Planning Commission
Meeting Agenda
May 6, 2025
Bentonville City Hall
Tech Review: 4:00 PM
Public Hearing: 5:00 PM

Registration Link: https://us02web.zoom.us/j/83141561629

I. Call to Order

II. Approval of Minutes

1. **April 15th Meeting Minutes** — **Approval of Meeting Minutes**

III. Consent Agenda

1. **Dickson's Addition** — **Lot Split**
   801 West Central (LS24-0052)
2. **Gateway Park Addition, Lots 6 & 7** — **Lot Split**
   5000 SW Regional Airport Blvd. (LS25-0004)
3. **Green Acres Subdivision** — **Property Line Adjustment**
   1003 NW A ST (PLA25-0003)
4. **Happy Homes Subdivision** — **Property Line Adjustment**
   1185 Bella Vista RD (PLA25-0008)
5. **Walmart Campus Subdivision Phase 14** — **Final Plat**
   North of SE 8th, West of MLK (FP24-0022)
6. **Will Moore Subdivision Ph 3** — **Easement Plat**
   SW Journey Lane (PLA25-0011)

IV. New Business

1. **Shell Road Subdivision** — **Preliminary Plat**
   SW Shell Rd, east of N. Rainbow Farm Rd (PP24-0008)
   Waiver #1 Street Trees: to move the street trees along Shell road north, 25' from the back of the sidewalk instead of 20'.
   Waiver #2 Drainage Design: to allow the pipe to be place to match the flowlines instead of the soffit of the pipes.

Advertised Public Hearings

1. **Dave Peel Music Venue** — **Conditional Use Permit***
   Between Central and SE 2nd, west of SE B St (CU25-0009)

Outdoor Music Venue in Downtown Core

2. **McAuley Place Childcare Facility** **Conditional Use Permit***
   797 SW I Street (CU25-0014)
   Licensed Child Care Facility in R-3

3. **S3 Ventures LLC** **Rezoning***
   Southeast corner of SW Regional Airport Blvd and SW Chickadee St. (RZ25-0009)
   Rezoning: A-1, Agriculture and C-2, General Commercial to C-3, Mixed-Use Commercial. (Standard Review)

4. **Recchia** **Rezoning***
   301 SE B ST. (RZ25-0015)
   Rezoning: R-1, Low-Density Single-Family Residential to DN-2, Downtown Medium Density Residential (Enhanced Review)

5. **VanWell Investments LLC** **Rezoning***
   1011 Southeast C Street (RZ25-0019)
   Rezoning: R-1, Low-Density Single-Family Residential to DN-4, Downtown Mixed-Use Residential (Standard Review)

6. **Scope Towers, LLC** **Rezoning***
   1703 SE J ST (RZ25-0020)
   Rezoning: R-1, Low-Density Single-Family Residential & A-1, Agriculture to C-3, Mixed-Use Commercial (Standard Review)

7. **404 GLV LLC** **Rezoning***
   710 NW 7TH ST (RZ25-0022)
   Rezoning: R-1, Low-Density Single-Family Residential to R-3, Medium-High Density Multifamily Residential (Enhanced Review)

8. **Uncommon Developers** **Planned Unit Development***
   North East Corner of Central and Battlefield (PUD22-0002)
   Central and Battlefield PUD amendment

V. Other New Business

1. **Dave Peel Play Park and Event Park** **Large Scale Development**
   North and South of SE 2nd at SE A St. (LSD25-0013/14)

2. **2nd St Subdivision Street Waiver** **Waiver**
   901 NE 2nd (LSD25-0017 Waiver)
   Waiver of half-width street improvements for a Large Scale Development

VI. Old Business

1. **Sage Valley** **Planned Residential Development***
   Valley Street (PRD25-0002)
   Rezoning: Planned Residential Development (PRD) to Planned Residential Development (PRD)

2. **Suen** **Rezoning***
   515 NW D ST (RZ25-0017)
   Rezoning: R-E, Residential Estate to DN-1, Downtown Low Density Residential (Standard Review)

VII. Other Business

VIII. Adjournment

Planning Commission
Meeting Minutes
April 15th, 2025
Bentonville City Hall
Tech Review: 4:00 PM
Public Hearing: 5:00 PM

Meeting Recording:
https://us02web.zoom.us/rec/share/1Tg3slUYu9yRA4kBIycqn6LmnPGLPpA1MNAxo0bUoEoxD5cNH-d3pxclUfbvEQBd.8RDSWCErNYGhwSJK?startTime=1744749879000
Commissioners Present: Reginald Wright (Chair), Dana Davis, Elaine Kerr, Ifeoma Ibekwe, Doug Bryant, Eric Hipp
Commissioners Absent: Danny Bennett
Staff Present: Tyler Overstreet, Tom Adler, Sophie McAdara, Dan Weese, Casey Hackler

I. Call to Order

- Chairman Wright calls the meeting to order at 5:08 pm.

II. Approval of Minutes

1. **April 1st Meeting Minutes** — **Approval of Meeting Minutes**
   - Motion to approve by Ibekwe, second by Hipp.
   - Minutes are approved 6-0.

Commissioner Kerr requests, without objection, that Item 3 under Old Business and Item 1 under Other Businessbe removed from the Agenda. No objections heard.

III. Consent Agenda

1. **Hancock Residential** — **Large Scale Development**
   Northwest corner of SE E and SE 7th (LSD25-0016)

2. **Elzey's Subdivision** — **Property Line Adjustment**
   405 SW 4TH ST (PLA25-0007)

3. **Phasing / Bonding for JB Townhomes** — **Large Scale Development Amendment**
   823 NW 14th St. (LSD23-0001)

4. **Benton County Justice Center** — **Large Scale Development**
   2401 Melissa Drive (LSD25-0015)

5. **Tara Ridge Phasing** — **Large Scale Development**

Amendment

SW Topping Ln (LSD21-0073)

6. **Lanterns on 4th** **Large Scale Development Extension**

Southeast 4th Street (LSD24-0013)

- 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. **Bentonville Film Festival** **Conditional Use Permit***

507 Southeast E Street (The Momentary) (CU25-0010)
For long-term temporary use (3+ days)

- Mr. Adler provides an overview of the staff report.
- Chairman Wright opens the public hearing.
- Erin Swank, representing the applicant, is here for any questions.
- Chairman Wright closes the public hearing.
- CUP is approved 6-0.

2. **Desi District** **Conditional Use Permit***

2301 SW Regional Airport Boulevard (CU25-0011)
Restaurant Use in C-1, Neighborhood Commercial

- Mr. Adler provides an overview of the staff report.
- Chairman Wright opens the public hearing.
- Clif Rodgers, representing the applicant, is here for any questions.
- Chairman Wright closes the public hearing.
- CUP is approved 6-0.

3. **Suen** **Rezoning***

515 NW D ST (RZ25-0017)
Rezoning: R-1, Low-Density Single-Family Residential to DN-1, Downtown Low Density Residential (Standard Review)

- Mr. Adler provides an overview of the staff report.
- Chairman Wright opens the public hearing.
- Mark Haney, the applicant, is here for any questions.
- Chip Stacey from the public voices concerns about the rezoning.
- Kevin Green from the public voices concerns about the rezoning.
- Alan Lewis from the public voices concerns about the rezoning.
- Melanie Kerr from the public voices concerns about the rezoning.
- Chairman Wright closes the public hearing.
- Planning Commission and staff discuss the rezoning.
- Rezoning is approved 5-0 with Ibekwe abstaining.

4. **Recchia** **Rezoning***

301 SE B ST. (RZ25-0015)

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

Staff requested that, after the public hearing, this item be tabled to allow for another notice package to be sent out with a modified legal description.

- Chairman Wright opens the public hearing.
- Will Kelstrom, representing the applicant, is here for any questions.
- Celia Swanson from the public asks when the next public hearing will be held for this item and is advised that notice has been provided for the May 6 meeting. Ms. Swanson elected to hold her comments until that time.
- Chairman Wright closes the public hearing.
- Commissioners discuss the lot and the rezoning.
- Motion by Davis, second by Hipp to table the item to the May 6 Commission meeting. Rezoning is tabled 6-0.

V. Other New Business

1. **Review of the Enhanced Review Criteria for the Future Land Use alignment policy** — **Discussion**
    - Mr. Adler provides an overview of the staff report.
    - Chairman Wright opens discussion.
    - Commission and staff discuss the draft enhanced review criteria and possible clarifications. No action was taken.

VI. Old Business

1. **Opal Park's off-site improvements** — **Vote**

    (PP23-0003)
    - Mr. Adler provides an overview of the staff report.
    - Commissioners discuss off-site improvements.
    - Motion by Davis, second by Kerr, that the previously approved condition regarding the timeline by which the developer must finalize their pro-rata share of off-site impacts be modified to the later of 1) the submittal of Phase 2 of the Project or 2) the issuance of the last 20 building permits within Phase 1 of the Preliminary Plat. Motion is approved 6-0.

2. **Establishing a lot size standard for Attached Single Family dwellings in the R-2 Medium Density Zone** — **Ordinance***

    Modification of the Lot and Area Standards Table for R-2 by adding the following: 1) Building type of “single family attached – structure” with a minimum lot area of 5,000 square feet and minimum lot width of 50 feet AND 2) Building type of “single family attached – unit” with a minimum lot area of 2,500 square feet and minimum lot width of 25 feet.
    - Mr. Adler provides an overview of the staff report.
    - Chairman Wright opens the public hearing.
    - Chairman Wright closes the public hearing.
    - No additional discussion amongst Commissioners.
    - Ordinance is approved 6-0.

VII. Other Business

VIII. Adjournment

Motion to adjourn by Ibekwe, second by Hipp. Meeting is adjourned.

Consent Agenda Item LS24-0052

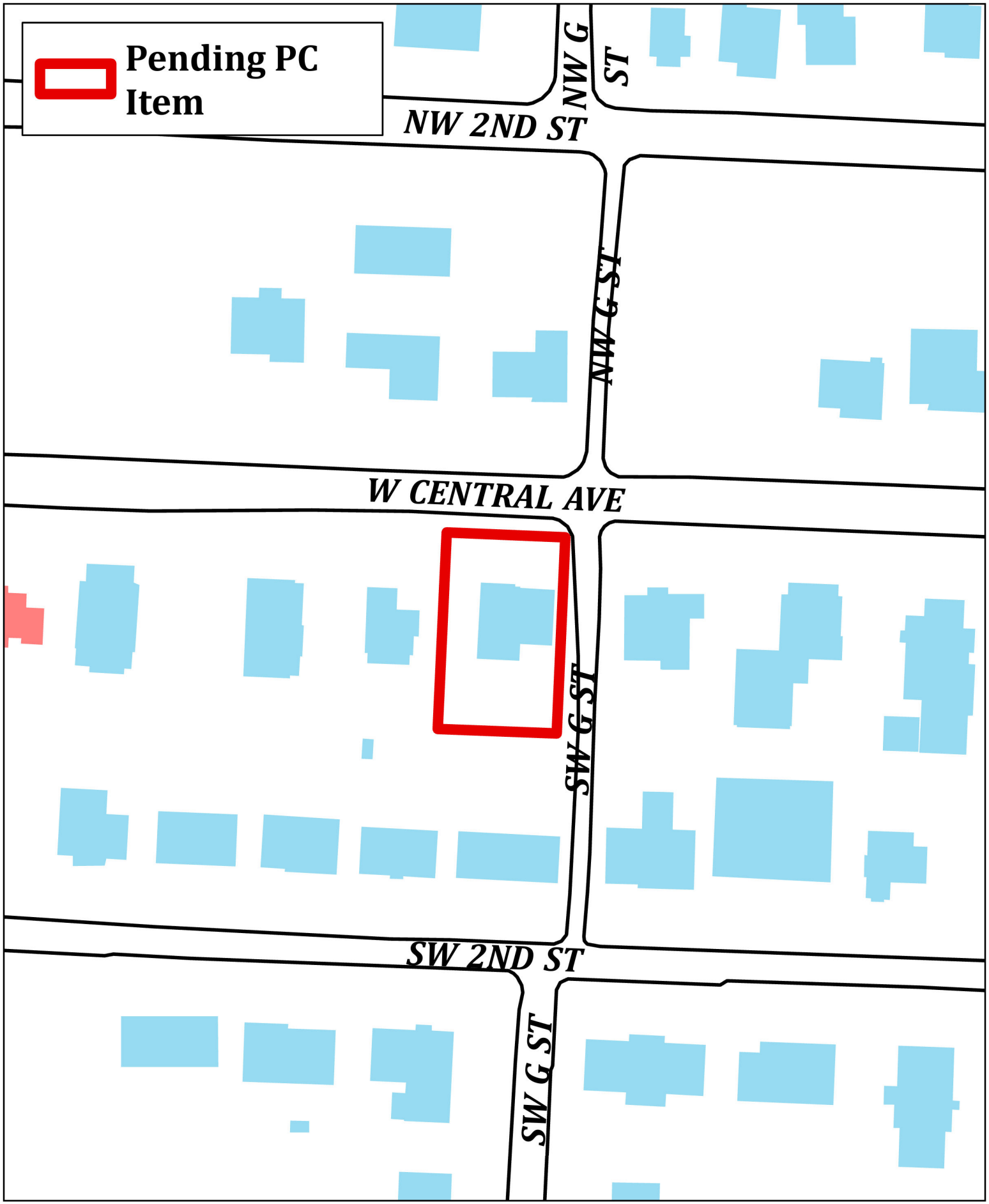
For the Planning Commission meeting on May 6, 2025

Details

Lotsplit: Lot 4, Creating New Lots 55 of Dickson's Addition. 801 West Central, R-1, Low-Density Single-Family Residential, LS24-0052

A Property Line Adjustment of Lot 4, Creating New Lots 55 of Dickson's Addition. The plat is dedicating 990 square feet of right of way along Southwest G Street. The lots have direct access to Southwest G Street and West Central. The plat is also dedicating right of way along West Central.

On 1/7/25 applicant asked to be relieved of a 19' MSP dedication to make the existing 6' half width a 25' half width of a downtown collector. PC approved a ROW dedication of 8' for G St for a modified street section of 28' (1.5' curb, two bidirectional 10' lanes, 1.5' curb and a 5' sidewalk on one side). The applicant has dedicated the 8' right of way on this plat.



N
W E
S

LS24-0052
Lot Split of Lot 4 Dickson's Addt Creating Lot 56
501 W. Central Ave

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:

_____
Printed Name:

_____
Signed:

_____
Printed Name:

Name and Address: _____

_____

Acknowledgement

STATE OF _____

COUNTY OF _____

Sworn to and subscribed before me this _____ day of _____, 20___.

Notary Public _____

My Commission Expires: _____

Certificate of Surveying Accuracy

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

Date of Execution: _____

Signed: _____

Registered Land Surveyor
No. _____
State of Arkansas

SURVEYOR'S NOTE: This property does not lie within the 100-Year Flood Zone, according to the Flood Map for Benton County, Arkansas Community Panel No. 05007C0255K Dated: June 5, 2012.

SURVEYOR'S NOTE: This survey was conducted under the supervision of Clovis W. Satterfield, No. 0147, Ricky Hill, No. 1443, or Jacob Long, No. 1915, Satterfield Land Surveyors, P.A., Certificate of Authorization No. 718. Satterfield Land Surveyors, P.A., 1-(479)-632-3565 Hwy. 71 North, P.O. Box 640, Alma, AR 72921

SURVEYOR'S NOTE: This survey was done to mark the corners on the ground and to show observed structures. Utilities located if Requested according to utility company records, and or above ground inspection. This survey was done from description furnished to us or instruction from the person(s) named on this plat. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts which an accurate and current title search my disclose.

Satterfield Land Surveyors P.A., Copyright 2024

This plat is copyright material and is provided solely for the use of the person(s) named on this plat and may not be used or distributed to any other person(s) or company for their benefit. No license has been created, expressed or implied to copy the survey without the written consent of Satterfield Land Surveyors, P.A.. No one including the person(s) named, may reproduce this plat. Only authentic copies that appear with the surveyor's seal in red may be used. Any copies used without this red seal are considered unauthorized copies and are considered a copyright infringement. After filing with State Surveyor's office, survey becomes public record.

PROPERTY DESCRIPTION

PARCEL #01-02342-002
PARCEL #01-02345-000
PARCEL #01-02346-000
PARCEL #01-02347-000

Parent Tract

Lot 4, Dickson's Addition to Bentonville, Benton County, Arkansas, containing 0.94 of an acre and subject to any Easements of Record.

Lot 4A

The North Half of the East 75.00 feet of Lot 4, Dickson's Addition to Bentonville, Benton County, Arkansas, being more particularly described as follows:

Beginning at a set nail marking the Northeast Corner of Lot 4, said point being at the intersection of the South right of way line of West Central Avenue and the West right of way line of a platted alley. Thence along the East line of Lot 4 and the West right of way line of said platted alley, South 02 degrees 34 minutes 09 seconds West, 123.75 feet to a set nail. Thence leaving the East line of Lot 2 and the West line of platted alley, North 87 degrees 42 minutes 43 seconds West, 75.00 feet to an existing 4 inch by 4 inch concrete post. Thence North 02 degrees 34 minutes 09 seconds East, 123.75 feet to an existing rebar on the North line of Lot 4, same being the South right of way line of West Central Avenue. Thence along the North line of said Lot 4 and the South right of way line of said West Central Avenue, South 87 degrees 42 minutes 43 seconds East, 75.00 feet to the Point of Beginning, containing 0.21 of an acre and subject to any Easements of Record.

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: _____

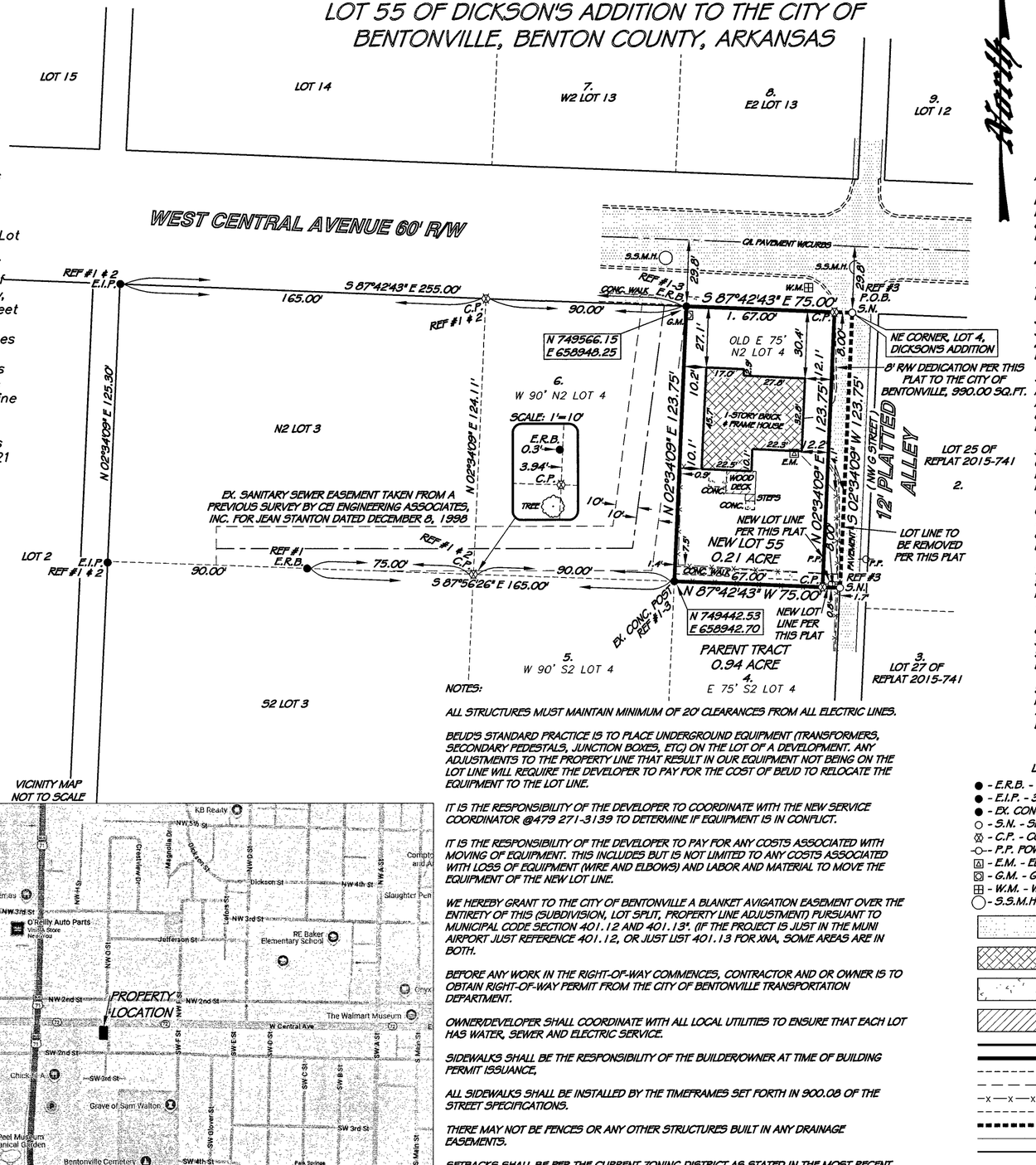
Signed: _____
Bentonville Planning Commission Chairman

Signed: _____
Mayor City of Bentonville

Signed: _____
City Clerk, City of Bentonville

DICKSON'S ADDITION - LOT 55

BEING A LOT SPLIT OF EXISTING LOT 4, CREATING NEW LOT 55 OF DICKSON'S ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS



NOTES:

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

BEUD'S STANDARD PRACTICE IS TO PLACE UNDERGROUND EQUIPMENT (TRANSFORMERS, SECONDARY PEDESTALS, JUNCTION BOXES, ETC) ON THE LOT OF A DEVELOPMENT. ANY ADJUSTMENTS TO THE PROPERTY LINE THAT RESULT IN OUR EQUIPMENT NOT BEING ON THE LOT LINE WILL REQUIRE THE DEVELOPER TO PAY FOR THE COST OF BEUD TO RELOCATE THE EQUIPMENT TO THE LOT LINE.

IT IS THE RESPONSIBILITY OF THE DEVELOPER TO COORDINATE WITH THE NEW SERVICE COORDINATOR @479 271-3139 TO DETERMINE IF EQUIPMENT IS IN CONFLICT.

IT IS THE RESPONSIBILITY OF THE DEVELOPER TO PAY FOR ANY COSTS ASSOCIATED WITH MOVING OF EQUIPMENT. THIS INCLUDES BUT IS NOT LIMITED TO ANY COSTS ASSOCIATED WITH LOSS OF EQUIPMENT (WIRE AND ELBOWS) AND LABOR AND MATERIAL TO MOVE THE EQUIPMENT OF THE NEW LOT LINE.

WE HEREBY GRANT TO THE CITY OF BENTONVILLE A BLANKET AVIGATION EASEMENT OVER THE ENTIRETY OF THIS (SUBDIVISION, LOT SPLIT, PROPERTY LINE ADJUSTMENT) PURSUANT TO MUNICIPAL CODE SECTION 401.12 AND 401.13*. (IF THE PROJECT IS JUST IN THE MUNI AIRPORT JUST REFERENCE 401.12, OR JUST LIST 401.13 FOR XNA, SOME AREAS ARE IN BOTH.

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

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

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

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

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

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

WAIVER WAS APPROVED BY CITY OF BENTONVILLE PLANNING COMMISSION DURING THEIR JANUARY 7, 2024 MEETING FOR A REDUCTION OF RIGHT OF WAY DEDICATION FOR NW "G" STREET FROM 25.00 FEET TO 8 FEET.

ADJOINING PROPERTY OWNER

1. PARCEL #01-02346-000
PAIGE & PEYTON COMBS
801 W CENTRAL AVE
BENTONVILLE AR 72712

2. PARCEL #01-02350-001
TIMOTHY PASLAY & KRISTINA METZ
723 W CENTRAL AVE
BENTONVILLE AR 72712

3. PARCEL #01-02351-001
STICKS & IVORY LLC
2402 NW LINEBARGER LN
BENTONVILLE AR 72712

4. PARCEL #01-02345-000
ALEX & ELISE LAKE REVOCABLE TRUST
ALEX & ELISE LAKE CO-TRUSTEES
811 NW 20TH ST
BENTONVILLE AR 72712

5. PARCEL #01-02347-000
GREAT TEAM WIN MANAGEMENT LLC
PO BOX 2881
ROGERS AR 72757

6. PARCEL #01-02342-002
THOMAS & GLORIA HUNTON
807 W CENTRAL AVE
BENTONVILLE AR 72712

7. PARCEL #01-02371-001
9 S & K HOMES OF NWA LLC
PO BOX 432
TONTITOWN AR 72770

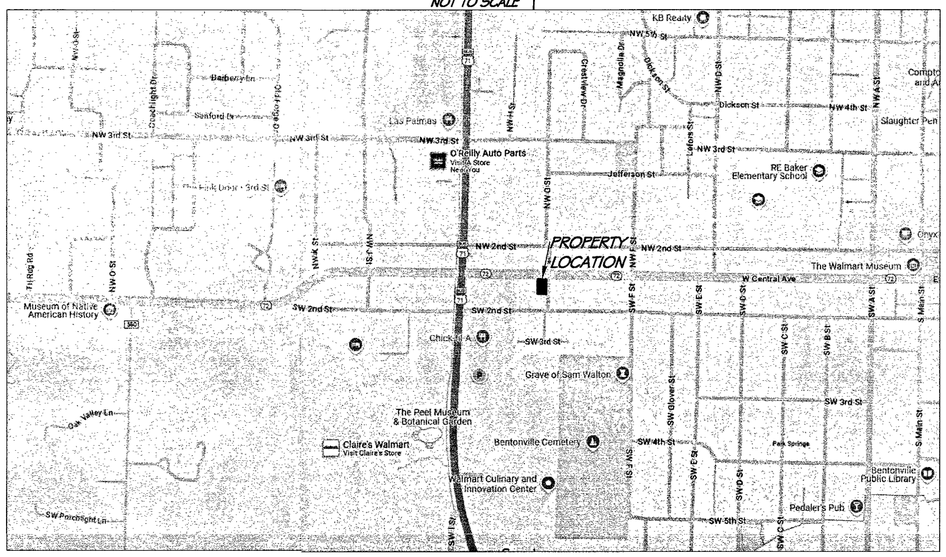
8. PARCEL #01-02369-000
SUE NEWMAN & R DOUGLAS VANDERPOOL
908 SW A ST
BENTONVILLE AR 72712

9. PARCEL #01-02366-000
MARK KELLEY
410 SW E ST
BENTONVILLE AR 72712

LEGEND

- ● - E.R.B. - 1/2" EXISTING REBAR
- ● - E.I.P. - 3/4" EXISTING IRON PIN
- ● - EX. CONC. POST - EXISTING CONCRETE POST
- ○ - S.N. - SET NAIL
- ⊗ - C.P. - COMPUTED POINT
- -○- - P.P. POWER POLE
- E.M. - ELECTRIC METER
- G.M. - GAS METER
- W.M. - WATER METER
- S.S.M.H. - SANITARY SEWER MANHOLE
- - PAVEMENT
- - BUILDING
- - CONC. - CONCRETE
- - WOOD DECK
- - BUILDING
- - LOT / PROPERTY LINE
- - CONC. - CONCRETE
- - EASEMENT
- -x-x-x-x- - FENCE
- - EXISTING LOT LINE
- - PREVIOUS PROPERTY LINE
- - EDGE OF PAVEMENT
- - R/W LINE - RIGHT OF WAY LINE

VICINITY MAP
NOT TO SCALE



OWNERS: PAIGE & PEYTON COMBS
801 W CENTRAL AVE.
BENTONVILLE, AR 72712

PROJECT #LS24-0052 ATLAS PAGE #361

40' 20' 0 GRAPHIC SCALE 40' 80'

REFERENCE DEED	WARRANTY DEED DOCUMENT 99112663
SURVEY REFERENCES	
1-CEI ENGINEERING ASSOCIATES, INC. FOR JEAN STANTON-12/8/98	
2 - CEI ENGINEERING ASSOCIATES, INC. - #6196 - 3/24/93	
3 - THOMAS E. PAGE FOR OZARKA REALTY - 6/12/72	
BASIS OF BEARING ARKANSAS STATE PLANE COORDINATES GRID NORTH 1983.	

REVISIONS

- 12/10/24 - REVISED AS PER CITY COMMENTS.
- 1/20/25 - REVISED R/W DEDICATION.
- 3/27/25 - REVISED AS PER CITY COMMENTS.
- 4/1/25 - REVISED TO CORRECT HEADER.

SURVEYORS DISCLAIMER AND STATEMENT OF USE

This survey was conducted by the written or verbal authorization of the person named as the buyer and/or Use by as shown on this plat. No one has the authority to use the data or legal description from this survey except those named or their agents and the survey is only certified to the date shown on this plat. This plat is protected by copyright and any person other than those named using or relying upon this plat will be held responsible. Satterfield Land Surveyors, P.A. will not be responsible or have any liability to any other person or company who uses this plat without written authorization. After filing with State Surveyor's office, survey becomes public record.

SURVEYOR:
RICKY HILL / JACOB LONG
1928 HWY 71 NORTH
ALMA, AR, 72921
PHONE:
(479)632-3565
EMAIL:
ricky@slsurveying.com
jlong@slsurveying.com

CONTACT: COLE REEVES
2379 MARYLANE DR.
ROGERS, AR 72756
PHONE: (870) 245-8505

DRAWN BY:	J.D.B.
SCALE:	1"=40'
DATE:	11-14-24
JOB NO.	49,321

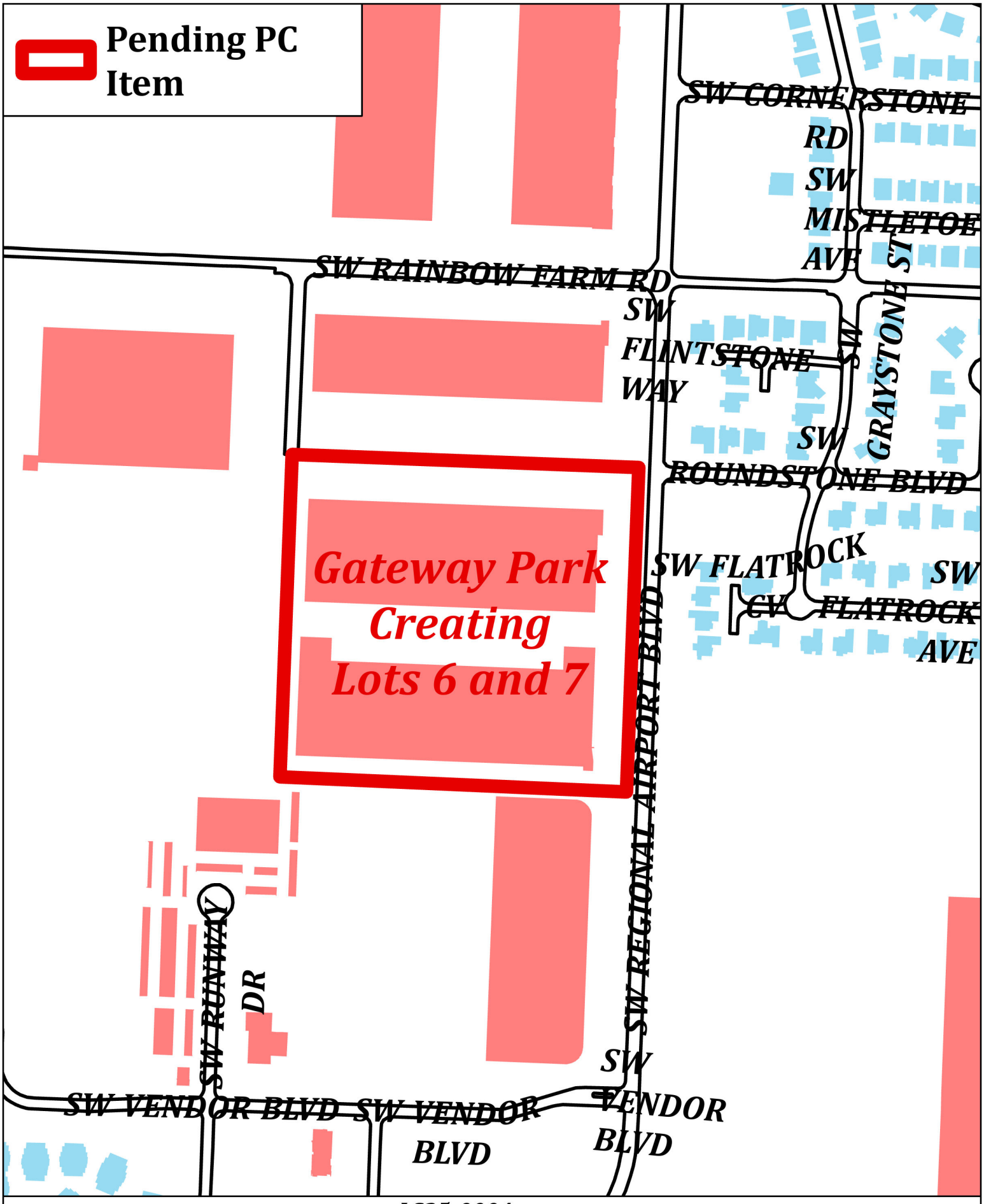
Satterfield Land Surveyors P.A.
REG. ARK. & OKLA.
1928 HWY. 71 NORTH, ALMA, ARK. - PHONE No. (479) 632-3565
FAX (479) 632-5002 - WEBSITE: http://www.slsurveying.com

Consent Agenda Item LS25-0004

For the Planning Commission meeting on May 6, 2025

Details

The lot split creates lots 6 and 7 of Gateway Park Addition, a large light industrial project along SW Regional Airport Road. The Large Scale portion of the project was approved by the Planning Commission on November 5, 2024; this is the associated lot split. Utility, drainage and access easements are dedicated on the lot split.



LS25-0004
Gateway Park Creating Lots 6 & 7
5000 SW REGIONAL AIRPORT BLVD

PARENT DESCRIPTION LOT 2 GATEWAY PARK ADDITION:

BEING ALL OF LOT 2 OF GATEWAY PARK ADDITION PROPERTY LINE ADJUSTMENT PLAT IN THE CITY OF BENTONVILLE ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN PLAT BOOK 2014 AT PAGE 334 IN THE RECORDS OF BENTON COUNTY, ARKANSAS, ALSO DESCRIBED AS BEING A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 19 NORTH, RANGE 31 WEST OF THE 5TH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS.

LOT 6 DESCRIPTION:

BEING A PART OF LOT 2 OF GATEWAY PARK ADDITION PROPERTY LINE ADJUSTMENT PLAT IN THE CITY OF BENTONVILLE ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN PLAT BOOK 2014 AT PAGE 334 IN THE RECORDS OF BENTON COUNTY, ARKANSAS, ALSO DESCRIBED AS BEING A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 19 NORTH, RANGE 31 WEST OF THE 5TH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2 BEING MARKED BY A CAPPED 1/2" REBAR EMBOSSED PS #1698; THENCE SOUTH 02°10'46" WEST ALONG THE WEST RIGHT-OF-WAY OF U.S. HIGHWAY 12, A DISTANCE OF 433.22 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED LOT 6 BEING MARKED BY A CAPPED 1/2" REBAR EMBOSSED PS #1834; THENCE DEPARTING SAID WEST RIGHT-OF-WAY, NORTH 87°48'25" WEST ALONG THE HEREIN DESCRIBED SOUTH LINE OF LOT 6, A DISTANCE OF 901.80 FEET TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED LOT 6 BEING MARKED BY A MAG NAIL WITH WASHER EMBOSSED PS #1913; THENCE DEPARTING SAID SOUTH LINE, NORTH 02°22'35" EAST ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 432.53 FEET TO THE NORTHWEST CORNER OF SAID LOT 2 BEING MARKED BY A 1.5" ALUMINUM MONUMENT; THENCE DEPARTING SAID WEST LINE, SOUTH 87°51'03" EAST ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 900.31 FEET TO THE POINT OF BEGINNING CONTAINING 8.95 ACRES MORE OR LESS BEING SUBJECT TO ANY EASEMENTS OF RECORD OR FACT.

LOT 7 DESCRIPTION:

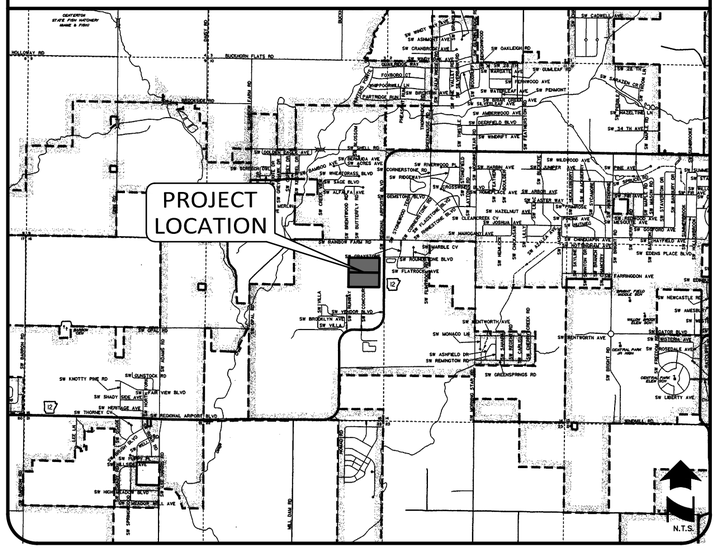
BEING A PART OF LOT 2 OF GATEWAY PARK ADDITION PROPERTY LINE ADJUSTMENT PLAT IN THE CITY OF BENTONVILLE ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN PLAT BOOK 2014 AT PAGE 334 IN THE RECORDS OF BENTON COUNTY, ARKANSAS, ALSO DESCRIBED AS BEING A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 19 NORTH, RANGE 31 WEST OF THE 5TH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 2 BEING MARKED BY A CAPPED 1/2" REBAR EMBOSSED PS #1834; THENCE NORTH 02°22'35" EAST ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 427.92 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED LOT 7 BEING MARKED BY A MAG NAIL WITH WASHER EMBOSSED PS #1913; THENCE DEPARTING SAID WEST LINE, SOUTH 87°48'25" EAST ALONG THE HEREIN DESCRIBED NORTH LINE OF LOT 7, A DISTANCE OF 901.80 FEET TO THE NORTHEAST CORNER OF SAID LOT 7 BEING MARKED BY A CAPPED 1/2" REBAR EMBOSSED PS #1834 BEING ON THE WEST RIGHT-OF-WAY OF U.S. HIGHWAY 12; THENCE DEPARTING SAID NORTH LINE, SOUTH 02°10'46" WEST ALONG SAID WEST RIGHT-OF-WAY, A DISTANCE 425.09 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2 BEING MARKED BY A MAG NAIL WITH WASHER EMBOSSED PS #1913; THENCE DEPARTING SAID WEST RIGHT-OF-WAY, NORTH 87°59'11" WEST ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 903.27 FEET TO THE POINT OF BEGINNING CONTAINING 8.84 ACRES MORE OR LESS BEING SUBJECT TO ANY EASEMENTS OF RECORD OR FACT.

REFERENCE DOCUMENTS:

1. SURVEY BY DERRICK THOMAS PS #1642 PLAT BOOK 2014 PAGE 334 DATED 7/11/2014
2. SURVEY BY BRAD FERGUSON PS #1728 INSTRUMENT L201845475 DATED 8/1/2018
3. SURVEY BY CLAYTON CROTTS PS #1834 INSTRUMENT L202162086 DATED 8/13/2021

VICINITY MAP



GENERAL NOTES:

- BASIS OF BEARINGS: ALL DISTANCES AND BEARINGS SHOWN HEREON ARE GRID DISTANCE BASED ON GRID NORTH, ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE (0301). BASED ON STATIC GPS OBSERVATIONS AND OPUS PROCESSED SOLUTION AT LATITUDE 36°19'39.11" N, LONGITUDE 94°15'30.83" W; CONVERGENCE ANGLE OF 1°18'51"; SCALE FACE OR 1.00003516 (GRID TO GROUND).
- FLOOD INFORMATION: BASED UPON REVIEW OF FEMA FIRM, BENTON COUNTY, ARKANSAS AND INCORPORATED AREAS, MAP NUMBER 05007C0235K, EFFECTIVE DATE JUNE 5, 2012, AND BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS DETERMINED TO BE IN ZONE X, OR AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF CITED FLOOD MAP.
- EVERY RECORDED DOCUMENT REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OR OTHER ENCUMBRANCES OR FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH WOULD DISCLOSE. THERE MAY EXIST OTHER DOCUMENTS OF RECORD OR FACTS AFFECTING THIS PARCEL.
- EXISTING UTILITIES SHOWN HEREON WERE LOCATED BY OBSERVED SURFACE IMPROVEMENTS. ACTUAL LOCATIONS OF UTILITIES SHOWN, OR EXISTENCE OF ADDITIONAL SUBSURFACE IMPROVEMENTS NOT SHOWN HEREON SHOULD BE VERIFIED BEFORE ANY EXCAVATIONS. LOCATIONS OR EXISTENCE OF SURFACE OR SUBSURFACE IMPROVEMENTS MAY DIFFER FROM THOSE SHOWN HEREON.
- BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, CONTRACTOR AND OR OWNER IS TO CONTACT THE CITY OF BENTONVILLE ENGINEERING AND TRANSPORTATION DEPARTMENTS AND NOTIFY SAID DEPARTMENTS ON THE INTENT AND TYPE OF THE WORK THAT WILL TAKE PLACE WITH-IN THE RIGHT-OF-WAY. WORK IN RIGHT-OF-WAY MAY REQUIRE A SEPARATE PERMIT.
- OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO ENSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.
- SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE.
- THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.
- WE HEREBY GRANT TO THE CITY OF BENTONVILLE A BLANKET AVIGATION EASEMENT OVER THE ENTIRETY OF THIS LOT SPLIT PURSUANT TO MUNICIPAL CODE SECTION 401.12.
- FIELD WORK WAS COMPLETE ON MARCH 3, 2025

LEGEND

Ex. Section Line	○	Set 5/8" Rebar w/ PS# 1913 Cap	GM	Ex. Gas Meter
Ex. Boundary Line	⌀	Set Mag Nail w/ PS# 1913 Washer	E	Ex. Electric Box
Ex. Adjacent Boundary Line	●	Ex. Rebar	EM	Ex. Electric Meter
Ex. Right of Way Line	⌀	Ex. Nail		Ex. Power Pole
Ex. Road Centerline	✖	Ex. Chiseled "X"		Ex. Light Pole
Ex. Easement Line	▲	Ex. Monument	A	Ex. Electric Transformer
Ex. Fence Line	W	Ex. Water Meter	MB	Ex. Mailbox
Dedicated Easement Per This Plat		Ex. Fire Hydrant		Ex. Sign
		Ex. Water Valve	V	Ex. Vault Box
		Ex. Irrigation Control Valve		Ex. Flared End Section
		Ex. Fire Department Connection	T	Ex. Telephone Box
Ex. Building		Ex. Sewer Manhole		Ex. Storm Drain Box
	CO	Ex. Sewer Clean-Out		Ex. Tree

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 DEDICATE TO THE USE OF THE PUBLIC THE STREETS, ALLEYS, DRIVES, EASEMENTS, ETC. AS SHOWN ON SAID PLAT.

DATE OF EXECUTION: _____

SIGNED: _____

STATE OF ARKANSAS

COUNTY OF _____

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

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

ZONING - LIGHT INDUSTRIAL (I-1)						
BUILDING SETBACKS						
FRONT YARD		SIDE YARD		REAR YARD		
WITH FRONT PARKING	WITHOUT FRONT PARKING	ADJ. TO NON-RESIDENTIAL DISTRICT AND/OR ROW	ADJ. TO RESIDENTIAL DISTRICT	ADJ. TO RIGHT-OF-WAY	ADJ. TO NON-RESIDENTIAL DISTRICT	ADJ. TO RESIDENTIAL DISTRICT
75'	30'	30'	75'	30'	50'	75'

CERTIFICATE OF APPROVAL:

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

DATE OF EXECUTION: _____

SIGNED _____
BENTONVILLE PLANNING COMMISSION CHAIRMAN

SIGNED _____
MAYOR CITY OF BENTONVILLE

SIGNED _____
CITY CLERK, CITY OF BENTONVILLE

CERTIFICATE OF SURVEYING ACCURACY:

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

DATE OF EXECUTION: _____

PRELIMINARY FOR REVIEW

SIGNED: _____
JOSHUA BEMBENEK ARKANSAS
PS #1913

Filing Block

OWNER / DEVELOPER
CROSSMAR INVESTMENTS
3300 MARKET ST.M SUITE 438
ROGERS, AR 72758
CONTACT: CHRIS CROSSLAND/PHIL MARTZ
TELEPHONE: (515)-965-6597

SURVEYOR
HALFF
2407 SE COTTONWOOD ST.
BENTONVILLE, AR 72712
CONTACT: JOSHUA BEMBENEK
TELEPHONE: (479) 579-3983

halff
2407 SE COTTONWOOD ST.
SUITE 1
BENTONVILLE, AR 72712
TEL. (479) 273-2209

LOT SPLIT OF LOT 2 GATEWAY PARK ADDITION CREATING NEW LOTS 6 & 7 OF GATEWAY PARK ADDITION

BENTONVILLE, ARKANSAS

CITY PROJECT # LS25-0004

LOT SPLIT

Revisions

1	03.21.2025 - Revised Per 1st Submittal Comments
2	04.01.2025 - Revised Per 2nd Submittal Comments
3	04.10.2025 - Revised Per 3rd Submittal Comments

Drawn By:	JDS	Vert. Scale:	N/A
Approved By:	JBB	Horiz. Scale:	N/A
Date:	04.10.2025	Plot Scale:	1
Project No.:	52163.001	DWG Name:	LOT SPLIT

SHEET 1 of 2

Drawing Name: A:\52000s\52163\001\SURV\CADD\Sheets\V--PLAT--LS--52163.001.dwg Last Modified: Apr 10, 2025 -- 3:25pm Plotted on: Apr 10, 2025 -- 3:35pm by ah5165

Found 1-1/2" Aluminum Monument NW Corner Lot 2 Bk 2014 Pg 334

Ex. 40' Access Easement Plat Book 2014, Page 334

Lot 1
Gateway Park Addition
Parcel #: 01-17133-000
CROSSMAR INDUSTRIAL LLC
(4900 SW Regional Airport Blvd)
Zoning: I-1

S87°51'03"E 900.31'

POB
Existing 1/2" Rebar w/ PS #1698 Cap
NE Corner Lot 2
Bk 2014 Pg 334

45.0'

25'

Lot 63, Cornerstone Ridge Subdivision, Phase IV
Parcel# 01-14013-001
SULEIMAN, KALID F
Zoning: R-1

Filing Block

Lot 5
Gateway Park Addition
Parcel #: 01-17135-000
FEM RAINBOW FARM ROAD LLC
& CP1 BENTONVILLE I LLC
& CP1 BENTONVILLE II LLC ET AL
(4501 SW Rainbow Farm Rd.)
Zoning: I-1

Ex. 50' Shared Access Easement Plat Book 2014, Page 334

90.5' R/W

30' Utility Easement Dedicated Per This Plat

LOT 6
PER THIS PLAT
±8.95 ACRES

NEW LOT 6

20' Drainage Easement Plat Book 2014, Page 334

20' Access Easement Dedicated Per This Plat

432.53'

Ex. 30' Gas Easement AR Western Gas Book 96, Page 088492

433.22'

DTN 48
Parcel# 01-14014-000
CORNERSTONE RIDGE PROPERTY OWNERS ASSOCIATION INC
Zoning: PUD

SW Regional Airport Boulevard / AR Hwy 12
Right-Of-Way Width Varies

Lot 51
Parcel# 01-14015-001
HODGE, TERRY & ABBI
Zoning: R-1

Lot 52
Parcel# 01-14015-002
MARTIN, AMANDA
Zoning: R-1

Lot 53
Parcel# 01-14015-003
A C ELLIS PROPERTIES LLC
Zoning: R-1

Lot 54
Parcel# 01-14015-004
PHUNG, HOA THANH & NGUYEN, ANNA MARIA
Zoning: R-1

20' Drainage Easement Dedicated Per This Plat

N02°22'35"E 860.45'

N02°22'35"E 3.49'

N78°18'07"E 84.14'

S87°49'31"E 697.25'

S78°18'07"W 86.72'

N87°48'25"W 901.80'

N87°49'31"W 693.54'

S02°10'46"W 8.16'

S80°29'47"E 123.86'

N80°29'47"W 125.15'

S02°10'46"W 858.31'

45.1'

New Lot Line Per This Plat

Parent Tract
Lot 2
Gateway Park Subdivision
Parcel #: 01-17134-000
CROSSMAR INDUSTRIAL II LLC
Zoning: I-1

Found 1/2" Rebar w/ PS #1834 Cap

S02°10'46"W 12.01'

S87°47'20"E 47.77'

N02°13'17"E 20.00'

S02°10'46"W 20.00'

N87°47'20"W 47.79'

Utility Easement Dedicated Per This Plat

Lot 4
Gateway Park Addition
Parcel #: 01-17135-001
CROSSMAR INDUSTRIAL VII LLC
Zoning: I-1

N02°22'35"W 820.45'

20' Drainage Easement Plat Book 2014, Page 334

20' Access Easement Dedicated Per This Plat

427.92'

LOT 7
PER THIS PLAT
±8.84 ACRES

NEW LOT 7

425.09'

N00°18'51"W 315.36'

Parcel# 01-08293-000
WAL-MART STORES INC 07-6094
Zoning: I-2

Ex. Drainage Easement Book 2015, Page 73084

30' Utility Easement Dedicated Per This Plat

State Plane Coordinates
N: 732792.77
E: 646010.72

N87°37'25"W 20.00'

Found 1/2" Rebar w/ PS #1834 Cap

Found 1/2" Rebar

N87°59'11"W 903.27'

45.2'

Lot 1
Straube Business Park, Phase 3
Parcel #: 01-18928-000
SBS NW AR 2021 LLC
Zoning: C-2

Ex. 20' Utility Easement Plat Book P4, Page 541

Lot 28
Straube Business Park
Parcel #: 01-09916-000
CROSSMAR INDUSTRIAL IV LLC
Zoning: I-1

Ex. 30' Gas Easement Book 1996, Page 88492

Lot 27
Straube Business Park
Parcel #: 01-09918-001
CROSSMAR INDUSTRIAL IV LLC
Zoning: I-1

Set MAG Nail w/ PS 1913 Washer

State Plane Coordinates
N: 732761.03
E: 646913.44

60 0 60
Scale in Feet

PRELIMINARY FOR REVIEW

halff
2407 SE COTTONWOOD ST.
SUITE 1
BENTONVILLE, AR 72712
TEL. (479) 273-2209

LOT SPLIT OF LOT 2 GATEWAY PARK ADDITION CREATING NEW LOTS 6 & 7 OF GATEWAY PARK ADDITION

BENTONVILLE, ARKANSAS

CITY PROJECT # LS25-0004

LOT SPLIT

Revisions

1	03.21.2025 - Revised Per 1st Submittal Comments
2	04.01.2025 - Revised Per 2nd Submittal Comments
3	04.10.2025 - Revised Per 3rd Submittal Comments

Drawn By:	JDS	Vert. Scale:	N/A
Approved By:	JBB	Horiz. Scale:	1" = 60'
Date:	04.10.2025	Plot Scale:	1
Project No.:	52163.001	DWG Name:	LOT SPLIT

SHEET 2 of 2

Drawing Name: A:\52000s\52163\001\SURV\CADD\Sheets\V-PLAT-LS-52163.001.dwg Last Modified: Apr 10, 2025 - 3:25pm Plotted on: Apr 10, 2025 - 3:39pm by ah5165

Consent Agenda Item PLA25-0003

For the Planning Commission meeting on May 6, 2025

Details

Property Line Adjustment: Lots 8,9 & 10 Green Acres Subdivision, Creating New Lots 11, 12 & 13

A Property Line Adjustment of Lots 8, 9 & 10 Green Acres Subdivision creating lots 11, 12 & 13. The plat is dedicating a 15' Electrical Easement and a 25' Utility Easement. All three lots will have direct access to NW A ST. The Right-of-Way is adequate per the City of Bentonville Master Street Plan.

PLA25-0003
Green Acres Sub Creating Lots 11-13
1003 NW A Street

PROPERTY LINE ADJUSTMENT OF LOTS 8, 9 & 10, GREEN ACRES SUBDIVISION CREATING NEW LOTS 11, 12 & 13

CERTIFICATE OF AUTHORIZATION
BATES & ASSOCIATES, INC.
#1335
ARKANSAS ENGINEER

ADJACENT LAND OWNERS

1) THOMPSON FAMILY TRUST-JOSEPH W & KELLIE N
1021 NW A ST
BENTONVILLE, AR
LOT 7
GREEN ACRES SUBDIVISION
PARCEL #01-02750-000
ZONED: R-1

2) MARK RUSSELL LLC
1016 NW A ST
BENTONVILLE, AR 72712
LOT 35, BLOCK 2
W A BURKS ADDITION
PARCEL #01-04516-000
ZONED: DN-2

3) OBREGON GUINEA LLC & CANJURA GUZMAN LLC
106 NW PARK ST ABCD
BENTONVILLE, AR
LOT 1, BLOCK 2
W A BURKS ADDITION
PARCEL #01-04515-000
ZONED: R-3

4) BREWER, LEVI & CASSIDY
1001 NW A ST
BENTONVILLE, AR
PARCEL #01-02755-000
LOT C
GREEN ACRES SUBDIVISON
ZONED: DN-2

5) BUTLER FAMILY PROPERTIES LLC
1002 NW B ST
BENTONVILLE, AR
LOT 4
GREEN ACRES SUBDIVISION
PARCEL #01-02754-000
ZONED: R-1

6) CLEMONS REVOCABLE TRUST, VELMA F
1000 NW B ST
BENTONVILLE, AR
PARCEL #01-02753-000
LOT 3
GREEN ACRES SUBDIVISION
ZONED: R-1

7) CITY OF BENTONVILLE
NW 10TH ST
BENTONVILLE, AR
PARCEL #01-16746-000
LOT 2
BLACK APPLE ADDITION
ZONED: R-1

LAST SITE VISIT:
SEPTEMBER 23, 2024

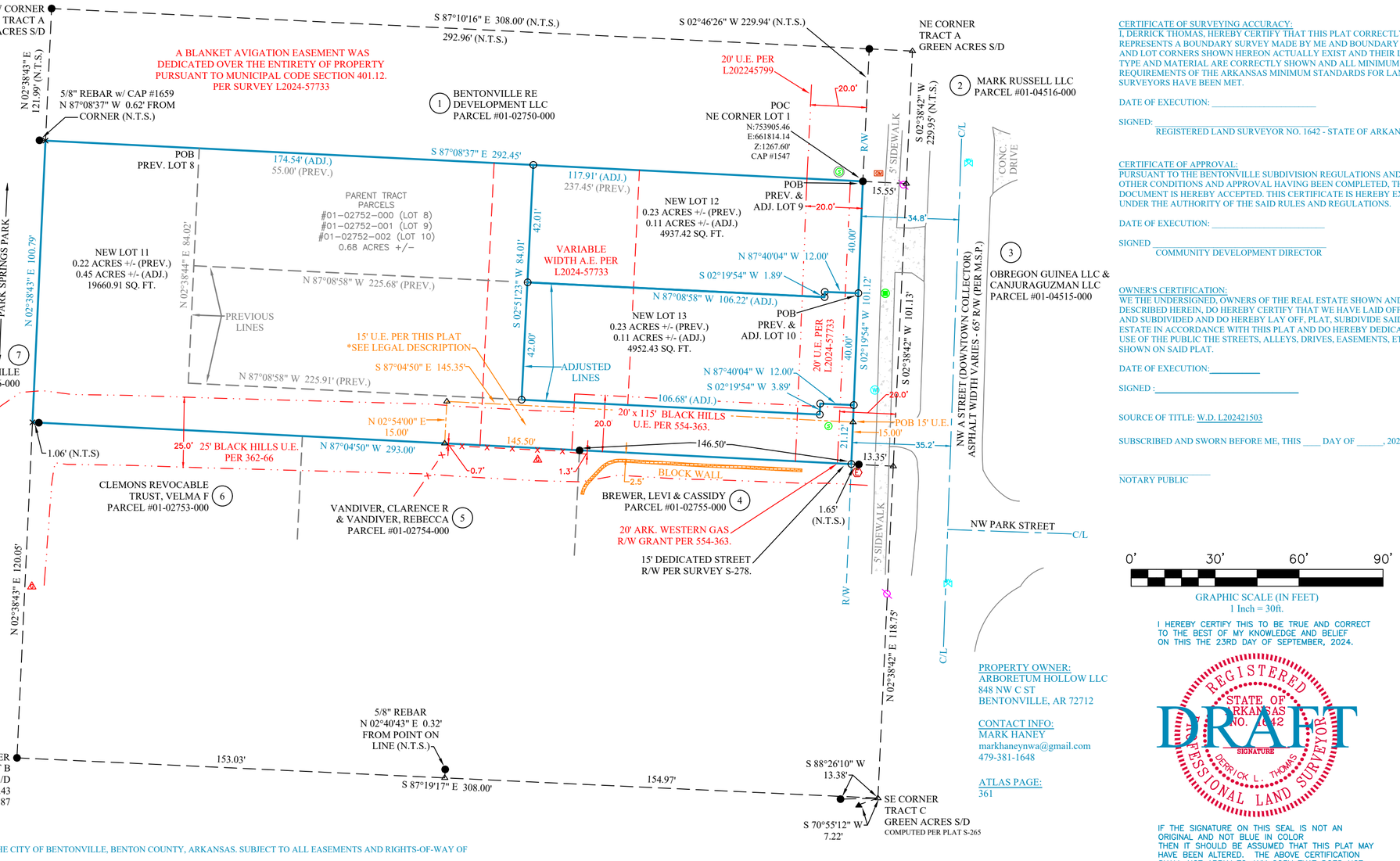
BASIS OF BEARING:
GPS OBSERVATION - AR NORTH ZONE
NAD83(2011) HORIZONTAL DATUM

PROPERTY ZONED:
DN-2

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

REFERENCE DOCUMENTS:
1) FINAL PLAT OF GREEN ACRES SUBDIVISION FILED IN BOOK S AT PAGE 265
2) PLAT OF SURVEY FILED IN BOOK 2012 AT PAGE 179
3) PLAT OF SURVEY FILED IN BOOK S AT PAGE 278
4) PLAT OF SURVEY FILED IN BOOK 13 AT PAGE 302
5) PLAT OF SURVEY FILED IN BOOK A15 AT PAGE 116
6) PLAT OF SURVEY FILED IN BOOK L2023 AT PAGE 2845
7) WARRANTY DEED FILED IN BOOK 719 AT PAGE 870
8) WARRANTY DEED FILED AS DOCUMENT L202421503
9) PLAT OF SURVEY FILED IN BOOK L2024 AT PAGE 57733

FLOOD CERTIFICATION:
NO PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "A" OR "AE" AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS. (FIRM PANEL #05007C0090J. DATED 09/ 28/ 2007)



0' 30' 60' 90'
GRAPHIC SCALE (IN FEET)
1 Inch = 30ft.

SURVEY DESCRIPTIONS:

PARENT TRACT PARCEL #01-02752-000:
LOTS 1 AND 2, TRACT B IN GREEN ACRES SUBDIVISION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

LOT 8:
LOT 8 IN GREEN ACRES SUBDIVISION, TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON SURVEY FILED IN BOOK L2024 AT PAGE 57733. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

LOT 9:
LOT 9 IN GREEN ACRES SUBDIVISION, TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON SURVEY FILED IN BOOK L2024 AT PAGE 57733. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

LOT 10:
LOT 10 IN GREEN ACRES SUBDIVISION, TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON SURVEY FILED IN BOOK L2024 AT PAGE 57733. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

NEW LOT 11:
LOTS 1 & 2, TRACT B IN GREEN ACRES SUBDIVISION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS TO-WIT: BEGINNING AT A POINT IN THE WEST RIGHT-OF-WAY OF NORTHWEST A STREET WHICH IS S02°19'54"W 80.00' FROM AN EXISTING REBAR MARKING THE NORTHEAST CORNER OF SAID LOT 1 AND RUNNING THENCE ALONG SAID RIGHT-OF-WAY S02°19'54"W 21.12', THENCE LEAVING SAID RIGHT-OF-WAY N87°04'50"W 293.00', THENCE N02°38'43"E 100.79', THENCE S87°08'37"E 174.54', THENCE S02°51'23"W 84.01', THENCE S87°08'58"E 106.68', THENCE N02°19'54"E 3.89', THENCE S87°40'04"E 12.00' TO THE POINT OF BEGINNING, CONTAINING 0.45 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

NEW LOT 12:
LOTS 1 & 2, TRACT B IN GREEN ACRES SUBDIVISION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS TO-WIT: BEGINNING AT AN EXISTING REBAR MARKING THE NORTHEAST CORNER OF SAID LOT 1 AND RUNNING THENCE ALONG THE WEST RIGHT-OF-WAY OF NORTHWEST A STREET S02°19'54"W 40.00', THENCE LEAVING SAID RIGHT-OF-WAY N87°40'04"W 12.00', THENCE S02°19'54"W 1.89', THENCE N87°08'58"W 106.29', THENCE N02°51'23"E 42.01', THENCE S87°08'37"E 117.91' TO THE POINT OF BEGINNING, CONTAINING 0.11 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

NEW LOT 13:
LOTS 1 & 2, TRACT B IN GREEN ACRES SUBDIVISION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS TO-WIT: BEGINNING AT A POINT IN THE WEST RIGHT-OF-WAY OF NORTHWEST A STREET WHICH IS S02°19'54"W 40.00' FROM AN EXISTING REBAR MARKING THE NORTHEAST CORNER OF SAID LOT 1 AND RUNNING THENCE ALONG SAID RIGHT-OF-WAY S02°19'54"W 40.00', THENCE LEAVING SAID RIGHT-OF-WAY N87°40'04"W 12.00', THENCE S02°19'54"W 3.89', THENCE N87°08'58"W 106.68', THENCE N02°51'19"E 42.00', THENCE S87°08'58"E 106.22', THENCE N02°19'54"E 1.89', THENCE S87°40'04"E 12.00' TO THE POINT OF BEGINNING, CONTAINING 0.11 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

15' UTILITY EASEMENT DEDICATED PER THIS PLAT:
A 15-FOOT WIDE UTILITY EASEMENT LOCATED IN A PART OF LOTS 1 & 2, TRACT B IN GREEN ACRES SUBDIVISION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS TO-WIT: BEGINNING AT A POINT IN THE WEST RIGHT-OF-WAY OF NORTHWEST A STREET WHICH IS S02°19'54"W 86.12' FROM AN EXISTING REBAR MARKING THE NORTHEAST CORNER OF SAID LOT 1 AND RUNNING, THENCE ALONG SAID RIGHT-OF-WAY S02°19'54"W 15.00', THENCE LEAVING SAID RIGHT-OF-WAY N87°04'50"W 145.50', THENCE N02°54'00"E 15.00', THENCE S87°04'50"E 145.35', THENCE S02°19'54"W 15.00' TO THE POINT OF BEGINNING, CONTAINING 2181.41 SQUARE FEET, MORE OR LESS.

PLAT NOTES:
1. SOME FEATURES AND/OR SYMBOLS ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR VISUAL CLARITY.
2. THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES, GIS, AND/OR UTILITY MAPS PROVIDED BY LOCAL UTILITY COMPANIES. NOT ALL UTILITY COMPANIES MAY HAVE RESPONDED TO OUR REQUEST FOR MAPS AND/OR INFORMATION. ALL UTILITY LINES APPEARING ON THIS PLAT, AS WELL AS THOSE THAT MAY EXIST UNDERGROUND NEED TO BE VERIFIED PRIOR TO DOING ANY TYPE OF EXCAVATION OR DESIGN. SOME UTILITY LINES MAY ALSO EXIST THAT WERE NOT SHOWN ON THIS PLAT.
3. SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE. ALL SIDEWALKS SHALL BE INSTALLED BY THE TIMEFRAMES SET FORTH IN 900.08 OF THE STREET SPECIFICATIONS.
4. OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO INSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.
5. BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, CONTRACTOR AND OR OWNER IS TO OBTAIN RIGHT-OF-WAY PERMIT FROM THE CITY OF BENTONVILLE TRANSPORTATION DEPARTMENT.
6. THERE MAY NOT BE ANY FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.
7. THERE ARE NO WAIVERS, VARIANCES, OR CONDITIONAL USES BEING REQUESTED WITH THIS PROJECT.
8. NO RESIDENTIAL LOT SHALL BE PERMITTED DIRECT ACCESS TO A COLLECTOR OR ARTERIAL STREET. ALL RESIDENTIAL SUBDIVISION DEVELOPMENT CONTIGUOUS TO A COLLECTOR OR ARTERIAL STREET SHALL ORIENT FRONTAGE TO A LOCAL STREET, AND BACK OF THE PROJECT, WITHOUT ACCESS TO THE SAID MAJOR STREETS. THE ALLEY SHALL BE RECIPROCAL TO EACH OF THE NEW LOTS CREATED.

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

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

CONTACT INFO:
MARK HANEY
markhaneynwa@gmail.com
479-381-1648

ATLAS PAGE:
361

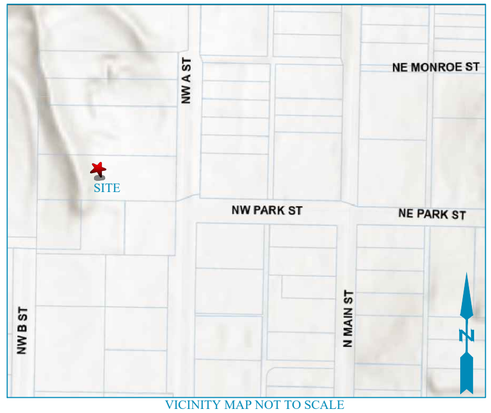
I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 23RD DAY OF SEPTEMBER, 2024.

REGISTERED STATE OF ARKANSAS NO. 1642 SIGNATURE DERRICK L. THOMAS PROFESSIONAL LAND SURVEYOR
DRAFT

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.

DATE:

VICINITY MAP



VICINITY MAP NOT TO SCALE

BENTONVILLE PROJECT #PLA25-0003

RECORDING NUMBER/DATE

REVISION	DATE
REVISED PER 1ST SUBMITTAL COMMENTS	04/01/25

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

DATE OF EXECUTION: _____

SIGNED: _____
REGISTERED LAND SURVEYOR NO. 1642 - STATE OF ARKANSAS

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

DATE OF EXECUTION: _____

SIGNED _____
COMMUNITY DEVELOPMENT DIRECTOR

OWNER'S CERTIFICATION:
WE THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED, AND SUBDIVIDED AND DO HEREBY LAY OFF, PLAT, SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC THE STREETS, ALLEYS, DRIVES, EASEMENTS, ETC. AS SHOWN ON SAID PLAT.

DATE OF EXECUTION: _____

SIGNED : _____

SOURCE OF TITLE: W.D. L202421503

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

_____
NOTARY PUBLIC

LEGEND:
THESE STANDARD SYMBOLS WILL BE FOUND IN THE DRAWING.
(R) RECORD BEARING & DISTANCE
(M) MEASURED BEARING & DISTANCE
FOUND 5/8" REBAR
FOUND RAILROAD SPIKE
COMPUTED POINT
SET STAKE
SET 5/8" REBAR/CAP

BOUNDARY LINE (MEASURED)
LOT LINE
TIE LINE
CENTERLINE OF ROAD
RIGHT-OF-WAY
FENCE
UTILITY EASEMENT (EXISTING)
UTILITY EASEMENT PER THIS PLAT
INGRESS & EGRESS EASEMENT

WATER VALVE
WATER METER
CLEANOUT
SANITARY SEWER MH
ELECTRIC PEDESTAL
AC CONDENSER UNIT
GAS MAIN
GAS METER
LIGHT
POWER POLE

BATES
Engineers - Surveyors
7230 S. Pleasant Ridge Dr - Fayetteville, Arkansas 72704 - 479.442.9350

BATES & ASSOCIATES, INC. Copyright 2025
This survey was conducted for the person or persons whose name(s) appear on this plat. This plat is protected by copyright. No one including the person(s) named may reproduce this plat without the written permission of Bates & Associates, Inc. Bates & Associates, Inc. has performed a visual investigation for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other fact which a complete and accurate title search may disclose. Any flood information contained on this survey was taken from publications of the F.E.M.A. Bates & Associates, Inc. has no liability for the correctness of the hereon cited maps, furthermore the above statement does not represent the opinion of Bates & Associates, Inc. of the probability of flooding.

FOR USE AND BENEFIT OF: MARK HANEY
ADDRESS: 1003 NORTHWEST A STREET BENTONVILLE, ARKANSAS
DATE: 04/01/25
SCALE: 1"=30'
SURVEYED: JRICH
DRAFTED: AH, BA
DRAFT DATE: 04/01/25
REVIEWED: DT
COA #1335
LOCATION: LOTS 8, 9 & 10 GREEN ACRES SUBDIVISON

DRAWING #24-029 PLA 2015

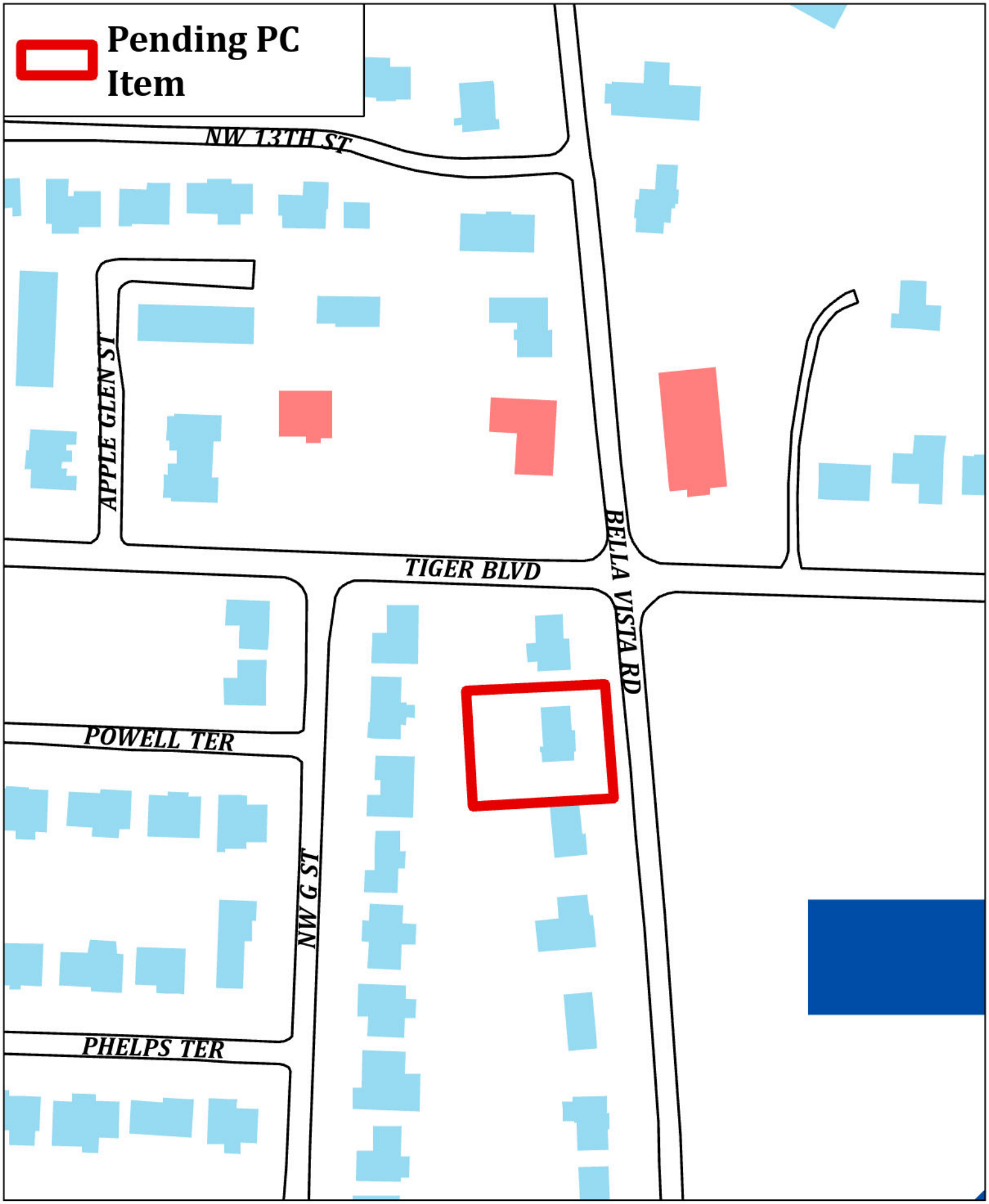
Consent Agenda Item PLA25-0008

For the Planning Commission meeting on May 6, 2025

Details

Property Line Adjustment: Lot 9 and the North 10' of Lot 8, Block 1 of Happy Homes Subdivision, Creating Lot 11, Block 1

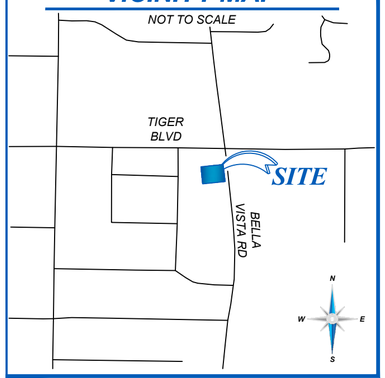
A Property Line Adjustment of Lot 9 and the North 10' of Lot 8, Block 1 of Happy Homes Subdivision, Creating Lot 11, Block 1. The plat is dedicating 559 square feet of Right-of-Way. The lot will have direct access to Bella Vista Rd. The Right-of-Way is adequate per the City of Bentonville Master Street Plan with the dedication per this plat.



N
W E
S

PLA25-0008
Creating Lot 11 Block 1 Happy Home Sub
1185 BELLA VISTA RD

VICINITY MAP



PROPERTY LINE ADJUSTMENT OF LOT 9 AND THE NORTH 10' OF LOT 8, BLOCK 1 OF HAPPY HOMES SUBDIVISION, CREATING LOT 11, BLOCK 1

LOCATED IN: SECTION 30, TOWNSHIP 20 NORTH, RANGE 30 WEST
1185 BELLA VISTA ROAD, BENTONVILLE, BENTON COUNTY, ARKANSAS 72712

RECORD DESCRIPTION

WARRANTY DEED L202066731:
LOT 9 AND THE NORTH 10 FEET OF LOT 8, BLOCK 1, AMENDED PLAT HAPPY HOMES SUBDIVISION, BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT RECORD "C" AT PAGE 59.

SURVEY DESCRIPTION

PROPOSED LOT 11, BLOCK 1:
BEING LOT 9 AND THE NORTH 10 FEET OF LOT 8, BLOCK 1, AMENDED PLAT HAPPY HOMES SUBDIVISION, BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT RECORD "C" AT PAGE 59, BEING DESCRIBED AS FOLLOWS:
COMMENCING AT A FOUND 1" IRON PIPE MARKING THE NORTHEAST CORNER OF SAID LOT 9; THENCE ALONG THE NORTH LINE THEREOF SOUTH 85°45'11" WEST 6.55 FEET TO THE TRUE POINT OF BEGINNING AND THE WEST RIGHT-OF-WAY LINE OF BELLA VISTA ROAD; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 05°12'10" EAST 109.95 FEET; THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE SOUTH 85°43'39" WEST 144.78 FEET TO A SET 5/8" REBAR CAPPED "PS 1926"; THENCE NORTH 04°14'28" WEST 110.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 9; THENCE ALONG THE NORTH LINE THEREOF NORTH 85°45'11" EAST 142.93 FEET TO THE POINT OF BEGINNING. CONTAINING 0.363 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHT-OF-WAYS OF RECORD.

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: _____
DATE OF EXECUTION: _____
SIGNED: _____
NAME AND ADDRESS: _____
PRINT NAME: _____
SOURCE OF TITLE: D.R. _____
PAGE _____

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: _____
SIGNED: _____
REGISTERED LAND SURVEYOR NO. 1926
STATE OF ARKANSAS

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

MISCELLANEOUS NOTES

STATE RECORDING NUMBER:
500-20N-30W-0-30-440-04-1926

COMPLETED FIELD WORK:
SEPTEMBER 25, 2024

REFERENCE DOCUMENTS:
1. WARRANTY DEED FILED IN DEED L202066731.
2. SURVEY PLAT FILED IN PLAT BOOK 7 AT PAGE 57.
3. SURVEY PLAT FILED IN PLAT BOOK C AT PAGE 59.

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."

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

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

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

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

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

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

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

WE HEREBY GRANT TO THE CITY OF BENTONVILLE A BLANKET AVIGATION EASEMENT OVER THE ENTIRETY OF THIS (SUBDIVISION, LOT SPLIT, PROPERTY LINE ADJUSTMENT) PURSUANT TO MUNICIPAL CODE SECTION 401.12 AND 401.13.

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

LAND AREA

15,819 ± SQUARE FEET
0.363 ± ACRES

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. 05007C0090J, WHICH BEARS AN EFFECTIVE DATE OF 9/28/2007 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

UTILITY INFORMATION

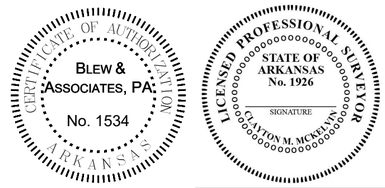
THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.

OWNER/DEVELOPER

APN: 01-01149-000
OWNER: VAN KLEEF, JOHN & JUDY
MAILING: PO BOX 9246, RUSSELLVILLE, AR 72811

MARTIN AVILA
720-486-9916

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 8TH DAY OF APRIL, 2025.



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

SHEET 1 OF 2

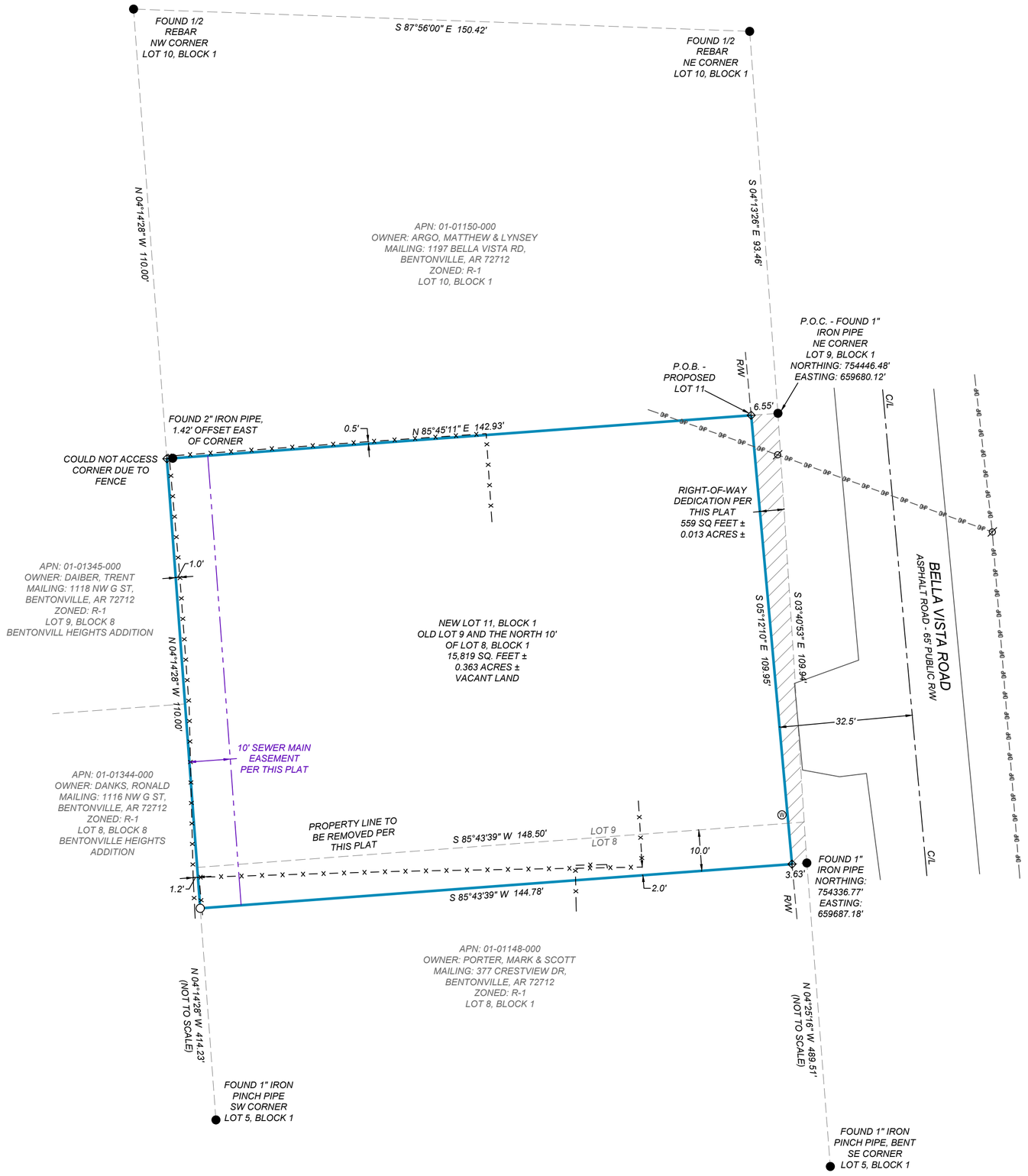
DATE	REVISION HISTORY	BY
4/8/2025	PLANNING COMMENTS	ANC
4/15/2025	PLANNING COMMENTS	ANC

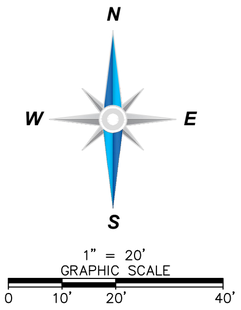
BLEW & ASSOCIATES, P.A.
Surveying
Engineering
Mapping
3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703
OFFICE: 479.443.4506 · FAX: 479.582.1883
SURVEY@BLEWINC.COM
WWW.BLEWINC.COM

SURVEYOR JOB NUMBER: 25-1385	**SURVEY DRAWN BY:** ANC - 03/06/2025
SURVEY REVIEWED BY: TPN	**SCALE:** 1" = 20'
FOR THE USE AND BENEFIT OF: PRO MAINTENANCE SERVICES	**PROJECT NUMBER:** PLA25-0008

PROPERTY LINE ADJUSTMENT OF LOT 9 AND THE NORTH 10' OF LOT 8, BLOCK 1 OF HAPPY HOMES SUBDIVISION, CREATING LOT 11, BLOCK 1

LOCATED IN: SECTION 30, TOWNSHIP 20 NORTH, RANGE 30 WEST
1185 BELLA VISTA ROAD, BENTONVILLE, BENTON COUNTY, ARKANSAS 72712





LEGEND & SYMBOLS

- FOUND MONUMENT (AS NOTED)
- SET 5/8" REBAR CAPPED "PS 1926"
- COMPUTED POINT
- WATER METER
- POWER POLE
- P.O.C. — POINT OF COMMENCEMENT
- P.O.B. — POINT OF BEGINNING
- BOUNDARY LINE
- RIGHT-OF-WAY LINE (R/W)
- CENTERLINE (C/L)
- FENCE LINE
- OVERHEAD POWER LINE
- SETBACK LINE (BSB)

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 8TH DAY OF APRIL, 2025.

CERTIFICATE OF AUTHORIZATION — BLEW & ASSOCIATES, PA. — No. 1534 — ARKANSAS

LICENSED PROFESSIONAL SURVEYOR — STATE OF ARKANSAS No. 1926 — SIGNATURE — CLAYTON M. MCKELVIN

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

BLEW & ASSOCIATES, P.A.
Surveying
Engineering
Mapping
3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703
OFFICE: 479.443.4506 · FAX: 479.582.1883
SURVEY@BLEWINC.COM
WWW.BLEWINC.COM

SURVEYOR JOB NUMBER: 25-1385	**SURVEY DRAWN BY:** ANC - 03/06/2025
SURVEY REVIEWED BY: TPN	**SCALE:** 1" = 20'
FOR THE USE AND BENEFIT OF: PRO MAINTENANCE SERVICES	**PROJECT NUMBER:** PLA25-0008

SHEET 2 OF 2

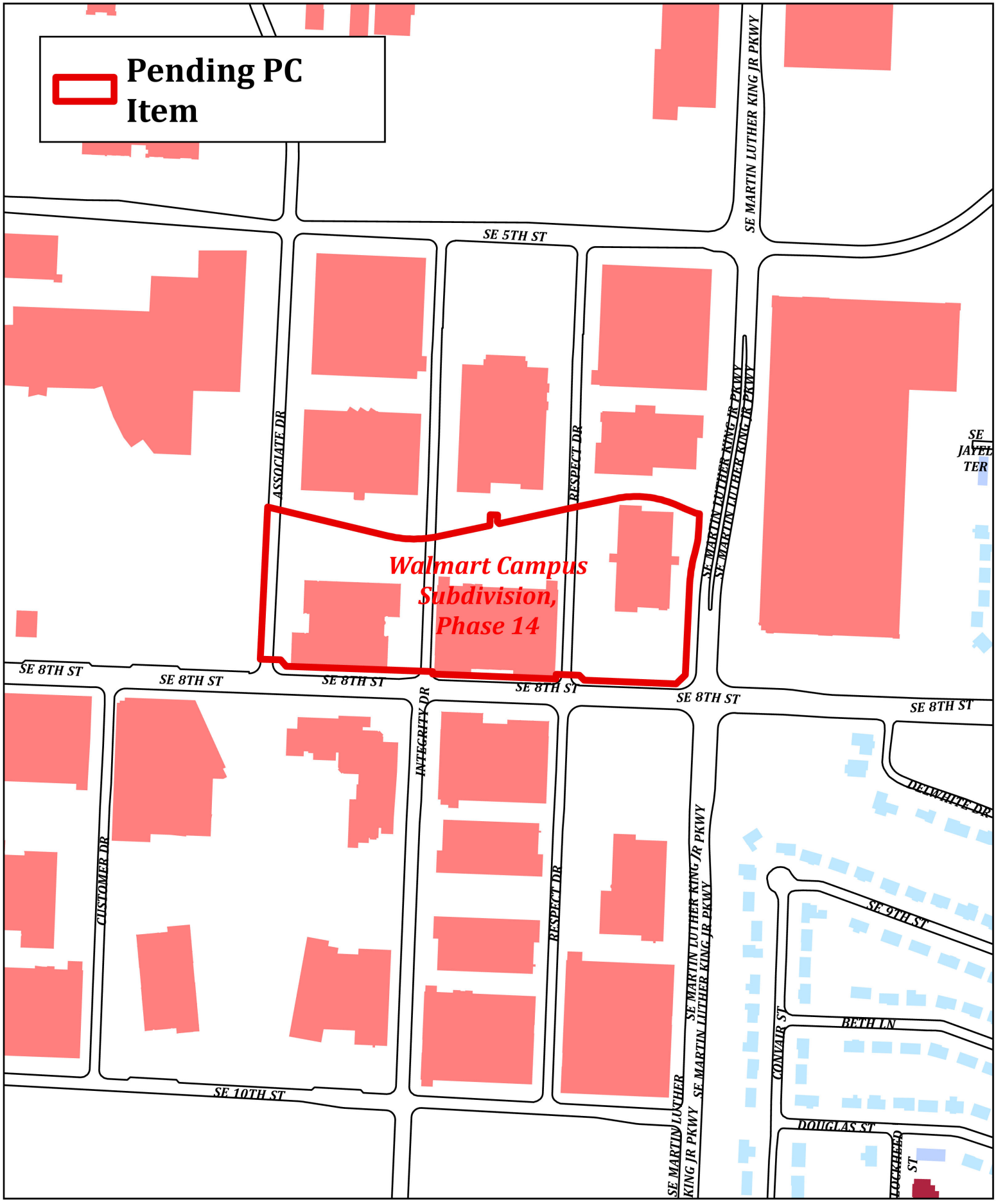
Consent Agenda Item FP24-0022

For the Planning Commission meeting on May 6, 2025

Details

Final Plat FP25-0022 of Lot 1 of Walmart Campus Subdivision

A final plat creating Lot 1 of Walmart Campus Subdivision, Phase 14. Approximately 917 square feet of Right of Way is being dedicated along Southeast 8th Street. All easements were dedicated per separate instrument. No waivers or variances are associated with this final plat.



N
W E
S

FP24-0022
Walmart Campus Subdivision, Phase 14
Final Plat

THE CITY OF BENTONVILLE

Final Plat of Lot 1, Walmart Campus Subdivision, Phase 14 Walmart Campus

SE MARTIN LUTHER KING JR Pkwy

Bentonville, Benton County, Arkansas

GENERAL NOTES:

1. This plat represents a Final Plat of the parcels conveyed to Wal-Mart Stores, Inc. at Deed Book 2011, Page 57172, Deed Book 2016, Page 41617, Deed Book 651, Page 458 & Deed Inst. #L202062198 in the public records of Benton County, Arkansas.
2. Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied to the surveyor.
3. Declaration is made to the original purchaser of the survey and those listed in the certification for the use of this transaction only and is not transferable to any additional or subsequent owners.
4. Basis of Bearings: All bearings shown hereon are grid based on Arkansas State Plane Coordinate System, NAD83, North Zone, as established by a Static observation processed through OPUS.
5. This survey is valid only if the drawing includes the seal and signature of the surveyor.
6. This survey meets the current Arkansas Standards of Practice for Property Boundary Surveys and Plats.
7. The locations of underground utilities as shown hereon are based on above ground structures as were visible at the time of survey, and/or from record drawings provided to the surveyor. The location of underground utilities/structures may vary from locations shown hereon. No excavations were made during the progress of this survey to locate underground utilities/structures.
8. The contractor is advised to contract the 811 One-Call Center before any construction begins, depending on the state there is a possibility of a severe penalty for not making this call. Not all utility companies are members of the One-Call Systems. Therefore the contractor is advised to contract all non-members as well as the One-Call System.
9. The contractor must determine that proposed structures are clear of all boundary lines, easements, and meet building setback requirements before construction begins.
10. By scale map location and graphical plotting only. This property is located in shaded Zone "X" which are areas of 0.2% annual flood chance; areas of 1% annual flood with average depths of less that 1 foot or with drainage areas less that 1 square mile; and area protected by levees from 1% annual chance flood as determined by the National Flood Insurance, Flood Insurance Rate Map forBenton County,Arkansas.
    Map Number: 05007C0255K
    Map Revised: June 5, 2012
11. No attempt was made to show the zoned building setback lines graphically on the survey. The assignment, vacation, or orientation of setbacks that impact the usage rights of the property are determined by the local governing jurisdictional agency. Setback dimensions will be based on the orientation of the building(s) to be constructed as approved.
12. No current zoning report or letter regarding zoning classification was provided to the Surveyor. Setbacks shall be per the current zoning district as stated in the most recent City of Bentonville Zoning Code. For more info visit www.bentonville planning.com or call the Planning Department @ 479-271-3122.
13. Sidewalks shall be the responsibility of the builder/owner at time of building permit issuance.
14. There may not be fences or any other structures built in any drainage easements.
15. Before any work in the right-of-way commences, contractor and or owner is to obtain right-of-way permit from the City of Bentonville Transportation Department.
16. Owner is to contact New Service coordinator (479-271-3139) to discuss electric service prior to beginning any construction. Failure to contact BEUD prior to construction will result in delays to get electric service.
17. All structures must maintain minimum of 20' clearance from all electric lines.
18. BEUD's standard practice is to place underground equipment (transformers, secondary pedestals, junction boxes, etc.) on the lot line of a development. Any adjustments to the property line that result in our equipment not being on the lot line require the developer to pay for the cost of BEUD to relocate the equipment to the lot line.
19. It is the responsibility of the developer to pay for any cost associated with moving of equipment. This includes but is not limited to any costs associated with loss of equipment (wire and elbows) and labor and material to move the equipment to the new lot line.
20. Relocation of any existing electrical facilities shall be at the owner's expense.
21. Owner/Developer shall coordinate with all local utilities to insure that each lot has water, sewer and electric service.
22. Subject areas are subject to public utility, drainage, and emergency access easements as shown at Deed Instrument #L202110326.
23. No residential lot shall be permitted direct access to a collector, minor, or major arterial street. All residential subdivision development contiguous to a collector, minor, or major arterial street shall orient frontage to a local street, and back of the project, without access to the said major streets.
24. There are no waivers, variances and/or conditional uses at the time of preparing this plat.
25. The buildings contained in the area of this final plat fall within Zone C of the Municipal Airport Overlay District pursuant to Bentonville Municipal Code Section 401.12
26. The Platted area falls in Zone 1, Phase 4 of the Walmart Campus PUD at the time of submittal.

VICINITY MAP

NOT TO SCALE

Latitude: 36°21'51"N
Longitude: 94°11'25"W

Owner:

Parcel #'s 01-12039-001, 01-12039-002, & 01-14547-002
Wal-Mart Stores Inc.
PO BOX 8050 MS 0555
BENTONVILLE AR 72712-8050
Contact: Joe Allbright, (479) 273-4000

Owner:

Parcel #'s 01-19236-000
Wal-Mart Properties Inc.
PO BOX 8050 MS 0555
BENTONVILLE AR 72712-8050
Contact: Joe Allbright, (479) 273-4000

SHEET INDEX:

1. Cover Sheet
2. Final Plat
3. Description & Details

Surveyors:

CEI Engineering Associates, Inc.
2600 NE 11th Street, Suite 300
Bentonville, AR 72712
Phone: (479) 273-9472
Fax:(479) 271-0536
Surveyor: Dustin Riley, Arkansas PLS#1618

CERTIFICATE OF OWNERSHIP:

We the undersigned, owners of the real estate shown and described herein, do hereby certify that we have laid off, platted, and subdivided and do hereby lay off, plat, subdivide said real estate in accordance with this plat and do hereby dedicate to the use of the public the streets, alleys, drives, easements, etc. as shown on said plat.

Date of Execution: _____ Signed: _____

Name & Address: Wal-Mart Stores Inc.

Print Name: _____

Source of Title: D.R. 2016, Page, 41617 , Deed Inst. #L202062198 & D.R. 2011, Page 57172

Subscribed and sworn before me, this _____ day of _____, 20_____.

Notary Public _____ My Commission Expires _____

Date of Execution: _____ Signed: _____

Name & Address: Wal-Mart Properties Inc.

Print Name: _____

Source of Title: D.R. 651 , Page 458

Subscribed and sworn before me, this _____ day of _____, 20_____.

Notary Public _____ My Commission Expires _____

CERTIFICATE OF APPROVAL:

Pursuant to the Bentonville Land Development Code and all other conditions and approval having been completed, this document is hereby accepted. This Certificate is hereby executed under the authority of 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 AUTHORIZATION — CEI Engineering Associates, Inc. No. 118 — ARKANSAS ENGINEER

REVISION

NO.	DESCRIPTION	DATE
1	1st Sub. Comments	01/22/2025

CERTIFICATE OF SURVEYING ACCURACY:

I, Dustin Riley, hereby certify that this plat correctly represents a boundary survey made by me and boundary markers and lot corners shown hereon actually exist and their location, type and material are correctly shown and all minimum requirements of the Arkansas Minimum Standards for Property Boundary Surveys and Plans have been met.

Date of Execution: _____

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

ATLAS PAGE: 404

City of Bentonville Project # FP24-0022

State Survey Code: 500-20N-30W-0-32-130-04-1618

CIVIL ENGINEERING ▪ LANDSCAPE ARCHITECTURE ▪ LAND SURVEYING ▪ PLANNING

BENTONVILLE | DALLAS | FRESNO | HOUSTON | JACKSONVILLE | MINNEAPOLIS | PHILADELPHIA | PHOENIX

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

3030 LBJ FREEWAY, SUITE 100
DALLAS, TX 75234
PHONE: (972) 488-3737
FAX: (972) 488-6732

Final Plat of Lot 1, Phase 14
Walmart Campus
SE MARTIN LUTHER KING JR Pkwy
Bentonville, Benton County, Arkansas

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

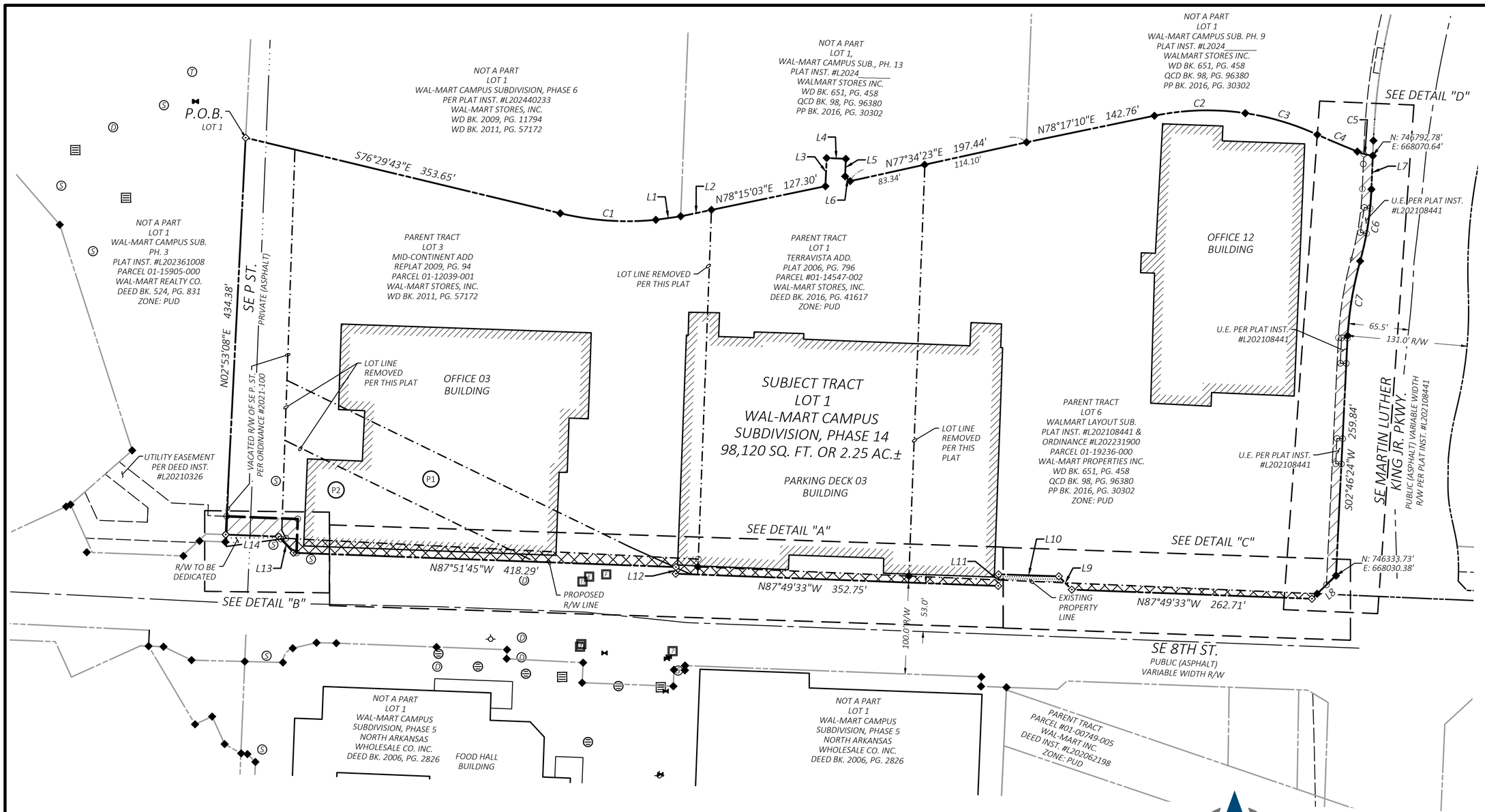
PROFESSIONAL OF RECORD	DGR
DESIGNER	WAP
FIELD WORK	CSS
CEI PROJECT NUMBER	31470
DATE	1/22/2025
REVISION	REV-1

Cover Sheet
SHEET TITLE

SHEET NUMBER
1 OF 3

DRAWING LOCATION - S:\31000\31470\DRAWINGS SURVEY\SURVEY\31470FP ZONE 1 SOUTH.DWG -- SAVED BY - WPIERSON

© 2025 CEI ENGINEERING ASSOCIATES, INC.



Legend

- Boundary Line
- Adjoining Boundary Line
- Existing Boundary Line (removed per this plat)
- Easement Line
- Centerline
- Found 5/8" Rebar "LS#1618"
- Set 5/8" Rebar "LS#1618"
- Bearing & Distance Change
- Grate Inlet (GI)
- Grate Inlet (Circular) (GIC)
- Sewer Manhole (SMH)
- Telephone Manhole (TMH)
- Fire Hydrant
- Water Valve
- Fiber Optic Vault
- Electric Vault
- Traffic Signal Vault
- Unknown Vault
- R/W — Right-of-Way
- P# — Parent Tract Info Block
- Dedicated Right-Of-Way (R/W)
- Vacated Right-Of-Way (R/W)
- Utility Easement (U.E.) per Deed Instrument #L20210326

PARENT TRACT DESCRIPTIONS:

Part of Lot 6, Walmart Layout Subdivision per Plat Instrument #L202108441 in the Public Records of Benton County, Arkansas.

AND

Part of Lot 1, Terravista Addition to the City of Bentonville per Plat Book 2006, Page 796 in the Public Records of Benton County, Arkansas.

AND

Part of Lot 3, Mid-Continent Addition to the City of Bentonville& Part of a Vacated Street per Replat Book 2009, Page 94 in the Public Records of Benton County, Arkansas.

0 80' 120' 160'
SCALE IN FEET

CERTIFICATE OF AUTHORIZATION
CEI Engineering Associates, Inc. No. 118
ARKANSAS ENGINEER

Property Line Table		
Line #	Direction	Length
L1	N82°03'23"E	27.43'
L2	N78°15'03"E	34.33'
L3	N02°28'07"E	30.88'
L4	S87°31'53"E	21.00'
L5	S02°28'07"W	19.13'
L6	S46°34'10"E	7.64'
L7	S02°21'07"W	36.83'

Property Line Table		
Line #	Direction	Length
L8	S46°10'50"W	36.52'
L9	N44°08'57"W	20.32'
L10	N88°05'02"W	65.87'
L11	S02°05'37"W	12.74'
L12	N02°06'52"E	7.25'
L13	N42°34'40"W	24.04'
L14	N87°49'33"W	58.02'

Property Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord Distance
C1	314.00'	105.26'	19°12'28"	S86°05'57"E	104.77'
C2	284.00'	99.89'	20°09'11"	N88°21'45"E	99.38'
C3	291.89'	82.49'	16°11'36"	S73°21'06"E	82.22'
C4	1140.28'	47.44'	2°23'01"	S67°10'42"E	47.43'
C5	62.27'	17.58'	16°10'47"	S74°52'53"E	17.53'
C6	346.03'	79.59'	13°10'45"	S8°56'30"W	79.42'
C7	394.76'	85.56'	12°25'05"	S9°19'20"W	85.39'

PARENT TRACT PARCEL INFO.	
P1	P2
PARENT TRACT PT. LOT 3 & VACATED STREET MID-CONTINENT ADD. REPLAT 2009, PG. 94 PARCEL 01-12039-002 WAL-MART STORES INC. DEED INST. #L202062198 ZONE: PUD	PARENT TRACT LOT 3 MID-CONTINENT ADD REPLAT 2009, PG. 94 PARCEL 01-12039-001 WAL-MART STORES, INC. WD BK. 2011, PG. 57172 ZONE: PUD

ATLAS PAGE: 404

City of Bentonville Project # FP24-0022

State Survey Code: 500-20N-30W-0-32-130-04-1618

CEI Solutions for Land and Life

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3108 SW REGENCY PKWY
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3030 LBJ FREEWAY, SUITE 100
DALLAS, TX 75234
PHONE: (972) 488-3737
FAX: (972) 488-6732

Final Plat of Lot 1, Phase 14 Walmart Campus

SE MARTIN LUTHER KING JR Pkwy
Bentonville, Benton County, Arkansas

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

PROFESSIONAL OF RECORD	DGR
DESIGNER	WAP
FIELD WORK	CSS
CEI PROJECT NUMBER	31470
DATE	1/22/2025
REVISION	REV-1

Final Plat

SHEET TITLE

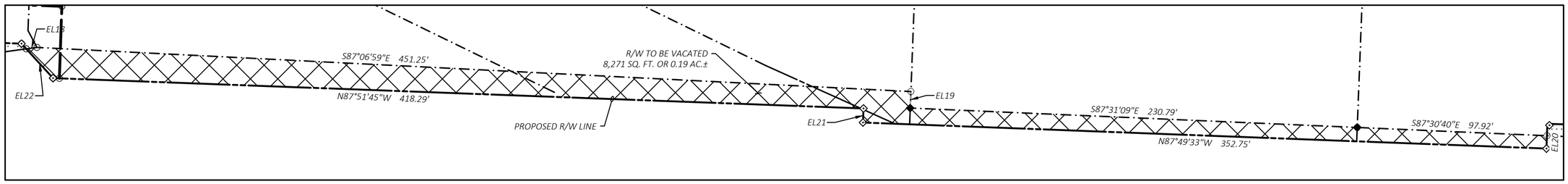
SHEET NUMBER

2 OF 3

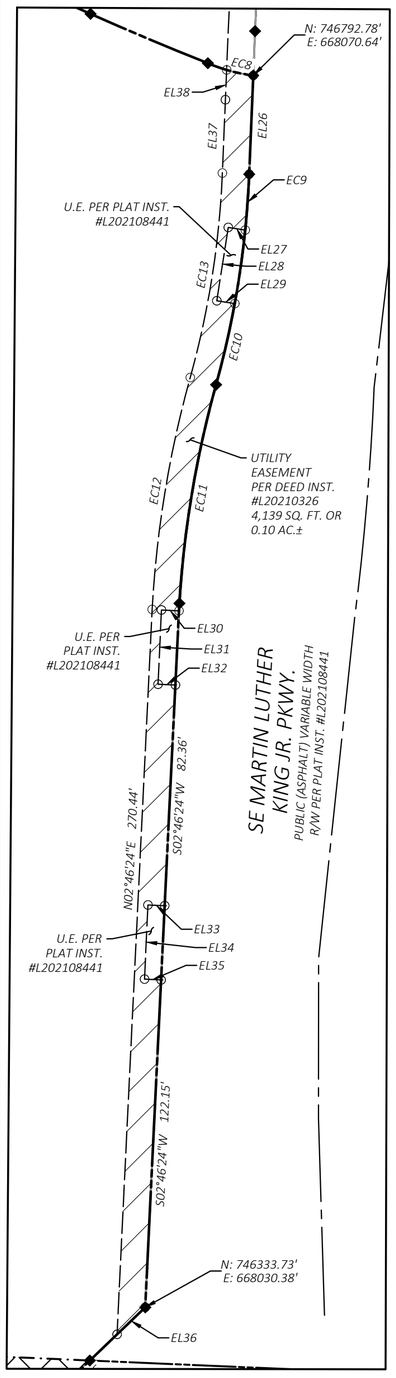
DRAWING LOCATION - S:\31000\31470\DRAWINGS SURVEY\SURVEY\31470FP ZONE 1 SOUTH.DWG -- SAVED BY - WPIERSON

© 2025 CEI ENGINEERING ASSOCIATES, INC.

