



**Planning Commission
Meeting Agenda
July 1, 2025
Bentonville City Hall
Tech Review: 4:30 PM
Public Hearing: 5:00 PM**

Registration Link: <https://us02web.zoom.us/j/83806486045>

I. Call to Order

II. Approval of Minutes

1. **June 17th Meeting Minutes** **Approval of Meeting Minutes**

III. Consent Agenda

1. **Railroad Addition** **Lot Split**
221 South Main Street ([LS25-0015](#))
2. **AppleJack II** **Large Scale Development**
908 East Central ([LSD25-0026](#))
3. **The Reserve** **Large Scale Development
Extension**
Greenhouse Rd at SW Regional Airport Rd ([LSD24-0003](#))
4. **Lincoln & Rice Addition** **Lot Split**
901 Northeast Second Street ([LS25-0016](#))

IV. New Business

1. **AR Cares Parking Lot** **Large Scale Development**
2840 Southeast Mid Cites Drive ([LSD25-0029](#))
Waiver 1: Section 1100.02 Access Management (11.5' less than the required 75'
between driveways)

Advertised Public Hearings

V. Other New Business

VI. Old Business

VII. Other Business

VIII. Adjournment



**Planning Commission
Meeting Minutes
June 17th, 2025
Bentonville City Hall
Tech Review: 4:00 PM
Public Hearing: 5:00 PM**

Meeting Recording: <https://bentonvillear.portal.civicclerk.com/event/1590/media>

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

Commissioners Absent: Ifeoma Ibekwe

Staff Present: Tyler Overstreet, Tom Adler, Dan Weese, Bonnie Bridges, Nathan Izard, Claire Wise

I. Call to Order

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

II. Approval of Minutes

1. May 6th Meeting Minutes

Approval of Meeting Minutes

- Motion to approve by Commissioner Hipp, second by Commissioner Bryant.
- Minutes are approved 6-0.
- Commissioner Kerr requests, without objection, to move Item 1 under Consent Agenda (LSD25-0021) to New Business. No objections heard.

III. Consent Agenda

1. AWSOM Lands Subdivision

Property Line Adjustment

1001 NE J Street ([PLA23-0009](#))

**2. Walmart Campus Subdivision, Lot 1,
Phase 19**

Final Plat

905 Southeast J Street ([FP25-0008](#))

**3. Walmart Campus Subdivision, Lot 1,
Phase 20**

Final Plat

1106 Southeast 5th St ([FP25-0009](#))

4. Plateau Properties

Preliminary Plat

Northwest Deer Run Avenue ([PP25-0002](#))

- Mr. Adler provides an overview of the items on the Consent Agenda.

- Consent Agenda is approved 6-0.

IV. New Business

1. Parachuting Penguins Warehouse Large Scale Development

729 SE 22nd St. ([LSD25-0021](#))

- Mr. Adler provides an overview of the staff report.
- Chairman Wright opens the public hearing.
- Addie Manzi, representing the applicant, is here for any questions.
- Chairman Wright closes the public hearing.
- Chairman Wright opens discussion among commissioners.
- A condition is added to screen the condenser with a brick lattice.
- LSD is approved 6-0 with screening condition.

Advertised Public Hearings

2. Black Pine Construction & Development, LLC Rezoning*

868 Northwest B Street ([RZ25-0027](#))

Rezoning: R-1, Low-Density Single-Family Residential to DN-3, Downtown High Density Residential (Standard Review)

- Mr. Adler provides an overview of the staff report.
- Chairman Wright opens the public hearing.
- Bill Watkins, representing the applicant, is here for any questions.
- Members of the public voice their concerns.
- Bill Watkins addresses public concerns.
- Chairman Wright closes the public hearing.
- Chairman Wright opens discussion among commissioners.
- Planning Commission and staff discuss the rezoning.
- Bill Watkins requests to amend rezone to DN-2.
- Commissioner Davis requests to reopen public hearing following amendment.
- Chairman Wright reopens public hearing.
- Members of the public voice their concerns.
- Bill Watkins addresses comments.
- Chairman Wright closes public hearing.
- Chairman Wright opens discussion among commissioners.
- Rezone to DN-2 is approved 6-0.

3. Ehret Rezoning*

1001 Convair St ([RZ25-0029](#))

Rezoning: R-1, Low-Density Single-Family Residential to DN-3, Downtown High Density Residential (Standard Review)

- Mr. Adler provides an overview of the staff report.
- Chairman Wright opens the public hearing.
- Ken Ehret, the applicant, is here for any questions.
- Richard Gobel, nearby resident. speaks.
- Crystal Davis, nearby resident. speaks.

- Chairman Wright closes the public hearing.
- Ken Ehert, the applicant addresses his rezone request.
- Chairman Wright opens discussion among commissioners.
- Planning Commission and staff discuss the rezoning.
- Rezone is approved 5-1 with Commissioner Davis voting no.

4. Walmart Campus

Planned Unit Development Amendment*

Southeast 8th Street ([PUD20-0002](#))

Revision 19.

- Mr. Adler provides an overview of the staff report.
- Chairman Wright opens the public hearing.
- Bill Watkins, representing the applicant and Walmart, is here for any questions.
- Chairman Wright closes the public hearing.
- Chairman Wright opens discussion among commissioners.
- PUD is approved 6-0.

5. Territorial Jurisdiction (*Planning Area Boundary*)

Ordinance*

Recent state legislation requires municipalities to modify existing codes.

- Mr. Adler provides an overview of the staff report.
- Chairman Wright opens the public hearing.
- Chairman Wright closes the public hearing.
- Chairman Wright opens discussion among commissioners.
- Ordinance is approved 6-0.

6. Traditional Neighborhood Place Type Amendment

Resolution*

Removes small-scale apartments from the Place Type.

- Mr. Adler provides an overview of the staff report.
- Chairman Wright opens the public hearing.
- Chairman Wright closes the public hearing.
- Chairman Wright opens discussion among commissioners.
- Resolution is approved 6-0.

7. Accessory Dwelling Amendment

Ordinance*

Recent state legislation requires municipalities to modify existing codes.

- Mr. Adler provides an overview of the staff report.
- Chairman Wright opens the public hearing.
- Chairman Wright closes the public hearing.
- Chairman Wright opens discussion among commissioners.
- Planning Commission and staff discuss the amendment.
- Ordinance is approved 6-0.

V. Other New Business

VI. Old Business

1. Brightbox LLC

Rezoning*

802 and 804 SE G Street ([RZ25-0021](#))

Rezoning: DN-3, Downtown High Density Residential and R-3, Medium-High Density Multifamily Residential to DE, Downtown Edge

- Mr. Adler provides an overview of the staff report.
- Chairman Wright opens the public hearing.
- Brittany with CEI, representing the applicant, is here for any questions.
- Chairman Wright closes the public hearing.
- Chairman Wright opens discussion among commissioners.
- Planning Commission and staff discuss the rezoning.
- Rezone is approved 6-0.

VII. Other Business

VIII. Adjournment

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



Consent Agenda Item [LS25-0015](#)

For the Planning Commission meeting on July 1, 2025

Details

Lot Split of Lot 221 Creating Lots 22 & 23 of Railroad Addition. 221 South Main Street. DC, Downtown Core, LS25-0015

Lot Split of Lot 221 Creating Lots 22 & 23 of Railroad Addition. The plat is dedicating 450 square feet of public right of way along Southeast A Street. The lots have direct access to South Main and Southeast A Street. Lot 23 is being created for the new Dave Peel Park.



**Pending PC
Item**



LS25-0015
Creating Lots 22 and 23 Block 2 Railroad Addition
221 S. Main St



DRAWING: G:\24111900\SWANSTI\OTSP\IN\RASTRIC\SURVEY\DWG\YD_FCY3R030J8-SURVEY06-16-25.DWG
LAYOUT: PAGE 01, LAST SAVED: JDS290, 6/17/2025 6:18:15 AM
LAST PLOTTED BY: JOHN DENNIS, 6/17/2025 6:19:08 AM [PLOTTED BY: VALID ON HARD COPY ONLY]



PARCEL NUMBER: 01-03771-000
OWNER: CITY OF BENTONVILLE
1000 SW 14TH ST
BENTONVILLE, AR 72712

SITE SURVEYOR: CRAFTON TULL
901 N. 47TH ST., SUITE 400
ROGERS, AR, 72756
JOHN.DENNIS@CRAFTONTULL.COM
479-636-4838

LOT SPLIT OF 221 CREATING NEW LOTS 22 & 23 OF RAILROAD ADDITION BENTONVILLE, ARKANSAS

PARENT DESCRIPTION:

THE SOUTH 80 FEET OF LOT 3 AND THE SOUTH 90 FEET OF LOT 4 OF BLOCK
2 OF RAILROAD ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY,
ARKANSAS, AS SHOWN ON PLAT RECORD A AT PAGE 38.

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: _____

BY: _____
CITY OF BENTONVILLE, ARKANSAS

(PRINT)

SOURCE OF TITLE: DEED L202451568

STATE OF ARKANSAS)
COUNTY OF BENTON) SS
SUBSCRIBED AND SWORN BEFORE ME THIS ____ DAY OF _____, 2025
MY COMMISSION EXPIRES:

NOTARY PUBLIC _____

OWNER:

CITY OF BENTONVILLE
1000 SW 14th STREET
BENTONVILLE, AR. 72712
jstacey@bentonvillear.com
www.playbentonville.com

CONTACT INFORMATION:

a. Black Hill Energy: Josh Knight,
1301 Federal Way, PO Box 2129,
Lowell, AR 72745,
(479) 721-4543,
joshua.knight@blackhillscorp.com

b. AT&T: Brent Baldwin,
1133 E. Harold St.,
Fayetteville, AR 72701,
(479) 200-9022 or (479) 571-6609,
bb6585@att.com

c. Cox Communications: Timothy Goss,
4901 S. 48th Street,
Springdale, AR 72762,
(479) 651-5583
timothy.goss@cox.com

d. Fire Dept.: City of Bentonville, Justin Scantlin,
Fire Chief, 800 SW A Street,
Bentonville, AR 72712,
(479) 271-5927 or (479) 685-1096

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

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

CONTACT INFORMATION:

g. Electric Dept.: City of Bentonville, Charlie Barnes,
3200 SW Municipal Drive,
Bentonville, AR 72712,
(479) 271-3159

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

i. Planning Dept.: City of Bentonville, Tyler Overstreet,
305 SW A Street,
Bentonville, AR,
(479) 271-3122

j. Building and Fire Safety: City of Bentonville, Brad Arnold,
305 SW A Street,
Bentonville, AR,
(479) 271-3108

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

l. Stormwater: City of Bentonville, Alison West,
3200 SW Municipal Drive,
Bentonville, AR,
(479) 271-6719,
jwest@bentonvillear.com

CERTIFICATE OF 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

NOTES:

THE SURVEY SHOWN HEREON IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THIS
SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

THIS SURVEY MEETS CURRENT "ARKANSAS MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND
PLATS".

THE PROPERTY SURVEYED IS WITHIN THE MUNICIPAL LIMITS OF BENTONVILLE, AR.

THE BOUNDARY DETERMINATION SHOWN HEREON WAS BASED UPON THE FOLLOWING DOCUMENTS:

- DEED RECORD L202451568
- UTILITY EASEMENT AND RIGHT OF WAY GRANT BOOK 2016 PAGE 26170
- DRAINAGE EASEMENT INSTRUMENT NUMBER 01179514
- PLAT RECORD BOOK A, PAGE 38
- PLAT RECORD BOOK 2015, PAGE 108
- SURVEYOR AFFIDAVIT BOOK 2015, PAGE 7779

ACCORDING TO THE CITY OF BENTONVILLE GIS WEB SITE THE PROPERTY SURVEYED IS ZONED THE
FOLLOWING: ZONE D-C.

NO ATTEMPT WAS MADE TO SHOW BUILDING SETBACK LINES GRAPHICALLY ON THE SURVEY. THE
DESIGNATION OR ORIENTATION OF SETBACKS THAT AFFECT THE USE OF THIS PROPERTY ARE DETERMINED
BY THE LOCAL GOVERNING JURISDICTION. SETBACK DIMENSIONS WILL BE BASED ON THE ORIENTATION OF
THE BUILDINGS TO BE CONSTRUCTED.

THERE MAY BE BUILDINGS AND OTHER IMPROVEMENTS ON THE PROPERTY THAT ARE NOT SHOWN ON THIS
PLAT.

UNDERGROUND UTILITIES WERE OBTAINED EITHER FROM LOCATION PROVIDED BY ARKANSAS ONE CALL TICKET
241226-1066 OR SCALED FROM THE CITY OF BENTONVILLE'S GIS WEB SITE.

SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT CONSIDERED A PART OF THIS SURVEY AND NO
INVESTIGATION OF THESE CONDITIONS WAS MADE.

THE SURVEYOR HAS NOT MADE A SEPARATE INVESTIGATION OR SEARCH FOR EASEMENTS OF RECORD,
ENCUMBRANCES, OR RESTRICTIVE COVENANTS, OR ANY OTHER FACTS WHICH AN ACCURATE AND COMPLETE
TITLE SEARCH MAY DISCLOSE. ANY EASEMENTS SHOWN HEREON CAME TO THE ATTENTION OF THE
SURVEYOR IN THE COURSE OF HIS RESEARCH OF THE PROPERTY BOUNDARY. OTHER RECORD EASEMENTS,
ENCUMBRANCES, OR COVENANTS MAY EXIST ON THE SURVEYED PROPERTY.

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 AND 401.13.

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

THIS PROPERTY IS IN FLOOD ZONE "X" AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FIRM
PANEL NUMBER 05007C0255K, REVISED DATE JUNE 5, 2012.
THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE
CORRECTNESS OF THE CITED MAP. 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.

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 SEWER,
WATER 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.

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.

ZONING: D-C
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.

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

CERTIFICATE OF SURVEYING ACCURACY

I, JAMES W. MONTGOMERY, 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: _____

CRAFTON, TULL & ASSOCIATES, INC.
BY JAMES W. MONTGOMERY (AGENT)

SIGNED: _____
JAMES W. MONTGOMERY (AGENT)
REGISTERED LAND SURVEYOR
NO. 1120
STATE OF ARKANSAS

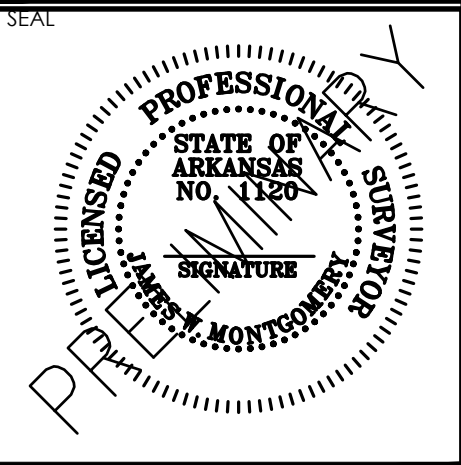
ALL COPIES THAT DO NOT BEAR AN ORIGINAL SEAL AND SIGNATURE
MAY HAVE BEEN ALTERED. THE ABOVE DECLARATION SHALL NOT
APPLY TO ANY COPY THAT DOES NOT BEAR AN ORIGINAL SEAL
AND SIGNATURE.

STATE PLAT CODE
500-20N-30W-0-31-140-04-1120

ATLAS PAGE: 403A

CITY OF BENTONVILLE
PROJECT NUMBER: LS25-0015

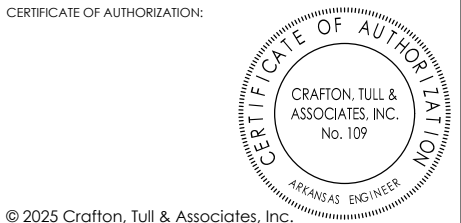
STATE PLAT CODE:
500-20N-30W-0-31-140-04-1120



LOT SPLIT OF 221 SOUTH MAIN ST
CREATING NEW LOTS 22 & 23 OF RAILROAD ADDITION
BENTONVILLE, AR.

PREPARED FOR:
CITY OF BENTONVILLE, ARKANSAS

DATE: 06/17/2025
PROJECT NO: 24111900
CONTACT: J. DENNIS



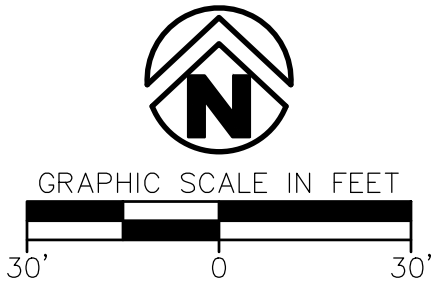
DELTA	DESCRIPTION	DATE

SHEET NO.:

1 of 2

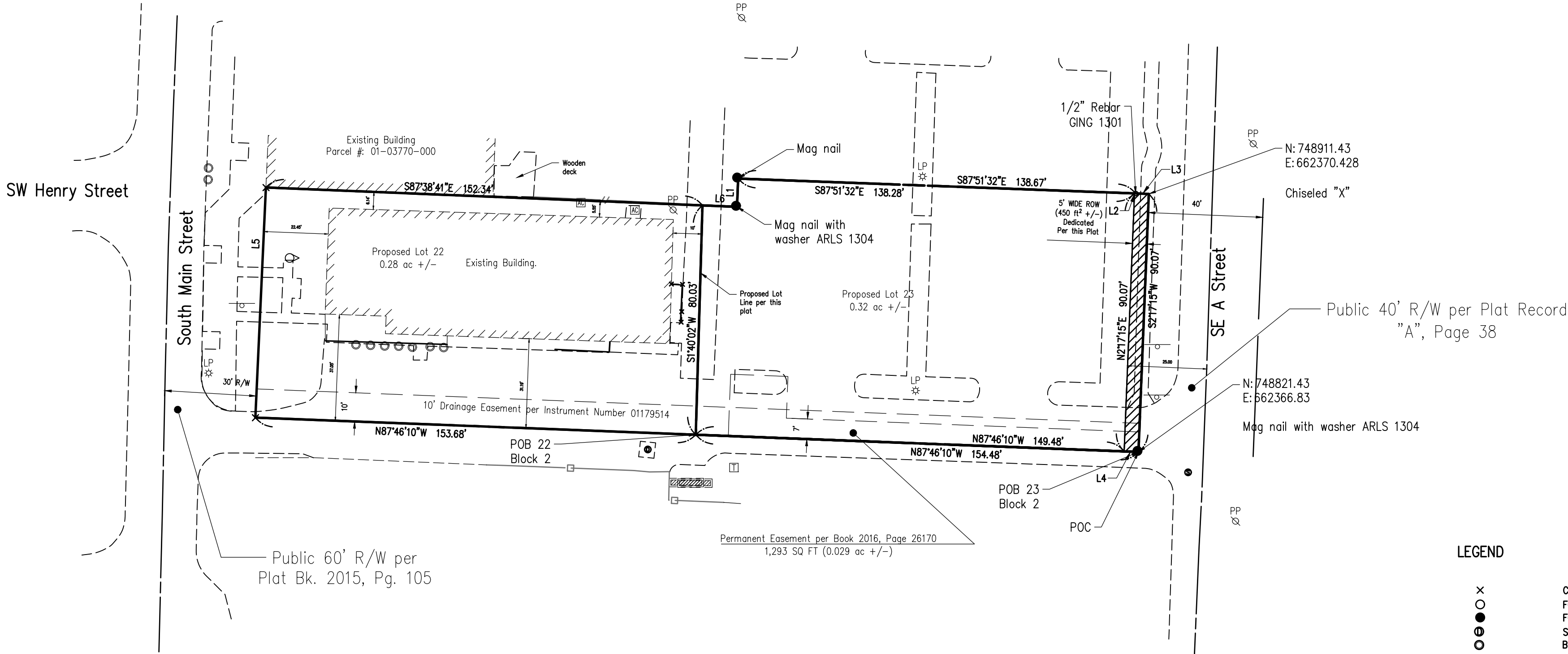
PARCEL LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N2° 14' 16"E	9.86'
L2	S87° 51' 32"E	0.39'
L3	S87° 45' 06"E	4.61'
L4	N87° 43' 35"W	5.00'
L5	N2° 37' 23"E	80.36'
L6	S87° 38' 41"E	12.07'

LOT SPLIT OF 221
CREATING NEW LOTS 22 & 23
OF RAILROAD ADDITION
BENTONVILLE, ARKANSAS



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° 17' 10.64"
COMBINED SCALE FACTOR: 0.99996680
VALUE CALCULATED AT THE FOLLOWING POINT:
N 746471.960 E 661494.860 Z 1288.900

PARENT TRACT
PART OF THE SOUTH 80 FEET OF LOT 3 AND THE SOUTH 90 FEET OF LOT 4 OF
BLOCK 2 OF RAILROAD ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY,
ARKANSAS, AS SHOWN ON PLAT RECORD A AT PAGE 38.



LOT 22
PART OF THE SOUTH 80 FEET OF LOT 3 AND THE SOUTH 90 FEET OF LOT 4 OF BLOCK 2 OF
RAILROAD ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON
PLAT RECORD A AT PAGE 38 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 4 OF BLOCK 2 SAID RAILROAD ADDITION, SAID
POINT BEING A MAG NAIL AND WASHER EMBOSSED WITH "ARLS 1304";
THENCE ALONG THE SOUTH LINE OF SAID LOT 4, N87° 46' 10"W A DISTANCE OF 154.48 FEET TO
THE POINT OF BEGINNING;
THENCE N87° 46' 10"W A DISTANCE OF 153.68 FEET TO THE EAST RIGHT OF WAY OF SOUTH MAIN
STREET ;
THENCE ALONG SAID RIGHT OF WAY N02° 37' 23"E A DISTANCE OF 80.36 FEET;
THENCE LEAVING SAID RIGHT OF WAY, S87° 38' 41"E A DISTANCE OF 152.34 FEET TO A point;
THENCE S01° 40' 02"W A DISTANCE OF 80.03 FEET RETURNING TO THE POINT OF BEGINNING
CONTAINING 0.28 ACRES, MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD
OR FACT.

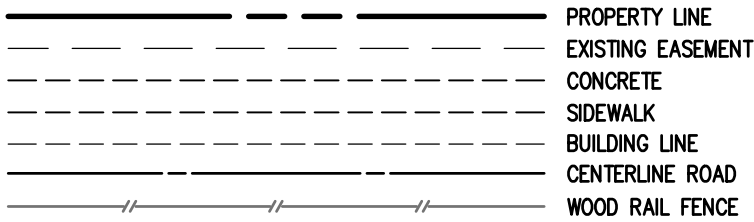
LOT 23
PART OF THE SOUTH 80 FEET OF LOT 3 AND THE SOUTH 90 FEET OF LOT 4 OF BLOCK 2 OF RAILROAD
ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD A AT
PAGE 38 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 4 OF BLOCK 2 SAID RAILROAD ADDITION, SAID POINT
BEING A MAG NAIL AND WASHER EMBOSSED WITH "ARLS 1304";
THENCE ALONG THE SOUTH LINE OF SAID LOT 4, N87° 46' 10"W A DISTANCE OF 5.00 FEET TO THE POINT
OF BEGINNING;
THENCE CONTINUING ALONG THE SOUTH LINE OF SAID LOT 4, N87° 46' 10"W A DISTANCE OF 154.48 FEET;
THENCE LEAVING SAID SOUTH LINE N01° 40' 02"E A DISTANCE OF 80.03 FEET TO THE NORTH LINE OF SAID
LOT;
THENCE S87° 38' 41"E A DISTANCE OF 12.07 FEET TO A MAG NAIL AND WASHER EMBOSSED WITH "ARLS
1304";
THENCE N02° 14' 16"E A DISTANCE OF 9.86 FEET TO A MAG NAIL;
THENCE S87° 51' 32"E A DISTANCE OF 138.28 FEET;
THENCE S02° 17' 15ΔW A DISTANCE OF 90.07 FEET RETURNING TO THE POINT OF BEGINNING CONTAINING
0.31 ACRES, MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

RIGHT-OF-WAY EASEMENT PER THIS PLAT
PART OF THE SOUTH 80 FEET OF LOT 3 AND THE SOUTH 90 FEET OF
LOT 4 OF BLOCK 2 OF RAILROAD ADDITION TO THE CITY OF
BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD
A AT PAGE 38 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF LOT 4 OF BLOCK 2 SAID
RAILROAD ADDITION, SAID POINT BEING A MAG NAIL AND WASHER
EMBOSSED WITH "ARLS 1304";
THENCE ALONG THE SOUTH LINE OF SAID LOT 4, N87° 46' 10"W A
DISTANCE OF 5.00 FEET;
THENCE N02° 17' 15ΔE A DISTANCE OF 90.07 FEET;
THENCE S87° 51'32ΔE A DISTANCE OF 0.39 FEET TO A 1/2" IRON
REBAR WITH CAP EMBOSSED "PS 1301";
THENCE S87° 45' 06"E A DISTANCE OF 4.61 FEET TO A CHISELED "X";
THENCE S02° 17' 15"W A DISTANCE OF 90.07 FEET TO A MAG NAIL AND
WASHER EMBOSSED WITH "ARLS 1304" AND THE POINT OF BEGINNING
CONTAINING 0.01 ACRES, MORE OR LESS AND SUBJECT TO ANY AND ALL
EASEMENTS OF RECORD OR FACT.

LEGEND

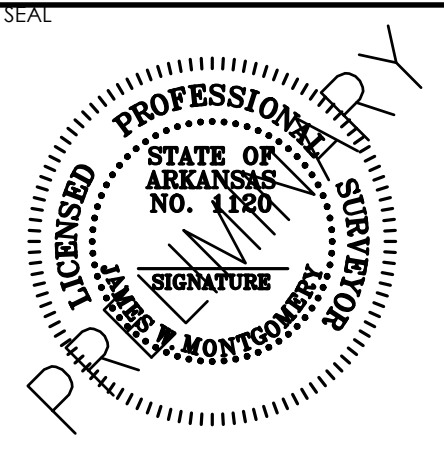
- X CALC POINT PER PLAT
- FOUND IRON PIN
- FOUND MAG NAIL
- STORM MANHOLE
- BOLLARDS
- SANITARY SEWER
- LIGHT POLE
- POWER POLE
- SIGN
- TELEPHONE PEDESTAL
- RECORD BEARING/DISTANCE



ATLAS PAGE: 403A

CITY OF BENTONVILLE
PROJECT NUMBER: LS25-0015

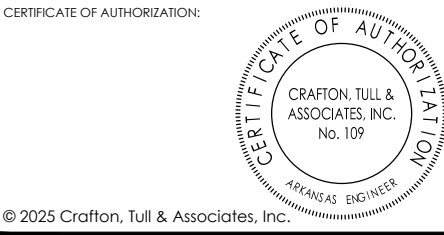
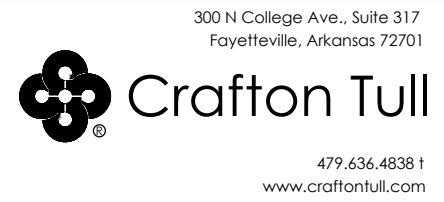
STATE PLAT CODE:
500-20N-30W-0-31-140-04-1120



LOT SPLIT OF 221 SOUTH MAIN ST
CREATING NEW LOTS 22 & 23 OF RAILROAD ADDITION
BENTONVILLE, AR.

PREPARED FOR:
CITY OF BENTONVILLE, ARKANSAS

DATE: 06/17/2025
PROJECT NO: 24111900
CONTACT: J. DENNIS



DELTA	DESCRIPTION	DATE

SHEET NO.:

2 OF 2

	AppleJack II
	908 East Central
	PC Date: 7/1/2025

Staff Report Details	
Project Number	LSD25-0026
Applicant / Current Owner	Ecological Design Group /AppleJack II LLC
Site Area	+/-2.43 Acres
Current Zoning	Planned Residential Development (PRD)
Requested Zoning	NA
Current Future Land Use Map Designation	Urban Neighborhood
Requested Future Land Use Map Designation	
Development Type / Use	
Related projects	PP25-0005, PRD25-0001

Property Description
This project is an approved PRD, Planned Residential Development. At the time of approval of the PRD, March 4, 2025, the developer presented a conceptual mix of Primary and Special Use Primary Materials. The Commission required that all building materials be reviewed at this time (Large-Scale Development). See link for the PRD Packet: https://bentonvillear.portal.civicclerk.com/event/1575/files/attachment/9176 Due to the platting of the buildings onto individual lots, this project also requires a preliminary plat. Thus, this large scale- development is being reviewed for landscaping, site layout, and architectural materials and renderings only. All site work, utilities, and public improvements will be built with the Preliminary Plat designed to match the utility and lot layout on this large-scale development project.

Project Details
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 as outlined in the PRD plan, and provides a mix of attached and detached townhomes, cottages, communal open space, and low-impact development site design. The

Project Details

buildings will be composed of a mixture of Primary Materials (smooth modular brick, vertical bond brick, horizontal clapboard, vertical clapboard, glazing), and Special Use Primary Materials, (Hardie architectural panel). Please see each building's facade breakdown.

The proposal matches the previously approved Planned Residential Development with its mix of housing, community open space, and interconnected narrow street network that is safe and pleasant for pedestrians.

Relationship to the Community Plan

Public Comment

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

Analysis / Waivers

Please note: The preliminary plat will control locations of utilities, roadways and other public improvements (i.e, the preliminary plat to be considered by the Planning Commission may have modifications to landscaping, site layout and other items shown on this Large Scale)

Conclusion

Staff recommends approval of this Large-Scale Development as it meets what was proposed with the approved Planned Residential Development. A subsequent Preliminary Plat (PP25-0005) will be presented to Planning Commission for consideration for approval of all utilities and public improvements.

Additional Details

ADDRESS: 904 SE RESIDENTS WAY, BENTONVILLE, AR 72712
PHASE: 50% CONSTRUCTION DOCUMENTS
DATE: MAY 30, 2025

ADDRESS: 904 SE RESIDENTS WAY, BENTONVILLE, AR 72712
PHASE: 50% CONSTRUCTION DOCUMENTS
DATE: MAY 30, 2025



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15 N CHURCH AVE STE 103
FAYETTEVILLE AR 72701
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ARCHITECTURE INC.
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BATES & ASSOCIATES, INC.
DERRICK L. THOMAS
7230 S PLEASANT RIDGE DR.
FAYETTEVILLE, AR 72704
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BLACK HILLS ENERGY: JOSH KNIGHT, 1301 FEDERAL WAY, PO BOX 1129, SIOUX FALLS, AR 72745, (479)721-4543, JOSHUA.KNIGHT@BLACKHILLSCORP.COM

AT&T: BRENT BALDWIN, 1133 E. HAROLD STREET, FAYETTEVILLE, AR 72701 (501) 200-9022 OR (479)571-6609, BB6585@ATT.COM

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

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

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

WATER DEPT.: CITY OF BENTONVILLE, BEAU THOMPSON AICP, TECHNICAL SERVICES SUPERVISOR, CITY OF BENTONVILLE WATER UTILITIES, (479)-271-3140

ELECTRIC DEPT.: CITY OF BENTONVILLE, 3200 MUNICIPAL DRIVE, BENTONVILLE, AR 72712 (479)-271-3135, EXT. 2

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

PLANNING DEPT.: CITY OF BENTONVILLE, TYLER OVERSTREET, 305 SW A STREET, BENTONVILLE, AR 72712, (479)-271-3108

CITY ENGINEER: CITY OF BENTONVILLE, ELLEN NORVELL, 3200 SW MUNICIPAL DRIVE, BENTONVILLE, AR 72712 (479)-271-5993

STORMWATER: CITY OF BENTONVILLE, ALISON WEST, 3200 SW MUNICIPAL DR, BENTONVILLE, AR 7212, (479) 271-6719, JWEST@BENTONVILLEAR.GOV

1. THE CITY OF BENTONVILLE STREET STANDARDS, DRAINAGE CRITERIA MANUAL, SUBDIVISION ORDINANCE, WATER, SEWER, ELECTRIC UTILITY SPECIFICATIONS, AND STATE CODE SHALL GOVERN THESE PLANS. IF THERE ARE DISCREPANCIES IN THE PLANS OR INFORMATION CONTAINED WITHIN, CITY OF BENTONVILLE ORDINANCES, STANDARDS, AND SPECIFICATIONS SHALL RULE, UNLESS, APPROVED IN WRITING BY THE CITY ENGINEER.
2. TO SCHEDULE AN INSPECTION OR TEST WITH THE CITY OF BENTONVILLE COMMUNITY DEVELOPMENT DEPARTMENT, INSPECTIONS MUST BE CALLED IN (479-268-4980) BY THE ENGINEER OF RECORD 24 HOURS IN ADVANCE BEFORE 10AM FOR AN INSPECTION THE FOLLOWING DAY.
3. THE ENGINEER OF RECORD MUST CERTIFY THE SITE AND THE PROJECT MUST PASS A DEVELOPMENT FINAL SITE INSPECTION BEFORE REQUESTING A FINAL INSPECTION.
4. THE ENGINEER OF RECORD SHALL COORDINATE AND SCHEDULE A PRE-PAVE PRECON WITH THE COMMUNITY DEPARTMENT AND CONTRACTOR BEFORE THE PAVING OF ANY PUBLIC STREET OR PUBLIC ALLEY.
5. ALL SIGNAGE AND STRIPING SHALL BE IN ACCORDANCE WITH THE MOST CURRENT VERSION OF MUTCD AND AASHTO TRAIL GUIDELINES.
6. THERE ARE NOT WAIVERS, VARIANCES, AND/OR CONDITIONAL USES AT THE TIME OF PREPARING THIS PLAT OR PLAN.

LOTS 1 AND 2 OF ANGELO FLOOR SUBDIVISION AS SHOWN ON PLAT RECORD BOOK 2003 AT PAGE 130 AND ALSO LOTS 12 AND 13 OF HOWARD'S ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING REBAR MARKING THE SOUTHEAST CORNER OF SAID LOT 2 OF ANGELO FLOOR SUBDIVISION AND RUNNING THENCE N87°28'46" W 39.56' TO AN EXISTING REBAR, THENCE N02°14'04" E 18.34' TO AN EXISTING REBAR, THENCE N87°40'14" W 336.76' TO AN EXISTING REBAR, THENCE N02°14'40" E 140.58'; THENCE S87°20'30" E 52.00'; THENCE N01°30'18" E 153.82' TO THE SOUTH RIGHT-OF-WAY OF EAST CENTRAL AVENUE, THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING: S87°22'18" E 98.82' TO AN EXISTING REBAR, N01°28'50" E 111.58', S87°22'18" E 230.90'; THENCE LEAVING SAID RIGHT-OF-WAY N01°25'42" E 156.25' TO AN EXISTING REBAR, THENCE N01°25'42" E 156.25' TO AN EXISTING REBAR, THENCE S87°22'18" E 156.25' TO THE POINT OF BEGINNING, CONTAINING 2.45 ACRES, MORE OR LESS, SUBJECT TO THAT PORTION SOUTHEAST RESIDENTS WAY MASTER STREET PLAN RIGHT-OF-WAY ON HEREIN DESCRIBED TRACT AND ALSO SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD,

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

SHEET INDEX	
DRAWING LIST	SHEET TITLE
C0.00	COVER SHEET
C0.01	GENERAL NOTES & LEGENDS
C0.10	DEMOLITION PLAN
C0.11	TREE PRESERVATION NOTES & DETAILS
C1.00	SITE PLAN
C1.01	SITE LAYOUT PLAN
C1.02	SITE PHASING PLAN
C2.00	UTILITY PLAN
C3.00	GRADING AND DRAINAGE PLAN
C3.01	SPOT GRADE PLAN
C4.00	EROSION CONTROL PLAN
C4.10	EROSION CONTROL DETAILS
C5.00	SITE DETAILS
C5.01	SITE DETAILS
C5.02	SITE DETAILS
C5.03	SITE DETAILS
C5.04	SITE DETAILS
C6.00	CITY DETAILS
L1.00	LANDSCAPE PLAN
L1.01	LANDSCAPE NOTES AND DETAILS
L1.02	LANDSCAPE LIGHTING PLAN
L1.03	LANDSCAPE LIGHTING PHOTOMETRIC

SUPPLEMENTAL SHEETS	
DRAWING LIST	SHEET TITLE
SHEET 1 OF 1	SURVEY
SHEET 1 OF 1	ARCHITECTURAL CODE ANALYSIS
SHEET 1-10	ARCHITECTURAL PLAN SET

Building Type (Land Use)	ITE Land Use Code	Approximate Gross Floor Area or Other	Average Weekly Vehicle Trips						Average AM Peak Hour Directional Distribution		Average PM Peak Hour Directional Trips (vph)		Average PM Peak Hour Directional Distribution		Average PM Peak Hour Directional Trips (vph)	
			Per	Day	Per Peak Hour of Adjacent Street Traffic		One Hour Between 7am & 9am	One Hour Between 3pm & 5pm	IN	OUT	IN	OUT	IN	OUT	IN	OUT
					One Hour	One Hour										
					(vph)	(vph)										
"Trip Rate" Single-Family Attached Housing	215	(Dwelling Units)			6.42	0.38	0.51									
		42			270	16	21		25%	75%	4	12	59%	41%	12	9

SITE SUMMARY

ZONING: PLANNED RESIDENTIAL DEVELOPMENT (PUD)

USE: SINGLE FAMILY	(26)	2-BED UNITS
	(6)	3-BED UNITS
	(10)	4-BED UNITS
TOTAL:	42	UNITS

AREA: 2.43 AC

<u>ZONING SUMMARY</u>		
<u>LOT AND AREA STANDARDS</u>		
LOT AREA MIN:	REQUIRED	PROVIDED
MIN LAND AREA / DWELLING UNIT	NONE	67,207.23 SF
LOT WIDTH MIN:	N/A	1,120 SF
LOT WIDTH MAX:	NONE	149.85' / 199.85'
LOT COVERAGE MAX CORNER:	NONE	149.85' / 199.85'
	100%	25%
 <u>SETBACK STANDARDS</u>		
	<u>REQUIRED</u>	<u>PROVIDED</u>
FRONT YARD:	0'	0' +
SIDE YARD NON-RESIDENTIAL:	0'	0' +
REAR YARD NON-RESIDENTIAL:	0'	0' +

Ecological Design Group
www.ecologicaldg.com
phone: 501 378 0200
LITTLE ROCK | ROGERS | WYNNA

NOT FOR
CONSTRUCTION

NOT FOR
CONSTRUCTION

NOT FOR
CONSTRUCTION



Know what's below.
Call before you dig.

APPLEJACK II TOWNHOMES

Bentonville, Arkansas
(#LSD25-002)

EDG PROJECT NO. 24-051
DATE 2025.05.31

[illegible]

PHASE 50% CONSTRUCTION DOCUMENTS

TITLE COVER SHEET

SHEET NO. C0.00
LSD25-0024

GENERAL NOTES:

- EXISTING SURVEY DATA WAS OBTAINED FROM A TOPOGRAPHIC & BOUNDARY SURVEY PERFORMED BY BATES & ASSOCIATES, INC AND DATED SEPTEMBER 30TH, 2024.
- SURVEY DATA IS BASED UPON NAD 83, STATE STATE PLANE, ARKANSAS NORTH FEET COORDINATE SYSTEM.
- ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM.
- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY, COUNTY, STATE, AND FEDERAL REGULATIONS AND CODES AS WELL AS OSHA STANDARDS. SITE CONTRACTOR SHALL MEET OR EXCEED ALL LOCAL, STATE, AND FEDERAL EROSION CONTROL MEASURES
- THE APPROXIMATE LOCATION OF KNOWN UTILITIES & SUBSURFACE STRUCTURES AS SHOWN HEREON ARE BASED ON ABOVE-GROUND VISIBLE STRUCTURES & RECORD DRAWINGS PROVIDED. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF THESE & ALL OTHER SUBSURFACE AND/OR LATENT FACILITIES PRIOR TO BEGINNING WORK. ALL REPAIRS OR RELOCATIONS NECESSARY SHALL BE MADE AS REQUIRED BY THE OWNER OF THE UTILITY OR STRUCTURE & THE COST OF SUCH REPAIRS NECESSARY SHALL BE BORNE BY THE CONTRACTOR.
- ALL WORK PERFORMED WITHIN THE RIGHT-OF-WAY SHALL BE COORDINATED WITH THE CITY OF BENTONVILLE ENGINEERING DEPARTMENT AND TRAFFIC DEPARTMENT.
- ALL STREETS, DRIVES, WALKS, DRAINAGE STRUCTURES, ETC., THAT ARE DISTURBED SHALL BE RESTORED TO THEIR ORIGINAL OR BETTER CONDITION USING LIKE MATERIALS. COST OF SUCH REPAIRS SHALL BE BORNE BY THE CONTRACTOR UNLESS PROVISION FOR PAYMENT IS MADE IN THE PROPOSAL.
- THE CONTRACTOR IS REQUIRED TO NOTIFY THE ONE CALL CENTER AT 1-800-482-8388 48 HOURS PRIOR TO DIGGING IN ORDER THAT UNDERGROUND UTILITIES IN THE AREA CAN BE LOCATED.
- THE CONTRACTOR SHALL NOT BEGIN WORK UNTIL THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN IMPLEMENTED, AND THE SWPPP, EROSION CONTROL PLAN, AND SIGNED AUTOMATIC NOTICE OF COVERAGE IS POSTED ON SITE.
- CONTRACTOR IS RESPONSIBLE FOR ALL FIELD TESTING AS DESCRIBED IN THE SPECIFICATIONS (INCLUDING BUT NOT LIMITED TO COMPACTION DENSITY TESTING, ETC.), AND SHALL PROVIDE RESULTS TO ENGINEER, AND MAINTAIN RECORDS AND RESULTS OF ALL TESTS PERFORMED DURING CONSTRUCTION. TESTING BY THE CONTRACTOR SHALL BE INCLUDED IN THE BIDDING PRICE.
- EXISTING FACILITIES AND FEATURES ARE SHOWN LIGHT-LINED AND/OR SCREENED. NEW FACILITIES AND FEATURES ARE SHOWN SOLID AND HEAVY-LINED.
- SLOPES AND GRADES SHOWN ARE IN UNITS OF FT/FT UNLESS OTHERWISE NOTED.
- ALL PAVEMENT AND CURB MEASUREMENTS ARE TAKEN FROM FACE OF CURB OR EDGE OF PAVEMENT.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
- ALL PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
- 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.

DEMOLITION NOTES:

- DEMOLITION SHALL NOT BEGIN UNTIL THE APPROPRIATE EROSION CONTROL MEASURES AND REQUIRED TREE PRESERVATION FENCING HAVE BEEN INSTALLED.
- CONTRACTOR SHALL FOLLOW ALL FEDERAL, STATE, AND LOCAL CODES FOR DEMOLITION AND DISPOSAL OF ALL MATERIALS.
- CONTRACTOR SHALL ENSURE THAT ADJACENT PROPERTY IS NOT DAMAGED.
- CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES REGARDING RELOCATION, REMOVAL, AND/OR DISCONNECTION.
- CONTRACTOR SHALL PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC.
- CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF ANY UNDERGROUND TANKS ARE FOUND ON SITE.
- ALL TREES (EXCEPT THOSE SHOWN TO BE PROTECTED) AND VEGETATION WITHIN THE CLEARING AND GRADING LIMITS SHALL BE CLEARED AND GRUBBED INCLUDING TREE ROOT SYSTEMS. ALL DEBRIS IS TO BE REMOVED FROM THE SITE.
- STRIP TOPSOIL AND STOCKPILE IN A DESIGNATED AREA FOR FUTURE USE. COORDINATE DESIGNATED AREA WITH AE PRIOR TO STRIPPING TOPSOIL.
- LARGE ROCKS AND BOULDERS SHALL BE REMOVED AND DISPOSED FROM THE SITE.

STREET CONSTRUCTION (GRADING) AND EARTHWORK NOTES:

- THE ENGINEER SHALL BE NOTIFIED 24 HOURS PRIOR TO PLACEMENT OF ANY FILL MATERIAL, INSTALLATION OF STORM DRAINAGE PIPE, DRAINAGE STRUCTURES, CURB AND GUTTER, OR PLACEMENT OF CRUSHED STONE OR ASPHALT.
- CONTRACTOR SHALL REVIEW THE GEOTECHNICAL REPORT PERFORM EARTHWORK IN ACCORDANCE WITH THE RECOMMENDATIONS IN SAID REPORT.
- THE CONTRACTOR SHALL NOTIFY THE GEOTECHNICAL ENGINEER TO INSPECT THE SUBGRADE PRIOR TO PLACING FILL.
- FILL AND BACKFILL SHALL BE PLACED IN HORIZONTAL, NOMINAL 6- TO 8-IN THICK LOOSE LIFTS. EACH LIFT SHALL BE TESTED AND APPROVED PRIOR TO PLACING SUBSEQUENT LIFTS.
- THE SUBGRADE SHALL BE PREPARED IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS AND SECTION 212 OF THE ARKANSAS STATE HIGHWAY DEPARTMENT'S STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION. PRIOR TO PLACING THE CRUSHED STONE BASE COURSE THE SUBGRADE SHALL BE PROOF ROLLED, AND MUST BE VERIFIED TO CONFORM TO THE GRADES AND SLOPES SHOWN ON THE DRAWINGS.
- ALL MUD SOIL, AND LOOSE GRAVEL SHALL BE REMOVED FROM THE CRUSHED STONE BASE AND CONCRETE CURB PRIOR TO PLACEMENT OF ASPHALT.
- THE CONTRACTOR SHALL PROVIDE APPROPRIATE ADVANCED WARNING DEVICES, BARRICADES, BARRELS, AND OTHER MEASURES AS NEEDED TO PROPERLY CONTROL AND ADVISE TRAFFIC OF CONSTRUCTION EQUIPMENT.
- THE CONTRACTOR SHALL REPAIR ANY DAMAGE THE CONSTRUCTION ACTIVITY OR HAULING OF MATERIAL MAY HAVE ON THE EXISTING STREETS AND/OR ACCESS ROADS.
- COORDINATE WORK WITH OWNER TO MINIMIZE THE EFFECTS OF CONSTRUCTION ON DAILY OPERATIONS OF THE FACILITY.
- COORDINATE ALL DEMOLITION WORK WITH OWNER. VERIFY OWNER DOES NOT WISH TO RETAIN MATERIAL BEFORE IT IS REMOVED AND DISPOSED.
- ALL CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE DESIGNATED AREAS SHOWN ON THE PLANS. ALL AREAS OUTSIDE OF THOSE LIMITS SHALL BE PROTECTED AND MAINTAINED.
- GRADING SHALL BE LIMITED TO THE EXTENT OF THE PROPOSED CONTOURS AND SPOT GRADES SHOWN ON THE PLANS.
- ALL CUT AND/OR FILL SLOPES SHALL BE A MAXIMUM 3H:1V SLOPE OR FLATTER UNLESS OTHERWISE NOTED.
- ALL STORM DRAINAGE PIPE CONNECTIONS TO STRUCTURES SHALL BE GROUTED TO PROVIDE A WATERTIGHT CONNECTION AT THE STRUCTURE.
- ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES INSTALLED IN PAVED AND TRAFFIC AREAS SHALL MEET HEAVY DUTY TRAFFIC (H20) LOADING AND INSTALLED IN ACCORDANCE TO MANUFACTURER'S RECOMMENDATIONS FOR H20 LOADING.
- ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH THE PAVEMENT AND SHALL HAVE TRAFFIC BEARING RINGS AND COVERS.
- THE EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH ARCHITECTURAL OR STRUCTURAL ENGINEERING PLANS AND SPECIFICATIONS.

GENERAL EROSION CONTROL NOTES:

- SITE CONTRACTOR IS RESPONSIBLE FOR INSTALLING, MONITORING, AND MAINTAINING ALL EROSION & SEDIMENT CONTROL BMPS.
- SITE CONTRACTOR IS RESPONSIBLE TO KEEP AND UPDATE ALL STORM EVENT LOG BOOKS.
- THE CONTRACTOR SHALL IMPLEMENT AN EROSION CONTROL PLAN TO PREVENT MUD, SEDIMENT, AND CONSTRUCTION MATERIALS FROM BEING WASHED OR TRACKED OFF SITE ONTO ADJACENT PROPERTY. CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF THE APPROVED ADEQ CONSTRUCTION STORMWATER PERMIT AND MAINTAIN THE STORMWATER POLLUTION PREVENTION PLAN AT ALL TIMES.
- THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IS COMPRISED OF THIS DRAWING (SITE MAP), THE EROSION CONTROL DETAILS, THE PLAN NARRATIVE, ATTACHMENTS INCLUDED IN THE TEMPORARY EROSION CONTROL SECTION OF THE SPECIFICATIONS, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
- EROSION CONTROL DEVICES SHALL BE INSTALLED AS THE PROJECT PROGRESSES AND AREAS ARE DISTURBED.
- THE 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 TO THE OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
- BEST MANAGEMENT PRACTICES AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, AND OR LOCAL MANUAL OF PRACTICE, AND THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECT BY THE PERMITTING AGENCY OR OWNER.
- THIS EROSION CONTROL PLAN MAY BE REVISED BY ADDING OR DELETING EROSION CONTROL DEVICES AS DIRECTED BY THE ENGINEER.
- THE LOCATIONS OF THESE EROSION CONTROL DEVICES MAY BE CHANGED IF SITE CONDITIONS WARRANT TO PREVENT EROSION.
- ALL WASH WATER (CONCRETE TRUCKS, VEHICLE AND EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
- ALL INLETS ON AND ADJACENT TO THE SITE SHALL BE PROTECTED FROM SEDIMENT.
- 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.
- PERFORM EQUIPMENT AND VEHICLE MAINTENANCE ONLY IN DESIGNATED AREAS. USE DRIP PANS UNDER EQUIPMENT.
- INSPECT ALL EROSION CONTROL DEVICES WEEKLY AND FLOWING RAINFALL EVENTS OF 0.5 INCHES THROUGHOUT THE DURATION OF THIS PROJECT AND UNTIL PERMANENT VEGETATION IS ESTABLISHED.
- ALL DISTURBED AREAS LEFT IDLE FOR A PERIOD OF 14 DAYS OR LONGER ARE TO RECEIVE TEMPORARY VEGETATION AND MULCHING.
- DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND/OR OTHER PETROLEUM-BASED, OR TOXIC LIQUIDS FOR DUST SUPPRESSION OR OPERATION IS PROHIBITED.
- SOLID WASTE (INCLUDING TRASH AND DEBRIS) MUST BE DISPOSED OF PROPERLY, AND HAZARDOUS MATERIALS (INCLUDING OIL, GASOLINE, AND PAINT) MUST BE PROPERLY STORED (WHICH INCLUDES SECONDARY CONTAINMENT). PROPERLY MANAGE PORTABLE SANITARY FACILITIES.
- USE DRY CLEANUP METHODS TO COLLECT LITTER AND/OR ANY LIQUID WASTES PRIOR TO ANY PRESSURE WASHING. THESE INCLUDE USING ABSORBENTS (RAGS, SAND, ETC.), SCUFFING, AND WRAPPING OFF DRIED DEBRIS.
- RUBBISH, TRASH, GARBAGE, OR LITTER SHALL BE DEPOSITED INTO SEaled CONTAINERS. MATERIALS SHALL BE PREVENTED FROM BEING BLOWN OR WASHED OFF-SITE.
- 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 TO 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..
- ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
- 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 ADEQ CONSTRUCTION STORMWATER PERMIT.
- ALL MATERIALS MUST BE STORED OUT OF THE WAY OF VEHICULAR TRAFFIC.
- 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.
- EROSION CONTROL FACILITIES REQUIRED BY THESE PLANS AND/OR THE FACILITY PERMIT ARE THE MINIMUM REQUIRED. THE CONTRACTOR SHALL INSTALL ADDITIONAL EROSION CONTROL FACILITIES AS NECESSARY.
- REMOVE EROSION CONTROL DEVICES AFTER PERMANENT VEGETATION IS ESTABLISHED.

ADDITIONAL EROSION CONTROL NOTES:

INITIAL SITE PREPARATION:

- INSTALL STABILIZED CONSTRUCTION ENTRANCES/EXITS.
- SITE CONTRACTOR SHALL SUBMIT TO ENGINEER FOR APPROVAL A SITE MAP SHOWING THE PROPOSED LOCATIONS 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 PROGRESS.
- CONSTRUCT THE SILT FENCES ON THE SITE AS INDICATED ON THE PLANS.
- CONSTRUCT THE SEDIMENTATION AND SEDIMENT TRAP BASINS.
- CONTACT THE ENGINEER TO PERFORM INSPECTION OF THE BMPS. SITE CONTRACTOR SHALL SCHEDULE AND CONDUCT STORM WATER PRE-CONSTRUCTION MEETING WITH ENGINEER AND ALL GROUND DISTURBING SUB-CONTRACTORS BEFORE PROCEEDING WITH CONSTRUCTION.
- CLEAR AND GRUB THE SITE WITHIN THE LIMITS OF WORK SHOWN ON THE PLANS.
- CONTRACTOR SHALL BEGIN GRADING THE SITE AND BEGIN CONSTRUCTION.

DURING CONSTRUCTION:

- TEMPORARILY SEED DISTURBED AREAS.
- INSTALL INLET PROTECTION AROUND ALL NEWLY CONSTRUCTED STORM SEWER STRUCTURES.
- AFTER PAVING, INSTALL INLET PROTECTION DEVICES.
- AT THE COMPLETION OF GRADING INSTALL PERMANENT SEEDING AND PLANTINGS.
- ONCE SITE IS STABILIZED, THE CONTRACTOR CAN REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES.
- ON AN AS-NEEDED BASIS OR AS DIRECTED BY THE CITY OR OWNER, THE CONTRACTOR SHALL CONTROL DUST BY EXPOSING THE SOIL SURFACE TO MOISTURE PERIODICALLY WITH ADEQUATE WATER TO CONTROL DUST.

UTILITY NOTES:

- 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
- CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES.
- ALL WATER LINE AND SANITARY SEWER WORK MUST BE PERFORMED IN ACCORDANCE WITH THE CITY OF BENTONVILLE STANDARD WATER UTILITIES DEPARTMENT SPECIFICATIONS 2024 AND DETAILS, AND SHALL BE COORDINATED WITH BENTONVILLE WATER UTILITY.
- THE CONTRACTOR SHALL COORDINATE THE CONNECTIONS TO THE EXISTING WATER LINES WITH BENTONVILLE WATER UTILITY.
- PROVIDE THRUST BLOCKING FOR THE PROPOSED WATERLINES AS SHOWN ON THE DETAIL SHEETS AND AS REQUIRED THE CITY OF BENTONVILLE STANDARD WATER UTILITIES DEPARTMENT SPECIFICATIONS 2024.
- ALL WATER AND SEWER LINES AND SERVICES CROSSING ROADWAYS ARE TO BE BACKFILLED WITH COMPACTED CLASS 7 AGGREGATE BASE COURSE.
- ALL WATER MAINS SHALL MEET BWU SPECIFICATION 11.2 AND BE A MINIMUM OF 4-FT BELOW FINISHED GRADE AND A MINIMUM OF 1-FT BELOW STORM DRAINS PER CITY OF BENTONVILLE STANDARD WATER UTILITIES DEPARTMENT SPECIFICATIONS 2024.
- 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.
- ALL INSTALLATIONS SHALL MEET THE CITY OF BENTONVILLE 2024 WATER AND SEWER SPECIFICATIONS.
- 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 ELECTRICAL SPECIFICATIONS FOUND ON THE WEBSITE. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THIS DOCUMENT.

EXISTING LEGEND

○ SET 5/8" REBAR/CAP	⊠ ELECTRICAL BOX	— FM — SEWER FORCE MAIN
● FOUND 5/8" REBAR	⊠ ELECTRICAL METER	— SS — SEWER LINE
⊠ FOUND 1/2" REBAR	⊠ LIGHT	— W — WATER LINE
▼ FOUND MAG NAIL	⊠ BOLLARD	— W — WATER SERVICE LINE
✱ FOUND CONCRETE NAIL	⊠ TREE	— GAS — GAS LINE
⊠ SET CHISELED "X" IN CONC.	✱ SIGN	— F — FLOW LINE
⊠ COMPUTED POINT	✱ SPOT ELEVATION	— U — UTILITY EASEMENT
⊠ WATER METER	⊠ GAS METER	— S — STORM PIPE
✱ FIRE HYDRANT	⊠ MAILBOX	
⊠ WATER VALVE	— B — BOUNDARY LINE	
⊠ FIRE DEPT. CONNECTION	— B — BOUNDARY LINE (MEASURED)	
⊠ SANITARY SEWER MH	— T — TIE LINE	
⊠ GRATED INLET	— C — CENTERLINE OF ROAD	
⊠ STORM SEWER MH	— R — RIGHT-OF-WAY	
⊠ TELEPHONE PEDESTAL	— F — FENCE	
⊠ TELEPHONE VAULT	— U — UTILITY EASEMENT	
⊠ CABLE PEDESTAL	— I — INGRESS & EGRESS EASEMENT	

PROPOSED DEMOLITION LEGEND

✱	TREE TO BE REMOVED
■	PAVEMENT & STRUCTURE REMOVAL AREA
---	SAWCUT PAVEMENT LINE
— X —	TREE PRESERVATION FENCING

PROPOSED UTILITY LEGEND

— W —	WATER LINE
⊠	WATER METER
⊠	WATER VALVE
⊠	FIRE HYDRANT
— SS —	SANITARY SEWER
— UGE —	UNDERGROUND ELECTRIC LINES/CONDUIT
⊠	TRANSFORMER AND CONCRETE PAD
— TELE —	FIBER LINE
— COMM —	COMMUNICATION LINE
— GAS —	GAS LINE
⊠	GAS METER

PROPOSED SITE PLAN LEGEND

=====	CURB AND GUTTER
---	SAWCUT PAVEMENT LINE
⊠	TYPICAL CONCRETE PAVEMENT
⊠	HEAVY DUTY CONCRETE PAVEMENT
⊠	ASPHALT PAVEMENT
⊠	GRAVEL PAVEMENT
⊠	PAVERS
⊠	TYPICAL CONCRETE SIDEWALK
⊠	SCORED/COLORED CONCRETE

PROPOSED GRADING & DRAINAGE LEGEND

⊠	JUNCTION BOX
⊠	CURB INLET
⊠	CONCAVE GRATE INLET
⊠	AREA INLET
○	NYLOPLAST CATCH BASIN
■	HDPE STORM PIPE
■	PERFORATED HDPE STORM PIPE
■	RCP/RCHP STORM PIPE
— 1311 —	PROPOSED 1 FT. CONTOUR ELEVATION
— 1315 —	PROPOSED 5 FT. CONTOUR ELEVATION
— XXXX.XX —	SPOT ELEVATIONS
— . . . —	FLOWLINE

ABBREVIATIONS

BC	BOTTOM OF CURB
BW	BOTTOM OF WALL
CL	CENTERLINE
CLR	CLEARANCE
CMP	CORRUGATED METAL PIPE
DIA	DIAMETER
DWG	CAD DRAWING
E	EASTING
ELEV	ELEVATION
EX	EXISTING
EG	EXISTING GRADE
FES	FLARED END SECTION
FFE	FINISH FLOOR ELEVATION
FG	FINISH GRADE
FL	FLOWLINE
FT	FEET
GA	GAUGE
GMP	GAS MONITORING PROBE
HDPE	HIGH DENSITY POLYETHYLENE
HORZ	HORIZONTAL
ID	INSIDE DIAMETER
INV	INVERT
LB	POUNDS
LEN	LENGTH
LF	LINEAR FEET
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
N	NORTHING
N.T.S.	NOT TO SCALE
OC	ON CENTER
OCEW	ON CENTER EACH WAY
OD	OUTSIDE DIAMETER
PL	PROPERTY LINE
PVC	POLYVINYL CHLORIDE
PVT	PAVEMENT
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
ROW	RIGHT-OF-WAY
SCH	SCHEDULE
SS	STAINLESS STEEL
SQ	SQUARE
STA	STATION
STD	STANDARD
TC	TOP OF CURB
TW	TOP OF WALL
TYP	TYPICAL
VERT	VERTICAL

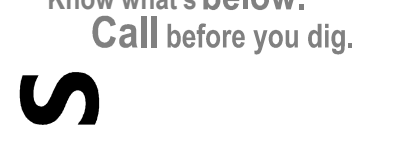
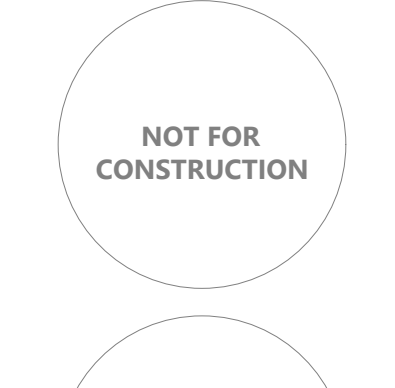
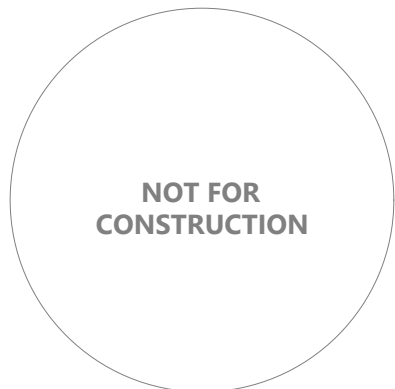
PROPOSED EROSION CONTROL LEGEND

⊠	CONSTRUCTION ENTRANCE
⊠	CONCRETE WASHOUT
— □ — □ —	WIRE REINFORCED SILT FENCE
⊠	GRATE INLET PROTECTION
⊠	CURB INLET PROTECTION
---	LIMITS OF DISTURBANCE
←	FLOW ARROW

E | D | G

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APPLEJACK II TOWNHOMES

Bentonville, Arkansas

(# LSD25-002)

EDG PROJECT NO.	24-050
DATE	2025.05.30

REVISIONS		
Mark	Date	Description

PHASE	50% CONSTRUCTION DOCUMENTS
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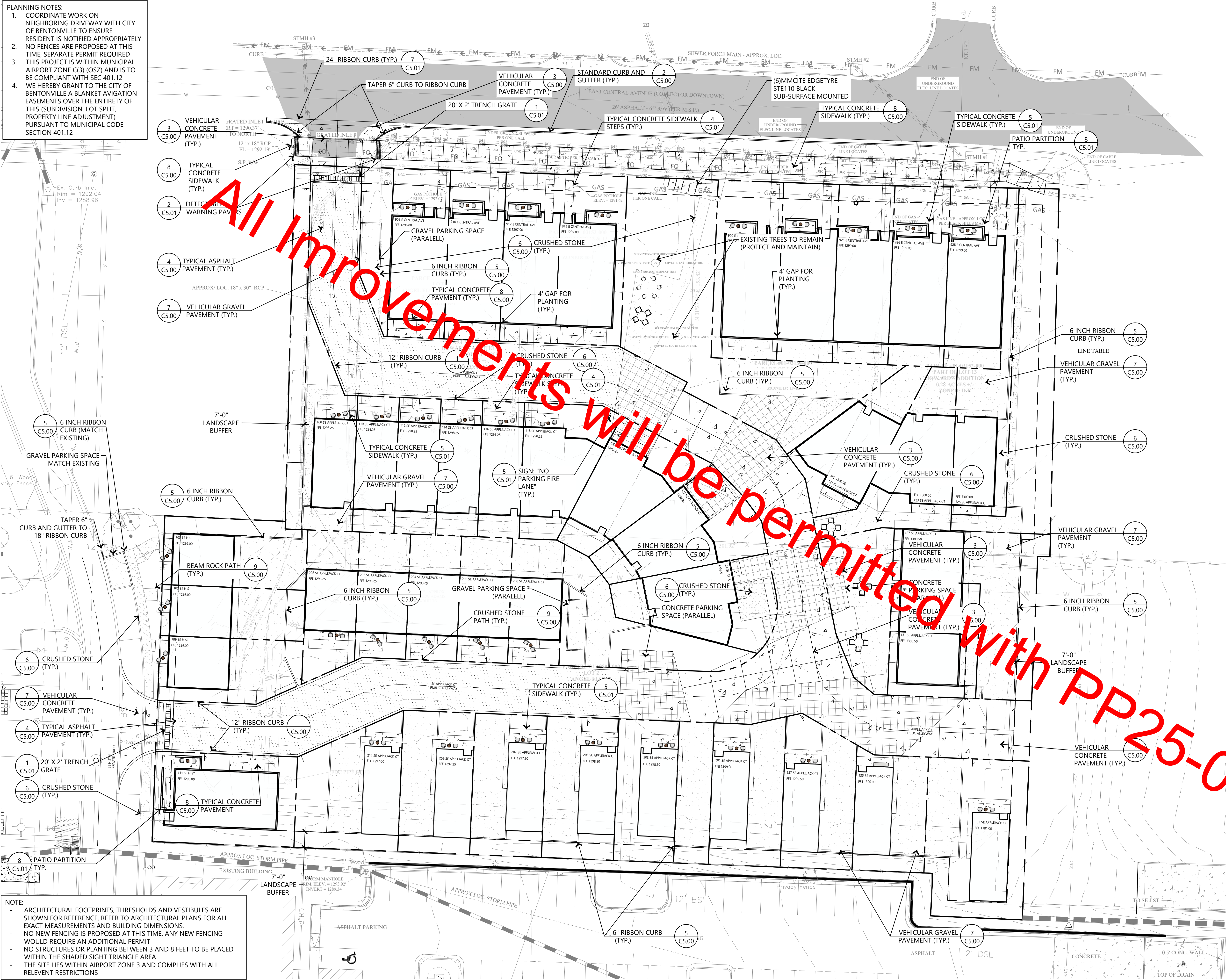
TITLE	GENERAL NOTES AND LEGEND
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SHEET NO.	C0.01 LSD25-0026
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- PLANNING NOTES:
- COORDINATE WORK ON NEIGHBORING DRIVEWAY WITH CITY OF BENTONVILLE TO ENSURE RESIDENT IS NOTIFIED APPROPRIATELY.
 - NO FENCES ARE PROPOSED AT THIS TIME. SEPARATE PERMIT REQUIRED THIS PROJECT IS WITHIN MUNICIPAL AIRPORT ZONE C(3) (OSZ) AND IS TO BE COMPLIANT WITH SEC 401.12
 - WE HEREBY GRANT TO THE CITY OF BENTONVILLE A BLANKET AVIGATION EASEMENTS OVER THE ENTIRETY OF THIS (SUBDIVISION, LOT SPLIT, PROPERTY LINE ADJUSTMENT) PURSUANT TO MUNICIPAL CODE SECTION 401.12

- NOTE:
- ARCHITECTURAL FOOTPRINTS, THRESHOLDS AND VESTIBULES ARE SHOWN FOR REFERENCE. REFER TO ARCHITECTURAL PLANS FOR ALL EXACT MEASUREMENTS AND BUILDING DIMENSIONS.
 - NO NEW FENCING IS PROPOSED AT THIS TIME. ANY NEW FENCING WOULD REQUIRE AN ADDITIONAL PERMIT
 - NO STRUCTURES OR PLANTING BETWEEN 3 AND 8 FEET TO BE PLACED WITHIN THE SHADED SIGHT TRIANGLE AREA
 - THE SITE LIES WITHIN AIRPORT ZONE 3 AND COMPLIES WITH ALL RELEVANT RESTRICTIONS

1 SITE PLAN



EXISTING LEGEND

- SET 5/8" REBAR/CAP
- FOUND 5/8" REBAR
- FOUND 1/2" REBAR
- FOUND MAG NAIL
- FOUND CONCRETE NAIL
- SET CHISELED "X" IN CONC.
- COMPUTED POINT
- WATER METER
- FIRE HYDRANT
- WATER VALVE
- FIRE DEPT. CONNECTION
- SANITARY SEWER MH
- GRATED INLET
- STORM SEWER MH
- TELEPHONE PEDESTAL
- TELEPHONE VAULT
- CABLE PEDESTAL
- ELECTRICAL BOX
- ELECTRICAL METER
- LIGHT
- BOLLARD
- TREE
- SIGN
- SPOT ELEVATION
- GAS METER
- MAILBOX
- BOUNDARY LINE (MEASURED)
- TIE LINE
- CENTERLINE OF ROAD
- RIGHT-OF-WAY
- FENCE
- UTILITY EASEMENT
- INGRESS & EGRESS EASEMENT
- SEWER FORCE MAIN
- SEWER LINE
- WATER LINE
- GAS LINE
- FLOW LINE
- STORM PIPE

PROPOSED SITE PLAN LEGEND

- STANDARD CURB AND GUTTER
- RIBBON CURB
- VEHICULAR CONCRETE PAVEMENT
- VEHICULAR CONCRETE PAVEMENT 3" JOINTS
- TYPICAL CONCRETE PAVEMENT
- TYPICAL CONCRETE SIDEWALK
- VEHICULAR GRAVEL PAVEMENT
- CRUSHED STONE
- TYPICAL ASPHALT PAVEMENT
- FIRE LANE SIGN - NO PARKING

ZONING SUMMARY

LOT AND AREA STANDARDS		
	REQUIRED	PROVIDED
LOT AREA MIN:	NONE	1111 SF
MIN LAND AREA / DWELLING UNIT	N/A	x,xxx SF
LOT WIDTH MIN:	NONE	18' / xxx
LOT WIDTH MAX:	NONE	xxx' / xxx
LOT COVERAGE MAX CORNER:	xxx%	xx%

SETBACK STANDARDS

	REQUIRED	PROVIDED
FRONT YARD:	0'	0' +
SIDE YARD NON-RESIDENTIAL:	0'	0' +
REAR YARD NON-RESIDENTIAL:	0'	0' +

PARKING DATA

ZONING	PRD SINGLE FAMILY
PARKING REQUIREMENTS	2 SPACES PER 1 UNIT (2 SPACES/UNIT) 42 UNITS 42 x 2 = 90 84 SPACES REQUIRED

TOTAL 84 SPACES REQUIRED

COVERED PARKING PROVIDED 66 SPACES

PRIVATE SPACES PROVIDED 18 SPACES

ON SITE SPACES PROVIDED 4

TOTAL 88 SPACES PROVIDED

SITE SUMMARY

ZONING: PLANNED RESIDENTIAL DEVELOPMENT

USE: SINGLE FAMILY: (26) 2 BEDROOM UNITS

(6) 3 BEDROOM UNITS

(10) 4 BEDROOM UNITS

TOTAL: 42 UNITS

AREA:

2.43 AC

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION



APPLEJACK II TOWNHOMES

Bentonville, Arkansas

(#LSD25-002)

EDG PROJECT NO. 24-050

DATE 2025.05.30

REVISIONS

Mark Date Description

PHASE 50% CONSTRUCTION DOCUMENTS

TITLE SITE PLAN

SHEET NO.

