONVILLE, AR

UNIT MIX MAP

PUD22-0003

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PROJECT NO: 21300200

ISSUE DATE: 08/22/24
CONTACT: C. THREET

QC by: M. LOVE
QC Date: 06/27/23

ISSUED FOR

CONSTRUCTION

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PP23-0003



PARTIES INVOLVED WITH PROJECT

ENGINEER: CRAFTON TULL
C/O: CONNOR THREET, P.E.
ADDRESS: 300 NORTH COLLEGE AVE., SUITE 317
FAYETTEVILLE, AR 72701
EMAIL: CONNOR.THREET@CRAFTONTULL.COM
PHONE: 479-878-2467

OWNER/DEVELOPER: BUFFINGTON BARRON LLC
C/O: MARY MCGETRICK
ADDRESS: 2826 E JOYCE BLVD., SUITE 1
FAYETTEVILLE, AR 72703

EMAIL: MARY.MCGETRICK@BUFFINGTONHOMESAR.COM
PHONE: 479-251-1106

LEGEND

60'+ LOTS



44'+ LOTS



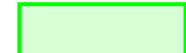
ATTACHED RESIDENTIAL



COMMERCIAL



OPEN GREEN SPACE





City of Bentonville • Planning Department • 305 SW A Street • Bentonville, Arkansas

February 3, 2025

Buffington Barron LLC
2826 East Joyce Boulevard, Suite 1
Fayetteville, AR 72703
RE: Preliminary Plat Request PP23-0003

To whom it may concern:

The City of Bentonville Planning Commission has approved your Preliminary Plat for Opal Park Phase 1 located at Southwest Regional Airport Boulevard. The owner and/or developer must sign a development plan agreement agreeing to develop the property according to the development plan and also agreeing to all contingencies as required at the time of approval. Contingencies are as follows:

1. A digital copy of the plan.
2. Any changes made in the submittal plan must be approved through Community Development.
3. All technical review comments must be addressed before a pre-construction meeting will be held and/or any building permits will be issued.
4. All landscaping, once installed, shall be maintained in a healthy living condition and all plant material that dies shall be replaced. (Refer to Section 1400 of the Land Development Code)
5. The owner/developer will be responsible for any upstream or downstream flooding as a direct result of this development.

The following condition was also approved by the Planning Commission:

Condition #1: The plat was approved by PC, conditioned upon the applicant bringing back to planning commission for their consideration, a proposal for their pro-rata share of the improvement of both the intersections of Adams Road at AR12 and SW Regional Airport Road at Barron Road pursuant to Article 1200 of the Development Code. This condition shall be satisfied the sooner of 1.) the submittal of the Preliminary Plat of Phase 2 of the Project or 2.) the issuance of the last 20 building permits within Phase 1 of this Preliminary Plat.



City of Bentonville • Planning Department • 305 SW A Street • Bentonville, Arkansas

Please sign this letter, upload to your project in Trakit, and return to the Bentonville Planning Department at 305 SW A Street, Bentonville, AR 72712 or via email to planning@bentonvillear.com. You will need to retain at least one copy of this agreement to present at the time of building permit application. If you should have any questions, do not hesitate to call the Planning Office at (479) 271-3122 ext. 2 or email planning@bentonvillear.com.

Sincerely,

Brittany Chue
Planning Technician

As owner/developer of the above referenced project, I/we acknowledge receipt of this letter and agree to the conditions listed above.

Signed by:

Clay Carlton

Member

2/4/2025

By/Title

Date



TRAFFIC IMPACT ANALYSIS

Opal Park Development
Bentonville, Arkansas

Prepared for:
Buffington Barron, LLC
May 2023

Prepared by:
Traffic Engineering Consultants, Inc.





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* - Figure is following page number indicated

1.0 INTRODUCTION

Traffic Engineering Consultants, Inc. (TEC) was retained by Buffington Barron, LLC to conduct a traffic impact analysis (TIA) for a proposed residential development to be constructed in Bentonville, Arkansas. The analysis was requested to determine the traffic impact the proposed development will have on the adjacent roadway network, review the available access to the development and provide recommendations for improvements that may be necessary to accommodate the traffic expected to be generated by the proposed development.

2.0 BACKGROUND

2.1 PROPOSED DEVELOPMENT

The site of the proposed development is located north of SW Regional Airport Boulevard between SW Barron Road and SW Adams Road in Bentonville, Arkansas as shown in **Figure 1**. The proposed development consists of multiple phases for a total of 184 single-family detached housing units and 243 single-family attached housing units. All phases are estimated for completion in 2027. Access to the development will be via a new full-access public street connection to SW Regional Airport Boulevard to the south, an existing full-access public street connection to SW Fair View Boulevard to the east, and five new full-access public street connections to SW Opal Road to the north as shown in **Figure 2**.

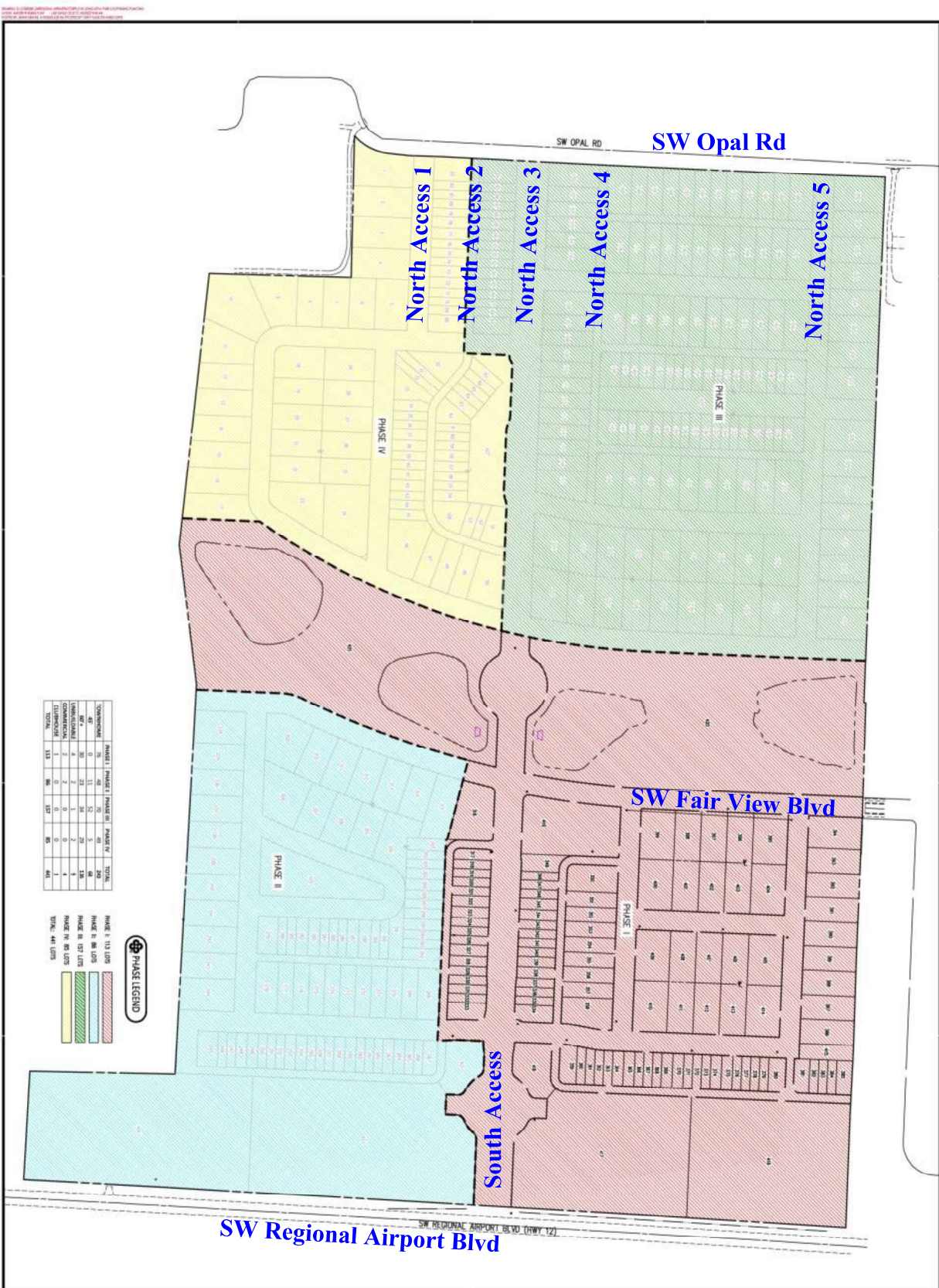
2.2 ADJACENT ROADWAY NETWORK

SW Regional Airport Boulevard (AR-12) is a two-lane, open-shoulder, east/west arterial. It has a posted speed limit of 55 miles per hour (mph) and carries an approximate average daily traffic (ADT) of 7,500 vehicles per day (vpd). SW Fair View Boulevard and SW North Fork Street are local, two-lane streets in a residential zone with sidewalks on both sides. SW Opal Road is a narrow, rural, east/west, gravel collector that is uncontrolled at its intersection with SW Adams Road and has a stop sign at its intersection with SW Barron Road. SW Barron Road is a rural, two-lane, north/south collector, and SW Adams Road is a rural, two-lane, north/south arterial. SW Adams Road and SW Barron Road are both stop-controlled at SW Regional Airport Boulevard (AR-12). The intersections of SW Adams Road and SW Fair View Boulevard as well as SW Regional Airport Boulevard (AR-12) and SW North Fork Street are stop controlled on the minor approach.



FIGURE 1. Site Location Map
Opal Park
Bentonville, Arkansas





OPAL PARK PH I
BRIMFIELD, MA

PRELIMINARY
PLANS
FOOD 001
MASTER PLANNING?

C-004

FIGURE 2. Proposed Site Plan

3.0 BACKGROUND TRAFFIC

3.1 EXISTING TRAFFIC

Existing traffic volume data was collected adjacent to the proposed site in April 2023 when schools were in session. Peak hour turning movement volumes were collected at the intersections of SW Regional Airport Boulevard (AR-12) and SW North Fork Street, SW Adams Road and SW Fair View Boulevard, SW Adams Road and SW Opal Road, and SW Barron Road and SW Opal Road. In addition, 24-hour turning movement volumes were collected at the intersections of SW Regional Airport Boulevard (AR-12) and SW Adams Road, and SW Regional Airport Boulevard (AR-12) and SW Barron Road. Given the traffic characteristics in the area and the anticipated trip generation for the proposed development, the weekday peak periods would represent a “worst-case scenario” with regards to traffic impact on the surrounding roadway network. If traffic operations are acceptable during these weekday peak hours, it can be reasoned that conditions would be acceptable throughout the remainder of the day and week. The 2023 existing traffic is summarized in **Figure 3** and detailed printouts of all the traffic count data are included in the appendix.

3.2 FUTURE BACKGROUND TRAFFIC

The 2023 existing traffic volumes were utilized to determine the background traffic for 2027. The year was selected as the future design year the development phases are estimated to be completed. The background traffic was determined for the future design years by applying an average annual growth rate of 6.0% to the 2023 existing traffic volumes. The Arkansas Department of Transportation (ARDOT) annual average daily traffic (AADT) volume counts in the area indicate an approximate average annual vehicular growth of 6% from 2011 to 2022. The annual growth rate represents the assumed traffic growth in addition to the future development and projected site traffic. The 2027 future background traffic is summarized in **Figure 4a**.

As discussed later in this report, the intersection of SW Regional Airport Boulevard (AR-12) and SW Barron Road currently meets signal warrants. When signalized, it is assumed a portion of traffic currently traveling southbound on SW Adams Road would reroute to access the new signal. The rerouted traffic is summarized in **Figure 4b**.

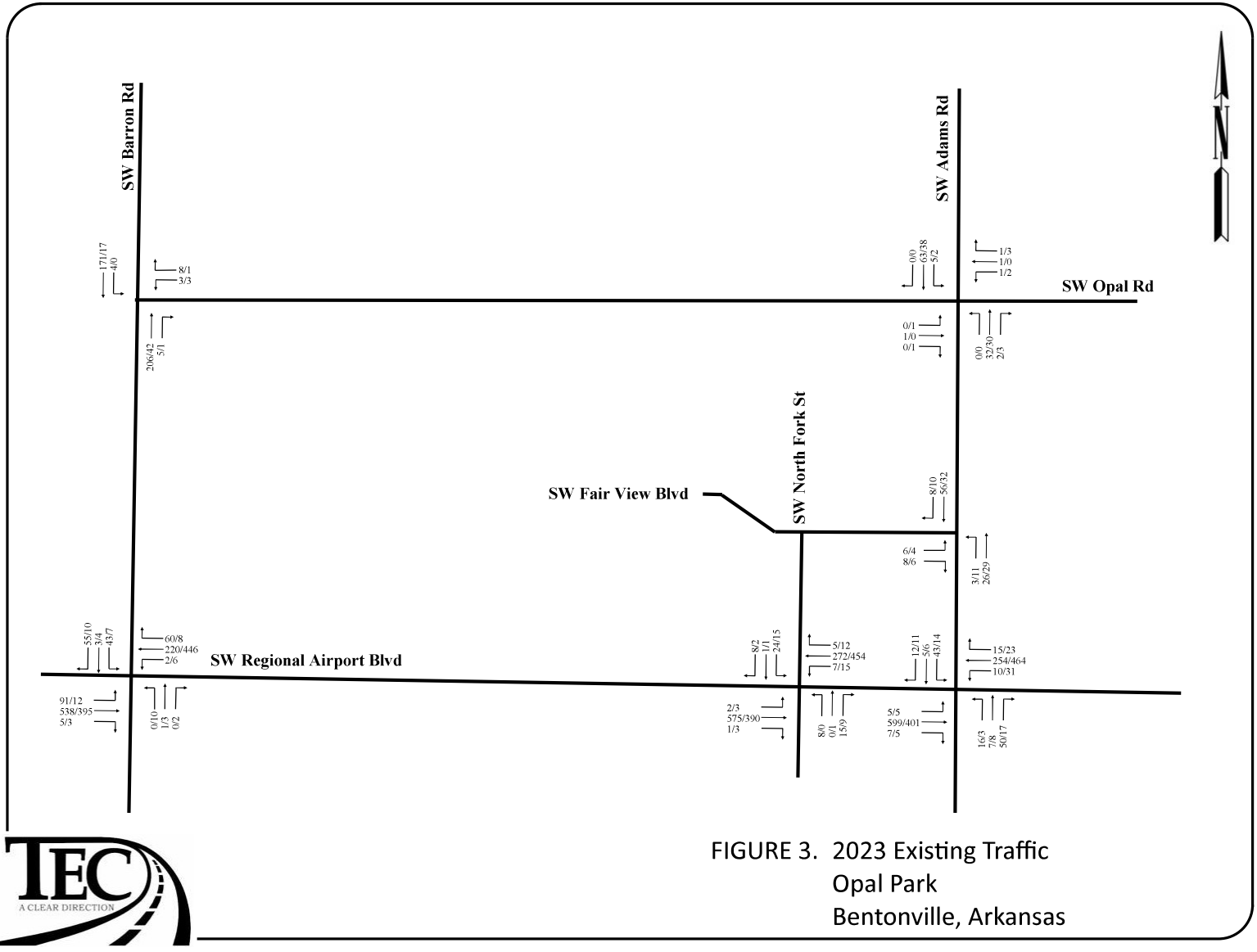


FIGURE 3. 2023 Existing Traffic
Opal Park
Bentonville, Arkansas



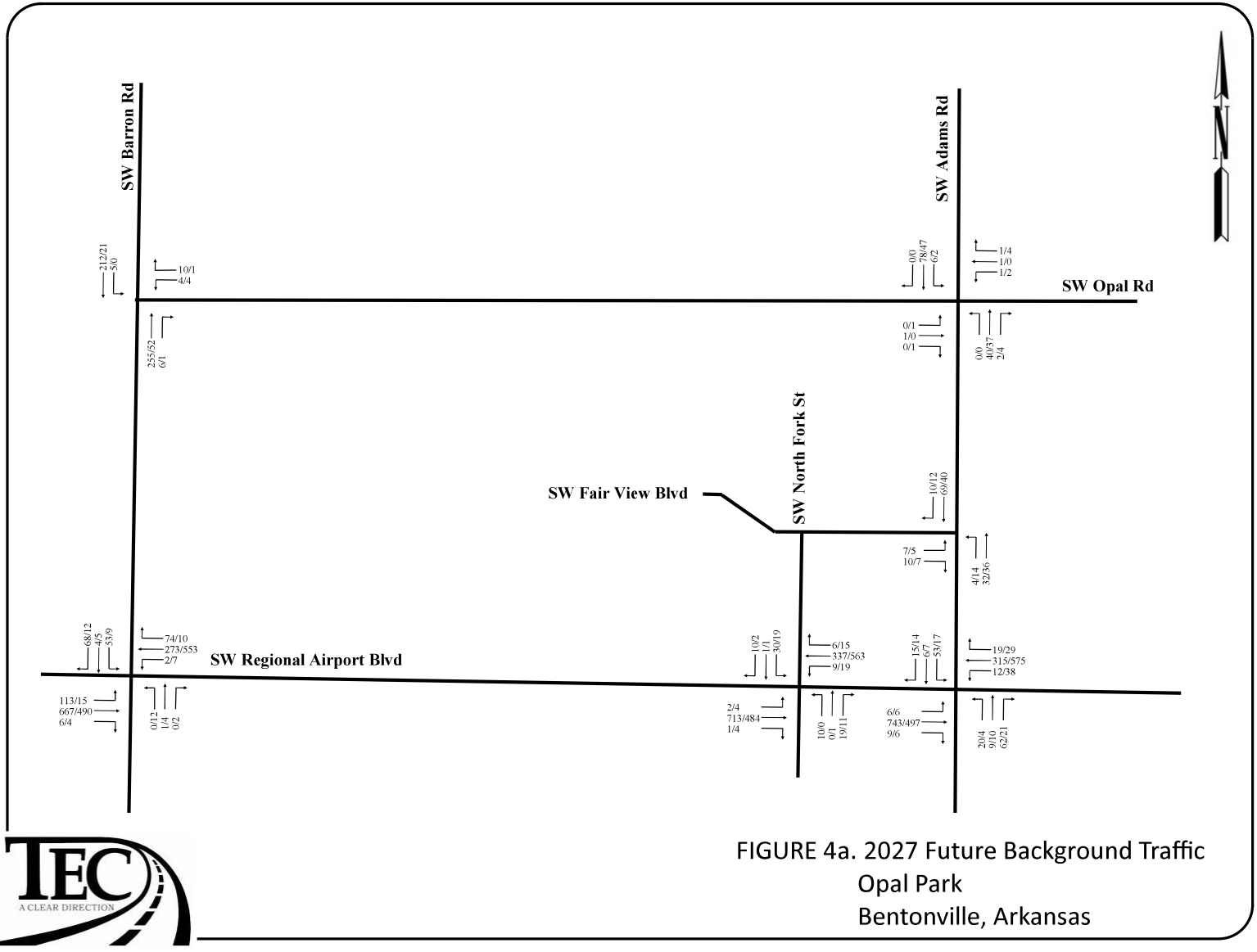


FIGURE 4a. 2027 Future Background Traffic
Opal Park
Bentonville, Arkansas



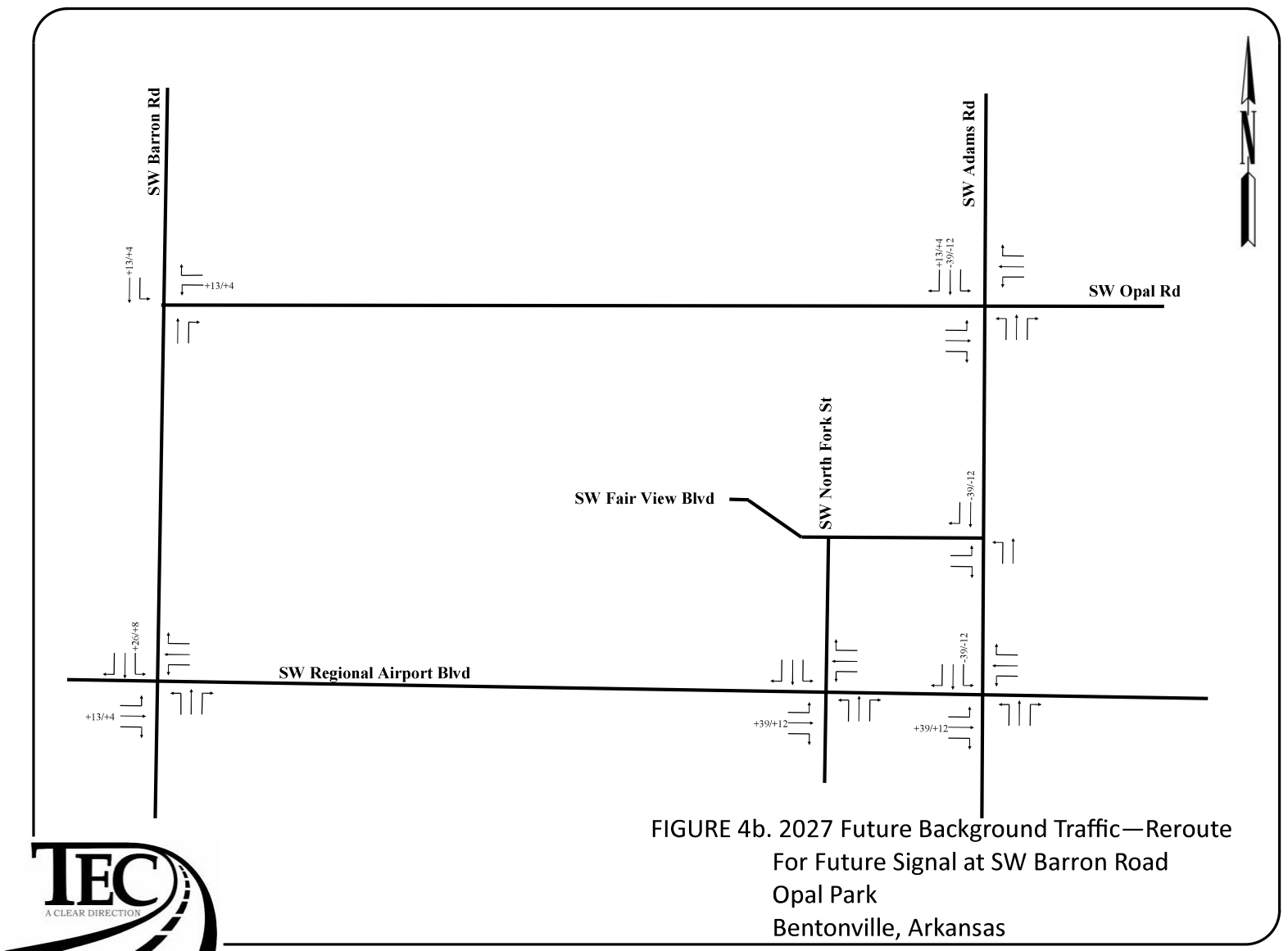


FIGURE 4b. 2027 Future Background Traffic—Reroute
For Future Signal at SW Barron Road
Opal Park
Bentonville, Arkansas

4.0 PROPOSED SITE TRAFFIC

To determine the effects a new development will have on an existing street system, the new or additional traffic must be projected. The latest edition of the *Trip Generation Manual*, published by the Institute of Transportation Engineers, was used to determine the amount of traffic the development is expected to generate. The report is a nationally accepted reference which provides trip rates for determining the traffic expected to be generated by different land use types.

Available information was utilized regarding the anticipated land use to determine the site generated traffic. The *Single-Family Housing – Detached* and *Single-Family Housing – Attached* categories were selected to determine the trip generation for the proposed site. The resulting traffic volumes projected to be generated by the proposed site once fully constructed and occupied are indicated in **Table 1**.

TABLE 1

Trip Generation by Development Area

Building Type (Land Use)	Land Use Code	Approx. Gross Floor Area or Other	Average Weekday		Vehicle	AM Peak Hour				PM Peak Hour			
			PER DAY	Trip Ends		Average Weekday Directional Distribution	Average Weekday Directional Volume		Average Weekday Directional Distribution		Average Weekday Directional Volume		
				Per Peak Hour of Adjacent Street Traffic									
				One Hour Between 7am & 9am (vph)	One Hour Between 4pm & 6pm (vph)								
				(vpd)	(vph)								
PROJECTED DEVELOPMENT PHASE 1 WEEKDAY SITE GENERATED TRAFFIC VOLUMES													
Trip Rate*	210	(dwelling units)	9.61	0.71	0.96	0.25	0.75	32	98	0.63	0.37	111	65
Single Family Housing - Detached		184	1,768	130	176								
Trip Rate*	215	(dwelling units)	7.41	0.50	0.58	0.25	0.75	30	91	0.59	0.41	84	58
Single Family Housing - Attached		243	1,801	121	142								
SITE TOTAL			3,569	250	318			62	189			195	123

* Trip Rates from "TRIP GENERATION MANUAL", 11th Ed., Institute of Transportation Engineers.

4.1 DISTRIBUTION OF PROPOSED SITE TRAFFIC

The traffic expected to be generated by the proposed site was then distributed among the points of access and the adjacent study intersections for the a.m. and p.m. peak hours. The distribution of the proposed site traffic was based on the anticipated destination of the future residents and the traffic patterns in the area which were obtained from the traffic data collected for this study. The directional distribution of the site generated traffic for the proposed site is expected to be:

External to Study Area

- 80% to/from SW Regional Airport Boulevard (AR-12) east of the site
- 10% to/from SW Barron Road north of the site

- 5% to/from SW Regional Airport Boulevard (AR-12) west of the site
- 5% to/from SW Adams Road north of the site

Site Ingress/Egress

- 45% to/from South Access
- 20% to/from North Access 3
- 10% to/from SW Fair View Boulevard
- 10% to/from North Access 5
- 5% to/from SW North Fork St
- 5% to/from North Access 1
- 3% to/from North Access 4
- 2% to/from North Access 2

Due to the close proximity of this site to Vaughn Elementary School on the southeast corner of SW Barron Road and SW Opal Road, it was assumed that 15 percent of outbound trips (or 28 trips) during the a.m. peak hour would travel to the school to drop-off students and then return (which equates to approximately 45 percent of inbound trips). Census data indicates there are approximately 0.33 public school children per household in the U.S., which includes elementary, middle, and high school students. For this proposed site, that would equate to 141 students in all grades. Assuming approximately one-third of them would be in elementary school, there would be 47 students attending Vaughn Elementary. Of these, it is likely that some will walk/bike and carpool.

The traffic expected to be generated from the proposed site to/from Vaughn Elementary and externally to the study area is summarized in **Figure 5a and 5b**, respectively.

4.2 TOTAL TRAFFIC

The proposed site traffic was then added to the future background traffic for the 2027 design year. The 2027 total traffic (2027 future background traffic + rerouted traffic + proposed site traffic) for each access point to the proposed site as well as the adjacent study intersections are summarized in **Figure 6**.

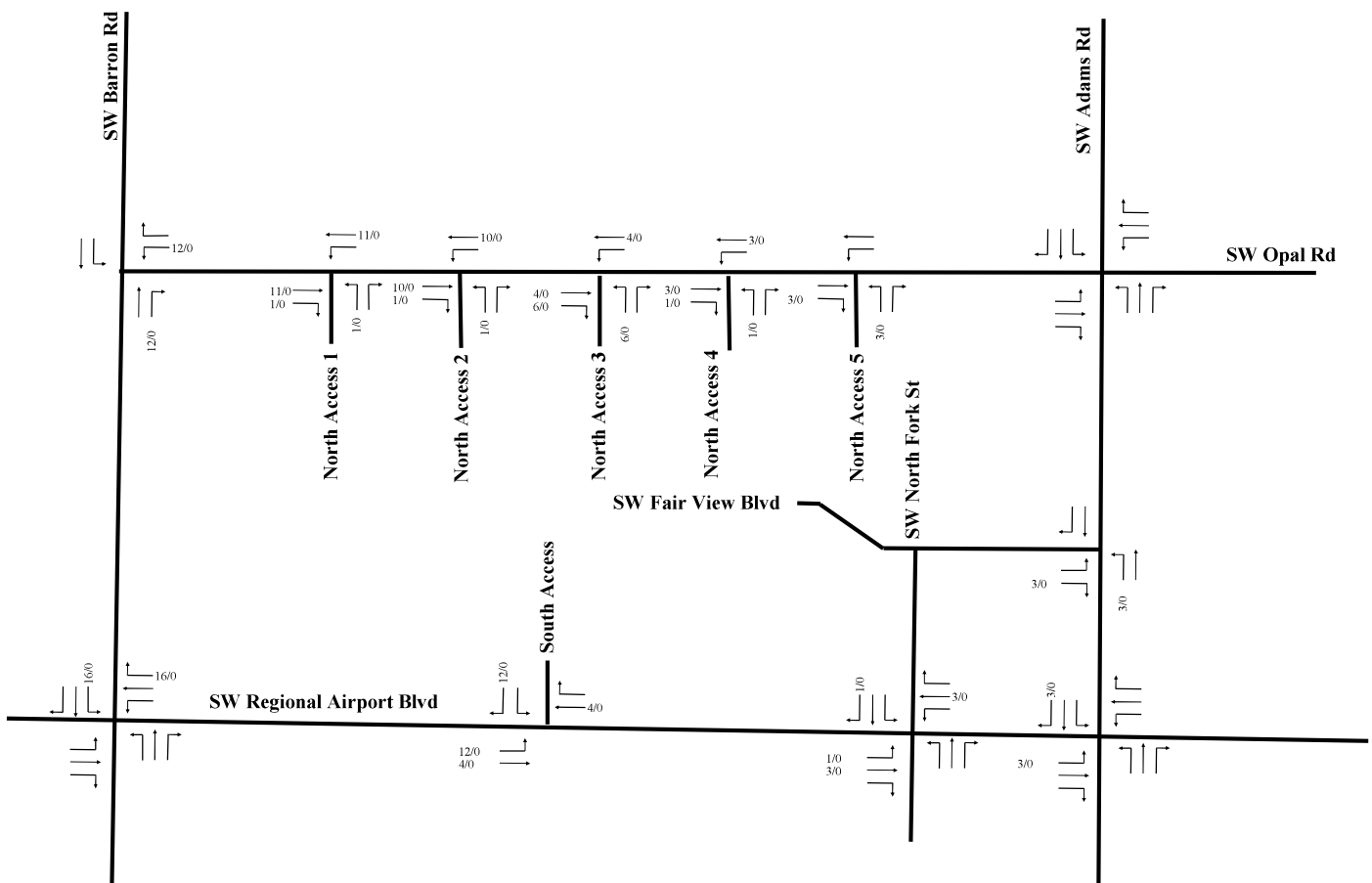
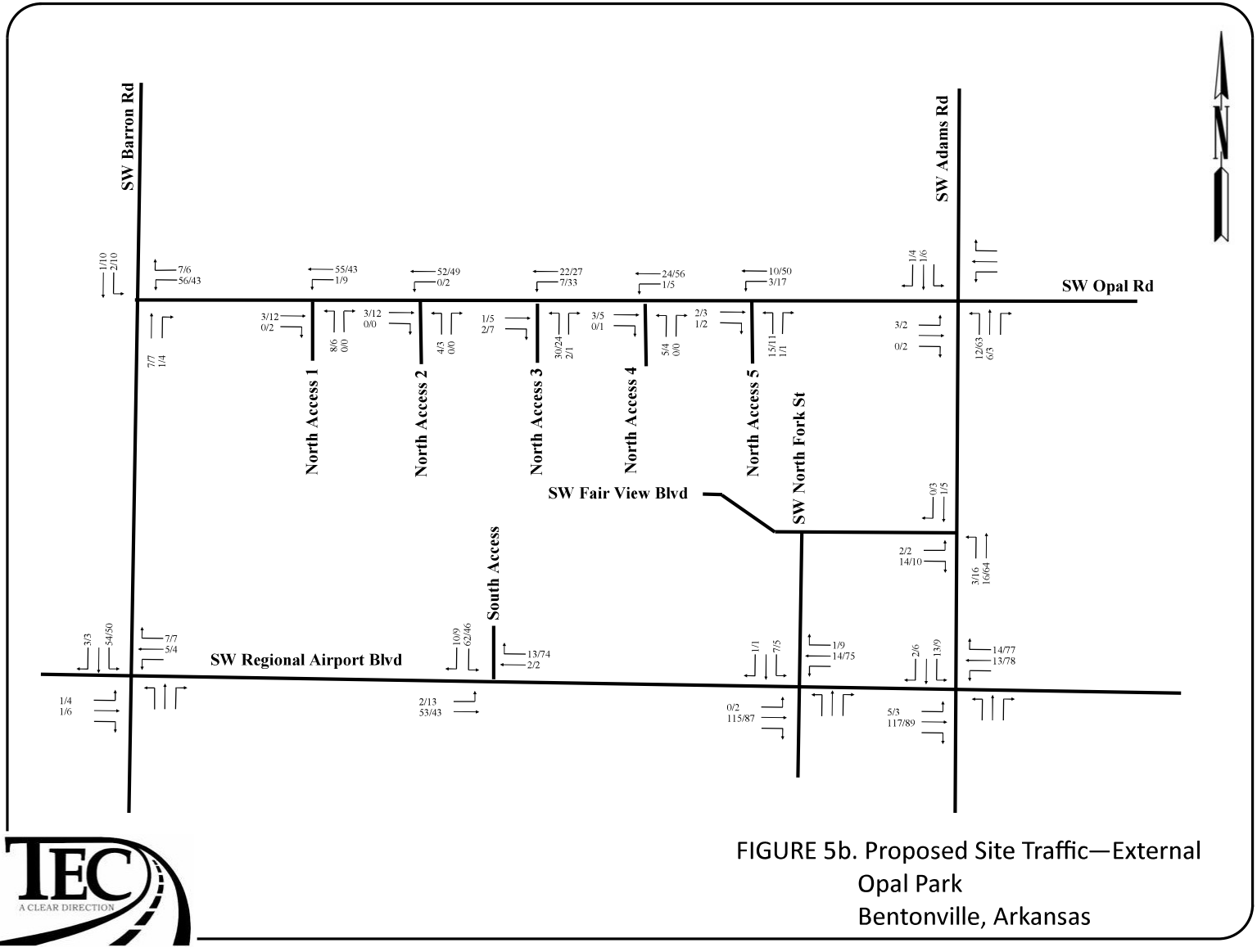
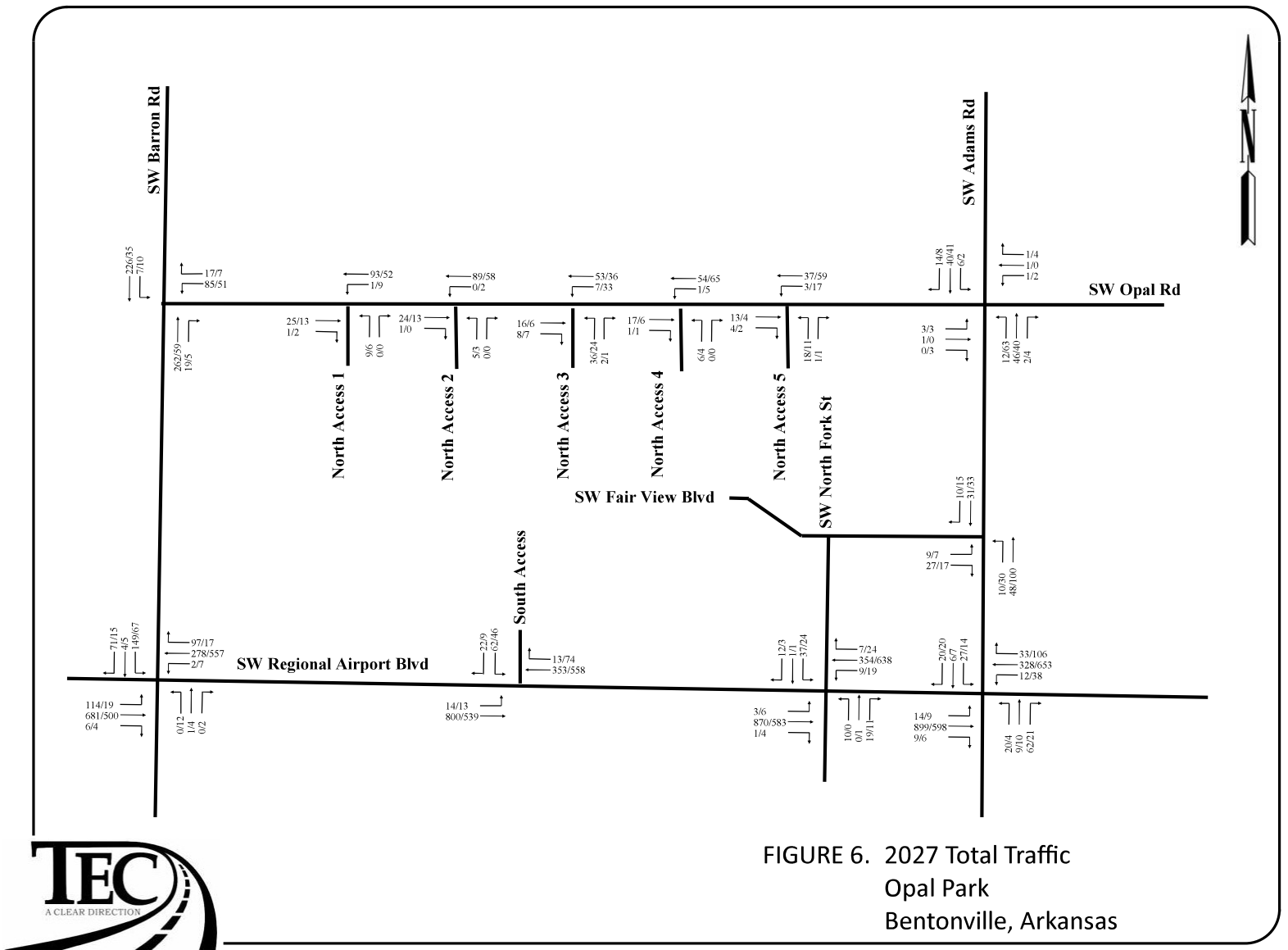


FIGURE 5a. Proposed Site Traffic—School
Opal Park
Bentonville, Arkansas





5.0 CAPACITY ANALYSIS

5.1 METHODOLOGY

The capacity analyses were conducted using *Synchro 11*, which is a software package for modeling and optimizing traffic signal timings at signalized intersections and analyzing unsignalized intersections in accordance with the methodology of the latest edition of the *Highway Capacity Manual*. The *Highway Capacity Manual* is published by the Transportation Research Board of the National Research Council, Washington, D.C. The information has been widely accepted throughout the U.S. as a guide for defining and solving transportation challenges. The information is approved and distributed by the U.S. Department of Transportation, Federal Highway Administration.