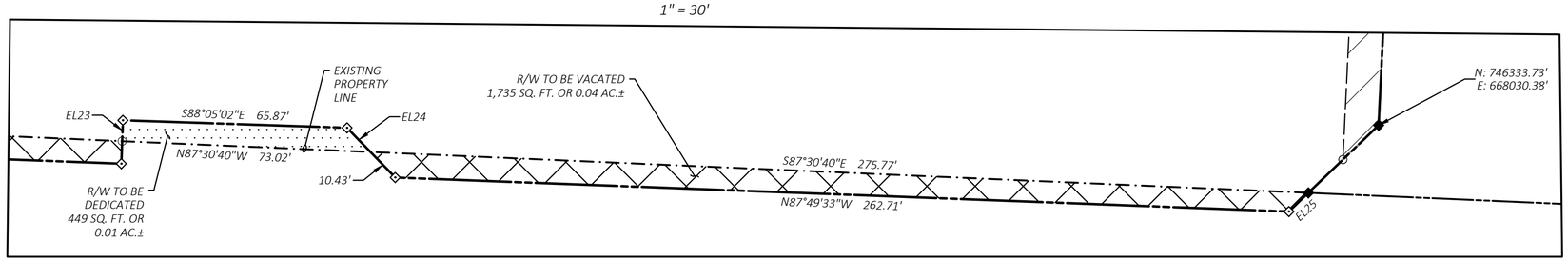
DETAIL "A"
1" = 40'



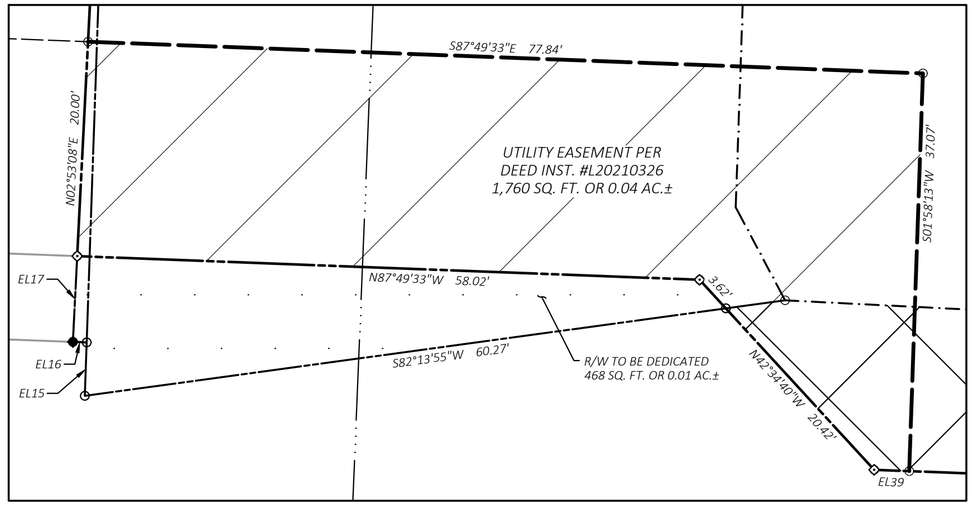
DETAIL "D"
1" = 40'



DETAIL "C"
1" = 30'



DETAIL "B"
1" = 10'



LOT 1 DESCRIPTION:

A Part of Lot 6, Walmart Layout Subdivision per Plat Instrument #L202108441, Part of Lot 1, Terravista Addition to the City of Bentonville per Plat Book 2006, Page 796, and Part of Lot 3, Mid-Continent Addition to the City of Bentonville per Replat Book 2009, Page 94 in the Public Records of Benton County, Arkansas and being described by metes and bounds as follows:

BEGINNING at a 5/8-inch rebar with cap LS1618 found at the Southwest Corner of Lot 1, Wal-Mart Campus Subdivision, Phase 6 per Plat Instrument #L202440233 in the public records of Benton County, Arkansas;
THENCE along the South Line of said Lot 1, Phase 6 the following three (3) courses:
1. *South 76°29'43" East, 353.65 feet to a 5/8-inch rebar with cap LS1618;*
2. *Easterly along the arc of a curve to the left 105.26 feet, having a radius of 314.00 feet, through a central angle of 19°12'28", having a chord bearing and distance of South 86°05'57" East, 104.77 feet to a 5/8-inch rebar with cap LS1618;*
3. *North 82°03'23" East, 27.43 feet to a 5/8-inch rebar with cap LS1618 found at the Southwest corner of Lot 1, Wal-Mart Campus Subdivision, Phase 13 per Plat Instrument #L2024_____ in the public records of Benton County, Arkansas;*

THENCE along the South Line of said Lot 1, Phase 13 the following seven (7) courses:
1. *North 78°15'03" East, 34.33 feet to a 5/8-inch rebar with cap LS1618;*
2. *North 78°15'03" East, 127.30 feet to a 5/8-inch rebar with cap LS1618;*
3. *North 02°28'07" East, 30.88 feet to a 5/8-inch rebar with cap LS1618;*
4. *South 87°31'53" East, 21.00 feet to a 5/8-inch rebar with cap LS1618;*
5. *South 02°28'07" West, 19.13 feet to a 5/8-inch rebar with cap LS1618;*
6. *South 46°34'10" East, 7.64 feet to a 5/8-inch rebar with cap LS1618;*
7. *North 77°34'23" East, passing through a 5/8-inch rebar at a distance of 83.34 feet and continuing for a total distance of 197.44 feet to a 5/8-inch rebar with cap LS1618 found at the Southwest Corner of Lot 1, Wal-Mart Campus Subdivision, Phase 9 per Plat Instrument #L2024_____ in the public records of Benton County, Arkansas;*

THENCE along the South Line of said Lot 1, Phase 9 the following five (5) courses:
1. *North 78°17'10" East, 142.76 feet to a 5/8-inch rebar with cap LS1618;*
2. *Easterly along the arc of a curve to the right 99.89 feet, having a radius of 284.00 feet, through a central angle of 20°09'11", having a chord bearing and distance of North 88°21'45" East, 99.38 feet to a 5/8-inch rebar with cap LS1618;*
3. *Easterly along the arc of a curve to the right 82.49 feet, having a radius of 291.89 feet, through a central angle of 16°11'36", having a chord bearing and distance of South 73°21'06" East, 82.22 feet to a 5/8-inch rebar with cap LS1618;*
4. *Easterly along the arc of a curve to the left 47.44 feet, having a radius of 1,140.28 feet, through a central angle of 02°23'01", having a chord bearing and distance of South 67°10'42" East, 47.43 feet to a 5/8-inch rebar with cap LS1618;*
5. *Easterly along the arc of a curve to the left 17.58 feet, having a radius of 62.27 feet, through a central angle of 16°10'47", having a chord bearing and distance of South 74°52'53" East, 17.53 feet to a 5/8-inch rebar with cap LS1618 found on the West Right-of-way of SE Martin Luther King Jr. Parkway per Plat Instrument #L202108441 in the public records of Benton County, Arkansas;*

THENCE along said West Right-of-way the following five (5) courses:
1. *South 02°21'07" West, 36.83 feet to a 5/8-inch rebar with cap LS1618;*
2. *Southerly along the arc of a curve to the right 79.59 feet, having a radius of 346.03 feet, through a central angle of 13°10'45", having a chord bearing and distance of South 08°56'30" West, 79.42 feet to a 5/8-inch rebar with cap LS1618;*
3. *Southerly along the arc of a curve to the left 85.56 feet, having a radius of 394.76 feet, through a central angle of 12°25'05", having a chord bearing and distance of South 09°19'20" West, 85.39 feet to a 5/8-inch rebar with cap LS1618;*
4. *South 02°46'24" West, 259.84 feet to a 5/8-inch rebar with cap LS1618;*
5. *South 46°10'50" West, passing through a 5/8-inchr rebar with cap LS1618 at a distance of 14.02 feet and continuing for a total distance of 36.52 feet to a 5/8-inch rebar with cap LS1618 set on the North Right-of-way of SE 8th Street;*

THENCE along said North Right-of-way the following nine (9) courses:
1. *North 87°49'33" West, 262.71 feet to a 5/8-inch rebar with cap LS1618;*
2. *North 44°08'57" West, 20.32 feet to a 5/8-inch rebar with cap LS1618;*
3. *North 88°05'02" West, 65.87 feet to a 5/8-inch rebar with cap LS1618;*
4. *South 02°05'37" West, 12.74 feet to a 5/8-inch rebar with cap LS1618;*
5. *North 87°49'33" West, 352.75 feet to a 5/8-inch rebar with cap LS1618;*
6. *North 02°06'52" East, 7.25 feet to a 5/8-inch rebar with cap LS1618;*
7. *North 87°51'45" West, 418.29 feet to a 5/8-inch rebar with cap LS1618;*
8. *North 42°34'40" West, 24.04 feet to a 5/8-inch rebar with cap LS1618;*
9. *North 87°49'33" West, 58.02 feet to a 5/8-inch rebar with cap LS1618 set on the East Line of Lot 1, Walmart Campus Subdivision, Phase 3 per Plat Instrument #L202361008 in the public records of Benton County, Arkansas;*

THENCE along said East Line, North 02°53'08" East, 434.38 feet to the POINT OF BEGINNING, containing 543,723 square feet or 12.48 acres, more or less.

Easement Line Table		
LINE	BEARING	DISTANCE
EL15	N01°58'13"E	4.98'
EL16	N87°49'33"W	1.29'
EL17	N02°53'08"E	8.00'
EL18	N82°13'55"E	5.57'
EL19	S02°08'50"W	8.48'
EL20	S02°05'37"W	6.60'
EL21	N02°06'52"E	7.25'
EL22	N42°34'40"W	20.42'
EL23	N02°05'37"E	6.13'
EL24	S44°08'57"E	9.89'
EL25	S46°13'44"W	7.92'
EL26	S02°21'07"W	36.83'
EL27	N81°05'26"W	6.39'

Easement Line Table		
LINE	BEARING	DISTANCE
EL28	S08°54'34"W	27.67'
EL29	S81°05'26"E	6.78'
EL30	N87°22'45"W	6.53'
EL31	S02°37'15"W	27.67'
EL32	S87°22'45"E	6.45'
EL33	N87°22'45"W	6.25'
EL34	S02°37'15"W	27.67'
EL35	S87°22'45"E	6.17'
EL36	S46°10'50"W	14.55'
EL37	N02°21'07"E	27.37'
EL38	N02°21'07"E	11.10'
EL39	N87°51'45"W	3.27'

CERTIFICATE OF AUTHORIZATION
CEI Engineering Associates, Inc. No. 118
ARKANSAS ENGINEER

ATLAS PAGE: 404

City of Bentonville Project # FP24-0022

State Survey Code: 500-20N-30W-0-32-130-04-1618

CEI Solutions for Land and Life

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3108 SW REGENCY PKWY
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Final Plat of Lot 1, Phase 14
Walmart Campus
SE MARTIN LUTHER KING JR Pkwy
Bentonville, Benton County, Arkansas

Preliminary
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PROFESSIONAL OF RECORD	DGR
DESIGNER	WAP
FIELD WORK	CSS
CEI PROJECT NUMBER	31470
DATE	1/22/2025
REVISION	REV-1

Description & Details

SHEET TITLE

SHEET NUMBER

3 OF 3

DRAWING LOCATION - S:\31000\31470\DRAWINGS SURVEY\SURVEY\31470FP ZONE 1 SOUTH.DWG -- SAVED BY - WPIERSON

© 2025 CEI ENGINEERING ASSOCIATES, INC.

Consent Agenda Item PLA25-0011

For the Planning Commission meeting on May 6, 2025

Details

The Final Plat (FP24-0002) for Will Moore Subdivision Phase 3 was approved by the Planning Commission on July 2, 2024. Subsequent easements were required to service the project and are dedicated hereon.

EASEMENT PLAT OF WILL MOORE SUBDIVISION PHASE 3 (PAGE 1 OF 3)

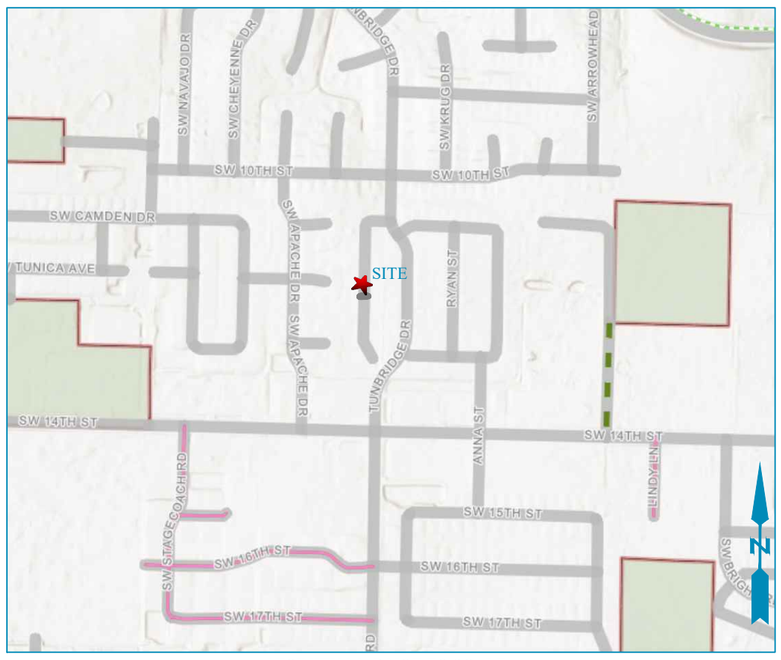
CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS

RECORDING NUMBER/DATE

ADJACENT LAND OWNERS

1) FIREBLAZE III LLC
PO BOX 13000
FAYETTEVILLE, AR 72703
PARCEL #01-08836-000
ZONED: R-1
2) GARMAN, CARL DEAN
2700 SW COMANCHE CT
BENTONVILLE, AR 72712
PARCEL #01-08837-000
ZONED: R-1
3) FIREBLAZE III LLC
PO BOX 13000
FAYETTEVILLE, AR 72703
PARCEL #01-08838-000
ZONED: R-1
4) ROCKING RETIREMENT LLC
2605 S 16TH ST
ROGERS, AR 72758
PARCEL #01-08846-000
ZONED: R-1
5) HIGGINBOTTOM, JIM
2700 SW TUNICA CT
BENTONVILLE, AR 72712
PARCEL #01-08847-000
ZONED: R-1
6) YOUNG, JILL COLEEN A
2702 SW TUNICA CT
BENTONVILLE, AR 72712
PARCEL #01-08848-000
ZONED: R-1
7) FIREBLAZE III LLC
PO BOX 13000
FAYETTEVILLE, AR 72703
PARCEL #01-08855-000
ZONED: R-1
8) SKINNER, HARLAN RAY & DEBORAH KAY
15884 ROCKY DELL RD
GRAVETTE, AR 72736
PARCEL #01-08856-000
ZONED: R-1
9) SUNDERMAN, RICHARD D & ELYSE M
2700 SW HURON CT
BENTONVILLE, AR 72712
PARCEL #01-08857-000
ZONED: R-1
10) DANCING ZEBRA LLC
3606 COPPER RIDGE RD
ROGERS, AR 72756
PARCEL #01-09548-000
ZONED: R-1
11) KIPPES, DAVID
2605 SW 10TH ST
BENTONVILLE, AR 72712
PARCEL #01-09549-000
ZONED: R-1
12) XS REALTY LLC
1102 SW APACHE DR
BENTONVILLE, AR 72712
PARCEL #01-09329-000
ZONED: R-1
13) KREIN, REBECCA
2601 SW 10TH ST
BENTONVILLE, AR 72712
PARCEL #01-09330-000
ZONED: R-1
14) COLLINS REAL ESTATE INVESTMENTS LLC
10800 W BRISTOL CT
BENTONVILLE, AR 72712
PARCEL #01-09331-000
ZONED: R-ZL
15) RUTLEDGE FAMILY REVOCABLE TRUST
JOHN K & SUSAN KAY
13737 CRAZY HORSE DR
ROGERS, AR 72758
PARCEL #01-06607-000
ZONED: R-ZL
16) EAKINS, LOGAN W & LORI MICHELLE
3702 SW 4TH ST
BENTONVILLE, AR 72712
PARCEL #01-06532-000
ZONED: R-ZL
17) D & M PROPERTY HOLDINGS LLC
1102 TUNBRIDGE DR
BENTONVILLE, AR 72712
PARCEL #01-06533-000
ZONED: R-ZL
18) WOOLDRIDGE REV TRUST,
SAMMY R & WOOLDRIDGE REV TRUST, SHARRON L
10799 KENNESAW DR
BENTONVILLE, AR 72712
PARCEL #01-06534-000
ZONED: R-ZL
19) HARRIS, TRUDY L
1106 SW TUNBRIDGE DR
BENTONVILLE, AR 72712
PARCEL #01-06535-000
ZONED: R-ZL
20) G & N HUBER RESIDENTIAL LLC
12713 HUBER RD
BENTONVILLE, AR 72712
PARCEL #01-06536-000
ZONED: R-ZL
21) NAPPA PROPERTIES LLC
9 EVANTON DR
BELLA VISTA, AR 72715
PARCEL #01-06537-000
ZONED: R-ZL
22) BULLARD, BRUCE WAYNE
1202 TUNBRIDGE DR
BENTONVILLE, AR 72712
PARCEL #01-06538-000
ZONED: R-ZL
23) REID, HEIDI L
1204 TUNBRIDGE DR
BENTONVILLE, AR 72712
PARCEL #01-06539-000
ZONED: R-ZL
24) HOFFINE, COREY & KELLEY, JALA
1206 SW TUNBRIDGE DR
BENTONVILLE, AR 72712
PARCEL #01-06540-000
ZONED: R-ZL
25) HER1208 LLC
4107 W REPUBLICAN RD
JACKSONVILLE, AR 72076
PARCEL #01-06541-000
ZONED: R-ZL
26) MEINE, PHILLIP R
1301 TUNBRIDGE DR
BENTONVILLE, AR 72712
PARCEL #01-06517-000
ZONED: R-ZL
27) GOLDEN DRAGON LLC
PO BOX 180129
FORT SMITH, AR 72918
PARCEL #01-04652-005
ZONED: C-2
28) MILESTONE ENTERPRISE LLC
1007 NW PROVENCE PL
BENTONVILLE, AR 72712
PARCEL #01-04652-003
ZONED: C-2

VICINITY MAP



VICINITY MAP NOT TO SCALE

LAST SITE VISIT:
SEPTEMBER 23, 2024

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

REFERENCE DOCUMENTS:
1) REPLAT OF TRACTS 1 & 4 OF WILL-MORE SUBDIVISION, PHASE 2
FILED IN BOOK 6 AT PAGE 160
2) FINAL PLAT OF KRISTYL HEIGHTS SUBDIVISION
FILED IN BOOK 21 AT PAGE 5
3) FINAL PLAT OF EAGLE CREST ESTATES
FILED IN BOOK P3 AT PAGE 196
4) PLAT OF SURVEY FILED IN BOOK 2012 AT PAGE 367
5) WARRANTY DEED FILED IN BOOK L2023 AT PAGE 22894
6) FINAL PLAT OF WILL-MOORE SUBDIVISION, PHASE 3
FILED IN BOOK L2024 AT PAGE 38081

PROPERTY ZONED:
R-ZL - ZERO LOT LINE RESIDENTIAL

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

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

SURVEY DESCRIPTION:

WILL MOORE SUBDIVISION PHASE 3:
A PART OF LOT K, WILL-MOORE SUBDIVISION, PHASE II, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD 6 AT PAGE 160 OF THE RECORDS OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT A POINT ON THE WEST MASTER STREET PLAN RIGHT-OF-WAY OF TUNBRIDGE DRIVE WHICH IS N87°17'02"W 4.93' FROM THE NORTHEAST CORNER OF SAID LOT K AND RUNNING THENCE ALONG SAID RIGHT-OF-WAY S02°37'24"W 59.09', THENCE CONTINUING ALONG SAID RIGHT-OF-WAY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 341.46' FOR A CHORD BEARING AND DISTANCE OF S02°13'14"E 63.32', THENCE LEAVING SAID RIGHT-OF-WAY S02°25'36"W 828.50' TO THE WEST MASTER STREET PLAN RIGHT-OF-WAY OF TUNBRIDGE DRIVE, THENCE ALONG SAID RIGHT-OF-WAY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 362.35' FOR A CHORD BEARING AND DISTANCE OF S37°42'58"W 47.60', THENCE CONTINUING ALONG SAID RIGHT-OF-WAY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 543.75' FOR A CHORD BEARING AND DISTANCE OF S30°03'02"W 18.58', THENCE LEAVING SAID RIGHT-OF-WAY N87°17'23"W 193.83' TO AN EXISTING REBAR, THENCE N02°25'43"E 1006.19' TO AN EXISTING REBAR, THENCE S87°17'02"E 224.98' TO THE POINT OF BEGINNING, CONTAINING 5.27 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

CONTACT INFORMATION

GAS:	BLACK HILLS ENERGY JOSHUA KNIGHT 1301 FEDERAL WAY PO BOX 2129 LOWELL, AR 72745 PHONE: (479) 333-7005 JOSHUA.KNIGHT@BLACKHILLSCORP.COM	STREET DEPT:	CITY OF BENTONVILLE TONY DAVIS 3200 SW MUNICIPAL DRIVE BENTONVILLE, AR 72712 PHONE: (479) 271-3130
CABLE:	COX COMMUNICATIONS CHAD HODGE & TIMOTHY GOSS 4901 S. 48TH STREET SPRINGDALE, AR 72762 PHONE CHAD: (479) 263-7057 PHONE TIMOTHY: (479)651-5583 EMAIL: chad.hodge@cox.com EMAIL:timothy.goss@cox.com	WASTE WATER:	CITY OF BENTONVILLE CHRIS EARL 3200 SW MUNICIPAL DRIVE BENTONVILLE, AR 72712 PHONE: (479) 271-3161
		WATER/SEWER:	CITY OF BENTONVILLE BEAU THOMPSON 3200 SW MUNICIPAL DRIVE BENTONVILLE, AR 72712 PHONE: (479) 271-3140
TELEPHONE:	AT&T SCOTT SEAMAN 627 WHITE ROAD SPRINGDALE, AR 72766 PHONE: (479) 442-1967 LAYNE RHODES PHONE: (479) 479-442-1977 EMAIL: LR159@ATT.COM	SOLID WASTE:	ALLIED WASTE SERVICE 36 BELLA VISTA WAY BELLA VISTA, AR 72714 PHONE: (800)-627-1717
		PLANNING:	CITY OF BENTONVILLE JON STANLEY 305 S.W. 'A' STREET BENTONVILLE, AR PHONE: (479) 271-3122
ELECTRIC:	CITY OF BENTONVILLE CHARLIE BARNES 3200 SW MUNICIPAL DRIVE BENTONVILLE, AR 72712 PHONE: (479) 271-3159	CITY ENGINEER:	CITY OF BENTONVILLE ELLEN NORVELL 117 W CENTRAL AVE BENTONVILLE, AR 72712 PHONE: (479) 271-3168
FIRE:	CITY OF BENTONVILLE BRENT BOYDSTON FIRE CHIEF 800 S.W. 'A' ST BENTONVILLE, AR 72712 PHONE: (479) 271-5927	POLICE:	BENTONVILLE POLICE DEPT 908 SE 14TH ST BENTONVILLE, AR 72712 PHONE: (479) 271-3173 FAX: (479) 271-3187
BUILDING INSPECTION:	BENTONVILLE BUILDING INSPECTION DEPT JAKE FEEMSTER 305 SW "A" ST BENTONVILLE, AR 72712 PHONE (479) 271-3125 FAX (479) 271-5906 PHONE JAKE: (479)271-3108	STORMWATER:	CITY OF BENTONVILLE JANET PAITH 3200 SW MUNICIPAL DRIVE BENTONVILLE, AR PHONE: (479)-271-5002 EMAIL: JPAITH@BENTONVILLEAR.COM
CODE ENFORCEMENT:	BENTONVILLE CODE ENFORCEMENT DEPT 305 SW "A" ST BENTONVILLE, AR 72712 PHONE (479) 271-3107 FAX (479) 271-5906		

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

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

DATE OF EXECUTION: _____

SIGNED: _____
REGISTERED LAND SURVEYOR NO. 1642 - STATE OF ARKANSAS

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 23RD DAY OF SEPTEMBER, 2024.

DRAFT

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 1642
SIGNATURE
DERRICK L. THOMAS

DATE:

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

OWNER'S CERTIFICATION:
WE THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED, AND SUBDIVIDED AND DO HEREBY LAY OFF, PLAT, SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC THE STREETS, ALLEYS, DRIVES, EASEMENTS, ETC. AS SHOWN ON SAID PLAT.

DATE OF EXECUTION: _____

PRINTED NAME: _____ SIGNED : _____
SVM WILLMOORE LLC

SOURCE OF TITLE: DEED BOOK L2023 AT PAGE 22894

SUBSCRIBED AND SWORN BEFORE ME, THIS ___ DAY OF _____, 2025.

_____
NOTARY PUBLIC

PROPERTY OWNER:
SVM WILLMOORE LLC
1100 SPRING HOLLOW RD
BENTONVILLE, AR 72713

ATLAS PAGE:
401

PLAT NOTES:
1. THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES. ALL UTILITY LINES APPEARING ON THIS PLAT, AS WELL AS THOSE THAT MAY EXIST UNDERGROUND NEED TO BE VERIFIED PRIOR TO DOING ANY TYPE OF EXCAVATION. SOME UTILITY LINES MAY ALSO EXIST THAT WERE NOT SHOWN ON THIS PLAT.
2. SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE.
3. OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO INSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.
4. BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, CONTRACTOR AND OR OWNER IS TO OBTAIN RIGHT-OF-WAY PERMIT FROM THE CITY OF BENTONVILLE TRANSPORTATION DEPARTMENT.
5. THERE MAY NOT BE ANY FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.
6. THERE ARE NO EXISTING WETLANDS ON SITE.
7. NO RESIDENTIAL LOT SHALL BE PERMITTED DIRECT ACCESS TO A COLLECTOR OR ARTERIAL STREET. ALL RESIDENTIAL SUBDIVISION DEVELOPMENT CONTIGUOUS TO A COLLECTOR OR ARTERIAL STREET SHALL ORIENT FRONTAGE TO A LOCAL STREET, AND BACK OF THE PROJECT, WITHOUT ACCESS TO THE SAID MAJOR STREETS.

DRAWING #21-013 ESMNT PLAT

FOR USE AND BENEFIT OF:
SVM WILLMOORE LLC

ADDRESS:
SOUTHWEST JOURNEY LANE
BENTONVILLE, ARKANSAS

DATE: *05/01/25*	SCALE: *1"=40'*
LOCATION: WILL-MOORE SUBDIVISION PHASE 3	SURVEYED: CW / DRAFTED: AH
	PAGE 1 OF 3
	REVIEWED: DT
	COA #1335

BATES
Engineers · Surveyors
7230 S. Pleasant Ridge Dr. · Fayetteville, Arkansas 72704 · 479.442.9350

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LEGEND:
THESE STANDARD SYMBOLS WILL BE FOUND IN THE DRAWING.

- FOUND 5/8" REBAR
- FOUND 3/8" REBAR
- SET P/K NAIL
- BOLLARD
- SANITARY SEWER MH
- STORM SEWER MH
- STORM SEWER INLET
- WATER METER
- FIRE HYDRANT
- WATER VALVE
- (#) ADJACENT PROPERTY OWNER
- BOUNDARY LINE (MEASURED)
- PARCEL LINE
- TIE LINE
- CENTERLINE OF ROAD
- RIGHT-OF-WAY
- INGRESS & EGRESS EASEMENT
- UTILITY EASEMENT
- DRAINAGE EASEMENT

CERTIFICATE OF AUTHORIZATION
BATES & ASSOCIATES, INC.
#1335
ARKANSAS ENGINEER

EASEMENT PLAT OF WILL MOORE SUBDIVISION PHASE 3 (PAGE 2 OF 3)

RECORDING NUMBER/DATE

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	341.46'	63.41'	63.32'	S 02°13'14" E	10°38'26"	31.80'
C2	362.35'	47.64'	47.60'	S 37°42'58" W	7°31'58"	23.85'
C3	543.75'	18.58'	18.58'	S 30°03'02" W	1°57'27"	9.29'
C4	50.00'	78.79'	70.89'	S 47°34'21" W	90°17'15"	50.25'
C5	341.46'	22.06'	22.06'	S 01°14'55" W	3°42'07"	11.04'
C6	341.46'	41.35'	41.33'	S 04°04'18" E	6°56'19"	20.70'
C7	75.00'	13.14'	13.12'	S 87°41'55" W	10°02'07"	6.58'
C8	75.00'	40.26'	39.78'	S 67°18'11" W	30°45'21"	20.63'
C9	75.00'	57.75'	56.34'	S 29°51'55" W	44°07'12"	30.39'
C10	75.00'	7.04'	7.04'	S 05°07'01" W	5°22'35"	3.52'
C11	58.00'	267.55'	86.00'	N 50°05'03" E	264°18'18"	64.07'
C12	15.00'	4.47'	4.45'	N 73°31'52" W	17°04'29"	2.25'
C13	15.00'	17.65'	16.65'	N 31°16'57" W	67°25'21"	10.01'
C14	25.00'	39.40'	35.44'	N 47°34'21" E	90°17'15"	25.13'
C15	362.35'	42.90'	42.88'	S 38°05'26" W	6°47'03"	21.48'

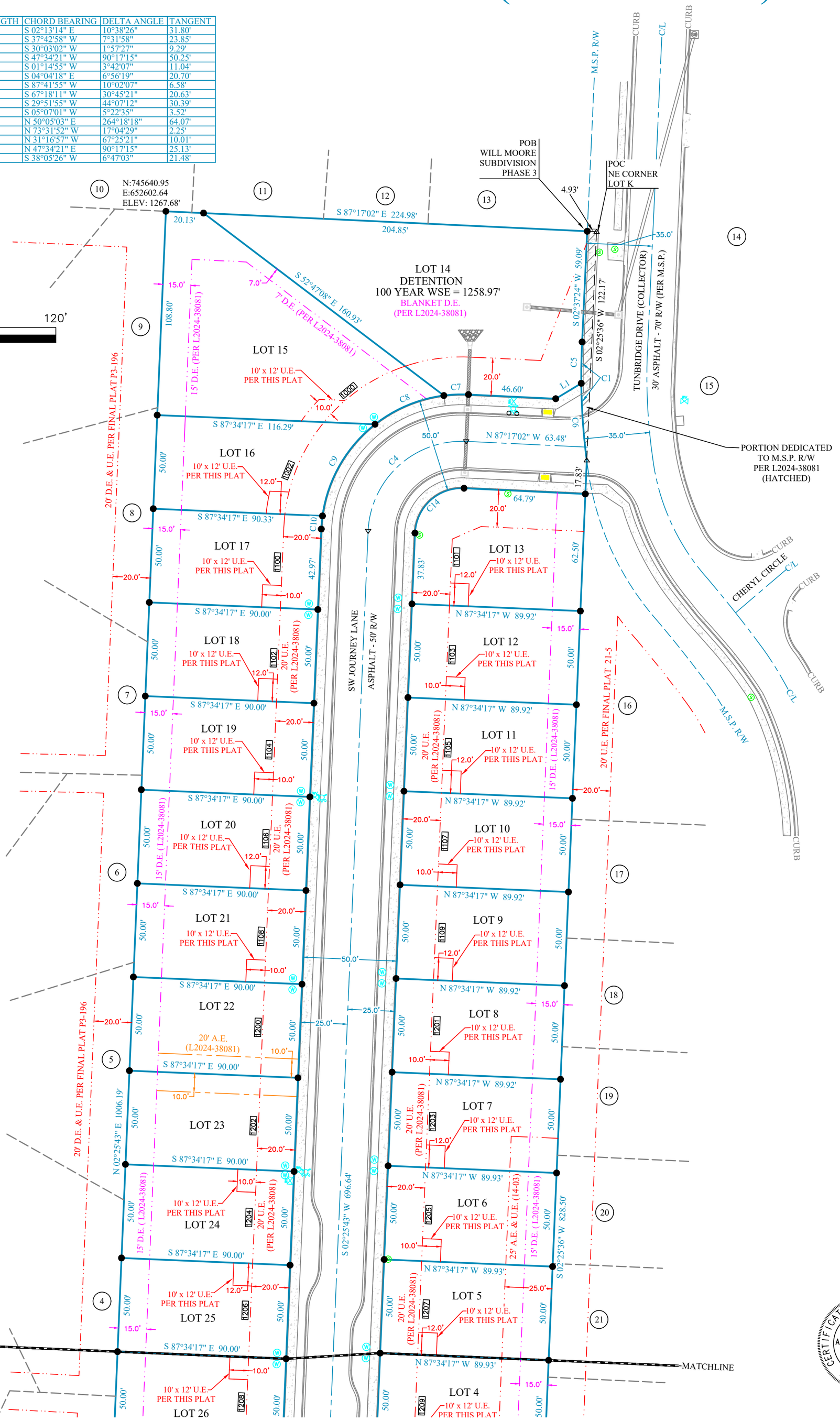
LINE TABLE

LINE	BEARING	DISTANCE
L1	S 58°51'47" W	15.91'
L2	S 87°34'24" E	25.00'

*ELEVATION BENCHMARKS ARE ON NAVD88 VERTICAL DATUM

0' 40' 80' 120'

GRAPHIC SCALE (IN FEET)
1 Inch = 40ft.



CERTIFICATE OF AUTHORIZATION
BATES & ASSOCIATES, INC.
#1335
ARKANSAS ENGINEER

DRAWING #21-013 ESMNT PLAT

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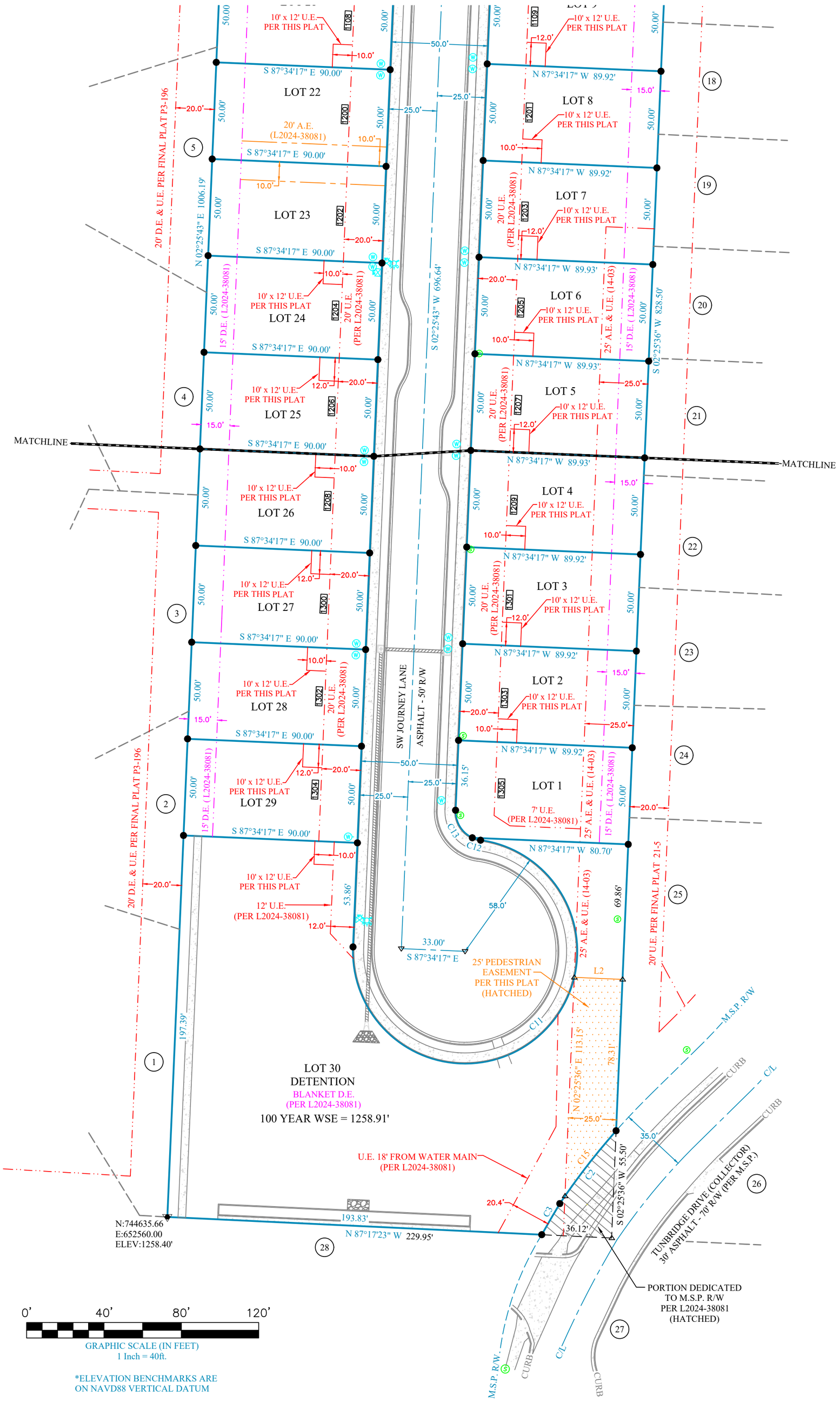
- UTILITY EASEMENT
- DRAINAGE EASEMENT

EASEMENT PLAT OF WILL MOORE SUBDIVISION PHASE 3 (PAGE 3 OF 3)

RECORDING NUMBER/DATE



CERTIFICATE OF AUTHORIZATION
BATES & ASSOCIATES, INC. #1335
ARKANSAS ENGINEER

DRAWING #21-013 ESMNT PLAT

FOR USE AND BENEFIT OF:
SVM WILLMOORE LLC

ADDRESS:
SOUTHWEST JOURNEY LANE
BENTONVILLE, ARKANSAS

DATE: *05/01/25*	SCALE: *1"=40'*
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	PAGE 3 OF 3
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- UTILITY EASEMENT
- DRAINAGE EASEMENT

	Shell Road Subdivision
	SW Shell Rd, east of N. Rainbow Farm Rd
	PC Date:

Staff Report Details

Project Number	PP24-0008
Applicant / Current Owner	
Site Area	+/- **5.26** Acres
Current Zoning	R-1
Requested Zoning	
Current Future Land Use Map Designation	
Requested Future Land Use Map Designation	
Development Type / Use	
Related projects	

Property Description

The project consists of 18 lots of minimum 6,000 single family detached residential. One lot is larger to accommodate the existing house (lot 25), another lot is non-buildable for the drainage basin in the south-east corner (lot 12) for a total of 19 lots.

Project Details

There are two waivers requested, the first to move the street trees along Shell road north, 25' from the back of the sidewalk and the second for the drainage pipe to be place to match the flowlines instead of the soffit of the pipes.

Relationship to the Community Plan

Public Comment

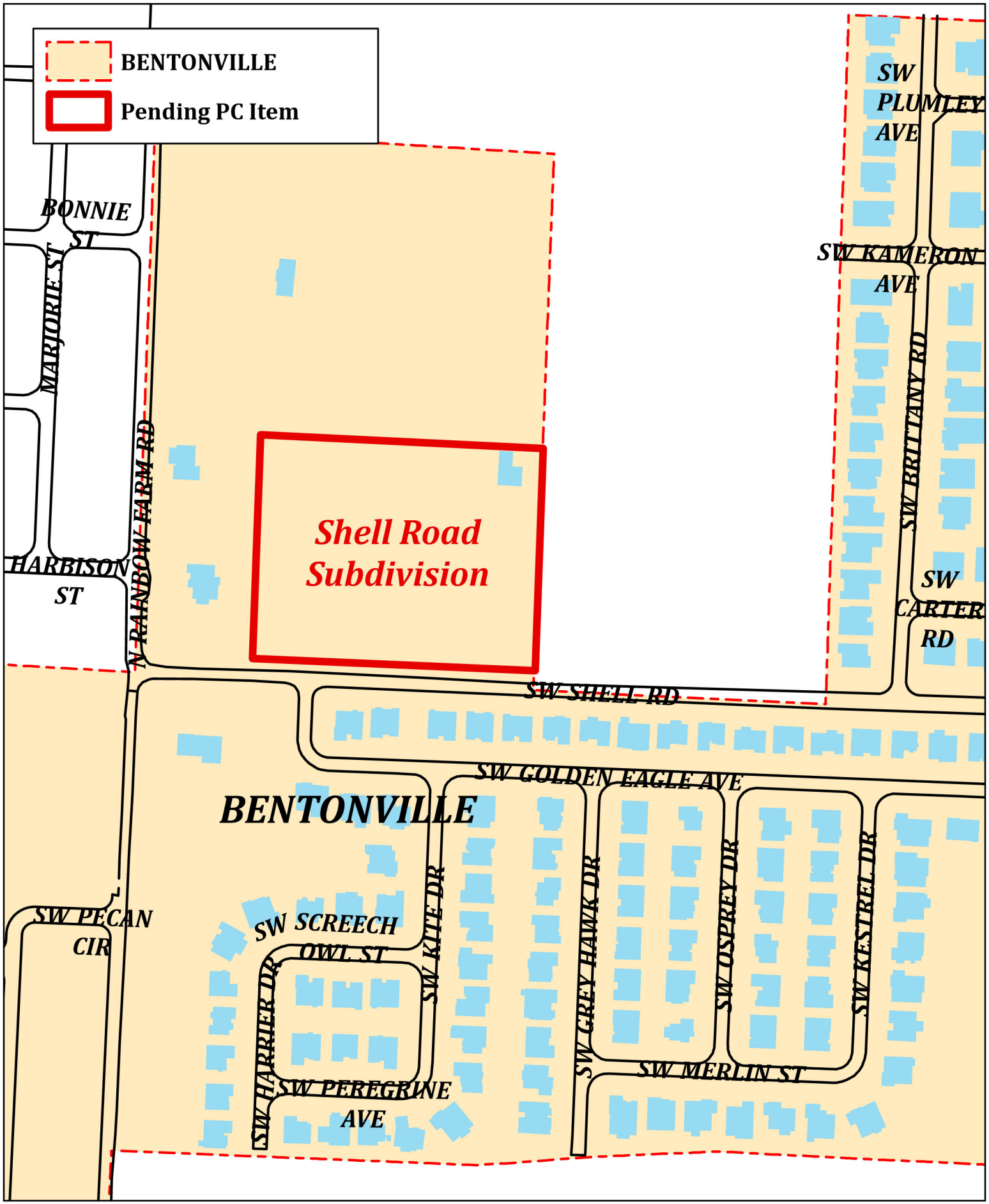
Public Comment

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

Analysis / Waivers

Conclusion

Additional Details



N
W E
S

PP24-0008
Shell Road Subdivision
Shell Road

SWOPE
ENGINEERING
Civil Engineering and Land Surveying
www.swopeengineering.com

January 30th, 2025

City of Bentonville
305 SW “A” Street
Bentonville, AR 72712

RE: Waiver Request – Street Trees
Shell Road Subdivision PP24-0008

Dear Sir/Madam,
Please accept this letter in support of the referenced request. Please allow this project's required street trees to be built outside of the 20’ buffer from Shell Road.

The governing requirement, per the city's Drainage Manual, is in section 1400.06(c):

Minimum buffer width. The landscaped street frontage buffer shall be a minimum of twenty (20) feet and is the planting area parallel to and including the public street right-of-way. Where significant private utility conflicts exist, adjustments shall be made so that trees are planted outside of the private easement but remain in an area parallel to the street right-of-way in a location approved by the director.

Because of the location of existing utilities, south and north of the new sidewalk, there is no room to plant these trees within 20’ of Shell Road. We will plant the same required trees at an approximate 25’ setback from the Shell Road back-of-curb. Therefore, the only change of this tree requirement is a 5’ location shift.

Thank you for your consideration.

Sincerely,

Phil Swope

Phil Swope, PE
Project Engineer

SWOPE
ENGINEERING
Civil Engineering and Land Surveying
www.swopeengineering.com

January 22nd, 2025

City of Bentonville
305 SW “A” Street
Bentonville, AR 72712

RE: Waiver Request – Matching Pipe Crowns
Shell Road Subdivision PP24-0008

Dear Sir/Madam,
Please accept this letter in support of the referenced request. Please allow this project's storm sewer design to allow pipes that match flowlines (at changes in size), rather than matching crowns.

The governing requirement, per the city's Drainage Manual, is in section 3.4.1.3:*"3. At changes in pipe sizes, match the soffits or crown of the two pipes at the same level rather than matching the flow lines."*

Because the total upstream drainage approaching, and the relatively shallow release elevation on Shell Road, the storm pipes cannot be placed deep enough (and cannot be sized small enough) to allow water service lines to cross over the top- unless this waiver is granted.
Please allow a waiver of "matching crowns" so that the water service lines can cross over top of storm sewer with enough cover.

Sincerely,

Phil Swope

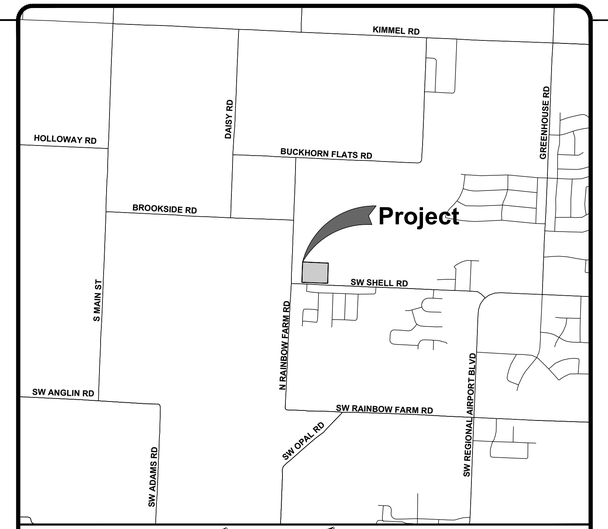
Phil Swope, PE
Project Engineer

SHELL ROAD SUBDIVISION

PRELIMINARY PLAT

OF LOTS 9-11 BLOCK 2 ROBINNAIRE HEIGHTS SUBDIVISION

CREATING SHELL ROAD SUBDIVISION - LOTS 12-29



VICINITY MAP
N.T.S.

Contact Information:

DEVELOPER / PROPERTY OWNER:
PARCEL #: 01-09509-000, 01-09509-003, 01-09509-004
Sopheak Srunn
5036 SW SHELL ROAD
BENTONVILLE, AR 72712
PH: (978) 902-4588

CIVIL ENGINEER/SURVEYOR
PHIL SWOPE, P.E. & P.S.
SWOPE ENGINEERING
3511 SE J STREET, SUITE 9
BENTONVILLE, ARKANSAS 72712
PH: (479) 685-8399 OFFICE
PH: (479) 250-4285 FAX

CITY OF BENTONVILLE - ENGINEERING DEPARTMENT
ATTN: ELLEN NORVELL, CITY ENGINEER
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR,
PH: (479) 271-5993
ENORVELL@BENTONVILLEAR.COM

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

CITY OF BENTONVILLE - PLANNING DEPARTMENT
ATTN: TYLER OVERSTREET, PLANNING DIRECTOR
305 SW "A" STREET
BENTONVILLE, AR 72712
PH: (479) 271-3122

CITY OF BENTONVILLE - FIRE DEPARTMENT
ATTN: JUSTIN SCANTLIN, FIRE CHIEF
800 SW "A" STREET
BENTONVILLE, AR 72712
PH: (479) 271-5927
PH: (479) 685-1096

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

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

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

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

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

CITY OF BENTONVILLE MAYOR
117 W. CENTRAL AVENUE
BENTOVILLE, AR 72712
ASSISTANT TO THE MAYOR
CONTACT: KARILEA MAGEE
PH: (479) 271-5966 OFFICE

Utility Information:

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

TELEPHONE COMPANY
AT&T
ATTN: BRENT BALDWIN
1133 E HAROLD ST
FAYETTEVILLE, AR 72701
PH: 479-200-9022
PH: 479-571-6609
BB6585@ATT.COM

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

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

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

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

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

LEGAL DESCRIPTION

LOTS 9,10, & 11 BLOCK 2 ROBINNAIRE HEIGHTS SUBDIVISION

WAIVERS

WAV25-0004
WAV25-0005

CERTIFICATIONS:

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

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Know what's below. Call before you dig.

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

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER 2025 PHILLIP R. SWOPE No.11426

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

DATE

CERTIFICATE OF AUTHORIZATION SWOPE ENGINEERING No. 2831 ARKANSAS

SWOPE ENGINEERING
Civil Engineering and Land Surveying
www.swopeengineering.com

REVISION LIST

#	TITLE	DATE	NOTES:
1	RE-1	10/23/24	1st SUBMITTAL
2	RE-2	1/29/25	2nd SUBMITTAL
3	RE-3	3/04/25	3rd SUBMITTAL
4	RE-4	--/--/25	----------
5	RE-5	--/--/25	----------
6	RE-6	--/--/25	----------

PP24-0008
DATE: 10/23/2024
REVISED: 03/04/2025

C1.0

R:_SWOPE\21-164 SHELL ROAD SUBDIVISION\CIVIL DRAWINGS\21-164CND.DWG - PLOTTED ON 3/4/2025 11:30:15 AM @ A SCALE OF 1:1 TO _DWG TO PDF.PC3 BY CLAYTON DUFF

GENERAL NOTES

1. INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS AND FIELD CONDITIONS WHEN POSSIBLE, BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF TRENCHING. IF THE CLEARANCES ARE LESS THAN SPECIFIED ON THE PLANS OR 18", WHICHEVER IS LESS, CONTACT SWOPE ENGINEERING AT 479-877-7388 PRIOR TO PROCEEDING WITH CONSTRUCTION.
2. THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL REQUIRED/NECESSARY SHEETING, SHORING, BRACING, AND SPECIAL EXCAVATION MEASURES REQUIRED ON THE PROJECT TO MEET OSHA, FEDERAL, STATE, AND LOCAL REGULATIONS PURSUANT TO THE INSTALLATION OF THE WORK INDICATED ON THE DRAWINGS. SWOPE CONSULTING, ACCEPTS NO RESPONSIBILITY FOR THE DESIGN TO INSTALL SAID ITEMS. CALL THE ARKANSAS STATE ONE-CALL UTILITY LOCATION CENTER (1-800-522-6543) BEFORE YOU DIG.
3. THE CONTRACTOR SHALL INCLUDE IN THE CONTRACT PRICE DAILY RECORD KEEPING OF THE AS-BUILT CONDITION OF ALL OF THE UNDERGROUND UTILITIES AND CONSTRUCTION STAKEOUT ASSOCIATED WITH THE PROJECT.
4. ALL WATER LINE AND SEWER LINE INSTALLATION SHALL CONFORM TO THE STANDARDS AND DETAILS OF THE GOVERNING UTILITY.
5. IF APPLICABLE TO THIS PROJECT, THE LAND DISTURBANCE PERMIT MUST BE KEPT ON THE WORK SITE AND SHOWN UPON REQUEST.
6. THE CONTRACTOR IS RESPONSIBLE FOR ALL MATERIAL AND LABOR ASSOCIATED WITH THE TESTING OF THE WATER AND SEWER LINES REQUIRED BY THE GOVERNING AGENCY.
7. THE CONTRACTOR SHALL INCLUDE IN THE CONTRACT PRICE ANY DE-WATERING NECESSARY TO CONSTRUCT THE PROJECT AS SHOWN ON THE PLANS.
8. THE CONTRACTOR SHALL INCLUDE IN THE CONTRACT PRICE ANY AND ALL COST ASSOCIATED WITH PROVIDING A PROFESSIONAL ENGINEER ON-SITE IF THE CONTRACTOR DOES NOT ADEQUATELY HANDLE STORMWATER MANAGEMENT FACILITIES AND A PROFESSIONAL ENGINEER IS REQUIRED BY A GOVERNING AGENCY DURING THE CONSTRUCTION OF SAID FACILITIES.
9. THE OWNER IS RESPONSIBLE FOR THE ACQUISITION OF ALL EASEMENTS, RIGHTS, AND/OR RIGHTS OF WAY THAT MAY BE REQUIRED FOR THE SEDIMENT AND EROSION CONTROL PRACTICES, STORMWATER ONTO OR ACROSS ADJACENT OR DOWNSTREAM PROPERTIES, INCLUDED IN THIS PLAN. SAID OWNER IS ALSO RESPONSIBLE FOR THE ACQUISITION OF ALL EASEMENTS, RIGHTS, AND/OR RIGHTS OF WAY THAT MAY BE REQUIRED FOR GRADING AND/OR WORK ON ADJACENT PROPERTIES INCLUDED IN THIS PLAN.
10. SEDIMENT CONTROL MEASURES MUST BE INSPECTED AND MAINTAINED REGULARLY TO ENSURE THAT THE INTENDED PURPOSES ARE ACCOMPLISHED.
11. THE CONTRACTOR SHALL INCLUDE IN HIS CONTRACT PRICE THE REMOVAL AND DISPOSAL OF ANY EXCESS TOPSOIL HE DETERMINES IS NOT REQUIRED TO PERFORM THE FINAL GRADING AND LANDSCAPING OPERATIONS.
12. BUILDING CONTRACTOR SHALL INSTALL ALL UTILITY SERVICE LINES, METERS, AND OTHER UTILITY APPURTENANCES NECESSARY FOR THE CONNECTION OF BUILDING UTILITIES.
13. A MINIMUM OF FORTY EIGHT (48) HOURS PRIOR TO ANY EXCAVATION OR GRADING, CONTRACTOR SHALL CONTACT THE STATE ONE-CALL SYSTEM AT 811TO LOCATE ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD IMMEDIATELY IN THE EVENT THAT UNDERGROUND UTILITIES ARE NOT SHOWN ON PLAN AND / OR CONFLICT WITH PROPOSED CIVIL WORKS.
14. THE CONTRACTOR IS TO BE SOLELY RESPONSIBLE FOR ANY DAMAGE TO NEIGHBORING PROPERTIES DURING CONSTRUCTION OF THIS PROJECT.
15. THE CONTRACTOR SHALL REVIEW THE CONSTRUCTION DOCUMENTS PRIOR TO ANY CONSTRUCTION, AND NOTIFY THE ENGINEER OF RECORD IMMEDIATELY UPON DISCOVERY OF ANY DISCREPANCIES THAT MAY OCCUR ON THE DRAWINGS. ALL WORK SHALL DISCONTINUE UNTIL SUCH TIME THAT THE ENGINEER OF RECORD HAS RESOLVED SAID DISCREPANCY.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSAL OF CONSTRUCTION WASTE MATERIALS INCLUDING BUT NOT LIMITED TO DEMOLITION MATERIALS, DEBRIS, CONTAMINATED SOILS / MATERIALS, ETC. IN A LAWFUL MANNER, AT STATE AND FEDERALLY ACCEPTED DISPOSAL SITES.
17. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND CONSTRUCTING IN ACCORDANCE WITH THE STRICTER OF: THESE CONSTRUCTION DOCUMENTS AND ANY ASSOCIATED DETAILS & SPECIFICATIONS; AND ALL MUNICIPALITIES / GOVERNING AGENCIES' STANDARDS AND SPECIFICATIONS FOR CONSTRUCTION.
18. NO EVIDENCE IS FOUND ON-SITE OF WETLANDS OR OTHER "WATERS OF THE U.S."
19. THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE THROUGHOUT THE PROJECT SITE. IF ANY DISCREPANCIES ARE FOUND ON PLANS OR IN THE FIELD WHICH WOULD PREVENT POSITIVE DRAINAGE, CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY TO AVOID ADDITIONAL COST TO THE OWNER.
20. THE CONTRACTOR SHALL REVIEW THE SITE FOR LOCATION OF ALL EXISTING FACILITIES TO CONFIRM CONSTRUCTABILITY OF PLANS. CONTRACTOR SHALL NOTIFY ENGINEER AND OWNER IF ANY DISCREPANCIES EXIST TO AVOID EXTRA CHARGES AFTER CONSTRUCTION BEGINS.

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

ALL VALVES SHALL BE RESTRAINED TO THE TEE NEARBY

WATER AND SEWER SERVICES SHALL BE 3' FROM PROPERTY LINE

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

GENERAL NOTES - CONT'D

21. DIMENSIONS ARE MEASURED FROM THE FACE OF CURB, THE EDGE OF PAVEMENT, THE EDGE OF SIDEWALK THE FACE/CORNER OF THE BUILDING(S) OR THE CENTER/END OF STRIPE.
22. ALL RADII SHALL BE 4 FOOT AT FACE OF CURB UNLESS OTHERWISE SPECIFIED.
23. LAYOUT OF SITE PLAN IS BASED ON AND LIMITED TO SURVEY INFORMATION.
24. ALL CURB & GUTTER SHALL BE TYPE "A" 24" WIDE PER DETAIL SHEET.
25. ALL PAVEMENT MARKING SHALL BE APPLIED IN ACCORDANCE WITH THE REQUIREMENTS OUTLINED IN THE MOST CURRENT EDITION OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD).
26. ALL SIGNS, TRAFFIC CONTROL DEVICES, ETC. SHALL FOLLOW THE GUIDELINES OF THE MUTCD.
27. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL DRAWINGS FOR BUILDING FLOOR PLANS AND DIMENSIONS, WALL SECTIONS, DOOR OPENINGS, BUILDING UTILITY ENTRANCE POINTS, ETC. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT AND ENGINEER IN THE EVENT THAT THE CIVIL SITE PLANS BUILDING LAYOUT DOES NOT MATCH THE ARCHITECTURAL DRAWINGS.
28. ALL HANDICAP SPACES SHALL BE STRIPED / MARKED IN ACCORDANCE WITH THE HANDICAP STRIPING DETAIL.
29. ALL PAVEMENT INDICATED SHALL BE STANDARD DUTY BITUMINOUS PAVEMENT UNLESS OTHERWISE NOTED ON PLAN. THE PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PAVEMENT SECTION DETAIL.
30. ALL RAMPS SHALL HAVE DETECTABLE TRUNCATED DOME PANELS PER A.D.A. AND CITY STANDARDS AND THE DETAIL SHEET

NOTES

1. UNLESS OTHERWISE NOTED ON THE PLAT, ALL HOUSES MINIMUM FINISHED FLOOR ELEVATION SHALL BE A MINIMUM OF TWELVE (12) INCHES ABOVE THE HIGHEST CURB ELEVATION IN FRONT OF THE HOME/BUILDING.
2. LOT DEVELOPER/BUILDER SHALL BE RESPONSIBLE FOR REPLACEMENT IN KIND OF ANY EXISTING SIDEWALK OR ADA RAMPS DAMAGED DURING CONSTRUCTION.
3. THE DEVELOPER/CONTRACTOR WILL BE RESPONSIBLE FOR ALL ADA RAMP CONSTRUCTION AND ALL COMMON PROPERTY SIDEWALK CONSTRUCTION.
4. LOT DEVELOPER/BUILDER SHALL BE RESPONSIBLE FOR CONSTRUCTION OF SIDEWALKS PRIOR TO CERTIFICATE OF OCCUPANCY, PER CITY OF BENTONVILLE SPECIFICATIONS AND THE AMERICAN DISABLITITY ACT
5. CORNER LOTS SHALL BE ADDRESSED AND RESIDENCES SHALL FACE FRONT OF LOT NOT STREET SIDE.

SITE NOTES

1. REGRADE AND FURNISH ADDITIONAL TOPSOIL AS REQUIRED. SEED ALL AREAS DISTURBED BY CONSTRUCTION.
2. SLOPE FINISHED GRADES TO ENSURE POSITIVE DRAINAGE
3. GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, GRADES AND DIMENSION ON SITE AND REPORT ALL MAJOR DISCREPANCIES TO ENGINEER IMMEDIATELY.
4. REMOVE ALL ITEMS AS NOTED. PROTECT ALL EXISTING ITEMS TO REMAIN.
5. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CURRENT CITY STANDARDS AND SPECIFICATIONS.
6. ALL COSTS ASSOCIATED WITH UTILITY CONNECTIONS SHOWN SHALL BE INCLUDED IN BASE BID. COORDINATE ALL ISSUES WITH LOCAL UTILITY COMPANY PRIOR TO BIDDING.
7. CONTRACTOR SHALL CONSTRUCT ALL INTERSECTION HANDICAP RAMPS INTO CORNER LOTS.
8. SIGN INSTALLATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNLESS OTHERWISE SPECIFIED BY THE CITY. SIGNAGE SHALL MEET CURRENT REFLECTIVITY SPECIFICATIONS. ALL SIGN POSTS WILL BE ON BREAK-AWAY BASES. ALL SIGNAGE SHALL CONFORM TO THE LATEST MUTCD REQUIREMENTS.
9. CONTRACTOR IS RESPONSIBLE FOR STRIPING INSTALLATION. ALL PAVEMENT ARROWS, CROSS HATCHING, CROSSWALKS AND OTHER PAVEMENT MARKINGS WILL BE THERMOPLASTIC PER CITY STANDARDS AND SPECIFICATIONS.
10. ALL CONCRETE AND ASPHALT PAVEMENT, CURB AND GUTTER, AGGREGATE BASE, ETC SHALL BE IN ACCORDANCE WITH THE DETAIL SHEETS AND THE CITY STANDARDS AND SPECIFICATIONS. ANY CHANGES MUST BE APPROVED BY THE CITY, THE OWNER AND THE ENGINEER.
11. ALL SAW-CUT EDGES SHALL BE A CLEAN EDGE. WIDTH OF ASPHALT MAY VARY: SEE PLANS. DISPOSE OF ALL REMOVED ASPHALT IN ACCORDANCE WITH LOCAL AND STATE REQUIREMENTS FOR DISPOSAL. ALL NEW PAVEMENT SURFACES SHALL CONFORM TO CITY SPECIFICATIONS FOR SMOOTHNESS.
12. ALL DIMENSION ARE TO CENTER OF STRIPE(S), EDGE OF PAVEMENT, FACE OF BUILDING, OR FACE OF CURB UNLESS NOTED OTHERWISE.
13. FINAL "AS-BUILT" PLANS OF ALL IMPROVEMENTS PERFORMED SHALL BE PROVIDED TO THE CITY AFTER COMPLETION OF THE ENTIRE PROJECT. AS-BUILT PLANS MUST BE PROVIDED BEFORE FINAL APPROVAL AND ACCEPTANCE WILL BE GIVEN BY THE CITY, AND BEFORE THE ASSOCIATED PROJECT BONDS ARE RELEASED.
14. CURB INLET AND JUNCTION BOX TOP ELEVATION SHALL BE SET BY THE STREET PROFILE. IF A CONFLICT EXISTS BETWEEN THE STRUCTURE'S TOP ELEVATION AND THE STREET TOP-OF-CURB, THE STREET SHALL GOVERN. CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF A CONFLICT EXISTS.

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

ALL EROSION AND SEDIMENTATION CONTROL DEVICES ON-SITE SHALL BE MAINTAINED BY CONTRACTOR UNTIL PERMANENT VEGETATION IS ESTABLISHED.

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

DEMOLITION NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF THE EXISTING STRUCTURES, RELATED UTILITIES, PAVING, UNDERGROUND STORAGE TANKS AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH, AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
2. THE GENERAL CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
3. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY LOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS, WHETHER SHOWN OR NOT SHOWN AT NO ADDITIONAL COST TO THE OWNER.
4. CONTRACTOR SHALL REMOVE ALL BUILDINGS, PAVEMENT, CURBS, TREES (SAVE AND PROTECT), LIGHT POLES, UTILITY POLES AND LINES FROM THE SITE UP TO THE LIMITS OF CONSTRUCTION OR THE PROPERTY LINE UNLESS OTHERWISE NOTED. CONTRACTOR SHALL CAP/PLUG ANY WATER, GAS, SANITARY SEWER OR STORM SEWER LINE AT THE PROPERTY LINE. ELECTRIC AND TELEPHONE LINES WHETHER OVERHEAD OR UNDERGROUND SHALL BE TERMINATED AT THE CLOSEST UTILITY POLE NEEDED OR AT THE PROPERTY LINE OR PER THE DESIGNATED UTILITY COMPANY'S REQUIREMENTS.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REMOVE ANY AND ALL ASBESTOS OR ANY OTHER HAZARDOUS MATERIALS FROM THE SITE PER GOVERNMENT GUIDELINES AND SHALL DISPOSE OF THE HAZARDOUS MATERIALS IN STRICT ACCORDANCE TO THE GUIDELINES.
6. CONTRACTOR SHALL ENSURE THAT ADEQUATE MEASURES ARE TAKEN PRIOR TO THE REMOVAL OF ANY EXISTING STORM WATER / SANITARY SEWER SYSTEMS SO THAT THE DISCHARGE OF WATER REMAINS UNINTERRUPTED BOTH ON AND OFF THE SITE.
7. CONTRACTOR SHALL ENSURE THAT ANY UTILITY SERVICE TO THE SITE THAT SHALL BE REMOVED WILL NOT INTERRUPT SERVICE TO THE NEIGHBORING PROPERTY OWNERS. IT IS THE CONTRACTORS RESPONSIBILITY TO COORDINATE WITH THE NEIGHBORING PROPERTY OWNERS IF SERVICE WILL BE INTERRUPTED.

MAINTENANCE

ALL MEASURES STATED ON THIS EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DETERIORATION.
2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEEDED AS NEEDED.
3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.
4. THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.
5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.
6. OUTLET STRUCTURES IN THE SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 50%.

EROSION GENERAL NOTES

A. THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS COMPRISED OF THE EROSION PHASE I & II CONSTRUCTION DRAWINGS, THE STANDARD DETAILS AND ANY RELATED DOCUMENTS INCLUDING CITY ORDINANCE.
B. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST OF OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
D. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE, CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.
E. SITE MAP MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
F. CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
G. GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
H. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
I. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
J. DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
K. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORMWATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE OR U.S.
L. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE.
M. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS STOPPED SHALL BE TEMPORARILY SEEDED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS.
N. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN AND/OR LANDSCAPE PLAN.
O. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.
P. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
Q. CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE RETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
R. ON-SITE & OFFSITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. CONTRACTOR SHALL INDICATE ON PLAN THE STOCKPILE AND BORROW AREA LOCATIONS AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
S. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
T. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, STRAW BALES, ETC.) TO PREVENT EROSION.
U. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY, THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.

SEQUENCE OF CONSTRUCTION

SWPPP PHASE I:

1. PRE-CONSTRUCTION MEETING.
2. INSTALL STABILIZED CONSTRUCTION EXIT(S) AND CONCRETE WASH AREA(S).
3. PREPARE TEMPORARY PARKING AND STORAGE AREA. UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS:
   a. TRAILER
   b. PARKING & STORAGE AREAS
   c. LAY DOWN
   d. PORTA POTTY
   e. WHEEL WASH &/OR CONCRETE WASHOUT
   f. MASONS AREA
   g. FUEL AND MATERIAL STORAGE CONTAINERS
   h. SOLID WASTE CONTAINERS, ETC.,

   DENOTE THEM ON THE SITE MAPS IMMEDIATELY AND NOTE ANY CHANGES IN THE LOCATIONS AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS.
4. THE FOLLOWING SHALL BE SHOWN ON THE EROSION CONTROL SITE MAP UPON IMPLEMENTATION AND INSTALLATION:
   a. CONSTRUCTION TRAILER(S)
   b. PARKING & STORAGE AREAS
   c. LAY DOWN
   d. PORTA-POTTY
   e. WHEEL WASH &/OR CONCRETE WASHOUT
   f. FUEL AND MATERIAL STORAGE CONTAINERS
   g. SOLID WASTE CONTAINERS, ETC.
5. CONSTRUCT THE SILT FENCES ON THE SITE.
6. CONTRACTOR SHALL HALT ALL GROUND DISTURBANCE ACTIVITIES AND CONTACT THE CIVIL ENGINEER OF RECORD TO PERFORM INSPECTION AND CERTIFICATION OF BMPS. GENERAL CONTRACTOR SHALL SCHEDULE AND CONDUCT STORM WATER PRE-CONSTRUCTION MEETING WITH ENGINEER AND ALL GROUND-DISTURBING CONTRACTORS BEFORE PROCEEDING WITH CONSTRUCTION.
7. CONSTRUCT THE SEDIMENT BASIN(S) WITH OUTFALL STRUCTURE AS SHOWN ON PLAN BEFORE ANY OTHER CONSTRUCTION ACTIVITIES ARE PERFORMED.
8. CLEAR AND GRUB THE SITE.
9. START CONSTRUCTION OF BUILDING PAD, STRUCTURES, IF ANY AND RETENTION POND MODIFICATIONS.
10. BEGIN GRADING THE SITE.

SWPPP PHASE II

1. TEMPORARILY SEED DENUDED AREAS.
2. INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, CURBS AND GUTTERS.
3. INSTALL RIP RAP AROUND OUTLET STRUCTURES WHERE NOTED ON PLANS.
4. INSTALL INLET PROTECTION AROUND ALL STORM SEWER STRUCTURES.
5. PREPARE SITE FOR PAVING.
6. PAVE SITE.
7. INSTALL INLET PROTECTION DEVICES.
8. COMPLETE GRADING AND INSTALL PERMANENT SEEDING AND PLANTING.
9. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES (ONLY IF SITE IS STABILIZED).

GRADING NOTES

PRE-CONSTRUCTION:

1. PRIOR TO START OF SITE GRADING, EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE TO THE EROSION CONTROL PLAN. THESE EROSION CONTROL MEASURES, AS A MINIMUM, SHALL INCLUDE ALL SILT FENCING, TEMPORARY SEDIMENT PONDS, TEMPORARY CONSTRUCTION ENTRANCE, AND ANY OTHER MEASURES NECESSARY TO ENSURE THAT SEDIMENT DOES NOT LEAVE THE SITE.
2. CONTRACTOR SHALL NOTIFY THE APPROPRIATE UTILITY COMPANIES AND THE STATE ONE-CALL SYSTEM A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION FOR THE LOCATION OF ALL UNDERGROUND UTILITY LINES THAT WILL BE AFFECTED BY THIS DEVELOPMENT. PLEASE NOTE THAT EXISTING UTILITIES NOTED ON PLAN HAVE BEEN LOCATED WITH ALL AVAILABLE INFORMATION AND THAT EXACT LOCATION OF UTILITY LINES MAY NOT BE ACCURATE.
3. A PRE-CONSTRUCTION MEETING SHALL BE HELD ON SITE ONCE ALL EROSION CONTROL MEASURES HAVE BEEN INSTALLED AND PRIOR TO ANY SITE GRADING / CONSTRUCTION / DEMOLITION.

GENERAL:

1. CONTRACTOR SHALL INSTALL/USE ALL REQUIRED EQUIPMENT SO AS TO COMPLY WITH ALL SAFETY STANDARDS DICTATED BY OSHA, FEDERAL, STATE, AND LOCAL REGULATIONS.
2. CONTRACTOR SHALL COORDINATE WITH APPROPRIATE UTILITY COMPANY AS LISTED ON THE COVER SHEET FOR ADJUSTMENT OF UTILITY LINES AFFECTED BY CUT AND FILL.
3. AREAS TO BE GRADED SHALL BE CLEARED AND GRUBBED SO AS TO REMOVE ALL ORGANIC MATERIAL INCLUDING BUT NOT LIMITED TO VEGETATION, TREES, ROOTS, DEBRIS OR OTHER MATERIALS THAT WOULD AFFECT THE SUITABILITY OF THE FILL. IF UNCERTAINTY EXISTS AS TO THE SUITABILITY OF ANY MATERIAL, THE CONTRACTOR SHALL HAVE A REGISTERED GEOTECHNICAL ENGINEER MAKE THE FINAL DETERMINATION.
4. CONTRACTOR SHALL ENSURE THAT THE FILL MATERIAL BE FREE OF ORGANIC MATERIALS, FROZEN MATERIALS, MUCK, HIGHLY COMPRESSIBLE MATERIALS, ROCKS, RUBBISH, TIMBER, BRUSH, STUMPS, BUILDING DEBRIS, AND OTHER MATERIALS THAT WOULD NEGATIVELY AFFECT THE FILL MATERIAL.
5. CONTRACTOR SHALL STOCK PILE AND MAINTAIN ALL GOOD TOP SOIL REMOVED FROM AREAS TO BE GRADED AND FILLED FOR USE IN FINAL GRADING ALL CRITICAL / UNPAVED AREAS.
6. CONTRACTOR SHALL PROOF ROLL SUBGRADE OF ALL AREAS TO BE PAVED PRIOR TO INSTALLATION OF PAVING MATERIALS. ANY SOFT AREAS SHALL BE REMOVED AND REPLACED WITH SELECT FILL AND COMPACTED AS NOTED IN THE PAVEMENT SECTION SHOWN ON THE DETAIL SHEET.
7. CONTRACTOR SHALL EMPLOY A GEOTECHNICAL ENGINEERING / INSPECTION FIRM REGISTERED WITH THE STATE OF ARKANSAS FOR INSPECTION AND TESTING OF SUBGRADE FOR PROPER COMPACTION (95% STANDARD PROCTOR).

STORM SYSTEM:

1. ALL DRAINAGE STRUCTURES UNDER PAVED AREAS AND / OR AREAS EXPECTING HEAVY DUTY TRAFFIC LOADING SHALL BE DESIGNED TO MEET AASHTO HEAVY DUTY (H20) TRAFFIC LOADING.
2. STORM PIPE / BOX SHALL BE BEDDED IN ACCORDANCE WITH THE BEDDING DETAIL AND IN ACCORDANCE WITH THE SPECIFICATIONS OF ASTM D2321 (LATEST EDITION AVAILABLE AT HTTP://WWW.ASTM.ORG).
3. STORM SYSTEM IS MEASURED FROM THE CENTER OF THE BOX AND FROM THE END OF THE FLARED END SECTIONS.
4. DRAINAGE STRUCTURES SHALL BE CONSTRUCTED SO THAT THE APPROPRIATE SECTION OF THE BOX, SUCH AS THE GUTTER FOR CURB INLETS, THE GRATE FOR DROP INLETS, IS AT AN ELEVATION THAT WILL ALLOW FOR THE MAXIMUM DRAINAGE INTO THE BOX IN ACCORDANCE WITH PROPOSED GRADES AND SPOT ELEVATION SHOWN ON THE PLAN. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD IN THE EVENT OF A DISCREPANCY.
5. ALL DRAINAGE STRUCTURES LOCATED WITHIN THE STATE OR LOCAL RIGHT OF WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS AND DETAILS OF THE APPROPRIATE GOVERNING AGENCY.
6. CONTRACTOR SHALL MATCH TOP OF PROPOSED STORM SEWER MANHOLE TO PROPOSED GRADE. IF A DISCREPANCY OCCURS BETWEEN THE PROPOSED GRADE AND PROPOSED STRUCTURE TOPS, THE GRADING SHALL GOVERN. IF THE DISCREPANCY IS MORE THAN 4 INCHES THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD.
7. CONTRACTOR SHALL NOT CONSTRUCT CURB INLET TOPS OR JUNCTION BOX TOPS U

LEGEND

FEATURE LINES AND SURVEY SYMBOLS

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

UTILITY SYMBOLS

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

HATCHES

- ASPHALT
- CONCRETE
- FLOOD ZONE
- GRAVEL
- WET
- 13M POND

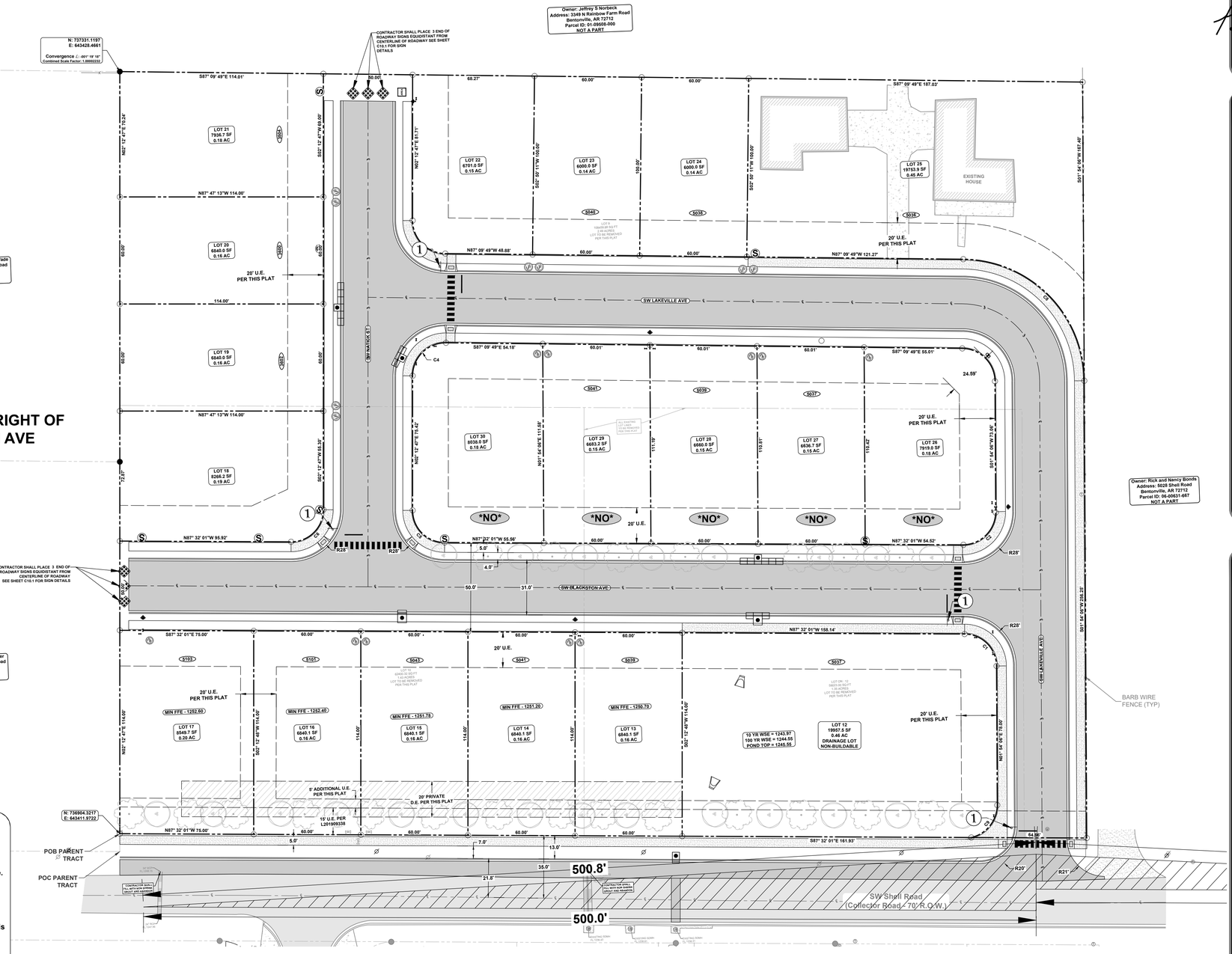
THIS LEGEND MAY CONTAIN SOME SYMBOLS NOT SHOWN WITHIN THE PLAN OR PLAT VIEW

GRAPHIC SCALE

0 30' 60'

1 inch = 30 feet

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



Curve Table

Curve #	Length	Radius	Chord Bearing	Chord Length
C1	28.10	18.00	N42° 48' 57.15"W	25.33
C2	29.24	18.50	S47° 11' 02.85"W	26.29
C3	28.76	18.50	S42° 37' 51.15"E	25.95
C4	29.26	18.50	N47° 31' 29.32"E	26.30
C5	28.19	18.00	N42° 39' 36.68"W	25.40
C6	28.35	18.00	S47° 20' 23.32"W	25.51
C7	28.86	18.50	N42° 28' 30.68"W	26.02
C8	106.48	68.50	N42° 37' 51.15"W	96.08
C9	25.04	18.87	N40° 59' 23.48"E	23.24

- All proposed signage will require a separate permit.
- All proposed fencing will require a separate permit.
- Setbacks shall be per the current zoning district as stated in the most recent City of Bentonville Zoning Code. For more info visit www.bentonvilleplanning.com or call the Planning Department @ 479-271-3122.
- Before any work in the right-of-way commences, contractor and/or owner is to obtain right-of-way permit from the City of Bentonville Transportation Department.
- Owner/Developer shall coordinate with all local utilities to ensure that each lot has water, sewer, and electric service.
- Sidewalks shall be the responsibility of the builder/owner at the time of building permit issuance.
- There may not be fences or any other structures built in any drainage easements.
- All right-of-way and utility easements shown are dedicated per this plat.
- All sidewalks shall be installed by the time frames set forth in 900.08 of the street specifications.
- No residential lot shall be permitted direct access to a collector or arterial street. All residential subdivision development contiguous to a collector or arterial street shall orient frontage to a local street, and back of the project, without access to the said major streets.

- All fence segments abutting a thoroughfare, except for corner lots, shall provide one gate opening per lot to allow access to the area between the fence and the street pavement for maintenance and mowing. An exception may be granted if the city receives a letter from the homeowners association stating that this area is mainted by the association and not by individual homeowners.
- 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.

- Contact BEUD at (479) 271-3135 before performing any grading within 5' of existing or proposed power poles.
- BEUD design layout drawing takes precedence over any electric information shown on the site utility plan.
- Electric facilities shall be installed in accordance with the latest revision of the electric specifications found on the website. Contractor is responsible for compliance with this document.

AIRPORT ZONE

NOTICE TO CONSTRUCT SURFACE

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 and 401.13.

PROJECT ENGINEER

Phil Swope, P.E.
Swope Engineering
7 Halsted Circle, Suite 210
Rogers, Arkansas 72756
479.685.8399 office

PROJECT SURVEYOR

Phil Swope P.S.
Swope Engineering
3511 SE J Street, Suite 9
Bentonville, Arkansas 72712
479.685.8399 office

FLOOD INFORMATION

This property lies in Zone 'X' as determined from the F.I.R.M. maps of Benton County, Arkansas, and Incorporated Areas, Map Number 05007C0235K, Effective Date June 5, 2012.

1 STOP (2 Total Stop Signs)

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

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No.11426 PHILLIP R. SWOPE

PRELIMINARY PLAT

SHELL ROAD SUBDIVISION

PRELIMINARY PLAT
SOPHEAK SRUNN
5036 SW SHELL ROAD
BENTONVILLE, AR 72712

NO.	DATE	REVISION
1	10/23/2024	FIRST SUBMITTAL
2	1/29/2025	SECOND SUBMITTAL
3	3/04/2025	THIRD SUBMITTAL

SWOPE ENGINEERING
Civil Engineering and Land Surveying
www.swopeengineering.com

DRAWN BY: CLAYTON	JOB NUMBER: 21-164
SUBMITTAL DATE: 03/04/2025	CITY NUMBER: PP24-0008
DRAWING NAME: 21-164PR.DWG	
SHEET NUMBER: C2.0	

R:\SWOPE\21-164 SHELL ROAD SUBDIVISION\CIVIL DRAWINGS\21-164PR.DWG - PLOTTED ON 3/4/2025 11:30:16 AM @ A SCALE OF 1:1 TO _DWG TO PDF.PC3 BY CLAYTON DUFF

LEGEND

FEATURE LINES AND SURVEY SYMBOLS

- PROPERTY LINE
- OFFSITE PROPERTY LINE
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- WET POND

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GRAPHIC SCALE
0 30' 60'
1 inch = 30 feet

LANDSCAPE REQUIREMENTS:
TOTAL STREET FRONTAGE = 541.58 FT
1 SHADE TREE PER 20 FT

541.58 / 20 = 27.079
28 SHADE TREES REQUIRED
28 SHADE TREES PROVIDED

STREET PLANT SCHEDULE

NO.	SYM.	COMMON NAME Botanical Name	SIZE/SPACING/ REMARKS
21		SHANTUNG MAPLE Acer truncatum	4.0" CAL / B&B AS SHOWN; MATURE HEIGHT & SPREAD: 25 FT & 25 FT
23		AMERICAN HORNBEAM Carpinus caroliniana	4.0" CAL / B&B AS SHOWN; MATURE HEIGHT & SPREAD: 25 FT & 25 FT

INTERIOR PLANT SCHEDULE

NO.	SYM.	COMMON NAME Botanical Name	SIZE/SPACING/ REMARKS
7		SHANTUNG MAPLE Acer truncatum	4.0" CAL / B&B AS SHOWN; MATURE HEIGHT & SPREAD: 25 FT & 25 FT
8		AMERICAN HORNBEAM Carpinus caroliniana	4.0" CAL / B&B AS SHOWN; MATURE HEIGHT & SPREAD: 25 FT & 25 FT

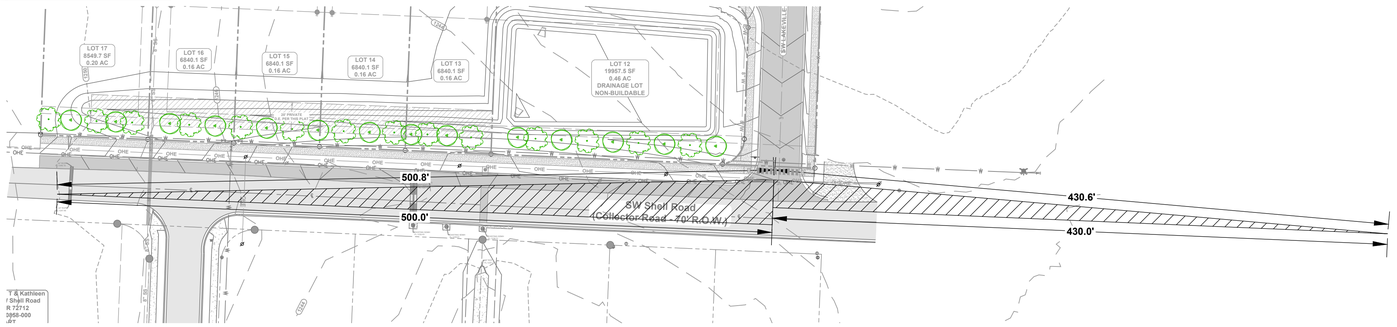
LANDSCAPING NOTES:

1. ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED. (SEC 1400.5.C-10)
2. TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR ALL TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES. (SEC 1400.5.C-11)
3. HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF THE ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES. (SEC 1400.5.C-12)
4. LIVING MATERIALS, SUCH AS LAWN, GRASS OR HERBACEOUS GROUND COVERS LIKE JUNIPER OR LIRIOPE, ETC., SHALL COVER A MINIMUM OF EIGHTY PERCENT (80%) OF THE PLANTING ISLANDS. ONE HUNDRED PERCENT (100%) OF LIVING MATERIALS IS STRONGLY ENCOURAGED. (SEC 1400.6.A-8 & 1400.8.G-7)
5. 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.
6. ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL PUBLIC UTILITIES.
7. TREE TOPPING GUARANTEE STATEMENT. A NOTE SHALL BE ADDED TO THE LANDSCAPE PLAN THAT STATES, TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
8. TREE REMOVAL GUARANTEE STATEMENT, HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
9. NOTHING BETWEEN3' AND 8' IN HEIGHT CAN BE PLACED IN THE SHADED SIGHT TRIANGLE AREA.
10. POTENTIAL UTILITY CONFLICTS WITH LANDSCAPING, UTILITY LOCATIONS SHALL BE FIELD VERIFIED.

SEE SHEET C1.1 FOR ALL PLANTREES SHALL NOT BE PLANTED CLOSER THAN 5' FROM WATER OR SEWER

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

SEE SHEET C1.1 FOR ALL PLAN AND STANDARD NOTES



SIGHT TRIANGLE

GRAPHIC SCALE
0 50' 100'
1 inch = 50 feet

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

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No.11426
PHILLIP R. SWOPE

LANDSCAPE PLAN
SHELL ROAD SUBDIVISION
PRELIMINARY PLAT
SOPHEAK SRUNN
5036 SW SHELL ROAD
BENTONVILLE, AR 72712

NO.	DATE	REVISION
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SWOPE ENGINEERING
Civil Engineering and Land Surveying
www.swopeengineering.com

DRAWN BY: CLAYTON	JOB NUMBER: 21-164
SUBMITTAL DATE: 03/04/2025	CITY NUMBER: PP24-0008
DRAWING NAME: 21-164PR.DWG	
SHEET NUMBER: C3.3	

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LEGEND

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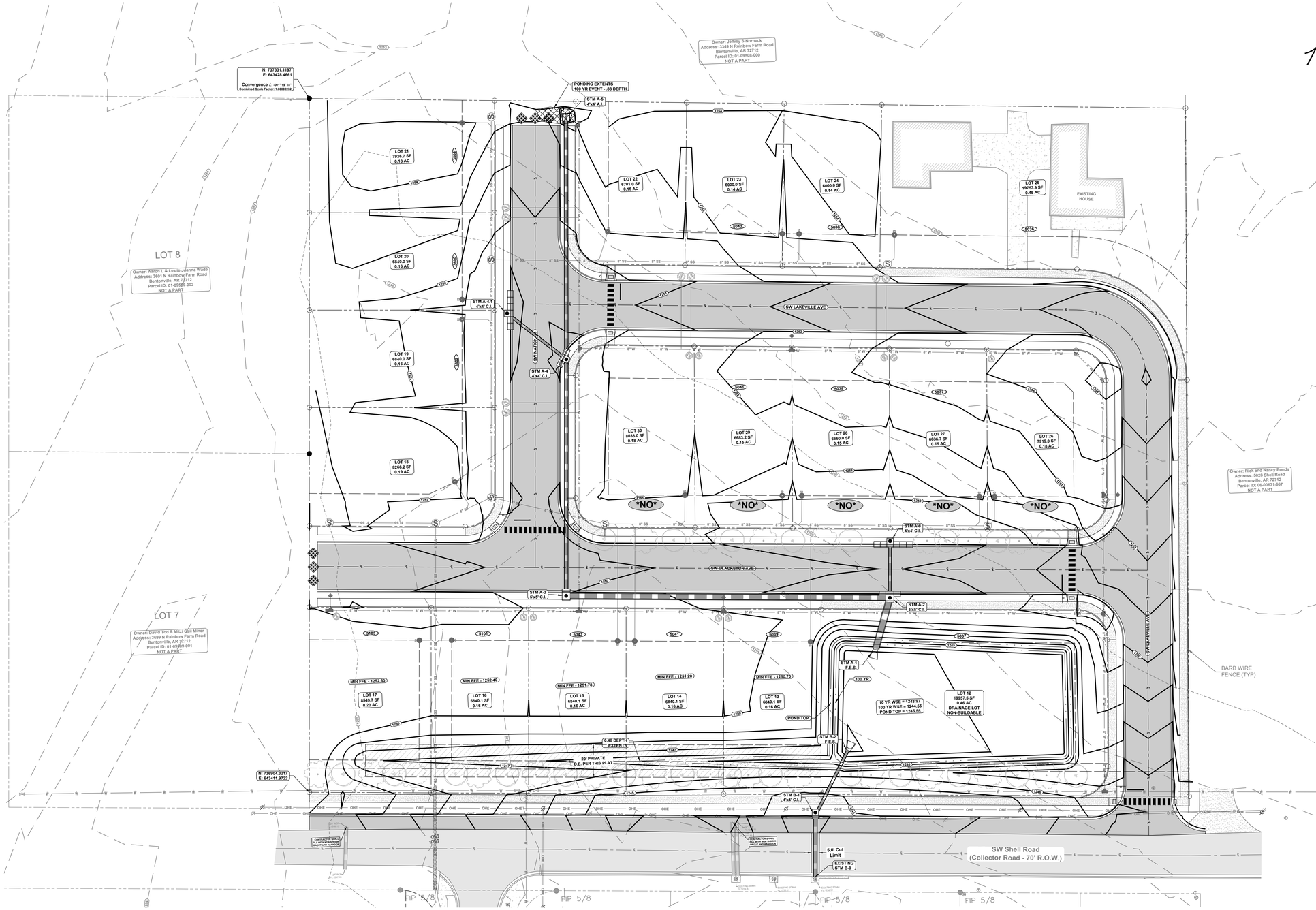
GRAPHIC SCALE

0 30' 60'

1 inch = 30 feet

****ELIMINATE ALL** CROSS LOT DRAINAGE**



STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No.11426
PHILLIP R. SWOPE

GRADING PLAN

SHELL ROAD SUBDIVISION

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SUBMITTAL DATE: 03/04/2025	CITY NUMBER: PP24-0008
DRAWING NAME: 21-164PR.DWG	
SHEET NUMBER: C4.0	

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UTILITY PLAN LEGEND

FEATURE LINES

- PROPERTY LINE
- OFFSITE PROPERTY LINE
- CENTERLINE OF ROAD
- ROW — RIGHT-OF-WAY
- X — FENCE
- ACCESS EASEMENT
- BUILDING SET BACK
- UTILITY EASEMENT
- CURB AND GUTTER
- ASPHALT PAVEMENT
- FIRELANE STRIPING
- STORM PIPE

UTILITY LINES

- W — WATER LINE
- OHE — OVERHEAD POWER LINE
- SS — SEWER LINE
- FLOW LINE
- GAS — GAS LINE
- FO — FIBER OPTIC
- TELE — TELEPHONE LINE

SYMBOLS

- FLARED END SECTION
- CURB INLET
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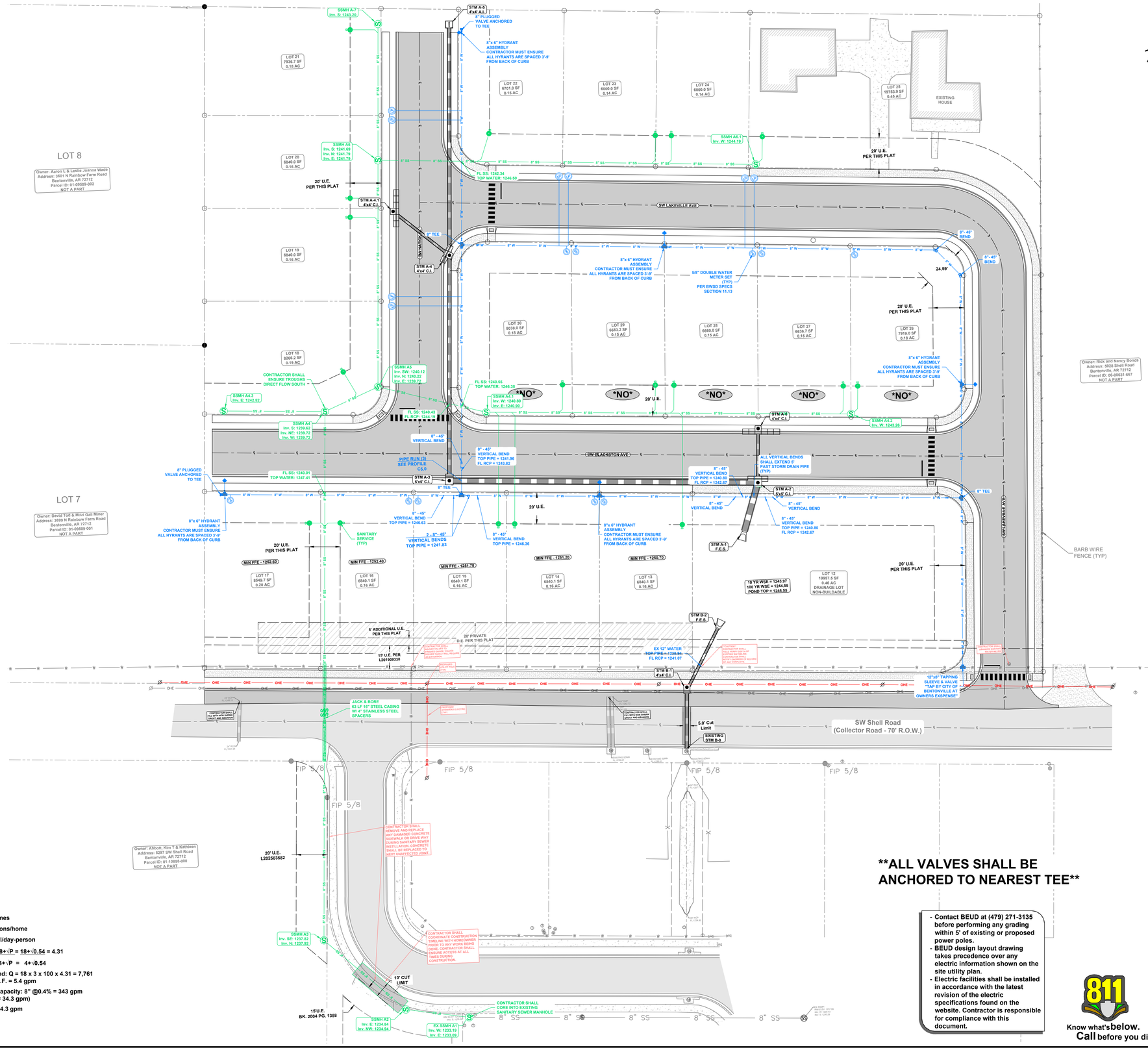

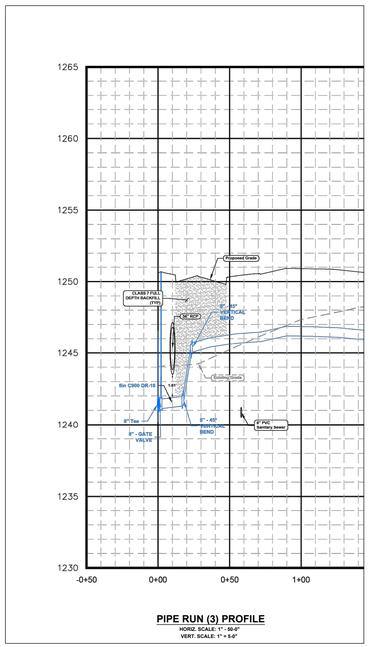

PIPE RUN (3) PROFILE

HORIZ. SCALE: 1" - 50-0"
VERT. SCALE: 1" = 5-0"

18 Homes

3 persons/home

100 gal/day-person

PF = 18+√P = 18+√0.54 = 4.31

4+√P = 4+√0.54

Demand: Q = 18 x 3 x 100 x 4.31 = 7,761 gpd P.F. = 5.4 gpm

Pipe Capacity: 8" @0.4% = 343 gpm (10% = 34.3 gpm)

5.4 < 34.3 gpm

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No.11426
PHILLIP R. SWOPE
12/31/2026

UTILITY PLAN

SHELL ROAD SUBDIVISION

PRELIMINARY PLAT
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5036 SW SHELL ROAD
BENTONVILLE, AR 72712

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SUBMITTAL DATE: 03/04/2025	CITY NUMBER: PP24-0008
DRAWING NAME: 21-164PR.DWG	
SHEET NUMBER: C5.0	

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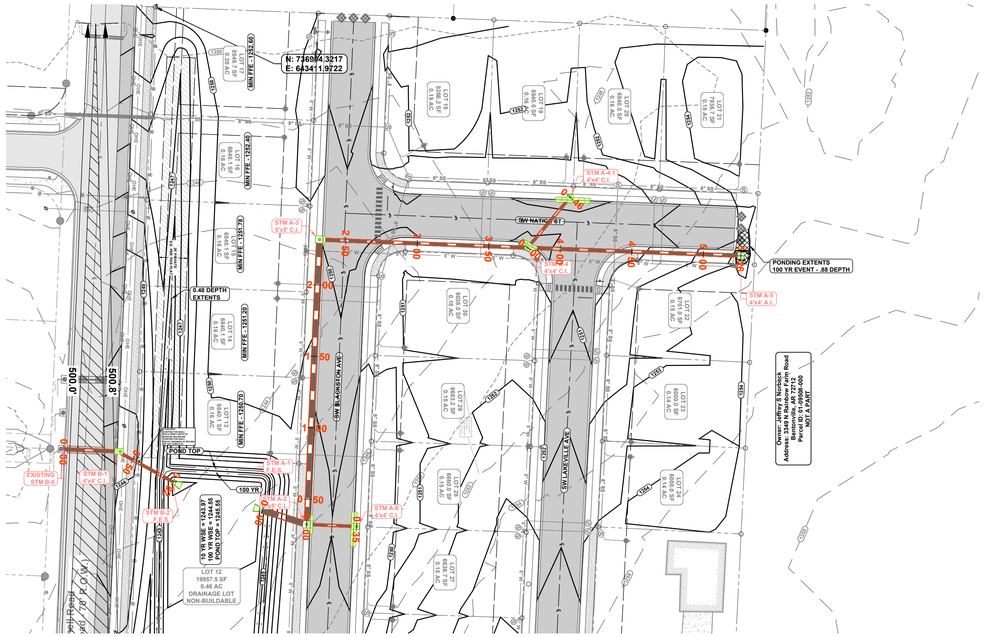
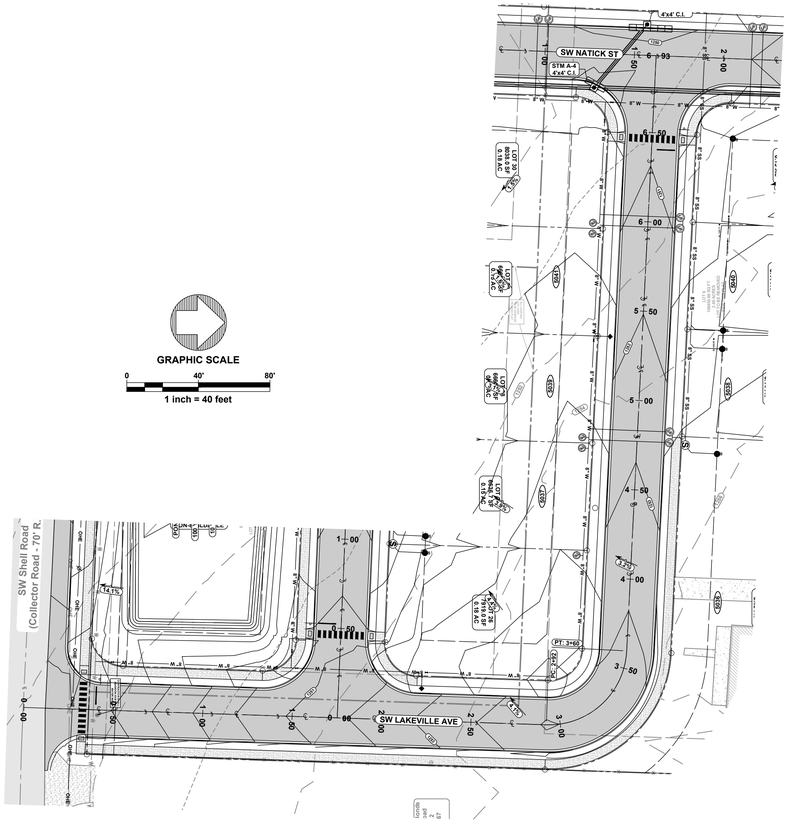
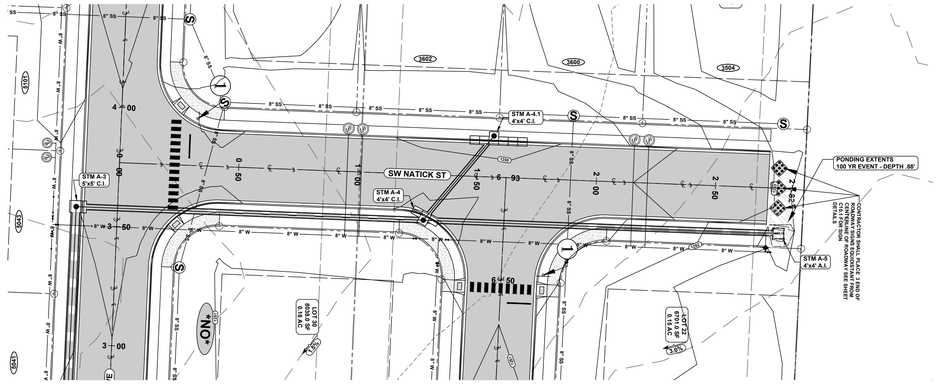
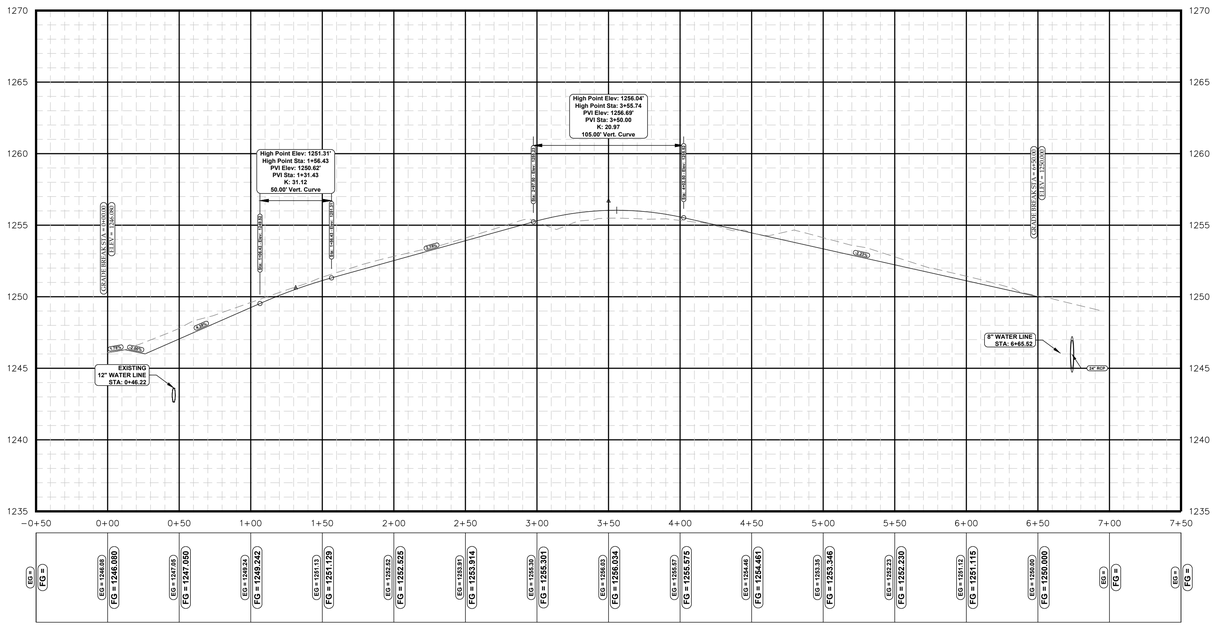
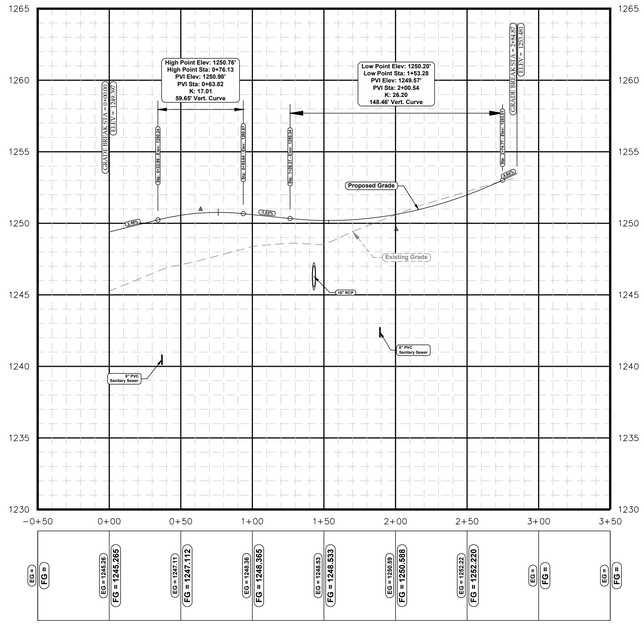

N: 736804.3217
E: 643411.9722
SW NATIONAL ST
SW BLANCHARD AVE
SW LACY CIR
S008°
600.0'
POND TOP
EXISTING STM B-0
STM B-1 4'x4' C.I.
STM A-1 4'x4' C.I.
STM A-2 4'x4' C.I.
STM A-3 4'x4' C.I.
STM A-4 4'x4' C.I.
STM A-5 4'x4' C.I.
STM A-6 4'x4' C.I.
STM A-7 4'x4' C.I.
100 YR
10 YR WSE = 1244.97
100 YR WSE = 1245.55
POND TOP = 1245.55
LOT 12
19997.5 SF
0.46 AC.
DRAINAGE LOT
NON-BUILDABLE
0.46 DEPTH EXTENTS
PONDING EXTENTS
100 YR EVENT - .66 DEPTH
Owner: Jeffrey & Kendrick Assemini Trust - 5044 Lacy Road Bentonville, AR 72712
Parcel ID: 01-09980-000
NOT A PART
Proposed Grade
Existing Grade
CLASS 1 FULL DEPTH BACKFILL (TYP)
8" WATER LINE STA: 0+00.00 TOP PIPE = 1250.00
8" WATER LINE STA: 1+21.29 TOP PIPE = 1247.50
8" Water STA: 2+68.93 TOP PIPE = 1246.82
8" Water STA: 3+68.93 TOP PIPE = 1246.82
8" Water STA: 4+64.93 TOP PIPE = 1246.82
8" Water STA: 4+75.93 TOP PIPE = 1246.89
8" PVC Sanitary Sewer
4" PVC Sanitary Sewer
29.66 LF 42" RCP @ 0.50%
144.33 LF 36" RCP @ 0.5%
144.97 LF 24" RCP @ 0.50%
144.97 LF 24" RCP @ 0.50%
144.97 LF 24" RCP @ 0.50%
1.92"
1.82"
1.82"
1.92"
1.92"
1.92