C1.00

LSD25-0026

Page 15 of 121

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CONSTRUCTION

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CONSTRUCTION



Know what's below.
Call before you dig.

APPLEJACK II TOWNHOMES

Bentonville, Arkansas
(#LSD25-0002)

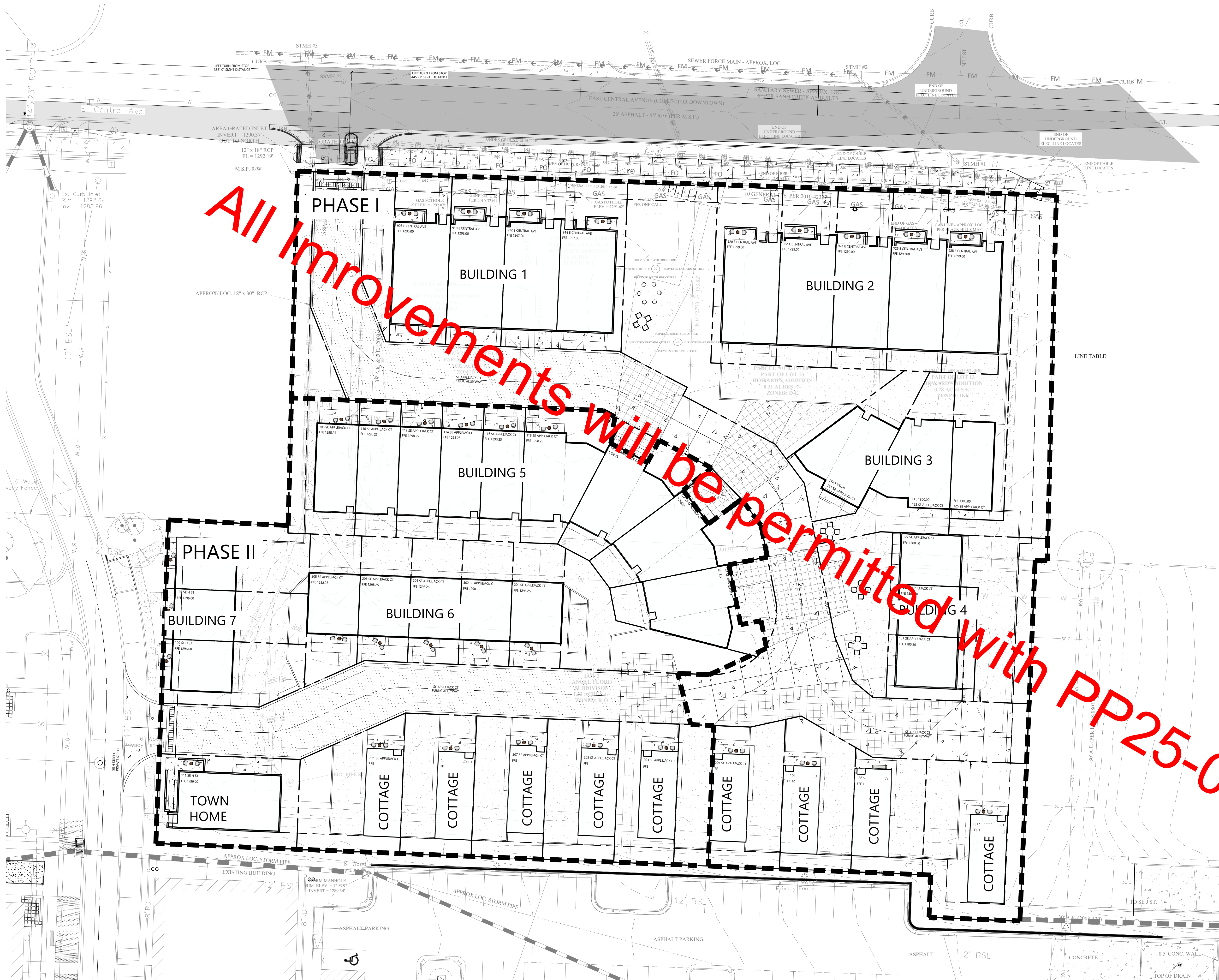
EDG PROJECT NO. 24-050
DATE 2025.05.30

REVISIONS
Mark Date Description

PHASE 50% CONSTRUCTION
DOCUMENTS

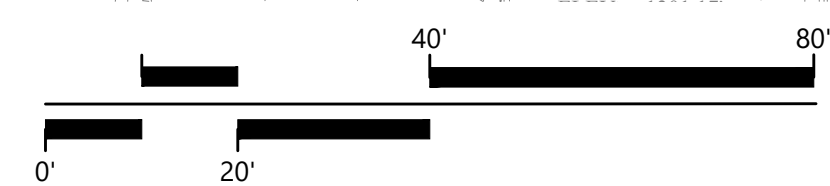
TITLE SITE PHASING PLAN

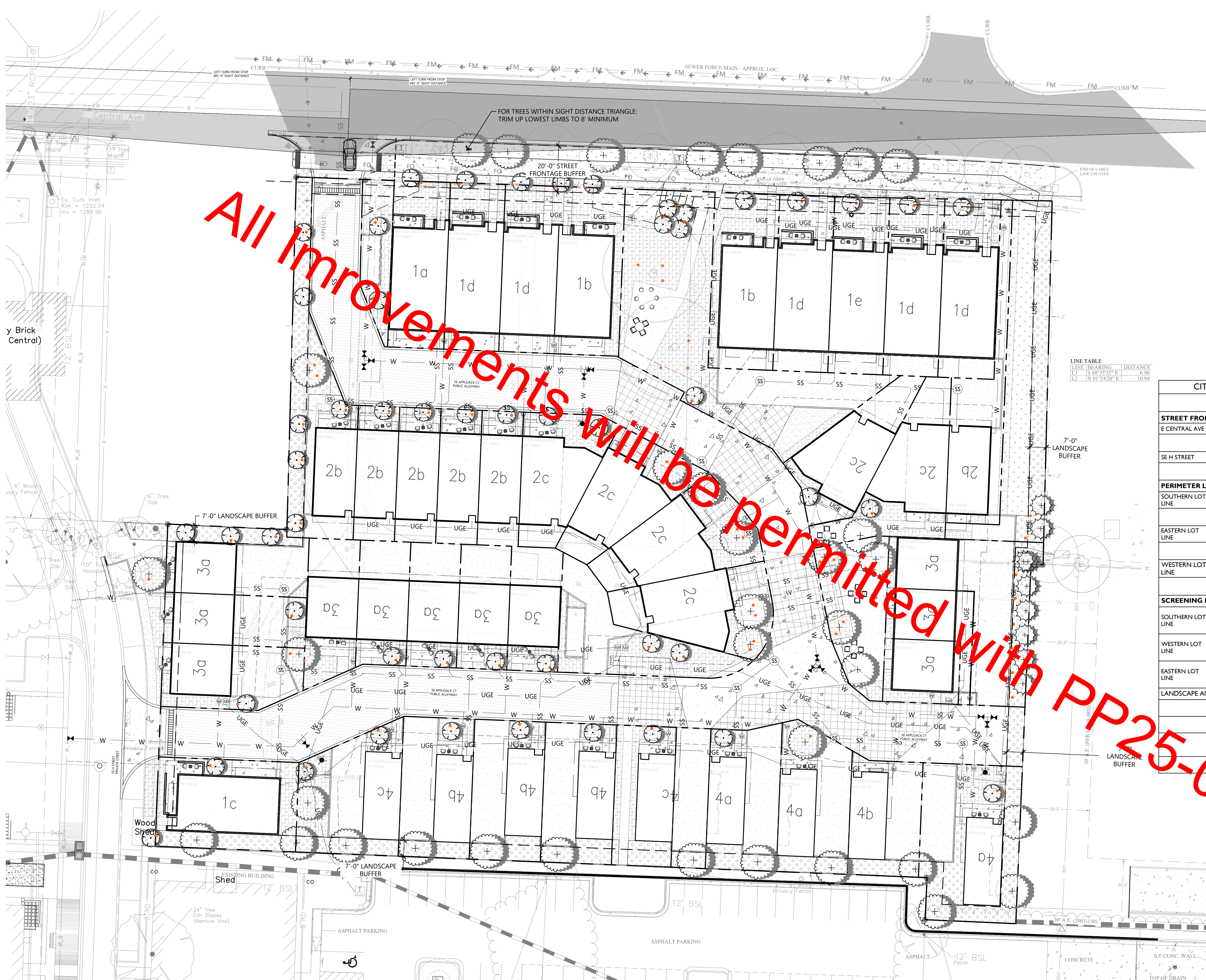
SHEET NO. C1.02
LSD25-0026



1 SITE PHASING PLAN

SCALE: 1" = 20'-0"





EXISTING LEGEND

● OSET 5/8" REBAR/CAP

● FOUND 5/8" REBAR

● FOUND 1/2" REBAR

● FOUND MAG NAIL

● FOUND CONCRETE NAIL

● SET CHISELED "X" IN CONC.

▲ COMPUTED POINT

○ WATER METER

○ FIRE HYDRANT

○ WATER VALVE

● FIRE DEPT. CONNECTION

○ SANITARY SEWER MH

○ GRATED INLET

○ STORM SEWER MH

○ TELEPHONE PEDESTAL

○ TELEPHONE VAULT

○ CABLE PEDESTAL

○ ELECTRICAL BOX

○ ELECTRICAL METER

○ LIGHT

○ BOLLARD

○ TREE

○ SIGN

○ SPOT ELEVATION

○ GAS METER

■ MAILBOX

--- BOUNDARY LINE

--- BOUNDARY LINE (MEASURED)

--- TIE LINE

--- CENTERLINE OF ROAD

--- RIGHT-OF-WAY

--- FENCE

--- UTILITY EASEMENT

--- INGRESS & EGRESS EASEMENT

--- SEWER FORCE MAIN

--- SEWER LINE

--- WATER LINE

--- WATER SERVICE LINE

--- GAS LINE

--- FLOW LINE

--- STORM PIPE

LINE TABLE

LINE BEARING	DISTANCE
L1 S 88° 33' 32" E	6.96'
L2 N 01° 24' 28" E	10.94'

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811

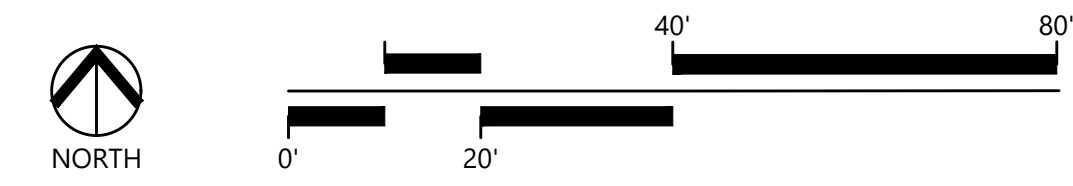
Know what's below.
Call before you dig.

CITY OF BENTONVILLE LANDSCAPE REQUIREMENTS		
	REQUIRED	PROVIDED
STREET FRONTAGE		
E CENTRAL AVE	MIN. 20 FT BUFFER	YES YES
	ONE (1) TREE PER 20 LF. OF STREET FRONTAGE: 330 LF / 20 = 16.5 ~ 16 TREES REQUIRED	16 TREES 16 TREES
SE H STREET	MIN. 20 FT BUFFER	YES YES
	ONE (1) TREE PER 20 LF. OF STREET FRONTAGE: 140 LF / 20 = 7 ~ 7 TREES REQUIRED	7 TREES 7 TREES
PERIMETER LANDSCAPE STRIP		
SOUTHERN LOT LINE	7' PERIMETER LANDSCAPE STRIP	YES YES
	ONE (1) TREE PER 50 LF OF LENGTH: 375 / 50 = 7.5 ~ 8 TREES REQUIRED	8 12
EASTERN LOT LINE	7' PERIMETER LANDSCAPE STRIP	YES YES
	ONE (1) TREE PER 50 LF OF LENGTH: 315 / 50 = 6.3 ~ 6 TREES REQUIRED	6 10
WESTERN LOT LINE	7' PERIMETER LANDSCAPE STRIP	YES YES
	ONE (1) TREE PER 50 LF OF LENGTH: 150 / 50 = 3 ~ 3 TREES REQUIRED	3 6
SCREENING REQUIREMENTS		
SOUTHERN LOT LINE	DUPLEX/TOWNHOME / MULTI - FAMILY USES: TYPE C SCREEN REQUIRED BROKEN SCREEN	YES YES
WESTERN LOT LINE	DUPLEX/TOWNHOME / COMMERCIAL: TYPE A SCREEN REQUIRED OPAQUE SCREEN	YES YES
EASTERN LOT LINE	DUPLEX/TOWNHOME / SINGLE FAMILY: TYPE B SCREEN REQUIRED SEMI-OPAQUE SCREEN	YES YES
LANDSCAPE AND UTILITY REQUIREMENTS		
	TREES PLANTED UNDER OVERHEAD UTILITIES SHALL NOT EXCEED A MATURE HEIGHT OF 25'	YES YES
	TREES SHALL NOT BE WITHIN 5' OF UNDERGROUND UTILITIES	YES YES
	TREES AND LANDSCAPING SHALL NOT BE WITHIN 10' FROM THE DOOR SIDE OF TRANSFORMER, AND 3' FROM OTHER SIDES.	YES YES
	TREES AND LANDSCAPING SHALL NOT BE WITHIN 13' OF A FIRE HYDRANT	YES YES

NOTE: NO STRUCTURES OR PLANTING BETWEEN 3 AND 8 FEET FROM THE PROPERTY LINE IN THE SHADED SIGHT TRIANGLE

1 LANDSCAPE PLAN

SCALE: 1" = 20'-0"



EDG

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APPLEJACK II TOWNHOMES

Bentonville, Arkansas

(#LSD25-002)

EDG PROJECT NO.

24-050

DATE

2025.05.30

REVISIONS

Mark	Date	Description

PHASE

50% CONSTRUCTION DOCUMENTS

TITLE

LANDSCAPE PLAN

SHEET NO.

L1.00

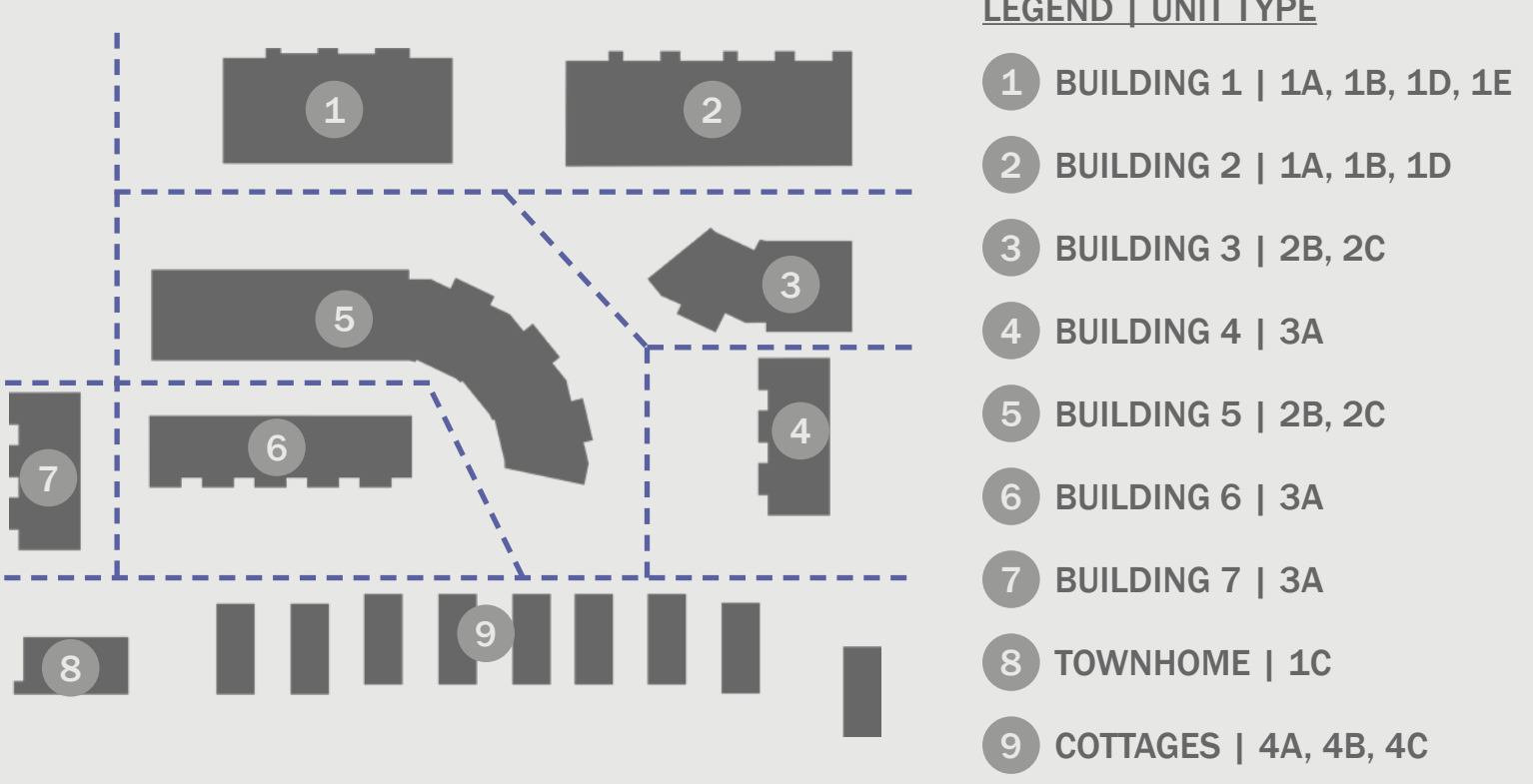
LSD25-0026

Page 17 of 121



MASTER PLAN

KEY PLAN



LEGEND

- 1

CENTRAL PLAZA
- 2

COMMUNAL GREEN SPACE
- 3

ALLEY
- 4

AUTOCOURTS
- 5

MAIL KIOSK
- 6

PUBLIC SIDEWALK

PROJECT INFORMATION

Project Description:
42 Individual single family attached townhouses, 2 - 3 stories in height. Plans vary from 2-4 bedrooms and 2-3 bathrooms with garages for most units. Units will be platted on individual lots with shared acces ease-ments and sold individually. 2.43 Acres Total.

Codes Used:
2021 AFPC Vol 1 (Fire)
2021 AFPC Vol II (Building)
2021 AFPC Vol III (Residential)
2021 Arkansas Mechanical
2020 National Electrical Code
2018 Arkansas Plumbing Code
2018 Arkansas Fuel Gas Code
2014 Arkansas Energy Code

Zoning: PRD
Acreage: 2.43
Type of Construction:
• Type V
• Wood Wall Framing per R601
• Poured Concrete Footings per

UNIT DESCRIPTION

Unit Designation	Unit Type	Unit Area (GSF)
Unit 1a	4 Bed	3,249
Unit 1b	4 Bed	3,324
Unit 1c	4 Bed	3,292
Unit 1d	3 Bed	2,263
Unit 1e	4 Bed	3,249
Unit 2b	2 Bed	2,193
Unit 2c	3 Bed	2,899
Unit 3a	2 Bed	2,497
Unit 4a	2 Bed	2,191
Unit 4b	2 Bed	1,471
Unit 4c	2 Bed	1,471
Totals	42 Units	95,374

*Total Bed Count = (4) 4 Bed + (11) 3 Bed + (26) 2 Bed = 105 Beds

PARKING COUNTS

PRD Parking Requirements - 2 Spaces per unit = 84 Required

Parking Provided	
Garage Spaces	66
Surfaces Spaces (private)	18
Surfaces Spaces (public)	4
Total:	88 Spaces Provided

SUPPLEMENTARY DATA

Fire Protection Systems	Egress Codes Followed	Accesibility Codes Followed
- Non-Sprinklered - Smoke Alarms - R314 - CO Alarms - R315 - Demising Wall: UL U373 Assembly	- R311.2 - Exit Access - R311.6 - Hallways - R311.7 - Stairways - R311.7.3 - Vertical Rise - R312.2.1 - Windows - R312.2.2 - Emergency escape	R320.1

PRIMARY MATERIALS

*FINISH BY OTHERS
*TEXTURE ONLY - COLORS SHOWN ARE NOT A REFLECTION OF FINAL PRODUCT COLOR



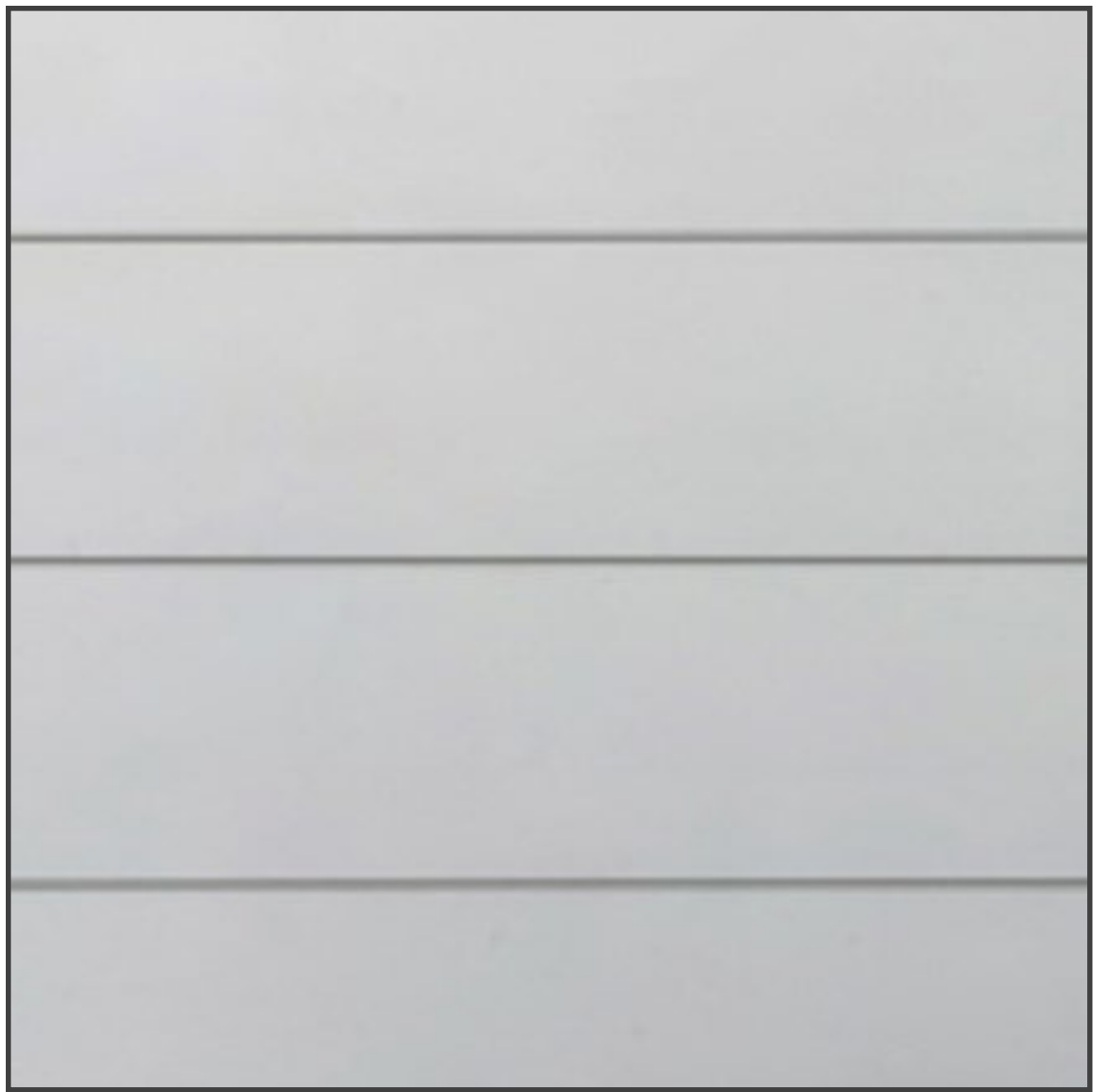
SP-01 SPECIAL PRIMARY USE - HARDIE ARCHITECTURAL PANEL
*WARRANTY LOCATED AT END OF ARCHITECTURAL PACKAGE



BR-01 PRIMARY USE - SMOOTH MODULAR BRICK



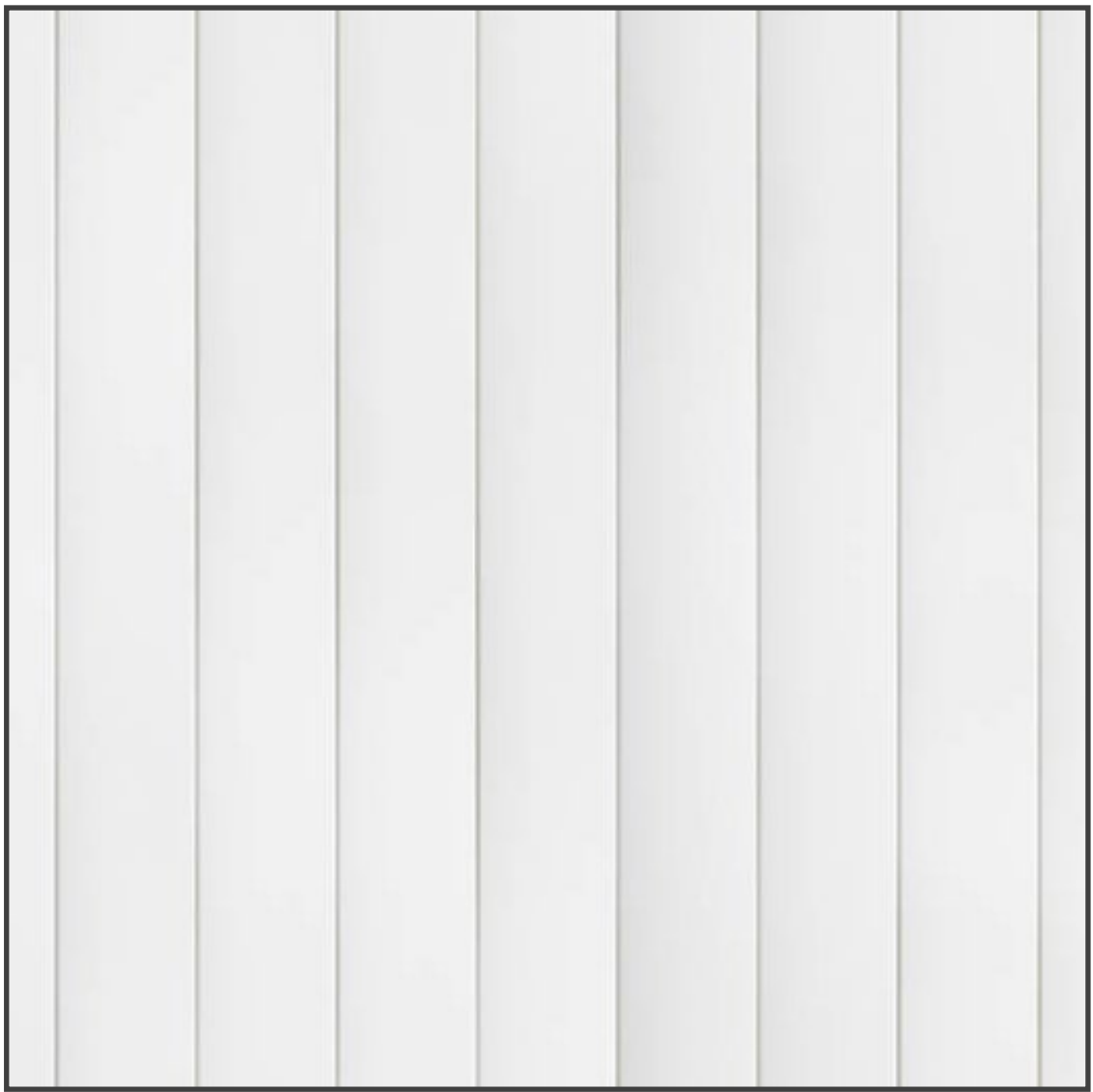
BR-02 PRIMARY USE - VERTICAL BOND BRICK



WD-01 9" HORIZONTAL CLAPBOARD WITH NICKEL GAP



WD-02 6" VERTICAL CLAPBOARD WITH NICKEL GAP



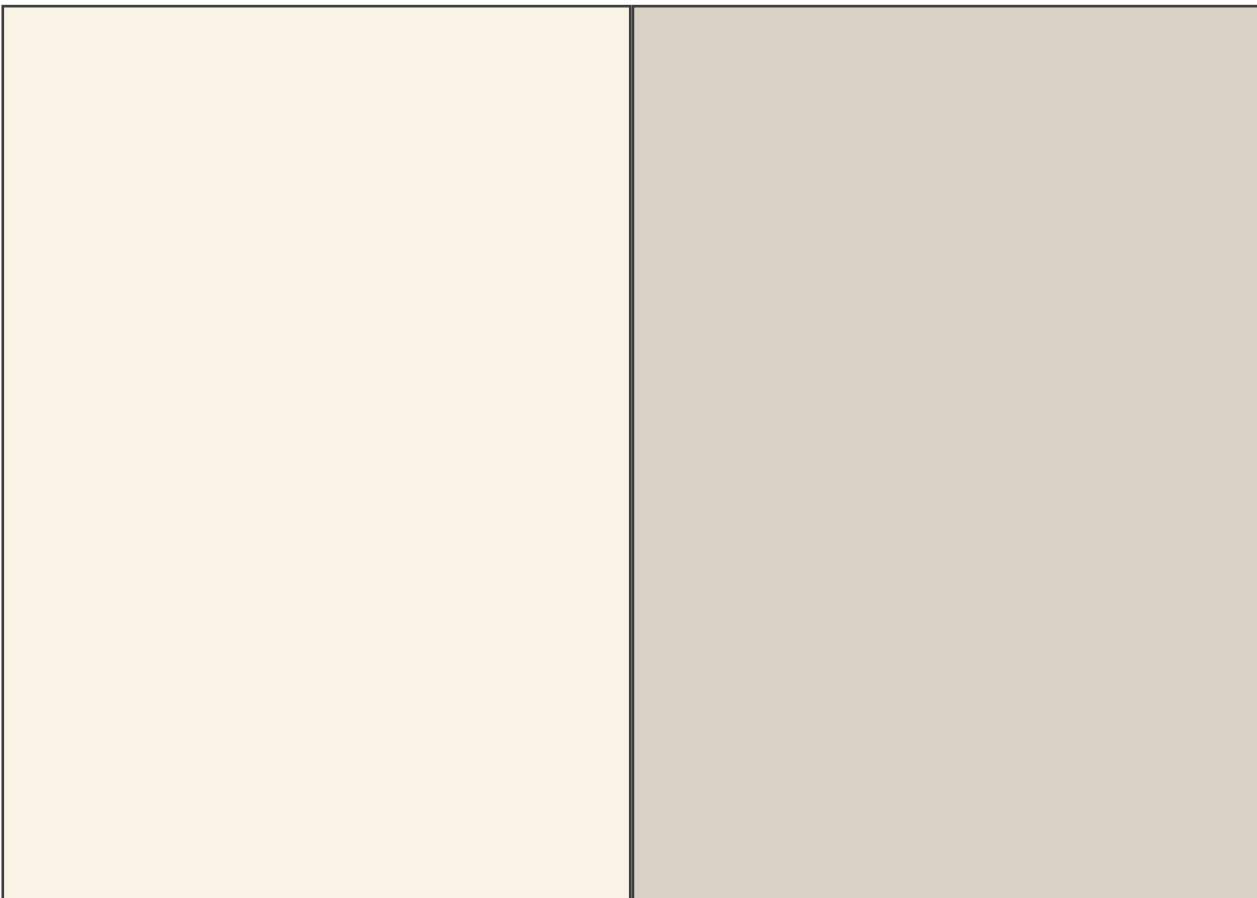
WD-03 3" VERTICAL CLAPBOARD WITH NICKEL GAP



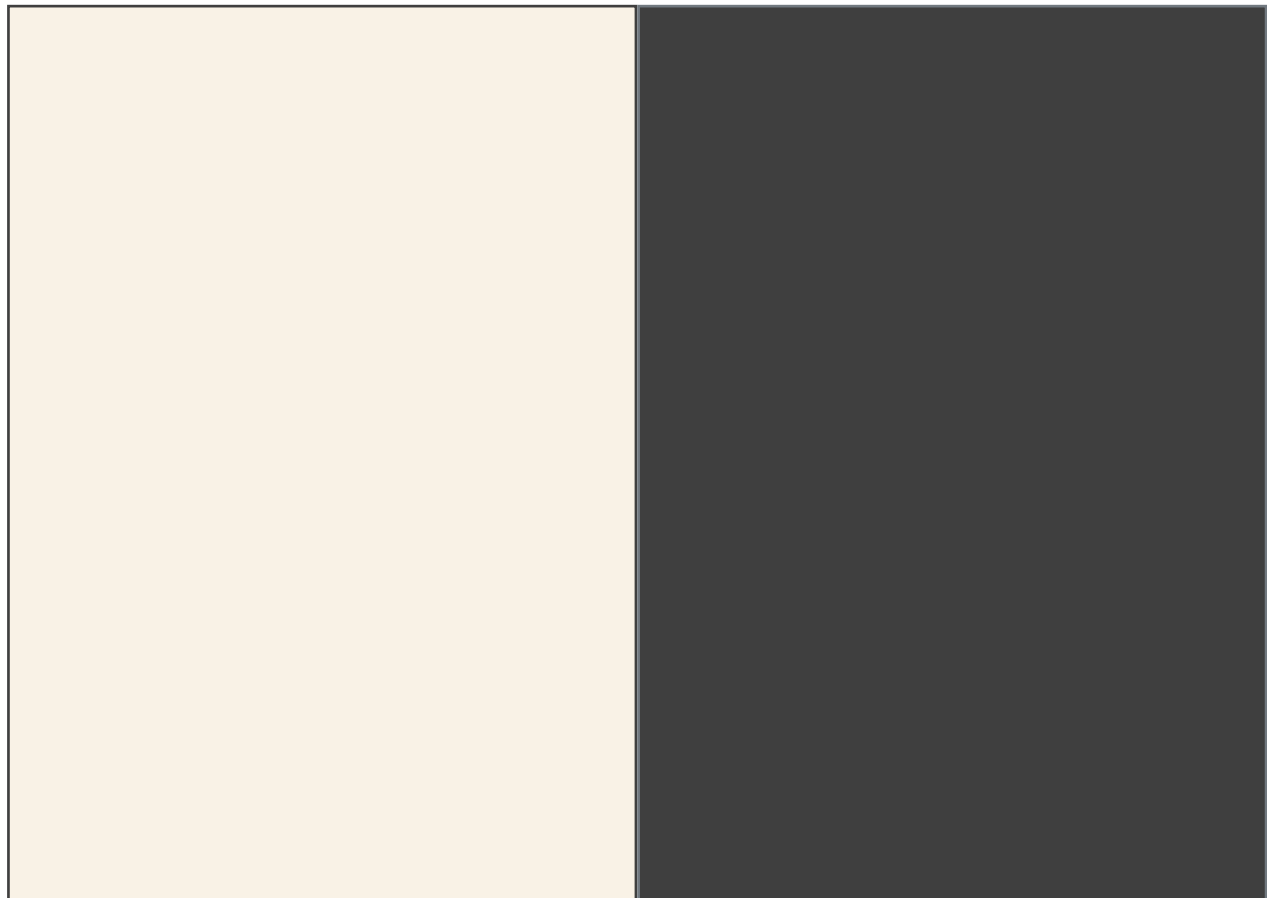
GL-01 TYPICAL GLAZING

PROPOSED PRIMARY COLOR SCHEMES

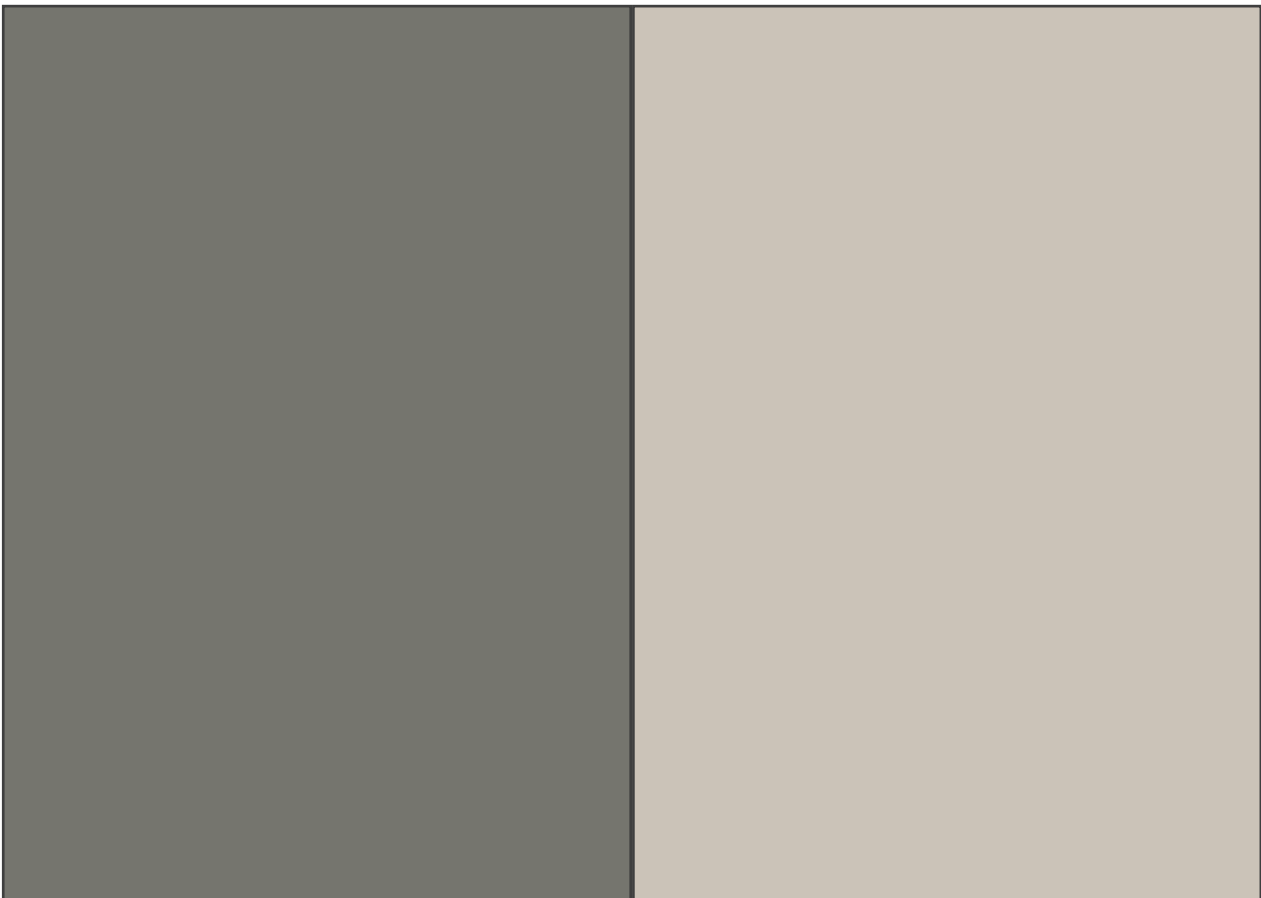
*COLOR SELECTION BY OTHERS



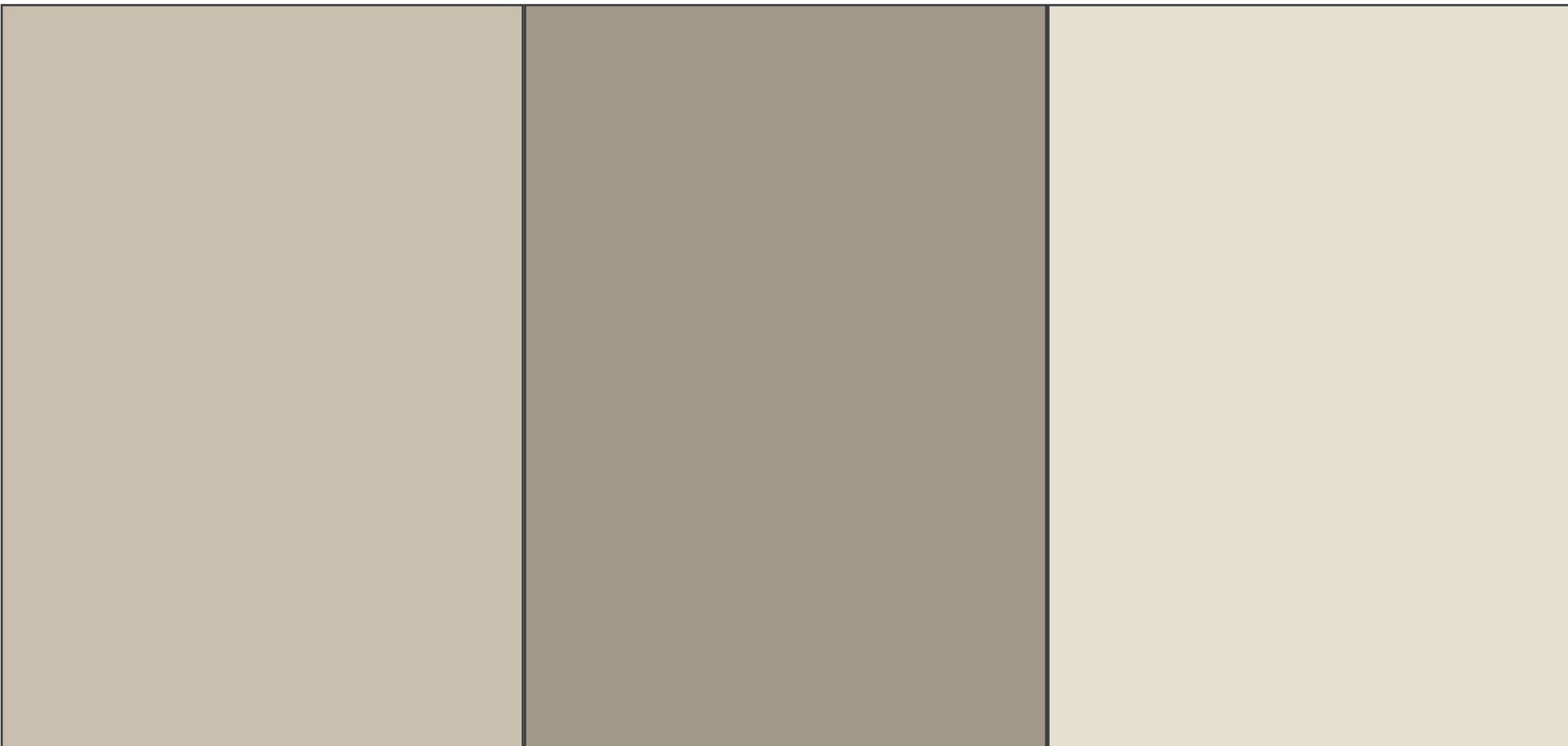
SCHEME 1



SCHEME 2



SCHEME 3



SCHEME 4

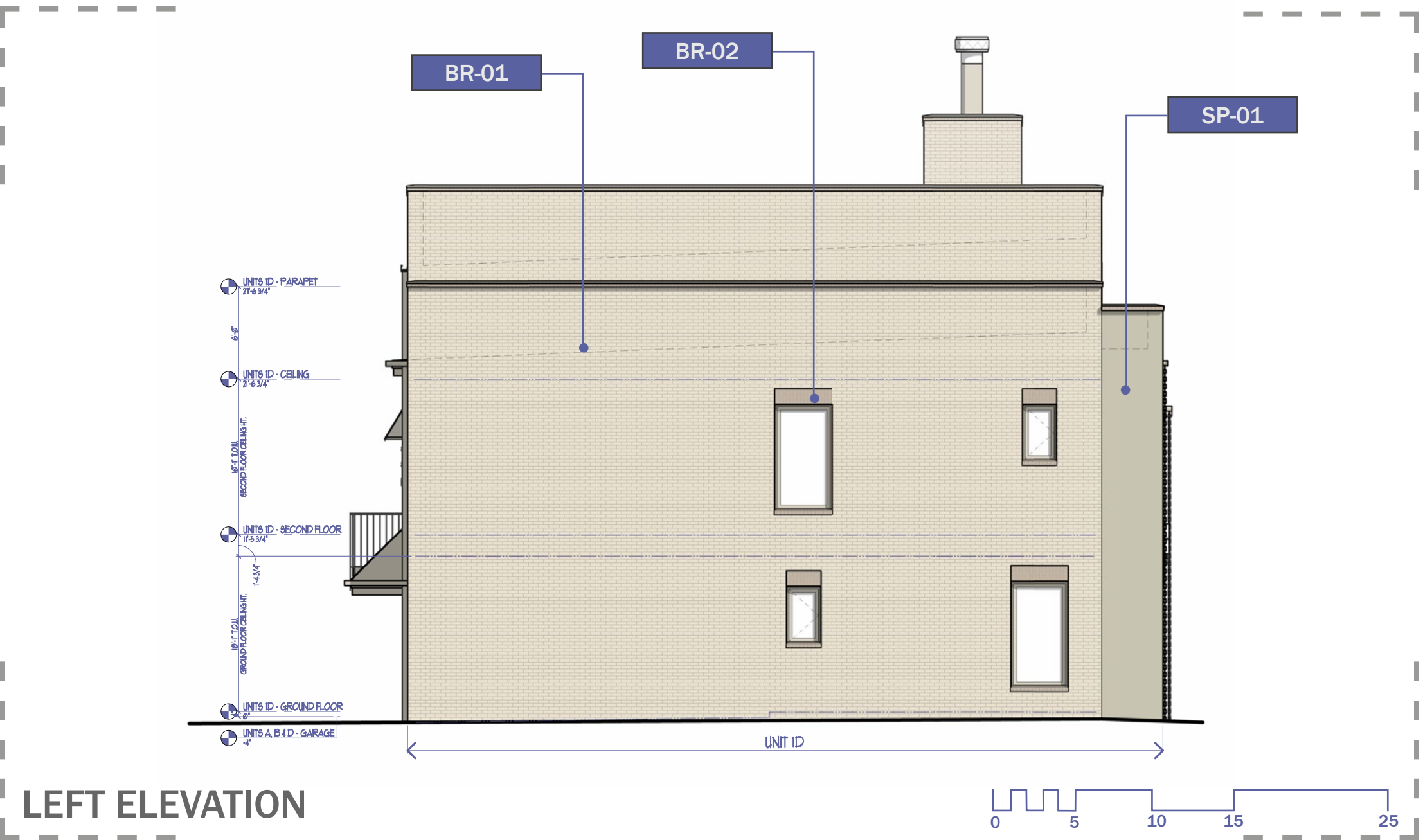
ELEVATIONS | BUILDING 1 & 2



FRONT ELEVATION



REAR ELEVATION

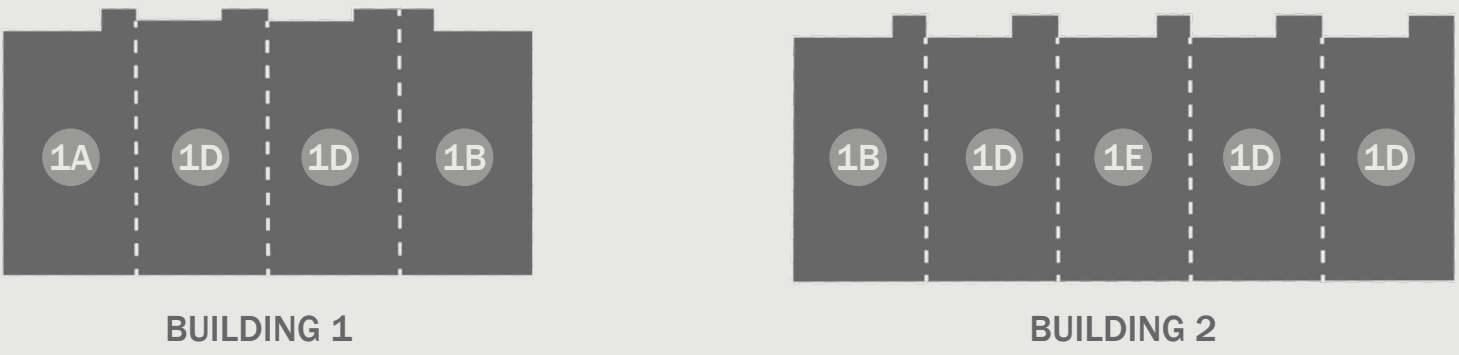


LEFT ELEVATION



RIGHT ELEVATION

KEY PLAN



UNIT INFORMATION

UNIT	BEDS	BATH	GARAGE	BALCONY(S)
1A	4	3.5	2 CAR	2
1B	4	3.5	2 CAR	3
1D	3	2.5	2 CAR	1
1E	4	3.5	2 CAR	2

PROPOSED COLOR SCHEME

PRIMARY			
DOORS			
TRIM			

MATERIAL PALETTE

SP-01	HARDIE PANEL	BR-01	STANDARD BRICK	BR-02	VERTICAL BRICK
GL-01	GLAZING	TR-01	HARDIE TRIM	WR-01	WROUGHT IRON RAILING
R-01	ARCHITECTURAL SHINGLES	R-02	TPO		

MATERIAL DATA

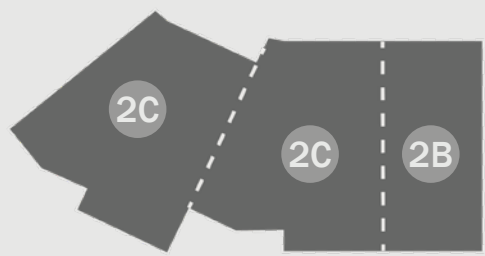
*BRICK REFERS TO MASONRY AND SPECIAL PRIMARY USE MATERIAL

BUILDING 1	BRICK (SF)	SIDING (SF)	GLAZING (SF)	TOTAL (SF)
FRONT	2,187 (70%)	0 (0%)	937 (30%)	3,124
RIGHT	2,040 (90%)	27 (1%)	211 (9%)	2,278
REAR	2,139 (69%)	84 (3%)	84 (29%)	3,122
LEFT	1,930 (87%)	0 (0%)	294 (13%)	2,224
TOTAL (SF)	8,296	111	2,341	10,748
BUILDING 2	BRICK (SF)	SIDING (SF)	GLAZING (SF)	TOTAL (SF)
FRONT	2,684 (70%)	0 (0%)	1,142 (30%)	3,826
RIGHT	1,957 (86%)	27 (1%)	294 (13%)	2,278
REAR	2,496 (65%)	84 (2%)	1,244 (33%)	3,824
LEFT	2,635 (97%)	0 (0%)	68 (3%)	2,703
TOTAL (SF)	9,772	111	2,748	12,631

ELEVATIONS | BUILDING 3

JEFFERSON_

KEY PLAN



BUILDING 3

UNIT INFORMATION

UNIT	BEDS	BATH	GARAGE	BALCONY(S)
2B	2	2.5	2 CAR	1
2C	3	3.5	2 CAR	1 + OUTDOOR TERRACE

PROPOSED COLOR SCHEME

PRIMARY			
DOORS			
TRIM			

MATERIAL PALETTE

GL-01	GLAZING	BR-01	STANDARD BRICK	WD-01	9" HORZ. CLAP-BOARD
WD-02	6" VERT. CLAPBOARD	WD-03	3" VERT. CLAPBOARD	WR-01	WROUGHT IRON RAILING
R-01	ARCHITECTURAL SHINGLES				

MATERIAL DATA

*BRICK REFERS TO MASONRY AND SPECIAL PRIMARY USE MATERIAL

BUILDING 3	BRICK (SF)	SIDING (SF)	GLAZING (SF)	TOTAL (SF)
FRONT	627 (29%)	891 (41%)	646 (30%)	2,164
RIGHT	3 (0%)	2,421 (96%)	110 (4%)	2,534
REAR	257 (16%)	928 (59%)	381 (24%)	1,566
LEFT	300 (13%)	1,760 (79%)	180 (8%)	2,240
TOTAL (SF)	1,187	6,000	1,317	8,504

FRONT ELEVATION



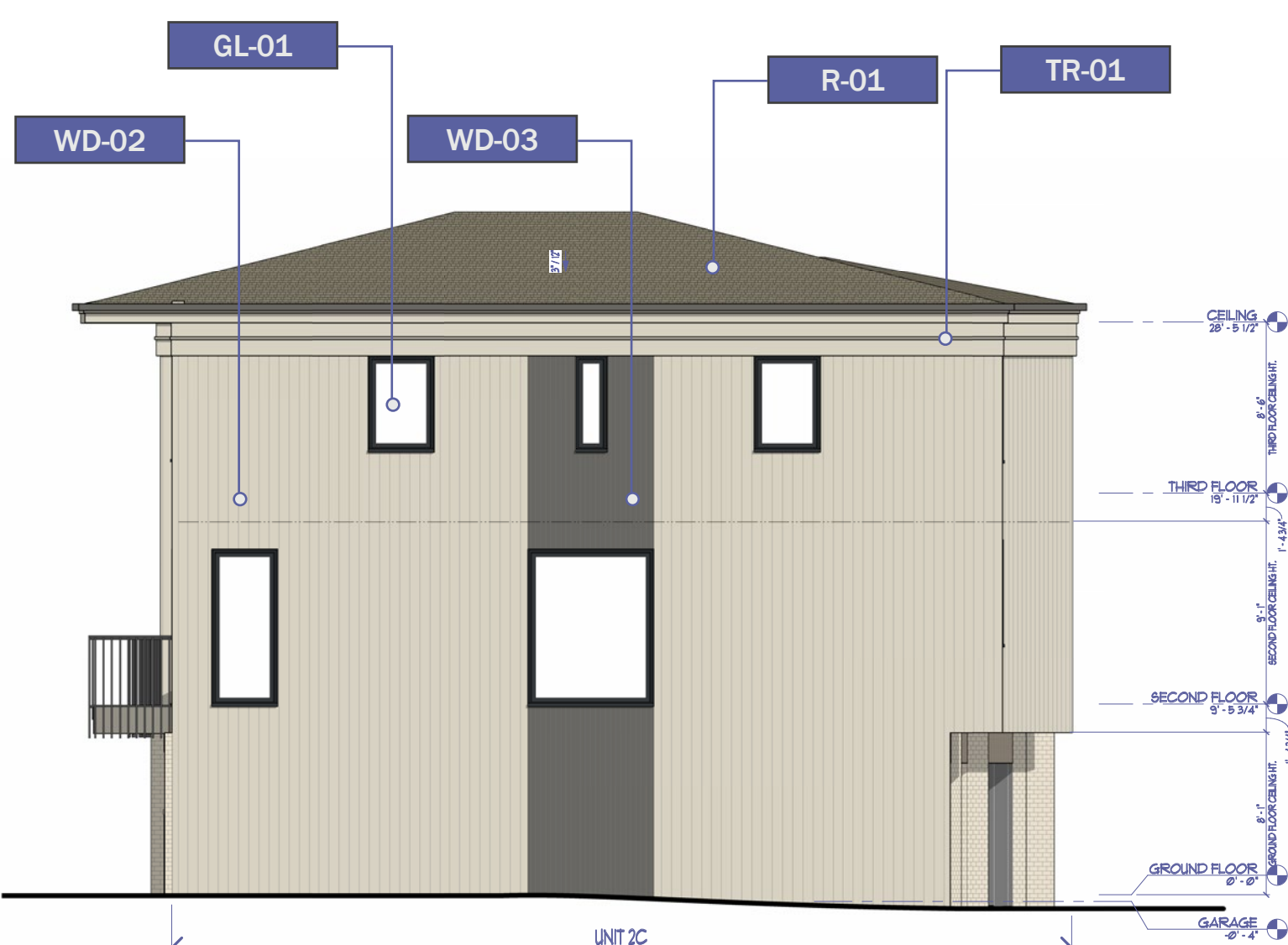
REAR ELEVATION



LEFT ELEVATION



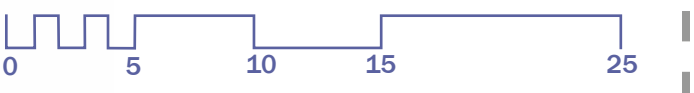
RIGHT ELEVATION



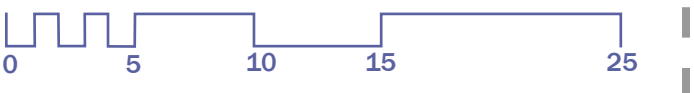
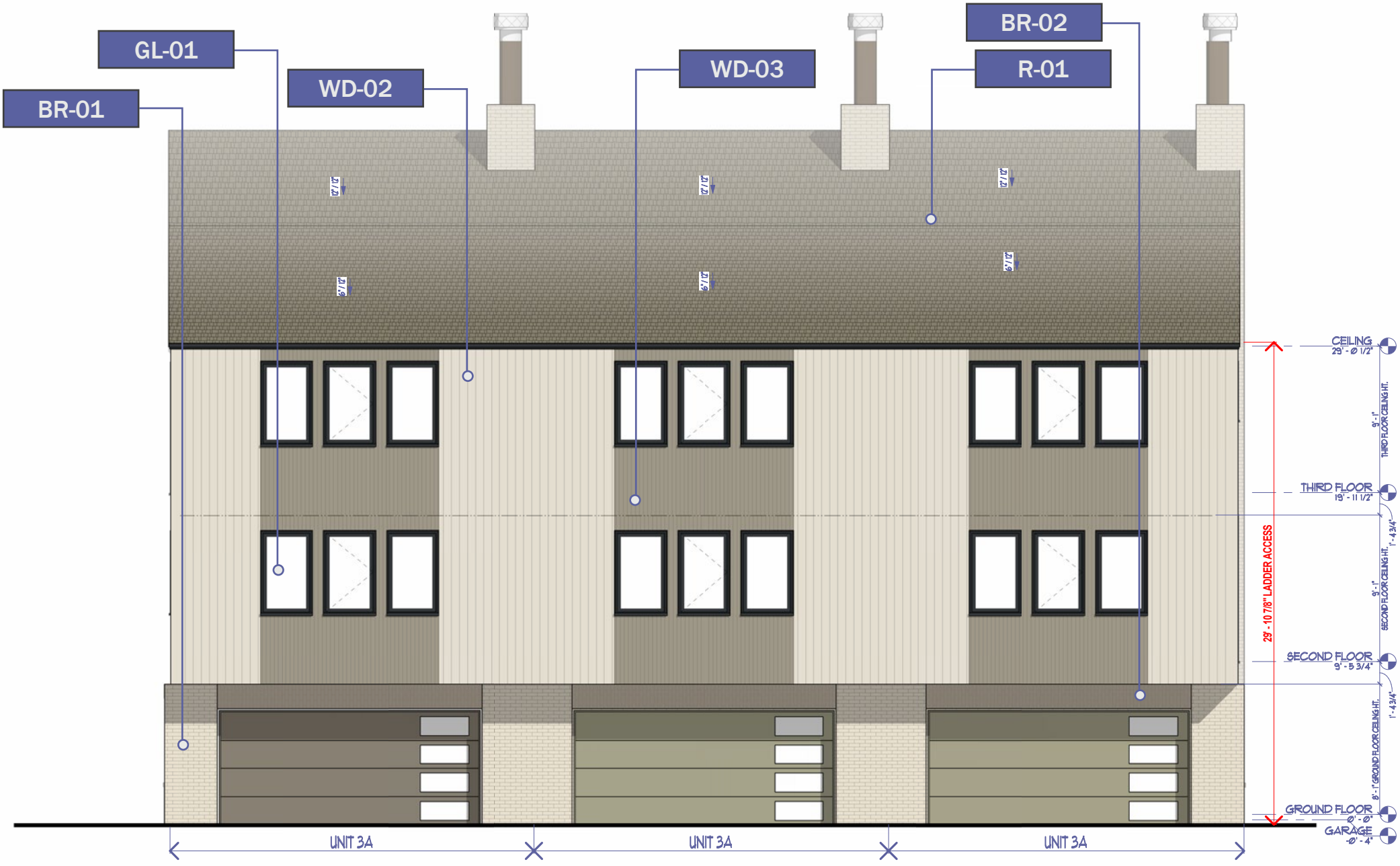
ELEVATIONS | BUILDING 4