The capacity analysis provides a measure of the amount of traffic that a given facility can accommodate. Traffic facilities generally operate poorly at or near capacity. The analysis is intended to estimate the maximum amount of traffic that can be accommodated by a facility while maintaining prescribed operational qualities. The definition of operational criteria is accomplished using levels-of-service. The concept of levels-of-service is defined as a qualitative measure and describes operational conditions in terms of such factors as speed and travel time, freedom to maneuver, traffic interruptions, comfort and convenience, and safety. Six levels-of-service are defined for each type of facility for which analysis procedures are available. They are given letter designations, from “A” to “F”, with level-of-service “A” representing the best operating conditions and level-of-service “F” the worst.

The average control delay for signalized intersections is estimated for each lane group and aggregated for each approach and for the intersection as a whole. The level-of-service for this type of traffic control is directly related to the control delay value. The criteria for stop controlled or unsignalized intersections have different threshold values than do those for signalized intersections. A higher level of control delay has been determined to be acceptable at a signalized intersection for the same level-of-service. Longer delays for side streets are generally acceptable if gaps in traffic are prevalent. Generally, a gap acceptance threshold for longer delay values (LOS “E” or “F”) is defined when v/c ratios are less than 0.80. The level-of-service criteria are summarized in **Table 2**. For purposes of this report an overall intersection level-of-service “D” or better and a critical approach (approach with the lowest level-of-service) level-of-service “E” or better was considered an acceptable level-of-service.

TABLE 2
Level of Service Criteria

Level of Service	Average Delay (seconds/vehicle)		Traffic Condition
	Unsignalized	Signalized	
A	≤10	≤10	Free Flow
B	> 10 - 15	> 10 - 20	Stable Flow (slight delays)
C	> 15 - 25	> 20 - 35	Stable Flow (acceptable delays)
D	> 25 - 35	> 35 - 55	Approaching Unstable Flow (tolerable delay, occasionally wait through more than one signal cycle before proceeding)
E	> 35 - 50	> 55 - 80	Unstable Flow (intolerable delay)
F	> 50	> 80	Forced Flow (congested and queues fail to clear)

5.2 SCENARIOS

Capacity analyses were conducted for the a.m. and p.m. peak hours at each access point to the proposed site as well as the adjacent study intersections. The intersections were analyzed and reviewed under the 2023 existing traffic, 2027 future background traffic, and 2027 total traffic. The results of the capacity analyses conducted are summarized in **Tables 3, 4, and 5** and the raw data sheets have been included in the appendix.

TABLE 3
Intersection Capacity Analysis Results - Existing & Future Background Traffic

Intersection	Type of Traffic Control	AM Peak Hour						PM Peak Hour					
		Critical Approach				Intersection		Critical Approach				Intersection	
		Approach	Delay (sec/veh)	LOS	v/c Ratio	Delay (sec/veh)	LOS	Approach	Delay (sec/veh)	LOS	v/c Ratio	Delay (sec/veh)	LOS
2023 Existing Traffic													
SW Regional Airport Blvd and SW Barron Rd	Unsignalized	SB	30.9	D		3.9	A	NB	19.9	C		0.9	A
SW Regional Airport Blvd and SW North Fork S	Unsignalized	SB	21.4	C		1.3	A	SB	20.2	C		0.7	A
SW Regional Airport Blvd and SW Adams Rd	Unsignalized	SB	29.7	D		3.3	A	SB	21.3	C		1.4	A
SW Opal Rd and SW Barron Rd	Unsignalized	WB	11.6	B		0.4	A	WB	8.8	A		0.6	A
SW Opal Rd and SW Adams Rd	Unsignalized	EB	9.8	A		0.7	A	EB	8.8	A		1.0	A
SW Fair View Blvd and SW Adams Rd	Unsignalized	EB	8.9	A		1.4	A	EB	8.8	A		1.8	A
2027 Future Background Traffic													
SW Regional Airport Blvd and SW Barron Rd	Unsignalized	SB	110.0	F	0.94	11.7	B	NB	27.8	D		1.1	A
SW Regional Airport Blvd and SW North Fork S	Unsignalized	SB	32.8	D		1.8	A	SB	28.4	D		0.9	A
SW Regional Airport Blvd and SW Adams Rd	Unsignalized	SB	68.1	F	0.62	6.2	A	SB	32.0	D		1.9	A
SW Opal Rd and SW Barron Rd	Unsignalized	WB	13.0	B		0.5	A	WB	8.9	A		0.6	A
SW Opal Rd and SW Adams Rd	Unsignalized	EB	10.0	B		0.6	A	EB	8.9	A		0.9	A
SW Fair View Blvd and SW Adams Rd	Unsignalized	EB	9.1	A		1.4	A	EB	9.0	A		1.9	A

5.2.1 2023 EXISTING TRAFFIC

The analyses conducted under the 2023 existing traffic indicate that the critical approaches at the study intersections currently operate at a level-of-service “D” or better during the a.m. and p.m. peak hours. The intersections currently operate at an overall level-of-service “A” during the peak hours.

5.2.2 2027 FUTURE BACKGROUND TRAFFIC

Under the 2027 future background traffic, the critical approaches at the study intersections would be expected to continue operating at level-of-service “D” or better during the peak hours except at the intersections of SW Regional Airport Boulevard (AR-12) and SW Barron Road and SW Regional Airport Boulevard (AR-12) and SW Adams Road which are expected to operate at level-of-service “F” during the a.m. peak hour. The v/c ratio at SW Regional Airport Boulevard (AR-12) and SW Adams Road is predicted to be less than 0.80, and no improvements are recommended at this location. The study intersections are expected to operate at an overall level-of-service “B” or better during the peak hours.

Improvement Scenario – Traffic Signal at SW Regional Airport Boulevard (AR-12) and SW Barron Road

As discussed later in this report, the intersection of SW Regional Airport Boulevard (AR-12) and SW Barron Road currently meets traffic signal warrants based on 2023 existing traffic. An improvement scenario was analyzed that includes a traffic signal at this location. The traffic signal would likely induce demand at this intersection, therefore the 2027 future background traffic volumes were adjusted with the rerouted traffic shown in Figure 4b. The results of the capacity analyses conducted for the improvement scenario are summarized in **Table 4**.

TABLE 4

Intersection Capacity Analysis Results - Future Background Traffic Improvement Scenario

Intersection	Type of Traffic Control	AM Peak Hour						PM Peak Hour					
		Critical Approach				Intersection		Critical Approach				Intersection	
		Approach	Delay (sec/veh)	LOS	v/c Ratio	Delay (sec/veh)	LOS	Approach	Delay (sec/veh)	LOS	v/c Ratio	Delay (sec/veh)	LOS
2027 Future Background Traffic - Improvement Scenario (Signal at Hwy 12 & SW Barron)													
SW Regional Airport Blvd and SW Barron Rd	Signalized	SB	22.3	C		9.8	A	SB	9.2	A		6.8	A
SW Regional Airport Blvd and SW North Fork S	Unsignalized	SB	35.6	E		1.9	A	SB	29.1	D		0.9	A
SW Regional Airport Blvd and SW Adams Rd	Unsignalized	NB	32.6	D		3.4	A	SB	23.3	C		1.4	A
SW Opal Rd and SW Barron Rd	Unsignalized	WB	16.1	C		0.9	A	WB	9.0	A		0.9	A
SW Opal Rd and SW Adams Rd	Unsignalized	EB	9.7	A		0.8	A	EB	8.9	A		1.0	A
SW Fair View Blvd and SW Adams Rd	Unsignalized	EB	8.8	A		1.9	A	EB	8.9	A		2.1	A

Installing a traffic signal at SW Regional Airport Boulevard (AR-12) and SW Barron Road is predicted to improve operations at all study intersections to critical approach level-of-service “E” or better and overall level-of-service “A”.

5.2.3 2027 TOTAL TRAFFIC

The analyses conducted under the 2027 total traffic on the improved network is shown in **Table 5**.

TABLE 5
Intersection Capacity Analysis Results - Total Traffic

Intersection	Type of Traffic Control	AM Peak Hour						PM Peak Hour					
		Critical Approach				Intersection		Critical Approach				Intersection	
		Approach	Delay (sec/veh)	LOS	v/c Ratio	Delay (sec/veh)	LOS	Approach	Delay (sec/veh)	LOS	v/c Ratio	Delay (sec/veh)	LOS
2027 Total Traffic													
SW Regional Airport Blvd and SW Barron Rd	Signalized	SB	28.0	C		14.5	B	SB	9.8	A		6.9	A
SW Regional Airport Blvd and SW North Fork S	Unsignalized	SB	55.0	F	0.34	2.8	A	SB	39.9	E		1.1	A
SW Regional Airport Blvd and SW Adams Rd	Unsignalized	SB	69.9	F	0.54	5.8	A	SB	43.9	E		2.2	A
SW Opal Rd and SW Barron Rd	Unsignalized	WB	31.2	D		5.3	A	WB	9.5	A		3.7	A
SW Opal Rd and SW Adams Rd	Unsignalized	EB	9.7	A		1.6	A	EB	9.7	A		3.5	A
SW Fair View Blvd and SW Adams Rd	Unsignalized	EB	8.9	A		2.9	A	EB	9.2	A		2.2	A
SW Regional Airport Blvd and South Access	Unsignalized	SB	32.9	D		2.3	A	SB	29.8	D		1.4	A
SW Opal Rd and North Access 1	Unsignalized	NB	9.2	A		0.7	A	NB	9.0	A		1.5	A
SW Opal Rd and North Access 2	Unsignalized	NB	9.2	A		0.4	A	NB	8.9	A		0.5	A
SW Opal Rd and North Access 3	Unsignalized	NB	9.2	A		3.3	A	NB	9.3	A		4.4	A
SW Opal Rd and North Access 4	Unsignalized	NB	8.9	A		0.7	A	NB	9.0	A		0.9	A
SW Opal Rd and North Access 5	Unsignalized	NB	8.9	A		2.5	A	NB	9.1	A		2.5	A

The analyses indicate that the critical approaches at the study intersections would be expected to operate at level-of-service “E” or better during both peak hours except at the intersections of SW Regional Airport Boulevard (AR-12) and SW North Fork Street and SW Regional Airport Boulevard (AR-12) and SW Adams Road which are expected to operate at level-of-service “F” during the a.m. peak hour only. The v/c ratios are predicted to be less than 0.80 and no improvements are recommended. The study intersections are expected to operate at an overall level-of-service “B” or better during the peak hours.

6.0 QUEUING ANALYSIS

The intersection of SW Regional Airport Boulevard (AR-12) and SW Barron Road was evaluated to determine the 95th percentile queues under 2027 future background and total traffic conditions after installation of a traffic signal. This evaluation will assist in determining whether additional turn lanes may be needed in the future along SW Regional Airport Boulevard (AR-12) or SW Barron Road. The 95th percentile queue is defined as the queue length of vehicles which has a five percent (5%) probability of being exceeded during the analysis periods and is commonly used to determine the appropriate storage length for turn lanes. The queuing analyses were conducted in Synchro SimTraffic and the results were based on the average of ten sixty-minute traffic simulation runs. The results of the queuing analyses are provided in **Table 6** and have been included in the appendix.

TABLE 6
Queuing Analysis Results

Study Location	AM Peak Hour		PM Peak Hour	
	Queue (feet)	Queue (# vehicles)	Queue (feet)	Queue (# vehicles)
2027 Future Background Traffic				
SW Barron Rd & SW Regional Airport Blvd				
Eastbound Approach	250	10	168	7
Westbound Approach	74	3	136	6
Northbound Approach	0	0	29	2
Southbound Approach	137	6	47	2
2027 Total Traffic				
SW Barron Rd & SW Regional Airport Blvd				
Eastbound Approach	579	24	149	6
Westbound Approach	106	5	137	6
Northbound Approach	0	0	35	2
Southbound Approach	161	7	74	3

The SimTraffic analysis results indicate significant queuing is not expected at the intersection of SW Regional Airport Boulevard (AR-12) and SW Barron Road after installation of a traffic signal. Therefore, additional turn lanes are not necessary.

7.0 WARRANT ANALYSIS

To determine the need for traffic control modifications at the intersections along SW Regional Airport Boulevard (AR-12) at SW Barron Road and at SW Adams Road, traffic signal warrant analyses were conducted. The analyses were conducted using *PC-Warrants 2*, which is a software package for evaluating intersections to support the installation of a traffic signal in accordance with the *Manual on Uniform Traffic Control Devices (MUTCD)*. This publication is a federally approved publication which governs traffic engineering practices across the country. The *MUTCD* has eight sets of thresholds or “warrants” that may be evaluated at an intersection to determine whether a traffic signal should be considered to reduce collisions or delay. If one of the warrants is met, the installation of a traffic signal should be considered.

Warrants 1 through 3, the eight-hour vehicular volume, four-hour volume, and peak hour warrants, were evaluated to determine if the intersections would warrant the installation of a traffic signal. Warrants 4 through 8 were not evaluated at the study intersections. The intersections were evaluated utilizing the 2023 existing traffic, 2027 future background traffic, and 2027 total traffic volumes with existing intersection geometry. Following is a summary of the results which is also compiled in **Table 7**:

TABLE 7
Signal Warrant Results

Study Location	Warrant 1 (Eight Hour)			Warrant 2 (Four Hour)	Warrant 3 (Peak Hour)
	1A	1B	1C		
SW Barron Road and SW Regional Airport Boulevard					
2023 Existing Traffic					X
2027 Future Background Traffic					X
2027 Total Traffic				X	X
SW Adams Road and SW Regional Airport Boulevard					
2023 Existing Traffic					
2027 Future Background Traffic					X
2027 Total Traffic					X

SW Barron Road and SW Regional Airport Boulevard (AR-12)

- **Warrant 1 – Eight Hour Vehicular Volumes – Not Satisfied**
 - Warrant 1A – Minimum Vehicular Volume (8 hours needed) – **Not Satisfied**
 - 2023 Existing (required volumes reached for 0 hours)
 - 2027 Future Background (1 hour)
 - 2027 Total (1 hour)
 - Warrant 1B – Interruption of Continuous Traffic (8 hours needed) – **Not Satisfied**
 - 2023 Existing (required volumes reached for 2 hours)
 - 2027 Future Background (4 hours)
 - 2027 Total (5 hours)
 - Warrant 1C – Combination of Warrants (8 hours needed) – **Not Satisfied**
 - 2023 Existing (1A volumes – 1 hour, 1B volumes – 4 hours)
 - 2027 Future Background (1A volumes – 2 hours, 1B volumes – 4 hours)
 - 2027 Total (1A volumes – 2 hours, 1B volumes – 6 hours)
- **Warrant 2 – Four Hour Volumes (4 hours needed) – Satisfied**
 - 2023 Existing (required volumes reached for 2 hours)
 - 2027 Future Background (3 hours)
 - 2027 Total (4 hours)
- **Warrant 3B – Peak Hour Volumes (1 hour needed) – Satisfied**
 - 2023 Existing (required volumes reached for 2 hours)
 - 2027 Future Background (4 hours)
 - 2027 Total (5 hours)

The results indicate that the intersection of SW Barron Road and SW Regional Airport Boulevard (AR-12) currently satisfies Warrant 3 under the 2023 existing traffic and 2027 future background traffic volumes. Under 2027 total traffic volumes, the intersection is predicted to satisfy Warrants 2 and 3.

SW Adams Road and SW Regional Airport Boulevard (AR-12)

- **Warrant 1 – Eight Hour Vehicular Volumes – Not Satisfied**
 - Warrant 1A – Minimum Vehicular Volume (8 hours needed) – **Not Satisfied**
 - 2023 Existing (required volumes reached for 0 hours)
 - 2027 Future Background (0 hours)
 - 2027 Total (0 hours)
 - Warrant 1B – Interruption of Continuous Traffic (8 hours needed) – **Not Satisfied**
 - 2023 Existing (required volumes reached for 1 hour)
 - 2027 Future Background (4 hours)
 - 2027 Total (5 hours)
 - Warrant 1C – Combination of Warrants (8 hours needed) – **Not Satisfied**
 - 2023 Existing (1A volumes – 0 hours, 1B volumes – 3 hours)
 - 2027 Future Background (1A volumes – 1 hour, 1B volumes – 7 hours)
 - 2027 Total (1A volumes – 1 hour, 1B volumes – 9 hours)
- **Warrant 2 – Four Hour Volumes (4 hours needed) – Not Satisfied**
 - 2023 Existing (required volumes reached for 1 hour)
 - 2027 Future Background (2 hours)
 - 2027 Total (2 hours)
- **Warrant 3B – Peak Hour Volumes (1 hour needed) – Satisfied**
 - 2023 Existing (required volumes reached for 0 hours)
 - 2027 Future Background (4 hours)
 - 2027 Total (4 hours)

The results indicate that the intersection of SW Adams Road and SW Regional Airport Boulevard (AR-12) does not currently satisfy signal warrants under the 2023 existing traffic volumes. Under 2027 future background and total traffic conditions, the intersection is predicted to satisfy Warrant 3. The computer printouts of the warrant analyses have been included in the appendix.

8.0 CONCLUSIONS

8.1 SUMMARY

TEC was requested to conduct a traffic impact analysis on a proposed residential development in Bentonville, Arkansas. Existing traffic volume data was collected adjacent to the proposed site. The existing traffic was utilized to determine the background traffic for 2027 by applying an average annual growth rate of 6.00% to the 2023 existing traffic volumes. The design period was selected as the year the development is estimated to be completed. The proposed site traffic was then determined and added to the future background traffic for conducting the reviews and analyses.

The analyses conducted under the 2023 existing traffic indicate that all study intersections currently operate at acceptable levels-of-service during the a.m. and p.m. peak hours. All study intersections are expected to continue operating at acceptable levels-of-service under 2027 future background traffic except the intersections of SW Regional Airport Boulevard (AR-12) and SW Barron Road and SW Regional Airport Boulevard (AR-12) and SW Adams Road. These intersections are expected to operate at overall level-of-service "B" or better, however, their critical approaches are expected to operate at level-of-service "F" during the a.m. peak hour. The signal warrant analysis indicates that the intersection of SW Barron Road and SW Regional Airport Boulevard (AR-12) currently satisfies Warrant 3 under the 2023 existing traffic and 2027 future background traffic volumes.

If a traffic signal is installed at SW Regional Airport Boulevard (AR-12) and SW Barron Road, it would likely induce demand at this intersection, therefore the 2027 future background traffic volumes were adjusted. The traffic signal is predicted to improve operations under 2027 future background traffic at all study intersections to critical approach level-of-service "E" or better and overall level-of-service "A".

Once the proposed site traffic was added to the 2027 future background traffic, the critical approaches at the study intersections would be expected to operate at a level-of-service "E" or better during both peak hours except at the intersections of SW Regional Airport Boulevard (AR-12) and SW North Fork Street and SW Regional Airport Boulevard (AR-12) and SW Adams Road which are expected to operate at level-of-service "F" during the a.m. peak hour only. The v/c ratios are predicted to be less than 0.80. The study intersections are expected to operate at an overall level-of-service "B" or better during the peak hours.

The queuing analysis under 2027 future background and 2027 total traffic conditions indicates significant queuing is not expected at the intersection of SW Regional Airport Boulevard (AR-12) and SW Barron Road after installation of a traffic signal. Therefore, additional turn lanes are not necessary.

The intersection of SW Adams Road and SW Regional Airport Boulevard (AR-12) does not currently satisfy signal warrants under the 2023 existing traffic volumes. Under 2027 future background and total traffic conditions, the intersection is predicted to satisfy Warrant 3 indicating a signal may be needed in the future.

8.2 RECOMMENDATIONS

Based on the results of the analyses conducted, a traffic signal at the intersection of SW Regional Airport Boulevard (AR-12) and SW Barron Road is necessary as a result of existing traffic volumes that now include the new school traffic. No additional traffic control or geometric roadway improvements are necessary as a result of the proposed site for traffic to operate at an acceptable level-of-service.

With the need for a traffic signal at the intersection of SW Regional Airport Boulevard (AR-12) and SW Barron Road, the percentage of proposed site traffic traveling through the intersection was calculated for relative impact. The proposed site would be expected to add 103 vehicles to the intersection during the a.m. peak hour and 74 vehicles during the p.m. peak hour. This equates to 6.8% of the 2027 total traffic during the peak hours.



R-2 Medium Density Duplex and Townhome Residential Zoning District Amendment

PC Date: 4/1/2025

Reviewer: Shelli Kerr, AICP, Comprehensive Planning Mngr

Request

Approval of an ordinance amending Bentonville Municipal Code Appendix A Zoning Code Sec. 401.07 Residential (R) District Regulations to establish a lot size standard for attached single family dwellings in the R-2 Medium Density Two-Family and Townhome Residential Zoning District

Purpose of Amendment

The proposed amendment is to better align lot and area standards with the purpose of the R-2 zoning district. The purpose of the R-2 Medium Density Two Family and Townhome Residential zoning district states "The R-2 district should provide areas for the development of two-family residential structures, attached or detached." Currently, the R-2 Medium Density Two Family and Townhome Residential zoning district does not provide lot and area standards for attached single-family, which is a two-family residential structure with the individual units sitting on separate lots. This use and structure type are described in the district purpose statement and should be allowed with standards established.

Recommendation

On the Lot an Area Standards Table for R-2, add a building type of "single family attached – unit" with a minimum lot area of 2,000 square feet and minimum lot width of 20'.

ORDINANCE NO. _____

**AN ORDINANCE AMENDING BENTONVILLE MUNICIPAL CODE
APPENDIX A ZONING CODE SEC. 401.07 RESIDENTIAL (R) DISTRICT
REGULATIONS TO ESTABLISH A LOT SIZE STANDARD FOR
ATTACHED SINGLE FAMILY DWELLINGS IN THE R-2 MEDIUM
DENSITY TWO-FAMILY AND TOWNHOME RESIDENTIAL ZONING
DISTRICT; AND FOR OTHER PURPOSES.**

WHEREAS, the purpose of the R-2 Medium Density Two Family and Townhome Residential zoning district states “The R-2 district should provide areas for the development of two-family residential structures, attached or detached;”

WHEREAS, R-2 Medium Density Two Family and Townhome Residential zoning district does not provide lot and area standards for attached single-family, which is a two-family residential structure with the individual units sitting on separate lots.

WHEREAS, this use and structure type are described in the district purpose statement and should be allowed with standards established.

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. 401.07 Residential (R) District Regulations, Sec. (b)(1) Standards* shall be and is hereby amended by adding lot standards for the R-2 Medium Density Two Family and Townhome Residential zoning district as shown below as underline red text:

District	Building type	Min. Lot area (sq. ft.)	Min. Land area / Dwelling Unit (sq. ft.)	Min. lot width	Max. lot coverage	
					Interior lot	Exterior/ corner lot
R-2	Single-family	5,000	--	50'	40%	45%
	<u>Single- family attached - unit</u>	<u>2,000</u>	<u>--</u>	<u>20'</u>	<u>--</u>	<u>--</u>
	Two-family	5,000	--	50'	50%	55%
	Cottage Court	8,000	2,000	80'	50%	55%
	Townhouse - unit	2,000	--	20'	--	--
	Townhouse - structure	6,000	2,000	60'	65%	70%
	All others not listed	6,000	6,000	60'	40%	45%

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



Early Build Regulations

PC Date: 4/1/2025

Reviewer: Shelli Kerr, AICP, Comprehensive Planning Mngr

Request

Approval of an ordinance amending Bentonville Municipal Code Appendix B Land Development Code Article 400 Preliminary Plats and Article 500 Final Plats to establish a process for issuing building permits prior to final plat approval (early-builds).

History

Councilman Bill Burkart presented a proposal to City Council on January 14, 2025, amend the model home ordinance to apply to new houses to speed up the process for getting new houses on the market. Staff presented a revised version at the January 28, 2025, City Council meeting. After meetings with Councilman Burkart and city staff and review by the Code Review Committee, the final draft was presented to City Council at a Committee of the Whole on Monday, February 10, 2025.

Purpose of Amendment

The availability and affordability of housing in Bentonville remains a significant challenge. Accelerating the introduction of new homes to the market is an effective strategy to address this issue which can be achieved by allowing construction to start before final plat approval.

Recommendation

Add a new section to Article 400 Preliminary Plats to allow contractors to request building permits prior to final plat and establishing criteria and process for doing so.

ATTACHMENT A: Early-Build Regulations

Appendix B Land Development Code

Article 400 Preliminary Plats

Sec 400.09 Building Permits Prior to Final Plat

- (a) Allowed. Building construction prior to final plat, referenced as an early-build, is allowed with a preliminary plat only pursuant to this section. In preliminary plats containing more than one (1) phase, early-builds are allowed only in the first phase. This section does not apply to model homes, which are separately regulated in Section 400.08.
- (b) Restrictions. Building permits for early-builds shall not be issued until:
- (1) A preliminary plat is approved for the subdivision.
 - (2) The developer has executed an Early-Build Development Agreement with the City.
 - (3) Vehicle access shall be provided by either a temporary or permanent access road capable of handling emergency, utility, and inspection vehicles per Arkansas fire prevention code and city specifications and designed for an 86,000-pound vehicle. Roads shall pass an inspection by the Engineering Department prior to the issuance of the permit and be maintained to meet the requirements at all times. Grading of the road and material thickness are required to be within 0.10 feet of the design values. The approved SWPPP shall be implemented and maintained at all times.
 - (4) The following public infrastructure and all proposed crossings shall be installed, inspected, and approved:
 - a. Sanitary Sewer
 - b. Storm Water
 - c. Water
 - d. Contractor-Installed Electrical Infrastructure
 - (5) Fire protection is available to the site and any approved early-build permits in accordance with the Arkansas Fire Prevention Code.

- (6) All lots proposed for early-build permits shall be staked by a surveyor prior to the issuance of any permit and shall remain staked until approval of the foundation inspection.
- (7) When the above-referenced items are complete, the owner/developer's engineer-of-record shall request an Early-Build Inspection from the Planning Department. No permit shall be issued until the Early-Build Inspection has been completed and approved.
- (8) Electric and sewer services shall not be connected to any home until the final plat is recorded with the Benton County Recorder's Office. The permanent connection shall be made prior to any yard line inspection.
- (9) No BEUD electric infrastructure will be installed until the final plat is recorded with the Benton County Recorder's Office. All contractor installed infrastructure must be installed prior to final plat approval.
- (c) *Right of refusal.* The City of Bentonville reserves the right to refuse a permit for any early-build home based on any one of the following conditions:
 - (1) Anyone of the requirements in Section 400.9(2) are not met.
 - (2) Past performance indicates that a particular developer is non-compliant with this regulation and/or is attempting to abuse this regulation.
- (d) *Repair costs.* Cost of repair to any damage to infrastructure shall be the responsibility of the developer/owner of record.
- (e) *Certificate of Occupancy.* No Certificate of Occupancy shall be issued for any early-build home until the final plat has been approved and filed for the subdivision.



Whitebox @ Market LLC

801 SE G Street, 802 SE H Street

PC Date: 4/1/2025

Staff Report Details

Project Number	[RZ25-0012]
Applicant / Current Owner	Whitebox @ Market LLC
Site Area	+/- [.74] Acres
Current Zoning	R-1, Low-Density Single-Family Residential
Requested Zoning	DE, Downtown Edge
Current Future Land Use Map Designation	Corridor - Urban
Requested Future Land Use Map Designation	
Development Type / Use	
Related projects	

Property Description

The subject properties are located at 801 SE G ST and 802 SE H ST. The property is presently zoned R-1, Low-Density Single-Family Residential, with a land use designation of Corridor-Urban. The properties have direct access to SE 8TH ST to the north, SE G ST to the West, and SE H ST to the East. Surrounding zoning districts include DN-3, Downtown High Density Residential to the West, C2, General Commercial to the North, PRD, Planned Residential Development to the East, and R-1, Low-Density Single-Family Residential to the South.

Project Details

The applicant has requested a rezoning of the property from R-1, Low-Density Single-Family Residential to DE, Downtown Edge. The applicant states in their narrative that they are requesting the rezoning to develop as multi-family residential and/or condominiums.

There is a companion rezone request to an adjacent property to the south (RZ25-0013).

Relationship to the Community Plan

Relationship to the Community Plan

The property is designated as an Urban Corridor place type on the newly adopted future land use map. Urban Corridors are primary thoroughfares fronted by larger multi-family and office buildings interspersed with neighborhood-serving commercial uses. They feature development on unbuilt properties as well as new uses added to properties only partially built out. They allow for large numbers of people to safely walk or bike to jobs and daily needs.

From a built environment lens, DE 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 DE zone is compatible with the surrounding neighborhood context.

Surrounding zoning districts include DN-3, Downtown High Density Residential to the West, C2, General Commercial to the North, PRD, Planned Residential Development to the East, and R-1, Low-Density Single-Family Residential to the South.

Additional Details

02-21-2025

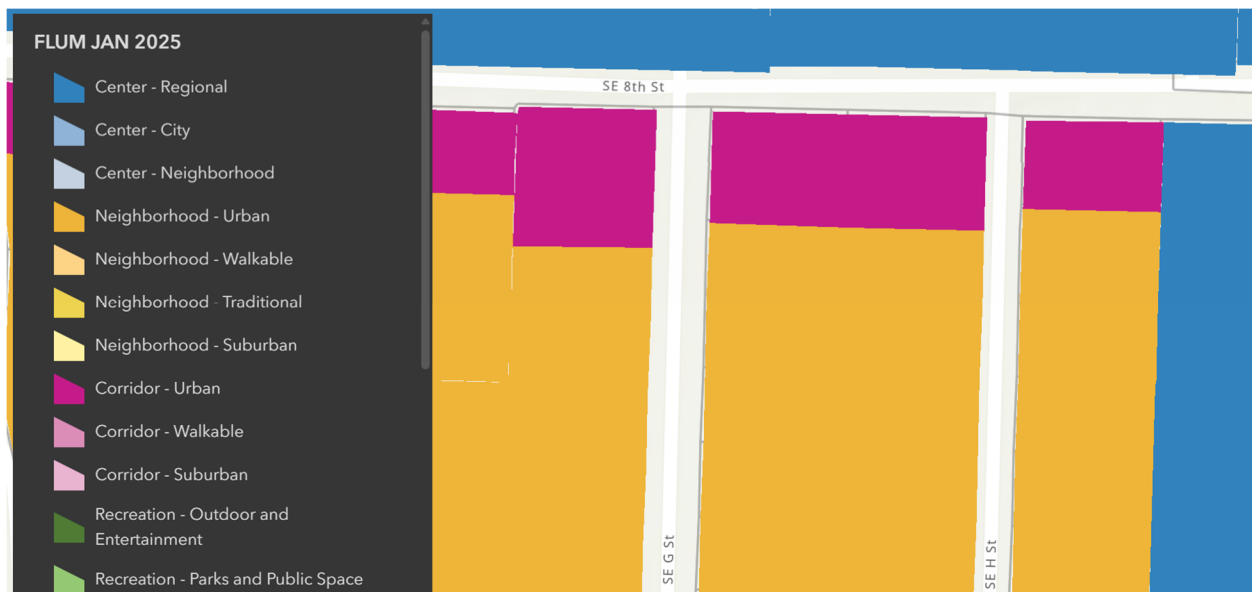
City of Bentonville
Planning Dept.
305 SW A St.
Bentonville, AR 72712

RE: Whitebox @ Market LLC Rezoning Application

Dear Planning Commission,

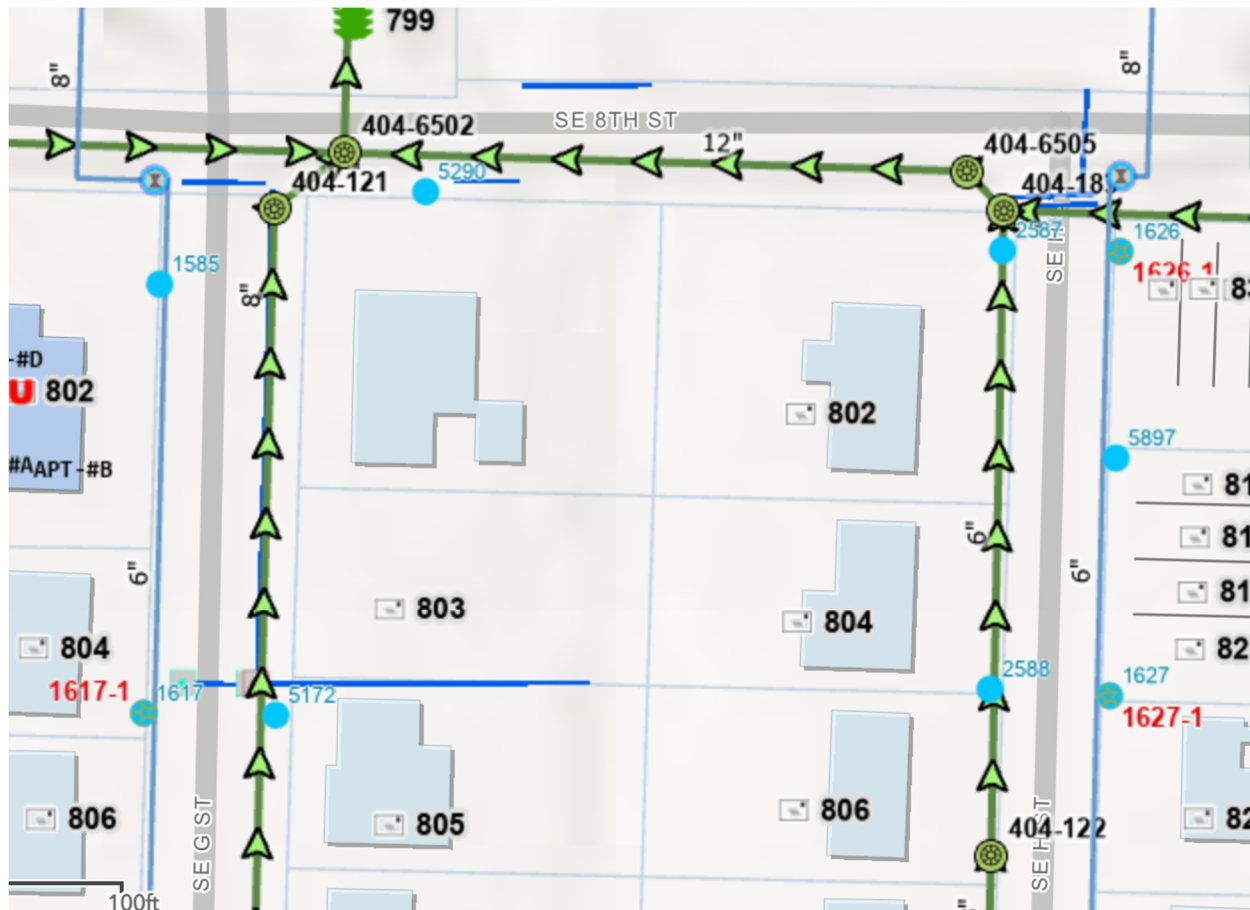
Please accept this narrative letter to accompany a request by Whitebox @ Market LLC owner of real property located in the City of Bentonville, for consideration of a rezoning for Benton County parcels 01-02583-000 (801 SE G Street) and 01-02584-000 (802 SE H Street) from R-1, *Low Density Single Family Residential* to entirely DE, (*Downtown Edge*). The combined property area is approximately 0.74 acres which fronts 8th Street to the North, with SE G Street to the West and SE H Street to the East. The 802 SE H Street property is under contract with Whitebox @ Market LLC, and the property is planned for development as multi-family residential and/or condominiums.

Pending approval of this rezoning request, a proposed development plan will be submitted to address details of construction. It will be consistent with the allowable uses under the current city of Bentonville zoning code for the proposed district. Zoning of the subject tract as DE use will be compatible with the surrounding updated zoning districts as shown in Bentonville Land Use Map, which allows DE zoning under standard review.



Access to this development will be provided by SE G Street and SE H Street. An increase of traffic can be expected from the development of the multi-family residential and/or condominiums but can be mitigated through shared driveway access and accommodated by the recent 8th Street improvements.