SW Shell Road (Collector Road - 70' R.O.W.)
SW LAKEVILLE AVE
SW BLACKSTONE AVE
POND TOP
100 YR
0.48 DEPTH EXTENTS
STM A-3 EXIT C.I.
STM A-4 EXIT C.I.
STM A-1 EXIT C.I.
STM A-2 EXIT C.I.
STM B-1 EXIT C.I.
STM B-2 EXIT C.I.
STM B-3 EXIT C.I.
EXISTING STM B-0
STM A-5
STM A-6
STM A-4.1 EXIT C.I.
STM A-3.1 EXIT C.I.
STM A-4.1 EXIT C.I.
STM A-1.1 EXIT C.I.
STM A-2.1 EXIT C.I.
STM A-5.1 EXIT C.I.
STM A-6.1 EXIT C.I.
STM A-7 EXIT C.I.
STM A-8 EXIT C.I.
STM A-9 EXIT C.I.
STM A-10 EXIT C.I.
STM A-11 EXIT C.I.
STM A-12 EXIT C.I.
STM A-13 EXIT C.I.
STM A-14 EXIT C.I.
STM A-15 EXIT C.I.
STM A-16 EXIT C.I.
STM









STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No.11426
PHILLIP R. SWOPE

STREET A & C PLAN & PROFILE

SHELL ROAD SUBDIVISION

PRELIMINARY PLAT
SOPHEAK SRUNN
5036 SW SHELL ROAD
BENTONVILLE, AR 72712

NO.	DATE	REVISION
1	10/23/2024	FIRST SUBMITTAL
2	1/29/2025	SECOND SUBMITTAL
3	3/04/2025	THIRD SUBMITTAL

SWOPE ENGINEERING
Civil Engineering and Land Surveying
www.swopeengineering.com

DRAWN BY: CLAYTON	JOB NUMBER: 21-164
SUBMITTAL DATE: 01/29/2025	CITY NUMBER: ####
DRAWING NAME: 21-164GRADE.DWG	
SHEET NUMBER: C7.0	

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

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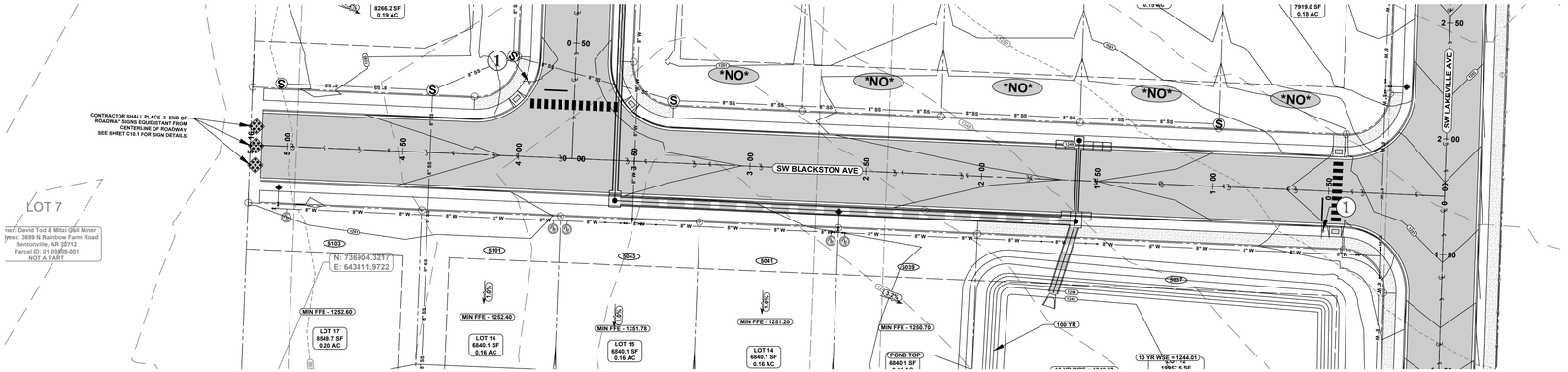

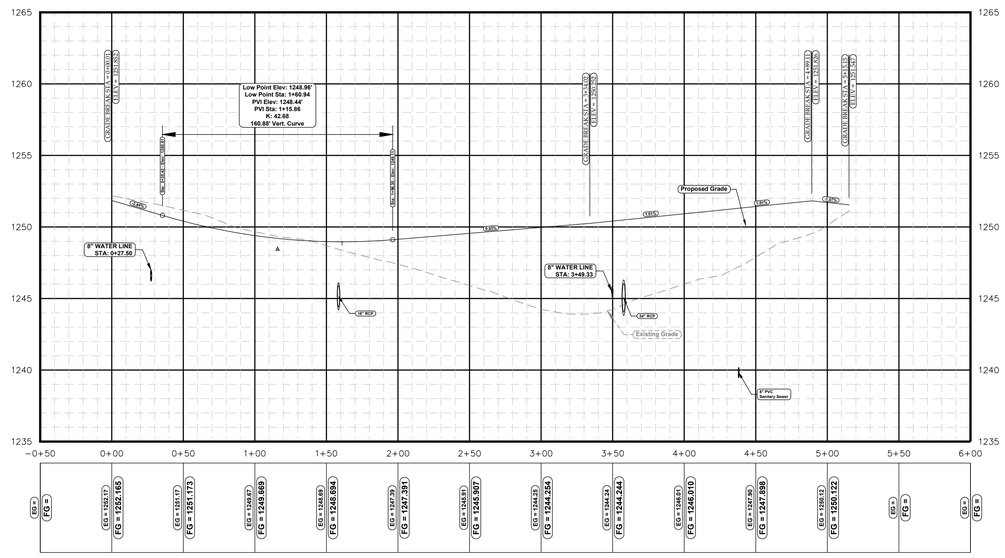

SW BLACKSTON AVE PROFILE

HORIZ. SCALE: 1" = 50-0"
VERT. SCALE: 1" = 5-0"

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No.11426
PHILLIP R. SWOPE

STREET B PLAN & PROFILE

SHELL ROAD SUBDIVISION

PRELIMINARY PLAT
SOPHEAK SRUNN
5036 SW SHELL ROAD
BENTONVILLE, AR 72712

NO.	DATE	REVISION
1	10/23/2024	FIRST SUBMITTAL
2	1/29/2025	SECOND SUBMITTAL
3	3/04/2025	THIRD SUBMITTAL

SWOPE ENGINEERING
Civil Engineering and Land Surveying
www.swopeengineering.com

DRAWN BY: CLAYTON	JOB NUMBER: 21-164
SUBMITTAL DATE: 01/29/2025	CITY NUMBER: ####
DRAWING NAME: 21-164GRADE.DWG	
SHEET NUMBER: C7.1	

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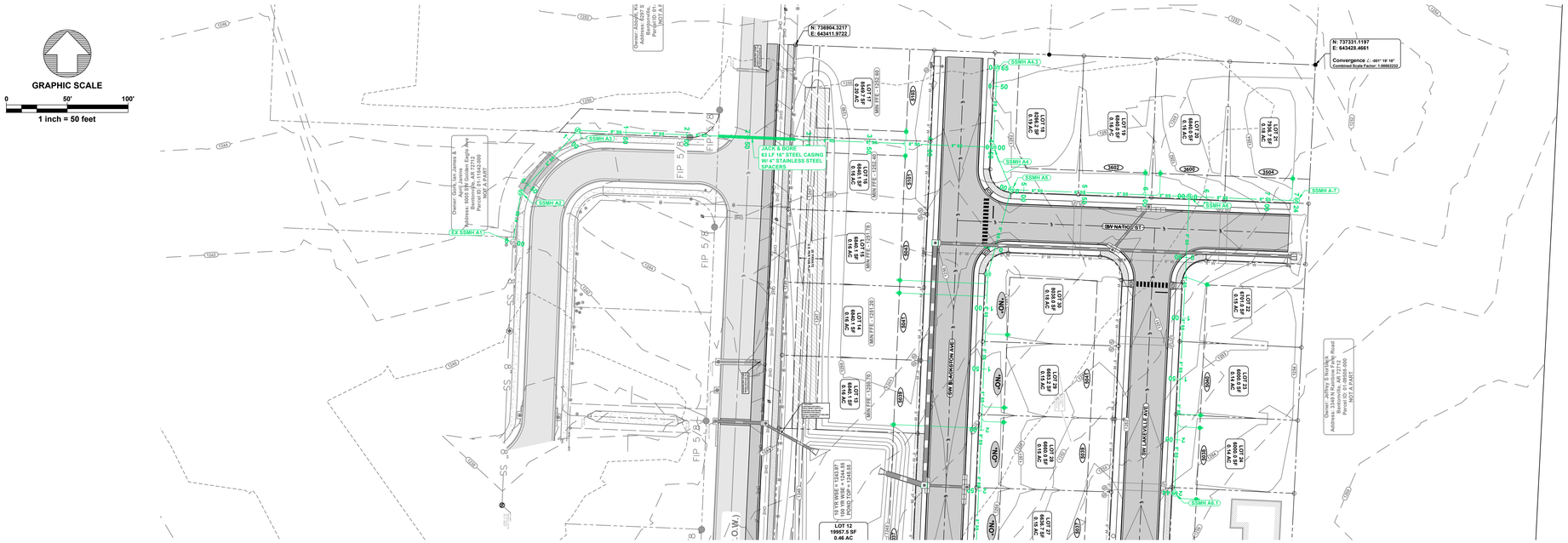

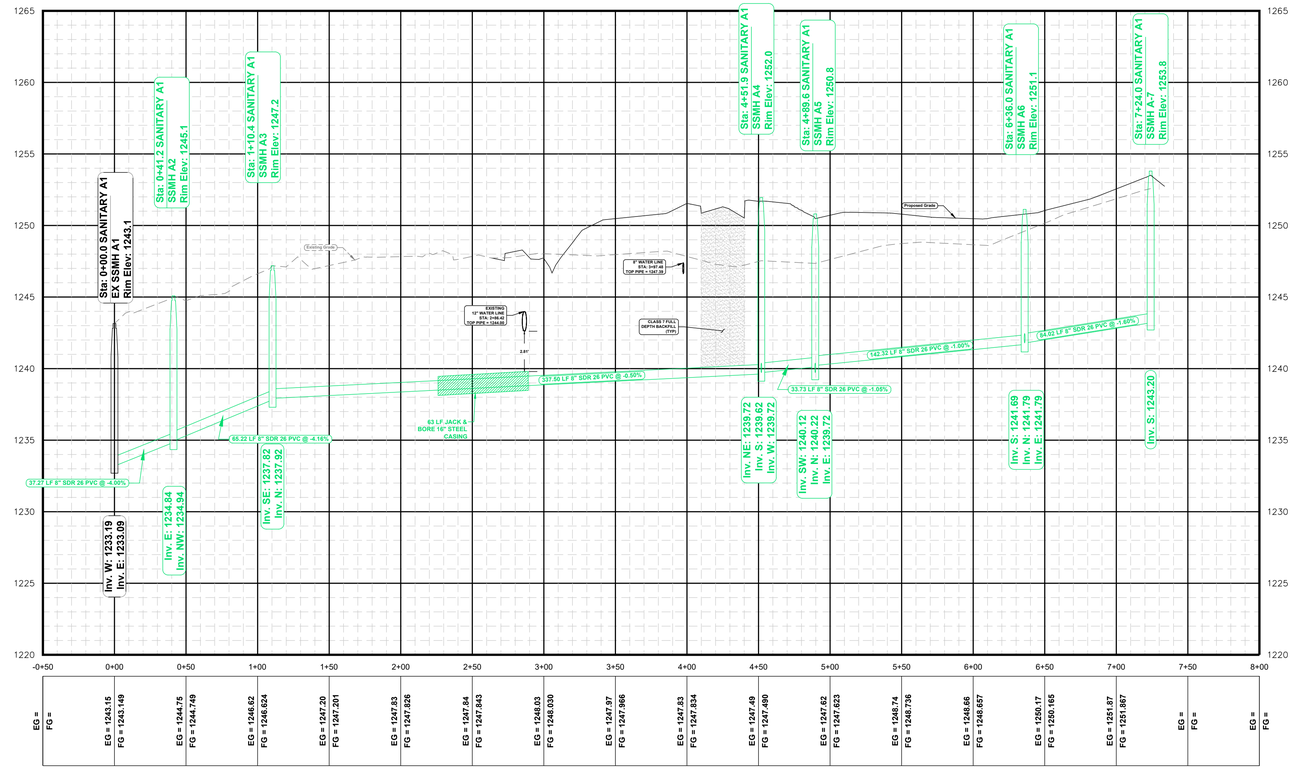

SANITARY A1 PROFILE

HORIZ. SCALE: 1" = 50-0"
VERT. SCALE: 1" = 5-0"

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No.11426
PHILLIP R. SWOPE

SANITARY A1 PLAN & PROFILE

SHELL ROAD SUBDIVISION

PRELIMINARY PLAT
SOPHEAK SRUNN
5036 SW SHELL ROAD
BENTONVILLE, AR 72712

NO.	DATE	REVISION
1	10/23/2024	FIRST SUBMITTAL
2	1/29/2025	SECOND SUBMITTAL
3	3/04/2025	THIRD SUBMITTAL

SWOPE ENGINEERING
Civil Engineering and Land Surveying
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DRAWN BY: CLAYTON	JOB NUMBER: 21-164
SUBMITTAL DATE: 3/4/2025	CITY NUMBER: PP24-0008
DRAWING NAME: 21-164UTIL.DWG	
SHEET NUMBER: C8.0	

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SANITARY A4.3 PROFILE

HORIZ. SCALE: 1" = 50-0"
VERT. SCALE: 1" = 5-0"

SANITARY A4.1 PROFILE

HORIZ. SCALE: 1" = 50-0"
VERT. SCALE: 1" = 5-0"

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No.11426
PHILLIP R. SWOPE

SANITARY A4.1 & A4.2 PLAN & PROFILE

SHELL ROAD SUBDIVISION

PRELIMINARY PLAT
SOPHEAK SRUNN
5036 SW SHELL ROAD
BENTONVILLE, AR 72712

NO.	DATE	REVISION
1	10/23/2024	FIRST SUBMITTAL
2	1/29/2025	SECOND SUBMITTAL
3	3/04/2025	THIRD SUBMITTAL

SWOPE ENGINEERING
Civil Engineering and Land Surveying
www.swopeengineering.com

DRAWN BY: CLAYTON	JOB NUMBER: 21-164
SUBMITTAL DATE: 3/4/2025	CITY NUMBER: PP24-0008
DRAWING NAME: 21-164UTIL.DWG	
SHEET NUMBER: C8.1	

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SANITARY A6.1 PROFILE

HORIZ. SCALE: 1" = 50-0"
VERT. SCALE: 1" = 5-0"

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No.11426
PHILLIP R. SWOPE

SANITARY A6.1 PLAN & PROFILE

SHELL ROAD SUBDIVISION

PRELIMINARY PLAT
SOPHEAK SRUNN
5036 SW SHELL ROAD
BENTONVILLE, AR 72712

NO.	DATE	REVISION
1	10/23/2024	FIRST SUBMITTAL
2	1/29/2025	SECOND SUBMITTAL
3	3/04/2025	THIRD SUBMITTAL

SWOPE ENGINEERING
Civil Engineering and Land Surveying
www.swopeengineering.com

DRAWN BY: CLAYTON	JOB NUMBER: 21-164
SUBMITTAL DATE: 3/4/2025	CITY NUMBER: PP24-0008
DRAWING NAME: 21-164UTIL.DWG	
SHEET NUMBER: C8.2	

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	Dave Peel Music Venue
	Between Central and SE 2nd, west of SE B St
	PC Date:

Staff Report Details

Project Number	CU25-0009
Applicant / Current Owner	
Site Area	+/- **[1.0]** Acres
Current Zoning	D-C, Downtown Core
Requested Zoning	N/A
Current Future Land Use Map Designation	Recreation Parks and Public Space
Requested Future Land Use Map Designation	N/A
Development Type / Use	Event Park
Related projects	

Property Description

The subject property is located between E Central Ave. The current zoning is D-C, Downtown Core with a future land use designation as Recreation Parks and Public Space. The property has direct access to E Central Ave, SE B ST, and SE 2ND ST.

Project Details

The applicant is requesting a Conditional Use Permit for an Outdoor Use Permit as part of the Dave Peel Park redesign improvements under LSD25-0014. The redesign of the park is intended to reimagine the Dave Peel Park as an event park for festivals, markets, and music events. The south-east corner will be designed with an event stage and canopy that can host music concerts and events.

Per municipal code Sec. 601.13 to operate an outdoor music venue, a conditional use permit is required. As part of the conditional use permit, standard review requires a sound study audit, however, Sec. 58-108 allows exemptions for activities conducted on or in municipal facilities that are approved, sponsored, or sanctioned by the city.

While a sound study audit was not submitted with the conditional use permit request, staff recommended

Project Details

the applicant conduct a study in the future.

Relationship to the Community Plan

This area is zoned as Downtown Core and the Future Land Use Map identifies this park as Recreation Parks and Public Space.

Recreation is defined by two categories: Parks and Public Space and Outdoor Entertainment. Parks and Public Space refers to both public and privately owned properties that contribute to community enjoyment and well-being. This includes the city's parks and recreational amenities, gathering spaces, bike trails, and museums. Outdoor Entertainment is characterized by larger format uses like performance venues, amusement parks, and fairgrounds.

The outdoor music venue use is in alignment with the Future Land Use Map and Alignment Policy and staff recommend approval of this conditional use permit.

Public Comment

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

Analysis / Waivers

The Dave Peel Park redesign will not change the park's operating hours. The typical operating hours for the park are from sunrise to 11 pm.

Conclusion

Additional Details

N
W E
S

CU25-0009
Dave Peel Plaza
206 E. Central Ave

E | D | G

Ecological Design Group
216 W Birch Street
Rogers, AR 72706

Date: 03/10/25
Project: Dave Peel Park
Location: 206 E Central Ave, Bentonville AR 72712
Project No: LSD 25-0014

RE: Conditional Use Permit Narrative

EDG is requesting a conditional use permit for the proposed outdoor music venue as part of the Dave Peel Park redesign improvements. The Dave Peel Park project (LSD 25-0014) is a redeveloped property in downtown Bentonville. The transformation will create a safer and more community driven downtown for the public of Bentonville. The proposed work scope reflects a comprehensive redesign of the Dave Peel park and playground. The proposed design is intended to accomplish several primary objectives: Reimagine Dave Peel Park as an Event Park for festivals, markets, and music events. The design improves these spaces through local material selection, choreographed lighting and branded signage.

Currently, the park has a restroom building and playground that will be removed. Included in this document are photos of the existing conditions. The primary improvements will consist of paving, steps, walls, lighting, furnishings, signage, landscape plantings, an event pavilion and irrigation system. No proposed indoor structures are being added to the park. The park will primarily be an outdoor space. The park is adding four on-street parallel parking spots and guests will also be able to park in the parking garage being built to the east of the park. The attached site plan shows the proposed improvements and parking provided for the park.

The Dave Peel Park redesign will not change the park's operating hours. The typical operating hours for the park are from sunrise to 11pm.

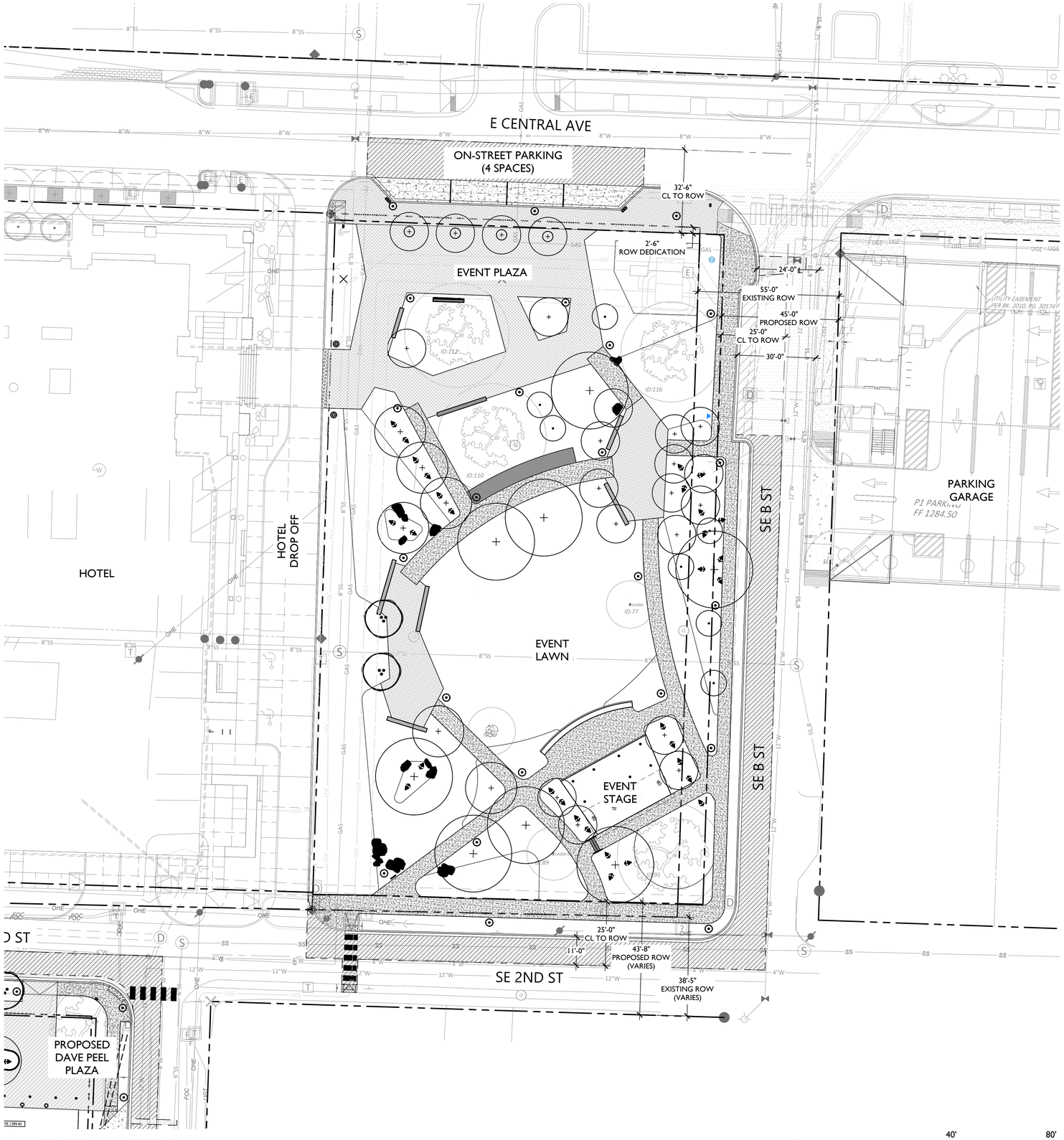
If you need any additional information or have any questions, please do not hesitate to contact me by phone at (918) 889-0984 or by email at rrosales@ecologicaldg.com

Sincerely,

Ecological Design Group

Rosalinda Rosales

Rosalinda Rosales



1 OVERALL SITE PLAN

SCALE: 1" = 20'-0"

NORTH

0' 20' 40' 80'

DAVE PEEL
PARK
206 E. CENTRAL AVE

BENTON
COUNTY
COURTHOUSE

	McAuley Place Childcare Facility
	797 SW I Street
	PC Date:

Staff Report Details

Project Number	CU25-0014
Applicant / Current Owner	BENTONVILLE HOUSING PARTNERS III
Site Area	+/- **[Site_Area]** Acres
Current Zoning	R-3
Requested Zoning	
Current Future Land Use Map Designation	
Requested Future Land Use Map Designation	
Development Type / Use	
Related projects	

Property Description

The subject property is located at 797 Southwest I Street. The current zoning is R-3, Medium-High Density Multifamily Residential with a future land use designation as Urban Neighborhood. The property has direct access to Southwest 41st street and Southwest I Street.

Project Details

The applicant is requesting a conditional use permit for an early childhood childcare facility in a R-3, Medium-High Density Multifamily Residential district. Conditional use permits are required for licensed childcare facilities in primarily residential zoning districts. The applicant is proposing a combination of the planned clubhouse with an early childhood facility on-site. This would expand the approved clubhouse building on the large-scale development from 1,500 square feet to 6,000 square feet, and provide 2 playgrounds in lieu of 1. The approval of this conditional use permit would require an amendment to the large-scale development plans.

According to their narrative, the hours of operation would be from Monday through Friday 8:00-5:00 for the early childcare center. There will be 2 toddler and infant rooms, 2 pre-k classrooms and associated restrooms and administrative spaces. Additionally, there will be a full-service kitchen to support the

Project Details

nutritional needs of the facility. 2 outdoor playgrounds shall be required per state licensing requirements. The building will be designed to accommodate 60 kids maximum: 20 infant/toddlers and 40 pre-k students. A minimum of 10 staff will be required per state licensing requirements and an additional 3-4 staff members will be required for food service and 2 staff members for the apartment leasing office.

The parking included in the approved LSD will be sufficient for this building. The requirement for one space for every 500 square feet plus one space for every employee will be met.
6,000/500= 12 spaces
15 employees =15
27 total spaces required.

As this is an on-site facility within a mixed-income residential development, the majority of the families using the facility will already live on site and the peak for daytime parking demand for this building will be during the day, whereas the peak for the residential demand generated by the apartment buildings is in the late evening.

Relationship to the Community Plan

Neighborhood goods and services are an essential part of creating communities. By incorporating a childcare facility within a large residential development such as McAuley Place, residents are provided with an amenity that is close and convenient, does not create a reliance on car infrastructure, and can increase time and cost savings for the families utilizing the facility. Adequate parking is provided within the development, and many of the expected patrons will also live within the development.

While zoned R-3, the land use for this facility is urban neighborhood, which calls for primarily multi-family buildings and townhomes 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. The addition of a childcare facilty within this development helps meet these criteria.

Public Comment

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

Analysis / Waivers

Proposed conditions of approval:
1. This Conditional Use Permit shall be valid in perpetuity.
2. Any changes in scope, use, or ownership, may require a new Conditional Use Permit. In addition, the Planning Commission has the ability to hold a public hearing on or revoke the Conditional Use at any time.
3. The applicant shall coordinate with the Bentonville Building and Fire Safety Department for any additional permitting requirements.
4. A revised large-scale development plan will need to be submitted and approved by all departments.

Conclusion

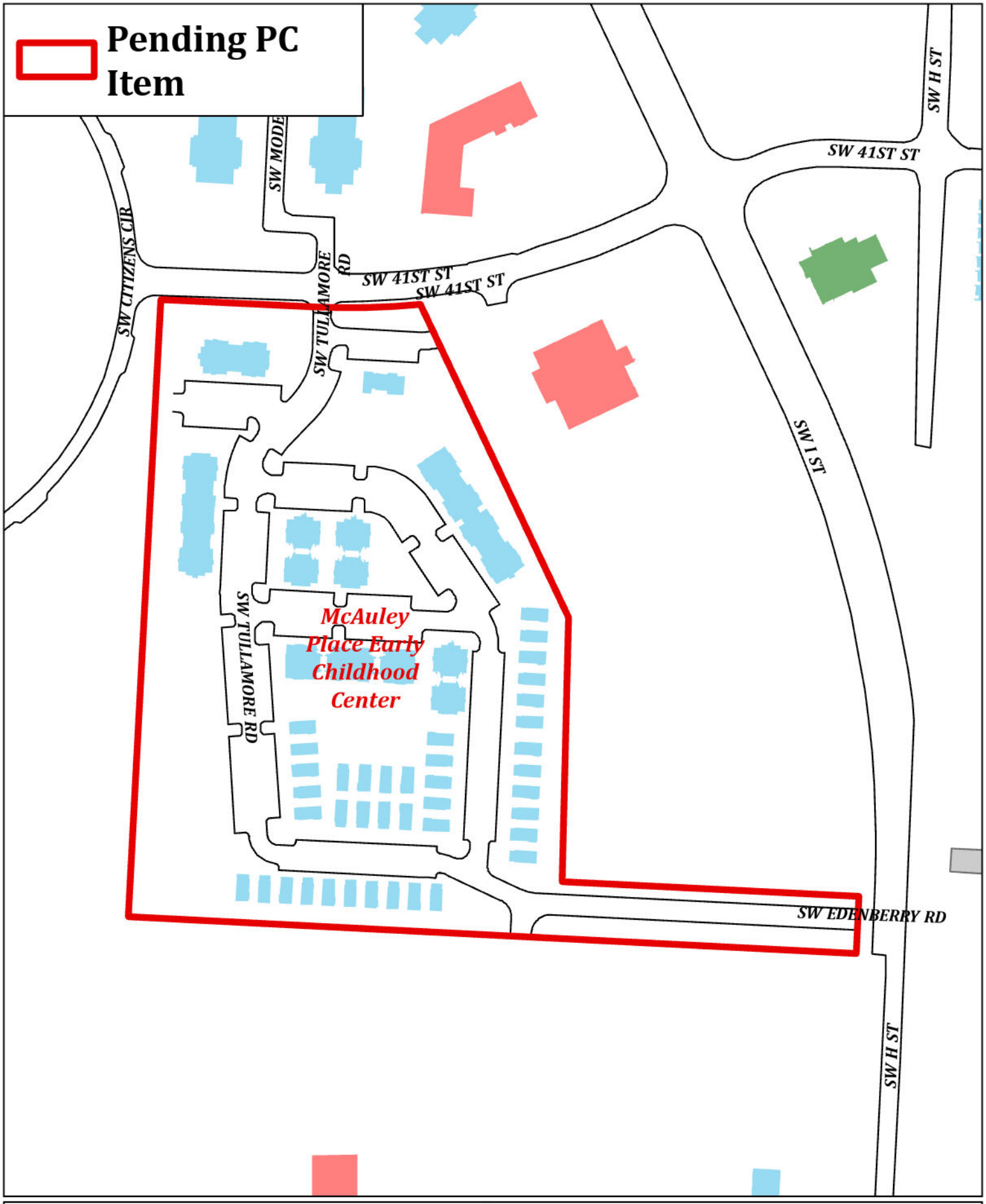
The applicant is seeking a conditional use permit for a liscened childcare facility within the R-3, Medium-High Density Multifamily Residential zoning district. Adequate revisions will be made to the previously

Conclusion

approved large-scale development.

Additional Details

W/S comments:
-This revision and change of use will require a new sewer study, a review of the fire line plan, a review for a grease interceptor if any cooking will be done in the childcare center, etc.
Electric Comments:
-If CU is approved, will need to coordinate with BEUD Engineering for a revision on LSD22-0066 BEUD service design. Building may need a larger service.
Building Comments:
-Need architectural code analysis and life safety plan for new building with change of use. This is considered an I4 Occupant. AFPC 903.2.6 requires Group I to be sprinklered.
Fire Comments:
Need architectural code analysis for new building with change of use.
- Need new elevations showing roof heights.
- Need updated LSD showing utilities since this now likely requires fire sprinklers.
- Please update and show plans with new elevations specifically showing roof heights.
- We will more than likely Need updated LSD showing utilities since this will now likely require fire sprinklers



CU25-0014
McAuley Place Early Childhood Center
797 SW 41ST ST

Crafton Tull
architecture | engineering | surveying

901 N 47th Street, Suite 200
Rogers, AR 72756

479.636.4838 (ph)
479.631.6224 (fax)

April 4th, 2025

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

Re: McAuley Place Early Childhood Center/Clubhouse CUP
797 SW. I Street
Bentonville, AR 72712
CTA Job No. 25103100/25103100

Attention Current Planning

We are writing to request the approval of a Conditional Use Permit for a proposed LSDP revision to the existing McAuley Place LSD 22-0066. We are proposing that the currently approved LSD be amended showing the current clubhouse as a larger building including both clubhouse facilities and an on-site Early Childhood Center (daycare) to serve up to 60 children. The previously approved clubhouse was 1,152 sqft and the proposed building is 5,786 sqft with adjacent playground structures and sidewalk being revised accordingly. There are no proposed changes to parking or drive aisles. Please see the responses to the CUP narrative checklist items below:

- Proposed use and reason for the proposed use: We are proposing combining the existing clubhouse functions with an early childhood facility on site. The early childhood facility will provide much needed affordable childcare for the McAuley Development and surrounding community. In addition, the facility will include an adult educational component after hours such as financial literacy classes, tutoring, home ownership preparation courses, and community-building events.
- Site plan drawn to scale designating the property lines, existing structure(s), proposed structure(s), and indoor and outdoor areas to be utilized: Site plan included in submittal documents.
- Hours of operation, including days of the week: Monday through Friday 8:00-5:00 for the early childcare center.
- Indoor and outdoor areas to be utilized: There will be 2 toddler and infant rooms, 2 pre-k classrooms and associated restrooms and administrative spaces. Additionally, there will be a full service kitchen to support the nutritional needs of the facility. 2 outdoor playgrounds shall be required per state licensing requirements.
- Planned indoor and outdoor structural changes: This dual use building is proposed in place of the previously proposed McAuley Place clubhouse. The building will increase from 1,500 square foot to 6,000 square feet and provide 2 playgrounds in lieu of one.
- Parking needs required for the proposed use including existing and proposed- provide sketch of traffic flow and parking pattern (if applicable): The parking included in the approved LSD will be sufficient for this building. One space for every 500 square feet plus one space for every employee

901 N 47th Street, Suite 200
Rogers, AR 72756

479.636.4838 (ph)
479.631.6224 (fax)

  - 6,000/500= 12
  - 15 employees =15
  - 27 total spaces required.

  The majority of the families using the facility will already live on site and the peak for daytime parking demand for this building will be during the day whereas the peak for the residential demand generated by the apartment buildings is in the late evening.
- Planned outdoor lighting changes: Code required lighting on building, building entry, and playgrounds.
- Anticipated patrons, clients, deliveries, and/or customers (average per day): The building will be designed to accommodate 60 kids maximum: 20 infant/toddlers and 40 pre-k .
- Proposed number of employees: A minimum of 10 staff will be required per state licensing requirements and an additional 3-4 staff members will be required for food service and 2 staff members for the apartment leasing office.
- Photographs of the property: N/A

Sincerely,

Evan McMahon, P.E.
Civil Project Manager

	S3 Ventures LLC
	Southeast corner of SW Regional Airport Blvd and SW Chickadee St.
	PC Date:

Staff Report Details

Project Number	(RZ25-0009)
Applicant / Current Owner	S3 Ventures LLC
Site Area	+/- **[.16]** Acres
Current Zoning	A-1, Agriculture, C-2, General Commercial
Requested Zoning	C-3, Mixed-Use Commercial
Current Future Land Use Map Designation	Regional Center
Requested Future Land Use Map Designation	
Development Type / Use	
Related projects	

Property Description

The subject property is located at the southeast corner of Regional Airport and Chickadee Street. The property (parcels 01-11448-000 and 01-08205-010) are presently zoned A-1, Agriculture and C-2, General Commercial with a land use designation of Regional Center. The property has direct access to Southwest Regional Airport Boulevard. Immediate surrounding zoning districts are R-4, High Density Multifamily Residential to the South and C-2, General Commercial to the North. County properties surround on the east and west.

Project Details

The applicant has requested a rezoning of the property from A-1, Agriculture and C-2, General Commercial to C-3, Mixed-Use Commercial. The applicant states in their narrative that they are requesting the rezoning in order to develop a mixed-use housing and commercial projects that aligns with the recently adopted community and future land use plan while preserving environmental integrity.

Relationship to the Community Plan

The property is designated as a Regional Center place type on the newly adopted future land use map. Regional Centers are typically hubs of concentrated white collar employment, together with the smaller businesses — like restaurants, office supplies, and other services — that support them. They are also a good place for more concentrated housing in close proximity to abundant jobs. Walmart's emerging corporate campus is one example, Uptown Rogers is another. Delivering the city's highest financial performance, these areas play an important role in generating the money that local residents use to pay for housing and goods, and also support a robust economy of complementary businesses.

From a built environment lens,C-3, Mixed-Use Commercial supported use types fit within the surrounding development.

Public Comment

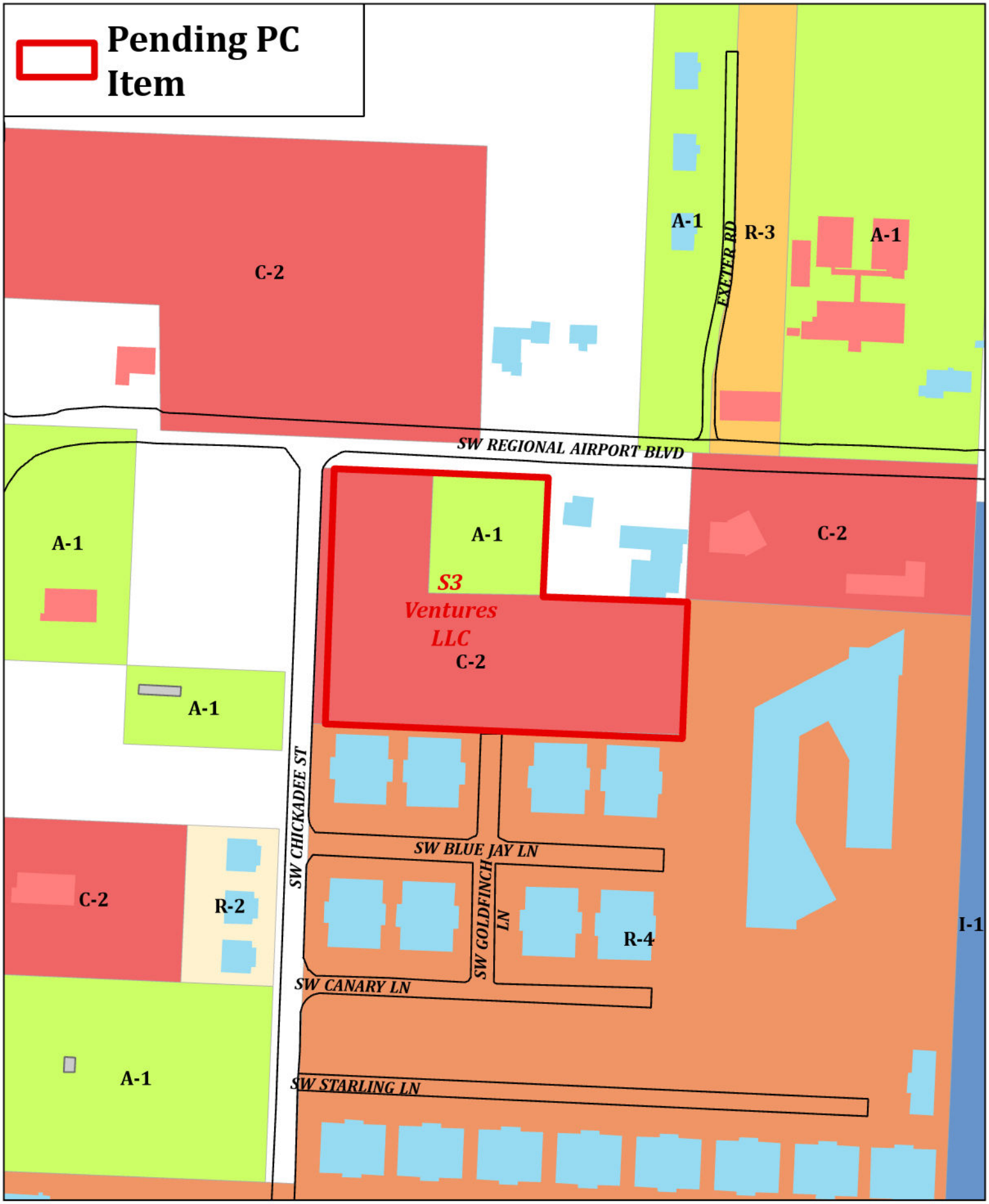
Has Staff received Public Comment at the time of this report? : **No**

Analysis / Waivers

Conclusion

This rezoning is consistent with the newly adopted future land use plan under Standard Review and the proposed C-3, Mixed-Use Commercial zone is compatible with the surrounding neighborhood context.

Additional Details



RZ25-0009
S3 Ventures LLC.
SW Regional Airport Blvd

S3 Ventures LLC

1505 SW Edinburgh Ave,

Bentonville AR 72713

Date:02-26-2025

City of Bentonville

Subject: Request for Land Rezoning – [Sw Regional Airport Blvd, Bentonville, AR 72712, Benton County, PLAT 3/11/04 2004-268. BENTONVILLE CC 2003-026 BVILLE #2003-143 Parcel ID - 01-08205-010 , 01-11448-000]

Dear City of Bentonville Planning Department,

I am writing to formally request the rezoning of my property located at [Parcel ID - 01-08205-010 , 01-11448-000] from its current zoning designation of A-1, Agriculture and C-2, General Commercial, to C-3, Mixed-Use Commercial. The purpose of this request is to rezone my property to C-3 zoning, specifically to accommodate multi-family housing and General Commercial. This transition aligns with community growth objectives, addresses housing demand, and optimizes land use efficiency while maintaining responsible environmental stewardship. The primary reason for this rezoning request is to develop residential housing that meets the increasing demand for multi-family homes in the region.

Justification for Zoning Conversion:

1. **Compliance with Comprehensive Plan** – The proposed rezoning aligns with the [Plan Bentonville] Comprehensive Plan, which designates this area as a Regional Center Place type, allowing for future residential development.
2. **Surrounding Land Use** – The surrounding properties are already designated for residential use or are in transition, making this zoning change consistent with the character of the neighborhood.
3. **Infrastructure Availability** – The property has access to existing or planned infrastructure, including roads, water, and sewer services, to support residential development.
4. **Economic and Community Benefits** – The conversion will promote housing development, increase property values, and contribute to the local economy.

The proposed rezoning aligns with the City’s development plans. This transition supports economic growth, meets critical housing needs, and enhances community development while

preserving environmental integrity. We request the necessary approvals to proceed with this rezoning application and look forward to contributing to the long-term growth and sustainability of the region. I have reviewed the zoning regulations and believe this change would be a positive contribution to the area.

I have attached all necessary documents, property details, and any supporting studies required for your review. I would appreciate guidance on the next steps in the rezoning process and any additional requirements I need to fulfill.

Please let me know if a meeting or public hearing is required, and I would be happy to participate. I look forward to your response and appreciate your time and consideration of my request.

Sincerely,

S3 Ventures LLC

☑ **City of Bentonville Rezone Application Review Checklist**

Please check all applicable boxes:

☑ **Consistency with Planning Documents**

Designate the Future Land Use Map Alignment Policy Review Category

Res-No-02-11-25M_Future-Land-Use-Map-and-Zoning-Alignment-Policy

- ☑ Standard Review (SR)
- ☐ Enhance Review (ER)
- ☐ Neither SR nor ER (Staff Recommends denial)

- **Consistency with the vision of the Community Plan**
  (Is the request supported by the vision and guiding principles of the Community Plan?)
  bentonvillear.com/DocumentCenter/View/18161/Bentonville-Community-Plan-As-Amended-2025?bidId=

☑ Thoughtful Growth (p.38)

- Infill Development
- Existing Infrastructure

☑ Robust Economy (p.39)

- Providing a variety of housing options
- Access to high quality parks, recreation, schools, and multi-modal transportation opportunities.

☑ Welcoming and Diverse (p.39)

- Welcoming to all
- Provides a sense of community

☑ The Bentonville Experience (p.40)

- Redevelopment near downtown
- Providing a variety of housing options
- New neighborhoods throughout the community
- Transportation system that supports motorists, cyclists and pedestrians

☑ A Great Place to plant Roots (p.40)

- Housing Options for market entry level
- The ability to age in place
- Shopping, employment, and education options
- New neighborhoods throughout the community

Development Impact, Intensity and location

- [x] **Impact foreseen in the Future Land Use Map**
  (Does the proposed rezoning fit within the place type, i.e. SR?)
- [ ] **Intensity and Significant Economic Development criteria (for ER)**
  - [ ] Is the adjacent zone similar to the requested rezone?
  - [ ] Is the proposed rezone near the center of a "Center" or "Corridor" place type?
  - [ ] Is the proposed rezone near the edge of a "Neighborhood" place type?
  - [ ] Is the proposed rezone 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.

Compatibility

- [x] **Compatibility with Neighboring Development**
  (Is the rezone compatible with recent development activity in the surrounding area?)

Name: S3 Ventures LLC Date: 4/23/2025

Signature: Vantett

	Recchia
	301 SE B ST.
	PC Date:

Staff Report Details

Project Number	(RZ25-0015)
Applicant / Current Owner	Maeva Recchia
Site Area	+/- **[.16]** Acres
Current Zoning	R-1, Low-Density Single-Family Residential
Requested Zoning	DN-2, Downtown Medium Density Residential
Current Future Land Use Map Designation	Neighborhood Traditional
Requested Future Land Use Map Designation	
Development Type / Use	
Related projects	

Property Description

The subject property is located at 301 SE B ST. The property is presently zoned R-1, Low-Density Single-Family Residential, with a land use designation of Traditional Neighborhood. The property has direct access to SE 3RD ST to the North, and SE B ST to the West. Immediate surrounding zoning districts are R-1, Low-Density Single-Family Residential to the North, South, East, and West.

Project Details

The applicant has requested a rezoning of the property from R-1, Low-Density Single-Family Residential to DN-2, Downtown Medium Density Residential. The applicant states in their narrative that they are requesting the rezoning, but that while townhomes are allowed in DN-2, this lot does not meet the minimum lot size requirements. The applicant also notes that the property does not contain a historic home and therefore cannot be preserved as historic property.

Relationship to the Community Plan

Relationship to the Community Plan

The property is designated as a Traditional Neighborhood place type on the newly adopted future land use map. Traditional Neighborhoods serve as a bridge between denser, more mixed-use Walkable Neighborhoods and more dispersed and auto-mobile-oriented Suburban Neighborhoods. As such they merge features of both.
Characterized by gridded, walkable blocks of single-family homes, townhomes, and small-scaled apartment buildings, they provide diverse housing opportunities while easing the way towards areas of single-family homes only.

From a built environment lens, DN-2 and its supported housing types fit within the surrounding development.

Public Comment

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

Analysis / Waivers

Consistency
The proposed rezone is consistent with the newly adopted Future Land Use Map under Enhanced Review.
Impact
The impact of this rezone on the community will be to set the zoning regulations for the development of this project. Pursuant to the alignment policy, DN-2 is in alignment with the Traditional Neighborhood place type and will implement the Citywide vision of where growth is appropriate, as detailed in the Future Land Use Map.
Compatibility
The design guidelines for the residential downtown districts (Development Code 1100.22), by which DN-2 is regulated, are more robust than the current R-1 zoning, requiring rear loading, exterior materials and details to be *"consistent with the character of the surrounding context".* All zoning districts within the Traditional Neighborhood Place Type have the same maximum height of 36' (R-1, DN-1 and DN-2).
Intensity
The parcel is on the boundary between Place Types. The Urban Neighborhood Place Type, the most intense Neighborhood Place Type, is directly south. The proposed DN-2 zone would be a good transition from the Traditional Neighborhood to the Urban Neighborhood Place Type. The Alignment Policy calls for the *"most intense zone to be at the edge of Place Type."*
Orderly Transition
The project is an infill project. Infill development seeks to reduce sprawl and conserve natural areas by placing mild increases in density within the existing urban fabric, keeping housing near job centers and promoting walking with shorter distances between residents and destinations.
Review Criteria
Please see the attached checklist for the applicant's satisfaction of the review criteria.

Conclusion

This rezoning is consistent with the newly adopted future land use plan under Enhanced Review and the proposed DN-2 zone is compatible with the surrounding neighborhood context.

Conclusion

Surrounding zoning districts include R-1, Low-Density Single-Family Residential to the North, South, East, and West.

Additional Details

This parcel is adjacent but south of a proposed historic overlay district along 3rd St. which is a future study area of the Future Land Use Map (see attachments). Any possible historic overlay district would need council approval before implementation and would likely impact building permits, not rezoning applications.

RZ25-0015
Recchia Rezone R-1 to DN-2
301 SE B St

WATKINS, BOYER, GRAY & CURRY, PLLC

ATTORNEYS AT LAW

WILLIAM P. WATKINS, III, P.A.
RONALD L. BOYER (OF COUNSEL)
JENNIFER E. GRAY, P.A.*
ANDREW T. CURRY, P.A.
WILLIAM A. KELLSTROM
* ALSO LICENSED IN MISSOURI

WRITER'S DIRECT E-MAIL
wkellstrom@watkinslawoffice.com

DELYNN HALE, SECRETARY
AMY BENSON, PARALEGAL
WHITNEY DUCKER, OFFICE MANAGER

March 5, 2025

City of Bentonville
Planning and Community Development
305 SW A St.
Bentonville, AR 72712

RE: Rezoning Parcel No. 01-01160-000 from R-1 to DN-2

Dear Planning Staff:

My name is Will Kellstrom and I have been retained to assist the applicant, Maeva Recchia, with respect to this rezoning request. The applicant is requesting that the property, Parcel No. 01-01160-000 (hereinafter "the Property"), be rezoned from R-1, Low Density Single Family Residential to DN-2, Downtown Medium-Density Residential.

The Property is currently designated as "Neighborhood–Traditional" on the Future Land Use Plan, which allows for DN-2 under Enhanced Review. Because the lot is vacant, it is unlikely to develop in the same way as the other lots within this area. This FLUM designation was presumably given to this area in order to preserve the historic homes located within. Because this lot does not already contain a historic home, it is not possible for the Property to be preserved with one. Otherwise, this lot is located on the edge of this FLUM district, and is adjacent to an "Urban Neighborhood Designation", which allows up to a DN-4 zoning under Standard Review. Lately, it is worth noting that, while townhomes are allowed under DN-2 at "Block-End," the minimum lot area for such dwelling type is 7,500 square feet. As shown in the submitted survey, the Property has an area of only 7,124.67 square feet, and thus, the zoning code **would not permit townhomes to be built on this property in any circumstance.**

Lastly, any increase in traffic would be negligible due to the small lot size, no signage is contemplated, the development will conform to Bentonville's Downtown Design codes, and sewer and water are both available on the street.

1106 WEST POPLAR STREET
ROGERS, AR 72756
PH: 479-636-2168
FX: 479-636-6098
WWW.WATKINSLAWOFFICE.COM

REAL ESTATE, CONSTRUCTION & LIEN LAW, LAND USE & PLANNING
CORPORATE & COMMERCIAL LAW, BANKING, BANKRUPTCY
CRIMINAL LAW, FAMILY LAW, GUARDIANSHIPS, LANDLORD-TENANT
ESTATE PLANNING, ELDER LAW, PROBATE, TRUST LITIGATION
CIVIL LITIGATION, COMMERCIAL & CONSUMER DEBT COLLECTION

Thank you for considering this request for rezoning. If you have any questions, please contact me at 479-636-2168 or at wkellstrom@watkinslawoffice.com.

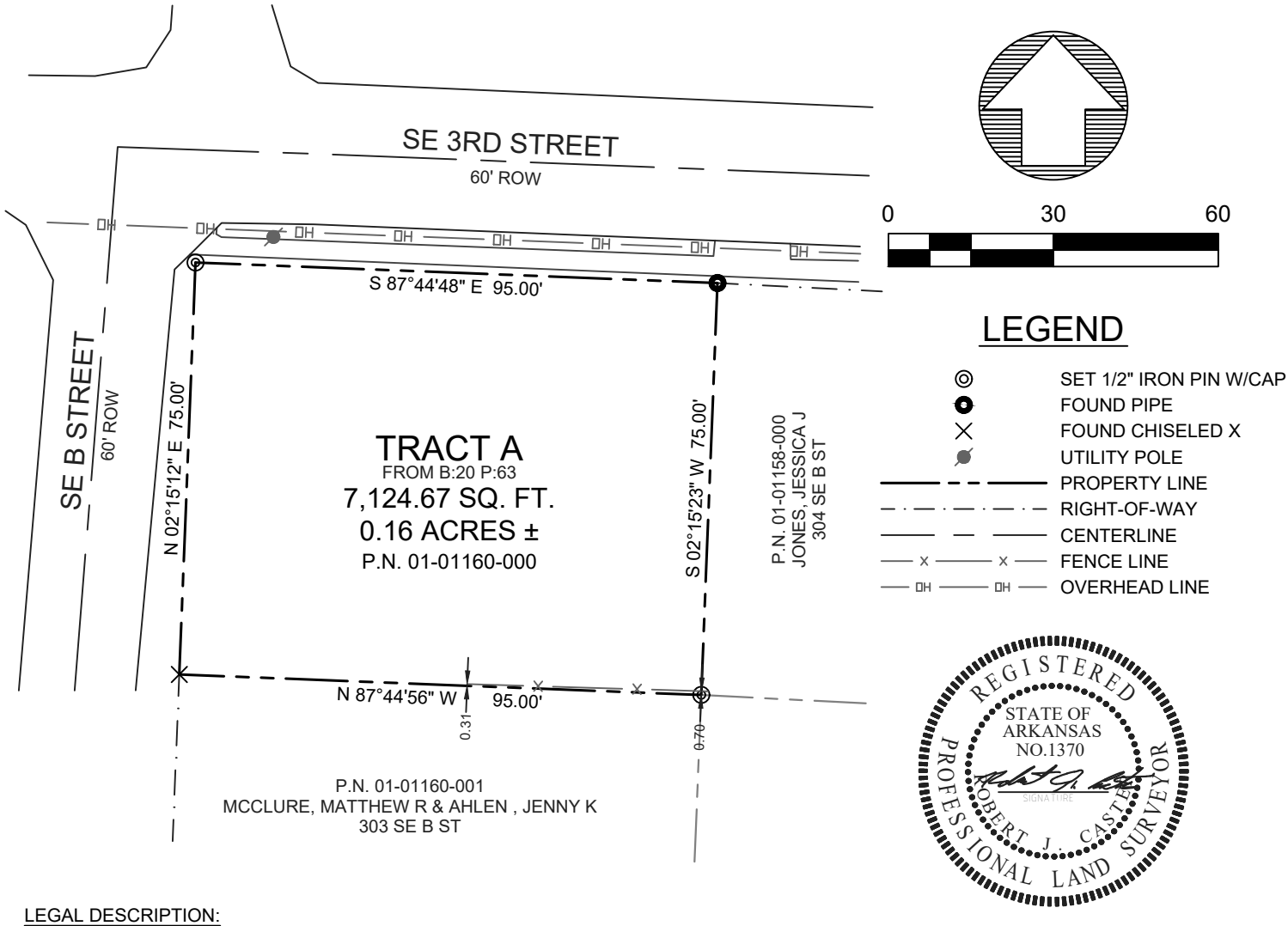
Sincerely,

WATKINS, BOYER,
GRAY & CURRY, PLLC

/s/ *Will A. Kellstrom*

Will A. Kellstrom

WK:
pc:



REGISTERED
STATE OF ARKANSAS
NO.1370
SIGNATURE
ROBERT J. CASTER
PROFESSIONAL LAND SURVEYOR

LEGAL DESCRIPTION:

A PART OF LOT 1 OF BLOCK 1, ARMSTRONG SUBDIVISION, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NW CORNER OF SAID LOT 1, THENCE S 87°44'48" E A DISTANCE OF 95.00 FEET; THENCE S 02°15'23" W A DISTANCE OF 75.00 FEET; THENCE N 87°44'56" W A DISTANCE OF 95.00 FEET; THENCE N 02°15'12" E A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING, WITH AN AREA OF 7124.67 SQUARE FEET, OR 0.164 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

FLOOD CERTIFICATION:

I CERTIFY THAT I HAVE EXAMINED THE OFFICIAL FLOOD INSURANCE HAZARD RATE MAP PANEL NO. 05007C0255K (EFFECTIVE DATE 06/05/2012) AND FOUND IN THE DESCRIBED PROPERTY HEREON LIES IN ZONE "X", AN AREA HAVING NO SPECIAL FLOOD HAZARDS.

SURVEYOR'S CERTIFICATE:

I CERTIFY THAT I HAVE COMPLETED A SURVEY OF THE ABOVE DESCRIBED PROPERTY. THE PROPERTY LINES AND CORNER MONUMENTS ARE TO THE BEST OF MY KNOWLEDGE AND ABILITY, CORRECTLY ESTABLISHED, AND THERE ARE NO VISIBLE ENCROACHMENTS EXCEPT AS SHOWN ON THIS PLAT. THIS SURVEY MEETS THE CURRENT "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS", PER THE STATE OF ARKANSAS.

08/12/2022

ROBERT J. CASTER, P.L.S. NO.1370, ARKANSAS DATE

CERTIFICATE OF AUTHORIZATION
COA CERTIFICATE NUMBER: 3049

BOUNDARY SURVEY

PART LOT 1, BLOCK 1, ARMSTRONG SUBDIVISION
301 SE B STREET, CITY OF BENTONVILLE
BENTON COUNTY, ARKANSAS

DRAWN ASM
CHECKED RJC
DATE 08/01/2022
SCALE 1" = 30'
JOB # 22-211
SHEET 1 OF 1 SHEETS

CASTER & ASSOCIATES
LAND SURVEYING, INC.
2715 SE "I" Street, Suit 5
Bentonville, AR 72712
(479) 268-4464

SE 3rd Street Historic Overlay District

4/04/2025 – DRAFT FOR NEIGHBORHOOD REVIEW

(a) Purpose.

(1) To encourage compatibility between new and historic buildings within historic neighborhoods by:

a. Requiring that the location of new buildings on their sites is similar to the site location of historic buildings; and

b. Allowing a wider variety of housing options, while retaining the historic neighborhood character.

(b) Requirements.

(1) The front and side street setbacks must match or be between the front setback of existing buildings on abutting properties.

(2) Building heights can only exceed the average height of historic buildings on the block by one story.

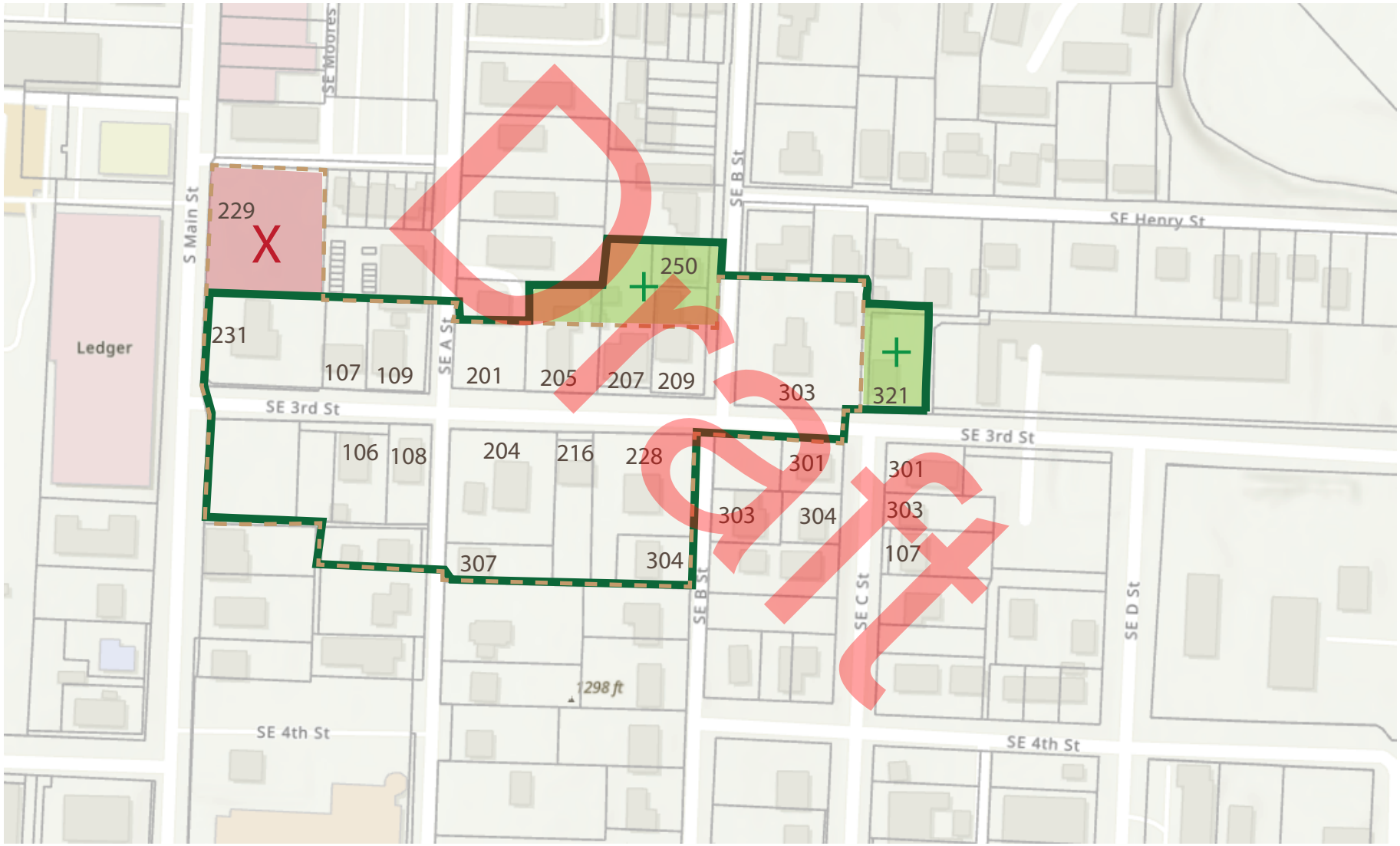
(3) Off-street parking is limited to no more than 4 spaces.

Draft

SE 3rd Street Historic District

Original 3rd St Historic District

Proposed 3rd St Historic Overlay District Boundary



NOTICE OF INTENT TO REZONE

Maeva Recchia has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from R-1, Low Density Single Family Residential to DN-2, Downtown Medium Density Residential

The legal description of the property is as follows:

See Exhibit A, attached hereto

The common description of the property is: 301 SE B St.

The public hearing will be held April 15th, 2025 at 5:00 p.m. It will be held at 305 S.W. "A" Street.

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

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

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

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

☐ I/We have no objections to the rezoning.

☒ I/We object to the rezoning because:

- The property is surrounded by R-1 properties.
- The north side of the property faces SE 3rd Street Historical District and is adjacent to three homes that are on the State and National Historical Register.
- There is not adequate infrastructure to support enough space for parking on SE B Street and SE 3rd Street is a "No Parking" street.
- This property lies within a Traditional Neighborhood designation and must go through an enhanced review.

207 SE 3rd Street
Signature and Physical Address

Dawn Jerlow 207 SE 3rd St.
Signature and Physical Address

NOTICE OF INTENT TO REZONE

Maeva Recchia has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from R-1, Low Density Single Family Residential to DN-2, Downtown Medium Density Residential

The legal description of the property is as follows:

See Exhibit A, attached hereto

The common description of the property is: 301 SE B St.

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

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

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

☐ I/We have no objections to the rezoning.

☒ I/We object to the rezoning because:

1) The property faces a historical district on/side (front).
2) DN2 requires an Enhanced Review and does not meet the additional criteria to be considered for DN2 zoning (criteria (d) and (e)).
3) The property does not have adequate infrastructure for parking. SE 3rd Street is NO PARKING.

Celia M Swanson
Signature and Physical Address
209 SE 3rd Street
Bentonville, AR
72712

Signature and Physical Address

NOTICE OF INTENT TO REZONE

Maeva Recchia has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from R-1, Low Density Single Family Residential to DN-2, Downtown Medium Density Residential

The legal description of the property is as follows:

See Exhibit A, attached hereto

The common description of the property is: 301 SE B St.

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

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

☐ I/We have no objections to the rezoning.

☑ I/We object to the rezoning because:

I would like to maintain the current R-1, Low Density Single Family Residential Please don't allow this "Block Buster" to change our neighborhood

Signature and Physical Address

306 SE B. St
Bentonville, AR
72712

Signature and Physical Address

Please Continue to Maintain our Hometown Look.

NOTICE OF INTENT TO REZONE

Maeva Recchia has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from R-1, Low Density Single Family Residential to DN-2, Downtown Medium Density Residential

The legal description of the property is as follows:

See Exhibit A, attached hereto

The common description of the property is: 301 SE B St.

The public hearing will be held April 15th, 20 25 at 5:00 p.m. It will be held at 305 S.W. "A" Street.

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1. Attend the public hearing and express your views.
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3. Use the bottom of this form to express your opinion by checking the appropriate box. (This may also be delivered or mailed to the above address.)

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

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

☑ I/We have no objections to the rezoning.

☐ I/We object to the rezoning because:

250 SE B Street

Signature and Physical Address

Signature and Physical Address 250 SE B Street

MAH Realty

NOTICE OF INTENT TO REZONE

Maeva Recchia has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from R-1, Low Density Single Family Residential to DN-2, Downtown Medium Density Residential

The legal description of the property is as follows:

See Exhibit A, attached hereto

The common description of the property is: 301 SE B St.

The public hearing will be held April 15th, 2025 at 5:00 p.m. It will be held at 305 S.W. "A" Street.

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

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

☐ I/We have no objections to the rezoning.

☒ I/We object to the rezoning because:

1) Property faces a historical Street.
2) Property is surrounded by zone R-1
3) No street parking on SE 3rd St. and minimal parking
4) on SE B Street al ready crowded by apartments.

Gregory F. Ricca
Signature and Physical Address
Gregory F. Ricca
205 SE 3rd St

Daniel Ricca
Signature and Physical Address
205 SE 3rd St.
Trustees, Ricca family TRUST.

NOTICE OF INTENT TO REZONE

Maeva Recchia has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from R-1, Low Density Single Family Residential to DN-2, Downtown Medium Density Residential

The legal description of the property is as follows:

See attached

The common description of the property is: 301 SE B St.

The public hearing will be held May 6th, 2025 at 5:00 p.m. It will be held at 305 S.W. "A" Street.

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

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

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

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

☐ I/We have no objections to the rezoning.

☑ I/We object to the rezoning because:

To maintain the current single family status as all homes on this block are single family

Signature and Physical Address

Paul Walker
306 S.E. B. ST.
Bentonville, AR 72712

Signature and Physical Address

NOTICE OF INTENT TO REZONE

Maeva Recchia has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from R-1, Low Density Single Family Residential to DN-2, Downtown Medium Density Residential

The legal description of the property is as follows:

See attached

The common description of the property is: 301 SE B St.

The public hearing will be held May 6th, 20 25 at 5:00 p.m. It will be held at 305 S.W. "A" Street.

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

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☒ I/We object to the rezoning because:

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- There is not adequate infrastructure to support enough space for parking on SE B Street and SE 3rd Street is a "No Parking" street.
- This property lies within a Traditional Neighborhood designation and must go through an enhanced review.

Signature and Physical Address

207 SE 3rd St.
Bentonville, AR.

Signature and Physical Address

207 SE 3rd St.
Bentonville, AR.

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

☑ I/We have no objections to the rezoning.

☐ I/We object to the rezoning because:

Rebecca J Kendall
Signature and Physical Address
2508 E B St

Signature and Physical Address
258 SE B Street

VanWell Investments LLC

1011 Southeast C Street

PC Date:

Staff Report Details

Project Number	(RZ25-0019)
Applicant / Current Owner	VanWell Investments LLC
Site Area	+/- **.54** Acres
Current Zoning	R-1, Low-Density Single-Family Residential
Requested Zoning	DN-4, Downtown Mixed-Use Residential
Current Future Land Use Map Designation	Urban Neighborhood
Requested Future Land Use Map Designation	
Development Type / Use	
Related projects	RZ24-0015 (R-1 to DN-4) Withdrawn at 5/7/24 PC meeting

Property Description

The subject property is located at 1011 Southeast C Street. The property is presently zoned R-1, Low-Density Single-Family Residential with a land use designation of Urban Neighborhood. The property has direct access to Southeast C Street and Southeast 10th Street. Surrounding zoning districts include R-1, Low-Density Single-Family Residential to the east, south, and west, and R-3, Medium-High Density Multifamily Residential to the north.

Project Details

The applicant has requested a rezoning of the property from R-1, Low-Density Single-Family Residential to DN-4, Downtown Mixed-Use Residential. The applicant states in their narrative that they are requesting the rezoning in order to bring the parcel into conformity with the future land use plan.

Relationship to the Community Plan

The property is designated as an Urban Neighborhood place type on the newly adopted future land use map. Urban Neighborhoods serve as a bridge between denser, more mixed-use Neighborhood Centers and

Relationship to the Community Plan

lower-density walkable neighborhoods. As such they merge features of both. Characterized by multifamily buildings and townhomes but with some single family and smaller commercial uses mixed in, DN-4 provides considerable housing in a relatively small footprint.

From a built environment lens, DN-4 and its supported housing types fit within the surrounding development.

Public Comment

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

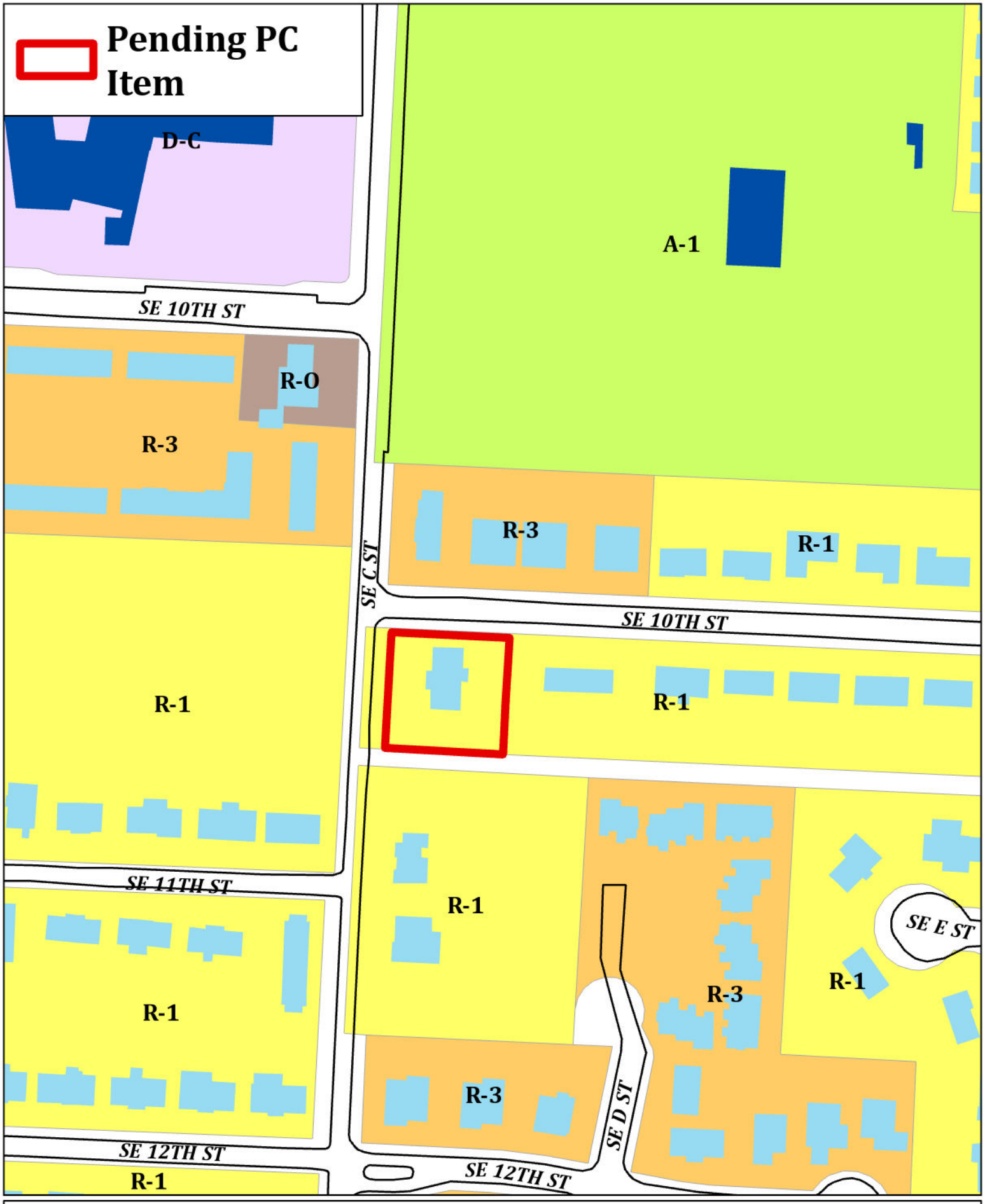
Analysis / Waivers

Conclusion

This rezoning is consistent with the newly adopted future land use plan under Standard Review and the proposed DN-4 zone is compatible with the surrounding neighborhood context.

Surrounding zoning districts include R-1, Low-Density Single-Family Residential to the east, south, and west, and R-3, Medium-High Density Multifamily Residential to the north.

Additional Details



RZ25-0019
VanWell Inv LLC
1011 SE C ST

We are writing to request a rezone of parcel ID 01-05044-000 located at physical address of 1011 SE C St. Bentonville, AR 72712.

Current Zoning: R-1

Proposed Zoning: DN4

Parcel Owner: VanWell Investments LLC

The parcel's current land use is urban neighborhood. We feel DN-4 zoning is the best classification within this use because of the parcel's location on the corner of 10th and C streets.

The site is well situated for utilities with a 6" water main running along our north boundary and another 6" water main across C street from our site. An 8" sewer main is running along our south boundary and another 6" sewer main is running along our west boundary on our side of C St.

We are requesting this re-zone because the current R-1 zoning is not compliant with urban neighborhood use. A re-zone to DN-4 zoning would bring a non-conforming parcel into conformity with the land use plan.

City of Bentonville Rezone Application Review Checklist

Please check all applicable boxes:

Consistency with Planning Documents

Designate the Future Land Use Map Alignment Policy Review Category

Res-No-02-11-25M Future-Land-Use-Map-and-Zoning-Alignment-Policy

- [X] Standard Review (SR)
- [ ] Enhance Review (ER)
- [ ] Neither SR nor ER (Staff Recommends denial)

- **Consistency with the vision of the Community Plan**
  (Is the request supported by the vision and guiding principles of the Community Plan?)
  bentonvillear.com/DocumentCenter/View/18161/Bentonville-Community-Plan-As-Amended-2025?bidId=

  - [X] Thoughtful Growth (p.38)
    - Infill Development
    - Existing Infrastructure
  - [X] Robust Economy (p.39)
    - Providing a variety of housing options
    - Access to high quality parks, recreation, schools, and multi-modal transportation opportunities.
  - [X] Welcoming and Diverse (p.39)
    - Welcoming to all
    - Provides a sense of community
  - [X] The Bentonville Experience (p.40)
    - Redevelopment near downtown
    - Providing a variety of housing options
    - New neighborhoods throughout the community
    - Transportation system that supports motorists, cyclists and pedestrians
  - [X] A Great Place to plant Roots (p.40)
    - Housing Options for market entry level
    - The ability to age in place
    - Shopping, employment, and education options
    - New neighborhoods throughout the community

Development Impact, Intensity and location

- [x] **Impact foreseen in the Future Land Use Map**
  (Does the proposed rezoning fit within the place type, i.e. SR?)
- [x] **Intensity and Significant Economic Development criteria (for ER)**
  - [ ] Is the adjacent zone similar to the requested rezone?
  - [x] Is the proposed rezone near the center of a "Center" or "Corridor" place type?
  - [ ] Is the proposed rezone near the edge of a "Neighborhood" place type?
  - [x] Is the proposed rezone 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.

Compatibility

- [x] **Compatibility with Neighboring Development**
  (Is the rezone compatible with recent development activity in the surrounding area?)

Name: TANNER BEDWELL Date: 4/23/25

Signature:

NOTICE OF INTENT TO REZONE

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

R-1, Low Density Single-Family Residential to DN-4, Downtown Mixed-Use Residential

The legal description of the property is as follows:

Lot A, Anton addition, City of Bentonville, Benton County, Arkansas, as shown on plat 13 at page 436. Subject to 20ft private drive along south side of subject property. Less and except 22.8 ft. on west side

The common description of the property is: 1011 SE C St. Bentonville, AR 72712

The public hearing will be held May 6th, 2025 at 5:00 p.m. It will be held at 305 S.W. "A" Street.

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

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

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

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

- [x] I / we have no objections to the rezoning.
- [ ] I / we object to the rezoning because:

Thaden School 800 SE 'C' Street

Signature and Physical Address

Signature and Physical Address

NOTICE OF INTENT TO REZONE

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

R-1, Low Density Single-Family Residential to DN-4, Downtown Mixed-Use Residential

The legal description of the property is as follows:

Lot A, Anton addition, City of Bentonville, Benton County, Arkansas, as shown on plat 13 at page 436. Subject to 20ft private drive along south side of subject property. Less and except 22.8 ft. on west side

The common description of the property is: 1011 SE C St. Bentonville, AR 72712

The public hearing will be held May 6th, 2025 at 5:00 p.m. It will be held at 305 S.W. "A" Street.

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

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

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

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

- [x] I / we have no objections to the rezoning.
- [ ] I / we object to the rezoning because:

Sally Jones
501 SE 10th St
Signature and Physical Address

Signature and Physical Address

	Scope Towers, LLC
	1703 SE J ST
	PC Date:

Staff Report Details

Project Number	RZ25-0020
Applicant / Current Owner	Scope Towers LLC
Site Area	+/- **[4.72]** Acres
Current Zoning	R-1, Low-Density Single-Family Residential & A-1, Agriculture
Requested Zoning	C-3, Mixed-Use Commercial
Current Future Land Use Map Designation	Urban Corridor
Requested Future Land Use Map Designation	N/A
Development Type / Use	Mixed-Use
Related projects	

Property Description

The subject property is located at 1703 SE J ST. The property is presently zoned R-1, Low Density Single Family Residential, and A-1, Agriculture with a current Future Land Use designation of Urban Corridor. The property has direct access to SE J ST. Surrounding zoning districts include R-1, Low Density Single Family Residential to the north and east; R-O, Residential Office to the north; A-1 Agriculture to the north, south, and west; C-2, General Commercial further to the north along SE J ST; R-3, Medium-High Density Multi-Family Residential further to the south along SE J ST; and C-3, Mixed-Use Commercial further to the south along SE J ST.

Project Details

The applicant has requested a rezoning of the property from R-1, Low Density Single Family Residential and A-1, Agriculture to C-3, Mixed-Use Commercial. The applicant states in their narrative they would like to rezone in preparation for a Mixed-Use Development, which would include 3-story apartment buildings as well as a 3-story commercial building. The applicant is requesting a zoning type that is considered Standard Review according to the Future Land Use Map and Zoning Districts Alignment Policy.

Relationship to the Community Plan

The property is presently designated as Urban Corridor and is adjacent to Walkable Neighborhood to the east, Surburban Neighborhood to the north, and Other Civic and Institutional to the west and south. Neighborhood Urban is located further to the southwest of the property.

Urban Corridors are primary thoroughfares fronted by larger multi-family and office buildings interspersed with neighborhood-serving commercial uses. They feature development on unbuilt properties as well as new uses added to properties only partially built out. Comparable to but more intense than Walkable Corridors, they allow for large numbers of people to safely walk or bike to jobs and daily needs.

This zoning request aligns with the Future Land Use Map, recommending C-3, Mixed-Use Commercial as an appropriate place type with a Standard Review.

Public Comment

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

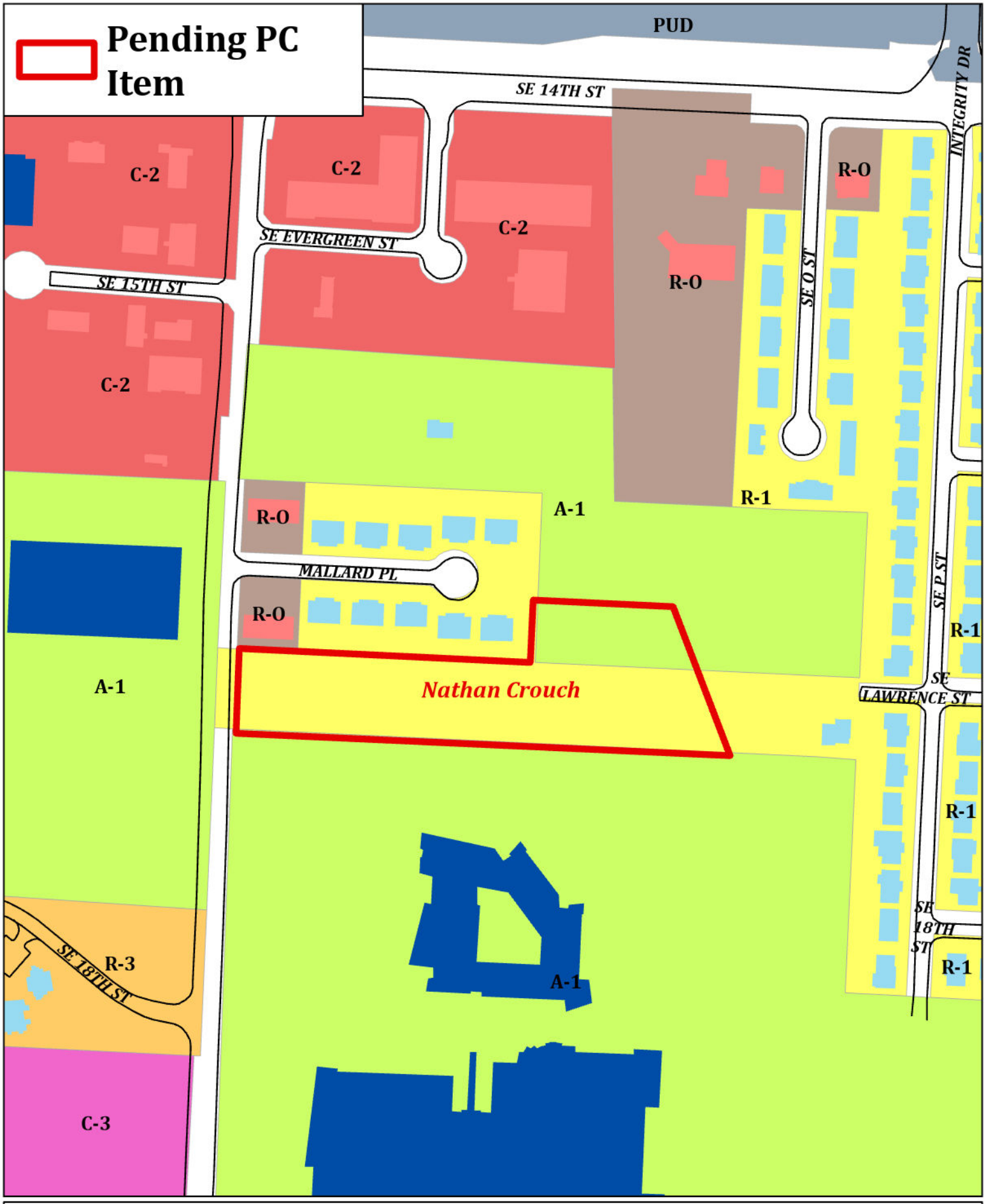
Analysis / Waivers

The subject property is surrounded by Walkable Neighborhood to the east, Surburban Neighborhood to the north, and Other Civic and Institutional to the west and south. Neighborhood Urban is located further to the southwest of the property. Moreover, the land use and zoning requests support the goals of the Bentonville Community Plan in supporting higher density and more housing units.

Conclusion

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

Additional Details


Pending PC Item
PUD
SE 14TH ST
INTEGRITY DR
C-2
C-2
C-2
C-2
SE EVERGREEN ST
SE 15TH ST
R-O
SE O ST
R-O
R-1
A-1
R-O
MALLARD PL
R-O
SE P ST
R-1
A-1
Nathan Crouch
SE LAWRENCE ST
R-1
R-1
SE 18TH ST
R-1
A-1
R-3
SE 18TH ST
C-3
N
W
E
S
RZ25-0020
Nathan Crouch
1703 SE J ST
THE CITY OF BENTONVILLE

McCLELLAND CONSULTING ENGINEERS, INC.
DESIGNED TO SERVE

April 24, 2025

To: City of Bentonville Planning Commission and City Council

RE: J-Street Mixed Use – rezoning request

Planning Commission and City Council members,

On behalf of the developer, Scope Towers, LLC, McClelland Consulting Engineers requests rezoning approval of 1703 SE J St, Bentonville, Ar., a 4.72 acre parcel (APN: 01-20429-000), in preparation for a mixed-use development. The subject property is east of the Bentonville High School football field, and north of Bentonville High School, off SE J St.

Traffic from the proposed development will primarily be driven by the proposed apartment complex and commercial space. By the property being near the Razorback Greenway, the development will be promoting pedestrian and bicycle access for both tenants and workers to be able to come and go from the site, beyond the typical use of a motorized vehicle. To discourage putting additional traffic onto SE J Street, parking would be kept to the City's minimum requirements for parking stalls.

Any proposed signage will be designed to meet the planning design standards set by the City of Bentonville.

The property has a mix of wooded area, cleared lawn area, and an agricultural pond in the rear.

There is adequate water to serve the subject property; an existing 12" water main runs along the western property line (parallel to SE J Street), and there is an existing 8" sewer main located onsite.

Requested zoning: C-3 (Mixed-Use Commercial)

Current zoning:
01-20429-000: R-1 & A-1

2025 Land Use Plan
The City's Future Land Use Map and Zoning Districts Alignment Policy indicates this parcel as Urban Corridor. Rezoning this Urban Corridor parcel, from R-1 & A-1, to C-3, will receive Standard Review. The land is currently vacant, and has been for at least the past 5 years, according to Google Earth imagery.

Bordered by Bentonville High School on two sides (south & west), a small mixed-use development to the north with both commercial and residential spaces, and a creek and a subdivision to the east, this rezoning request is in preparation for a mixed-use development, comprised of 3-story apartment buildings, and commercial space with associated parking.

Addressing consistency with the City's Community Plan, we have evaluated five (5) factors:

1. Thoughtful Growth-
   Prioritizing development of vacant or underutilized properties within the already developed areas of the City, served by existing utility infrastructure and existing transportation systems, support enhanced walkability and mobility, and provide proximity to goods, service, and activities.

   The subject property is un-developed, yet it is accessed by a 5-lane arterial roadway with sidewalks on both sides, it is adjacent to Bentonville High School, and it has access to existing utilities.

2. Robust Economy-
   Quality of life factors such as providing an attractive and well-maintained community, availability of a variety of quality housing options, high levels of public safety, efficient and reliable multimodal transportation opportunities, and smoothly running essential infrastructure.

   The proposed development proposes 3-story apartment buildings as well as a 3-story commercial building, associated parking and stormwater improvements. In an area with so many single family residences, this development provides variety in quality housing options. And with an adjacent arterial roadway, opportunity for reliable multimodal transportation exists and can easily be made available to this specific development.

3. Welcoming and Diverse-
   The community's cultural amenities, recreation, housing, and educational offerings will be among the first components to respond in order to better accommodate the city's increasingly diverse population.

   Additional multi-family housing adjacent to the High School can be instrumental in better accommodating the city's increasingly diverse population.

4. The Bentonville Experience-
   Redevelopment near the Downtown and new neighborhoods throughout the community provide a safe and attractive range of options for families.

   The subject property is not located at the edge of the City, it is closer to downtown, and provides additional multi-family housing in an area where mostly single-family housing exists.

5. A Great Place to plant roots-
   Provide entry level housing options, shopping, employment, and education options.

Providing a housing community that citizens are proud of, and will become invested, long-term citizens of Bentonville. Commercial opportunity and the associated jobs will be developed. And the adjacency to Bentonville High School addresses the education option.

Impact foreseen in the Future Land Use Map-

The zoning district is consistent with the characteristics of the Place Type and conforms to the Future Land Use Map. This proposed development should be viewed as Appropriate for the proposed zoning district, and receive Standard Review.

Please let me know if you have any questions.

Sincerely,

McClelland Consulting Engineers, Inc.

Nathan Crouch, Project Coordinator
MCE-Fayetteville
(479) 443.2377
ncrouch@mce.us.com

✅ City of Bentonville Rezone Application Review Checklist

Please check all applicable boxes:

🗺️ Consistency with Planning Documents

Designate the Future Land Use Map Alignment Policy Review Category

[Res-No-02-11-25M_Future-Land-Use-Map-and-Zoning-Alignment-Policy]

- ☑ Standard Review (SR)
- ☐ Enhance Review (ER)
- ☐ Neither SR nor ER (Staff Recommends denial)

- **Consistency with the vision of the Community Plan**
  (Is the request supported by the vision and guiding principles of the Community Plan?)
  bentonvillear.com/DocumentCenter/View/18161/Bentonville-Community-Plan-As-Amended-2025?bidId=

  ☑ Thoughtful Growth (p.38)
  - Infill Development
  - Existing Infrastructure

  ☑ Robust Economy (p.39)
  - Providing a variety of housing options
  - Access to high quality parks, recreation, schools, and multi-modal transportation opportunities.

  ☑ Welcoming and Diverse (p.39)
  - Welcoming to all
  - Provides a sense of community

  ☑ The Bentonville Experience (p.40)
  - Redevelopment near downtown
  - Providing a variety of housing options
  - New neighborhoods throughout the community
  - Transportation system that supports motorists, cyclists and pedestrians

  ☑ A Great Place to plant Roots (p.40)
  - Housing Options for market entry level
  - The ability to age in place
  - Shopping, employment, and education options
  - New neighborhoods throughout the community

Development Impact, Intensity and location

- [x] **Impact foreseen in the Future Land Use Map**
  (Does the proposed rezoning fit within the place type, i.e. SR?)
- [ ] **Intensity and Significant Economic Development criteria (for ER)**
  - [ ] Is the adjacent zone similar to the requested rezone?
  - [ ] Is the proposed rezone near the center of a "Center" or "Corridor" place type?
  - [ ] Is the proposed rezone near the edge of a "Neighborhood" place type?
  - [ ] Is the proposed rezone 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.

Compatibility

- [x] **Compatibility with Neighboring Development**
  (Is the rezone compatible with recent development activity in the surrounding area?)

Name: Nathan Crouch Date: April 22, 2025

Signature:

NOTICE OF INTENT TO REZONE

Nathan Crouch, with McClelland Consulting Engineers has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from

R-1, Low Density Single-Family Residential to C-3, Mixed-Use Commercial

The legal description of the property is as follows:

legal description is attached.

The common description of the property is: 1703 SE J Street

The public hearing will be held May 6, 2025 at 5:00 p.m. It will be held at 305 S.W. "A" Street.

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

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

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

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

- [x] I / we have no objections to the rezoning.
- [ ] I / we object to the rezoning because:

Debra Goldgrass

Signature and Physical Address
16 Turnberry La
Plainview, NY 11803

Steven Goldmeier

Signature and Physical Address
16 Turnberry La
Plainview, NY 11803

Legal Description taken from WD L2024-58245

Lot 4, Goldmeier Estates Subdivision, Bentonville, Benton County, Arkansas, as shown on Plat record Instrument No. L2022-6593.

	404 GLV LLC
	710 NW 7TH ST
	PC Date:

Staff Report Details

Project Number	RZ25-0022
Applicant / Current Owner	
Site Area	+/- **[1.31]** Acres
Current Zoning	R-1, Low-Density Single-Family Residential
Requested Zoning	R-3, Medium-High Density Multifamily Residential (ER)
Current Future Land Use Map Designation	Neighborhood Walkable
Requested Future Land Use Map Designation	N/A
Development Type / Use	
Related projects	

Property Description

The subject property is located at 710 NW 7th ST. The property is presently zoned R-1, Low Density Single Family Residential with a current Future Land Use designation of Neighborhood Walkable. The property has direct access to NW 7th ST. Surrounding zoning districts include R-1, Low Density Single Family Residential to the north, south, east, and west; R-O, Residential Office to the south; C-2, General Commercial to the south; DN-2, Downtown Medium Density Residential to the north; and DN-1, Downtown Low Density Residential further to the east along NW 7th ST.

Project Details

The applicant has requested a rezoning of the property from R-1, Low Density Single Family Residential to R-3, Medium-High Density Multifamily Residential. The applicant states in their narrative they would like to rezone with the purpose of developing uses that are both compatible and complementary to existing and planned uses in the neighborhood. The applicant is requesting a zoning type that is considered Enhanced Review according to the Future Land Use Map and Zoning Districts Alignment Policy to better design the proposed cottage courts, however there is no guarantee that cottage courts will be developed.

Relationship to the Community Plan

The property is presently designated as Walkable Neighborhood and is surrounded by Walkable Neighborhood to the north, south, east, and west, and Urban Corridor to the south and west.

Walkable Neighborhoods combine compatibly-scaled single family homes, townhomes, and apartment buildings in a neighborhood setting. They provide a high degree of housing diversity, allowing for more people of different circumstances to share the same neighborhood. They also support some small neighborhood shops and are often near Neighborhood Centers and parks, making it easy to walk and bike for frequent trips.

This zoning request is allowed under Enhanced Review by the Future Land Use Map and Alignment Policy.

Public Comment

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

Analysis / Waivers

The property is surrounded by Walkable Neighborhood to the north, south, east, and west, and Urban Corridor to the south and west. The land use and zoning requests support the goals of the Bentonville Community Plan in supporting higher density and more housing units. Additionally, the Remote Work Hub was approved directly across the street (LSD23-0044) on December 5, 2023, a mixed-use structure of 292 residential units, office and co-working space, and commercial space, including grocery, retail, and restaurant uses. This application states the intent is for cottage courts.

Consistency

The proposed rezone is consistent with the newly adopted Future Land Use Map under Enhanced Review.

Impact

The impact of this rezone on the community will be to set the zoning regulations for the development of this project. Pursuant to the alignment policy, R-3 is in alignment with the Walkable Neighborhood place type with an enhanced review, implementing the Citywide vision of where growth is appropriate as detailed in the Future Land Use Map.

Compatibility

The R-3 zone has a max height of 40', a mild increase in height from the 36' max of the adjacent R-1, DN-2 surrounding the property. There is an R-O zoned property across the street with a max of 40'. It would be difficult to prevent a garden-style apartment complex as allowed in the zone without the residential design guidelines of the downtown districts.

Intensity

The proposed rezone is not the highest intensity of the allowed zones within the place type. For example, DN-4 and R-4 are considered to be consistent with the place type under enhanced review. These zones have max heights of 50' with a maximum unit count based on 800 SF per unit versus the proposed R-3 maximum of only 1,500 du/unit.

Orderly Transition

The project is an infill project. Infill development seeks to reduce sprawl and conserve natural areas by placing mild increases in density within the existing urban fabric, keeping housing near job centers and promoting walking with shorter distances between residents and destinations.

Conclusion

An R-3 Zone carries with it the ability to construct a multifamily development. Staff could recommend approval of multifamily in this area, given the close proximity to Walton and the potential Remote Work Hub directly across the street once the unified development code has been completed (with design standards to better integrate such a project into the community). Staff recommends denial at this time.

Additional Details

E | D | G

March 28, 2025

City of Bentonville Planning Commission
Community Development Building
305 SW "A" Street
Bentonville, Arkansas 72712

Re: ***Northwest 7th Street Rezoning Request***

To the City of Bentonville Planning Commission:

On behalf of 404 GVL, LLC, Ecological Design Group (EDG) is submitting this rezone request for the parcels: 01-03379-000, 01-03378-000, 01-03377-000.

The property is currently zoned R1; Low Density Single-family Residential. The requested change in zoning is to accommodate a higher intensity zoning district, R3: Medium Density Multifamily Residential. There are no proposed immediate sales after rezoning – the property is intended to be developed. The Future Land Use map identifies this property as Walkable Neighborhood which combines compatibly-scaled single family homes, townhomes, and apartment buildings in a neighborhood setting. The intention of this neighborhood district is to allow for more people of different circumstances to share the same neighborhood. The proposed rezoning and development will allow for an increase number of cottage courts (smaller single family units) on a single parcel and would in turn lower to price point for each unit. The R3: Medium Density Multifamily Residential zoning would allow additional housing in a compact footprint, reducing the amount of land needed for housing developments without altering the nature and feel of this predominantly single-family neighborhood.

Proposed Use

The request for Medium Density Multifamily Residential zoning is to allow the property to be developed with uses that are both compatible and complementary to existing and planned uses in the neighborhood. These neighboring uses include single-family housing to the east and north, and commercial properties to the west.

The property has vehicular access to NW 7th Street to the south, which is a Local Downtown roadway. In addition to vehicular access, the property is both walkable and bikeable.

Signage

At this time, no signage is planned beyond signage as allowed by City Code.

Traffic

The property is in early design with a schematic layout of 30 cottage court units. The properties have close access to the NW 7th Street and Walton Blvd. corridors, which has the capacity to accommodate the traffic generated by the proposed development.

Availability of Water and Sewer

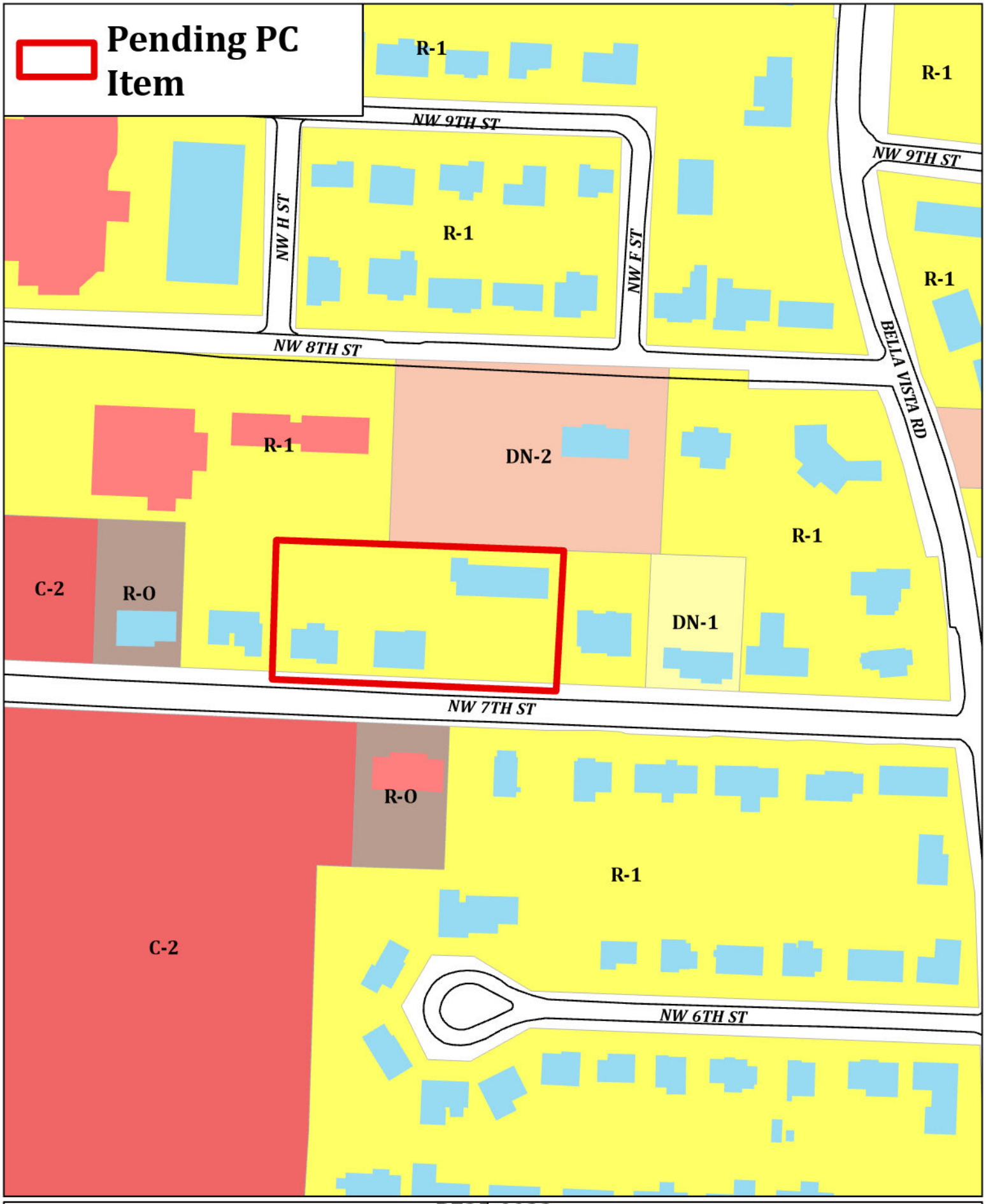
A 6" water and 6" sanitary sewer main is located on NW 7th Street. Additionally, there is currently a fire hydrant across NW 7th Street.

E | D | G

Respectfully submitted,

ECOLOGICAL DESIGN GROUP

Katelynn Hopkins, EIT



RZ25-0022
404 GLV LLC
710 NW 7TH ST

✅ City of Bentonville Rezone Application Review Checklist

Please check all applicable boxes:

🗺️ Consistency with Planning Documents

Designate the Future Land Use Map Alignment Policy Review Category

[Res-No-02-11-25M_Future-Land-Use-Map-and-Zoning-Alignment-Policy]

- ☐ Standard Review (SR)
- ☒ Enhance Review (ER)
- ☐ Neither SR nor ER (Staff Recommends denial)

- **Consistency with the vision of the Community Plan**
  (Is the request supported by the vision and guiding principles of the Community Plan?)
  bentonvillear.com/DocumentCenter/View/18161/Bentonville-Community-Plan-As-Amended-2025?bidId=

  ☒ Thoughtful Growth (p.38)
  - Infill Development
  - Existing Infrastructure

  ☒ Robust Economy (p.39)
  - Providing a variety of housing options
  - Access to high quality parks, recreation, schools, and multi-modal transportation opportunities.

  ☒ Welcoming and Diverse (p.39)
  - Welcoming to all
  - Provides a sense of community

  ☐ The Bentonville Experience (p.40)
  - Redevelopment near downtown
  - Providing a variety of housing options
  - New neighborhoods throughout the community
  - Transportation system that supports motorists, cyclists and pedestrians

  ☒ A Great Place to plant Roots (p.40)
  - Housing Options for market entry level
  - The ability to age in place
  - Shopping, employment, and education options
  - New neighborhoods throughout the community

Development Impact, Intensity and location

- ☐ **Impact foreseen in the Future Land Use Map**
  (Does the proposed rezoning fit within the place type, i.e. SR?)
- ☒ **Intensity and Significant Economic Development criteria (for ER)**
  - ☒ Is the adjacent zone similar to the requested rezone?
  - ☐ Is the proposed rezone near the center of a “Center” or “Corridor” place type?
  - ☒ Is the proposed rezone near the edge of a “Neighborhood” place type?
  - ☐ Is the proposed rezone 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.

Compatibility

- ☒ **Compatibility with Neighboring Development**
  (Is the rezone compatible with recent development activity in the surrounding area?)

Name: Katelynn Hopkins Date: 5/1/2025

Signature:

NOTICE OF INTENT TO REZONE

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

R-1 to R-3

The legal description of the property is as follows: Please see the Legal Description attachment.

The common description of the property is: The property consists of three parcels of land, located north of Northwest 7th Street, and collectively comprising 1.3 acres.

The public hearing will be held Tuesday, May 6th, 2025 at 5:00 p.m. It will be held at 305 S.W. "A" Street.

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

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

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

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

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

We recently bought the property at 705 NW 7th Street because it was on a street zoned R-1 which is for a single residence. We do not want a Medium-High Density Multifamily building on our street. We feel that this will hurt our property value.

Melissa Dillon - 705 NW 7th St. — Signature and Physical Address

Tara Williams 705 NW 7th St — Signature and Physical Address

NOTICE OF INTENT TO REZONE

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

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1. Attend the public hearing and express your views.
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3. Use the bottom of this form to express your opinion by checking the appropriate box. (This may also be delivered or mailed to the above address.)

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

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

- [x] I / we have no objections to the rezoning.
- [ ] I / we object to the rezoning because:

Christina Williams
199 Hayden Dr. Beebe, AR 72012
Signature and Physical Address

Signature and Physical Address

*My rental home is
801 NW 7th St.
Bentonville, AR
72712

NOTICE OF INTENT TO REZONE

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

R-1 to R-3

The legal description of the property is as follows: Please see the Legal Description attachment.

The common description of the property is: The property consists of three parcels of land, located north of Northwest 7th Street, and collectively comprising 1.3 acres.

The public hearing will be held Tuesday, May 6th, 2025 at 5:00 p.m. It will be held at 305 S.W. "A" Street.

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

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

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

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

- [x] I / we have no objections to the rezoning.
- [ ] I / we object to the rezoning because:

Signature and Physical Address

904 N. Walton Blvd.

Signature and Physical Address

Bentonville Church of Christ

	Uncommon Developers
	North East Corner of Central and Battlefield
	PC Date:

Staff Report Details

Project Number	PUD22-0002
Applicant / Current Owner	
Site Area	+/- **8.73** Acres
Current Zoning	PUD Planned Unit Development
Requested Zoning	PUD Planned Unit Development
Current Future Land Use Map Designation	Urban Neighborhood
Requested Future Land Use Map Designation	
Development Type / Use	Mixed use: residential, office, retail, and hotel
Related projects	PP24-0006

Property Description

The project consists of approximately 40k SF of Class "A" office, 9k SF of neighborhood retail, 57k SF (150 room) hotel, 490k SF (500du) multifamily, 940parking spaces and 20% open space (8.15 ac).

Project Details

The project was conditionally approved with a proposed roundabout design that has not materialized due to issues associated with a possible cost share with the City. The applicant is now seeking to amend the north / south "new road" from a previously proposed public road to more of a private drive aisle. The distance from the 7-story buildings to the existing residential neighborhood to the east is not being modified and the proposed traffic circulation is anticipated to be less than the previously approved configuration per the attached traffic update memo.

Relationship to the Community Plan

Please see the rezone application checklist.

Public Comment

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

Analysis / Waivers

Conclusion

Staff recommends approval of the project.

Additional Details

There are other constraints to development, namely, the sewer basin has reached design capacity. This issue will have to be resolved prior to large scale or preliminary plat approval.

modus studio
architecture + prototyping
479.455.5577
modusstudio.com
15 n. church ave. #102
fayetteville, ar 72701
contact@modusstudio.com

PUD22-0002 - REVISED CONCEPT PLAN

Tyler,

Thank you for continuing to work with us on the Central + Battlefield project so we can move this project forward. Per our ongoing discussions, we have submitted a revised concept plan for the project to revert the design to the originally approved Planning Commission submission regarding the eastern portion of the property. The eastern portion is shown as a private drive with surface parking and a traffic signal at the intersection of our northeastern curb cut at Central Avenue.

Our understanding of this process is to revisit this with the Planning Commission and then back to City Council.

Thank you for your time.