JEFFERSON_

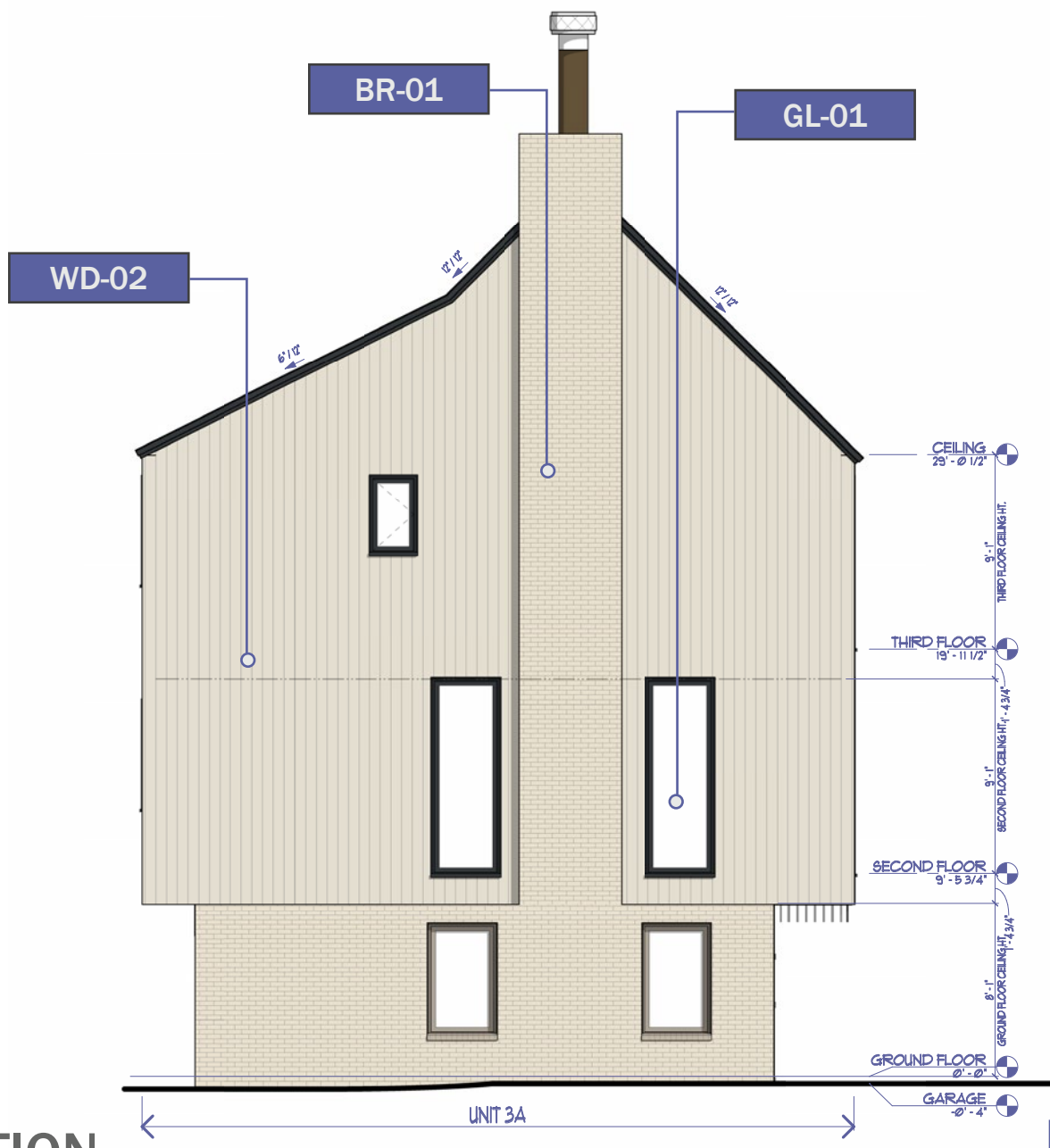
FRONT ELEVATION



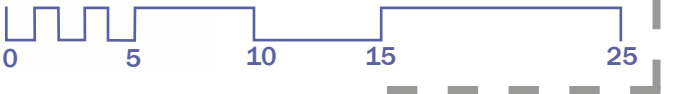
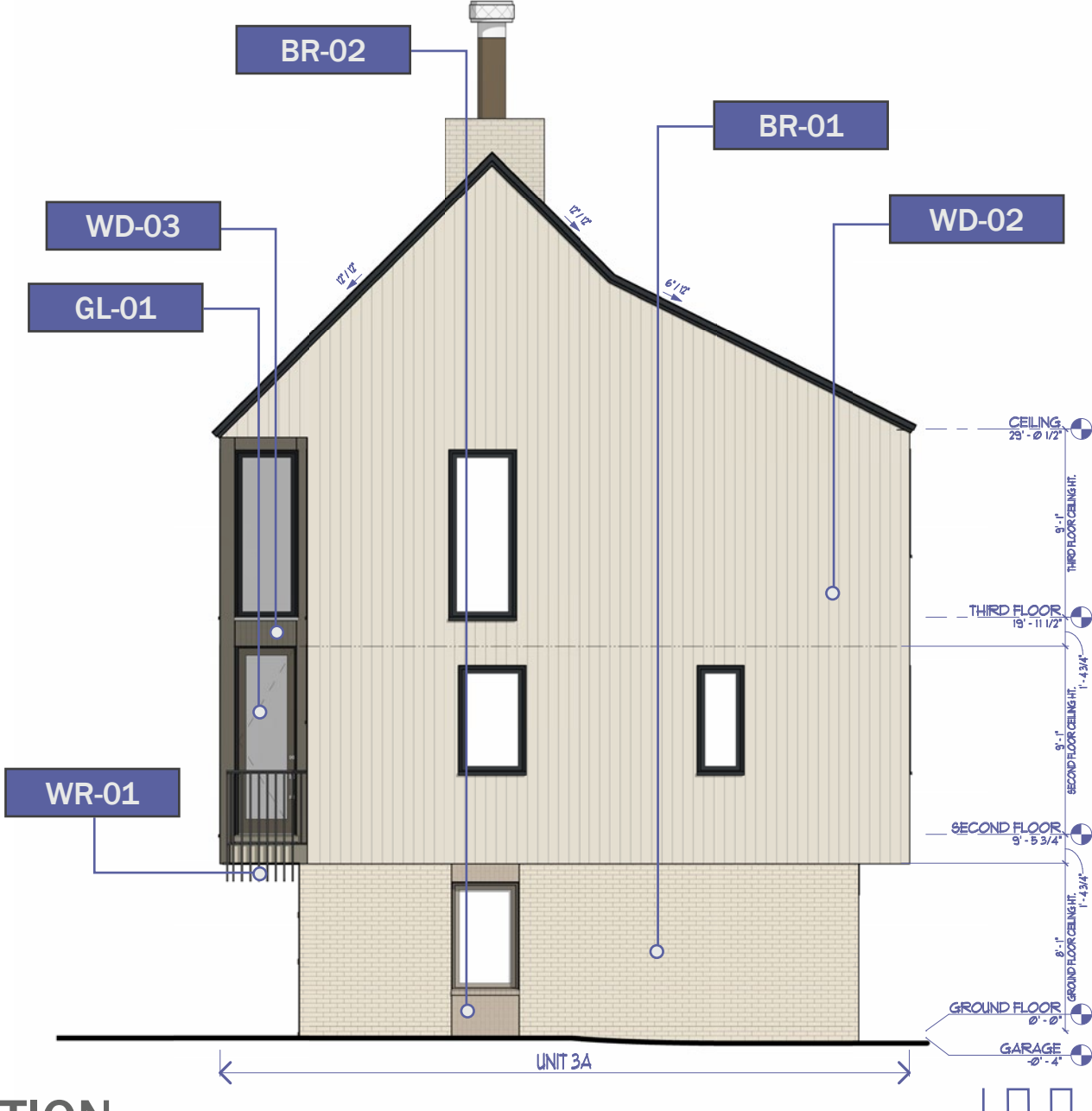
REAR ELEVATION



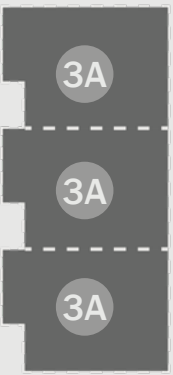
LEFT ELEVATION



RIGHT ELEVATION



KEY PLAN



BUILDING 4

UNIT INFORMATION

UNIT	BEDS	BATH	GARAGE	BALCONY(S)
3A	2	2.5	2 CAR	2

PROPOSED COLOR SCHEME

PRIMARY				
DOORS				
TRIM				

MATERIAL PALETTE

GL-01	GLAZING	BR-01	STANDARD BRICK	BR-02	VERT. BRICK
WD-02	6" VERT. CLAPBOARD	WD-03	3" VERT. CLAPBOARD	TR-01	HARDIE TRIM
R-01	ARCHITECTURAL SHINGLES	WR-01	WROUGHT IRON RAILING		

MATERIAL DATA

*BRICK REFERS TO MASONRY AND SPECIAL PRIMARY USE MATERIAL

BUILDING 4	BRICK (SF)	SIDING (SF)	GLAZING (SF)	TOTAL (SF)
FRONT	564 (28%)	849 (42%)	603 (30%)	2,164
RIGHT	390 (35%)	508 (45%)	231 (20%)	2,534
REAR	287 (14%)	1,072 (53%)	657 (33%)	1,566
LEFT	373 (33%)	638 (57%)	118 (10%)	2,240
TOTAL (SF)	1,614	3,067	1,609	6,290

ELEVATIONS | BUILDING 5

JEFFERSON_



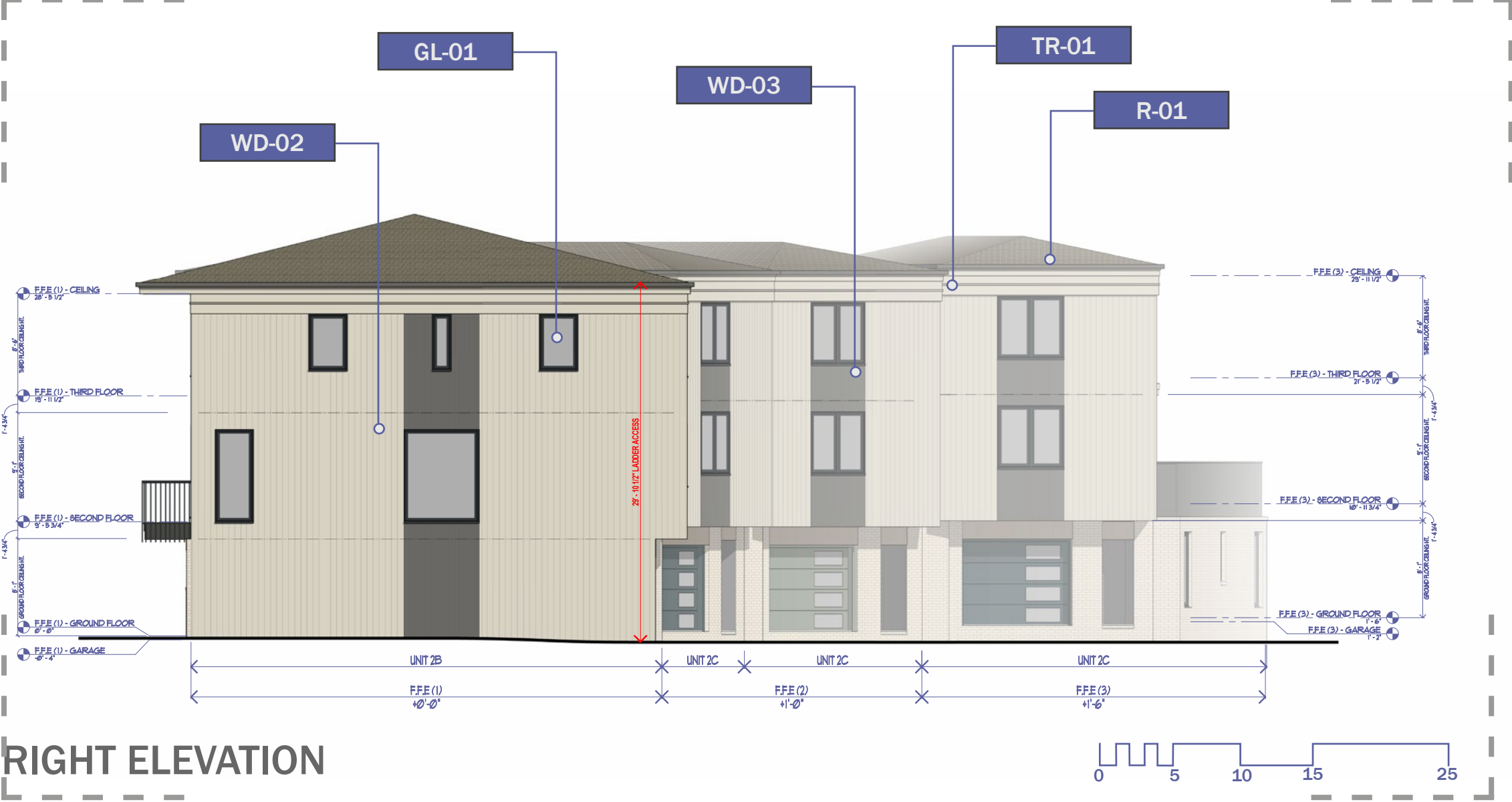
FRONT ELEVATION



REAR ELEVATION

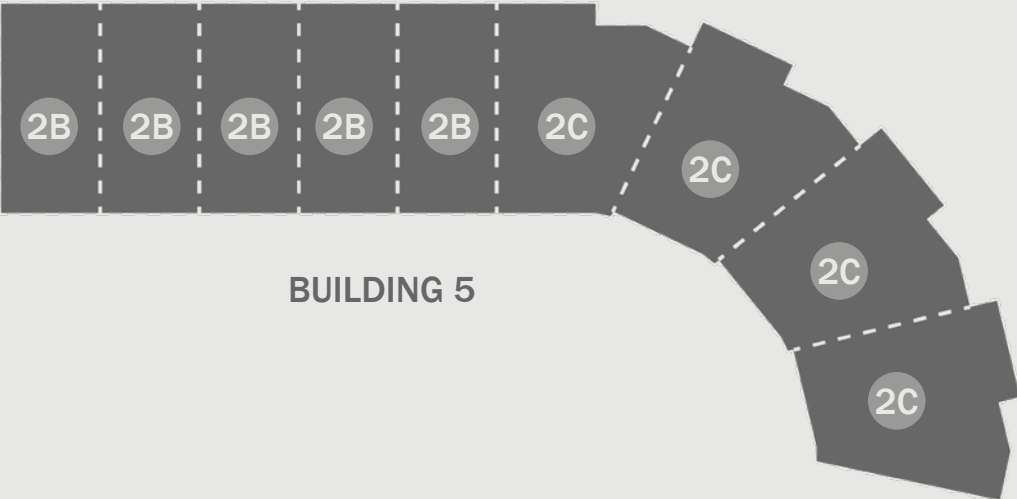


LEFT ELEVATION



RIGHT ELEVATION

KEY PLAN



UNIT INFORMATION

UNIT	BEDS	BATH	GARAGE	BALCONY(S)
2B	2	2.5	2 CAR	1
2C	3	3.5	2 CAR	1 + OUTDOOR TERRACE

PROPOSED COLOR SCHEME

PRIMARY			
DOORS			
TRIM			

MATERIAL PALETTE

GL-01	GLAZING	BR-01	STANDARD BRICK	WD-01	9" HORZ. CLAPBOARD
WD-02	6" VERT. CLAPBOARD	WD-03	3" VERT. CLAPBOARD	WR-01	WROUGHT IRON RAILING
R-01	ARCHITECTURAL SHINGLES				

MATERIAL DATA

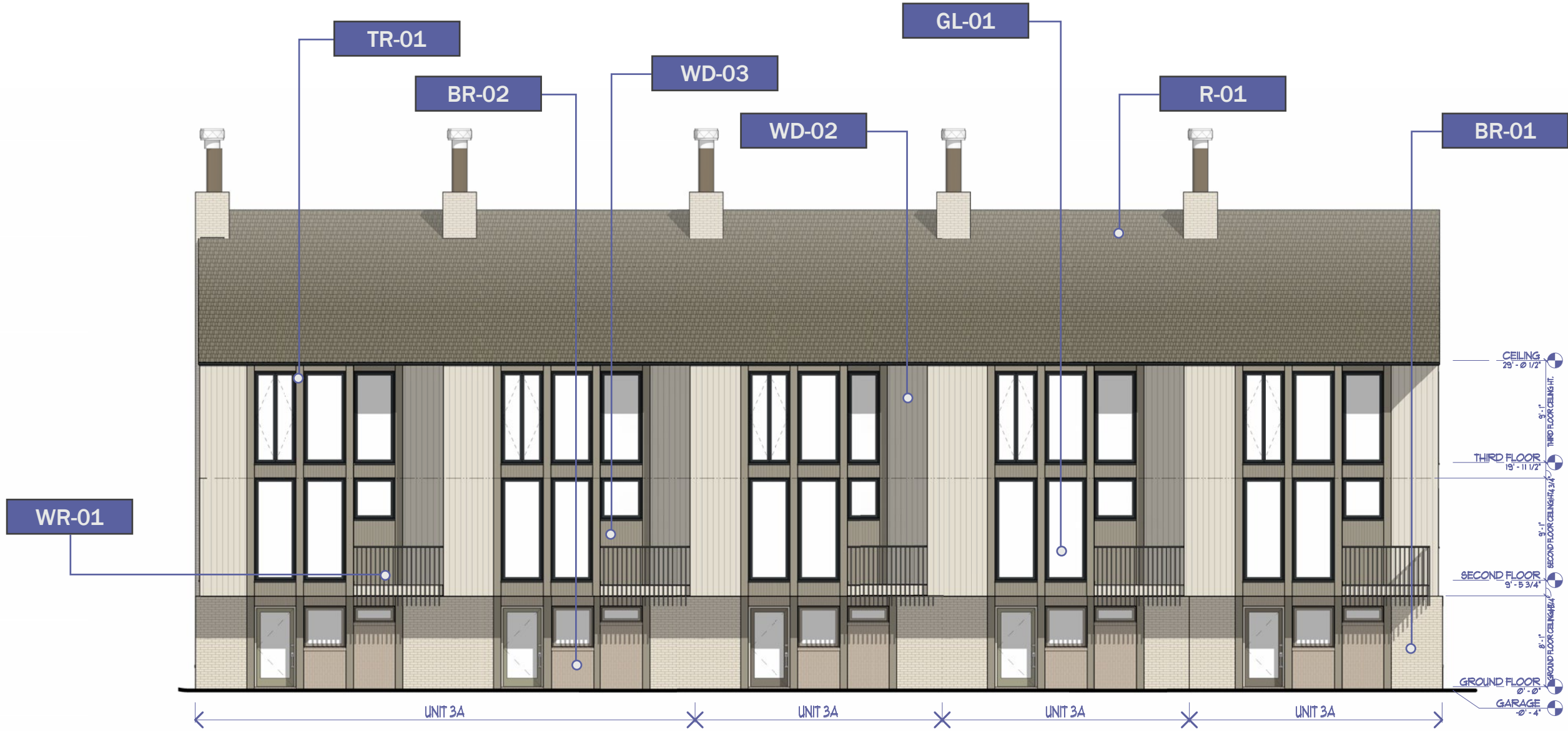
*BRICK REFERS TO MASONRY AND SPECIAL PRIMARY USE MATERIAL
**CALCULATIONS INCLUDE HIDDEN FACADES IN ELEVATIONS

BUILDING 3	BRICK (SF)	SIDING (SF)	GLAZING (SF)	TOTAL (SF)
FRONT	1,165 (22%)	2,039 (38%)	2,178(40%)	2,164
RIGHT	3 (0%)	2,421 (96%)	110 (4%)	2,534
REAR	728 (16%)	2,763 (60%)	1,114 (25%)	1,566
LEFT	383 (7%)	4,414 (83%)	512 (10%)	2,240
TOTAL (SF)	2,279	11,637	3,941	17,857

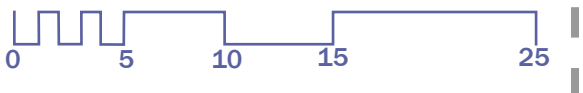
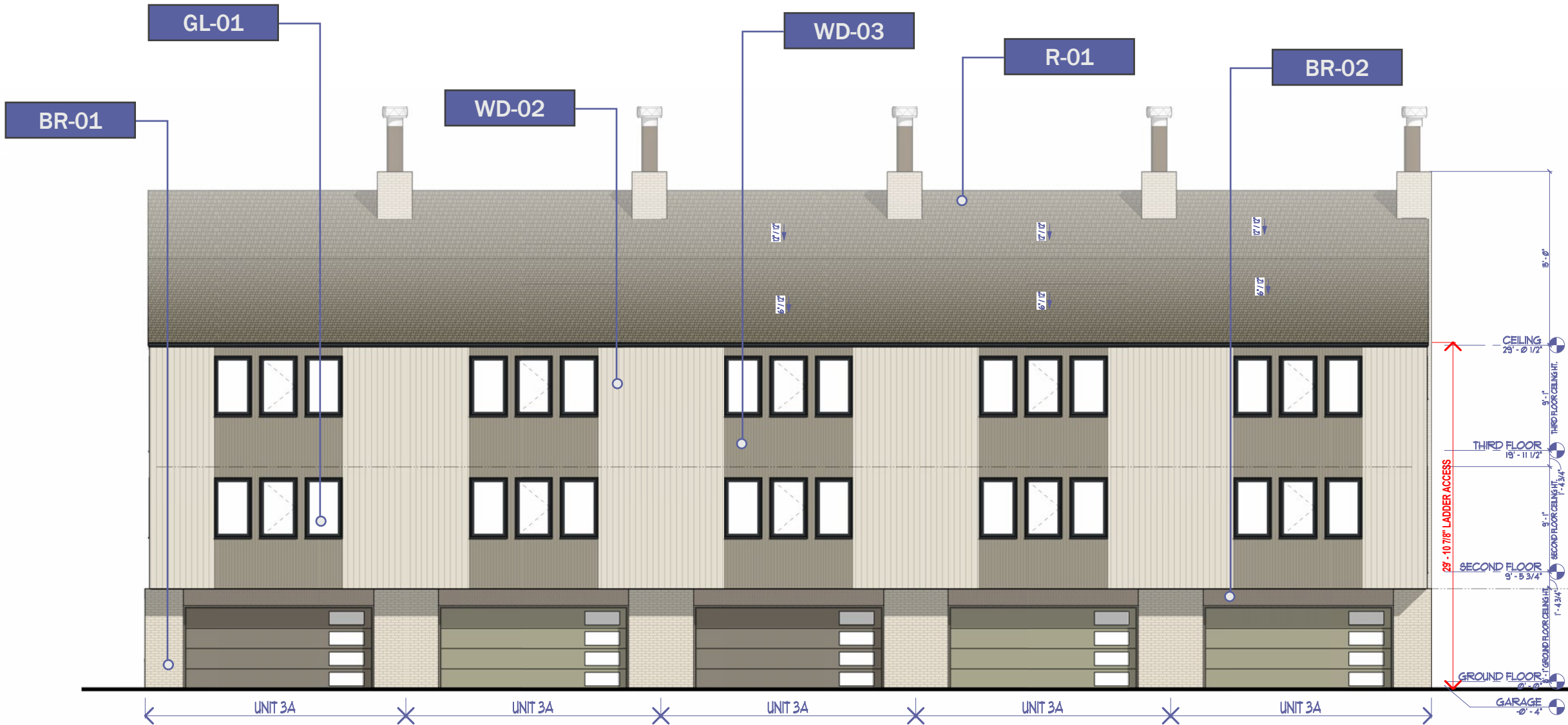
ELEVATIONS | BUILDING 6

JEFFERSON_

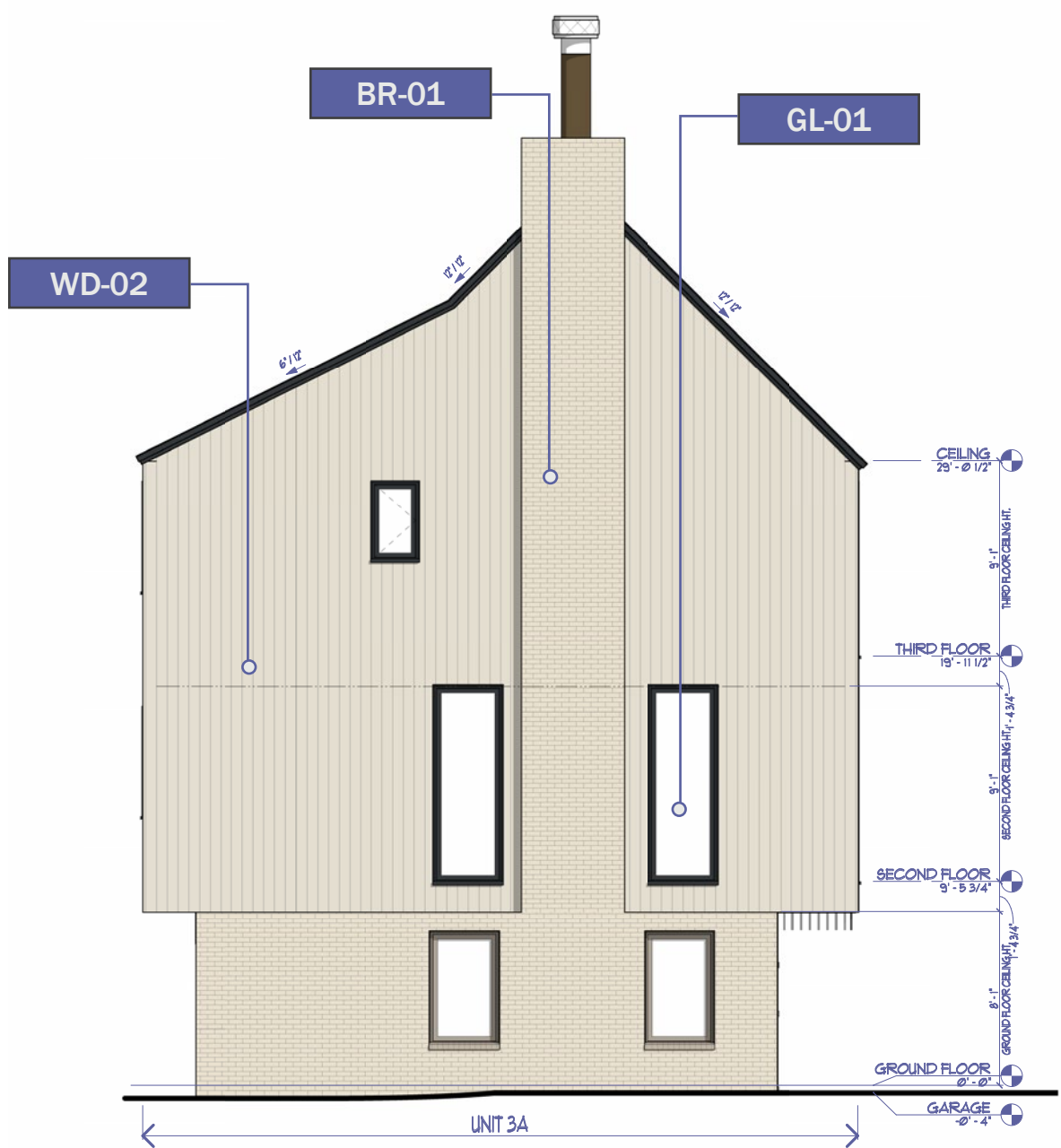
FRONT ELEVATION



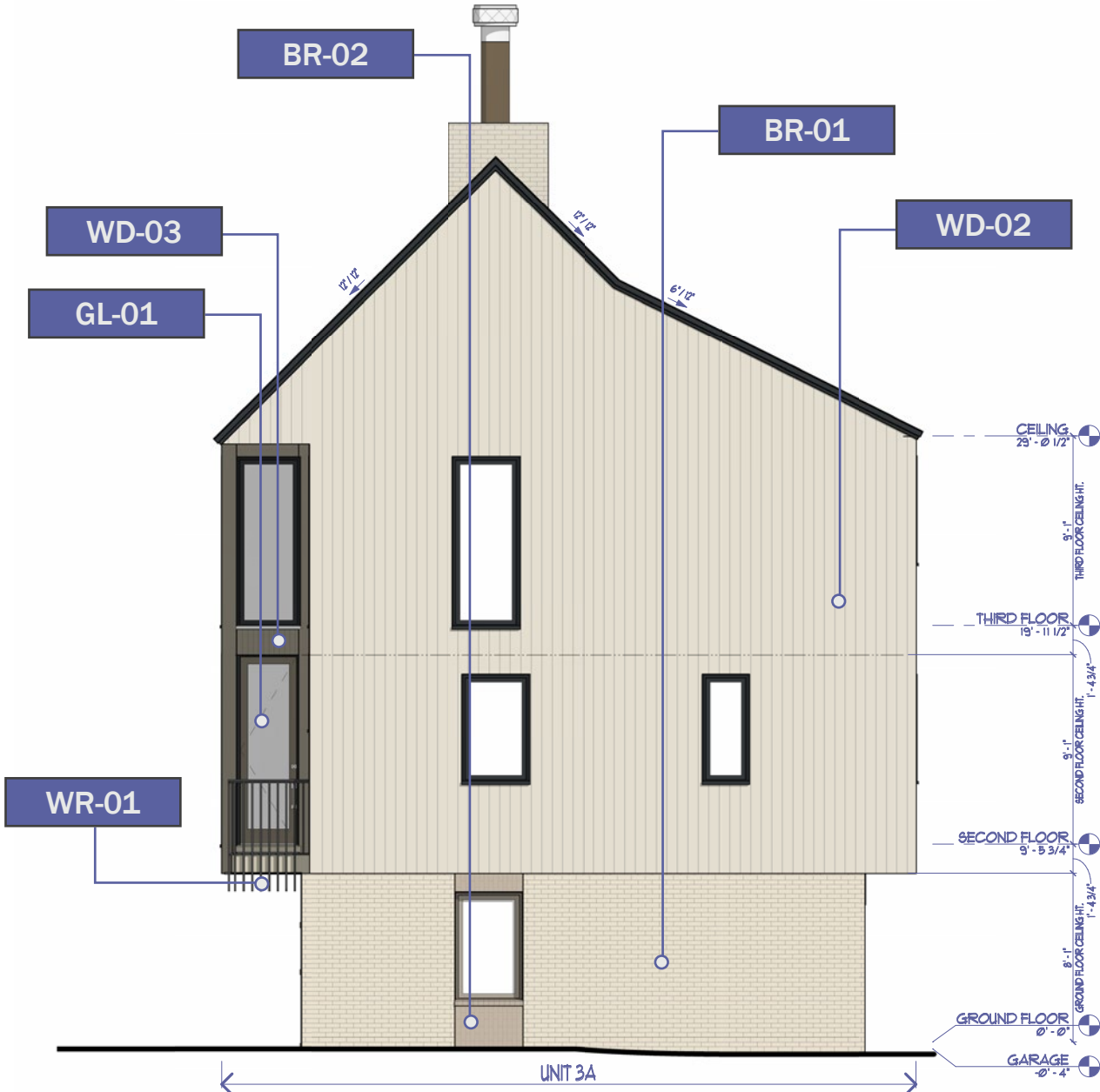
REAR ELEVATION



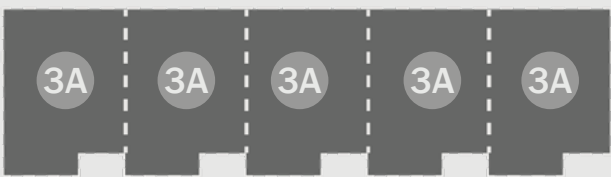
LEFT ELEVATION



RIGHT ELEVATION



KEY PLAN



BUILDING 6

UNIT INFORMATION

UNIT	BEDS	BATH	GARAGE	BALCONY(S)
3A	2	2.5	2 CAR	2

PROPOSED COLOR SCHEME

PRIMARY				
DOORS				
TRIM				

MATERIAL PALETTE

GL-01	GLAZING	BR-01	STANDARD BRICK	BR-02	VERT. BRICK
WD-02	6" VERT. CLAPBOARD	WD-03	3" VERT. CLAPBOARD	TR-01	HARDIE TRIM
R-01	ARCHITECTURAL SHINGLES	WR-01	WROUGHT IRON RAILING		

MATERIAL DATA

*BRICK REFERS TO MASONRY AND SPECIAL PRIMARY USE MATERIAL

BUILDING 6	BRICK (SF)	SIDING (SF)	GLAZING (SF)	TOTAL (SF)
FRONT	940 (28%)	1,415 (42%)	1,005 (30%)	2,355
RIGHT	390 (35%)	508 (45%)	231 (20%)	1,129
REAR	478 (14%)	1,787 (53%)	1,095 (33%)	3,360
LEFT	373 (33%)	638 (57%)	118 (10%)	1,129
TOTAL (SF)	2,181	4,348	2,449	8,978

ELEVATIONS | BUILDING 7

JEFFERSON_

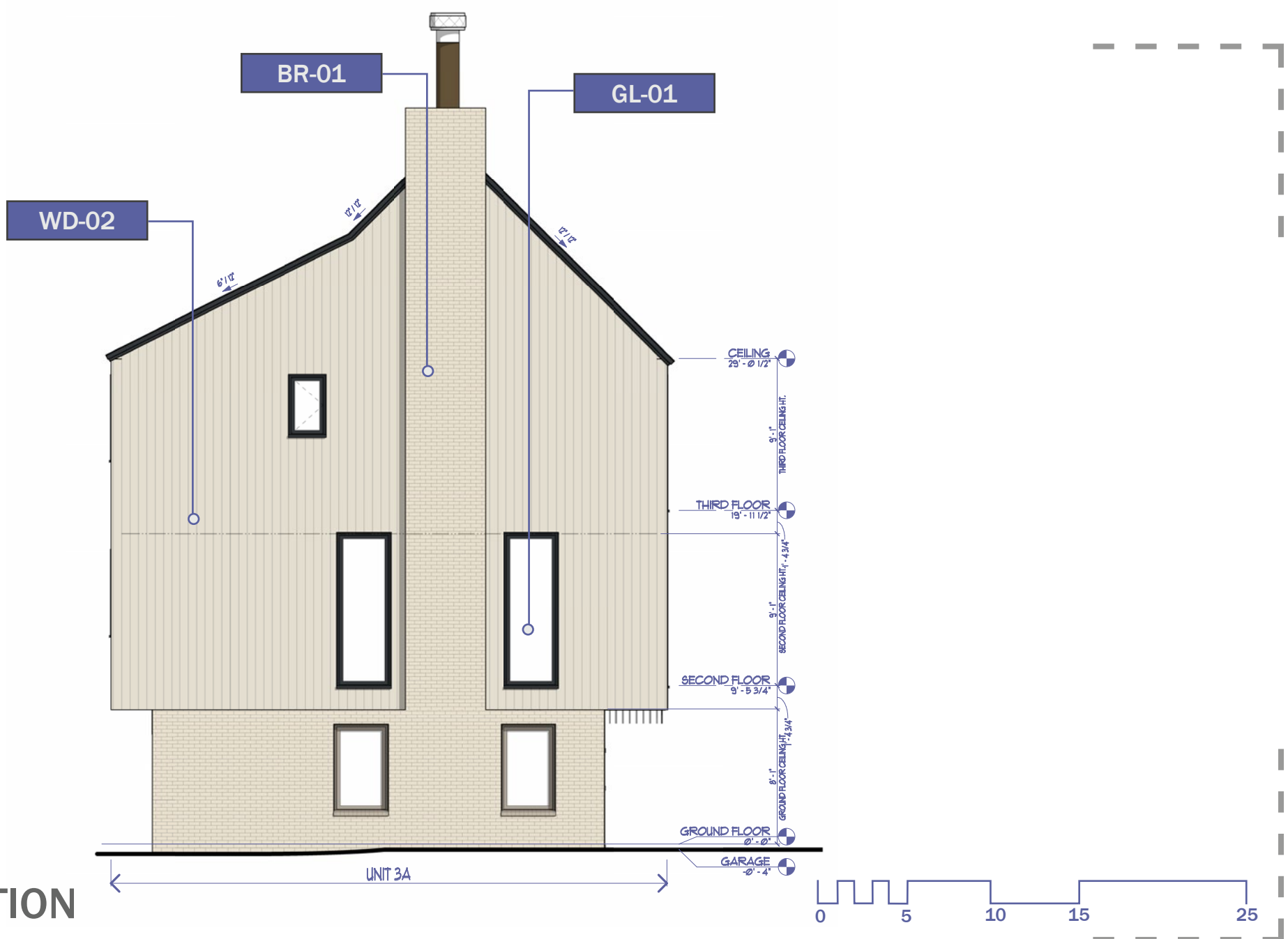
FRONT ELEVATION



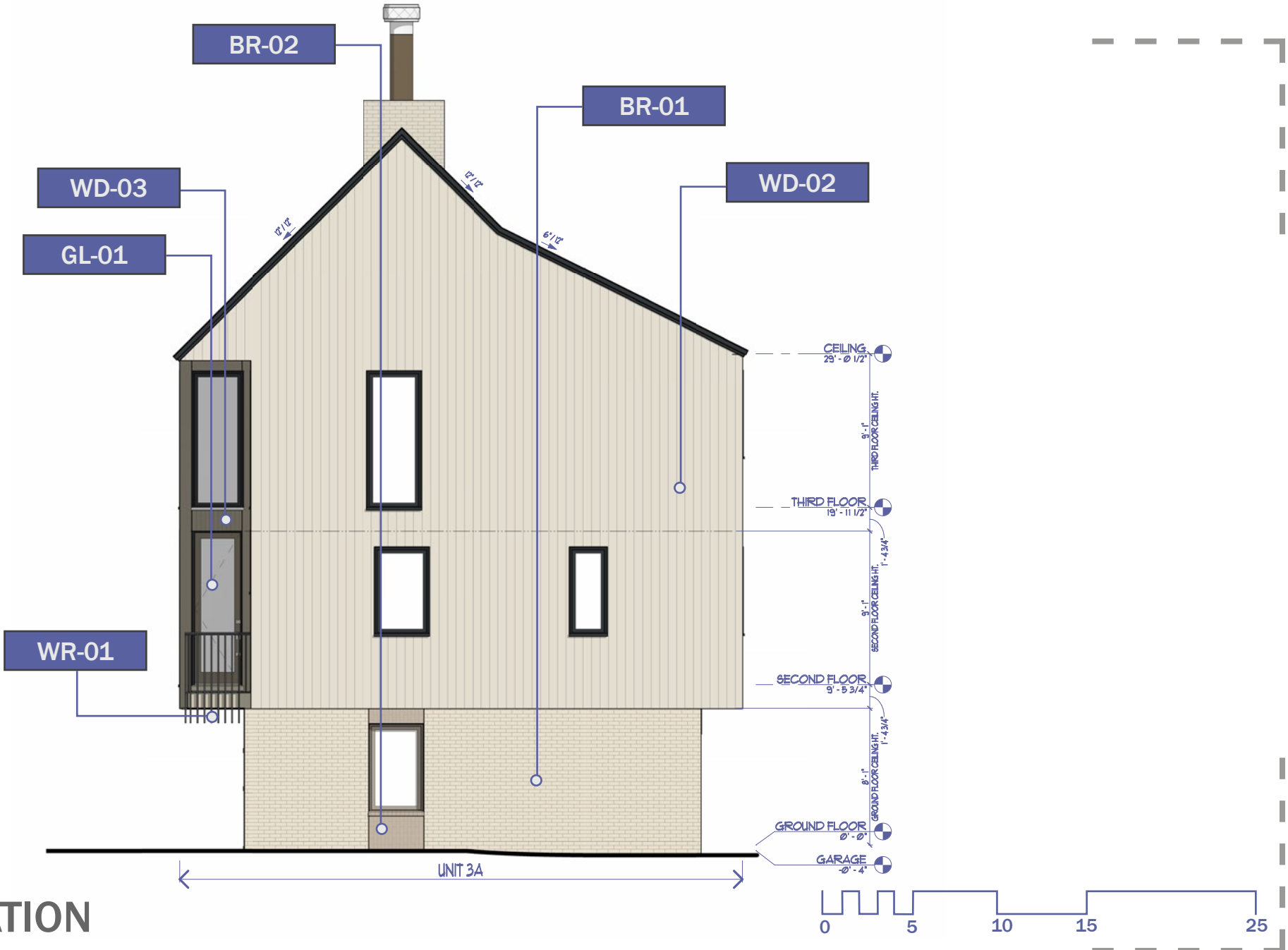
REAR ELEVATION



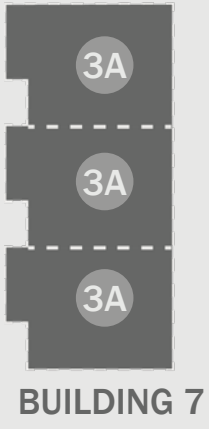
LEFT ELEVATION



RIGHT ELEVATION



KEY PLAN



UNIT INFORMATION

UNIT	BEDS	BATH	GARAGE	BALCONY(S)
3A	2	2.5	2 CAR	2

PROPOSED COLOR SCHEME

PRIMARY				
DOORS				
TRIM				

MATERIAL PALETTE

GL-01	GLAZING	BR-01	STANDARD BRICK	BR-02	VERT. BRICK
WD-02	6" VERT. CLAPBOARD	WD-03	3" VERT. CLAPBOARD	TR-01	HARDIE TRIM
R-01	ARCHITECTURAL SHINGLES	WR-01	WROUGHT IRON RAILING		

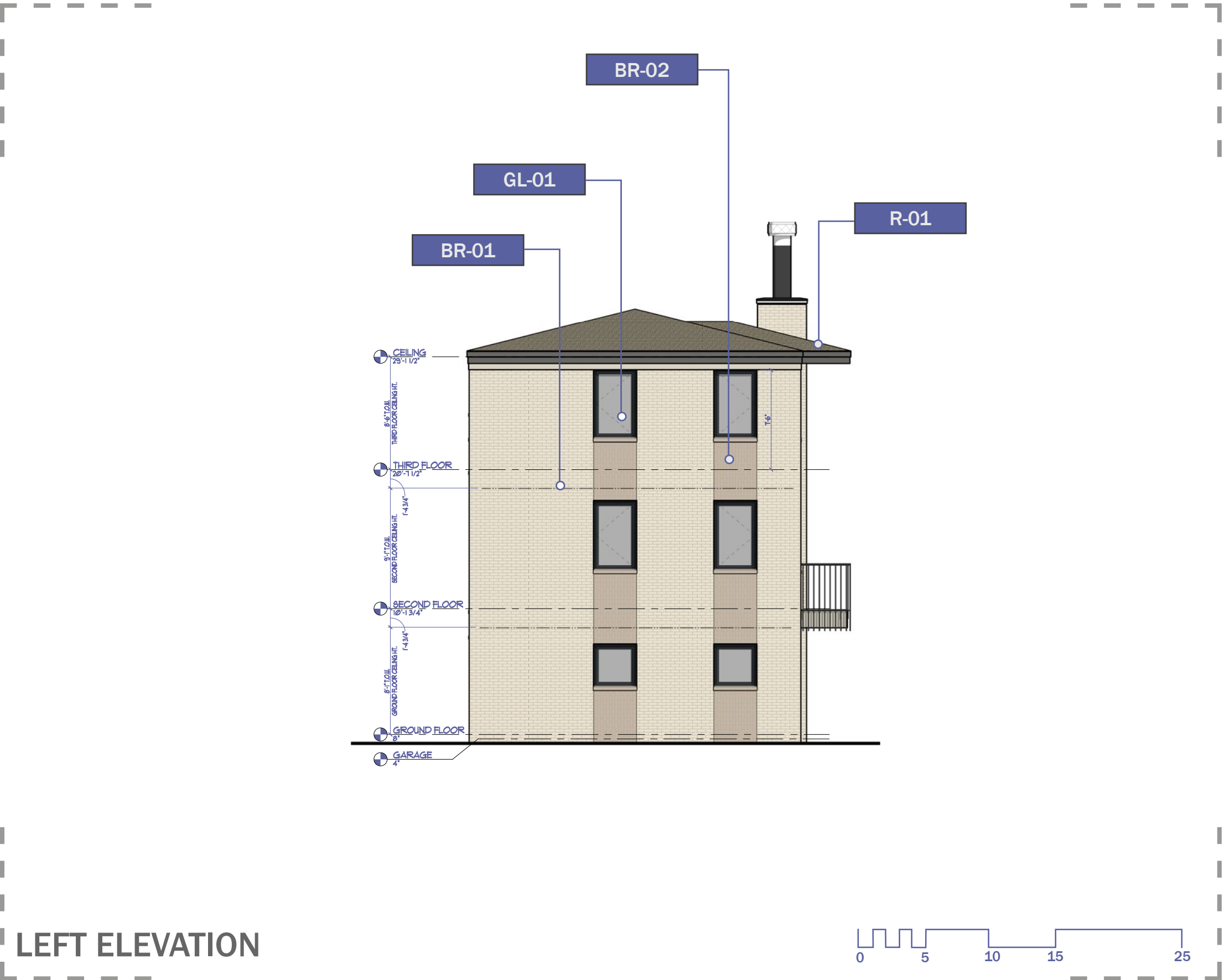
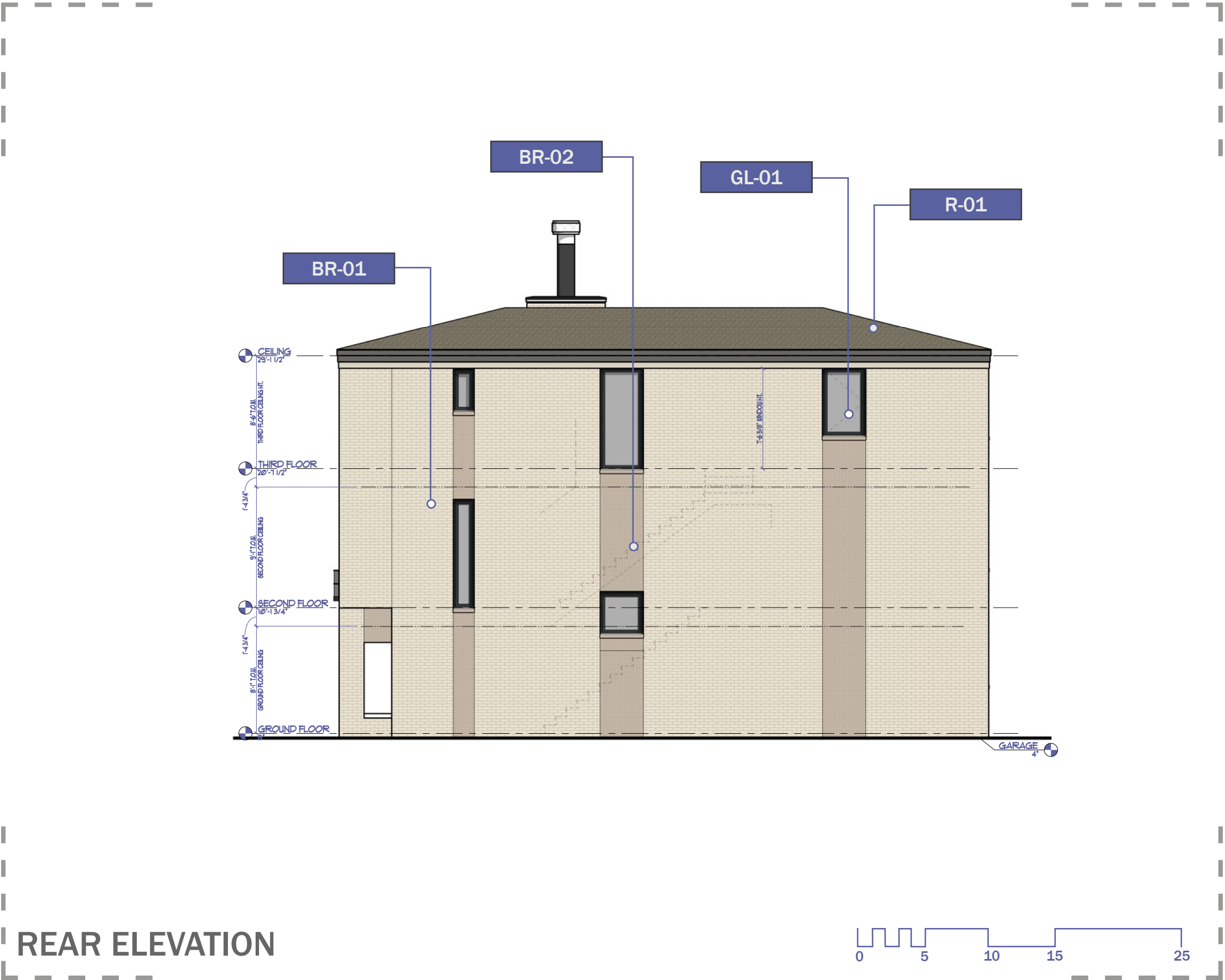
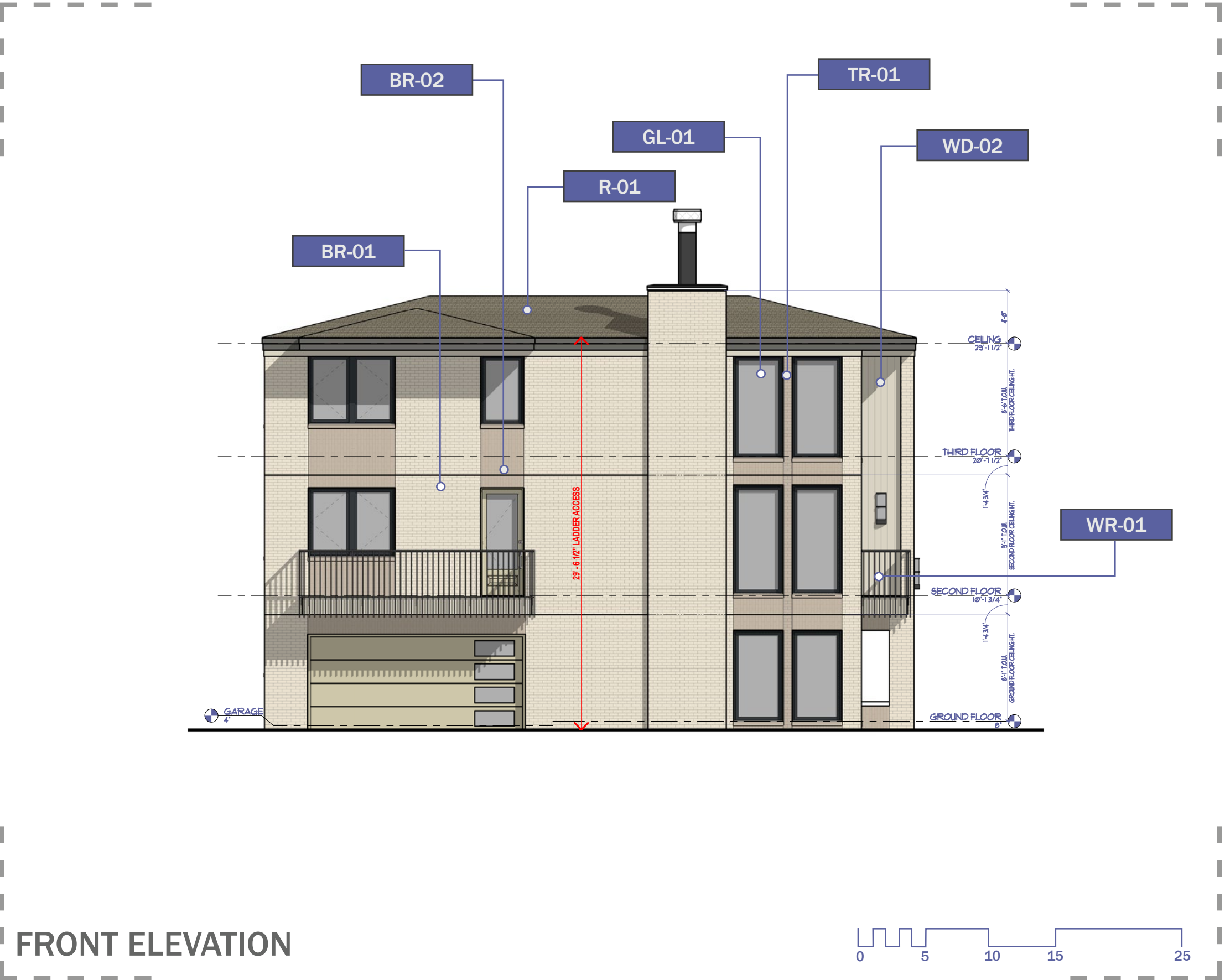
MATERIAL DATA

*BRICK REFERS TO MASONRY AND SPECIAL PRIMARY USE MATERIAL

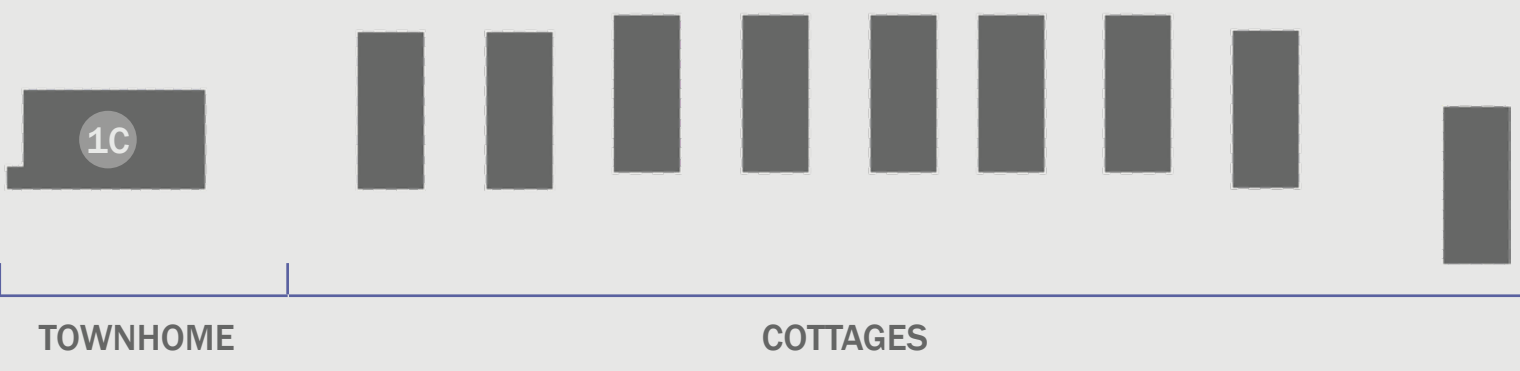
TOWNHOME 1C	BRICK (SF)	SIDING (SF)	GLAZING (SF)	TOTAL (SF)
FRONT	564 (28%)	849 (42%)	603 (30%)	2,164
RIGHT	390 (35%)	508 (45%)	231 (20%)	2,534
REAR	287 (14%)	1,072 (53%)	657 (33%)	1,566
LEFT	373 (33%)	638 (57%)	118 (10%)	2,240
TOTAL (SF)	1,614	3,067	1,609	6,290

ELEVATIONS | TOWNHOME 1C

JEFFERSON_



KEY PLAN



UNIT INFORMATION

UNIT	BEDS	BATH	GARAGE	BALCONY(S)
1C	4	3.5	2 CAR	4

PROPOSED COLOR SCHEME



MATERIAL PALETTE

SP-01	HARDIE PANEL	BR-01	STANDARD BRICK	BR-02	VERTICAL BRICK
GL-01	GLAZING	TR-01	HARDIE TRIM	WR-01	WROUGHT IRON RAILING
WD-02	6" VERT. CLAP-BOARD	R-01	ARCHITECTURAL SHINGLES		

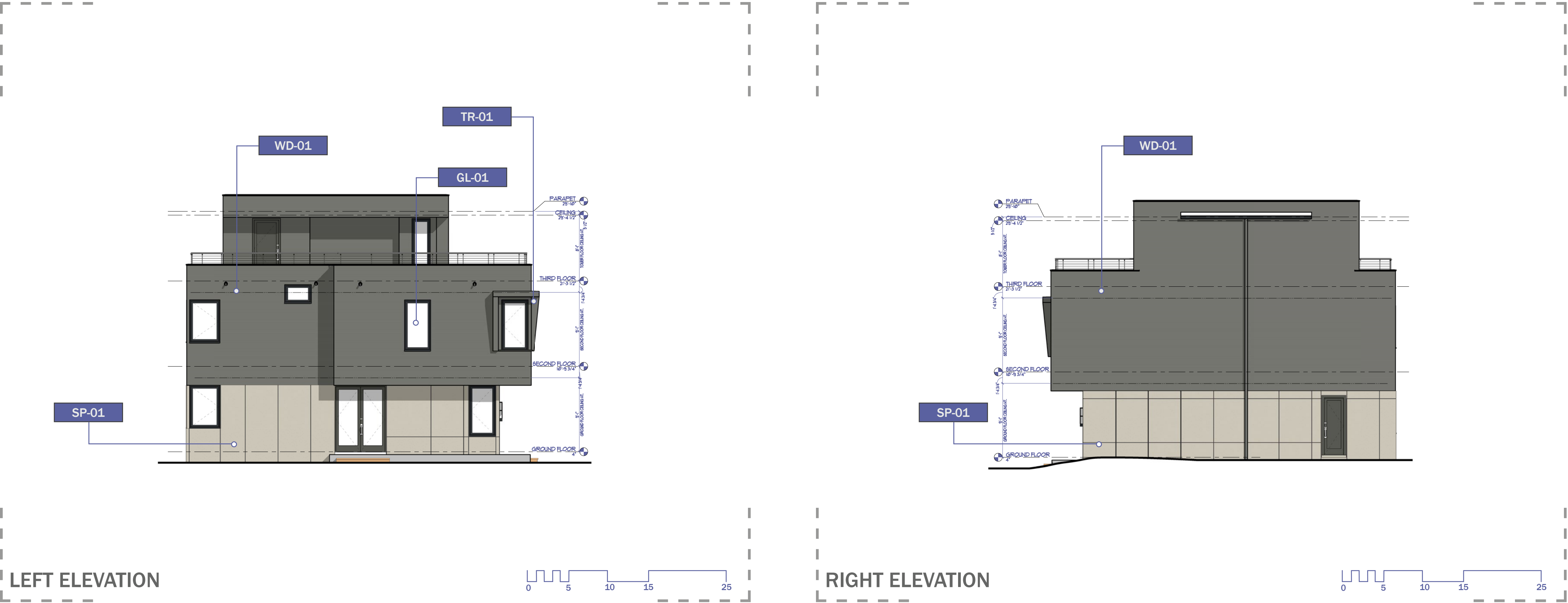
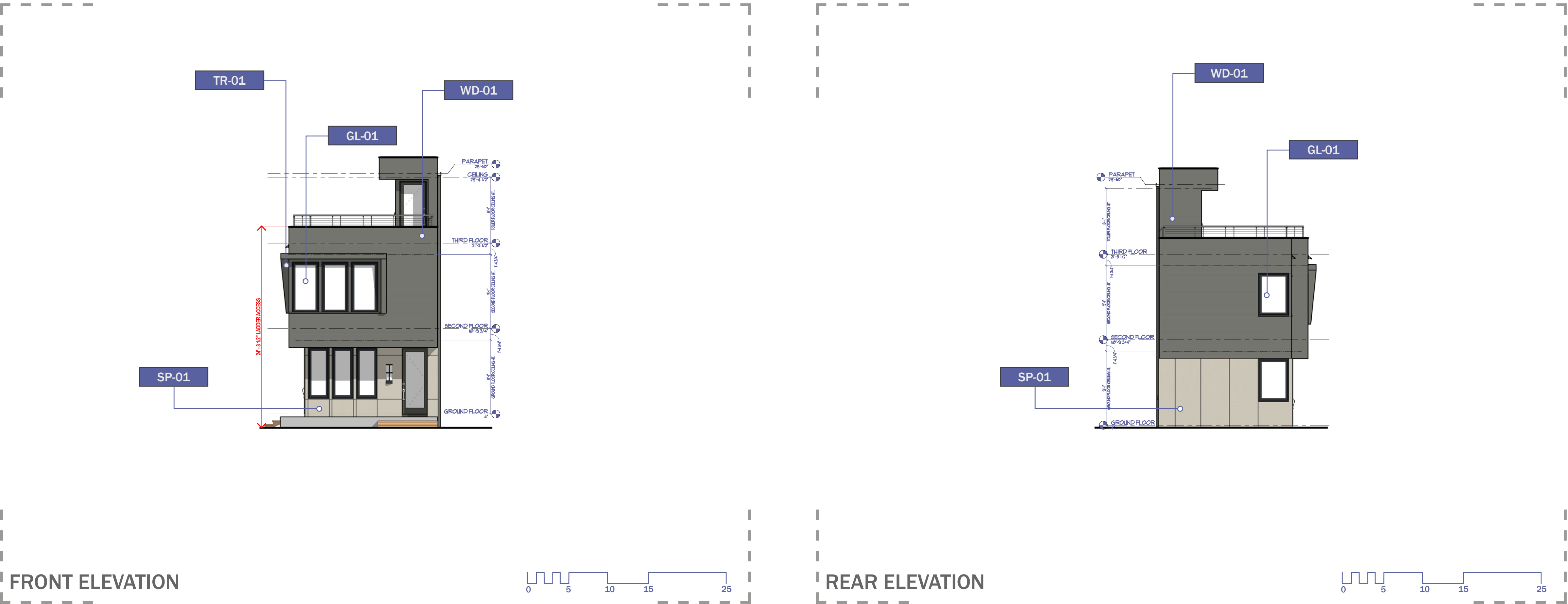
MATERIAL DATA

*BRICK REFERS TO MASONRY AND SPECIAL PRIMARY USE MATERIAL

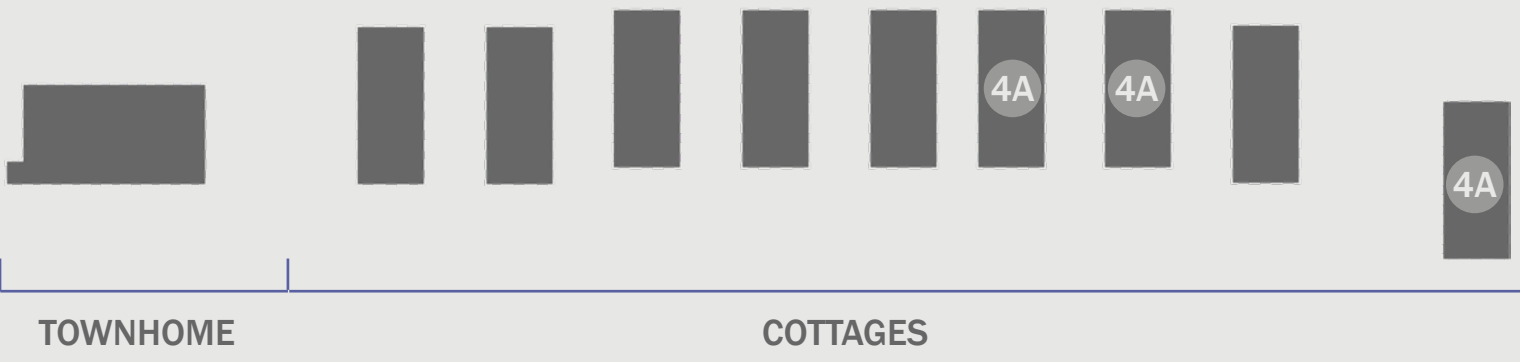
TOWN HOME 1C	BRICK (SF)	SIDING (SF)	GLAZING (SF)	TOTAL (SF)
FRONT	455 (63%)	0 (0%)	271 (37%)	726
RIGHT	1,325 (95%)	0 (0%)	73 (5%)	1,398
REAR	669 (86%)	0 (0%)	108 (14%)	777
LEFT	759 (53%)	56 (4%)	615 (43%)	1,430
TOTAL (SF)	3,208	56	2,341	4,331

ELEVATIONS | COTTAGE 4A

JEFFERSON_



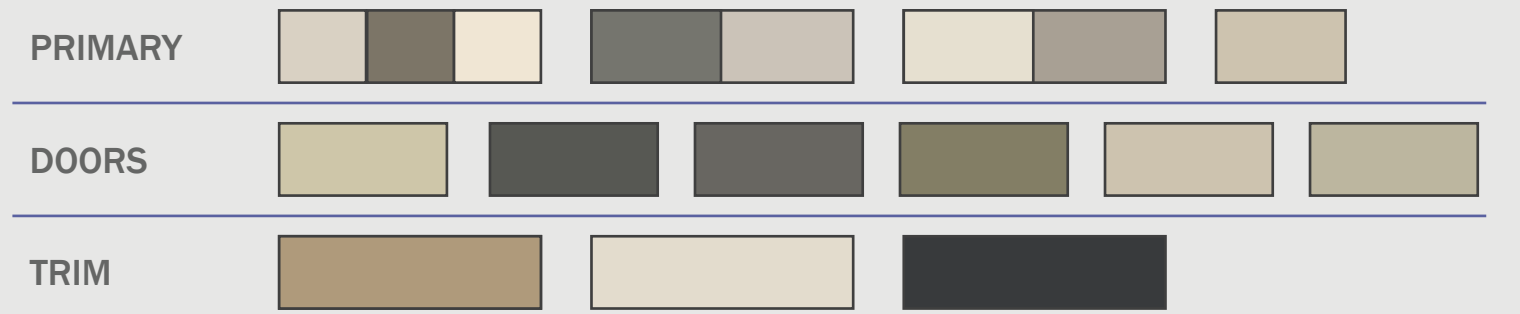
KEY PLAN



UNIT INFORMATION

UNIT	BEDS	BATH	GARAGE	BALCONY(S)
4A	2	2.5	N/A	ROOFTOP TERRACE

PROPOSED COLOR SCHEME



MATERIAL PALETTE

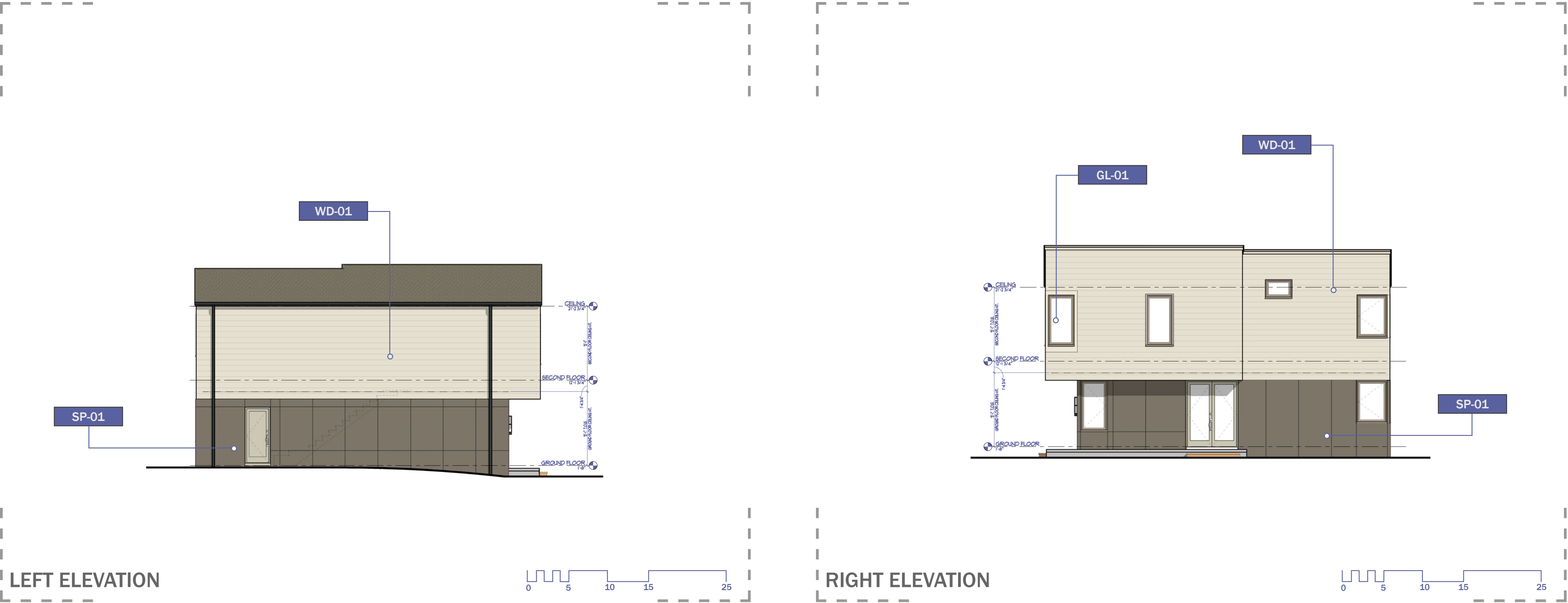
SP-01	HARDIE PANEL	GL-01	GLAZING	WD-01	9" HORZ. CLAPBOARD
TR-01	HARDIE TRIM				

MATERIAL DATA

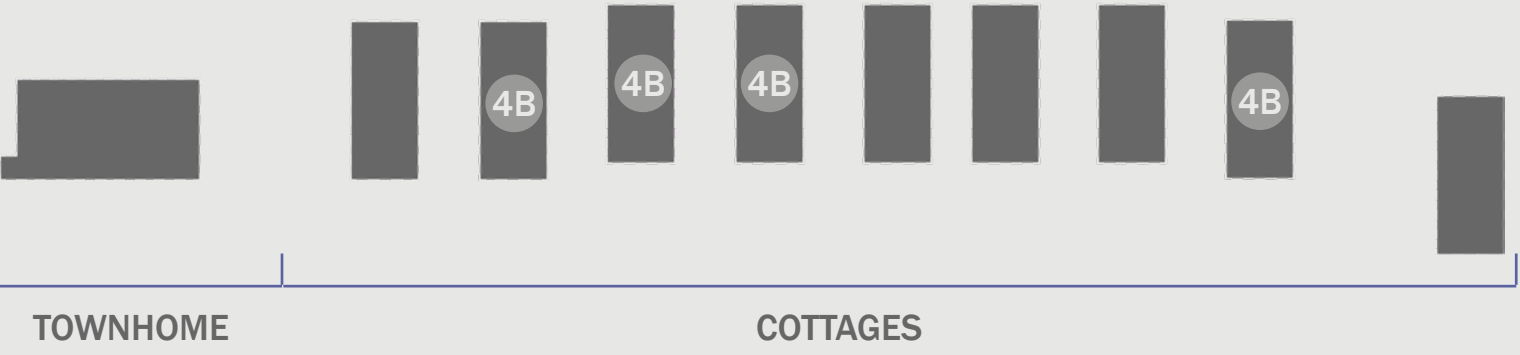
*BRICK REFERS TO MASONRY AND SPECIAL PRIMARY USE MATERIAL

COTTAGE 4A	BRICK (SF)	SIDING (SF)	GLAZING (SF)	TOTAL (SF)
FRONT	80 (17%)	237 (50%)	158 (33%)	475
RIGHT	274 (22%)	753 (62%)	196 (16%)	1,223
REAR	118 (26%)	299 (66%)	38 (8%)	455
LEFT	347 (28%)	859 (70%)	18 (1%)	1,224
TOTAL (SF)	819	2,148	2,748	3,377