All necessary water and sewer utilities for the proposed development are available on or by adjacent easements to the subject tract as shown on the Bentonville GIS below:

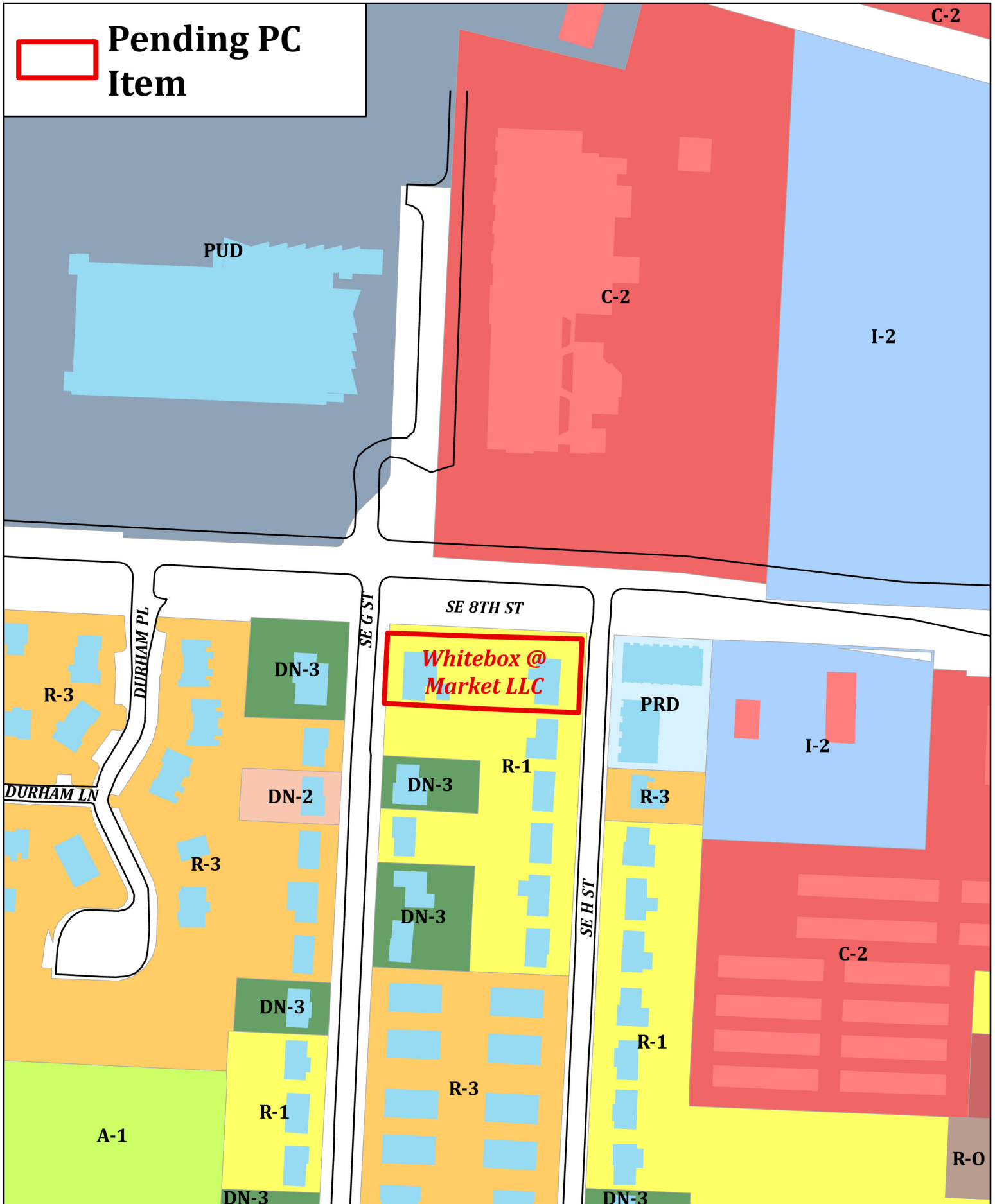


Anticipated signage for the multi-family residences and/or condominiums will likely be limited to ground level or building mounted signs denoting the entry and exit of property; details of signage will be provided with the development plans.

Thank you for your review and consideration.

CEI Engineering Associates, Inc.

 Pending PC Item



RZ25-0012
Whitebox @ Market LLC
R-1 To DE





Sumalinog

804 SE H ST

PC Date:

Staff Report Details

Project Number	[RZ25-0013]
Applicant / Current Owner	Whitebox @ Market LLC
Site Area	+/- [.24] Acres
Current Zoning	R-1, Low-Density Single-Family Residential
Requested Zoning	DE, Downtown Edge
Current Future Land Use Map Designation	Corridor - Urban
Requested Future Land Use Map Designation	
Development Type / Use	
Related projects	

Property Description

The subject property is located at 804 SE H ST. The property is presently zoned R-1, Low-Density Single-Family Residential, with a land use designation of Neighborhood-Urban. The property has direct access to SE H ST. Surrounding zoning districts include R1, Low-Density Single-Family Residential to the North, West, and South, and PRD, Planned Residential Development to the East.

Project Details

The applicant has requested a rezoning of the property from R-1, Low-Density Single-Family Residential to DE, Downtown Edge. The applicant states in their narrative that they are requesting the rezoning to develop as multi-family residential and/or condominiums.

There is a companion rezone request to the north (RZ25-0012)

Relationship to the Community Plan

The property is designated as a Neighborhood Urban place type on the newly adopted future land use

Relationship to the Community Plan

map. Urban neighborhoods are the city's highest intensity neighborhoods, defined primarily by multi-family buildings and town homes but with some single-family and smaller commercial uses mixed in. Catering to those seeking more flexible, lower maintenance lifestyles, they provide considerable housing in a relatively small footprint and support walking and biking as viable transportation alternatives.

From a built environment lens, DE and its supported housing types fit within the surrounding development. Nearby are several zoning-types such as DN-3, Downtown High Density Residential to the West and South, DN-2, Downtown Medium Density Residential to the West, C-2, General Commercial to the North and East, and Walmart's Campus to the North designated as PUD, Planned Unit Development.

Public Comment

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

Analysis / Waivers

Enhanced Review Criteria (ER). When an "ER" is shown in the box where the property's Place Type intersects with the requested Zoning District, the following review criteria applies.

- (a) Review criteria established in Sec. D.1 Criteria for All Zoning Requests.
- (b) Review criteria established in Sec. D.2 Standard Review Criteria; and
- (c) The property is unlikely to develop, or poorly suited for development allowed under districts subject to standard review; and
- (d) The proposed district is necessary to allow economic development of regional significance or a use unique in the region and its impact can be mitigated to preserve the public's health, safety, and welfare.

Conclusion

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

Surrounding zoning districts include DN-3, Downtown High Density Residential to the West, C2, General Commercial to the North, PRD, Planned Residential Development to the East, and R-1, Low-Density Single-Family Residential to the South.

Additional Details

02-21-2025

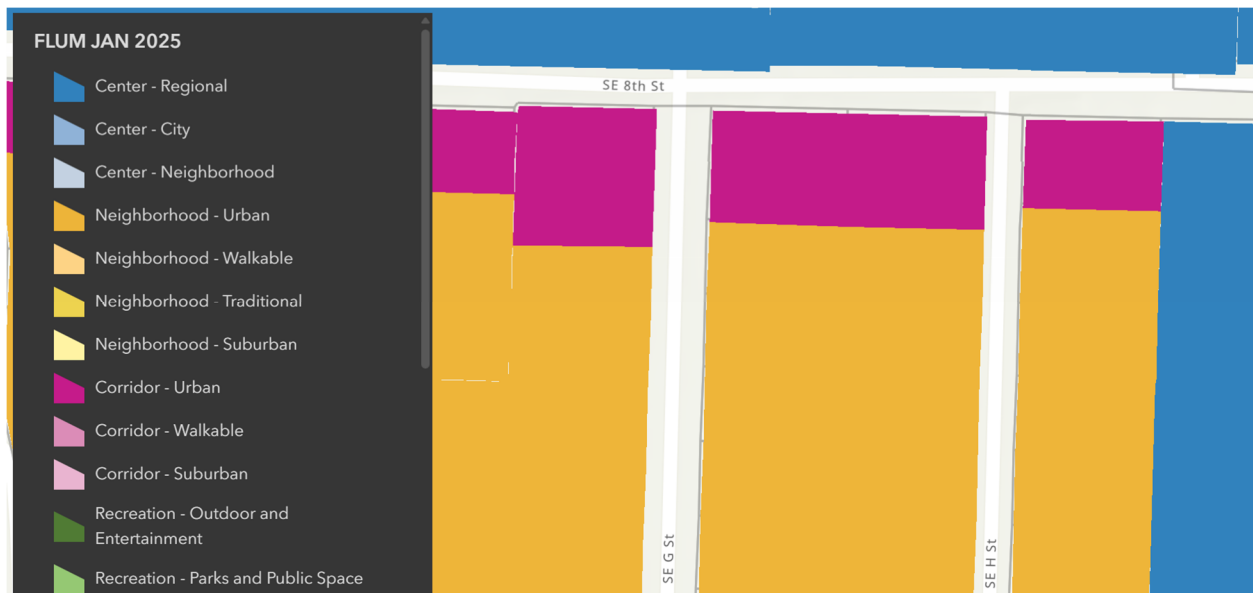
City of Bentonville
Planning Dept.
305 SW A St.
Bentonville, AR 72712

RE: Whitebox @ Market LLC Rezoning Application

Dear Planning Commission,

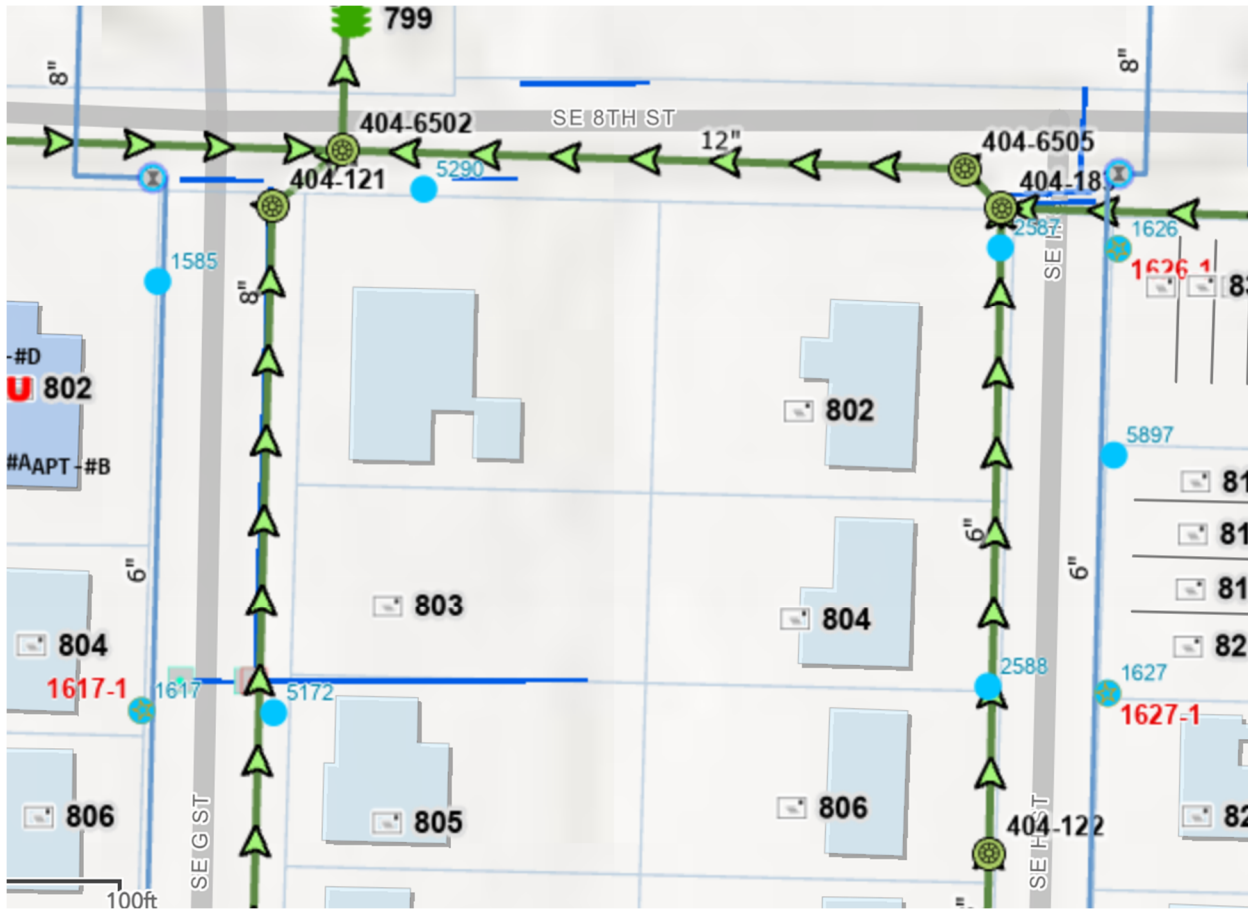
Please accept this narrative letter to accompany a request by Whitebox @ Market LLC owner of real property located in the City of Bentonville, for consideration of a rezoning for Benton County parcels 01-02585-000 from R-1, *Low Density Single Family Residential* to entirely DE, (*Downtown Edge*). The property area is approximately 0.24 acres located at 804 SE H Street. The property is under contract with Whitebox @ Market LLC and is planned for development as multi-family residential and/or condominiums.

Pending approval of this rezoning request, a proposed development plan will be submitted to address details of construction. It will be consistent with the allowable uses under the current city of Bentonville zoning code for the proposed district. Zoning of the subject tract as DE use will be compatible with the surrounding updated zoning districts as shown in Bentonville Land Use Map.



Access to this development will be provided by SE H Street. An increase of traffic can be expected from the development of multi-family residential and/or condominiums but can be accommodated by the recent 8th Street improvements.

All necessary water and sewer utilities for the proposed development are available on or by adjacent easements to the subject tract as shown on the Bentonville GIS below:

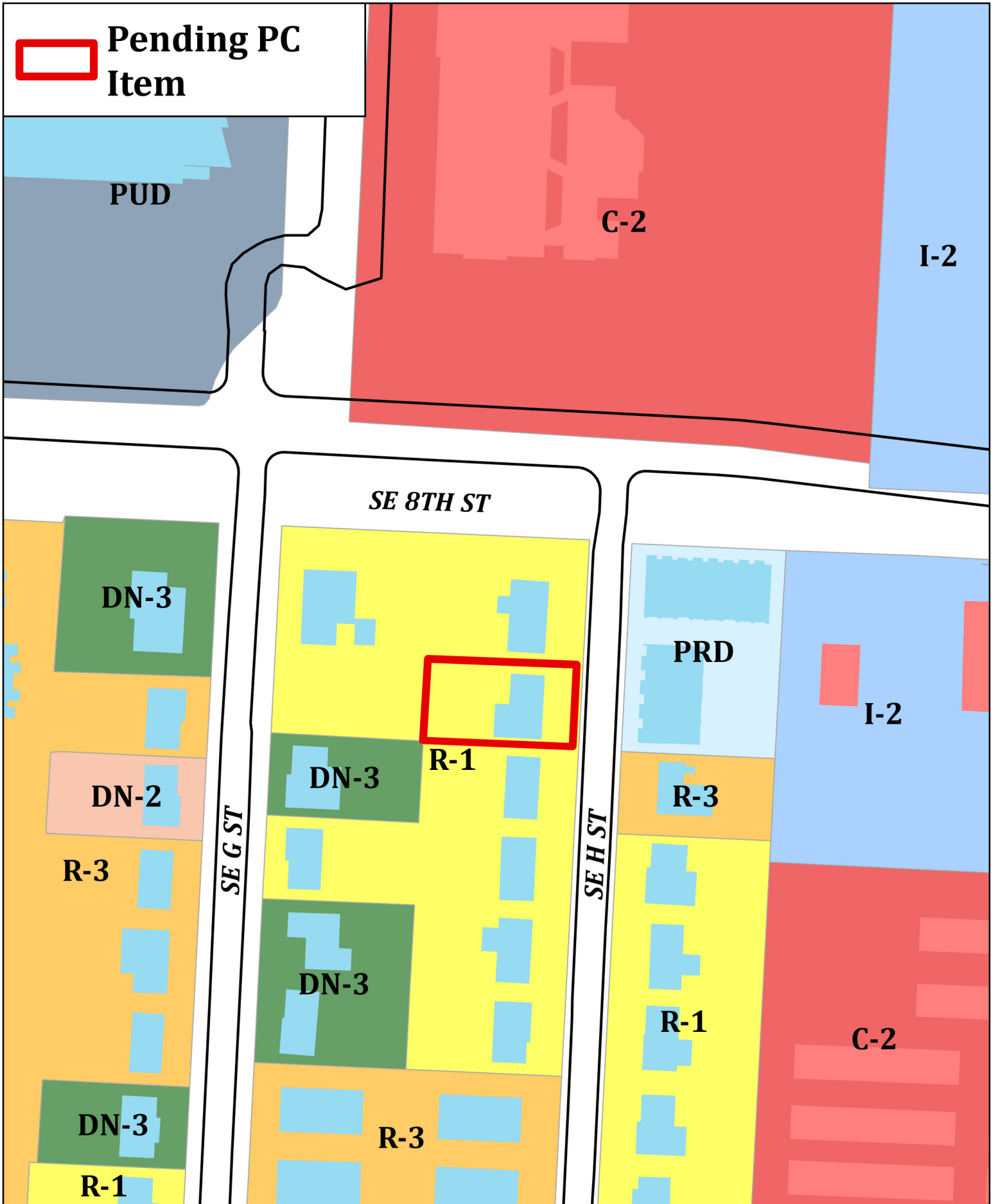


Anticipated signage for the multi-family residences and/or condominiums will likely be limited to ground level or building mounted signs denoting the entry and exit of property; details of signage will be provided with the development plans.

Thank you for your review and consideration.

CEI Engineering Associates, Inc.

 Pending PC Item



RZ25-0013
Whitebox @ Market LLC 2
R-1 To DE





Banwarth

10592 Phillips Cemetery Road

PC Date: 4/1/2025

Staff Report Details

Project Number	[RZ25-0014]
Applicant / Current Owner	Norm Banwarth
Site Area	+/- 218 Acres
Current Zoning	A-1, Agriculture
Requested Zoning	R-1, Low-Density Single-Family Residential
Current Future Land Use Map Designation	Rural and Estates
Requested Future Land Use Map Designation	
Development Type / Use	
Related projects	

Property Description

The subject property is located at 10592 Phillips Cemetery Road. The property is presently zoned A-1, Agriculture, with a land use designation of Rural and Estates. The property has direct access to Haxton Road. Surrounding zoning districts include A-1, Agriculture.

Project Details

The applicant has requested a rezoning of the property from A-1, Agriculture to R-1, Low-Density Single-Family Residential. The applicant states in their narrative that they are requesting the rezoning to develop as single-family homes.

This property is within a Future Study Area that the city council asked to be further reviewed during the approval process of the Future Land Use Map. The city council wanted stakeholders to envision this area other than rural and estates given the explosive growth in the area. The applicant will therefore request the tabling of this request to allow further study of the area but wanted to have a conversation with the Planning Commission regarding this area of Bentonville prior to tabling.

Project Details

Relationship to the Community Plan

The property is designated as a Rural and Estates place type on the newly adopted future land use map. Rural and Estates areas, with their low population densities and wide open spaces, put the country in "town and country." Characterized by agricultural uses, natural landscapes, and interspersed residential on large lots, they offer a tranquil sense of retreat from more vibrant place types but also require driving for most needs.

R-1, Low-Density Single-Family Residential is allowed in Rural and Estates under the Enhanced Review process. The ER process is meant to be used when a zoning may not fit everywhere in a place type but could be contextually fitting. From a built environment lens, R-1, Low-Density Single-Family Residential does not fit within the built environment.

The developer is intending to install all public infrastructure necessary to support the proposed development. However, the City will need to maintain these facilities in perpetuity and low-density single-family detached does not on its own support the operation and maintenance needs of this type of land use. Further, there are numerous references in the newly adopted Community Plan calling for housing diversity and outlining fiscal strategies for sustainable growth (page 44, Chapter 4 of the Community Plan).

No water or sewer infrastructure has been identified in capital improvement projects for the area due to the classification on the adopted land use plan.

Public Comment

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

Analysis / Waivers

Enhanced Review Criteria (ER). When an "ER" is shown in the box where the property's Place Type intersects with the requested Zoning District, the following review criteria applies.

- (a) Review criteria established in Sec. D.1 Criteria for All Zoning Requests.
- (b) Review criteria established in Sec. D.2 Standard Review Criteria; and
- (c) The property is unlikely to develop, or poorly suited for development allowed under districts subject to standard review; and
- (d) The proposed district is necessary to allow economic development of regional significance or a use unique in the region and its impact can be mitigated to preserve the public's health, safety, and welfare.

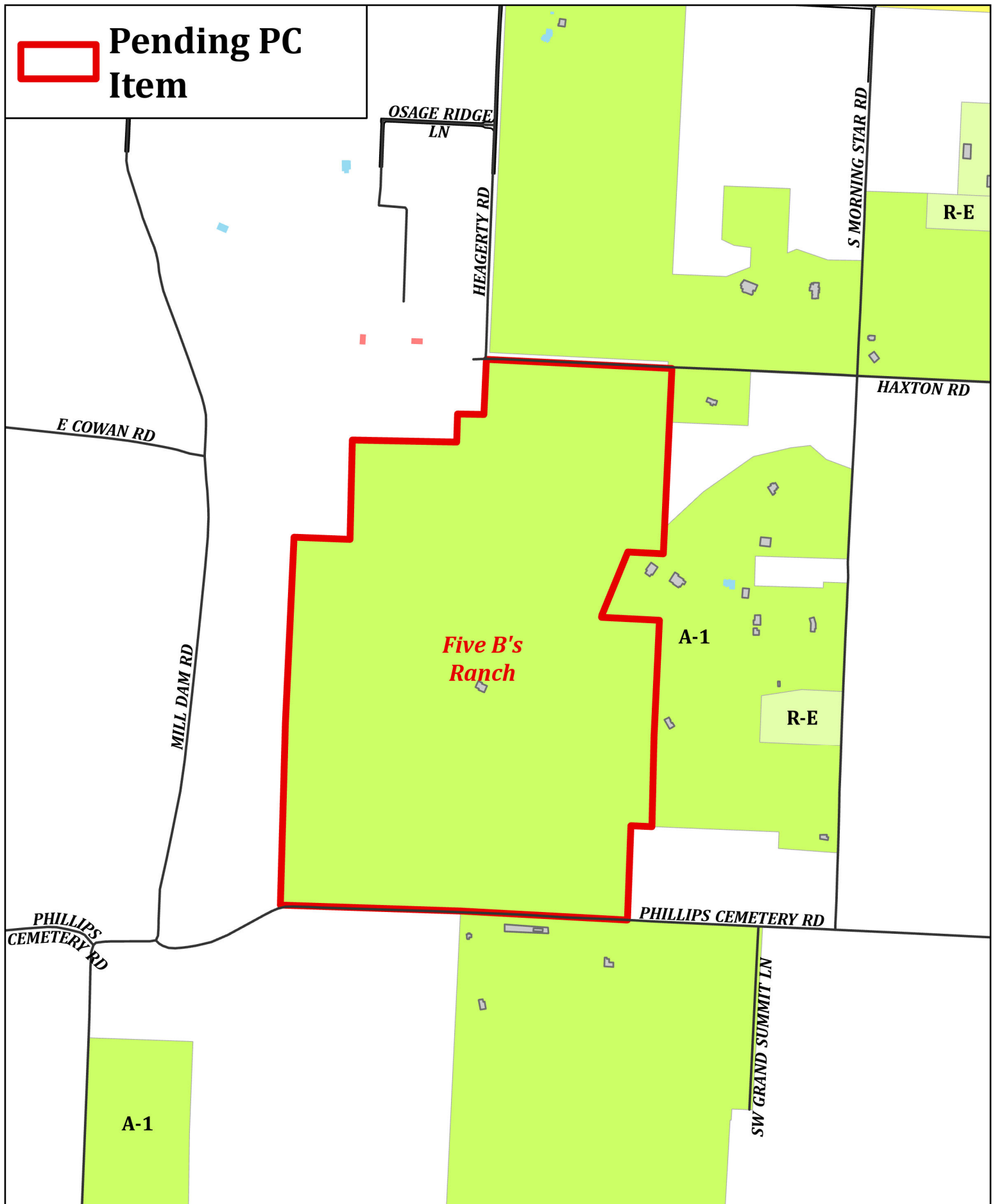
Conclusion

This rezoning is consistent with the newly adopted future land use plan under enhanced review, but staff does not recommend approval until such time as the future study of the area, as requested by City

Conclusion
Council, has been completed.
Surrounding zoning districts A-1, Agriculture.

Additional Details

 Pending PC Item



RZ25-0014
Five B's Ranch
A-1 to R-1 (208.13 Acres)





March 10, 2025
Planning Department
City of Bentonville
305 SW A Street
Bentonville, AR 72712

RE: Five B's Ranch Rezoning Request
CTA Job No. 25300300

To Whom it May Concern,

Requested with this application is the rezoning of four parcels containing 197.09 acres of land located north of Phillips Cemetery Road, south of West Pleasant Grove Road and East of Little Osage Creek. The parcels are currently zoned A-1, Agricultural District. The request is to rezone to R-1, Low Density Single Family Residential for all four parcels.

We are requesting this rezone to better align with the current and future needs of the community. Bentonville, specifically Southwest Bentonville, is experiencing rapid growth and development, and we believe that the proposed rezone will allow us to contribute to the expansion in a meaningful way. The subject property is currently surrounded by agricultural farmland but is an extension of the growth to the west.

Our plans for the property are consistent with the surrounding area, which has seen similar rezoning requests pass to the north and east of this property. Evening Star Elementary has seen growth around its school zone which is congruent with the need for single family housing in the area.

This property is impacted by FEMA-mapped Zone A on the far west side of the property through Little Osage Creek, encompassing floodplain associated with the 1% annual chance storm event. A wetlands and water delineation report was conducted by Crafton Tull which identified no wetlands on the property but considers the western stream to likely be jurisdictional waters under CWA. The property contains a stream running through the center that encompasses a watershed of approximately 5km and four man-made ponds that are likely not jurisdictional under the CWA. An in-depth report will be provided to Bentonville Engineering for further analysis.

Bentonville Water Utilities have been provided a map with water and sewer extensions and tie-on proposals. The intent is to extend sewer to tie in on the east side of Little Osage Creek near Bentonville GIS MH 11954 south of the property. This line will be sized for development and its extenuating sewer basin. Water main will be extended down Haxton Road and will be looped to serve the development and surrounding areas by way of Sears Road. It will be connected to the water main currently being installed at Morningstar Subdivision.

It has been noted by review staff that this development will be pursuant to the Enhanced Review Criteria. Specifically, a statement was made that the property is unlikely to develop, or poorly suited for development allowed under districts subject to standard review. Furthermore, the proposed district is necessary to allow economic development of regional significance or a use unique in the region and its



impact can be mitigated to preserve the public's health, safety, and welfare. It is of the opinion of the developer that the intent of the rezone is to allow the property to be viable for single family development. The extension of utilities is cost effective if, and only if, the single family development achieves sufficient density.

The need for the traffic study will be discussed at the preliminary plat meeting.

Proposed signage to be determined at the preliminary plat meeting.

In terms of appearance, the owners are committed to ensuring that this property is attractive and well-maintained. We anticipate that the property will fit in with the surrounding built and natural environment upon completion.

The owners of the property are N&J Family Properties, LLC and Five B's Ranch, LLC. Buffington Homes, LLC will purchase property if rezone is approved for development.

In conclusion, we believe that the proposed zoning change is in the best interest of both the developer and the surrounding community. We appreciate your consideration of our request and look forward to working with you to make sure that this property is a valuable asset to the community.

Sincerely,

Hunter Collins, P.E.
Crafton Tull

	Sage Valley
	Valley Street
	PC Date: 4/1/2025

Staff Report Details	
Project Number	PRD25-0002
Applicant / Current Owner	Briartown Development, LLC
Site Area	+/- [4.72] Acres
Current Zoning	Planned Residential Development (PRD)
Requested Zoning	Planned Residential Development (PRD)
Current Future Land Use Map Designation	Neighborhood-Walkable
Requested Future Land Use Map Designation	
Development Type / Use	Single-Family
Related projects	The area was previously approved as PRD20-0001 on July 7, 2020 (see attached).

Property Description
This property is located between NE Valley Street and Tiger Boulevard, and currently consists of eight parcels, totaling 4.72 acres, and is currently zoned Planned Residential Development (PRD). The land use is designated as Walkable Neighborhood. The property has direct access to Valley Street.

Project Details
The applicant is proposing a Planned Residential Development consisting of 18 single family homes, 1 "premier" lot, and 8 pocket neighborhood units. The 4.72 acre development will have a total of 28 dwelling units. The exact number of parking spots is undetermined, with the breakdown planned for as follows- Lots 1-10 shall be a mixture of one and two car garages, Lots 11-10 shall be a mixture of one and two car garages, Lot 19 will have from a 1-3 car garage, and the pocket neighborhood units will have two car garages each. 25 street parking spots will be provided for guests and homeowners alike throughout the neighborhood. Currently, the municipal code only requires one spot per dwelling unit for Downtown neighborhood districts, so this plan exceeds those requirements.

Project Details

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

Possible amenities include fire pits, a small amphitheatre for community gatherings-where strict noise level ordinances will be enforced through HOA covenants-and a bike maintenance station.

The required open space is provided at 18.9% of the project area (38,721sf), through communal green space, grass pacers at the fire tour arounds and a detention pond. The pocket neighborhood has communal green space with a trail, as well as two shared courtyards.

The single-family homes and cottages have a varying roofline with a maximum height of 36', creating visual interest along the exterior and interior streets. The applicant cites plans for carrying home styles and designs, intentionally showing how different styles can fit together while maintaining a harmonious relationship. These building types fit within the neighborhood context, where there are primarily small-lot single-family homes.

The building materials for this development include a broad range of natural wood or faux wood panels, natural stone, architectural stucco, cement board siding, brick masonry, and architectural shingles.

Please see the applicant's materials for additional information.

Relationship to the Community Plan

The proximity of this development to Downtown Bentonville, the greenway, Slaughter Pen Mountain Park, and other goods and services accessible by bike and pedestrian movement means that some trips may not include the use of a vehicle. This property is also within the bike and pedestrian commute zones of Lincoln Junior High School, making this an ideal location for a neighborhood development outside of a traditional subdivision.

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

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

This development meets many of these criteria by providing a unit mix of single-family attached homes on smaller lots, which increases housing choice. The proximity to goods and services makes the pocket neighborhood development style an efficient use of this space.

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

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

Relationship to the Community Plan

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

Public Comment

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

Analysis / Waivers

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

Staff recommend that the applicant add interior sidewalks, but the owners preferred they were left off the plan.

The proposal demonstrates the criteria outlined in the code for Planned Residential Developments with its mix of housing, community open space, and interconnected narrow street network.

Conclusion

If the Planning Commission believes that interior sidewalks a not a necessary addition, then staff recommends approval of the Planned Residential Development given that it aligns with both the community plan calling for housing diversity, the future land use plan placetype of Walkable Neighborhood, and the Planned Residential Development design criteria regarding traditional neighborhood design.

Additional Details

Suggested conditions of approval recommended by Water and Sewer:

1. Access will have to be provided for maintenance of public line running from tiger into site.
2. Downstream capacity will need to be studied as part of the large scale. Proposed flows generated from the development will need to be listed on all utility sheets.



**Pending PC
Item**

PINTELL ST

NE A ST

NE TIGER BLVD

NE CUB CIR

*Sage Valley
Subdivision*

VALLEY ST

NE MONROE ST

FILLMORE ST

NE A ST

LAKE ST

N MAIN ST



PRD25-0002
Sage Valley Subdivision
Planned Residential Development



SAGE VALLEY

Bentonville, Arkansas

a place to belong...

A PLANNED RESIDENTIAL DEVELOPMENT



PRELIMINARY MASTERPLAN



SITE LOCATION

PROJECT TEAM

CIVIL ENGINEER

CEI Engineering Associates, Inc.
Steven Haun
2600 NE 11th St
Bentonville, AR 72712
shaun@ceieng.com
479.254.1463

DEVELOPER

BRIARTOWN DEVELOPMENT, LLC
Chris Milligan
105 NW 6th Street
Bentonville, AR 72712
milligan.ce@gmail.com
501.831.0729

DESIGNER/CONTRACTOR

Dwellings, Inc.
Chris Milligan
105 NW 6th Street
Bentonville, AR 72712
milligan.ce@gmail.com
501.831.0729

GEOTECHNICAL SERVICES

GT&S, INC.
Andrew Beekman, PE
1915 N. Shiloh Dr
Suite 1
Fayetteville, AR 72704
479.521.7645



PRD 20-0001
ORIGINAL 6.22.2020
City of Bentonville, AR
REVISED 12.10.24
PRD 25-0002

Dwellings, Inc.
105 NW 6th Street
Bentonville, AR 72712
501.831.0729

TITLE PLAN

Revisions
January 24, 2025
February 24, 2025

SAGE VALLEY
Valley Road / Fillmore Rd
Bentonville, Arkansas 72712

The design and drawing is the sole property of Dwellings, Inc./Chris Milligan. Design and shall not be used for any other project other than that which has been prepared. Contractor to verify all building codes and environmental conditions prior to proceeding with construction.

Scale: N/A
December 10, 2024

SAGE VALLEY

Bentonville, Arkansas

a place to belong...

1. Planned Residential Development Intent

Briartown Development, Dwellings, Inc. and CEI Engineering are pleased to submit Sage Valley, a new urban infill development as a revised Planned Residential Development to the City of Bentonville.

Sage Valley shall be a new neighborhood in Northwest Arkansas, promoting well thought design and high quality construction, while fulfilling the need for more housing. The neighborhood will be made up of 18 single-family homes, one premier lot and an eight home pocket neighborhood, all carefully planned within the natural setting of downtown Bentonville. The property is located to the north of the corner of Valley St and N Fillmore St and south of Tiger Blvd. To the east lies the new expansion of Crystal Bridge museum, separated by a buffer of trees and vegetation, intertwined with world-class mountain bike trails and walking paths and the bubbling flow of Town Branch Creek.

Sage Valley will create a strong sense of place and belonging for its future homeowners and surrounding neighbors by providing walking paths, fire pits, gathering places, spaces for music and lounging and getting to know your neighbor. This close knit community is mindfully designed to bring people together, encourage a healthy lifestyle, and promote a sense of well being within the ever changing, fast paced world around us. It's a chance for people to live intentionally, with purpose and experiencing each moment as something truly special.

2. Creative Design / Quality Construction

The development team has strict design and construction standards in order to create a place that will withstand the test of time. Sage Valley strives to push boundaries of design with creative thought in regards to house type and connection to the neighborhood. There will be a variety of home styles and design, intentionally showing how all types of styles can fit together while keeping the relationship to each house in mind. Strick setbacks and heights shall provide a juxtaposition between each house and the site it rests on. The different house types and sizes provide homeowners various options and choices, at variable price points to support different stages in one's life... whether they are new homeowners, starting a family, empty nesters, or individuals looking to downsize, there is a home for everyone.

3. Current / Future Site Conditions

The current site of Sage Valley has been excavated and cleared in order to clean up and remove any past debris and trash, and will be filled back with new, stable fill dirt. The design team aims to diligently minimize tree removal around the perimeter of the site by using the flexibility of the PRD to utilize the landscape to it's best use while preserving a significant portion of the wooded site to the east and north of the property. The previous removal of detritus material that was located within the middle of the site allows the development team to return the site to its previous natural setting, accentuating the land. New storm water retention will handle the on-site water and prevent any future soil erosion. The investment in remediation of the site is crucial to protect the natural beauty and quality of the land. All utilities and infrastructure shall be efficient in layouts and supply maximum amount of production for a growing population.

4. Organic Architecture

Sage Valley promotes architecture, which promotes a harmony between human habitation and the natural world around it. The overall design of individual homes and spaces within the neighborhood shall aim to be sympathetic and well-integrated into the site, becoming a part of the site rather than simply placed on a particular space. The nature of the land and surrounding elements influence the form of the buildings and the juxtaposition of the surrounding structures. The buildings, like plants, emerge naturally from the landscape. Materials such as natural stone and real stucco, brick, wood, concrete and steel are all true to their nature, blending together to create substance within the structure and longevity in craftsmanship.

5. Information on the PRD

Total Acreage – 4.72 acres

Density:
Type 1: Front/Rear Loaded garage
Units: 11
Area: 1.77ac
Density: 5.65 units/ac

Type 2: Rear Loaded Garage
Units: 8
Area: 0.74ac
Density: 10.8 units/ac

Type 3: Side/Rear Loaded Garage
Units: 1
Area: 0.21ac
Density: 4.76 units/ac

Type 4: Pocket Neighborhood
Units: 8
Area: 0.65ac
Density: 12.3 units/ac

Maximum Building Height – 36'-0"

Overall Site Setbacks
Front: 20'-0"
Rear Garage: 16'-0"
Rear Structure: 8'-0"
Side: 5'-0"
Landscape Buffer: 7'-0"

Where utility easements exceed the minimum setback, the utility easement shall become the setback.

Parking Distribution
Garages: Lots 1-10 - One and Two car garages, front, rear and side loaded
Lots 11-18 – One and Two car garages, rear loaded from alley
Lot 19 – One, two, or three car garage, front, rear or side loaded
Lot 20 (Pocket Neighborhood) – Two car garage, rear loaded

Street Parking
25 miscellaneous street parking spaces located throughout neighborhood

Open Space Percentage:
15% Minimum required: 30,631sf / 0.71ac
Open Space Provided: 38,721sf / 0.89ac

Grasscrete at hammerhead turn rounds to promote "green space" while collecting and controlling water run off.