Chris Baribeau
modus studio

No Modification

UNC + modus studio

PUD Amendment
March 21, 2025

PUD22-0002

TEAM

Developer: **Uncommon Developers**
16380 Roscoe Boulevard
Van Nuys, California 91406
818.517.5343

Opher Benrimon
opher@uncommondevelopers.com

Architect: **Modus Studio**
15 N. Church Ave #102
Fayetteville, AR 72701
479.455.5577

Chris Baribeau, AIA
chris@modusstudio.com

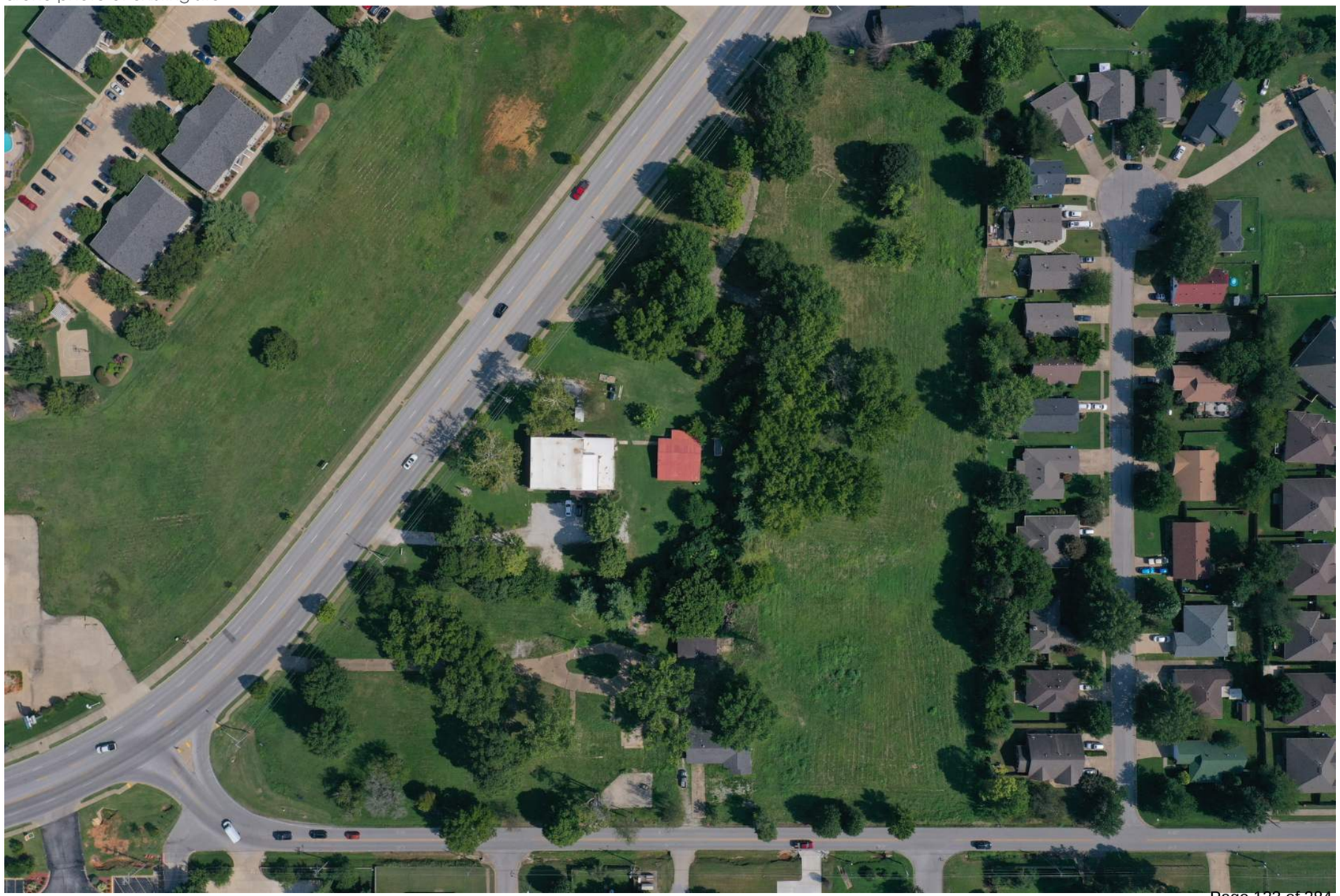
Civil Engineer: **McClelland Consulting Engineers**
1580 E Stearns St.
Fayetteville, AR 72703

Nathan Streett, PLA
nstreett@mce.us.com

Surveyor: **Anderson Engineering**
5311 Village Pkwy
Rogers, AR 72758

Nikolay Nedkov, PLS
nnedkov@ae-inc.com

drone photo of existing site



Narrative

1
Planned Unit Development Intent.

Uncommon Developers, Modus Studio, and McClelland Consulting Engineers are pleased to submit this mixed-use Planned Unit Development to the City of Bentonville.

This project seeks to address the ongoing housing crisis in Northwest Arkansas by occupying a formerly suburban, but increasingly urban infill site that is bound by robust infrastructure and general connectivity for pedestrians, cyclists and motorists. This project will provide neighborhood retail, class-A office space, high-end hospitality rooms, and much-needed housing within the growing context of Bentonville. The project will enhance the quality of walkable urban life and strike a balance for livable proximity to the major workcenters, schools, trails, and cultural amenities that define the Northwest Arkansas community.

The PUD encompasses an **8.73 acre** site that is bound by Central Avenue on the Northwest and Battlefield Boulevard on the South. The development team and city planning have conceptually agreed to provide the traffic signal during the first phase of construction as the traffic study warrants. Upon dedication of new ROW along adjacent streets, the new resultant site area is approximately **8.15 acres.**

While the site currently has a Walkscore of only 20 and a Bikescore of 47, it is evident this will increase significantly over the next decade as Bentonville becomes increasingly connected and the new Walmart Headquarters is completed.

The amenities are burgeoning and people need quality places to live, work and play. This project will provide new options within the context of Bentonville and the greater Northwest Arkansas community.

2
Description of Land Uses.

This PUD includes the following mixed-use allocations. Please refer to the PUD Concept Plan for layout.

Neighborhood Retail.
Approximately 9,000 sf located at ground level along Central Avenue.

Class A Office.
Approximately 40,000 sf.

Hospitality.
Approximately 57,000 sf and 150 hotel rooms with ample amenities.

Housing + Amenities.
Approximately 490,000 sf and 500 units of multifamily housing.

Parking.
Approximately 940 parking spaces allocated between on-street, surface, and structured parking.

Narrative

3

Structural Design.

The various buildings of the mixed-use project will have a range of construction types all rooted in a placemaking concept inspired by the bluffs, falls, and flora of the Arkansas Ozarks. The buildings are terraced and carved to control scale and massing while weaving the natural flora of the Ozarks into the architecture. Additionally, ground level open space and pocket parks are provided along with elevated open space at multiple courtyards including various amenities such as pools, sport courts, outdoor living, etc. Additionally, the design seeks to save a small grove of existing specimen trees as a point of convergence between the neighborhood commercial and housing.

Neighborhood Retail, Hospitality + Office Building.
The Retail, Hospitality + Office Buildings are proposed as mass timber structures that are purposefully sustainable and beautiful. Layered terracing of the spaces will minimize total height above the street while providing a soft and inviting terminating vista to the long axis of Central Avenue that is experienced when leaving the Bentonville Square.

Modus Studio has completed multiple mass timber projects and the positive effects in the quality of construction and spaces crafted in wood are undeniable for quality living, working, and playing spaces.

Housing.
The multifamily housing units, community amenities, and structured parking are proposed as two-stories of concrete podium with five-stories of light wood frame construction above. The same terracing and layering of space with ample public, semi-public, and private outdoor spaces become the primary reading of the architecture. The goal is to intertwine landscape with built form, creating a generous and comfortable place to live.

Specifically, the height and scale of the housing buffers away from the existing single family homes to the East while also creating new strong urban edges, ultimately a welcoming ensemble as citizens and visitors alike traverse from I-49 to Downtown Bentonville.

Sustainability.

This project will be designed as a sustainable beacon with a focus on carbon sequestration, renewable energy, biophilic principles, and a focus on the tenents of the Urban Land Institute's Building Healthy Places Initiative.

Ozark bluffs, falls, and flora

Adohi Hall in Fayetteville, expressing the quality of mass timber in community spaces and housing.

Greenway Offices in Bentonville, expressing the quality of mass timber in Class A office space

Narrative

4

Development Criteria.

The proposed mixed-use project seeks to adhere to all materiality and articulation requirements of the city design and approval process.

The development + design team hosted a neighborhood meeting to explain the project and hear any concerns of the nearby dwellers. Traffic and flooding were by far the most prominent issues, which will be clearly addressed by this proposed project.

A traffic report has been completed and a traffic signal is warranted at the Northeast edge of the site at Central Avenue and the new private drive. Uncommon agrees to install the traffic signal as part of the first phase of construction.

drone photo showing the existing treeline buffer along the eastern edge of the proposed project

PUD Summary.

Site.

Site Area:	8.15 acres (remaining after ROW dedication)
Open Space Required:	20% | 1.63 acres
Open Space Provided:	**20% | 1.63 acres**

Setbacks + Buffers.

Central Avenue	20' Setback inclusive of overhead powerlines
Battlefield Boulevard	0' Setback from new edge of ROW
New Road	0' Setback from new edge of ROW
North Side Yard	10' Setback Existing Fencing Existing Trees Type A Screening per Landscape Requirements

Buildings.

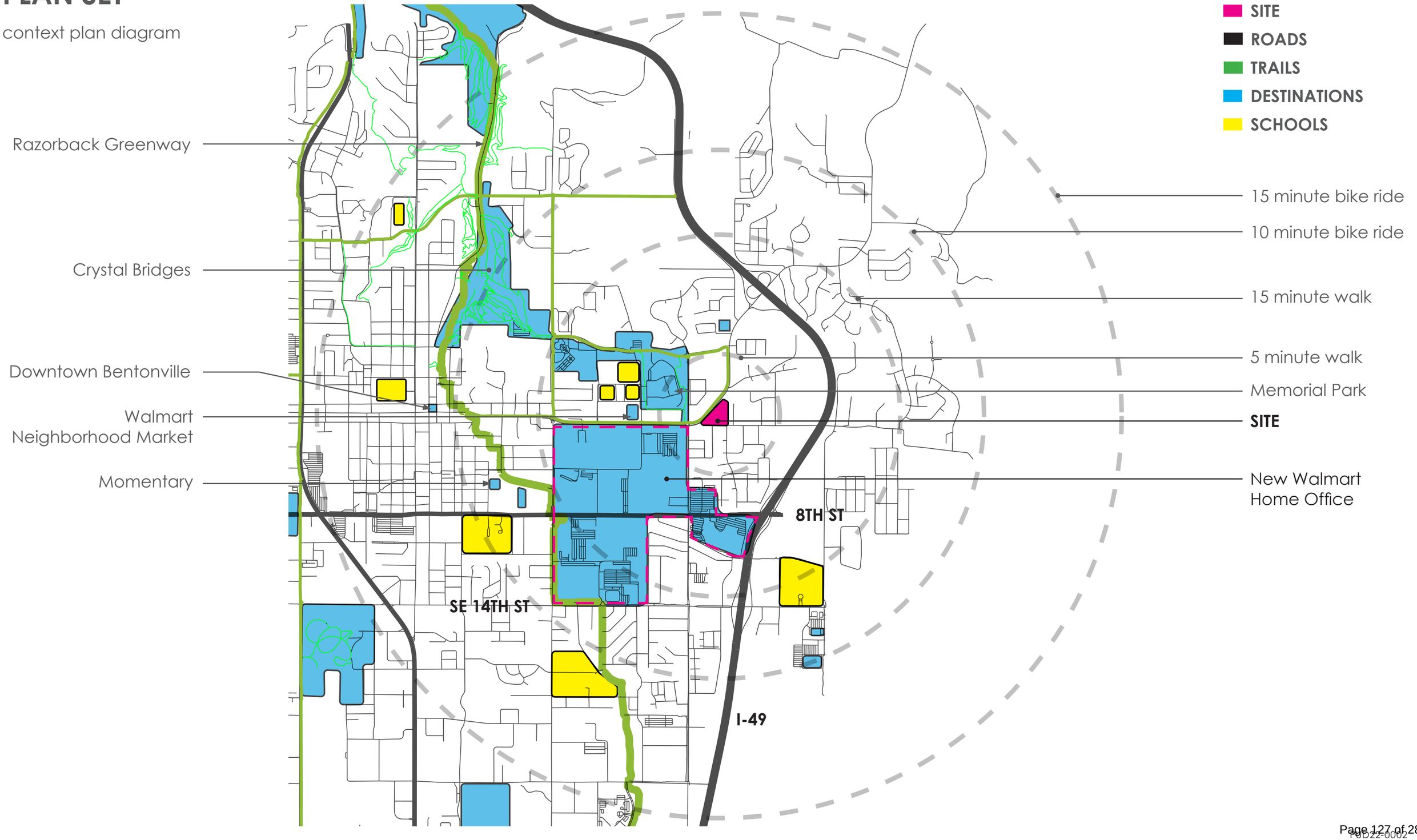
Neighborhood Retail:	9,000 SF
Office:	40,000 SF
Hospitality:	57,000 SF 150 hotel rooms
Housing + Amenities:	490,000 SF 500 units 62 units per acre
Parking Spaces:	940 +/- structured parking to have 25% compact spaces (7.5'X15')

No Modification

UNC + modus studio

PLAN SET

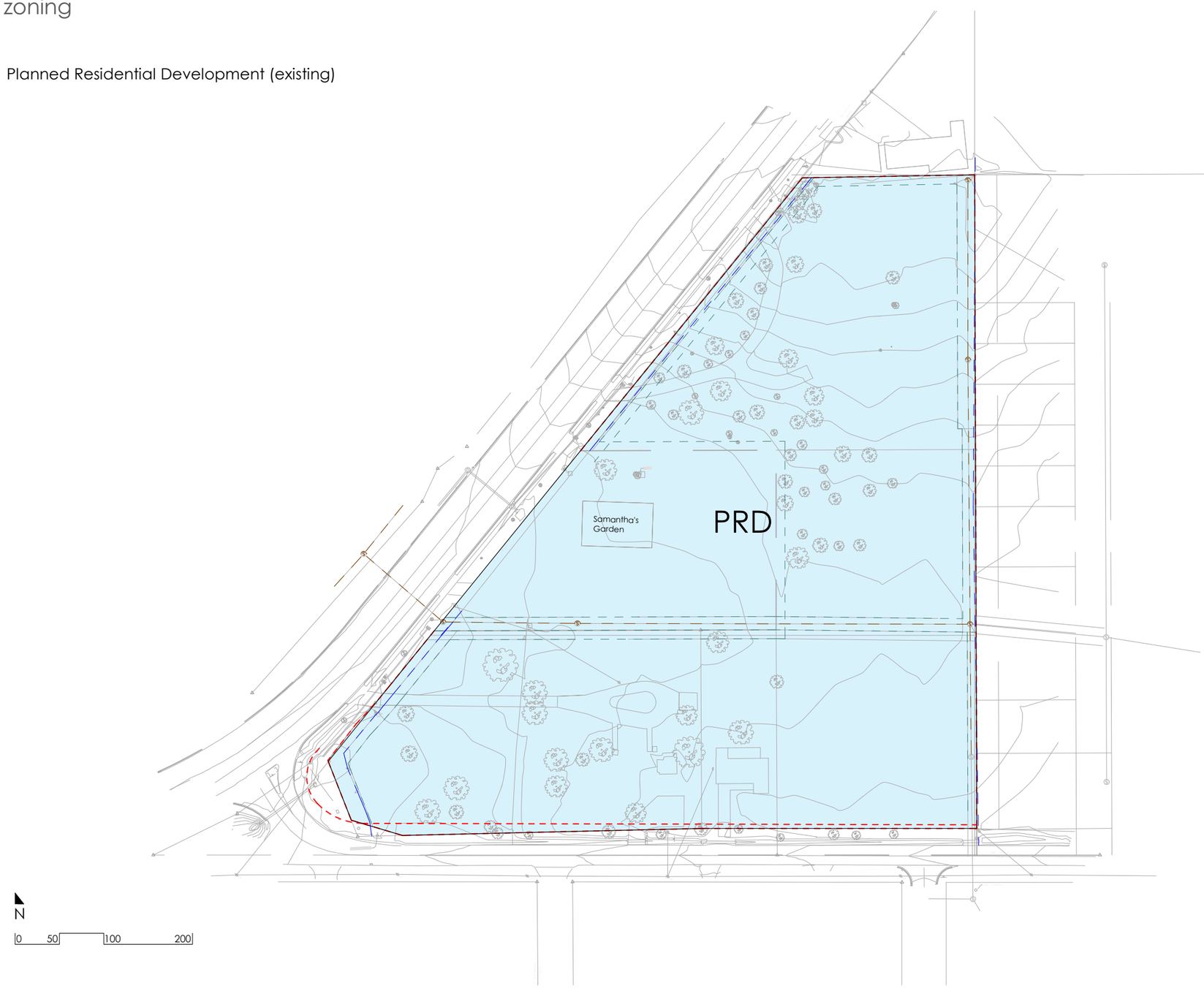
context plan diagram



PLAN SET

current zoning

Planned Residential Development (existing)

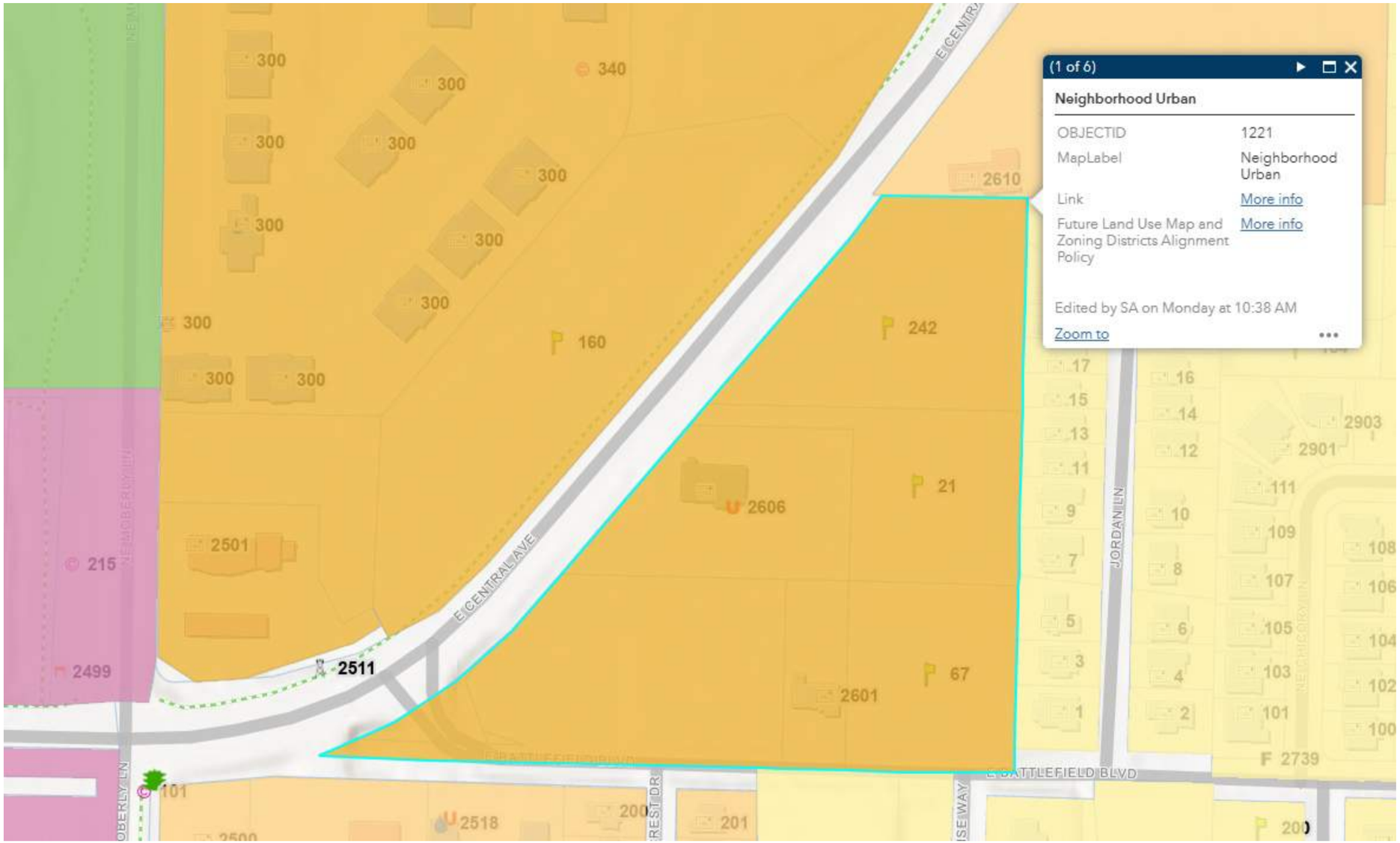


Zoning Intent.

The proposed mixed-use project reabsorbs a mixture of incongruent zoning into a specific, focused development opportunity for balancing the Central Ave and Battlefield Blvd intersection as Bentonville continues to grow and require neighborhood centers supporting housing, retail and existing homes.

PLAN SET

future land use



Land Use Intent.

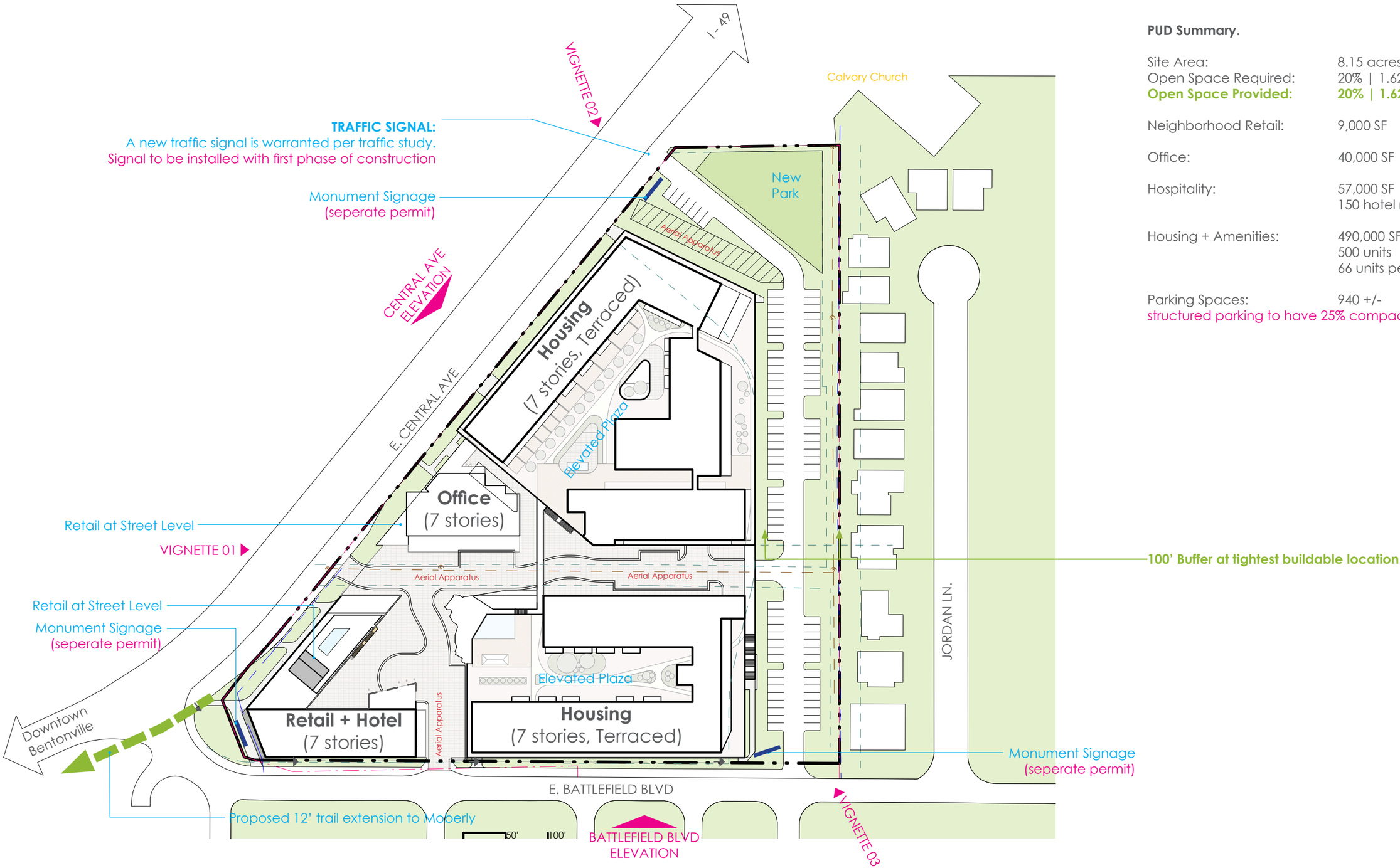
The proposed mixed-use project is in keeping with the future land use plan, but expands the intent of smart growth to address the critical intersection of Central Ave and Battlefield Blvd.

Updated

UNC + modus studio

PLAN SET

concept plan



PUD Summary.

Site Area:	8.15 acres
Open Space Required:	20% | 1.62 acres
Open Space Provided:	**20% | 1.62 acres**
Neighborhood Retail:	9,000 SF
Office:	40,000 SF
Hospitality:	57,000 SF 150 hotel rooms
Housing + Amenities:	490,000 SF 500 units 66 units per acre
Parking Spaces:	940 +/-

structured parking to have 25% compact (7.5'X15')

PLAN SET

open space diagram

Open Space Summary.

Site Area:	8.15 acres
Open Space Required:	20% | 1.62 acres
Open Space Provided:	**20% | 1.62 acres**
(new park + elevatated plazas)	

No Modification

UNC + modus studio

PLAN SET

street elevations

Battlefield Boulevard Elevation

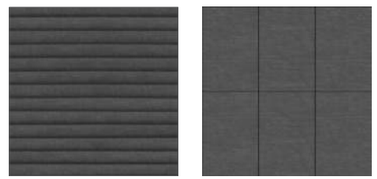
Central Avenue Elevation

Primary Materials

masonry (brick / brick screen / panelized stone)

Secondary Materials

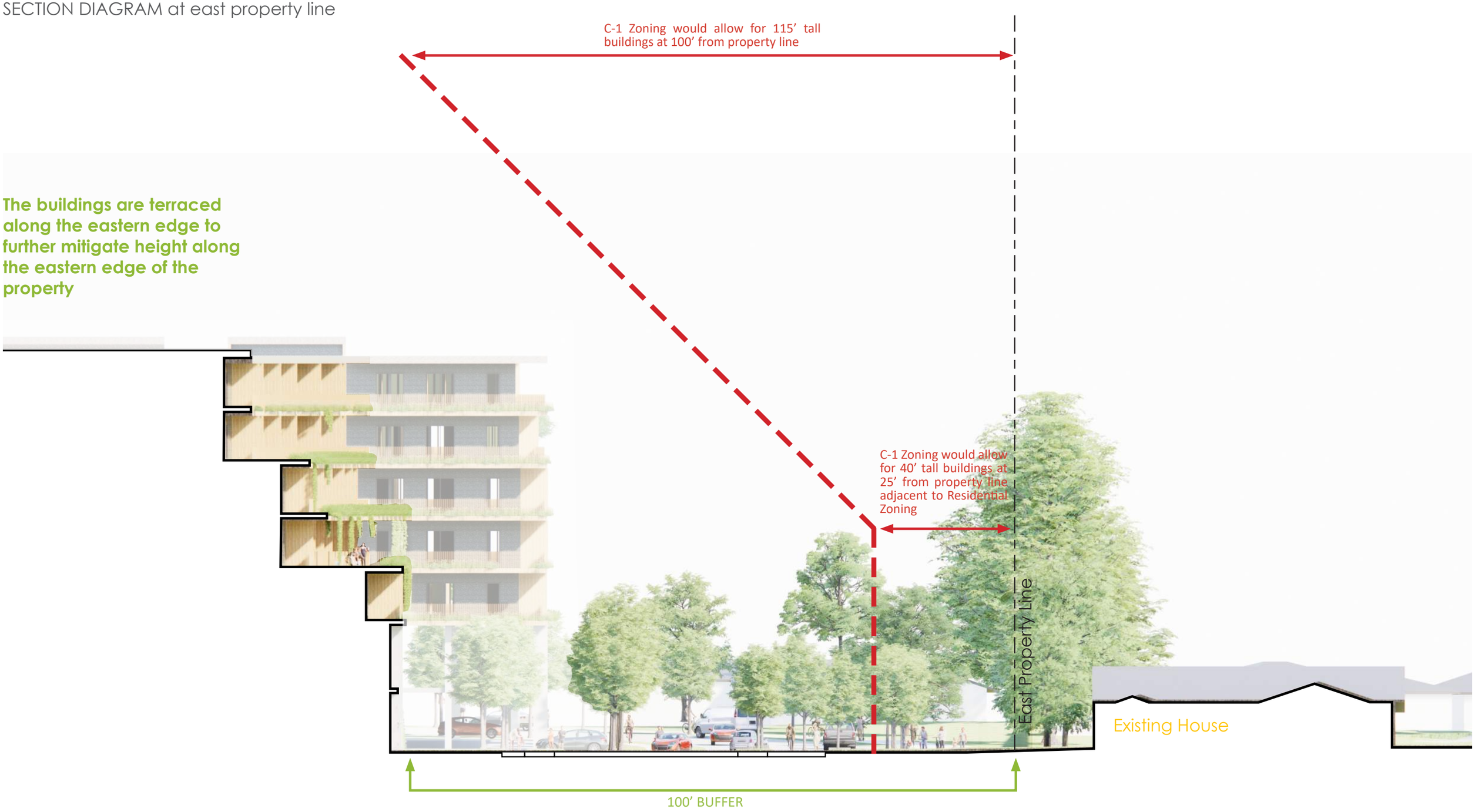
wood rainscreen (vertical / horizontal)



fiber cement board (lap / panel)

PLAN SET

SECTION DIAGRAM at east property line



No Modification

PLAN SET

Drainage Diagram (CoB GIS reference image)

The proposed Central + Battlfield project will drastically improve the stormwater and drainage problems that currently exist on this site and in this area. It is anticipated that stormwater will be discharged to the north side of Central Avenue through new underground piping. Along with the City's Battlefield Boulevard Bond project, potential flooding in this area will be heavily resolved. The final system, routing, and sizing will be coordinated and approved by the City of Bentonville through the Large Scale Development process.

THE BATTLEFIELD BOULEVARD BOND PROJECT IS CURRENTLY DESIGNED TO ADD A NEW 4' X 8' CULVERT DISCHARGING AT THIS LOCATION, TO DRAIN STORMWATER TO THE EXISTING 4' X 8' CULVERT UNDER CENTRAL AVENUE

PLAN SET

place-making mixed-use project precedents

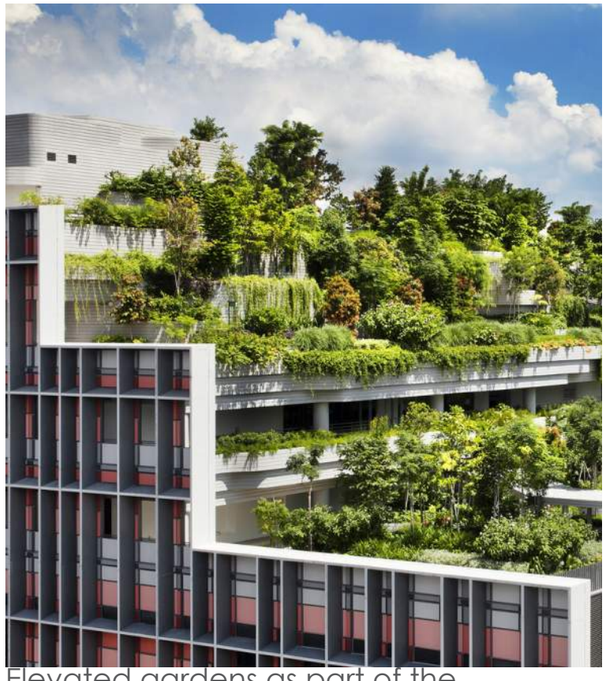
Lighting and atmosphere scaled to pedestrians

Building arrangements to control scale

Retail opportunities and integrated plaza space

Building form and landscape terraces

Vibrant retail and seasonal change



Elevated gardens as part of the architecture

Warm materiality and bike/ped friendly design along with community-focused amenities

Mixed-use balance between space and buildings

Central + Battlefield : Bentonville, Arkansas

No Modification

UNC + modus studio

vignette looking east from Central Ave

Central + Battlefield : Bentonville, Arkansas

No Modification

UNC + modus studio

vignette looking southeast from Central Ave

Central + Battlefield : Bentonville, Arkansas

No Modification

UNC + modus studio

vignette looking north from Battlefield Blvd

No Modification

UNC + modus studio

PLAN SET

Parking Narrative.

Parking is provided for a wide variety of uses directly on the site. This includes structured parking at the multifamily buildings and surface parking at the internal plaza and along internal streets. Please see the diagram and calculations to the right for further explanation.

This is a very walkable and bikable development that will enable tenants and visitors alike to utilize the extensive Bentonville trail and sidewalk system to reach nearby amenities, parks, and the Downtown Square. The project will feature ample onsite, covered, and secure bike parking.

The management of the property will require all tenants to be parking permit-holders and access control will be maintained at the structured parking garages to ensure that shared parking options between residential tenants and office tenants are appropriately managed on site.

Additionally, hotel uses will include valet parking and considerations for ride-sharing accounts for logical reductions in required parking counts.

Note: Other on-street parking spaces may be available in the future along *New Road* and Battlefield Boulevard. However, the proposed parking calculations *do not* count on those potential spaces.

Required Parking Per Bentonville Code:

Commercial Office:	40,000 SF	118 spaces
(1 space per 300 SF up to 10,000 SF, 85% reduction for remaining 30,000 SF)		
Commercial Retail: (1 space per 250 SF)	9,000 SF	36 spaces
Hotel: (1.1 space per hotel room)	150 Rooms	165 spaces
Multifamily Units: (1.5 spaces per unit)	500 Units	750 spaces
		1,069 spaces

Proposed Parking:

Commercial Office:	40,000 SF	**105** spaces
(1 space per 380 SF, assumes shared parking with multifamily spaces)		
Commercial Retail: (1 space per 250 SF)	9,000 SF	36 spaces
Hotel: (.79 space per hotel room)	150 Rooms	**118** spaces
Multifamily Units: (1.35 spaces per unit)	500 Units	**681** spaces
		940 spaces*

***The proposed parking assumes a basic shared parking among the uses. Additional elaboration and study will take place in the Large Scale Development Phase.**

> Institute of Traffic Engineers (ITE) parking calculations are provided below as a reference. ITE suggests parking counts could be even less than what is proposed.

Projected Site Generated Parking

Building Type (Land Use)	ITE Land Use Code	Approximate Gross Floor Area or Other	Average ITE Weekday Parking Demand
Parking Rate*	221	(Dwelling Units)	1.32
Multifamily Housing (Mid-Rise)		500	661
Parking Rate*	710	(Sq. Ft. GFA)	3.03
General Office Building		40,000	121
Parking Rate*	820	(Sq. Ft. GFA)	1.95
Shopping Center		9,000	18
Parking Rate*	310	(Rooms)	0.79
Hotel		150	118
Total			918

* Trip Rates from "PARKING GENERATION MANUAL", 5th Ed., ITE.

Central & Battlefield

East Central Ave and Battlefield Boulevard
PC Date: 4/4/2022
Reviewer: Tom Adler

Project Number	PUD22-0002
Applicant	Uncommon Developers
Site Area	+/- 7.48 acres
Current Zoning	PRD, A-1, C1 and R-O
Requested Zoning	PUD, Planned Unit Development
Future Land Use Map Designation	High Density Residential & Residential Estate
Requested Future Land Use Map Designation	Mixed-Use Commercial (MUC)

https://arcg.is/08HvK8

Location Map

Property Description
This property is located at the intersection of East Central Avenue and East Battlefield Boulevard.

Relationship to the Bentonville Community Plan
The Future Land Use Plan currently depicts this property as High Density Residential and Residential Estate. The applicant requests a change to the Mixed-Use Commercial Land Use classification which specifically allows for and encourages Planned Unit Developments. These areas typically include uses that provide goods and services to nearby residents. Local retail, day-to-day services, and small offices are appropriate in these areas. Vertical mixed-use developments are encouraged in mixed-use commercial areas, with upper floors including offices, services, or residential uses. Parking may be more prominent in these areas than in Downtown commercial areas but should be sited and designed to not be detrimental to the character of the area.

The property is located within Priority Area 2, Infill, as identified in Chapter 4 of the Bentonville Community Plan. This area supports the development of vacant properties already served by infrastructure within the context of existing development

Public Comment
At the time of writing this staff report, staff has received public comment on this item. Many comments centered on drainage and traffic. Additional comments at the March 21, 2023, Planning Commission meeting concerned impacts on schools, affordable housing, construction noise, and concerns about the location, scale, and height of the proposed project.

Analysis
The primary purpose of a PUD is to establish a mechanism for a person to propose a commercial, industrial, or residential mixed-use development that is innovative, but which does not strictly comply with the provisions of the zone in which the property is located and cannot be achieved through traditional zoning. The intent of the PUD district is to promote high quality developments while allowing greater flexibility in the design of such developments. The PUD should produce: (1) a maximum choice in the types of environment and living units available to the public; (2) common open space and recreation areas; (3) a pattern of development which preserves natural features and prevents soil erosion; (4) a creative approach to the use of land and related physical development; (5) an efficient use of land resulting in smaller networks of utilities and streets and thereby lowering costs; (6) internally located commercial uses that serve surrounding residential areas; and,

Previously approved

(7) an environment of stable character in harmony with the surrounding development.

The applicant is proposing a Planned Unit Development (PUD) of approximately 7.48 acres consisting of approximately 9,000 square feet of retail space, 40,000 square feet of Class A Office space, a 150-room hotel and 500 multifamily housing units. The PUD adheres to the minimum open space requirements by allocating 20% of the site to common open space. The applicant also states that materials for the project will meet the city standards when the project is submitted for a Large Scale Development.

Approximately 940 surface parking spaces are being provided with the PUD. See the applicant's attachments for master plan, elevations, and architectural style.

Waivers
At this time there on no waivers requested.

Conclusion
Having a mix of housing types located near to employment centers helps to lower traffic generally and the placement of the buildings and park along East Central will add to the walkability and bikeability of the area. The applicant has modified the project scope to address some of the concerns presented. Specifically, the applicant has secured the interior parcel and shifted the project west toward Central. The applicant is also proposing to close East Battlefield Blvd. to westerly traffic along the project's southern boundary and to construct a new road from Battlefield along the project's easterly boundary to connect to Central. Any road closure would need City Council approval which could be included in the PUD's approval if City Council eventually approves the project.

The applicant has also terraced the top three floors of the building on the east side of the site to limit the affect the tall structure may have on neighboring properties.

Staff recommends that the applicant include within the project's master site plan the roundabout options studied in the traffic report that provided a higher level of service and provide higher levels of safety. The project is proposed as one phase which means street improvements and the dedication of the associated right of way necessary for the roundabouts must be completed at the same time as the development. Finally, if the Planning Commission approves the project staff recommends that a roundabout or traffic circle be included in the master site plan for the project entry road at the new proposed road.

Previously approved

PUD22-0002 4/4/23
PLANNED UNIT DEVELOPMENT
CENTRAL & BATTLEFIELD

Previously approved

PUD Submission #5
February 27, 2022

PUD22-0002

PUD22-0002

Previously approved

TEAM

Developer: **Uncommon Developers**
16380 Roscoe Boulevard
Van Nuys, California 91406
818.517.5343

Opher Benrimon
opher@uncommondevelopers.com

Architect: **Modus Studio**
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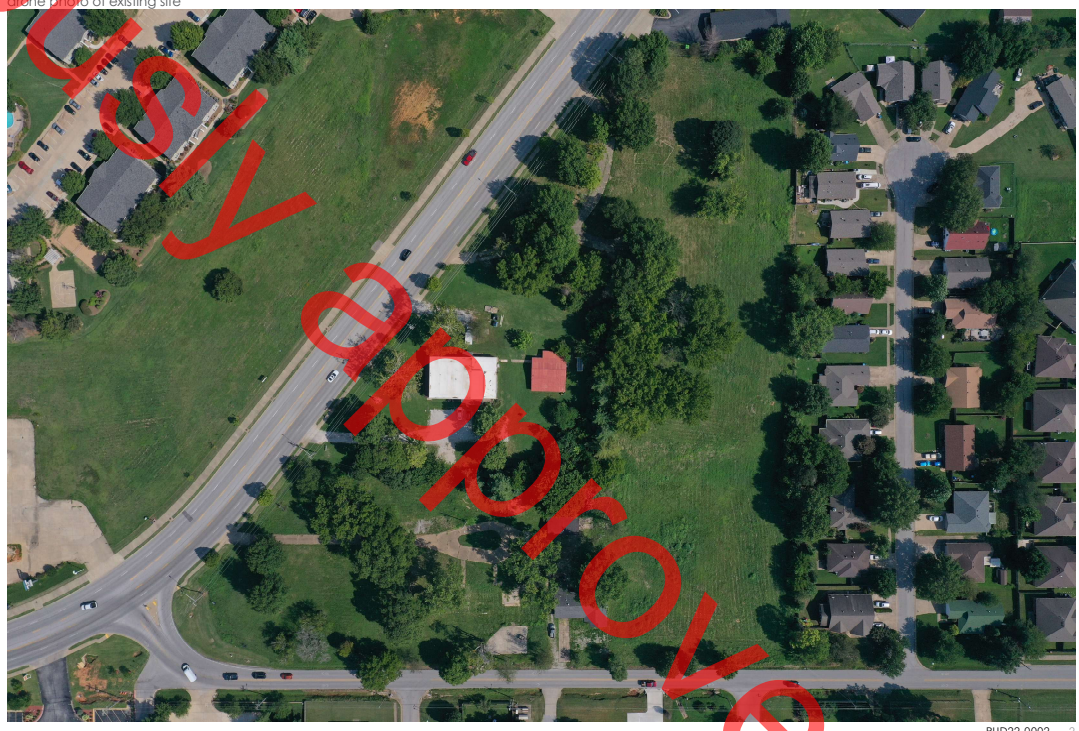

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The PUD encompasses an original **8.73 acre** site that is bound by Central Avenue on the Northwest and Battlefield Boulevard on the South. However, through the process of addressing traffic issues and working directly with the city staff, this PUD is proposing to allocate land for a ***New Road*** along the eastern edge of the site and terminating with a new traffic signal at Central Avenue as well as transforming a portion of the existing Battlefield Boulevard into an East-bound one-way road. This will eliminate the already existing congestion and turning issues at the Central + Battlefield intersection. The development team and city staff have conceptually agreed upon this approach as a major undertaking that will be officially scoped after conceptual approval of the PUD process. The new resultant site area is approximately **7.48 acres** (a loss of land of approximately 1.25 acres).

While the site currently has a Walkscore of only 20 and a Bikescore of 47, it is evident this will increase significantly over the next decade as Bentonville becomes increasingly connected and the new Walmart Headquarters is completed.

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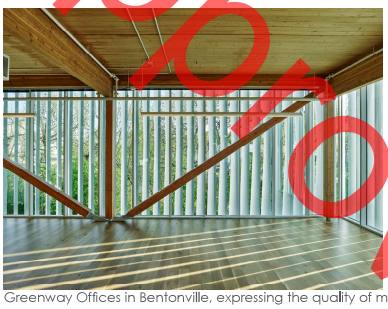
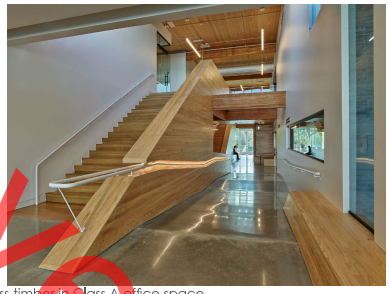
Ozark bluffs, falls, and flora

Adohi Hall in Fayetteville, expressing the quality of mass timber in community spaces and housing.





Greenway Offices in Bentonville, expressing the quality of mass timber in Class A office space

Previously approved

Narrative

4

Development Criteria.

The proposed mixed-use project seeks to adhere to all materiality and articulation requirements of the city design and approval process.

No separate phasing is planned for the project, with all buildings executing construction simultaneously to cohesively deliver a new neighborhood center.

The development + design team hosted a neighborhood meeting to explain the project and hear any concerns of the nearby dwellers. Traffic and flooding were by far the most prominent issues, which will be clearly addressed by this proposed project.

A traffic report has been completed and ***New Road*** is proposed along the eastern edge of the property. **This provides a new public ROW as a buffer between the existing neighborhood and the proposed project.**

drone photo showing the existing treeline buffer along the eastern edge of the proposed project

PUD Summary.

Site.

Site Area:	7.48 acres **(remaining after addition of *New Road*)**
Open Space Required:	20% | 1.5 acres
Open Space Provided:	**20% | 1.5 acres**

Setbacks + Buffers.

Central Avenue	20' Setback inclusive of overhead powerlines
Battlefield Boulevard	0' Setback from new edge of ROW
New Road	0' Setback from new edge of ROW
North Side Yard	10' Setback Existing Fencing Existing Trees Type A Screening per Landscape Requirements

Buildings.

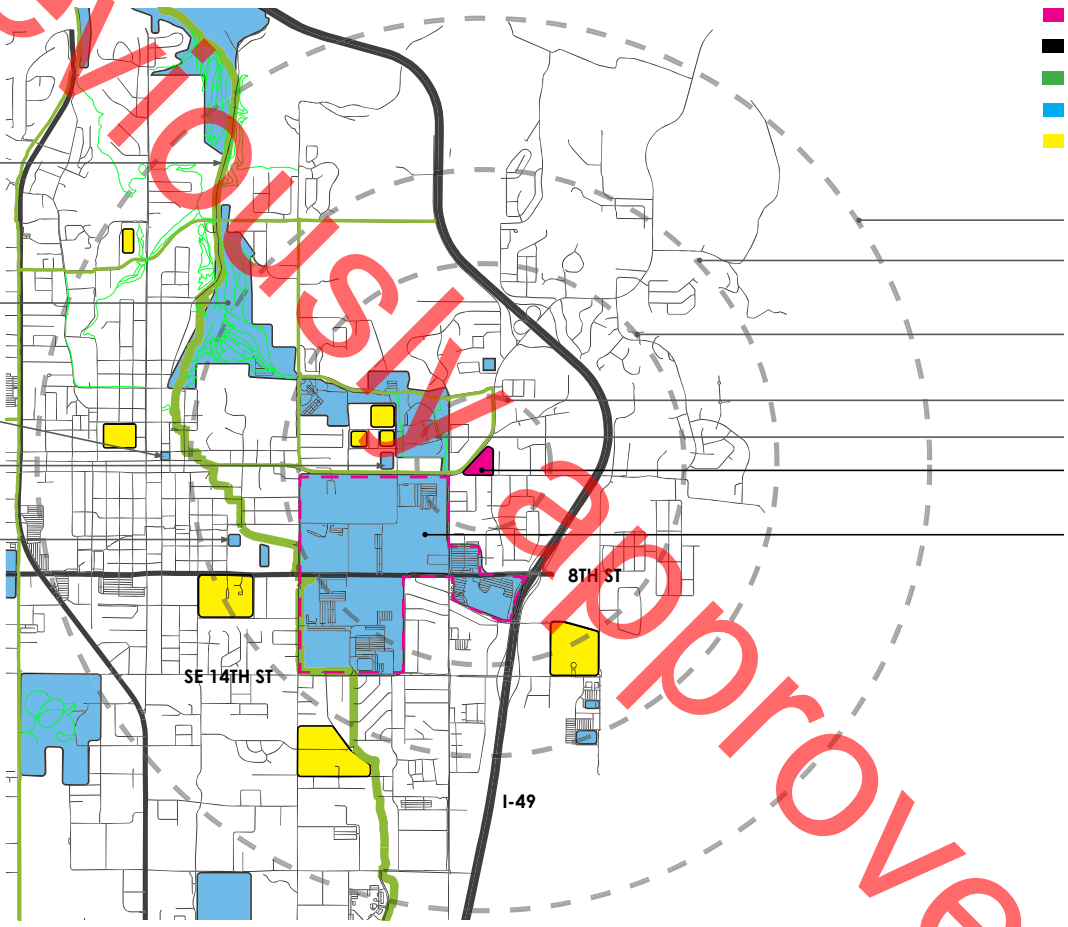
Neighborhood Retail:	9,000 SF
Office:	40,000 SF
Hospitality:	57,000 SF 150 hotel rooms
Housing + Amenities:	490,000 SF 500 units **(reduced from 545 units)** 66 units per acre **(reduced from 85 units per acre)**
Parking Spaces:	940 +/-

Previously approved

UNC? + modus studio

PLAN SET

context plan diagram



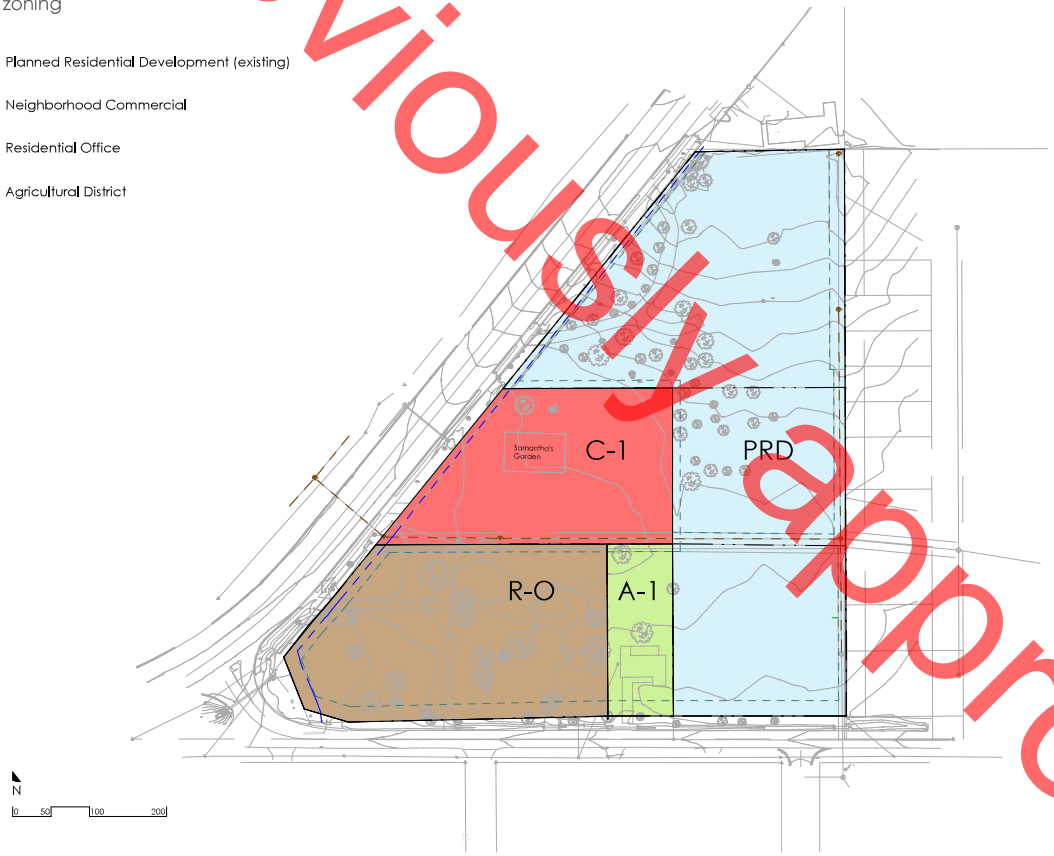
Previously Approved

UNC + modus studio

PLAN SET

current zoning

- Planned Residential Development (existing)
- Neighborhood Commercial
- Residential Office
- Agricultural District



Zoning Intent.

The proposed mixed-use project reabsorbs a mixture of incongruent zoning into a specific, focused development opportunity for balancing the Central Ave and Battlefield Blvd intersection as Bentonville continues to grow and require neighborhood centers supporting housing, retail and existing homes.

Previously approved

UNC9 + modus studio

PLAN SET

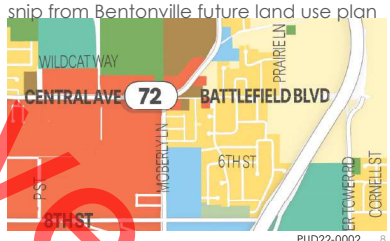
future land use

- Residential Estate
- General Commercial
- High-Density Residential

Land Use Intent.

The proposed mixed-use project is in keeping with the future land use plan, but expands the intent of smart growth to address the critical intersection of Central Ave and Battlefield Blvd.

snip from Bentonville future land use plan

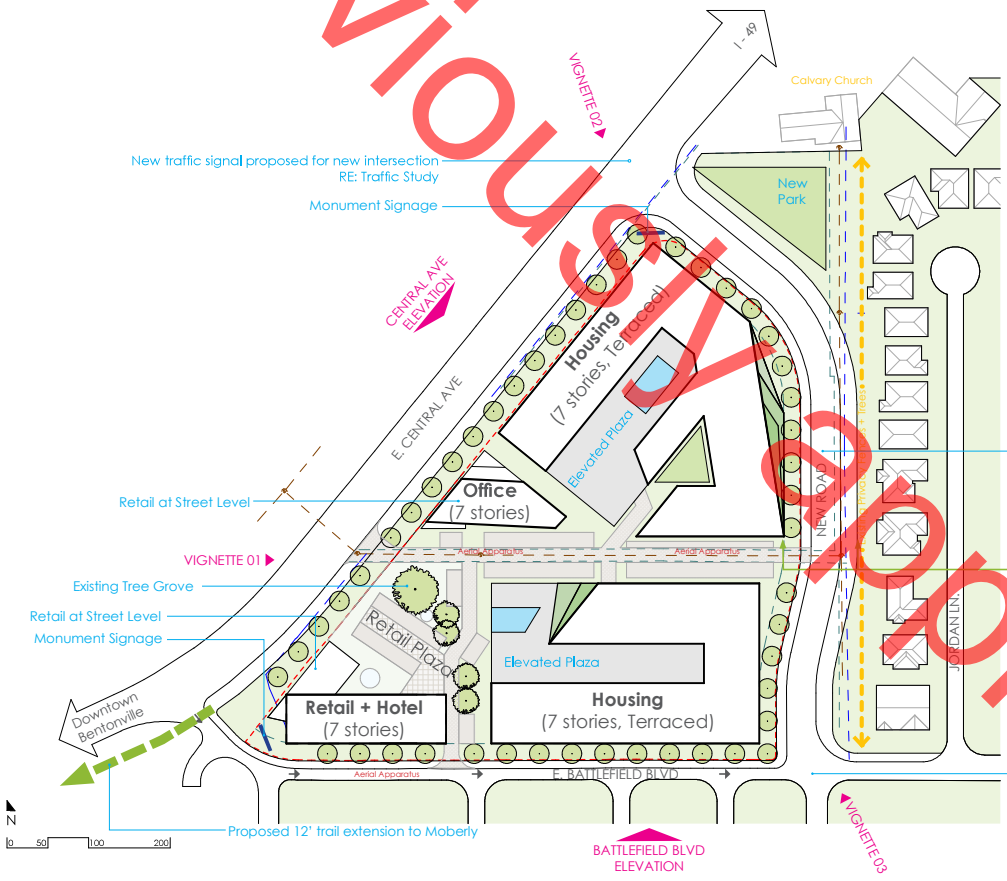


Previously approved

Previously Approved

PLAN SET

concept plan



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Hospitality:	57,000 SF 150 hotel rooms
Housing + Amenities:	490,000 SF 500 units 66 units per acre
Parking Spaces:	940 +/-

New Road 70' wide street section per City of Bentonville approved Section 5 : Collector with Sidepath

100' Buffer at tightest buildable location

Existing Battlefield Boulevard reduced to an East-bound one-way road (with 12' trail) from Central Avenue to the intersection of *New Road* to avoid cut-through traffic in the area.

UNC? + modus studio

PLAN SET

street elevations

Battlefield Boulevard Elevation

Central Avenue Elevation

Primary Materials

masonry (brick / brick screen / panelized stone)

Secondary Materials

wood rainscreen (vertical / horizontal)

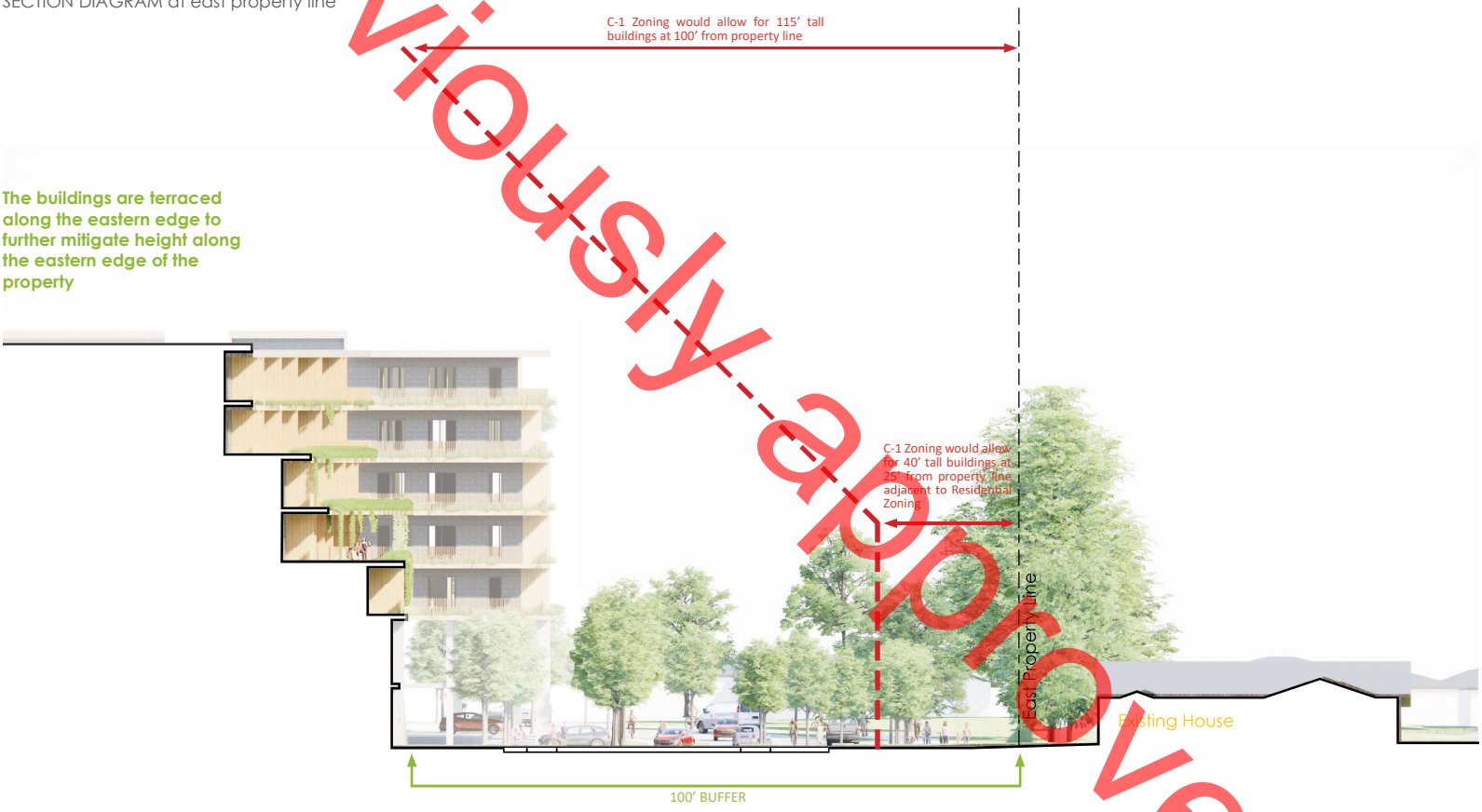
fiber cement board (lap / panel)

Previously approved

PLAN SET

SECTION DIAGRAM at east property line

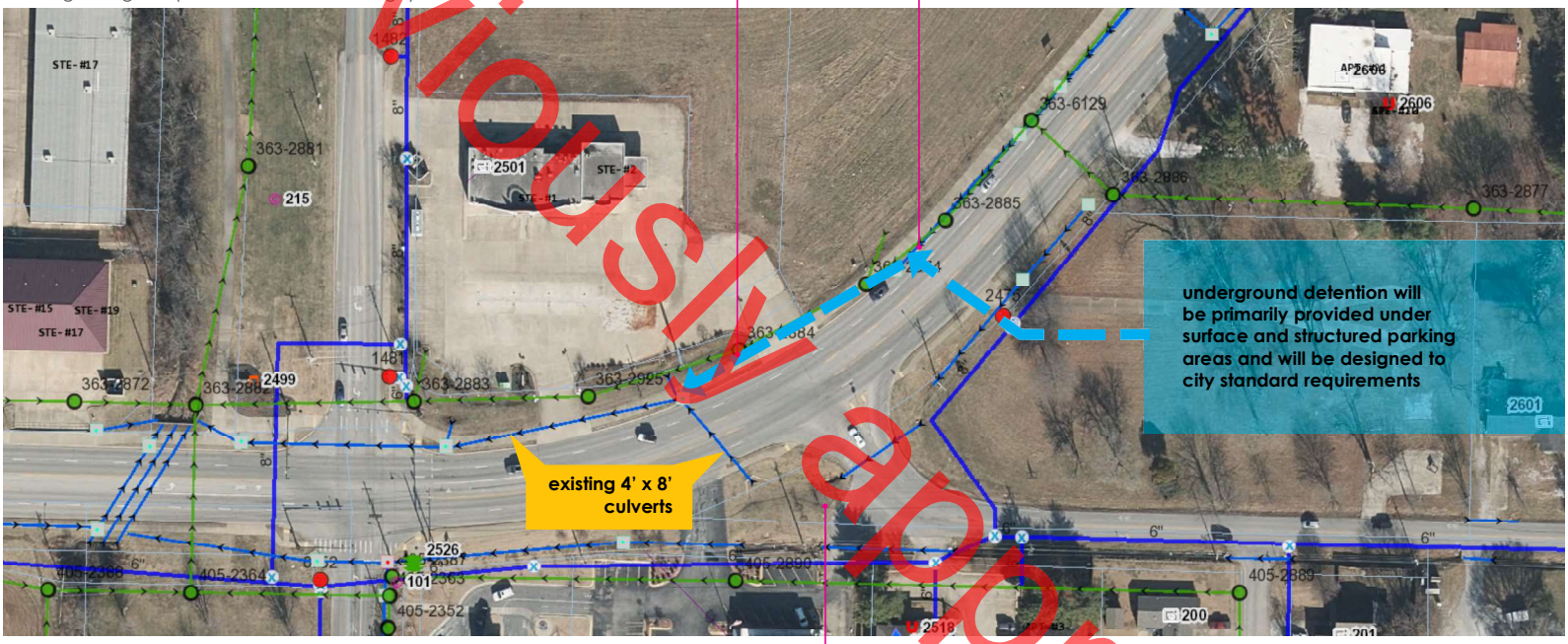
Previously-approved



Previously approved

PLAN SET

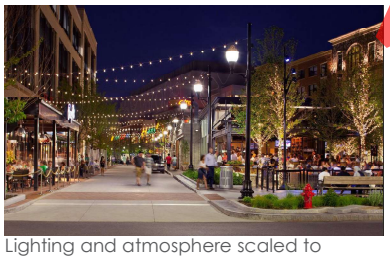
Drainage Diagram (CoB GIS reference image)



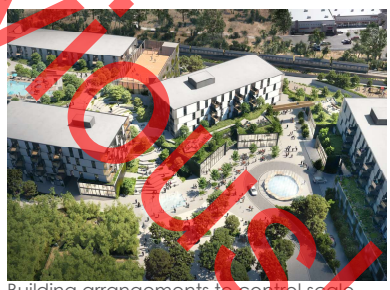
The proposed Central + Battlfield project will drastically improve the stormwater and drainage problems that currently exist on this site and in this area. It is anticipated that stormwater will be discharged to the north side of Central Avenue through new underground piping. Along with the City's Battlefield Boulevard Bond project, potential flooding in this area will be heavily resolved. The final system, routing, and sizing will be coordinated and approved by the City of Bentonville through the Large Scale Development process.

PLAN SET

place-making mixed-use project precedents

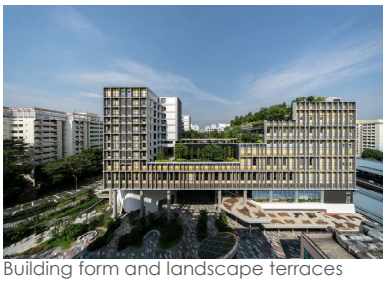


Lighting and atmosphere scaled to pedestrians



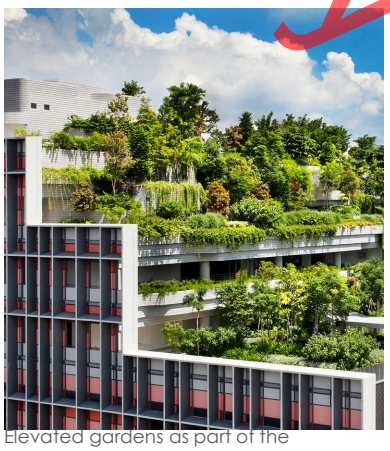
Building arrangements to control scale

Retail opportunities and integrated plaza space



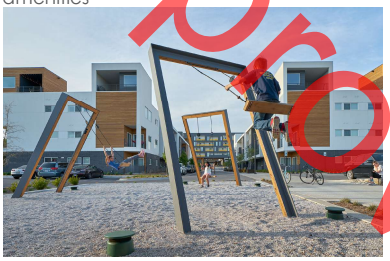
Building form and landscape terraces

Vibrant retail and seasonal change



Elevated gardens as part of the architecture

Warm materiality and bike/ped friendly design along with community-focused amenities



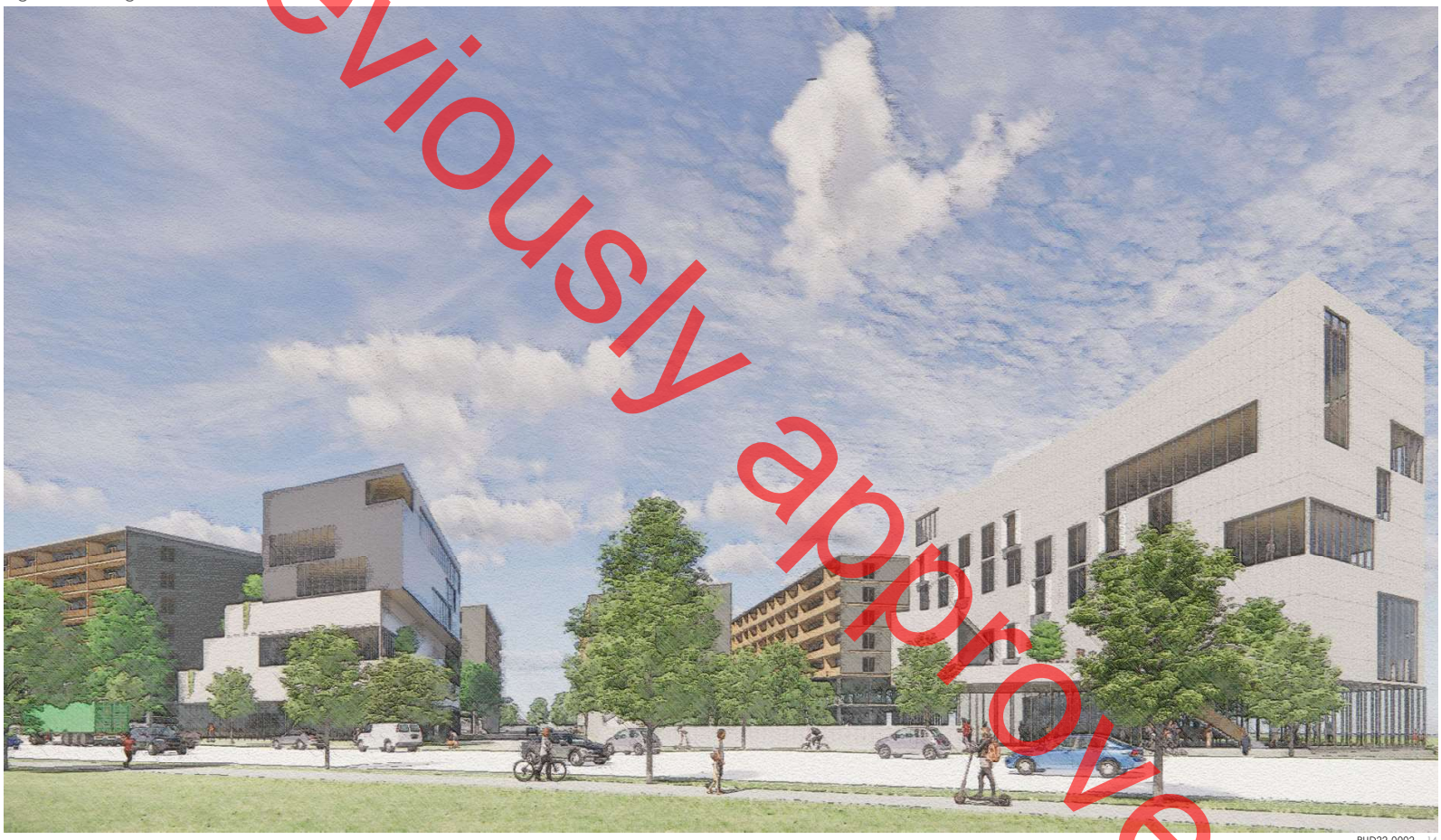
Mixed-use balance between space and buildings

Previously Approved

Central + Battlefield : Bentonville, Arkansas

UNC? + modus studio

vignette looking east from Central Ave



PUD22-0002 14

Previously approved

Previously approved

Central + Battlefield : Bentonville, Arkansas

UNC? + modus studio

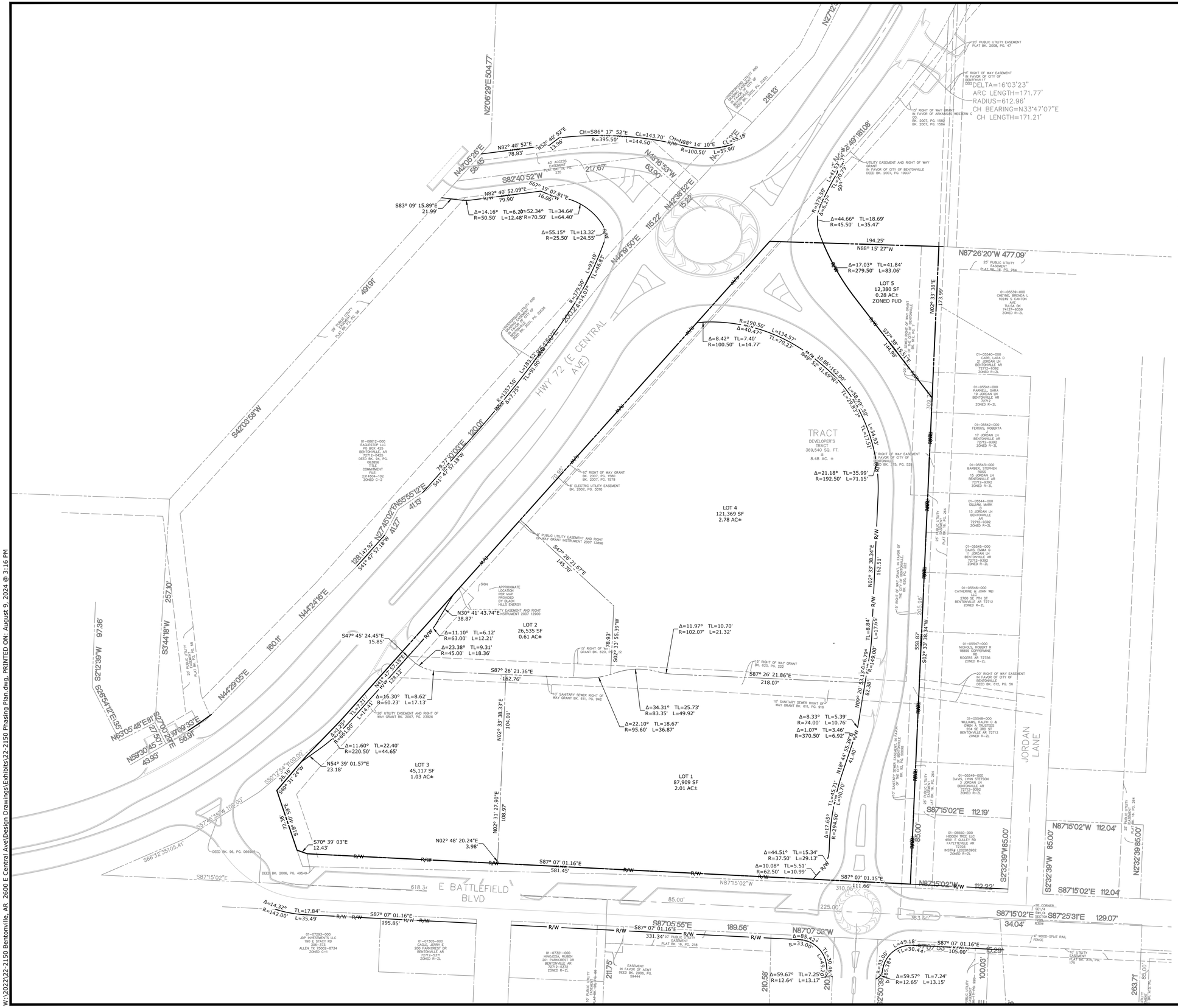
vignette looking southeast from Central Ave

Previously approved

Central + Battlefield : Bentonville, Arkansas

UNC? + modus studio

vignette looking north from Battlefield Blvd


HWY 72 (E CENTRAL AVE)
E BATTLEFIELD BLVD
JORDAN LANE
TRACT
DEVELOPER'S TRACT
369,540 SQ. FT.
8.48 AC. ±
LOT 1
87,909 SF
2.01 AC±
LOT 2
26,535 SF
0.61 AC±
LOT 3
45,117 SF
1.03 AC±
LOT 4
121,369 SF
2.78 AC±
LOT 5
12,380 SF
0.28 AC±
ZONED PUD
N87°26'20"W 477.09'
N2°33'38"E 173.99'
N87°15'02"W 112.04'
S87°15'02"E 112.19'
S87°15'02"E 112.04'
N87°15'02"W 112.22'
S87°25'31"E 129.07'
S87°15'02"E 34.04'
S87°07'01.16"E 581.45'
S87°07'01.16"E 331.34'
S87°07'01.16"E 195.85'
S87°07'01.15"E 111.66'
S87°07'01.16"E 105.00'
S87°05'55"E 189.56'
N87°07'53"W
S87°26'21.97"E 145.70'
S82°40'52"W 63.90'
N44°16'53"W 217.67'
N42°38'52"E 152.22'
N44°19'50"E 115.22'
S42°03'58"W 491.91'
N27°12'
N2°06'29"E 504.77'
N44°05'26"E 58.15'
216.13'
N82° 40' 52"E 78.83'
N62° 40' 52"E 13.90'
CH=S86° 17' 52"E CL=143.70' R=395.50' L=144.50'
CH=N88° 14' 10"E CL=55.18' R=100.50' L=55.90'
S83° 09' 15.89"E 21.99'
N82° 40' 52.09"E 79.90'
S67° 19' 07.91"E 16.08'
Δ=14.16° TL=6.20 R=50.50' L=12.48'
R=52.34° TL=34.64' R=70.50' L=64.40'
Δ=55.15° TL=13.32' R=25.50' L=24.55'
R=2779.50' L=93.18' Δ=1°55'
R=2779.50' L=414.07' TL=46.65'
Δ=2°51'
R=1357.50' L=883.32' TL=459.00'
R=1357.50' L=91.90' Δ=3°52'
R=190.50' Δ=40.47° L=134.57' TL=70.23'
Δ=8.42° R=100.50' L=14.77' TL=7.40'
N49° 52' 41.69"W 10,867,162.00' L=58.89' TL=29.53'
Δ=21.18° R=192.50' L=71.15' TL=35.99'
R=279.50' Δ=6°37' L=45.37' TL=22.71'
Δ=44.66° R=45.50' L=35.47' TL=18.69'
194.25' N88° 15' 27"W
Δ=17.03° R=279.50' L=83.06' TL=41.84'
S27° 38' 15.51"E 144.48'
N2°33'38"E 162.51'
S2°33'38"W 558.87'
R=2049.00' L=17.65' TL=8.84'
R=2049.00' L=6.79' TL=3.40'
N0° 20' 43.13"E 82.38'
N16° 44' 55.38"E 41.40'
R=294.50' L=48.71' TL=24.40'
Δ=44.51° R=37.50' L=29.13' TL=15.34'
Δ=10.08° R=62.50' L=10.99' TL=5.51'
Δ=8.33° R=74.00' L=10.76' TL=5.39'
Δ=1.07° R=370.50' L=6.92' TL=3.46'
Δ=11.97° R=102.07' L=21.32' TL=10.70'
Δ=34.31° R=83.35' L=49.92' TL=25.73'
Δ=22.10° R=95.60' L=36.87' TL=18.67'
Δ=16.30° R=60.23' L=17.13' TL=8.62'
Δ=17.25° R=66.00' L=19.87' TL=9.99'
Δ=11.60° R=220.50' L=44.65' TL=22.40'
N54° 39' 01.57"E 23.18'
N2° 31' 27.90"E 108.97'
N2° 33' 38.33"E 104.01'
S70° 39' 03"E 12.43'
N02° 48' 20.24"E 3.98'
S60°17'54"W 100.00'
S57°38'38"W 108.00'
S66°32'35"05.41'
S54° 31' 24"W 36.16'
S47° 45' 24.45"E 15.85'
N30° 41' 43.74"E 38.87'
Δ=11.10° R=63.00' L=12.21' TL=6.12'
Δ=23.38° R=45.00' L=18.36' TL=9.31'
Δ=14.32° R=142.00' L=35.49' TL=17.84'
S47° 26' 21.97"E 145.70'
S02° 33' 55.39"W 278.93'
S41° 47' 57.18"W 128.12'
S41° 47' 57.18"W 412.7'
N74°45'02"W 128.49'
N55°55'12"E 413'
N44°24'16"E 160.11'
S34°18'W 257.00'
S21°29'W 97.36'
S26°54'42"E 69.39'
N63°05'48"E 89.27'
N59°30'45"E 43.93'
N3°09'33"E 56.91'
79.77'
120.01'
S41° 47' 57.18"W
491.91'
R=2049.00' L=6.79' TL=3.40'
R=2049.00' L=17.65' TL=8.84'
R=2779.50' L=45.37' TL=22.71'
R=1357.50' L=91.90' TL=45.97'
R=190.50' L=14.77' TL=7.40'
R=100.50' L=134.57' TL=70.23'
R=192.50' L=71.15' TL=35.99'
R=279.50' L=83.06' TL=41.84'
R=294.50' L=48.71' TL=24.40'
R=37.50' L=29.13' TL=15.34'
R=62.50' L=10.99' TL=5.51'
R=74.00' L=10.76' TL=5.39'
R=370.50' L=6.92' TL=3.46'
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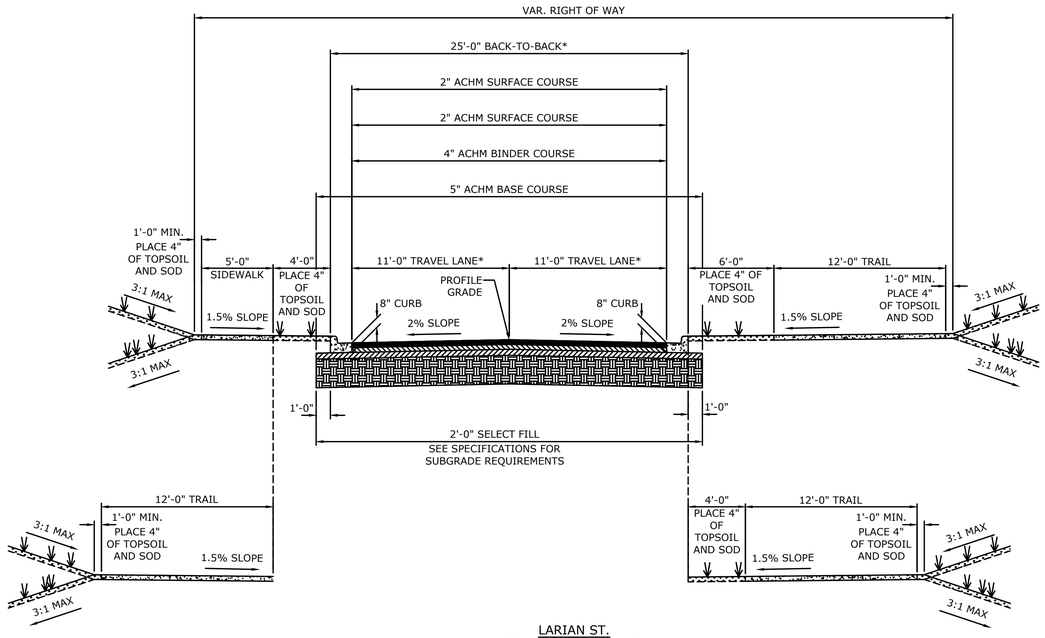
R=142.00' L=35.49' TL=17.84'
R=45.50' L=35.47' TL=18.69'
R=63.00' L=12.21' TL=6.12'
R=45.00' L=18.36' TL=9.31'
R=50.50' L=12.48' R=70.50' L=64.40' TL=34.64'
R=25.50' L=24.55' TL=13.32'
R=395.50' L=144.50' CL=143.70'
R=100.50' L=55.90' CL=55.18'
DELTA=16°03'23"
ARC LENGTH=171.77'
RADIUS=612.96'
CH BEARING=N33°47'07"E
CH LENGTH=171.21'
01-08812-000 EAGLESTOP LLC PO BOX 423 BENTONVILLE, AR 72712-0425 DEED BK. 94, PG. 06886 TITLE COMMITMENT FILE: 2314504-102 ZONED C-2
01-07293-000 JDM PROPERTIES, LLC 190 E STACY RD 506-373 ALLEN TX 75002-8734 ZONED C-1
01-07305-000 CAGLE, JERRY E 200 PARKCREST DR BENTONVILLE AR 72713-5371 ZONED R-ZL
01-07321-000 HINOJOSA, RUBEN 201 PARKCREST DR BENTONVILLE AR 72713-5372 ZONED R-ZL
01-05539-000 CHEYNE, BRENDA L 10249 S CANTON AVE TULSA OK 74137-6059 ZONED R-ZL
01-05540-000 CARR, LARA D 21 JORDAN LN BENTONVILLE AR 72712-9392 ZONED R-ZL
01-05541-000 PARNELL, SARA 19 JORDAN LN BENTONVILLE AR 72712 ZONED R-ZL
01-05542-000 FERGUS, ROBERTA 17 JORDAN LN BENTONVILLE AR 72712-9392 ZONED R-ZL
01-05543-000 BARBER, STEPHEN A 15 JORDAN LN BENTONVILLE AR 72712-9392 ZONED R-ZL
01-05544-000 GILLIAM, MARK A 13 JORDAN LN BENTONVILLE AR 72712-9392 ZONED R-ZL
01-05545-000 DAVIS, EMMA G 11 JORDAN LN BENTONVILLE AR 72712-9392 ZONED R-ZL
01-05546-000 CATHERINE & JOHN MD LLC 2700 SE 7TH ST BENTONVILLE AR 72712 ZONED R-ZL
01-05547-000 NICHOLS, ROBERT R 18899 COPPERMINE RD ROGERS AR 72756 ZONED R-ZL
01-05548-000 WILLIAMS, RALPH O & GWEN A TRUSTEES 704 SE 3RD ST BENTONVILLE AR 72712 ZONED R-ZL
01-05549-000 DAVIS, LYNN STETSON 3 JORDAN LN BENTONVILLE AR 72712-9392 ZONED R-ZL
01-05550-000 HIDDEN TREE LLC 4501 E GULLEY RD FAYETTEVILLE AR 72703 INST# L2022018902 ZONED R-ZL
20' PUBLIC UTILITY EASEMENT PLAT BK. 2008, PG. 47
15' RIGHT OF WAY EASEMENT IN FAVOR OF CITY OF BENTONVILLE DEED
15' RIGHT OF WAY GRANT IN FAVOR OF ARKANSAS WESTERN G BK. 2007, PG. 1582 BK. 2007, PG. 1584
UTILITY EASEMENT AND RIGHT OF WAY GRANT IN FAVOR OF CITY OF BENTONVILLE DEED BK. 2007, PG. 19937
TEMPORARY UTILITY AND DRAINAGE EASEMENT IN FAVOR OF CITY OF BENTONVILLE DEED BK. 2007, PG. 22921
40' ACCESS EASEMENT PLAT BK. 39, PG. 230
50' RIGHT OF WAY GRANT BK. 620, PG. 222
10' RIGHT OF WAY GRANT BK. 2007, PG. 1580 BK. 2007, PG. 1578
6' ELECTRIC UTILITY EASEMENT BK. 2007, PG. 3310
10' SANITARY SEWER RIGHT OF WAY GRANT BK. 611, PG. 916
10' SANITARY SEWER EASEMENT BK. 92, PG. 50668
15' RIGHT OF WAY GRANT BK. 620, PG. 222
20' RIGHT OF WAY EASEMENT IN FAVOR OF CITY OF BENTONVILLE DEED BK. 812, PG. 56
20' PUBLIC UTILITY EASEMENT PLAT BK. 16, PG. 264
10' UTILITY EASEMENT PLAT BK. 475, PG. 175
50' RIGHT OF WAY EASEMENT IN FAVOR OF CITY OF BENTONVILLE DEED BK. 375, PG. 521
10' PUBLIC UTILITY EASEMENT PLAT BK. 16, PG. 218
EASEMENT IN FAVOR OF AT&T DEED BK. 2006, PG. 59444
6" PUBLIC UTILITY EASEMENT AND RIGHT OF WAY GRANT INSTRUMENT 2007 12896
APPROXIMATE LOCATION PER MAP PROVIDED BY BLACK HILLS ENERGY
UTILITY EASEMENT AND RIGHT OF WAY INSTRUMENT 2007 13900
SIGN
4" WOOD-SPLIT RAIL FENCE
SE CORNER SEC 1/4 SW 1/4 SECTION 7 T19N R30W
DEED BK. 96, PG. 06686
DEED BK. 2006, PG. 49549
E BATTLEFIELD BLVD
JORDAN LANE
618.3'
310.00'
225.00'
85.00'
363.80'
211.75'
210.58'
263.71'
100.03'
558.87'
205.98'
N2°32'39"W 85.00'
S2°32'39"W 85.00'
N2°32'39"E 85.00'
S2°32'39"E 85.00'
S2°32'39"W 85.00'
S2°32'39"E 85.00'
S2°32'39"W 85.00'
S2°32'39"E 85.00'
S2°32'39"W



ALTERNATE END SECTION
(SHOWN IN DIRECTION OF STATIONING)
STA. 50+81.27 TO STA. 51+63.23

LARIAN ST.
FULL DEPTH - 2 LANE
(SHOWN IN DIRECTION OF STATIONING)
STA. 50+81.27 TO STA. 52+89.85
STA. 55+60.19 TO STA. 58+23.07

ALTERNATE END SECTION
(SHOWN IN DIRECTION OF STATIONING)
STA. 55+60.19 TO STA. 58+23.07

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

PRELIMINARY
NOT FOR CONSTRUCTION

ORIGINAL SIGNATURE ON FILE

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CENTRAL + BATTLEFIELD
UNCOMMON DEVELOPERS
2600 E CENTRAL AVE
BENTONVILLE, AR

UNC

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

REVISIONS

REV	DATE	DESCRIPTION

22-2150-
TYPICAL
SECTIONS -
TS-6

DESIGNED BY:	DRAWN BY:
RNB	JAM
DATE:	REVISION:
7/25/2024	30%
SCALE:	JOB NUMBER:
1"=20'	22-2150

W:\2022\22-2150 Bentonville, Ar 2600 E Central Ave\design Drawings\Sheets- 24x36\22-2150- Typical Sections.dwg, PRINTED ON: July 25, 2024 @ 5:14 PM

✅ **City of Bentonville Rezone Application Review Checklist**

Please check all applicable boxes:

🗺️ **Consistency with Planning Documents**

Designate the Future Land Use Map Alignment Policy Review Category

[Res-No-02-11-25M_Future-Land-Use-Map-and-Zoning-Alignment-Policy]

- ☐ Standard Review (SR)
- ☐ Enhance Review (ER)
- ☐ Neither SR nor ER (Staff Recommends denial)
- ✅ PUD Review

- **Consistency with the vision of the Community Plan**
  (Is the request supported by the vision and guiding principles of the Community Plan?)
  bentonvillear.com/DocumentCenter/View/18161/Bentonville-Community-Plan-As-Amended-2025?bidId=

  ✅ Thoughtful Growth (p.38)
  - Infill Development
  - Existing Infrastructure

  ✅ Robust Economy (p.39)
  - Providing a variety of housing options
  - Access to high quality parks, recreation, schools, and multi-modal transportation opportunities.

  ✅ Welcoming and Diverse (p.39)
  - Welcoming to all
  - Provides a sense of community

  ✅ The Bentonville Experience (p.40)
  - Redevelopment near downtown
  - Providing a variety of housing options
  - New neighborhoods throughout the community
  - Transportation system that supports motorists, cyclists and pedestrians

  ✅ A Great Place to plant Roots (p.40)
  - Housing Options for market entry level
  - The ability to age in place
  - Shopping, employment, and education options
  - New neighborhoods throughout the community

Development Impact, Intensity and location

- [x] **Impact foreseen in the Future Land Use Map**
  (Does the proposed rezoning fit within the place type, i.e. SR?)
- [x] **Intensity and Significant Economic Development criteria (for ER)**
  - [ ] Is the adjacent zone similar to the requested rezone?
  - [x] Is the proposed rezone near the center of a “Center” or “Corridor” place type?
  - [ ] Is the proposed rezone near the edge of a “Neighborhood” place type?
  - [x] Is the proposed rezone 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.

Compatibility

- [x] **Compatibility with Neighboring Development**
  (Is the rezone compatible with recent development activity in the surrounding area?)

  The nearby Walmart Home Office mixed-use development is the catalyst for this mixed-use development.

Name: Chris Baribeau Date: 2025.04.21

Signature:

MEMORANDUM

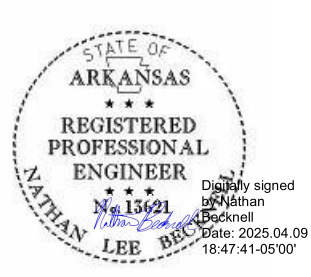
April 9, 2025

TO: Uncommon Developers

FROM: Nathan Becknell, P.E., PTOE, PTP

SUBJECT: Battlefield Mixed-Use Development
Traffic Review – Site Change

LOCATION: E Central Avenue and E Battlefield Boulevard
Bentonville, Arkansas



INTRODUCTION

Traffic Engineering Consultants, Inc. (TEC) prepared a Traffic Impact Analysis (TIA) for the Battlefield Mixed-Use Development on March 12, 2023. Since that TIA was submitted the site map has changed as shown in **Figure 1**. The site map from the 2023 TIA is shown in **Figure 2.**

CONSIDERATIONS

The two site maps show the same uses and locations on the site as well as the same access and traffic circulation routes. The proposed eastbound one-way restriction for Battlefield Boulevard is no longer shown. The change from one-way to two-way would provide an additional, less desirable, route for traffic and represents a less conservative plan for traffic impacts. Levels-of-service would be expected to improve at the nearby proposed signalized intersection as a result of the introduction of an additional route. Prohibited left for Battlefield Boulevard at its intersection with Central Avenue may be considered.

SUMMARY

The traffic impact analysis from March 12, 2023 is pertinent for the most recent site map and may be considered current.

Traffic Engineering Consultants, Inc.
6000 S. Western Avenue, Suite 300 | Oklahoma City, Oklahoma 73139| Ph. 405-720-7721
6931 S. 66th E. Avenue, Suite 100 | Tulsa, Oklahoma 74133 | Ph. 918-481-8484
217 E. Dickson Street, Suite 106 | Fayetteville, Arkansas 72701| Ph. 479-335-5636
Website: www.tecusa.com

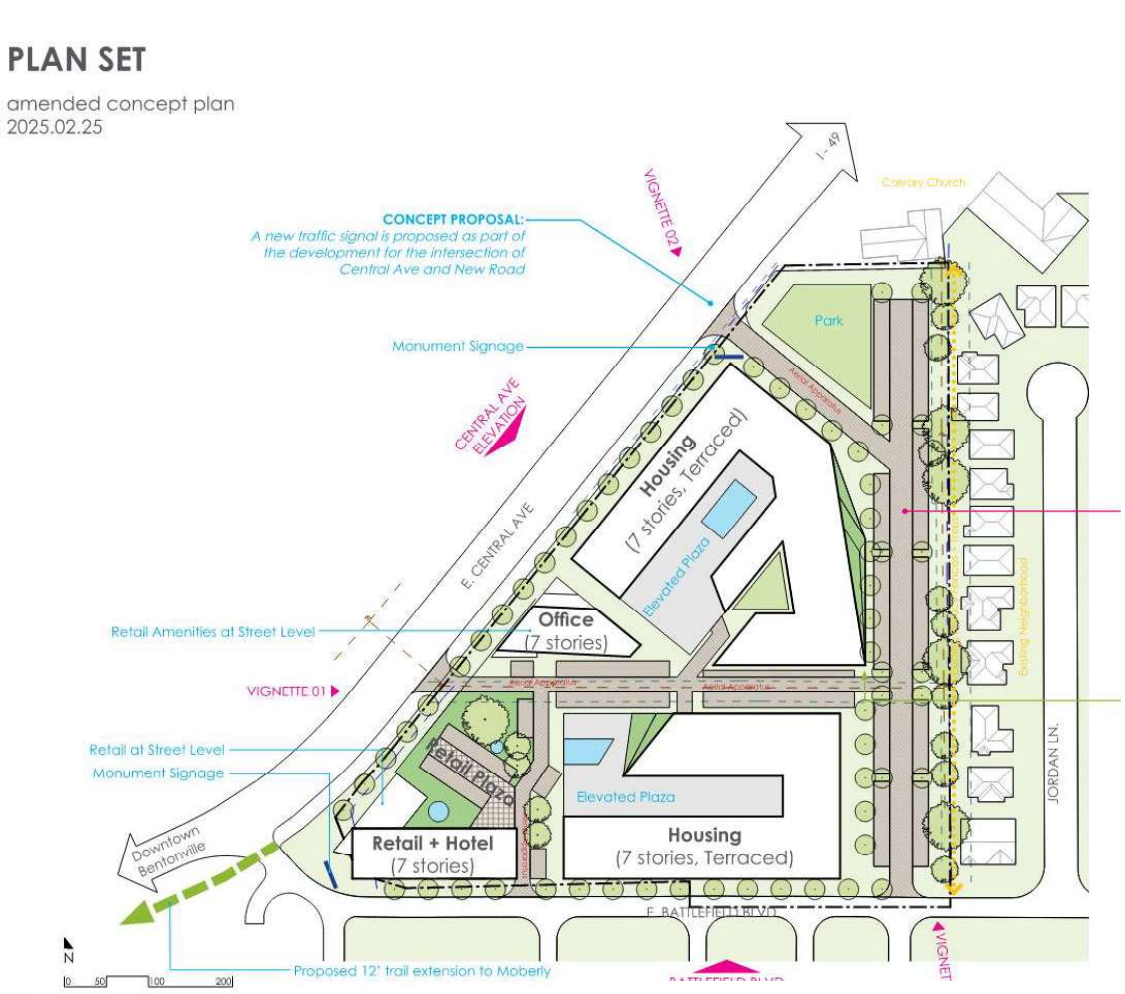


FIGURE 1. Current Site Map
Battlefield Mixed-Use
Bentonville, Arkansas

FIGURE 2. Site Map
Battlefield Mixed-Use
Bentonville, Arkansas

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

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

I strongly object to and oppose this re-zoning. because the traffic is already congested in this area day and night and a multi unit development would only make a bad problem worse.

Sandra Fisher

Signature and Physical Address

14 Jordan Lane

Signature and Physical Address

Before you grant those proposals you need to have the infra-structure to support them- which you well know is you live in Bentonville!

Henry Weinberger
704 SE Eaton St.
Bentonville, AR, 72712
weinberger.henry@gmail.com
917-734-8282

May 1st, 2025

Subject: Public Comment re. Uncommon Develops at North East Corner of Central and Battlefield for May 6th Public Hearing

To Whom It May Concern,

I am writing to provide a public comment on the proposed update for the **Uncommon Develops** property located at the **North East Corner of Central and Battlefield**

As a community member who regularly uses the Battlefield corridor to commute into Downtown Bentonville, I have concerns that the proposed design does not adequately address the needs of local residents. I respectfully request that the Council seek clarifying information on the current plan and require a more comprehensive safety study that incorporates feedback from those who use this route daily, before making a decision to proceed.

One specific area of concern is the left-turn intersection from Battlefield Road onto Central Avenue. Currently, this is a dangerous maneuver, as it requires drivers to turn left from a stop sign onto a busy thoroughfare. The current proposal from Battlefield Developments does not clearly address how traffic will safely flow from Battlefield onto Central Avenue. Given the ongoing development in this corridor, including the introduction of a new hospital and other key infrastructure, this intersection will only become more critical.

I would appreciate further clarification from the developers on several points:

- Is the proposed alleyway between Battlefield and Central intended as a thoroughfare for vehicles attempting to turn left onto Central Avenue (Figure 1)? If not, what is the expected pathway to maintain a safe connection to the core of Downtown from Battlefield?

- The traffic study suggests that prohibiting left turns from Battlefield Boulevard may be considered (Figure 2). If this decision occurs, and for anyone that drives this corridor, we know this is long overdue, what is the plan to ensure people, cars, and bikes can safely move from this development through to other parts of the city?

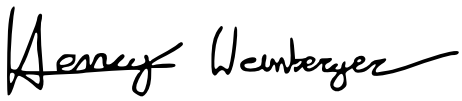
- The eastern part of the property includes a private drive with surface parking. This raises questions about how traffic will move safely and effectively through the development, particularly at the intersection in question (Figure 3).

As a next step, I urge the Council to consider this feedback carefully and request that the developers conduct a more thorough safety assessment. It is essential to ensure that access to core Bentonville is not compromised by incomplete traffic planning. As the design currently stands, the eastern lane does not appear to support through-traffic, and no clear plan exists for safely managing eastbound traffic from Battlefield onto Central Avenue.

I believe there are alternative, shared-responsibility solutions between the City and the developers, such as a roundabout or a controlled traffic signal at Central Avenue, that would better ensure public safety and accommodate future traffic volume. I understand the proposed roundabout has not materialized due to issues associated with a possible cost share with the City. However, the current design as proposed does not set the development up for success. I ask the Council to raise the above questions with the developer to gain further clarity, and request a more thorough traffic safety assessment that takes into account the forecasted growth of Battlefield prior to proceeding.

Thank you for your attention to this matter

Henry Weinberger



Enclosed: Screenshots from agenda packet highlighted in Memo above.

Figure 1 - Traffic Flow from Battlefield to E. Central Avenue

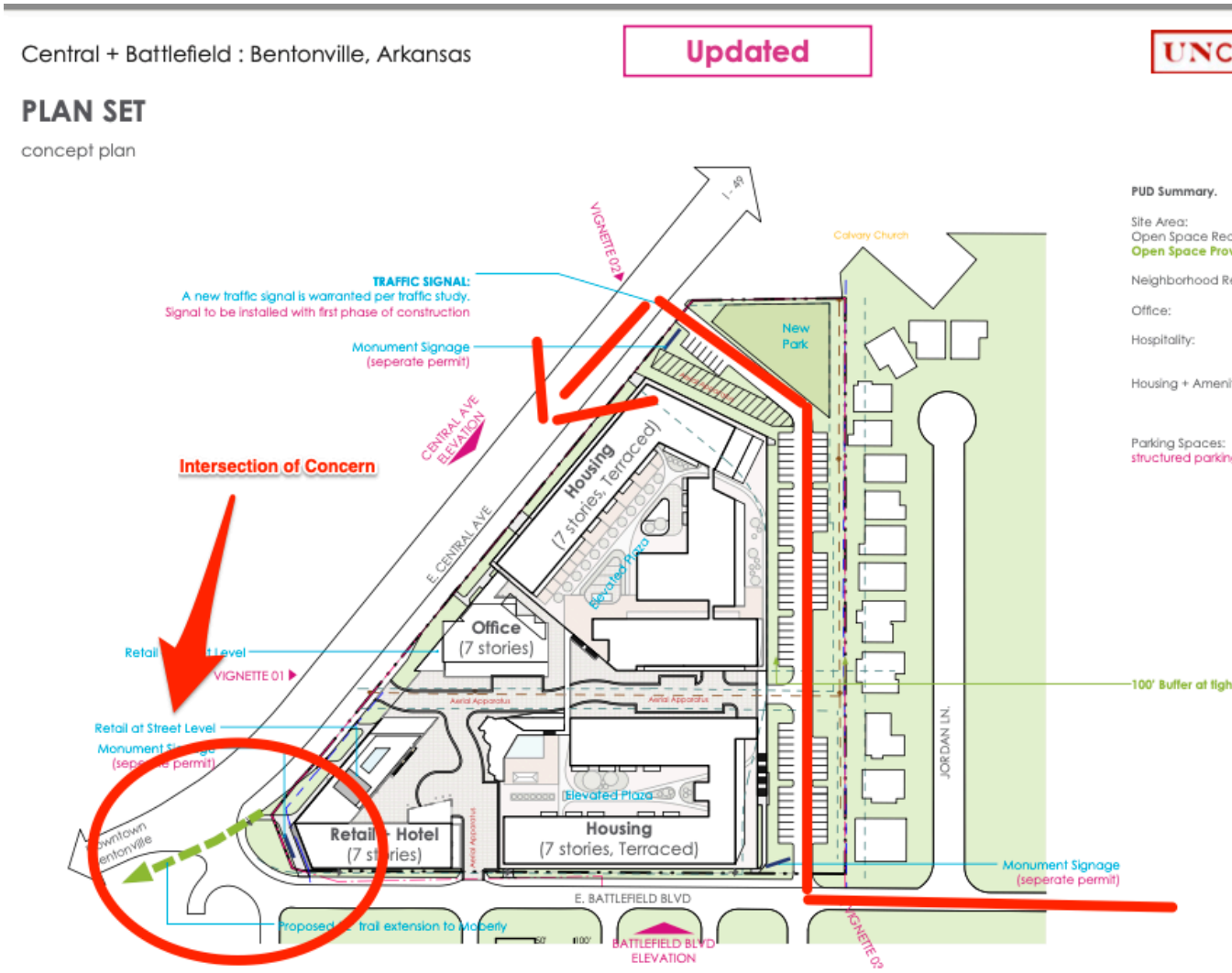


Figure 2 - Memorandum re. Prohibited left from Battlefield onto Central Avenue

MEMORANDUM

April 9, 2025

TO: Uncommon Developers

FROM: Nathan Becknell, P.E., PTOE, PTP

SUBJECT: Battlefield Mixed-Use Development
Traffic Review – Site Change

LOCATION: E Central Avenue and E Battlefield Boulevard
Bentonville, Arkansas

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 13421
NATHAN LEE BECKNELL
Digitally signed by Nathan Becknell
Date: 2025.04.09 18:47:41-05'00'

INTRODUCTION

Traffic Engineering Consultants, Inc. (TEC) prepared a Traffic Impact Analysis (TIA) for the Battlefield Mixed-Use Development on March 12, 2023. Since that TIA was submitted the site map has changed as shown in **Figure 1**. The site map from the 2023 TIA is shown in **Figure 2.**

CONSIDERATIONS

The two site maps show the same uses and locations on the site as well as the same access and traffic circulation routes. The proposed eastbound one-way restriction for Battlefield Boulevard is no longer shown. The change from one-way to two-way would provide an additional, less desirable, route for traffic and represents a less conservative plan for traffic impacts. Levels-of-service would be expected to improve at the nearby proposed signalized intersection as a result of the introduction of an additional route. Prohibited left for Battlefield Boulevard at its intersection with Central Avenue may be considered.

SUMMARY

The traffic impact analysis from March 12, 2023 is pertinent for the most recent site map and may be considered current.

Figure 3 - Statement re. Intended Use of Eastern Lane of Property

modus studio
architecture + prototyping

479.455.5577
modusstudio.com
15 n. church ave. #102
fayetteville, ar 72701
contact@modusstudio.com

PUD22-0002 - REVISED CONCEPT PLAN

Tyler,

Thank you for continuing to work with us on the Central + Battlefield project so we can move this project forward. Per our ongoing discussions, we have submitted a revised concept plan for the project to revert the design to the originally approved Planning Commission submission regarding the eastern portion of the property. The eastern portion is shown as a private drive with surface parking and a traffic signal at the intersection of our northeastern curb cut at Central Avenue.

Our understanding of this process is to revisit this with the Planning Commission and then back to City Council.

Thank you for your time.

Chris Baribeau
modus studio

	Dave Peel Play Park and Event Park
	North and South of SE 2nd at SE A St.
	PC Date:

Staff Report Details

Project Number	LSD25-0013/14
Applicant / Current Owner	
Site Area	+/- **2** Acres
Current Zoning	
Requested Zoning	
Current Future Land Use Map Designation	
Requested Future Land Use Map Designation	
Development Type / Use	
Related projects	Conditional Use permit for an outdoor music venue (CU25-0009)

Property Description

Project Details

The Dave Peel Play Park (LSD25-0013, south of SE 2nd) and Event Park (LSD25-0014, north of SE 2nd) is a continuation of the Quilt of Parks. There are restrooms and a playground provided in the Play Park and an outdoor music venue provided in the Event Park.

Relationship to the Community Plan

Public Comment

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

Analysis / Waivers

Conclusion

Additional Details

LSD25-0013/14
Dave Peel Event Park and Play Park
206 E CENTRAL AVE

VICINITY MAP

CITY OF BENTONVILLE

DAVE PEEL PLAZA

LANDSCAPE ARCHITECTURE

BENTONVILLE, ARKANSAS

ISSUE FOR BID

ISSUED: FEBRUARY 21, 2025

LSD SUBMISSION 3

ISSUED: ARPIL 15, 2025

PROJECT DESCRIPTION

The Commons Play Park is a redeveloped property in Bentonville, AR. The design reimagines The Commons Play Park for the public of Bentonville. The proposed work scope reflects a comprehensive design of the park and playground that will replace the current parking lot in downtown Bentonville. The proposed design is intended to accomplish several primary objectives: Improving this space through local material selection, choreographed lighting, state of the art play equipment and branded signage.The primary improvements consist of paving, steps, walls, lighting, furnishings, restroom building, playground, signage, landscape plantings, and irrigation system.

This package is for Landscape Architecture improvements and includes subconsultant drawings as indicated in the sheet index.