ELEVATIONS | COTTAGE 4B



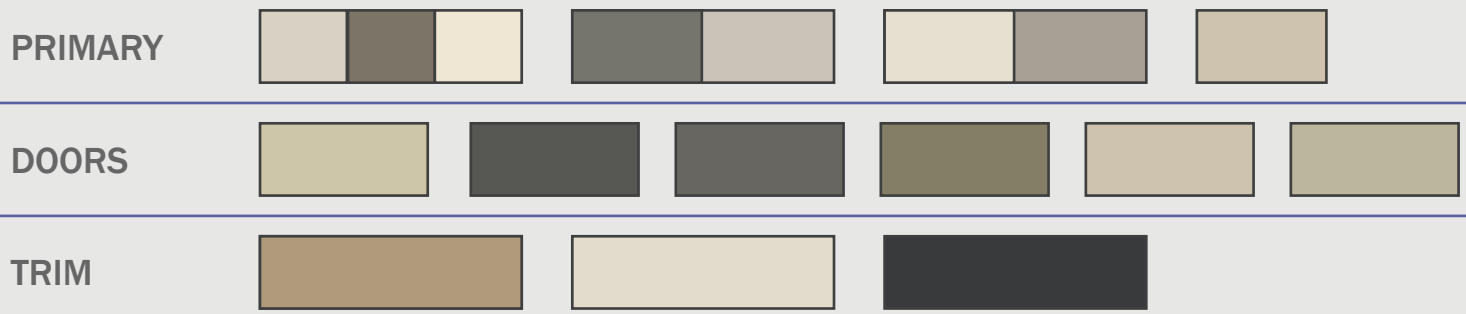
KEY PLAN



UNIT INFORMATION

UNIT	BEDS	BATH	GARAGE	BALCONY(S)
4B	2	2.5	N/A	N/A

PROPOSED COLOR SCHEME



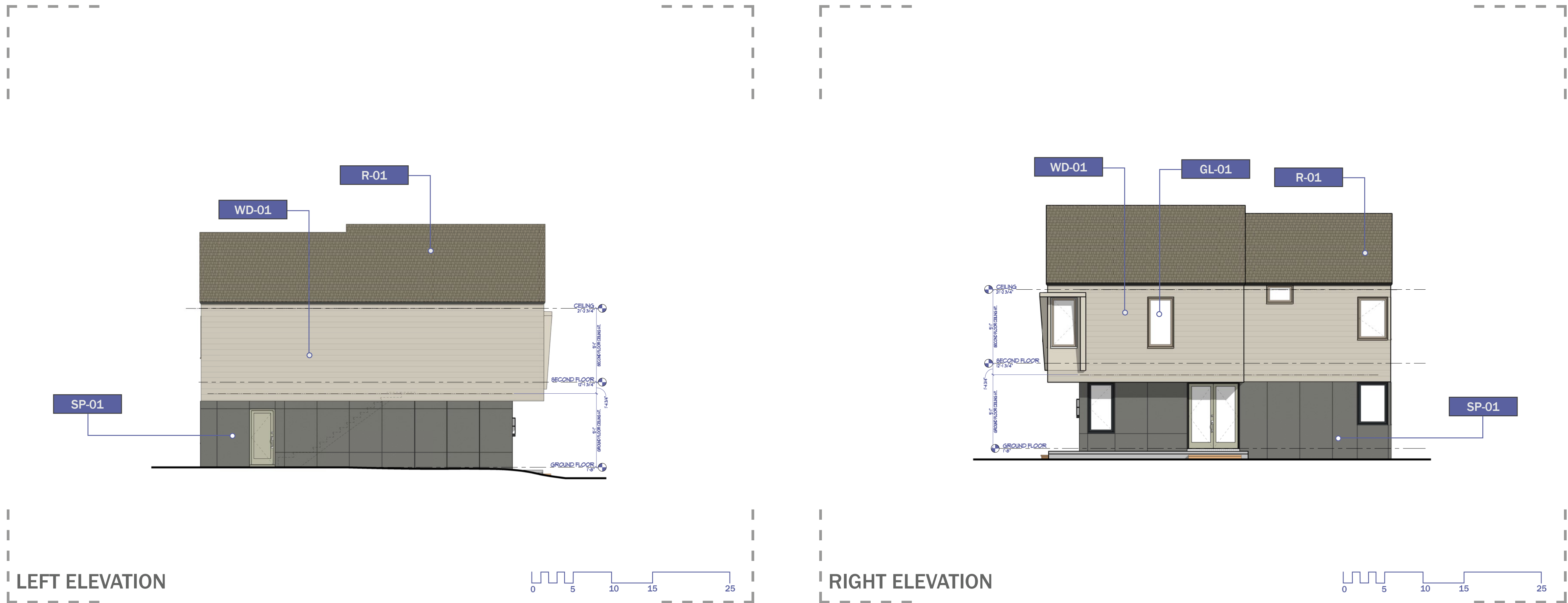
MATERIAL PALETTE

SP-01	HARDIE PANEL	GL-01	GLAZING	WD-01	9" HORZ. CLAPBOARD
TR-01	HARDIE TRIM	R-01	ARCHITECTURAL SHINGLES		

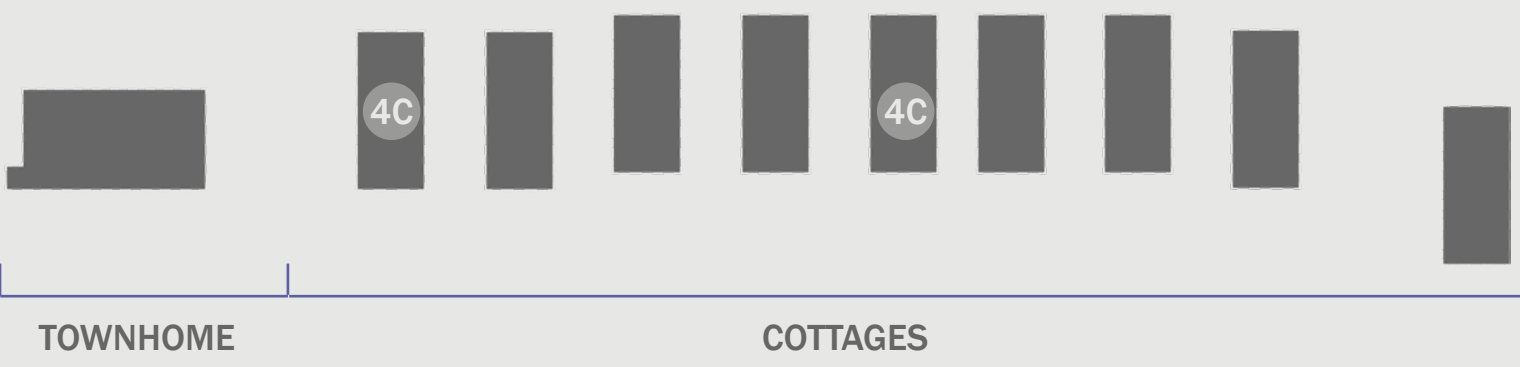
MATERIAL DATA

* BRICK REFERS TO MASONRY AND SPECIAL PRIMARY USE MATERIAL

COTTAGE 4B	BRICK (SF)	SIDING (SF)	GLAZING (SF)	TOTAL (SF)
FRONT	79 (20%)	190 (47%)	135 (33%)	404
RIGHT	275 (27%)	601 (58%)	156 (15%)	1,032
REAR	137 (34%)	232 (57%)	38 (9%)	407
LEFT	346 (41%)	483 (57%)	18 (2%)	847
TOTAL (SF)	837	1,506	347	2,690



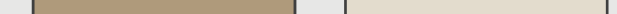
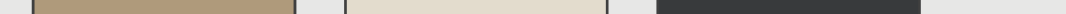
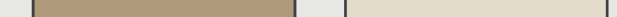
KEY PLAN



UNIT INFORMATION

UNIT	BEDS	BATH	GARAGE	BALCONY(S)
4C	2	2.5	N/A	N/A

PROPOSED COLOR SCHEME

PRIMARY	
DOORS	
TRIM	

MATERIAL PALETTE

SP-01	HARDIE PANEL	BR-01	STANDARD BRICK	BR-02	VERTICAL BRICK
GL-01	GLAZING	TR-01	HARDIE TRIM	WR-01	WROUGHT IRON RAILING
WD-01	9" HORIZ. CLAPBOARD	R-01	ARCHITECTURAL SHINGLES		

MATERIAL DATA

BRICK REFERS TO MASONRY AND SPECIAL PRIMARY USE MATERIAL

COTTAGE 4C	BRICK (SF)	SIDING (SF)	GLAZING (SF)	TOTAL (SF)
FRONT	79 (20%)	190 (47%)	135 (33%)	404
RIGHT	275 (27%)	601 (58%)	156 (15%)	1,032
REAR	137 (34%)	232 (57%)	38 (9%)	407
LEFT	346 (41%)	483 (57%)	18 (2%)	847
TOTAL (SF)	837	1,506	347	2,690

ELEVATIONS | TOWNHOME & COTTAGES STREETSCAPE PALLETTE

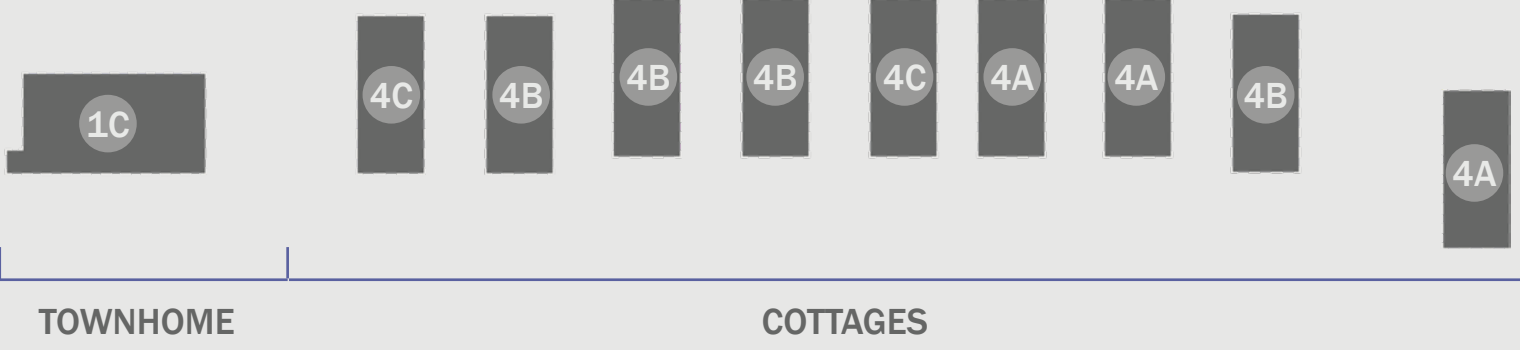


FRONT ELEVATION



REAR ELEVATION

KEY PLAN



UNIT INFORMATION

UNIT	BEDS	BATH	GARAGE	BALCONY(S)
1C	4	3.5	2	4
4A	2	2.5	N/A	ROOFTOP TERRACE
4B	2	2.5	N/A	N/A
4C	2	2.5	N/A	N/A

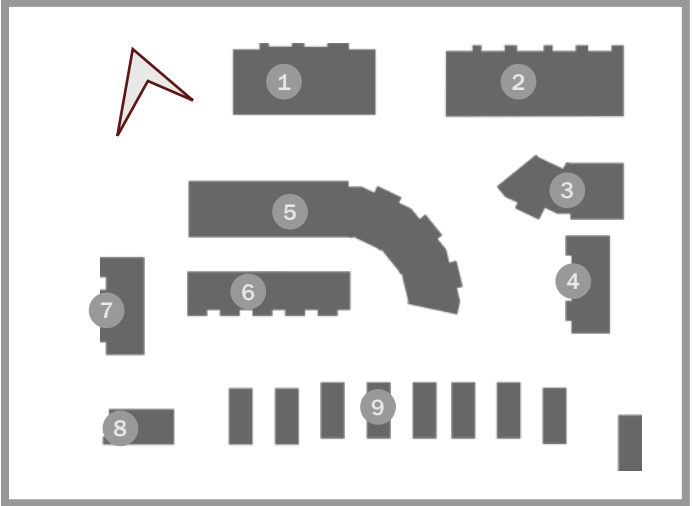
PROPOSED COLOR SCHEME



MATERIAL PALETTE

SP-01	HARDIE PANEL	BR-01	STANDARD BRICK	BR-02	VERTICAL BRICK
GL-01	GLAZING	TR-01	HARDIE TRIM	WR-01	WROUGHT IRON RAILING
WD-01	9" HORZ. CLAPBOARD	R-01	ARCHITECTURAL SHINGLES		

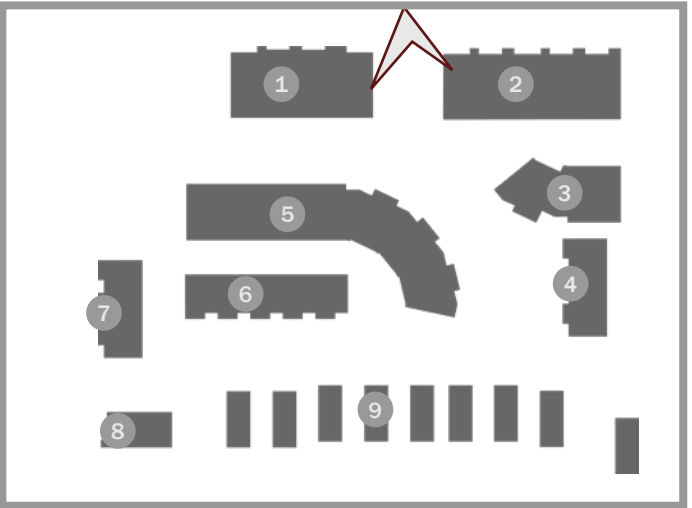
RENDER | BUILDING 1 CORNER



KEY PLAN



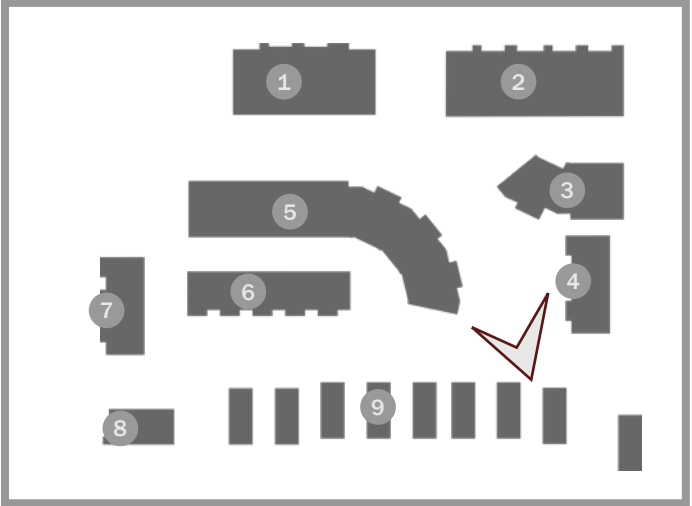
RENDER | BUILDING 1 & 2 GREEN SPACE



KEY PLAN



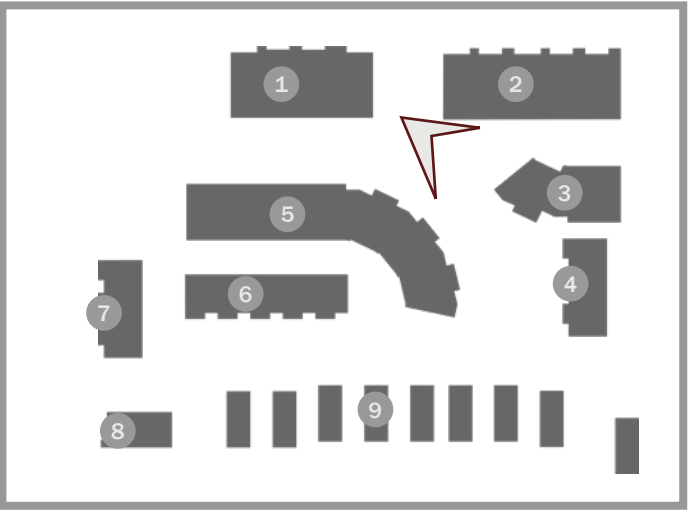
RENDER | PLAZA STREET SCAPE



KEY PLAN



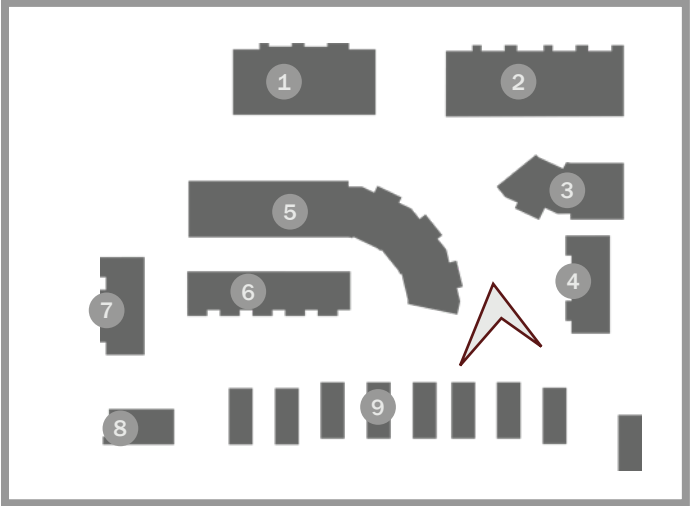
RENDER | BUILDING 3 & 4 STREET SCAPE



KEY PLAN



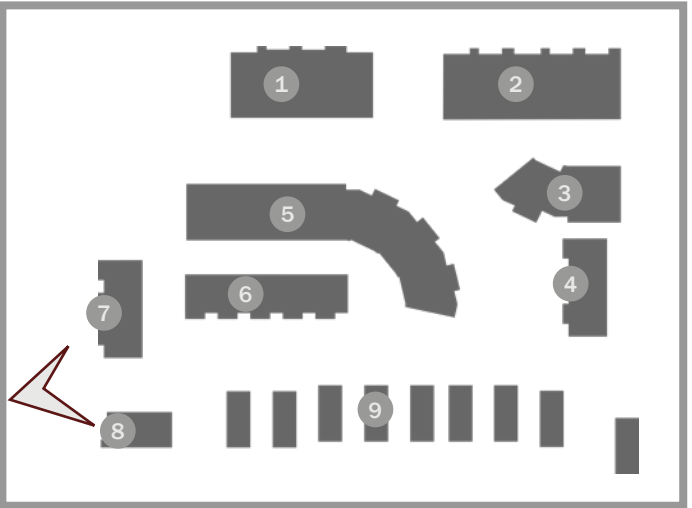
RENDER | COTTAGE ENTRY FROM PLAZA



KEY PLAN



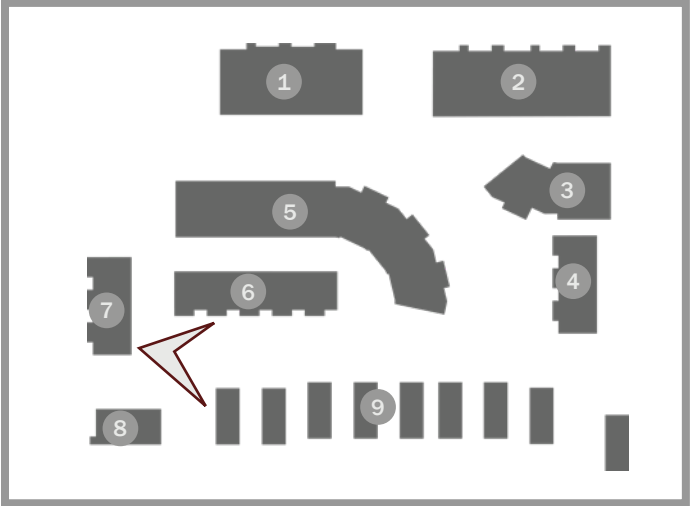
RENDER | BUILDING 7 AT STREET ENTRY



KEY PLAN



RENDER | COTTAGE STREET



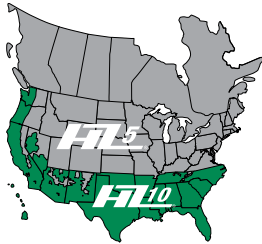
KEY PLAN





Hardie® Architectural Panels

HZ10® Product Zone | Effective March 2022



1. LIMITED WARRANTY. James Hardie Building Products Inc. ("James Hardie") warrants, for a period of thirty (30) years (the "Limited Warranty Period") that when manufactured, Hardie® Architectural Panels HZ10® fiber cement cladding (the "Product") comply with ASTM C1186, will resist damage caused by hail or termite attacks, and is free from defects in material and workmanship. This Limited Warranty extends only to (i) the first retail purchaser of the Product and the first transferee; or (ii) the first owner of the structure to which the Product is applied and the first transferee (each a "Covered Person"), where the Product is installed in an approved HZ10 product zone defined in Section 2.

2. LIMITED WARRANTY COVERAGE AREA. An approved HZ10 product zone shall mean Puerto Rico, and within the United States, the states of AL, AR, FL, GA, HI, LA, MS, OK, TX, SC, as well as limited areas of AZ, CA, KY, NC, NM, NV, OR, TN, VA and WA. For a list of covered ZIP codes in the states of AZ, CA, KY, NC, NM, NV, OR, TN, VA and WA, please consult www.hardiezone.com or call 1-866-9-HARDIE.

3. WHAT WE WILL DO. If, during the Limited Warranty Period, the Product is defective in material or workmanship, James Hardie will, in its sole discretion, either refund or replace the defective portion of the Product, or, during the first (1st) through the thirtieth (30th) year, reimburse the Covered Person for up to twice the original retail cost of the defective portion of the Product. After the 30th year, this Limited Warranty will expire and shall no longer be applicable. If the original retail cost cannot be established by the Covered Person to James Hardie's reasonable satisfaction, the cost shall be determined by James Hardie in its sole and reasonable discretion. James Hardie's replacement of the defective portion of the Product or reimbursement pursuant to Section 2 of this Limited Warranty is the exclusive remedy for the Covered Person for any defect in materials or workmanship. JAMES HARDIE WILL NOT REFUND

OR PAY ANY COSTS IN CONNECTION WITH LABOR OR ACCESSORY MATERIALS.

4. WHAT YOU MUST DO/CONDITIONS OF LIMITED WARRANTY. Warranty coverage under this Limited Warranty shall be subject to the following terms and conditions:

- (A) A Covered Person must provide written notice to James Hardie within thirty (30) days after discovery of any claimed defect covered by this Limited Warranty and before beginning any permanent repair. The notice must describe the location and details of the claimed defect and any additional information necessary for James Hardie to investigate the claim. Photos of the Product, showing the claimed defect must accompany the notice. A claimant under this Limited Warranty must provide proof to James Hardie that such claimant is a Covered Person as defined in Section 1 above.
- (B) The Product must be installed according to James Hardie's printed installation requirements and must comply with all building codes adopted by federal, state or local governments or government agencies applicable to the installation.
- (C) Upon discovery of a claimed defect, a Covered Person must immediately, and at a Covered Person's own expense, provide for protection of all property that could be affected until the claimed defect is remedied if applicable. Before any permanent repair to the Product, a Covered Person must allow James Hardie or James Hardie's authorized agent to enter the property and structure where the Product is installed, if applicable, and examine, photograph and take samples of the Product. Any repairs initiated by or on behalf of a Covered person without prior authorization from James Hardie may void the warranty.

5. WHAT IS NOT COVERED. This Limited Warranty does not cover damage or defects resulting from or

Homeowner Care and Maintenance Tips

PATCHING

Fill dents, chips and cracks using a good quality cement patching compound (acrylic mortar patch), which can be found at your local Home Center or Hardware Store.

PRODUCT REPLACEMENT

Replace siding and trim Products in accordance with James Hardie's written installation instructions.

CAULK REPLACEMENT

When caulk is in need of replacing, carefully remove existing caulk and replace with a high quality, paintable latex caulk. For best results, use a latex caulk that complies with ASTM C834 or better. Caulking should be applied in accordance with the caulking manufacturer's written application instructions.

PAINT MAINTENANCE

Remove any damaged, chipped or cracked paint. Prior to repainting, make sure that the surface area is properly cleaned. Repaint immediately using a good quality 100% acrylic paint. For best results, please refer to your paint manufacturer's written specifications for application rates and required topcoats.

Call 1-800-9-HARDIE or visit www.JamesHardiePros.com to obtain written installation requirements or for more detailed technical information.

in any way attributable to: (a) The improper storage, shipping, handling or installation of the Product, including, without limitation, failure of the Product to be installed in strict compliance with the Conditions of Limited Warranty set forth in Section 3 of this Limited Warranty and/or improper installation of studs or other accessories); (b) Further processing, modification or alteration of the Product after shipping from James Hardie; (c) Neglect, abuse, or misuse; (d) Repair or alteration; (e) Settlement or structural movement and/or movement of materials to which the Product is attached; (f) Damage from incorrect design of the structure; (g) Damage resulting from water infiltration; (h) Exceeding the maximum designed wind loads; (i) Acts of God including, but not limited to, tornados, hurricanes, floods, earthquakes, severe weather or other natural phenomena, (including, but not limited to, unusual climate conditions); (j) Efflorescence, peeling or performance of any third party paints, stains and/or coatings; (k) Growth of mold, mildew, fungi, bacteria, or any organism on any surface of the Product (whether on the exposed or unexposed surfaces); (l) Lack of proper maintenance; and/or (m) Any cause other than material or manufacturing defects attributable to James Hardie.

6. NO WAIVER. James Hardie may, in its sole discretion, extend benefits beyond what is covered under this Limited Warranty. Any such extension shall apply only to the specific instance in which it is granted, and shall not constitute a waiver of James Hardie's right to strictly enforce the exclusions, disclaimers, and limitations set forth herein for any or all other circumstances.

7. LIMITATION OF LIABILITY. IN NO EVENT SHALL JAMES HARDIE BE LIABLE FOR ANY INCIDENTAL, CONSEQUENTIAL OR SPECIAL DAMAGES, INCLUDING BUT NOT LIMITED TO, ANY CLAIMS OF PROPERTY DAMAGE, BASED UPON BREACH OF WARRANTY, BREACH OF CONTRACT, TORT, OR ANY OTHER LEGAL THEORY. Some states do not allow the exclusion or limitation of incidental or consequential

damages, so the above limitation may not apply to you.

8. LIMITATION OF WARRANTY. THE ABOVE LIMITED WARRANTY IS THE EXCLUSIVE WARRANTY FOR THE PRODUCT. JAMES HARDIE DISCLAIMS ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING ANY IMPLIED WARRANTIES OF MERCHANTABILITY, FITNESS FOR PARTICULAR PURPOSE OR OTHERWISE. In the event that applicable consumer law prohibits the disclaimer of an implied warranty, the above Limited Warranty shall not extend the time period of any such implied warranty. Some states do not allow limitations for consumers on how long an implied warranty lasts, so the above limitation may not apply to you. This Limited Warranty gives you specific legal rights, and you may have additional rights, which vary from state to state.

9. ENTIRE AGREEMENT. This Limited Warranty contains and represents the only warranty extended by James Hardie for the Product. No employee or agent of James Hardie or any other party is authorized to make any other warranty in addition to those made in this Limited Warranty.

10. MODIFICATION OR DISCONTINUATION OF PRODUCTS. James Hardie reserves the right to discontinue or modify the Product at any time without notice. In the event that replacement of the Product pursuant to this Limited Warranty is not possible, James Hardie will fulfill any refund or replacement obligation under this Limited Warranty with a James Hardie Product of equal or greater value.

11. HOW TO OBTAIN LIMITED WARRANTY SERVICE.

- (a) Call 866-375-8603; or
- (b) Write Warranty Department, James Hardie Building Products, Inc., 10901 Elm Avenue, Fontana, California 92337; or
- (c) Visit: <https://claims.jameshardie.com/>

COMPLETE AND SAVE FOR YOUR OWN RECORDS

Name of Owner _____

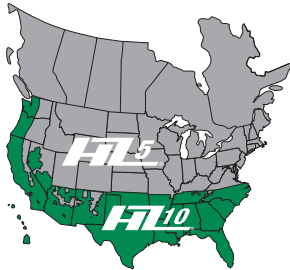
Installation Address _____

Name of Installing Contractor _____

Date Installed _____ Contractor Phone Number _____



Express Limited Product Warranty



Hardie® **HZ10** Siding and Trim Products

Includes Hardie® Plank HZ10® Lap Siding, Hardie® Trim HZ10® Boards, Hardie® Panel HZ10® Vertical Siding, Hardie® Shingle HZ10® Siding, Hardie® Soffit HZ10® Panels, Hardie® Artisan Siding & Hardie® Architectural Panels

Effective February 2024

1. LIMITED WARRANTY: James Hardie Building Products Inc. ("James Hardie") warrants, for a period of thirty (30) years (the "Limited Warranty Period") from the date of purchase of James Hardie Fiber-Cement **HARDIE® PLANK HZ10® LAP SIDING**, **HARDIE® PANEL HZ10® VERTICAL SIDING**, **HARDIE® SHINGLE HZ10® SIDING**, **HARDIE® TRIM HZ10® BOARDS**, **HARDIE® SOFFIT HZ10® PANELS**, **HARDIE® ARTISAN HZ10® SIDING** AND **HARDIE® HZ10® ARCHITECTURAL PANELS** (each, the "Product") for installation in an Approved HZ10® Product zone that such purchased Product, when manufactured, complies with ASTM C1186, is free from manufacturing defects in material and workmanship and:

FIRE:

- Does not contribute to the spread of fire (Flame Spread Index of zero when tested per ASTM E 84).

WEATHER:

- Does not crack, split, edge check, or warp as a result of damage from water, heat and freezing temperatures when tested in accordance with ASTM C1185.
- Resists damage from hail.

PESTS:

- Will not be damaged by termites or other wood-boring insects.
- Resists damage caused by woodpeckers.

This Limited Warranty extends only to (i) the first retail purchaser of the Product; (ii) the first owner of the structure to which the Product is applied and (iii) the first transferee (each a "Covered Person").

2. LIMITED WARRANTY COVERAGE AREA:

Approved HZ10® product zone shall mean Puerto Rico, and within the United States, the states of AL, AR, FL, GA, HI, LA, MS, OK, TX, SC, as well as limited areas of AZ, CA, KY, NC, NM, NV, OR, TN, VA and WA. For a list of covered ZIP codes in the states of AZ, CA, KY, NC, NM, NV, OR, TN, VA and WA, please consult www.hardiezone.com or call 1-866-9-HARDIE.

3. WHAT WE WILL DO. If, during the Limited Warranty Period, the Product is (i) damaged by hail, woodpeckers, termites or other wood boring insects, or (ii) defective in material or workmanship, James Hardie will, in its sole discretion, either issue a refund for or replace

the defective portion of the Product, or, during the first (1st) through the thirtieth (30th) year, reimburse the Covered Person for up to twice the original retail cost of the defective portion of the Product. After the 30th year, this Limited Warranty will expire and shall no longer be applicable. If the original retail cost cannot be established by the Covered Person to James Hardie's reasonable satisfaction, the cost shall be determined by James Hardie in its sole and reasonable discretion. James Hardie's refund, replacement of the defective portion of the Product or reimbursement pursuant to Section 3 of this Limited Warranty is the exclusive remedy for the Covered Person for any defect in materials or workmanship. **JAMES HARDIE WILL NOT REFUND OR PAY ANY COSTS IN CONNECTION WITH LABOR OR ACCESSORY MATERIALS.**

4. WHAT YOU MUST DO: Warranty coverage under this Limited Warranty shall be subject to the following terms and conditions:

- (A) A Covered Person must provide written notice to James Hardie within ninety (90) days after discovery of any claimed defect covered by this Limited Warranty and before beginning any permanent repair. The notice must describe the location and details of the claimed defect and any additional information necessary for James Hardie to investigate the claim. Photos of the Product, showing the claimed defect must accompany the notice. A claimant under this Limited Warranty must provide proof to James Hardie that such claimant is a Covered Person as defined in Section 1 above.
- (B) Upon discovery of a claimed defect, a Covered Person must immediately, and at a Covered Person's own expense, provide for protection of all property that could be affected until the claimed defect is remedied if applicable. Before any permanent repair to the Product, a Covered Person must allow James Hardie or James Hardie's authorized agent to enter the property and structure where the Product is installed, if applicable, and examine, photograph and take samples of the Product. Any repairs initiated by or on behalf of a Covered person without prior authorization from James Hardie may void the warranty.

Homeowner Care and Maintenance Tips

PRODUCT REPLACEMENT

Replace siding and trim products in accordance with James Hardie's written installation instructions.

CAULK REPLACEMENT

When caulk is in need of replacing, carefully remove existing caulk and replace with a high quality, paintable latex caulk. For best results, use a latex caulk that complies with ASTM C834 or better. Caulk should be applied in accordance with the manufacturer's written application instructions.

PAINT MAINTENANCE

Remove any damaged, chipped or cracked paint. Prior to repainting, make sure that the surface area is properly cleaned. Repaint immediately using a good quality 100% acrylic paint. For best results, please refer to your paint manufacturer's written specifications for application rates and required topcoats.

CLEANING

Wash down the exterior surfaces every 6 to 12 months with a garden hose to remove dirt and debris, gently cleaning your siding with a soft brush or wet soft cloth.

NOTE: Acid and high pressure washing can damage the fiber cement surface and are not recommended. For more information, download *Technical Bulletin #20, Cleaning Hardie® Primed and ColorPlus® Technology Siding* from JamesHardie.com

Call 1-800-9-HARDIE or visit www.JamesHardiePros.com to obtain written installation requirements or for more detailed technical information.

5. WHAT IS NOT COVERED: This Limited Warranty does not cover damage or defects resulting from or in any way attributable to: (a) The improper storage, shipping, handling or installation of the Product, including, without limitation, failure to install the Product in compliance with applicable, published James Hardie installation instructions and applicable building codes. (b) Further processing, modification or alteration of the Product after shipping from James Hardie; (c) Neglect, abuse, or misuse; (d) Repair or alteration; (e) Settlement or structural movement and/or movement of materials to which the Product is attached; (f) Damage from improper design and/or construction of the underlying wall assembly; (g) Damage resulting from water infiltration; (h) Exceeding the maximum designed wind loads for the Product as installed; (i) Acts of God including, but not limited to, tornados, hurricanes, floods, earthquakes, severe weather or other natural phenomena (including, but not limited to, unusual climate conditions); (j) Efflorescence, peeling or performance of any third party paints, stains and/or coatings; (k) Growth of mold, mildew, fungi, bacteria, or any organism on any surface of the Product (whether on the exposed or non-exposed surfaces); (l) Lack of proper maintenance; and/or (m) Any cause other than material or manufacturing defects attributable to James Hardie.

6. NO WAIVER: James Hardie may, in its sole discretion, extend benefits beyond what is covered under this Limited Warranty. Any such extension shall apply only to the specific instance in which it is granted, and shall not constitute a waiver of James Hardie's right to strictly enforce the exclusions, disclaimers, and limitations set forth herein for any or all other circumstances.

7. LIMITATION OF LIABILITY: IN NO EVENT SHALL JAMES HARDIE BE LIABLE FOR ANY INCIDENTAL, CONSEQUENTIAL OR SPECIAL DAMAGES, INCLUDING BUT NOT LIMITED TO, ANY CLAIMS OF PROPERTY DAMAGE, BASED UPON BREACH OF WARRANTY, BREACH OF CONTRACT, TORT, OR ANY

OTHER LEGAL THEORY. Some states do not allow the exclusion or limitation of incidental or consequential damages, so the above limitation may not apply to you.

8. LIMITATION OF WARRANTY: THE ABOVE LIMITED WARRANTY IS THE EXCLUSIVE WARRANTY FOR THE PRODUCT. JAMES HARDIE DISCLAIMS ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING ANY IMPLIED WARRANTIES OF MERCHANTABILITY, FITNESS FOR PARTICULAR PURPOSE OR OTHERWISE. In the event that applicable consumer law prohibits the disclaimer of an implied warranty, the above Limited Warranty shall not extend the period of any such implied warranty. Some states do not allow limitations for consumers on how long an implied warranty lasts, so the above limitation may not apply to you. This Limited Warranty gives you specific legal rights, and you may have additional rights, which vary from state to state.

9. ENTIRE AGREEMENT: This Limited Warranty contains and represents the only warranty extended by James Hardie for the Product. No employee or agent of James Hardie or any other party is authorized to make any other warranty in addition to those made in this Limited Warranty.

10. MODIFICATION OR DISCONTINUATION OF PRODUCTS: James Hardie reserves the right to discontinue or modify any Product at any time without notice. In the event that replacement of the Product pursuant to this Limited Warranty is not possible, James Hardie will fulfill any refund or replacement obligation under this Limited Warranty with a Hardie® Product of equal or greater value.

11. HOW TO OBTAIN WARRANTY SERVICE:
(a) Call 866-375-8603; or
(b) Write Warranty Department,
James Hardie Building Products, Inc.,
10901 Elm Avenue, Fontana, California
92337; or
(c) Visit: <http://claims.jameshardie.com>

COMPLETE AND SAVE FOR YOUR OWN RECORDS

Name of Owner _____
Installation Address _____
Name of Installing Contractor _____
Date Installed _____ Contractor Phone Number _____



Consent Agenda Item

For the City Council meeting on July 1, 2025

Details

The Large Scale for the Reserve was approved July 2, 2024.

<https://bentonvillear.portal.civicclerk.com/event/1300/files/attachment/4772>

Staff recommends approval of the extension with the condition that the trail along the north edge of the project be physically connected to the existing trail to the west and that the developer provide an updated performance guarantee to the satisfaction of the City Engineer.

Additionally, the developer has an obligation to upgrade the signal at Greenhouse and Regional Airport. The ARDOT permit for this work is set to expire in August 2025 and little progress has been made so far.

June 25, 2025

City of Bentonville
c/o Sophie McAdara via Etrackit
305 SW A Street
Bentonville, AR 72712

Re: LSD Approval Extension Request
The Reserve at Bentonville (#LSD24-0003)
3500 SW Biloxi Road
Bentonville, Arkansas

Sophie,

This project was approved by Planning Commission on July 3, 2024, a grading-only pre-con was held on September 26, 2024, and a full pre-con was held December 5, 2024. Construction has taken place on site and building pads have been prepared.

Building permits have been applied for but are not yet approved for construction. The Norris Group and design team are currently working with Duane Miller the details required. Therefore, the Owner/Developer would like to request a 6 month extension of the approval of this project per *City of Bentonville Municipal Code*, Appendix B §700.07(b).

Please let me know if you have any questions or would like additional information.

Sincerely,

THE NORRIS GROUP

A handwritten signature in black ink, appearing to read 'J. Fuchs', written in a cursive style.

Justin Fuchs
Civil & Architectural Officer

ISSUED FOR CONSTRUCTION PLANS FOR A

LARGE SCALE DEVELOPMENT

TO SERVE

THE RESERVE - BENTONVILLE

IN THE CITY OF

BENTONVILLE, ARKANSAS



PLAN REVISIONS
AFC - The Reserve - LSD24-0003 - **REVISION 0** - 12/5/2024
AFC - The Reserve - LSD24-0003 - **REVISION 1** - 6-6-2025
Pages - 2, 16 - Two (2) Sheets

CITY PROJECT LSD24-0003
(FORMER LSD20-0002)

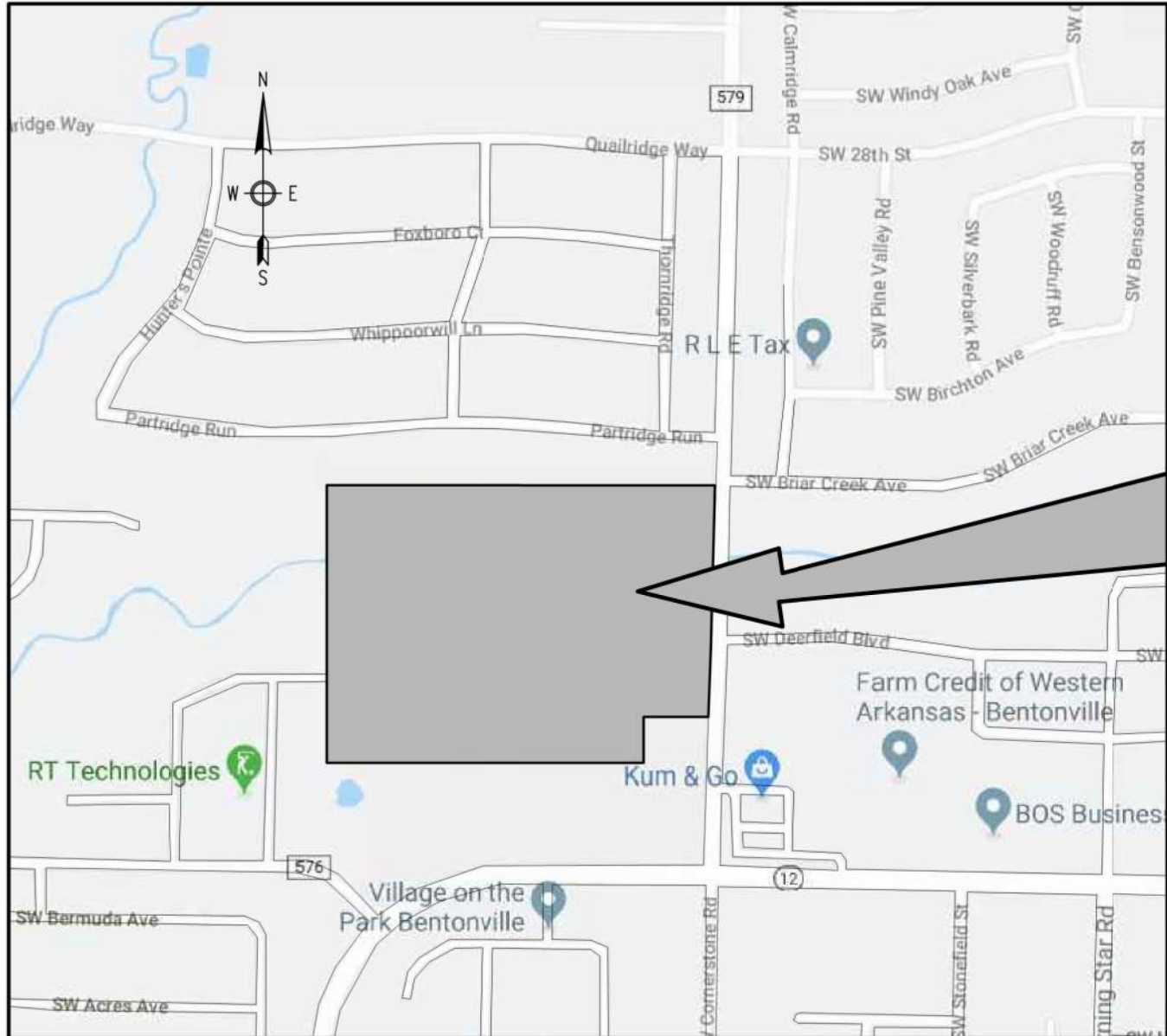
August 2, 2024

BY
ENGINEERING SERVICES INC.



CONSULTING ENGINEERS
SPRINGDALE, ARKANSAS
PHONE: 479-751-8733
FAX: 479-751-8746
WWW.ENGINEERINGSERVICES.COM

CONTACT LIST	
BLACK HILL ENERGY:	JOSH KNIGHT 1301 FEDERAL WAY - PO BOX 2129 LOWELL, AR 72745 (479) 333-7005 JOSHUA.KNIGHT@BLACKHILLSCORP.COM
AT&T:	BRENT BALDWIN, BB555@ATT.COM 1133 E. HAROLD STREET FAYETTEVILLE, AR 72701 (479) 200-8022 OR (479) 571-8609 OR LAYNE RHODES, LB152@ATT.COM (479) 442-1977
COX COMMUNICATIONS:	CHAD HODGE AND TIMOTHY GOSS 4901 S. 48TH STREET SPRINGDALE, AR 72762 (479) 263-7057 CHAD.HODGE@COX.COM (479) 651-5583 TIMOTHY.GOSS@COX.COM
FIRE DEPT.:	CITY OF BENTONVILLE CHIEF JUSTIN SCANTLIN 800 S.W. "A" STREET BENTONVILLE, AR 72712 (479) 271-5927 OR (479) 685-1096
STREET DEPT.:	CITY OF BENTONVILLE TONY DAVIS 3200 SW MUNICIPAL DRIVE BENTONVILLE, AR 72712 (479) 271-3130
WATER DEPT.:	CITY OF BENTONVILLE BEAU THOMPSON 3200 SW MUNICIPAL DRIVE BENTONVILLE, AR 72712 (479) 271-3140
ELECTRIC DEPT.:	CITY OF BENTONVILLE CHARLIE BARNES 3200 SW MUNICIPAL DRIVE BENTONVILLE, AR 72712 (479) 271-3139
WASTEWATER DEPT.:	CITY OF BENTONVILLE CHRIS EARL 1801 N.E. "A" STREET BENTONVILLE, AR 72712 (479) 271-3161
PLANNING DEPT.:	CITY OF BENTONVILLE TYLER OVERSTREET 305 S.W. "A" STREET BENTONVILLE, AR (479) 271-3122
BUILDING & FIRE	CITY OF BENTONVILLE BRAD ARNOLD 305 S.W. "A" STREET BENTONVILLE, AR 72712 (479) 271-3108
CITY ENGINEER:	CITY OF BENTONVILLE ELLER NORWELL 3200 SW MUNICIPAL DRIVE BENTONVILLE, AR (479) 271-5993
STORMWATER:	CITY OF BENTONVILLE ALISON WEST 3200 SW MUNICIPAL DRIVE BENTONVILLE, AR (479) 271-6719, JWEST@BENTONVILLEAR.COM



VICINITY MAP



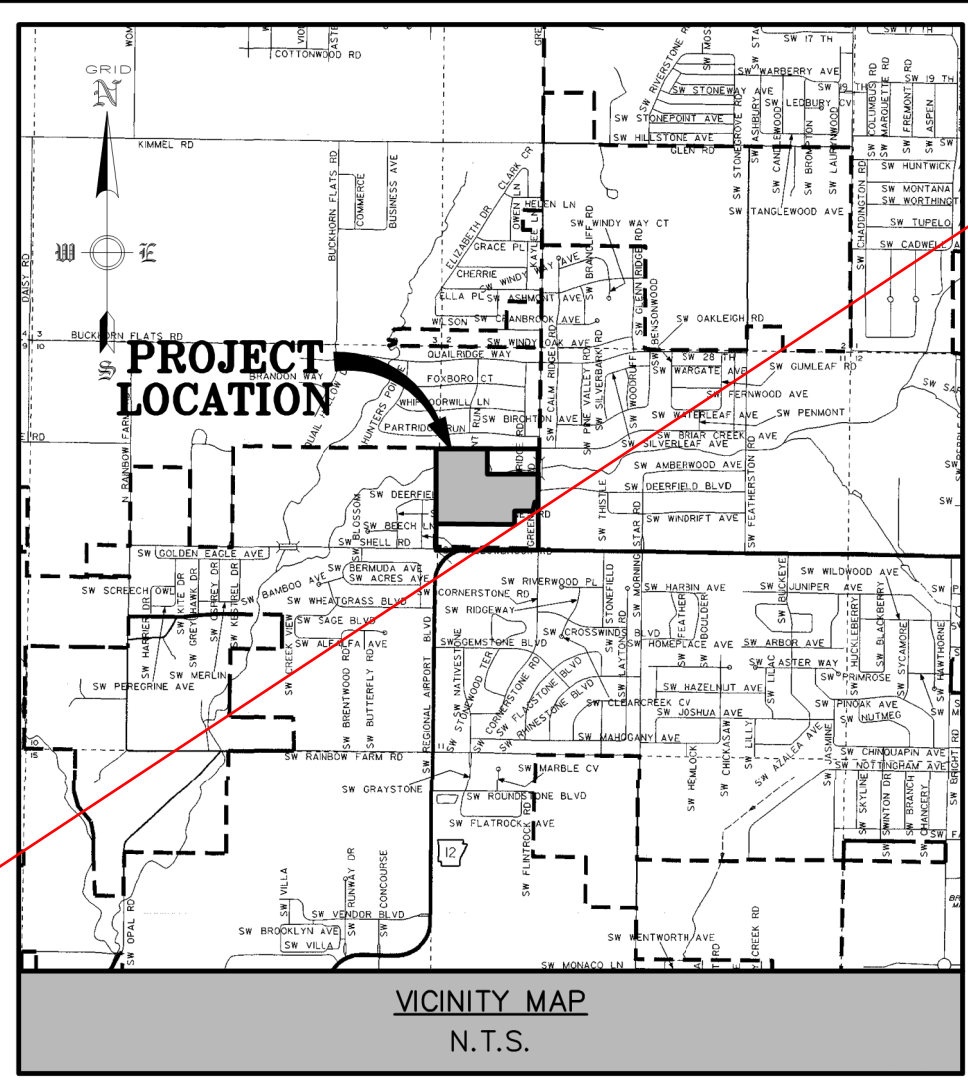
INDEX OF SHEETS	
SHEET No.	DESCRIPTION
0	COVER SHEET
1	EXISTING CONDITIONS
2	MASTER SITE PLAN
3	CONSTRUCTION PHASING PLAN
4	OVERALL GRADING PLAN
4A-4B	GRADING PLAN
5-6	GREENHOUSE ROAD WIDENING PLAN & PROFILES
7-11	STORM DRAINAGE PLAN & PROFILES
12-14	TYPICAL DETAILS
15-16	WATER PLAN
17-18	SEWER PLAN
19-22	SEWER PLAN & PROFILES
23	SPECIAL WATER & SEWER DETAILS
24-28	CITY OF BENTONVILLE WATER & SEWER DETAILS
29-30	POWER PLAN AND UTILITY EASEMENTS
31	FIRE DEPARTMENT REVIEW SHEET
32	PAVING PLAN
33-34	STORM WATER POLLUTION PREVENTION PLAN
35	LANDSCAPE PLAN
A-1	ARCHITECTURAL DETAILS
E1-5	ELECTRIC LAYOUT
1-3	ELECTRIC DETAILS



THOMAS J. APPEL, P.E. No. 13828
ENGINEERING SERVICES, INC.

NOTES:

1. THE CITY OF BENTONVILLE STREET STANDARDS, DRAINAGE CRITERIA MANUAL, SUBDIVISION ORDINANCE, WATER, SEWER, ELECTRIC UTILITY SPECIFICATIONS, AND STATE CODE SHALL GOVERN THESE PLANS. IF THERE ARE DISCREPANCIES IN THE PLANS OR INFORMATION CONTAINED WITHIN, CITY OF BENTONVILLE ORDINANCES, STANDARDS, AND SPECIFICATIONS SHALL RULE, UNLESS, APPROVED IN WRITING BY THE CITY ENGINEER. (CITY OF BENTONVILLE STANDARD WATER AND SEWER SPECIFICATIONS DATED AUGUST 12, 2008, ORDINANCE - 2008-64, ADH #67501 - JUNE 16, 2008)
2. TO SCHEDULE AN INSPECTION OR TEST WITH THE CITY OF BENTONVILLE ENGINEERING DEPARTMENT, INSPECTIONS MUST BE CALLED IN (479-271-3168) BY THE ENGINEER OF RECORD 24 HOURS IN ADVANCE BEFORE 10 AM FOR AN INSPECTION THE FOLLOWING DAY.
3. THE ENGINEER OF RECORD MUST CERTIFY THE SITE AND THE PROJECT MUST PASS A DEVELOPMENT FINAL SITE INSPECTION BEFORE REQUESTING A BUILDING FINAL INSPECTION.
4. REVIEW OF THESE PLANS IS LIMITED TO COMPLIANCE WITH CITY CODES AND REGULATIONS. BY REVIEWING AND APPROVING THESE PLANS THE REVIEWER AND THE CITY OF BENTONVILLE ASSUME NO RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS IN THE PLANS. THE ADEQUACY OF THE PLANS IS THE SOLE RESPONSIBILITY OF THE DESIGN ENGINEER HOWEVER, THE CITY OF BENTONVILLE RESERVES THE RIGHT TO REQUIRE CORRECTIVE ACTION, IF ANY INADEQUACIES ARE FOUND AFTER THE IMPROVEMENTS ARE CONSTRUCTED.



PARCEL NUMBER:	01-07937-011 01-07937-012 01-07937-013
OWNER/DEVELOPER:	THE RESERVE AT BENTONVILLE, LLC P.O. BOX 10386 FORT SMITH, AR 72917
ENGINEER:	ENGINEERING SERVICES, INC. 1207 S. OLD MISSOURI ROAD P.O. BOX 282 SPRINGDALE, AR 72762
EXISTING ZONING:	A-1 AGRICULTURAL DISTRICT
PROPOSED ZONING:	PRD - PLANNED RESIDENTIAL DEVELOPMENT
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL DEVELOPMENT
SETBACKS:	PRD EXTERIOR BOUNDARY - 20' PRD INTERIOR BOUNDARY - 10' WHERE A UTILITY EASEMENT EXISTS THE SETBACK SHALL BE THE UTILITY EASEMENT OR WHICHEVER IS GREATER.
GROSS AREA:	40.15 ACRES±
NET AREA:	23.47 ACRES±
PARKING REQUIRED:	APARTMENTS/ MULTI-FAMILY: 3 SPACES/ EACH TWO RESIDENTIAL UNITS 276 UNITS/ 2 * 3 = 414 REQUIRED SPACES (INCLUDING 2% OF TOTAL REQUIRED SPACES TO BE A.D.A. COMPLIANT)
PARKING PROVIDED:	TOWNHOUSES: OFF-STREET PARKING PROVIDED VIA DRIVEWAY/GARAGE 529 SPACES PROVIDED (INCLUDING 12 A.D.A SPACES)
RESIDENTIAL DENSITY:	PHASE I APARTMENTS 132 UNITS/7.7 ACRES = 17.1 UNITS/ACRE PHASE II APARTMENTS 144 UNITS/8.6 ACRES = 16.7 UNITS/ACRE PHASE III TOWNHOUSES 36 UNITS/7.2 ACRES = 5.0 UNITS/ACRE

PROPOSED RESIDENTIAL BUILDINGS	
BUILDING TYPE	TOTAL UNITS
13 BUILDINGS - 1 BEDROOM APARTMENTS	12 UNITS/BUILDING = 156 RESIDENTIAL UNITS
10 BUILDINGS - 2 BEDROOM APARTMENTS	12 UNITS/BUILDING = 120 RESIDENTIAL UNITS
9 BUILDINGS - TOWNHOUSE	4 UNITS/BUILDING = 36 RESIDENTIAL UNITS

FLOOD PLAIN ZONING:
THIS PROPERTY IS WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON THE F.I.R.M. MAP #05007C0235 K, BENTON COUNTY, ARKANSAS & INCORPORATED AREAS, PANEL 235 OF 560, EFFECTIVE DATE: JUNE 5, 2012.

- NOTE:**
- 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. ANY COST OF ADJUSTMENTS, RELOCATION OR DAMAGE OF EXISTING UTILITIES WILL BE THE RESPONSIBILITY OF THE OWNERS/DEVELOPERS.
 - ALL PROPOSED UTILITY WIRES, LINES, AND/OR CABLE UTILIZED BY ELECTRIC AND/OR TELECOMMUNICATIONS COMPANIES SHALL BE PLACED UNDERGROUND, EXCLUDING 12KV AND ABOVE.
 - OUTDOOR STORAGE, TRASH COLLECTION, AND LOADING AREAS MUST BE LANDSCAPED, SO THAT THEIR FUNCTIONS ARE FULLY CONTAINED AND OUT OF VIEW OF THE ADJACENT PROPERTY AND THE PUBLIC RIGHT-OF-WAY. DUMPSTER ENCLOSURES SHALL BE CONSTRUCTED WITH SIMILAR MATERIALS AS THE BUILDINGS.
 - EXTERIOR GROUND-MOUNTED OR BUILDING-MOUNTED EQUIPMENT INCLUDING, BUT NOT LIMITED TO, MECHANICAL EQUIPMENT, UTILITIES AND BANKS OF METER SHALL BE SCREENED FROM PUBLIC VIEW WITH LANDSCAPING OR WITH AN ARCHITECTURAL TREATMENT COMPATIBLE WITH THE BUILDING ARCHITECTURE.
 - ALL ROOF TOP EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW WITH AN ARCHITECTURAL TREATMENT THAT IS COMPATIBLE WITH THE BUILDING ARCHITECTURE.
 - ALL PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
 - ALL SITE FENCING NOT SHOWN WITHIN THIS PLAN SET WILL REQUIRE A SEPARATE PERMIT.
 - ALL PROPOSED STREETS SHOWN ARE PRIVATE DRIVES.
 - COORDINATE WITH CITY OF BENTONVILLE GIS (TONI FORSTER - 479-271-6852) FOR FINAL ADDRESSING, AS SHOWN.