6. Information on house construction

- Eaves and overhangs protruding into the setback, less than 10'-0" from adjacent structure, shall require 1-hour fire rated construction per Table R302.1(1)".
- Due to the nature of the site, a level pad shall be required at every house for fireman ladders to access roof if accessibility is not possible from front or rear of house on driveways or walks.

7: Possible Amenities

- Open green space for gathering
- Fire Pits
 - Located safely away from structures and openings in houses
 - Construction shall be built from fireproof firerock or firebrick with native stones or masonry.
 - Seating to be possible large stones and boulders excavated from site if possible, and/or chairs.
- Amphitheater - for small music events, farmers markets, community get togethers, etc...
 - Stage to be mixed materials to compliment the neighborhood such as wood, concrete and metal.
 - Seating shall be carved into the landscape, creating natural seating and lounging areas.
 - Strict noise level considerations will be posted and described in the HOA Covenants and Bylaws.
- Bike maintenance station - located near trail connection to provide maintenance for bicyclists riding the trails or entering or leaving the trails.

8. House usage

NWA continues to grow exponentially, and the need for housing is at an all-time high. Sage Valley shall fill that need with a variety of house styles and price points. Bentonville has also become a destination for tourists, mountain bikers, and business people, all requiring places to stay for their visits. Nightly rental options shall be available to homeowners, yet will be restricted to a maximum number of units available for rent within the neighborhood. We are striving not only to provide a special place for homeowners, but also create an inviting haven for visitors and business people to indulge in all that NWA has to offer.

9. Pedestrian/Vehicular Use

Sage Valley shall be a small neighborhood with narrower streets and ease of mobility throughout. There shall be a lower maximum street limit restriction inside the neighborhood, indicated as a unique number such as 13 mph or 17 mph to help people think more about driving slower. There will not be sidewalks as the streets are private and narrow, and pedestrian traffic along each street will be more like a promenade than a traditional street.

10. Single Phase Construction

All the streets and lots shall be constructed and built at once without any phasing to allow construction of all houses to begin as soon as possible. This will help establish the neighborhood sooner than later without ongoing construction over many years.

11. Signage

A distinctive sign at the entry of the neighborhood shall define the entrance and create a sense of entry into the neighborhood. Design of sign will be complimentary with the neighborhood, constructed with the same types of materials used throughout the community.

12. Homeowner's Association

An HOA shall be created that will have ownership over all open spaces and community areas. The association will also manage the gathering spaces, amphitheater, firepits, as well as the private streets. They will also work with Trailblazers for maintenance on the sections of trails that meander into the neighborhood.



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PRD25-0002

Dwellings, Inc.
105 NW 6th Street
Bentonville, AR 72712
501.931.0729

NARRATIVE

Revisions
January 24, 2025
February 24, 2025

SAGE VALLEY
Valley Road / Fillmore Rd
Bentonville, Arkansas 72712

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Scale: N/A
December 10, 2024

T-2

SAGE VALLEY

Bentonville, Arkansas

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SITE DATA

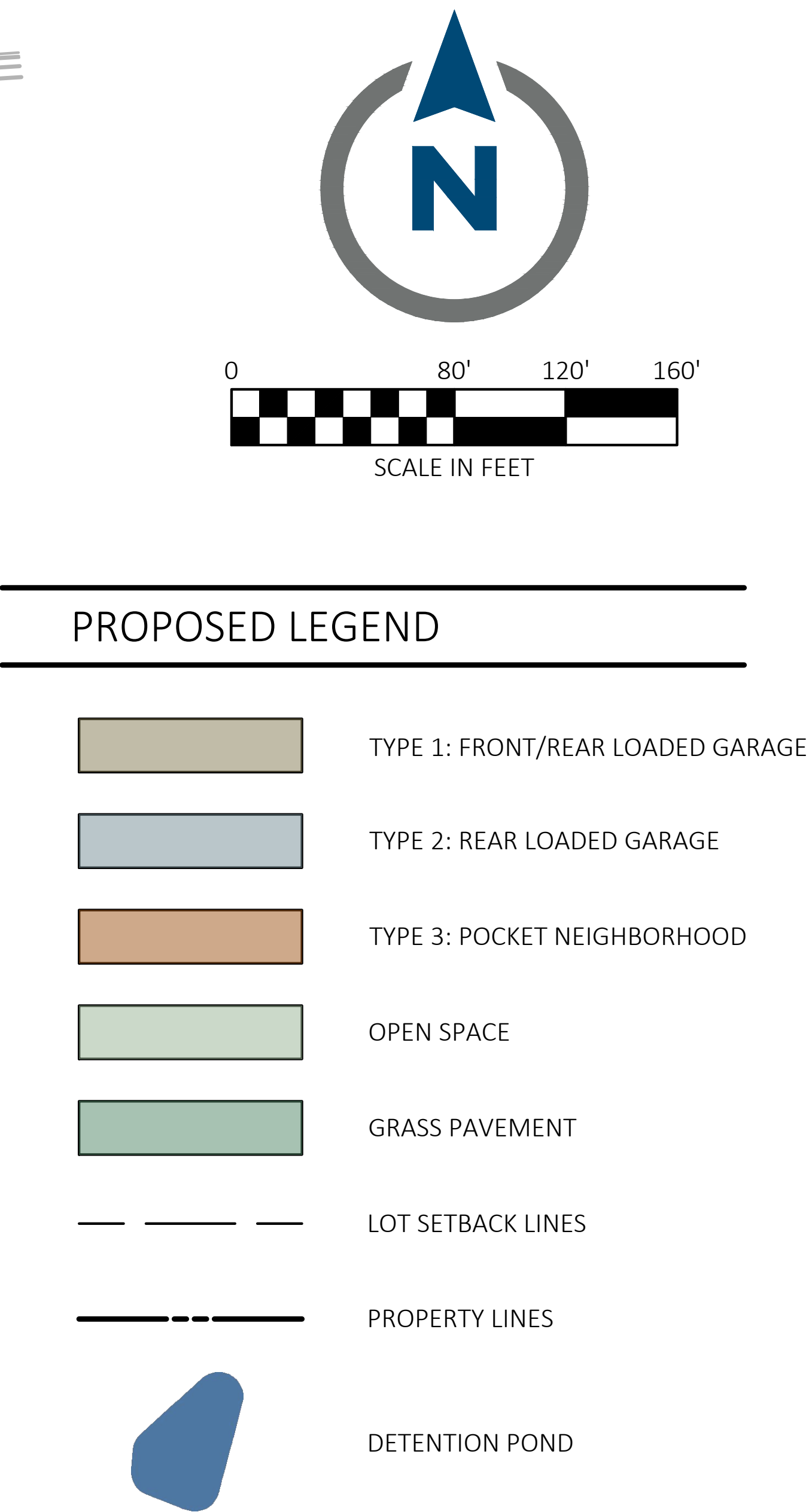
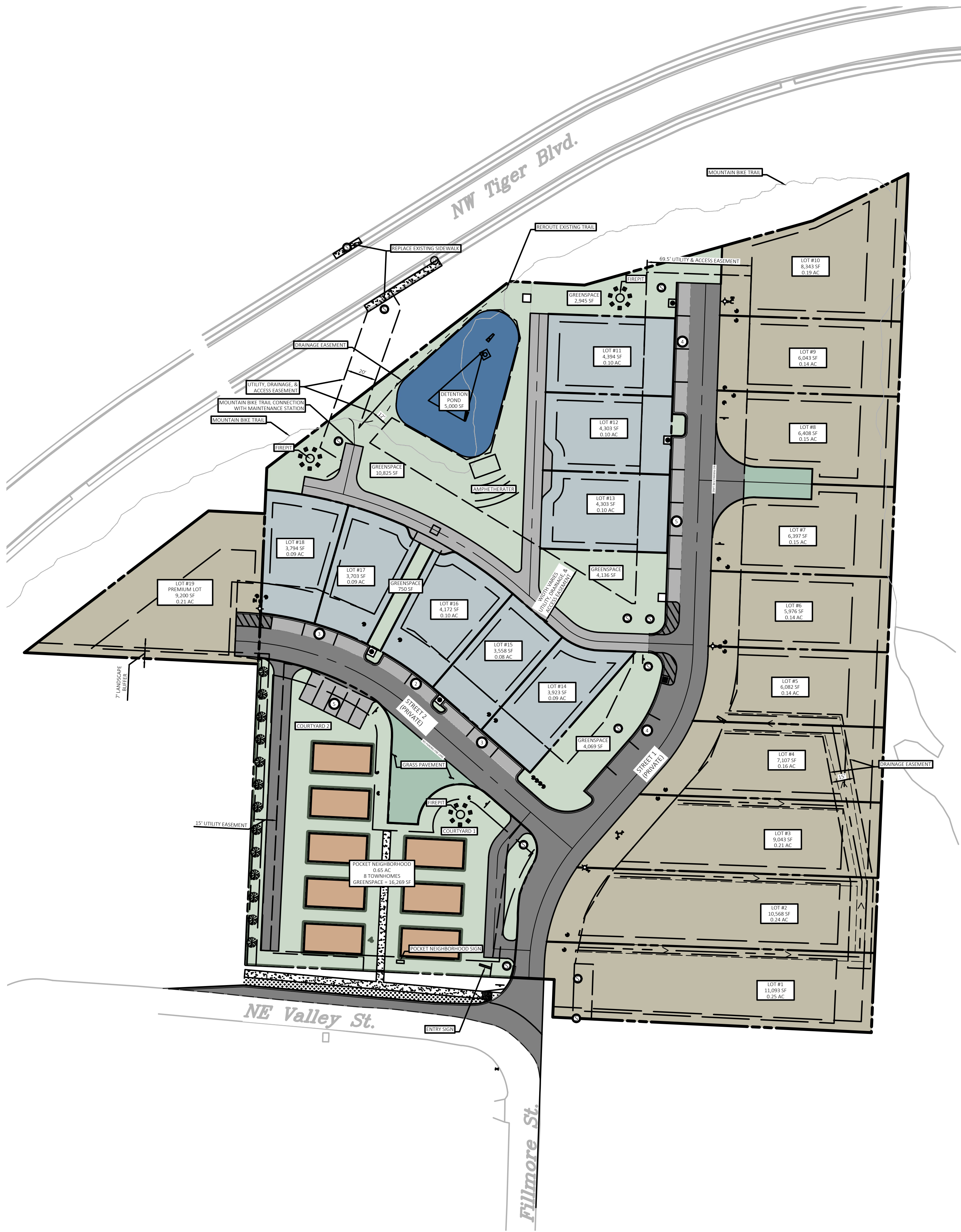
SITE AREA 4.72 ACRES
ZONING PRD
GREENSPACE 15% OF SITE AREA = 0.71AC (30,631SF)
GREENSPACE PROVIDED 0.83AC (36,229+/-SF)
GUEST PARKING PROVIDED

SINGLE FAMILY (FRONT/REAR LOADED GARAGE) – 10 LOTS
LOTS 1 - 10
LOT AREA 0.14 ACRE MINIMUM
50' MIN WIDTH x 115' MIN DEPTH)
SETBACKS FRONT = 20'-0"
INTERIOR SIDE = 5'-0"
EXTERIOR SIDE = 5'-0"
REAR = 25'-0"
REAR GARAGE = 8'-0" FROM PROPERTY LINE
FRONT GARAGE = 20'0" FROM PROPERTY LINE

SINGLE FAMILY (REAR LOADED GARAGE) – 8 LOTS
LOTS 11 - 18
LOT AREA 0.08 ACRE MINIMUM
30' MIN WIDTH x 80' MIN DEPTH
SETBACKS FRONT = 20'-0"
INTERIOR SIDE = 5'-0"
EXTERIOR SIDE = 5'-0"
REAR GARAGE = 16'-0" FROM PROPERTY LINE
REAR STRUCTURE = 8'-0"

SINGLE FAMILY (REAR/SIDE LOADED GARAGE) – 1 LOT
LOT 19
LOT AREA 0.21 ACRE MINIMUM
90' MIN WIDTH x 70' MIN DEPTH
SETBACKS FRONT = 20'-0"
INTERIOR SIDE = 5'-0"
EXTERIOR SIDE = 5'-0"
REAR GARAGE = 16'-0" FROM PROPERTY LINE
REAR STRUCTURE = 8'-0"

POCKET NEIGHBORHOOD LOT (REAR LOADED GARAGE) – 8 HOMES
LOT 20
LOT AREA 0.32 ACRE
20' MIN WIDTH x 40' MIN DEPTH
SETBACKS FRONT = 10'-0"
INTERIOR SIDE = 10'-0" BETWEEN UNITS
EXTERIOR SIDE = 10'-0" BETWEEN UNITS
REAR GARAGE = 16'-0" FROM PROPERTY LINE



Revisions
January 24, 2025
February 24, 2025

SAGE VALLEY

Bentonville, Arkansas

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REAR LOADED GARAGE EXAMPLE 1



PROPOSED EXTERIOR FACADE MATERIALS

ALL MATERIALS ARE SUBJECT TO ARB APPROVAL

THE PROJECT WILL CONFORM TO 1100.21 DURING
LARGE SCALE REVIEW

NATURAL WOOD OR
FAUX WOOD PIECES
OR PANELS



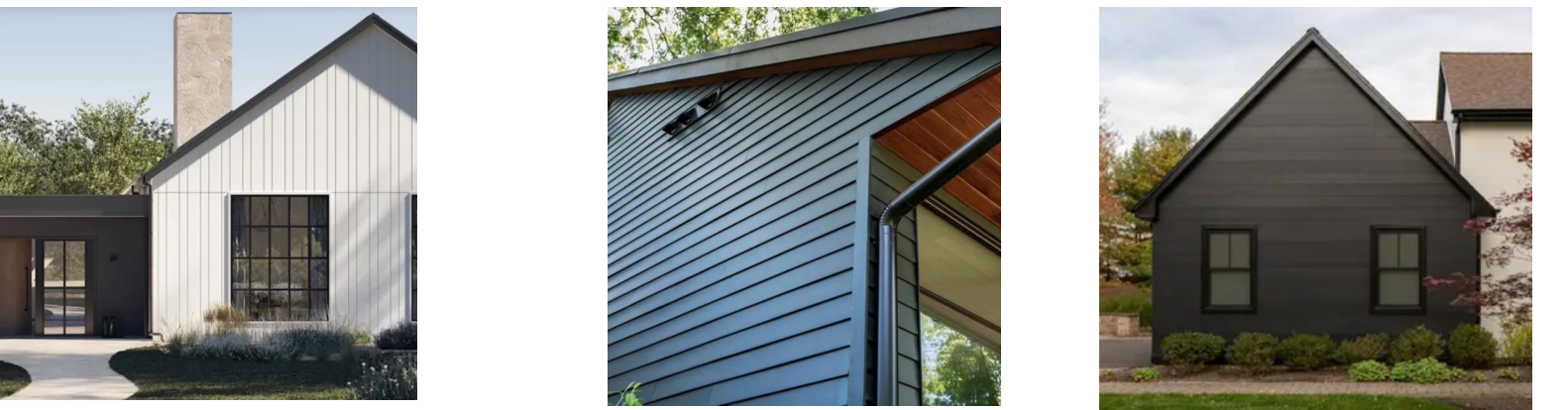
ALL NATURAL STONE,
LIMESTONE, FLAGSTONE,
BLUESTONE MASONRY



REAL CONCRETE
ARCHITECTURAL STUCCO



Cement Board Siding



BRICK MASONRY



EXPOSED STEEL OR
DECORATIVE METALS



ARCHITECTURAL SHINGLES,
STANDING SEAM METAL
ROOFS



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Revisions
January 24, 2025
February 24, 2025

SAGE VALLEY

Bentonville, Arkansas

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REAR LOADED GARAGE EXAMPLE 2

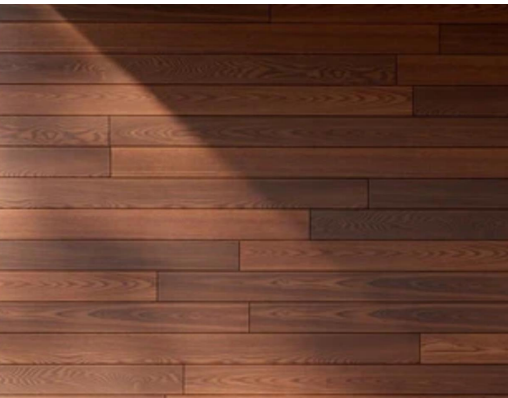
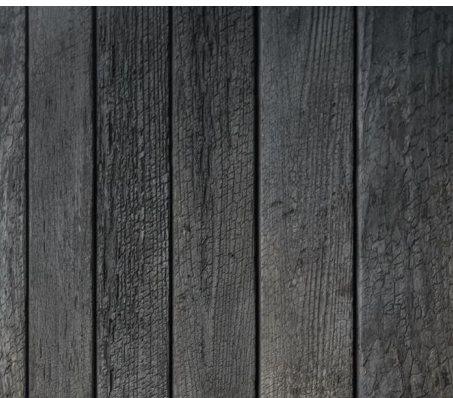


PROPOSED EXTERIOR FACADE MATERIALS

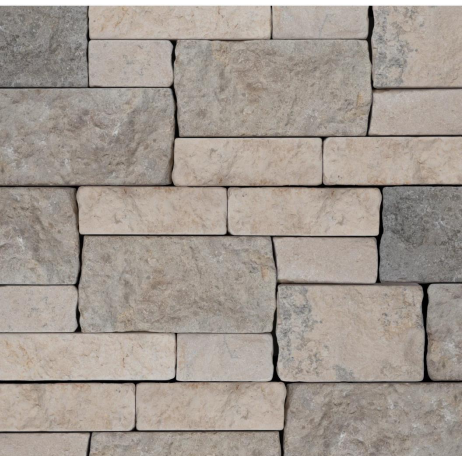
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THE PROJECT WILL CONFORM TO 1100.21 DURING
LARGE SCALE REVIEW

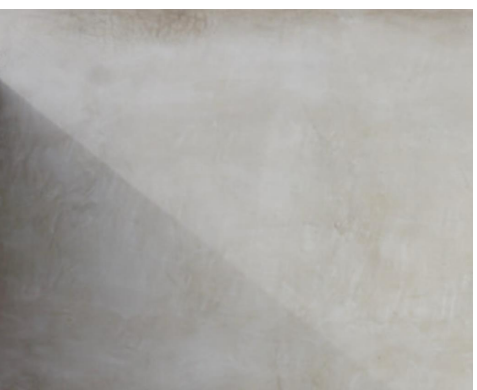
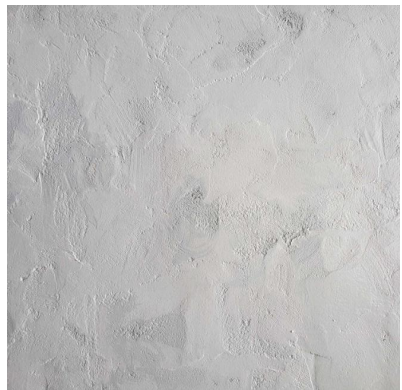
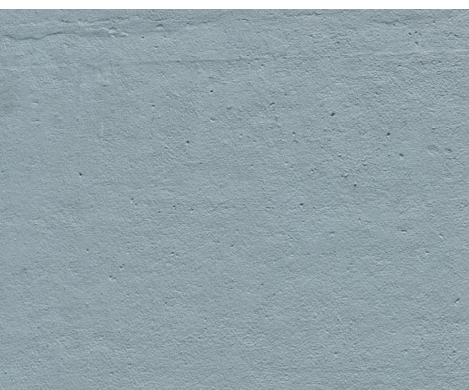
NATURAL WOOD OR
FAUX WOOD PIECES
OR PANELS



ALL NATURAL STONE,
LIMESTONE, FLAGSTONE,
BLUESTONE MASONRY



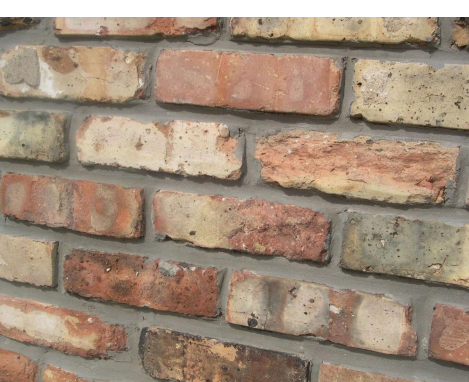
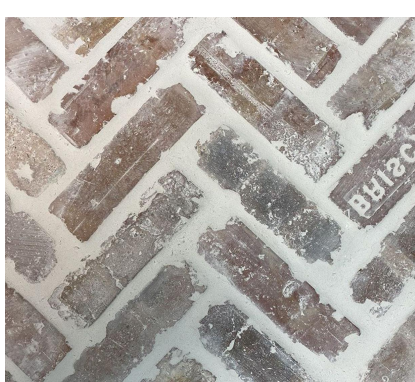
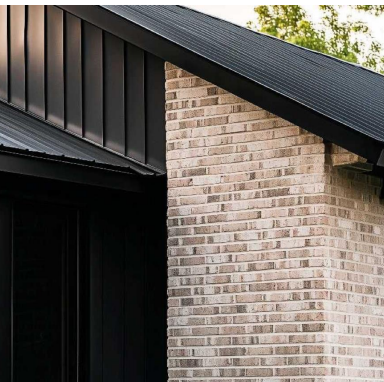
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ARCHITECTURAL STUCCO



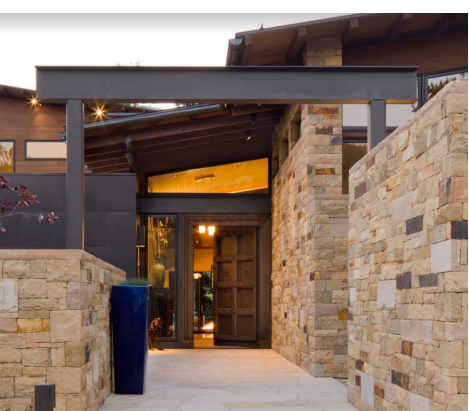
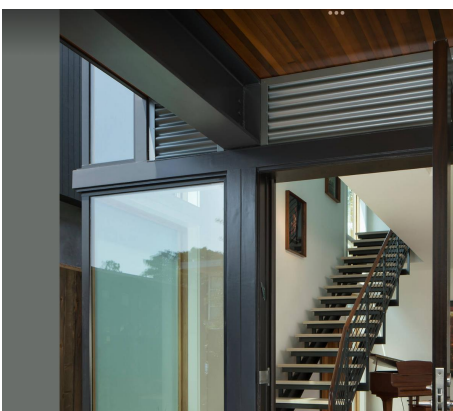
Cement Board Siding



BRICK MASONRY



EXPOSED STEEL OR
DECORATIVE METALS



ARCHITECTURAL SHINGLES,
STANDING SEAM METAL
ROOFS



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Revisions

January 24, 2025
February 24, 2025

SAGE VALLEY

Bentonville, Arkansas

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REAR LOADED GARAGE EXAMPLE 3



PROPOSED EXTERIOR FACADE MATERIALS

ALL MATERIALS ARE SUBJECT TO ARB APPROVAL

THE PROJECT WILL CONFORM TO 1100.21 DURING
LARGE SCALE REVIEW

NATURAL WOOD OR
FAUX WOOD PIECES
OR PANELS



ALL NATURAL STONE,
LIMESTONE, FLAGSTONE,
BLUESTONE MASONRY



REAL CONCRETE
ARCHITECTURAL STUCCO



Cement Board Siding



BRICK MASONRY



EXPOSED STEEL OR
DECORATIVE METALS



ARCHITECTURAL SHINGLES,
STANDING SEAM METAL
ROOFS



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January 24, 2025
February 24, 2025

SAGE VALLEY

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POCKET NEIGHBORHOOD HOUSE EXAMPLE



SIMILAR STYLE OF HOUSES WITH VARYING COLOR AND MATERIAL USAGES.

PROPOSED EXTERIOR FACADE MATERIALS

ALL MATERIALS ARE SUBJECT TO ARB APPROVAL

THE PROJECT WILL CONFORM TO 1100.21 DURING LARGE SCALE REVIEW

NATURAL WOOD OR FAUX WOOD PIECES OR PANELS



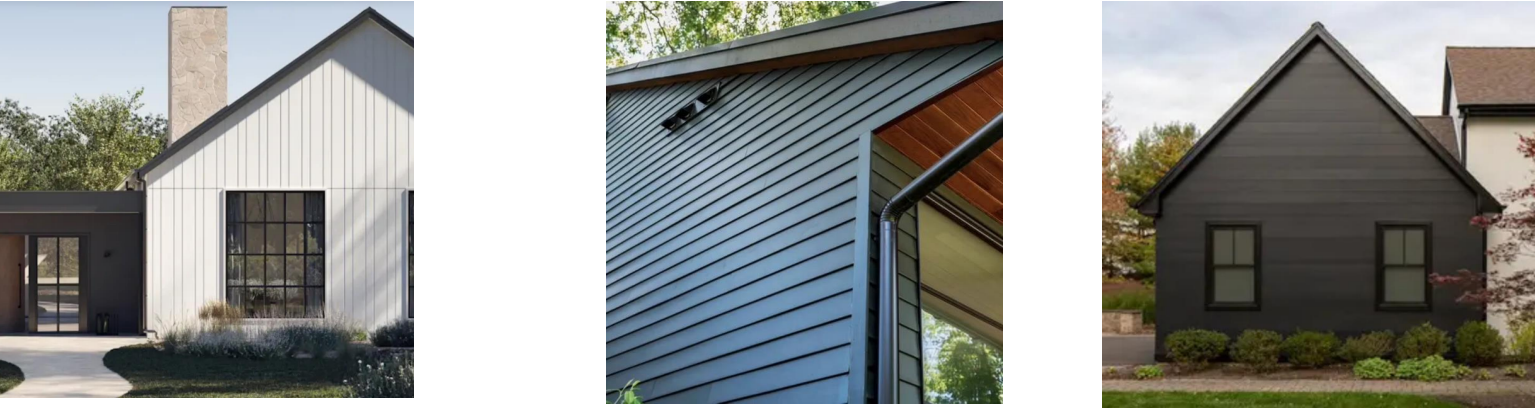
ALL NATURAL STONE, LIMESTONE, FLAGSTONE, BLUESTONE MASONRY



REAL CONCRETE ARCHITECTURAL STUCCO



Cement Board Siding



BRICK MASONRY



EXPOSED STEEL OR DECORATIVE METALS



ARCHITECTURAL SHINGLES, STANDING SEAM METAL ROOFS



Revisions
January 24, 2025
February 25, 2025

SAGE VALLEY

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FRONT LOADED GARAGE EXAMPLE 1



PROPOSED EXTERIOR FACADE MATERIALS

ALL MATERIALS ARE SUBJECT TO ARB APPROVAL

THE PROJECT WILL CONFORM TO 1100.21 DURING
LARGE SCALE REVIEW

NATURAL WOOD OR
FAUX WOOD PIECES
OR PANELS



ALL NATURAL STONE,
LIMESTONE, FLAGSTONE,
BLUESTONE MASONRY



REAL CONCRETE
ARCHITECTURAL STUCCO



BRICK MASONRY



EXPOSED STEEL OR
DECORATIVE METALS



ARCHITECTURAL SHINGLES,
STANDING SEAM METAL
ROOFS



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January 24, 2025
February 24, 2025

SAGE VALLEY

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REAR LOADED GARAGE EXAMPLE 4



PROPOSED EXTERIOR FACADE MATERIALS

ALL MATERIALS ARE SUBJECT TO ARB APPROVAL

THE PROJECT WILL CONFORM TO 1100.21 DURING
LARGE SCALE REVIEW

NATURAL WOOD OR
FAUX WOOD PIECES
OR PANELS



ALL NATURAL STONE,
LIMESTONE, FLAGSTONE,
BLUESTONE MASONRY



REAL CONCRETE
ARCHITECTURAL STUCCO



Cement Board Siding



BRICK MASONRY



EXPOSED STEEL OR
DECORATIVE METALS



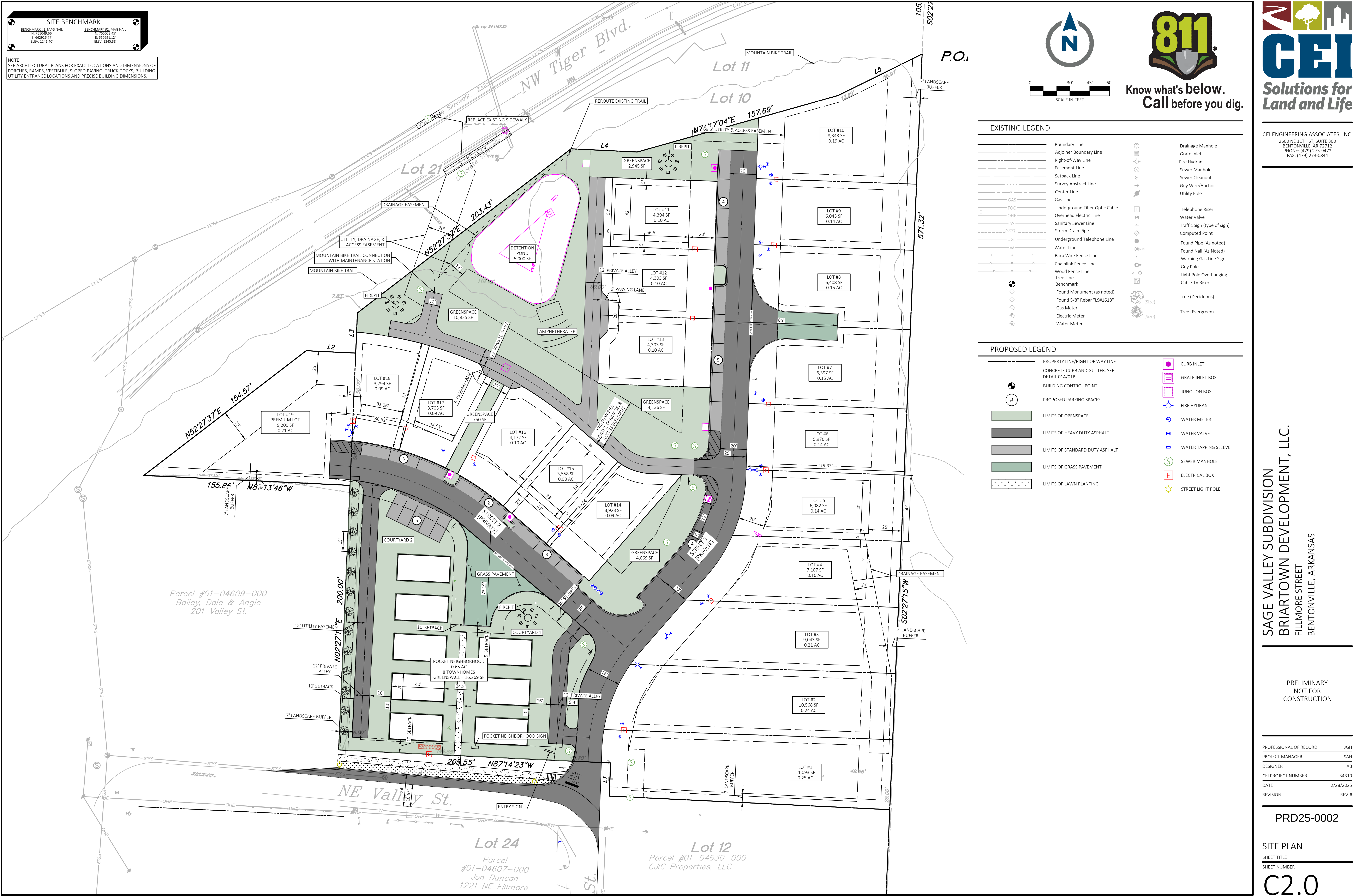
ARCHITECTURAL SHINGLES,
STANDING SEAM METAL
ROOFS



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REVISIONS
January 24, 2025
February 24, 2025



SAGE VALLEY SUBDIVISION
BRIARTOWN DEVELOPMENT, LLC.
FILLMORE STREET
BENTONVILLE, ARKANSAS

PRELIMINARY
NOT FOR
CONSTRUCTION

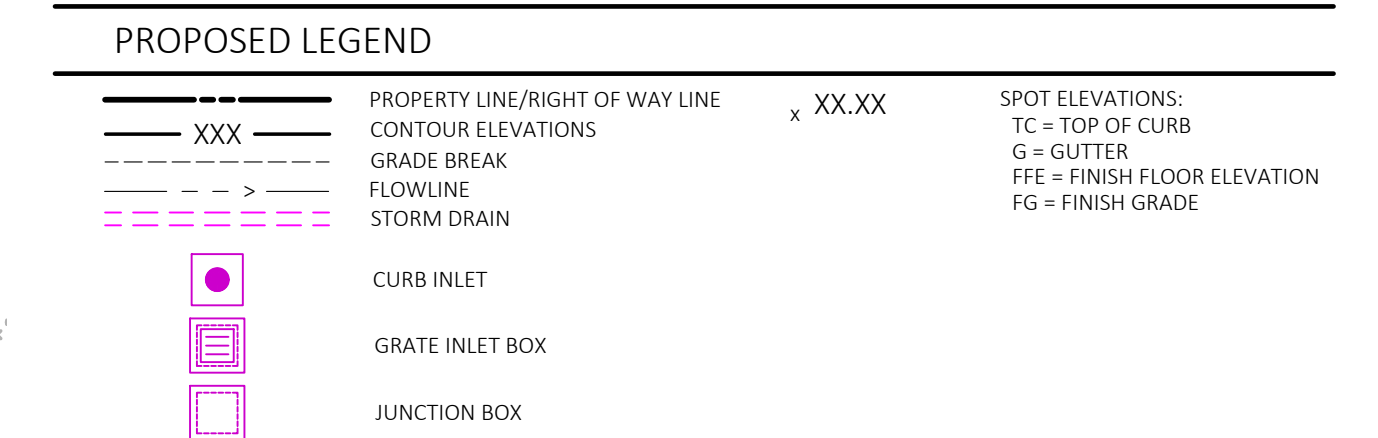
PROFESSIONAL OF RECORD	JGH
PROJECT MANAGER	SAH
DESIGNER	AB
CEI PROJECT NUMBER	34319
DATE	2/28/2025
REVISION	REV-#

PRD25-0002

SITE PLAN

SHEET TITLE
SHEET NUMBER

C2.0



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

SAGE VALLEY SUBDIVISION
BRIARTOWN DEVELOPMENT, LLC.
FILLMORE STREET
BENTONVILLE, ARKANSAS

PRELIMINARY
NOT FOR
CONSTRUCTION

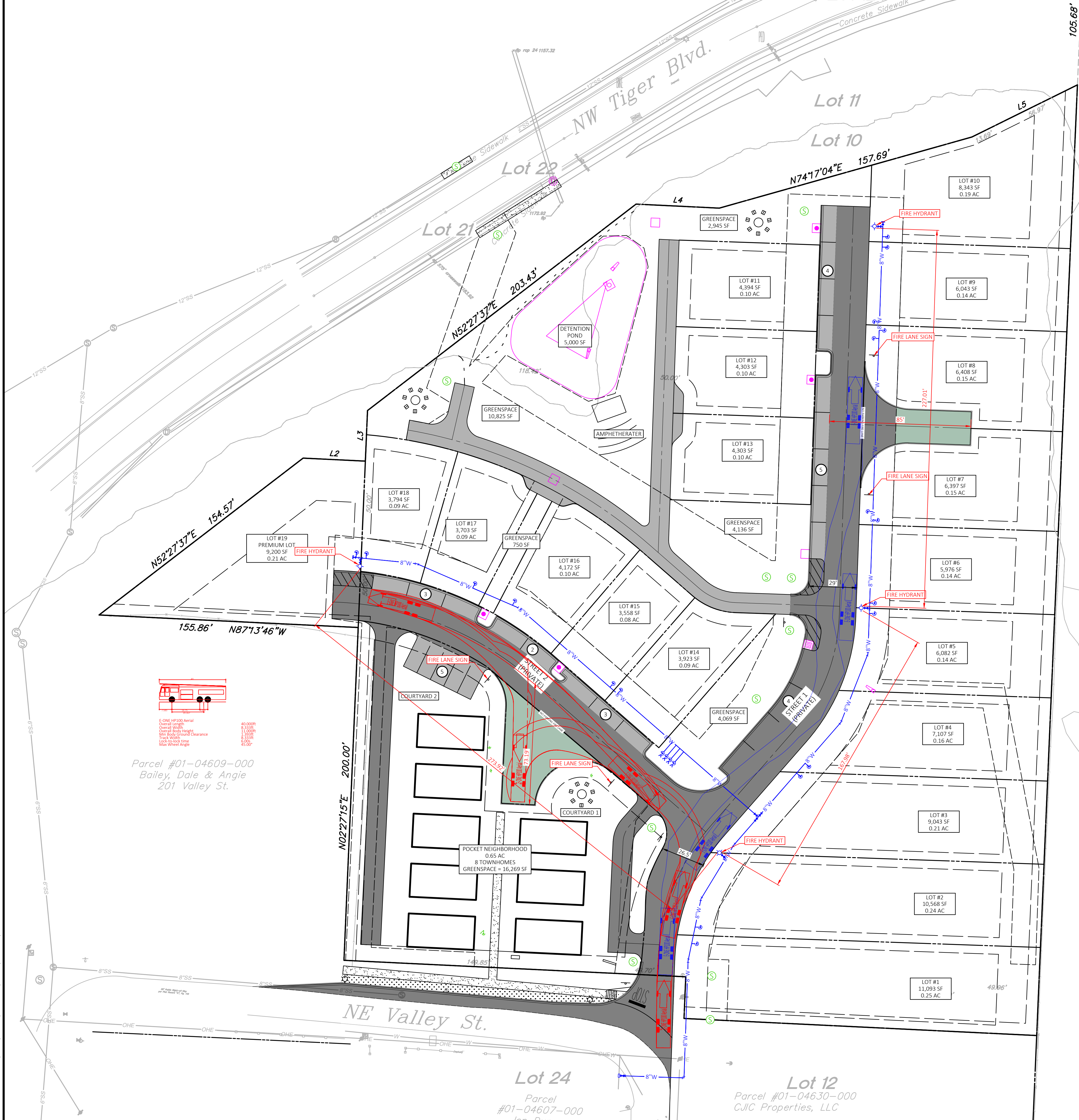
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PROJECT MANAGER	SAH
DESIGNER	AB
CEI PROJECT NUMBER	34319
DATE	2/20/2025
REVISION	REV-#

PRD25-0002

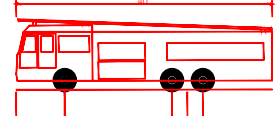
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SHEET NUMBER

C3.0

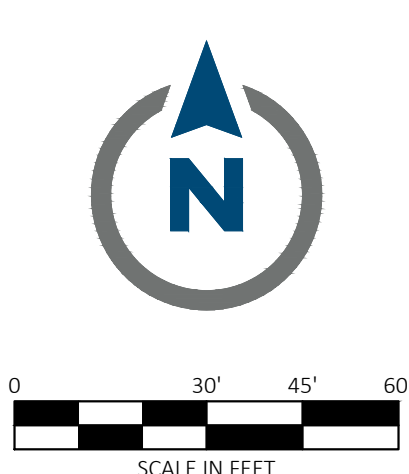


Parcel #01-04609-000
Bailey, Dale & Angie
201 Valley St.