UTILITY AND CITY CONTACTS

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

AT&T: Brent Baldwin, 1133 East Harold St., Fayetteville, AR 72701, Office: (479)571-6609; Cell: (479)200-9022, bb585@att.com OR Lane Rhodes, lr159@att.com, (479) 442-1977

Cox Communications: Chad Hodge, 4901 S. 48th Street, Springdale, AR 72762, (479) 263-37057 chad.hodge@cox.com OR Timothy Goss, (479) 651-5583 timothy.goss@cox.com

Fire Dept: City of Bentonville, Brad Arnold, Fire Chief, 800 SW A St, Bentonville, AR 72712, (479) 271-3108, barnold@bentonvillear.com

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

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

Wastewater Dept: City of Bentonville, Chris Earl, 1901 NE A Street, Bentonville, AR, (479)-271-3161, cearl@bentonvillear.com

Electric Dept: City of Bentonville, Travis Matlock, 3200 Municipal Drive, Bentonville, AR 72712 (479)-271-3135, tmatlock@bentonvillear.com

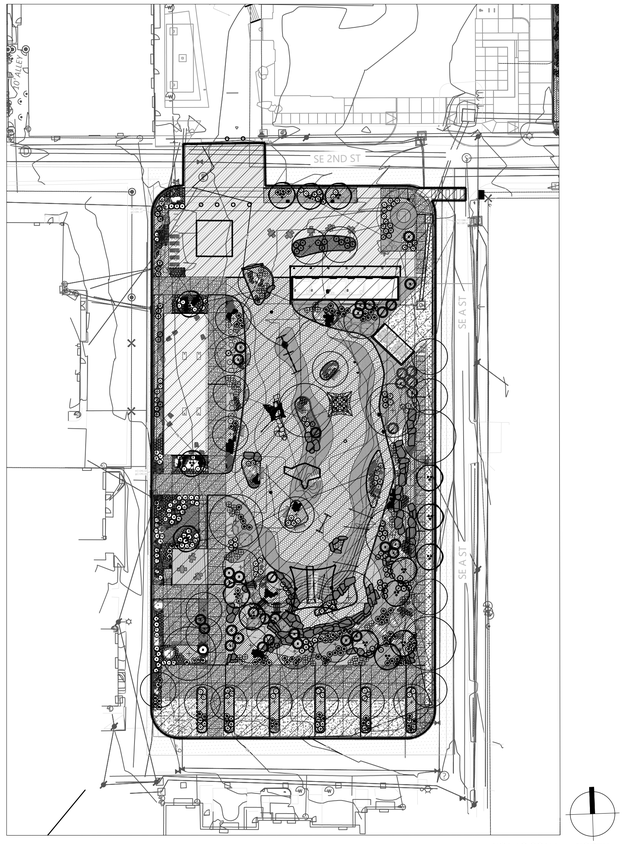
Planning Dept: City of Bentonville, Tyler Overstreet, 305 SW A Street, Bentonville, AR 72712, (479)-271-3122, toverstreet@bentonvillear.com

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

Stormwater: City of Bentonville, Janet Paith, 3200 SW Municipal Dr., Bentonville, AR 7212, (479) 271-5002, jpaith@bentonvillear.com

Building and Fire Safety.: City of Bentonville, Brad Arnold, 305 SW A Street, Bentonville, AR 72712, (479)-271-3108,barnold@bentonvillear.com

LOCATION MAP



SHEET INDEX

Sheet No.	Sheet Name	LSD Submission 1	LSD Submission 2	LSD Submission 3
Landscape Drawings:				
GENERAL INFORMATION				
L0-00	Cover	●	●	●
L0-01	Site Hardscape Reference Plan	●		●
L0-02	Site Softscape Reference Plan	●		●
L0-03	Site Key Plan	●		●
L0-04	General Information Sheet	●		
L0-05	General Information Sheet	●		
PLANT PROTECTION AND REMOVAL SERIES				
L1-01	Plant Protection and Removal Plan	●	●	
L1-02	Plant Protection and Removal Plan	●	●	
SITE MATERIALS SERIES				
L3-01	Site Materials Plan	●	●	●
L3-02	Site Materials Plan	●	●	
SITE LIGHTING SERIES				
L6-00	Site Lighting Fixture Schedule and Cut Sheets	●	●	
L6-01	Site Lighting Fixture Schedule and Cut Sheets	●	●	
L6-02	Site Lighting Plan	●	●	●
L6-02 Calcs	Site Lighting Plan	●	●	●
L6-03	Site Lighting Plan	●	●	
L6-03 Calcs	Site Lighting Plan	●	●	
SITE DETAILS SERIES				
L7-03	Site Details	●		
L7-04	Site Details	●		
L7-05	Site Details	●		
L7-06	Site Details	●		
L7-07	Site Details	●		
L7-08	Site Details	●	●	
L7-09	Site Details		●	
TREE PLANTING SERIES				
L8-01	Tree Planting Plan	●	●	●
L8-02	Tree Planting Plan	●	●	
SHRUB AND GROUNDCOVER PLANTING SERIES				
L9-01	Shrub and Groundcover Planting Plan	●	●	●
L9-02	Shrub and Groundcover Planting Plan	●	●	●
PLANTING DETAILS SERIES				
L11-01	Planting Details	●		
L11-02	Planting Details	●		
L11-03	Planting Details	●		

NOTE:
As part of this project, the Contractor shall maintain a complete, up-to-date set of all Drawings and Specifications available for review at the construction site by the Owner's Representative and Landscape Architect. In addition, the Contractor shall ensure all installations and coordination by all trades occurs in accordance with the above revisions.

Sheet No.	Sheet Name	LSD Submission 1	LSD Submission 2	LSD Submission 3
Consultant Drawings:				
CIVIL ENGINEERING SERIES				
C0.00	General Notes and Legend	●		
C0.10	Overall Demolition Plan	●		
C0.11	Demolition Plan	●	●	●
C0.12	Demolition Plan	●	●	
C1.00	Overall Site Plan	●		
C1.01	Site Plan	●		●
C1.02	Site Plan	●		
C2.01	Utility Plan	●	●	●
C2.02	Utility Plan	●	●	●
C2.03	Utility Plan	●		
C3.01	Grading and Drainage Plan	●	●	
C3.02	Grading and Drainage Plan	●	●	
C3.12	Spot Grade Plan	●		●
C3.13	Spot Grade Plan	●		
C4.01	Erosion Control Plan	●		
C4.02	Erosion Control Plan	●	●	
C4.03	Erosion Control Details	●		
C5.00	Site Details	●		
C5.01	Site Details	●	●	
C5.02	Site Details	●	●	
ARCHITECTURE SERIES				
A1.0	Code Footprint	●		●
A1.1	Architectural Site Plan	●		●
A2.1	First Floor Plans	●		
A2.3	Specialty Plans/ Finish Schedule/ Notes	●		
A2.5	Enlarged Restroom Plan and Elevations	●		
A2.8	Reflected Ceiling Plans	●		
A2.10	Roof Plans/ Details	●		
A2.11	Roof Details	●		
A3.1	Door Schedule/ Door/ Window/ Frame Elevations/ Details	●		
A3.2	Doors/Windows Details	●		
A4.1	Exterior Elevations	●		
A5.1	Building/Wall Sections	●		
A5.2	Wall Sections and Details	●		
MEP SERIES				
P0-00	Plumbing General Notes and Legend	●		
P101	Plumbing Level 1 Plan - Restrooms	●		
P200	Plumbing Schedules	●		
P300	Plumbing Details	●		
M000	Mechanical General Notes and Legend	●		
M101	HVAC Level 1 Plan - Restrooms	●		
M400	Mechanical Details and Schedules	●		
M600	Mechanical Controls	●		
E000-PP	Electrical Legend	●		
E001-PP	Electrical General Notes	●		
E201	Electrical Plan - Overall	●	●	
E202	Electrical Plan - Play Park	●	●	
E203	Electrical Plan - Restrooms	●	●	
E300-PP	Light Fixture Schedule	●		
E400	One-Line Diagram	●	●	
E401	Panelboard Schedules	●	●	
E500	Electrical Details	●	●	
IRRIGATION SERIES				
IR1-01	Irrigation Plan (North)		●	
IR1-02	Irrigation Plan (South)		●	

PROJECT TEAM

OWNER/CLIENT
CITY OF BENTONVILLE, PARKS DEPARTMENT
.....
Bentonville, AR 72712
Tel: (479) 464-7275

LANDSCAPE ARCHITECT
DESIGNWORKSHOP
812 San Antonio Street, Suite 401
Austin, TX 78701
Tel: (512) 499-0222

CIVIL ENGINEER
ECOLOGICAL DESIGN GROUP
216 W Birch St,
Rogers, AR 72756
Tel: (501) 378-0200

ARCHITECT
HIGHT JACKSON ASSOCIATES
5201 W Village Parkway, Suite 300
Rogers, AR 72758
Tel: (479) 464-4965

MEP ENGINEER
HENDERSON ENGINEERS
805 South Walton Boulevard, Suite 100
Bentonville, AR 72712
Tel: (479) 770-0032

STRUCTURAL ENGINEER
MARTIN / MARTIN
908 South Walton Boulevard, Suite 39
Bentonville, AR 72712
Tel: (479) 425-3142

IRRIGATION
MDL Consulting
2829 West Country Club
Searcy, AR 72143
Tel: (501) 305-0303

LSD25-0013
DW Project Number: 6331

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NORTH

0 10' 20' 40'

ORIGINAL SCALE: 1"=20'

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DAVE PEEL PLAZA

BENTONVILLE, ARKANSAS

ISSUE FOR BID-
NOT FOR
CONSTRUCTION

ISSUE DATE: 02/21/2025

REVISIONS

DRAWN: SP, RC REVIEWED: JF

100% CONSTRUCTION
DOCUMENTS

PROJECT NUMBER: 6331

SITE HARDSCAPE
REFERENCE PLAN

SHEET NUMBER

L0-01

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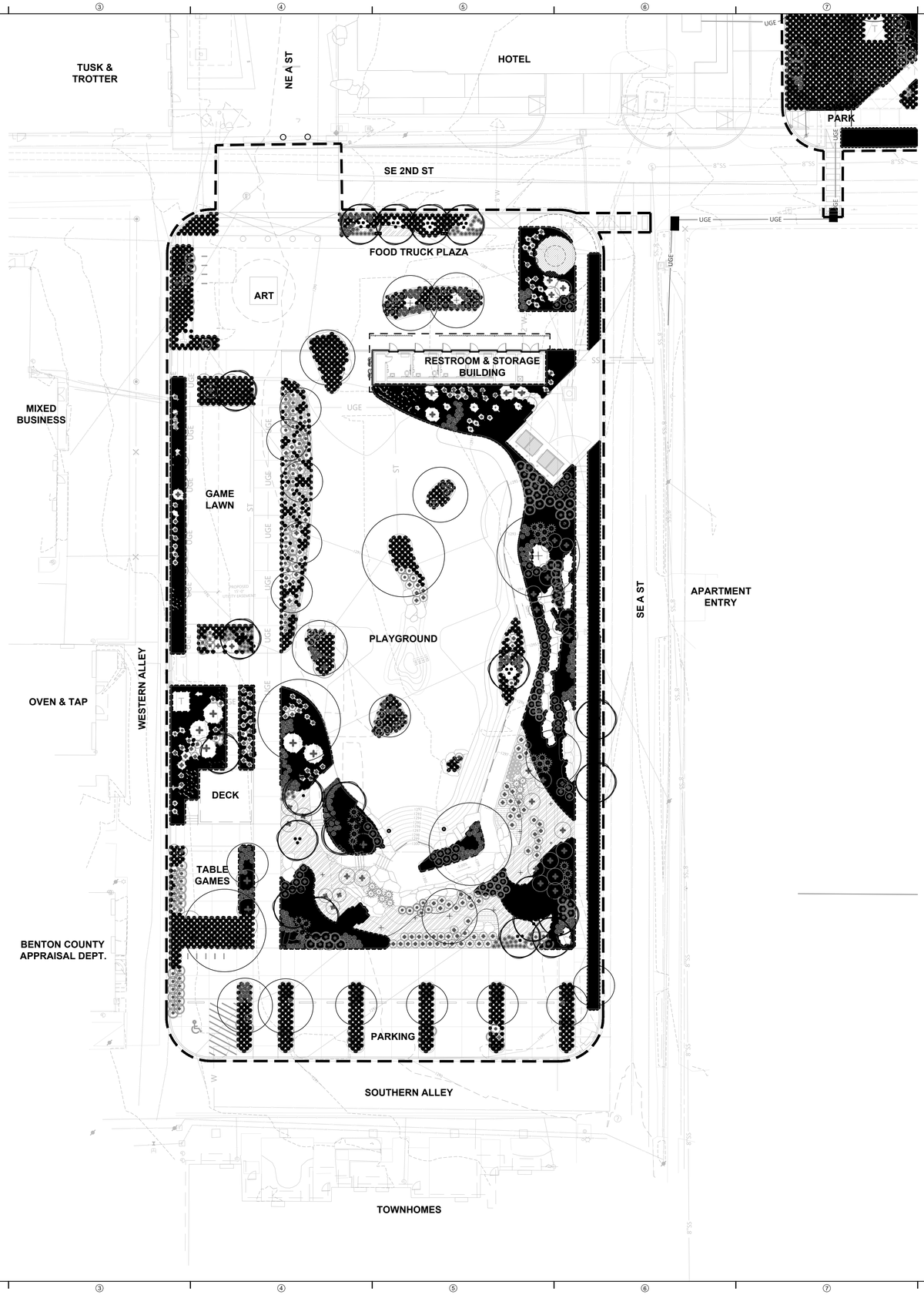

NORTH

0 10' 20' 40'

ORIGINAL SCALE: 1"=20'

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DAVE PEEL PLAZA

BENTONVILLE, ARKANSAS

ISSUE FOR BID-
NOT FOR
CONSTRUCTION

ISSUE DATE: 02/21/2025

REVISIONS

DRAWN: SP, RC REVIEWED: JF

100% CONSTRUCTION
DOCUMENTS

PROJECT NUMBER: 6331

SITE SOFTSCAPE
REFERENCE PLAN

SHEET NUMBER

L0-02

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Apr 15, 2025 - 4:43pm
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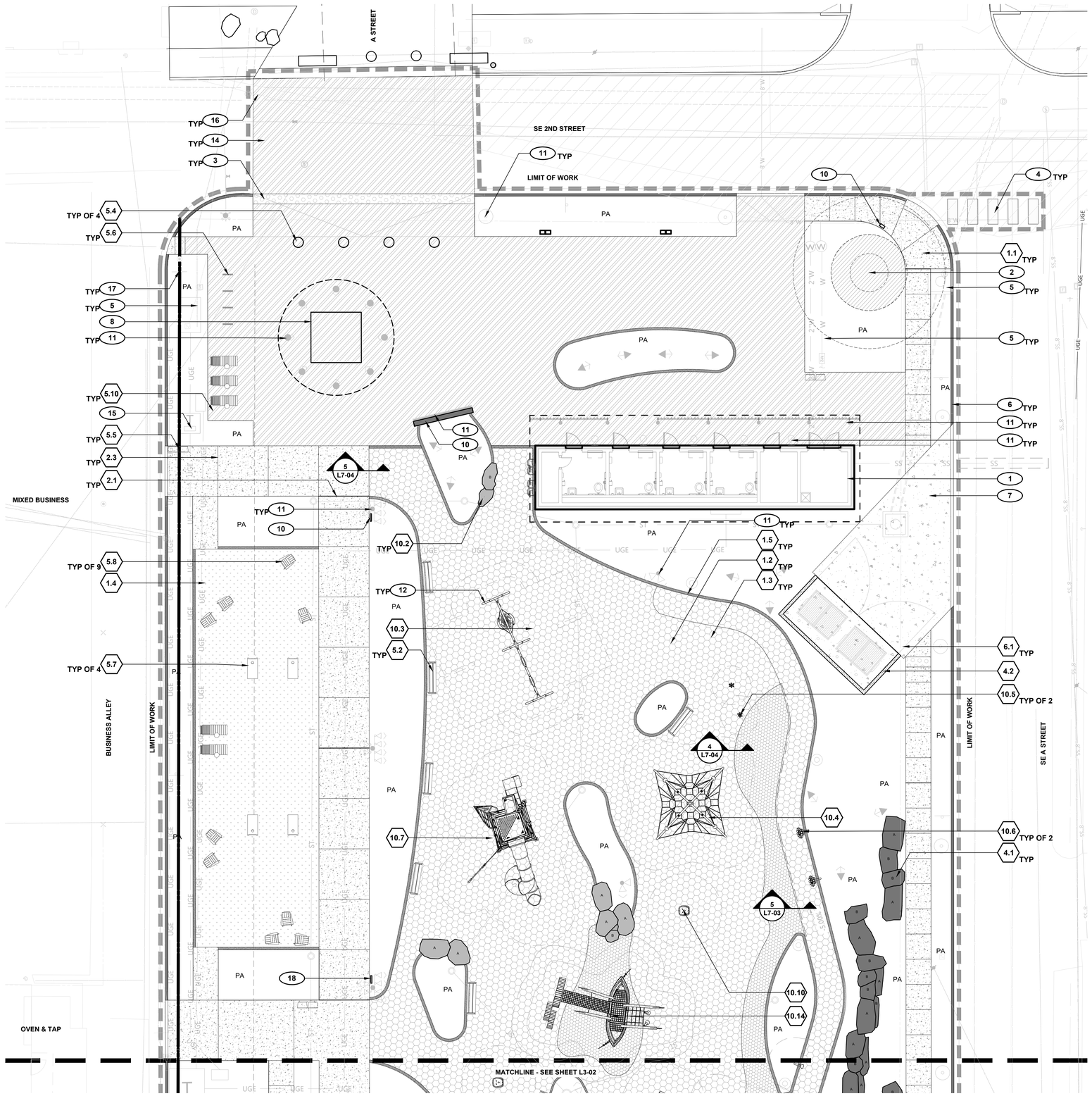


SITE KEYNOTES:

		DETAIL / SHEET	RELATED DETAILS	SPEC. SECTION
1.0	**PAVEMENTS, RAMPS, CURBS**			
1.1	CIP Concrete Type 1 - Pedestrian	1 / L7-03		321313
1.2	PIP Safety Surfacing - On Aggregate	2 / L7-03	5 / L7-04	321816.13
1.3	PIP Safety Surfacing - On Concrete	3 / L7-03		321816.13
1.4	Synthetic Turf	6 / L7-03	4 / L7-04	321813
1.5	Concrete Curb Type 1 - Flush Curb	1 / L7-04	2,3,6/ L7-04	033300
1.6	Wood Deck	1 / L7-05		061533
2.0	**JOINTING**			
2.1	Expansion Joint Type 1 - Doweled	1 / L7-06		321313
2.2	Expansion Joint Type 2 - Non-Doweled	2 / L7-06		321313
2.3	Control Joint	3 / L7-06		321313
3.0	**STEPS**			
3.1	Steps Type 1 - Stone	4 / L7-06		044313.13
3.2	Steps Type 2 - Concrete	1 / L7-07		033300
4.0	**SITE WALLS/ EMBANKMENTS**			
4.1	Wall Type 1 - Stone Retaining	2 / L7-07		323253
4.2	Wall Type 2 - Dumpster Enclosure	1 / L7-08		042200
5.0	**SITE FURNITURE**			
5.1	Cafe Table with Chairs			323300
5.2	Bench Type 1 - Embedded	2 / L7-08		323300
5.3	Ping Pong Table			323300
5.4	Planter Pot			323300
5.5	Trash and Recycling Receptacle			323300
5.6	Bike Rack	1 / L7-09		323300
5.7	Cornhole			323300
5.8	Lawn Lounge Chair			323300
5.9	Bench Type 2 - Surface Mounted	2 / L7-09		323300
5.10	Chaise Lounge			323300
6.0	**RAILINGS, BARRIERS, FENCING**			
6.1	Gate Type 1	3 / L7-09		323110
6.2	Handrail Type 1	1 / L7-10		055213
6.3	Handrail Type 2	1 / L7-10		055213
7.0	**SITE LIGHTING**			
	REFER TO LIGHTING SERIES			
8.0	**DRAINAGE**			
	REFER TO CIVIL DRAWINGS			
9.0	**PLANTING AND LANDSCAPE**			
	REFER TO PLANTING SERIES			
10.0	**MISCELLANEOUS ELEMENTS**			
10.1	Shade Sail	2 / L7-10		133123
10.2	Landscape Boulder	3 / L7-10		044313.13
10.3	Play Feature 1 - Swing	1 / L7-11		116800
10.4	Play Feature 2 - Eclipse Climber	2 / L7-11		116800
10.5	Play Feature 3 - Cattail Chimes	1 / L7-12		116800
10.6	Play Feature 4 - Petal Drums	2 / L7-12		116800
10.7	Play Feature 5 - Alpha Tower	3 / L7-12		116800
10.8	Play Feature 6 - Track Ride	4 / L7-12		116800
10.9	Play Feature 7 - Talk Tubes	1 / L7-13		116800
10.10	Play Feature 8 - Spica 3	2 / L7-13		116800
10.11	Play Feature 9 - Chill Spinner	3 / L7-13		116800
10.12	Play Feature 10 - Embankment Slide	1 / L7-14		116800
10.13	Play Feature 11 - Climbing Slope Rope	4 / L7-13		116800
10.14	Play Feature 12 - Custom Boat Feature	1 / L7-15		116800

SITE MATERIALS REFERENCE NOTES

PA Planting area.

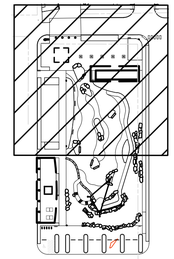
1. Proposed restroom and storage building. Refer to Architecture Drawings.
2. Existing tree to remain. Do not disturb. Refer to Plant Protection and Removal Plan.
3. Proposed detectable warning surfacing. Refer to Civil Drawings.
4. Proposed striping on paving. Refer to Civil Drawings.
5. Proposed and existing utilities. Refer to Civil Drawings.
6. Proposed curb and gutter. Refer to Civil Drawings.
7. Proposed vehicular concrete paving. Refer to Civil Drawings.
8. Proposed sculpture. Refer to City Selection.
9. Parking wheel stop. Refer to Civil Drawings.
10. Proposed signage element. Refer to Signage Package.
11. Lighting feature. Refer to Lighting Plans.
12. Playground Safety and Use Zone. Refer to playground equipment manufacturer for minimum clearances.
13. Proposed ribbon curb. Refer to Civil Drawings.
14. Proposed vehicular brick paving. Refer to Civil Drawings.
15. Proposed transformer. Refer to MEP Drawings.
16. Intersection Sight Distance Triangle.
17. Regulatory signage. Refer to Civil Drawings.

NOTE:
Refer to L0-04 and L0-05 for General and Series Specific Notes, Legends, Abbreviations, Lists, Schedules

NORTH

0 5' 10' 20'
ORIGINAL SCALE: 1"=10'

SITE KEY PLAN



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DAVE PEEL PLAZA

BENTONVILLE, ARKANSAS

ISSUE FOR BID-
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ISSUE DATE: 02/21/2025
REVISIONS

DRAWN: SP, RC REVIEWED: JF

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PROJECT NUMBER: 6331

SITE MATERIALS
PLAN

SHEET NUMBER
L3-01

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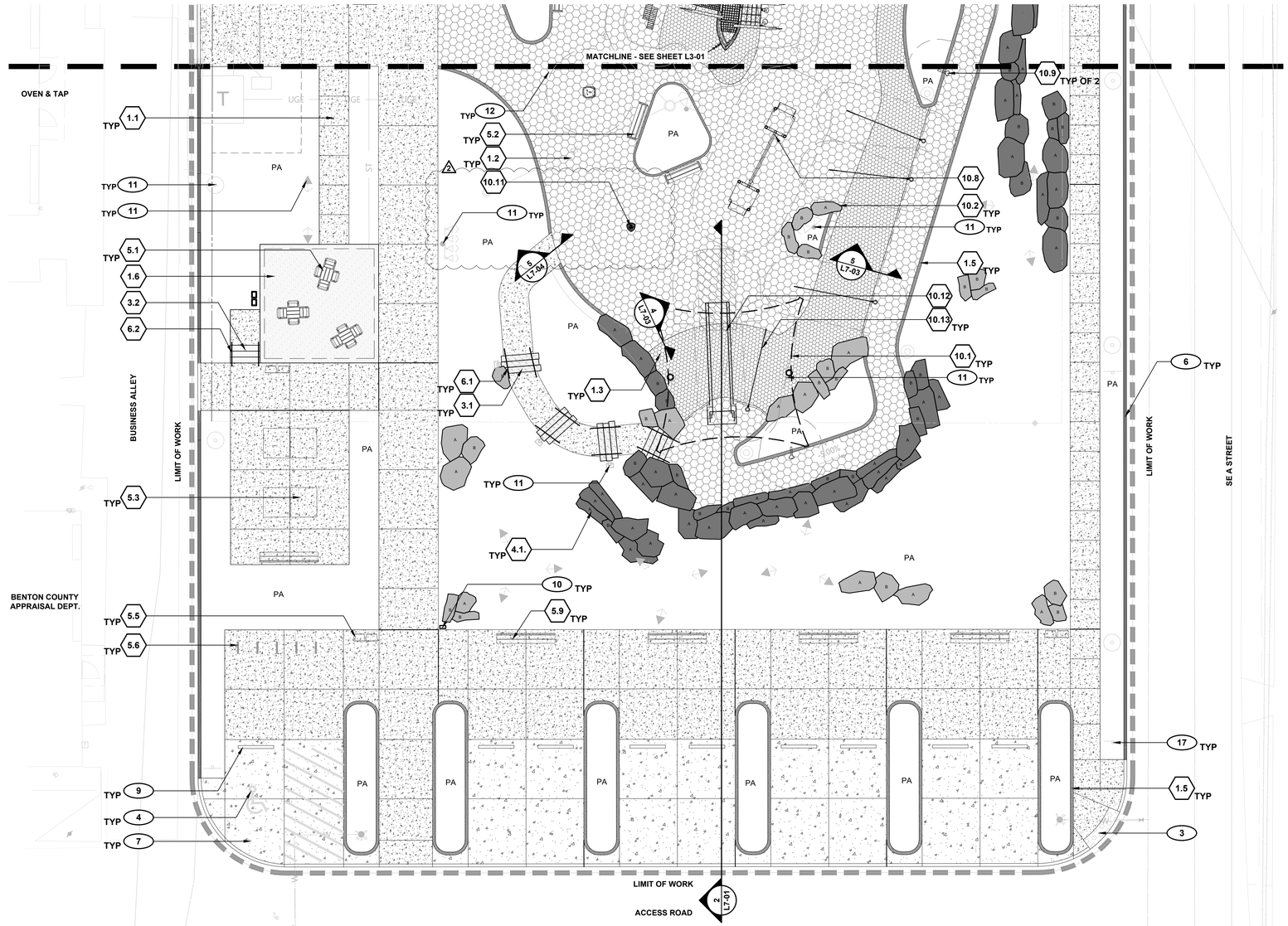

SITE KEYNOTES:

		DETAIL / SHEET	RELATED DETAILS	SPEC. SECTION
1.0	**PAVEMENTS, RAMPS, CURBS**			
1.1	CIP Concrete Type 1 - Pedestrian	1 / L7-03		321313
1.2	PIP Safety Surfacing - On Aggregate	2 / L7-03	5 / L7-04	321816.13
1.3	PIP Safety Surfacing - On Concrete	3 / L7-03		321816.13
1.4	Synthetic Turf	6 / L7-03	4 / L7-04	321813
1.5	Concrete Curb Type 1 - Flush Curb	1 / L7-04	2,3,6/ L7-04	033300
1.6	Wood Deck	1 / L7-05		061533
2.0	**JOINTING**			
2.1	Expansion Joint Type 1 - Doweled	1 / L7-06		321313
2.2	Expansion Joint Type 2 - Non-Doweled	2 / L7-06		321313
2.3	Control Joint	3 / L7-06		321313
3.0	**STEPS**			
3.1	Steps Type 1 - Stone	4 / L7-06		044313.13
3.2	Steps Type 2 - Concrete	1 / L7-07		033300
4.0	**SITE WALLS/ EMBANKMENTS**			
4.1	Wall Type 1 - Stone Retaining	2 / L7-07		323253
4.2	Wall Type 2 - Dumpster Enclosure	1 / L7-08		042200
5.0	**SITE FURNITURE**			
5.1	Cafe Table with Chairs			323300
5.2	Bench Type 1 - Embedded	2 / L7-08		323300
5.3	Ping Pong Table			323300
5.4	Planter Pot			323300
5.5	Trash and Recycling Receptacle			323300
5.6	Bike Rack	1 / L7-09		323300
5.7	Cornhole			323300
5.8	Lawn Lounge Chair			323300
5.9	Bench Type 2 - Surface Mounted	2 / L7-09		323300
5.10	Chaise Lounge			323300
6.0	**RAILINGS, BARRIERS, FENCING**			
6.1	Gate Type 1	3 / L7-09		323110
6.2	Handrail Type 1	1 / L7-10		055213
6.3	Handrail Type 2	1 / L7-10		055213
7.0	**SITE LIGHTING**			
	REFER TO LIGHTING SERIES			
8.0	**DRAINAGE**			
	REFER TO CIVIL DRAWINGS			
9.0	**PLANTING AND LANDSCAPE**			
	REFER TO PLANTING SERIES			
10.0	**MISCELLANEOUS ELEMENTS**			
10.1	Shade Sail	2 / L7-10		133123
10.2	Landscape Boulder	3 / L7-10		044313.13
10.3	Play Feature 1 - Swing	1 / L7-11		116800
10.4	Play Feature 2 - Eclipse Climber	2 / L7-11		116800
10.5	Play Feature 3 - Cattail Chimes	1 / L7-12		116800
10.6	Play Feature 4 - Petal Drums	2 / L7-12		116800
10.7	Play Feature 5 - Alpha Tower	3 / L7-12		116800
10.8	Play Feature 6 - Track Ride	4 / L7-12		116800
10.9	Play Feature 7 - Talk Tubes	1 / L7-13		116800
10.10	Play Feature 8 - Spica 3	2 / L7-13		116800
10.11	Play Feature 9 - Chill Spinner	3 / L7-13		116800
10.12	Play Feature 10 - Embankment Slide	1 / L7-14		116800
10.13	Play Feature 11 - Climbing Slope Rope	4 / L7-13		116800
10.14	Play Feature 12 - Custom Boat Feature	1 / L7-15		116800

SITE MATERIALS REFERENCE NOTES

PA Planting area.

1. Proposed restroom and storage building. Refer to Architecture Drawings.
2. Existing tree to remain. Do not disturb. Refer to Plant Protection and Removal Plan.
3. Proposed detectable warning surfacing. Refer to Civil Drawings.
4. Proposed striping on paving. Refer to Civil Drawings.
5. Proposed and existing utilities. Refer to Civil Drawings.
6. Proposed curb and gutter. Refer to Civil Drawings.
7. Proposed vehicular concrete paving. Refer to Civil Drawings.
8. Proposed sculpture. Refer to City Selection.
9. Parking wheel stop. Refer to Civil Drawings.
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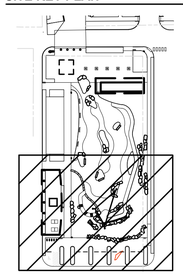
11. Lighting feature. Refer to Lighting Plans.
12. Playground Safety and Use Zone. Refer to playground equipment manufacturer for minimum clearances.
13. Proposed ribbon curb. Refer to Civil Drawings.
14. Proposed vehicular brick paving. Refer to Civil Drawings.
15. Proposed transformer. Refer to MEP Drawings.
16. Intersection Sight Distance Triangle.
17. Regulatory signage. Refer to Civil Drawings.

SITE KEY PLAN



NOTE:
Refer to L0-04 and L0-05 for General and Series Specific Notes, Legends, Abbreviations, Lists, Schedules

NORTH

0 5' 10' 20'
ORIGINAL SCALE: 1"=10'

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BENTONVILLE, ARKANSAS

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02	03/25/2025	Bid Addendum 02

DRAWN: SP, RC REVIEWED: JF

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PROJECT NUMBER: 6331

SITE MATERIALS PLAN

SHEET NUMBER

L3-02

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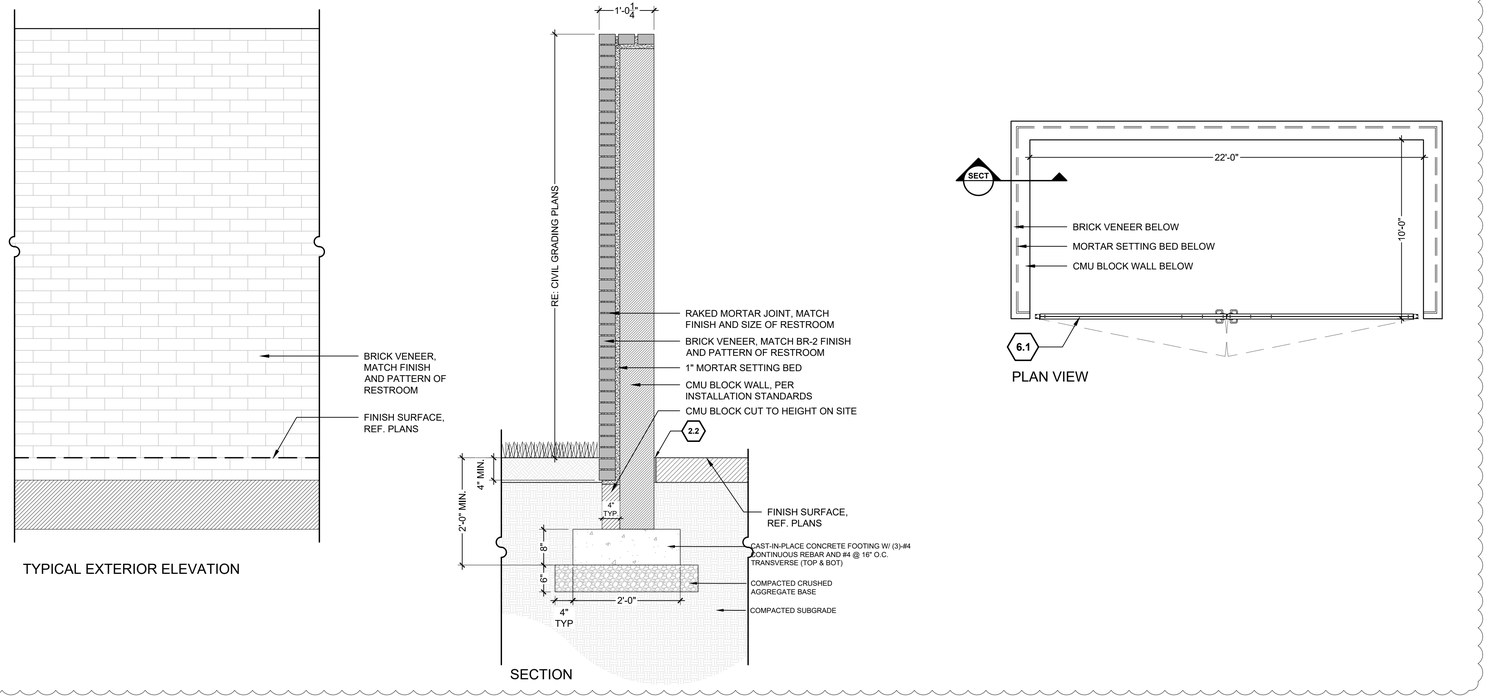
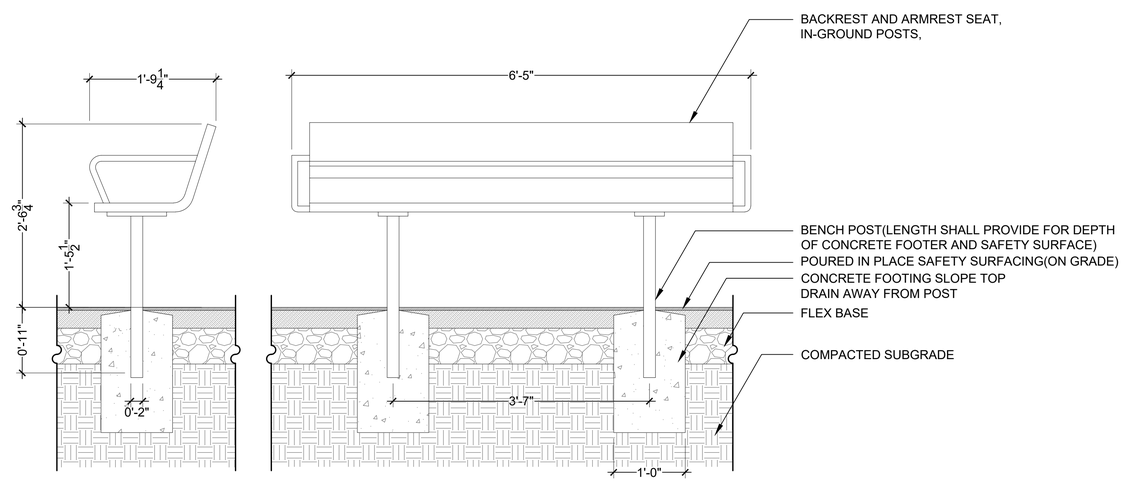


1 WALL TYPE 2 - DUMPSTER ENCLOSURE

3/4" = 1'-0"

4.2



2 BENCH TYPE 1 - EMBEDDED

1"=1'-0"

5.2

SITE KEYNOTES:

		DETAIL / SHEET	RELATED DETAILS	SPEC. SECTION
1.0	**PAVEMENTS, RAMPS, CURBS**			
1.1	CIP Concrete Type 1 - Pedestrian	1 / L7-03		321313
1.2	PIP Safety Surfacing - On Aggregate	2 / L7-03	5 / L7-04	321816.13
1.3	PIP Safety Surfacing - On Concrete	3 / L7-03		321816.13
1.4	Synthetic Turf	6 / L7-03	4 / L7-04	321813
1.5	Concrete Curb Type 1 - Flush Curb	1 / L7-04	2,3,6/ L7-04	033300
1.6	Wood Deck	1 / L7-05		061533
2.0	**JOINTING**			
2.1	Expansion Joint Type 1 - Doweled	1 / L7-06		321313
2.2	Expansion Joint Type 2 - Non-Doweled	2 / L7-06		321313
2.3	Control Joint	3 / L7-06		321313
3.0	**STEPS**			
3.1	Steps Type 1 - Stone	4 / L7-06		044313.13
3.2	Steps Type 2 - Concrete	1 / L7-07		033300
4.0	**SITE WALLS/ EMBANKMENTS**			
4.1	Wall Type 1 - Stone Retaining	2 / L7-07		323253
4.2	Wall Type 2 - Dumpster Enclosure	1 / L7-08		042200
5.0	**SITE FURNITURE**			
5.1	Cafe Table with Chairs			323300
5.2	Bench Type 1 - Embedded	2 / L7-08		323300
5.3	Ping Pong Table			323300
5.4	Planter Pot			323300
5.5	Trash and Recycling Receptacle			323300
5.6	Bike Rack	1 / L7-09		323300
5.7	Cornhole			323300
5.8	Lawn Lounge Chair			323300
5.9	Bench Type 2 - Surface Mounted	2 / L7-09		323300
5.10	Chaise Lounge			323300
6.0	**RAILINGS, BARRIERS, FENCING**			
6.1	Gate Type 1	3 / L7-09		323100
6.2	Handrail Type 1	1 / L7-10		055213
6.3	Handrail Type 2	1 / L7-10		055213
7.0	**SITE LIGHTING**			
	REFER TO LIGHTING SERIES			
8.0	**DRAINAGE**			
	REFER TO CIVIL DRAWINGS			
9.0	**PLANTING AND LANDSCAPE**			
	REFER TO PLANTING SERIES			
10.0	**MISCELLANEOUS ELEMENTS**			
10.1	Shade Sail	2 / L7-10		133123
10.2	Landscape Boulder	3 / L7-10		044313.13
10.3	Play Feature 1 - Swing	1 / L7-11		116800
10.4	Play Feature 2 - Eclipse Climber	2 / L7-11		116800
10.5	Play Feature 3 - Cattail Chimes	1 / L7-12		116800
10.6	Play Feature 4 - Petal Drums	2 / L7-12		116800
10.7	Play Feature 5 - Alpha Tower	3 / L7-12		116800
10.8	Play Feature 6 - Track Ride	4 / L7-12		116800
10.9	Play Feature 7 - Talk Tubes	1 / L7-13		116800
10.10	Play Feature 8 - Spica 3	2 / L7-13		116800
10.11	Play Feature 9 - Chill Spinner	3 / L7-13		116800
10.12	Play Feature 10 - Embankment Slide	1 / L7-14		116800
10.13	Play Feature 11 - Climbing Slope Rope	4 / L7-13		116800
10.14	Play Feature 12 - Custom Boat Feature	1 / L7-15		116800

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BENTONVILLE, ARKANSAS

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REVISIONS

01	03/06/2025	Bid Addendum 01

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PROJECT NUMBER: 6331

SITE
DETAILS

SHEET NUMBER

L7-08

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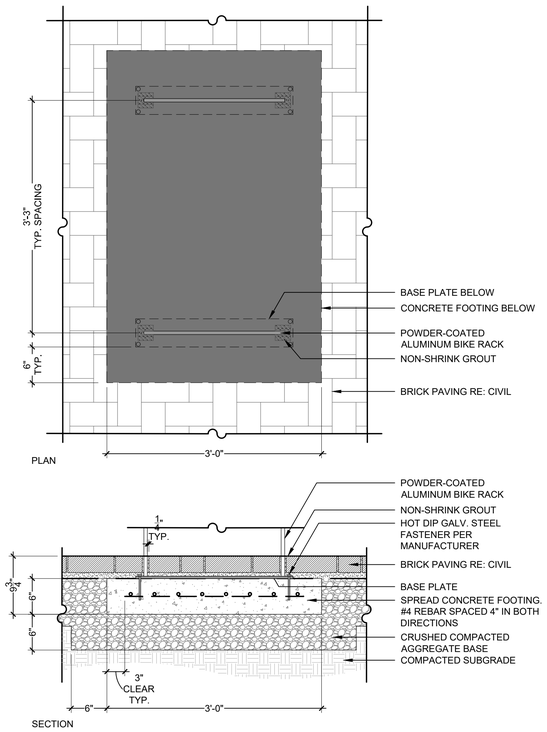
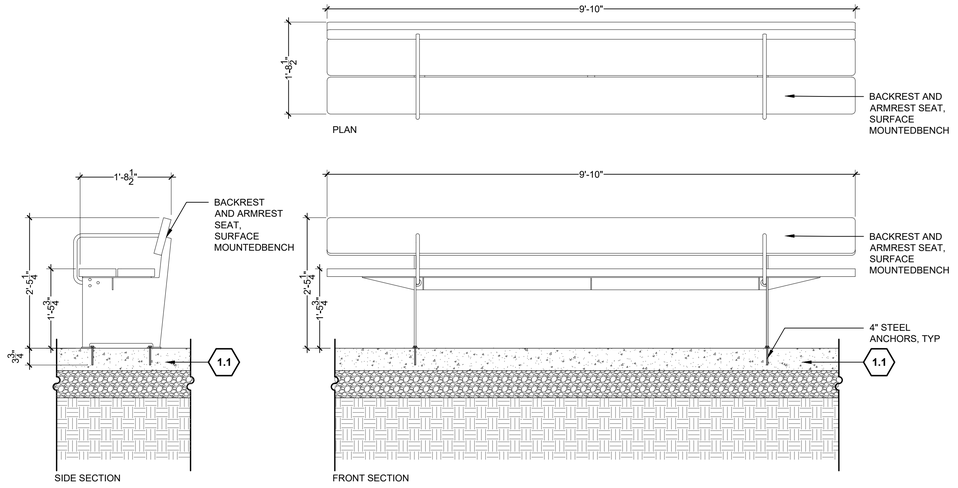


1 BIKE RACK

1" = 1'-0"

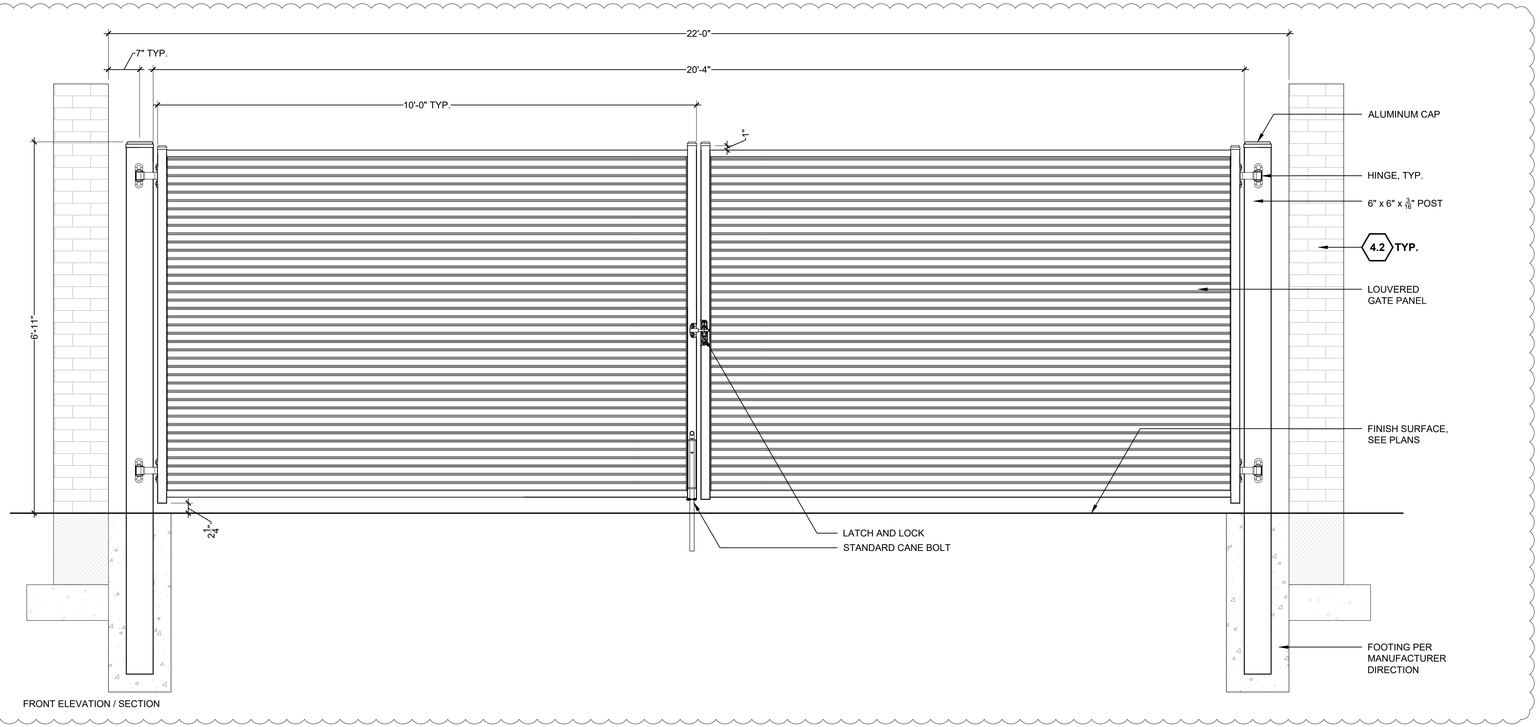
5.6



2 BENCH TYPE 2 - SURFACE MOUNTED

1"=1'-0"

5.9



1

3 GATE TYPE 1

3/4" = 1'-0"

6.1

SITE KEYNOTES:

		DETAIL / SHEET	RELATED DETAILS	SPEC. SECTION
1.0	**PAVEMENTS, RAMPS, CURBS**			
1.1	CIP Concrete Type 1 - Pedestrian	1 / L7-03		321313
1.2	PIP Safety Surfacing - On Aggregate	2 / L7-03	5 / L7-04	321816.13
1.3	PIP Safety Surfacing - On Concrete	3 / L7-03		321816.13
1.4	Synthetic Turf	6 / L7-03	4 / L7-04	321813
1.5	Concrete Curb Type 1 - Flush Curb	1 / L7-04	2,3,6/ L7-04	033300
1.6	Wood Deck	1 / L7-05		061533
2.0	**JOINTING**			
2.1	Expansion Joint Type 1 - Doweled	1 / L7-06		321313
2.2	Expansion Joint Type 2 - Non-Doweled	2 / L7-06		321313
2.3	Control Joint	3 / L7-06		321313
3.0	**STEPS**			
3.1	Steps Type 1 - Stone	4 / L7-06		044313.13
3.2	Steps Type 2 - Concrete	1 / L7-07		033300
4.0	**SITE WALLS/ EMBANKMENTS**			
4.1	Wall Type 1 - Stone Retaining	2 / L7-07		323253
4.2	Wall Type 2 - Dumpster Enclosure	1 / L7-08		042200
5.0	**SITE FURNITURE**			
5.1	Cafe Table with Chairs			323300
5.2	Bench Type 1 - Embedded	2 / L7-08		323300
5.3	Ping Pong Table			323300
5.4	Planter Pot			323300
5.5	Trash and Recycling Receptacle			323300
5.6	Bike Rack	1 / L7-09		323300
5.7	Cornhole			323300
5.8	Lawn Lounge Chair			323300
5.9	Bench Type 2 - Surface Mounted	2 / L7-09		323300
5.10	Chaise Lounge			323300
6.0	**RAILINGS, BARRIERS, FENCING**			
6.1	Gate Type 1	3 / L7-09		323100
6.2	Handrail Type 1	1 / L7-10		055213
6.3	Handrail Type 2	1 / L7-10		055213
7.0	**SITE LIGHTING**			
	REFER TO LIGHTING SERIES			
8.0	**DRAINAGE**			
	REFER TO CIVIL DRAWINGS			
9.0	**PLANTING AND LANDSCAPE**			
	REFER TO PLANTING SERIES			
10.0	**MISCELLANEOUS ELEMENTS**			
10.1	Shade Sail	2 / L7-10		133123
10.2	Landscape Boulder	3 / L7-10		044313.13
10.3	Play Feature 1 - Swing	1 / L7-11		116800
10.4	Play Feature 2 - Eclipse Climber	2 / L7-11		116800
10.5	Play Feature 3 - Cattail Chimes	1 / L7-12		116800
10.6	Play Feature 4 - Petal Drums	2 / L7-12		116800
10.7	Play Feature 5 - Alpha Tower	3 / L7-12		116800
10.8	Play Feature 6 - Track Ride	4 / L7-12		116800
10.9	Play Feature 7 - Talk Tubes	1 / L7-13		116800
10.10	Play Feature 8 - Spica 3	2 / L7-13		116800
10.11	Play Feature 9 - Chill Spinner	3 / L7-13		116800
10.12	Play Feature 10 - Embankment Slide	1 / L7-14		116800
10.13	Play Feature 11 - Climbing Slope Rope	4 / L7-13		116800
10.14	Play Feature 12 - Custom Boat Feature	1 / L7-15		116800

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DAVE PEEL PLAZA

BENTONVILLE, ARKANSAS

ISSUE FOR BID-
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REVISIONS

01	03/06/2025	Bid Addendum 01

DRAWN: SP, RC REVIEWED: JF

100% CONSTRUCTION
DOCUMENTS

PROJECT NUMBER: 6331

SITE
DETAILS

SHEET NUMBER

L7-09

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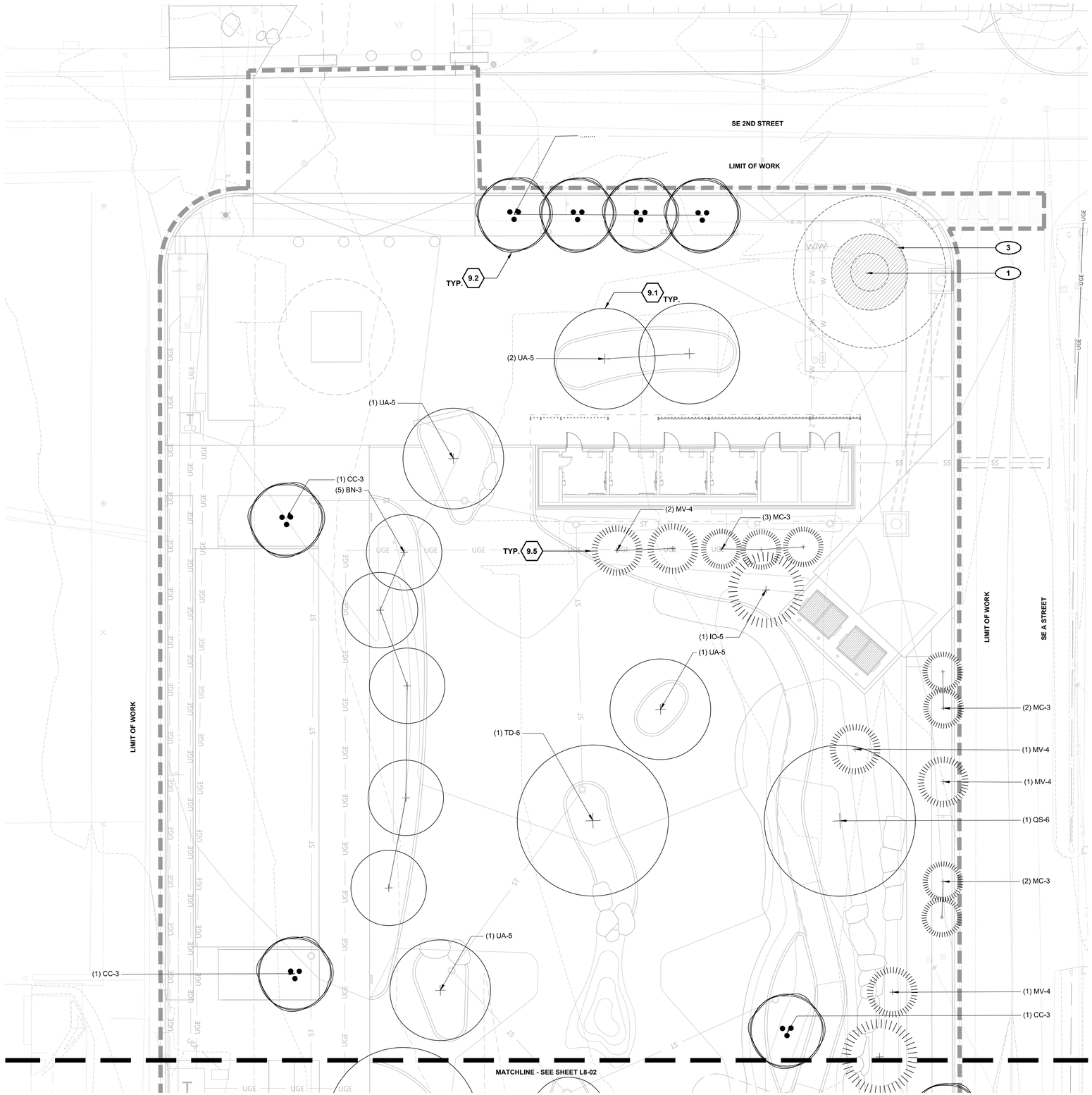


PLANTING DETAIL KEYNOTES:

		DETAIL / SHEET	RELATED DETAILS	SPEC. SECTION
9.0	**PLANTING AND LANDSCAPE**			
9.1	Deciduous Tree	1 / L11-01		329300
9.2	Ornamental Tree	2 / L11-01		329300
9.3	Shrub	1 / L11-02		329300
9.4	Lawn	2 / L11-02		329300
9.5	Evergreen Tree	3 / L11-02		329300
9.6	Not Used at This Time			
9.7	Tree Protection Fencing	1 / L11-03		329300

PLANTING REFERENCE NOTES

1. Existing tree to remain. Do not disturb. See also plant existing conditions plans.
2. City to provide planting for movable planter bollards. See A Street Bulletin.
3. Critical root zone. Do not encroach unless otherwise indicated.

PLANTING KEY LEGEND

ABBR	BOTANICAL NAME	COMMON NAME
TREES		
BN-3	*Betula nigra*	River Birch
CCA-3	*Cercis canadensis* 'Appalachian red'	Eastern redbud
CO-3	*Cotinus obovatus*	American Smoke Tree
IO-3	Ilex opaca	American Holly
MV-3	Magnolia virginiana	Sweetbay Magnolia
MG-5	*Magnolia grandiflora*	Southern Magnolia
MC-3	Morella cerifera	Wax Myrtle
PO-4	*Platanus occidentalis*	Sycamore
QS-6	*Quercus shumardii*	Shumard oak
QT-5	*Quercus texana 'Sangria'*	Nuttall oak 'Sangria'
TD-5	*Taxodium distichum 'Mickelson'*	Shawnee brave bald cypress
UP-5	*Ulmus americana ' Jefferson'*	Jefferson Elm

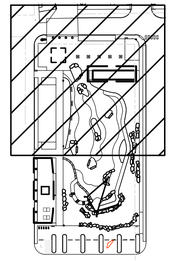
NOTE:
-See Civil Drawings for all existing and proposed utilities.
-Do not plant trees within 5' of water or sewer lines.

NOTE:
Refer to L0-04 and L0-05 for General and Series Specific Notes, Legends, Abbreviations, Lists, Schedules

NORTH

0 5' 10' 20'
ORIGINAL SCALE: 1"=10'

SITE KEY PLAN



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DAVE PEEL PLAZA

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2	03/25/25	Bid Addendum 02

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PROJECT NUMBER: 6331

TREE PLANTING PLAN

SHEET NUMBER

L8-01

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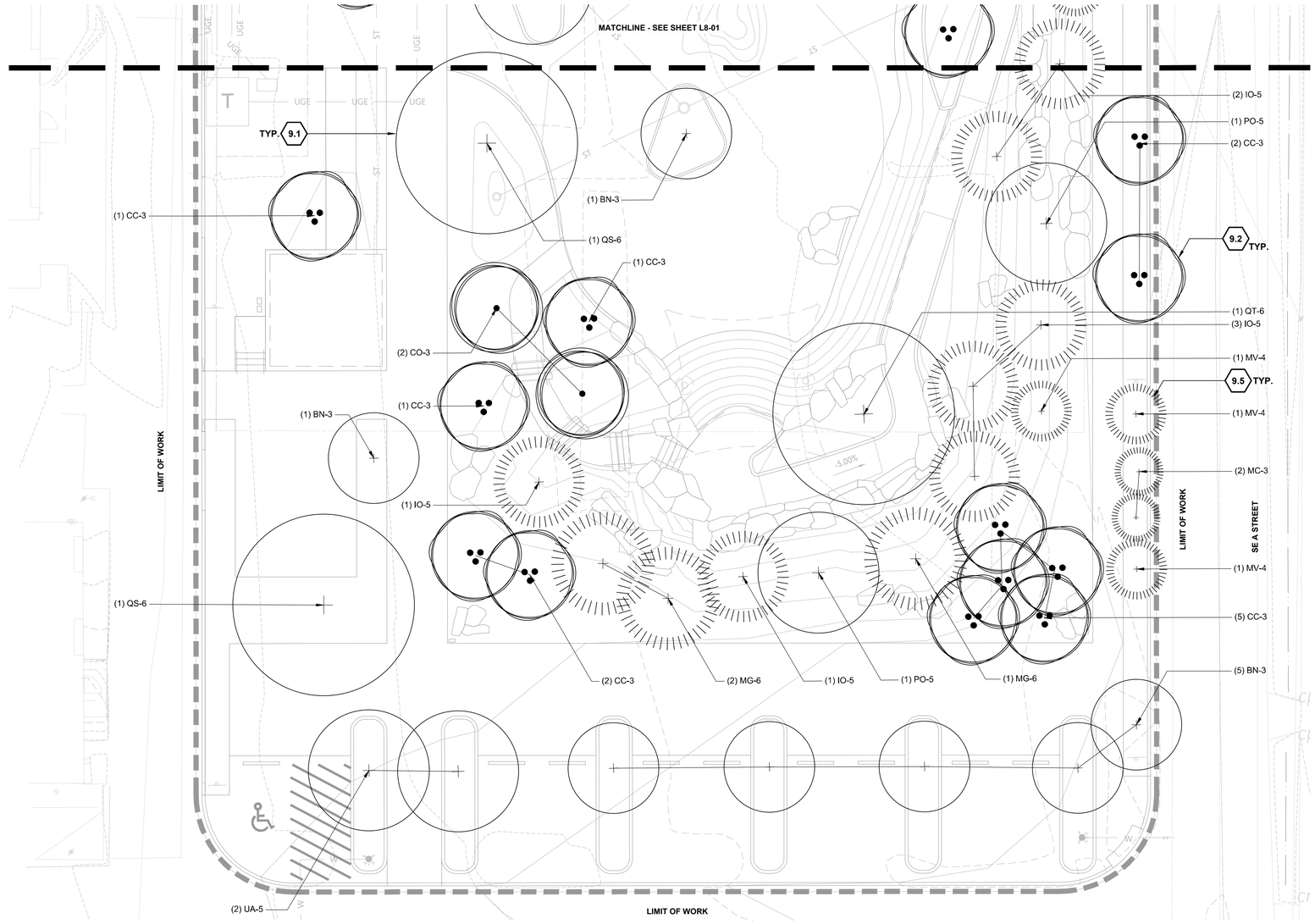


PLANTING DETAIL KEYNOTES:

		DETAIL / SHEET	RELATED DETAILS	SPEC. SECTION
9.0	**PLANTING AND LANDSCAPE**			
9.1	Deciduous Tree	1 / L11-01		329300
9.2	Ornamental Tree	2 / L11-01		329300
9.3	Shrub	1 / L11-02		329300
9.4	Lawn	2 / L11-02		329300
9.5	Evergreen Tree	3 / L11-02		329300
9.6	Not Used at This Time			
9.7	Tree Protection Fencing	1 / L11-03		329300

PLANTING REFERENCE NOTES

1. Existing tree to remain. Do not disturb. See also plant existing conditions plans.
2. City to provide planting for movable planter bollards. See A Street Bulletin.
3. Critical root zone. Do not encroach unless otherwise indicated.

PLANTING KEY LEGEND

ABBR	BOTANICAL NAME	COMMON NAME
TREES		
BN-3	*Betula nigra*	River Birch
CCA-3	*Cercis canadensis* 'Appalachian red'	Eastern redbud
CO-3	*Cotinus obovatus*	American Smoke Tree
IO-3	Ilex opaca	American Holly
MV-3	Magnolia virginiana	Sweetbay Magnolia
MG-5	*Magnolia grandiflora*	Southern Magnolia
MC-3	Morella cerifera	Wax Myrtle
PO-4	*Platanus occidentalis*	Sycamore
QS-6	*Quercus shumardii*	Shumard oak
QT-5	*Quercus texana 'Sangria'*	Nuttall oak 'Sangria'
TD-5	*Taxodium distichum 'Mickelson'*	Shawnee brave bald cypress
UP-5	*Ulmus americana ' Jefferson'*	Jefferson Elm

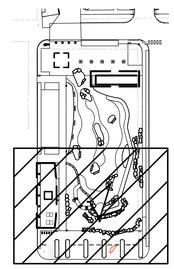
NOTE:
-See Civil Drawings for all existing and proposed utilities.
-Do not plant trees within 5' of water or sewer lines.

NOTE:
Refer to L0-04 and L0-05 for General and Series Specific Notes, Legends, Abbreviations, Lists, Schedules

NORTH

0 5' 10' 20'
ORIGINAL SCALE: 1"=10'

SITE KEY PLAN



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BENTONVILLE, ARKANSAS

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PROJECT NUMBER: 6331

TREE PLANTING PLAN

SHEET NUMBER

L8-02

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Apr 10, 2025 - 7:06am
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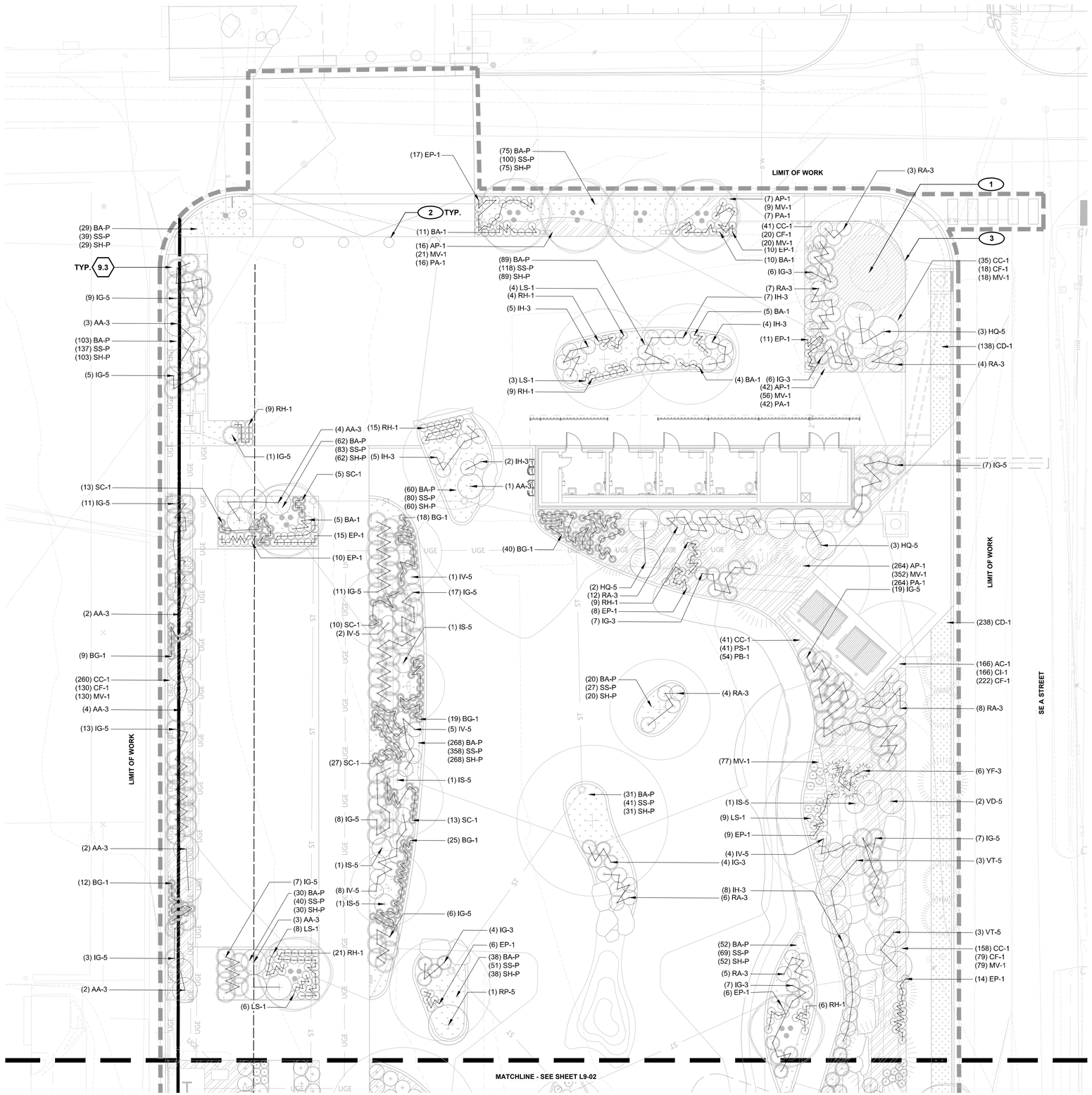

PLANTING DETAIL KEYNOTES:

	DETAIL / SHEET	RELATED DETAILS	SPEC. SECTION
9.0 PLANTING AND LANDSCAPE			
9.1 Deciduous Tree	1 / L11-01		329300
9.2 Ornamental Tree	2 / L11-01		329300
9.3 Shrub	1 / L11-02		329300
9.4 Lawn	2 / L11-02		329300
9.5 Evergreen Tree	3 / L11-02		329300
9.6 Not Used at This Time			
9.7 Tree Protection Fencing	1 / L11-03		329300

PLANTING REFERENCE NOTES

1. Existing tree to remain. Do not disturb. See also plant existing conditions plans.
2. City to provide planting for movable planter bollards. See A Street Bulletin.
3. Critical root zone. Do not encroach unless otherwise indicated.

SHRUB AND GROUNDCOVER PLANTING KEY LEGEND

ABBR	BOTANICAL NAME	COMMON NAME	SPACING
SHRUBS			
AA-3	Aronia arbutifolia	Red Chokeberry	PER PLAN
FG-3	Fothergilla gardenii	Dwarf Fothergilla	PER PLAN
HA-5	Hydrangea arborescens 'Hayes Starburst'	Smooth Hydrangea	PER PLAN
HQ-5	Hydrangea quercifolia 'Ruby Slippers'	Ruby Slippers Oakleaf Hydrangea	PER PLAN
IG-5	Ilex glabra	Inkberry Holly	PER PLAN
IG-3	Ilex glabra 'Shamrock'	Shamrock Inkberry Holly	PER PLAN
IS-5	Ilex verticillata 'Southern Gentleman'	Southern Gentleman Winterberry	PER PLAN
IV-5	Ilex verticillata 'Winter Red'	Winter Red Winterberry	PER PLAN
IH-3	Itea virginica 'Henry's Garnet'	Henry's Garnet Sweetspire	PER PLAN
RP-5	Rhododendron periclymenoides	Pinxterbloom Azalea	PER PLAN
RA-3	Rhus aromatica	Fragrant Sumac	PER PLAN
VD-5	Viburnum dentatum 'Blue Muffin'	Blue Muffin Arrowwood Viburnum	PER PLAN
VT-5	Viburnum trilobum 'Bailey Compact'	Bailey's Compact Cranberrybush	PER PLAN
YF-3	Yucca filamentosa	Adam's Needle	PER PLAN
PERENNIALS/ GROUNDCOVERS/ VINES/ GRASSES			
AP-1	Antennaria parlinii	Parlin's Pussytoes	12" O.C.
AC-1	Asarum canadense	Wild Ginger	12" O.C.
BA-1	Baptisia australis	Blue Wild Indigo	18" O.C.
BG-1	Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition Blue Grama	18" O.C.
CI-1	Callirhoe involucrata	Purple Poppymallow	12" O.C.
CC-1	Carex cherokeensis	Cherokee Sedge	18" O.C.
CF-1	Carex flacca 'Blue Zinger'	Blue Zinger Sedge	18" O.C.
EP-1	Echinacea purpurea 'Magnus'	Magnus Purple Coneflower	18" O.C.
LS-1	Liatris spicata	Blazing Star	18" O.C.
PA-1	Polystichum acrostichoides	Christmas Fern	18" O.C.
PB-1	Polygonatum biflorum	Solomon's Seal	18" O.C.
PS-1	Phlox stolonifera	Creeping Phlox	18" O.C.
MV-1	Mertensia virginica	Virginia Bluebells	18" O.C.
RH-1	Rudbeckia hirta	Black-eyed Susan	18" O.C.
SC-1	Schizachyrium scoparium	Little Bluestem	18" O.C.
BA-P	Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition Blue Grama	12" O.C.
SS-P	Schizachyrium scoparium 'The Blues'	The Blues Little Bluestem	12" O.C.
SH-P	Sporobolus heterolepis 'Tara'	Tara Prairie Dropseed	12" O.C.
SOD			
CD-1	Cynodon dactylon x transvaalensis 'Tifway 419'	Tifway 419 Bermudagrass	12" O.C.

NOTE:
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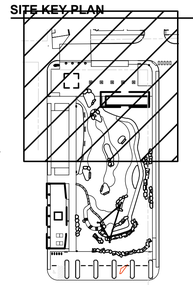

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BENTONVILLE, ARKANSAS

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REVISIONS		
2	03/25/25	Bid Addendum 02

DRAWN: SP, RC REVIEWED: JF

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PROJECT NUMBER: 6331

SHRUB AND GROUNDCOVER PLANTING PLAN

SHEET NUMBER

L9-01

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15, 2025 - 6:12am
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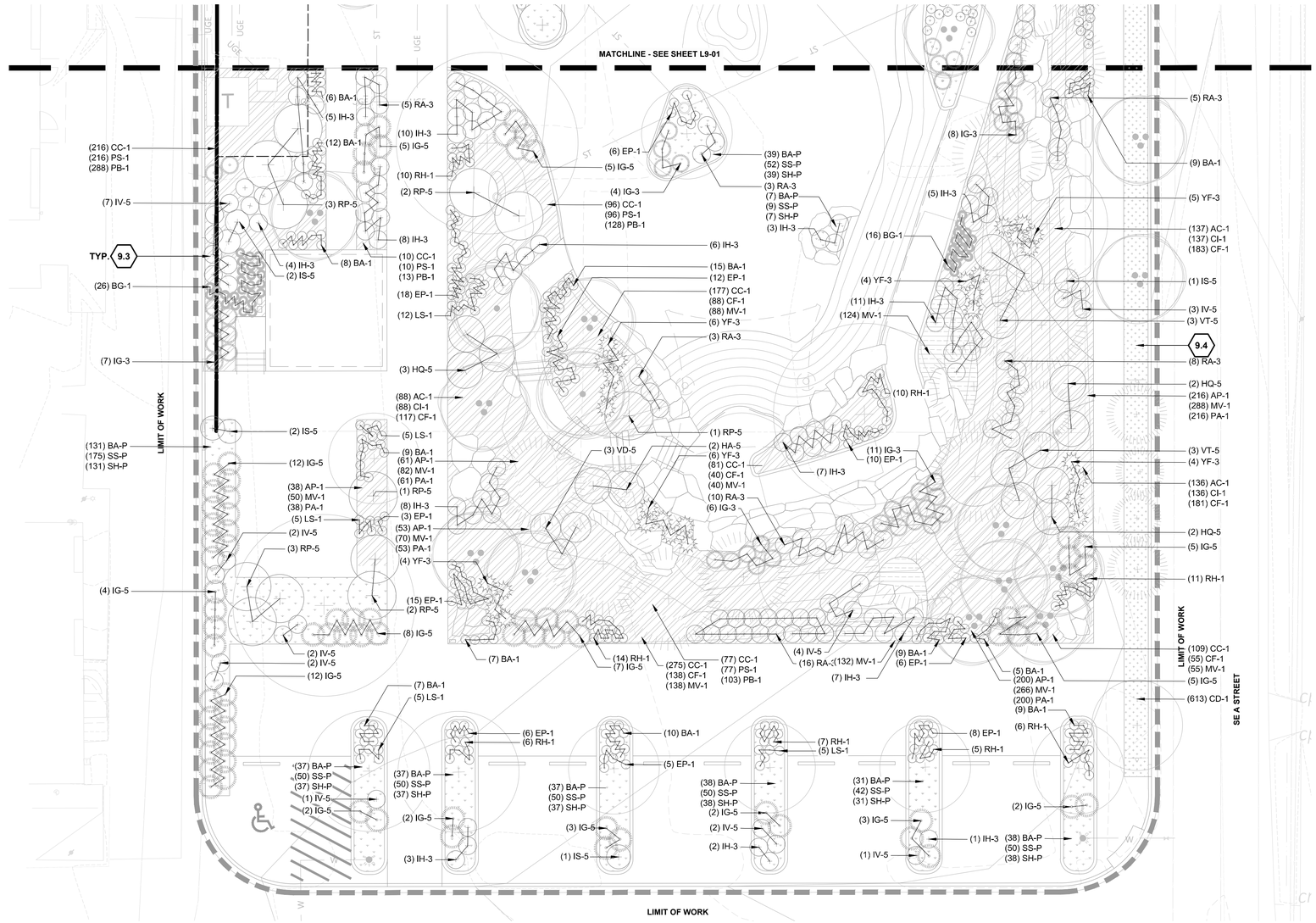

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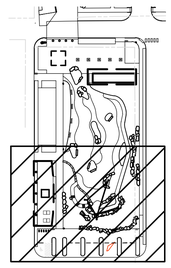

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BENTONVILLE, ARKANSAS

ISSUE FOR BID-
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ISSUE DATE: 02/21/2025

REVISIONS

2	03/25/25	Bid Addendum 02

DRAWN: SP, RC REVIEWED: JF

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PROJECT NUMBER: 6331

SHRUB AND GROUNDCOVER PLANTING PLAN

SHEET NUMBER

L9-02

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Apr 15, 2025 - 6:12pm
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SE 2ND ST

SE ASH ST

LIMIT OF MILL AND OVERLAY

6 C5.00 STANDARD CURB AND GUTTER

HEAVY DUTY BRICK PAVER (TYP.) 1 C5.01

8 C5.00 STANDARD ASPHALT PAVEMENT (TYP.)

5 C5.01 ADA PAVER (TYP.)

4 C5.01 FIRE LANE SIGN (DOUBLE SIDED)

4 C5.01 FIRE LANE SIGN

5 C5.00 MODIFIED CURB

7 C5.00 CROSSWALK

51'-9" PROPOSED ROW

51'-0" EXISTING ROW

11'-0"

25'-0" CL TO ROW

46'-3" EXISTING ROW

44'-5" PROPOSED ROW

25'-0" CL TO ROW

11'-0"

END OF MODIFIED CURB TRANSITION TO STANDARD CURB

SITE LIGHTING REF. LIGHTING SHEETS

FFE 1289.40

RESTROOM BUILDING REF. ARCH PLANS

END OF MODIFIED CURB TRANSITION TO STANDARD CURB

END OF MODIFIED CURB TRANSITION TO STANDARD CURB

2" MILL AND OVERLAY TO CENTER OF ROAD (TYP.)

MATCHLINE C1.01

MATCHLINE C1.02

MATCHLINE C1.01

MATCHLINE C1.02

PROPOSED SITE PLAN LEGEND

- PROPOSED CURB AND GUTTER (REF. PLANS FOR TYPE)
- SAWCUT PAVEMENT LINE
- MILL AND OVERLAY BOUNDARY
- MILL AND OVERLAY
- VEHICULAR CONCRETE PAVING
- ASPHALT PAVEMENT

1 SITE PLAN

SCALE: 1" = 10'-0"

NORTH

0' 10' 20' 40'

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SITE PLAN

SHEET NUMBER

C1.01

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MATCHLINE C1.01

MATCHLINE C1.02

SITE LIGHTING
REF. LIGHTING SHEETS

4 C5.01 FIRE LANE SIGN (DOUBLE SIDED)

SITE LIGHTING
REF. LIGHTING SHEETS

6 C5.00 STANDARD CURB AND GUTTER (TYP.)

END OF MODIFIED CURB TRANSITION TO STANDARD CURB

WHEELSTOP (TYP.) 4 C5.00

6 C5.01 ADA PARKING SYMBOL

7 C5.01 ADA PARKING STRIPING

5 C5.00 MODIFIED CURB

2 C5.01 VEHICULAR CONCRETE PAVING

MATCHLINE C1.01

MATCHLINE C1.02

SE A ST

2" MILL AND OVERLAY TO CENTER OF ROAD (TYP.)

STANDARD CURB AND GUTTER 6 C5.00

END OF MODIFIED CURB TRANSITION TO STANDARD CURB

PROPOSED SITE PLAN LEGEND

- PROPOSED CURB AND GUTTER (REF. PLANS FOR TYPE)
- SAWCUT PAVEMENT LINE
- MILL AND OVERLAY BOUNDARY
- MILL AND OVERLAY
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- ASPHALT PAVEMENT

1 SITE PLAN

SCALE: 1" = 10'-0"

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0' 10' 20' 40'

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SITE PLAN

SHEET NUMBER

C1.02

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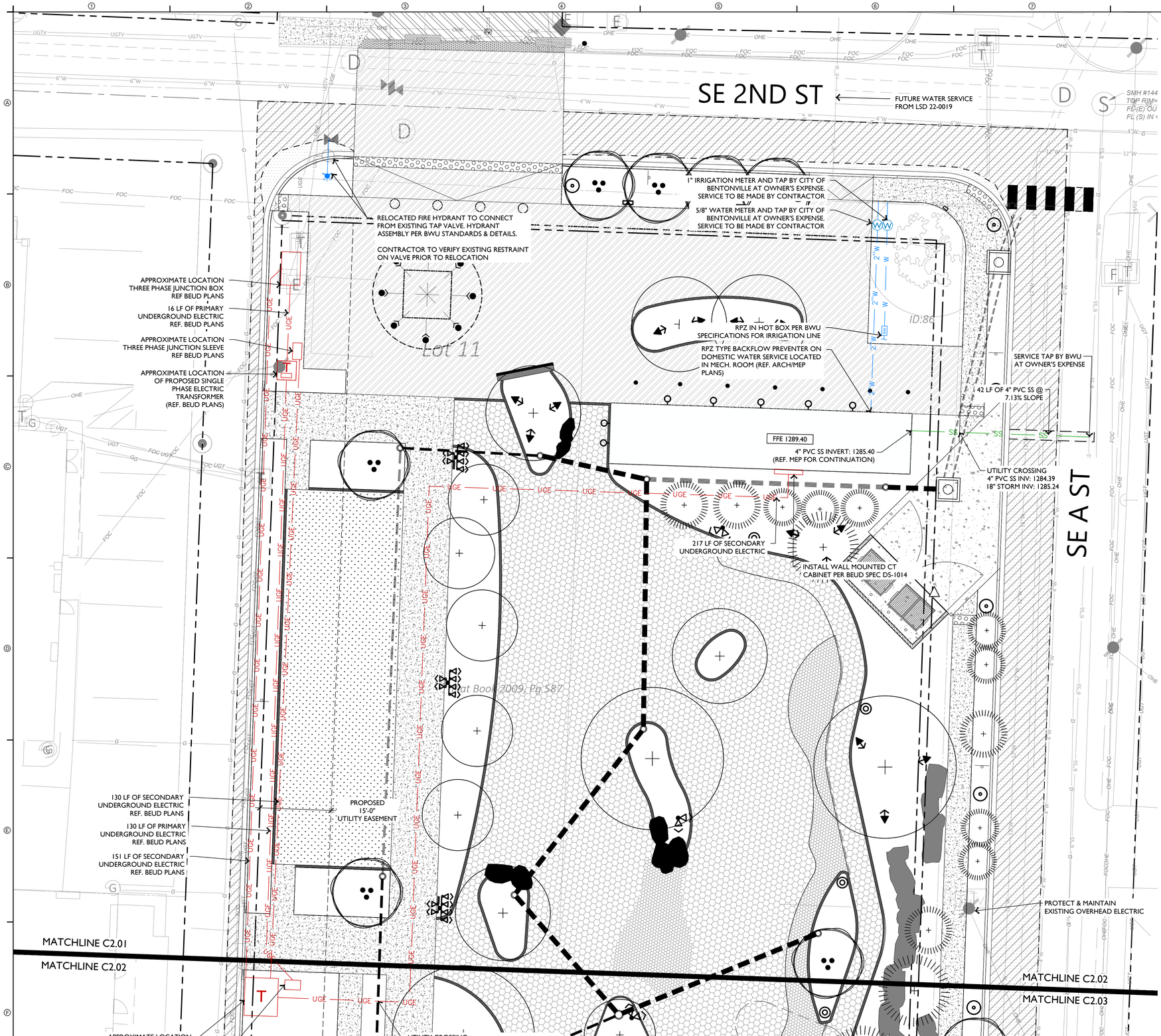

1 UTILITY PLAN

SCALE: 1" = 10'-0"

PROPOSED UTILITY LEGEND

- W — WATER LINE
- (W) — WATER METER
- WATER VALVE
- FIRE HYDRANT
- SS — SANITARY SEWER

ALL TREES NEED TO MAINTAIN 5' SEPARATION FROM PUBLIC WATER.

UTILITY NOTES:

1. EXISTING STRUCTURES AND UTILITY LOCATIONS SHOWN ARE APPROXIMATE AND FOR INFORMATION PURPOSES ONLY. ALL STRUCTURES AND UTILITIES MAY NOT BE SHOWN. ALL EXISTING UTILITY LOCATIONS MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION (WHETHER SHOWN OR NOT SHOWN). UTILITY SERVICE MUST BE MAINTAINED DURING AND AFTER CONSTRUCTION
2. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES.
3. ALL WATER LINE AND SANITARY SEWER WORK MUST BE PERFORMED IN ACCORDANCE WITH (LOCAL JURISDICTION) STANDARD SPECIFICATIONS AND DETAILS, AND SHALL BE COORDINATED WITH LOCAL JURISDICTION
4. THE CONTRACTOR SHALL COORDINATE THE CONNECTIONS TO THE EXISTING WATER LINES WITH THE LOCAL JURISDICTION.
5. PROVIDE THRUST BLOCKING FOR THE PROPOSED WATERLINES AS SHOWN ON THE DETAIL SHEETS AND AS REQUIRED BY THE LOCAL JURISDICTION.
6. ALL WATER AND SEWER LINES AND SERVICES CROSSING ROADWAYS ARE TO BE BACKFILLED WITH COMPACTED CLASS 7 AGGREGATE BASE COURSE.
7. ALL WATER MAINS SHALL BE A MINIMUM OF 3-FT BELOW FINISHED GRADE AND A MINIMUM OF 1-FT BELOW STORM DRAINS.
8. ALL WATER MAINS ARE TO CROSS OVER SEWER MAINS WITH A MINIMUM OF 18-IN OF VERTICAL SEPARATION AND WATER AND SEWER MAINS SHALL HAVE A MINIMUM OF 10-FT HORIZONTAL SEPARATION.
9. ALL SANITARY SEWER WORK SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH CITY OF BENTONVILLE (2024) STANDARD SPECIFICATIONS AND DETAILS AND SHALL BE COORDINATED WITH THE LOCAL JURISDICTION.
10. IT IS ENGINEER'S RESPONSIBILITY TO ENSURE THAT BEUD HAS THE LATEST SITE PLAN FOR DESIGN. ANY CHANGES AFTER ANY SUBMITTAL SHOULD BE CONVEYED TO BEUD IMMEDIATELY.
11. INCLUDE BEUD'S LAYOUT DRAWING AND THE LATEST REVISION OF DETAIL SHEETS 1 THRU 3 IN PLAN SET AS SEPARATE FULL SIZE SHEETS PRIOR TO REQUESTING A PRECON.
12. RELOCATION OF ANY EXISTING ELECTRICAL FACILITIES SHALL BE AT THE OWNER'S EXPENSE.
13. ANY CHANGES TO THE ELECTRIC FEED OR SERVICE SIZE AFTER THE PRECON COULD RESULT IN A DELAY OF THE DEVELOPMENT RECEIVING POWER AND A CHARGE TO THE DEVELOPER FOR THE CHANGE.
14. WITH EACH RESUBMITTAL, BEUD REQUIRES A COMPREHENSIVE LIST OF ALL THE SITE CHANGES THAT COULD AFFECT ELECTRICAL EQUIPMENT PLACEMENT.
15. STREETLIGHT LOCATIONS WILL BE DESIGNED BY BEUD. OWNER REQUIRED TO PAY FOR LIGHTS PRIOR TO REQUESTING PRECON.
16. CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.
17. BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN.
18. ELECTRIC FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION OF THE ELECTRIC SPECIFICATIONS FOUND ON THE WEBSITE. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THIS DOCUMENT.

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UTILITY PLAN

SHEET NUMBER

C2.01

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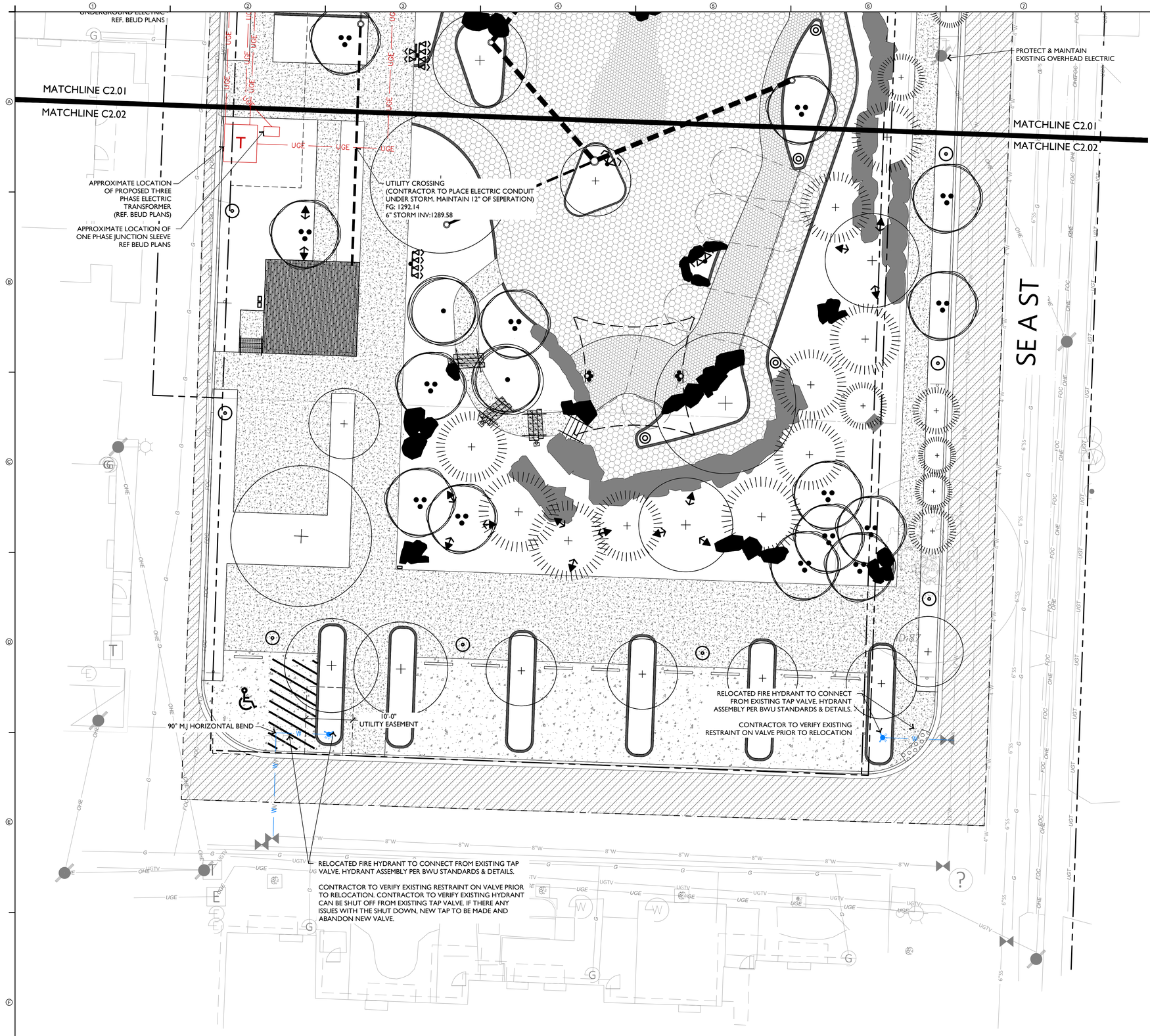

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14. WITH EACH RESUBMITTAL, BEUD REQUIRES A COMPREHENSIVE LIST OF ALL THE SITE CHANGES THAT COULD AFFECT ELECTRICAL EQUIPMENT PLACEMENT.
15. STREETLIGHT LOCATIONS WILL BE DESIGNED BY BEUD. OWNER REQUIRED TO PAY FOR LIGHTS PRIOR TO REQUESTING PRECON.
16. CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.
17. BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN.
18. 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.

1 UTILITY PLAN

SCALE: 1" = 10'-0"

NORTH

0' 10' 20' 40'

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BENTONVILLE, ARKANSAS

ISSUE FOR BID - NOT FOR CONSTRUCTION

ISSUE DATE: 02/21/2025

REVISIONS

2	02	03/25/2025	Bid Addendum 02

REVIEWED:

100% CONSTRUCTION DOCUMENTS

PROJECT NUMBER: 6331

UTILITY PLAN

SHEET NUMBER

C2.02

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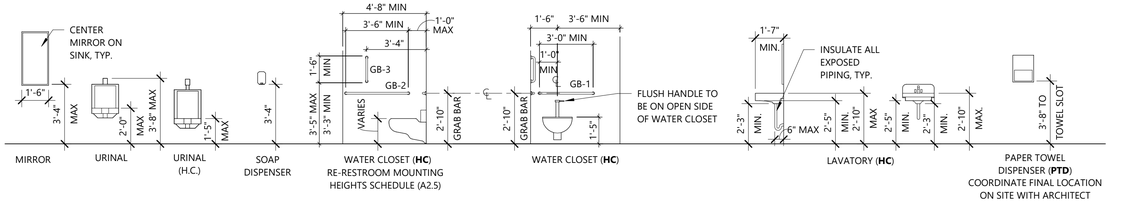
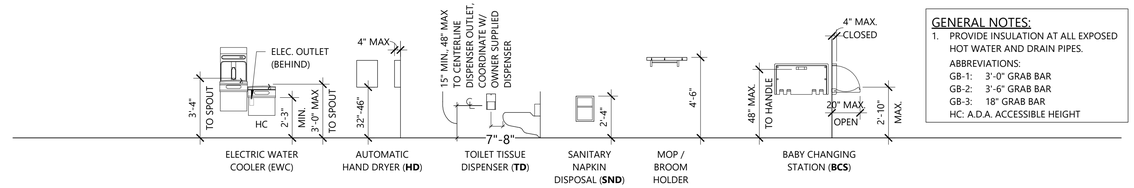
Typical A.D.A. Reference Diagram





GENERAL NOTES:

1. PROVIDE INSULATION AT ALL EXPOSED HOT WATER AND DRAIN PIPES.

ABBREVIATIONS:
GB-1: 3'-0" GRAB BAR
GB-2: 3'-6" GRAB BAR
GB-3: 18" GRAB BAR
HC: A.D.A. ACCESSIBLE HEIGHT

Schedule of Special Mounting Heights / Location

		WATER CLOSET (CENTERLINE FROM WALL)	TOILET SEAT HEIGHT	GRAB BAR HEIGHT	TISSUE DISPENSER HEIGHT	LAVATORY/ WASH FOUNTAIN (TO RIM)	LAVATORY KNEE CLEARANCE	URINAL TO RIM	MIRROR (BOT. EDGE)
ADULT	(HC) HANDICAP ACCESSIBLE	18"	17"	34"	19"	34"	27"	17"	40"

Schedule of Mounting Heights

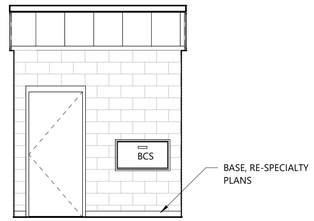
FIXTURE or ACCESSORY	DIM	REMARKS
ADULT STANDARD AND HANDICAP		
GRAB BARS	34"	TO CENTERLINE
MIRRORS (STANDARD)	40"	TO BOTTOM OF REFLECTIVE SURFACE
MIRRORS (ACCESSIBLE)	40"	TO BOTTOM OF REFLECTIVE SURFACE
PAPER TOWEL DISPENSER (PTD)	44"	TOWEL SLOT
SANITARY NAPKIN DISPOSAL (SND)	28"	TO TOP
SOAP DISPENSERS (SD)	40"	TO BOTTOM/AT 6" BACKSPLASH
TOILET TISSUE DISPENSERS (TD)	19"	TO CENTERLINE
TOWEL HOOK	48"	TO CENTERLINE
ELECTRIC WATER COOLER (EWC)	36" & 40"	TO SPOUT, 27" KNEE CLEAR. 9" TOE CLEAR, RE-PLUMB
SHOWER CURTAIN ROD	80"	TO CENTERLINE
FIRE SAFETY		
FIRE EXTINGUISHER	48"	TO HANDLE
SIGNAGE		
SIGNAGE (UNO)	60"	TO TOP
ELECTRICAL CONTROLS		
ELECTRICAL RECEPTACLE (UNO)	18"	TO CENTERLINE
ELECT RECEPTACLE ABOVE COUNTER	44"	TO CENTERLINE
LIGHT SWITCH (UNO)	48"	TO CENTERLINE (COORDINATE W/ OWNER)
THERMOSTAT (UNO)	48"	TO CENTERLINE
OTHER CONTROL DEVICES (UNO)	48"	TO CENTERLINE
UNO - "UNLESS NOTED OTHERWISE"		

Legend

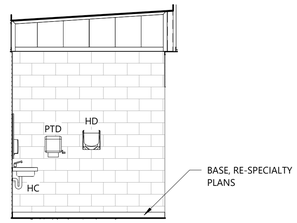
EWC	ELECTRIC WATER COOLER
FD	FLOOR DRAIN
GB	GRAB BAR
HC	HANDICAP
HD	HAND/HAIR DRYER, RE--SPECS
PTD	PAPER TOWEL DISPENSER
SD	SOAP DISPENSER
SND	SANITARY NAPKIN DISPOSAL
TD	TISSUE DISPENSER
MR	MIRROR
BCS	BABY CHANGING STATION

Toilet Accessory Notes

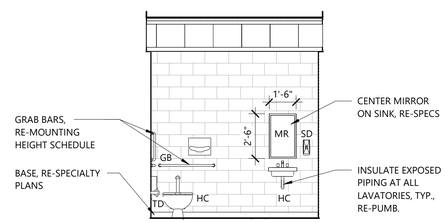
1. PROVIDE SOLID BLOCKING AT STUD WALLS FOR ATTACHMENT OF TOILET ACCESSORIES
2. PROVIDE MIRRORS ABOVE ALL RESTROOM LAVATORIES. MIRROR TO BE 18" X 36" FRAMED MIRRORS U.N.O., RE- SPECS.
3. REFER TO SPECIFICATION SECTION 10 28 13 FOR TOILET ACCESSORIES FURNISHED BY THE OWNER AND INSTALLED BY THE CONTRACTOR
4. PROVIDE SOLID WOOD BLOCKING IN ALL METAL STUD WALLS 3'-0" TO EACH SIDE OF SINK CENTERLINE AT ALL COUNTER MOUNTED SINK LOCATIONS
5. ALL PLUMBING FIXTURE MOUNTING HEIGHTS AND CLEARANCES NOTED TO BE ACCESSIBLE SHALL CONFORM WITH ALL AMERICANS WITH DISABILITIES ACT REGULATIONS. ALL CONFLICTS BETWEEN DRAWINGS AND INSTALLATION SHALL BE REPORTED TO ARCHITECT PRIOR TO INSTALLATION



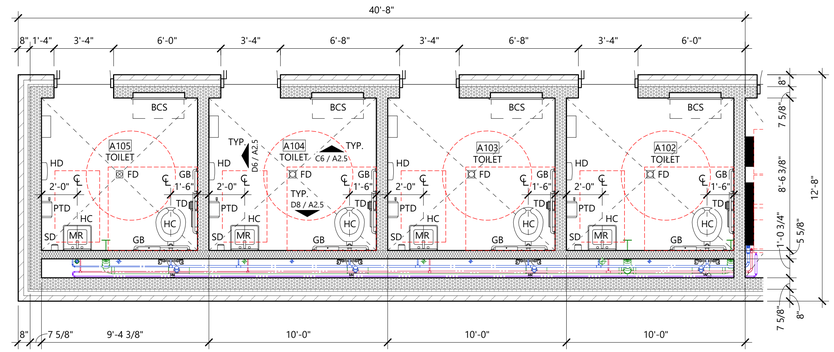
C6 Typical Restroom Elevation
1/4" = 1'-0" Ref: F6/ A2.5



D6 Typical Restroom Elevation
1/4" = 1'-0" Ref: F6/ A2.5



D8 Typical Restroom Elevation
1/4" = 1'-0" Ref: F6/ A2.5



F6 Enlarged Restroom Plan
1/4" = 1'-0" Ref: F6/ A2.1

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ENLARGED RESTROOM PLAN AND ELEVATIONS

SHEET NUMBER
A2.5

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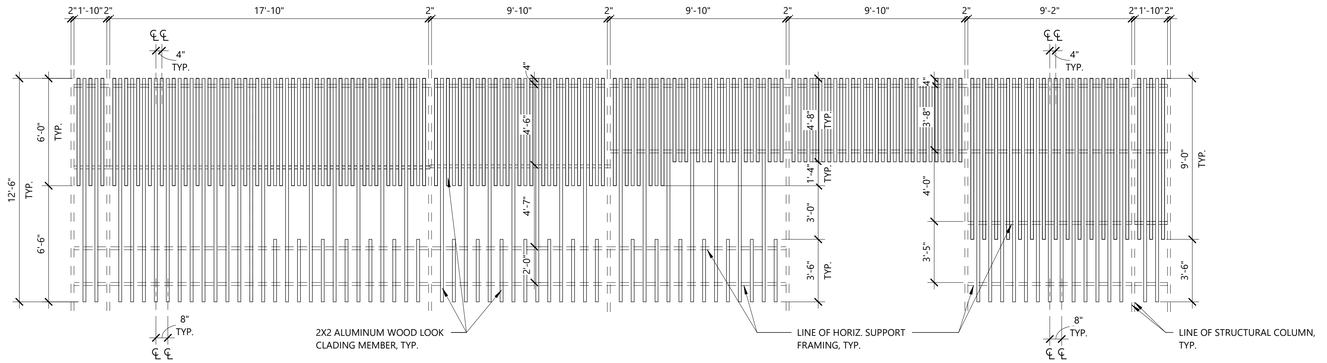
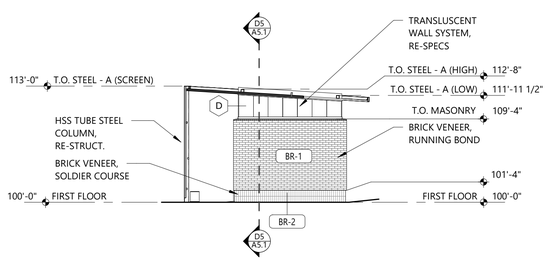
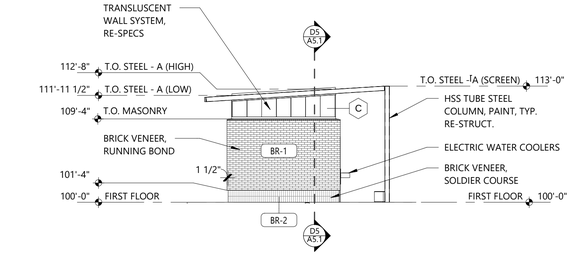
EXTERIOR MATERIALS SCHEDULE/LEGEND		
	BR-1	"LIGHT" BRICK VENEER
	BR-2	"DARK" BRICK VENEER
	AWS	ALUMINUM WOOD LOOK CLADDING SYSTEM



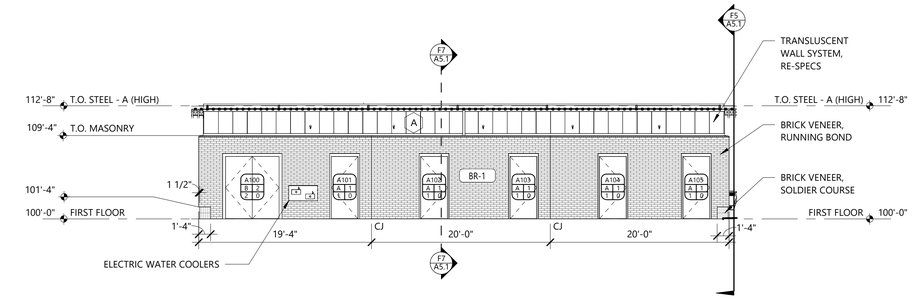
D3 Wood Look Cladding Component Dimensions - Restrooms Pavilion
1/4" = 1'-0" Ref: F5/ A4.1



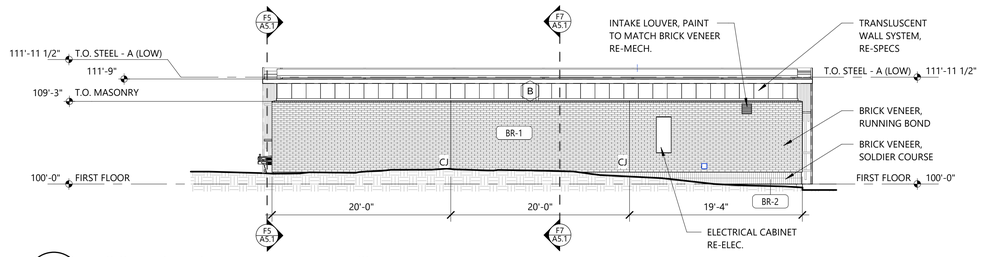
E1 Building Elevation - Restrooms Pavilion
1/8" = 1'-0" Ref: F6/ A2.1



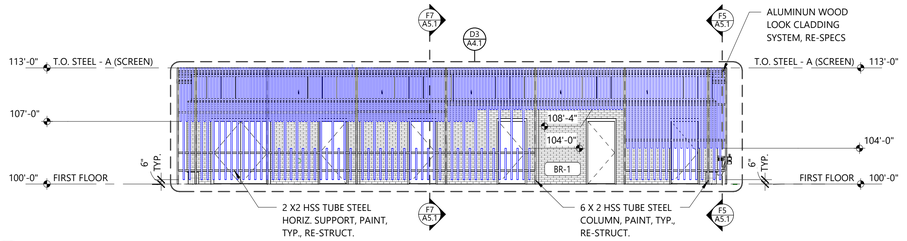
E3 Building Elevation - Restrooms Pavilion
1/8" = 1'-0" Ref: F6/ A2.1



E6 Building Elevation - Restrooms Pavilion
1/8" = 1'-0" Ref: F6/ A2.1



F1 Building Elevation - Restrooms Pavilion
1/8" = 1'-0" Ref: F6/ A2.1



F5 Building Elevation - Restrooms Pavilion
1/8" = 1'-0" Ref: F6/ A2.1

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EXTERIOR ELEVATIONS

SHEET NUMBER
A4.1

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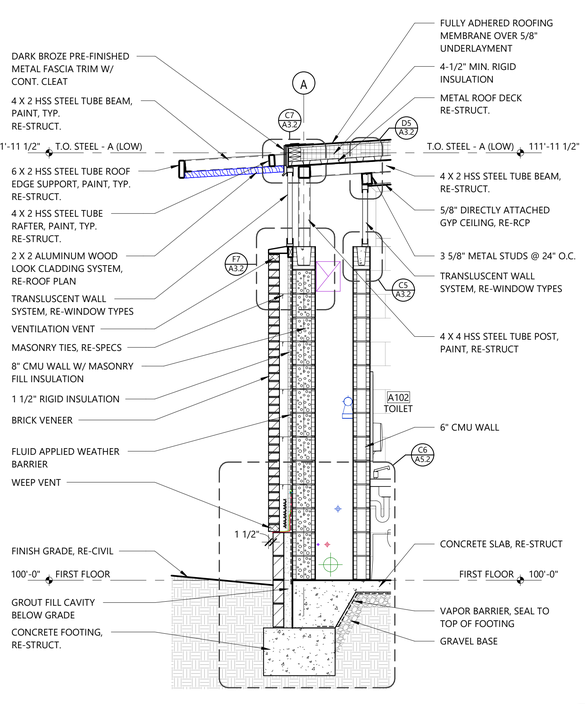
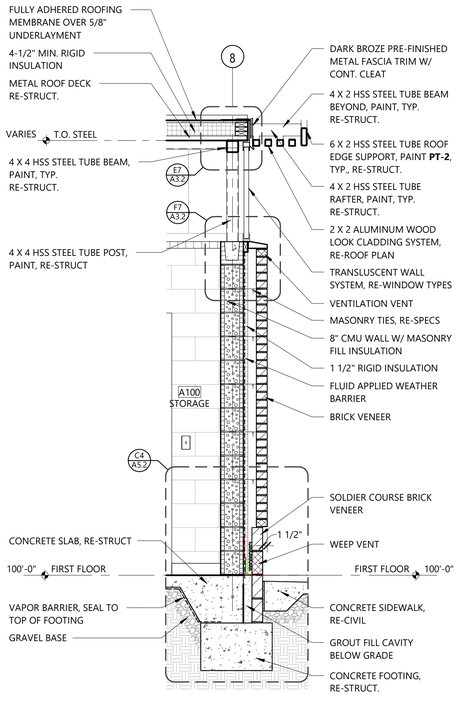
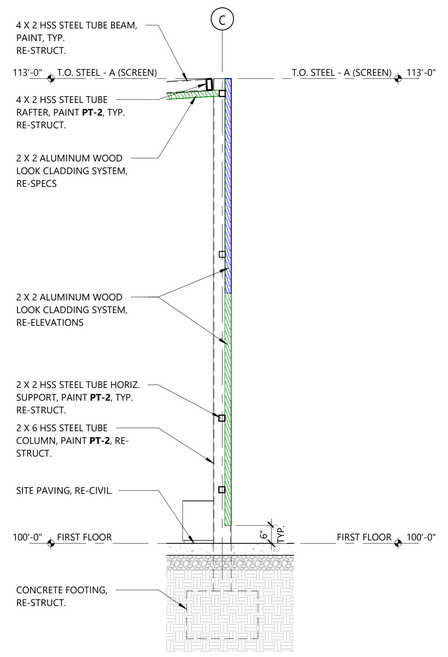


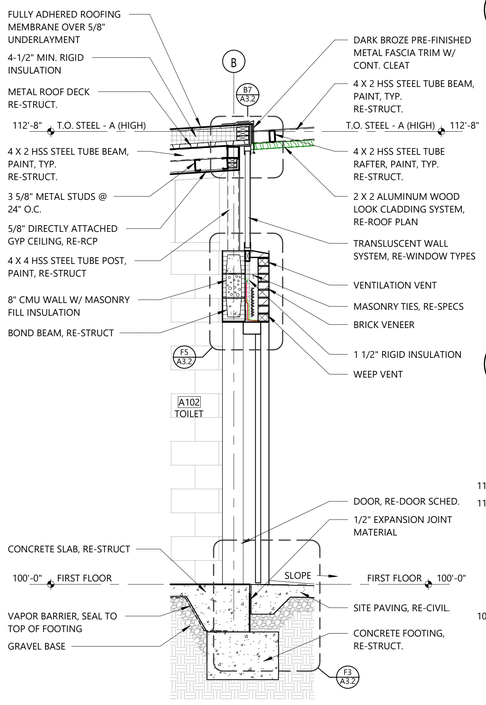
C5 **Wall Section**
1/2" = 1'-0" Ref: F7/ A5.1



C7 **Wall Section**
1/2" = 1'-0" Ref: D5/ A5.1



F1 **Wall Section**
1/2" = 1'-0" Ref: F5/ A5.1



F3 **Wall Section**
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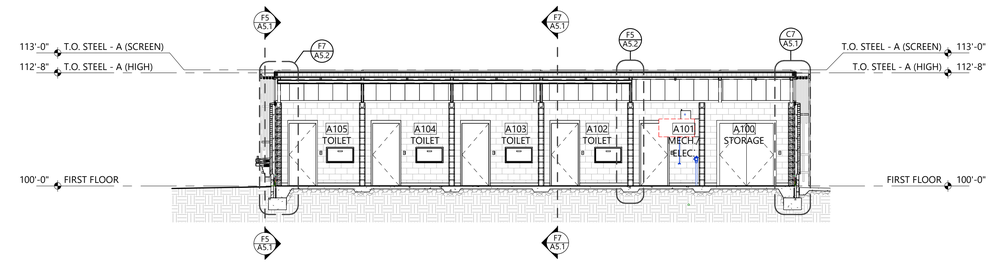
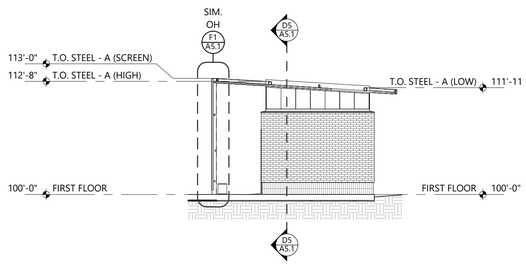


D5 **Building Section**
1/8" = 1'-0" Ref: F6/ A2.1



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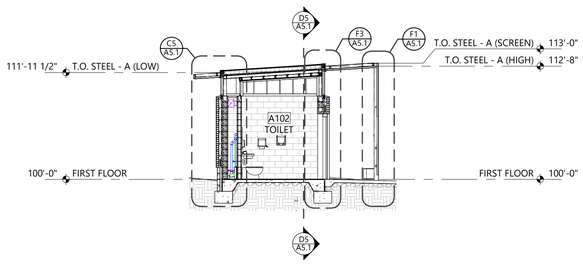

F7 **Building Section**
1/8" = 1'-0" Ref: F6/ A2.1

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BUILDING/ WALL SECTIONS

SHEET NUMBER
A5.1

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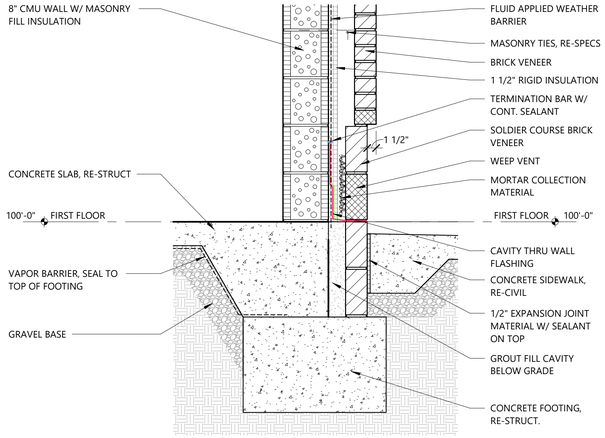
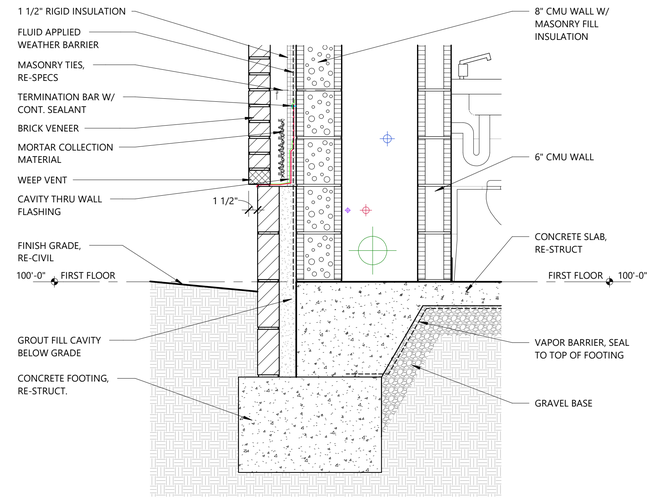
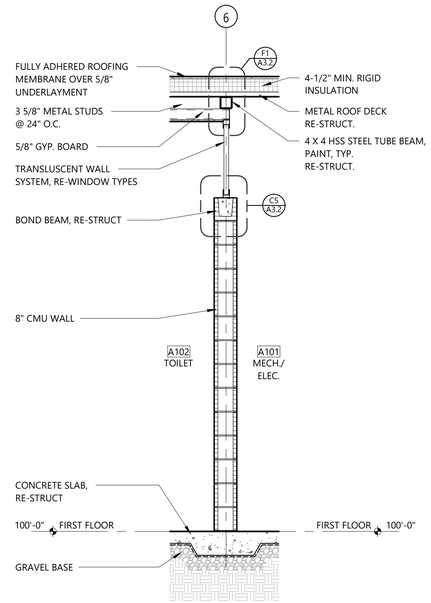


C4 Enlargement Detail
1" = 1'-0" Ref: C7/ A5.1



C6 Enlargement Detail
1" = 1'-0" Ref: C5/ A5.1



F5 Wall Section
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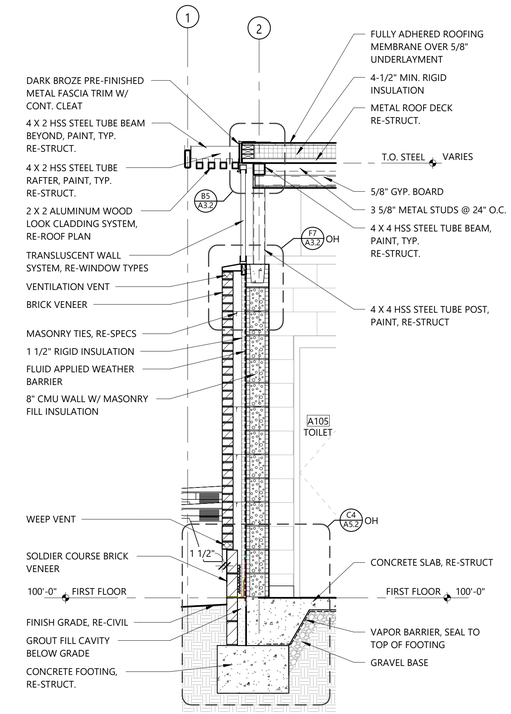

F7 Wall Section
1/2" = 1'-0" Ref: D5/ A5.1

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WALL SECTIONS AND DETAILS

SHEET NUMBER
A5.2

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Know what's below. Call before you dig.