Table 9-9: Design Intersection Sight Distance—Case B2, Right Turn from Stop

Design Speed (mph)	Stopping Sight Distance (ft)	Intersection Sight Distance for Passenger Cars (ft)
15	80	143.3
20	115	191.1
25	155	258.9
30	200	338.4
35	250	430.0
40	300	533.3
45	350	648.9
50	425	777.8
55	495	920.0
60	575	1077.8
65	665	1250.0
70	760	1437.8
75	870	1640.0
80	990	1857.8

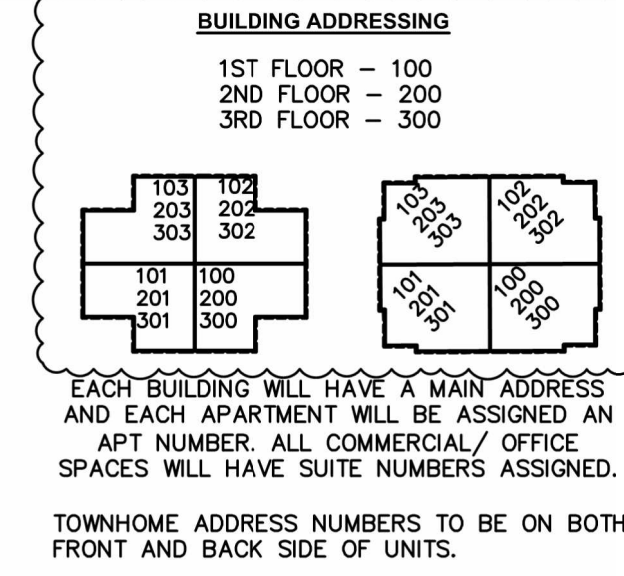
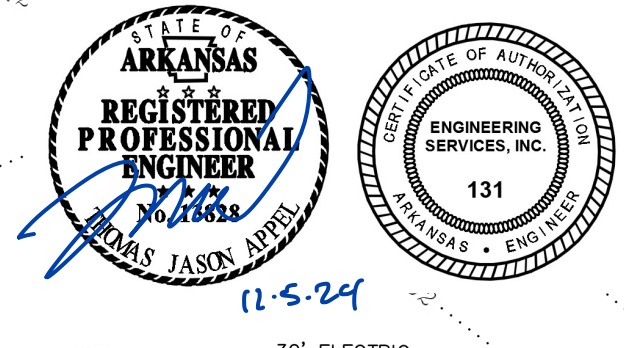


Table 9-7: Design Intersection Sight Distance—Case B1, Left Turn from Stop

Design Speed (mph)	Stopping Sight Distance (ft)	Intersection Sight Distance for Passenger Cars (ft)
15	80	143.3
20	115	191.1
25	155	258.9
30	200	338.4
35	250	430.0
40	300	533.3
45	350	648.9
50	425	777.8
55	495	920.0
60	575	1077.8
65	665	1250.0
70	760	1437.8
75	870	1640.0
80	990	1857.8



ENGINEERING SERVICES, INC.
1207 S. OLD MISSOURI ROAD
P.O. BOX 282
SPRINGDALE, AR 72762

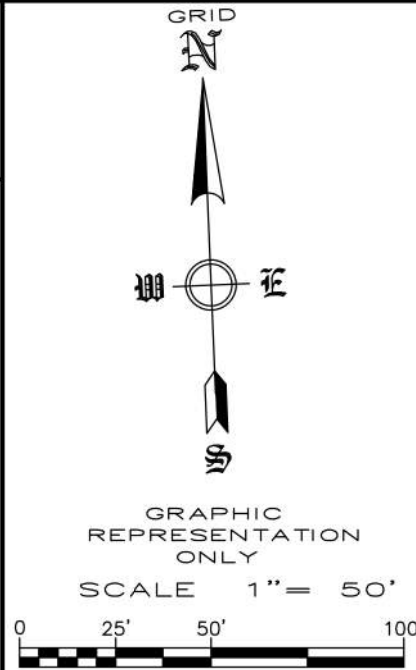
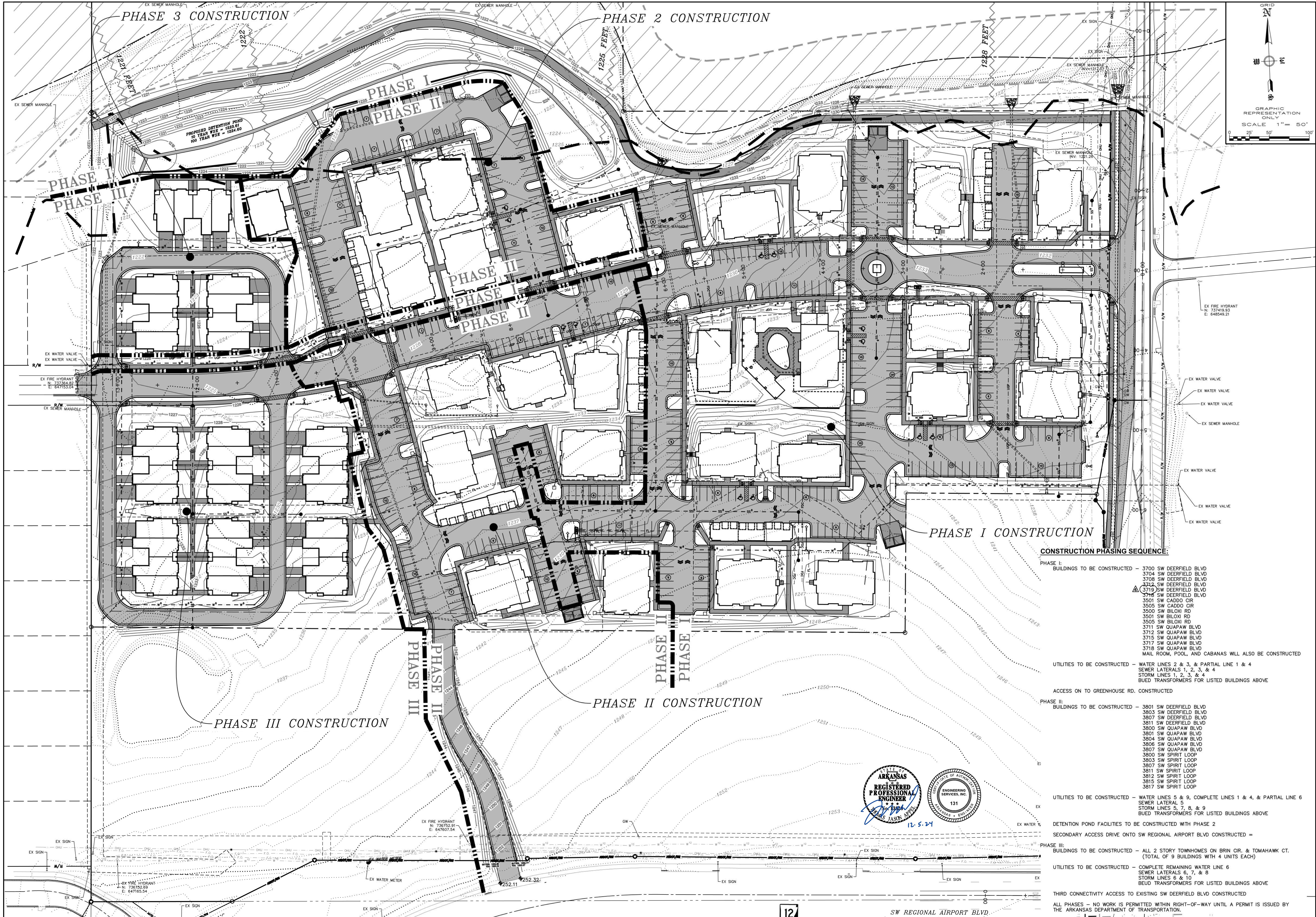
APPROVED FOR

CONSTRUCTION

MASTER SITE PLAN
THE RESERVE
BENTONVILLE, ARKANSAS

DATE: Apr 30, 2024
W.O. #: 19945

2

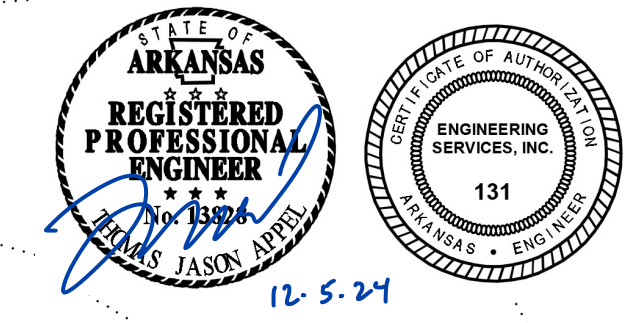


CONSTRUCTION PHASING PLAN
THE RESERVE
BENTONVILLE, ARKANSAS

AFC - The Reserve - LSD24-0003 - REVISION 0 - 12/5/2024

CONSTRUCTION PHASING SEQUENCE:

- PHASE I:**
BUILDINGS TO BE CONSTRUCTED - 3700 SW DEERFIELD BLVD
3704 SW DEERFIELD BLVD
3708 SW DEERFIELD BLVD
3712 SW DEERFIELD BLVD
3716 SW DEERFIELD BLVD
3501 SW CADDOR CIR
3505 SW CADDOR CIR
3500 SW BILOXI RD
3501 SW BILOXI RD
3505 SW BILOXI RD
3711 SW QUAPAW BLVD
3712 SW QUAPAW BLVD
3715 SW QUAPAW BLVD
3717 SW QUAPAW BLVD
3718 SW QUAPAW BLVD
MAIL ROOM, POOL, AND CABANAS WILL ALSO BE CONSTRUCTED
- UTILITIES TO BE CONSTRUCTED -** WATER LINES 2 & 3, & PARTIAL LINE 1 & 4
SEWER LATERALS 1, 2, 3, & 4
STORM LINES 1, 2, 3, & 4
BUED TRANSFORMERS FOR LISTED BUILDINGS ABOVE
- ACCESS ON TO GREENHOUSE RD. CONSTRUCTED**
- PHASE II:**
BUILDINGS TO BE CONSTRUCTED - 3801 SW DEERFIELD BLVD
3803 SW DEERFIELD BLVD
3807 SW DEERFIELD BLVD
3811 SW DEERFIELD BLVD
3800 SW QUAPAW BLVD
3801 SW QUAPAW BLVD
3804 SW QUAPAW BLVD
3806 SW QUAPAW BLVD
3807 SW QUAPAW BLVD
3800 SW SPIRIT LOOP
3803 SW SPIRIT LOOP
3807 SW SPIRIT LOOP
3811 SW SPIRIT LOOP
3812 SW SPIRIT LOOP
3815 SW SPIRIT LOOP
3817 SW SPIRIT LOOP
- UTILITIES TO BE CONSTRUCTED -** WATER LINES 5 & 9, COMPLETE LINES 1 & 4, & PARTIAL LINE 6
SEWER LATERAL 5
STORM LINES 5, 7, 8, & 9
BUED TRANSFORMERS FOR LISTED BUILDINGS ABOVE
- DETENTION POND FACILITIES TO BE CONSTRUCTED WITH PHASE 2**
SECONDARY ACCESS DRIVE ONTO SW REGIONAL AIRPORT BLVD CONSTRUCTED =
- PHASE III:**
BUILDINGS TO BE CONSTRUCTED - ALL 2 STORY TOWNHOMES ON BRIN CIR. & TOMAHAWK CT.
(TOTAL OF 9 BUILDINGS WITH 4 UNITS EACH)
- UTILITIES TO BE CONSTRUCTED -** COMPLETE REMAINING WATER LINE 6
SEWER LATERALS 6, 7, & 8
STORM LINES 6 & 10
BUED TRANSFORMERS FOR LISTED BUILDINGS ABOVE
- THIRD CONNECTIVITY ACCESS TO EXISTING SW DEERFIELD BLVD CONSTRUCTED**
- ALL PHASES -** NO WORK IS PERMITTED WITHIN RIGHT-OF-WAY UNTIL A PERMIT IS ISSUED BY THE ARKANSAS DEPARTMENT OF TRANSPORTATION



REVISION	DATE	DESCRIPTION
1	12/8/22	ADD NOTE FOR PRE-CON PER C.O.B.
2	5/28/24	REVISE PHASING PER BFD
3	7/30/24	PHASING PER PLANNING COMM. APPROVAL
4	12/4/24	REV. ADDRESS TYPOGRAPHICAL ERROR

SCALE: 1"=50'
DATE: Jul 30, 2024
ENGINEER: DBB
DRAWN BY: DBB
W.O. #: 19945



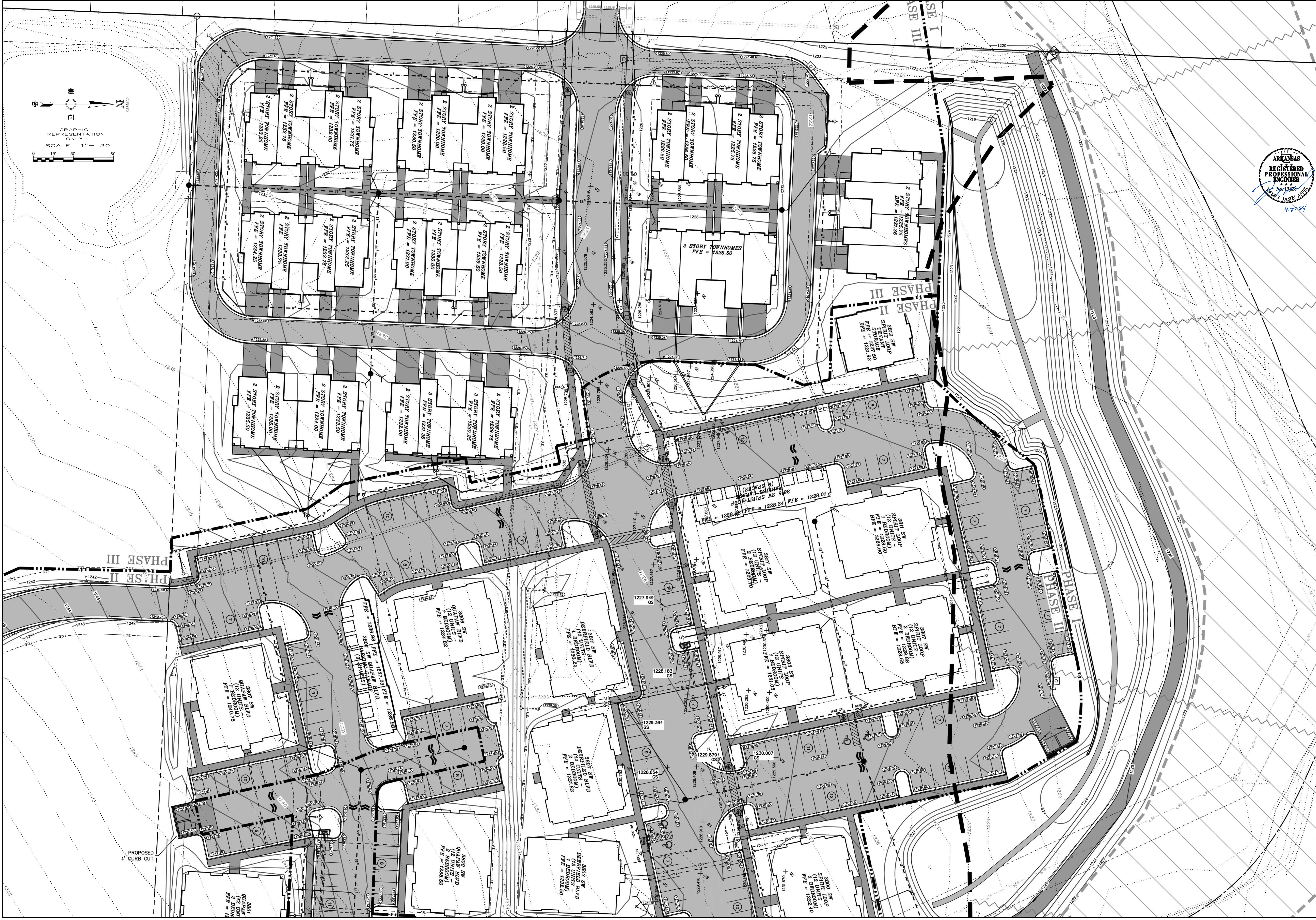
ARC - The Reserve - LSD24-0003 - REVISION 0 - 12/5/2024

OVERALL GRADING PLAN

THE RESERVE

BENTONVILLE, ARKANSAS

REVISION	DATE	DESCRIPTION
1	2/9/22	MOVE 3927 SW TOMAHAWK CT NORTH
SCALE: 1"=50'		
DATE: Apr 30, 2024		
W.O. #: 19945		



4B

ENGINEERING SERVICES, INC.
1207 SOUTH OLD MISSOURI RD.
SPRINGDALE, ARKANSAS 72764

REGISTERED PROFESSIONAL ENGINEER
No. 13828
JASON APPEL
9-27-24

APPROVED FOR
B
CONSTRUCTION

REVISION

DATE

DESCRIPTION

1	2/9/22	3927 SW TOMAHAWK CT NORTH PER BEUD

SCALE: 1"=30'

DATE: Mar 7, 2024

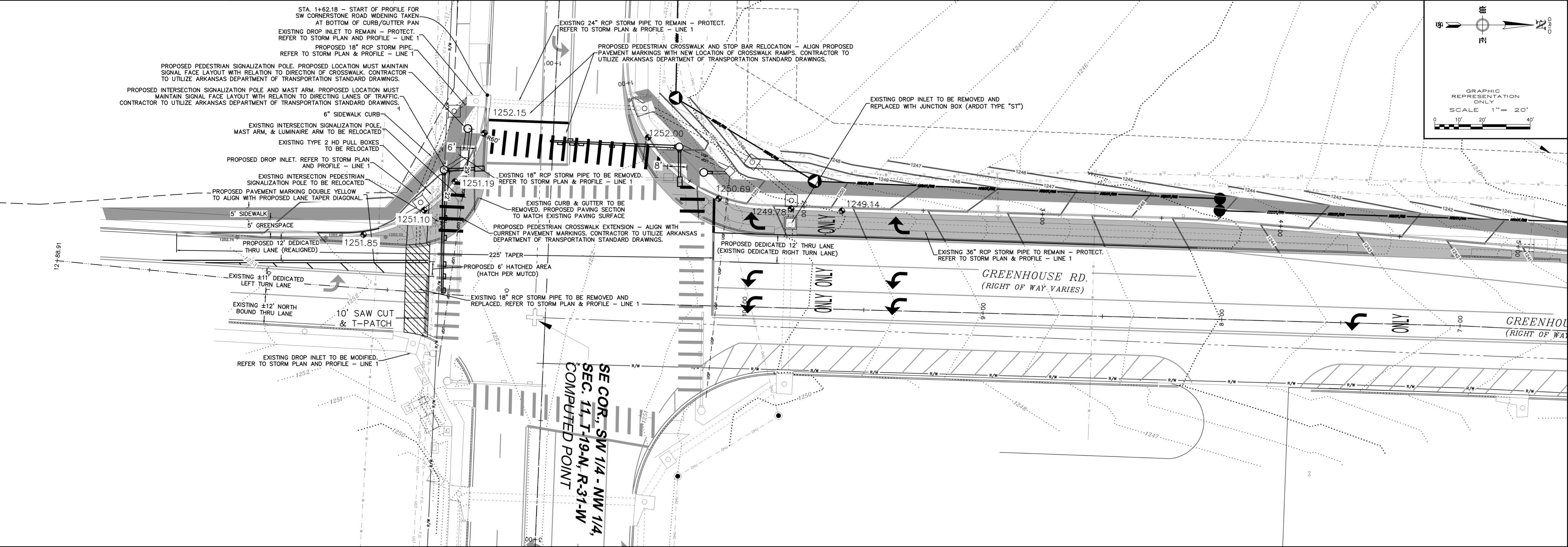
ENGINEER: OMB

DRAWN BY: OMB

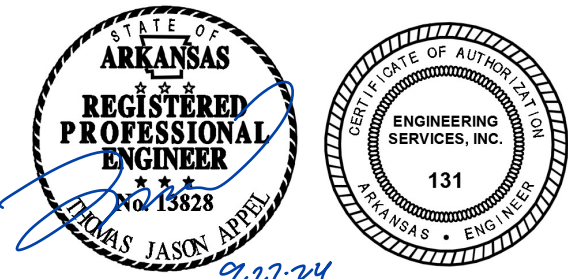
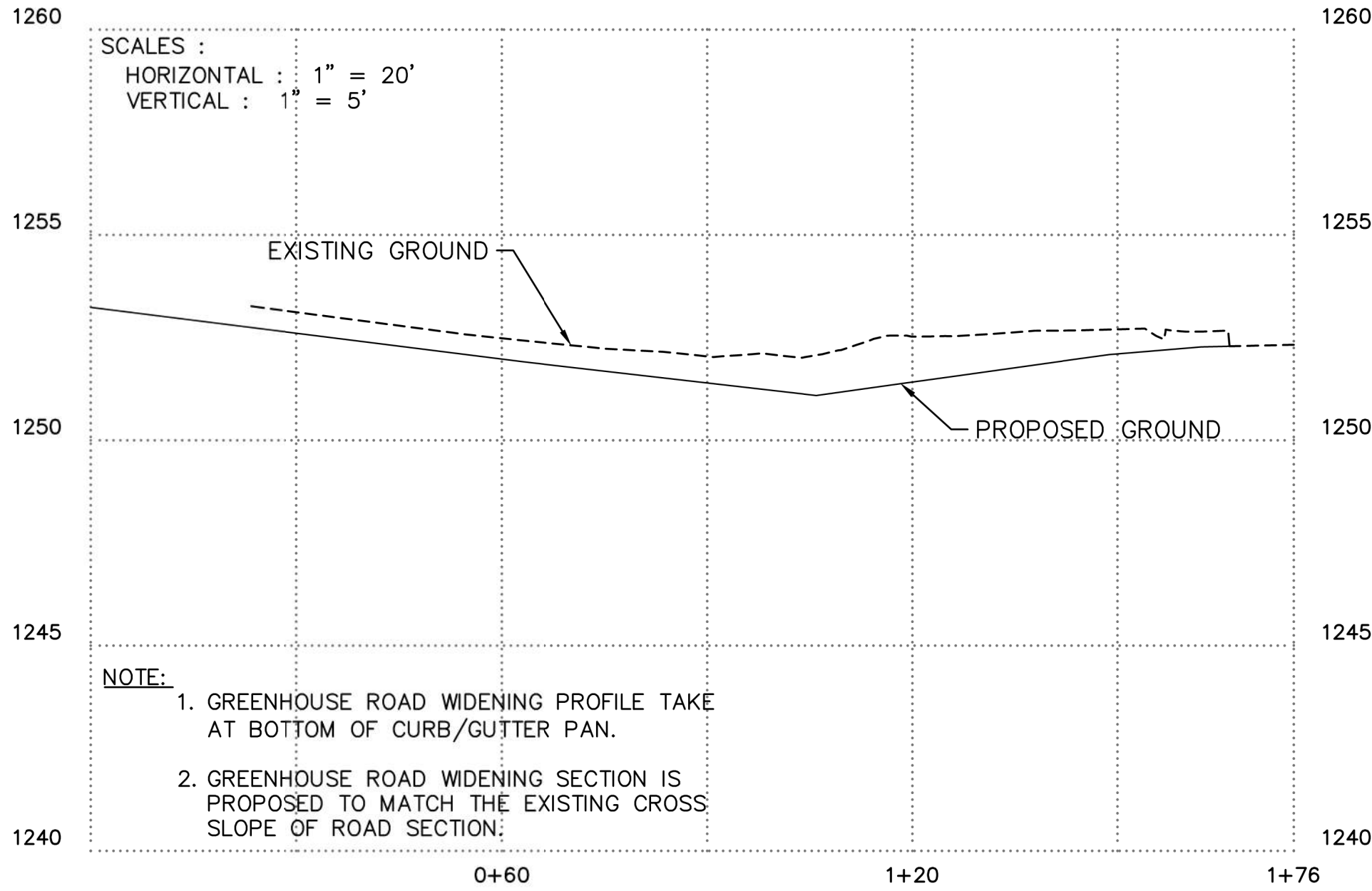
W.O. #: 19945

4B

CITY OF BENTONVILLE LSD24-0003
Page 52 of 121



SW CORNERSTONE ROAD EDGE OF WIDENING



ENGINEERING SERVICES, INC.
1000 S. SPRINGDALE AVE.
SPRINGDALE, ARKANSAS 72764

APPROVED FOR
CONSTRUCTION

SW CORNERSTONE ROAD WIDENING PLAN & PROFILE
THE RESERVE
BENTONVILLE, ARKANSAS

REVISION	DATE	DESCRIPTION

SCALE: 1"=20'
DATE: Apr 30, 2024
ENGINEER: DBB
DRAWN BY: DBB
W.O. #: 19945

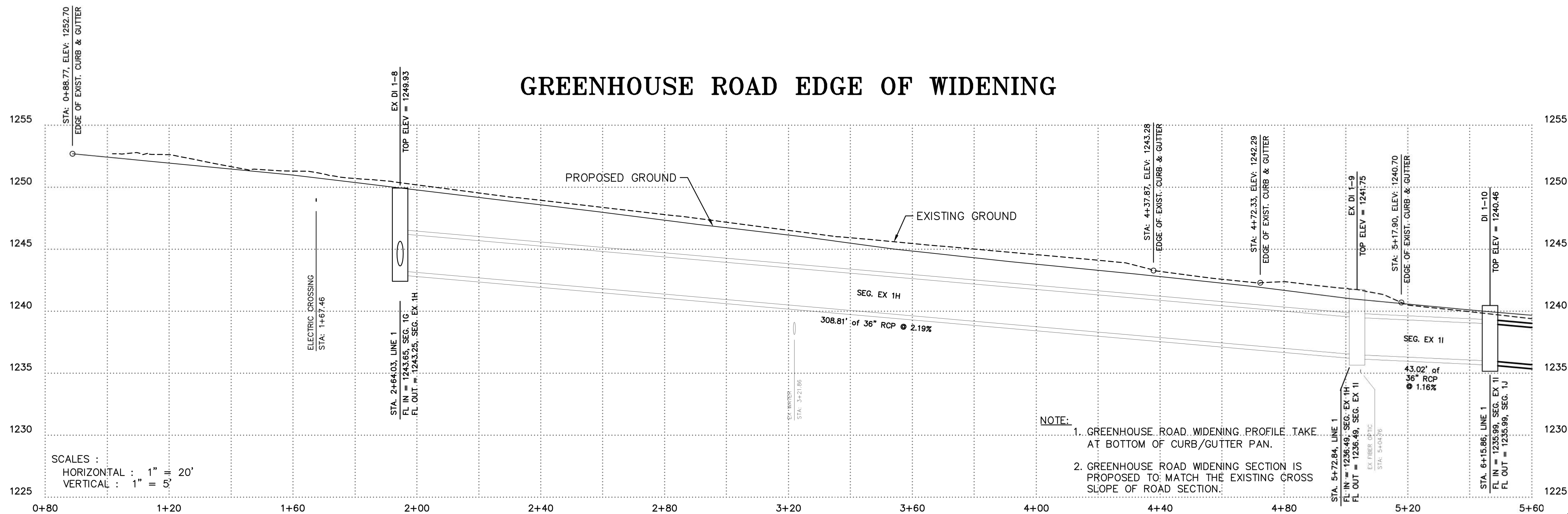
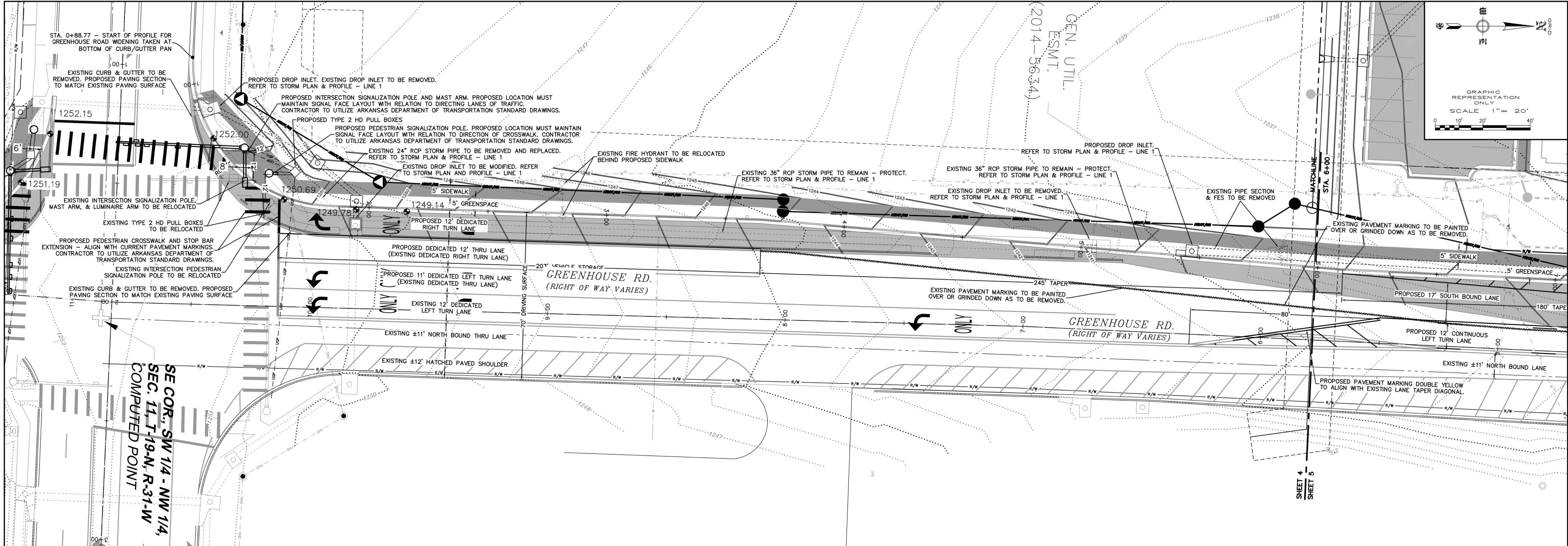
5

FILED
ARKANSAS
REGISTERED
PROFESSIONAL
ENGINEER
No. 15828
JASON APPLE
9/27/24

STATE OF ARKANSAS
ENGINEERING SERVICES, INC.
131
BENTONVILLE, ARKANSAS

AFC - The Reserve - LSD24-0003 - REVISION 0 - 12/5/2024

CITY OF BENTONVILLE LSD24-0003
Page 53 of 121



GREENHOUSE ROAD WIDENING - PLAN & PROFILE
THE RESERVE
BENTONVILLE, ARKANSAS

REVISION	DATE	DESCRIPTION

SCALE: 1"=20'

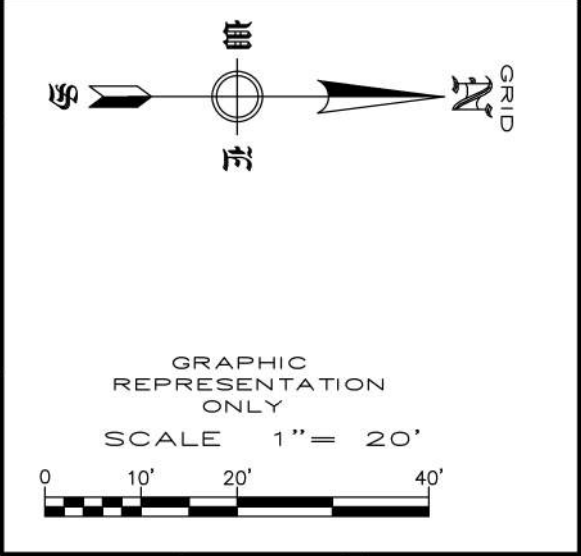
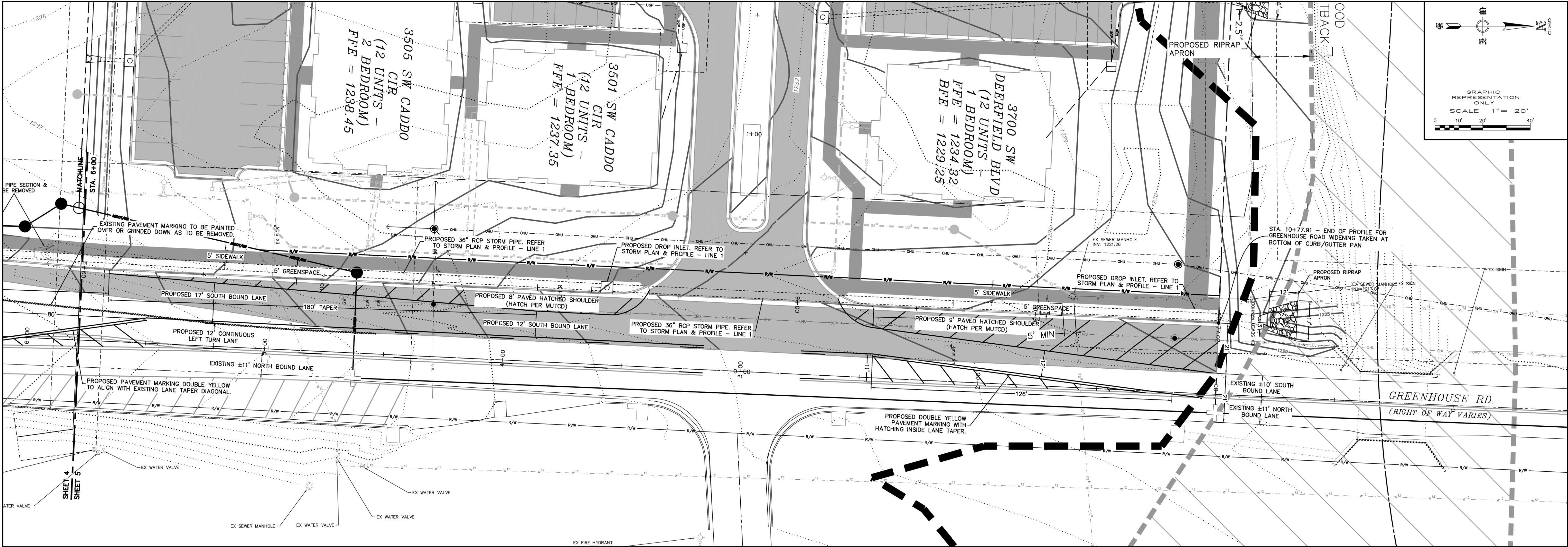
DATE: Apr 30, 2024

ENGINEER: DBB

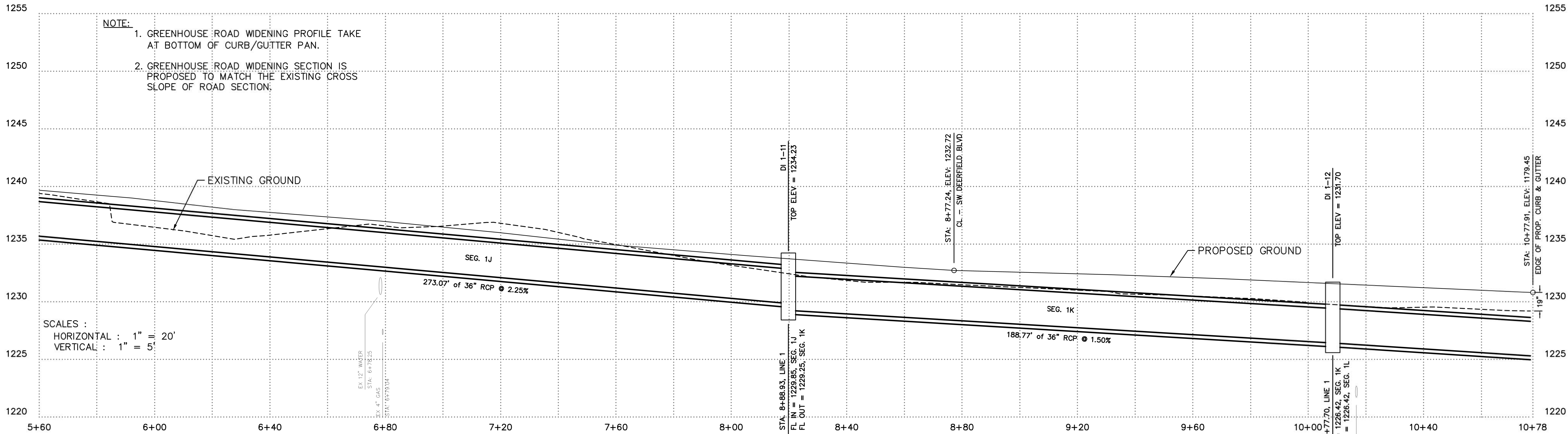
DRAWN BY: DBB

W.O. #: 19945

6

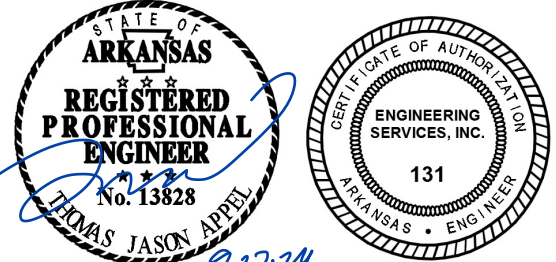


GREENHOUSE ROAD EDGE OF WIDENING



- NOTE:
1. GREENHOUSE ROAD WIDENING PROFILE TAKE AT BOTTOM OF CURB/GUTTER PAN.
 2. GREENHOUSE ROAD WIDENING SECTION IS PROPOSED TO MATCH THE EXISTING CROSS SLOPE OF ROAD SECTION.

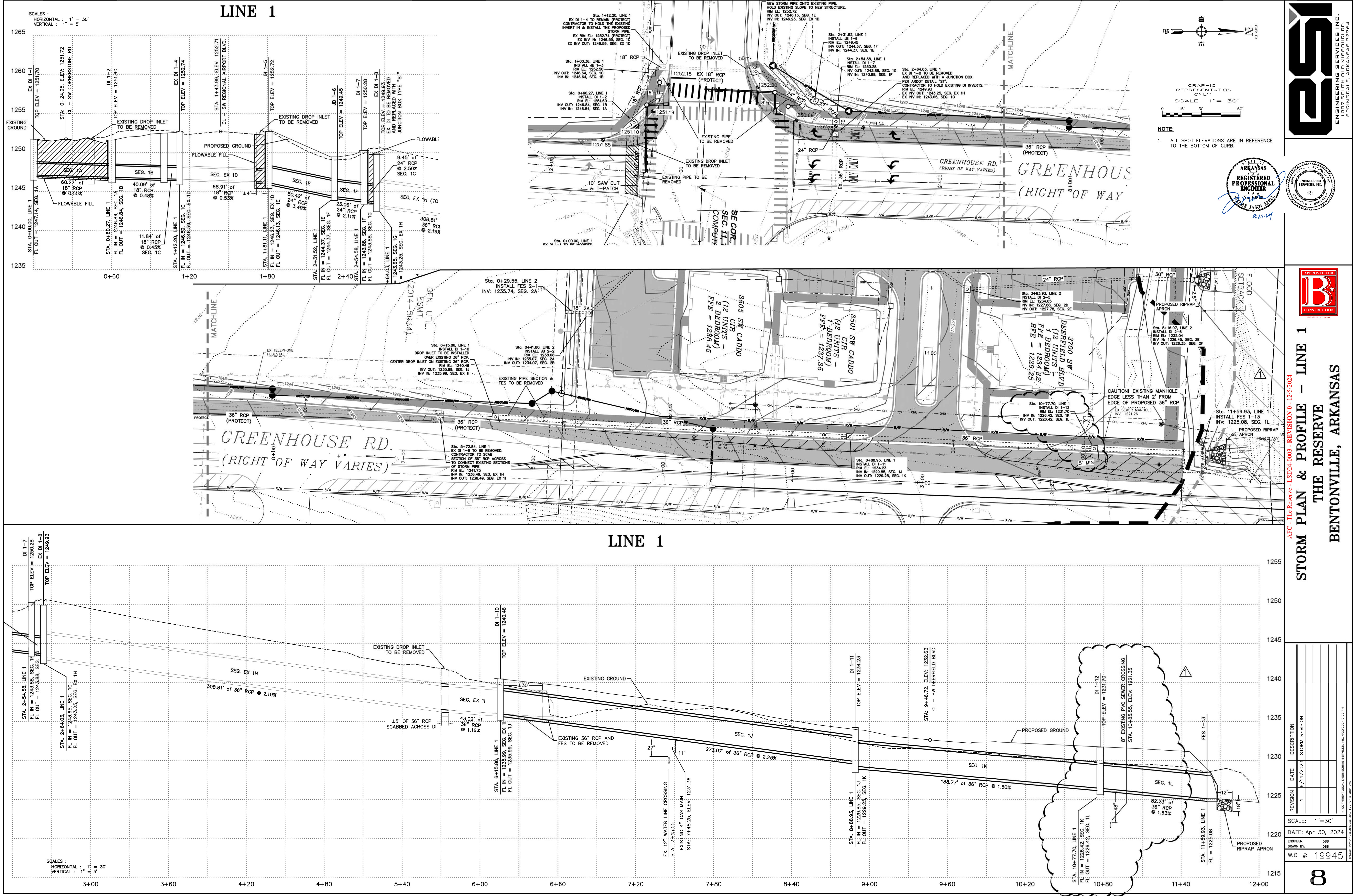
SCALES :
HORIZONTAL : 1" = 20'
VERTICAL : 1" = 5'



GREENHOUSE ROAD WIDENING - PLAN & PROFILE
THE RESERVE
BENTONVILLE, ARKANSAS

REVISION	DATE	DESCRIPTION

SCALE: 1"=20'
DATE: Apr 30, 2024
ENGINEER: DBB
DRAWN BY: DBB
W.O. #: 19945



ENGINEERING SERVICES INC.
131
BENTONVILLE, ARKANSAS 72716

REGISTERED PROFESSIONAL ENGINEER
No. 13828
AR
BENTONVILLE, ARKANSAS

APPROVED FOR
CONSTRUCTION
BENTONVILLE, ARKANSAS

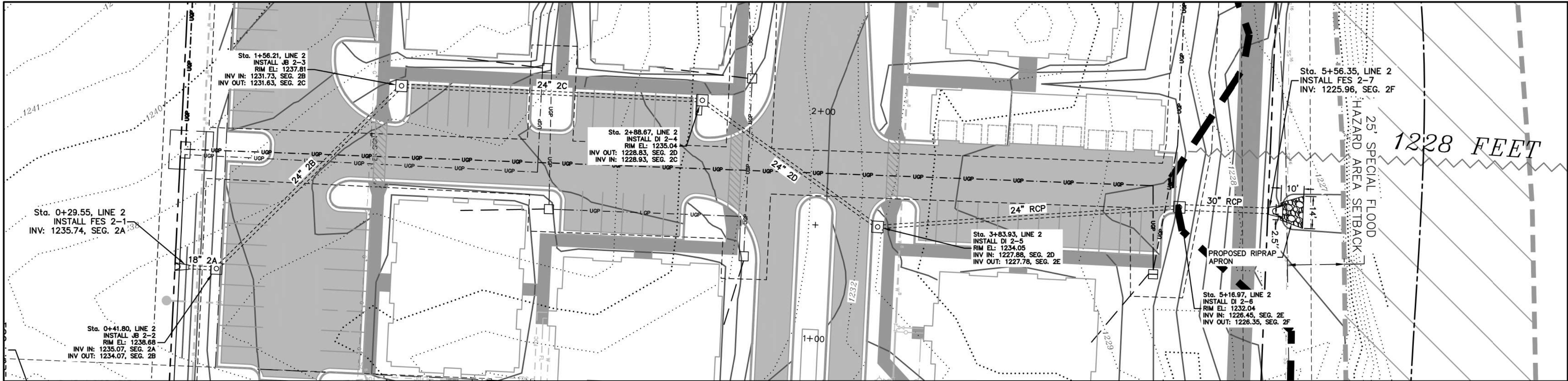
STORM PLAN & PROFILE - LINE 1
REVISION 0 - 12/5/2024

THE RESERVE
BENTONVILLE, ARKANSAS

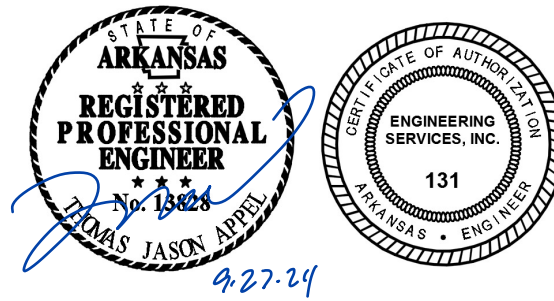
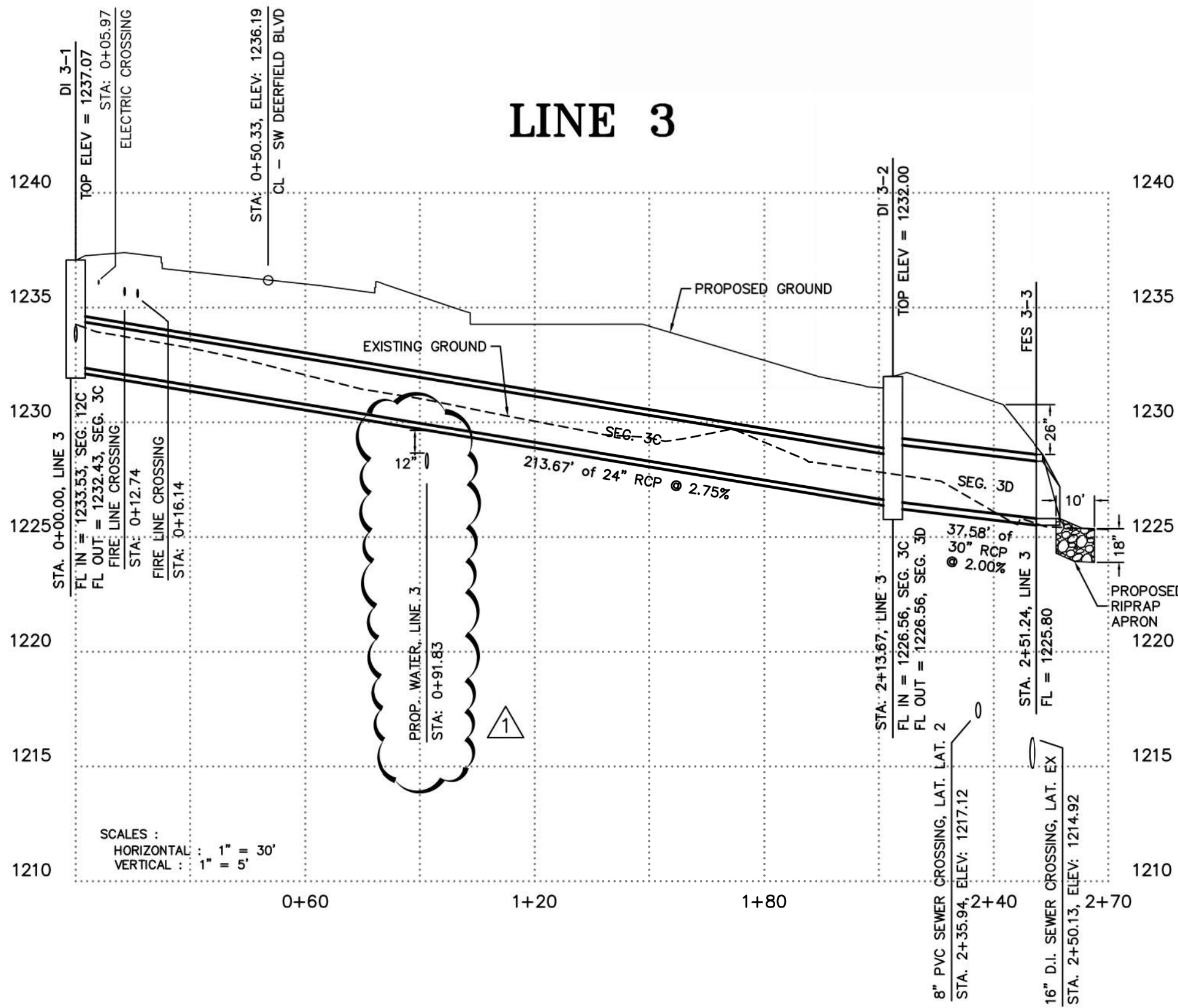
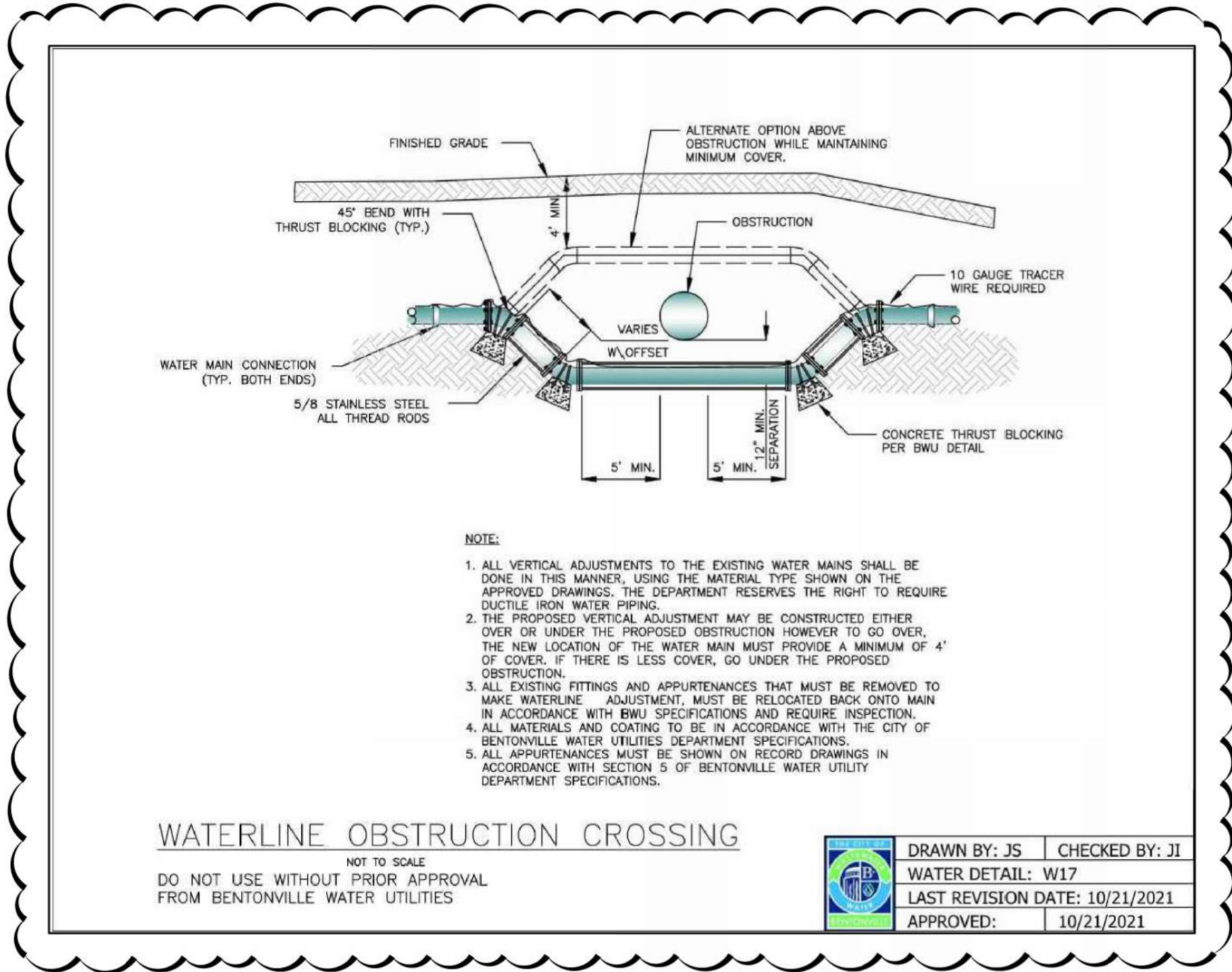
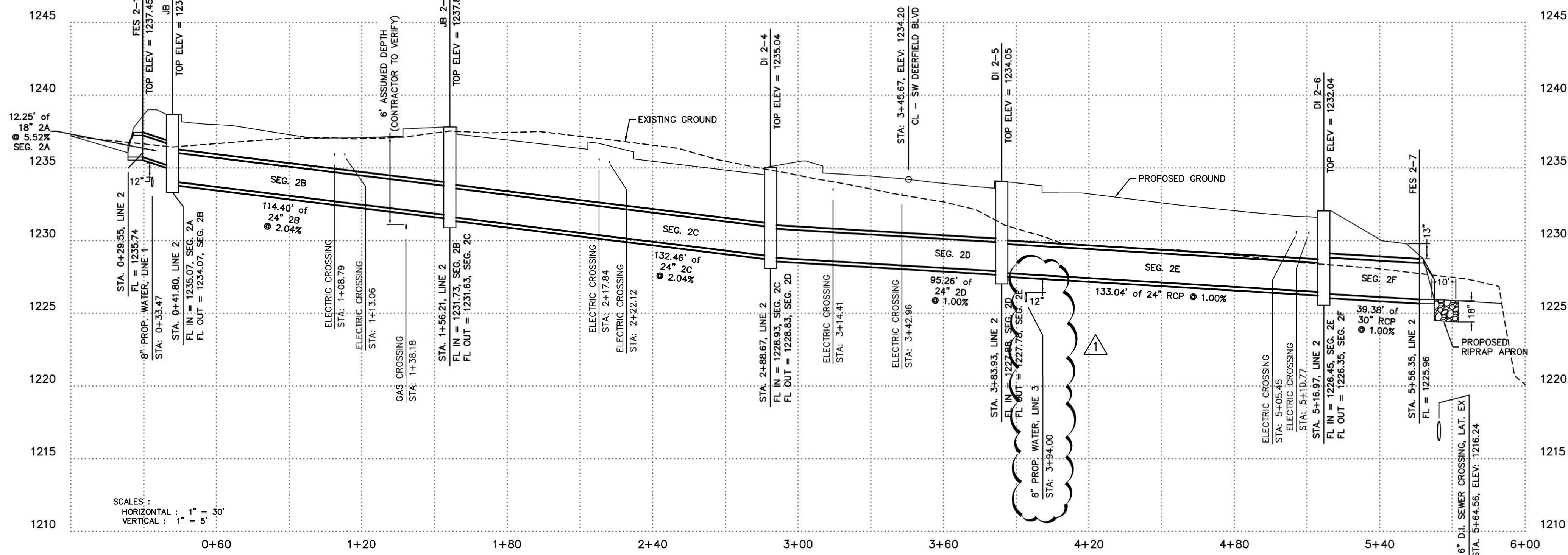
REVISION	DATE	DESCRIPTION
1	6/14/2023	STORM REVISION

SCALE: 1"=30'
DATE: Apr 30, 2024
ENGINEER: DBB
DRAWN BY: DBB
W.O. #: 19945

8



LINE 2



STORM PLAN & PROFILE
THE RESERVE
BENTONVILLE, ARKANSAS

AFC - The Reserve - LSD24-0003 - REVISION 0 - 12/5/2024

REVISION	DATE	DESCRIPTION
1	5/18/23	ADDED WATER DETAIL, DEPTH REVISION
2		
3		
4		
5		
6		
7		
8		
9		
10		

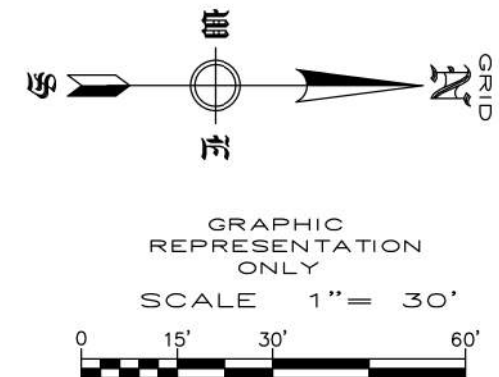
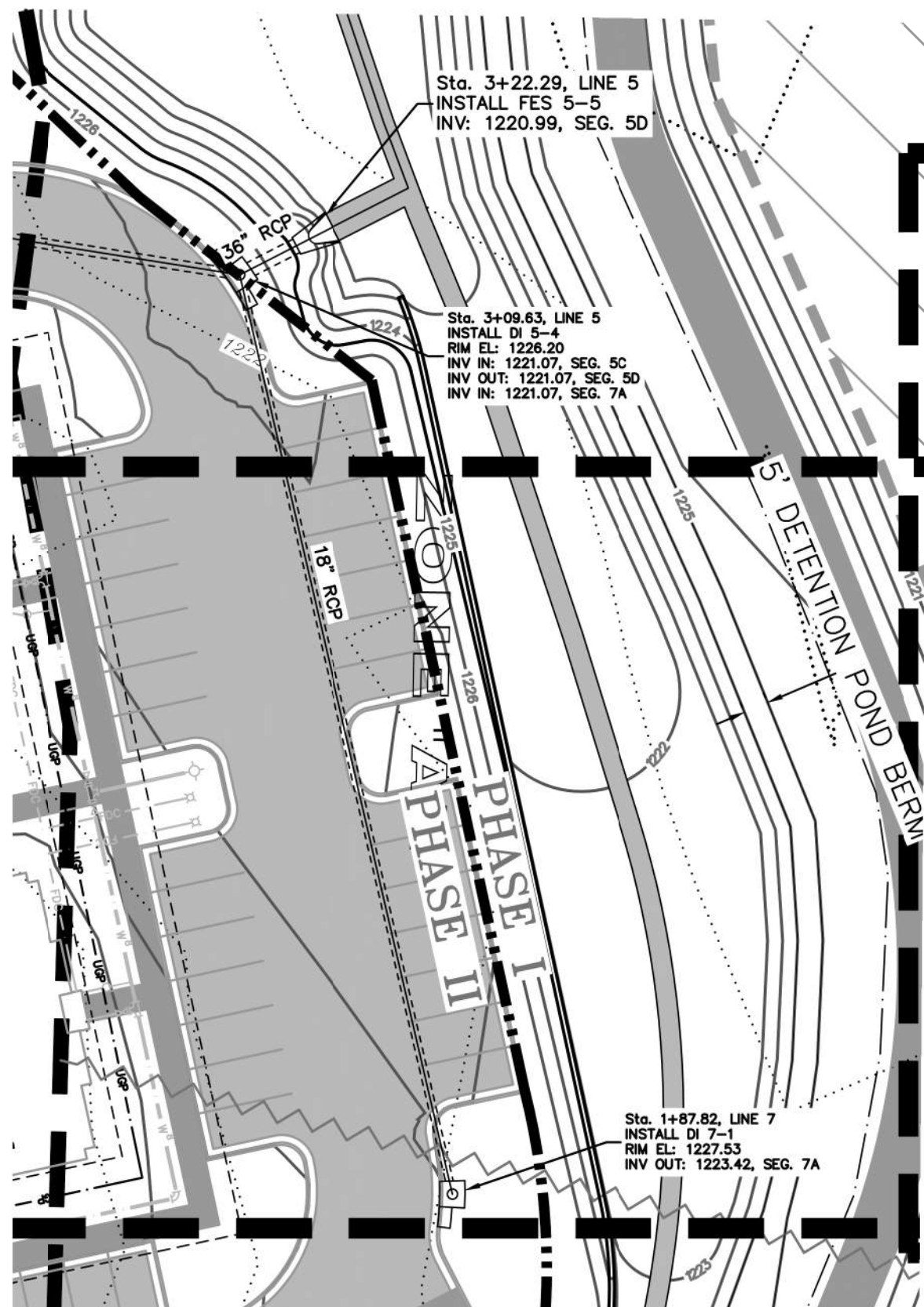
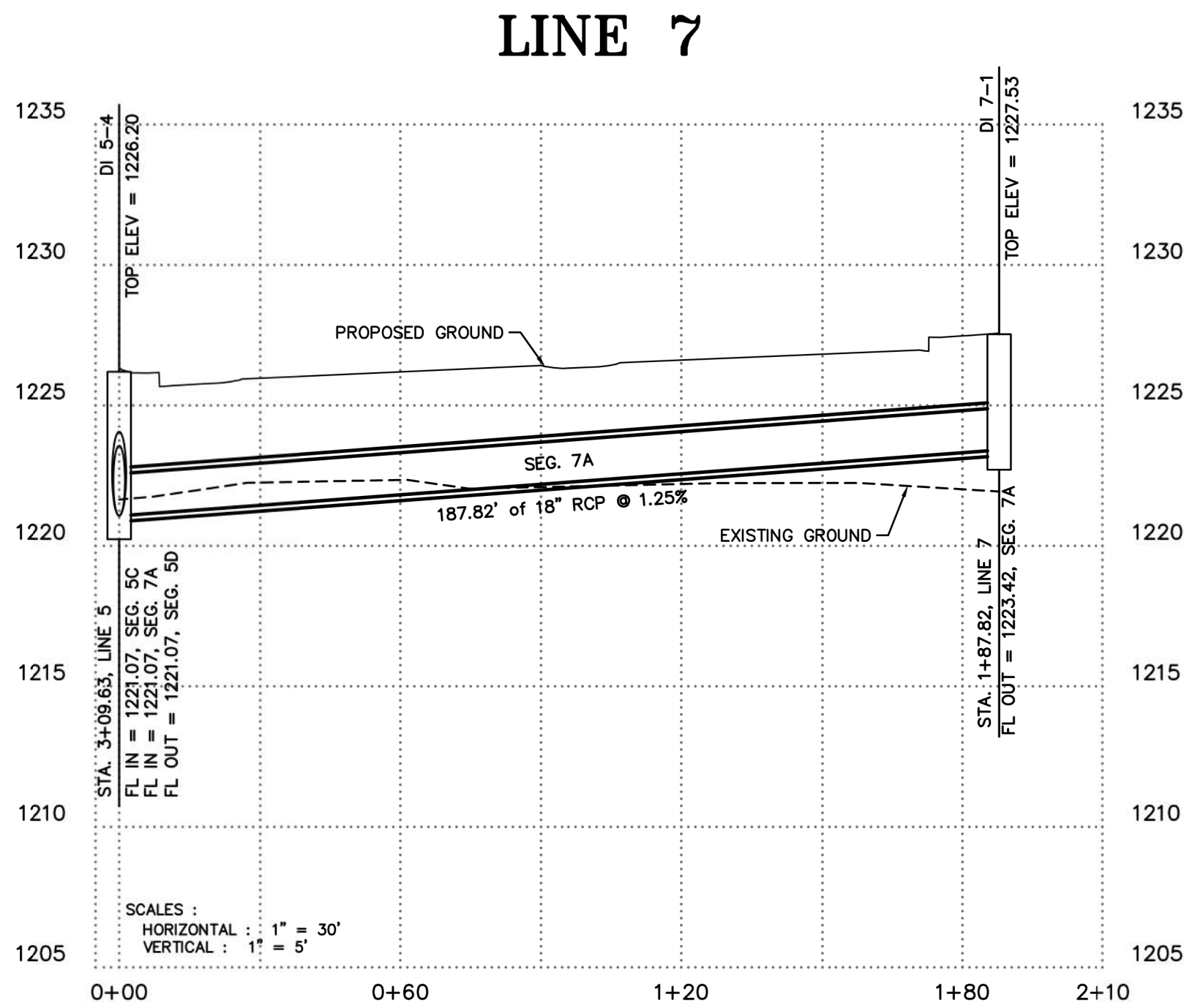
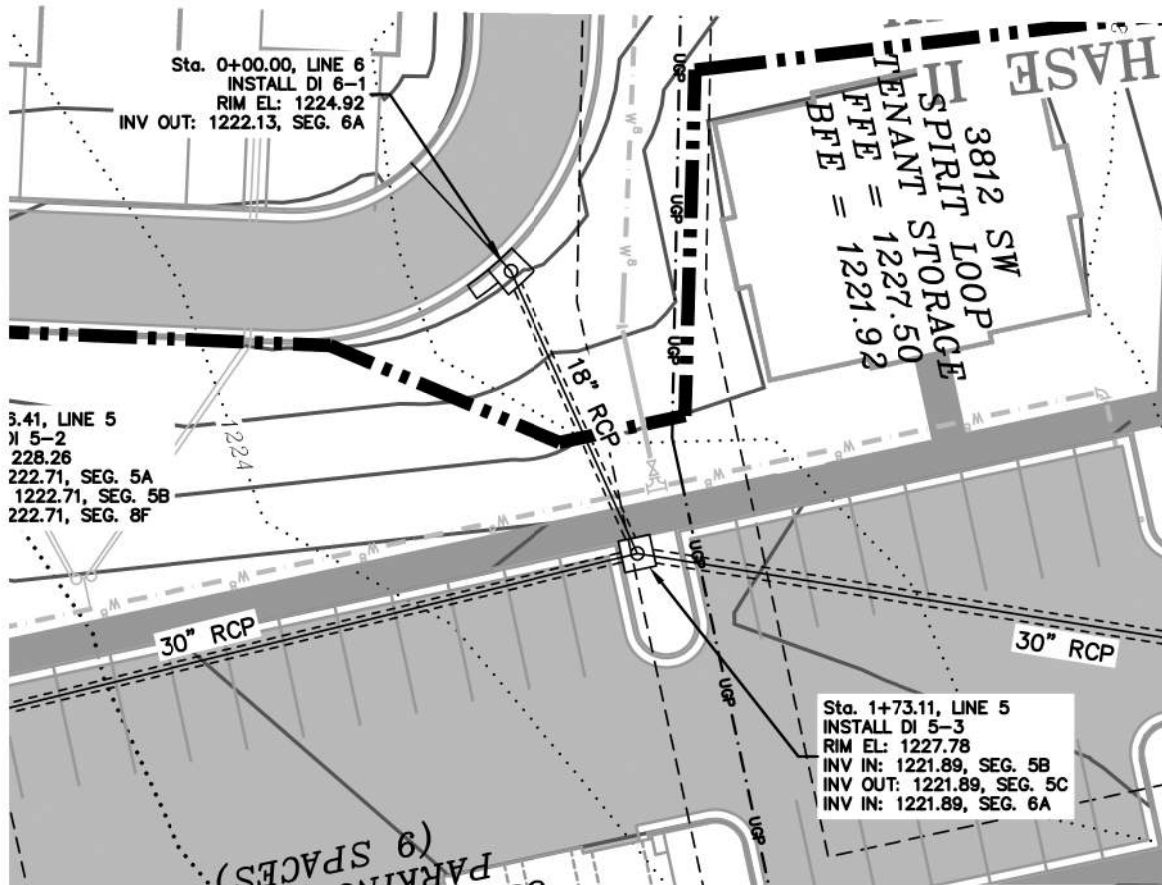
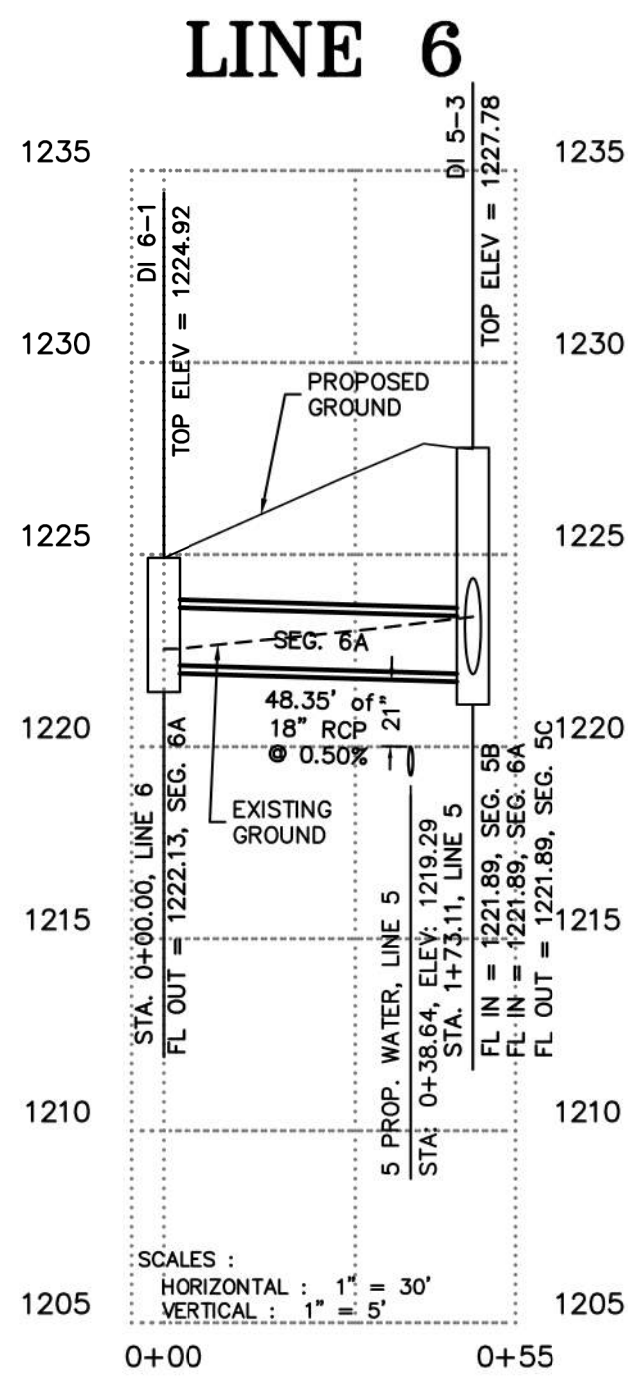
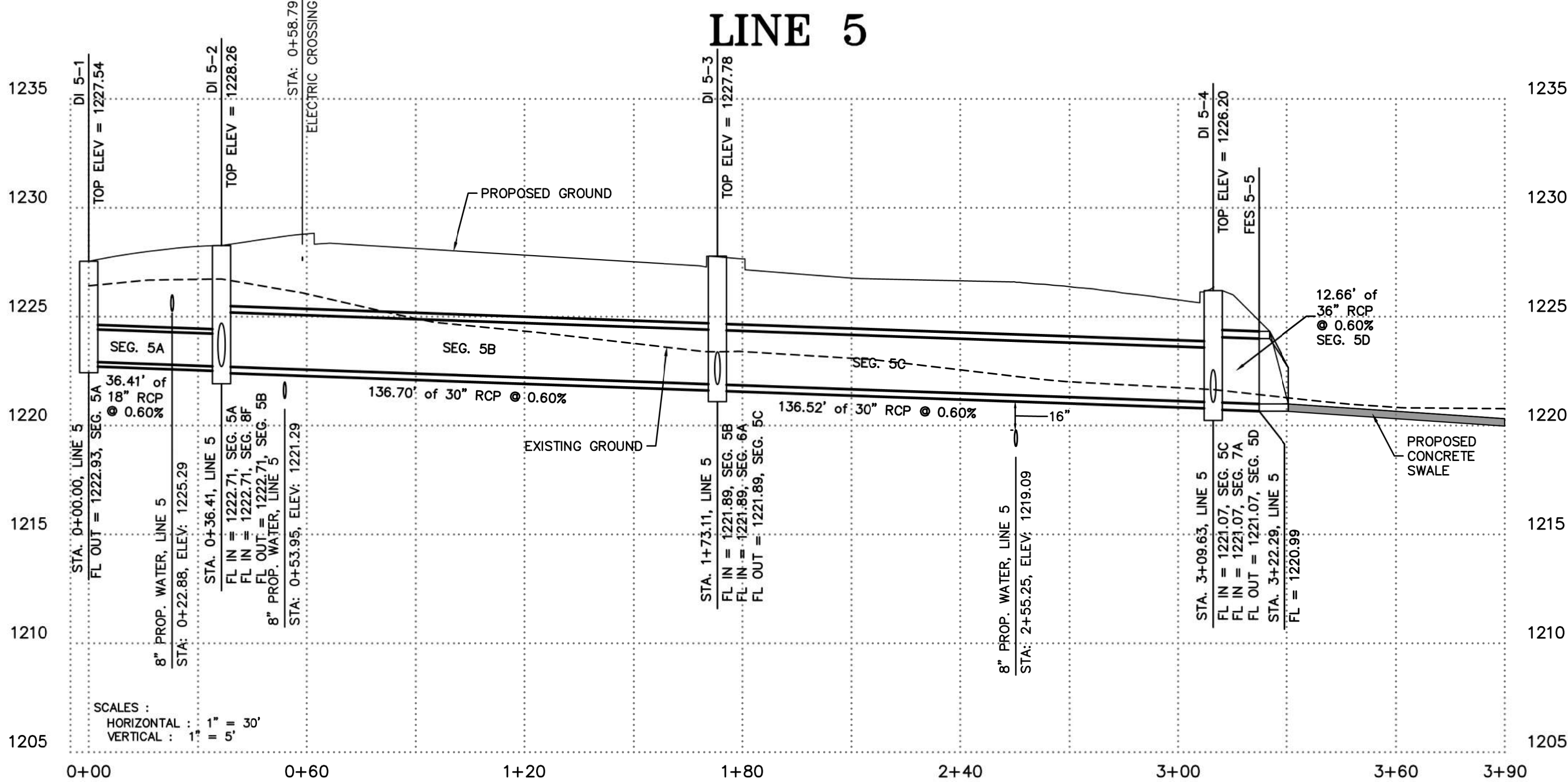
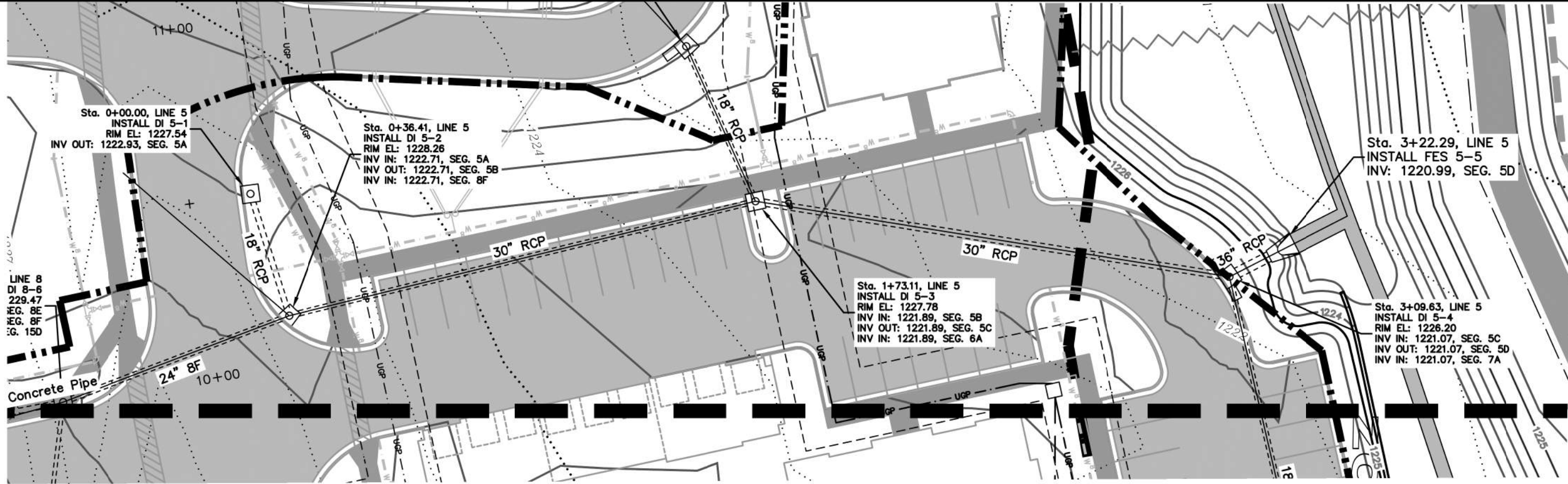
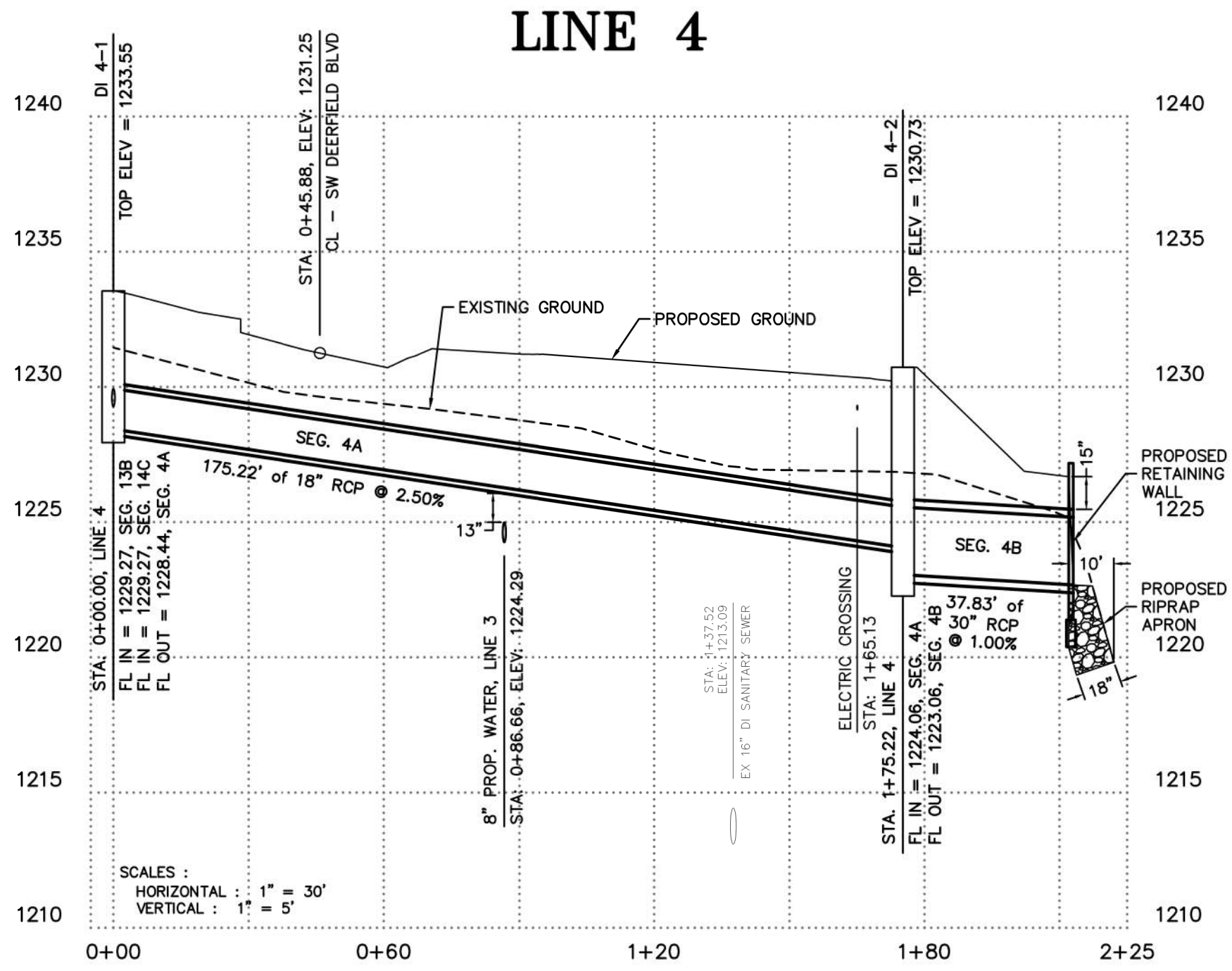
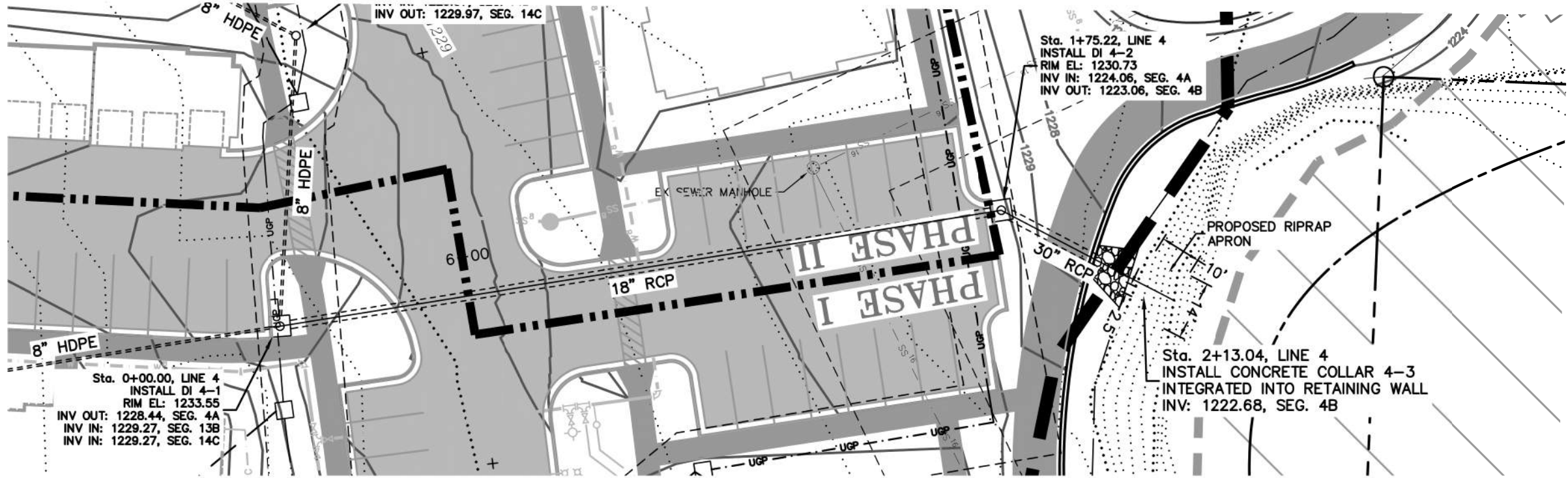
SCALE: 1"=30'