DRAWING LOCATION: P:\24000\24319\0\DRAWINGS\DESIGN\WORKING\24319-01-FIRETRUCK.DWG - SAVED BY: SHAUN

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2600 NE 11TH ST, SUITE 300
BENTONVILLE, AR 72712
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SAGE VALLEY SUBDIVISION
BRIARTOWN DEVELOPMENT, LLC.
FILLMORE STREET
BENTONVILLE, ARKANSAS

PRELIMINARY
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CONSTRUCTION

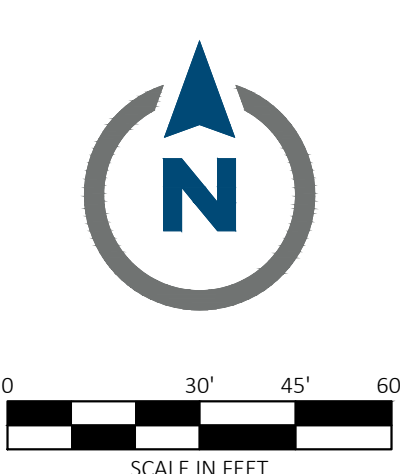
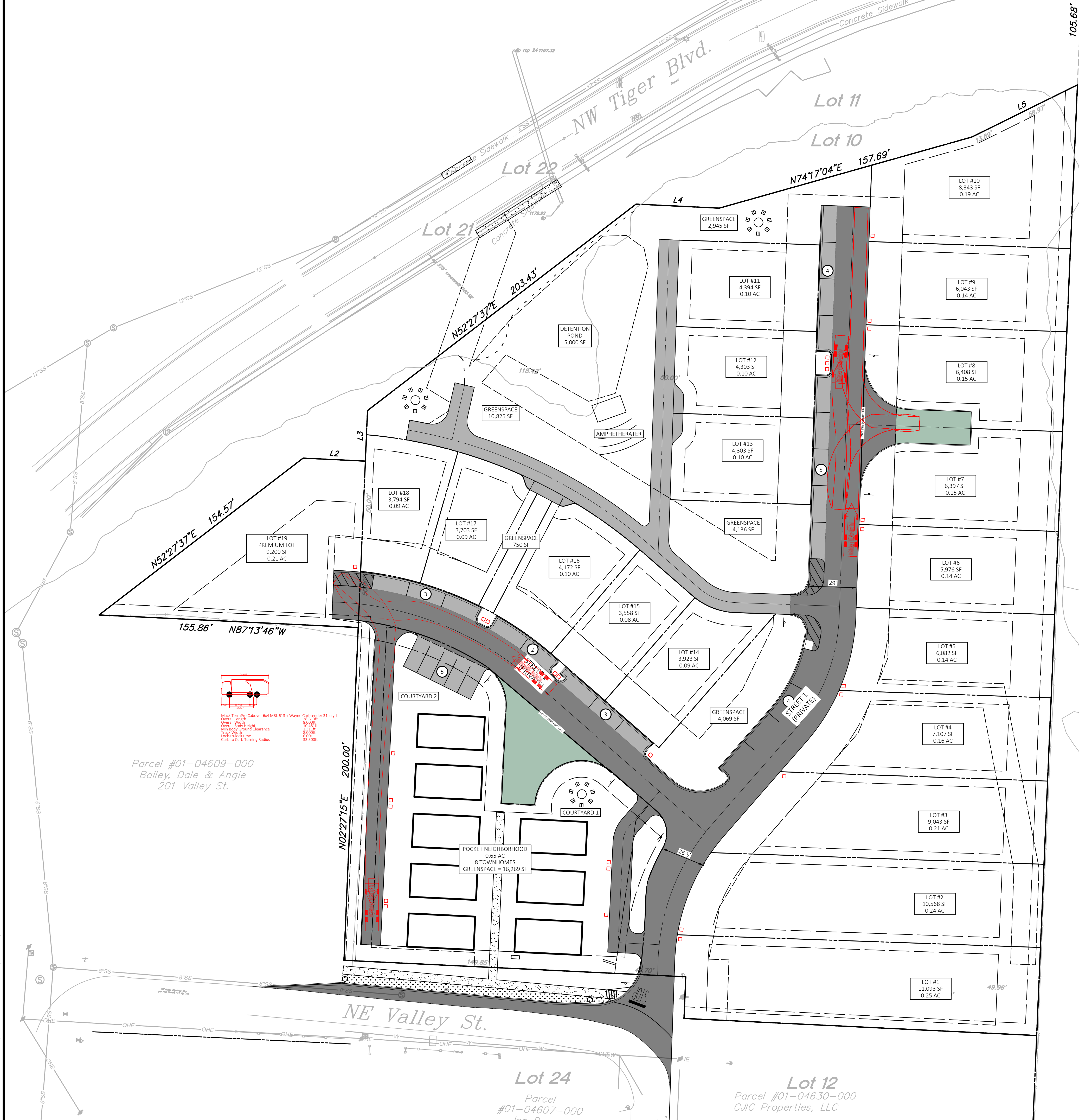
PROFESSIONAL OF RECORD	JGH
PROJECT MANAGER	SAH
DESIGNER	AB
CEI PROJECT NUMBER	34319
DATE	2/20/2025
REVISION	REV-#

PRD25-0002

FIRETRUCK
TURNAROUND

SHEET TITLE
SHEET NUMBER

C5.0



SAGE VALLEY SUBDIVISION
BRIARTOWN DEVELOPMENT, LLC.
FILLMORE STREET
BENTONVILLE, ARKANSAS

PRELIMINARY
NOT FOR
CONSTRUCTION

PROFESSIONAL OF RECORD	JGH
PROJECT MANAGER	SAH
DESIGNER	AB
CEI PROJECT NUMBER	34319
DATE	2/20/2025
REVISION	REV-#

PRD25-0002

TRASH SERVICE PATHS
SHEET TITLE
SHEET NUMBER

C5.1

1) Planned Residential Development Intent

Tylluan LLC, Studio B Architects, Jason Ward Design Studio, Design Workshop, Arkifex Studios, CEI Engineering Associates, GTS, Inc. and Environmental Services Company, Inc. are pleased to submit this urban neighborhood as a new Planned Residential Development (PRD) to the City of Bentonville. Together, we have collaborated to promote modernist architecture set in nature that will positively impact the character of the surrounding community and provide a new, high quality place to live.

Tylluan is a modern, gated neighborhood comprised of 13 individual fee simple lots thoughtfully integrated into the natural setting. The location lies near the intersection of Valley and Fillmore Streets and runs north to Tiger Boulevard. The property falls within the downtown intensification priority area as defined by the 2018 City of Bentonville master plan. The project offers a diverse set of high-quality residential dwelling units that will serve the growing region. The proximity of the site to Town Branch Creek, Crystal Bridges and the Slaughter Pen multi-use trail network provides a unique opportunity for the neighborhood to work in unison with existing community amenities and the natural topography.

Tylluan strives to build a strong community for owners and surrounding residents by providing walking trails and community gardens within the central portion of the neighborhood anchored by a village center. Dwellers are encouraged to connect with their neighbors and strengthen community bonds. The close knit neighborhood has been designed with pedestrian safety in mind by minimizing the slope required to connect to existing sidewalks and trails.

Tylluan intends to use the PRD to “provide a variety of housing types available to the general public, and to promote high quality residential developments,” using the following principals:

A) Freedom - Consistent and Creative The project will consist of unique housing types, designed to integrate into the natural landscape and provide a variety of options for potential owners. These differing housing types are designed to promote consistent architecture offering various sizes and price points supporting homeowners at various stages of their lives, whether they are a growing family or an empty nester. At the heart of the community, the residences are supported by accessory components including but not limited to open green space, trails, gardens, event center and guest lodging.

B) Restoration and Preservation The natural quality of the site has been carefully studied and taken into account. The design team aims to diligently minimize tree removal by using the flexibility of the PRD to plan the development and preserve a significant portion of the wooded site. A more dense project, allowed by current zoning would likely result in more extensive tree removal. Removing detritus material located within the central area of the site will restore the landscape to its natural topography and will enhance the location. The neighborhood looks to improve the land by adding storm water retention to handle on-site water and prevent soil erosion. Restoration and remediation investment to support the overall site are designed to protect the inherent natural qualities of the land.

C) Natural Modernism Tylluan not only aims to blend into the site, but also its surrounding Bentonville context. The majority of the dwellings are located down the slope to the north of Valley Street to minimize their impact on the streetscape while remaining screened from Tiger Boulevard by the existing woodlands and topography. The embraced materials such as wood, stone, brick, glass, architectural steel and concrete provide homeowners with a broad palette to work from. The language of the existing neighborhood should blend together with the new dwelling units and not appear foreign to neighboring properties.

2) Description of Land Uses

This PRD is located on approximately 4.72 acres just north of downtown Bentonville.

A) PRD Zone 1: +/- 80% of Proposed PRD

The western and eastern portion of the PRD consists of 13 single-family homes, all with their own garage (two car minimum) implemented into their respective layouts. All units will address existing public streets or new private drives as their front, allowing public connection to the front and more private connection to the natural environment towards the back. Renowned leaders in high quality design have integrated the highest standards in architecture into the neighborhood. Exiting zoning uses such as dwelling accessory units, home occupations (type A and B), child care, bed and breakfast and solar energy systems will be supported and managed through the property owners association. The western portion of this zone will be the first phase once improvements to site infrastructure are complete.

B) PRD Zone 2: +/- 20% of Proposed PRD

The central portion of the site is designed to provide accessory use to the homeowners and make efficient use of the open green space by providing common usable open space. Traditional neighborhood design promotes a mixture of land uses. The community will be supported by walking trails connected to a central gathering place. A multi purpose community building acts as the central hub and is intended to support the community by offering a variety of programming. Permitted uses within this space shall include but are not limited to community and/or botanical gardens and greenhouse, commercial indoor and outdoor recreation, outdoor music, cultural studio, catered events, mobile food and beverage outdoor seating and vehicles, open porches, hobby chickens, small scale retail, artisan shop, film, broadcasting studio, recreational vehicle park, temporary structures, art and sculpture open porches, and guest lodging. The property homeowners association will govern covenants, conditions and restrictions throughout the PRD zone.

3) Description of Compliance with PRD Criteria

The PRD shall not modify the following zoning and development standards:

- A) Sign Requirements
- B) Grading and drainage
- C) Access Management
- D) Outdoor Lighting
- E) Landscape and Screening
- F) Residential Light Standards
- G) Flood Damage Protection

TYLLUAN

PRD 20-0001
City of Bentonville, AR
June 22, 2020

Prepared By:

CEI Engineering Associates, Inc

Project Team:

Developer:	Tylluan, LLC Christian J Sohosky PO Box 31 Turners, Missouri 65765 479.544.5107
Architect:	Studio B Scott Lindenau, FAIA ARC.00202914 501 Rio Grande Place Suite 104 Aspen, Colorado 81611 970.920.9428
Landscape Architect:	Design Workshop Paul Squadrino LA #0000189 Design Workshop, Inc. 120 E. Main Street Aspen, Colorado 81611 970.925.8354
Civil Engineer	CEI Engineering Associates, Inc Nate Bachelor, PE #14021 3108 SW Regency Parkway Suite 2 Bentonville, AR 72712 479.273.9472
Master Planner	Jason Ward, Assoc. AIA Bachelor of Architecture, Fay Jones School of Architecture Master in Architecture, Harvard University 970.379.4396
Ozark Modernism	Arkifex Studios Tyler Hellweg, #2015000181 221 South Avenue Springfield, Missouri 65804 417.773.1605
Geotechnical Services:	GTS, Inc. Andrew Beekman, PE #14967 1915 N. Shiloh Drive Suite 1 Fayetteville, Arkansas 72704 479.521.7645
Environmental Assessment:	Environmental Services Company, Inc. Debra B. Woosley 13715 West Markham Little Rock, Arkansas 72211 501.221.2565



Studio B
Singular Modern.
DESIGNWORKSHOP

4) Written Description of PRD

Total Acreage 4.72 acres

Density

PRD Zone 1:

13 lots / 3.31 acres = 4.0 units per acre requested

PRD Zone 2:

1.38 acres

Green space offering connectivity to existing trails, community building, open porch for guest accommodation.

Building height max 30'0"

Overall site setbacks

Valley Street	20'
Fillmore Street	N/A
Tiger Boulevard	5'
East Side	5'
West Side	5'

Minimum lot setbacks*

Front	10'
Rear	10'
Side	5'

*Eves must remain 10' apart or be fire rated

*Where utility easements exceed the minimum setback, the utility easement shall become the setback.

Public Street Frontage - none

Minimum lot width 50'

Minimum lot area 6,000 SF

Parking distribution

PRD – Zone 1 Garage: 26 one garage/unit (two car minimum)

PRD – Zone 2 Guest Surface Parking – 5 spaces

Percentage of open space:

PRD – Zone 1 (lot area counts 5% toward total)

PRD – Zone 2

Total Provided = 40,931 sqft

15% required = 30,840 sqf

5) Phasing of Amenities:

Construction of PRD amenities in PRD Zone 2 will be brought online in phases as the homes supporting those amenities are constructed in the following sequence:

- 1.) Guest parking & recreational greenspace
- 2.) Walking trails to Tiger and east property
- 3.) Camping pads or similar outdoor spaces
- 4.) Clubhouse structure (requires Large Scale Development approval)



TYLLUAN

PRD 20-0001
City of Bentonville, AR
June 22, 2020

LEGEND

- ZONE 1: PROPOSED LOTS
- ZONE 2: GREENSPACE
- LOT SETBACK LINES
- PROPERTY LINES
- DETENTION POND
- CAMPING PAD
- TRAIL RIGHT OF WAY
- CH CLUBHOUSE



Studio B
Singular Modern.
DESIGNWORKSHOP



NORTH ELEVATION

ARCHITECTURAL ELEVATIONS OF CLUBHOUSE PROTOTYPE

PROPOSED BUILDING FACADE FINISH MATERIALS



WOOD SIDING
PANELS OR PLANKS



NATURAL STONE
MASONRY



ARCHITECTURAL
CONCRETE



EXPOSED STEEL OR
DECORATIVE METAL



GLASS WINDOW
WALL SYSTEM





EAST ELEVATION

ARCHITECTURAL ELEVATIONS OF CLUBHOUSE PROTOTYPE

PROPOSED BUILDING FACADE FINISH MATERIALS



WOOD SIDING
PANELS OR PLANKS



NATURAL STONE
MASONRY



ARCHITECTURAL
CONCRETE

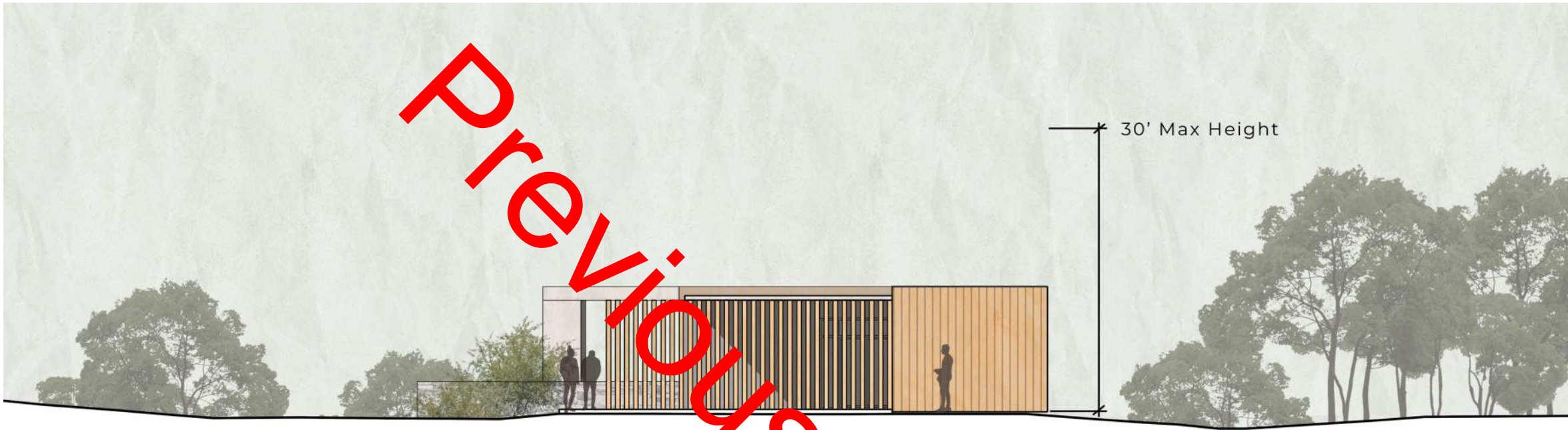


EXPOSED STEEL OR
DECORATIVE METAL



GLASS WINDOW
WALL SYSTEM





SOUTH ELEVATION

ARCHITECTURAL ELEVATIONS OF CLUBHOUSE PROTOTYPE

PROPOSED BUILDING FACADE FINISH MATERIALS

					
WOOD SIDING PANELS OR PLANKS	NATURAL STONE MASONRY	ARCHITECTURAL CONCRETE	EXPOSED STEEL OR DECORATIVE METAL	GLASS WINDOW WALL SYSTEM	



WEST ELEVATION

ARCHITECTURAL ELEVATIONS OF CLUBHOUSE PROTOTYPE

PROPOSED BUILDING FACADE FINISH MATERIALS



WOOD SIDING
PANELS OR PLANKS



NATURAL STONE
MASONRY



ARCHITECTURAL
CONCRETE



EXPOSED STEEL OR
DECORATIVE METAL

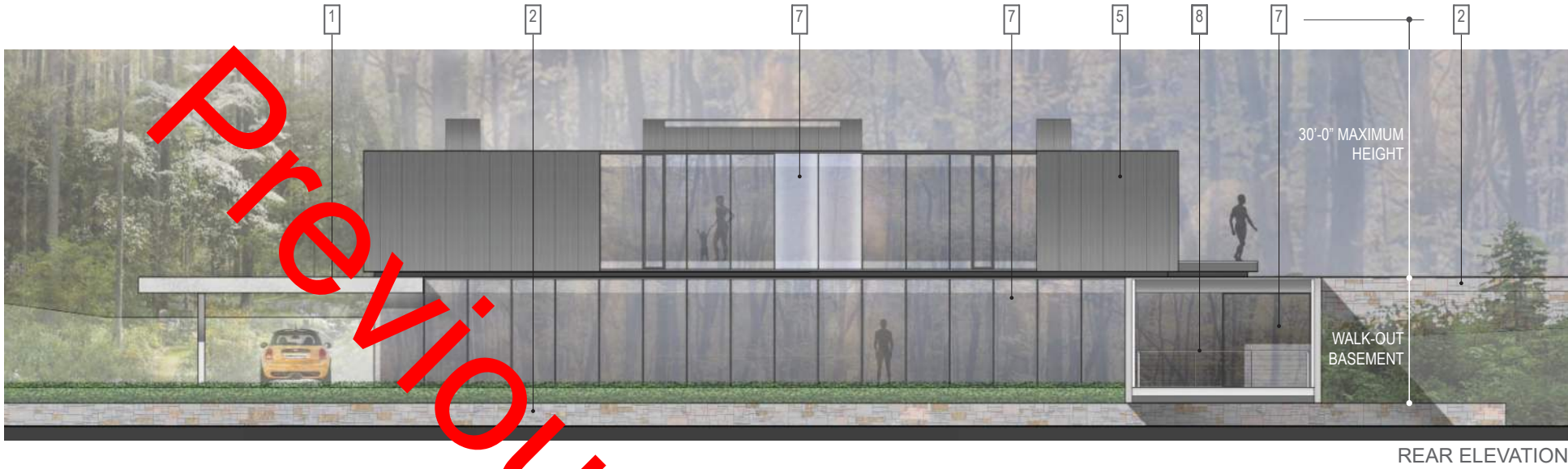


GLASS WINDOW
WALL SYSTEM



TYLLUAN

PRD 20-0001
City of Bentonville, AR
June 22, 2020



REAR ELEVATION



SIDE ELEVATION

ARCHITECTURAL ELEVATIONS OF DWELLING UNIT PROTOTYPE

1	2	3	4	5	6	7	8
		OR 					
Architectural Concrete	Natural Stone Masonry or Monolithic Panels	Brick Masonry	Wood Siding Panels or Planks	Architectural Metal Siding Panels or Planks	Architecturally Exposed Steel & Decorative Metals	Glass Window Wall Systems and Window/Door Units	Dark Rail Systems: Framed or Frameless glass, Steel tube, bar, cables

PROPOSED BUILDING FACADE FINISH MATERIALS

TYLLUAN LLC
Bentonville, Arkansas

JASON WARD DESIGN STUDIO
Saint Louis, Missouri

TYLLUAN

PRD 20-0001
City of Bentonville, AR
June 22, 2020



FRONT ELEVATION



SIDE ELEVATION

ARCHITECTURAL ELEVATIONS OF DWELLING UNIT PROTOTYPE

1	2	3	4	5	6	7	8
		OR 					
Architectural Concrete	Natural Stone Masonry or Monolithic Panels	Brick Masonry	Wood Siding Panels or Planks	Architectural Metal Siding Panels or Planks	Architecturally Exposed Steel & Decorative Metals	Glass Window and Door Systems and Window/Door Units	Deck Rail Systems: Framed or Frameless glass, Steel tube, bar, cables

PROPOSED BUILDING FACADE FINISH MATERIALS

TYLLUAN LLC
Bentonville, Arkansas

JASON WARD DESIGN STUDIO
Saint Louis, Missouri



Studio B
Singular Modern.
DESIGNWORKSHOP



Catalyst Church

PC Date: 4/1/2025

Staff Report Details

Project Number	LSD25-0009
Applicant / Current Owner	
Site Area	+/- 9 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 Project is located on the south side of Hwy 72 east of Woods Creek Road and is Zoned R-1. A Conditional Use Permit (CU24-0009) for the church was approved by the Commission 6/4/24.

Project Details

The building is 40,371 SF, and includes a gym, a sanctuary, and restrooms. The project makes use of Special Purpose Primary Materials, mostly 24-gauge metal panel above brick with some 3-coat stucco. The applicant has provided a 30-year warranty. The parking requirement is 1 space per 4 seats for a church or 125 spaces for this 500-seat sanctuary; 220 spaces have been provided.

Relationship to the Community Plan

Public Comment

Public Comment

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

Analysis / Waivers

The applicant seeks two waivers as noted in the attached waiver request:

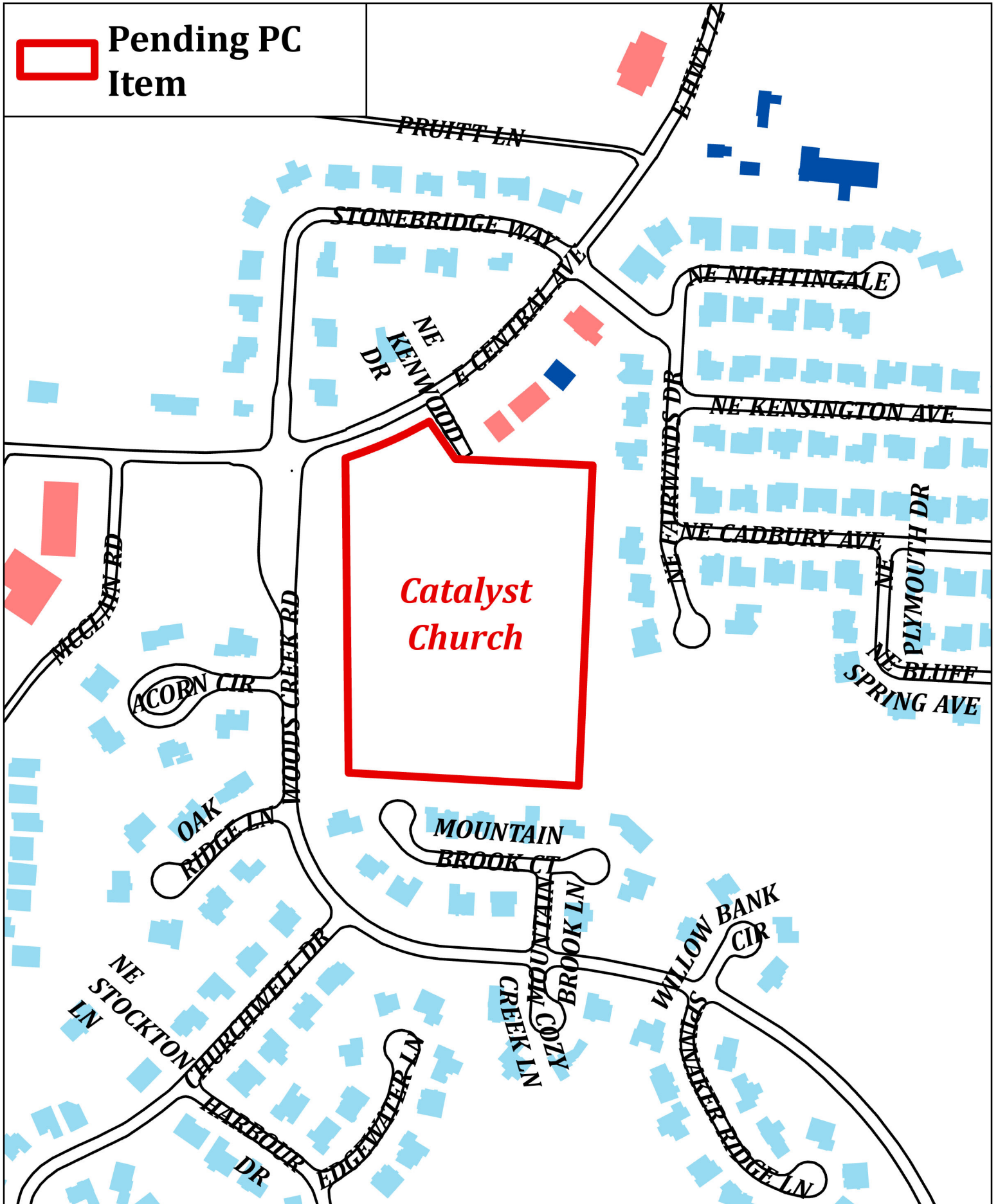
1. Landscaping: Section 1400.8 of the Development Code requires a continuous planting isle for the double-stacked parking areas. The applicant has moved the building as close as possible to the street and is seeking a waiver for this requirement within the northerly parking area (and all other areas on the site).
2. Maximum depth of detention ponds: The maximum permitted depth is 8'. The applicant is seeking a 9' depth.

Conclusion

Additional Details



Pending PC
Item



LSD25-0009
Catalyst Church
3700 E. Central Ave





March 7, 2025

Brittany Chue
City Planner
City of Bentonville
305 SW 'A' Street
Bentonville, AR 72712

**RE: WAIVER REQUEST
CATALYST CHURCH
3700 E CENTRAL AVE., BENTONVILLE, AR
ECE PROJECT NO. 24-1006
CITY PROJECT NO. LSD25-0009**

Dear Mrs. Chue:

The purpose of this letter is to request waiver requests for items required by Bentonville City Code. Below are the requests.

1. **(Section 1400.08 continuous planting island)**. Code requires a continuous planting island between parking spaces if the parking is between a building and City right of way. Code also requires that buildings be placed as close as possible to the street right of way. We shifted the new church building as far north as possible. Adding this island would shift the building back south and further away from the right of way. Requesting a waiver from this requirement.
2. **(8' maximum depth on detention ponds)**. Drainage manual requires ponds to be 8' or less in depth. For this project, we utilizing and existing natural ravine that is deeper than 8' in depth. We are adding a berm with an detention outlet structure at one of the ravine. We are not changing any of the internal grading. We are requesting a waiver from the 8' maximum depth.

Mrs. Brittany Chue
March 7, 2025
Page 2

Thank you for your consideration of these waivers and we look forward to discussing them further with you and to your approval.

Best Regards,
EXPEDIENT CIVIL ENGINEERING, PLLC



Jason E. Ingalls, P.E.
Owner/Senior Project Manager

ELEVATIONS ON PROFILES OF SECTIONS OR AS INDICATED ON PLANS SHALL HAVE U.S.G.S. DATA. AT LEAST ONE PERMANENT BENCH MARK IN THE VICINITY OF EACH PROJECT SHALL BE NOTED ON THE FIRST DRAWING OF EACH PROJECT, AND THEIR LOCATION AND ELEVATION SHALL BE CLEARLY DEFINED.

HORIZONTAL AND VERTICAL DATUM:

ALL DRAINAGE CONSTRUCTION SHALL USE THE ABOVE MENTIONED COORDINATE SYSTEM AND SHALL IDENTIFY WITH MONUMENTS THAT WERE USED FOR HORIZONTAL AND VERTICAL CONTROL. ELEVATION OF CONTROLLING POINTS SHALL BE BASED ON USGS NAVD 88 DATUM.

CATALYST CHURCH LARGE-SCALE DEVELOPMENT 3700 E CENTRAL AVENUE, BENTONVILLE, AR 72712

CONSTRUCTION NOTES

- CONTRACTOR SHALL RETAIN A FULL SET OF THE LATEST APPROVED CONSTRUCTION PLANS ON SITE DURING CONSTRUCTION ACTIVITIES.
- COORDINATE START-UP AND ALL CONSTRUCTION ACTIVITIES WITH THE DEVELOPER'S RESIDENT REPRESENTATIVE.
- CONSTRUCTION METHODS AND MATERIALS NOT SPECIFIED IN THESE PLANS ARE TO MEET OR EXCEED THE SITESIDE SPECIFICATIONS PROVIDED BY EXPEDIENT CIVIL ENGINEERING, PLLC OR AS SPECIFIED BY THE DEVELOPER'S RESIDENT REPRESENTATIVE AND REQUIRE APPROVAL BY CITY OF ROGERS.
- ALL CONSTRUCTION WORK AND UTILITY WORK OUTSIDE OF PROPERTY BOUNDARIES SHALL BE PERFORMED IN COOPERATION WITH AND IN ACCORDANCE WITH REGULATIONS OF THE AUTHORITIES CONCERNED.
- IT IS THE RESPONSIBILITY OF THE ENGINEER OF RECORD TO INCLUDE ALL ITEMS REQUIRED BY ORDINANCE. IF APPROVED PLANS CONFLICT WITH ORDINANCE REQUIREMENTS, THE ORDINANCE TAKES PRECEDENCE UNLESS A WAIVER OR VARIANCE HAS BEEN GRANTED.
- STOCKPILES WITH EXCESS CONSTRUCTION SITE MATERIALS, INCLUDING BUT NOT LIMITED TO EXCESS TOP SOIL STOCKPILES, MUST BE REMOVED FROM SITE PRIOR TO PROJECT COMPLETION. GRADING BEYOND APPROVED LIMITS IS PROHIBITED.
- PUBLIC CONVENIENCE AND SAFETY.**

THE CONTRACTOR SHALL CONDUCT THE WORK IN A MANNER THAT WILL ENSURE, AS FAR AS PRACTICABLE, THE LEAST OBSTRUCTION TO TRAFFIC AND SHALL PROVIDE FOR THE CONVENIENCE AND SAFETY OF THE GENERAL PUBLIC AND RESIDENTS ALONG AND ADJACENT TO HIGHWAYS IN THE CONSTRUCTION AREA IN AN ADEQUATE AND SATISFACTORY MANNER IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) FOR STREETS AND HIGHWAYS AND THE ARKANSAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION.

8. GRADING NOTES:

- THE CONSTRUCTION AREA SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL AND ORGANIC MATTER FROM ALL AREAS TO BE OCCUPIED BY BUILDING AND PAVING. TOPSOIL FOR REPLACEMENT ON SLOPES MAY BE TEMPORARILY STOCKPILED ON SITE. EXCESS TOPSOIL MAY BE WASTED IN FILL SLOPES EXCEPT THAT NO TOPSOIL WILL BE WASTED WITHIN 10 FEET OF THE EDGE OF THE BUILDING OR PAVED AREA. BURNING OF TIMBER AND DEBRIS WILL NOT BE PERMITTED UNLESS APPROVAL IS OBTAINED FROM GOVERNING OFFICIALS. TEMPORARY STOCKPILES MUST BE REMOVED FROM THE SITE PRIOR TO PROJECT COMPLETION.
- AREAS TO RECEIVE FILL SHALL BE SCARIFIED AND THE TOP 8-INCH DEPTH COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY PER ASTM D1557. ANY UNSUITABLE AREAS SHALL BE UNDERCUT AND REPLACED WITH SUITABLE MATERIAL BEFORE ANY FILL MATERIAL CAN BE APPLIED.
- OFF-SITE FILL MATERIAL(SANDY CLAY, CLAYEY SAND, GRAVELLY CLAY, OR CLAYEY GRAVEL), SHALL HAVE A PLASTICITY INDEX OF 15 OR LESS, A LIQUID LIMIT OF 40 OR LESS, A CBR VALUE GREATER THAN 8, AND CONTAIN NO ROCK LARGER THAN 4 INCHES. OFF-SITE FILL MATERIAL SHALL BE APPROVED BY THE DEVELOPER'S REPRESENTATIVE PRIOR TO BRINGING ON SITE.
- AREAS THAT ARE TO BE CUT TO SUBGRADE LEVELS SHALL BE PROOF ROLLED WITH A FULLY LOADED TANDEM-AXLE DUMP TRUCK OR SIMILAR APPROVED CONSTRUCTION EQUIPMENT TO DETECT UNSUITABLE SOILS. CUT AREAS ARE TO BE SCARIFIED AND RECOMPACTED TO 95% MAXIMUM DRY DENSITY PER ASTM D698 AND TESTED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF BASE MATERIAL.
- IN ALL AREAS OF EXCAVATION, IF UNSUITABLE SOILS ARE ENCOUNTERED, A QUALIFIED GEOTECHNICAL ENGINEER SHALL RECOMMEND TO THE DEVELOPER'S CONSTRUCTION DIVISION ON THE METHODS OF UNDERCUTTING AND REPLACEMENT OF PROPERLY COMPACTED, APPROVED FILL MATERIAL. ALL PROOF ROLLING AND UNDERCUTTING SHALL BE PERFORMED DURING A SUFFICIENT DURATION OF DRY WEATHER PERIOD.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
- AN INDEPENDENT TESTING LABORATORY, SELECTED AND PAID BY THE CONTRACTOR, APPROVED BY THE DEVELOPER, SHALL BE RETAINED TO PERFORM CONSTRUCTION TESTING OF THE SUBGRADE FOR COMPLIANCE WITH THE MINIMUM REQUIREMENTS OF SUBGRADE COMPACTION. FOR BASE COURSE AND ASPHALT PAVING.
- ALL SLOPES ARE TO BE 3:1 OR FLATTER UNLESS OTHERWISE INDICATED.

- ALL SLOPES EXCEEDING 3:1 SHALL BE PROTECTED WITH CONCRETE PAVING, OR OTHER METHODS INDICATED ON THESE PLANS THAT WILL PREVENT EROSION, AND PLACED SUCH THAT THE SURFACE IS FLUSH WITH SURROUNDING GROUND AND SHAPED TO CHANNEL WATER IN DIRECTIONS INDICATED.
- CONTRACTOR SHALL REFER TO THE STORMWATER POLLUTION PREVENTION PLAN AND REPORT FOR STORMWATER QUALITY CONTROL INCLUDING EROSION AND SEDIMENT CONTROL. PROPER MEASURES SHALL BE PRACTICED TO PREVENT EROSION ALONG THE EDGE OF PROPERTY, TOE OF SLOPE, AND ALONG DITCHES. MUD AND DEBRIS ARE NOT ALLOWED TO FLOW ONTO ADJACENT PROPERTIES.
- CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS.