IRRIGATION LEGEND (Plaza System)

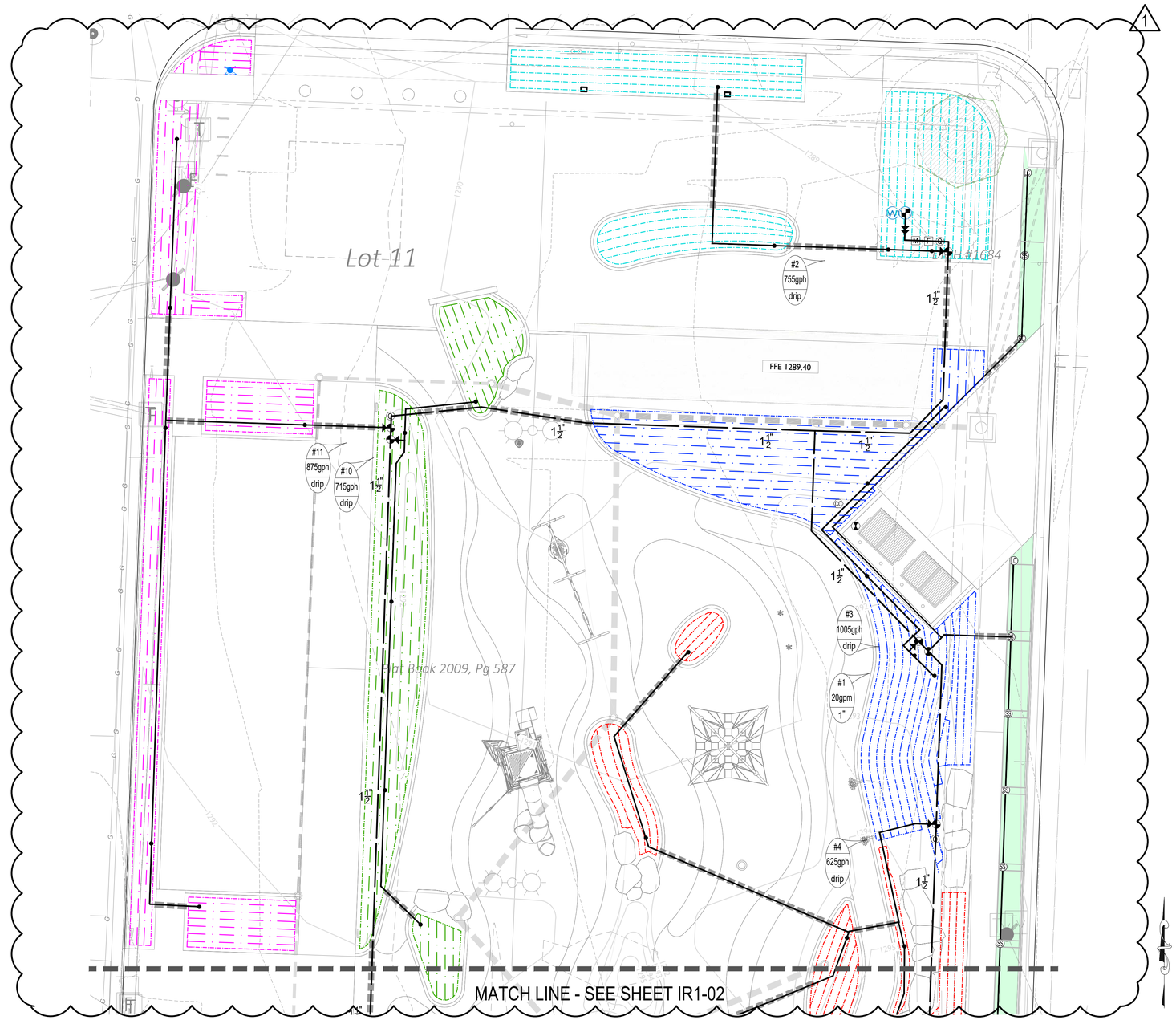
1		1" IRRIGATION WATER METER (20gpm @ 60psi REQUIRED)
1		WILKINS 1" #975XL RP-TYPE BACKFLOW PREVENTER
1	F	HUNTER HFS FLOW SYNC SENSOR & FCT150 1-1/2" TEE
1	M	HUNTER ICV-151G - 1-1/2" MASTER VALVE
5	Q	HUNTER HQ-3RC QUICK COUPLING VALVE (PROVIDE 2 KEYS)
1		HUNTER ICV-101G - 1" SPRAY ZONE CONTROL VALVE
10		RAINBIRD XCZ-100-PRB-COM 1" DRIP ZONE VALVE ASSY
1	A	HUNTER A2C-1200-PP 12-STATION PEDESTAL MOUNT IRRIGATION CONTROLLER with (1) A2M-600 6-STATION MODULE - FOR (18) TOTAL STATIONS. FLOW SENSOR CAPABLE, REMOTE CONTROL VIA SMARTPHONE with WIFI AND ET BASED SCHEDULING USING BUILT-IN "CENTRALUS" SOFTWARE TO MONITOR STATUS REMOTELY AND SCHEDULE RUN-TIMES BASED ON LOCAL WEATHER DATA
1		HUNTER WRF-CLIK WIRELESS RAIN / FREEZE SENSOR
15	SS	HUNTER PROS-04-PRS30 4" POP-UP with SS-530 NOZZLE
2	RC	HUNTER PROS-04-PRS30 4" POP-UP with RCS-515 NOZZLE
2	LC	HUNTER PROS-04-PRS30 4" POP-UP with LCS-515 NOZZLE

NETAFIM TECHLINE HCVXR-CS-077-12 LANDSCAPE DRIIPLINE DRIP TUBING .77 GPH EMITTERS WITH 12" SPACING IN TUBING DRIIPLINE LATERALS INSTALLED BETWEEN 15-18" ON-CENTER AND STAPLED AT 3FT INTERVALS AND AT FITTINGS. COLORED ON PLAN FOR EASY IDENTIFICATION.

PVC CL200 LATERAL PIPING

1-1/2" PVC SCH40 MAINLINE PIPING

4" SCH40 PVC SLEEVING



GENERAL IRRIGATION NOTES

1. CALL 811 FOR INFORMATION ON THE LOCATION OF ALL UNDERGROUND UTILITIES. CONTACT PRIOR TO DIGGING. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE UTILITIES (BOTH OVERHEAD AND BURIED) WHICH MAY OCCUR DUE TO HIS ACTION OR LACK OF ACTION ON THE PROJECT SITE DURING LANDSCAPE OR IRRIGATION INSTALLATION. CONTRACTOR SHALL SEEK THE ASSISTANCE OF LOCAL UTILITIES AND THE OWNER IN LOCATING THE UTILITIES PRIOR TO PERFORMING TRENCHING OPERATIONS IN ANY AREA.
2. INSTALL ALL EQUIPMENT PER MANUFACTURER'S CURRENT SPECIFICATIONS AND RECOMMENDATIONS. SPRINKLER SYSTEM SHALL BE INSTALLED IN ACCORDING WITH ALL APPLICABLE CITY AND STATE ORDINANCES AND PLUMBING CODES. ALL IRRIGATED AREAS SHALL HAVE 100% COVERAGE.
3. GENERAL CONTRACTOR SHALL PROVIDE 1" IRRIGATION WATER METER AS SHOWN.
4. CONTRACTOR SHALL CAREFULLY VERIFY A MINIMUM DYNAMIC WATER PRESSURE OF 65 PSI @ 20 GPM ADJACENT TO THE WATER METER LOCATION. CONTRACTOR SHALL NOTIFY THE OWNER IF ACTUAL READING IS SIGNIFICANTLY DIFFERENT AND SHALL RECEIVE OWNER'S APPROVAL PRIOR TO BEGINNING INSTALLATION OPERATIONS.
5. IRRIGATION CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF SCHEDULE 40 PVC SLEEVES AS INDICATED ON THE DRAWING. COORDINATE WITH GENERAL CONTRACTOR PRIOR TO WORK. INSTALL FLOWLINE OF SLEEVES 18" BELOW TOP OF PAVEMENT. EXTEND SLEEVES 2' BEYOND BACK OF CURB AND CAP UNTIL CONTRACTOR IS READY TO BEGIN THE INSTALLATION OF SPRINKLER SYSTEM. STAKE LOCATION OF SLEEVE WITH T-POSTS AND FLAGS.
6. GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING A GFI OUTLET WITH 115VAC; 1PHASE POWER TO THE BACKFLOW PREVENTER LOCATION, A J-BOX WITH 115VAC; 1PHASE POWER TO THE CONTROLLER LOCATION INSIDE CONTROLLER PEDESTAL HOUSING. IRRIGATION CONTRACTOR SHALL HARD WIRE CONTROLLER TO J-BOX.
7. COORDINATE EXACT LOCATIONS FOR BACKFLOW PREVENTER, CONTROLLER AND SENSORS WITH THE GENERAL CONTRACTOR AND PARKS AND RECREATION MAINTENANCE PERSONNEL
8. TRENCHING OPERATIONS SHALL NOT OCCUR UNDER THE DRIPLINE OF EXISTING TREES UNLESS ABSOLUTELY NECESSARY. IF CONDITIONS DO NOT ALLOW FOR TRENCHING TO BE DIRECTED AROUND DRIPLINE, THE TRENCHING SHALL BE DONE RADIAL WITH THE EXISTING TREE TRUNK.
9. BACKFILL AROUND THE PIPE SHALL BE FREE OF ROCKS AND OTHER DEBRIS, AND TO LEAVE NO DEPRESSIONS.
10. ALL MAINLINE SHALL BE SCH40 PVC. ALL LATERAL PIPING SHALL BE CLASS 200 PVC PIPING. ALL PVC FITTINGS SHALL BE PVC TYPE 1 AND MUST BE OF DOMESTIC MANUFACTURE. PVC SOLVENT CEMENT AND PRIMER SHALL BE AS RECOMMENDED / APPROVED BY THE MANUFACTURER OF THE PIPE.
11. SET ALL LAWN HEADS FLUSH WITH FINISHED GRADE. ALLOW FOR INSTALLATION OF SOD. ALL POP-UP SPRINKLER HEADS SHALL DIRECT FLOW AWAY FROM ANY ADJACENT SURFACE AND SHALL NOT BE INSTALLED CLOSER THAN FOUR INCHES FROM A HARDSCAPE, SUCH AS, BUT NOT LIMITED TO, A BUILDING FOUNDATION, FENCE, CONCRETE, ASPHALT, PAVERS, OR STONES SET WITH MORTAR.
12. THE IRRIGATION DESIGN IS DIAGRAMMATIC. THE INTENT OF THE DRAWINGS IS TO SHOW THE GENERAL LAYOUT AND LOGIC OF THE SYSTEM. SCALED MEASUREMENTS MAY NOT BE ACCURATE. ACTUAL LOCATIONS AND QUANTITIES OF PIPE AND FITTINGS MAY VARY DUE TO FIELD ADJUSTMENTS FOR EXISTING AND NEW TREES AND OTHER OBSTRUCTIONS TO PROVIDE THE PROPER AND INTENDED COVERAGE. ADJUST HEADS AS REQUIRED FOR PROPER COVERAGE IF LOCATIONS OF SIGNS AND OTHER SITE ELEMENTS ARE NOT AS SHOWN.
13. CONTRACTOR SHALL CLOSELY FOLLOWING THESE CONTRACT DRAWINGS, THE IRRIGATION SPECIFICATIONS, AND THE SPECIFIED RECOMMENDATIONS OF THE EQUIPMENT MANUFACTURES TO INSURE PROPER INSTALLATION OF THE IRRIGATION SYSTEM. CONTRACTOR SHALL IMMEDIATELY CONSULT WITH THE OWNER WHENEVER THERE APPEARS TO BE A CONFLICT BETWEEN ANY OF THE ABOVE STATED DOCUMENTS.
14. WINTERIZATION SHALL BE DONE USING A COMBINATION OF AUTOMATIC DRAIN VALVES ON LATERAL PIPING AND MANUAL GATE VALVES AT THE LOW POINTS OF MAINLINES. HOTBOX ENCLOSURE WITH HEATING CABLE TO PROTECT BACKFLOW PREVENTER FROM FREEZE DAMAGE.
15. INSTALL SPRINKLERS AND DRIPTUBING WITH CHECK VALVE FEATURE TO AVOID LOW-HEAD DRAINAGE AS REQUIRED.
16. TESTING: UPON COMPLETION OF THE INSTALLATION, THE ENTIRE SYSTEM SHALL BE TESTED AND ADJUSTED FOR PROPER OPERATION.
17. AFTER THE SYSTEM IS COMPLETE AND FULLY ADJUSTED, DEMONSTRATE OPERATION OF ALL IRRIGATION ZONES FOR THE OWNER'S REPRESENTATIVE. ALL IRRIGATED AREAS ARE TO HAVE 100% COVERAGE. CONTRACTOR SHALL ADD ADDITIONAL HEADS, AS NECESSARY, AT NO COST TO THE OWNER. AS DIRECTED BY THE OWNER'S REPRESENTATIVE, ADJUST ALL HEADS AS REQUIRED FOR PROPER OPERATION, ALIGNMENT, ELEVATION, RADIUS AND ARC. PROVIDE A FIELD TRAINING SESSION FOR THE OWNER'S MAINTENANCE PERSONNEL. PROVIDE AN "AS-BUILT" DRAWING OF THE COMPLETED IRRIGATION SYSTEM. PROVIDE A COLOR-CODED ZONE CHART, TO BE PLACED IN A CLEAR PLASTIC SLEEVE INSIDE THE CONTROLLER.
20. COORDINATE A SECURE WIFI SIGNAL WITH THE CITY (IF AVAILABLE). EQUIP CONTROLLER WITH A2C-WIFI MODULE (AND WIFI-EXT-KIT WIFI ANTENNA EXTENSION KIT, IF NECESSARY, TO ACHIEVE RELIABLE SIGNAL STRENGTH) FOR CONNECTION TO HUNTER "CENTRALUS" WEB BASED IRRIGATION MANAGEMENT SOFTWARE. SCHEDULE / ADJUST RUN-TIMES BASED ON LOCAL WEATHER DATA AND REMOTE CONTROL CAPABILITY VIA SMARTPHONE.
21. PROGRAM CONTROLLER TO "LEARN" FLOW RATES OF EACH ZONE - PROGRAM LAST STATION IN CONTROLLER USING A SEPARATE, MANUALLY ACTIVATED PROGRAM TO ALLOW FOR HAND WATERING WITH QCV'S.
22. IRRIGATION PLANS PREPARED BY MITCHELL LANGLEY - LICENSED TEXAS IRRIGATOR, CERTIFIED IRRIGATION DESIGNER WITH IRRIGATION ASSOCIATION, AN EPA WATERSENSE PARTNER IN GOOD STANDING AND A PROFESSIONAL MEMBER OF AMERICAN SOCIETY OF IRRIGATION CONSULTANTS.

MITCHELL D. LANGLEY CERTIFIED IRRIGATION DESIGNER 003375 COMMERCIAL

10 5 0 10 20

SCALE : 1" = 10'-0"

MDL CONSULTING

MITCHELL D. LANGLEY
2829 W. COUNTRY CLUB
SEARCY, AR 72143
PH: 501 / 305-0303
mdlconsulting@cablelynx.com

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DAVE PEEL PLAZA

BENTONVILLE, ARKANSAS

ISSUE FOR BID- NOT FOR CONSTRUCTION

ISSUE DATE: 02/21/2025

REVISIONS

01	03/06/2025	Bid Addendum 01

DRAWN: MDL REVIEWED: __

ISSUE FOR BID

PROJECT NUMBER: 6331

IRRIGATION PLAN (NORTH)

SHEET NUMBER

IR1-01

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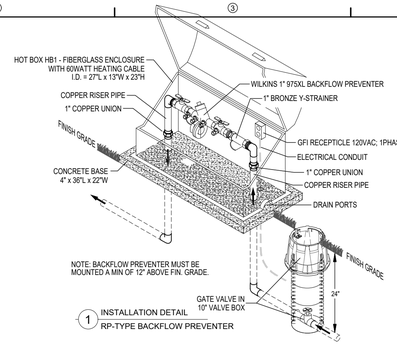
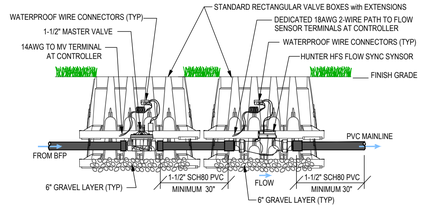
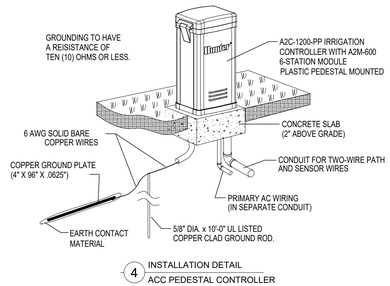


1 INSTALLATION DETAIL
RP-TYPE BACKFLOW PREVENTER

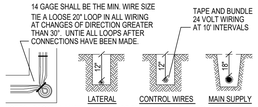


2 INSTALLATION DETAIL
1-1/2" MASTER VALVE

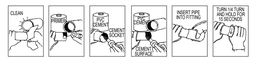
3 INSTALLATION DETAIL
HFS FLOW SENSOR



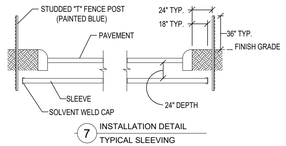
4 INSTALLATION DETAIL
ACC PEDESTAL CONTROLLER



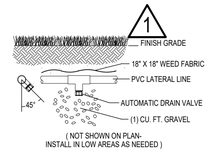
5 INSTALLATION DETAIL
MAINLINE, LATERAL & WIRING



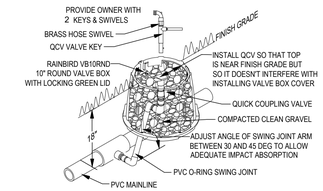
6 INSTALLATION DETAIL
PVC ASSEMBLING



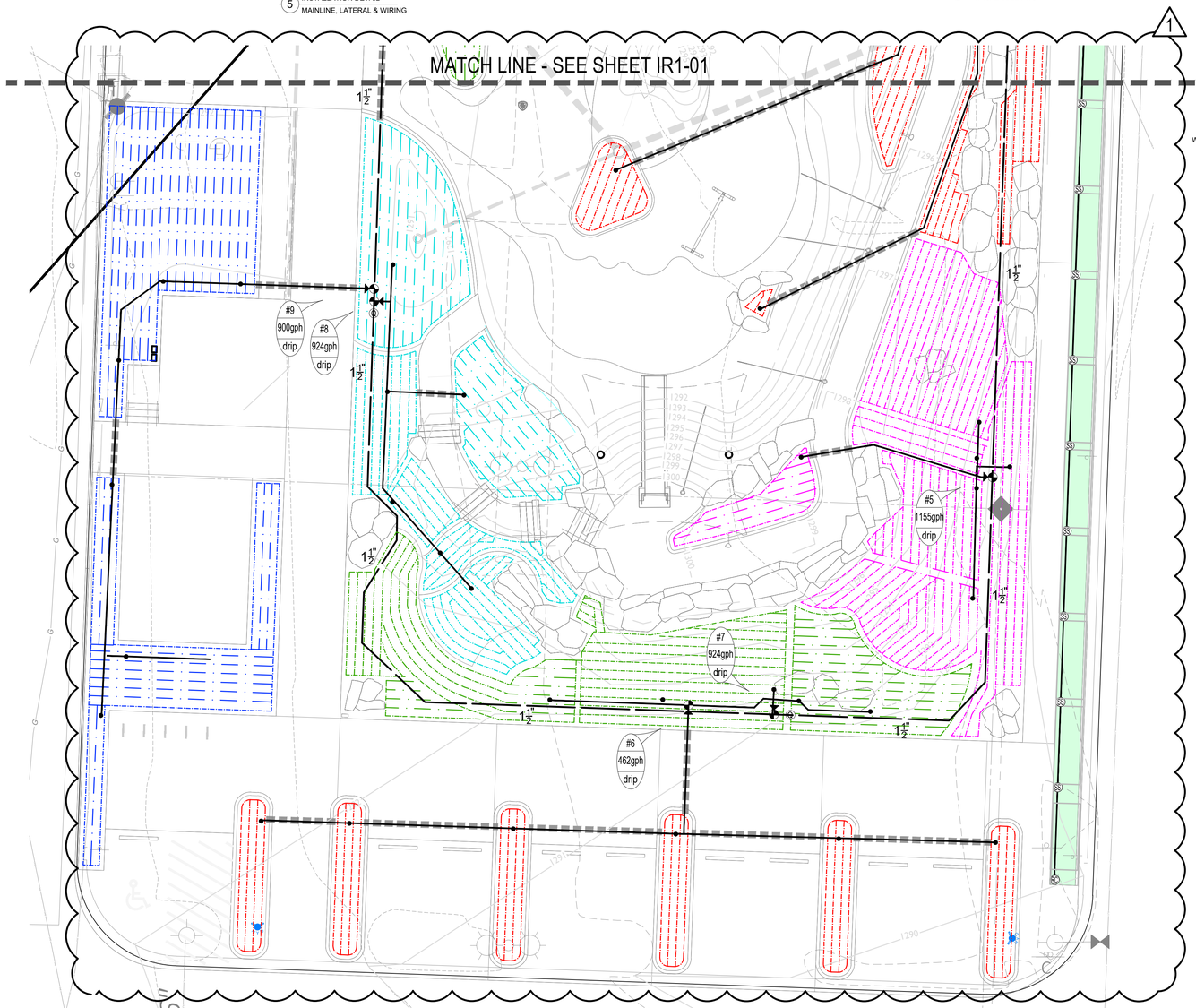
7 INSTALLATION DETAIL
TYPICAL SLEEVING

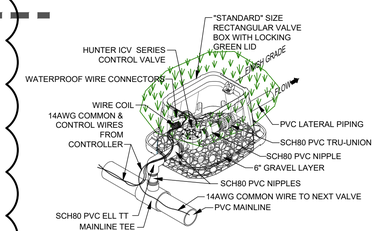


8 INSTALLATION DETAIL
AUTOMATIC DRAIN VALVE

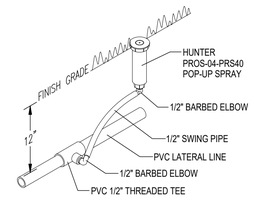


9 INSTALLATION DETAIL
QUICK COUPLING VALVE

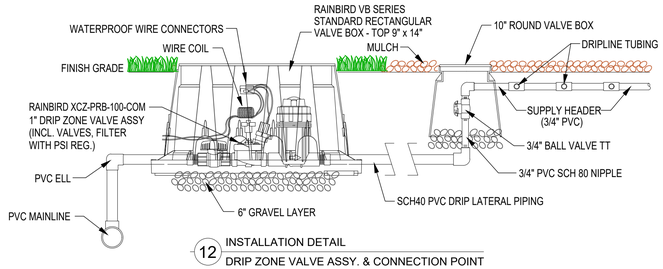




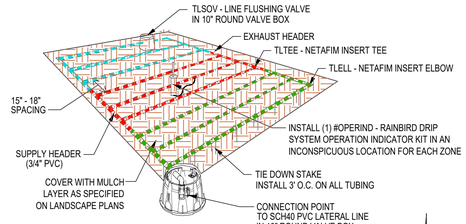
10 INSTALLATION DETAIL
ZONE VALVE ASSEMBLY



11 INSTALLATION DETAIL
4" POP-UP TURF SPRAY



12 INSTALLATION DETAIL
DRIP ZONE VALVE ASSY. & CONNECTION POINT



TECHLINE PRESSURE COMPENSATING DRIP TUBING WITH CHECK VALVE
HCVXR-7-12 - FLOW RATE = .77GPH DRIPPER SPACING = 12"O.C.
AVERAGE APPLICATION RATE = .85" / HR

13 INSTALLATION DETAIL
DRIP TUBING LAYOUT

MDL CONSULTING

MITCHELL D. LANGLEY
2829 W. COUNTRY CLUB
SEARCY, AR 72143
PH: 501 / 305-0303
mdlconsulting@cablelynx.com

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SCALE : 1" = 10'-0"

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DAVE PEEL PLAZA

BENTONVILLE, ARKANSAS

ISSUE FOR BID-
NOT FOR
CONSTRUCTION

ISSUE DATE: 02/21/2025

REVISIONS

01	03/06/2025	Bid Addendum 01

DRAWN: MDL REVIEWED:

ISSUE FOR BID

PROJECT NUMBER: 6331

IRRIGATION
PLAN (SOUTH)

SHEET NUMBER

IR1-02

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CITY OF BENTONVILLE

DAVE PEEL EVENT PARK

LANDSCAPE ARCHITECTURE

BENTONVILLE, ARKANSAS

ISSUE FOR BID

ISSUED: February 21, 2025

LSD SUBMISSION 3

ISSUED: ARPIL 15, 2025

VICINITY MAP

PROJECT DESCRIPTION

The Dave Peel Park is a redeveloped property in Bentonville, AR. The transformation will create a safer and more community driven downtown for the public of Bentonville. The proposed work scope reflects a comprehensive redesign of the Dave Peel park and playground. The proposed design is intended to accomplish several primary objectives: Reimagine Dave Peel Park as an Event Park for festivals, markets, and music events. The design improves these spaces through local material selection, choreographed lighting and branded signage.The primary improvements consist of paving, steps, walls, lighting, furnishings,signage, landscape plantings, an event pavilion and irrigation system.

This package is for Landscape Architecture improvements only and includes subconsultant drawings as indicated in the sheet index. Refer to architect's and engineer's packages for additional information related to:

-Site lighting and electrical design

-Mechanical and plumbing design

-Structural design

-Architectural design

-Signage design

-Civil design, including site demolition, utilities, grading and drainage, roadways, and erosion and sediment control

UTILITY AND CITY CONTACTS

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

AT&T: Brent Baldwin, 1133 East Harold St., Fayetteville, AR 72701, Office: (479)571-6609; Cell: (479)200-9022, bb585@att.com OR Lane Rhodes, lr159@att.com, (479) 442-1977

Cox Communications: Chad Hodge, 4901 S. 48th Street, Springdale, AR 72762, (479) 263-37057 chad.hodge@cox.com OR Timothy Goss, (479) 651-5583 timothy.goss@cox.com

Fire Dept: City of Bentonville, Brad Arnold, Fire Chief, 800 SW A St, Bentonville, AR 72712, (479) 271-3108, barnold@bentonvillear.com

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

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

Wastewater Dept: City of Bentonville, Chris Earl, 1901 NE A Street, Bentonville, AR, (479)-271-3161, cearl@bentonvillear.com

Electric Dept: City of Bentonville, Travis Matlock, 3200 Municipal Drive, Bentonville, AR 72712 (479)-271-3135, tmatlock@bentonvillear.com

Planning Dept: City of Bentonville, Tyler Overstreet, 305 SW A Street, Bentonville, AR 72712, (479)-271-3122, toverstreet@bentonvillear.com

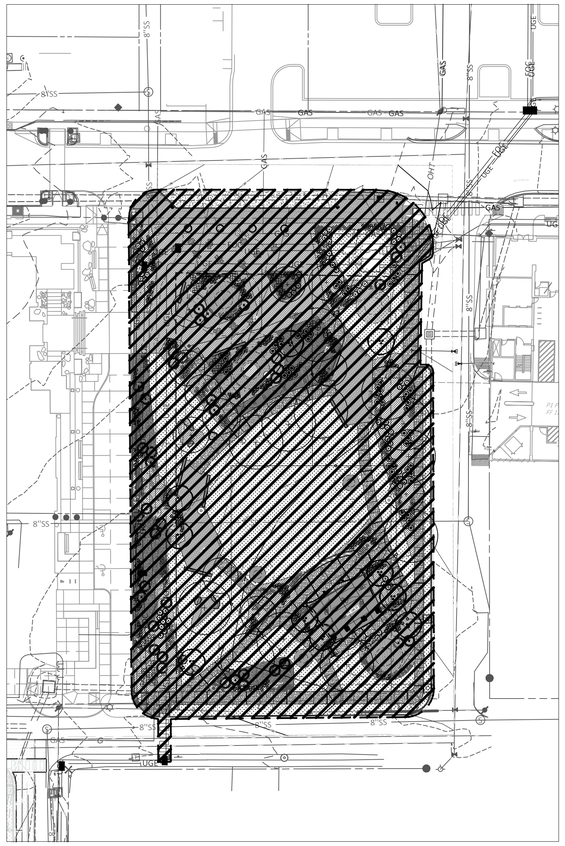
City Engineer: City of Bentonville, Ellen Norvell, 3200 SW Municipal Drive, Bentonville, AR 72712, (479)-271-5993, enorvell@bentonvillear.com

Stormwater: City of Bentonville, Janet Paith, 3200 SW Municipal Dr., Bentonville, AR 7212, (479) 271-5002, jpaith@bentonvillear.com

Building and Fire Safety.: City of Bentonville, Brad Arnold, 305 SW A Street, Bentonville, AR 72712, (479)-271-3108,barnold@bentonvillear.com

Lots 11, 12, 13, 28, 29 and 30 in the Original Town of Bentonville, Arkansas, now City of Bentonville, Arkansas, and any additions thereto as a result of the closing of or discontinued use of any street or alleyway.

SITE PLAN



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Sheet No.	Sheet Name	LSD Submission 1	LSD Submission 2	LSD Submission 3
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L0-02	Site Softscape Reference Plan	●		
L0-03	Site Key Plan	●		
L0-04	General Information Sheet	●		
L0-05	General Information Sheet	●		
PLANT PROTECTION AND REMOVAL SERIES				
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L1-02	Plant Protection and Removal Plan	●	●	
SITE MATERIALS SERIES				
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L3-02	Site Materials Plan	●	●	●
SITE LIGHTING SERIES				
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L6-01 Calcs	Site Lighting Plan	●	●	
L6-02	Site Lighting Plan	●	●	
L6-02 Calcs	Site Lighting Plan	●	●	
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L7-03	Site Details	●		
L7-04	Site Details	●		
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TREE PLANTING SERIES				
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L8-02	Tree Planting Plan	●	●	●
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L9-01	Shrub and Groundcover Planting Plan	●	●	
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PLANTING DETAILS SERIES				
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L11-03	Planting Details	●		

Sheet No.	Sheet Name	LSD Submission 1	LSD Submission 2	LSD Submission 3
Consultant Drawings:				
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C0.10	Overall Demolition Plan	●		
C0.11	Demolition Plan	●		●
C0.12	Demolition Plan	●		
C1.00	Overall Site Plan	●		
C1.01	Site Plan	●		●
C1.02	Site Plan	●		●
C2.01	Utility Plan	●	●	●
C2.02	Utility Plan	●	●	
C3.01	Grading and Drainage Plan	●		
C3.02	Grading and Drainage Plan	●		
C3.10	Spot Grade Plan	●		
C3.11	Spot Grade Plan	●	●	
C4.01	Erosion Control Plan	●		
C4.02	Erosion Control Plan	●		
C4.03	Erosion Control Details	●		
C5.00	Site Details	●	●	
C5.01	Site Details	●		●
C5.02	Site Details	●		
ARCHITECTURE SERIES				
A1.0	Code Footprint	●		
A1.1	Architectural Site Plan	●		
A2.1	First Floor Plans	●		
A2.3	Specialty Plans/ Finish Schedule/ Notes	●		
A2.8	Reflected Ceiling Plans	●		
A2.10	Roof Plans/ Details	●		
A4.0	Axonometric View	●		
A4.1	Exterior Elevations	●		
A5.1	Building/Wall Sections	●		
A5.2	Wall Sections and Details	●		
MEP SERIES				
E000-EP	Electrical Legend	●		
E001-EP	Electrical Notes General	●		
E201-EP	Electrical-Event Park Overall Plan	●	●	
E202-EP	Electrical Plan Event Park	●	●	
E203-EP	Electrical Plan Pavilion	●	●	
E300-PP	Light Fixture Schedule	●		
E400-EP	One-Line Diagram	●	●	
E401-PP	Panelboard Schedules	●		
E500	Electrical Details	●	●	
IRRIGATION SERIES				
IR1-01	Irrigation Plan (North)		●	
IR1-02	Irrigation Plan (South)		●	

PROJECT TEAM

OWNER/CLIENT
CITY OF BENTONVILLE, PARKS DEPARTMENT
215 SW A St
.....
Tel: (479) 464-7275

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DESIGNWORKSHOP
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Austin, TX 78701
Tel: (512) 499-0222

CIVIL ENGINEER
ECOLOGICAL DESIGN GROUP
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Rogers, AR 72756
Tel: (501) 378-0200

ARCHITECT
HIGHT JACKSON ASSOCIATES
5201 W Village Parkway, Suite 300
Rogers, AR 72758
Tel: (479) 464-4965

MEP ENGINEER
HENDERSON ENGINEERS
805 South Walton Boulevard, Suite 100
Bentonville, AR 72712
Tel: (479) 770-0032

STRUCTURAL ENGINEER
MARTIN / MARTIN
908 South Walton Boulevard, Suite 39
Bentonville, AR 72712
Tel: (479) 425-3142

IRRIGATION
MDL Consulting
2829 West Country Club
Searcy, AR 72143
Tel: (501) 305-0303

LSD25-0014
DW Project Number: 6331

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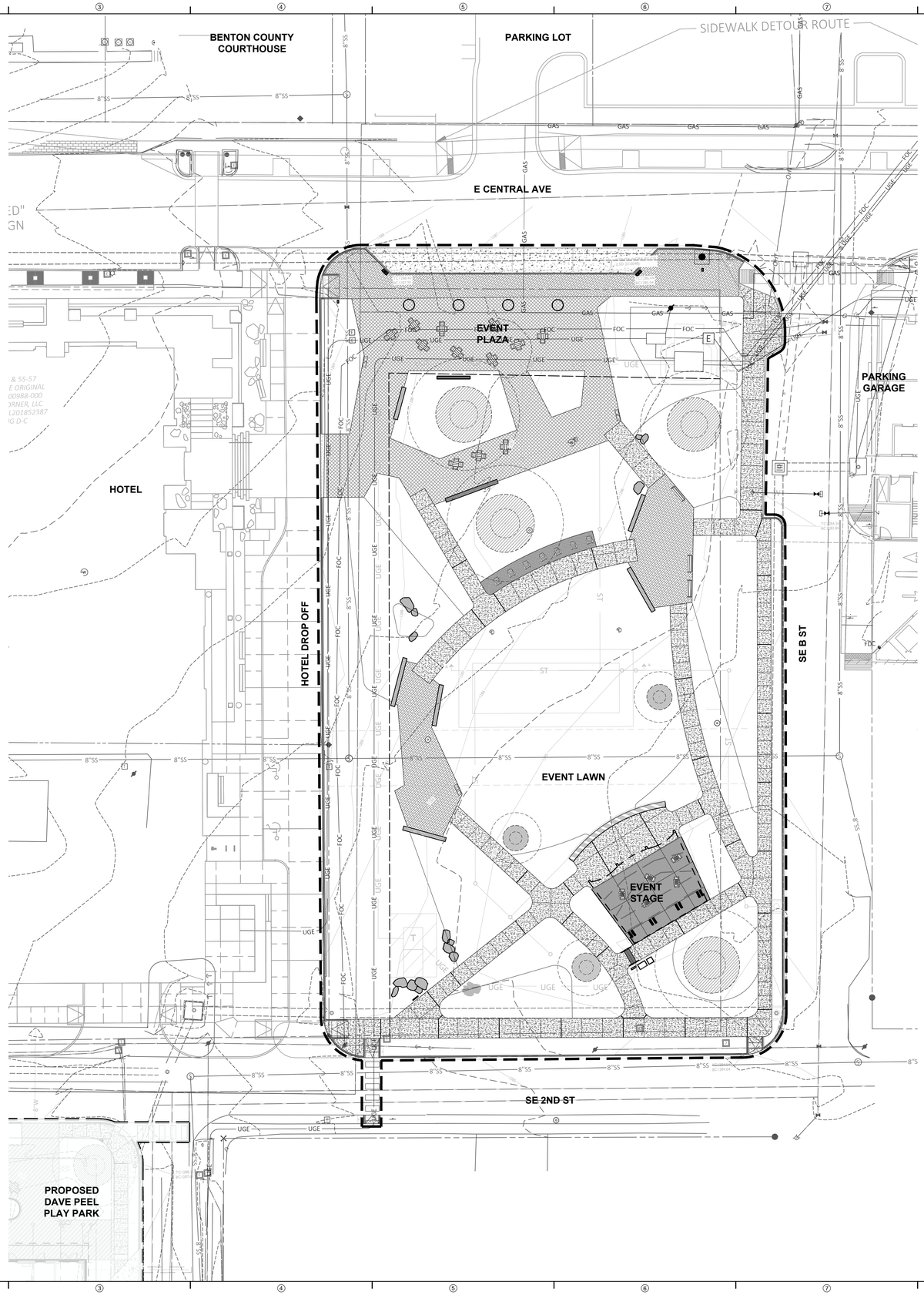

NORTH

0 15' 30' 60'

ORIGINAL SCALE: 1"=30'

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DAVE PEEL PARK

BENTONVILLE, ARKANSAS

ISSUE FOR BID-
NOT FOR
CONSTRUCTION

ISSUE DATE: 02/21/2025

REVISIONS

DRAWN: SP, RC REVIEWED: SM

100% CONSTRUCTION
DOCUMENTS

PROJECT NUMBER: 6331

SITE HARDSCAPE
REFERENCE PLAN

SHEET NUMBER

L0-01

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BENTON COUNTY COURTHOUSE

PARKING LOT

SIDEWALK DETOUR ROUTE

E CENTRAL AVE

EVENT PLAZA

PARKING GARAGE

HOTEL

HOTEL DROP OFF

SE B ST

EVENT LAWN

EVENT STAGE

SE 2ND ST

PROPOSED DAVE PEEL PLAY PARK

NORTH

0 15' 30' 60'

ORIGINAL SCALE: 1"=30'

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DAVE PEEL PARK

BENTONVILLE, ARKANSAS

ISSUE FOR BID-
NOT FOR
CONSTRUCTION

ISSUE DATE: 02/21/2025

REVISIONS

DRAWN: SP, RC REVIEWED: SM

100% CONSTRUCTION DOCUMENTS

PROJECT NUMBER: 6331

SITE SOFTSCAPE REFERENCE PLAN

SHEET NUMBER

L0-02

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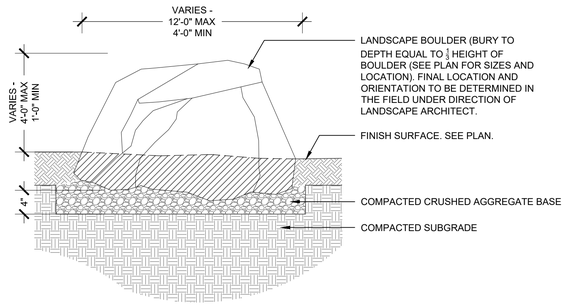


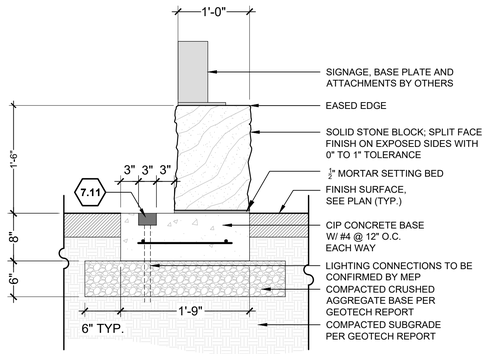
1 LANDSCAPE BOULDER

1" = 1'-0"

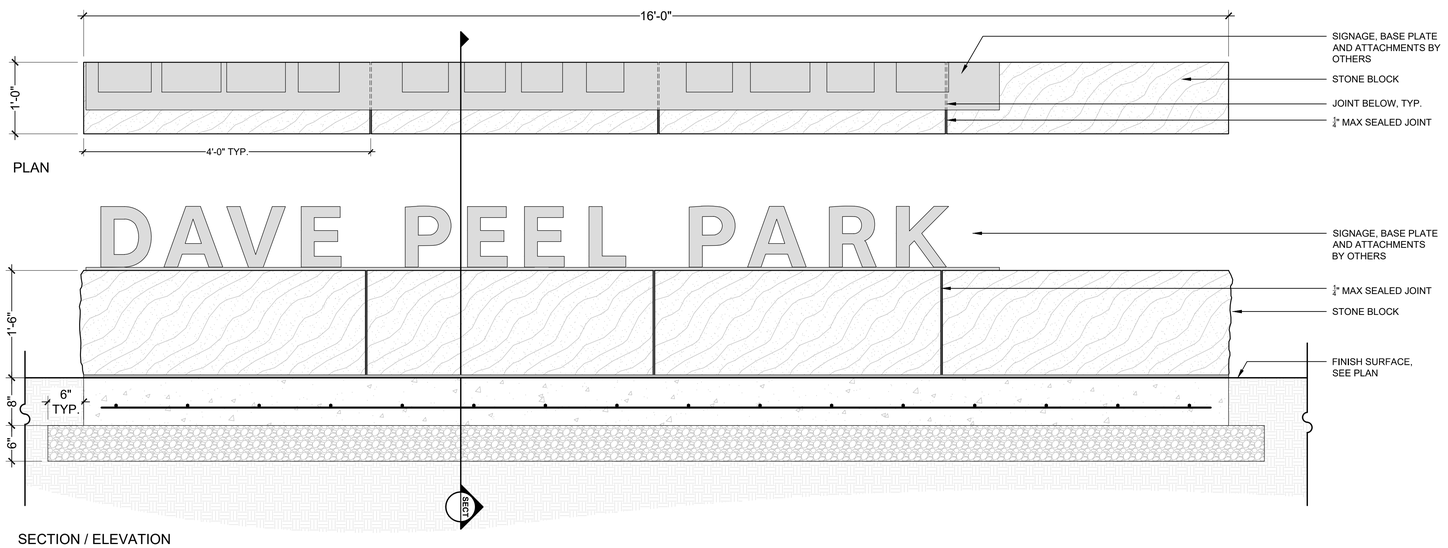
10.1

SITE KEYNOTES:

			DETAIL / SHEET	RELATED DETAILS	SPEC. SECTION
1.0	**PAVEMENTS, RAMPS, CURBS**				
	1.1	Unit Paving Type 1 - Pedestrian	1 / L7-02		321400
	1.2	Unit Paving Type 2 - Permeable	2 / L7-02		321400
	1.3	CIP Concrete Type 1 - Pedestrian	3 / L7-02		321313
	1.4	CIP Concrete Type 2 - Stage Plinth	4 / L7-02		321313
	1.5	Decomposed Granite Paving	5 / L7-02		321400
2.0	**JOINTING**				
	2.1	Expansion Joint Type 1 - Doweled	6 / L7-02		321373
	2.2	Expansion Joint Type 2 - Non-Doweled	7 / L7-02		321373
	2.3	Control Joint	8 / L7-02		321373
3.0	**STEPS**				
	3.1	Concrete Steps	1 / L7-03		033000
4.0	**SITE WALLS/ EMBANKMENTS**				
	4.1	Wall Type 1 - Stone Veneer	2 / L7-03		044300.13
	4.2	Wall Type 2 - Concrete Seat Wall	1 / L7-04		323219
5.0	**SITE FURNITURE**				
	5.1	Cafe Table with Chairs			323300
	5.2	Trash and Recycling Receptacle			323300
	5.3	Bike Rack	2 / L7-04		323300
	5.4	Rocking Chair			323300
	5.5	Chess Table with Chairs			323300
	5.6	Park Bench			323300
	5.7	Large Planter Pot			323300
6.0	**RAILINGS, BARRIERS, FENCING**				
	6.1	Handrail Type 1	3 / L7-04		055213
7.0	**SITE LIGHTING**				
	REFER TO LIGHTING SERIES				
8.0	**DRAINAGE**				
	REFER TO CIVIL DRAWINGS				
9.0	**PLANTING AND LANDSCAPE**				
	REFER TO PLANTING SERIES				
10.0	**MISCELLANEOUS ELEMENTS**				
	10.1	Landscape Boulder	1 / L7-05		044300.13
	10.2	Park Sign	2 / L7-05		



SECTION



PLAN

SECTION / ELEVATION

2 PARK SIGN

1" = 1'-0"

10.2

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DAVE PEEL PARK

BENTONVILLE, ARKANSAS

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ISSUE DATE: 02/21/2025

REVISIONS

DRAWN: SP, RC REVIEWED: SM

ISSUE FOR BID

PROJECT NUMBER: 6331

SITE DETAILS

SHEET NUMBER

L7-05

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Feb 07, 2025 - 4:13pm
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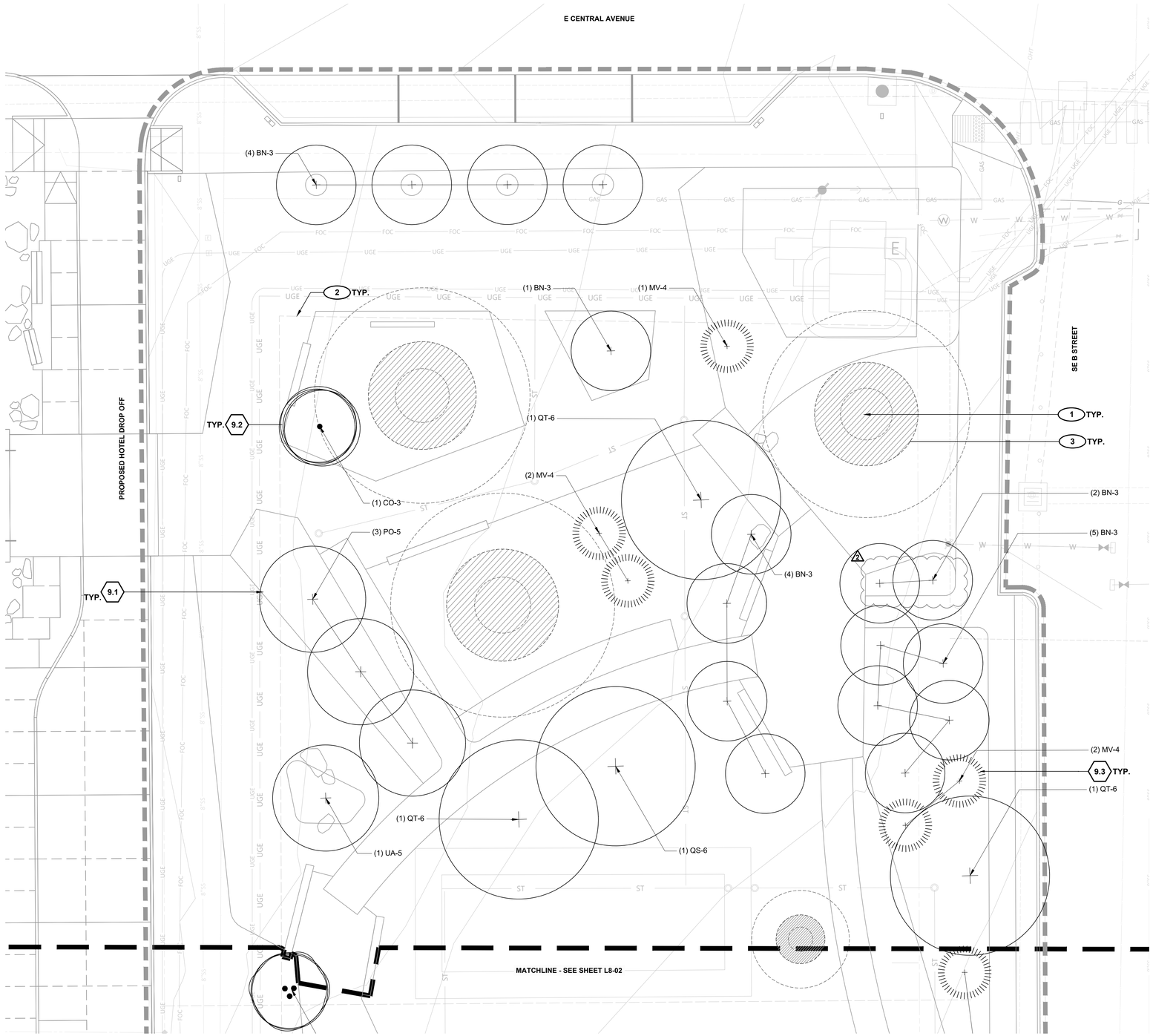


PLANTING DETAIL KEYNOTES:

		DETAIL / SHEET	RELATED DETAILS	SPEC. SECTION
9.0	**PLANTING AND LANDSCAPE**			
9.1	Deciduous Tree Planting	1 / L11-01		329300
9.2	Ornamental Tree Planting	2 / L11-01		329300
9.3	Evergreen Tree Planting	1 / L11-02		329300
9.4	Shrub Planting	2 / L11-02		329300
9.5	Sod Planting	3 / L11-02		329300
9.6	Metal Edger	4 / L11-02		329300
9.7	Tree Protection Fencing	1 / L11-03		329300

PLANTING REFERENCE NOTES

1. Existing tree to remain. Do not disturb. See also plant existing conditions plans.
2. Utility easement
3. Critical root zone. Do not encroach unless otherwise indicated.

PLANTING KEY LEGEND

ABBR	BOTANICAL NAME	COMMON NAME
TREES		
BN-3	*Betula nigra*	River Birch
CC-3	*Cercis canadensis* 'Appalachian red'	Eastern redbud
CO-3	Cotinus obovatus	American Smoke Tree
MV-3	Magnolia virginiana	Sweetbay Magnolia
PO-4	*Platanus occidentalis*	Sycamore
QS-6	*Quercus shumardii*	Shumard oak
QT-5	*Quercus texana 'Sangria'*	Nuttall oak 'Sangria'
UP-5	*Ulmus americana 'Jefferson'*	Jefferson Elm

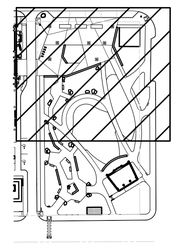
NOTE: See Civil Drawings for all existing and proposed utilities.
Do not plant trees within 5' of water and sewer utilities.

NOTE:
Refer to L0-04 and L0-05 for General and Series Specific Notes, Legends, Abbreviations, Lists, Schedules

NORTH

0 5' 10' 20'
ORIGINAL SCALE: 1"=10'-0"

SITE KEY PLAN



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REVISIONS

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PROJECT NUMBER: 6331

SITE TREE
PLANTING PLAN

SHEET NUMBER

L8-01

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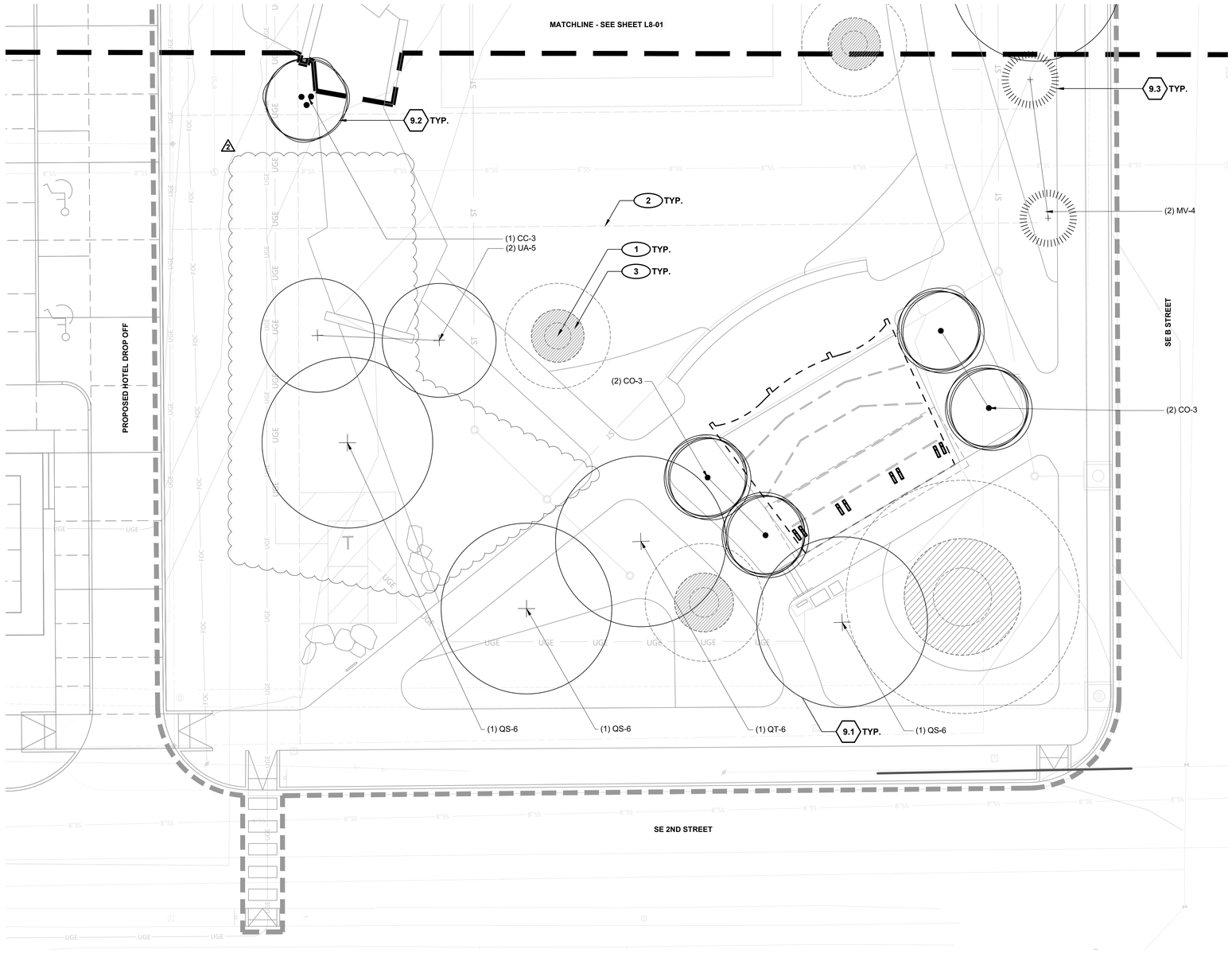

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PLANTING REFERENCE NOTES

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MV-3	Magnolia virginiana	Sweetbay Magnolia
PO-4	*Platanus occidentalis*	Sycamore
QS-6	*Quercus shumardii*	Shumard oak
QT-5	*Quercus texana 'Sangria'*	Nuttall oak 'Sangria'
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NOTE: See Civil Drawings for all existing and proposed utilities.
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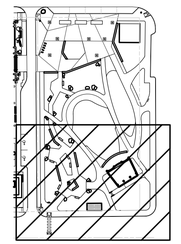
ORIGINAL SCALE: 1"=10'-0"

SITE KEY PLAN



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PROJECT NUMBER: 6331

SITE TREE
PLANTING PLAN

SHEET NUMBER

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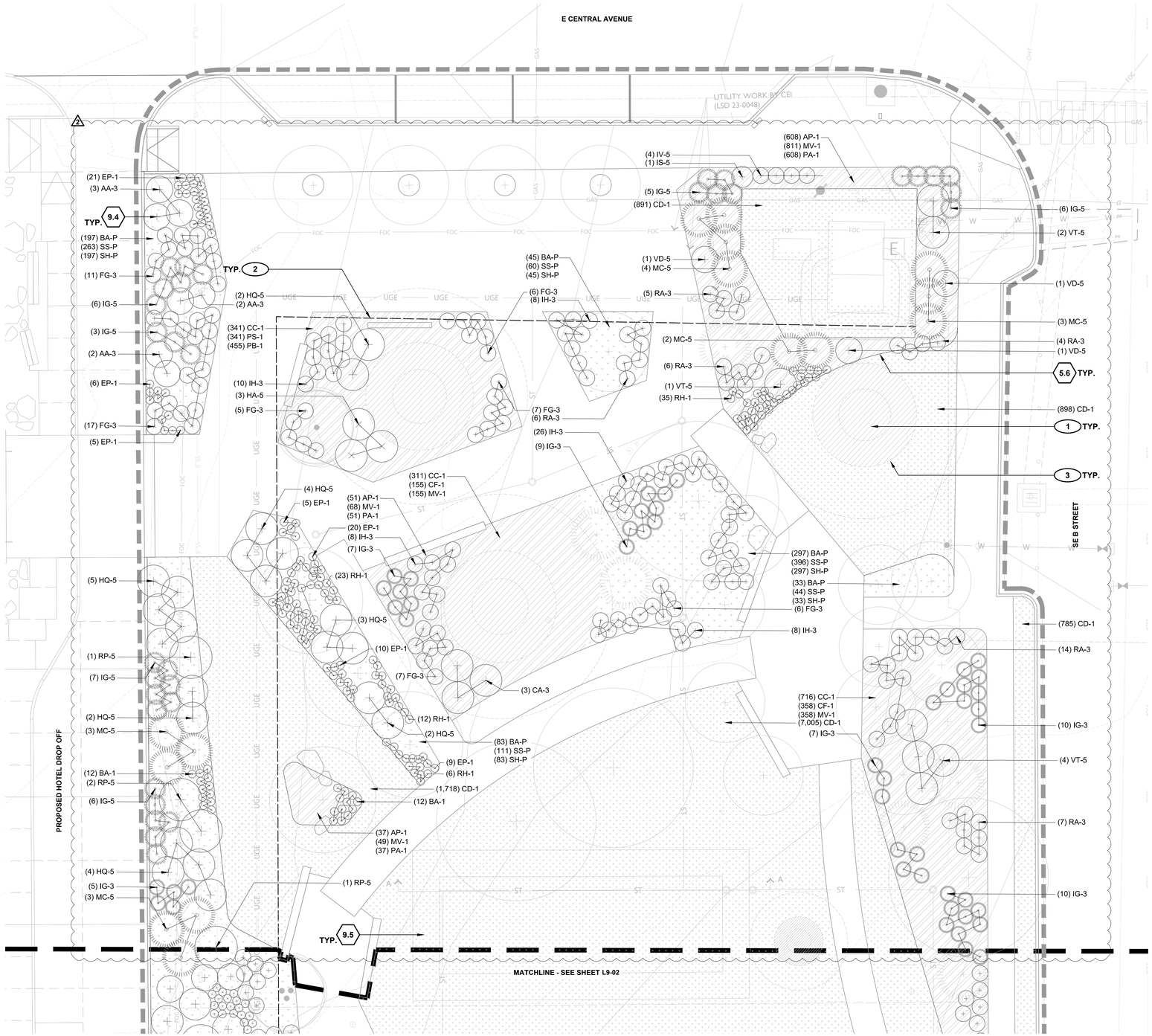

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SHRUB AND GROUNDCOVER PLANTING KEY LEGEND

ABBR	BOTANICAL NAME	COMMON NAME	SPACING
SHRUBS			
AA-3	Aronia arbutifolia	Red Chokeberry	PER PLAN
CA-3	Callicarpa americana	American Beautyberry	PER PLAN
FG-3	Fothergilla gardenii	Dwarf Fothergilla	PER PLAN
HA-5	Hydrangea arborescens 'Hayes Starburst'	Smooth Hydrangea	PER PLAN
HQ-5	Hydrangea quercifolia 'Ruby Slippers'	Ruby Slippers Oakleaf Hydrangea	PER PLAN
IG-3	Ilex glabra 'Shamrock'	Shamrock Inkberry Holly	PER PLAN
IG-5	Ilex Glabra	Inkberry Holly	PER PLAN
IV-5	Ilex verticillata 'Winter Red'	Winter Red Winterberry	PER PLAN
IS-5	Ilex verticillata 'Southern Gentleman'	Southern Gentleman Winterberry	PER PLAN
MC-5	Myrica cerifera `Don`s Dwarf'	Don`s Dwarf Wax Myrtle	PER PLAN
IH-3	Itea virginica 'Henry's Garnet'	Henry's Garnet Sweetspire	PER PLAN
RP-5	Rhododendron periclymenoides	Pinxterbloom Azalea	PER PLAN
RA-3	Rhus aromatica	Fragrant Sumac	PER PLAN
VD-5	Viburnum dentatum 'Blue Muffin'	Blue Muffin Arrowwood Viburnum	PER PLAN
VT-5	Viburnum trilobum 'Bailey Compact'	Bailey's Compact Cranberrybush	PER PLAN
PERENNIALS/ GROUNDCOVERS/ VINES/ GRASSES			
AC-1	Asarum canadense	Wild Ginger	12" O.C.
AP-1	Antennaria parlinii	Parlin's Pussytoes	12" O.C.
BA-1	Baptisia australis	Blue Wild Indigo	12" O.C.
CI-1	Callirhoe involucrata	Purple Poppymallow	12" O.C.
CC-1	Carex cherokeensis	Cherokee Sedge	18" O.C.
CF-1	Carex flacca 'Blue Zinger'	Blue Zinger Sedge	18" O.C.
EP-1	Echinacea purpurea 'Magnus'	Magnus Purple Coneflower	18" O.C.
MV-1	Mertensia virginica	Virginia Bluebells	18" O.C.
PS-1	Phlox stolonifera	Creeping Phlox	18" O.C.
PB-1	Polygonatum biflorum	Solomon's Seal	18" O.C.
PA-1	Polystichum acrostichoides	Christmas Fern	18" O.C.
RH-1	Rudbeckia hirta	Black-eyed Susan	18" O.C.
SC-1	Schizachyrium scoparium	Little Bluestem	18" O.C.
BA-P	Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition Blue Grama	12" O.C.
SS-P	Schizachyrium scoparium 'The Blues'	The Blues Little Bluestem	12" O.C.
SH-P	Sporobolus heterolepis 'Tara'	Tara Prairie Dropseed	12" O.C.
SOD			
CD-1	Cynodon dactylon x transvaalensis 'Tifway 419'	Tifway 419 Bermudagrass	

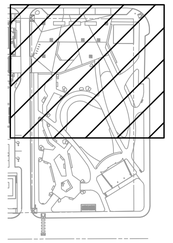
NOTE: See Civil Drawings for all existing and proposed utilities.

NOTE:
Refer to L0-04 and L0-05 for General and Series Specific Notes, Legends, Abbreviations, Lists, Schedules

NORTH

0 5' 10' 20'
ORIGINAL SCALE: 1"=10'-0"

SITE KEY PLAN



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BENTONVILLE, ARKANSAS

ISSUE FOR BID-
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ISSUE DATE: 02/21/2025

REVISIONS

2	03/25/25	Bid Addendum 02

DRAWN: SP, RC REVIEWED: SM

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PROJECT NUMBER: 6331

SITE SHRUB PLANTING PLAN

SHEET NUMBER

L9-01

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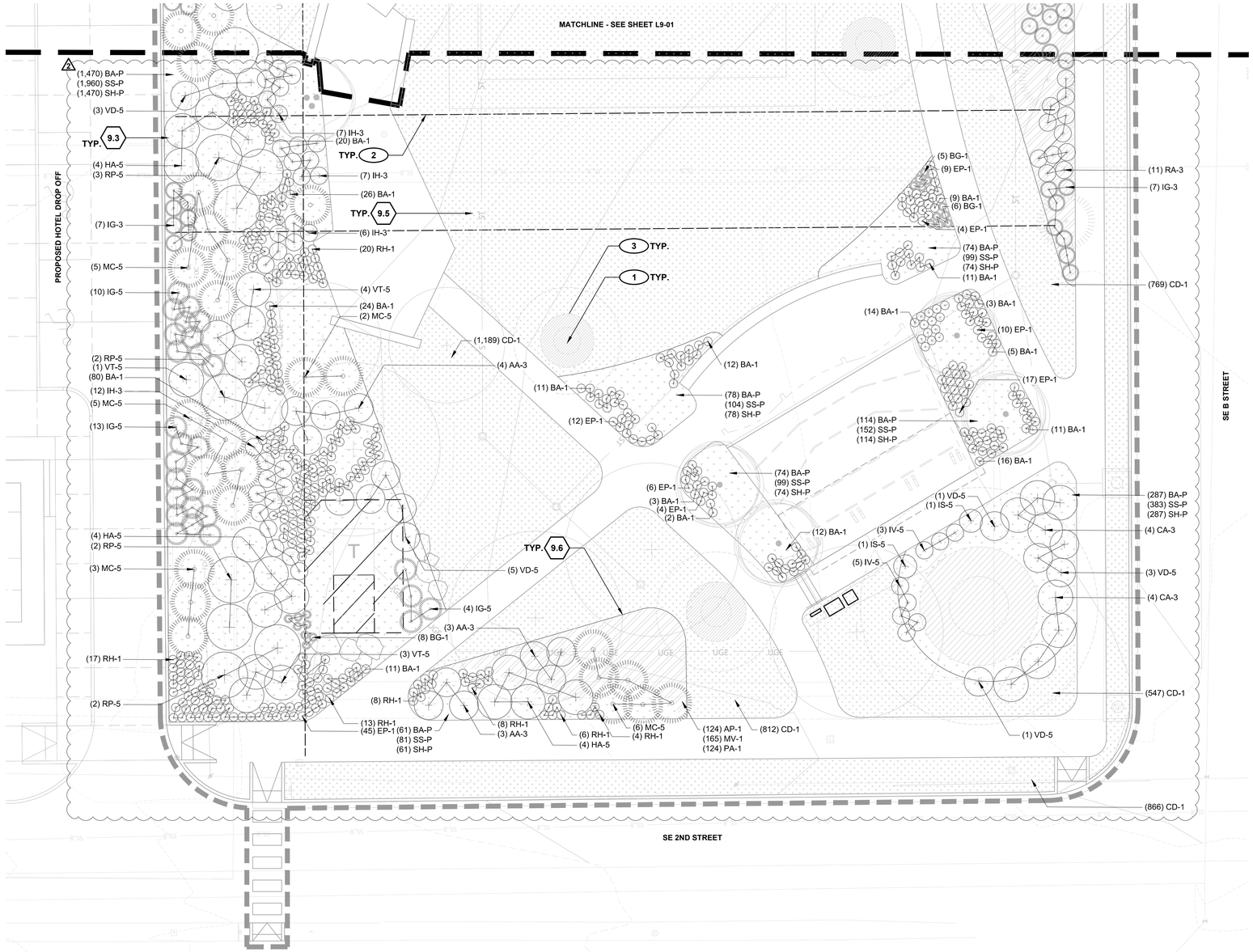

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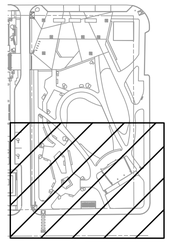
NORTH

0 5' 10' 20'
ORIGINAL SCALE: 1"=10'-0"

SITE KEY PLAN



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ISSUE FOR BID-
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PROJECT NUMBER: 6331

SITE SHRUB PLANTING PLAN

SHEET NUMBER

L9-02

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C1.01

C1.02

E CENTRAL AVE

SE B ST

SE 2ND ST

P1 PARKING
FF 1284.50

UTILITY EASEMENT
PER BK 2010, PG 30174

D ST

PROPOSED SITE PLAN LEGEND

- PROPOSED CURB AND GUTTER (REF. PLANS FOR TYPE)
- SAWCUT PAVEMENT LINE
- MILL AND OVERLAY BOUNDARY
- MILL AND OVERLAY
- VEHICULAR CONCRETE PAVING
- ASPHALT PAVEMENT

1 OVERALL SITE PLAN

SCALE: 1" = 20'-0"

NORTH

0' 20' 40' 80'

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OVERALL SITE PLAN

SHEET NUMBER

C1.00

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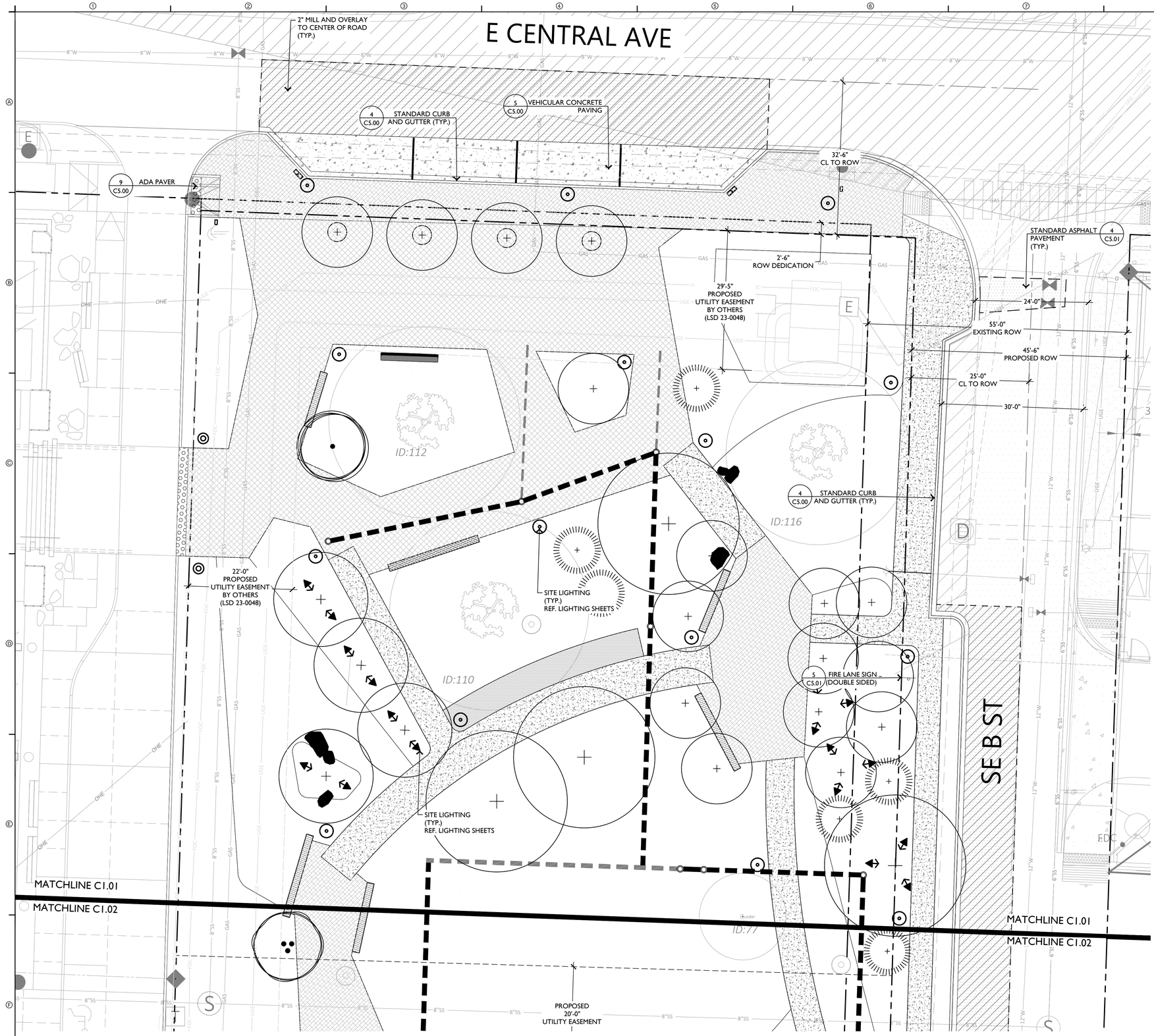

PROPOSED SITE PLAN LEGEND

- PROPOSED CURB AND GUTTER (REF. PLANS FOR TYPE)
- SAWCUT PAVEMENT LINE
- MILL AND OVERLAY BOUNDARY
- MILL AND OVERLAY
- VEHICULAR CONCRETE PAVING
- ASPHALT PAVEMENT

1 SITE PLAN

SCALE: 1" = 10'-0"

NORTH

0' 10' 20' 40'

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SITE PLAN

SHEET NUMBER

C1.01

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- MILL AND OVERLAY BOUNDARY
- MILL AND OVERLAY
- VEHICULAR CONCRETE PAVING
- ASPHALT PAVEMENT

I SITE PLAN

SCALE: 1" = 10'-0"

NORTH

0' 10' 20' 40'

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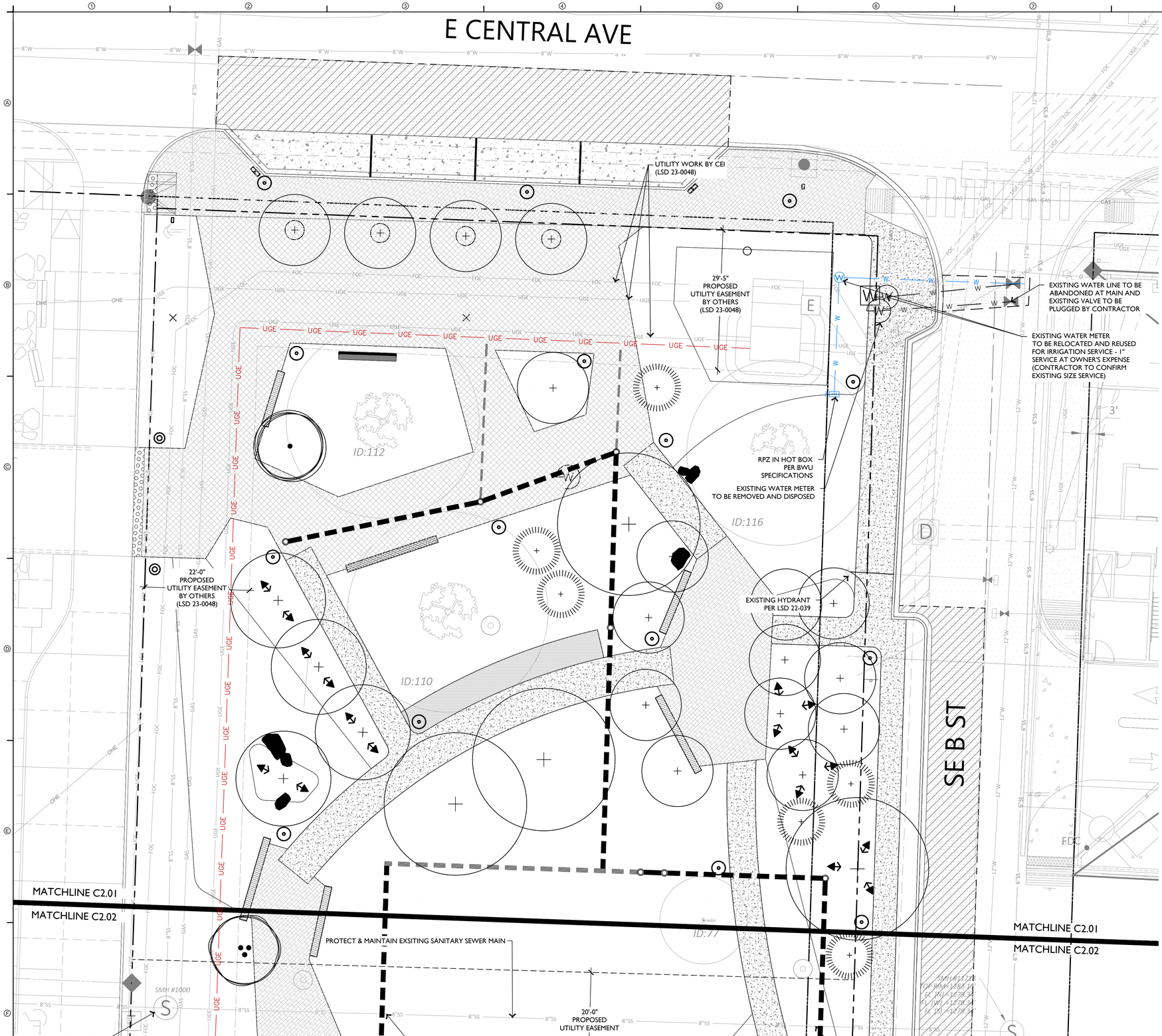

PROPOSED UTILITY LEGEND

- W — WATER LINE
- W — WATER METER
- WATER VALVE
- FIRE HYDRANT
- SS — SANITARY SEWER

ALL TREES NEED TO MAINTAIN 5' SEPARATION FROM PUBLIC WATER.

UTILITY NOTES:

1. EXISTING STRUCTURES AND UTILITY LOCATIONS SHOWN ARE APPROXIMATE AND FOR INFORMATION PURPOSES ONLY. ALL STRUCTURES AND UTILITIES MAY NOT BE SHOWN. ALL EXISTING UTILITY LOCATIONS MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION (WHETHER SHOWN OR NOT SHOWN). UTILITY SERVICE MUST BE MAINTAINED DURING AND AFTER CONSTRUCTION
2. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES.
3. ALL WATER LINE AND SANITARY SEWER WORK MUST BE PERFORMED IN ACCORDANCE WITH (LOCAL JURISDICTION) STANDARD SPECIFICATIONS AND DETAILS, AND SHALL BE COORDINATED WITH LOCAL JURISDICTION
4. THE CONTRACTOR SHALL COORDINATE THE CONNECTIONS TO THE EXISTING WATER LINES WITH THE LOCAL JURISDICTION.
5. PROVIDE THRUST BLOCKING FOR THE PROPOSED WATERLINES AS SHOWN ON THE DETAIL SHEETS AND AS REQUIRED BY THE LOCAL JURISDICTION.
6. ALL WATER AND SEWER LINES AND SERVICES CROSSING ROADWAYS ARE TO BE BACKFILLED WITH COMPACTED CLASS 7 AGGREGATE BASE COURSE.
7. ALL WATER MAINS SHALL BE A MINIMUM OF 3-FT BELOW FINISHED GRADE AND A MINIMUM OF 1-FT BELOW STORM DRAINS.
8. ALL WATER MAINS ARE TO CROSS OVER SEWER MAINS WITH A MINIMUM OF 18-IN OF VERTICAL SEPARATION AND WATER AND SEWER MAINS SHALL HAVE A MINIMUM OF 10-FT HORIZONTAL SEPARATION.
9. ALL SANITARY SEWER WORK SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH CITY OF BENTONVILLE (2024) STANDARD SPECIFICATIONS AND DETAILS AND SHALL BE COORDINATED WITH THE LOCAL JURISDICTION.
10. IT IS ENGINEER'S RESPONSIBILITY TO ENSURE THAT BEUD HAS THE LATEST SITE PLAN FOR DESIGN. ANY CHANGES AFTER ANY SUBMITTAL SHOULD BE CONVEYED TO BEUD IMMEDIATELY.
11. INCLUDE BEUD'S LAYOUT DRAWING AND THE LATEST REVISION OF DETAIL SHEETS 1 THRU 3 IN PLAN SET AS SEPARATE FULL SIZE SHEETS PRIOR TO REQUESTING A PRECON.
12. RELOCATION OF ANY EXISTING ELECTRICAL FACILITIES SHALL BE AT THE OWNER'S EXPENSE.
13. ANY CHANGES TO THE ELECTRIC FEED OR SERVICE SIZE AFTER THE PRECON COULD RESULT IN A DELAY OF THE DEVELOPMENT RECEIVING POWER AND A CHARGE TO THE DEVELOPER FOR THE CHANGE.
14. WITH EACH RESUBMITTAL, BEUD REQUIRES A COMPREHENSIVE LIST OF ALL THE SITE CHANGES THAT COULD AFFECT ELECTRICAL EQUIPMENT PLACEMENT.
15. STREETLIGHT LOCATIONS WILL BE DESIGNED BY BEUD. OWNER REQUIRED TO PAY FOR LIGHTS PRIOR TO REQUESTING PRECON.
16. CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.
17. BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN.
18. 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.

1 UTILITY PLAN

SCALE: 1" = 10'-0"

NORTH

0' 10' 20' 40'

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PROJECT NUMBER: 6331

UTILITY PLAN

SHEET NUMBER

C2.01

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MATCHLINE C2.01

MATCHLINE C2.02

PROTECT & MAINTAIN EXSITING SANITARY SEWER MAIN

20'-0" PROPOSED UTILITY EASEMENT

EXISTING SANITARY SEWER MANHOLE TO BE ADJUSTED FG
EX. RIM: 1286.68
ADJUSTED RIM: 1288.21
FL (OUT) (E): 1281.43
FL (IN) (W): 1281.48
FL (IN) (N): 1281.88

UTILITY CROSSING
EX. 8" SS INV: 1280.88
12" STORM INV: 1278.38

18" OF CLEAR SEPARATION BETWEEN SEWER MAIN AND STORM SEWER

UTILITY CROSSING
EX. 8" SS INV: 1279.82
12" STORM INV: 1277.54

15" OF CLEAR SEPARATION BETWEEN SEWER MAIN AND STORM SEWER

22'-1" PROPOSED UTILITY EASEMENT BY OTHERS (LSD 23-0048)

17'-0"

23'-0"

APPROXIMATE LOCATION OF PROPOSED ELECTRIC TRANSFORMER (REF. BEUD PLANS)

82 LF OF SECONDARY UNDERGROUND ELECTRIC

INSTALL CT CABINET PER BEUD SPEC DS-1015/1022

PROTECT & MAINTAIN EXISTING OVERHEAD ELECTRIC

SMH #1443
TOP RIM=1287.49
FES (E) OUT =1280.89
FL (S) IN =1281.89

PROTECT & MAINTAIN EXISTING OVERHEAD ELECTRIC

SE 2ND ST

SE B ST

PROPOSED UTILITY LEGEND

- W — WATER LINE
- (W) WATER METER
- WATER VALVE
- FIRE HYDRANT
- SS — SANITARY SEWER

ALL TREES NEED TO MAINTAIN 5' SEPARATION FROM PUBLIC WATER.

UTILITY NOTES:

1. EXISTING STRUCTURES AND UTILITY LOCATIONS SHOWN ARE APPROXIMATE AND FOR INFORMATION PURPOSES ONLY. ALL STRUCTURES AND UTILITIES MAY NOT BE SHOWN. ALL EXISTING UTILITY LOCATIONS MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION (WHETHER SHOWN OR NOT SHOWN). UTILITY SERVICE MUST BE MAINTAINED DURING AND AFTER CONSTRUCTION
2. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES.
3. ALL WATER LINE AND SANITARY SEWER WORK MUST BE PERFORMED IN ACCORDANCE WITH (LOCAL JURISDICTION) STANDARD SPECIFICATIONS AND DETAILS, AND SHALL BE COORDINATED WITH LOCAL JURISDICTION
4. THE CONTRACTOR SHALL COORDINATE THE CONNECTIONS TO THE EXISTING WATER LINES WITH THE LOCAL JURISDICTION.
5. PROVIDE THRUST BLOCKING FOR THE PROPOSED WATERLINES AS SHOWN ON THE DETAIL SHEETS AND AS REQUIRED BY THE LOCAL JURISDICTION.
6. ALL WATER AND SEWER LINES AND SERVICES CROSSING ROADWAYS ARE TO BE BACKFILLED WITH COMPACTED CLASS 7 AGGREGATE BASE COURSE.
7. ALL WATER MAINS SHALL BE A MINIMUM OF 3-FT BELOW FINISHED GRADE AND A MINIMUM OF 1-FT BELOW STORM DRAINS.
8. ALL WATER MAINS ARE TO CROSS OVER SEWER MAINS WITH A MINIMUM OF 18-IN OF VERTICAL SEPARATION AND WATER AND SEWER MAINS SHALL HAVE A MINIMUM OF 10-FT HORIZONTAL SEPARATION.
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17. BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN.
18. 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.

1 UTILITY PLAN

SCALE: 1" = 10'-0"

NORTH

20' 40'

0' 10'

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PROJECT NUMBER: 6331

UTILITY PLAN

SHEET NUMBER

C2.02

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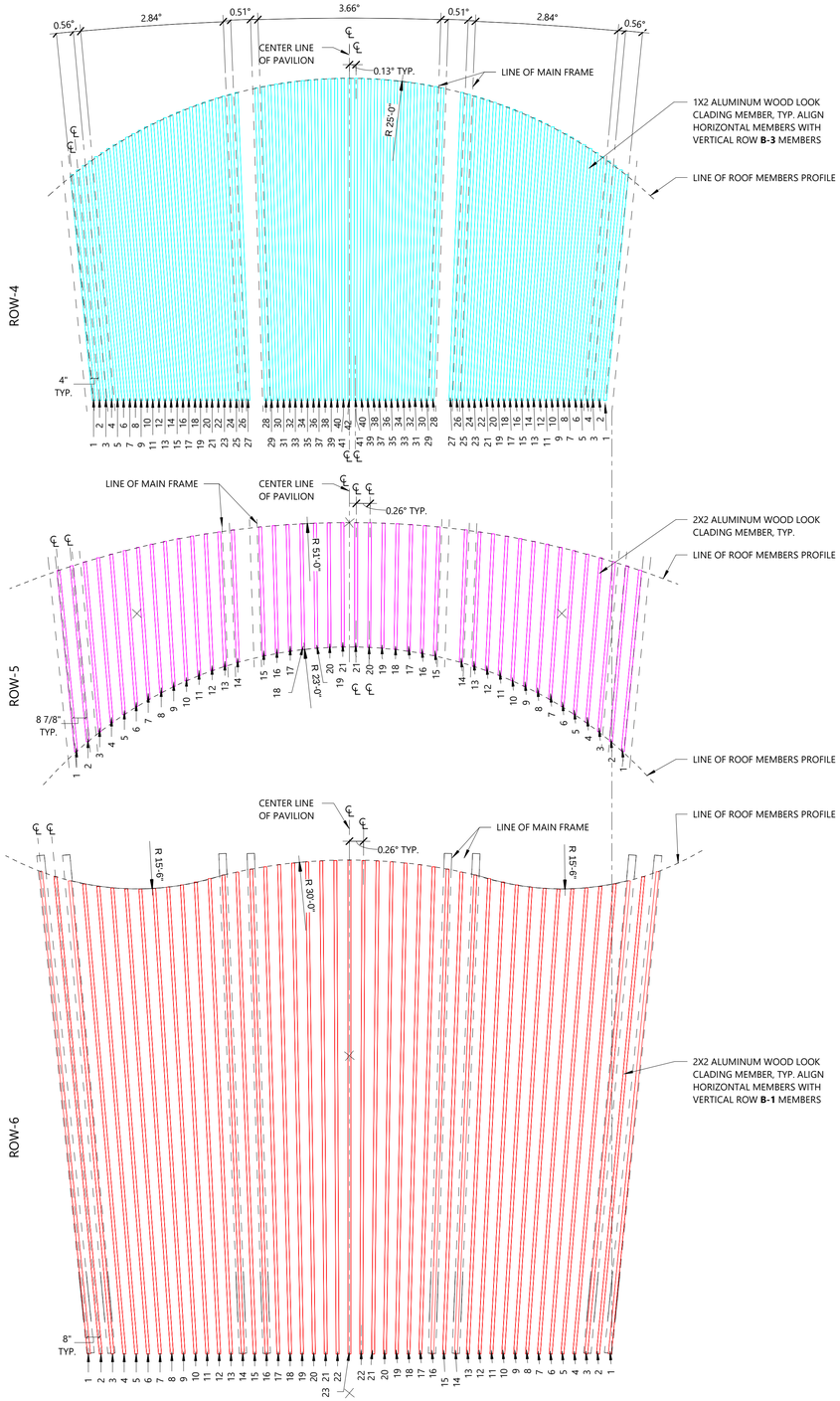


F3 Wood Look Cladding Component Dimensions
1/4" = 1'-0" Ref: F7/ A2.10

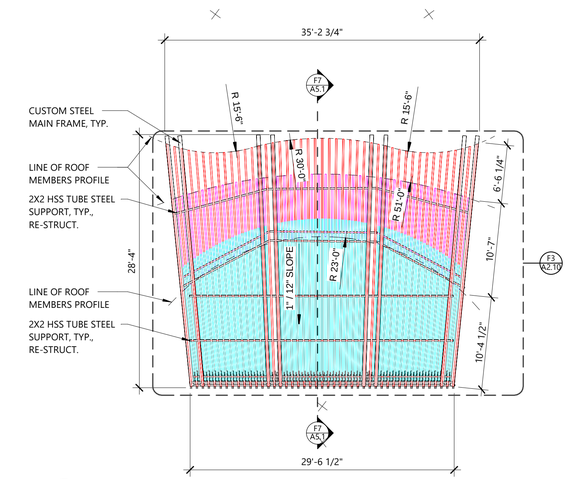
ROOF PLAN GENERAL NOTES

1. ALL UTILITIES ON ROOF TO BE PROVIDED WITH THE PROPER SUPPORTS; REF- ELECTRICAL

Aluminium Wood Look Members Sizes (ROW-4)	
Designation #	Length
1	12' 9 1/4"
2	13' 1/2"
3	13' 3 1/2"
4	13' 6 3/4"
5	13' 9 3/4"
6	13' 11"
7	14' 2 1/4"
8	14' 5 3/4"
9	14' 7 3/4"
10	14' 10 1/4"
11	15' 3/4"
12	15' 2 3/4"
13	15' 5 1/4"
14	15' 7 1/4"
15	15' 9 1/4"
16	15' 11 1/4"
17	16' 1 1/4"
18	16' 2 1/2"
19	16' 4 3/4"
20	16' 6 1/2"
21	16' 7 1/2"
22	16' 9 3/4"
23	16' 11"
24	17' 1/2"
25	17' 1 1/2"
26	17' 3"
27	17' 4 1/4"
28	17' 7 1/4"
29	17' 8 1/4"
30	17' 8 3/4"
31	17' 9 1/2"
32	17' 10 1/2"
33	17' 11"
34	17' 11 1/2"
35	17' 12"
36	18' 1/2"
37	18' 1"
38	18' 1 3/4"
39	18' 2 1/4"
40	18' 2 3/4"
41	18' 2 1/2"
42	18' 1 3/4"

Aluminium Wood Look Members Sizes (ROW-5)	
Designation #	Length
1	10' 3"
2	9' 11 3/4"
3	9' 7 1/4"
4	9' 3 3/4"
5	9' 3/4"
6	8' 9 3/4"
7	8' 7"
8	8' 4 1/2"
9	8' 2 1/4"
10	8' 1/4"
11	7' 10 1/4"
12	7' 8 1/4"
13	7' 6 3/4"
14	7' 5 3/4"
15	7' 3"
16	7' 2 1/4"
17	7' 1 1/4"
18	7' 3/4"
19	7' 1/2"
20	7' 1/2"
21	6' 11 3/4"

Aluminium Wood Look Members Sizes (ROW-6)	
Designation #	Length
1	27' 3 1/4"
2	26' 11 1/2"
3	26' 8 1/2"
4	26' 6 1/4"
5	26' 4 1/4"
6	26' 3 1/2"
7	26' 3 1/4"
8	26' 2 1/4"
9	26' 2 3/4"
10	26' 3 1/4"
11	26' 5 1/4"
12	26' 7"
13	26' 9 1/2"
14	26' 11 1/2"
15	27' 1 1/2"
16	27' 3 1/2"
17	27' 4 1/4"
18	27' 6 1/2"
19	27' 7 1/2"
20	27' 8 1/4"
21	27' 9 1/4"
22	27' 9 1/2"
23	27' 9 3/4"



F7 Roof Plan - Event Pavilion
1/8" = 1'-0"

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ROOF PLAN AND DETAILS

SHEET NUMBER
A2.10

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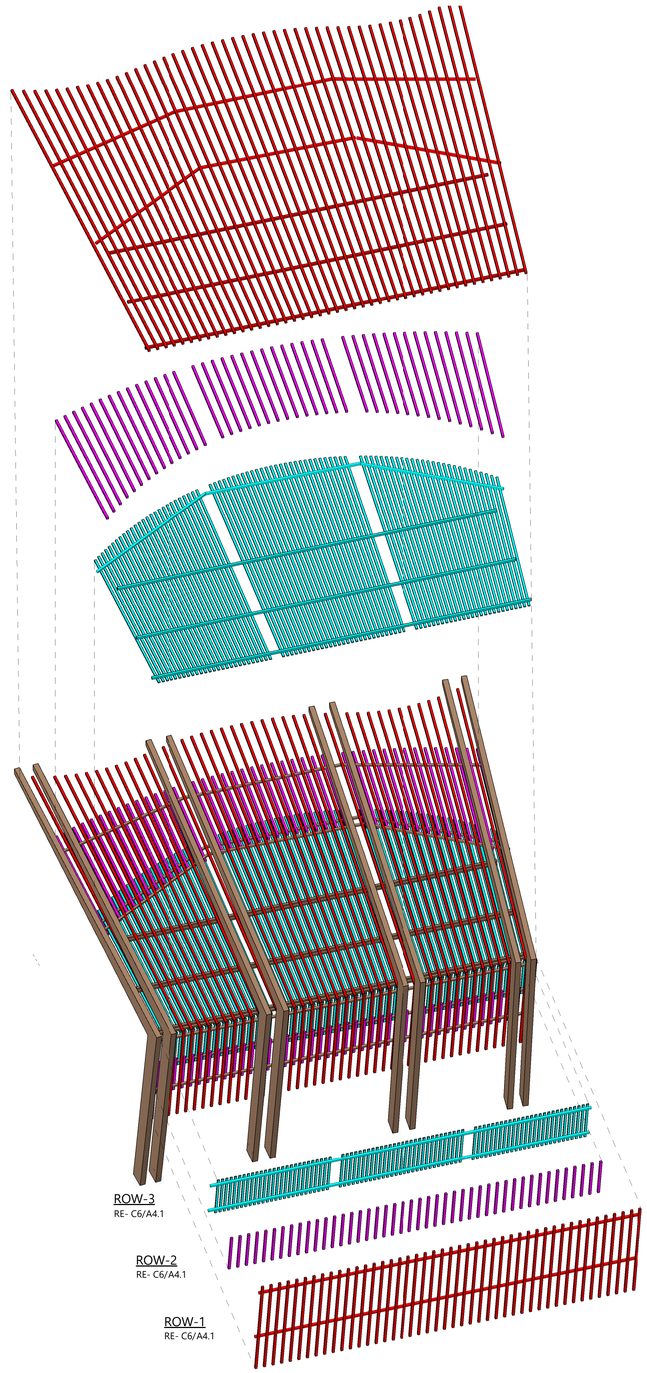

F6 Axonometric view - Event Pavilion

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AXONOMETRIC VIEWS

SHEET NUMBER

A4.0

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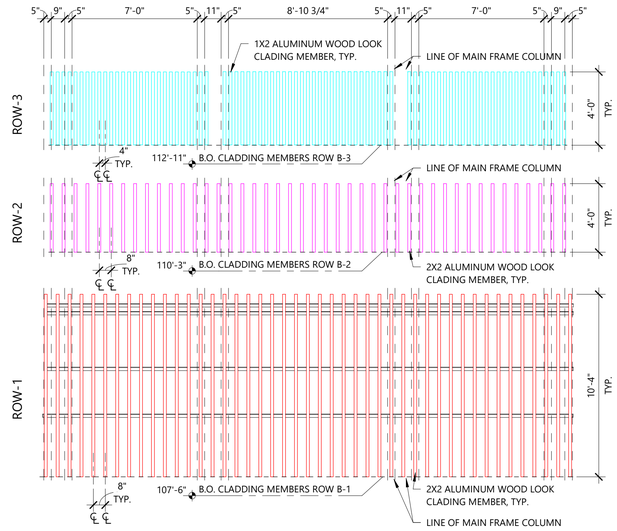
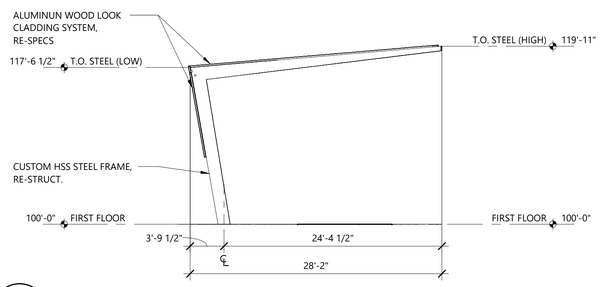
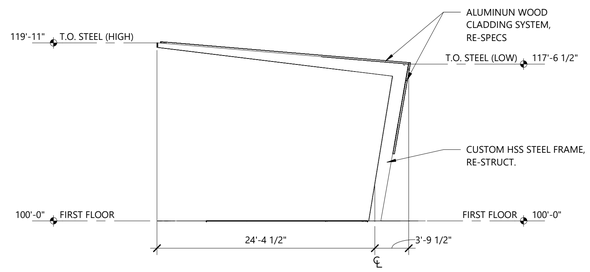


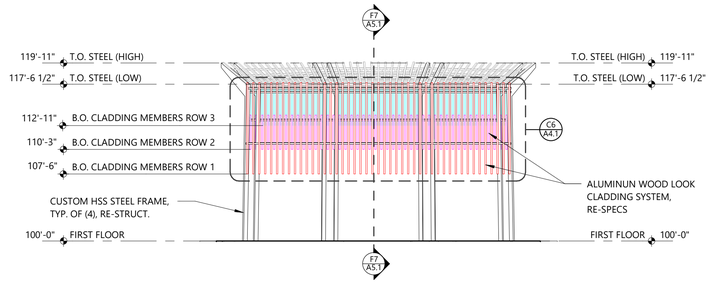
C6 Wood Look Cladding Component Dimensions - Event Pavilion
1/4" = 1'-0" Ref: F3/ A4.1



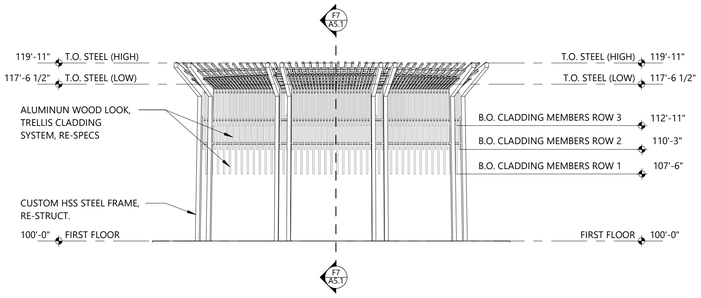
E4 Building Elevation - Event Pavilion
1/8" = 1'-0" Ref: F7/ A2.1



E7 Building Elevation - Event Pavilion
1/8" = 1'-0" Ref: F7/ A2.1



F3 Building Elevation - Event Pavilion
1/8" = 1'-0" Ref: F7/ A2.1



F6 Building Elevation - Event Pavilion
1/8" = 1'-0" Ref: 1/ 1A

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EXTERIOR ELEVATIONS

SHEET NUMBER

A4.1

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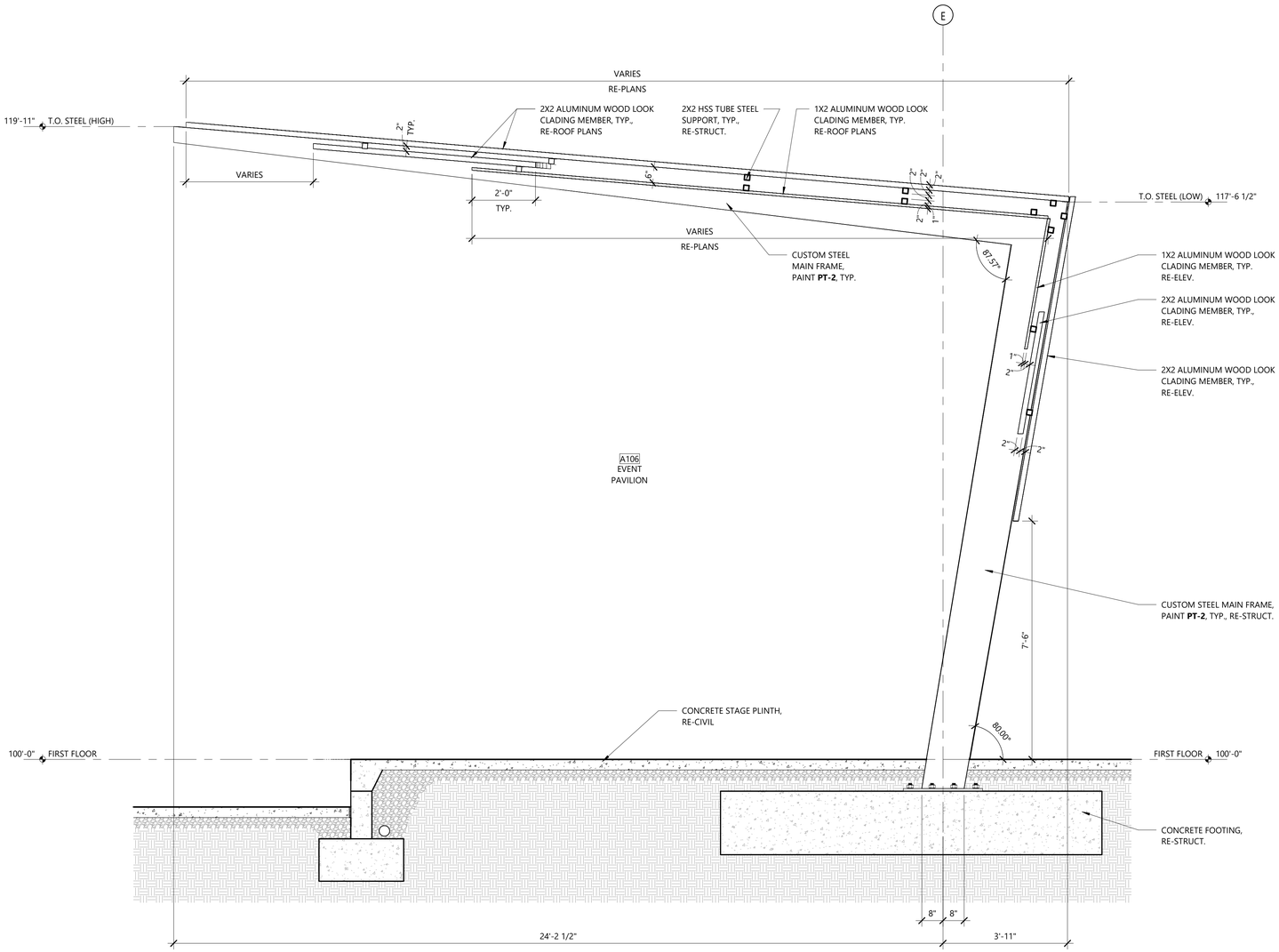
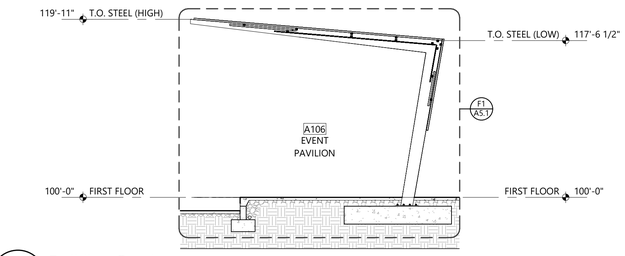


F1 Wall Section
1/2" = 1'-0" Ref: F7/ A5.1



F7 Building Section
1/8" = 1'-0" Ref: F7/ A2.1

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BUILDING/ WALL SECTIONS

SHEET NUMBER
A5.1

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

IRRIGATION LEGEND (Park System)

1		1" IRRIGATION WATER METER (20gpm @ 60psi REQUIRED)	
1		WILKINS 1" #975XL RP-TYPE BACKFLOW PREVENTER	
1	F	HUNTER HFS FLOW SYNC SENSOR & FCT150 1-1/2" TEE	
1	M	HUNTER ICV-151G - 1-1/2" MASTER VALVE	
5	Q	HUNTER HQ-3RC QUICK COUPLING VALVE (PROVIDE 2 KEYS)	
8		HUNTER ICV-101G - 1" SPRAY ZONE CONTROL VALVE	
9		RAINBIRD XCZ-100-PRB-COM 1" DRIP ZONE VALVE ASSY	
1	A	HUNTER A2C-1200-PP 12-STATION PEDESTAL MOUNT IRRIGATION CONTROLLER with (1) A2M-600 6-STATION MODULE - FOR (18) TOTAL STATIONS. FLOW SENSOR CAPABLE, REMOTE CONTROL VIA SMARTPHONE with WIFI AND ET BASED SCHEDULING USING BUILT-IN "CENTRALUS" SOFTWARE TO MONITOR STATUS REMOTELY AND SCHEDULE RUN-TIMES BASED ON LOCAL WEATHER DATA	
1		HUNTER WRF-CLIK WIRELESS RAIN / FREEZE SENSOR	

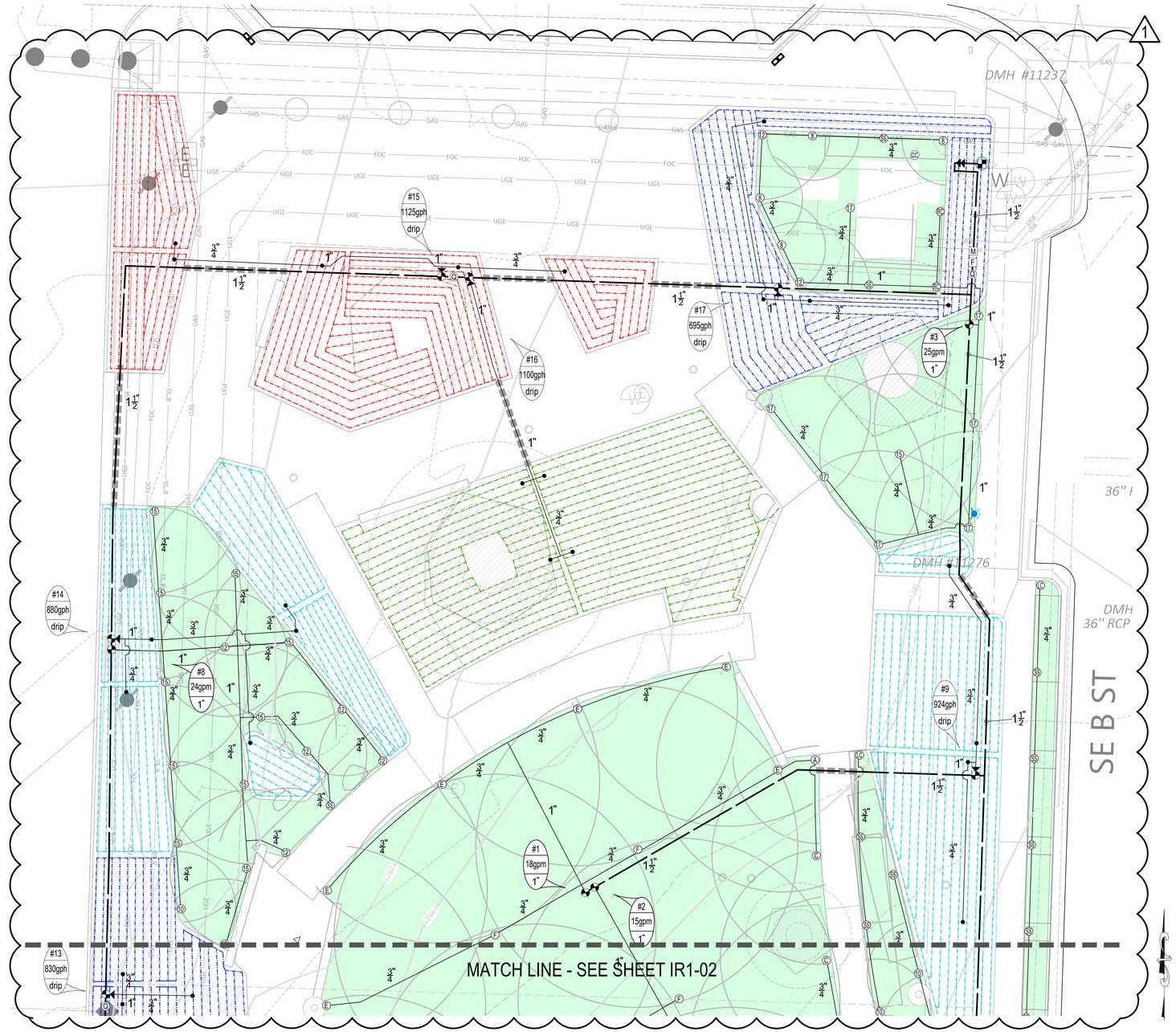
15	8	HUNTER PROS-04-PRS30 4" POP-UP with 8A NOZZLE
14	10	HUNTER PROS-04-PRS30 4" POP-UP with 10A NOZZLE
13	12	HUNTER PROS-04-PRS30 4" POP-UP with 12A NOZZLE
19	15	HUNTER PROS-04-PRS30 4" POP-UP with 15A NOZZLE
21	17	HUNTER PROS-04-PRS30 4" POP-UP with 17A NOZZLE
31	SS	HUNTER PROS-04-PRS30 4" POP-UP with SS-530 NOZZLE
4	RCS	HUNTER PROS-04-PRS30 4" POP-UP with RCS-515 NOZZLE
4	LCS	HUNTER PROS-04-PRS30 4" POP-UP with LCS-515 NOZZLE
1	A	HUNTER PROS-04-PRS40-CV 4" POP-UP with MP1000-90-210 NOZZLE
2	C	HUNTER PROS-04-PRS40-CV 4" POP-UP with MP2000-90-210 NOZZLE
11	E	HUNTER PROS-04-PRS40-CV 4" POP-UP with MP3000-90-210 NOZZLE
4	F	HUNTER PROS-04-PRS40-CV 4" POP-UP with MP3000-360 NOZZLE

NETAFIM TECHLINE HCVXR-CS-077-12 LANDSCAPE DRIIPLINE DRIP TUBING .77 GPH EMITTERS WITH 12" SPACING IN TUBING DRIIPLINE LATERALS INSTALLED BETWEEN 15-18" ON-CENTER AND STAPLED AT 3FT INTERVALS AND AT FITTINGS. COLORED ON PLAN FOR EASY IDENTIFICATION.