DATE: Apr 30, 2024

ENGINEER: DBB

DRAWN BY: DBB

W.O. #: 19945



STORM PLAN & PROFILE
THE RESERVE
BENTONVILLE, ARKANSAS

REVISION	DATE	DESCRIPTION

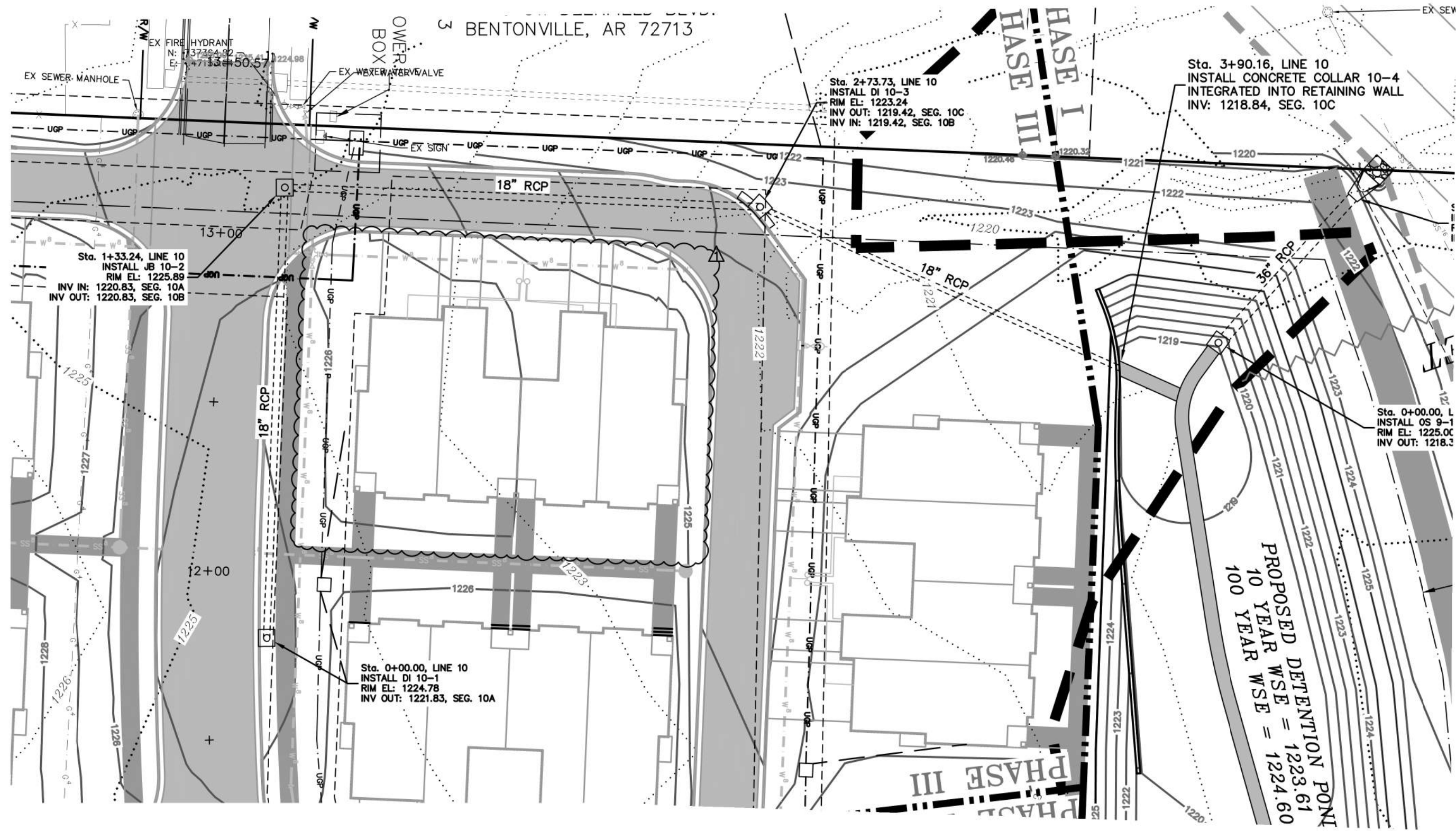
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DATE: Apr 30, 2024

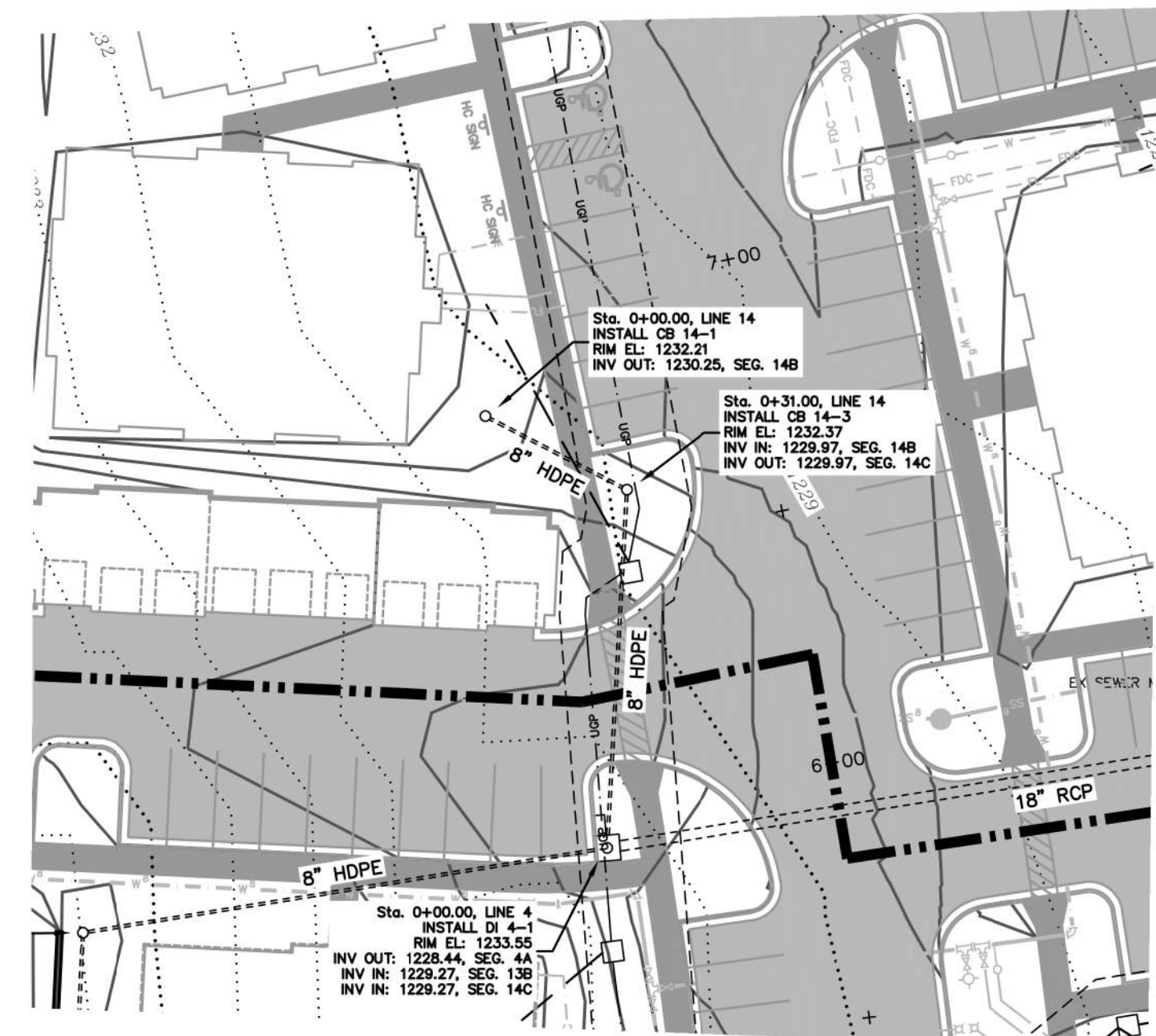
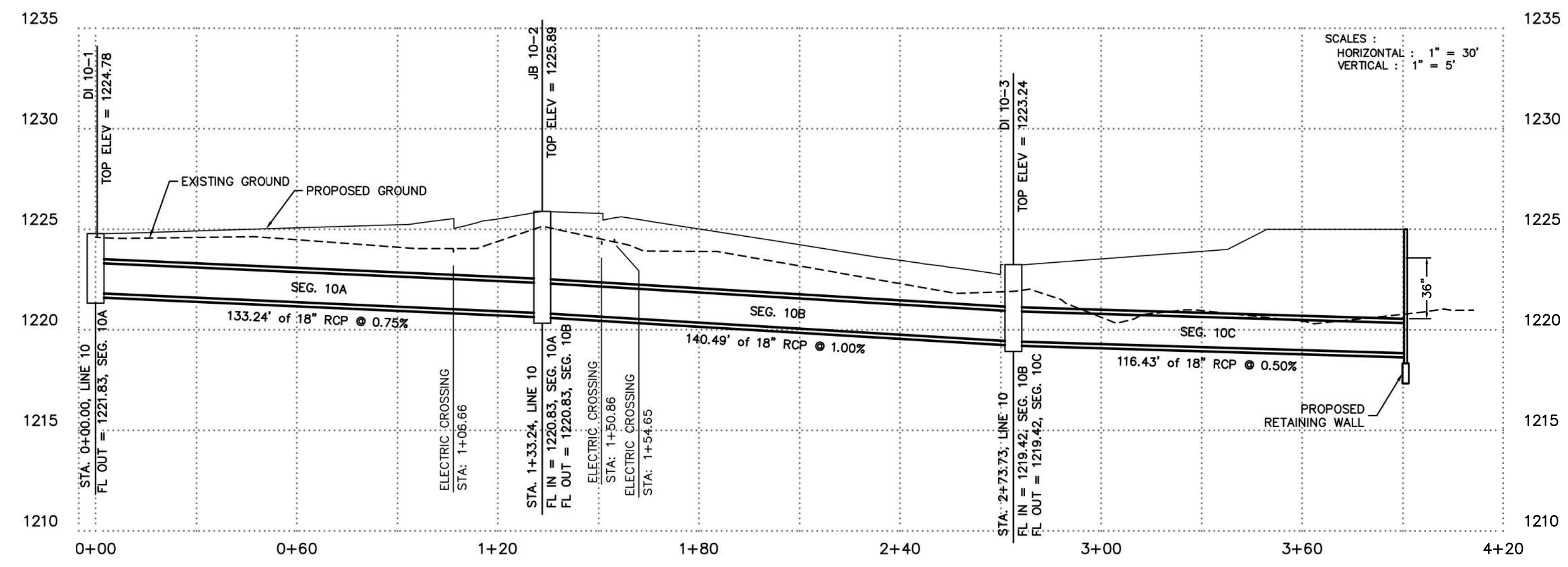
ENGINEER: DBB

DRAWN BY: DBB

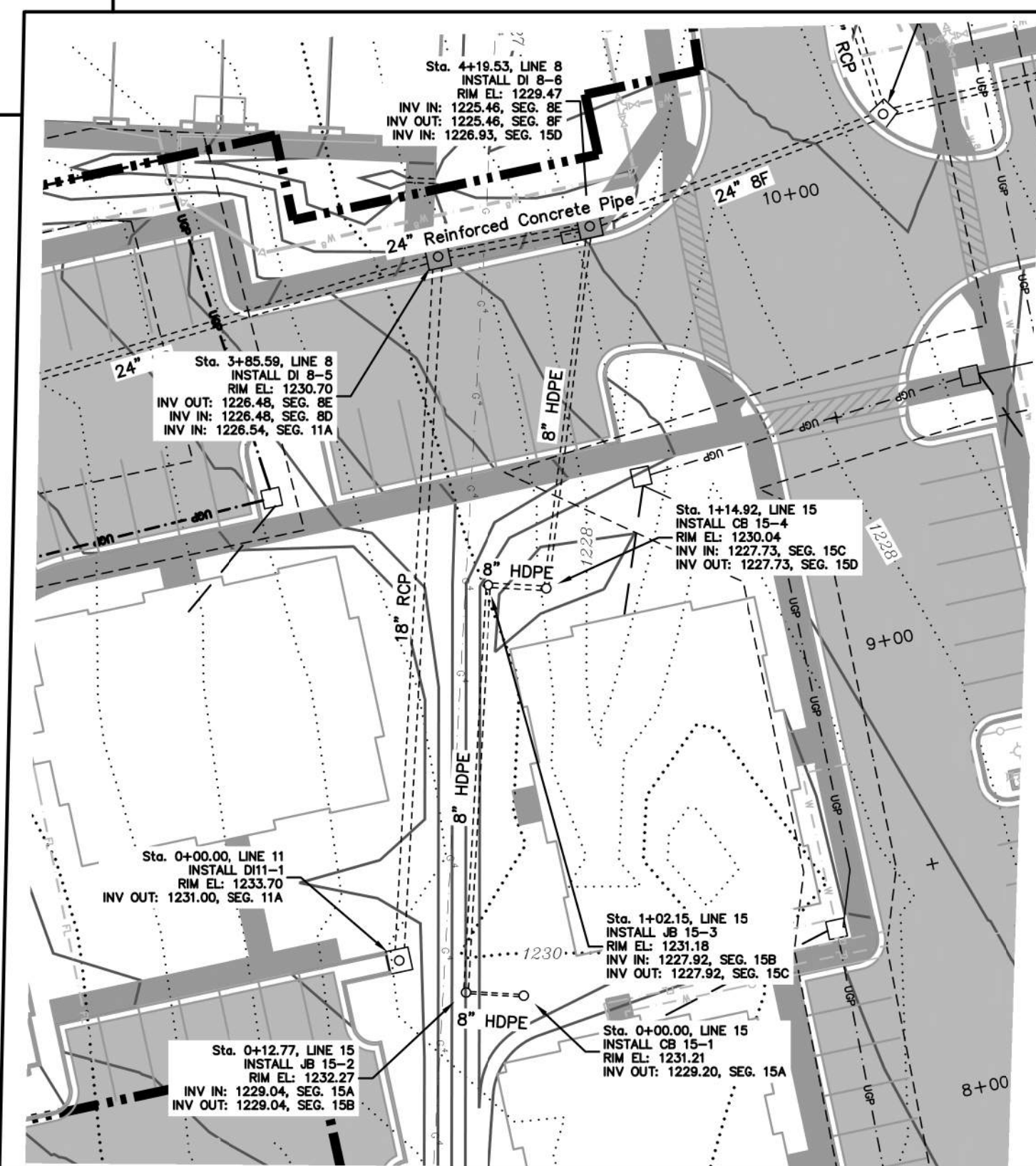
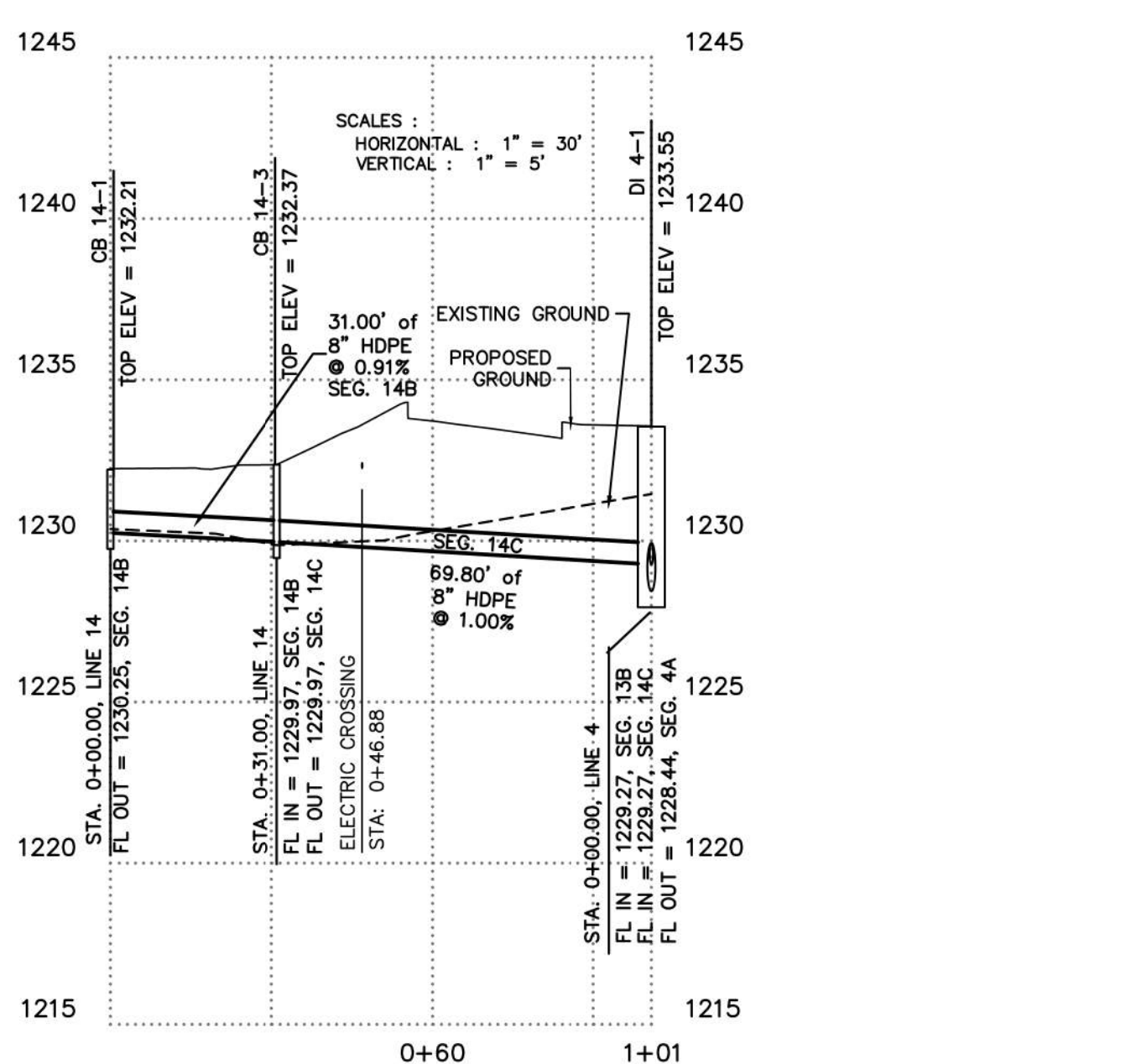
W.O. #: 19945



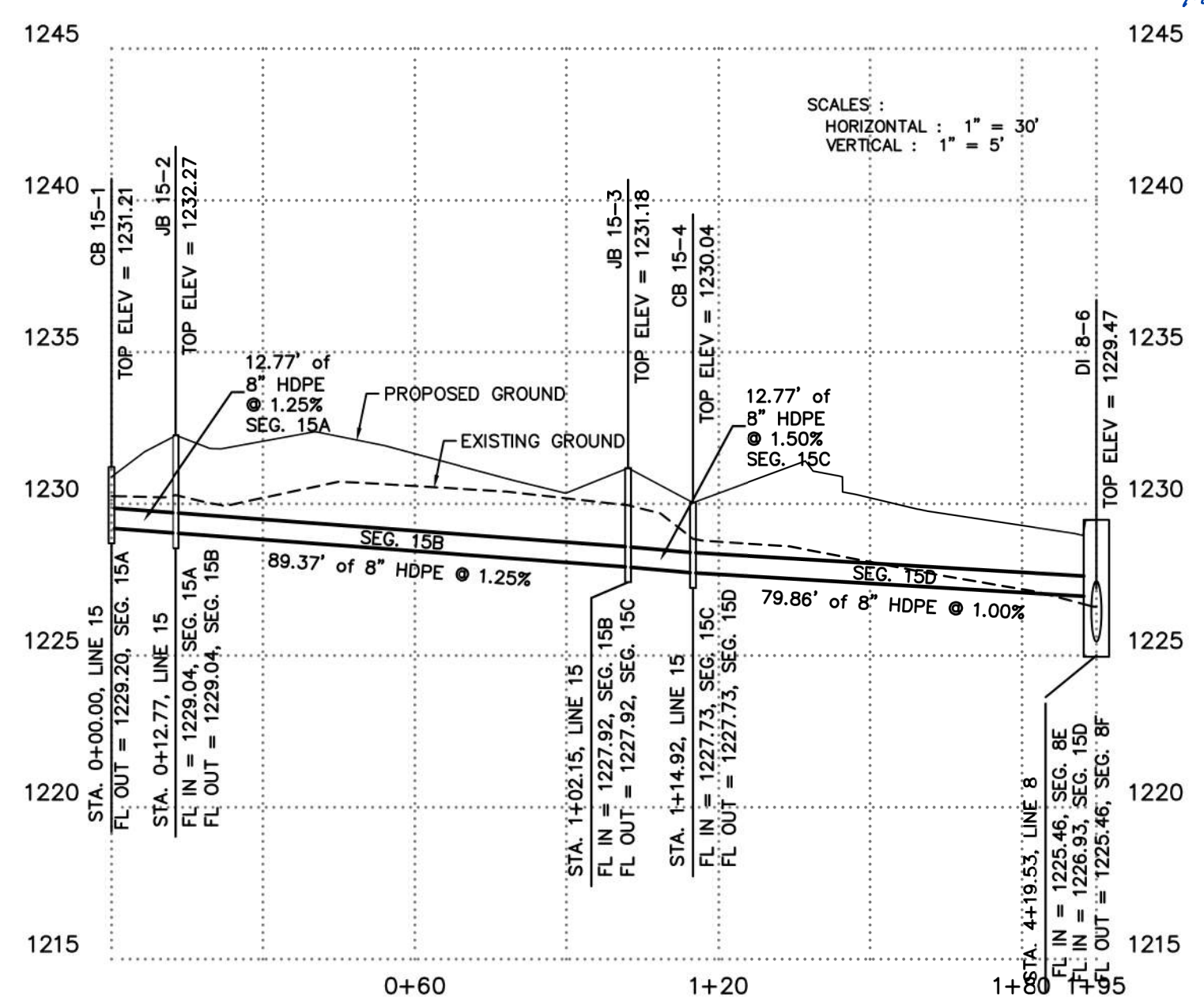
LINE 10



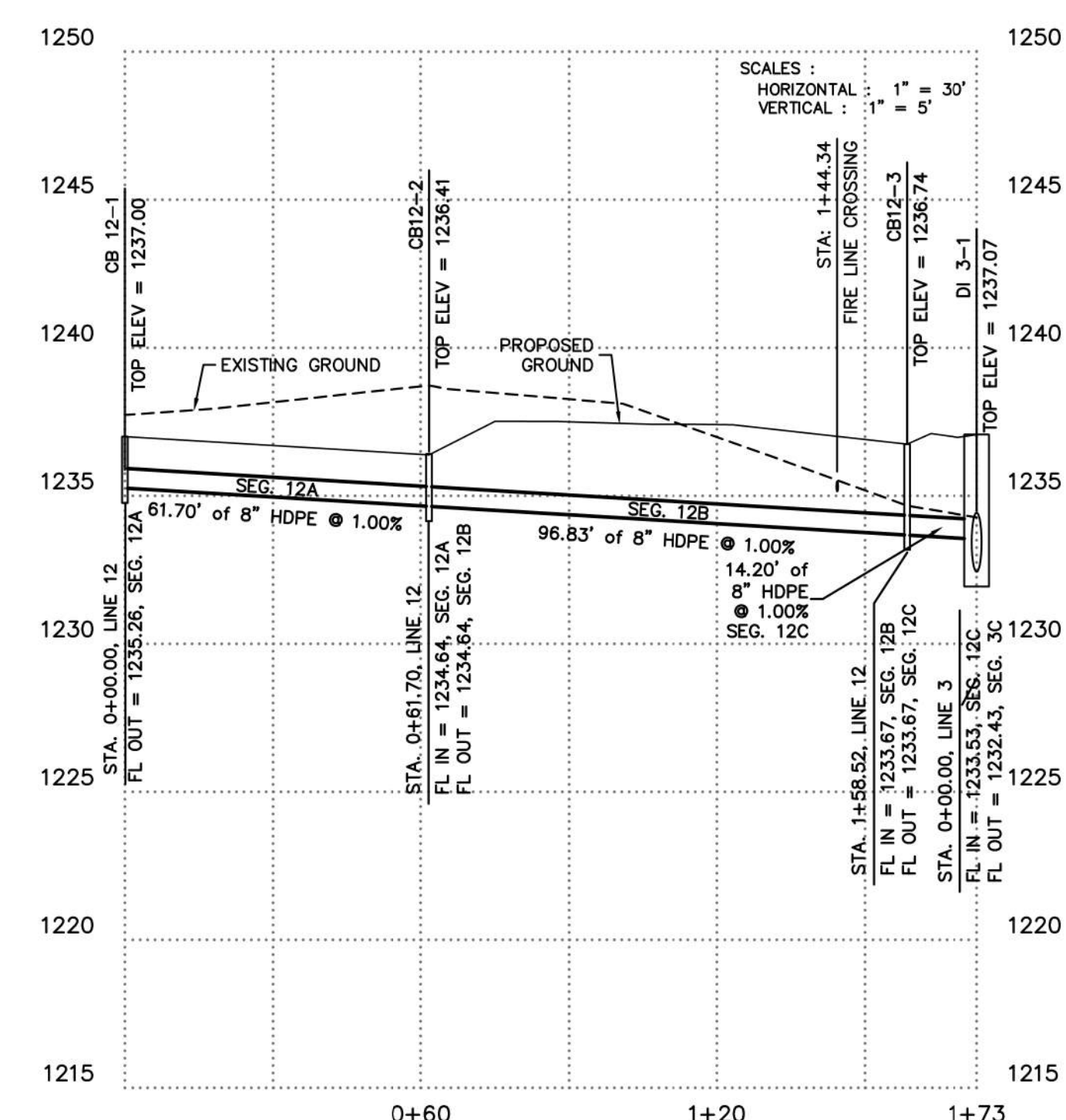
LINE 14



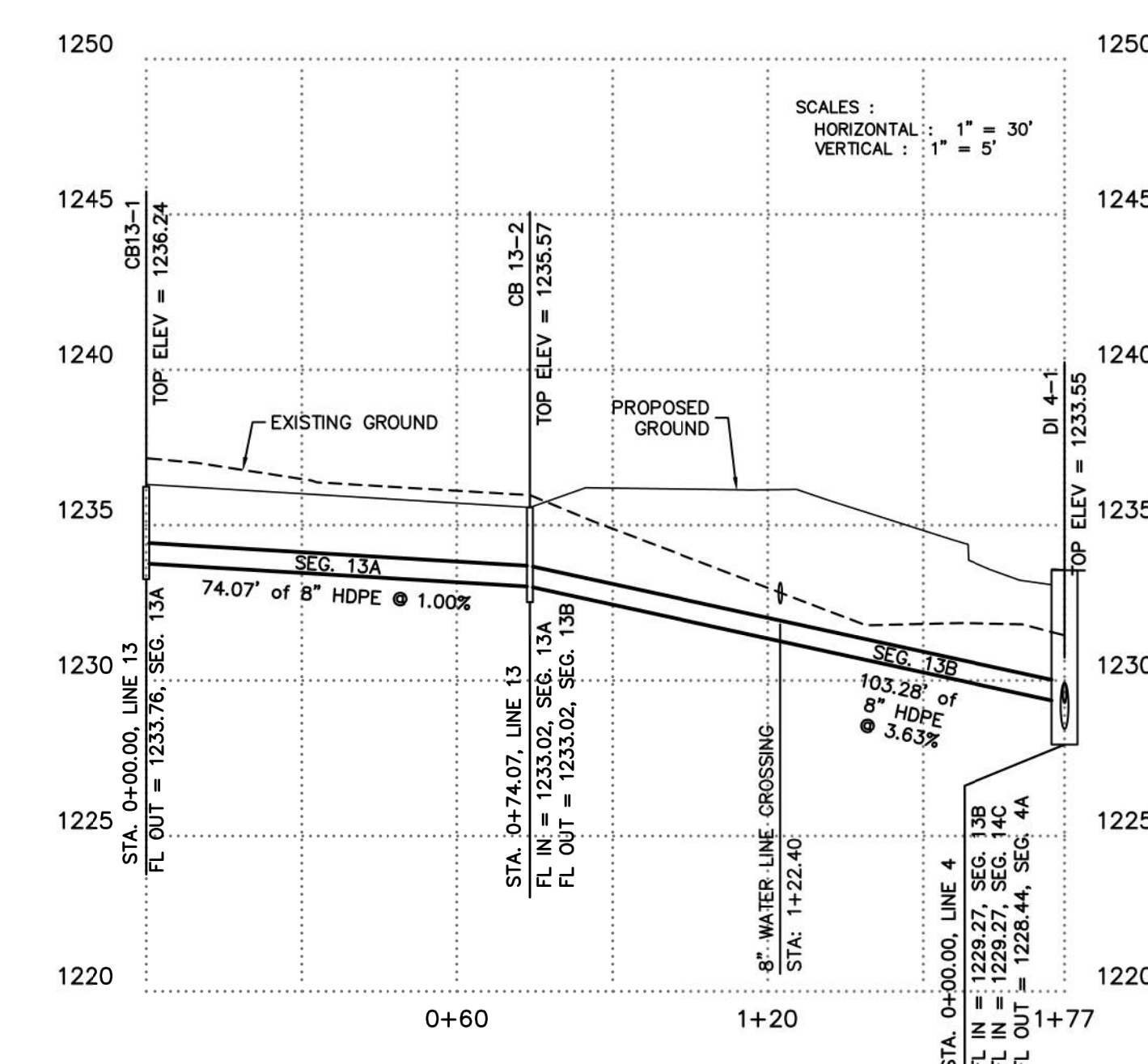
LINE 15



LINE 12



LINE 13



ALL INFORMATION IS FOR THE PROJECT OF THE CITY OF BENTONVILLE, ARKANSAS

STORM PLAN & PROFILE
THE RESERVE
BENTONVILLE, ARKANSAS

AFC - The Reserve - LSD24-0003 - REVISION 0 - 12/5/2024

REVISION	DATE	DESCRIPTION
1	2/9/22	PH & 3927 SW TOMAHAWK CT NORTH

SCALE: 1"=30'

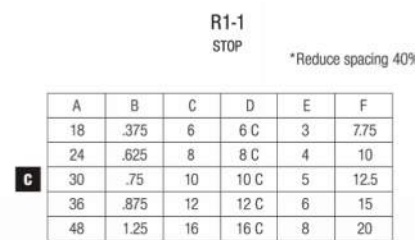
DATE: Apr 30, 2024

ENGINEER: DBB
DRAWN BY: DBB

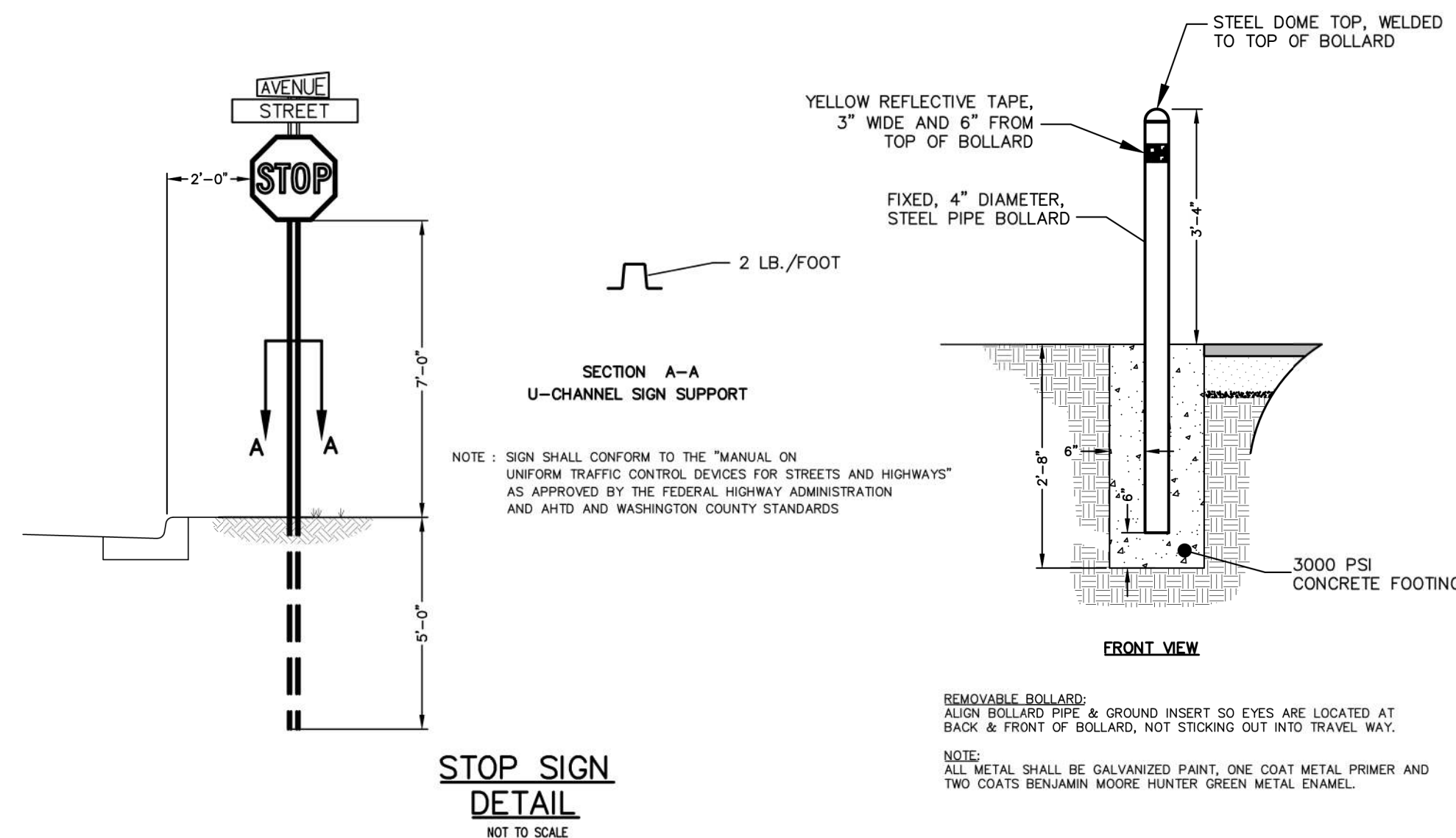
W.O. #: 19945

12

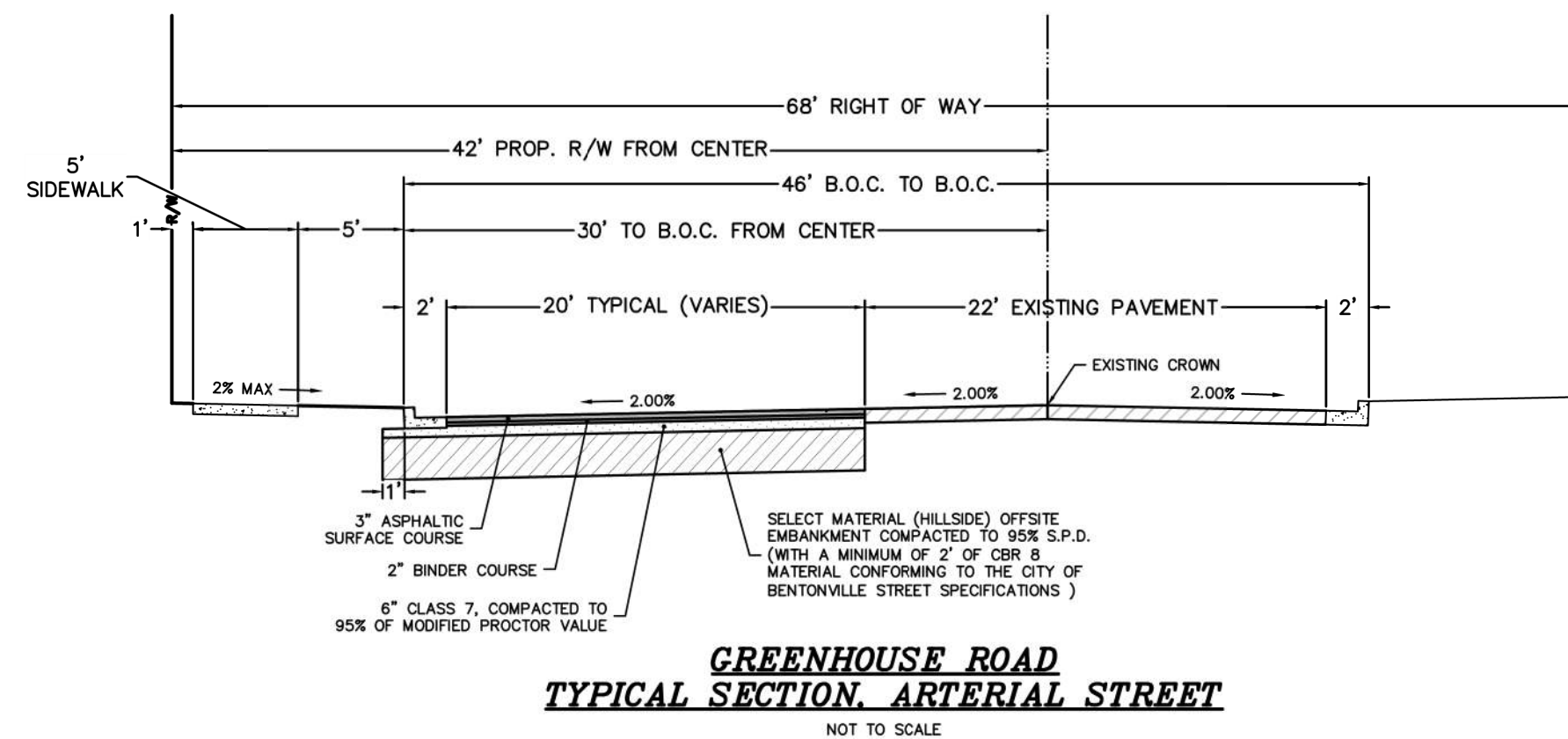
CITY OF BENTONVILLE LSD24-0003
Page 60 of 121



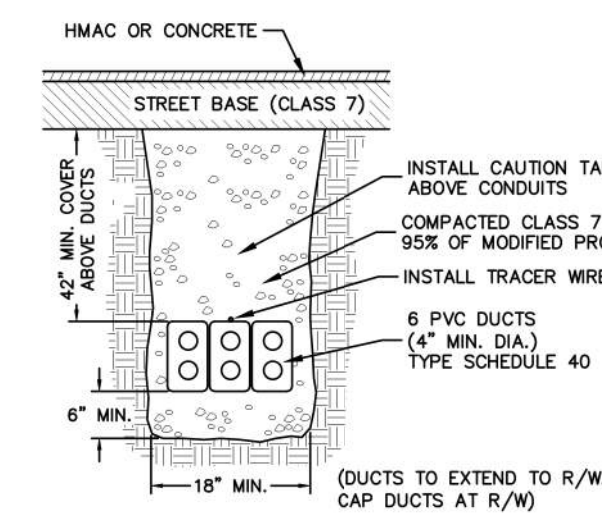
COLORS: LEGEND — WHITE (RETROREFLECTIVE)
BACKGROUND — RED (RETROREFLECTIVE)



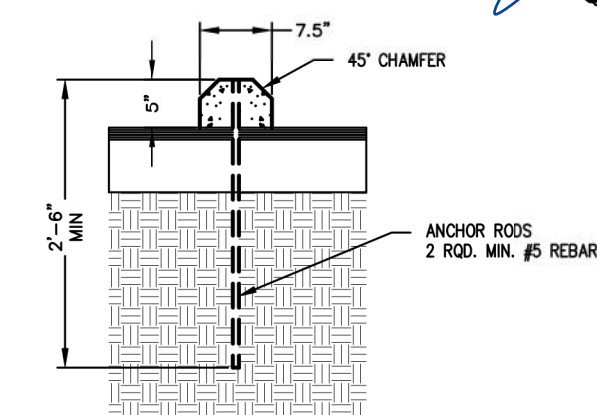
STOP SIGN
DETAIL
NOT TO SCALE



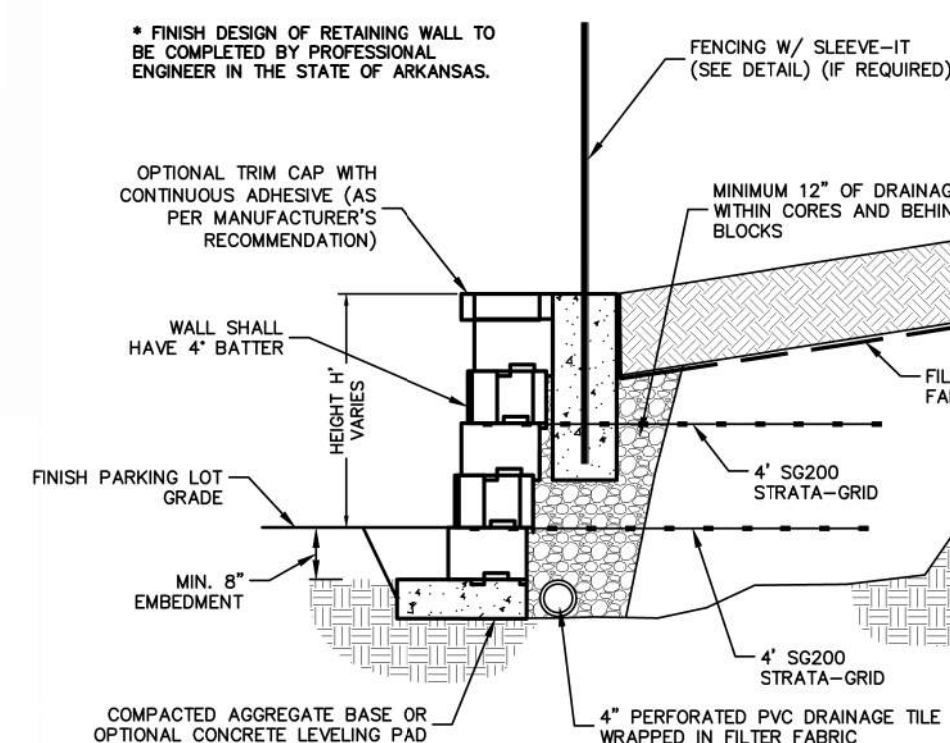
GREENHOUSE ROAD
TYPICAL SECTION, ARTERIAL STREET



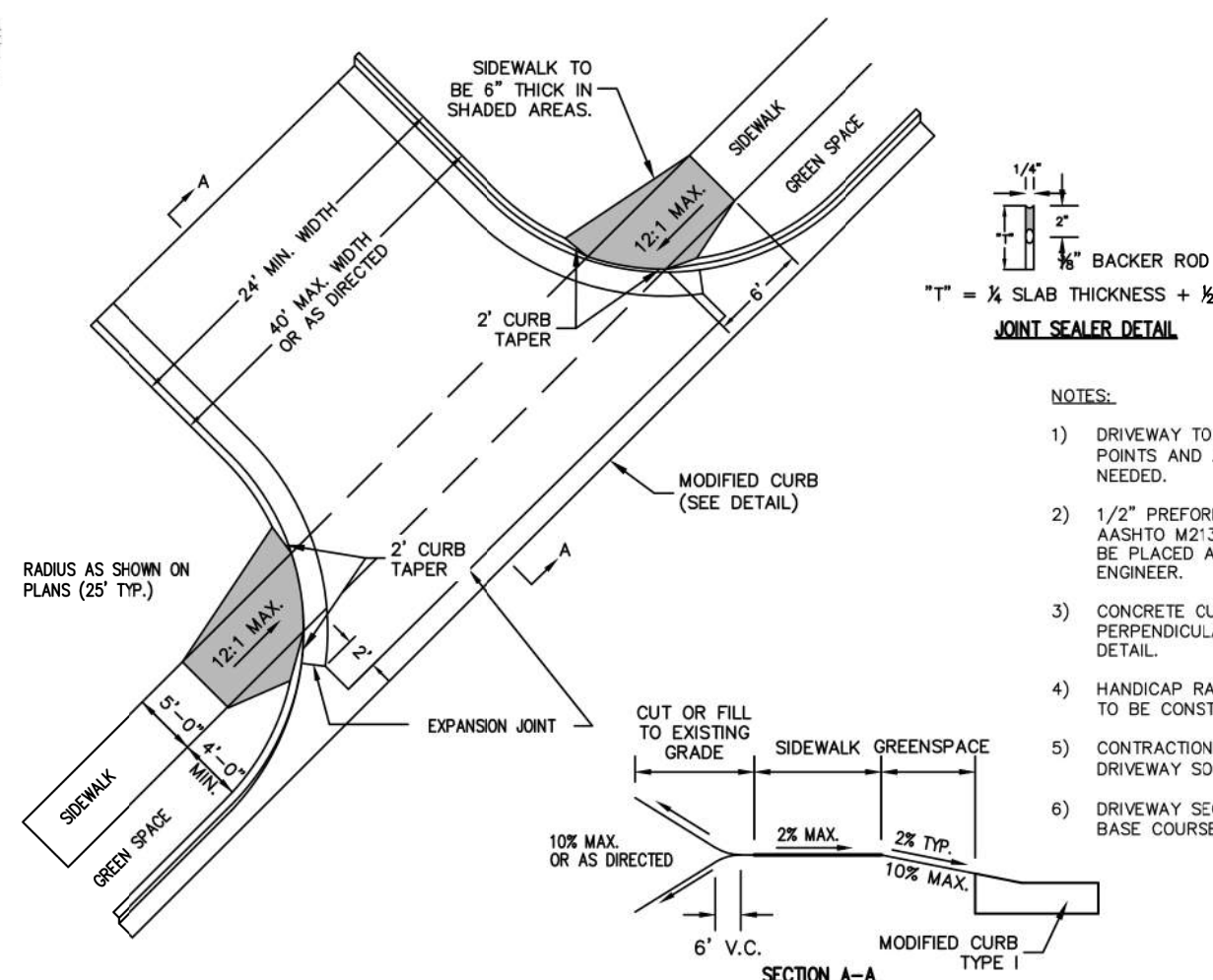
TYPICAL SECTION
6-4" UTILITY DUCTS
NOT TO SCALE



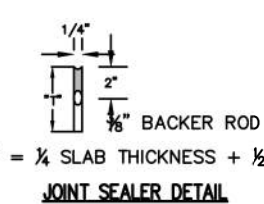
WHEEL STOP DETAIL
NOT TO SCALE



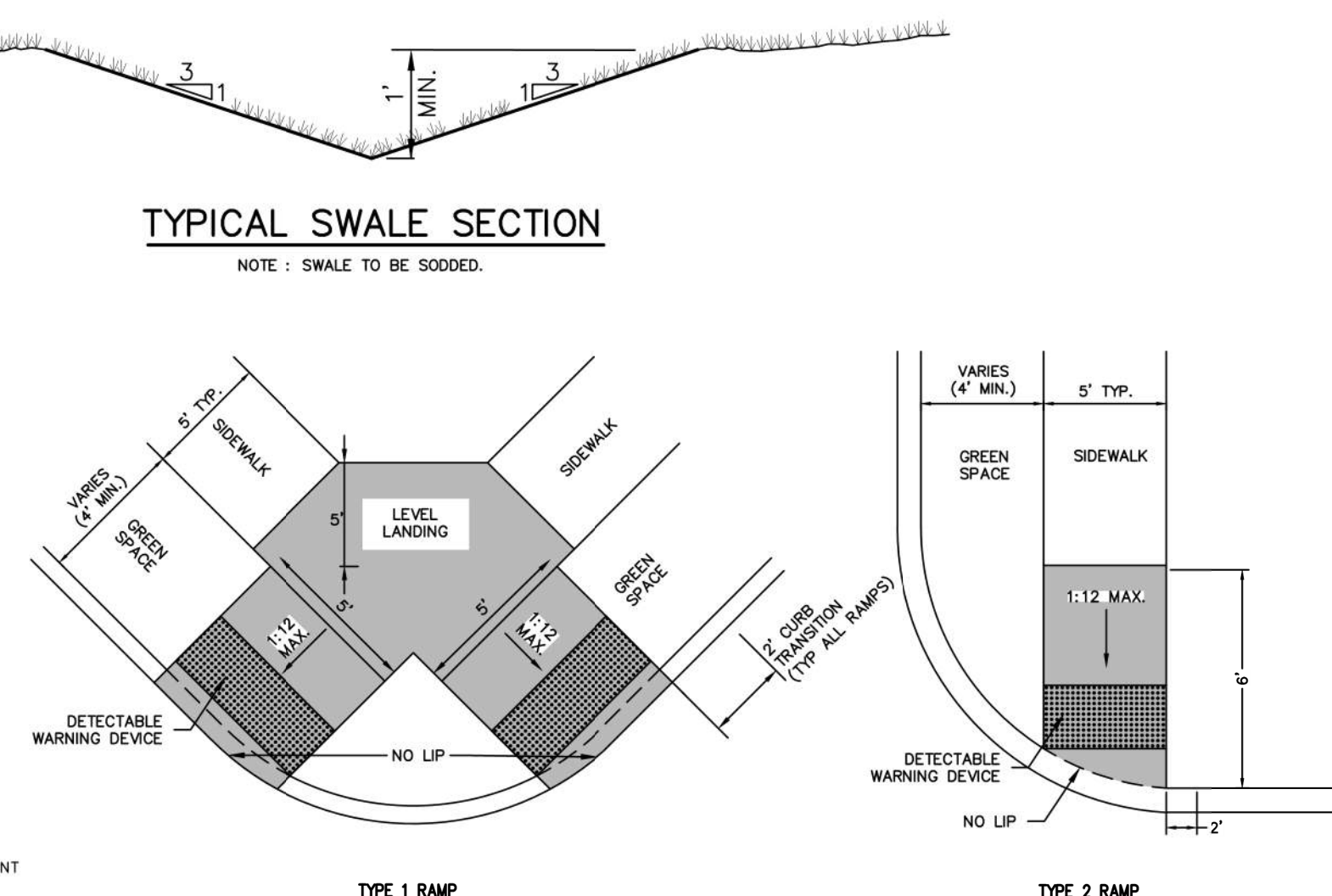
TYPICAL RETAINING WALL
CROSS SECTION
NOT TO SCALE



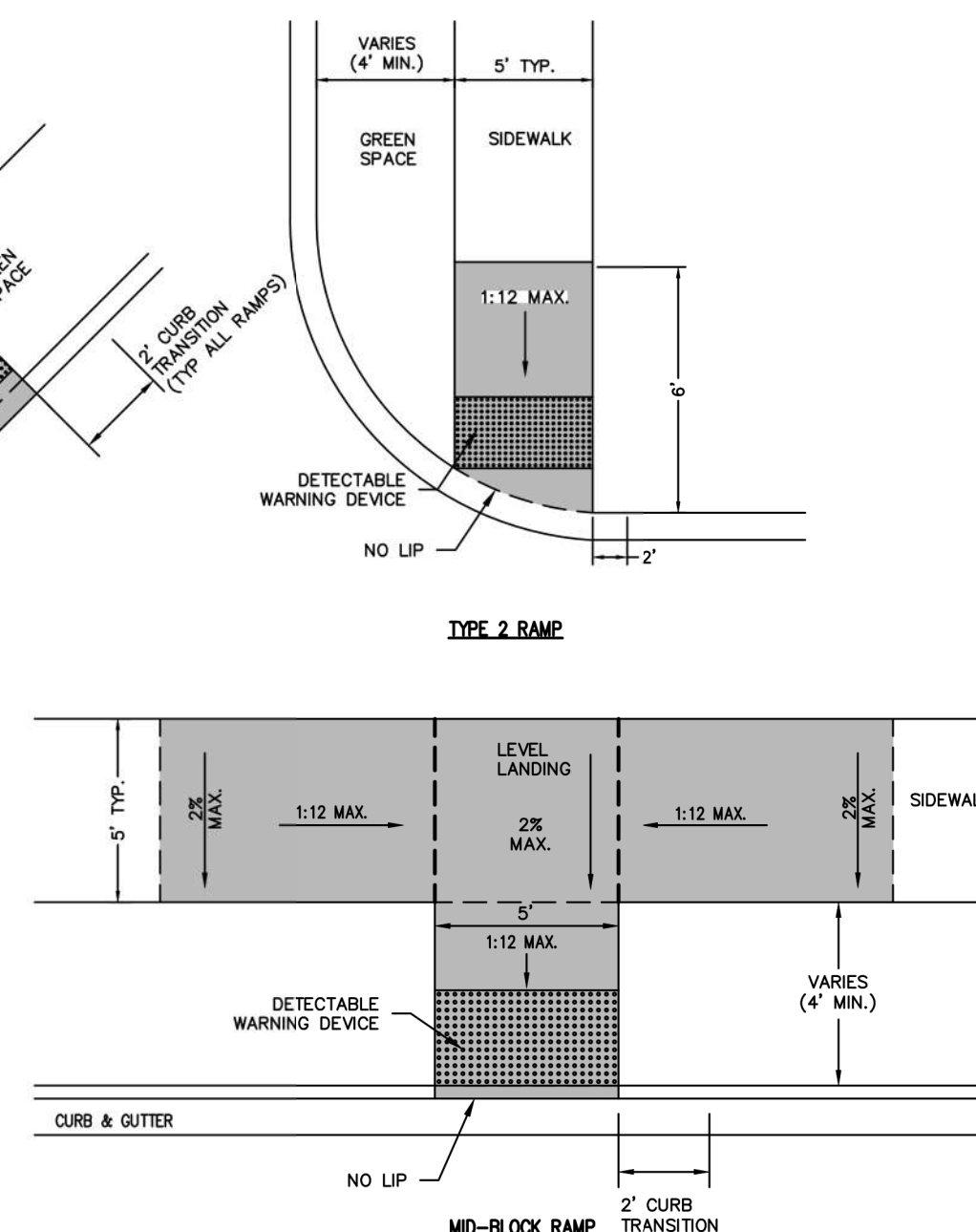
DRIVEWAY DETAIL
NOT TO SCALE



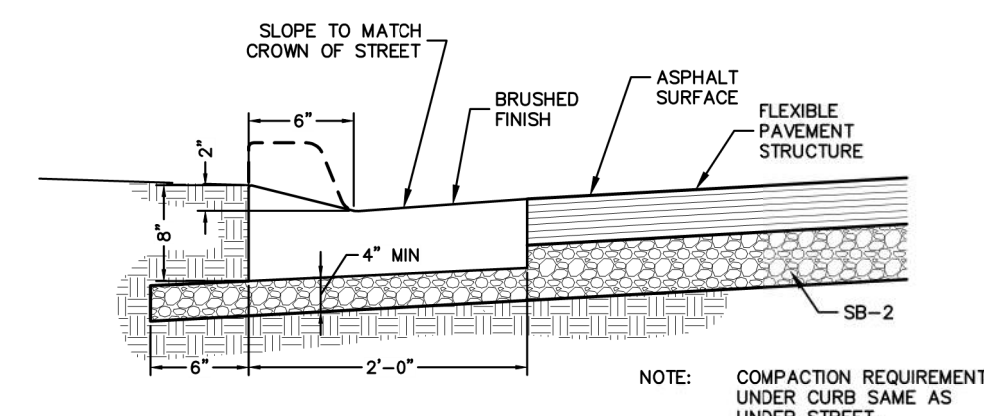
- NOTES:**
- 1) DRIVEWAY TO BE CONSTRUCTED TO THE RADIUS TANGENT POINTS AND ALSO TO STREET R/W AS DIRECTED, IF NEEDED.
 - 2) 1/2" PREFORMED EXPANDED MATERIAL CONFORMING TO AASHTO M213, ASTM-D1752, TYPE 1 OR REDWOOD SHALL BE PLACED AS SHOWN, OR AS DIRECTED BY THE ENGINEER.
 - 3) CONCRETE CURB TO BE SAW-CUT AT 15' INTERVALS PERPENDICULAR TO THE GUTTER LINE AND SEALED SEE DETAIL.
 - 4) HANDICAP RAMP COMPLYING WITH A.D.A. REQUIREMENTS TO BE CONSTRUCTED AT ALL COMMERCIAL DRIVEWAYS.
 - 5) CONTRACTION JOINTS TO BE PLACED IN CONCRETE DRIVEWAY SO THAT NO SLAB DIMENSION IS MORE THAN 12'.
 - 6) DRIVEWAY SECTION TO BE 3" ASPHALT WITH 6" AGGREGATE BASE COURSE UNLESS OTHERWISE SPECIFIED.



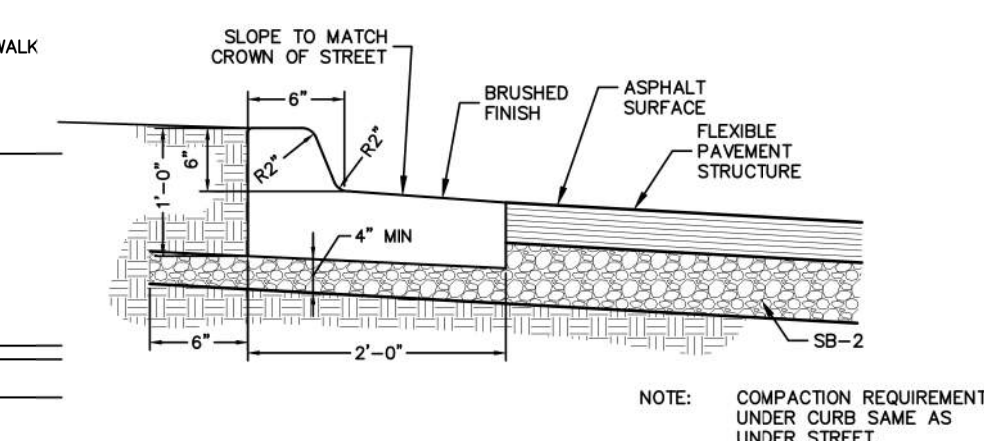
TYPE 1 RAMP



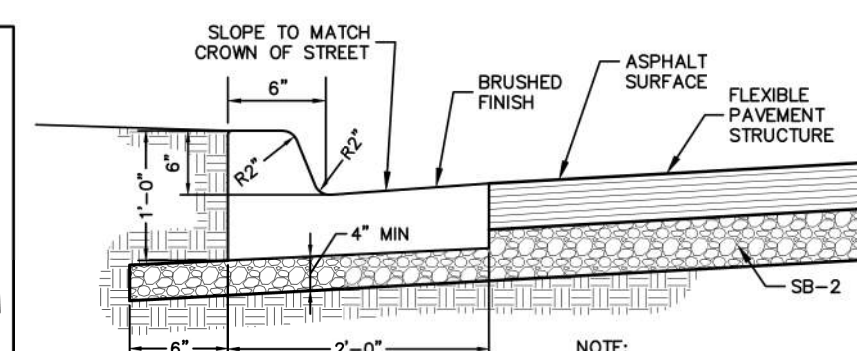
MID-BLOCK RAMP 2 CURB
TRANSITION



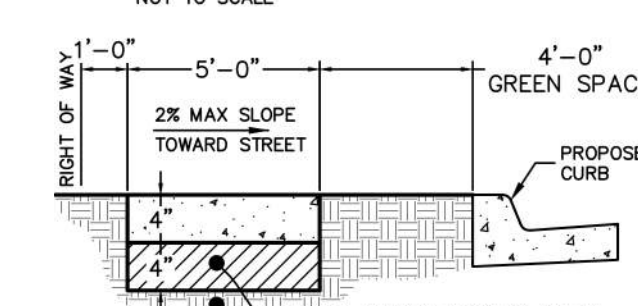
MODIFIED CONCRETE
CURB & GUTTER
NOT TO SCALE



STANDARD 6" CONCRETE
SPILL CURB & GUTTER
NOT TO SCALE



STANDARD 6" CONCRETE
CURB & GUTTER



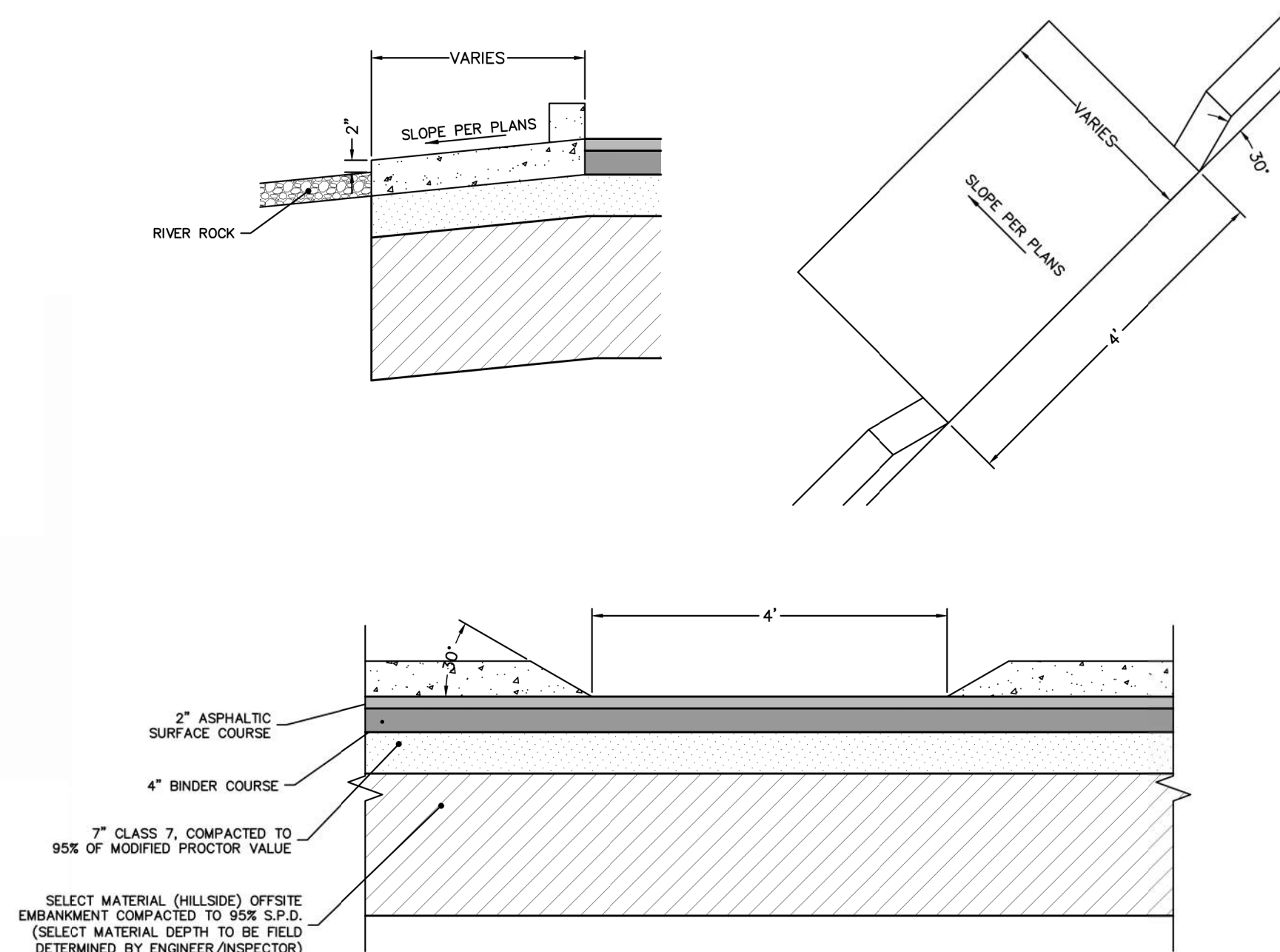
PROVIDE EXPANSION JOINTS AT EACH STRUCTURE CURB, AND A MINIMUM INTERVAL OF 200 FOOT.