9. PAVING NOTES:

- ASPHALT CONCRETE SURFACE SHALL BE TYPE 2 PER SECTION 407 AND BASE COURSE MATERIALS SHOULD MEET OR EXCEED THE REQUIREMENTS SPECIFIED IN THE ARKANSAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION.
- AN INDEPENDENT TESTING LABORATORY, SELECTED AND PAID BY THE CONTRACTOR, APPROVED BY THE DEVELOPER, SHALL BE RETAINED TO PERFORM CONSTRUCTION TESTING OF IN-PLACE ASPHALT CONCRETE COURSES FOR COMPLIANCE WITH REQUIREMENTS FOR THICKNESS AND SURFACE SMOOTHNESS REQUIREMENTS AS SPECIFIED IN THE CONSTRUCTION SPECIFICATIONS.

10. CONCRETE NOTES:

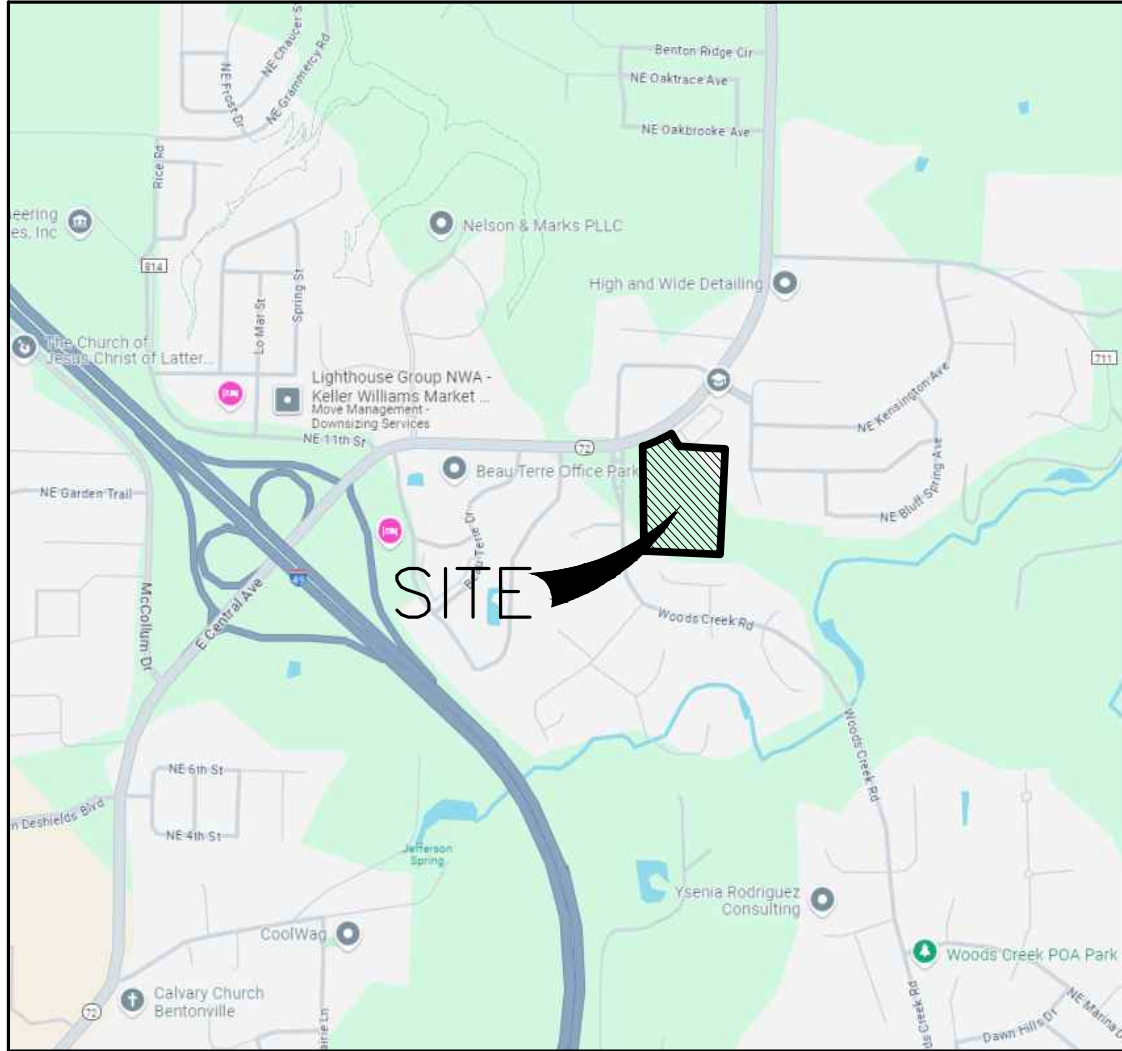
- CONCRETE PAVING AND STRUCTURES SHOULD CONFORM TO THE ARKANSAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION.
- AN INDEPENDENT TESTING LABORATORY, SELECTED AND PAID BY THE CONTRACTOR, APPROVED BY THE DEVELOPER, SHALL BE RETAINED TO PERFORM CONSTRUCTION TESTING OF CONCRETE FOR COMPLIANCE WITH CONCRETE STRENGTH REQUIREMENTS AS SPECIFIED IN THE CONSTRUCTION SPECIFICATIONS.
- VERTICAL CONCRETE SURFACES EXPOSED TO THE GENERAL PUBLIC SHALL BE WET-RUBBED TO A SMOOTH FINISH AFTER FORMS HAVE BEEN REMOVED. HORIZONTAL SURFACES SHALL BE BROOMED AS REQUIRED IN THE CONSTRUCTION PROJECT SPECIFICATIONS.
- CONTRACTOR IS TO PROVIDE WEAKENED-PLANE (CONSTRUCTION) JOINTS, SECTIONING CONCRETE INTO AREAS AT 10-FOOT ON CENTERS, MAXIMUM EACH WAY. CONSTRUCT WEAKENED-PLANE JOINTS FOR A DEPTH EQUAL TO AT LEAST 1/4" CONCRETE THICKNESS. CONTRACTOR IS TO FURNISH JOINT FILLERS APPROVED BY THE DEVELOPER'S CONSTRUCTION DIVISION OR AS DETAILED ON PLANS.

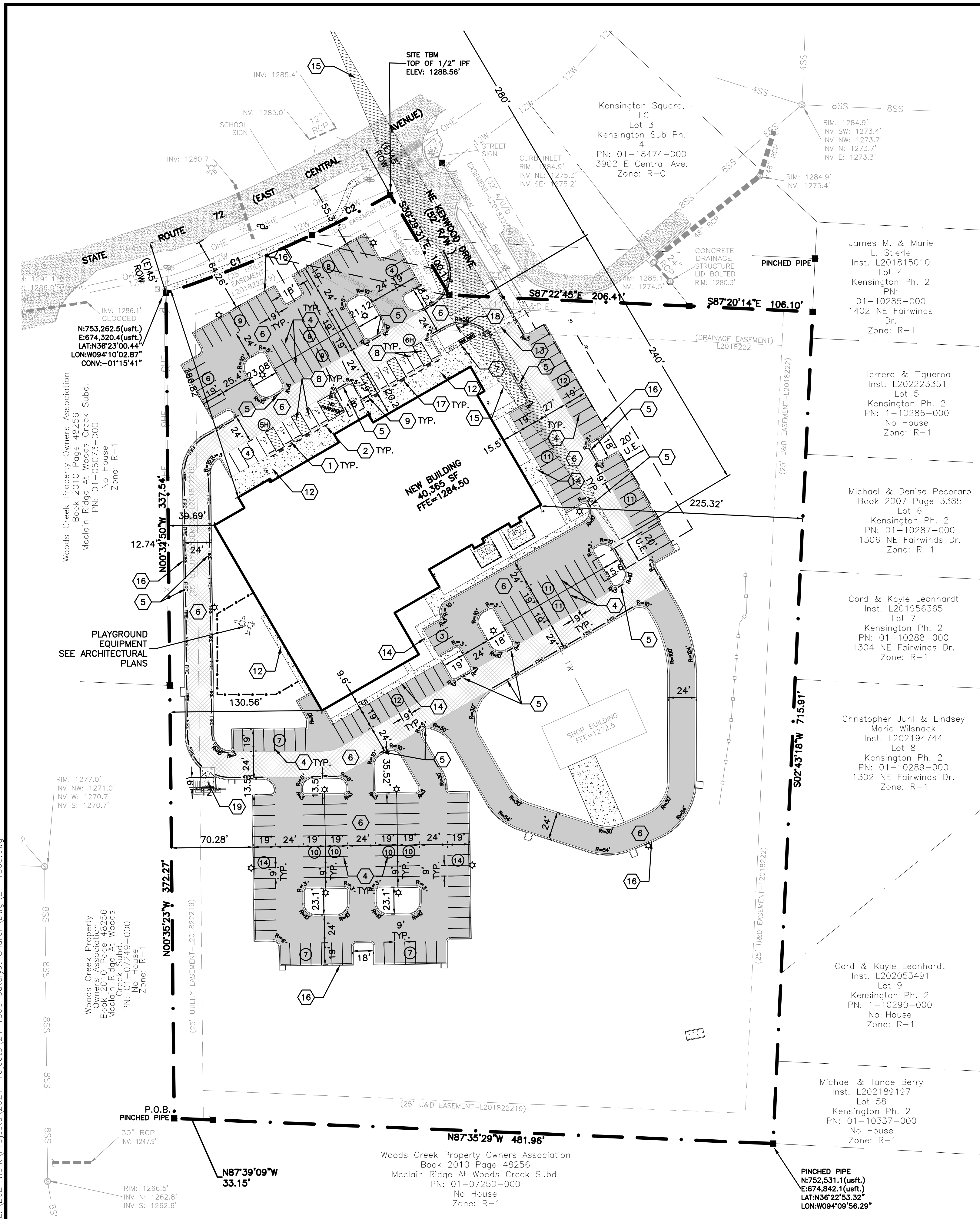
11. UTILITY NOTES:

- CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED FROM BENTONVILLE WATER UTILITIES (BWU), AND THE CONTRACTOR HAS BEEN NOTIFIED BY EXPEDIENT CIVIL ENGINEERING, PLLC.
- CONTRACTOR SHALL NOT OPEN, TURN OFF, INTERFERE WITH, OR ATTACH ANY PIPE OR HOSE TO OR TAP ANY WATER MAIN BELONGING TO BWU. ANY ADVERSE CONSEQUENCES OF ANY SCHEDULED OR UNSCHEDULED DISRUPTIONS OF SERVICE TO THE PUBLIC ARE TO BE THE LIABILITY OF THE CONTRACTOR. EXPEDIENT CIVIL ENGINEERING, PLLC AND THE DEVELOPER ARE TO BE HELD HARMLESS.
- DISINFECTION AND PRESSURE TESTING OF WATER LINES SHALL BE PERFORMED AND PAID FOR BY THE CONTRACTOR UNDER SUPERVISION OF A REPRESENTATIVE OF BWU AND A REPRESENTATIVE OF EXPEDIENT CIVIL ENGINEERING, PLLC. CONTRACTOR SHALL NOTIFY EXPEDIENT CIVIL ENGINEERING, PLLC AT LEAST ONE WEEK IN ADVANCE, PRIOR TO ANY TESTING.
- ALL WATER AND SEWER MAINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST(2021) BWU STANDARD SPECIFICATIONS AND THE ARKANSAS STATE HEALTH DEPARTMENT REQUIREMENTS, AND SHALL BE INSPECTED BY BWU & EXPEDIENT CIVIL ENGINEERING, PLLC.
- ALL TREES SHALL MAINTAIN A MINIMUM DISTANCE OF 5' FROM ALL PUBLIC UTILITIES

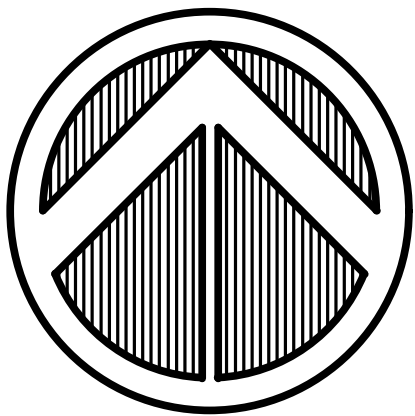
12. BLASTING AND EXPLOSIVE MATERIALS:

- THE CONTRACTOR IS SUBJECT TO ALL FEDERAL, STATE AND LOCAL REGULATIONS GOVERNING THE USE AND STORAGE OF EXPLOSIVE MATERIALS AND IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS AND LICENSES.
- EXPEDIENT CIVIL ENGINEERING, PLLC ACCEPTS NO RESPONSIBILITY OR LIABILITY PERTAINING TO STORAGE, USE, METHODS, PROCEDURES, SAFETY PRECAUTIONS, TECHNICAL SPECIFICATIONS, CONCERNING BLASTING AND EXPLOSIVE MATERIALS. THE CONTRACTOR SHALL HOLD THE OWNER, ENGINEER, AND THEIR ASSOCIATES HARMLESS WITH REGARD TO BLASTING AND EXPLOSIVE MATERIALS.





Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C1	134.93'	986'	N68°19'39"E	134.82'
C2	75.81'	1000'	N62°51'54"E	75.79'



NORTH

50' 0 50'

SCALE 1"=50'

LEGEND

PROPERTY LINE	---
EXISTING ASPHALT	----
EXISTING CONCRETE	=====
EXISTING RIGHT OF WAY	-----
PROPOSED EASEMENT	-----
PROPOSED CONCRETE	=====
PROPOSED ASPHALT	----
PROPOSED CURB AND GUTTER	-----
PROPOSED SETBACK LINE	-----
FIRELANE STRIPING	-----
HEAVY DUTY ASPHALT	-----
DRAINAGE EASEMENT	-----
ACCESS EASEMENT	-----

ENGINEER:

EXPEDIENT CIVIL ENGINEERING, PLLC
9200 SUITS US DR, STE. B
BELLA VISTA, AR 72714

DEVELOPER:

CATALYST CHURCH
2128 E CENTRAL
BENTONVILLE, AR 72713
CONTACT: NATE SWEENEY
EMAIL: NSWEENEY@CATLYSTCHURCH.COM
PHONE: (479) 366-2100

ZONING:

R-1 LOW DENSITY SINGLE-FAMILY
CONDITIONAL USE PERMIT APPROVED
JUNE 4, 2024

USE:

CHURCH

SETBACK NOTE:

SETBACKS SHALL BE PER THE
CURRENT ZONING DISTRICT AS STATED
IN THE MOST RECENT CITY OF
BENTONVILLE ZONING CODE.

LOT BUILDING COVERAGE:

392,767 SF	TOTAL
40,371 SF	BUILDING
AS A PERCENT:	10.3%
COVERAGE	

PARKING REQUIREMENTS:

- SANCTUARY - 1 SPACE PER 4 SEATS -500 SEATS
- NUMBER OF PARKING SPACES REQUIRED - 125 SPACES
- NUMBER OF ACCESSIBLE SPACES PROVIDED - 11 SPACES
- NUMBER OF STANDARD PARKING SPACES PROVIDED - 209 SPACES
- TOTAL NUMBER OF PARKING SPACES PROVIDED - 220 SPACES

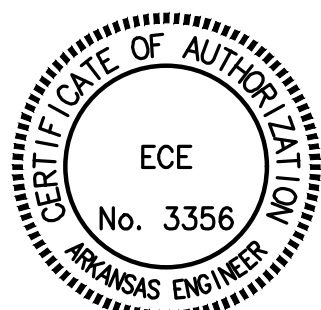
GENERAL NOTES:

- ALL HVAC EQUIPMENT AND OTHER MECHANICAL EQUIPMENT ROOF AND GROUND MOUNTED SHALL BE SCREENED FROM PUBLIC VIEW AND SCREENED ON ALL SIDES WITH SIMILAR MATERIALS AS THE BUILDING.
- ANY NEW LIGHTING WILL BE REQUIRED TO BE CUT-OFF OR B-U-G WITH A "U" RATING OF ZERO AND APPROVED BY PLANNING DEPARTMENT. ALL FIXTURES SHALL ALL HAVE SHIELDS INSTALLED TO DIRECT THE LIGHTING DOWNWARD AND PREVENT LIGHT TRESPASS.
- THERE WILL NOT BE ANY FREE-STANDING SIGNS ON-SITE. ALL PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
- ANY FENCE THAT WILL BE INSTALLED AFTER CONSTRUCTION WILL REQUIRE A SEPARATE PERMIT.
- THERE SHALL BE NO OBSTRUCTIONS BETWEEN 3' & 8' TALL INSIDE OF THE SIGHT DISTANCE TRIANGLES.
- ALL TREES SHALL BE PRESERVED UNLESS APPROVED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT PURSUANT TO ARTICLE 1300.07 OF THE MUNICIPAL CODE.
- ALL REQUIREMENTS OF THE ZONING AND LAND DEVELOPMENT CODES OF THE CITY OF BENTONVILLE MUST BE MET, AND ALL DEPARTMENT COMMENTS ADDRESSED BEFORE THIS PLAT MAY PROCEED TO THE PLANNING COMMISSION FOR APPROVAL.
- THE DUMPSTER ENCLOSURE SHALL BE CONSTRUCTED WITH SIMILAR MATERIALS AS THE BUILDING.
- SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE.
- THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.
- BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN.
- CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.
- ELECTRIC FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION OF THE ELECTRIC SPECIFICATIONS FOUND ON THE WEBSITE. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THIS DOCUMENT.
- THIS PROJECT IS NOT LOCATED IN AN AIRPORT ZONE.
- FOR ALL RIGHTS-OF-WAY OPEN TO VEHICULAR TRAFFIC, CONTRACTOR SHALL PROVIDE A PEDESTRIAN AND BICYCLE ACCESSIBLE ROUTE DURING ALL PHASES OF CONSTRUCTION. LIMITED CLOSURES OF 24 HOURS OR LESS MAY BE APPROVED BY THE CITY ENGINEER.

KEYNOTES:

- CONCRETE WHEEL STOP PER DETAIL 6/C7.0.
- HANDICAP SIGN PER DETAIL 7/C7.0.
- ACCESSIBLE PARKING STRIPING PER DETAIL 8/C7.0.
- 4" WHITE PARKING STRIPING
- FIRE LANE STRIPING ALONG FACE OF CURB/ASPHALT EDGE
- STANDARD ASPHALT PAVEMENT PER DETAIL 9/C7.0.
- BIKE RACK AND PARK BENCH PER CITY OF BENTONVILLE SPECIFICATIONS
 - BENCH TO BE 6' LONG MIN. AND VICTOR STANLEY "CLASSIC" MODEL #C-10 OR APPROVED EQUAL
 - BIKE RACK TO BE SINGLE HOOP, DERO SWERVE OR APPROVED EQUAL. MUST PROVIDE 2 SPACES FOR BIKE PARKING. 26/C10.0.
 - INSTALL PER TRAILBLAZERS MODEL BICYCLE PARKING REQUIREMENTS FOR THE NWA URBAN AREA
- SIGHT TRIANGLE
- HEAVY DUTY ASPHALT SECTION PER DETAIL 25/C10.0.
- HEAVY DUTY CONCRETE SECTION PER DETAIL 10/C7.0.
- TRASH ENCLOSURE PER ARCHITECTURAL DESIGN
- CONCRETE SIDEWALK PER DETAIL 11/C7.0.
- 6" THICK CONCRETE SIDEWALK
- 4" THICKENED EDGE CONCRETE SIDEWALK PER DETAIL 12/C8.0.
- SIGHT TRIANGLE
- CURB AND GUTTER PER DETAIL 13/C8.0.
- TRUNCATED DOME PER DETAIL 14/C8.0.
- STOP SIGN PER DETAIL 15/C8.0.
- TRASH ENCLOSURE. SEE ARCHITECTURAL DRAWINGS. MUST MATCH FACADE OF BUILDING.

CITY PROJECT # LSD25-0009



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NOT FOR CONSTRUCTION



Date	2/21/2025
Comments	PER CITY COMMENTS
Rev	1

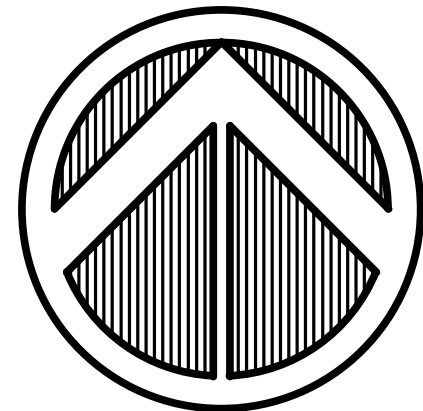
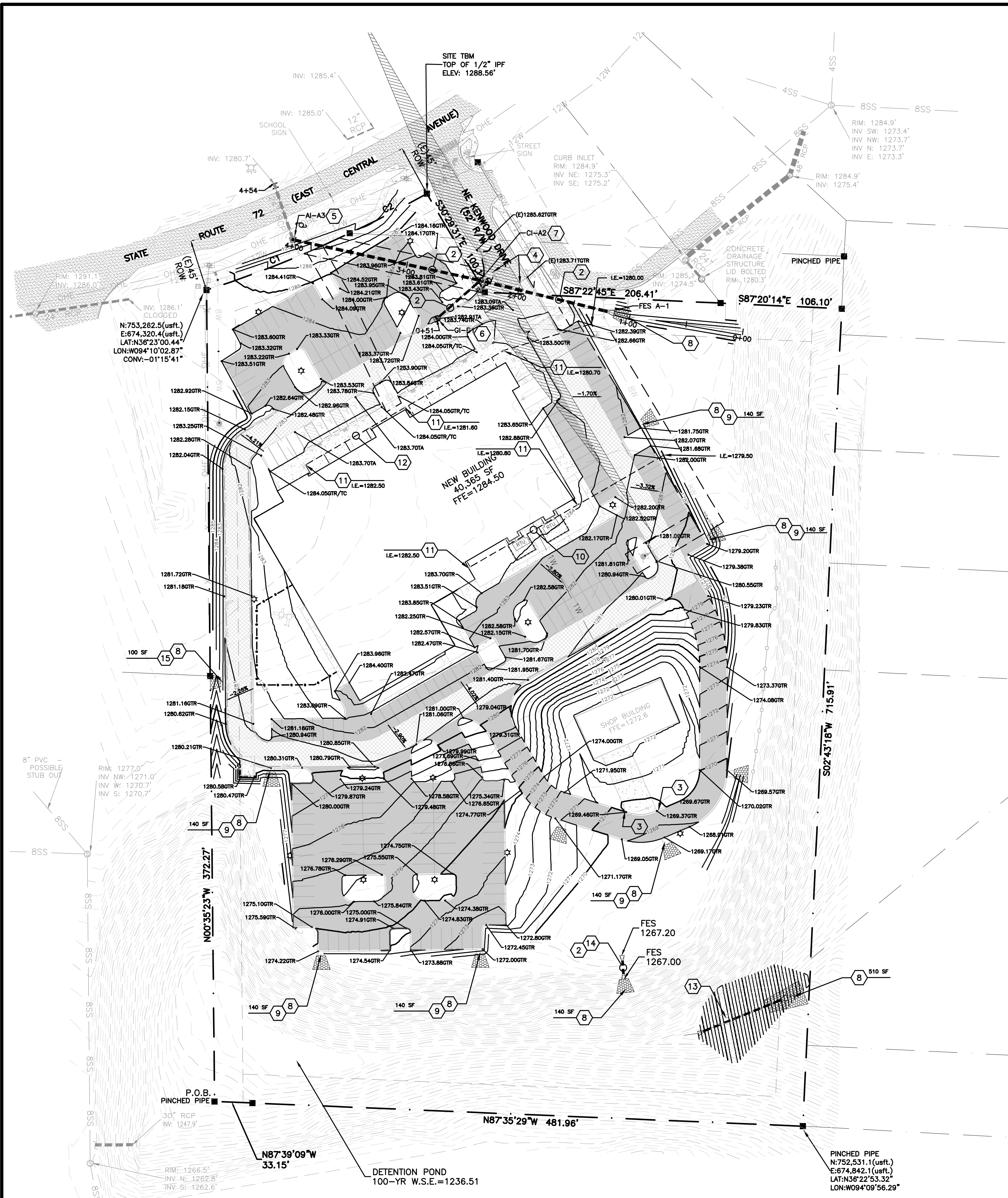
Comments	PER CITY COMMENTS
Rev	2

CATALYST CHURCH	BENTONVILLE, AR
3700 E CENTRAL AVENUE	
CATALYST CHURCH	
2812 E CENTRAL, BENTONVILLE, AR 72712	

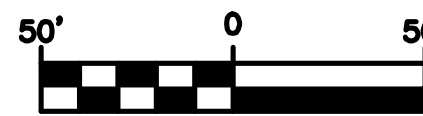


DRAWN BY:	JEI
CHECKED BY:	JEI
DATE	1/17/2025
JOB NUMBER	24-1006
SHEET NAME	
SITE PLAN	
File No.	24-1006.dwg
C4.0	

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NORTH



SCALE 1"=50'

LEGEND

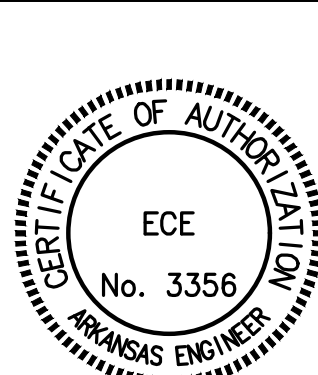
FOUND IRON PIN	
SET IRON PIN	
PROPERTY LINE	
EXISTING CONTOUR	
EXISTING FENCE	
EXISTING CHAIN LINK FENCE	
EXISTING ASPHALT	
EXISTING CENTERLINE OF ROAD	
EXISTING SETBACK	
EXISTING RIGHT-OF-WAY	
EXISTING CONCRETE	
EXISTING OVERHEAD ELECTRIC	
EXISTING POWER POLE	
EXISTING 8" WATER MAIN	
EXISTING FIRE HYDRANT	
EXISTING WATER VALVE	
EXISTING TELEPHONE PEDESTAL	
EXISTING GAS LINE	
EXISTING GAS METER	
PROPOSED ASPHALT	
PROPOSED HEAVY ASPHALT	
PROPOSED CONCRETE	
PROPOSED SIGN	
PROPOSED 8" WATER MAIN	
PROPOSED FIRE HYDRANT	
PROPOSED 4" FIRE LINE	
PROPOSED FDC	
PROPOSED 6" SANITARY SEWER	
PROPOSED CLEAN OUT	
PROPOSED WATER SERVICE LINE	
PROPOSED UNDERGROUND ELECTRIC	
PROPOSED SEWER MANHOLE	
PROPOSED CONTOUR	
PROPOSED TOP OF GUTTER	
PROPOSED TOP OF ASPHALT	
PROPOSED TOP OF CONCRETE/CURB	
PROPOSED FINISHED GRADE	

- 1 DETENTION OUTLET PER DETAIL
- 2 EMBED STORMPIPE PER DETAIL
- 3 TAPER CURB FROM 6-0 INCHES IN 2 FOOT
- 4 MATCH EXISTING GRADE
- 5 INSTALL NEW AREA INLET PER DETAIL
- 6 INSTALL NEW GRATED INLET PER ARDOT STANDARD DETAIL
- 7 INSTALL NEW 4' I.D. CURB INLET WITH 4' EXTENSION PER DETAIL
- 8 INSTALL RIPRAP PAD PER DETAIL REFER TO PLAN FOR SIZE
- 9 INSTALL 5' CURB CUT AND FLUME PER DETAIL
- 10 6" HDPE ROOFDRAIN PIPING AT MINIMUM 1.55% EMBED PIPE PER DETAIL
- 11 STORM CLEANOUT TO GRADE. SEE DETAIL
- 12 6" HDPE ROOFDRAIN PIPING AT MINIMUM 0.90% EMBED PIPE PER DETAIL
- 13 DETENTION OUTLET STRUCTURE PER DETAIL
- 14 20 LF 24" HDPE @ 1.00%
- 15 INSTALL 7' CURB CUT AND FLUME PER DETAIL

CITY PROJECT # LSD25-0009



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Date	2/21/2025
Comments	PER CITY COMMENTS
Rev	1
Comments	PER CITY COMMENTS
Rev	2

NOT FOR CONSTRUCTION

CATALYST CHURCH
3700 E CENTRAL AVENUE
BENTONVILLE, AR 72712

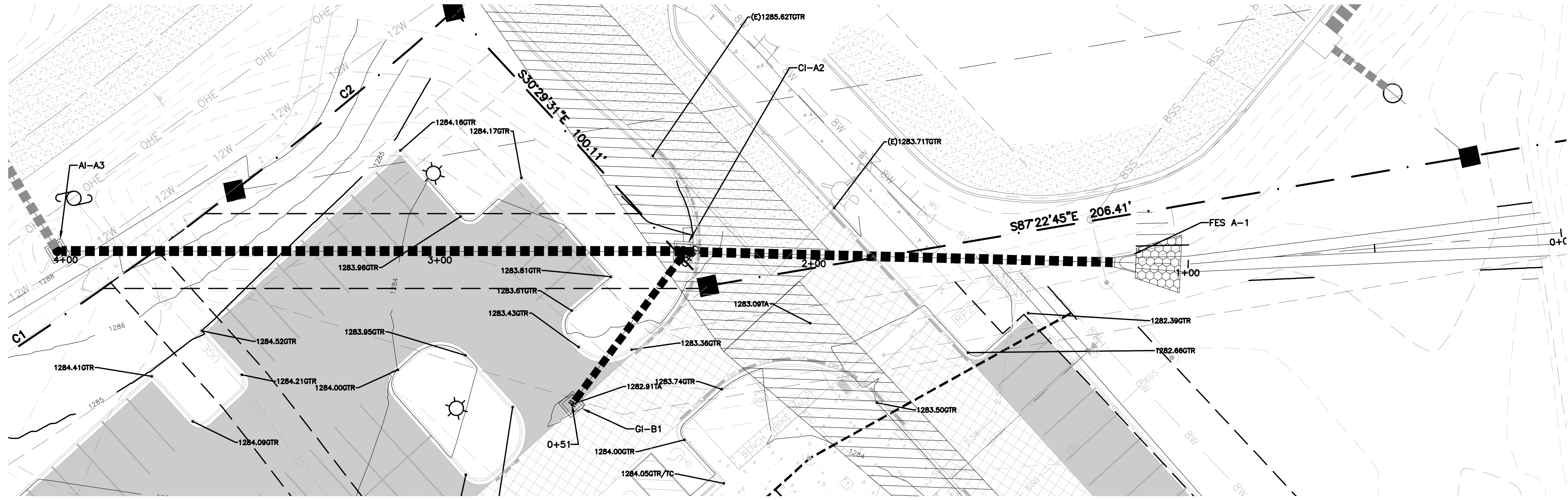
CATALYST CHURCH
2812 E CENTRAL, BENTONVILLE, AR 72712

8800 S.W. 10th St., Suite B
Bentonville, AR 72714
O: (479) 384-0028
F: (479) 384-0028
M: (479) 755-5300
EMAIL: jason@eef-llc.com



DRAWN BY:	JEI
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DATE	1/17/2025
JOB NUMBER	24-1006
SHEET NAME	GRADING PLAN
File No.	24-1006.dwg
C5.0	

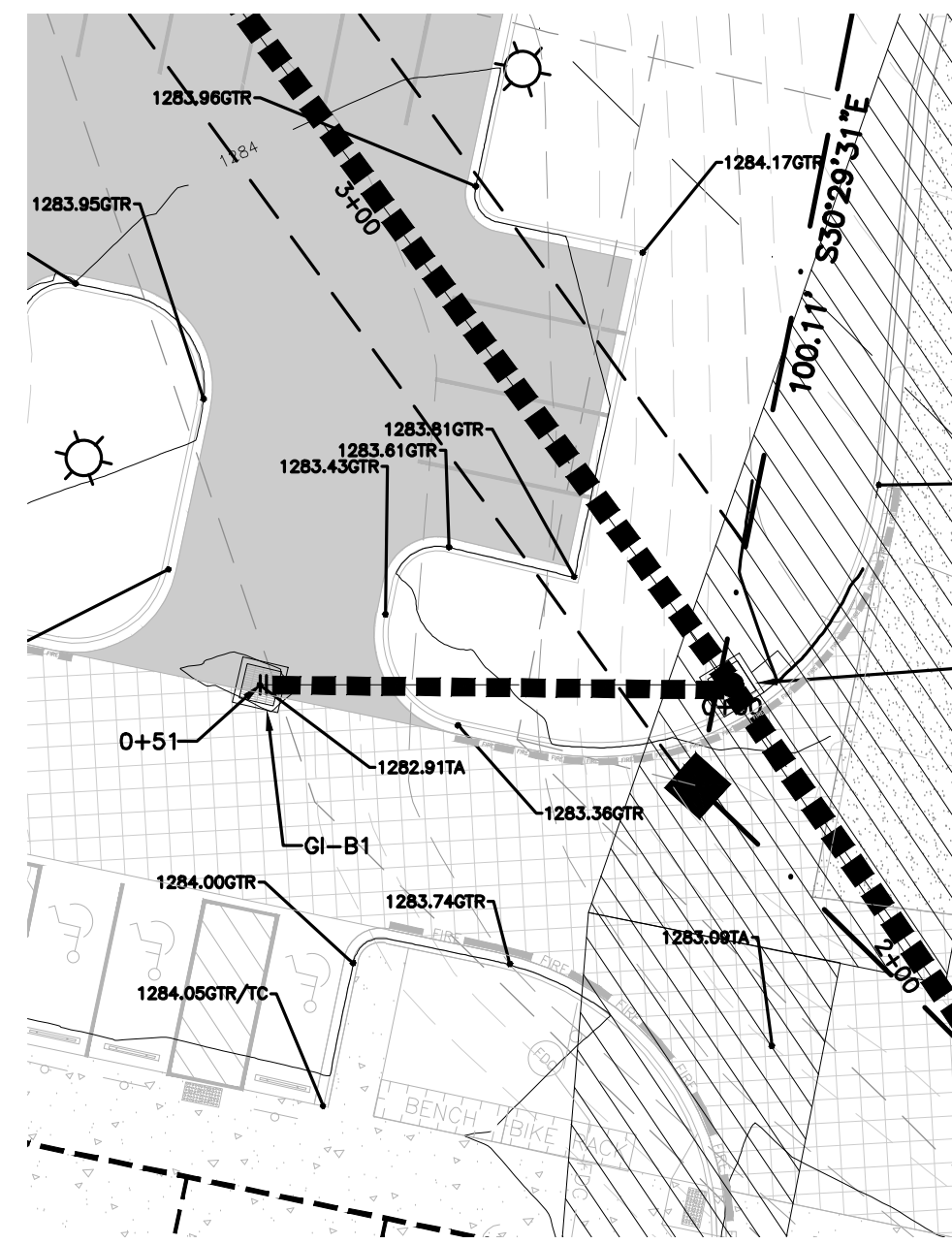
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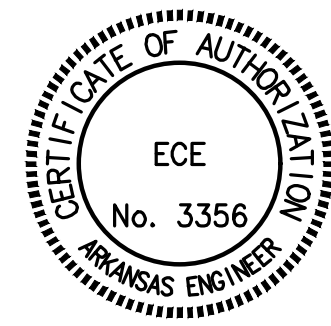
STORM SEWER LINE A PLAN
SCALE 1" = 20'



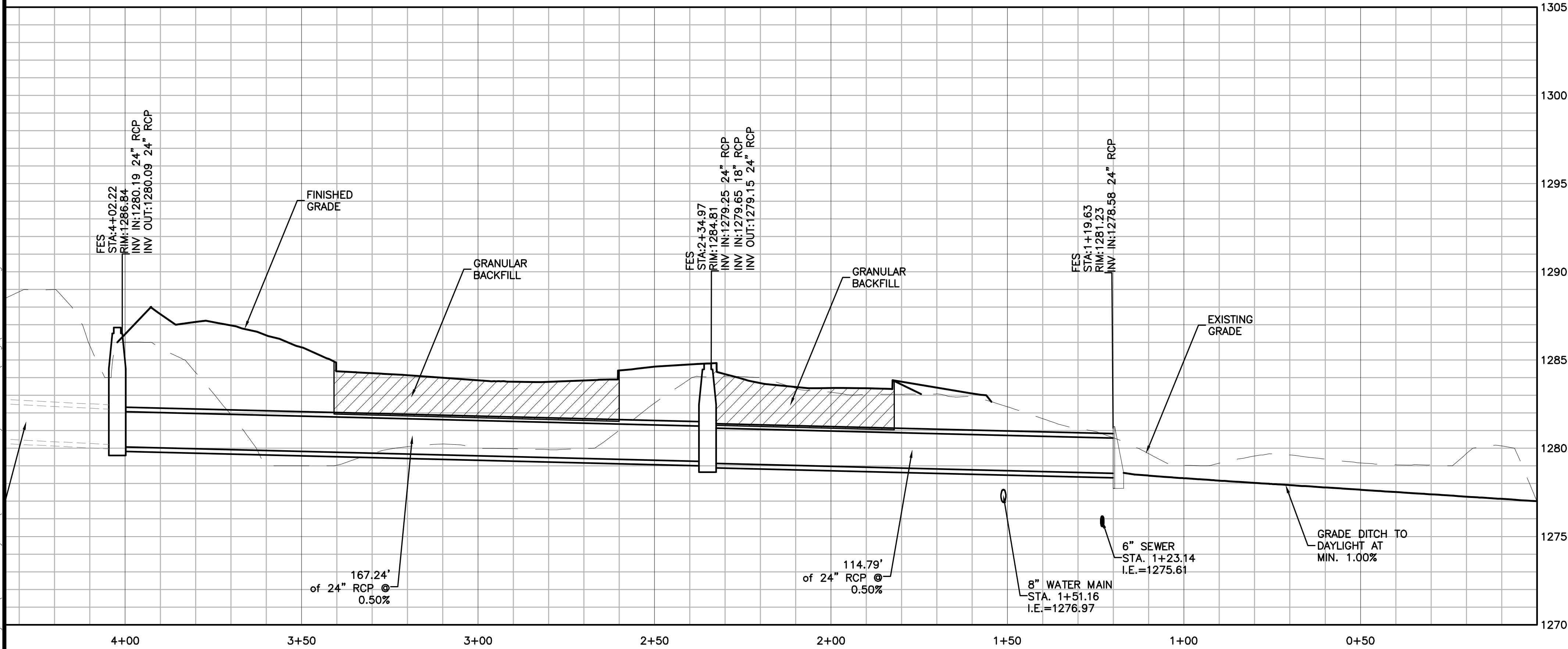
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SCALE 1"=20'