PVC CL200 LATERAL PIPING

1-1/2" PVC SCH40 MAINLINE PIPING

4" SCH40 PVC SLEEVING



GENERAL IRRIGATION NOTES

1. CALL 811 FOR INFORMATION ON THE LOCATION OF ALL UNDERGROUND UTILITIES. CONTACT PRIOR TO DIGGING. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE UTILITIES (BOTH OVERHEAD AND BURIED) WHICH MAY OCCUR DUE TO HIS ACTION OR LACK OF ACTION ON THE PROJECT SITE DURING LANDSCAPE OR IRRIGATION INSTALLATION. CONTRACTOR SHALL SEEK THE ASSISTANCE OF LOCAL UTILITIES AND THE OWNER IN LOCATING THE UTILITIES PRIOR TO PERFORMING TRENCHING OPERATIONS IN ANY AREA.
2. INSTALL ALL EQUIPMENT PER MANUFACTURER'S CURRENT SPECIFICATIONS AND RECOMMENDATIONS. SPRINKLER SYSTEM SHALL BE INSTALLED IN ACCORDING WITH ALL APPLICABLE CITY AND STATE ORDINANCES AND PLUMBING CODES. ALL IRRIGATED AREAS SHALL HAVE 100% COVERAGE.
3. GENERAL CONTRACTOR SHALL PROVIDE 1" IRRIGATION WATER METER AS SHOWN.
4. CONTRACTOR SHALL CAREFULLY VERIFY A MINIMUM DYNAMIC WATER PRESSURE OF 65 PSI @ 24 GPM ADJACENT TO THE WATER METER LOCATION. CONTRACTOR SHALL NOTIFY THE OWNER IF ACTUAL READING IS SIGNIFICANTLY DIFFERENT AND SHALL RECEIVE OWNER'S APPROVAL PRIOR TO BEGINNING INSTALLATION OPERATIONS.
5. IRRIGATION CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF SCHEDULE 40 PVC SLEEVES AS INDICATED ON THE DRAWING. COORDINATE WITH GENERAL CONTRACTOR PRIOR TO WORK. INSTALL FLOWLINE OF SLEEVES 18" BELOW TOP OF PAVEMENT. EXTEND SLEEVES 2' BEYOND BACK OF CURB AND CAP UNTIL CONTRACTOR IS READY TO BEGIN THE INSTALLATION OF SPRINKLER SYSTEM. STAKE LOCATION OF SLEEVE WITH T-POSTS AND FLAGS.
6. GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING A GFI OUTLET WITH 115VAC; 1PHASE POWER TO THE BACKFLOW PREVENTER LOCATION, A J-BOX WITH 115VAC; 1PHASE POWER TO THE CONTROLLER LOCATION INSIDE CONTROLLER PEDESTAL HOUSING. IRRIGATION CONTRACTOR SHALL HARD WIRE CONTROLLER TO J-BOX.
7. COORDINATE EXACT LOCATIONS FOR BACKFLOW PREVENTER, CONTROLLER AND SENSORS WITH THE GENERAL CONTRACTOR AND PARKS AND RECREATION MAINTENANCE PERSONNEL
8. TRENCHING OPERATIONS SHALL NOT OCCUR UNDER THE DRIPLINE OF EXISTING TREES UNLESS ABSOLUTELY NECESSARY. IF CONDITIONS DO NOT ALLOW FOR TRENCHING TO BE DIRECTED AROUND DRIPLINE, THE TRENCHING SHALL BE DONE RADIAL WITH THE EXISTING TREE TRUNK.
9. BACKFILL AROUND THE PIPE SHALL BE FREE OF ROCKS AND OTHER DEBRIS, AND TO LEAVE NO DEPRESSIONS.
10. ALL MAINLINE SHALL BE SCH40 PVC. ALL LATERAL PIPING SHALL BE CLASS 200 PVC PIPING. ALL PVC FITTINGS SHALL BE PVC TYPE 1 AND MUST BE OF DOMESTIC MANUFACTURE. PVC SOLVENT CEMENT AND PRIMER SHALL BE AS RECOMMENDED / APPROVED BY THE MANUFACTURER OF THE PIPE.
11. SET ALL LAWN HEADS FLUSH WITH FINISHED GRADE. ALLOW FOR INSTALLATION OF SOD. ALL POP-UP SPRINKLER HEADS SHALL DIRECT FLOW AWAY FROM ANY ADJACENT SURFACE AND SHALL NOT BE INSTALLED CLOSER THAN FOUR INCHES FROM A HARDSCAPE, SUCH AS, BUT NOT LIMITED TO, A BUILDING FOUNDATION, FENCE, CONCRETE, ASPHALT, PAVERS, OR STONES SET WITH MORTAR.
12. THE IRRIGATION DESIGN IS DIAGRAMMATIC. THE INTENT OF THE DRAWINGS IS TO SHOW THE GENERAL LAYOUT AND LOGIC OF THE SYSTEM. SCALED MEASUREMENTS MAY NOT BE ACCURATE. ACTUAL LOCATIONS AND QUANTITIES OF PIPE AND FITTINGS MAY VARY DUE TO FIELD ADJUSTMENTS FOR EXISTING AND NEW TREES AND OTHER OBSTRUCTIONS TO PROVIDE THE PROPER AND INTENDED COVERAGE. ADJUST HEADS AS REQUIRED FOR PROPER COVERAGE IF LOCATIONS OF SIGNS AND OTHER SITE ELEMENTS ARE NOT AS SHOWN.
13. CONTRACTOR SHALL CLOSELY FOLLOWING THESE CONTRACT DRAWINGS, THE IRRIGATION SPECIFICATIONS, AND THE SPECIFIED RECOMMENDATIONS OF THE EQUIPMENT MANUFACTURES TO INSURE PROPER INSTALLATION OF THE IRRIGATION SYSTEM. CONTRACTOR SHALL IMMEDIATELY CONSULT WITH THE OWNER WHENEVER THERE APPEARS TO BE A CONFLICT BETWEEN ANY OF THE ABOVE STATED DOCUMENTS.
14. WINTERIZATION SHALL BE DONE USING A COMBINATION OF AUTOMATIC DRAIN VALVES ON LATERAL PIPING AND MANUAL GATE VALVES AT THE LOW POINTS OF MAINLINES. HOTBOX ENCLOSURE WITH HEATING CABLE TO PROTECT BACKFLOW PREVENTER FROM FREEZE DAMAGE.
15. INSTALL SPRINKLERS AND DRIPTUBING WITH CHECK VALVE FEATURE TO AVOID LOW-HEAD DRAINAGE AS REQUIRED.
16. TESTING: UPON COMPLETION OF THE INSTALLATION, THE ENTIRE SYSTEM SHALL BE TESTED AND ADJUSTED FOR PROPER OPERATION.
17. AFTER THE SYSTEM IS COMPLETE AND FULLY ADJUSTED, DEMONSTRATE OPERATION OF ALL IRRIGATION ZONES FOR THE OWNER'S REPRESENTATIVE. ALL IRRIGATED AREAS ARE TO HAVE 100% COVERAGE. CONTRACTOR SHALL ADD ADDITIONAL HEADS, AS NECESSARY, AT NO COST TO THE OWNER. AS DIRECTED BY THE OWNER'S REPRESENTATIVE, ADJUST ALL HEADS AS REQUIRED FOR PROPER OPERATION, ALIGNMENT, ELEVATION, RADIUS AND ARC. PROVIDE A FIELD TRAINING SESSION FOR THE OWNER'S MAINTENANCE PERSONNEL. PROVIDE AN 'AS-BUILT' DRAWING OF THE COMPLETED IRRIGATION SYSTEM. PROVIDE A COLOR-CODED ZONE CHART, TO BE PLACED IN A CLEAR PLASTIC SLEEVE INSIDE THE CONTROLLER.
20. COORDINATE A SECURE WIFI SIGNAL WITH THE CITY (IF AVAILABLE). EQUIP CONTROLLER WITH A2C-WIFI MODULE (AND WIFI-EXT-KIT WIFI ANTENNA EXTENSION KIT, IF NECESSARY, TO ACHIEVE RELIABLE SIGNAL STRENGTH) FOR CONNECTION TO HUNTER "CENTRALUS" WEB BASED IRRIGATION MANAGEMENT SOFTWARE. SCHEDULE / ADJUST RUN-TIMES BASED ON LOCAL WEATHER DATA AND REMOTE CONTROL CAPABILITY VIA SMARTPHONE.
21. PROGRAM CONTROLLER TO "LEARN" FLOW RATES OF EACH ZONE - PROGRAM LAST STATION IN CONTROLLER USING A SEPARATE, MANUALLY ACTIVATED PROGRAM TO ALLOW FOR HAND WATERING WITH QCV'S.
22. IRRIGATION PLANS PREPARED BY MITCHELL LANGLEY - LICENSED TEXAS IRRIGATOR, CERTIFIED IRRIGATION DESIGNER WITH IRRIGATION ASSOCIATION, AN EPA WATERSENSE PARTNER IN GOOD STANDING AND A PROFESSIONAL MEMBER OF AMERICAN SOCIETY OF IRRIGATION CONSULTANTS.

MITCHELL D. LANGLEY CERTIFIED IRRIGATION DESIGNER 0033376 COMMERCIAL 03/06/2025

10 5 0 10 20

SCALE : 1" = 10'-0"

MDL CONSULTING
MITCHELL D. LANGLEY
2829 W. COUNTRY CLUB
SEARCY, AR 72143
PH: 501 / 305-0303
mdlconsulting@cablelynx.com

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DAVE PEEL EVENT PARK
BENTONVILLE, ARKANSAS

ISSUE FOR BID-
NOT FOR
CONSTRUCTION

ISSUE DATE: 02/21/2025

REVISIONS

01	03/06/2025	Bid Addendum 01

DRAWN: MDL REVIEWED:

ISSUE FOR BID

PROJECT NUMBER: 6331

IRRIGATION
PLAN (NORTH)

SHEET NUMBER

IR1-01

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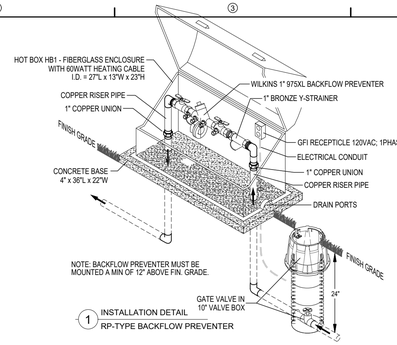
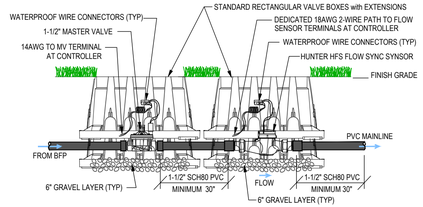
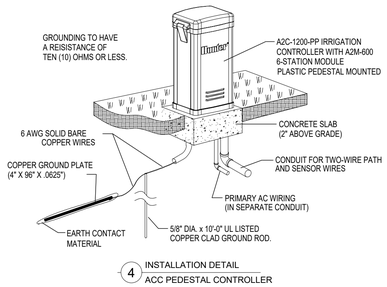


1 INSTALLATION DETAIL
RP-TYPE BACKFLOW PREVENTER

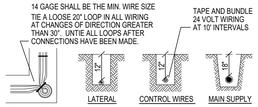


2 INSTALLATION DETAIL
1-1/2" MASTER VALVE

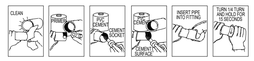
3 INSTALLATION DETAIL
HFS FLOW SENSOR



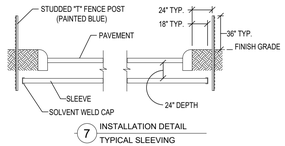
4 INSTALLATION DETAIL
ACC PEDESTAL CONTROLLER



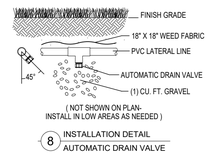
5 INSTALLATION DETAIL
MAINLINE, LATERAL & WIRING



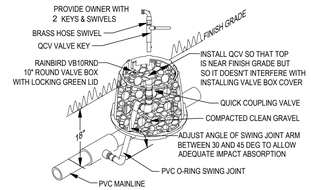
6 INSTALLATION DETAIL
PVC ASSEMBLING



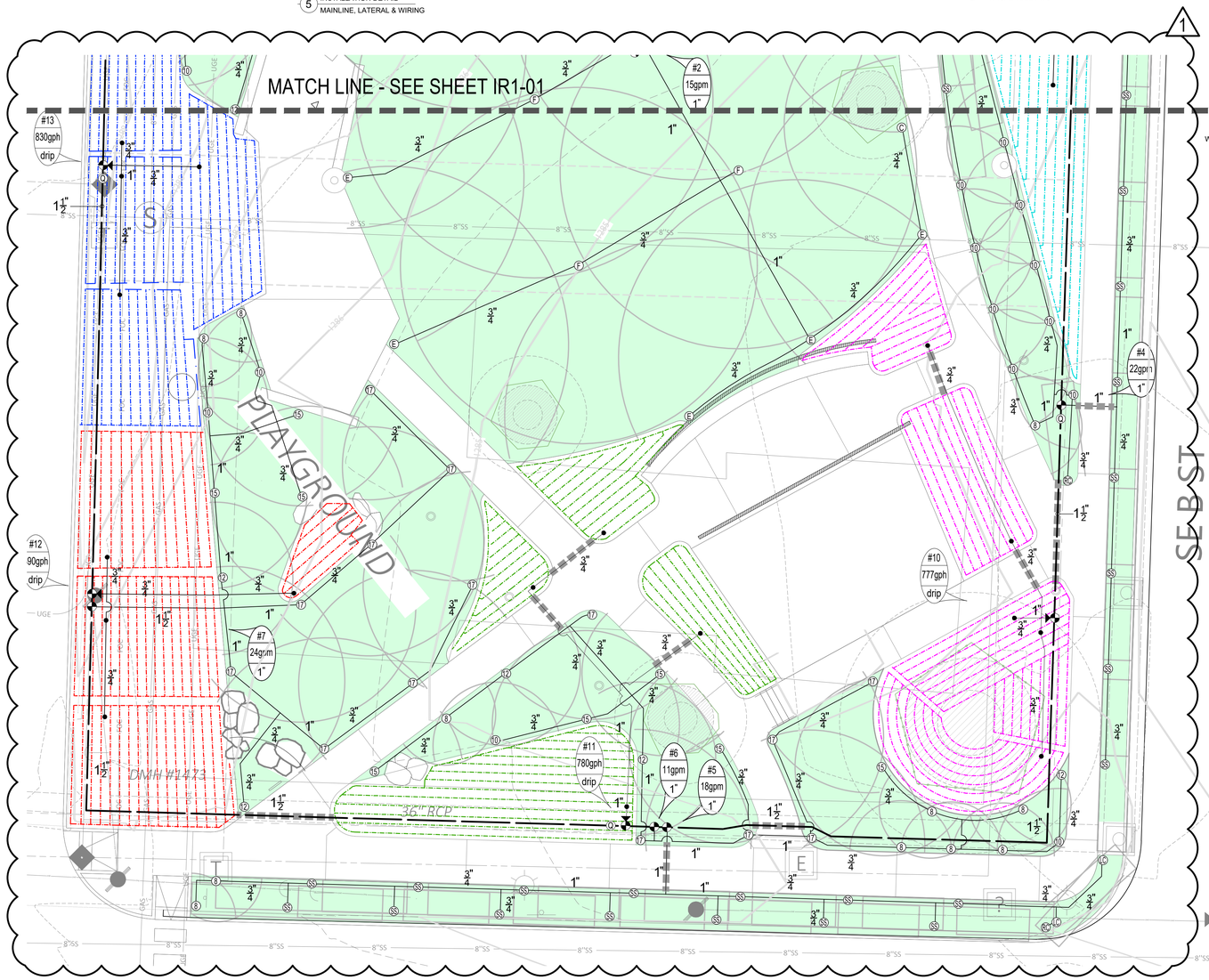
7 INSTALLATION DETAIL
TYPICAL SLEEVING

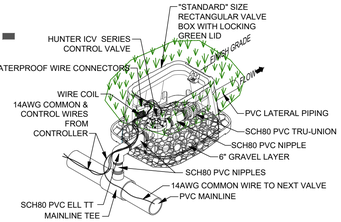


8 INSTALLATION DETAIL
AUTOMATIC DRAIN VALVE

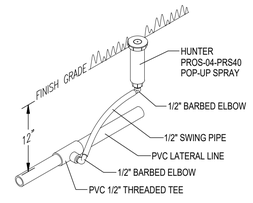


9 INSTALLATION DETAIL
QUICK COUPLING VALVE

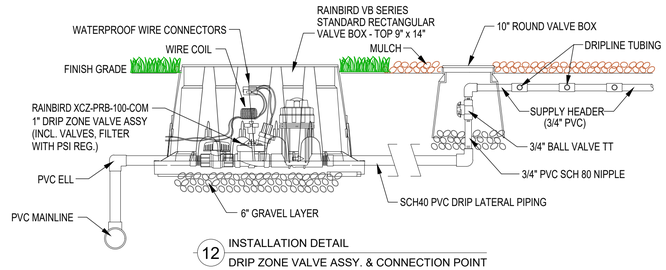




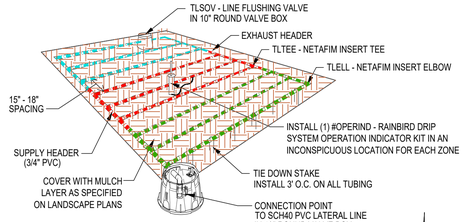
10 INSTALLATION DETAIL
ZONE VALVE ASSEMBLY



11 INSTALLATION DETAIL
4" POP-UP TURF SPRAY



12 INSTALLATION DETAIL
DRIP ZONE VALVE ASSY. & CONNECTION POINT



TECHLINE PRESSURE COMPENSATING DRIP TUBING WITH CHECK VALVE
HCVXR-7-12 - FLOW RATE = .77GPH DRIPPER SPACING = 12"O.C.
AVERAGE APPLICATION RATE = .85" / HR

13 INSTALLATION DETAIL
DRIP TUBING LAYOUT

10 5 0 10 20

SCALE : 1" = 10'-0"

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DAVE PEEL EVENT PARK
BENTONVILLE, ARKANSAS

ISSUE FOR BID- NOT FOR CONSTRUCTION

ISSUE DATE: 02/21/2025

REVISIONS

01	03/06/2025	Bid Addendum 01

DRAWN: MDL REVIEWED:

ISSUE FOR BID

PROJECT NUMBER: 6331

IRRIGATION PLAN (SOUTH)

SHEET NUMBER

IR1-02

MITCHELL D. LANGLEY — 003375 — IRRIGATION DESIGNER — CERTIFIED — 03/06/2025 — COMMERCIAL

MDL CONSULTING
MITCHELL D. LANGLEY
2829 W. COUNTRY CLUB
SEARCY, AR 72143
PH: 501 / 305-0303
mdlconsulting@cablelynx.com

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USASHADE® SHADESURE FABRIC COLORS

WHITE
Shade **57%**
UV **86%**

SILVER
Shade **88%**
UV **93%**

LAGUNA BLUE
Shade **92%**
UV **96%**

ROYAL BLUE
Shade **86%**
UV **94%**

NAVY BLUE
Shade **90%**
UV **94%**

TURQUOISE
Shade **83%**
UV **92%**

RAIN FOREST GREEN
Shade **89%**
UV **96%**

DESERT SAND
Shade **80%**
UV **92%**

BLACK
Shade **95%**
UV **96%**

SUNFLOWER YELLOW
Shade **70%**
UV **94%**

TERRACOTTA
Shade **84%**
UV **90%**

ARIZONA
Shade **86%**
UV **91%**

ATOMIC ORANGE
Shade **82%**
UV **94%**

RED
Shade **91%**
UV **92%**

MULBERRY
Shade **90%**
UV **91%**

ELECTRIC PURPLE
Shade **84%**
UV **90%**

ZESTY LIME
Shade **83%**
UV **92%**

CINAMMON
Shade **88%**
UV **93%**

OLIVE
Shade **93%**
UV **97%**

CHOCOLATE
Shade **92%**
UV **93%**

Our fabrics carry at 10-year limited manufacturer's warranty from the date of installation against failure rom significant fading, deterioration, breakdown, mildew, outdoor heat, cold, or discoloration, with the exceptions of Sunflower Yellow, Atomic Orange, Red, Mulberry, Electric Purple, Zesty Lime, Cinnamon, Olive, and Chocolate which carry a 5-year pro-rated warranty. Coolbrealla shade structure fabrics carry a 3-year warranty. Should the fabric need to be replaced under the warranty, USA SHADE will manufacture and ship a new replacement fabric at no charge for the first six years, thereafter pro-rated at 20% per year over the last four years.

HEAT PROTECTION

UV PROTECTION

10 Y•E•A•R WARRANTY

ASTM INTERNATIONAL Standards Worldwide

NFPA®

usa-shade.com | 214.905.9500
west coast office | 714.427.6981

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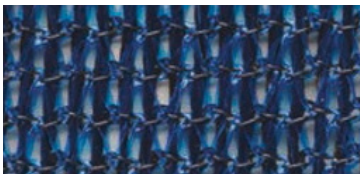
COLOURSHADE® FR FABRIC COLORS



BLUE
Shade 80%
UV 85%

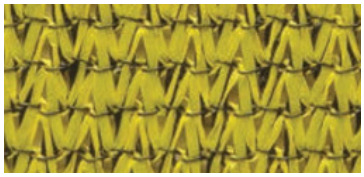
DESERT SAND
Shade 80%
UV 92%

GREEN
Shade 80%
UV 85%

RED
Shade 80%
UV 86%

SILVER
Shade 80%
UV 81%

TERRA COTTA
Shade 75%
UV 82%



YELLOW
Shade 80%
UV 89%

ColourShade® FR fabrics carry a 10-year limited manufacturer's warranty from the date of installation against UV degradation. The fabric design has a knitted, lockstitch pattern to enable dimensional stability, tear, and fray resistance, giving up to 92% UV block out and exceptional water run off properties.

HEAT PROTECTION

UV PROTECTION

10 YEAR WARRANTY

DSA APPROVED

ASTM E84

NFPA 701

	2nd St Subdivision Street Waiver
	901 NE 2nd
	PC Date:

Staff Report Details

Project Number	LSD25-0017 Waiver
Applicant / Current Owner	
Site Area	+/- **.78** Acres
Current Zoning	R-1
Requested Zoning	
Current Future Land Use Map Designation	Traditional Neighborhood
Requested Future Land Use Map Designation	
Development Type / Use	
Related projects	

Property Description

Project Details

The proposed Lot Split for three lots requires a Large Scale Development project for the utility extensions. The applicant is seeking relief from widening of H St as a condition of the Large Scale (the lot split does not trigger the widening of the street). The applicant has agreed to install all sidewalks around the proposed project as shown on the plans.

Relationship to the Community Plan

Public Comment

Public Comment

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

Analysis / Waivers

Some context the Commission may want to consider:

- NE H St terminates at Meadowood Lane, a private lane for the internal circulation of Meadowood Apartments, a Senior Community that should be kept as a low volume private lane.
- The applicant has agreed remove the old 3' sidewalk on NE 2nd and install new 5' sidewalk as shown on the plans.

Conclusion

Engineering does not support the waiver.

Additional Details

Crafton Tull

901 N 47th Street, Suite 400
Rogers, AR 72756

479.636.4838 (ph)
479.631.6224 (fax)

April 21st, 2025

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

RE: LSDP – 2nd Street Subdivision
CTA Job No. 24107700
LSD25-0017

Dear City of Bentonville Engineering Department:

I am writing to formally request a waiver for the required Half Street Improvements along H Street in relation to the 2nd Street Subdivision Project. This project, which involves a public utility improvements and a lot split plat to create three residential lots, has been submitted as a Large-Scale Development solely to streamline the City's review process. The requirement for half-street improvements is being enforced because this was submitted as a large scale and not because of the scale or impacts of the proposed site.

We respectfully request that the Half Street Improvements not be required for this project, as the scope of such improvements is disproportionate to the scale and impact of the development. The existing right-of-way is sufficient to accommodate any future roadway improvements. Additionally, the current street infrastructure adequately supports the minimal traffic increase anticipated from the addition of just two new residential lots.

We would also like to note that precedent exists for this request. A comparable development on the opposite side of H Street was permitted to subdivide into three lots without being required to complete street improvements. We believe that applying the same standard in this case is reasonable and consistent

We appreciate your consideration in this matter. Should you have any questions, or require any additional information, please contact us at your convenience.

Sincerely,

Courtney Austin, E.I.

2ND STREET SUBDIVISION

BENTONVILLE, ARKANSAS

LARGE SCALE DEVELOPMENT PLAN

LEGEND (CONSTRUCT)

SYMBOLS	LINEWORK
SET IRON PIN	EASEMENT
LIGHT POLE	CURB
POWER POLE	INTERMEDIATE CONTOUR (1206)
TELEPHONE PEDESTAL	INDEX CONTOUR (1205)
TV PEDESTAL	SANITARY SEWER LINE (SS)
MANHOLE	GAS LINE (G)
SANITARY SEWER CLEANOUT	WATER LINE (W)
GAS METER	UNDERGROUND TELEPHONE (UGT)
GAS VALVE	UNDERGROUND ELECTRIC (UGE)
STORM SEWER PIPE	OVERHEAD ELECTRIC (OHE)
STRUCTURE NUMBER (X-X)	FIBER OPTIC (FO)
WATER VALVE	UNDERGROUND TELEVISION (UGTV)
FIRE HYDRANT ASSEMBLY	CHAIN LINK FENCE
AIR RELEASE VALVE	WOOD FENCE
FIRE DEPARTMENT CONNECTION	BARBED WIRE FENCE
WATER METER	BUILDING SET BACK
BACK FLOW PREVENTER	RIGHT OF WAY
REDUCER	PROPERTY LINE
RECTANGULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)	ROAD CENTERLINE
CIRCULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)	

LEGEND (EXISTING SYMBOLS)

SYMBOLS	LINEWORK
BENCHMARK	EASEMENT
FOUND IRON PIPE/REBAR	CURB
PRIMARY CONTROL/SET MONUMENT	INTERMEDIATE CONTOUR (1206)
FOUND MONUMENT/ROW	INDEX CONTOUR (1205)
AIR CONDITIONER (AC)	SANITARY SEWER LINE (SPECIFY SIZE & TYPE) (SS)
AIR RELEASE VALVE (ARV)	GAS LINE (G)
ELECTRIC BOX/PEDESTAL	WATER LINE (SPECIFY SIZE & TYPE) (W)
ELECTRIC JUNCTION BOX (EB)	UNDERGROUND TELEPHONE (UGT)
ELECTRIC METER (E)	UNDERGROUND ELECTRIC (UGE)
ELECTRIC TRANSFORMER (T)	OVERHEAD ELECTRIC (OHE)
FIRE DEPARTMENT CONNECTION (FDC)	UNDERGROUND TELEVISION (UGTV)
FIRE HYDRANT (FH)	OVERHEAD TELEVISION (OHTV)
GAS METER (GM)	CHAIN LINK FENCE
GAS VALVE (GV)	WOOD FENCE
GUARD POST	BARBED WIRE FENCE
LIGHT POLE (LP)	FIBER OPTIC (FO)
POWER POLE (PP)	RIGHT OF WAY
SANITARY MANHOLE (S)	ROAD CENTERLINE
SANITARY SEWER CLEANOUT (CO)	
SIGN	
SPRINKLER HEAD	
TELEPHONE PEDESTAL (T)	
TV PEDESTAL	
WATER FAUCET	
WATER METER (WM)	
WATER VALVE (WV)	
DOWN GUY	
STORM SEWER MANHOLE (D)	
STORM SEWER PIPE	

DROP/CURB INLET — GRATED INLET

TREE — TREE TO BE REMOVED

SITE STABILIZATION AND CERTIFICATION

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

Arkansas One Call 811

Know what's **below**.

Call before you dig.

VICINITY MAP (NTS)

GENERAL NOTES

1. THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, GABION WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE ONLY FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS.
2. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE DRAWINGS IS BASED ON A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE DRAWINGS. CRAFTON TULL ASSUMES NO RESPONSIBILITY REGARDING THE ACCURACY OF THE DEPICTED LOCATION(S) OF THE UNDERGROUND FACILITIES ON THESE DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ANY OTHER FACILITIES NOT SHOWN ON THESE DRAWINGS. CONTRACTOR SHALL VERIFY LOCATION OF ALL FACILITIES BEFORE BEGINNING WORK.
3. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE DUTY OF THE ENGINEER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN OR NEAR THE CONSTRUCTION SITE.
4. THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICES, IS THE PROPERTY OF CRAFTON, TULL & ASSOCIATES, INC. AND IS NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CRAFTON, TULL & ASSOCIATES, INC.
5. CONTRACTOR SHALL NOT CAUSE ANY LONG-TERM INCONVENIENCE TO THE PUBLIC, ADJACENT PROPERTY OWNERS, PEDESTRIANS, ETC. DURING CONSTRUCTION OF THIS PROJECT. CONTRACTOR SHALL PROVIDE ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES DURING CONSTRUCTION.
6. CONTRACTOR SHALL CONTACT THE ENGINEER FOR CLARIFICATION IF A DISCREPANCY OR INCONSISTENCY IS IDENTIFIED IN THE PLANS OR SPECIFICATIONS.
7. CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL SHEETING, SHORING, AND SPECIAL EXCAVATION MEASURES REQUIRED ON THE PROJECT WHICH ARE NECESSARY TO CONFORM TO OSHA, FEDERAL, STATE AND LOCAL REGULATIONS.
8. ENGINEER OF RECORD SHALL OBSERVE THE INSTALLATION OF THE WATER & SEWER MAINS. BEYOND THAT SCOPE, CRAFTON TULL & ASSOCIATES, INC. (CTA) HAS NOT BEEN RETAINED BY THE OWNER FOR CONSTRUCTION ADMINISTRATION OR OBSERVATION SERVICES FOR THE WORK INDICATED ON THESE DRAWINGS. THEREFORE, CTA HEREBY NOTIFIES ALL PARTIES INVOLVED THAT CRAFTON, TULL & ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY FOR THE INTERPRETATION, COORDINATION, OR ADMINISTRATION OF THESE DOCUMENTS AND/OR DEVIATIONS THEREOF. FURTHERMORE, CRAFTON, TULL & ASSOCIATES, INC. WILL NOT BE RESPONSIBLE FOR ANY EFFECTS THAT ANY CHANGES TO THESE DOCUMENTS MAY HAVE ON ANY RELATED TRADES, CONSTRUCTION SEQUENCES, OR OPERATION OF THE COMPLETED PROJECT EXCEPT AS SPECIFICALLY NOTED IN THE AGREEMENT BETWEEN CRAFTON, TULL & ASSOCIATES AND THE OWNER.
9. ALL MATERIALS TESTING SHALL BE PERFORMED BY A GEO-TECHNICAL ENGINEER LICENSED IN THE STATE OF ARKANSAS. ALL TESTING SHALL BE PREFORMED PER THE GEO-TECHNICAL REPORT REQUIREMENTS, TECHNICAL SPECIFICATION, OR LOCAL REQUIREMENTS, WHICHEVER IS MORE RESTRICTIVE AT CONTRACTORS EXPENSE.
10. ENERGIZED ELECTRICAL LINE SAFETY, WARNINGS, AND ADVANCED NOTICES: ALL OWNERS, GENERAL CONTRACTORS, AND SUBCONTRACTORS ASSOCIATED WITH THIS PROJECT SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH, COMPLYING WITH, AND THE ENFORCEMENT OF ARKANSAS CODES AR ST § 11-5-307 AND § AR ST 11-5-308 AND ANY OTHER CURRENT STATE CODES PERTAINING TO ADVANCE NOTICE REQUIREMENTS AND FOR SAFETY OF ALL PERSONNEL, INCLUDING THE GENERAL PUBLIC, PERTAINING TO ANY WORK, MOVEMENT, AND ACTIVITY IN CLOSE PROXIMITY TO ANY ENERGIZED ELECTRICAL LINE.
11. THERE ARE NO WAIVERS, VARIANCES AND/OR CONDITIONAL USES AT THE TIME OR PREPARING THIS PLAT OR PLAN.

PROPERTY DESCRIPTION

LOT 6, OF THE LOT SPLIT OF LOTS 3 & 4, BLOCK 9 OF LINCOLN & RICE ADDITION, ACCORDING TO A PLAT FILED WITH THE BENTON COUNTY CIRCUIT CLERK'S OFFICE AS DOCUMENT L202275902, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 5/8" REBAR FOR THE SOUTHWEST CORNER OF SAID LOT 6;

THENCE NORTH 02°24'02" EAST A DISTANCE OF 299.94 FEET TO A FOUND 5/8" REBAR WITH CAP INSCRIBED "AR 1659";

THENCE SOUTH 87°15'25" EAST A DISTANCE OF 149.87 FEET TO A FOUND 5/8" REBAR;

THENCE SOUTH 02°21'46" WEST A DISTANCE OF 150.18 FEET TO A FOUND 5/8" REBAR;

THENCE NORTH 87°13'14" WEST A DISTANCE OF 74.95 FEET TO A FOUND 5/8" REBAR WITH CAP INSCRIBED "AR 1659";

THENCE SOUTH 02°28'19" WEST A DISTANCE OF 150.03 FEET TO A FOUND 5/8" REBAR;

THENCE NORTH 87°05'10" WEST A DISTANCE OF 74.86 FEET

TO THE POINT OF BEGINNING, CONTAINING 0.77 ACRES, MORE OR LESS, AND BEING SUBJECT TO ANY EASEMENTS OF RECORD OR FACT.

PROJECT INFORMATION

ZONING:	R-1
BUILDING SETBACK:	FRONT 20' INTERIOR SIDE 7' EXTERIOR SIDE 20' REAR 25'
SITE AREA:	±0.77 AC. (±33,745.32 SQ.FT.)
PROJECT AREA:	±0.88 AC. (±38,241.05 SQ.FT.)
PROPERTY USAGE:	RESIDENTIAL
AIRPORT ZONING:	IS IN COMPLIANCE WITH ZONE "3&4" REGULATIONS
ADDRESS:	901 NE 2ND ST. BENTONVILLE, ARKANSAS 72712
OWNER:	CHAD O'MALLEY O'MALLEY DEVELOPMENT 646 SW B STREET BENTONVILLE, AR 72712 479-321-1501 COMALLEYAGENT@GMAIL.COM
SITE ENGINEER:	CRAFTON TULL LIBBY TOPPING, P.E. 901 N. 47TH ST., SUITE 400 ROGERS, AR 72756 479-636-4838 LIBBY.TOPPING@CRAFTONTULL.COM

Sheet List Table

SHEET NUMBER	SHEET TITLE
C-001	COVER SHEET
C-002	SURVEY SHEET
C-003	DEMO PLAN
C-101	OVERALL SITE PLAN (C)
C-102	SITE PLAN
C-103	UTILITY PLAN (C)
C-104	GRADING PLAN
C-105	EROSIONG CONTROL PH.1
C-106	EROSION CONTROL PH.2
C-201	SANITARY SEWER LINE P&P (C)
C-202	WATERLINE 1 P&P (C)
C-501	EROSION CONTROL DETAILS
BWU	BWU WATER DETAILS SHT. 1 OF 2
BWU	BWU WATER DETAILS SHT. 2 OF 2
BWU	BWU SANITARY DETAILS SHT. 1 OF 2
BWU	BWU SANITARY DETAILS SHT. 2 OF 2

UTILITY CONTACTS

CITY ENGINEER
CITY OF BENTONVILLE
JARROD BRIGHTWELL
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR.
PHONE: (479) 271-5993

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

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

PLANNING DEPARTMENT
CITY OF BENTONVILLE
TYLER OVERSTREET
305 SW "A" STREET
BENTONVILLE, AR. 72712
PHONE: (479) 271-3122

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

AT&T
BRENT BALDWIN
1133 EAST HAROLD ST.
FAYETTEVILLE, ARKANSAS 72703
OFFICE: 479-571-6609
CELL: 479-200-9022
BB6585@ATT.COM

ELECTRIC DEPARTMENT
CITY OF BENTONVILLE
TRAVIS MATLCOK
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR. 72712
PHONE: (479) 271-3135

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

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

STORMWATER DEPARTMENT
CITY OF BENTONVILLE
ALISON WEST
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BENTONVILLE, AR.
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JWEST@BENTONVILLEAR.COM

BUILDING AND FIRE SAFETY
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BRAD ARNOLD
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BENTONVILLE, AR.
PHONE: (479) 271-3108

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

FLOOD NOTE

THIS PROPERTY IS NOT IN FLOOD ZONE "A" OR "AE", AND IS OUTSIDE THE 100-YEAR FLOOD PLAIN AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FIRM PANEL NUMBER 05007C0255K, EFFECTIVE DATE JUNE 5, 2012.

THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, NO INDEPENDENT STUDY OF THE LIKELIHOOD OF FLOODING OF THE SURVEYED PROPERTY HAS BEEN DONE BY THE SURVEYOR AND NO OPINION OF FLOOD HAZARDS IS INCLUDED IN THIS SURVEY. THE FLOOD HAZARD ZONE BOUNDARIES SHOWN HEREON WERE SCALED FROM THE MAPS CITED AND ARE NOT THE RESULT OF INDEPENDENT COMPUTATION OR ANALYSIS.

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CERTIFICATE OF AUTHORIZATION:
CRAFTON, TULL & ASSOCIATES, INC. No. 109 — CERTIFICATE OF AUTHORIZATION — ARKANSAS ENGINEER

2ND STREET SUBDIVISION
BENTONVILLE, AR

Key Plan

No.	Description	Date
1	FIRST SUBMITTAL	3/7/2025
2	SECOND SUBMITTAL	4/4/2025

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PROJECT NO: 24107700
ISSUE DATE: mm/dd/yy
CONTACT: LTOPPING
QC By:
QC Date:

PRELIMINARY PLANS

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COVER SHEET

C-001

LSD25-0017

DRAWING: C:\24107700_2ND STREET\CIVIL\PLOT\PLOT-CIVIL.DWG\COVER SHEET.DWG
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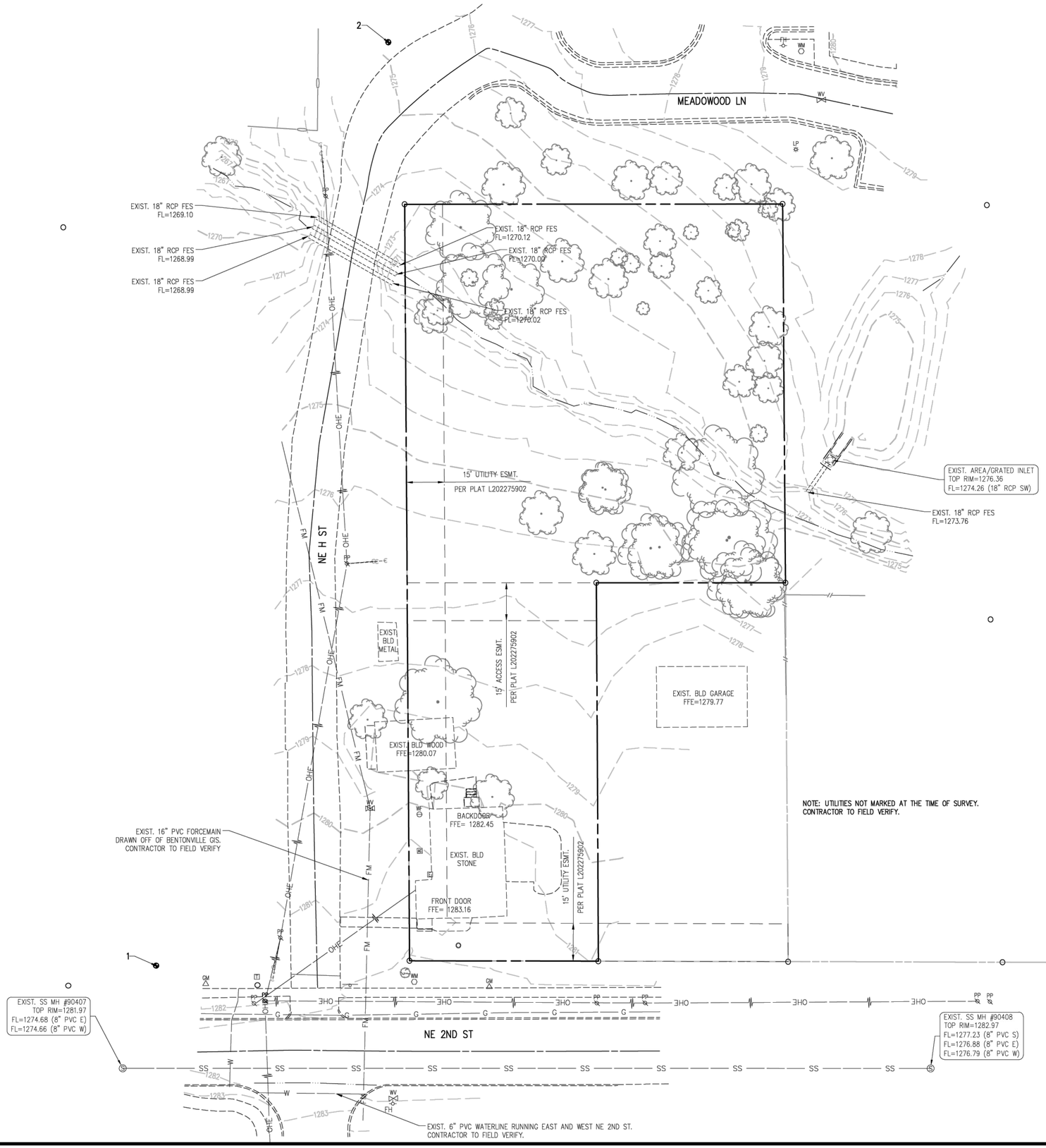

LEGEND (EXISTING SYMBOLS)

SYMBOLS		LINEWORK	
	BENCHMARK		EASEMENT
	FOUND IRON PIPE/REBAR		CURB
	PRIMARY CONTROL/SET MONUMENT	1206	INTERMEDIATE CONTOUR
	FOUND MONUMENT/ROW	1205	INDEX CONTOUR
AC	AIR CONDITIONER	SS	SANITARY SEWER LINE (SPECIFY SIZE & TYPE)
ARV	AIR RELEASE VALVE	G	GAS LINE
	ELECTRIC BOX/PEDESTAL	W	WATER LINE (SPECIFY SIZE & TYPE)
EB	ELECTRIC JUNCTION BOX	UGT	UNDERGROUND TELEPHONE
E	ELECTRIC METER	UGE	UNDERGROUND ELECTRIC
	ELECTRIC TRANSFORMER	OHE	OVERHEAD ELECTRIC
FDC	FIRE DEPARTMENT CONNECTION	UGTV	UNDERGROUND TELEVISION
FH	FIRE HYDRANT	OHTV	OVERHEAD TELEVISION
GM	GAS METER		CHAIN LINK FENCE
GV	GAS VALVE		WOOD FENCE
	GUARD POST		BARBED WIRE FENCE
LP	LIGHT POLE	FO	FIBER OPTIC
PP	POWER POLE		RIGHT OF WAY
	SANITARY MANHOLE		ROAD CENTERLINE
CO	SANITARY SEWER CLEANOUT		
	SIGN		
	SPRINKLER HEAD		
	TELEPHONE PEDESTAL		
	TV PEDESTAL		
	WATER FAUCET		
WM	WATER METER		
WV	WATER VALVE		
	DOWN GUY		
	STORM SEWER MANHOLE		
	STORM SEWER PIPE		

DROP/CURB INLET — GRATED INLET

TREE — TREE TO BE REMOVED

PROJECT CONTROL NOTE

ONLY THE CONTROL POINTS, COORDINATE VALUES, AND ELEVATIONS SHOWN ON THIS SHEET SHALL BE USED ON THIS PROJECT. CRAFTON, TULL & ASSOCIATES SHALL NOT BE RESPONSIBLE FOR ANY CONSEQUENCES OF USING CONTROL POINTS, COORDINATE VALUES OR ELEVATIONS ESTABLISHED OR DERIVED FROM OTHER SOURCES. CRAFTON, TULL & ASSOCIATES, AT ITS SOLE DISCRETION, MAY ALLOW THE USE OF ALTERNATIVE OR ADDITIONAL CONTROL, BY A WRITTEN AMENDMENT TO THIS SHEET SEALED BY THE RESPONSIBLE SURVEYOR. USERS OF THESE CONTROL POINTS SHALL EXERCISE DUE CARE AND GOOD SURVEYING PRACTICE AND IMMEDIATELY NOTIFY THE CRAFTON, TULL & ASSOCIATES PROJECT ENGINEER OF ANY INCONSISTENCIES IN THE OBSERVED COORDINATE VALUES, ELEVATIONS AND DESCRIPTIONS FOR CONTROL POINTS SHOWN ON THIS SHEET.

CONTROL POINT TABLE

POINT #	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	749648.44	664860.84	1280.63	CTL 5/8 RBR CTA BCAP
2	750009.64	664970.53	1275.12	CTL 5/8 RBR CTA BCAP

THE ABOVE CONTROL POINT TABLE ITEM VALUES DO NOT CONSTITUTE A "SURVEYING MEASUREMENT CERTIFICATION" AS DEFINED BY ARKANSAS CODE SECTION 17-48-101 (6) (A) (B) AS OF JULY 2014. THERE IS NO WARRANTY TO THIRD PARTIES AS TO ACCURACY OR CORRECTNESS OF THE NUMERICAL VALUES SHOWN HEREON.

BASIS OF BEARING: ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83 HORIZONTAL DATUM AND NAVD 88 VERTICAL DATUM DETERMINED BY GPS OBSERVATION ON THE CITY OF BENTONVILLE CONTROL MONUMENTS USING THEIR PUBLISHED VALUES.
BEARING: GRID
DISTANCE: GRID
CONVERGENCE ANGLE: -01°16'32"
COMBINED SCALE FACTOR: 0.999974236
VALUE CALCULATED AT THE FOLLOWING POINT:
N 751173.73 E 667083.97 Z 1292.16

PROJECT CONTROL CERTIFICATE:

I HEREBY DECLARE THAT ON THE 23RD DAY OF SEPTEMBER, 2024 THE ABOVE CONTROL POINT TABLE ITEM VALUES WERE CHECKED TO FOR CONSISTENCY WITH THE FIELD DATA FOR EACH ITEM PROVIDED BY THE FIELD CREW UNDER MY SUPERVISION. THE CONTROL HORIZONTAL AND VERTICAL DATUM WAS CONFIRMED IN RELATION TO THE RELEVANT LOCAL MUNICIPAL CONTROL SYSTEM. THIS CERTIFICATION IS APPLICABLE ONLY TO THE CONTROL POINT VALUES AS THEY EXISTED AT THE TIME OF IMPLEMENTATION BY THE FIELD CREW UNDER MY SUPERVISION. THIS CERTIFICATE DOES NOT EXTEND TO ANY ITEM OR DEPICTION SHOWN HEREON, OTHER THAN THE CONTROL POINT VALUES SHOWN IN THE CONTROL POINT TABLE.

PROFESSIONAL LAND SURVEYOR — STATE OF ARKANSAS — NO. 1120 — JAMES M. MONTGOMERY — SIGNATURE — 09/23/24

CRAFTON, TULL, & ASSOCIATES, INC.
BY JAMES MONTGOMERY (AGENT)

JAMES MONTGOMERY PS 1120

NOTE:
THIS PLAN SHEET DOES NOT CONSTITUTE A BOUNDARY SURVEY OR ALTA/ASPS LAND TITLE SURVEY. EXCEPT FOR THE CONTROL POINT TABLE VALUES, ALL ELSE IS SHOWN FOR INFORMATION ONLY.

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CERTIFICATE OF AUTHORIZATION:
CERTIFICATE OF AUTHORIZATION — CRAFTON, TULL & ASSOCIATES, INC. No. 109 — ARKANSAS ENGINEER

GRAPHIC SCALE IN FEET
20' 0 20'

2ND ST SUBDIVISION

BENTONVILLE, AR

Key Plan

No.	Description	Date

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PROJECT NO: 24107700
ISSUE DATE: 09/23/2024
CONTACT: N. CAGLE
QC by:
QC Date:

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PROJECT CONTROL

C-002

DRAWING:C:\CLIENTS_RECENT\BUILDINGPRODUCTS\2ND ST\DWG\PROJECT CONTROL\2ND ST PROJECT CONTROL.DWG
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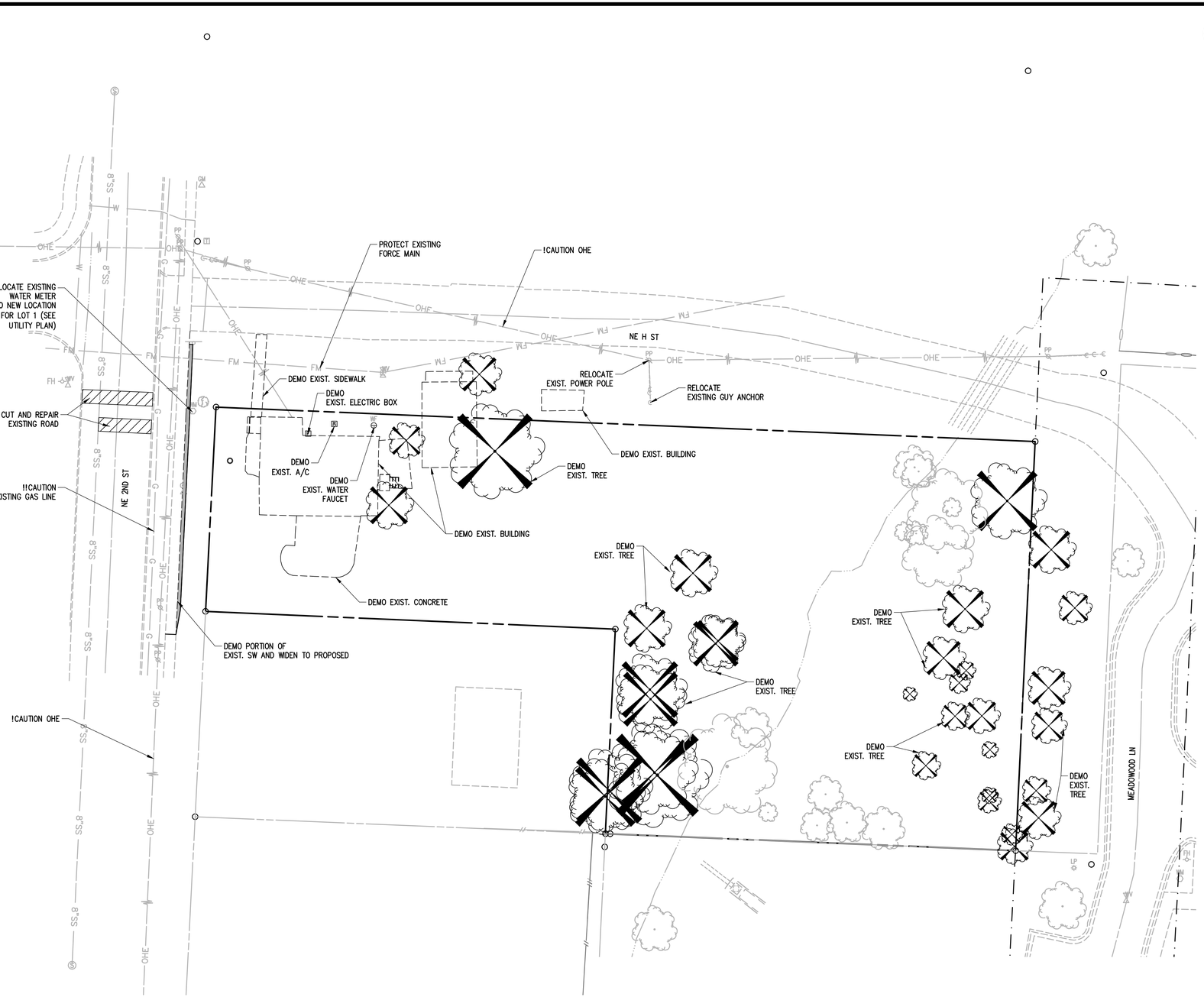

DEMOLITION NOTES

1. CONTRACTOR SHALL ABIDE BY ALL FEDERAL, STATE, AND LOCAL CODES FOR THE DEMOLITION AND DISPOSAL OF ALL MATERIALS.
2. CRAFTON, TULL AND ASSOCIATES, INC. SHALL NOT BE LIABLE FOR ANY DEMOLITION PROCEDURES, SCHEDULING, AND DISPOSAL OF ANY MATERIALS.
3. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAKE SURE THAT ADJACENT PROPERTY IS NOT DAMAGED AND IS ACCESSIBLE AT ALL TIMES, AND THAT CONSTRUCTION DOES NOT CREATE ANY HARDSHIP TO LAND OWNERS ADJACENT TO THE CONSTRUCTION SITE.
4. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSING IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES, OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE, STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
5. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE DISCONNECTION, REMOVAL AND RELOCATION OF ALL UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
6. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING EXISTING IRRIGATION SYSTEM IN THE AREAS OF SITE IMPROVEMENTS. THE CONTRACTOR SHALL CAP THE EXISTING IRRIGATION SYSTEM TO REMAIN SUCH THAT THE REMAINING SYSTEM SHALL CONTINUE TO FUNCTION PROPERLY.
7. THE CONTRACTOR IS RESPONSIBLE FOR THE DISCONNECTION OF UTILITY SERVICES TO THE EXISTING BUILDINGS PRIOR TO DEMOLITION OF THE BUILDINGS.
8. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ONSITE LOCATIONS OF EXISTING UTILITIES.
9. ALL EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH WORK. UTILITIES DETERMINED TO BE ABANDONED AND LEFT IN PLACE SHALL BE GROUTED IF UNDER BUILDINGS.
10. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE.
11. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC.
12. ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED PRIOR TO DEMOLITION.
13. CONTRACTOR MAY LIMIT SAW-CUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR.
14. CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM THE SITE.
15. THE CONTRACTOR SHALL COORDINATE WATERMAIN WORK WITH THE FIRE DEPARTMENT AND THE CITY/COUNTY UTILITY DEPARTMENT TO PLAN WATERMAIN IMPROVEMENTS AND TO ENSURE ADEQUATE FIRE PROTECTION IS CONSTANTLY AVAILABLE TO THE SITE THROUGHOUT THIS SPECIFIC WORK AND THROUGH ALL PHASES OF CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR ARRANGING/PROVIDING ANY REQUIRED WATERMAIN SHUT-OFFS WITH THE CITY/COUNTY DURING CONSTRUCTION. ANY COSTS ASSOCIATED WITH WATERMAIN SHUT-OFFS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO EXTRA COMPENSATION WILL BE PROVIDED.
16. DAMAGE TO ALL EXISTING CONDITIONS TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE. REPAIRS SHALL RESTORE DAMAGED ITEMS TO EQUAL OR BETTER THAN, EXISTING CONDITIONS. CONTRACTOR IS RESPONSIBLE FOR DOCUMENTING ALL EXISTING DAMAGE AND NOTIFYING CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION START.
17. ALL TRENCHES AND/OR EXCAVATED AREAS SHALL BE FILLED/TESTED IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEERING REPORT.
18. IF SEPTIC TANKS ARE FOUND PRESENT WITHIN THE LIMITS OF DISTURBANCE THEY SHALL BE DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL LAWS.
19. IF THE CONTRACTOR FINDS ANY UNDERGROUND TANKS ON SITE THEY SHALL CONTACT THE ENGINEER IMMEDIATELY.
20. ALL WELLS SHALL BE CAPPED AND CLOSED IN ACCORDANCE WITH APPLICABLE STATE AND FEDERAL LAW.

LEGEND (DEMO)

SYMBOLS

- FOUND IRON PIPE/REBAR
- TREE TO BE REMOVED

LINEWORK

- CONCRETE
- BUIDLING
- SIDEWALK

GRAPHIC SCALE IN FEET
20' 0 20'

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CERTIFICATE OF AUTHORIZATION:
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2ND STREET SUBDIVISION

BENTONVILLE, AR

Key Plan

No.	Description	Date
1	FIRST SUBMITTAL	3/7/2025
2	SECOND SUBMITTAL	4/4/2025

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PROJECT NO: 24107700
ISSUE DATE: mm/dd/yy
CONTACT: L.TOPPING
QC By:
QC Date:

PRELIMINARY PLANS

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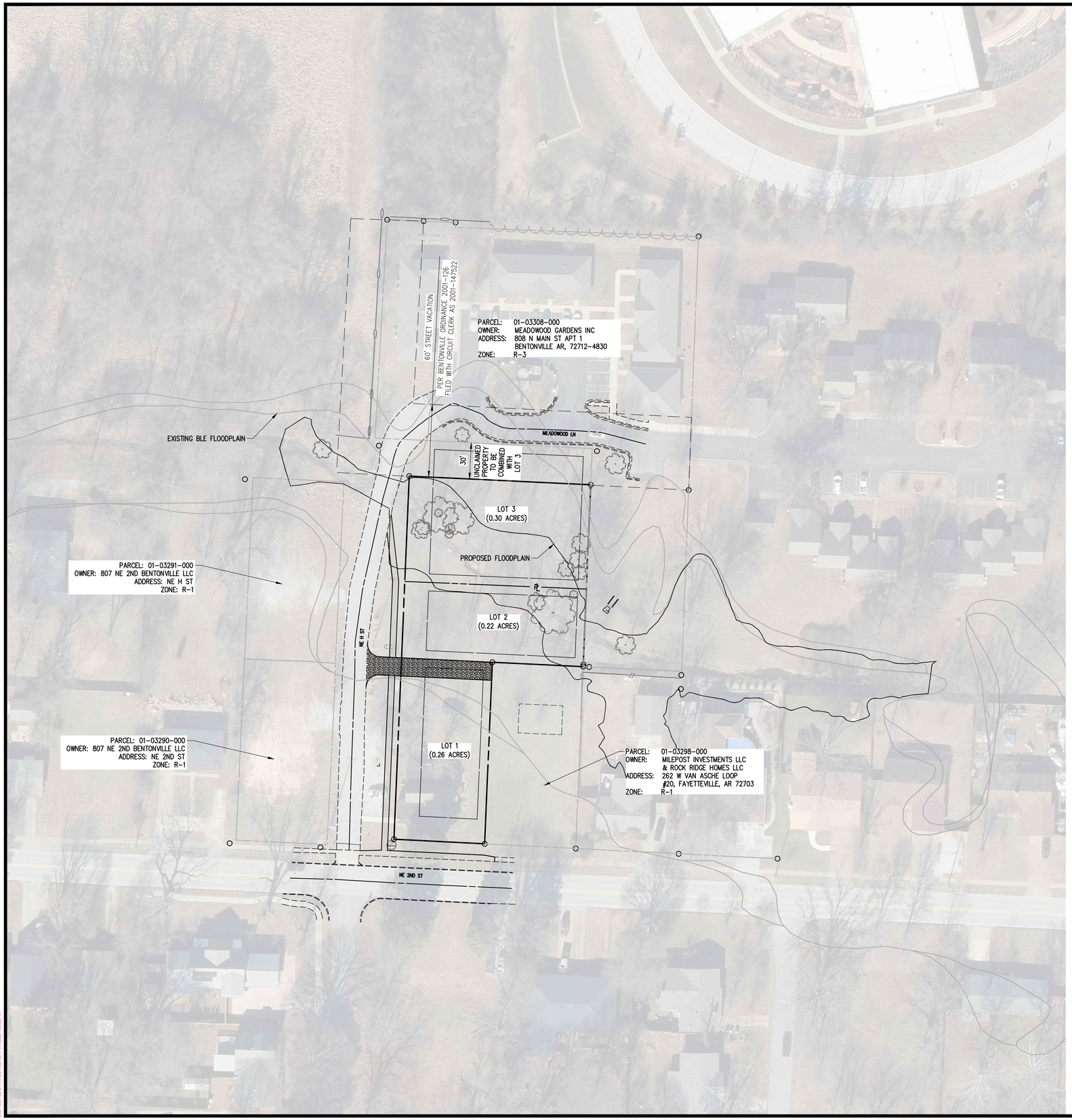
DEMO PLAN

C-003

LSD25-0017

DRAWING: G:\24107700_2ND STREET\08 IMPROVEMENTS\CIVIL\DWG\DEMO PLAN.DWG
LAST MODIFIED BY: AARON BLANCH, 4/7/2025 9:34:49 AM



LEGEND (EXISTING SYMBOLS)

SYMBOLS	
○	FOUND IRON PIPE/REBAR
	TREE

LINEWORK
EASEMENT
CURB
RIGHT OF WAY
ROAD CENTERLINE
EXISTING BFE FLOODPLAIN

LEGEND (CONSTRUCT)

SYMBOLS	
●	SET IRON PIN

LINEWORK
CURB
BUILDING SET BACK
PROPERTY LINE
PROPOSED FLOODPLAIN

PROJECT INFORMATION

ZONING:	R-1
BUILDING SETBACK:	FRONT 20' INTERIOR SIDE 7' EXTERIOR SIDE 20' REAR 25'
SITE AREA:	±0.77 AC. (±33,745.32 SQ.FT.)
PROJECT AREA:	±0.88 AC. (±38,241.05 SQ.FT.)
PROPERTY USAGE:	RESIDENTIAL
AIRPORT ZONING:	IS IN COMPLIANCE WITH ZONE "3&4" REGULATIONS
ADDRESS:	901 NE 2ND ST. BENTONVILLE, ARKANSAS 72712
OWNER:	CHAD O'MALLEY O'MALLEY DEVELOPMENT 646 SW B STREET BENTONVILLE, AR 72712 479-321-1501 COMALLEYAGENT@GMAIL.COM
SITE ENGINEER:	CRAFTON TULL LIBBY TOPPING, P.E. 901 N. 47TH ST., SUITE 400 ROGERS, AR 72756 479-636-4838 LIBBY.TOPPING@CRAFTONTULL.COM

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www.craftontull.com

CERTIFICATE OF AUTHORIZATION:

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CRAFTON, TULL & ASSOCIATES, INC.
No. 109
ARKANSAS ENGINEER

GRAPHIC SCALE IN FEET
40' 0 40'

2ND STREET SUBDIVISION

BENTONVILLE, AR

Key Plan

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1	FIRST SUBMITTAL	3/7/2025
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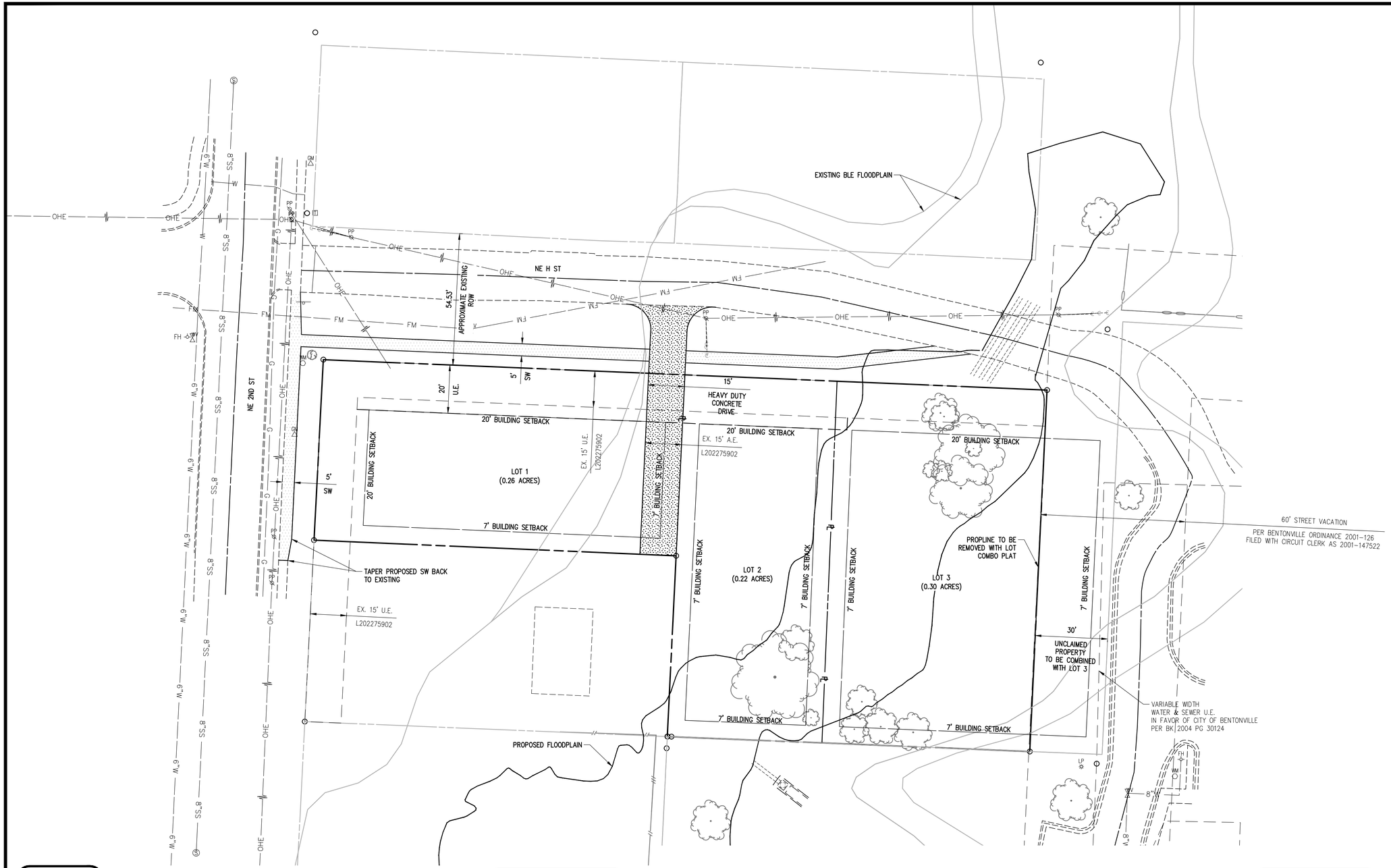
OVERALL SITE PLAN (C)

C-101

LSD25-0017

DRAWING CC:\JAB\PDS 24\STREETS\SUBMITTED\SET-CIVIL\DWG\OVERALL SITE PLAN.DWG
LAST PLOTTED BY: MASON BLACK 4/7/2025 9:33:02 AM



SITE NOTES

1. THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, GABION WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS ONLY.
2. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY/STATE/FEDERAL REGULATIONS AND CODES AND OSHA STANDARDS.
3. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS.
4. ALL CURB DIMENSIONS AND RADII ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
5. ALL PAVEMENT MARKINGS DIMENSIONS FACE OF CURB UNLESS OTHERWISE NOTED.
6. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
7. ALL CURB/SIDEWALK/HANDICAP RAMP DESIGNS SHALL CONFORM TO ADA STANDARDS OR LOCAL RESTRICTIVE CODES, WHICHEVER IS MORE RESTRICTIVE.
8. CONTRACTOR SHALL ENSURE ALL NECESSARY PERMITS ARE OBTAINED PRIOR TO CONSTRUCTION START.
9. CONTRACTOR SHALL MATCH NEW CURB AND GUTTER, CONCRETE, AND PAVEMENT TO EXISTING IN GRADE AND ALIGNMENT.
10. CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM THE SITE.
11. FOR ALL RIGHT-OF-WAY OPEN VEHICULAR TRAFFIC, CONTRACTOR SHALL PROVIDE A PEDESTRIAN ANDBICYCLE ACCESSIBLE ROUTE DURING ALL PHASES OF CONSTRUCTION. LIMITED CLOSURES OF 24 HOURS OR LESS MAY BE APPROVED BY THE CITY ENGINEER.
12. FENCING LOCATIONS ARE NOT KNOWN AT THIS TIME. SEPARATE FENCING PERMIT WILL BE REQUIRED.
13. 2 TREES WILL BE PROVIDED ON EACH LOT PRIOR TO CERTIFICATE OF OCCUPANCY OF THE HOMES.

PROJECT INFORMATION

ZONING:	R-1
BUILDING SETBACK:	FRONT 20' INTERIOR SIDE 7' EXTERIOR SIDE 20' REAR 25'
SITE AREA:	±0.77 AC. (±33,745.32 SQ.FT.)
PROJECT AREA:	±0.88 AC. (±38,241.05 SQ.FT.)
PROPERTY USAGE:	RESIDENTIAL
AIRPORT ZONING:	IS IN COMPLIANCE WITH ZONE "3&4" REGULATIONS
ADDRESS:	901 NE 2ND ST. BENTONVILLE, ARKANSAS 72712
OWNER:	CHAD O'MALLEY O'MALLEY DEVELOPMENT 646 SW B STREET BENTONVILLE, AR 72712 479-321-1501 COMALLEYAGENT@GMAIL.COM
SITE ENGINEER:	CRAFTON TULL LIBBY TOPPING, P.E. 901 N. 47TH ST., SUITE 400 ROGERS, AR 72756 479-636-4838 LIBBY.TOPPING@CRAFTONTULL.COM

LEGEND (EXISTING SYMBOLS)

SYMBOLS	
⊙	FOUND IRON PIPE/REBAR
AC	AIR CONDITIONER
⊠	ELECTRIC BOX/PEDESTAL
E	ELECTRIC METER
FH	FIRE HYDRANT
GM	GAS METER
PP	POWER POLE
Ⓢ	SANITARY MANHOLE
	SIGN
WM	WATER METER
WV	WATER VALVE
Ⓓ	STORM SEWER MANHOLE
	STORM SEWER PIPE
	TREE

LINEWORK
EASEMENT
CURB
RIGHT OF WAY
ROAD CENTERLINE
SANITARY SEWER LINE
GAS LINE
WATER LINE
OVERHEAD ELECTRIC
FORCE MAIN
EXISTING BFE FLOODPLAIN

LEGEND (CONSTRUCT)

SYMBOLS	
●	SET IRON PIN

LINEWORK
CONCRETE
BUILDING SET BACK
PROPERTY LINE
PROPOSED FLOODPLAIN
HEAVY DUTY CONCRETE

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

CERTIFICATE OF AUTHORIZATION:

CERTIFICATE OF AUTHORIZATION
CRAFTON, TULL & ASSOCIATES, INC.
No. 109
ARKANSAS ENGINEER

GRAPHIC SCALE IN FEET
20' 0 20'

2ND STREET SUBDIVISION

BENTONVILLE, AR

Key Plan

No.	Description	Date
1	FIRST SUBMITTAL	3/7/2025
2	SECOND SUBMITTAL	4/4/2025

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PROJECT NO: 24107700
ISSUE DATE: mm/dd/yy
CONTACT: L.TOPPING
QC by:
QC Date:

PRELIMINARY PLANS

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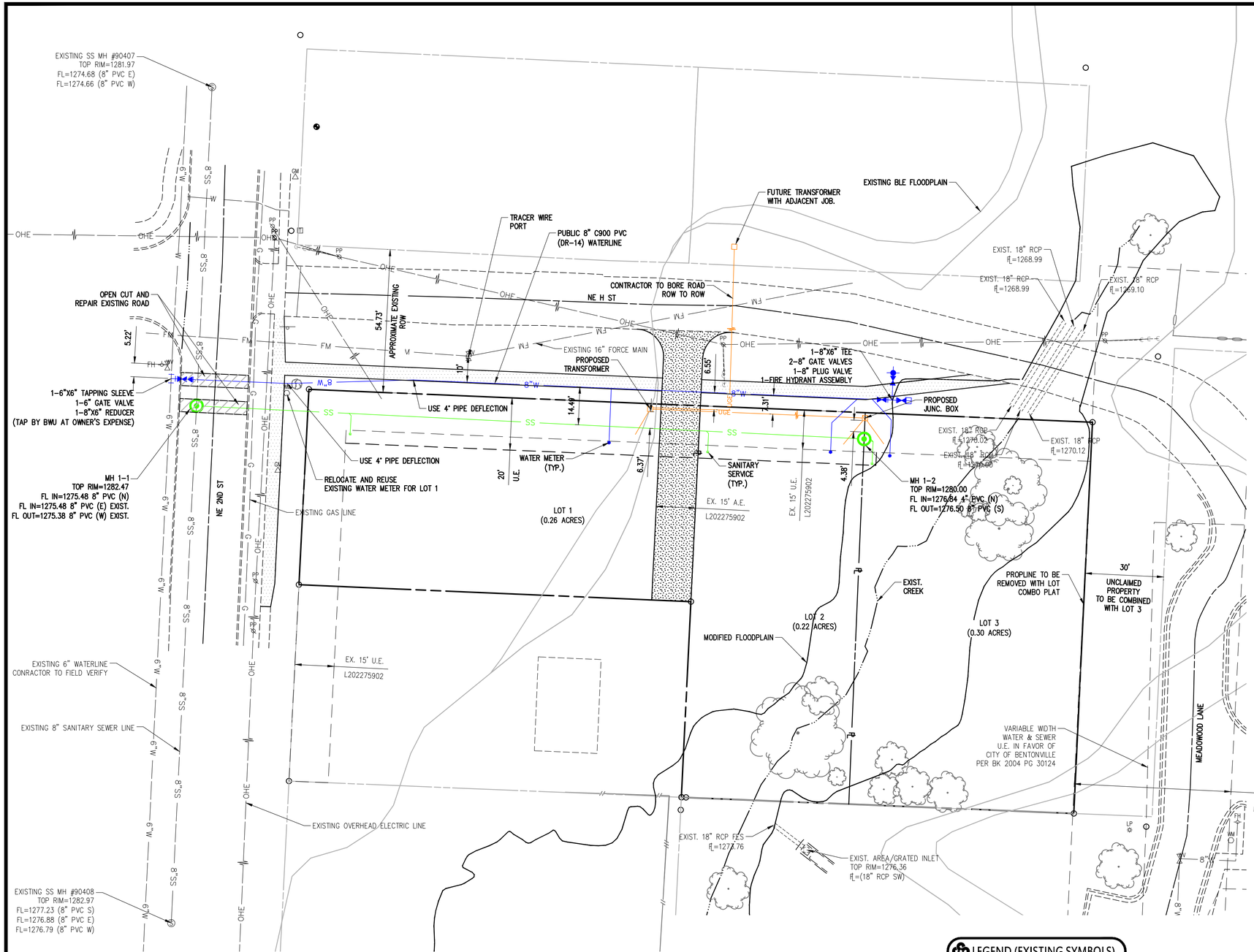
SITE PLAN

C-102

LSD25-0017

DRAWING: G:\24107700 2ND STREET\BUS\R_INFRASTRUCTURE\CIVIL\DWG\SITE PLAN.DWG
LAST PLOTTED: 4/4/2025 2:53:12 PM
LAST PLOTTED BY: MADISON BLACK



UTILITY NOTES

1. THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF EXISTING UTILITIES WITHIN THE WORK ZONE.
2. CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES' INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING FACILITIES. CONTRACTOR SHALL COORDINATE AND SCHEDULE TIE-INS/CONNECTIONS WITH ALL UTILITY COMPANIES.
3. ALL UNDERGROUND LINES SHALL BE INSTALLED, INSPECTED, AND APPROVED PRIOR TO BACKFILLING.
4. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICE.
5. GENERAL CONTRACTOR IS TO COORDINATE WITH APPROPRIATE UTILITY COMPANIES PRIOR TO CONSTRUCTION, ADJUSTMENT, OR RELOCATION OF EXISTING UTILITIES.
6. THRUST BLOCKING SHALL BE PROVIDED AT ALL BENDS, TEES, AND FIRE HYDRANTS.
7. DIMENSIONS SHOWN ARE TO CENTERLINE OF PIPE OR FITTING.
8. MINIMUM HORIZONTAL SEPARATION BETWEEN THE OUTSIDE WALL OF THE WATERLINE AND THE OUTSIDE WALL OF THE SANITARY SEWER LINE OR SANITARY SEWER MANHOLE SHALL BE AT LEAST TEN FEET. WHERE WATERLINES CROSS SANITARY SEWERS THE WATERLINE SHALL BE PLACED ABOVE THE SEWER WITH A MINIMUM VERTICAL SEPARATION, OUTSIDE-TO-OUTSIDE, OF 18". IF IT IS NOT POSSIBLE TO CONFORM TO THESE DIMENSIONS OR DEFINED PLACEMENT, THE WATERLINE SHALL BE ENCASED IN WATERTIGHT PIPE WITH SEALED WATERTIGHT ENDS EXTENDING AT LEAST TEN FEET EITHER SIDE OF THE CROSSING.
9. THE CONTRACTOR SHALL INCLUDE IN THE BID PRICE ALL MATERIAL AND LABOR ASSOCIATED WITH THE TESTING OF THE WATER AND SEWER LINES REQUIRED BY THE LOCAL AND/OR STATE AGENCIES.
10. TOPS OF EXISTING MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH FINISHED PAVEMENT ELEVATIONS, AND MANHOLES IN UNPAVED AREAS TO BE 1" ABOVE FINISHED GROUND ELEVATIONS WITH WATER TIGHT LIDS.
11. ALL TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL REGULATIONS.
12. REFER TO BUILDING PLANS FOR SITE LIGHTING AND ELECTRICAL PLAN.
13. ALL MATERIALS, CONSTRUCTION, AND INSPECTION FOR WATER AND SANITARY SEWER LINES SHALL BE PER THE SPECIFICATIONS OF THE APPROPRIATE AGENCY.
14. THE CONTRACTOR SHALL COORDINATE WITH THE FIRE DEPARTMENT AND THE WATER COMPANY TO PLAN THE IMPROVEMENTS TO THE WATER MAINS AND TO ENSURE ADEQUATE FIRE PROTECTION IS CONSTANTLY AVAILABLE TO THE SITE THROUGHOUT THE PROJECT. CONTRACTOR WILL BE RESPONSIBLE FOR ARRANGING ANY REQUIRED WATER MAIN SHUT-OFFS WITH THE WATER COMPANY DURING CONSTRUCTION. ALL COSTS ASSOCIATED WITH WATERMAIN SHUT-OFFS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR; NO ADDITIONAL COMPENSATION WILL BE PROVIDED.
15. DAMAGE TO ALL EXISTING FACILITIES DESIGNATED TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE.
16. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS, AND EXACT UTILITY ENTRANCE LOCATIONS.
17. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TAP AND TIE ON FEES REQUIRED AS WELL AS COSTS OF UNDERGROUND SERVICE CONNECTIONS TO THE BUILDING.
18. GENERAL CONTRACTOR SHALL PROVIDE ALL CONDUITS AS SHOWN ON THE PLANS, VERIFY LOCATION OF UTILITY TIE-INS, AND PROVIDE NYLON PULL CORDS INSIDE THE CONDUIT.
19. THE CONTRACTOR SHALL INCLUDE IN BID PRICE THE DAILY RECORD KEEPING OF THE RECORD CONDITION OF ALL OF THE UNDERGROUND UTILITIES, CONSTRUCTION STAKE-OUT, PREPARATION OF THE NECESSARY/REQUIRED WATER AND SEWER RECORD DRAWINGS TO BE SUBMITTED, AND ALL OTHER INFORMATION REQUIRED FOR OBTAINING PERMITS AND RELEASE OF BONDS.
20. CONTRACTOR SHALL PROVIDE IN-DITCH AS-BUILT INFORMATION TO ENGINEER AS REQUIRED BY LOCAL UTILITY PROVIDERS
21. <u>ENERGIZED ELECTRICAL LINE SAFETY, WARNINGS, AND ADVANCED NOTICES</u>: ALL OWNERS, GENERAL CONTRACTORS, AND SUBCONTRACTORS ASSOCIATED WITH THIS PROJECT SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH, COMPLYING WITH, AND THE ENFORCEMENT OF ARKANSAS CODES AR ST § 11-5-307 AND § AR ST 11-5-308 AND ANY OTHER CURRENT STATE CODES PERTAINING TO ADVANCE NOTICE REQUIREMENTS AND FOR SAFETY OF ALL PERSONNEL, INCLUDING THE GENERAL PUBLIC, PERTAINING TO ANY WORK, MOVEMENT, AND ACTIVITY IN CLOSE PROXIMITY TO ANY ENERGIZED ELECTRICAL LINE.

LEGEND (EXISTING SYMBOLS)

SYMBOLS

- FOUND IRON PIPE/REBAR
- FH FIRE HYDRANT
- GM GAS METER
- LP LIGHT POLE
- PP POWER POLE
- S SANITARY MANHOLE
- TELEPHONE PEDESTAL
- WM WATER METER
- WV WATER VALVE
- DOWN GUY
- D STORM SEWER MANHOLE
- STORM SEWER PIPE
- D DROP/CURB INLET
- TREE

LINEWORK

- EASEMENT
- CURB
- SANITARY SEWER LINE (SPECIFY SIZE & TYPE)
- GAS LINE
- WATER LINE (SPECIFY SIZE & TYPE)
- OVERHEAD ELECTRIC
- CHAIN LINK FENCE
- WOOD FENCE
- RIGHT OF WAY
- ROAD CENTERLINE

SYMBOLS

- SET IRON PIN
- LIGHT POLE
- POWER POLE
- MANHOLE
- WATER VALVE
- FIRE HYDRANT ASSEMBLY
- WATER METER
- BACK FLOW PREVENTER
- TRANSFORMER
- JUNCTION BOX
- HEAVY DUTY CONCRETE

LEGEND (CONSTRUCT)

LINEWORK

- EASEMENT
- CURB
- SANITARY SEWER LINE
- GAS LINE
- WATER LINE
- UNDERGROUND ELECTRIC
- OVERHEAD ELECTRIC
- PROPERTY LINE
- ROAD CENTERLINE

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www.craftontull.com

CERTIFICATE OF AUTHORIZATION:
CRAFTON, TULL & ASSOCIATES, INC. No. 109
CERTIFICATE OF AUTHORIZATION
ARKANSAS ENGINEER

GRAPHIC SCALE IN FEET
20' 0 20'

2ND STREET SUBDIVISION

BENTONVILLE, AR

Key Plan

No.	Description	Date
1	FIRST SUBMITTAL	3/7/2025
2	SECOND SUBMITTAL	4/4/2025

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CONTACT: L.TOPPING
QC By:
QC Date:

PRELIMINARY PLANS

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UTILITY PLAN (C)

C-103

LSD25-0017

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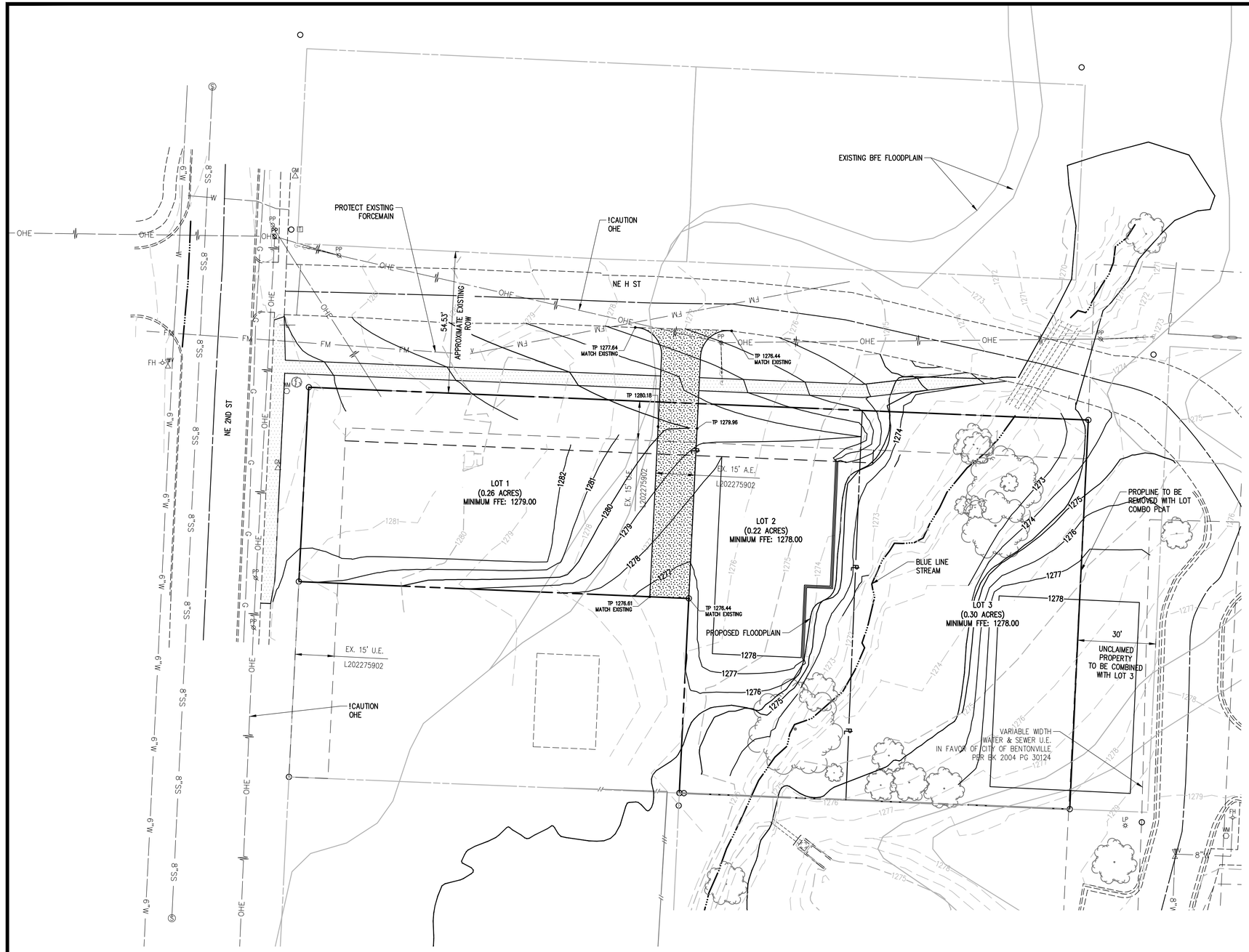

GRADING AND DRAINAGE NOTES

1. THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, GABION WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS ONLY.
2. THE OWNER/CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR OBTAINING AND PROVIDING SEPARATE AND INDEPENDENT RETAINING WALL DESIGNS, INSPECTIONS, AND CERTIFICATIONS BY A REGISTERED PROFESSIONAL ENGINEER OTHER THAN CRAFTON TULL. THIS SHALL ALSO APPLY TO ANY ASSOCIATED AND NECESSARY PUBLIC SAFETY DEVICES INCLUDING, BUT NOT LIMITED TO, PEDESTRIAN SAFETY RAILS.
3. THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF EXISTING UTILITIES ON SITE OR IN RIGHT-OF-WAY. ALL UTILITIES MUST BE LOCATED PRIOR TO GRADING START.
4. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE TECHNICAL SPECIFICATIONS, GEO-TECHNICAL REPORT, OR LOCAL JURISDICTION, WHICHEVER IS MORE RESTRICTIVE..
5. ALL CUT OR FILL SLOPES SHALL BE A MAX 3:1 SLOPE OR FLATTER UNLESS OTHERWISE NOTED.
6. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITION OR BETTER.
7. ALL STORM SEWER PIPE CONNECTIONS TO STRUCTURES SHALL BE GROUTED TO ENSURE CONNECTION AT STRUCTURE IS WATERTIGHT. ALL STORM SEWER STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR INVERT FROM INVERT IN TO INVERT OUT.
8. ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES SHALL MEET HEAVY DUTY TRAFFIC (H20) LOADING AND BE INSTALLED ACCORDINGLY WHEN IN PAVED AND TRAFFIC AREAS.
9. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH THE PAVEMENT AND SHALL HAVE TRAFFIC BEARING RINGS AND COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 1" ABOVE FINISH GRADE. LIDS SHALL BE LABELED PER JURISDICTIONAL SPECIFICATIONS.
10. SITE GRADING SHALL NOT PROCEED UNTIL APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES HAVE BEEN INSTALLED. THE CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE GENERAL NPDES PERMIT AND THE SWPPP FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
11. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL TO FINAL GRADE. REFER TO THE LANDSCAPE PLAN.
12. TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY BY LAND SURVEYORS. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON PLANS, CONTACT ENGINEER IMMEDIATELY.
13. THE CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS THROUGHOUT ALL PHASES OF CONSTRUCTION.
14. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS.
15. THE EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH ARCHITECTURAL BUILDING PLANS, GEO-TECHNICAL REPORT AND SPECIFICATIONS.
16. EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
17. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ENSURE A SMOOTH FIT AND CONTINUOUS GRADE.
18. CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM THE SITE.
19. IF WET AREAS ARE ENCOUNTERED ON-SITE THE CONTRACTOR SHALL COORDINATE WITH THE GEOTECHNICAL ENGINEER FOR THE DESIGN AND PLACEMENT OF A FRENCH DRAIN SYSTEM.
20. CRAFTON, TULL & ASSOCIATES, INC. (CTA) HAS NOT NECESSARILY ESTABLISHED MINIMUM FINISH FLOOR ELEVATIONS FOR EACH INDIVIDUAL BUILDING OR LOT IN THIS SUBDIVISION. WHEN A MINIMUM BUILDING FLOOR ELEVATION IS NOT ESTABLISHED AND NOTED, THE ULTIMATE RESPONSIBILITY FOR THE PROPER GRADING OF EACH INDIVIDUAL LOT OR PARCEL SHALL REST WITH THE LOT'S OWNER. TYPICALLY, THE MINIMUM FINISH FIRST FLOOR ELEVATIONS SHOULD BE AT LEAST TWELVE INCHES (12") ABOVE THE FINISHED TOP OF STREET CURB ELEVATION ASSOCIATED WITH EACH INDIVIDUAL LOT OR PARCEL OR AS REQUIRED BY LOCAL AND STATE CODES.

SITE STABILIZATION AND CERTIFICATION

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

LEGEND (EXISTING SYMBOLS)

SYMBOLS	
TP	TOP OF PAVEMENT

LINEWORK	
CURB	
INTERMEDIATE CONTOUR	1206
INDEX CONTOUR	1205
RIGHT OF WAY	
ROAD CENTERLINE	
EXISTING BFE FLOODPLAIN	

LEGEND (CONSTRUCT)

SYMBOLS	
●	SET IRON PIN

LINEWORK	
CONCRETE	
INTERMEDIATE CONTOUR	1206
INDEX CONTOUR	1205
PROPERTY LINE	
PROPOSED FLOODPLAIN	

GRAPHIC SCALE IN FEET
20' 0 20'

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www.craftontull.com

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CRAFTON, TULL & ASSOCIATES, INC. No. 109 — CERTIFICATE OF AUTHORIZATION — ARKANSAS ENGINEER

2ND STREET SUBDIVISION

BENTONVILLE, AR

Key Plan

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GRADING PLAN

C-104

LSD25-0017

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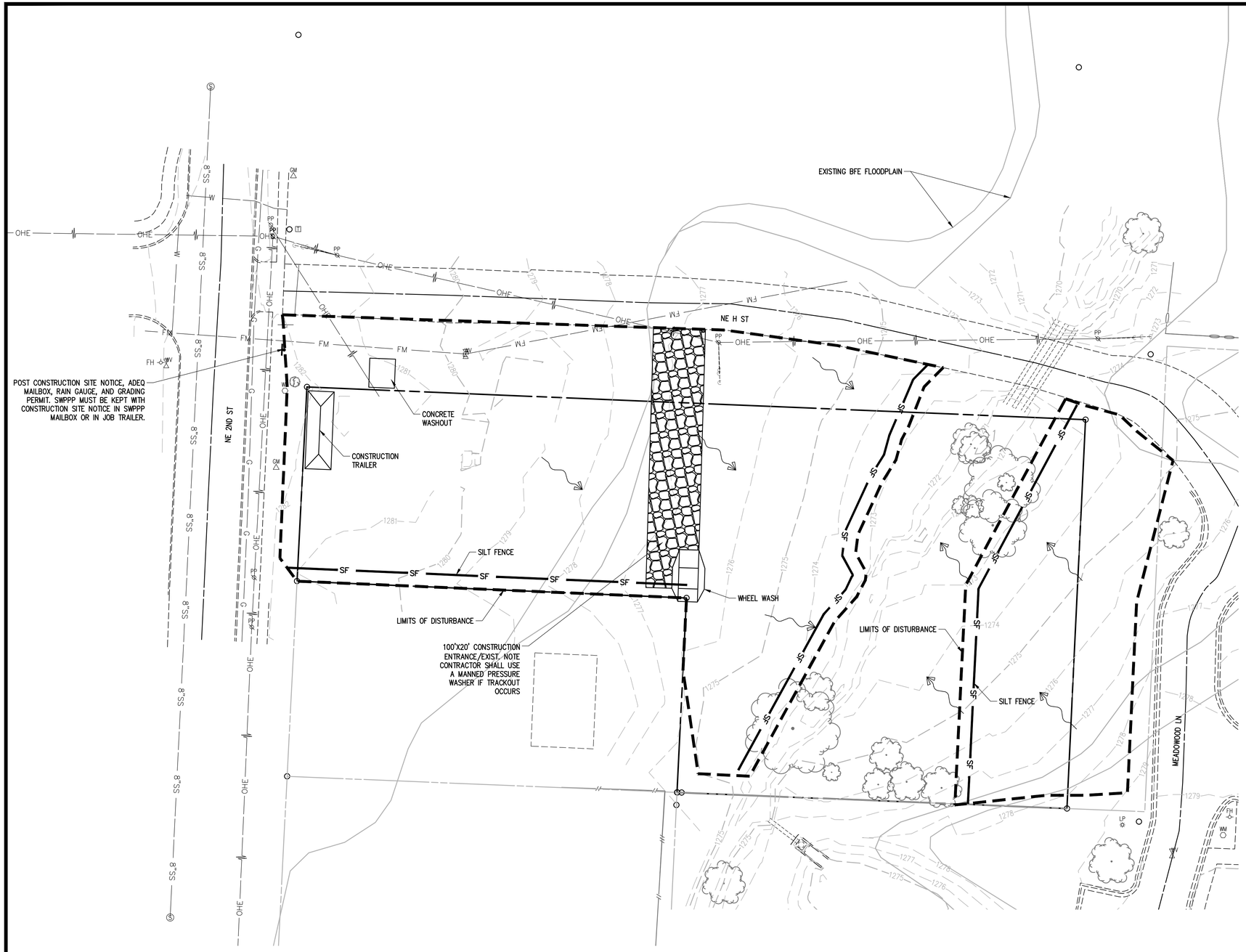

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EROSION CONTROL LEGEND

PS	PERMANENT SEEDING	CD	ROCK CHECK DAM	OP1	RIP RAP SLOPE PROTECTION (SEE SIZE THIS SHEET)
TPS	TEMPORARY PARKING AND STORAGE	CE	STABILIZED CONSTRUCTION EXIT (ENTRANCE)	ECL	PERMANENT EROSION CONTROL LINING
	BOUNDARY LINE	DD	CHANNELED DIVERSIONS	SB	TEMPORARY SEDIMENT BASIN
	RIGHT OF WAY LINE	DS	DEWATERING SYSTEM / STRUCTURE	FFT	FIBER FLOCCULENT TUBE
	LIMITS OF DISTURBANCE	SF	SILT FENCE		
	GRADE BREAK	ST	SEDIMENT BASIN WITH STONE OUTLET		
xxx	CONTOUR ELEVATIONS	IP1	BLOCK AND AGGREGATE INLET SEDIMENT DEVICE		
	STORM DRAIN	IP2	CURB INLET FILTER SOCK		
XX.X%	DIRECTION OF OVERLAND FLOW W/ GRADE	IP3	GRATED INLET GRAVEL SEDIMENT FILTER		
	LIMITS OF DRAINAGE SUB-BASIN	IP4	SILT FENCE INLET PROTECTION		

NOTE: SEE SITE PLAN FOR EXISTING LEGEND SYMBOLS

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www.craftontull.com

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GRAPHIC SCALE IN FEET
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BENTONVILLE, AR

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EROSIONG CONTROL PH.1

C-105

LSD25-0017

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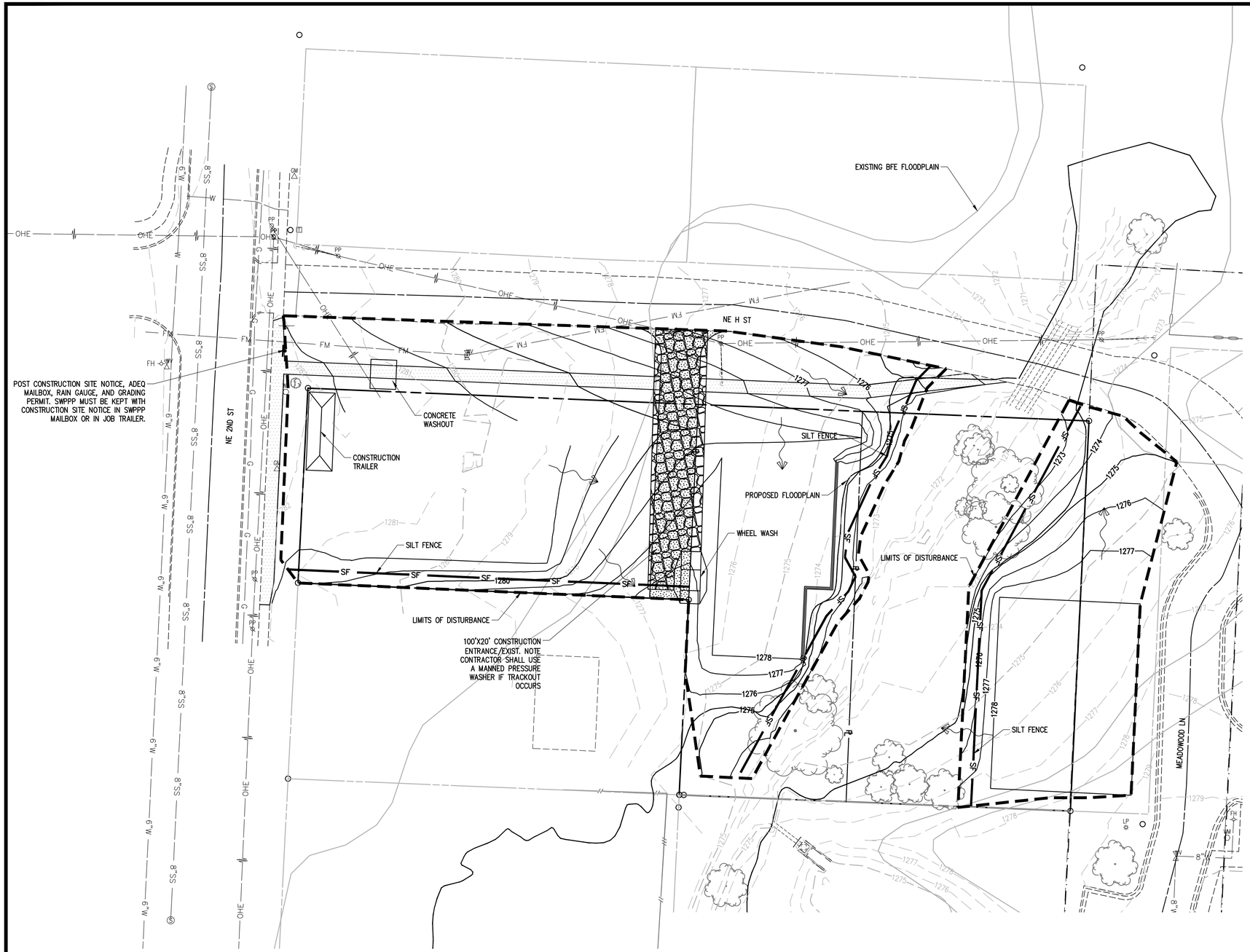
LAST PLOTTED BY: MASON BLACK 4/7/2025 9:55:40 AM



SITE STABILIZATION AND CERTIFICATION

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

EROSION CONTROL LEGEND

PS	PERMANENT SEEDING	CD	ROCK CHECK DAM
TPS	TEMPORARY PARKING AND STORAGE	CE	STABILIZED CONSTRUCTION EXIT (ENTRANCE)
	BOUNDARY LINE	DD	CHANNELED DIVERSIONS
	RIGHT OF WAY LINE	DS	DEWATERING SYSTEM / STRUCTURE
	LIMITS OF DISTURBANCE	SF	SILT FENCE
	GRADE BREAK	ST	SEDIMENT BASIN WITH STONE OUTLET
xxx	CONTOUR ELEVATIONS	IP1	BLOCK AND AGGREGATE INLET SEDIMENT DEVICE
	STORM DRAIN	IP2	CURB INLET FILTER SOCK
XX.X%	DIRECTION OF OVERLAND FLOW W/ GRADE	IP3	GRATED INLET GRAVEL SEDIMENT FILTER
	LIMITS OF DRAINAGE SUB-BASIN	IP4	SILT FENCE INLET PROTECTION

OP1	RIP RAP SLOPE PROTECTION (SEE SIZE THIS SHEET)		
ECL	PERMANENT EROSION CONTROL LINING		
SB	TEMPORARY SEDIMENT BASIN		
FFT	FIBER FLOCCULENT TUBE		

NOTE: SEE SITE PLAN FOR EXISTING LEGEND SYMBOLS

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

CERTIFICATE OF AUTHORIZATION:

CERTIFICATE OF AUTHORIZATION — CRAFTON, TULL & ASSOCIATES, INC. No. 109 — ARKANSAS ENGINEER

GRAPHIC SCALE IN FEET
20' 0 20'

2ND STREET SUBDIVISION

BENTONVILLE, AR

Key Plan

No.	Description	Date
1	FIRST SUBMITTAL	3/7/2025
2	SECOND SUBMITTAL	4/4/2025

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PROJECT NO: 24107700
ISSUE DATE: mm/dd/yy
CONTACT: L.TOPPING
QC by:
QC Date:

PRELIMINARY PLANS

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EROSION CONTROL PH.2

C-106

LSD25-0017

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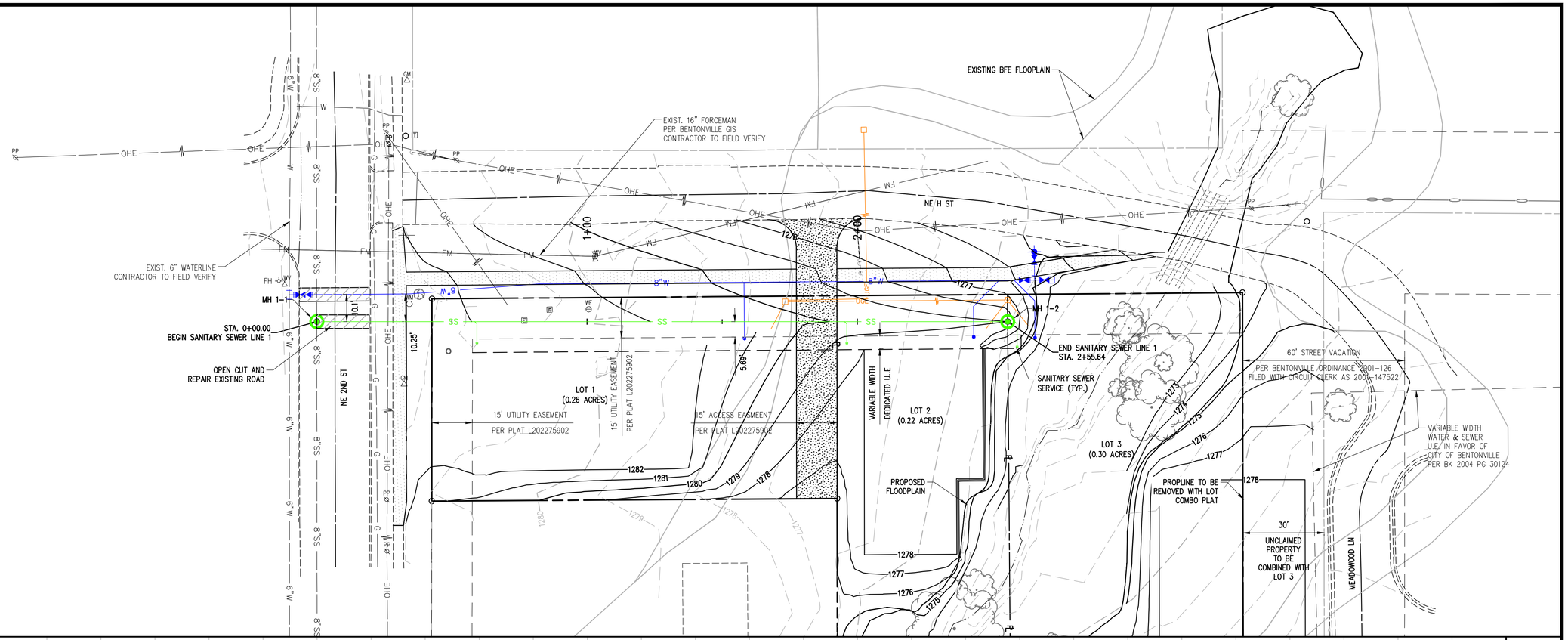

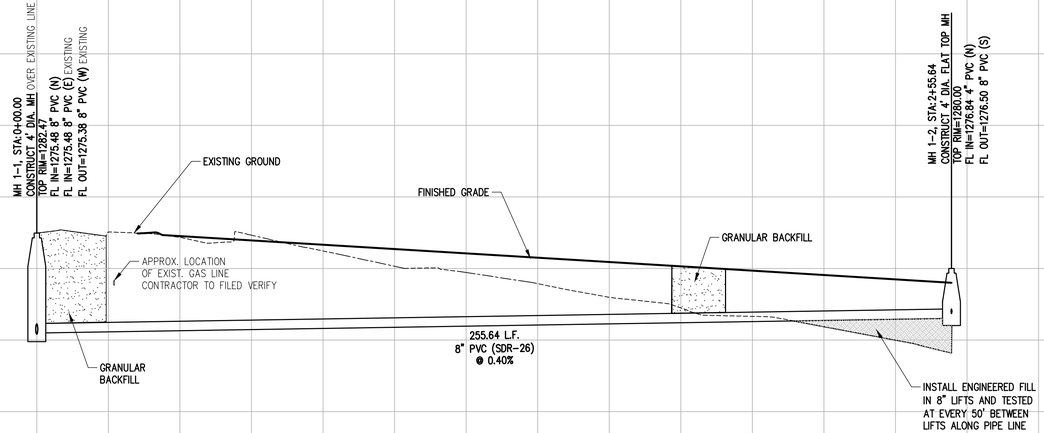

SANITARY SEWER LINE 1
HOR. SCALE: 1"=20'
VERT. SCALE: 1"=5'

PIPE LENGTH & GRADE

PIPE LENGTHS AND GRADES ARE CALCULATED FROM CENTER OF STRUCTURES UNLESS OTHERWISE NOTED.