TRANSVERSE JOINTS BETWEEN EXPANSION JOINTS TO BE SCORED AT 5 FOOT INTERVALS.

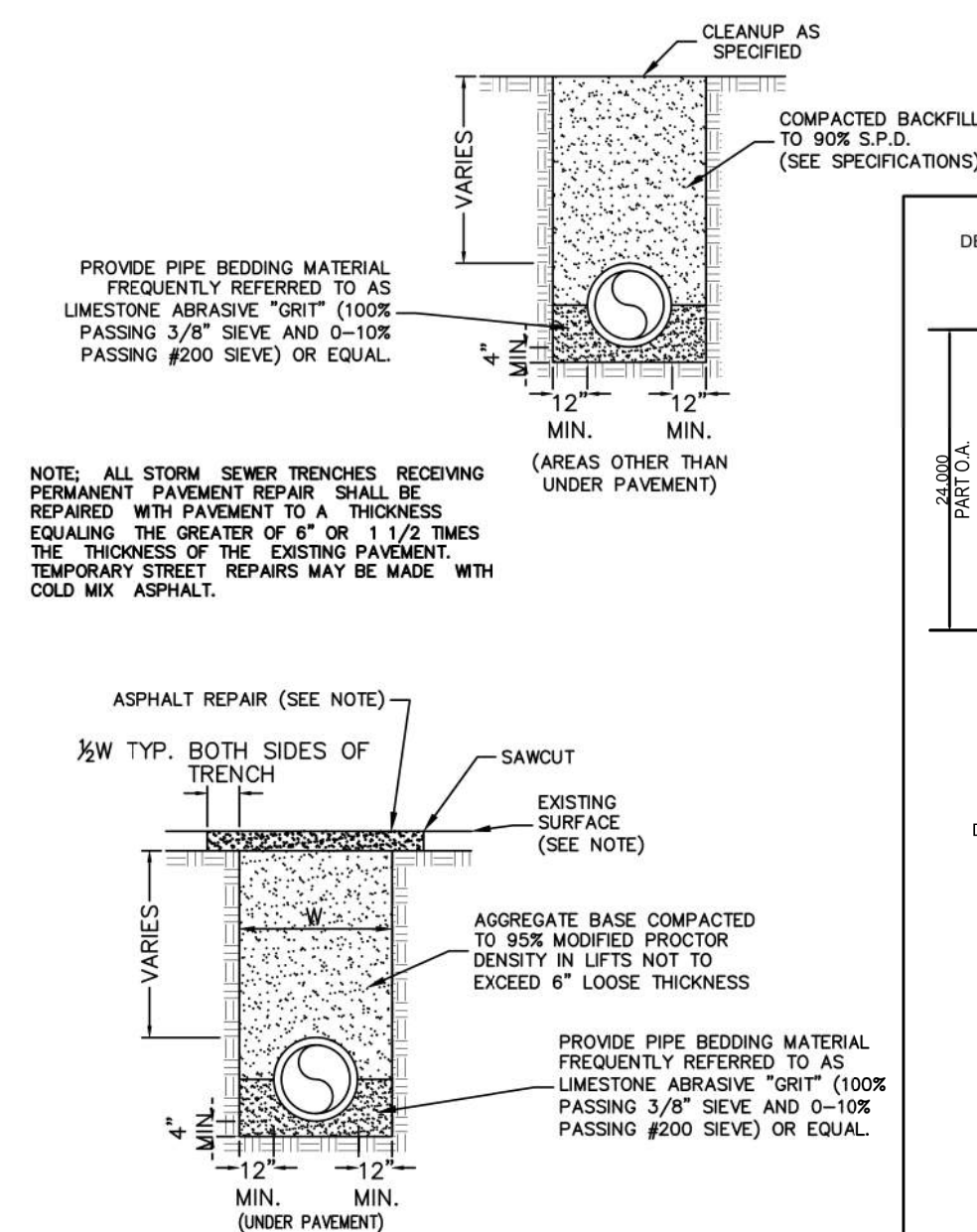
FORMWORK & TAMPED SUBGRADE MUST BE INSPECTED BY CITY OF BENTONVILLE.

SIDEWALK DETAIL

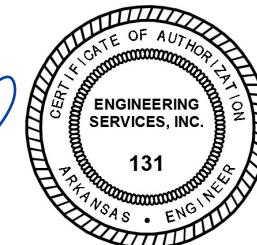
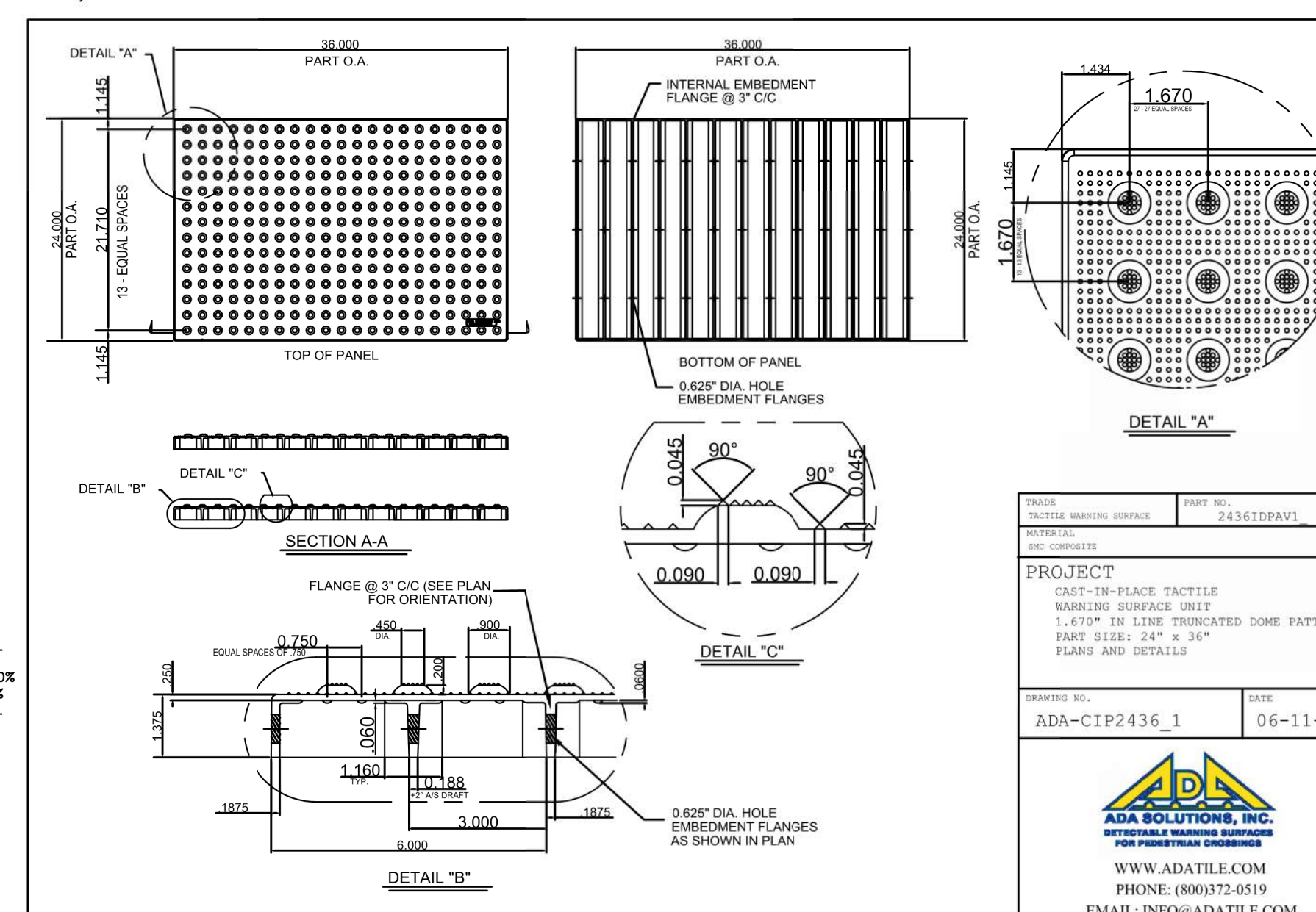
NOT TO SCALE



TYPICAL CURB CUT



STORM SEWER BEDDING
AND BACKFILL



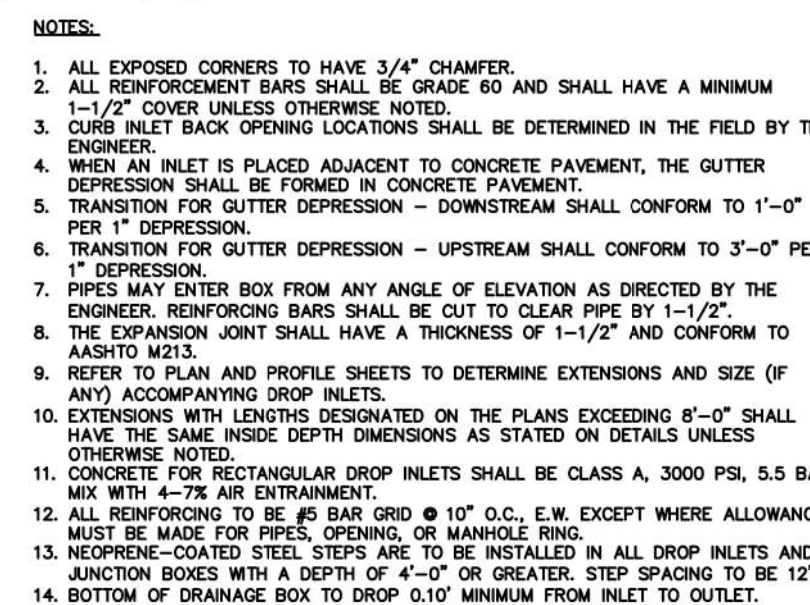
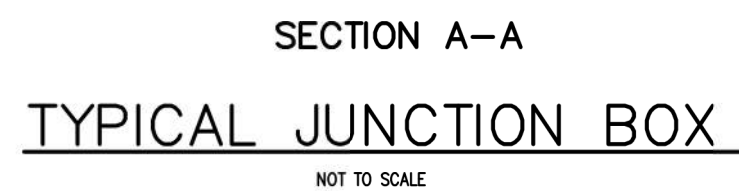
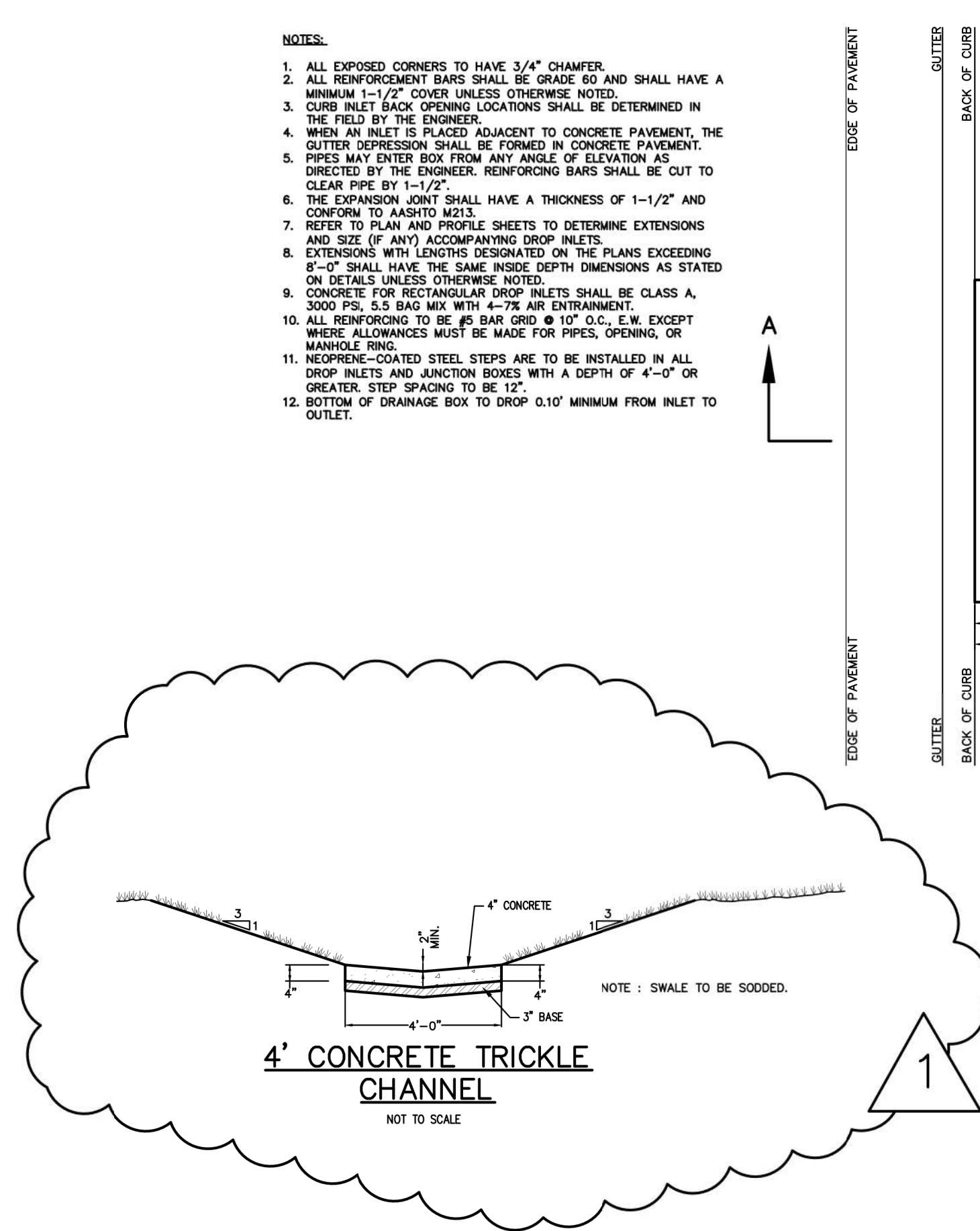
AFC - The Reserve - LSD24-0003 - REVISION 0 - 12/5/2024

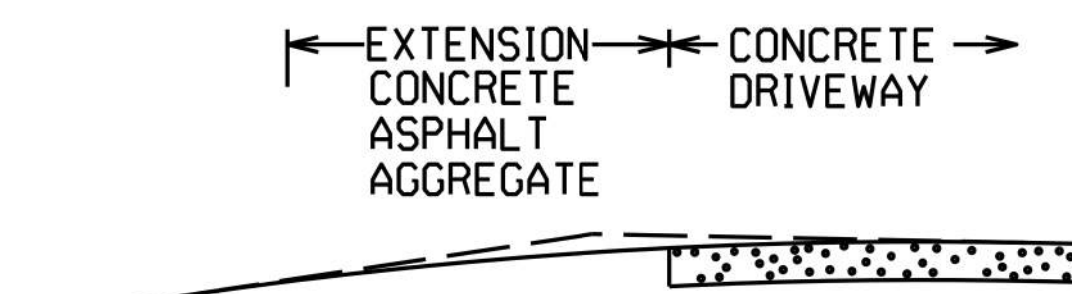
Typical Details

**THE RESERVE
BENTONVILLE, ARKANSAS**

[illegible]

13





- 1: CONCRETE - 6" P.C. CONCRETE DRIVEWAY
- 2: ASPHALT - 2" ACHM SURFACE COURSE (1/2")
4" ACHM BINDER COURSE (1") OR
4" ACHM BASE COURSE (1-1/2")
- 3: ASPHALT - 2" ACHM SURFACE COURSE (1/2")
7" AGGREGATE BASE COURSE
- 4: AGGREGATE - 6" AGGREGATE BASE COURSE

DRIVEWAY EXTENSION DETAILS



-
- Diagram illustrating a driveway extension. The extension is 8'-0" wide and has a 6" uniform thickness of PCC (Pervious Concrete). The slope is 2.0% maximum. The extension is separated from the existing driveway by an expansion joint. The curb is modified.

VAR. WIDTH
CONCRETE ISLAND
(4" UNIF. THICK.)

5'-0" NORM. WIDTH
CONC. WALK
(4" U.T.)

3'-0" NORM. WIDTH
GRASS BERM

USE TYPE "D" CURB
FACE ON ALL SIDES
OF CONC. ISLAND

6"

6"

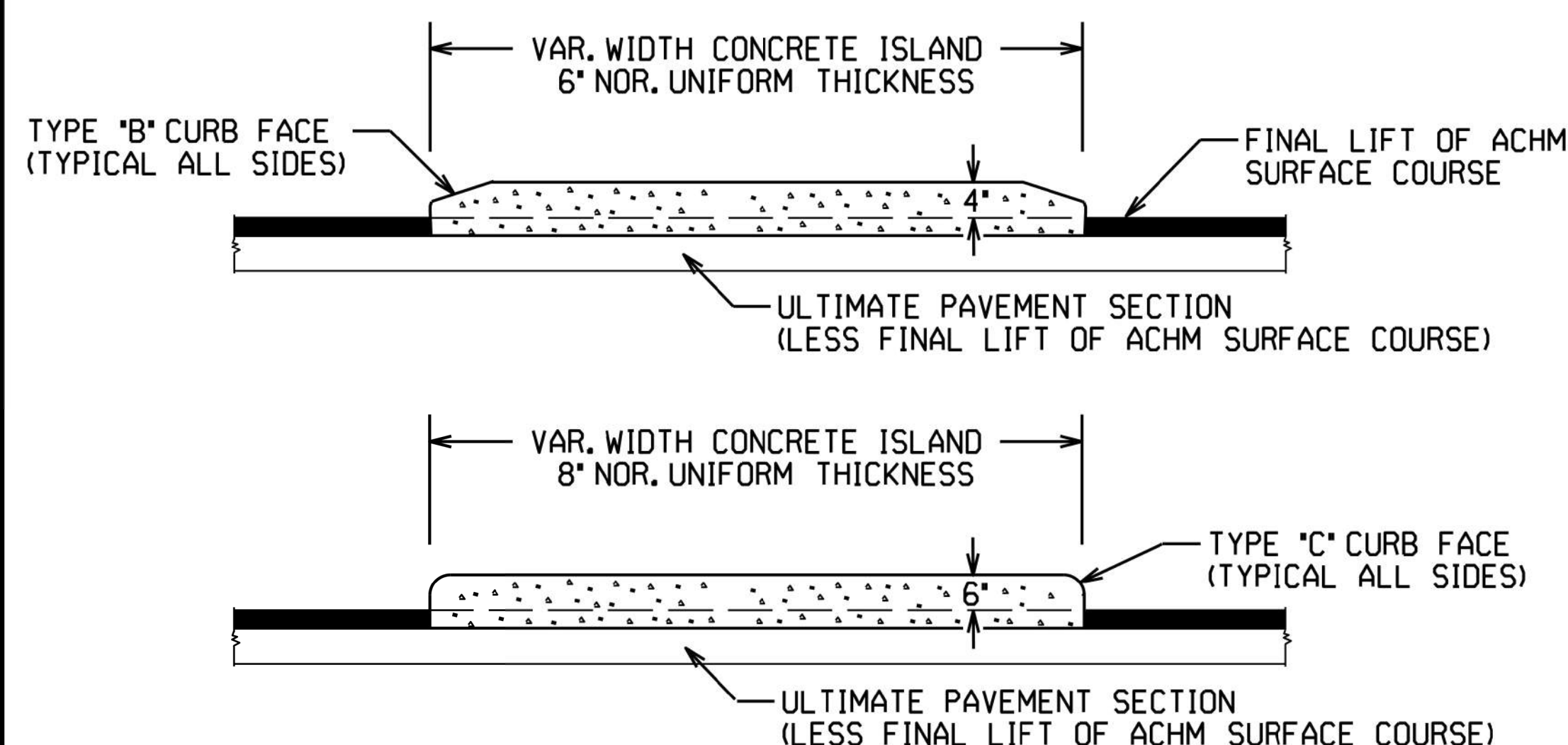
EXPANSION JOINT

SLOPE 2.0% MAX.

4"

TYPE "A"
C.C.C.&G.

SECTION B-B
CURBED ISLAND BEHIND WALK



2. TRANSVERSE EXPANSION JOINTS, NOT LESS THAN 1/2" WIDE, SHALL BE PLACED AT MINIMUM INTERVAL OF 45'. TRANSVERSE JOINT SHALL BE CONSTRUCTED USING A JOINT FILLER COMPLYING WITH AASHTO M213.

5-19-22		REVISED ISLAND NOTES
11-07-19		REVISED WALK DETAILS
2-27-14		REVISED PLAN & ISOMETRIC VIEW
11-29-07		ADDED CHANNELIZATION ISLAND WITH TYPE C CURB FACE & REVISED DRIVEWAY SLOPE NOTES & VERTICAL ALIGNMENT DETAIL
11-10-05		REV. APRON SLOPE & DEPTH OF AGG. BASE.
8-22-02		ADDED ISLAND DETAILS & NOTES
3-30-00		REV. MOD. CURB WIDTH & TRANS. NOTE
11-19-98		REVISED NOTES
11-18-98		REDRAWN AND REISSUED
DATE REV	DATE FILMED	DESCRIPTION

ES
ENGINEERING SERVICES INC.
1207 SOUTH OLD MISSOURI RD.
SPRINGDALE, ARKANSAS 72764



**TYPICAL DETAILS
THE RESERVE
BENTONVILLE, ARKANSAS**

[illegible]

SCALE:	NOTED
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DATE: May 20, 2024

ENGINEER: DBB

AWN BY: BJR

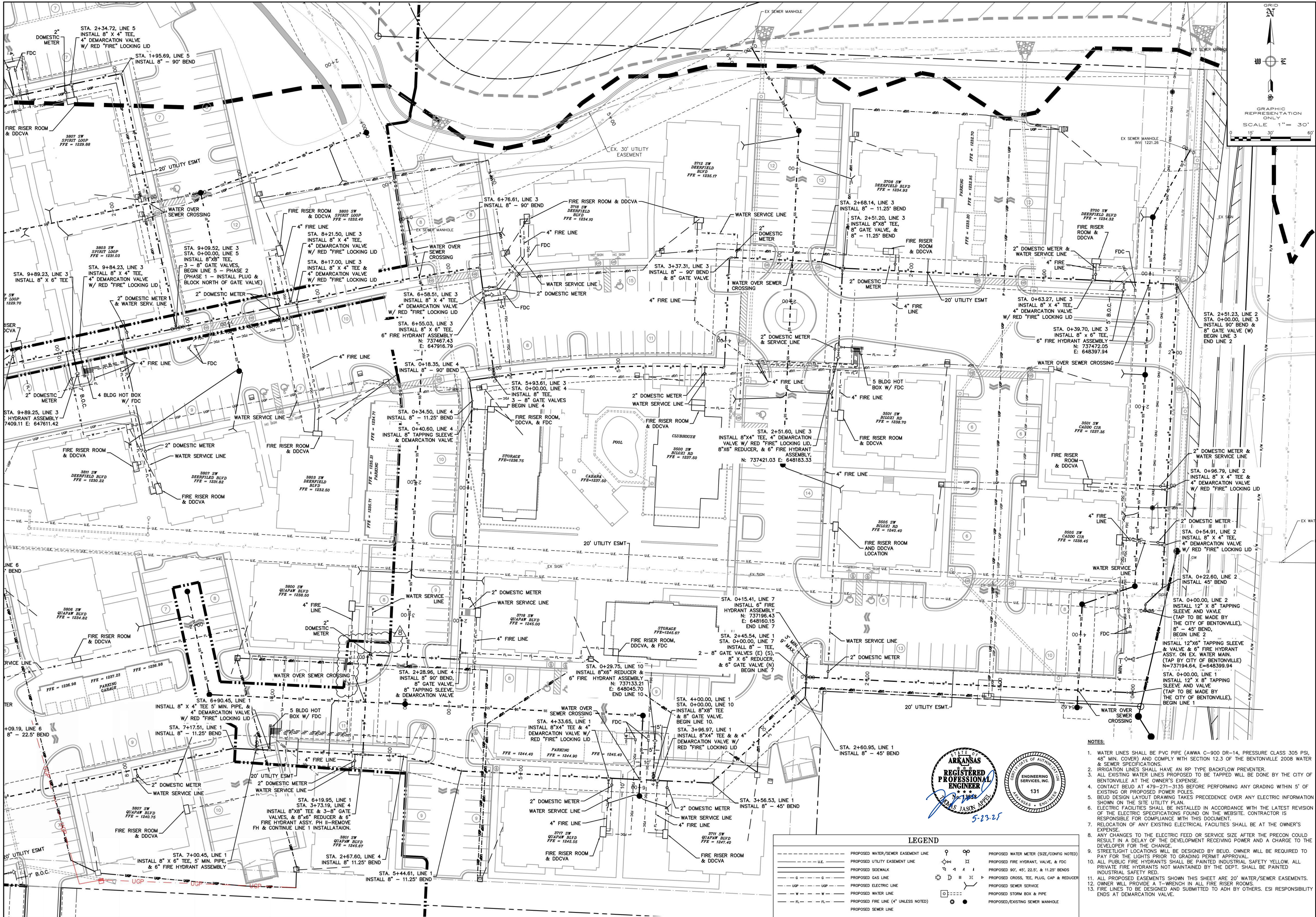
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15

15

FILE LSD24-000

Page 63 of 63



ENGINEERING SERVICES, INC.
1200 N. WILSON AVE.
SPRINGDALE, ARKANSAS 72764

APPROVED FOR
CONSTRUCTION

WATER PLAN
THE RESERVE
BENTONVILLE, ARKANSAS

ARC - The Reserve - LSD24-0003 - REVISION 1 - 6-6-2025

REVISION	DATE	DESCRIPTION
4	5/24/22	REVISIONS PER FIRE MARSHALL
5	3/15/23	WATER REVISIONS
6	5/11/23	FIRE HYDRANT RELOCATION
7	4/15/24	ADD SPRINKLER SYSTEM TO STORAGE BLDGS
8	5/22/25	PHASING REVISION

SCALE: 1"=30'

DATE: May 22, 2025

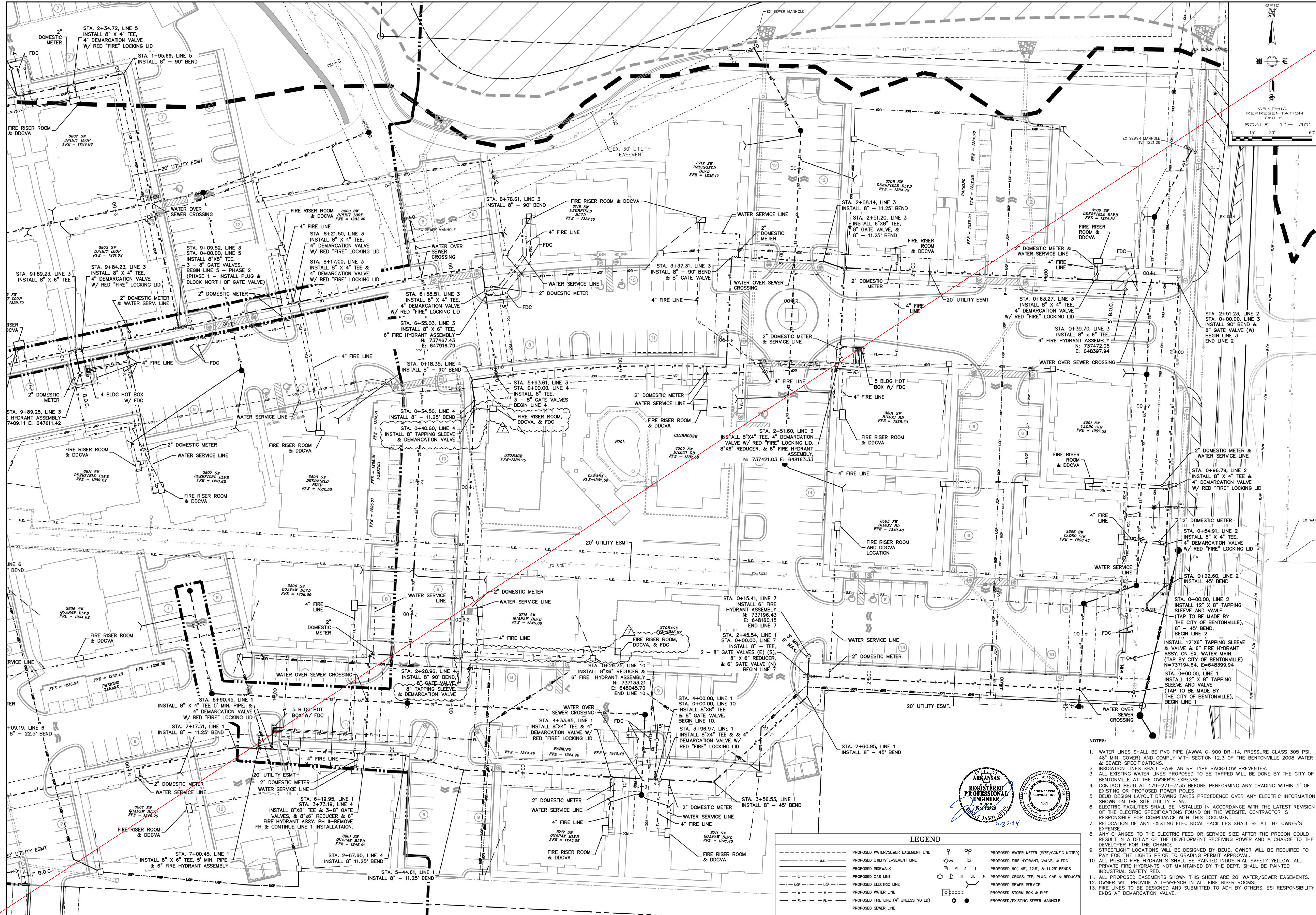
ENGINEER: DBB

DRAWN BY: JSC

W.O. #: 19945

16

CITY OF BENTONVILLE LSD24-0003
Page 64 of 121



ENGINEERING SERVICES, INC.
SPRINGDALE, ARKANSAS 72764

APPROVED FOR
B
CONSTRUCTION

WATER PLAN
THE RESERVE
BENTONVILLE, ARKANSAS

AFC - The Reserve - LSD24-0003 - REVISION 0 - 12/3/2024

REVISION	DATE	DESCRIPTION
3	1/13/22	ADD PRESSURE CLASS PER ADH
4	5/24/22	REVISIONS PER FIRE MARSHAL
5	3/15/23	WATER REVISIONS
6	5/11/23	FIRE HYDRANT RELOCATION
7	4/15/24	ADD SPRINKLER SYSTEM TO STORAGE BLDGS

SCALE: 1"=30'

DATE: May 29, 2024

ENGINEER: DBB

DRAWN BY: JSC

W.O. #: 19945

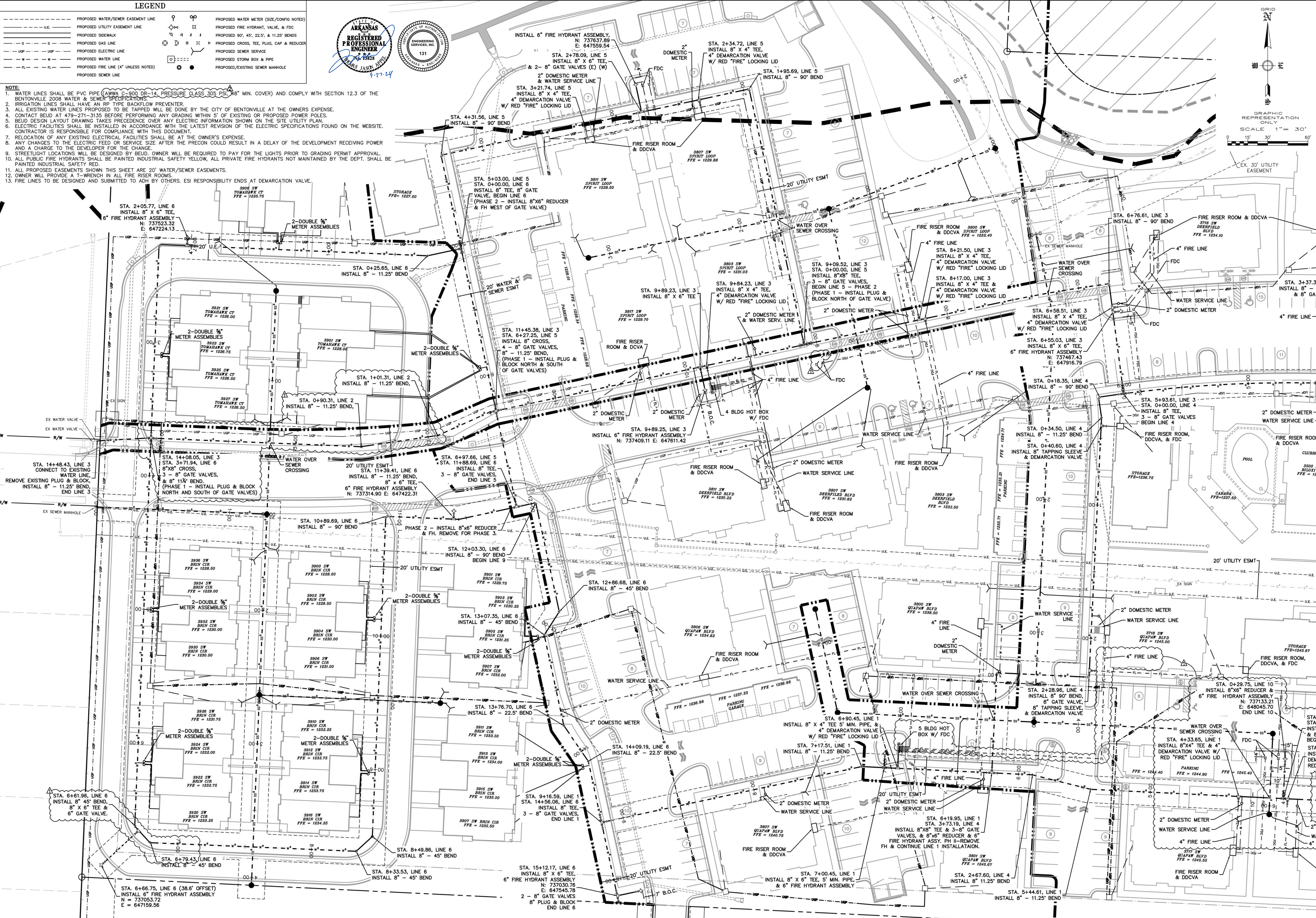
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LEGEND

--- PROPOSED WATER/SEWER EASEMENT LINE
--- PROPOSED UTILITY EASEMENT LINE
--- PROPOSED SIDEWALK
--- PROPOSED GAS LINE
--- PROPOSED ELECTRIC LINE
--- PROPOSED WATER LINE
--- PROPOSED FIRE LINE (4" UNLESS NOTED)
--- PROPOSED SEWER LINE

PROPOSED WATER METER (SIZE/CONFIG/NOTED)
PROPOSED FIRE HYDRANT, VALVE, & FDC
PROPOSED 90°, 45°, 22.5°, & 11.25° BENDS
PROPOSED CROSS, TEE, PLUG, CAP & REDUCER
PROPOSED SEWER SERVICE
PROPOSED STORM BOX & PIPE
PROPOSED/EXISTING SEWER MANHOLE

- NOTE:**
1. WATER LINES SHALL BE PVC PIPE (AWWA C-300 DR-14, PRESSURE CLASS 300 PSI, 48" MIN. COVER) AND COMPLY WITH SECTION 12.3 OF THE BENTONVILLE 2008 WATER & SEWER SPECIFICATIONS.
 2. IRRIGATION LINES SHALL HAVE AN RP TYPE BACKFLOW PREVENTER.
 3. ALL EXISTING WATER LINES PROPOSED TO BE TAPPED WILL BE DONE BY THE CITY OF BENTONVILLE AT THE OWNERS EXPENSE.
 4. CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.
 5. BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN.
 6. 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.
 7. RELOCATION OF ANY EXISTING ELECTRICAL FACILITIES SHALL BE AT THE OWNER'S EXPENSE.
 8. 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.
 9. STREETLIGHT LOCATIONS WILL BE DESIGNED BY BEUD. OWNER WILL BE REQUIRED TO PAY FOR THE LIGHTS PRIOR TO GRADING PERMIT APPROVAL.
 10. ALL PUBLIC FIRE HYDRANTS SHALL BE PAINTED INDUSTRIAL SAFETY YELLOW, ALL PRIVATE FIRE HYDRANTS NOT MAINTAINED BY THE DEPT. SHALL BE PAINTED INDUSTRIAL SAFETY RED.
 11. ALL PROPOSED EASEMENTS SHOWN THIS SHEET ARE 20' WATER/SEWER EASEMENTS.
 12. OWNER WILL PROVIDE A T-WRENCH IN ALL FIRE RISER ROOMS.
 13. FIRE LINES TO BE DESIGNED AND SUBMITTED TO ADH BY OTHERS. ESI RESPONSIBILITY ENDS AT DEMARCATION VALVE.



ENGINEERING SERVICES INC.
131
17264

APPROVED FOR
CONSTRUCTION

WATER PLAN
THE RESERVE
BENTONVILLE, ARKANSAS

AFC - The Reserve - LSD24-0003 - REVISION 0 - 12/5/2024

REVISION	DATE	DESCRIPTION
1	12/1/21	REVISIONS PER CITY OF BENTONVILLE
2	1/13/22	ADD PRESSURE CLASS PER ADH
3		

SCALE: 1"=30'

DATE: May 29, 2024

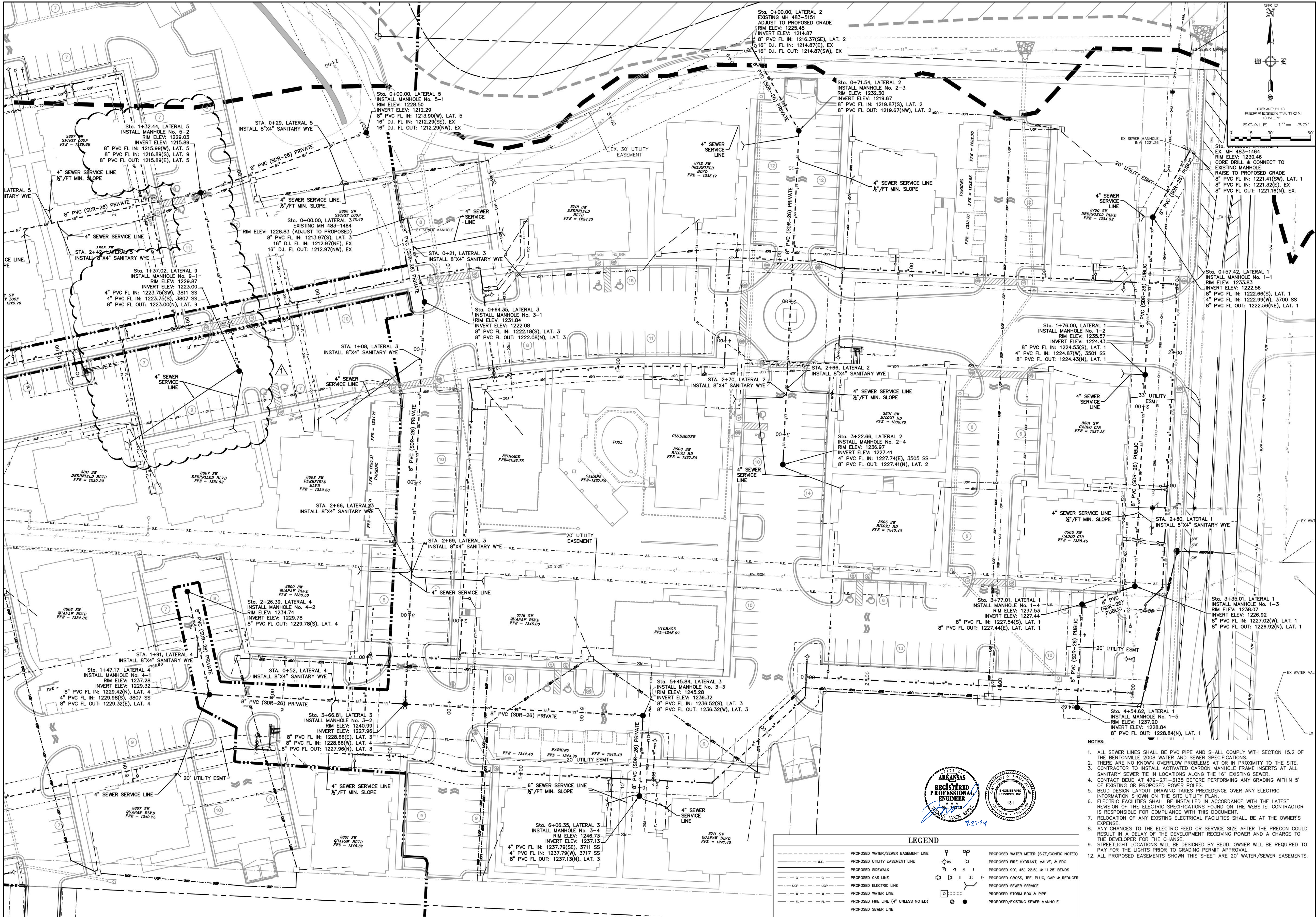
ENGINEER: DBB

DRAWN BY: JSC

W.O. #: 19945

17

CITY OF BENTONVILLE LSD24-0003
Page 66 of 121



ENGINEERING SERVICES, INC.
1000 SOUTH MAIN STREET
SPRINGDALE, ARKANSAS 72764

APPROVED FOR

CONSTRUCTION

AFC - The Reserve - LSD24-0003 - REVISION 0 - 12/5/2024

SEWER PLAN

THE RESERVE

BENTONVILLE, ARKANSAS

REVISION	DATE	DESCRIPTION
1	5/17/23	SEWER REVISIONS

SCALE: 1"=30'

DATE: May 29, 2024

ENGINEER: DBB

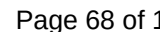
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W.O. #: 19945

18

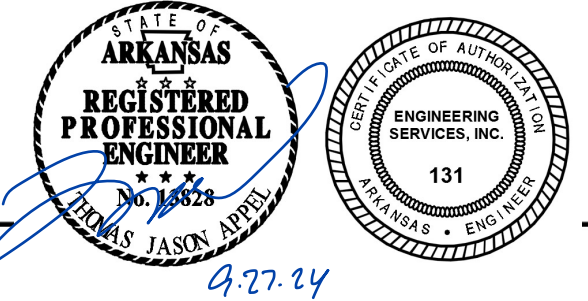
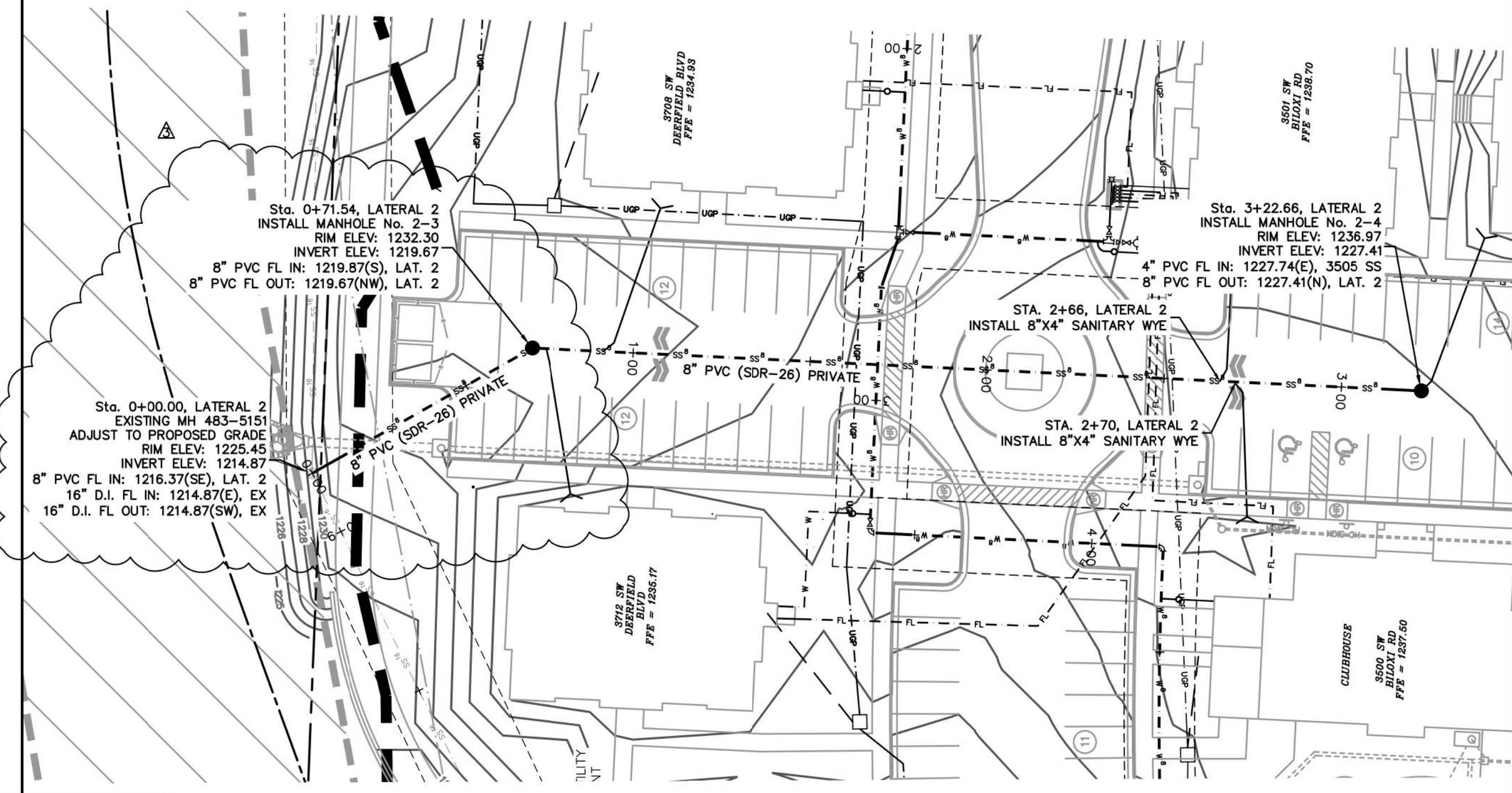
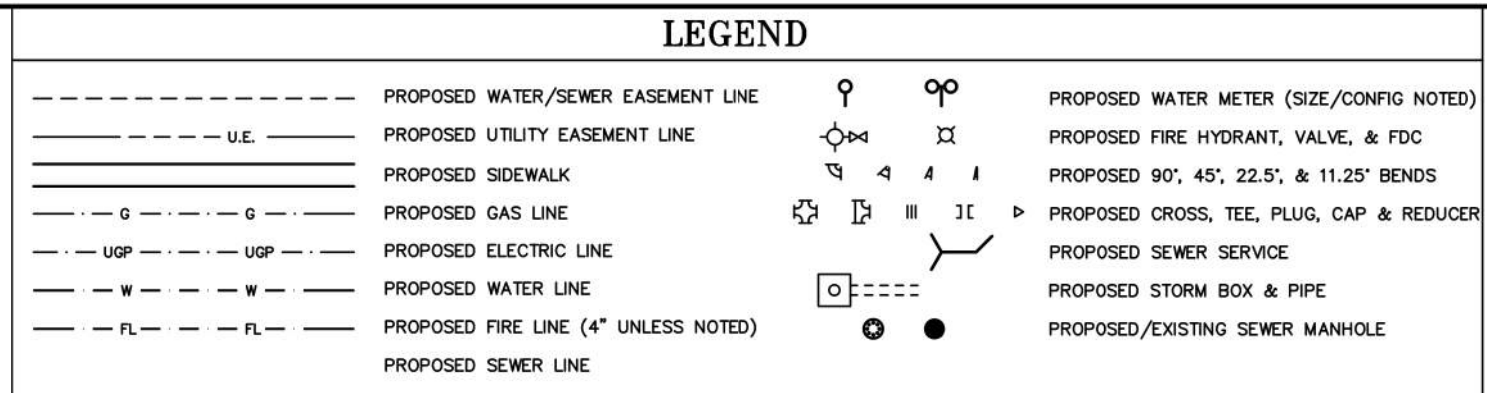
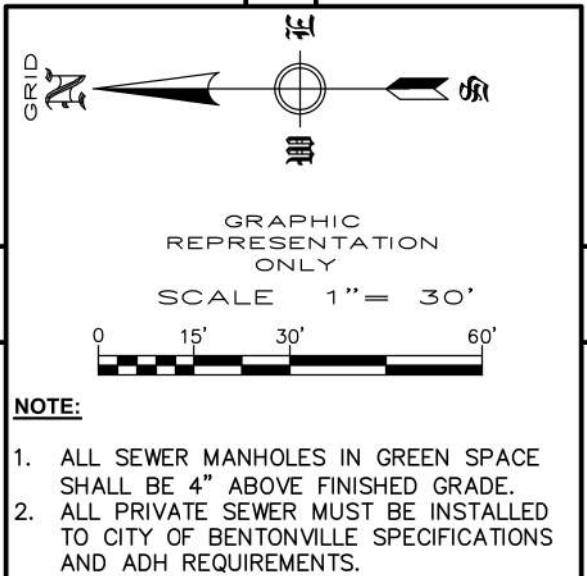
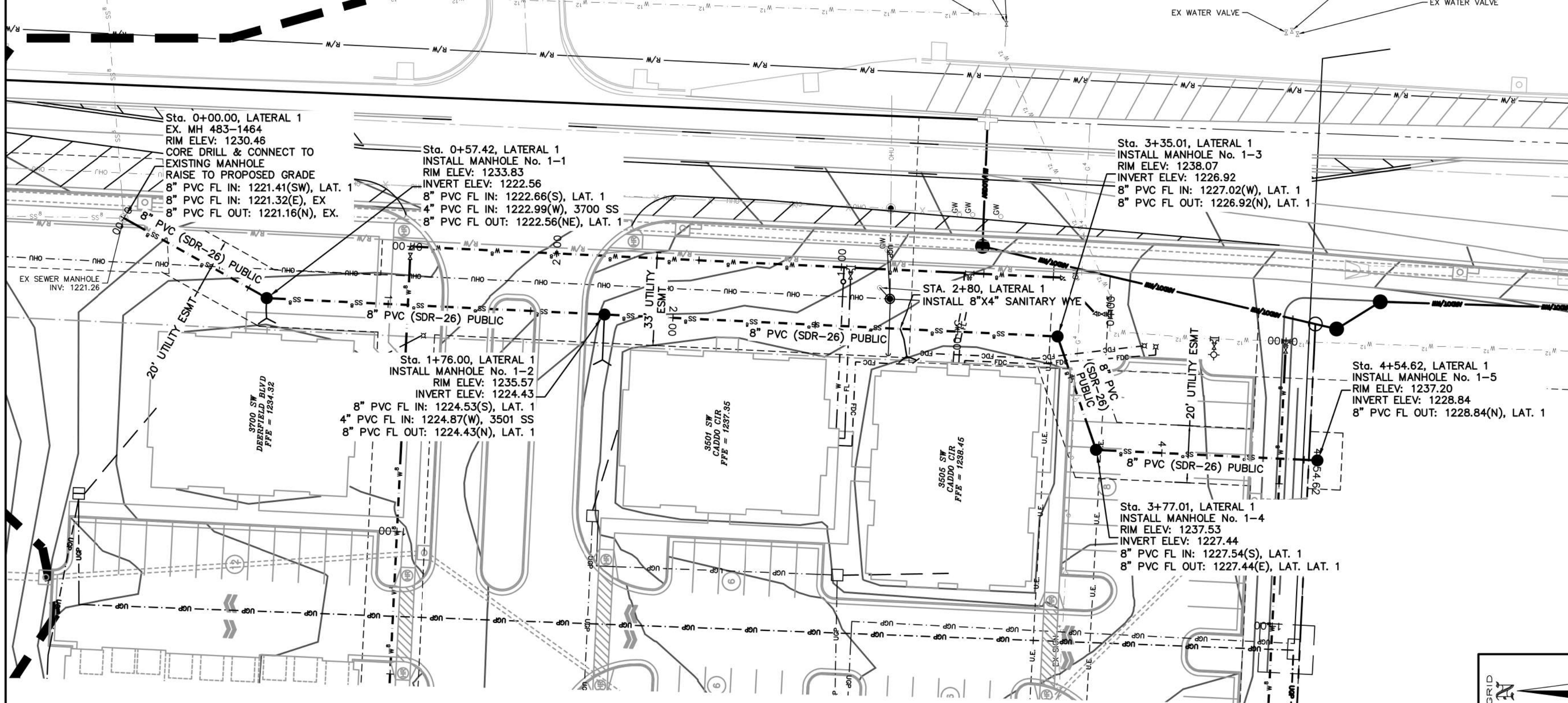
CITY OF BENTONVILLE LSD24-0003

Page 67 of 121

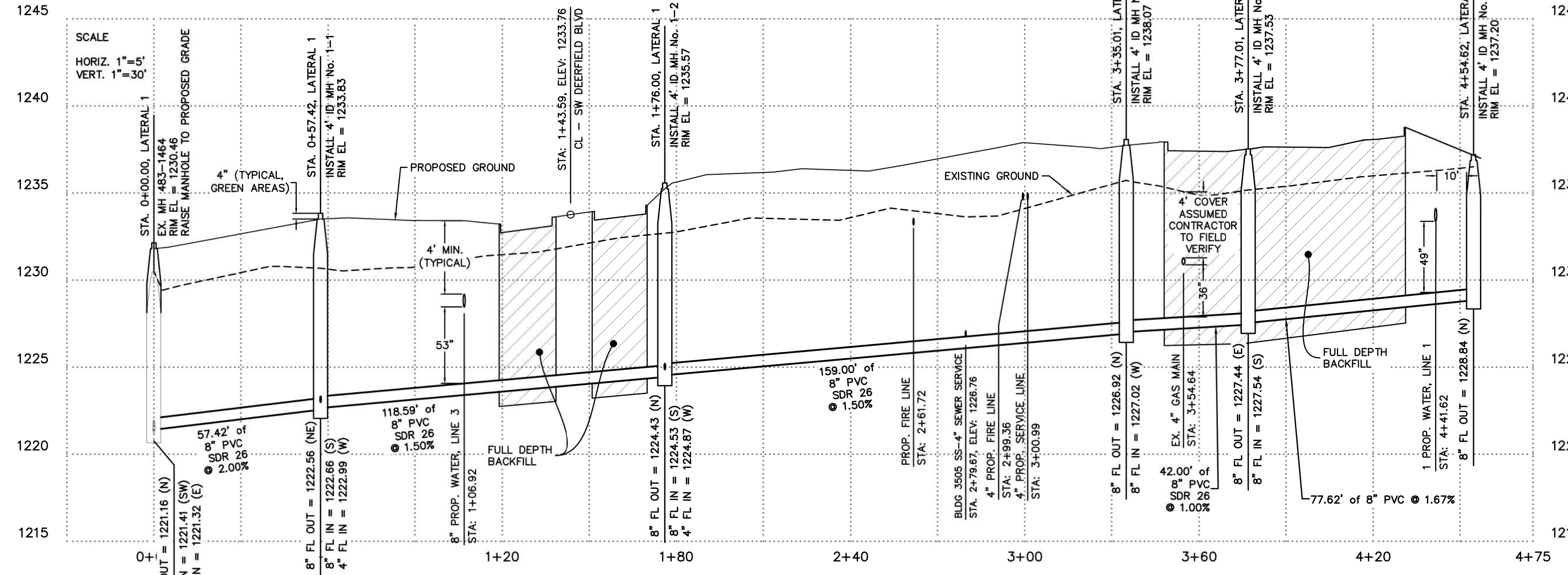


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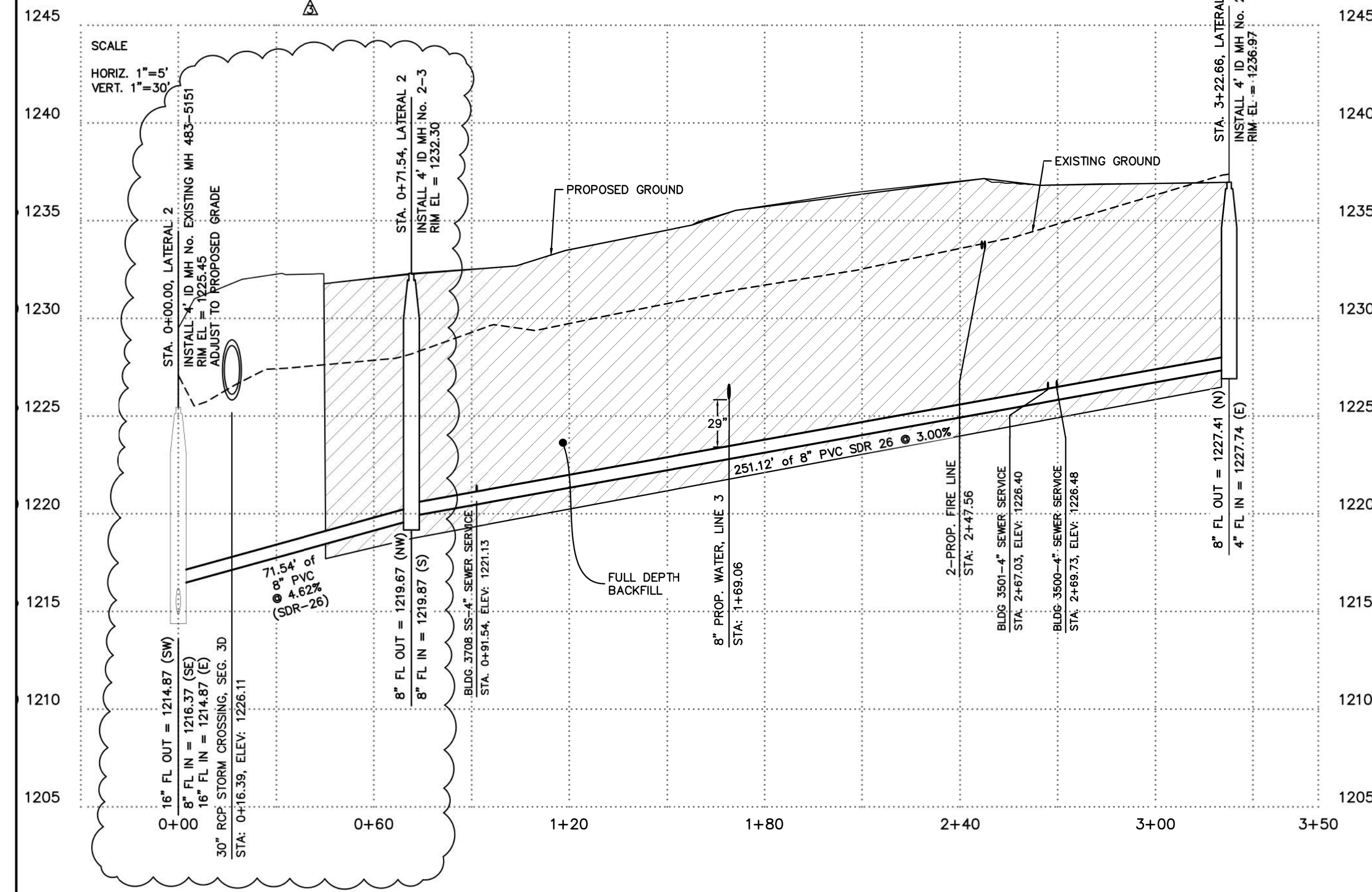
1. ALL SEWER LINES SHALL BE PVC PIPE AND SHALL COMPLY WITH SECTION 15.2 OF THE BENTONVILLE 2008 WATER AND SEWER SPECIFICATIONS.
2. THERE ARE NO KNOWN OVERFLOW PROBLEMS AT OR IN PROXIMITY TO THE SITE.
3. CONTRACTOR TO INSTALL ACTIVATED CARBON MANHOLE FRAME INSERTS AT ALL SANITARY SEWER TIE IN LOCATIONS ALONG THE 16" EXISTING SEWER.
4. CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.
5. BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN.
6. 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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9. STREETLIGHT LOCATIONS WILL BE DESIGNED BY BEUD. OWNER WILL BE REQUIRED TO PAY FOR THE LIGHTS PRIOR TO GRADING PERMIT APPROVAL.
10. ALL PROPOSED EASEMENTS SHOWN THIS SHEET ARE WATER/SEWER EASEMENTS.