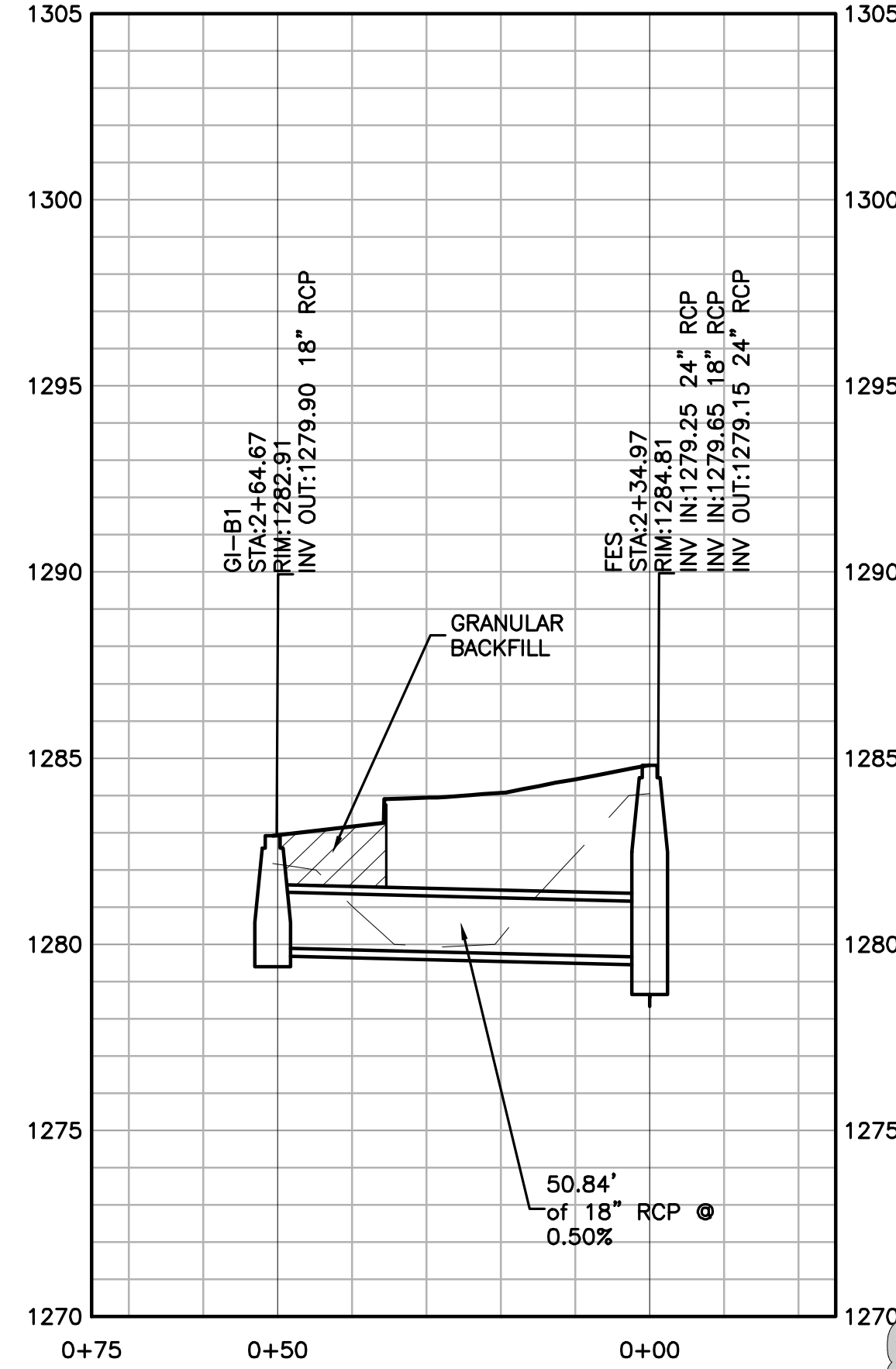
STORM SEWER LINE B PLAN
SCALE 1" = 20'



NOT FOR CONSTRUCTION



STORM SEWER LINE A
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 5'



STORM SEWER LINE B
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 5'

CITY PROJECT # LSD25-0009



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JEI

CHECKED BY:
JEI

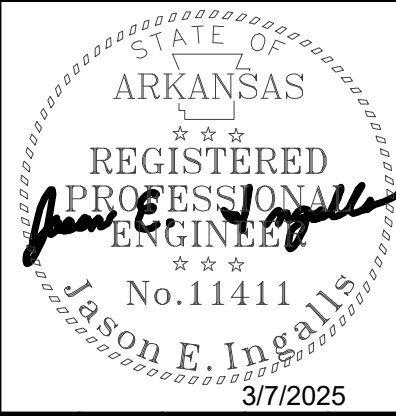
DATE
1/17/2025

JOB NUMBER
24-1006

SHEET NAME
STORM SEWER
LINES A & B
PLAN & PROFILE

File No.
24-1006.dwg

C5.1



Rev	Comments	Date
1	PER CITY COMMENTS	2/21/2025
2	PER CITY COMMENTS	3/7/2025

CATALYST CHURCH
3700 E CENTRAL AVENUE
BENTONVILLE, AR 72712

CATALYST CHURCH
2812 E CENTRAL, BENTONVILLE, AR 72712

[illegible]

CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED FROM THE APPROPRIATE UTILITY AUTHORITIES AND BENTONVILLE WATER UTILITIES (BWU) AND CONTRACTOR HAS BEEN NOTIFIED BY EXPEDIENT CIVIL ENGINEERING, PLLC.

B. PRESSURE TESTING OF SADDLE TAP SHALL BE PERFORMED AND PAID FOR BY THE CONTRACTOR UNDER SUPERVISION OF A REPRESENTATIVE OF BWU AND EXPEDIENT CIVIL ENGINEERING, PLLC.

C. ALL FILL UNDER UTILITY LINES SHALL BE PLACED IN LAYERS OF APPROPRIATE THICKNESS AND COMPACTED USING A MECHANICAL, HYDRAULICALLY POWERED VIBRATORY TRENCH COMPACTOR OR EQUIVALENT. ALL TRENCH BACKFILL (EXCEPT UNDER PAVED AREAS) ARE TO BE COMPACTED TO 95% STANDARD PROCTOR DENSITY. REFER TO CITY STANDARD DETAIL.

D. ALL DENSITY TESTING REPORTS ARE TO BE FORWARDED TO BWU, EXPEDIENT CIVIL ENGINEERING, PLLC, AND THE CONTRACTOR.

E. THE PROPOSED NEW BUILDING WILL HAVE BOTH NEW WATER AND SEWER SERVICE CONNECTIONS.

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

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

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

I. RELOCATION OF ANY EXISTING ELECTRIC FACILITIES SHALL BE AT OWNER'S EXPENSE.

J. ALL TREES TO BE 5' MINIMUM FROM ALL PUBLIC UTILITIES.

K. IT IS THE FIRE SUPPRESSION CONTRACTOR'S RESPONSIBILITY TO SUBMIT BACKFLOW PREVENTOR AND UNDERGROUND WORK FOR APPROVAL, AND THAT ANY RESULTING UNDERGROUND FIRE MAIN RELOCATION OR CHANGES THAT AFFECT THIS PROJECT WILL REQUIRE RESUBMITTAL FOR APPROVAL.

L. CONSTRUCTION OF WATER AND SEWER SHALL BE DONE IN ACCORDANCE WITH CITY OF BENTONVILLE'S WATER DEPARTMENT DETAILS AND SPECIFICATIONS DATED 2024.

M. WATER MAINS AND SANITARY SEWERS SHALL BE CONSTRUCTED AS FAR APART AS PRACTICABLE, AND SHALL BE SEPARATED BY UNDISTURBED AND COMPACTED EARTH. A MINIMUM HORIZONTAL DISTANCE OF 10 FEET SHOULD BE MAINTAINED BETWEEN WATER LINES AND SEWER LINES OR OTHER SOURCES OF CONTAMINATION. WATER LINES AND SEWERS SHALL NOT BE LAID IN THE SAME TRENCH EXCEPT ON THE WRITTEN APPROVAL OF THE CITY. WATER MAINS NECESSARILY IN CLOSE PROXIMITY TO SEWERS MUST BE PLACED SO THAT THE BOTTOM OF THE WATER LINE WILL BE AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER LINE AT ITS HIGHEST POINT. IF THIS DISTANCE MUST UNAVOIDABLY BE REDUCED, THE WATER LINE OR THE SEWER LINE MUST BE ENCASED IN WATERTIGHT PIPE WITH SEALED WATERTIGHT ENDS EXTENDING AT LEAST TEN FEET EITHER SIDE OF THE CROSSING. ANY JOINT IN THE ENCASEMENT PIPE IS TO BE MECHANICALLY RESTRAINED. THE ENCASEMENT PIPE MAY BE VENTED TO THE SURFACE IF CARRYING WATER OR SEWER UNDER PRESSURE. WHERE A WATER LINE MUST UNAVOIDABLY PASS BENEATH THE SEWER LINE, AT LEAST 18 INCHES OF SEPARATION MUST BE MAINTAINED BETWEEN THE OUTSIDE OF THE TWO PIPES IN ADDITION TO THE PRECEDING ENCASEMENT REQUIREMENT. EXCEPTIONS TO THIS MUST BE APPROVED IN WRITING BY THE CITY.

N. IBR INSPECTION ONLY AFTER FIRE LINE PLAN TO SUBMITTAL TO CITY OF BENTONVILLE. UNDERGROUND FIRE LINE CONSTRUCTION SHALL NOT BEGIN UNTIL ADH APPROVAL BY FIRE LINE CONTRACTOR ON FIRE LINE PLAN.

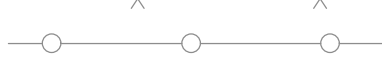
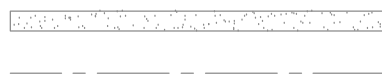
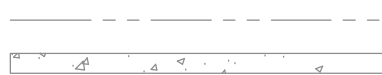
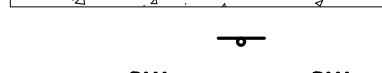
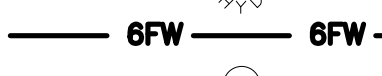
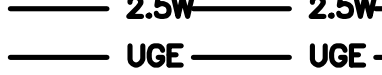
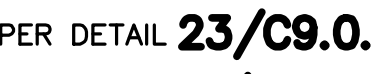
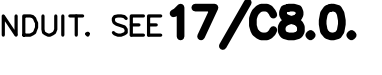
O. CONDENSATE AND ANY UN-METERED WATER ARE ADDRESSED AS A PROHIBITED DISCHARGE AND IS NOT APPROVED TO DISCHARGE INTO THE BENTONVILLE SANITARY SEWER SYSTEM.

P. A PARALLEL CONDUIT TO BE RAN ALONGSIDE THE FIRE LINE FOR THE PIV TAMPER WIRE TO GO BACK TO THE FIRE ALARM CONTROL PANEL.

Q. COB AMENDMENT 506.1.3 APPROVED KEY BOX. THE APPROVED KEY BOX IN THE CITY OF BENTONVILLE SHALL BE KNOX BRAND. THE KNOX BOX SHALL BE INSTALLED AT A HEIGHT BETWEEN 48" AND 66" ABOVE GROUND LEVEL IN AN APPROVED LOCATION BY THE A.J.H. KEYS SHALL BE KEPT CURRENT.



LEGEND

FOUND IRON PIN	
SET IRON PIN	
PROPERTY LINE	
EXISTING FENCE	
EXISTING CHAIN LINK FENCE	
EXISTING ASPHALT	
EXISTING CENTERLINE OF ROAD	
EXISTING EASEMENT	
EXISTING RIGHT-OF-WAY	
EXISTING CONCRETE	
EXISTING OVERHEAD ELECTRIC	
EXISTING POWER POLE	
EXISTING 8" WATER MAIN	
EXISTING FIRE HYDRANT	
EXISTING WATER VALVE	
EXISTING TELEPHONE PEDESTAL	
EXISTING GAS LINE	
EXISTING GAS METER	
PROPOSED ASPHALT	
PROPOSED HEAVY ASPHALT	
PROPOSED CONCRETE	
PROPOSED SIGN	
PROPOSED 8" WATER MAIN	
PROPOSED FIRE HYDRANT	
PROPOSED 4" FIRE LINE	
PROPOSED FDC	
PROPOSED 6" SANITARY SEWER	
PROPOSED CLEAN OUT	
PROPOSED WATER SERVICE LINE	
PROPOSED UNDERGROUND ELECTRIC	
PROPOSED POST INDICATOR VALVE	

1 SANITARY SEWER CLEAN OUT PER DETAIL **23/C9.0.**

2 UNDERGROUND ELECTRICAL CONDUIT. SEE **17/C8.0.** INSTALL PER BEUD DETAILS **SHEET E1**

3 SINGLE 2 INCH WATER METER PER CITY OF BENTONVILLE STANDARD DETAIL **W02/WATER DETAIL SHEET 1 OF 2**

4 3-PHASE PAD MOUNT TRANSFORMER.

5 FIRE HYDRANT PER CITY OF BENTONVILLE STANDARD DETAIL **W05/WATER DETAIL SHEET 1 OF 2**

6 CONCRETE THRUST BLOCKING PER CITY OF BENTONVILLE STANDARD DETAIL **GWS02&GWS03**

7 12"x12"x8" TAPPING SLEEVE AND 8" GATE VALVE. 8" TAP PERFORMED BY CITY OF BENTONVILLE AT OWNER'S EXPENSE.

8 6" FIRELINE AND FROM PUBLIC WATER MAIN TO BUILDING POINT OF CONNECTION. EMBED PIPE PER DETAIL **17/C8.0.**

9 DCDA BACKFLOW DEVICE TO BE LOCATED IN FIRE RISER ROOM

10 4" FDC LINE FROM BUILDING POINT CONNECTION TO REMOTE FREE STANDING FDC. EMBED PIPE PER DETAIL **17/C8.0.**

11 2-1/2" PVC DR-17 WATER SERVICE FROM BUILDING POINT OF CONNECTION TO DOMESTIC WATER METER. EMBED PIPE PER DETAIL **17/C8.0.**

12 6" PVC SDR-26 SEWER SERVICE AT MIN. 2.00% EMBED PIPE PER DETAIL **17/C8.0.**

13 1" IRRIGATION METER SET WITH USC-FCCCHR APPROVED RPZA IN A HOTBOX

14 CORE DRILL 6" SEWER SERVICE INTO EXISTING MANHOLE. COORDINATE WITH BENTONVILLE UTILITIES. MANHOLE LINING REQUIRED AS WELL AS KOR-N-SEAL **SS03.**

15 FDC MANHOLE TO REMAIN OUTSIDE OF PUBLIC UTILITY EASEMENT

16 UNDERGROUND ELECTRIC AND WATER SERVICE CONDUITS FOR SHOP BUILDING FROM CHURCH BUILDING. REFER TO MEP PLANS

17 RPZ BACKFLOW PREVENTER FOR DOMESTIC WATER SERVICE TO BE LOCATED INSIDE PRIOR TO ANY BRANCH OR TEE



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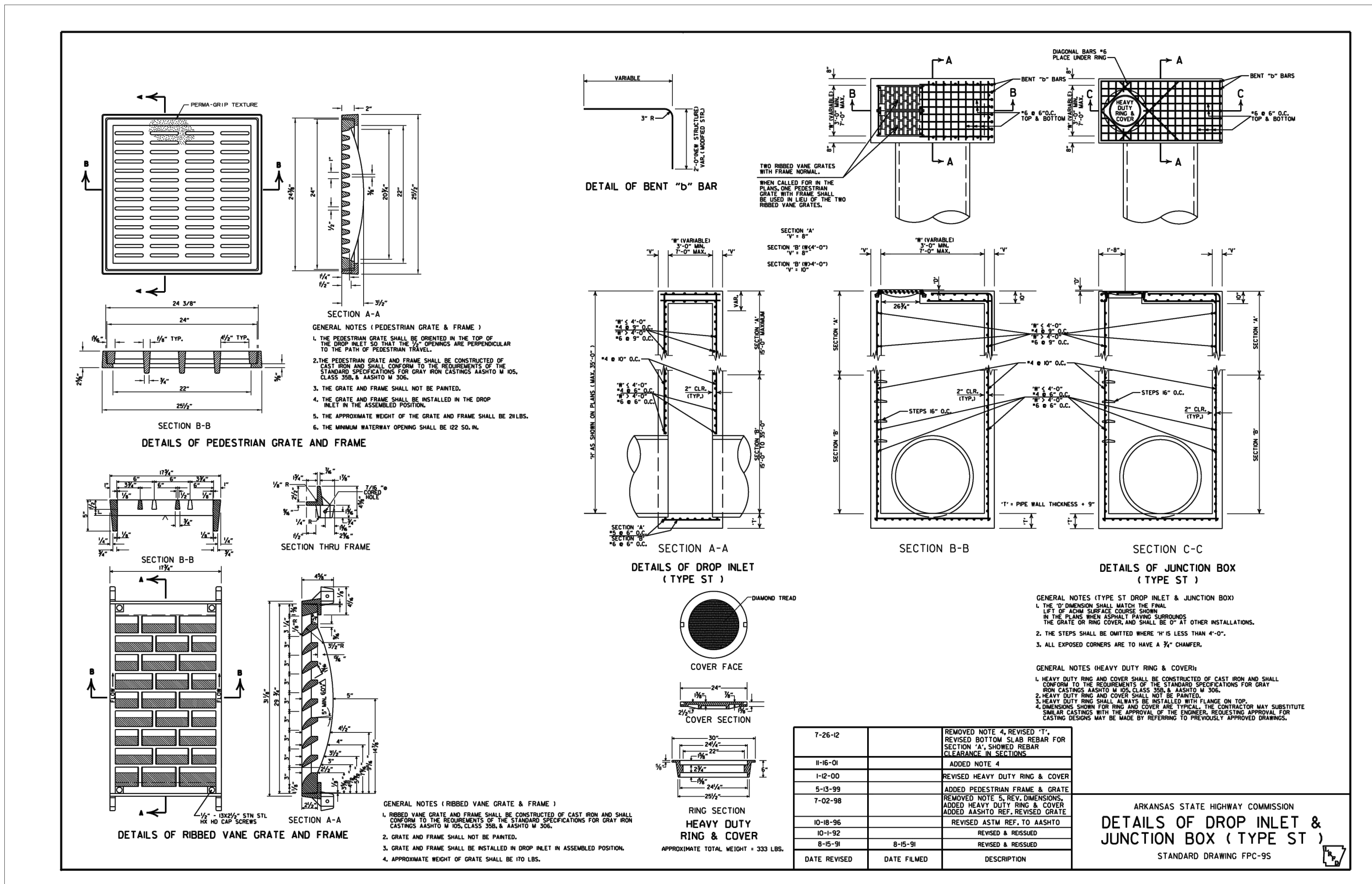
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CATALYST CHURCH 3700 E CENTRAL AVENUE BENTONVILLE, AR	1	PER CITY COMMENTS	2/21/2025	
	2	PER CITY COMMENTS	3/7/2025	
CATALYST CHURCH 2812 E CENTRAL, BENTONVILLE, AR 72712				

2200 SUITS US DR. STE. B
BELLA VISTA, AR 72714
D: (479) 364-0028
F: (479) 367-2924
E: (509) 759-5300
EMAIL: jason@ece-pllc.com

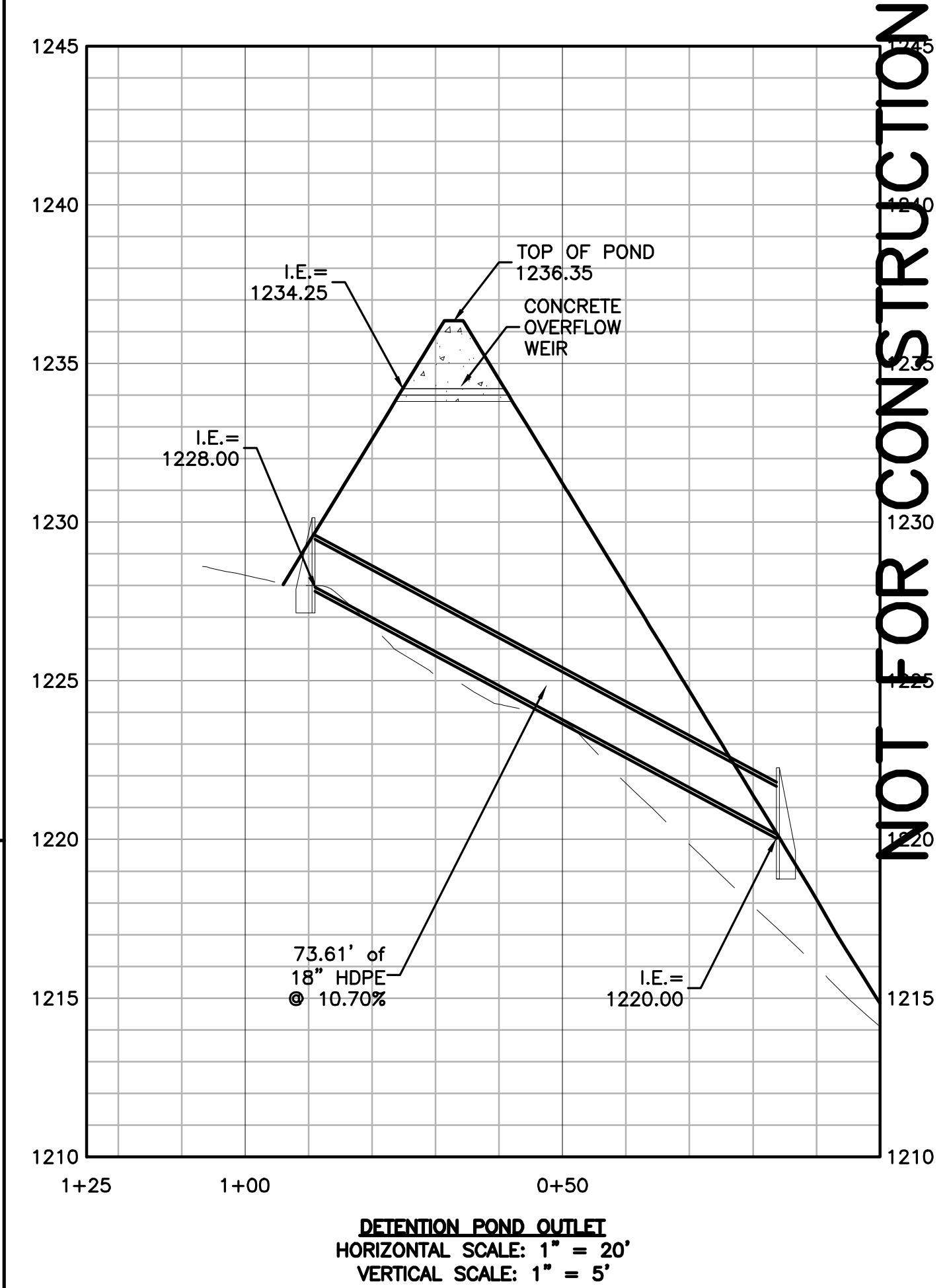
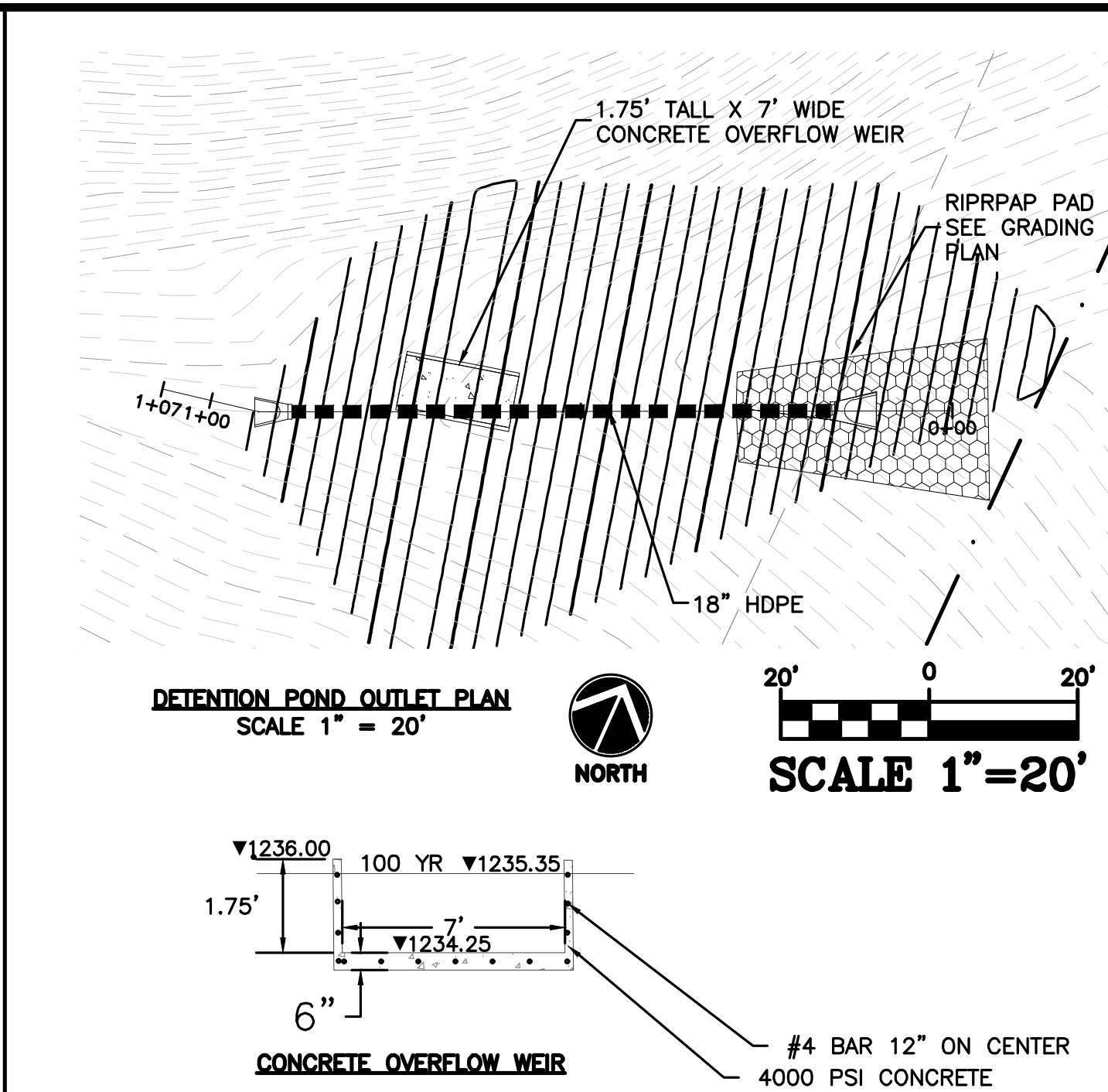


Expedient Civil Engineering, PLLC

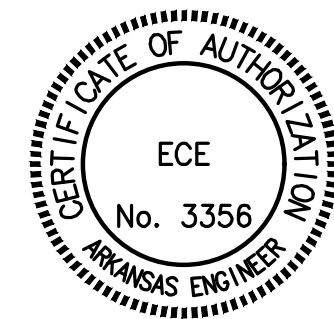
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CHECKED BY: JEI
DATE 1/17/2025
JOB NUMBER 24-1006
SHEET NAME UTILITY PLAN
File No. 24-1006.dwg
C6.0



DETAIL 26 - APBP APPROVED BIKE RACK
NOT TO SCALE



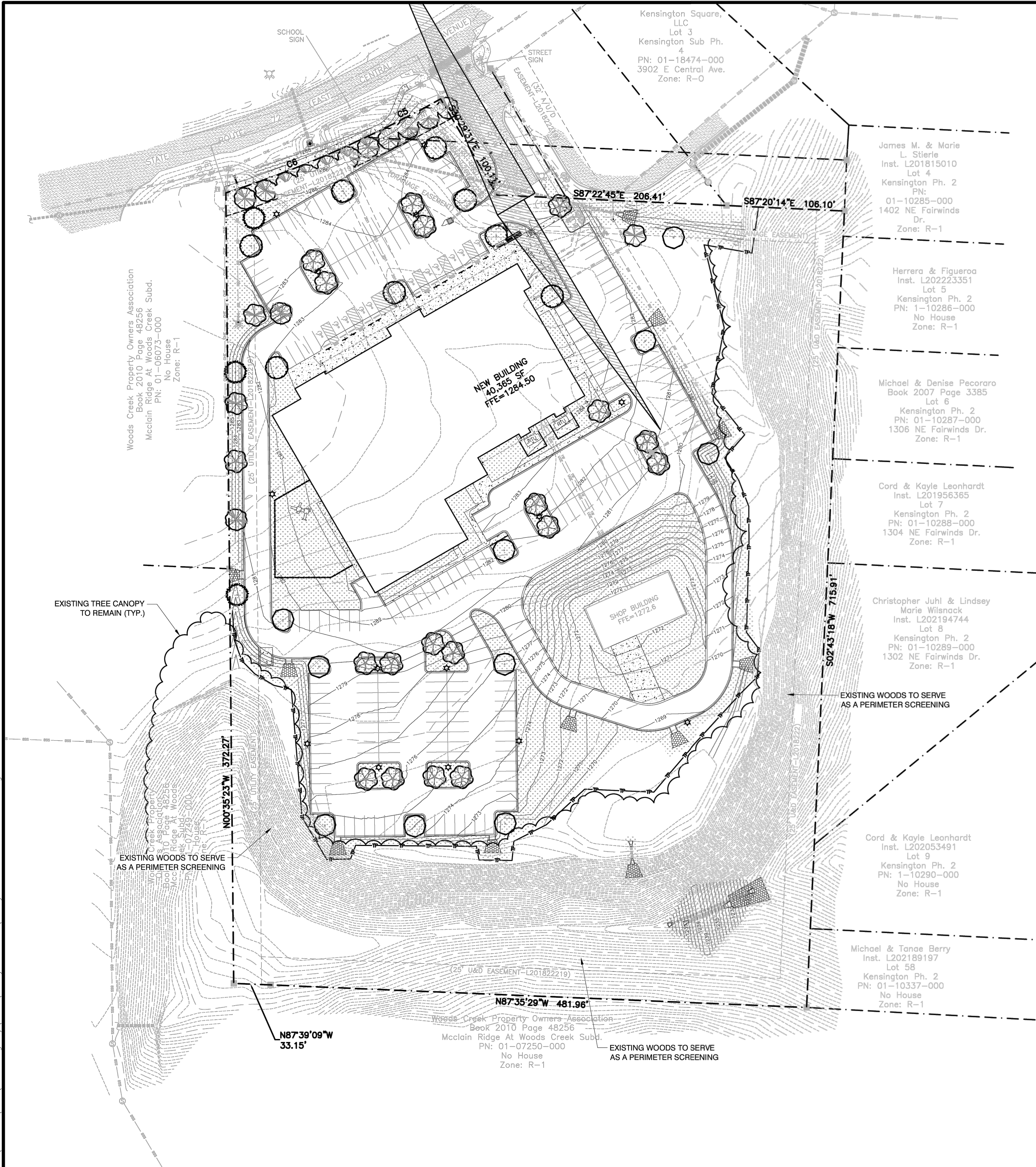
DETAIL 24- DETENTION POND OUTLET
DETAIL
NOT TO SCALE



CITY PROJECT # LSD25-0009

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Rev	Comments	Date			
1	PER CITY COMMENTS	2/21/2025			
2	PER CITY COMMENTS	3/7/2025			
CATALYST CHURCH 3700 E CENTRAL AVENUE BENTONVILLE, AR					
CATALYST CHURCH 2812 E CENTRAL, BENTONVILLE, AR 72712					
CATALYST CIVIL ENGINEERING, PLLC 1000 UNIVERSITY DRIVE, SUITE B BELLEVILLE, MO 63713 P: (636) 394-0028 F: (636) 394-0029 M: (636) 759-5300 EMAIL: jason@cce-pllc.com					
DRAWN BY: JEI					
CHECKED BY: JEI					
DATE 1/17/2025					
JOB NUMBER 24-1006					
SHEET NAME DETAILS					
File No. 24-1006.dwg					
C10.0					



NORTH
SCALE 1"=50'

LANDSCAPE PLAN GENERAL NOTES

- ALL PLANT MATERIALS SHALL ARRIVE AT THE SITE WITH MOIST SOIL.
- CONTRACTORS SHALL HAVE UNDERGROUND UTILITIES LOCATED, LEGIBLY MARKED, AND SHALL REPAIR ANY AND ALL DAMAGE WHICH MAY OCCUR AS A RESULT OF LANDSCAPE INSTALLATION. UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATED, AND SHOULD BE VERIFIED ON THE CIVIL UTILITY PLAN AND IN THE FIELD.
- UNDER NO CIRCUMSTANCES WILL LANDSCAPE WORK BE APPROVED FOR PAYMENT IF PLANT SIZE AND GENERAL HEALTH ARE NOT AS REQUIRED ON PLAN.
- ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED ON PLANT LIST.
- ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED AND MEET ALL REQUIREMENTS AS SPECIFIED.
- ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT AND THE OWNER BEFORE, DURING AND AFTER INSTALLATION.
- THE LANDSCAPE ARCHITECT MUST APPROVE ANY ALTERATIONS OR REVISIONS TO THE LANDSCAPE PLAN.
- THE CONTRACTOR SHALL PROTECT EXISTING FEATURES ON SITE.
- ALL DISTURBED LANDSCAPED AREAS NOT DESIGNATED TO BE SODDED SHALL BE SEEDED WITH A GRASS SEED MIX OF 75% PERENNIAL RYE AND 25% BERMUDA GRASS SEED AT A RATE OF 4# PER 1000 SF.
- THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN ON THESE PLANS, BEFORE PRICING THE WORK.
- THE LANDSCAPE CONTRACTOR SHALL FULLY MAINTAIN ALL PLANTING (INCLUDING BUT NOT LIMITED TO WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) OF PLANTING AREAS AND LAWNS FOR 90 DAYS AFTER SUBSTANTIAL COMPLETION.
- ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED.
- HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR FINISHED GRADING ALL LANDSCAPE PARKING ISLANDS. FINISHED GRADE IN ISLANDS IS TO BE CROWNED APPROXIMATELY 12"-18" ABOVE THE TOP OF CURB. SOIL IN ISLANDS IS TO BE FREE OF UNSUITABLE MATERIAL AND DEBRIS I.E. GRAVEL OR ASPHALT.
- IF CONTRACTOR IS UNABLE TO DIG PLANT PITS TO A DEPTH THAT WILL PROVIDE THE AREA OF SOIL AROUND THE ROOT BALL DUE TO ROCK, CONTACT ARCHITECT, CIVIL ENGINEER, AND CITY HORTICULTURIST IMMEDIATELY.
- NO PROPOSED IRRIGATION SYSTEM - HOSE BIBS ARE LOCATED ON THE EXTERIOR WALLS OF THE BUILDING AND ARE WITHIN 100' OF ALL PLANT MATERIAL.
- ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL PUBLIC UTILITIES.
- TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
- IN THE SIGHT TRIANGLE AT THE FRONT DRIVE THERE CANNOT BE ANYTHING BETWEEN 30" AND 60" IN HEIGHT WITHIN THE SHADED AREA.
- LIVING MATERIALS, SUCH AS LAWN, GRASS OR HERBACEOUS GROUNDCOVERS LIKE JUNIPER OR LIRIOPE, ETC., SHALL COVER A MINIMUM OF EIGHTY PERCENT (80%) OF THE PLANTING ISLANDS. ONE HUNDRED PERCENT (100%) OF LIVING MATERIALS IS STRONGLY ENCOURAGED.
- ALL TREES PLANTED IN THE PUBLIC RIGHT-OF-WAY SHALL BE 4" CALIBER AND THE LOWEST LIMB SHALL BE 96" OR HIGHER FROM FINAL GRADE AT TIME OF PLANTING.
- THERE CANNOT BE ANYTHING BETWEEN 3' AND 8' IN HEIGHT WITHIN THE SIGHT TRIANGLE.
- THE SITE IS NOT WITHIN THE AIRPORT ZONE.
- WHERE POTENTIAL UTILITY CONFLICTS WITH LANDSCAPING, UTILITY LOCATIONS SHALL BE FIELD VERIFIED.
- DESIGN SHALL PROVIDE INTERIOR PARKING GREENSPACE REQUIREMENT 8% OF IMPERVIOUS MATERIAL, AND AT LEAST 80% WILL BE LIVING MATERIAL FOR PARKING ISLANDS

LANDSCAPE REQUIREMENTS

STREET FRONTAGE BUFFER EAST CENTRAL AVE. FRONT BUFFER 1 TREE PER 20'	20' REQUIRED 210 LF / 20 = 11 TREES REQUIRED	20' PROVIDED 11 TREES PROVIDED
PERIMETER LANDSCAPING 1 TREE PER 50 LF WEST BOUNDARY 372 LF SOUTH BOUNDARY 481 LF EAST BOUNDARY 921 LF	7 TREES REQUIRED 10 TREES REQUIRED 18 TREES REQUIRED	7 TREES PROVIDED* 10 TREES PROVIDED* 18 TREES PROVIDED*
INTERIOR PARKING LOT TOTAL PARKING LOT AREA = 83,368 SF 8% GREENSPACE REQUIRED	83,368 X .08 = 6,669 GREENSPACE REQUIRED 3 TREES REQUIRED	10,689 SF PROVIDED 3 TREES PROVIDED

*TREE TOTALS INCLUDE EXISTING TREES TO REMAIN

MULCHES

CONTRACTOR SHALL INSTALL 3-4" THICK LAYER OF DOUBLE SHREDDED NON-CYPRESS HARDWOOD WOOD MULCH OVER ALL NEW TREES, SHRUBS AND PERENNIAL BEDS PER THE DETAILS ON THE DETAIL SHEET. SAMPLES OF ALL MULCHES SHALL BE SUBMITTED TO THE OWNER OR LANDSCAPE ARCHITECT FOR APPROVAL BEFORE BEING PLACED. THERE SHALL BE NO EXPOSED GROUND IN ANY OF THE AREAS BEING COVERED BY MULCH AFTER INSTALLATION.