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20' 0 20'

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BENTONVILLE, AR

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SANITARY SEWER LINE P&P (C)

C-201

LSD25-0017

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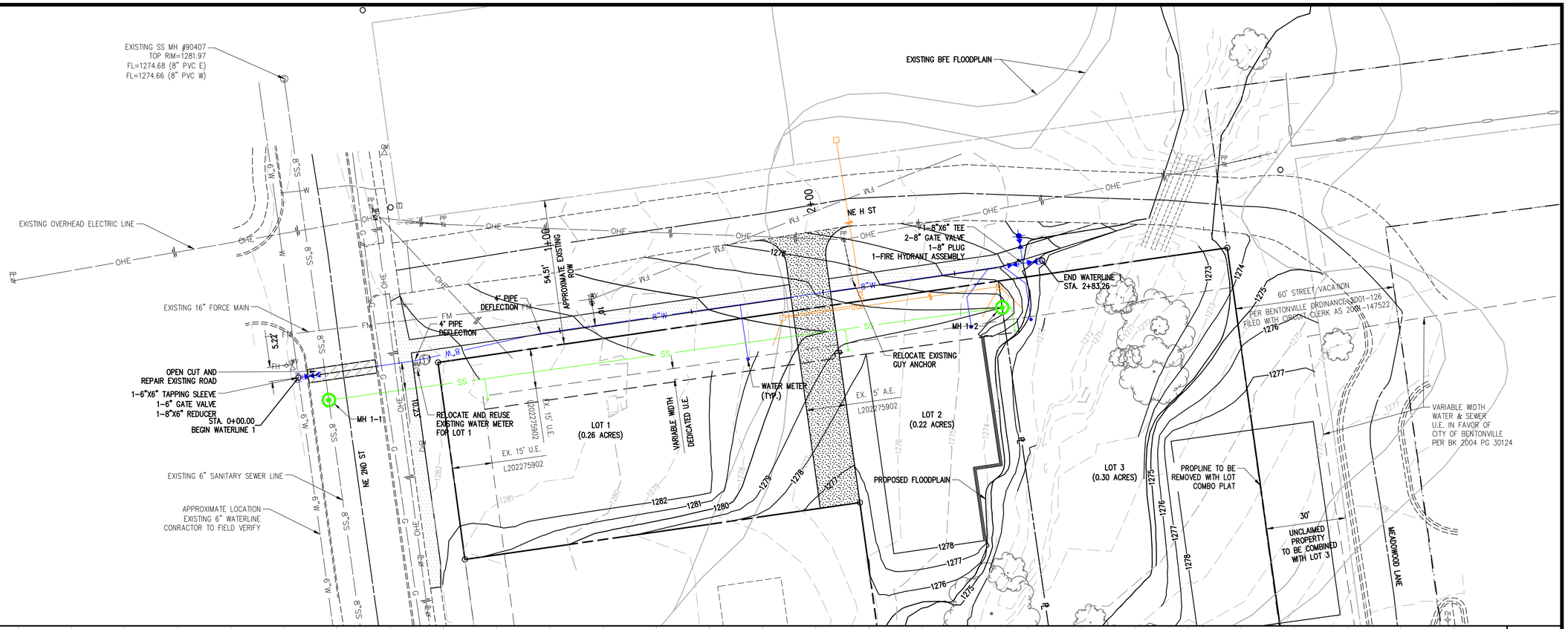

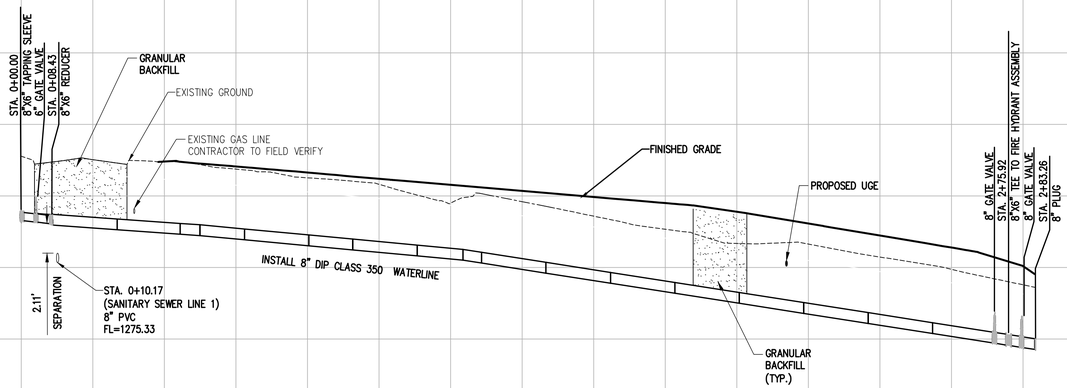

WATERLINE 1
HOR. SCALE: 1"=20'
VERT. SCALE: 1"=5'

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GRAPHIC SCALE IN FEET
20' 0 20'

2ND STREET SUBDIVISION

BENTONVILLE, AR

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WATERLINE 1 P&P (C)

C-202

LSD25-0017

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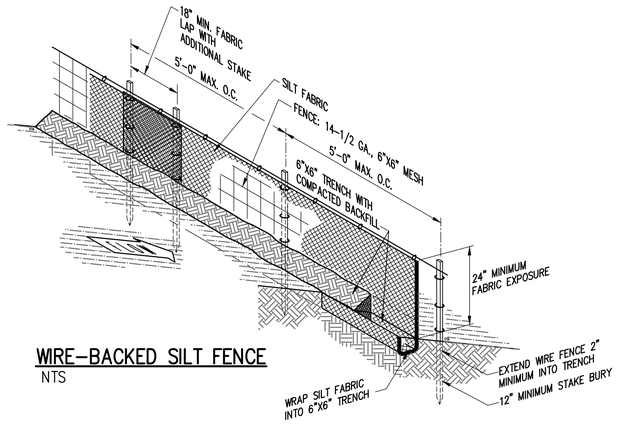
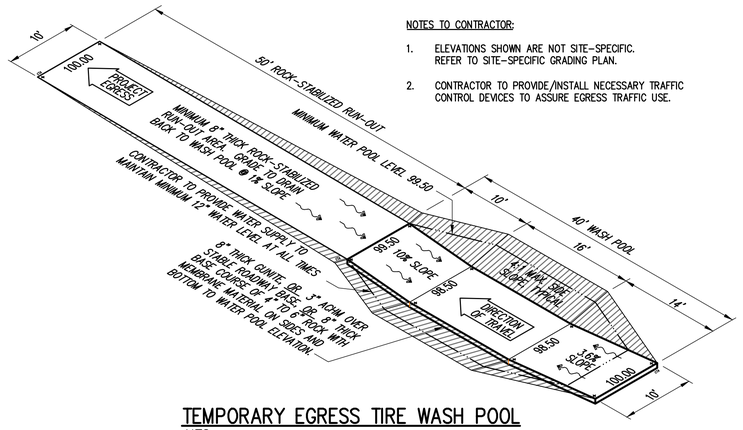


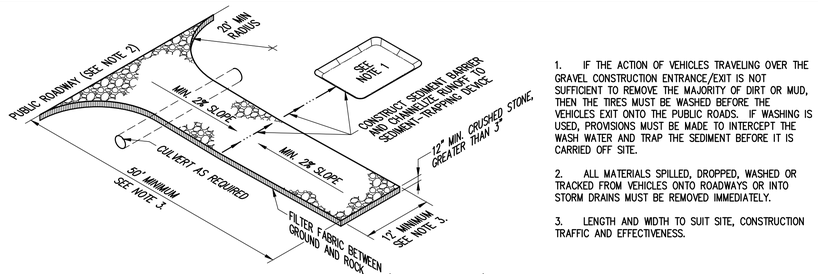
WIRE-BACKED SILT FENCE
NTS



TEMPORARY EGRESS TIRE WASH POOL
NTS

NOTES TO CONTRACTOR:

1. ELEVATIONS SHOWN ARE NOT SITE-SPECIFIC. REFER TO SITE-SPECIFIC GRADING PLAN.
2. CONTRACTOR TO PROVIDE/INSTALL NECESSARY TRAFFIC CONTROL DEVICES TO ASSURE EGRESS TRAFFIC USE.



STABILIZED CONSTRUCTION EXIT (ENTRANCE)
NTS

1. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCE/EXIT IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES EXIT ONTO THE PUBLIC ROADS. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF SITE.
2. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
3. LENGTH AND WIDTH TO SUIT SITE, CONSTRUCTION TRAFFIC AND EFFECTIVENESS.

PHASE I

1. INSTALL STABILIZED CONSTRUCTION ENTRANCES/EXITS.
2. PREPARE TEMPORARY PARKING AND STORAGE AREAS. UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING: TRAILER, PARKING, LAY DOWN, PORTA-POTTY, WHEEL WASH, CONCRETE WASH-OUT, MASON'S AREA, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC., DENOTE THEM ON THE SITE MAPS IMMEDIATELY AND NOTE ANY CHANGES IN THE LOCATIONS AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS.
3. CONSTRUCT THE SILT FENCES ON THE SITE.
4. CONSTRUCT THE SEDIMENTATION AND SEDIMENT TRAP BASINS.
5. HALT ALL ACTIVITIES AND CONTACT THE CIVIL ENGINEER CONSULTANT TO PERFORM INSPECTION OF BMPs. GENERAL CONTRACTOR SHALL SCHEDULE AND CONDUCT STORM WATER PRE-CONSTRUCTION MEETING WITH ENGINEER AND ALL GROUND-DISTURBING CONTRACTORS BEFORE PROCEEDING WITH CONSTRUCTION.
6. CLEAR AND GRUB THE SITE.
7. START CONSTRUCTION OF THE BUILDING PAD AND STRUCTURES.
8. BEGIN GRADING THE SITE.

PHASE II

1. TEMPORARILY SEED DENUDED AREAS.
2. INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, CURBS AND GUTTERS.
3. INSTALL RIP-RAP AROUND OUT STRUCTURES.
4. INSTALL INLET PROTECTION AROUND ALL STORM SEWER STRUCTURES.
5. PREPARE SITE FOR PAVING.
6. PAVE SITE.
7. INSTALL INLET PROTECTION DEVICES.
8. COMPLETE GRADING AND INSTALL PERMANENT SEEDING AND PLANTING.
9. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES IF SITE IS STABILIZED.

GENERAL EROSION NOTES:

A. THE STORMWATER POLLUTION PREVENTION PLAN IS COMPRISED OF THIS DRAWING (SITE MAP), THE STANDARD DETAILS, THE PLAN NARRATIVE, ATTACHMENTS INCLUDED IN THE SPECIFICATIONS SECTION 312800 (EROSION AND SEDIMENTATION CONTROL), PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.

B. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND THE STATE OF ARKANSAS NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.

C. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST OF OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.

D. BEST MANAGEMENT PRACTICES (BMP) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AND APPLICABLE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY THE PERMITTING AGENCY OR OWNER.

E. SITE MAP MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON THE SITE AT ALL TIMES.

F. CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.

G. GENERAL CONTRACTOR SHALL DENOTE THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, AND AREA FOR PORTABLE FACILITIES, OFFICE TRAILERS AND TOILET FACILITIES.

H. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE AND EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.

I. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN UP FUEL OR CHEMICAL SPILLS AND LEAKS.

J. DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM-BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.

K. RUBBISH, TRASH, GARBAGE, LITTER OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM BEING BLOWN OR WASHED OFF-SITE.

L. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS PLAN AND SWPPP SHALL BE INITIATED AS SOON AS POSSIBLE.

M. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS STOPPED FOR AT LEAST 14 DAYS SHALL BE TEMPORARY SEEDED.

N. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN AND/OR LANDSCAPE PLAN.

O. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCE/EXIT IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES EXIT ONTO THE PUBLIC ROADS. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF-SITE.

P. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.

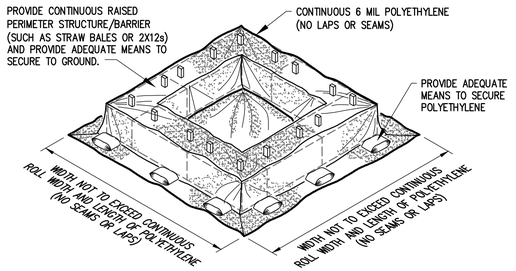
Q. CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.

R. ON-SITE AND OFF-SITE STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH THE GENERAL PERMIT.

S. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.

T. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, STRAW BALES, ETC.) TO PREVENT EROSION.

U. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.



CONCRETE WASH-OUT BASIN
NTS

SOIL EROSION/SEDIMENTATION CONTROL OPERATION TIME SCHEDULE

NOTE: GENERAL CONTRACTOR TO COMPLETE TABLE WITH THEIR SPECIFIC PROJECT SCHEDULE

CONSTRUCTION SEQUENCE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN
ROUGH GRADE / SEDIMENT CONTROL																		
TEMPORARY CONTROL MEASURES																		
STRIP & STOCKPILE TOPSOIL																		
STORM FACILITIES																		
TEMPORARY CONSTRUCTION ROADS																		
FOUNDATION / BUILDING CONSTRUCTION																		
SITE CONSTRUCTION																		
PERMANENT CONTROL STRUCTURES																		
FINISH GRADING																		
LANDSCAPING/SEED/FINAL STABILIZATION																		

ACREAGE SUMMARY

IMPERVIOUS AREA	0.04 ACRES
SEEDED AREA	0.57 ACRES
TOTAL DISTURBED	0.61 ACRES

DEVELOPER/OWNER:
ENTER DEVELOPER INFORMATION

SITE OPERATOR/GENERAL CONTRACTOR:

SUPERINTENDENT:

T.B.M.
ENTER BENCHMARK INFORMATION

VICINITY MAP
NTS

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Rogers, Arkansas 72756
Crafton Tull
479.636.4838 t
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No. 109
ARKANSAS ENGINEER

2ND STREET SUBDIVISION
BENTONVILLE, AR

Key Plan

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EROSION CONTROL DETAILS

C-501

LSD25-0017

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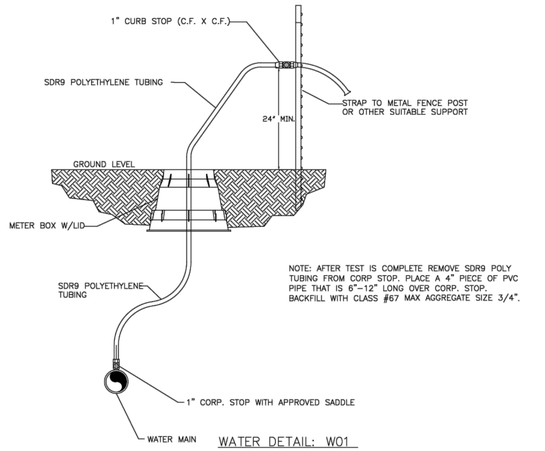
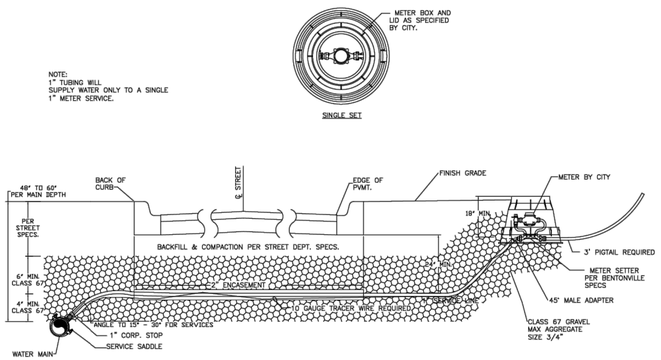
TEMPORARY 1" BLOW OFF ASSEMBLY SAMPLE POINTS



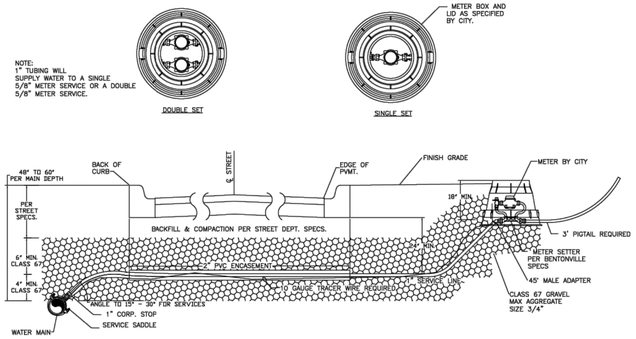
WATER DETAIL: W01

WATER SERVICE DETAIL 1"



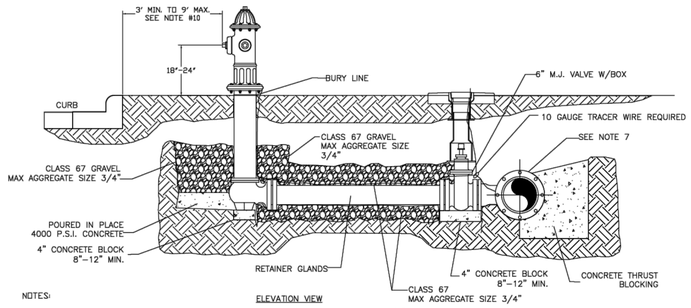
WATER DETAIL: W02

WATER SERVICE DETAIL 5/8"



WATER DETAIL: W03

FIRE HYDRANT DETAIL W/ RETAINER GLANDS



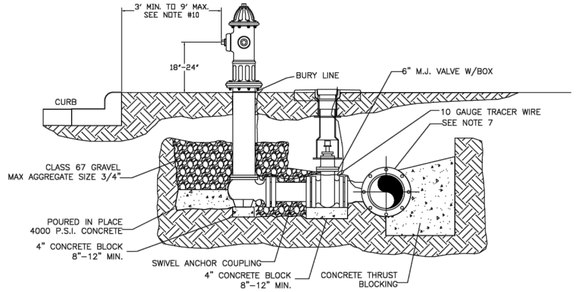
ELEVATION VIEW

NOTES:

1. DRAINAGE BED SHALL CONSIST OF CLASS 67 GRAVEL WITH A MAX AGGREGATE SIZE OF 3/4".
2. USE 6" NIPPLE WITH M.J. RETAINER GLANDS IF DISTANCE BETWEEN VALVE AND HYDRANT MUST BE GREATER THAN 13" SWIVEL ADAPTER.
3. FIRE HYDRANT TO BE BLOCKED AGAINST FIRM SOIL AS SHOWN.
4. ALL HYDRANTS SHALL BE INSTALLED PLUMB.
5. LARGE NOZZLE SHALL FACE CURB UNLESS OTHERWISE NOTED, ROTATE BARREL AS REQUIRED.
6. HYDRANT SHOULD NOT BE SET CLOSER THAN 4.0' TO OBSTRUCTIONS THAT ARE IN LINE WITH NOZZLE.
7. M.J. ANCHOR TEE, TAPPING SLEEVE OR TAPPING SADDLE MAY BE USED (SEE MATERIAL SPECIFICATIONS)
8. HYDRANTS TO BE SET AT DEPTHS GREATER THAN 6.0' SHALL BE SET WITH A MODIFIED FIRE HYDRANT SETTING.
9. POLYWRAP ENTIRE HYDRANT ASSEMBLY. DO NOT COVER WEEP HOLE DRAIN.
10. HYDRANTS WILL BE SET AT A MINIMUM OF 3' TO A MAXIMUM OF 9' BACK OF CURB OR EDGE OF DRIVING SURFACE, NOT IN SIDEWALK, FIRE LANE, OR RADIUS OR AS DIRECTED BY BENTONVILLE WATER DEPARTMENT.

WATER DETAIL: W04

FIRE HYDRANT DETAIL W/SWIVEL ANCHOR COUPLING



ELEVATION VIEW

NOTES:

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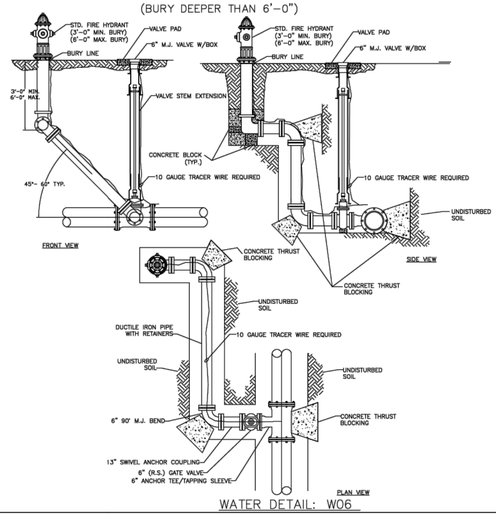
WATER DETAIL: W05

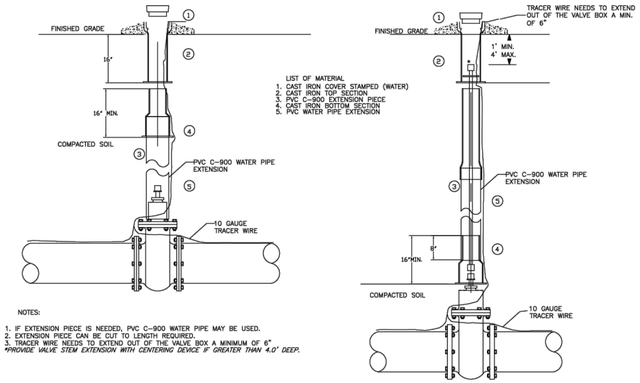
DEEP BURY FIRE HYDRANTS

(BURY DEEPER THAN 6'-0")



WATER DETAIL: W06

VALVE BOX VALVE STEM & TRACER WIRE INSTALLATION

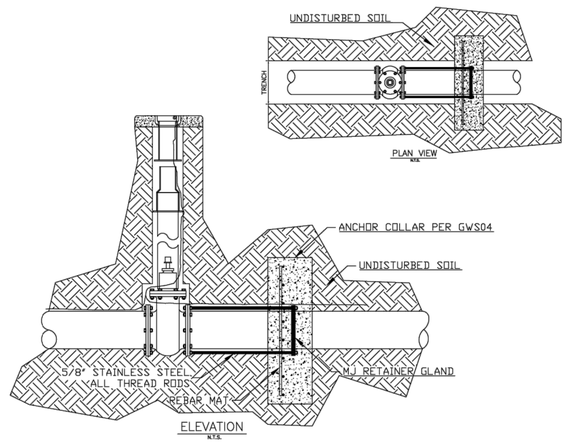


NOTES:

1. IF EXTENSION PIECE IS NEEDED, PVC C-900 WATER PIPE MAY BE USED.
2. EXTENSION PIECE CAN BE CUT TO LENGTH REQUIRED.
3. TRACER WIRE NEEDS TO EXTEND OUT OF THE VALVE BOX A MINIMUM OF 6"
*PROVIDE VALVE STEM EXTENSION WITH CENTERING DEVICE IF GREATER THAN 4.0' DEEP.

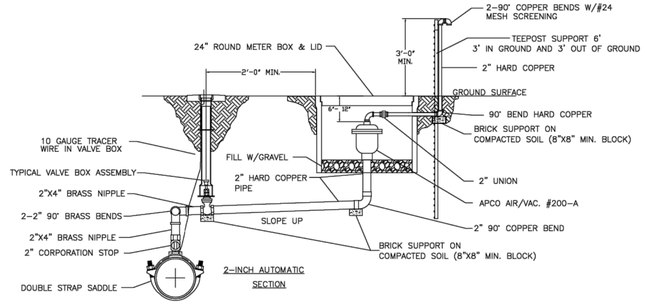
WATER DETAIL: W07

RESTRAINED GATE VALVE



WATER DETAIL: W08

2" COMBINATION AIR/VACUUM VALVE DETAIL



NOTES:

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

WATER DETAIL: W09

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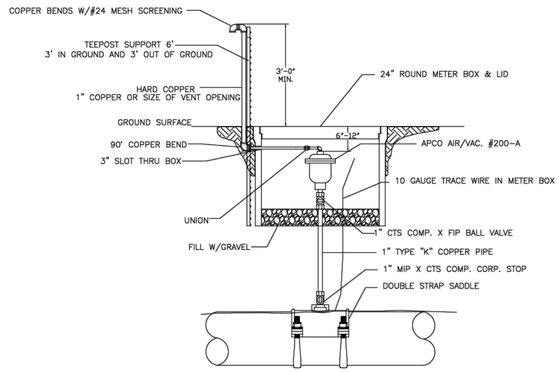
REVISION:
2024

NOTES:

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

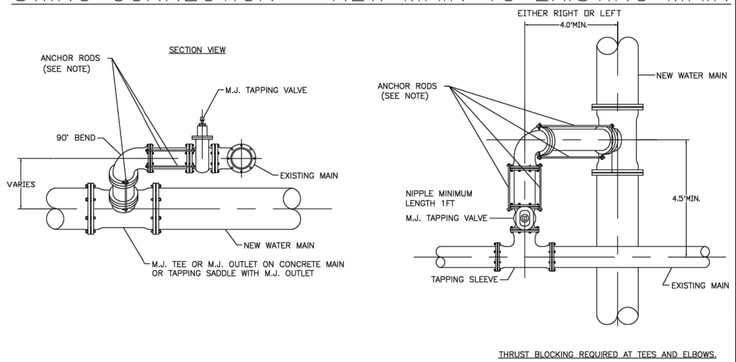
1" COMBINATION AIR/VACUUM VALVE DETAIL



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

WATER DETAIL: W10

SWING CONNECTION – NEW MAIN TO EXISTING MAIN



THRUST BLOCKING REQUIRED AT TEES AND ELBOWS.

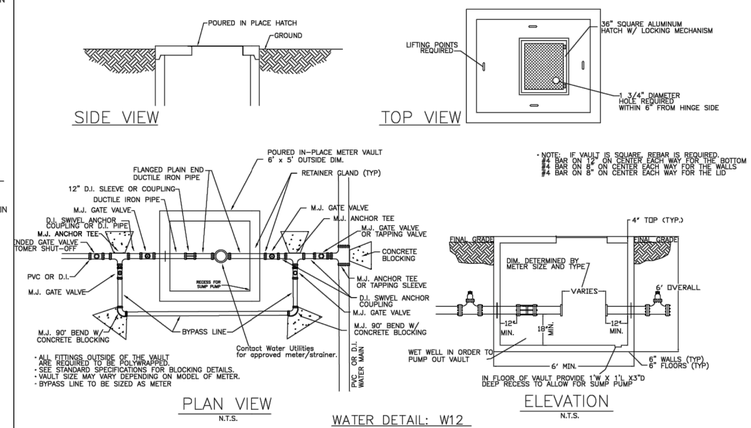
ROD REQUIREMENTS	
MAIN SIZE	NO. OF RODS
6"	2
8"	4
12"	4
16"	6
24"	6
30"	8
36"	8

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

WATER DETAIL: W11

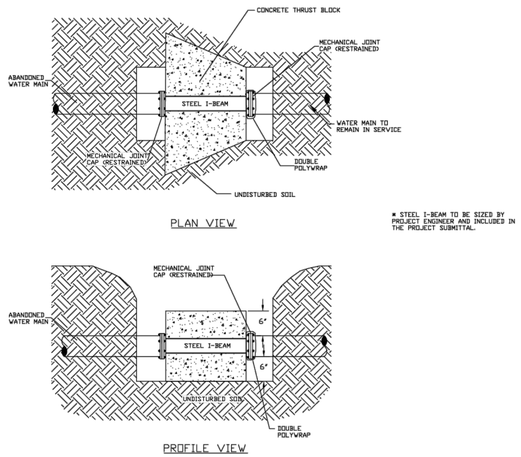
METER VAULT DETAIL FOR 4" – 8" METERS (TYPICAL)

(DIMENSIONS MAY VARY FOR METER SIZES)



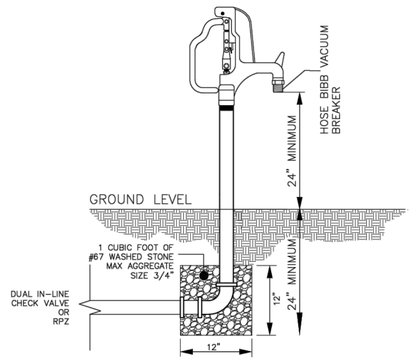
WATER DETAIL: W12

CUT/CAP DETAIL



WATER DETAIL: W13

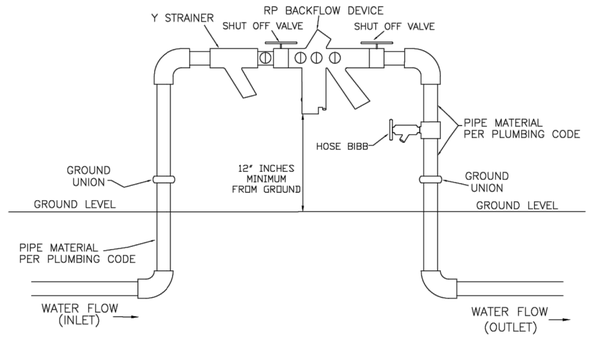
FROST FREE HOSE BIBB WITH BACKFLOW PREVENTION



ELEVATION
N.T.S.

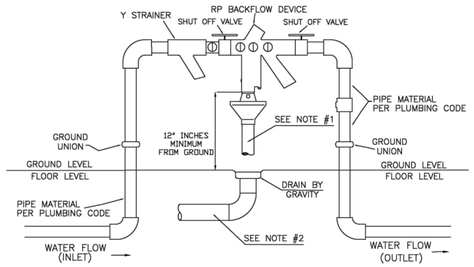
WATER DETAIL: W14

REDUCED PRESSURE (RP) BACKFLOW EXTERIOR IRRIGATION ONLY



WATER DETAIL: W15

REDUCED PRESSURE (RP) BACKFLOW INTERIOR DOMESTIC OR IRRIGATION

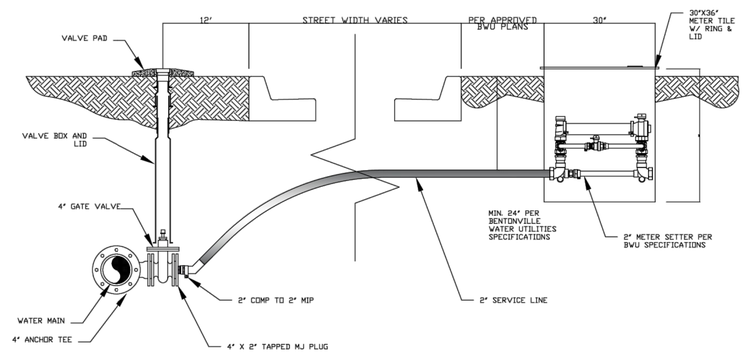


INDOOR APPLICATION ONLY NOTES:

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

WATER DETAIL: W16

WATER SERVICE DETAIL 2"



ELEVATION
N.T.S.

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

WATER DETAIL: W18

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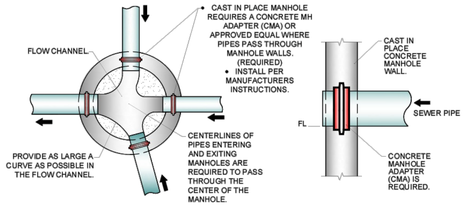
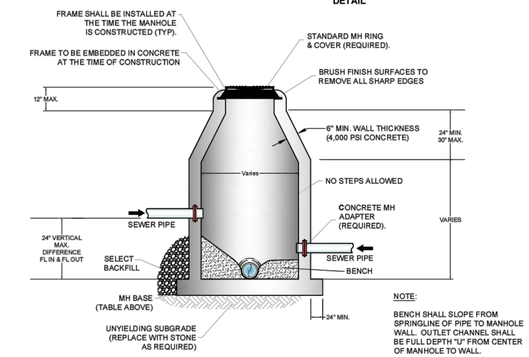
2024

NOTES:

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

SANITARY SEWER
CAST IN PLACE MANHOLE



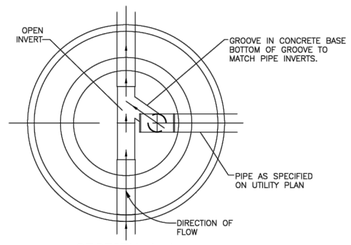


Pipe Size	Inside Diameter of Manhole	Minimum Wall Thickness	Base Thickness	Minimum Ring & Cover Size
12" OR LESS	4' DIA	6"	8"	24"
15" TO 24"	5' DIA	8"	10"	24"
>24"	6' DIA	8"	12"	30"

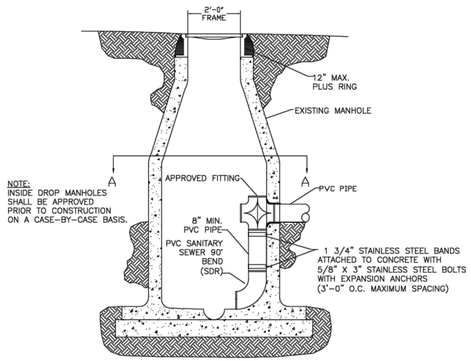
MANHOLE INFORMATION TABLE

SANITARY SEWER DETAIL: SS01

SANITARY SEWER
INTERIOR DROP MANHOLE

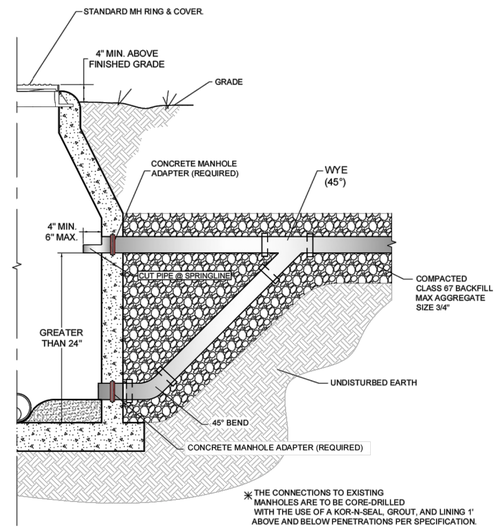


SECTION A-A



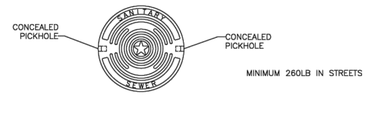
SANITARY SEWER DETAIL: SS02

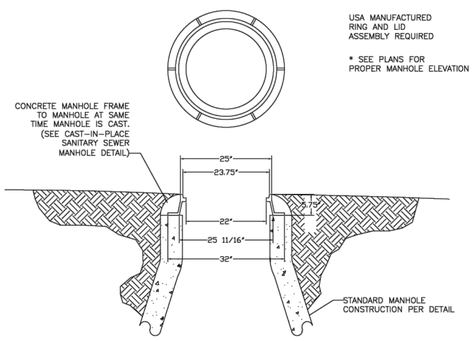
SANITARY SEWER
EXTERIOR DROP MANHOLE



SANITARY SEWER DETAIL: SS03

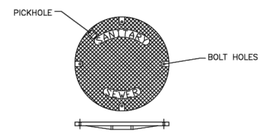
HEAVY DUTY MANHOLE
LID & FRAME

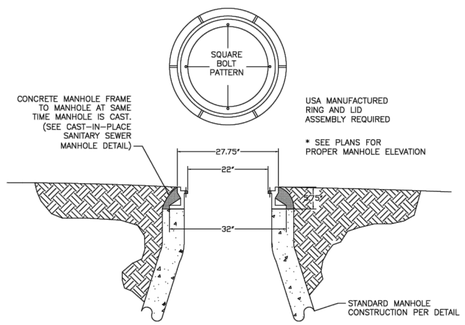




SANITARY SEWER DETAIL: SS04

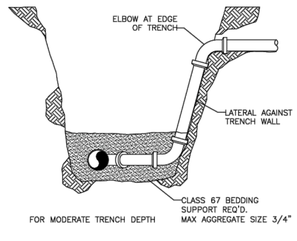
WATER TIGHT BOLTED MANHOLE
LID & FRAME

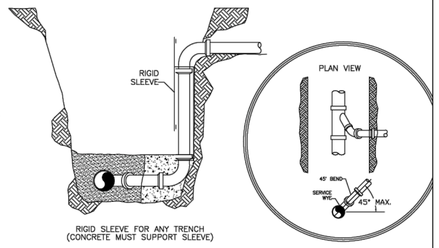


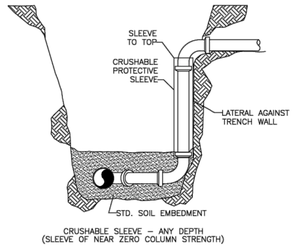


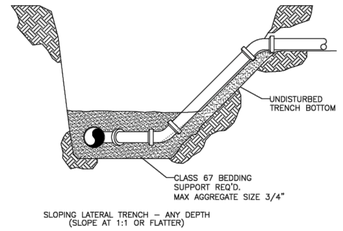
SANITARY SEWER DETAIL: SS05

SANITARY SEWER
SERVICE WYE









SANITARY SEWER DETAIL: SS06

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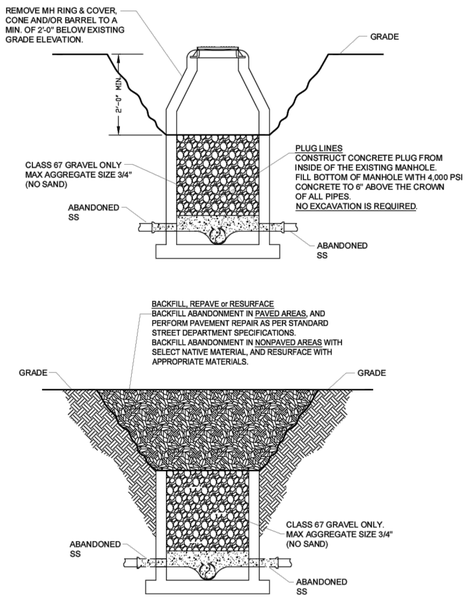
SAN.SEWER DETAILS

REVISION:
2024

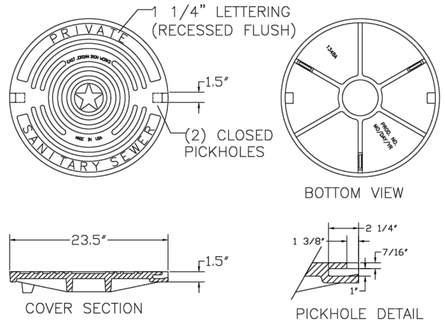
DRAWN BY:	JS	DATE:	08/27/2024
APPROVED BY:	AW	DATE:	08/27/2024
SHEET NUMBER:	1	OF	2

SANITARY SEWER MANHOLE ABANDONMENT



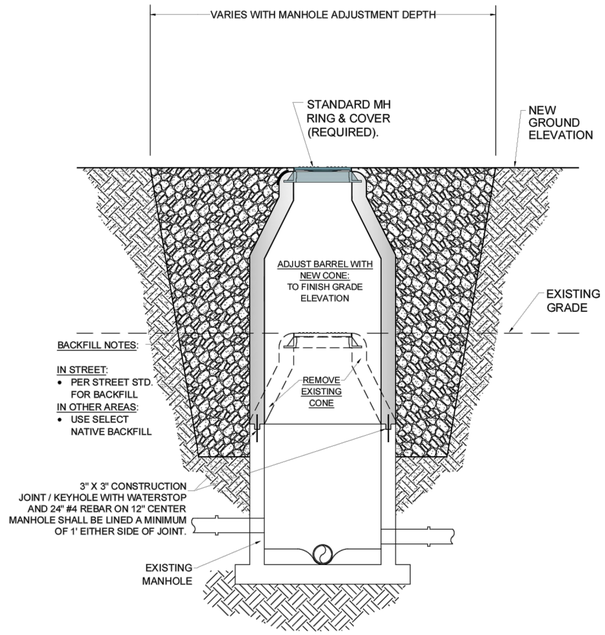
SANITARY SEWER DETAILS: SS07

PRIVATE MANHOLE RING AND LID



SANITARY SEWER DETAILS: SS08

TYPICAL MANHOLE ADJUST TO GRADE



SANITARY SEWER DETAILS: SS09

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REVISION:
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SHEET NUMBER: 2	OF 2

	Sage Valley
	Valley Street
	PC Date:

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

The project was tabled on 4/1/25 for consideration this evening. 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, 2 "premier" lots (Lot 9 & 18), and 8 pocket neighborhood units. The 4.72 acre development will have a total of 28 dwelling units.

The exact number of garaged parking spots is undetermined, with potential garaged parking as follows: Lots 1-18, a mixture of one and two car garages, with an option for the two premium lots to have a 3-car garage. Lot 19 (8 cottages) are providing a two car garage per unit. 20 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

Project Details

requirements. The 16 units in the center (8 SFD and 8 cottages) are all rear-loaded, with the option for front, side or rear loading for the lots on the east and west edges of the property due to topographic constraints.

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 amphitheater 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 21.7% of the project area (44352 sf), through communal green space, grass pacers at the fire tourn around 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

Relationship to the Community Plan

aging in place by increasing the housing diversity at the block and neighborhood level to "allow for down-sizing within the local area." This development supports this by incorporating smaller footprint dwelling units on easier-to-maintain lots into a single-family style neighborhood.

This property is designated as Neighborhood-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? : **Yes**

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.

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

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:
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.
3. During construction, the developer shall provide the public continuous usage of the trail, "Heading Home" that surrounds the site or relocate it to the satisfaction of the Director of Planning.

N
W E
S

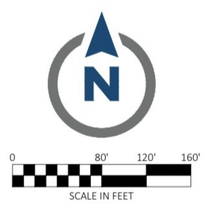
PRD25-0002
Sage Valley Subdivision
Planned Residential Development

SAGE VALLEY

Bentonville, Arkansas

a place to belong...

A PLANNED RESIDENTIAL DEVELOPMENT



PROPOSED LEGEND

- TYPE 1: FRONT/REAR LOADED GARAGE
- TYPE 2: REAR LOADED GARAGE
- TYPE 3: FRONT/REAR/SIDE LOADED GARAGE
- TYPE 4: POCKET NEIGHBORHOOD
- OPEN SPACE
- GRASS PAVEMENT
- LOT SETBACK LINES
- PROPERTY LINES
- DETENTION POND

PRELIMINARY MASTERPLAN

SITE LOCATION

PRD 20-0001

ORIGINAL 6.22.2020
City of Bentonville, AR
REVISED 12.10.24

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.c@gmail.com
501.831.0729

DESIGNER/CONTRACTOR

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

GEOTECHNICAL SERVICES

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Fayetteville, AR 72704
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CEI
dwellings
dream | design | dwell

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

COVER SHEET

Revisions
January 24, 2025
February 24, 2025
April 4, 2025

SAGE VALLEY
Valley Road / Fillmore Rd
Bentonville, Arkansas 72712

The design and drawing is the sole property of Dwellings, Inc/Chris Milligan Designs, 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

T-1

SAGE VALLEY

Bentonville, Arkansas

a place to belong...

A PLANNED RESIDENTIAL DEVELOPMENT

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 16 single-family homes, two premier lots 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: 8
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: Front/Rear/Side Loaded Garage
Units: 2
Area: 0.19ac and 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 1-8 - One and Two car garages, front, rear and side loaded
Lots 11-17 – One and Two car garages, rear loaded from alley
Lot 9 & 18 – One, two, or three car garage,front, rear and side loaded
Lot 20 (Pocket Neighborhood) – Two car garage, rear loaded

Street Parking
20 miscellaneous street parking spaces located throughout neighborhood

Open Space Percentage:
15% Minimum required: 30,631sf / 0.71ac
Open Space Provided: 44,352sf / 1.02ac

Alternative materials such as Grasscrete, Cobblestone paving, Pea-gravel paving, or Brick at hammerhead turn arounds 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, near the front half of the house for trash and recycling bin locations, and shall have dual use 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 continuues 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 endulge 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 be sidewalks on at least one side of the streets to provide safe passageway throughout the neighborhood and connections to the public right of way on Valley 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. Speed limit signs shall be placed along streets noting lower speeds for safety, along with No Parking and Firelane signage at specific locations.

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 and sidewalks located in common areas. They will also work with Trailblazers for maintenance on the sections of trails that meander into the neighborhood.

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NARRATIVE

Revisions
January 24, 2025
February 24, 2025
April 4, 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

a place to belong...

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 - 8
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 DETACHED REAR GARAGE = 7'-0" FROM PROPERTY LINE

SINGLE FAMILY (REAR LOADED GARAGE) – 8 LOTS

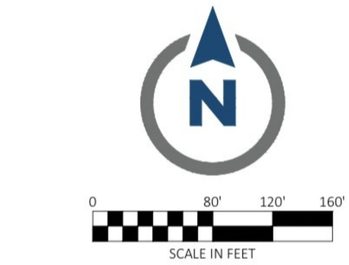
LOTS	10 - 17
LOT AREA	0.08 ACRE MINIMUM 30' MIN WIDTH x 80' MIN DEPTH
SETBACKS	FRONT = 20'-0" INTERIOR SIDE = 5'-0" EXTERIOR SIDE = 5'-0" REAR GARAGE = 16'-0" FROM PROPERTY LINE REAR STRUCTURE = 8'-0"

PREMIUM SINGLE FAMILY (REAR/SIDE LOADED GARAGE) – 2 LOTS

LOT	9 & 18
LOT AREA	0.19 ACRE MINIMUM 70' MIN WIDTH x 375' 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" DETACHED REAR GARAGE = 7'-0" FROM PROPERTY LINE

POCKET NEIGHBORHOOD LOT (REAR LOADED GARAGE) – 8 HOMES

LOT	19
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



PROPOSED LEGEND

- TYPE 1: FRONT/REAR LOADED GARAGE
- TYPE 2: REAR LOADED GARAGE
- TYPE 3: FRONT/REAR/SIDE LOADED GARAGE
- TYPE 4: POCKET NEIGHBORHOOD
- OPEN SPACE
- GRASS PAVEMENT
- LOT SETBACK LINES
- PROPERTY LINES
- DETENTION POND

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SITE PLAN

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Scale: N/A

December 10, 2024

S-1

SAGE VALLEY

Bentonville, Arkansas

a place to belong...

REAR LOADED GARAGE EXAMPLE 1

PROPOSED EXTERIOR FACADE MATERIALS

ALL MATERIALS ARE SUBJECT TO ARB APPROVAL

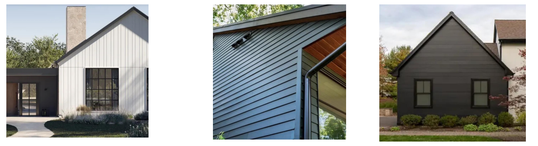
THE PROJECT WILL CONFORM TO 1100.21 DURING LARGE SCALE REVIEW

NATURAL WOOD OR FAUX WOOD PIECES OR PANELS

ALL NATURAL STONE, LIMESTONE, FLAGSTONE, BLUESTONE MASONRY

REAL CONCRETE ARCHITECTURAL STUCCO

Cement Boad Siding



BRICK MASONRY

EXPOSED STEEL OR DECORATIVE METALS

ARCHITECTURAL SHINGLES, STANDING SEAM METAL ROOFS

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REAR LOADED GARAGE
EXAMPLE 1

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Scale: N/A

December 10, 2024

A-1

SAGE VALLEY

Bentonville, Arkansas

a place to belong...

REAR LOADED GARAGE EXAMPLE 2

PROPOSED EXTERIOR FACADE MATERIALS

ALL MATERIALS ARE SUBJECT TO ARB APPROVAL

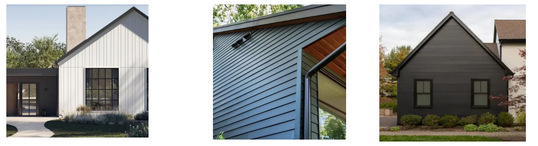
THE PROJECT WILL CONFORM TO 1100.21 DURING LARGE SCALE REVIEW

NATURAL WOOD OR FAUX WOOD PIECES OR PANELS

ALL NATURAL STONE, LIMESTONE, FLAGSTONE, BLUESTONE MASONRY

REAL CONCRETE ARCHITECTURAL STUCCO

Cement Boad Siding



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REAR LOADED GARAGE
EXAMPLE 2

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December 10, 2024

A-2

SAGE VALLEY

Bentonville, Arkansas

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REAR LOADED GARAGE EXAMPLE 3

PROPOSED EXTERIOR FACADE MATERIALS

ALL MATERIALS ARE SUBJECT TO ARB APPROVAL

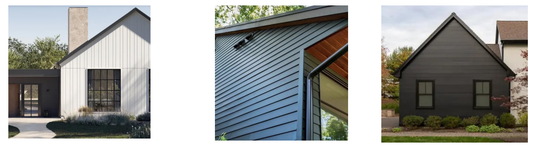
THE PROJECT WILL CONFORM TO 1100.21 DURING LARGE SCALE REVIEW

NATURAL WOOD OR FAUX WOOD PIECES OR PANELS

ALL NATURAL STONE, LIMESTONE, FLAGSTONE, BLUESTONE MASONRY

REAL CONCRETE ARCHITECTURAL STUCCO

Cement Boad Siding



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REAR LOADED GARAGE
EXAMPLE 3

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Scale: N/A

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A-3

SAGE VALLEY

Bentonville, Arkansas

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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 Boad Siding

BRICK MASONRY

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POCKET NEIGHBORHOOD HOUSE EXAMPLE

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Scale: N/A

December 10, 2024

A-4

SAGE VALLEY

Bentonville, Arkansas

a place to belong...

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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FEONT LOADED GARAGE
EXAMPLE 1

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Scale: N/A

December 10, 2024

A-4

SAGE VALLEY

Bentonville, Arkansas

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REAR LOADED GARAGE EXAMPLE 4

PROPOSED EXTERIOR FACADE MATERIALS

ALL MATERIALS ARE SUBJECT TO ARB APPROVAL

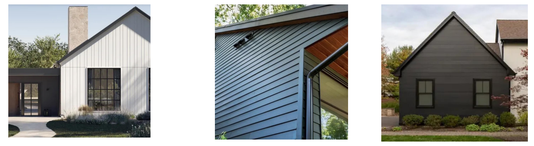
THE PROJECT WILL CONFORM TO 1100.21 DURING LARGE SCALE REVIEW

NATURAL WOOD OR FAUX WOOD PIECES OR PANELS

ALL NATURAL STONE, LIMESTONE, FLAGSTONE, BLUESTONE MASONRY

REAL CONCRETE ARCHITECTURAL STUCCO

Cement Boad Siding



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REAR LOADED GARAGE
EXAMPLE 4

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Scale: N/A

December 10, 2024

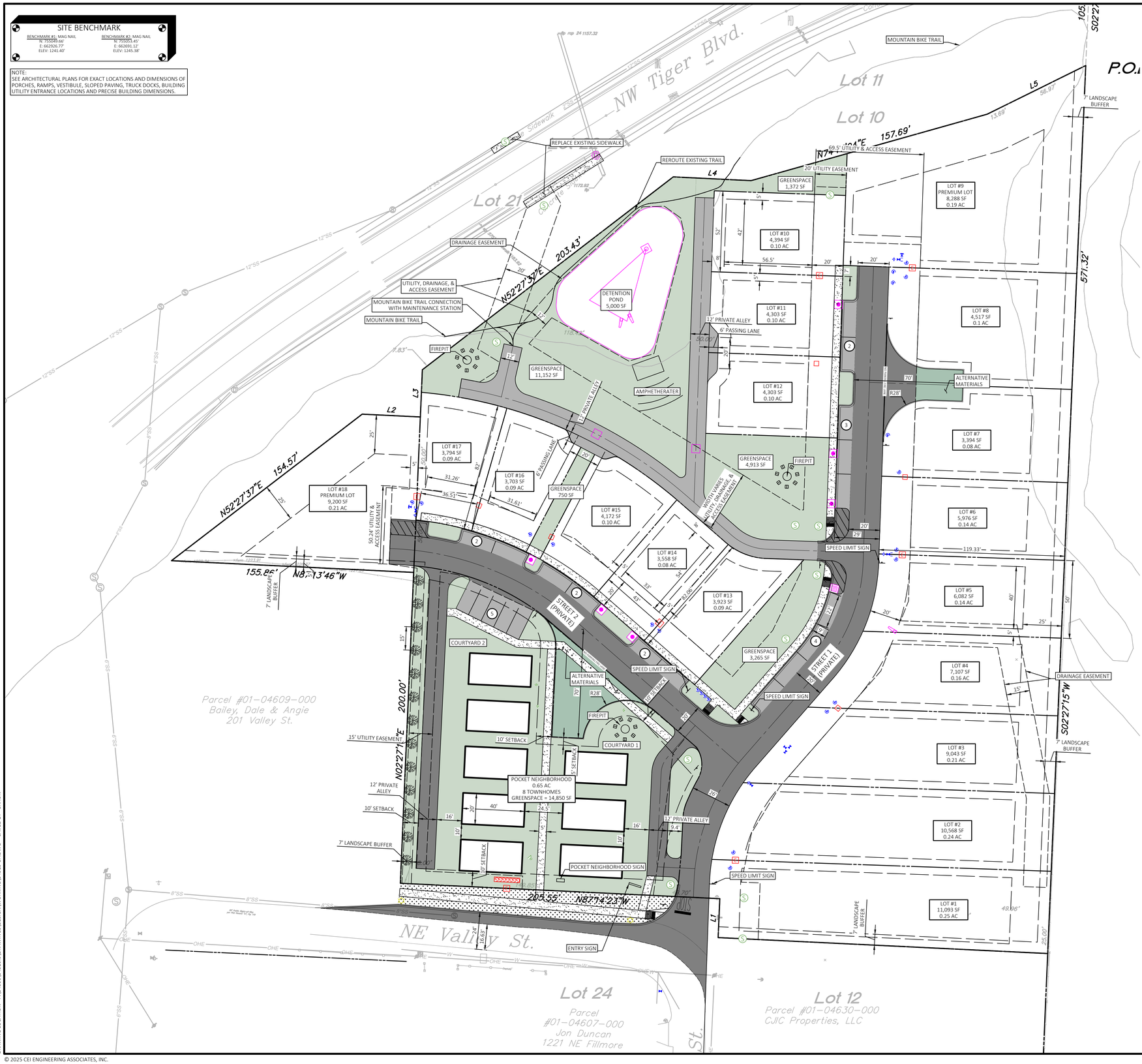
A-6

SITE BENCHMARK

BENCHMARK #1: MAG NAIL
N: 795049.66'
E: 662926.77'
ELEV: 1241.40'

BENCHMARK #2: MAG NAIL
N: 795025.45'
E: 662691.12'
ELEV: 1245.38'

NOTE:
SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF PORCHES, RAMPS, VESTIBULE, SLOPED PAVING, TRUCK DOCKS, BUILDING UTILITY ENTRANCE LOCATIONS AND PRECISE BUILDING DIMENSIONS.



0 30' 45' 60'
SCALE IN FEET

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

EXISTING LEGEND

- Boundary Line
- Adjoiner Boundary Line
- Right-of-Way Line
- Easement Line
- Setback Line
- Survey Abstract Line
- Center Line
- Gas Line
- Underground Fiber Optic Cable
- Overhead Electric Line
- Sanitary Sewer Line
- Storm Drain Pipe
- Underground Telephone Line
- Water Line
- Barb Wire Fence Line
- Chainlink Fence Line
- Wood Fence Line
- Tree Line
- Benchmark
- Found Monument (as noted)
- Found 5/8" Rebar "LS#1618"
- Gas Meter
- Electric Meter
- Water Meter
- Drainage Manhole
- Grate Inlet
- Fire Hydrant
- Sewer Manhole
- Sewer Cleanout
- Guy Wire/Anchor
- Utility Pole
- Telephone Riser
- Water Valve
- Traffic Sign (type of sign)
- Computed Point
- Found Pipe (As noted)
- Found Nail (As Noted)
- Warning Gas Line Sign
- Guy Pole
- Light Pole Overhanging
- Cable TV Riser
- Tree (Deciduous) (Size)
- Tree (Evergreen) (Size)

PROPOSED LEGEND

- PROPERTY LINE/RIGHT OF WAY LINE
- CONCRETE CURB AND GUTTER. SEE DETAIL 01A/01B.
- BUILDING CONTROL POINT
- PROPOSED PARKING SPACES
- LIMITS OF OPENSPACE
- LIMITS OF HEAVY DUTY ASPHALT
- LIMITS OF STANDARD DUTY ASPHALT
- LIMITS OF GRASS PAVEMENT
- LIMITS OF LAWN PLANTING
- LIMITS OF SIDEWALK
- LIMITS OF HEAVY DUTY SIDEWALK
- CURB INLET
- GRATE INLET BOX
- JUNCTION BOX
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- WATER TAPPING SLEEVE
- SEWER MANHOLE
- ELECTRICAL BOX
- STREET LIGHT POLE

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

PROFESSIONAL OF RECORD	JGH
PROJECT MANAGER	SAH
DESIGNER	AB
CEI PROJECT NUMBER	34319
DATE	4/4/2025
REVISION	REV-#

SITE PLAN
SHEET TITLE

SHEET NUMBER
C2.0

DRAWING LOCATION - P:\34000\34319.0\DRAWINGS\DESIGN\WORKING\34319-SP.DWG — SAVED BY - SHAUN

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SITE BENCHMARK

BENCHMARK #1: MAG NAIL
N: 795049.66'
E: 662926.77'
ELEV: 1241.40'

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Drainage manhole
Rim=1177.70
Invert [W] Elevation=1172.85
Invert Elevation[Bottom of Box]=1159.40
Drainage manhole
Rim=1164.45
Invert Elev=1160.26
Sewer manhole
Rim=1184.22
In Elevation=1178.62
Out Elevation=1178.62
In [SW] Elevation=1179.58
Drainage manhole
Rim=1195.72
Invert Elevation=1191.28
SMH #61001
Top Rim=1243.72
FL IN (E)=1238.62
FL IN (S)=1238.32
FL OUT (N)=1238.02
BM#2 Mag Nail
Elev.= 1245.38'
BM#1 Mag Nail
Elev.= 1241.40'
P.O.B.
DRAINAGE EASEMENT
UTILITY, DRAINAGE, & ACCESS EASEMENT
DETENTION POND AREA:
TOP OF POND: 5000 SF
BOTTOM OF POND: 647 SF
GREENSPACE 1
11,152 SF
AMPHITHEATER
GREENSPACE 2
4,913 SF
GREENSPACE 3
GREENSPACE 4
LOT #18
PREMIUM LOT
9,200 SF
0.21 AC
LOT #17
8,288 SF
0.19 AC
LOT #16
8,288 SF
0.19 AC
LOT #15
8,288 SF
0.19 AC
LOT #14
8,288 SF
0.19 AC
LOT #13
8,288 SF
0.19 AC
LOT #12
8,288 SF
0.19 AC
LOT #11
8,288 SF
0.19 AC
LOT #10
8,288 SF
0.19 AC
LOT #9
PREMIUM LOT
8,288 SF
0.19 AC
LOT #8
4,517 SF
0.1 AC
LOT #7
3,994 SF
0.09 AC
LOT #6
5,976 SF
0.14 AC
LOT #5
6,082 SF
0.14 AC
LOT #4
7,100
0.16 AC
LOT #3
9,043 SF
0.21 AC
LOT #2
9,668 SF
0.22 AC
LOT #1
11,093 SF
0.25 AC
STREET 1 (PRIVATE)
COURTYARD 1
COURTYARD 2
COURTYARD 3
COURTYARD 4
COURTYARD 5
COURTYARD 6
COURTYARD 7
COURTYARD 8
COURTYARD 9
COURTYARD 10
COURTYARD 11
COURTYARD 12
COURTYARD 13
COURTYARD 14
COURTYARD 15
COURTYARD 16
COURTYARD 17
COURTYARD 18
COURTYARD 19
COURTYARD 20
COURTYARD

SITE BENCHMARK

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NOTE:
SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF PORCHES, RAMPS, VESTIBULE, SLOPED PAVING, TRUCK DOCKS, BUILDING UTILITY ENTRANCE LOCATIONS AND PRECISE BUILDING DIMENSIONS.

0 30' 45' 60'
SCALE IN FEET

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

EXISTING LEGEND

- Boundary Line
- Adjoiner Boundary Line
- Right-of-Way Line
- Easement Line
- Setback Line
- Survey Abstract Line
- Center Line
- Gas Line
- Underground Fiber Optic Cable
- Overhead Electric Line
- Sanitary Sewer Line
- Storm Drain Pipe
- Underground Telephone Line
- Water Line
- Barb Wire Fence Line
- Chainlink Fence Line
- Wood Fence Line
- Tree Line
- Benchmark
- Found Monument (as noted)
- Found 5/8" Rebar "LS#1618"
- Gas Meter
- Electric Meter
- Water Meter
- Drainage Manhole
- Grate Inlet
- Fire Hydrant
- Sewer Manhole
- Sewer Cleanout
- Guy Wire/Anchor
- Utility Pole
- Telephone Riser
- Water Valve
- Traffic Sign (type of sign)
- Computed Point
- Found Pipe (As noted)
- Found Nail (As Noted)
- Warning Gas Line Sign
- Guy Pole
- Light Pole Overhanging
- Cable TV Riser
- Tree (Deciduous)
- Tree (Evergreen)

PROPOSED LEGEND

- PROPERTY LINE/RIGHT OF WAY LINE
- STORM DRAIN
- X"W — WATER SERVICE
- X"SS — SANITARY SEWER SERVICE
- UGE — UNDERGROUND ELECTRIC SERVICE
- CURB INLET
- GRATE INLET BOX
- JUNCTION BOX
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- WATER TAPPING SLEEVE
- SEWER MANHOLE
- ELECTRICAL BOX
- STREET LIGHT POLE

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

PROFESSIONAL OF RECORD	JGH
PROJECT MANAGER	SAH
DESIGNER	AB
CEI PROJECT NUMBER	34319
DATE	4/4/2025
REVISION	REV-#

UTILITY PLAN

SHEET TITLE

SHEET NUMBER

C4.0

DRAWING LOCATION - P:\34000\34319.01\DRAWINGS\DESIGN\WORKING\34319-UP.DWG - SAVED BY - SHAUN

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0 30' 45' 60'
SCALE IN FEET

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SAGE VALLEY SUBDIVISION
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BENTONVILLE, ARKANSAS

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PROFESSIONAL OF RECORD	JGH
PROJECT MANAGER	SAH
DESIGNER	AB
CEI PROJECT NUMBER	34319
DATE	4/4/2025
REVISION	REV-#

FIRETRUCK TURNAROUND

SHEET TITLE

SHEET NUMBER

C5.0

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0 30' 45' 60'
SCALE IN FEET

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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

PROFESSIONAL OF RECORD	JGH
PROJECT MANAGER	SAH
DESIGNER	AB
CEI PROJECT NUMBER	34319
DATE	4/4/2025
REVISION	REV-#

TRASH SERVICE PATHS
SHEET TITLE

SHEET NUMBER
C5.1

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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 vending and vehicles, open porches, hobby chickens, small scale retail, artisan shops, FM 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

Previously Approved PRD

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 Squadrito 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

CEI
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

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NORTH ELEVATION

Previously Approved PRD

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

ARKIFEX STUDIOS

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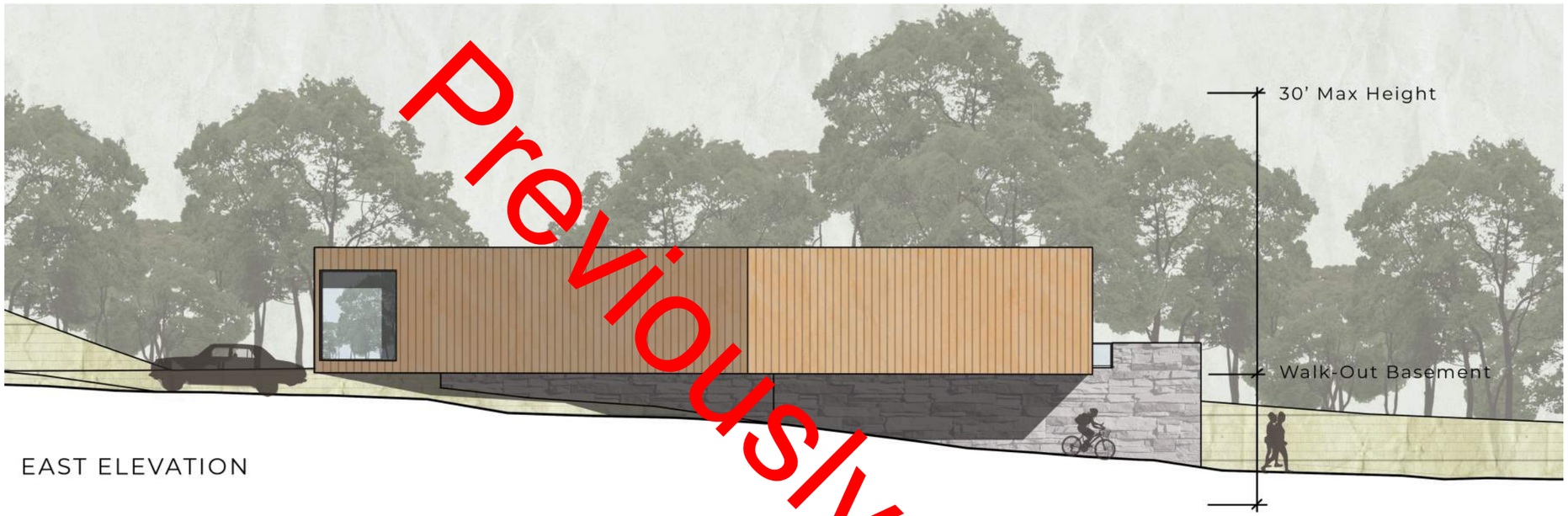
TYLLUAN

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



EAST ELEVATION

Previously Approved PRD

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

ARKIFEX STUDIOS

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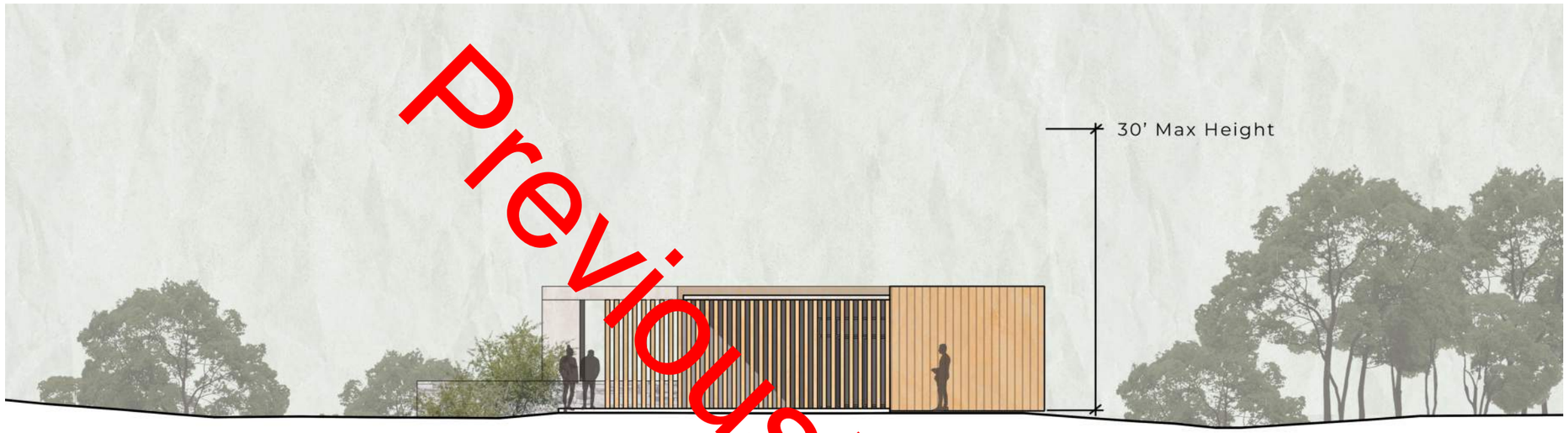

SOUTH ELEVATION

Previously Approved PRD

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

ARKIFEX STUDIOS

Studio B
Singular Modern.
DESIGNWORKSHOP

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

WEST ELEVATION

Previously Approved PRD

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

ARKIFEX STUDIOS

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Singular Modern.
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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	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

Previously Approved PRD

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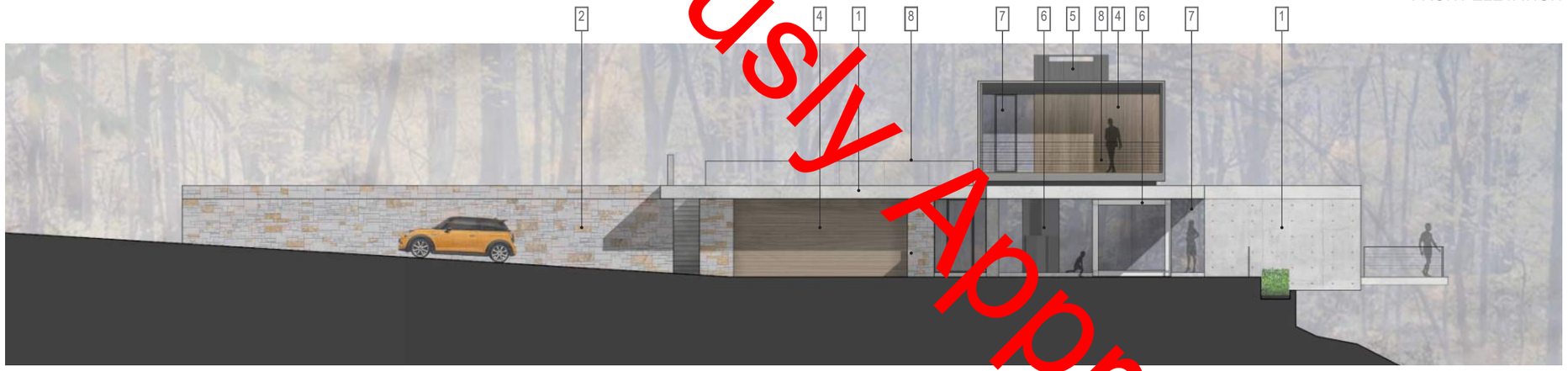
Studio B
Singular Modern.
DESIGNWORKSHOP

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 Wall Systems and Window/Door Units	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

Previously Approved PRD

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✅ City of Bentonville Rezone Application Review Checklist

Please check all applicable boxes:

🗺️ Consistency with Planning Documents

Designate the Future Land Use Map Alignment Policy Review Category

[Res-No-02-11-25M_Future-Land-Use-Map-and-Zoning-Alignment-Policy]

- ☐ Standard Review (SR)
- ☐ Enhance Review (ER)
- ☒ PUD/ PRD
- ☐ Neither SR nor ER (Staff Recommends denial)

- **Consistency with the vision of the Community Plan**
  (Is the request supported by the vision and guiding principles of the Community Plan?)
  bentonvillear.com/DocumentCenter/View/18161/Bentonville-Community-Plan-As-Amended-2025?bidId=

  ☒ Thoughtful Growth (p.38)
  - Infill Development
  - Existing Infrastructure

  ☒ Robust Economy (p.39)
  - Providing a variety of housing options
  - Access to high quality parks, recreation, schools, and multi-modal transportation opportunities.

  ☒ Welcoming and Diverse (p.39)
  - Welcoming to all
  - Provides a sense of community

  ☒ The Bentonville Experience (p.40)
  - Redevelopment near downtown
  - Providing a variety of housing options
  - New neighborhoods throughout the community
  - Transportation system that supports motorists, cyclists and pedestrians

  ☒ A Great Place to plant Roots (p.40)
  - Housing Options for market entry level
  - The ability to age in place
  - Shopping, employment, and education options
  - New neighborhoods throughout the community

Development Impact, Intensity and location

- [x] **Impact foreseen in the Future Land Use Map**
  (Does the proposed rezoning fit within the place type, i.e. SR?)
- [x] **Intensity and Significant Economic Development criteria (for ER)**
  - [x] Is the adjacent zone similar to the requested rezone?
  - [x] Is the proposed rezone near the center of a "Center" or "Corridor" place type?
  - [x] Is the proposed rezone near the edge of a "Neighborhood" place type?
  - [x] Is the proposed rezone 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.

Compatibility

- [x] **Compatibility with Neighboring Development**
  (Is the rezone compatible with recent development activity in the surrounding area?)

Name: Steven Haun Date: 4/22/2025

Signature: Steven Haun

	Suen
	515 NW D ST
	PC Date:

Staff Report Details

Project Number	RZ25-0017
Applicant / Current Owner	SUEN, TERRY & CATHERINE L TRUSTEES
Site Area	+/- **[3.9]** Acres
Current Zoning	R-E, Residential Estate District
Requested Zoning	DN-1, Downtown Low Density Residential
Current Future Land Use Map Designation	Traditional Neighborhood
Requested Future Land Use Map Designation	
Development Type / Use	Residential
Related projects	

Property Description

This item was approved by Planning Commission on 4/15/2025, but was recommend at the City Council meeting to be taken back to Planning Commission due to concerns over the application not meeting the requirements of the resolution adopted by Planning Commission on Feb. 11, 2025 with Resolution No. 2-11-25M.

The subject property is located at 515 NW D ST. The property is presently zoned R-E, Residential Estate, with a land use designation of Traditional Neighborhood. The property has direct access to NW D ST to the East. Surrounding zoning districts include DN-2, Downtown Medium Density Residential to the West, PRD, Planned Residential Development to the West, and R-1, Low-Density Single-Family Residential to the North, South, and East.

Project Details

The applicant has requested a rezoning of the property from R-E, Residential Estate to DN-1, Downtown Low Density Residential. The applicant states in their narrative that they are requesting the rezoning to reflect the Future Land Use Map designation.

Project Details

Relationship to the Community Plan

The property is designated as a Traditional Neighborhood place type on the newly adopted future land use map. Traditional Neighborhoods serve as a bridge between denser, more mixed-use Walkable Neighborhoods and more dispersed and auto-mobile-oriented Suburban Neighborhoods. As such they merge features of both.
Characterized by gridded, walkable blocks of single family homes, townhomes, and small-scaled apartment buildings, they provide diverse housing opportunities while easing the way towards areas of single family homes only.

From a built environment lens, DN-1 and its supported housing types fit within the surrounding development.

Public Comment

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

Analysis / Waivers

Consistency
The proposed rezone is consistent with the newly adopted Future Land Use Map under Standard Review.
Impact
The impact of this rezone on the community will be to set the zoning regulations for the development of this project. Pursuant to alignment policy, DN-1 is in alignment with the Traditional Neighborhood placetype and will implement the Citywide vision of where growth is appropriate as played out in the Future Land Use Map.
Compatibility
The design guidelines for the residential downtown districts (Development Code 1100.22), by which DN-1 is regulated, are more robust than the current RE zoning, requiring rear loading, exterior materials and details to be *"consistent with the character of the surrounding context"*. All zoning districts within the Traditional Neighborhood Place Type have the same maximum height of 36' (R-1, DN-1 and DN-2). A portion of the project is located within the headwaters of Black Apple Creek and therefore will need a floodplain Development Permit, should any development be proposed in this area.
Intensity
The parcel is on the boundary between Place Types. The Walkable Neighborhood Place Type, the a more intense Neighborhood Place Type, is directly west. The proposed DN-1 zone would be a good transition from the Traditional Neighborhood to the Walkable Neighborhood Place Type. The Alignment Policy calls for the *"most intense zone to be at the edge of Place Type"* which, in this case, would be DN-2 under the Alignment Policy
Orderly Transition
The project is an infill project. Infill development seeks to reduce sprawl and conserve natural areas by placing mild increases in density within the existing urban fabric, keeping housing near job centers and promoting walking with shorter distances between residents and destinations.
Review Criteria
Please see the attached checklist for the applicant's satisfaction of the review criteria.

Conclusion

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

Surrounding zoning districts include DN-2, Downtown Medium Density Residential to the West, PRD, Planned Residential Development to the West, and R-1, Low-Density Single-Family Residential to the North, South, and East.

Additional Details

On July 16, 2024, the Planning Commission denied a previous application on the site for a Planned Residential Development (see attachments). The zoning code section 301.08(5)(d) states: *Re-consideration. No application for a zoning amendment will be considered by the Planning commission within one (1) year from date of final disapproval by planning commission of a proposed amendment. The resubmission must meet all requirements for a rezoning request and must be a different rezoning from original request*.

Pending PC Item
DN-2
R-1
R-1
R-1
R-1
R-1
R-1
NW 7TH ST
NW BIKE CT
PRD
R-E
Suen
BELLA VISTA RD
DN-2
DN-2
NW D ST
NW 7TH ST
R-1
R-1
DN-2
NW 6TH ST
NW 6TH ST
R-1
R-1
R-1
R-1
DN-2
R-1
R-3
HOOK ST
R-1
NW 5TH ST
NW 5TH ST
DICKSON
NW RETREAT LN
NW LOBLOLLY LN
R-1
R-1
DN-2
R-1
R-1
DN-3
N
W
E
S
RZ25-0017
Suen
515 NW D ST
THE CITY OF BENTONVILLE

MARK RUSSELL
HOMES

848 NW C Street
Bentonville, AR 72712

March 14, 2025

Dear Bentonville Planning Commission

We are requesting a rezone from R-E to DN-1 at 515 NW D St in line with the future land use map. The current and proposed use is residential and the impact on traffic is anticipated to be minimal. No signage is proposed. Existing water available along NW D and sewer available within the property.

Thank you,
Mark Haney

Additional narrative – April 30, 2025

Per the Alignment Policy and attached checklist, DN-1 is consistent with the future land use map for this property and the vision and policies of the community plan which are inherently reflected in the future land use map. The land use will be residential, compatible with the existing residential uses adjacent to the property and similar in intensity. The intensity is likely to be similar or less than adjacent properties, including DN-2 and PRD zones of generally higher intensity. This property is at the edge of the Traditional Neighborhood and I believe the residential uses allowed in DN-1 will create orderly transitions between adjacent properties because they are also residential. The proposed DN-1 district allows for single family homes, a place type envisioned by the Future Land Use Map for Traditional Neighborhoods. Potential residential development will be compatible with adjacent residential properties. Adequate infrastructure exists to serve potential development allowed in the DN-1 zone.

Thank you for continuing to consider this request.

Mark Haney

✅ City of Bentonville Rezone Application Review Checklist

Please check all applicable boxes:

🗺️ Consistency with Planning Documents

Designate the Future Land Use Map Alignment Policy Review Category

[Res-No-02-11-25M_Future-Land-Use-Map-and-Zoning-Alignment-Policy]

- ☒ Standard Review (SR)
- ☐ Enhance Review (ER)
- ☐ PUD/ PRD
- ☐ Neither SR nor ER (Staff Recommends denial)

- **Consistency with the vision of the Community Plan**
  (Is the request supported by the vision and guiding principles of the Community Plan?)
  bentonvillear.com/DocumentCenter/View/18161/Bentonville-Community-Plan-As-Amended-2025?bidId=

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  - New neighborhoods throughout the community

📈 Development Impact, Intensity and location

- ☒ **Impact foreseen in the Future Land Use Map**
  (Does the proposed rezoning fit within the place type, i.e. SR?)
- ☐ **Intensity and Significant Economic Development criteria (for ER)**

N/A

- ☐ Is the adjacent zone similar to the requested rezone?
- ☐ Is the proposed rezone near the center of a “Center” or “Corridor” place type?
- ☐ Is the proposed rezone near the edge of a “Neighborhood” place type?
- ☐ Is the proposed rezone 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.

🏘️ Compatibility

- ☒ **Compatibility with Neighboring Development**
  (Is the rezone compatible with recent development activity in the surrounding area?)

Name: Mark Haney Date: April 25, 2025

Signature: Mark Haney

MARK RUSSELL HOMES

Previously deined application

515 NW D St Bentonville PRD Application
Mark Haney
Jun 12, 2024

"Catalpa Cottages"

The Catalpa Cottages will provide a variety of housing types within one of Bentonville's most treasured residential areas, while preserving the unique natural features of this site, including Black Apple Creek's headwaters and existing tree canopy within the valley. The proposed development features of mix of townhomes ranging from 1-3 bedroom options with one and two car garages. The homes are designed to maximize views and access to the valley as a shared neighborhood amenity to foster community and promote a strong sense of place. There are no waivers, variances and/or conditional uses at the time of preparing this plat or plan. The current zoning is Residential Estate and current land use map indicates medium density residential.

Previously denied application

Phasing Plan

The Southwest corner including townhomes "G" and "H" along with the associated street and utilities including Hook St may be developed as a second phase, pending feasibility of the project as a whole. See attached Master Site Plan and architectural elevations for all proposed structures, streets, and lot lines.

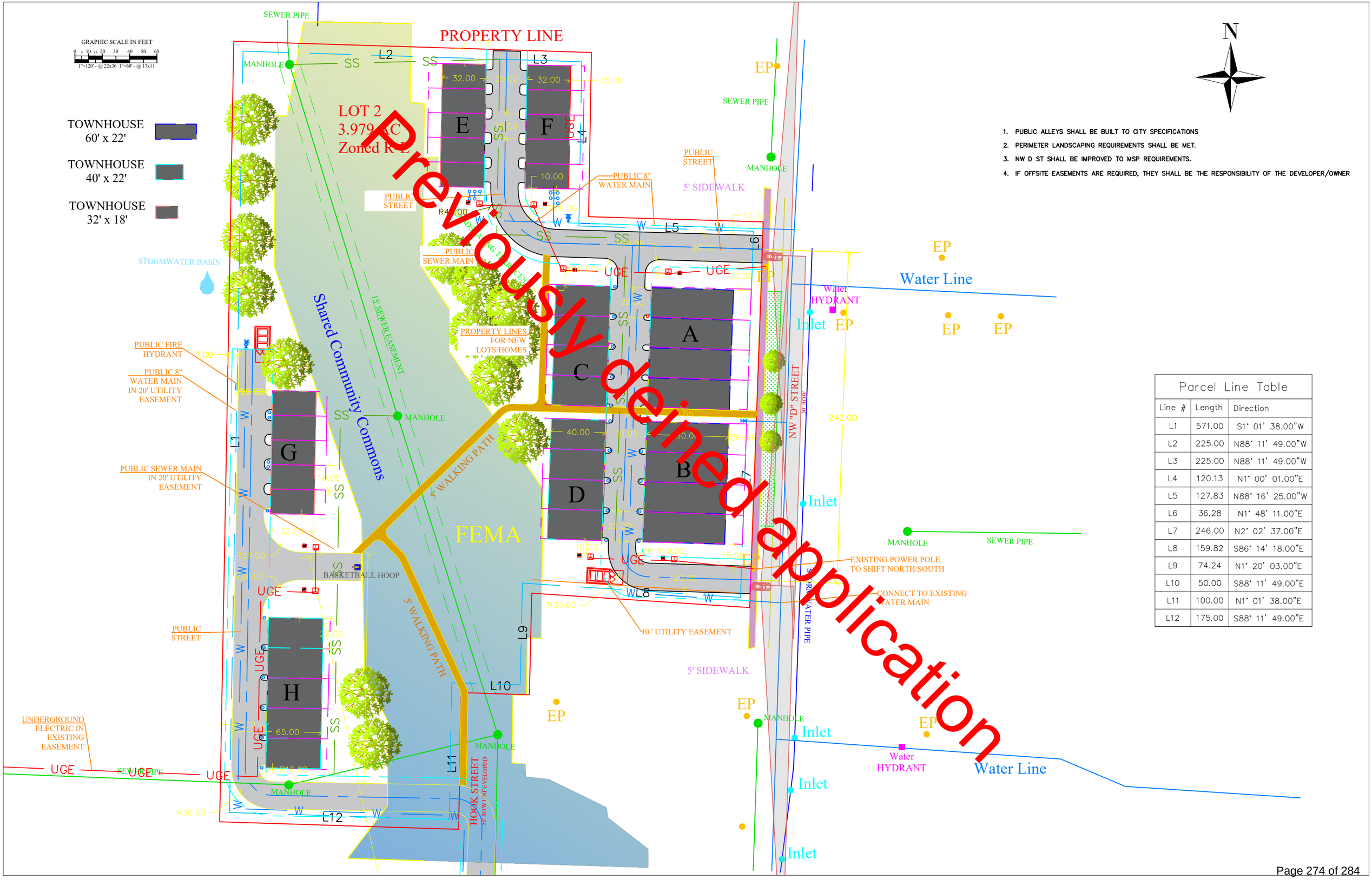
Development Criteria for Catalpa Cottages PRD

1. Common open space
    a. The "Shared Community Commons" of ~1.3 acre (33%) will be permanently devoted to common usable open space, maintained by the POA
    b. Equitable distribution – the open space is primarily the valley in the center of the parcel, with additional walking trails, terraced landscaping, and side yards distributed between the proposed structures
    c. Preservation – the Property Owner Association will maintain the common open space, and the POA agreements may be reviewed by Bentonville Planning staff prior to certificate of occupancy
    d. Accessibility – Common open space shall be open to residents within the PRD and the general public
    e. Common open space allocations (rough estimates)
        i. Wetlands and water bodies – 5% (wet weather natural flow area)
        ii. Lawns – 5%
        iii. Pedestrian paths – 5%
        iv. Central gathering spaces – 65% (existing valley, to be enhanced with additional landscaping, seating, and other features to create a park-like feel)
        v. Landscape areas – 20%
        vi. Recreational areas/facilities – no formal facilities, but the central gathering space may be used for outdoor recreation (picnic, play and relax areas), and a basketball hoop will be added between townhome structures in the Southwest corner on the fire hammerhead turnaround pavement area
2. Parking and off-street loading
    a. Two (2) off street parking spaces are provided for 21 of the proposed 36 homes with two car attached garages. One (1) off street parking spaces are provided for 15 of the proposed 36 homes with one car attached garages. The 15 homes with one car garages include only one bedroom homes. The parking ratio is 1.58.
3. Perimeter requirements

a. Proposed setbacks are described on the site plan and there is no minimum setback requirement. On the NW D frontage, front buildings will be at least 20' away from overhead power lines in the right of way, per BEUD requirements. All other setback minimums will be 0', but the homes and lots are designed to allow for side yards, utilities, and buffers between adjacent properties as labeled on the site plan with varying setbacks designed accordingly. Building heights will not exceed 40', with all eaves under 30' for fire access.
b. Within this PRD, there are no lot area, width, or ROW frontage requirements or minimums. All proposed lot sizes are indicated on the site plan.

4. Density
   a. The proposed density is 36 homes on 4 acres, or 9 per acre. This is less than the suggested 10-12 homes per acre in medium density land use areas as the land use map designates this parcel.
5. Authorization of housing types
   a. All housing types proposed are single family townhomes for sale or lease individually and the majority will be constructed on their own lots, each with public right-of-way frontage as shown on the site plan. Buildings "E" and "F" are proposed as a Horizontal Property Regime condos to allow for more efficient utility design, thus Condos, two family, and multifamily structures are a permissible housing type within this PRD along with townhomes and single family homes. The housing type in the vast majority of the surrounding neighborhood is single family detached homes, with a handful of small multifamily and townhome lots. By providing townhomes and condos in this highly residential area, we will diversify the housing product available in the neighborhood while retaining the residential character. By providing 1 bed, 2 bed, and 3 bed options, a variety of sizes and price points will be available. Residential accessory structures and dwelling units including sheds, garages, carports, and guest houses are permissible as long as they conform to HOA guidelines. Home occupations including Type A and Type B are permissible. Any homeowner wishing to have a Type B home occupation must secure a conditional use permit per the requirements of Land Development Code Sec 601.12.
6. Structural design standards
   a. The homes are entirely designed around the natural site conditions, including the frontage on NW D, secondary access via Hook St, and a valley that holds the headwaters of Black Apple Creek. The homes are connected via a series of public alleys for mirrored garage access, with frontages proposed to face the valley/common green, NW D, or in the case of the "F" block of townhomes, a small shared front yard area. All structures will be designed in the style of the elevations and watercolor included in this application, featuring full brick veneer and hardi-board trim accents with thoughtfully designed gables, dormers, and front entry. There will be minor variations in the building heights and roofline articulation as indicated on the elevations, and according to the size of each home ranging from 1-3 bedroom. All homes include rear loading garages access from a shared public alley in order to maximize views over the valley, efficiency in utility design, and constraints of the site's unique shape and topography.

Previously denied application



1. PUBLIC ALLEYS SHALL BE BUILT TO CITY SPECIFICATIONS
2. PERIMETER LANDSCAPING REQUIREMENTS SHALL BE MET.
3. NW D ST SHALL BE IMPROVED TO MSP REQUIREMENTS.
4. IF OFFSITE EASEMENTS ARE REQUIRED, THEY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER

Parcel Line Table

Line #	Length	Direction
L1	571.00	S1° 01' 38.00"W
L2	225.00	N88° 11' 49.00"W
L3	225.00	N88° 11' 49.00"W
L4	120.13	N1° 00' 01.00"E
L5	127.83	N88° 16' 25.00"W
L6	36.28	N1° 48' 11.00"E
L7	246.00	N2° 02' 37.00"E
L8	159.82	S86° 14' 18.00"E
L9	74.24	N1° 20' 03.00"E
L10	50.00	S88° 11' 49.00"E
L11	100.00	N1° 01' 38.00"E
L12	175.00	S88° 11' 49.00"E

L6	36.28	N1° 48' 11
L7	246.00	N2° 02' 37
L8	159.82	S86° 14' 18
L9	74.24	N1° 20' 03
L10	50.00	S88° 11' 49
L11	100.00	N1° 01' 38
L12	175.00	S88° 11' 49

1. PUBLIC ALLEYS SHALL BE BUILT TO CITY SPECIFICATIONS
2. PERIMETER LANDSCAPING REQUIREMENTS SHALL BE MET.
3. NW D ST SHALL BE IMPROVED TO MSP REQUIREMENTS.

FEMA
BASKETBALL HOOP
5' WALKING PATH
PUBLIC STREET
UNDERGROUND ELECTRIC IN EXISTING EASEMENT
UGE
SEWER PIPE
MANHOLE
EP
H
65.00
R10.00
R30.00
L8
L9
L10
L11
L12
10 ' UTILITY EASEMENT
EXISTING POWER POLE TO SHIFT NORTH/SOUTH
CONNECT TO EXISTING WATER MAIN
STORMWATER PIPE
5' SIDEWALK
Inlet
Water HYDRANT
Water Line
NW D STREET (NOW UNDEVELOPED)
486.42
20' PUBLIC STREET
APPROX. LOCATION OF EXISTING SEWER MAIN
CONNECT TO EXISTING WATER MAIN

Previously deined application

	Catalpa Cottages
	515 Northwest D Street
	PC Date: 7/16/2024

Previously denied application

Staff Report Details

Project Number	PRD24-0003
Applicant / Current Owner	Mark Haney (applicant), Suen Family Trust (owner)
Site Area	+/- 3.98 Acres
Current Zoning	R-E, Residential Estate
Requested Zoning	Planned Residential Development (PRD)
Current Future Land Use Map Designation	Medium Density Residential (MDR)
Requested Future Land Use Map Designation	N/A
Development Type / Use	1-3 bedroom Townhome units
Related projects	N/A

Property Description

The subject property is currently a single lot addressed as 515 Northwest D Street that is presently occupied by a one single family residence that has direct access to Northwest D Street and Hook Street, both of which are classified as local streets on the most recent Master Street Plan.

The property is presently zoned R-E, Residential Estate with a land use designation of Medium Density Residential (MDR). Surrounding zoning districts include DN-2, Downtown Medium Density Residential to the North and R-1, Low-Density Single-Family Residential to the North, East, and South. Planned Residential Development (PRD), R-1, Low-Density Single-Family Residential and DN-2, Downtown Medium Density Residential zoning districts all border the property to the West.

Project Details

The applicant is proposing a PRD on the subject property, to include eight total structures collectively consisting of 36 units. All structures are designed to be townhomes that are a mix of for sale and for lease. Two of the townhome units would directly front Northwest D Street, while the other six units will be tucked beyond the units that front Northwest D Street and also be located behind the existing properties that front onto Northwest 5th Street, Bella Vista Road and Northwest 9th Street. The unit mix consists of 1-

Project Details

bedroom, 2-bedrooms and 3 bedrooms each containing either a single or two-car garage. The exterior of the proposed structures will be composed of full brick with Hardie Board trim accents that incorporate gables, dormers and accented front entries.

All housing types proposed are single family townhomes for sale or lease individually and the majority will be constructed on their own lots, each with public right-of-way frontage as shown on the site plan. Buildings "E" and "F" are proposed as a Horizontal Property Regime condos to allow for more efficient utility design. The housing types in the vast majority of the surrounding neighborhood is single family detached homes, with a handful of small multifamily and townhome lots. By providing townhomes and condos in this highly residential area, the applicant seeks to diversify the housing products available in the neighborhood while retaining the residential character.

The proposed project will exceed the 15% minimum open space requirement by providing +/-1.3 acres or 33% of common usable open space that will be maintained by a Property Owner Association. This area is identified as "Shared Community Commons" on the included site plan. This area is primarily located in the valley or low point that traverses the middle of the project with additional walking trails, terraced landscaping and side yards distributed between the proposed structures.

The applicant is proposing to build two off-street parking spaces for the 21 of the proposed 36 units with two car attached garages. One off-street parking space is provided for each one-car garage for the one-bedroom units. The parking ratio is 1.58.

The only allowable uses the applicant is proposing are the four uses they are showing on their site plan, being single-family, two-family, townhomes, and condos. Street improvements are proposed to Northwest D Street and Hook Street in addition to the construction of two new public streets internal to the project.

The applicant is proposing development in two phases with structures "G" and "H" as identified on the site plan as a second phase.

Relationship to the General Plan / Projected Traffic Impact

This property has a future land use designation of Medium Density Residential (MDR), which aligns with a PRD zoning request. This is also located in Priority Area 1, Downtown Intensification. This proposed development does intensify the property, and does so with respect to the surrounding neighborhood, keeping the building scale and form limited. While vehicle traffic will increase from the site due to the increase in total units, many trips will be replaced by walking or biking due to the proximity to downtown as well as the well-established street grid in this part of town.

Public Comment

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

Analysis / Waivers

This proposal appears to meet the intent of the Community Plan by increasing intensity in the downtown area. The project proposes to keep the structures consistent in scale with the surrounding neighborhood

Previously denied application

Analysis / Waivers

while the location of the property at lower elevation than the surrounding properties keeps the building heights low while increasing the unit counts, allowing the proposed development to blend in with the existing neighborhood. The lot coverage of the proposed development is consistent with some of the larger single-fmaily homes in the vicinity.

The property proposes a high-quality product, being both the site design and landscaping as well as the building design and form. The site is designed to preserve the natural areas located in the valley portion of the site, which is the head waters area of Black Apple Creek and could be an amenity to this development and the surrounding community.

While the immediate neighborhood is predominately single-family, the zoning nearby is somewhat more of a mix, with some RN-2 and PRD zoning designations immediately adjacent to this property.

All landscape requirements, including buffering, will be followed and will be reviewed at the Large Scale Development stage. These items are not modifiable through the PRD.

Conclusion

Staff recommends approval of this PRD request as it follows the intent of the Bentonville Community Plan and aligns with the land use designation. The following conditions of approval are proposed for the project:
1. The developer shall demonstrate that a minimum of 1,500 square feet of open space per dwelling has been turned over to the POA for ownership and maintenance in perpetuity prior to each certificate of occupancy for the project.
2. The developer shall construct all open space trails and sidewalks proposed for the entire PRD with the first phase of the project.
3. The developer shall construct the full 20' width of Hook St and dedicate all required right of way from the project to NW 5th St prior to any certificate of occupancy for structures "G" and "H".
4. No building, trash enclosure or roadway shall be constructed closer than 7' from the perimeter of the overall project (i.e buildings "E" and "F" to be 7' southerly of the northerly property line; the road and trash enclosure on the westerly property line to be 7' from the westerly property line; the road and trash enclosure on the southerly property line to be 7' north of the southerly property line).

Additional Details

Previously denied application

NOTICE OF INTENT TO REZONE

Mark Russell LLC has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from R-E, Residential Estate to DN-1, Downtown Low Density Residential

The legal description of the property is as follows:

Lot 2 of the Property Line Adjustment of Phillips Valley Addition, Bentonville, Benton County, Arkansas, as shown in Plat Record P3 at Page 957

The common description of the property is: 515 NW D St

The public hearing will be held April 15, 2025 at 5:00 p.m. It will be held at 305 S.W. "A" Street.

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

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

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

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

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

For all the previous reasons stated to the city in the former attempts by this builder to build here. D street cannot handle the school traffic. And this is an R1 Neighborhood

Signature and Physical Address

Monte Boultinger, Owner
414 NW D

Signature and Physical Address

Monte Boultinger
815 NE A (home address)

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

~~As plans progress~~ We support low density residential housing in this area. We do not support building on or extending Hook St onto the FEMA Floodplain

612 Bella Vista Rd
Signature and Physical Address

612 Bella Vista Rd
Signature and Physical Address

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- [x] I / we have no objections to the rezoning.
- [ ] I / we object to the rezoning because:

Signature and Physical Address

11713 Hwy 279
Bentonville, AR
72712

Signature and Physical Address

MEMORANDUM

TO: Bentonville Planning Commission, Mayor Stephanie Orman, Bonnie Bridges & Tyler Overstreet

DATE: April 13, 2025

RE: RZ25-0017 – 515 NW D Street – Suen Property

For the third time in 18 months Mark Haney ("Haney") is pursuing a rezone of 515 NW D Street (Suen Property). Haney's first attempt at a rezone was for DN-3, it was withdrawn as it was to be denied. Haney applied for PRD zoning May 3, 2024 and was denied by the planning commission, by a 7-0 vote on July 16, 2024. About one month later Haney appealed to the City Council and such appeal was denied. Haney filed the current rezoning application March 17, 2025, however such application is not ripe for application at least until July 16, 2025. As referenced in the additional details of the Staff Report, which references zoning code section 301.08(5)(d) and states: Re-consideration. No application for a zoning amendment will be considered by the Planning commission within one (1) year from date of final disapproval by planning commission of a proposed amendment. The resubmission must meet all requirements for a rezoning request and must be a different rezoning from original request. This current request is subject to this zoning code section and we would ask the Planning Commission to move to strike this application given that such application is several months inside of one year from the last denial. The entirety of Section 301.08 is clear on its face that the one year waiting period applies. The word "amendment" sounds different than "new zoning" or "rezoning", perhaps that could be a basis for differentiation, except that the word "amendment" is routinely and exclusively used to describing the "new zoning" or "rezoning" in the entirety of Section 301.08(b)(5). This is the section that covers approval, denial, forward to city council and re-consideration. We don't see how the current request can go forward inside a year from the planning commission's denial. In fact, Section 301.08 is even titled "**Zoning Amendments (Rezoning).**"

A meritorious discussion as to this rezoning should not move forward and the resources set forth by the city staff, commissioners and concerned neighbors have been expended unnecessarily. If such discussion moves forward despite the clear application of Section 301.08, the neighbors to this memorandum have many concerns and questions in light of the current alignment policy for zoning. Such questions include:

(1) What does DN-1 allow Haney to construct on the Suen property? Tyler Overstreet states that the alignment policy does not change the existing code and that only single family or cottage court are potential uses for the Suen Property. However, the Staff Report details the property's relationship to the community plan and concludes that the rezoning is consistent with the newly adopted future land use plan. Please provide us clarity as to what Haney can construct on the Suen property if and when such property is rezoned to DN-1.

(2) Tonight is not the time for public comment on the rezoning, which should be stricken. If the application was timely there would be little room for debate as the future use plan calls for DN-1 zoning. Unlike Haney's previous two attempts at rezoning, the property (DN3 & PRD), the new

application is not beyond the future use plan. If and when Haney gets DN-1 approval, what public comments and input will the neighbors be afforded?

Our concern is that Haney is attempting to circumvent the previous rulings by this commission and the city council by seeking a DN-1 zone and then attempting to apply it to the broadly worded community plan for Traditional Walkable Neighborhood. Such attempt defeats the spirit of the rezoning and the previously denied attempts by trying to create a work-around to create density similar to his previous attempts that were overwhelmingly denied. This memo will not go into all of the reasons why a high-density project on this property is not feasible. You have all heard the concerns multiple times: that being traffic congestion with TJ Elementary, safety for pedestrians, bikes and children walking to school, a large flood plain that continues to experience an increased volume of water, no secondary outlet for the development, infrastructure deficiencies at and around the property, and insufficient parking. The implications of a dense project on this property are severe.

We hope Mr. Haney will propose a project that fits in the neighborhood and does not exacerbate the problems briefly outlined above. In fact, we will be relieved not to have to continue to come back before you and set fort the same concerns that you, the commissioners, and us, the neighbors, have shared. We hope Mr. Haney will set forth tonight his intentions for the property and we hope such intentions are a relief rather than of major concern. All of this however, is not ripe for consideration until after Mr. Haney timely applies for rezoning on or after July 16, 2025. We are not requesting special relief, rather asking you to follow the applicable city ordinance that is outlined above.

FROM: Chip & Charlotte Stacy, 416 NW 6th Street

Alan Lewis and Nancy Martin, 505 NW C Street

Melanie Kerr, 509 NW9th Street

Dave & Linda Slaton, 407 NW 6th Street

Terry & Janet Little, 307 NW 6th Street

Allen & Marsha Beck, 503 NW 9th Street

Kevin Green, 419 NW 7th Street

Rosemary Green, 608 NW A Street

Shannon Bedore, 502 Bella Vista Road

Steve & Lisa Lockwood, 704 NW D Street

Cindy Walters, 402 NW 6th Street

Lena B. Evans, 405 NW 6th Street

Don & Sue Ann Overstreet, 707 NW C Street

Deborah Elsenhout & Kim Lupo, 201NW 7th Street

Steve & Debbie Hanska, 507 NW C Street

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

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

It is not clear how many smaller lots will be on there. If broken into 35 0.11 acre lots, parking and water run off will be an issue. The loss of ground cover will increase the velocity and severity of flash flooding.

Susan M. Zeh
Signature and Physical Address
507 N.W. 9th St.
Bentonville, AR 72712

Bruce G Zeh
Signature and Physical Address
downstream