LSD25-0009

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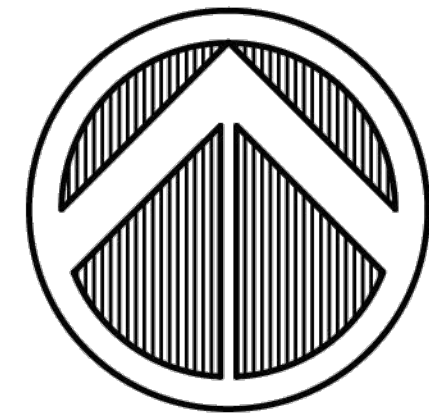
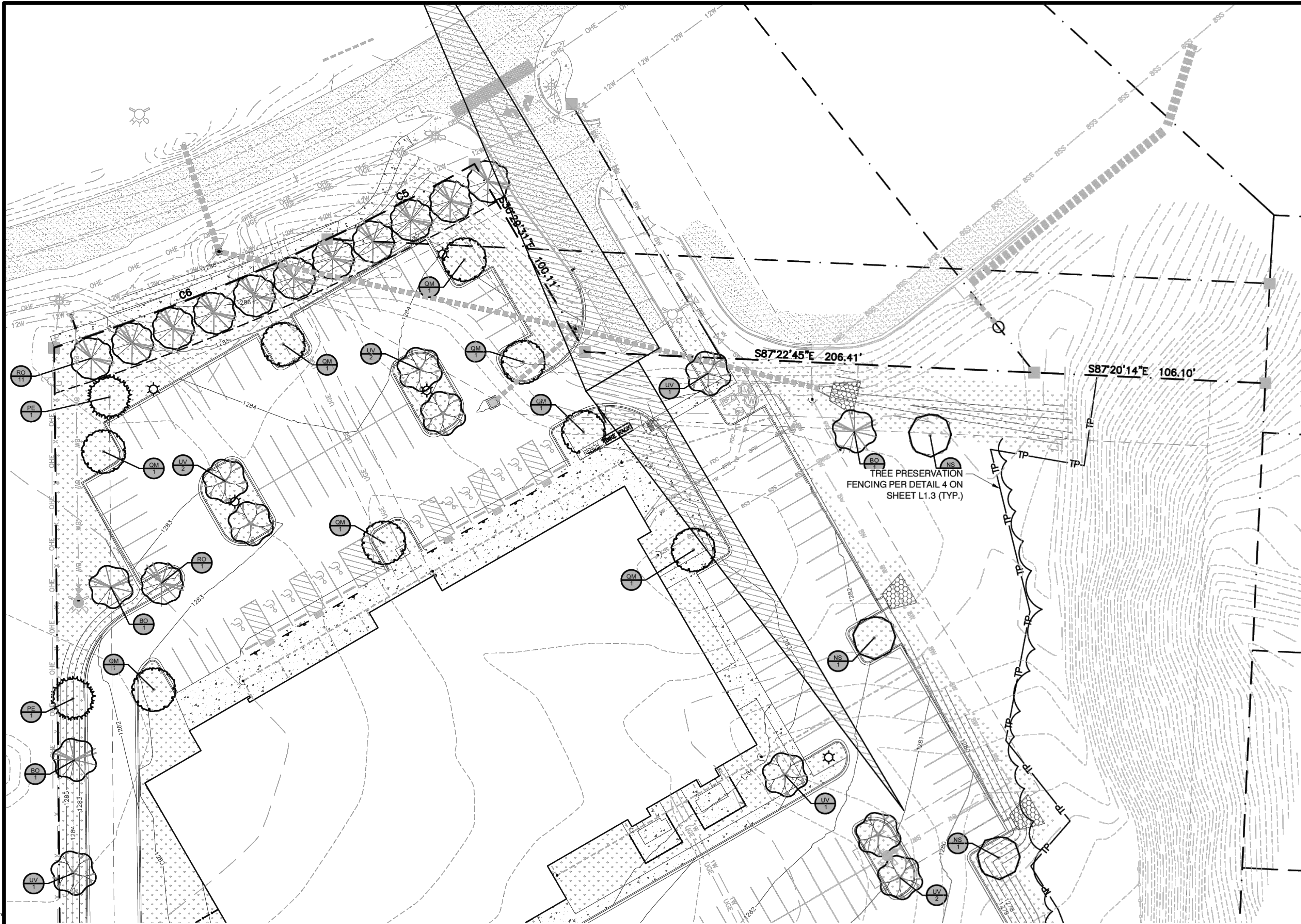
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M. (620) 755-5300
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JOB NUMBER	24-1006
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SCALE 1"=30'

PLANT SCHEDULE

<u>SYMBOL</u>	<u>CODE</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CALIPER</u>	<u>ROOT</u>	<u>HEIGHT</u>	<u>QTY</u>
<u>PARKING LOT TREES</u>						
	UV	Ulmus americana "Valley Forge" / American Elm	2.5" Cal.	B&B or Cont.	8` min.	19
<u>PERIMETER TREES</u>						
	NS	Nyssa sylvatica / Black Gum	2.5" Cal.	B&B or Cont.	8` min.	10
	PE	Pinus echinata / Short Leaf Pine	2.5" Cal.	B&B or Cont.	8` min.	3
	QM2	Quercus macrocarpa / Burr Oak	2.5" Cal.	B&B or Cont.	8` min.	3
	QM	Quercus muehlenbergii / Chinkapin Oak	2.5" Cal.	B&B or Cont.	8` min.	8
<u>STREET TREES</u>						
	RO	Quercus rubra / Red Oak	2.5" Cal.	B&B or Cont.	8` min.	13
<u>SYMBOL</u>	<u>CODE</u>	<u>BOTANICAL / COMMON NAME</u>				
<u>GROUND COVERS</u>						
<u>MULCHES</u>						
	GT	Cynodon dactylon "Tif 419" / Bermuda Grass				85,036 sf

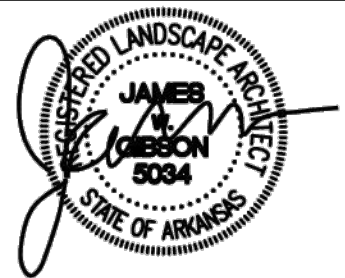
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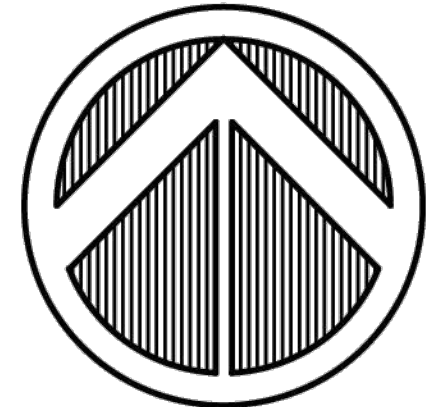
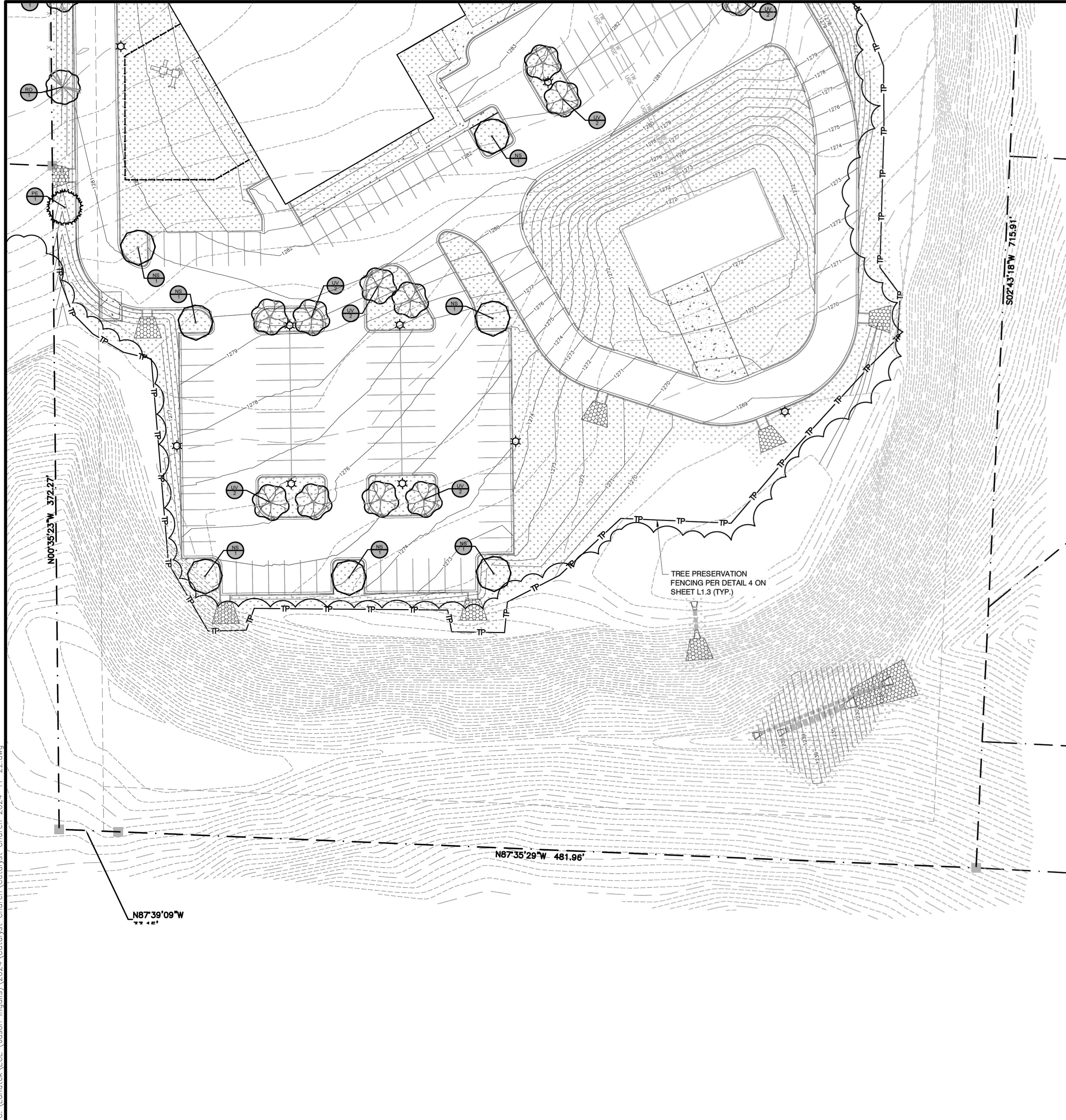
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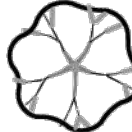
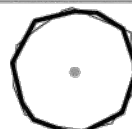
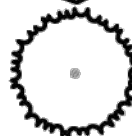
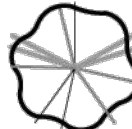
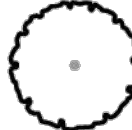
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NORTH
SCALE 1"=30'

PLANT SCHEDULE

<u>SYMBOL</u>	<u>CODE</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CALIPER</u>	<u>ROOT</u>	<u>HEIGHT</u>	<u>QTY</u>	
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	UV	Ulmus americana `Valley Forge` / American Elm	2.5" Cal.	B&B or Cont.	8' min.	19	
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	QM	Quercus muehlenbergii / Chinkapin Oak	2.5" Cal.	B&B or Cont.	8' min.	8	
<u>STREET TREES</u>							
	RO	Quercus rubra / Red Oak	2.5" Cal.	B&B or Cont.	8' min.	13	
<u>SYMBOL</u>	<u>CODE</u>	<u>BOTANICAL / COMMON NAME</u>					<u>QTY</u>
<u>GROUND COVERS</u>							
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6260 SOUTH US DR. STE. B FAYETTEVILLE, AR 72714 O: 479.367.2624 F: 479.367.2624 EMAIL: jason@ece-pc.com			
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JOB NUMBER 24-1006			
SHEET NAME OVERALL LANDSCAPE PLAN			
File No. Catalyst Church 2024-11-22.dwg			
L1.2			

CODE REFERENCE PLAN LEGEND

ROOM OCCUPANCY LOAD TAG

ROOM NAME

OCCUPANCY TYPE

ROOM AREA

EXIT CAPACITY TAG

ACTUAL EGRESS CAPACITY (PEOPLE)

ALLOWABLE EGRESS CAPACITY (PEOPLE)

DIRECTION OF TRAVEL WITH ACCUMULATED OCCUPANCY LOAD

75'-0"

200'-0"

FEC

FE

DF

WC

COMMON PATH TRAVEL DISTANCE

EXIT ACCESS TRAVEL DISTANCE

FIRE EXTINGUISHER (CABINET)

FIRE EXTINGUISHER - WALL HANG

DRINKING FOUNTAIN

WATER COOLER

SMOKE TIGHT TO DECK ABOVE. SEAL AROUND ALL PENETRATIONS TO ACHIEVE SMOKE TIGHT CONSTRUCTION

DOOR EGRESS CAPACITY

ACTUAL OCCUPANTS EGRESSING 3'-0" DOOR (33" CLR.)

ACTUAL OCCUPANTS EGRESSING 4'-0" DOOR (45" CLR.)

ACTUAL OCCUPANTS EGRESSING 3'-6" DOOR (39" CLR.)

ACTUAL OCCUPANTS EGRESSING 6'-0" DOUBLE DOOR (66" CLR.)

USE GROUP AREAS

ASSEMBLY

BUSINESS

EDUCATION

MECHANICAL OR / AND STORAGE

CIRCULATION

TOTAL OCCUPANCY BY CLASSIFICATION		
A (GYM/MULTI-PURPOSE)	15	278
A (NURSING)	15	4
A (WORSHIP)	7	758
B (BUSINESS)	150	25
C (CORRIDOR)	100	135
E (EDUCATION)	20	398
K (KITCHEN)	200	3
P (PLATFORM)	15	48
SM (STORAGE/MECH)	300	17
TOTAL OCCUPANT LOAD:		1666

29. MINIMUM PLUMBING FIXTURE COUNT IBC CHAPTER 29 (IPC CHAPTER 4)				
TOTAL FACILITY	1,672 OCCUPANTS	REQUIRED	PROVIDED	
W/C FEMALE	1 PER 75	836 OCCUPANTS	11.14	15
W/C MALE	1 PER 150	836 OCCUPANTS	5.57	15
LAVATORIES	1 PER 200	1,672 OCCUPANTS	8.36	20
DRINKING FOUNTAINS	1 PER 1000	1,672 OCCUPANTS	1.672	3
SERVICE SINKS	1		1	1

CODE INFORMATION

1. GENERAL INFORMATION

LOCATION: BENTONVILLE, ARKANSAS

AUTHORITY HAVING JURISDICTION: CITY OF BENTONVILLE, ARKANSAS

PROJECT DESCRIPTION: APPROX. 39,900SF SPRINKLER NEW CONSTRUCTION CHURCH BUILDING.

2. APPLICABLE CODES

2021 ARKANSAS FIRE PREVENTION CODE Vol 1 FIRE.

2021 ARKANSAS FIRE PREVENTION CODE Vol 2 BUILDING,

2021 INTERNATIONAL BUILDING CODE

2021 ARKANSAS MECHANICAL CODE

2018 ARKANSAS PLUMBING CODE

2020 NATIONAL ELECTRIC CODE

2014 ARKANSAS ENERGY CODE

2018 ARKANSAS FUEL & GAS CODE

1991 AMERICANS WITH DISABILITIES ACT (ADA)

2010 ADA STANDARDS FOR ACCESSIBLE DESIGN

3. USE AND OCCUPANCY CLASSIFICATION (CHAPTER 3)

PLACES OF RELIGIOUS WORSHIP - PRIMARY ASSEMBLY (A-3)

ACCESSORY - NOT SEPARATE OCCUPANCY EDUCATION

ACCESSORY - NOT SEPARATE OCCUPANCY BUSINESS

ACCESSORY - NOT SEPARATE OCCUPANCY STORAGE

4. DETAILED REQUIREMENTS BASED ON USE AND OCCUPANCY (CHAPTER 4)

PLATFORM CONSTRUCTION 410.3 FIRE RETARDANT TREATED WOOD, 28 IN HT 11B

5. BUILDING HEIGHT AND AREAS (CHAPTER 5)

ALLOWABLE HEIGHT SPRINKLER (STORY/FEET/AREA) 3 STORY/ 75 FEET/ 38,000SF

ACTUAL HEIGHT (STORY/FEET) 1 STORY/ 30 FEET

STORIES ABOVE GRADE 1 STORY

UNLIMITED AREA - 507.6 (A-3 = 1 PLATFORM, SPRINKLER 903.3.1.1 SURROUNDED BY NO LESS 60 FEET)

ACTUAL AREA NEW CONSTRUCTION 39,900 SQ. FT.

6. CONSTRUCTION CLASSIFICATION (CHAPTER 6)

TYPE IIB CONSTRUCTION

FIRE RESISTANCE RATING REQUIREMENTS TABLE 601

STRUCTURAL FRAME (COLUMNS, GIRDERS, & TRUSSES) 0 HRS

BEARING EXTERIOR WALLS 0 HRS

BEARING INTERIOR WALLS 0 HRS

NON-BEARING EXTERIOR WALLS 0 HRS

NON-BEARING INTERIOR WALLS 0 HRS

FLOOR CONSTRUCTION INCLUDING SUPPORTING BEAMS AND JOISTS 0 HRS

ROOF CONSTRUCTION INCLUDING SUPPORTING BEAMS AND JOISTS 0 HRS

7. FIRE AND SMOKE PROTECTION (CHAPTER 7)

PLATFORM CONSTRUCTION 410.3. NO PROTECTION REQUIRED.

8. INTERIOR FINISHES (CHAPTER 8) 803.1.2

CLASS A = FLAME SPREAD INDEX 0-25; SMOKED DEVELOPED INDEX 0-450

CLASS B = FLAME SPREAD INDEX 26-75; SMOKED DEVELOPED INDEX 0-450

CLASS C = FLAME SPREAD INDEX 76-200; SMOKED DEVELOPED INDEX 0-450

TABLE 803.9 CORRIDOR, ROOMS/ENCLOSED SPACES

A-3 = B / C

B = C / C

9. FIRE PROTECTION (CHAPTER 9)

ENTIRE FACILITY - FULL SUPPRESSION SYSTEM PER 903.2.1.3 YES

PORTABLE SUPPRESSION SYSTEMS 906.(NFPA 10) WITHIN 75 FEET YES

EMERGENCY VOICE/ALARMS COMMUNICATION SYSTEM 100 %

MANUAL FIRE ALARM N/REQUIRED-BUILDING IS EQUIPPED 100 %

W/ SPRINKLER SYSTEM

10. OCCUPANCY LOAD (CHAPTER 10)

TABLE 1004.12 OCCUPANT LOAD FACTOR

ASSEMBLY

CONCENTRATED (CHAIRS ONLY - NOT FIXED) 7 NET

STANDING SPACE 5 NET

UNCONSECRATED (TABLE AND CHAIRS) 15 NET

EDUCATIONAL

CLASSROOMS 20 NET

PLATFORMS 15 NET

BUSINESS 150 GROSS

CONCOURSE 100 GROSS

STORAGE AND MECHANICAL AREAS 300 GROSS

TRAVEL DISTANCE REQUIREMENTS (CHAPTER 10) (TABLE 1006.2.1 & 1017.2)

ASSEMBLY (A) & EDUCATION (E) WITH SPRINKLER SYSTEM

- COMMON PATH = 75'-0"

- EXIT ACCESS = 250'-0"

EGRESS WIDTH PER OCCUPANT (1005.3.2)

OTHER EGRESS COMPONENTS: 0.2 IN./OCCUPANT

SINGLE DOOR CAPACITY 33IN

DOUBLE DOOR CAPACITY 66IN

TOTAL EGRESS WIDTH PROVIDED 3,960 IN = 1,242 OCCUPANTS

SIGHTLINE - CONSTRAINED GUARD HEIGHT 1028.14.2

26IN WHERE A FLOOR IS MORE THAN 30IN

EXIT ACCESS TRAVEL DISTANCE (1028.7)

OCCUPANCY: A AND B

TRAVEL DISTANCE 250 FEET SPRINKLER BUILDINGS

COMMON PATH OF EGRESS TRAVEL 75 FEET (1028.8)

11. ACCESSIBILITY (CHAPTER 11)

ACCESSIBLE ENTRANCES - (SECTION 1105) AT LEAST 60 PERCENT OF ALL PUBLIC ENTRANCES SHALL BE ACCESSIBLE (1105.1)

ASSEMBLY SEATING - (TABLE 1108.2.1) 301-5.00 = TOTAL 6 AND AT LEAST 1 COMPANION SEAT FOR EACH WHEELCHAIR

TOILET ROOMS (1109.2) AT LEAST ONE OF EACH TYPE OF FIXTURE, ELEMENT, CONTROL OR DISPENSER IN EACH ACCESSIBLE TOILET ROOM SHALL BE ACCESSIBLE. NOTE EXCEPTION 1.

TOILET ROOMS - (1109.2.2) 5 PERCENT OF THE TOTAL SHALL BE ACCESSIBLE.

LAVATORIES - (1109.2.2) 5 PERCENT OF THE TOTAL SHALL BE ACCESSIBLE BUT NO LESS THAN 1.

DRINKING FOUNTAINS - (1109.5.2) NOT FEWER THAN 2 DRINKING FOUNTAINS ONE ACCESSIBLE THE OTHER FOR STANDING

SIGNAGE 1111.1

DIRECTIONAL SIGNAGE: TO TOILETS; AND DRINKING FOUNTAINS

12. INTERIOR ENVIRONMENT (CHAPTER 12)

VENTILATION, TEMPERATURE CONTROL, LIGHTING, YARDS, COURTS, SOUND TRANSMISSION, ROOM DIMENSIONS, SURROUNDING MATERIALS AND RODENT PROOFING ASSOCIATED WITH INTERIOR SPACES OF BUILDINGS

13. ENERGY EFFICIENT (CHAPTER 13)

BUILDING SHALL BE DESIGNED ACCORDANCE WITH THE INTERNATIONAL ENERGY CODE

REED ARCHITECTURE & INTERIORS

18 E. Hobson Avenue
Sapulpa, OK 74066
918.884.6007

"The Team You Trust"

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MASTERS

PLAN

CHURCH DESIGN & CONSTRUCTION

CIVIL ENGINEER

EXPEDIENT CIVIL ENGINEERING, PLLC

9200 Suits Us Dr, Ste. B
Bella Vista, AR 72714
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STRUCTURAL ENGINEER

PRECISION ENGINEERING GROUP

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AVL CONSULTANT

5 WORDS MEDIA

1734 W. Williams Dr, #8
Phoenix, AZ 85027
619-900-4910

CD 50%

12/06/2024

CATALYST CHURCH

3700 E CENTRAL AVE
BENTONVILLE, AR 72712

REVISIONS

CODE INFORMATION AND EGRESS PLANS

JOB 2024.02

ISSUE 12/06/2024

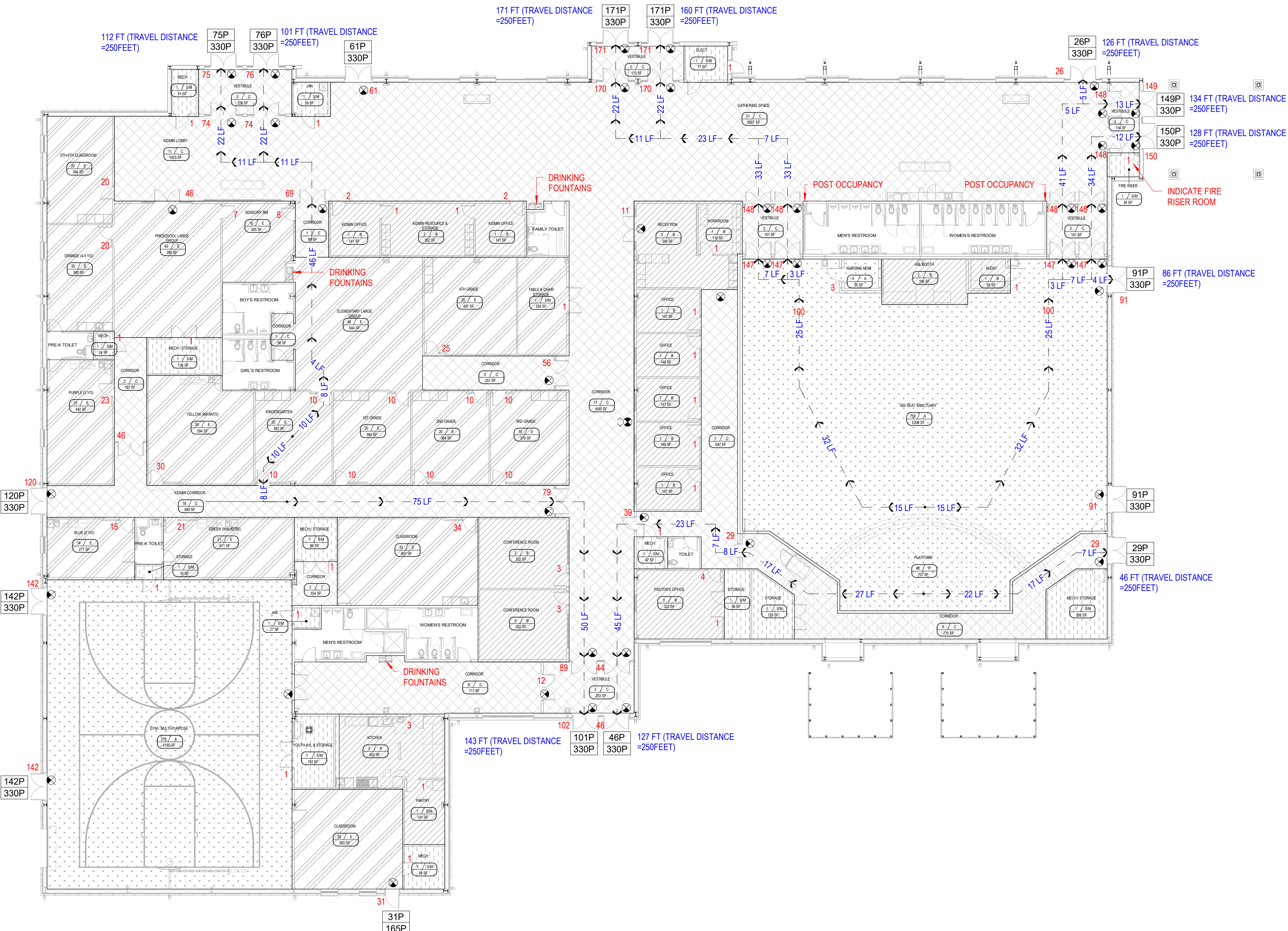
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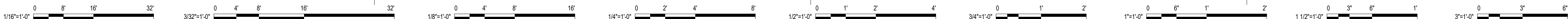
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1 FIRST FLOOR CODE PLAN

1/16" = 1'-0"

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EXTERIOR MATERIALS CALCULATIONS:					
		BRICK	24 GA. METAL PANEL	3-COAT STUCCO	GLASS
MARK	ELEVATION				
1/A201	NORTHEAST	25%	62%	10%	3%
2/A201; 3/A201	NORTHWEST / STREET-FACING	21%	33%	24%	22%
1/A202	SOUTHWEST	29%	57%	8%	6%
2/A202; 3/A202	SOUTHEAST	29%	62%	3%	6%

EXTERIOR FINISH MATERIALS				
MARK	LOCATION	MANUFACTURER (BASIS OF DESIGN)	FINISH SELECTION	COMMENTS
MP1	ROOF	MBCI - BATTENLOK HS	16" WIDE, 2' HIGH - COLOR ASH GRAY	STANDING SEAM METAL ROOF
MP2	WALL	PAC-CLAD - HIGHLINE S2, 24-GAUGE	16" WIDE, 1 1/2" THICK - COLOR WHITELIGHT GRAY	HORIZONTAL INSTALLATION
MP3	WALL	MBCI - 7.2 PANEL, 24-GAUGE	36" WIDE, 1 1/2" THICK - COLOR SLATE GRAY	HORIZONTAL INSTALLATION
MP5	SOFFIT / CEILING	MBCI - ARTISAN	12" WIDE, SMOOTH - COLOR POLAR WHITE	-
STC1	WALL	DRYVIT - COMMERCIAL CEMENT PLASTER 2	COLOR: MOUNTAIN FOG	3 COAT STUCCO
MP6	ROOF-CANOPY	MBCI - BATTENLOK HS	16" WIDE, 2' HIGH - COLOR BLACK	STANDING SEAM METAL ROOF
BR1	WALL	BELDEN BRICK - UTILITY	COLOR: ENGLISH GRAY	-
BR2	WALL	BELDEN BRICK - UTILITY	COLOR: SMOKY GRAY	-

EXTERIOR ELEVATION NOTES:

1. UNO, BRICK MASONRY EXPANSION JOINTS SHALL BE SPACED 20' O.C.
2. EAVES, RAKES, FASCIA, GUTTERING, AND DOWNSPOUTS SHALL BE BLACK. ALL OTHER METAL TRIM SHALL MATCH THE ADJACENT WALL COLOR AS APPROVED BY THE ARCHITECT.
3. METAL SILL ON BRICK WAINSCOT SHALL BE BLACK.
4. UNO, EXPOSED STEEL STRUCTURE SHALL BE PAINTED BLACK.
5. REFER CIVIL FOR RAMP AND RAILING SECTIONS AND DETAILS.
6. REFER ELECTRICAL FOR LIGHT FIXTURE SCHEDULE.
7. PROVIDE CONCRETE SPLASH BLOCK AT ALL DOWNSPOUT LOCATIONS.
8. ALL ROOF MOUNTED MECHANICAL EQUIPMENT TO BE PLACED ON CURBS. PROVIDE CRICKET AT SLOPE HIGH SIDE.
9. ALL EXTERIOR MATERIALS SHALL COMPLY WITH THE CITY OF BENTONVILLE SECTION 1100.21 LARGE-SCALE DEVELOPMENT DESIGN STANDARDS.



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5800 E. Skelly Dr, STE 1100
Tulsa, OK 74135
918-749-3000

AVL CONSULTANT
5 WORDS MEDIA
1734 W. Williams Dr, #8
Phoenix, AZ 85027
619-900-4910

PERMIT SET
01/20/2025

CATALYST CHURCH

3700 E CENTRAL AVE
BENTONVILLE, AR 72712

REVISIONS

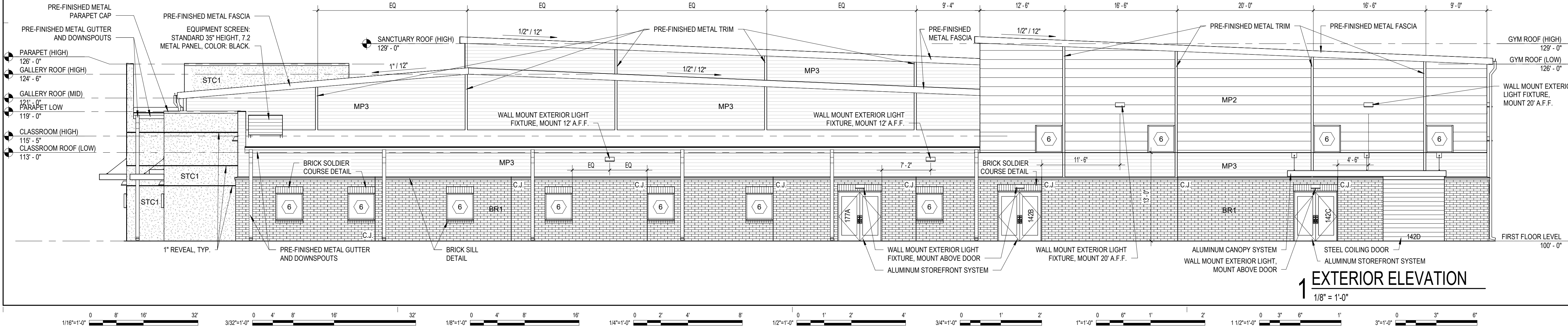
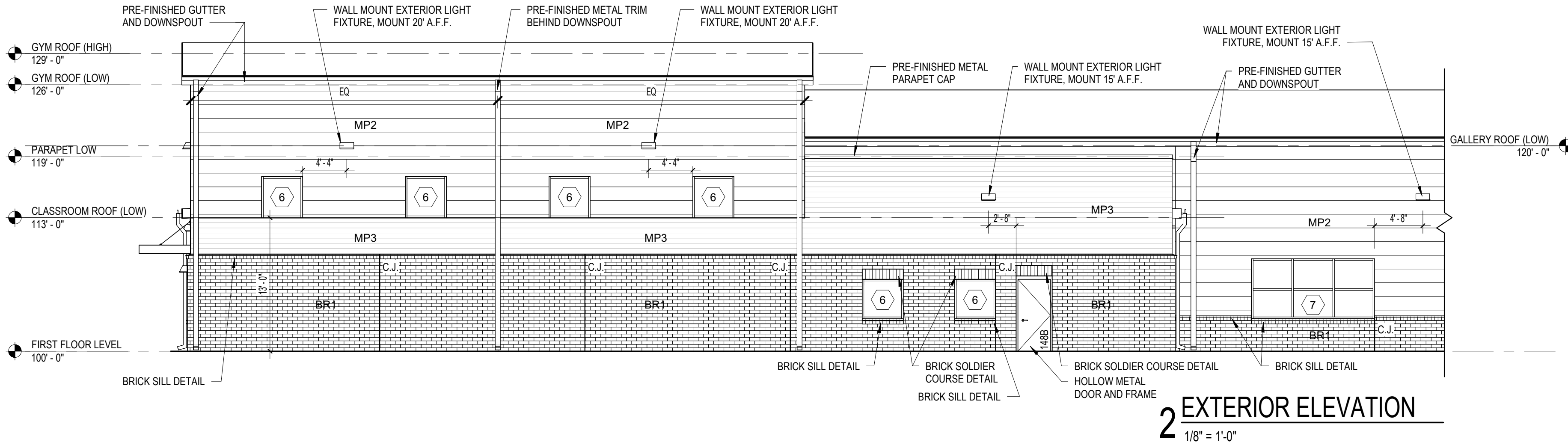
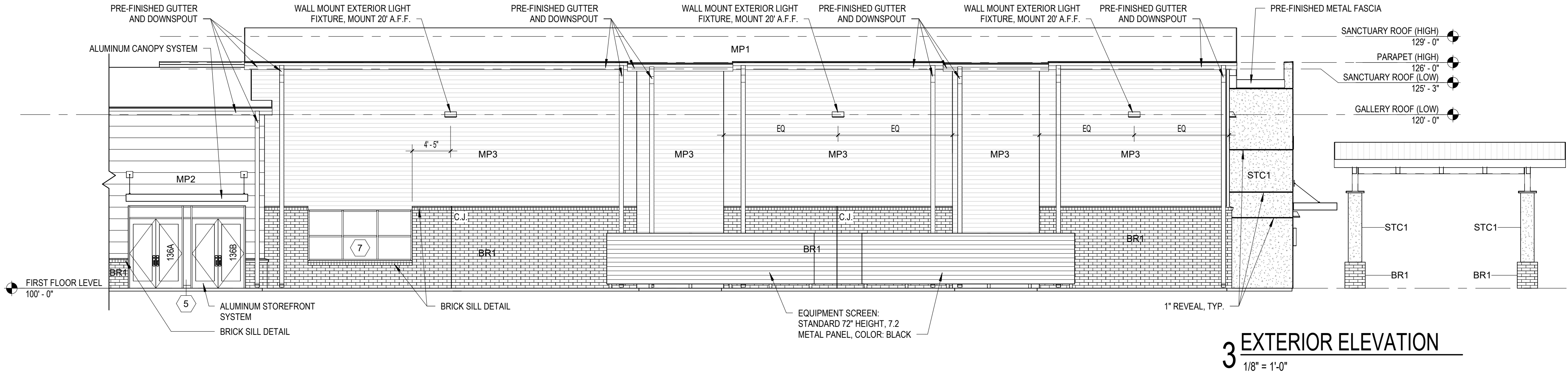
BUILDING ELEVATIONS

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CHKD BY: JSH

A202

SCALE As indicated

NOT FOR
CONSTRUCTION



1/16/2025 2:02:32 PM