LATERAL 1 - PUBLIC SEWER



LATERAL 2 - PRIVATE SEWER



APPROVED FOR
CONSTRUCTION

SANITARY SEWER PLAN & PROFILE
THE RESERVE
BENTONVILLE, ARKANSAS

AFC - The Reserve - LSD24-0003 - REVISION 0 - 12/5/2024

REVISION	DATE	DESCRIPTION
1	1/13/22	REVISIONS PER ADH
2	1/28/22	REVISION PER ADH
3	3/15/23	SEWER REVISION

SCALE: 1"=30'

DATE: May 29, 2024

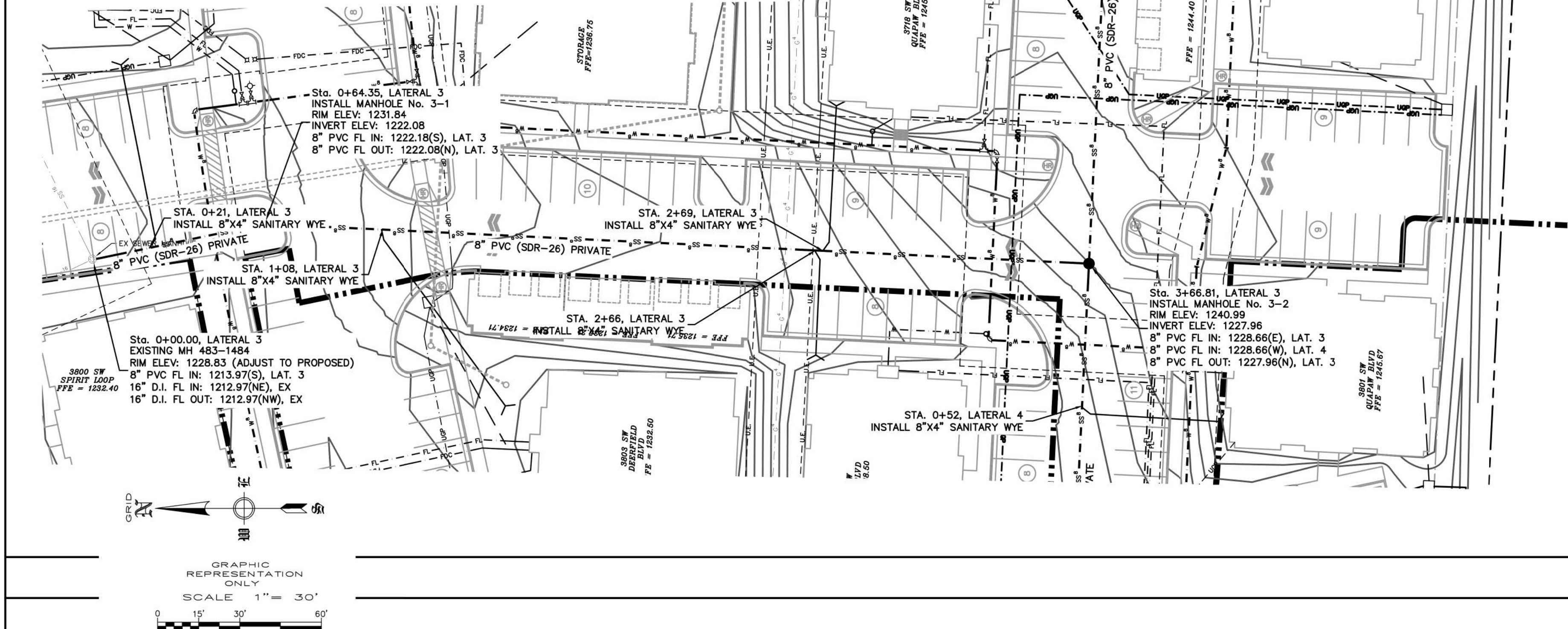
ENGINEER: JRC
DRAWN BY: JRC

W.O. #: 19945

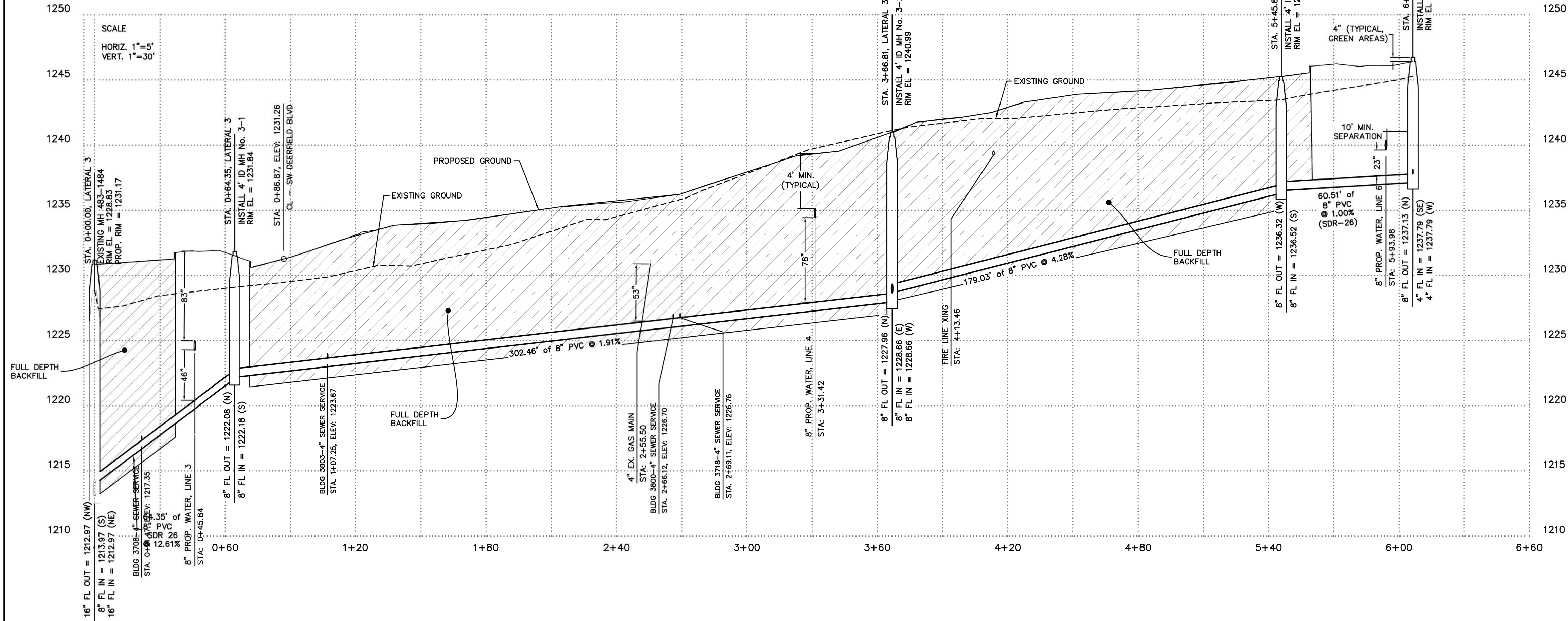
LEGEND			
---	PROPOSED WATER/SEWER EASEMENT LINE	○	PROPOSED WATER METER (SIZE/CONFIG NOTED)
---	PROPOSED UTILITY EASEMENT LINE	○	PROPOSED FIRE HYDRANT, VALVE, & FDC
---	PROPOSED SIDEWALK	○	PROPOSED 90°, 45°, 22.5°, & 11.25° BENDS
---	PROPOSED GAS LINE	○	PROPOSED CROSS, TEE, PLUG, CAP & REDUCER
---	PROPOSED ELECTRIC LINE	○	PROPOSED SEWER SERVICE
---	PROPOSED WATER LINE	○	PROPOSED STORM BOX & PIPE
---	PROPOSED FIRE LINE (4" UNLESS NOTED)	○	PROPOSED/EXISTING SEWER MANHOLE
---	PROPOSED SEWER LINE	○	

NOTE:

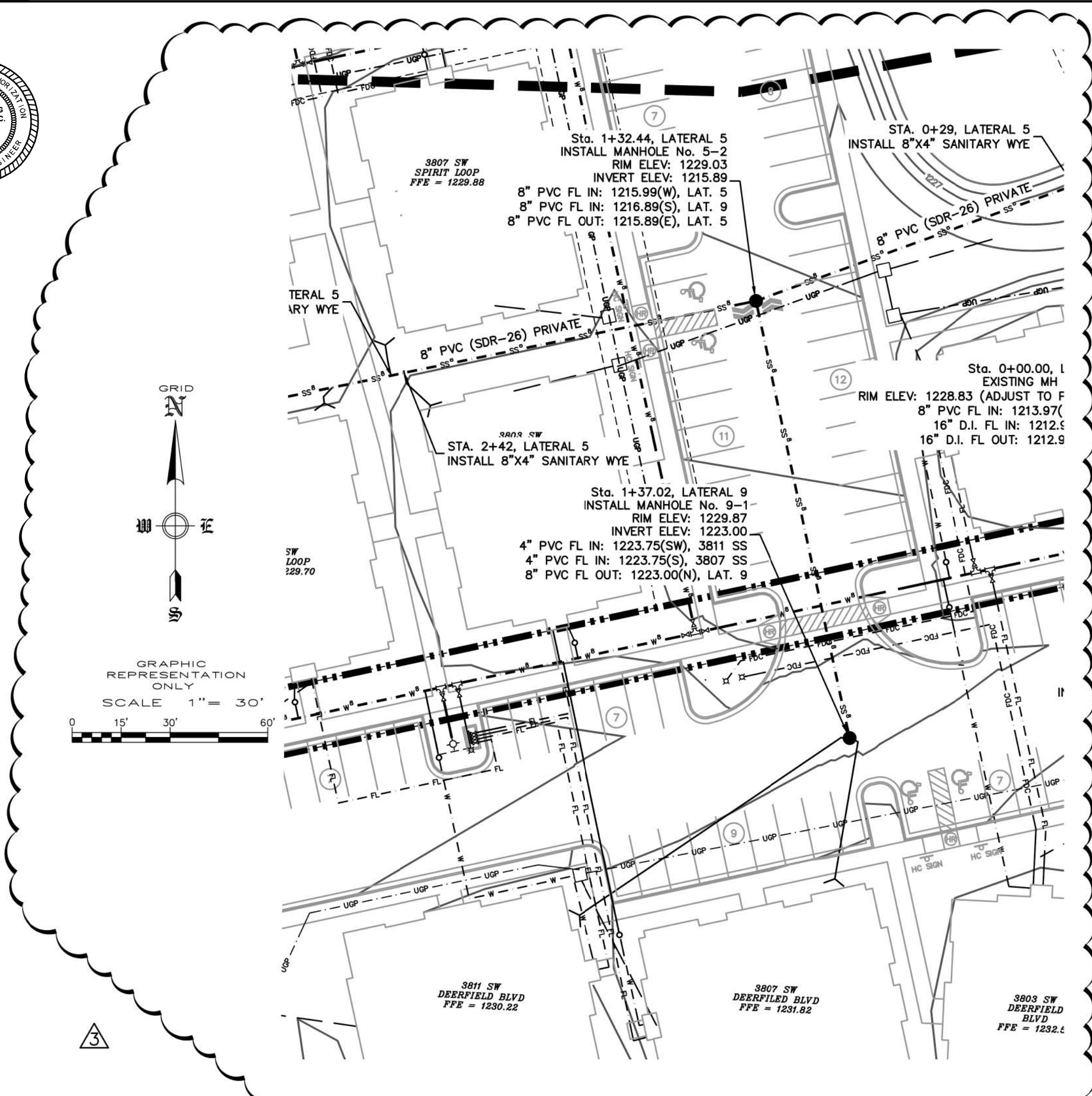
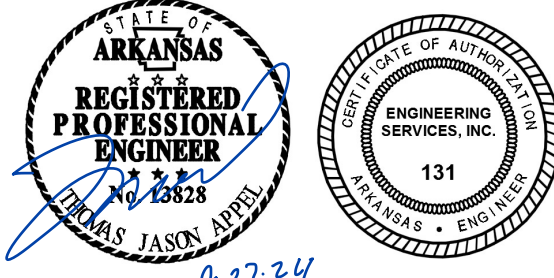
- ALL SEWER LINES SHALL BE PVC PIPE AND SHALL COMPLY WITH SECTION 15.2 OF THE BENTONVILLE 2008 WATER AND SEWER SPECIFICATIONS.
- THERE ARE NO KNOWN OVERFLOW PROBLEMS AT OR IN PROXIMITY TO THE SITE.
- CONTRACTOR TO INSTALL ACTIVATED CARBON MANHOLE FRAME INSERTS AT ALL SANITARY SEWER TIE IN LOCATIONS ALONG THE 16" EXISTING SEWER.
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- ALL PROPOSED EASEMENTS SHOWN THIS SHEET ARE WATER/SEWER EASEMENTS.



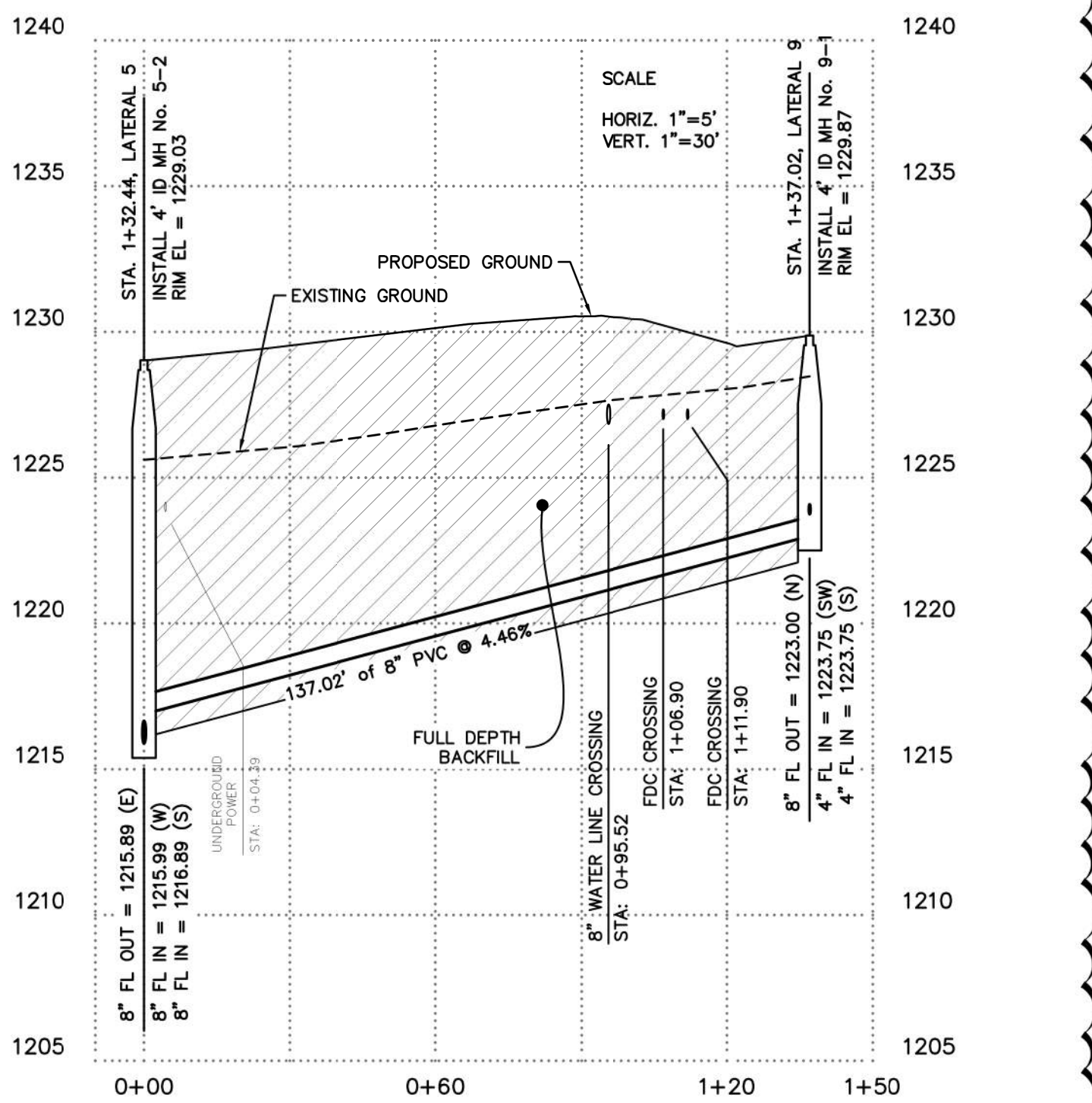
- NOTE:
- ALL SEWER MANHOLES IN GREEN SPACE SHALL BE 4" ABOVE FINISHED GRADE.
 - ALL PRIVATE SEWER MUST BE INSTALLED TO CITY OF BENTONVILLE SPECIFICATIONS AND ADH REQUIREMENTS.



LATERAL 3 - PRIVATE SEWER



LATERAL 9 - PRIVATE SEWER



AEC - The Reserve - LSD24-0003 - REVISION 0 - 12/5/2024
 SANITARY SEWER PLAN & PROFILE
 THE RESERVE
 BENTONVILLE, ARKANSAS

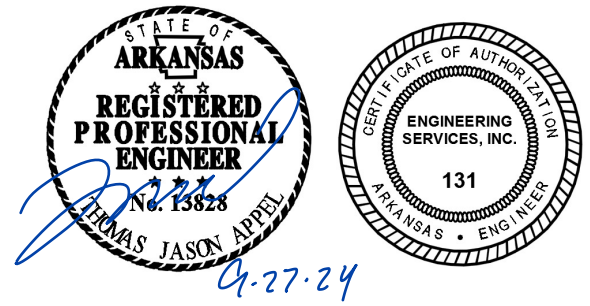
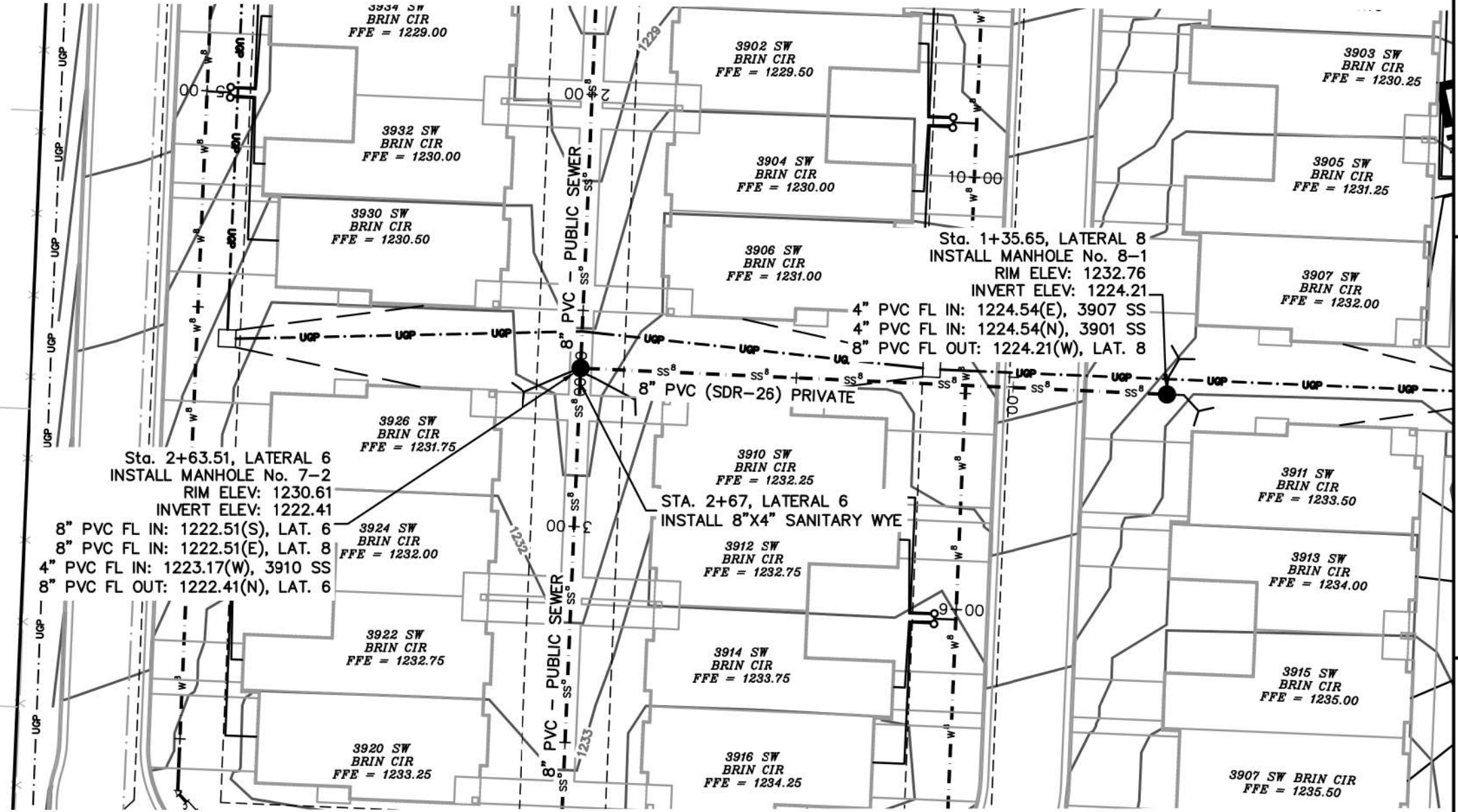
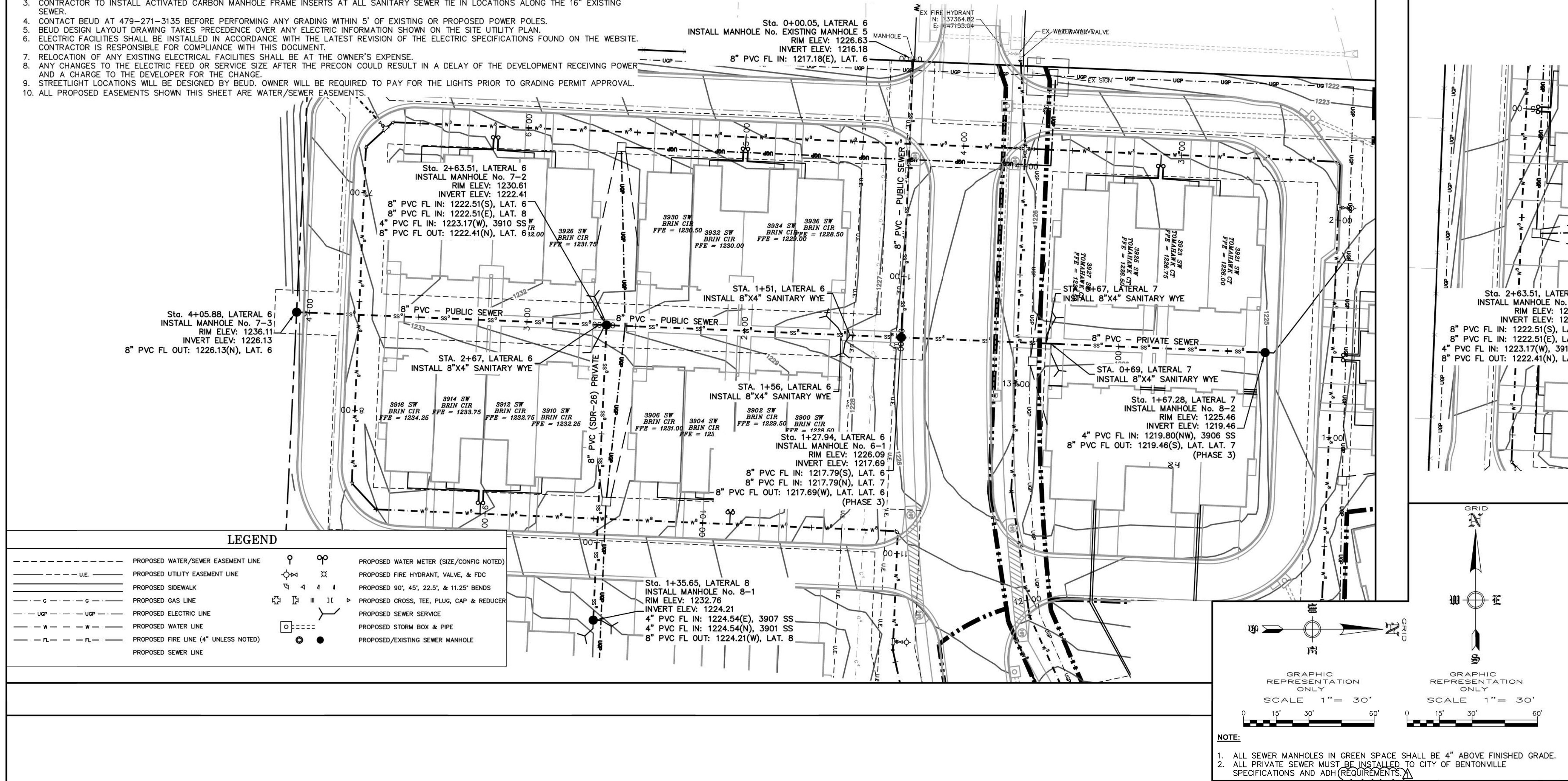
REVISION	DATE	DESCRIPTION
1	1/13/22	REVISIONS PER ADH
2	1/28/22	REVISION PER ADH
3	5/11/23	SEWER REVISIONS

SCALE: 1"=30'

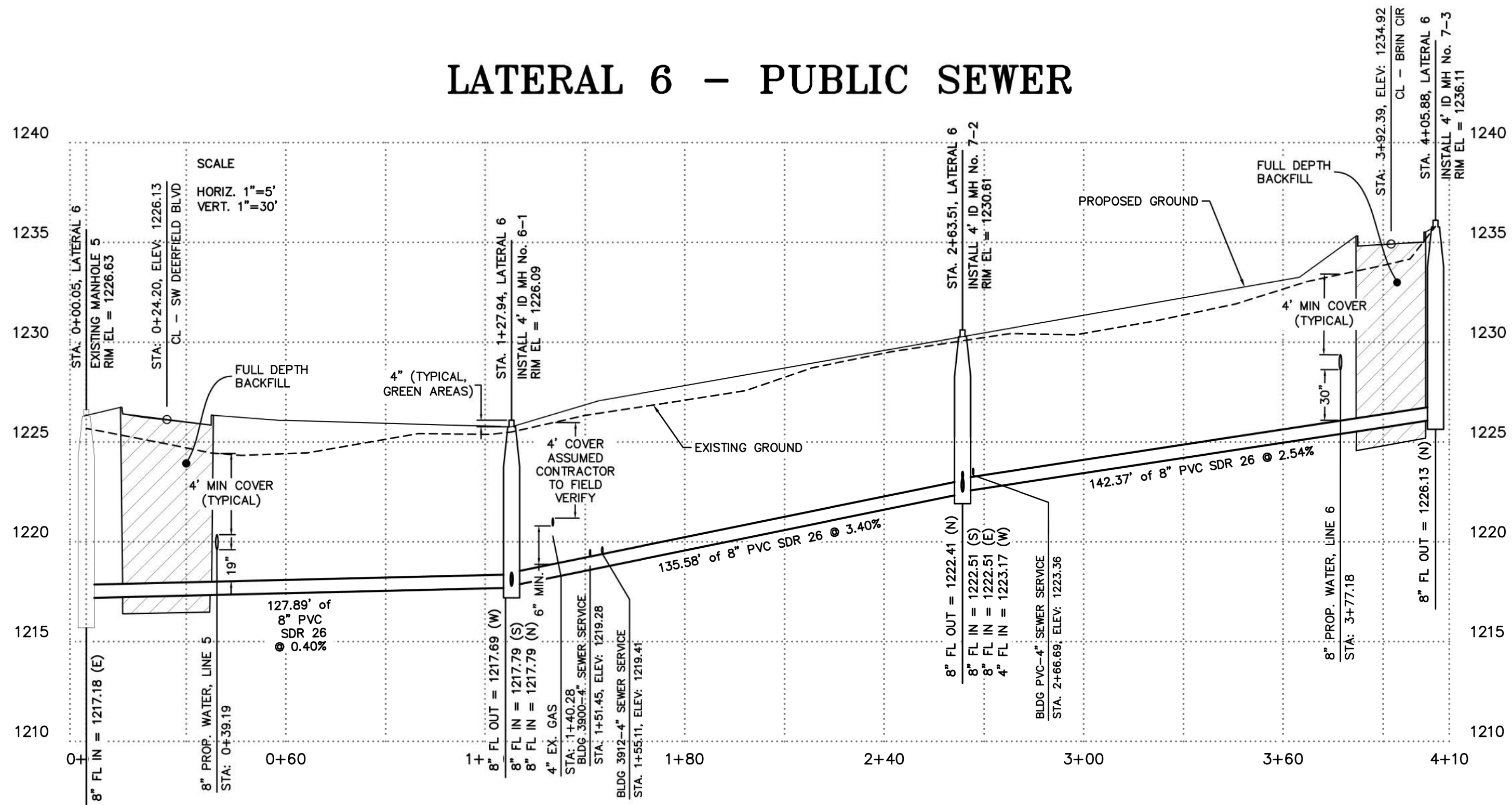
DATE: May 29, 2024

W.O. #: 19945

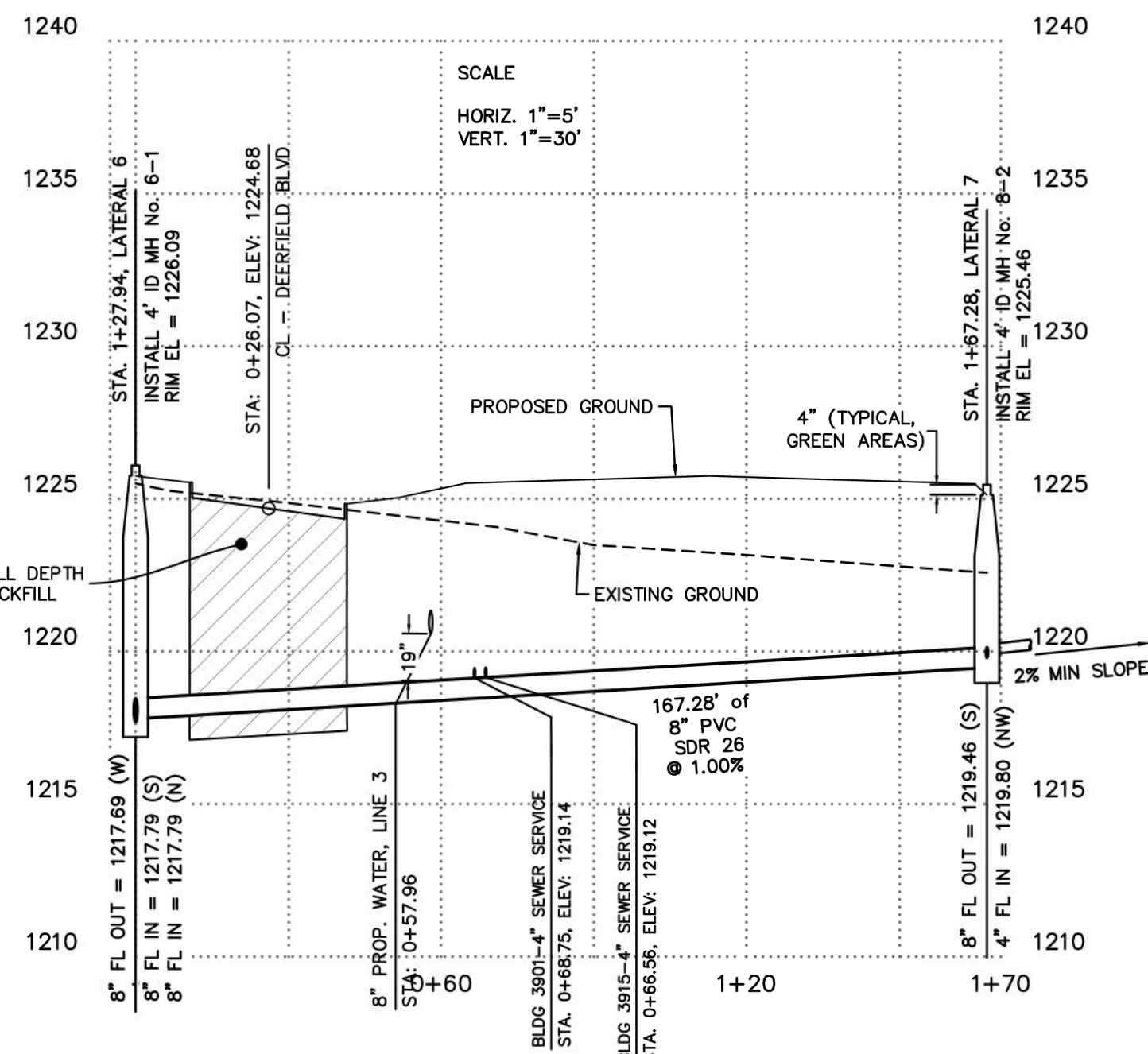
- NOTE:
1. ALL SEWER LINES SHALL BE PVC PIPE AND SHALL COMPLY WITH SECTION 15.2 OF THE BENTONVILLE 2008 WATER AND SEWER SPECIFICATIONS.
 2. THERE ARE NO KNOWN OVERFLOW PROBLEMS AT OR IN PROXIMITY TO THE SITE.
 3. CONTRACTOR TO INSTALL ACTIVATED CARBON MANHOLE INSERTS AT ALL SANITARY SEWER TIE IN LOCATIONS ALONG THE 16" EXISTING SEWER.
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 9. STREETLIGHT LOCATIONS WILL BE DESIGNED BY BEUD. OWNER WILL BE REQUIRED TO PAY FOR THE LIGHTS PRIOR TO GRADING PERMIT APPROVAL.
 10. ALL PROPOSED EASEMENTS SHOWN THIS SHEET ARE WATER/SEWER EASEMENTS.



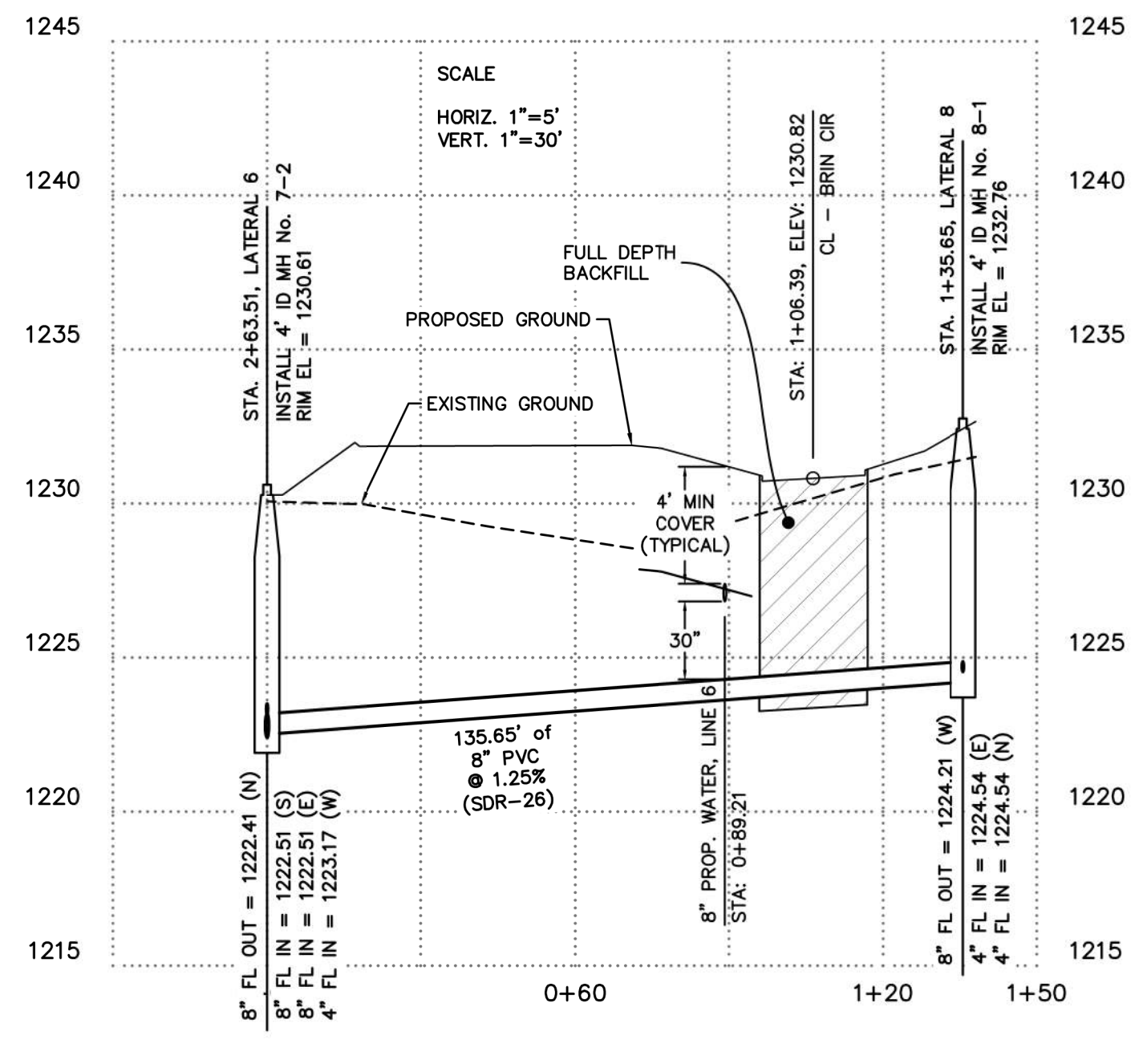
LATERAL 6 - PUBLIC SEWER



LATERAL 7 - PRIVATE SEWER



LATERAL 8 - PRIVATE SEWER



SANITARY SEWER PLAN & PROFILE THE RESERVE BENTONVILLE, ARKANSAS

REVISION	DATE	DESCRIPTION
1	1/28/22	REVISION PER ADH

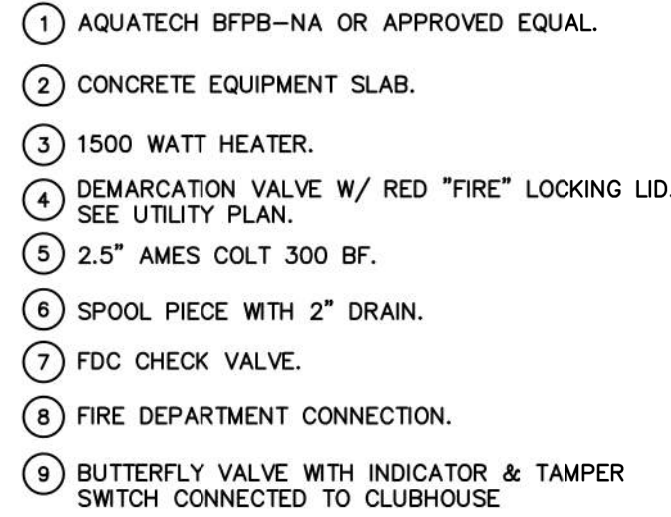
SCALE: 1"=30'

DATE: May 29, 2024

ENGINEER: CJB

DRAWN BY: BJR

W.O. #: 19945



INSTALL CONCRETE REACTION BACKING AGAINST UNDISTURBED SOIL

INSTALL CONCRETE REACTION BACKING AGAINST FORMED CONCRETE

NOTE: INSTALL RESTRAINED JOINT PIPE AS REQUIRED

TRENCH WIDTH

42-6"

6"

1'

3'-7.5"

FIRE LINE

FIRE LINE

TRENCH BACKFILL

PLYWOOD BARRIER AS NECESSARY TO PREVENT CONCRETE FROM FLOWING ONTO ADJACENT FIRE LINE

CONCRETE BACKING UNDISTURBED SOIL

6 - #5's VERTICAL
EVENLY SPACED
2 - #5's HORIZONTAL

INSTALL CONCRETE REACTION BACKING AGAINST FORMED CONCRETE

UNREINFORCED CONCRETE PAD PRIOR TO PIPE INSTALLATION

COMPACTED EARTH

TRENCH WIDTH

SECTION

NOT TO SCALE

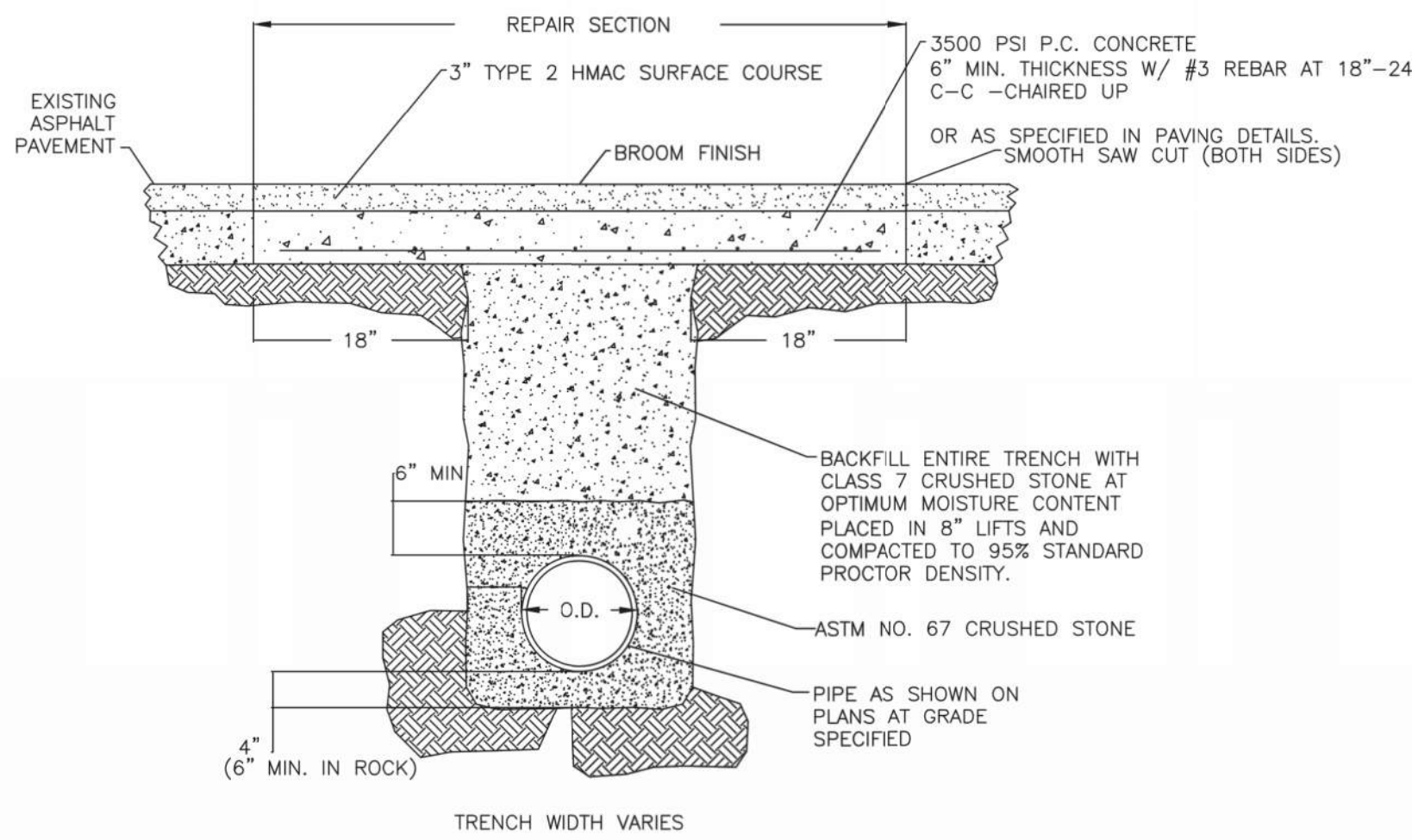


SPECIAL UTILITY DETAILS
THE RESERVE
BENTONVILLE, ARKANSAS

REVISION	DATE	DESCRIPTION

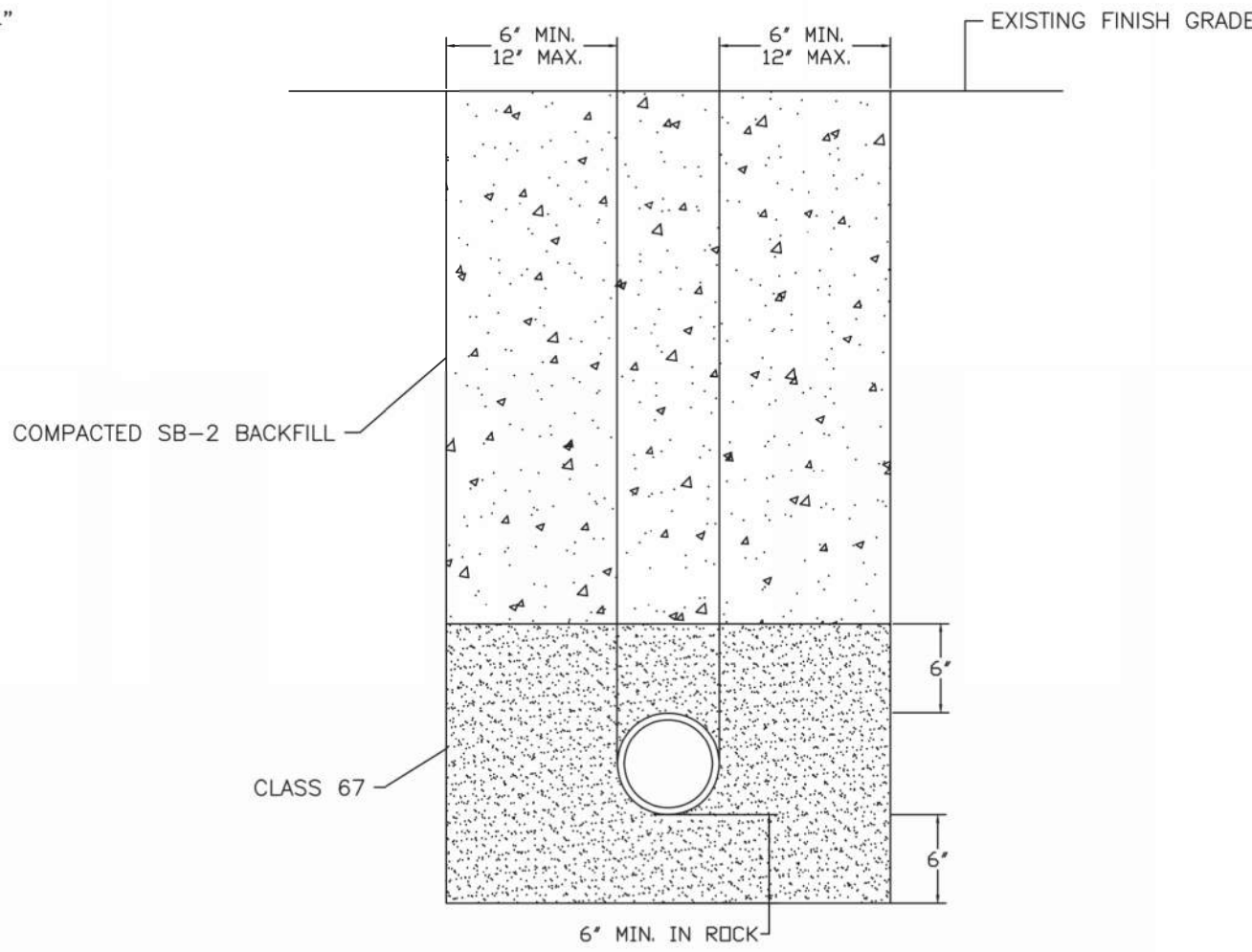
© COPYRIGHT 2024, ENGINEERING SERVICES, INC. 5/20/2024 1:26 AM
 SEE MESSAGE - TYPICAL DETAILS.DWG

SCALE: NTS
DATE: May 20, 202
ENGINEER: DBB
DRAWN BY: BJR
W.O. #: 19945

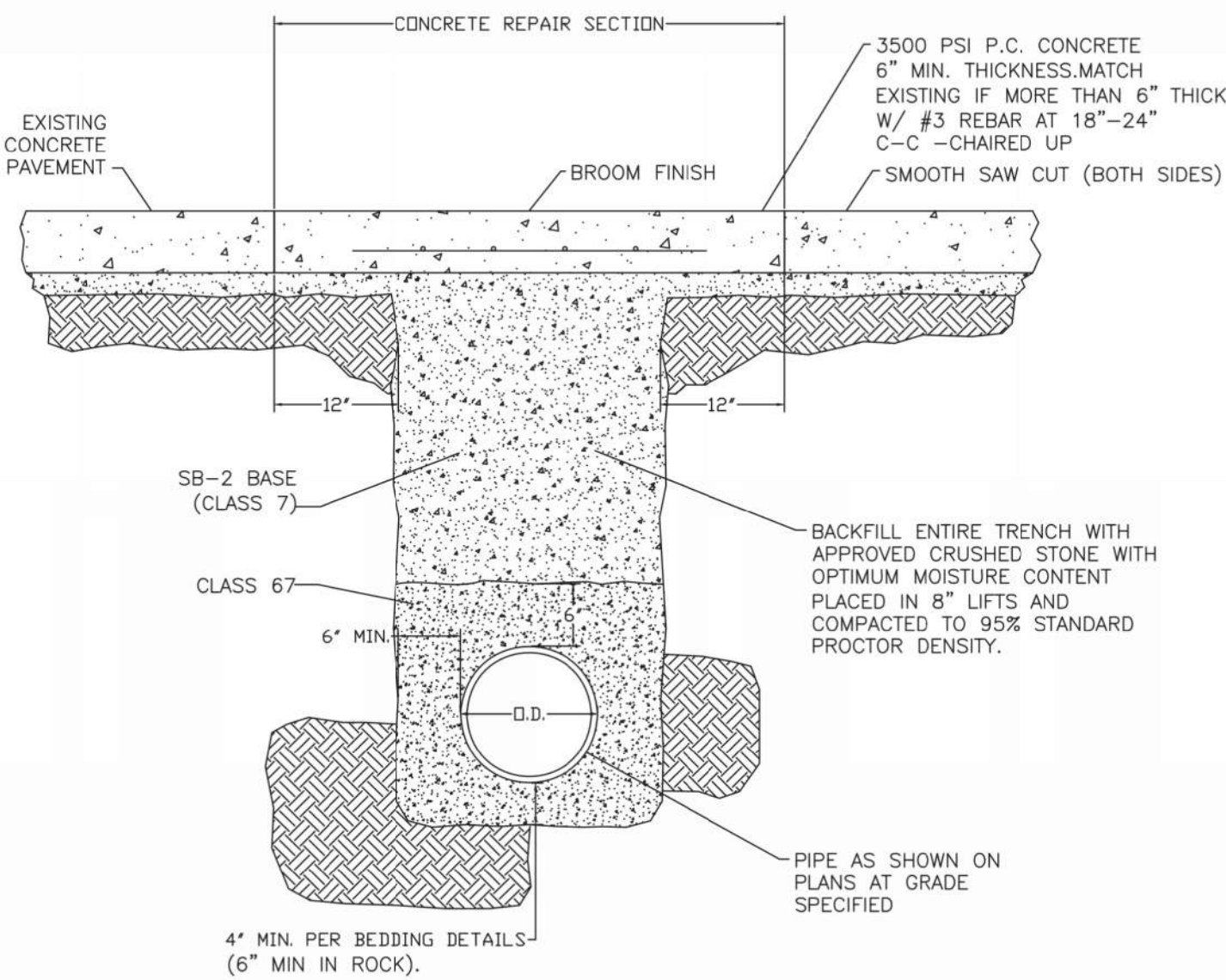
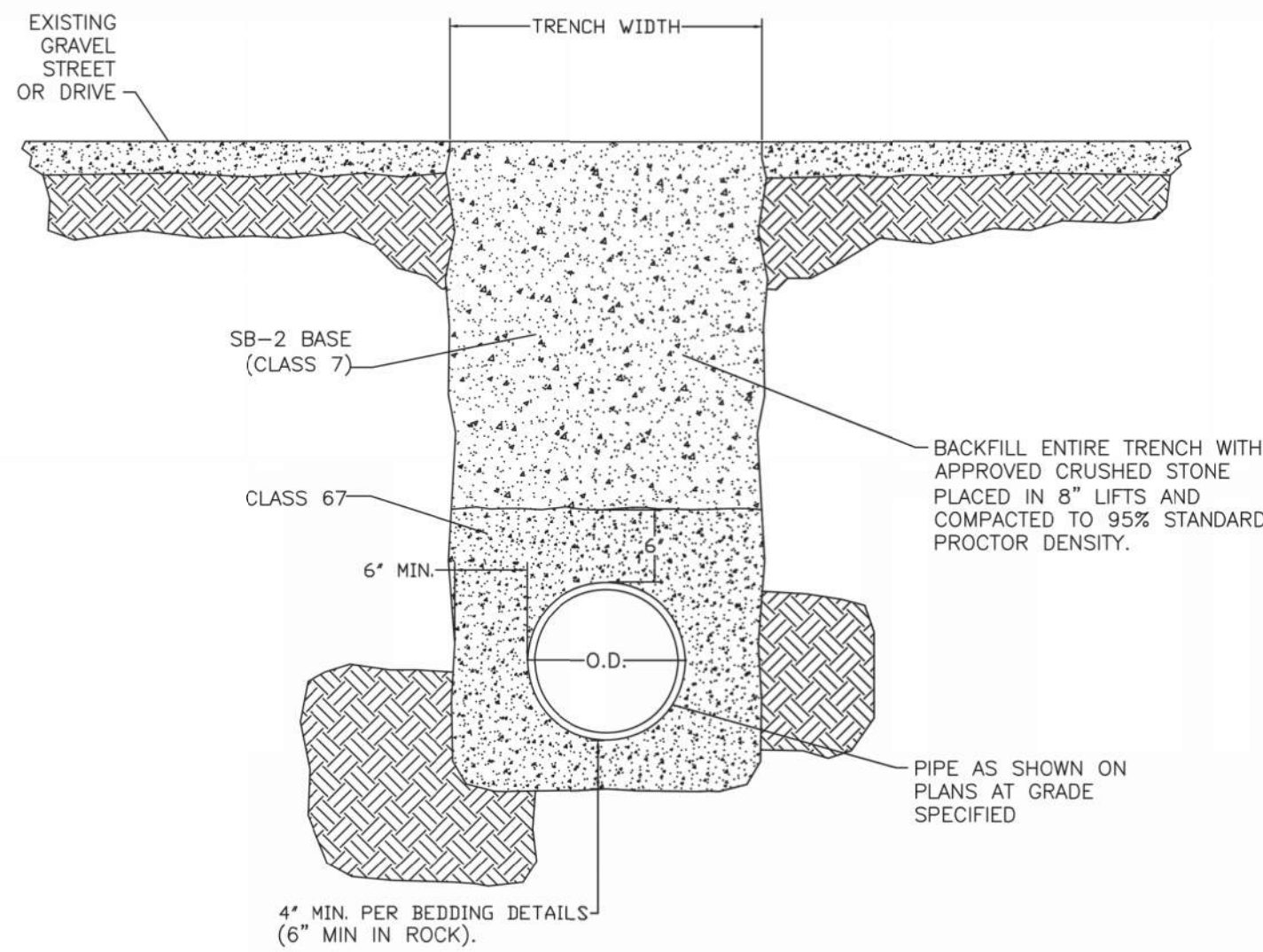
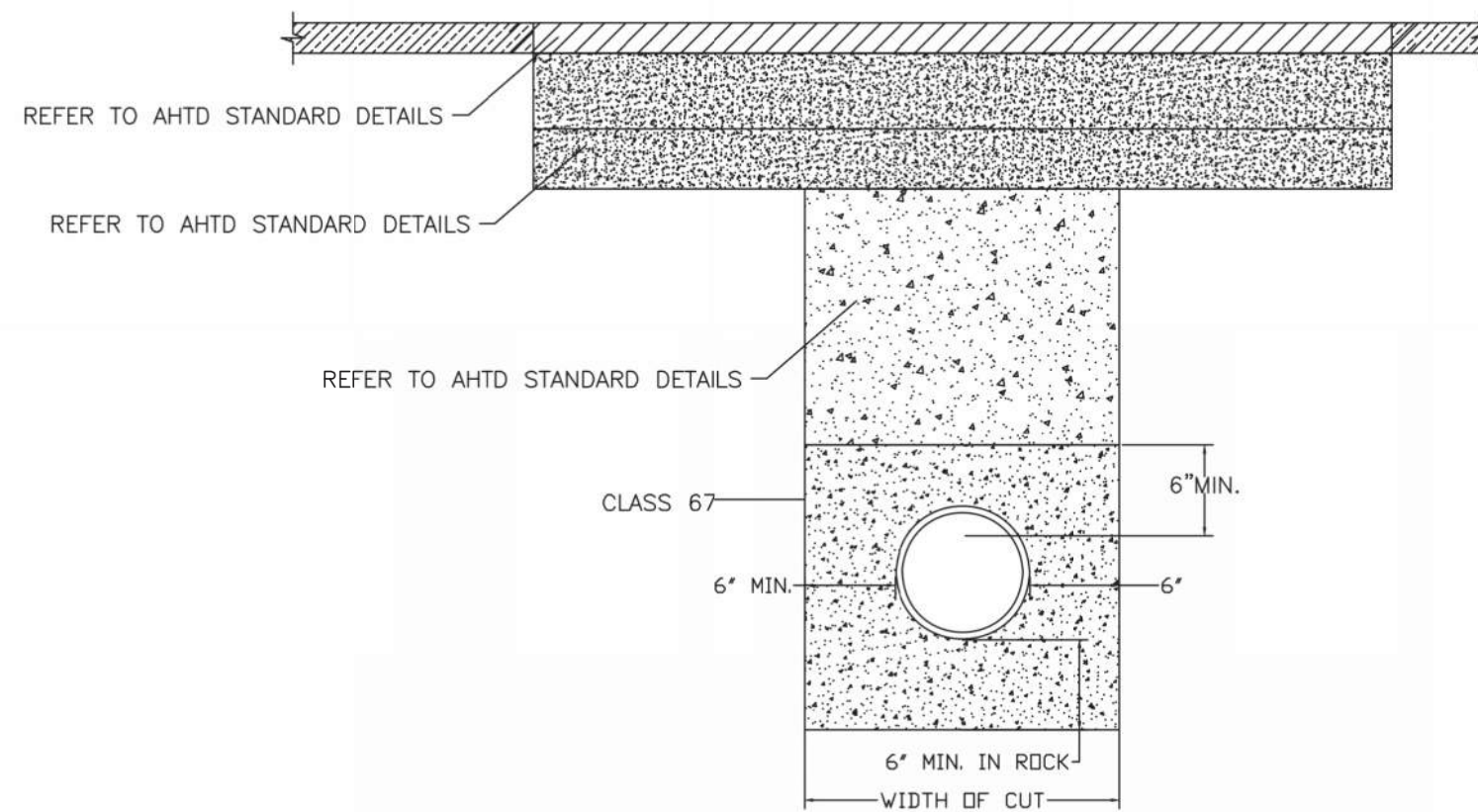


NOTE: FLOWABLE FILL MAY BE USED IN LIEU OF CLASS 7 CRUSHED STONE
IF APPROVED BY CITY ENGINEER

NOTE: IF A FINAL REPAIR CANNOT BE STARTED WITHIN 24 HOURS OF AN OPEN CUT, THEN THE TRENCH SHALL BE BACKFILLED PER DETAIL WITHIN A 1\"/>

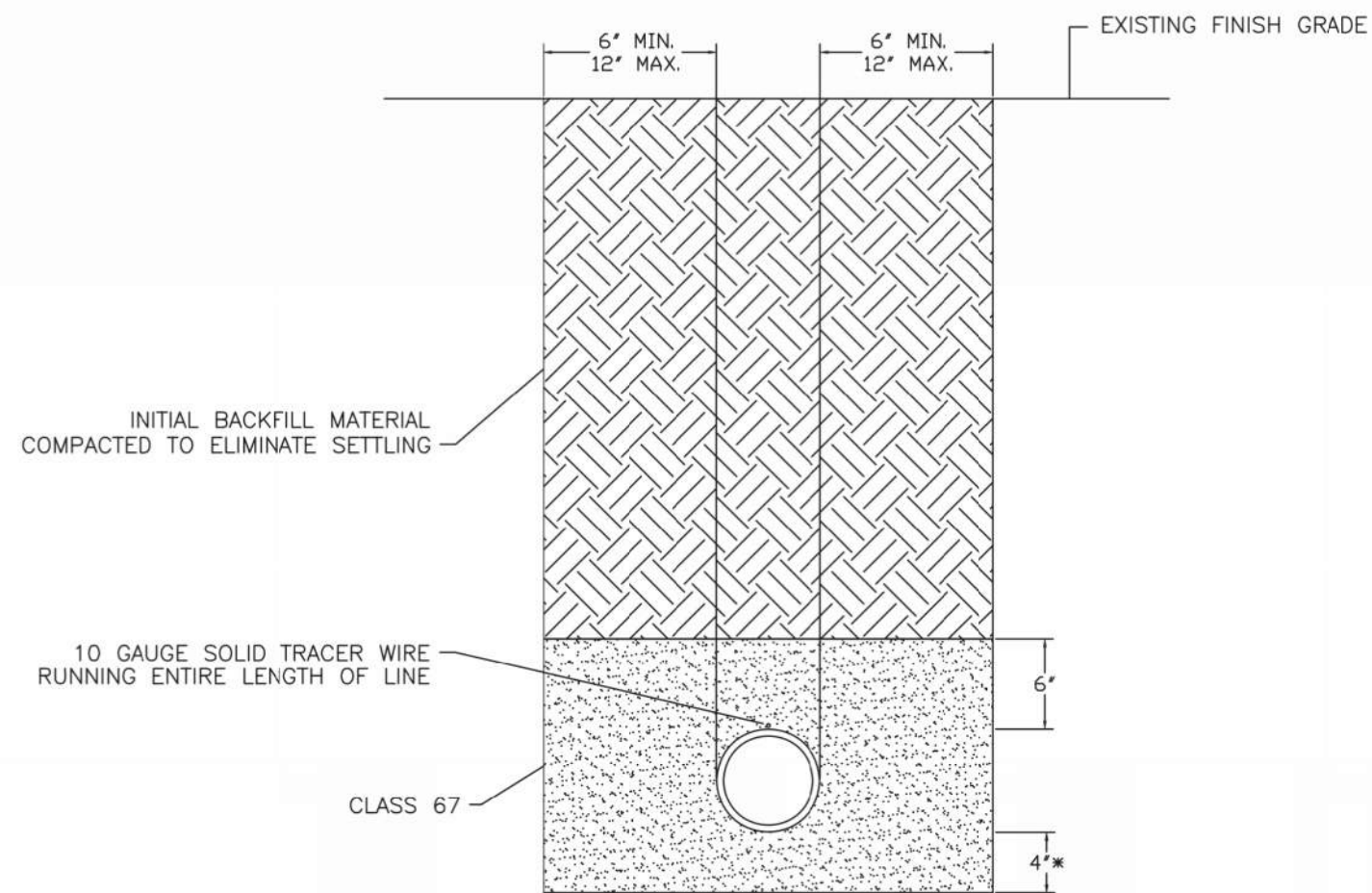


NOTE: IMPROVED PRIVATE DRIVEWAYS AND PARKING AREAS BACKFILLED AS SHOWN ABOVE.
SUBSURFACE MATERIAL TO EQUAL OR EXCEED EXISTING SURFACE.
ASPHALTIC CONCRETE WALKS - MINIMUM THICKNESS 4\"/>

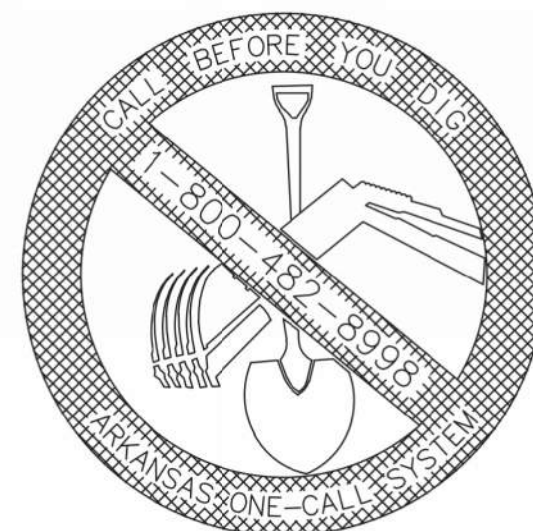


NOTE: FLOWABLE FILL MAY BE USED IN LIEU OF CLASS 7 CRUSHED STONE
IF APPROVED BY CITY ENGINEER

NOTE: IF A FINAL REPAIR CANNOT BE STARTED WITHIN 24 HOURS OF AN OPEN CUT, THEN THE TRENCH SHALL BE BACKFILLED PER DETAIL WITHIN A 1\"/>



* IF IN ROCK 6\"/>



501 SE 3rd Street
Bentonville, AR 72712
Ph: (479) 271-3140
www.bentonvillear.com

WATER/SEWER DETAILS



AFC - The Reserve - LSD24-0003 - REVISION 0 - 12/5/2024

REVISIONS:
Adopted by City Council 1/14/2003
Ordinance Number: 2003-18

Changes Proposed by Water Dept.
4/10/2007

Changes Proposed by Water Dept.
10/10/2007

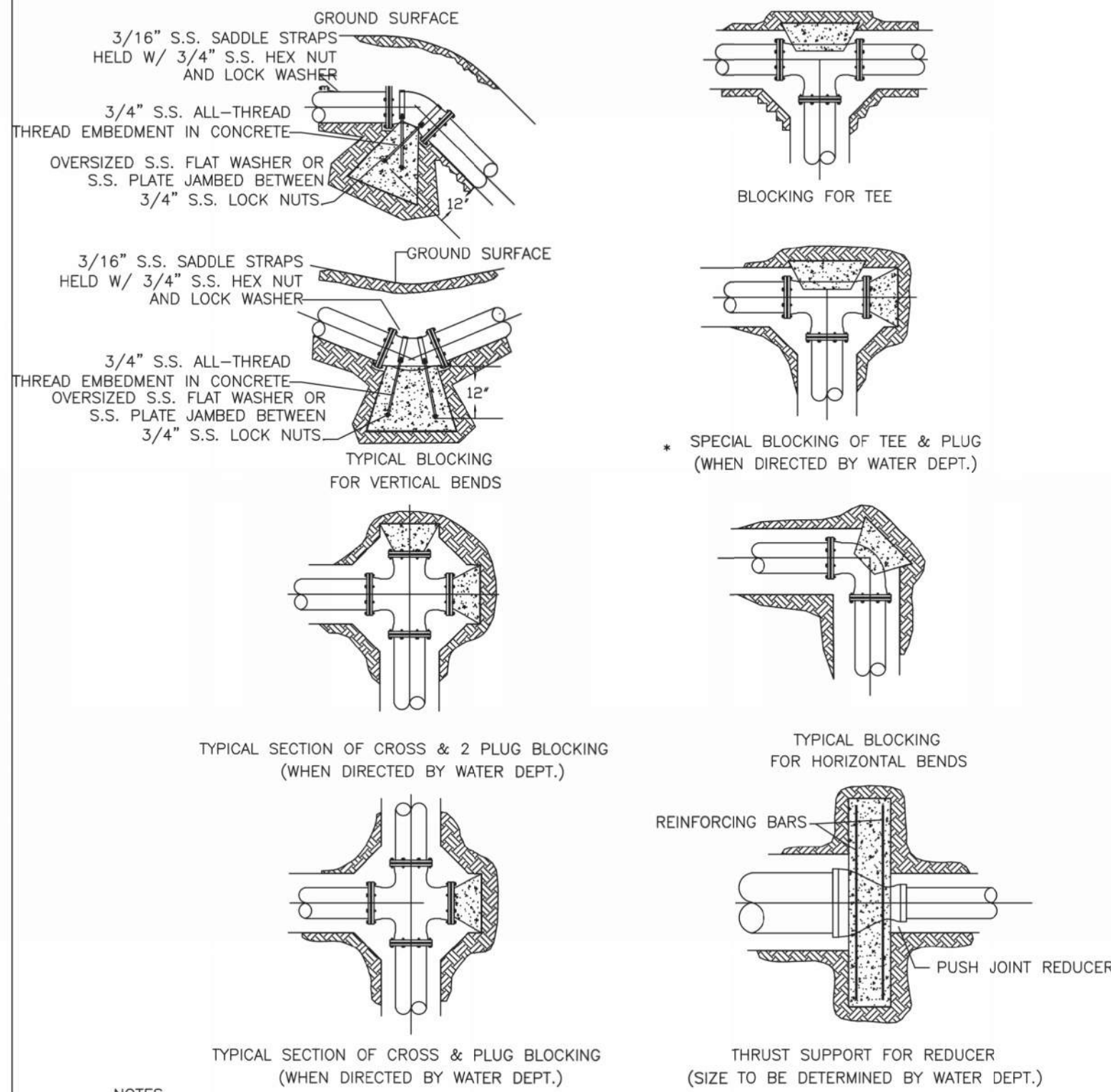
Changes Approved by Health Dept.
05/08/2007

NOTES:

DRAWN BY: CAO DATE: 10/10/2007

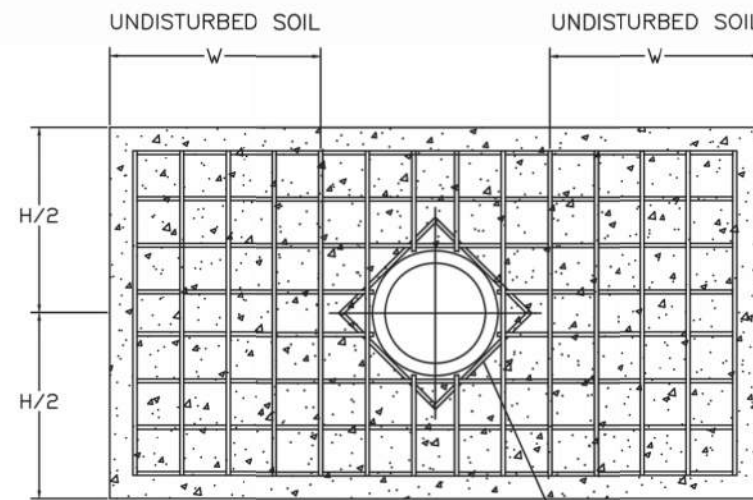
APPROVED BY: XXX DATE: XX/XX/XXXX

SHEET NUMBER: 1 OF 2



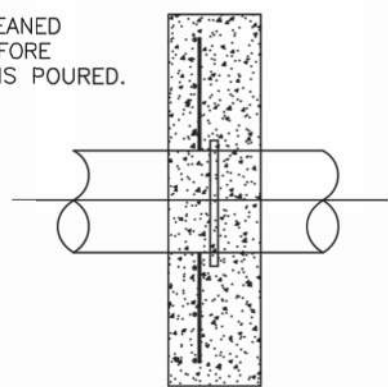
- NOTES:
1. ALL BLOCKING SHALL BE AGAINST UNDISTURBED SOIL USING 4,000 PSI CONCRETE.
 2. WHERE SOIL CONDITIONS MAKE IT NECESSARY TO POUR CONCRETE OVER JOINTS, THE ENDS OF THE ADJACENT PIPES MUST HAVE A THRUST BLOCK TO RESIST MOVEMENT OF THESE JOINTS.
 3. WEIGHT CALCULATIONS TO BE BASED ON REACTION BACKING TABLE (SEE GWS03).
 4. WHEN BLOCKING AGAINST FITTINGS, FITTINGS SHALL BE COVERED WITH POLYETHYLENE WRAP TO PREVENT BONDING OF CONCRETE.
 5. WHERE SHEAR BECOMES A PROBLEM PROPER REINFORCING MUST BE INSTALLED INTO THE BLOCKING.
 6. CLEARANCE SHALL BE A MINIMUM OF 6" BETWEEN PIPE AND OBSTRUCTIONS.
 7. CLEARANCE ON PIPES BELONGING TO OIL/GAS COMPANIES SHALL BE 18" UNLESS SPECIAL PERMISSION IS GIVEN BY THESE COMPANIES.
 8. 12" OF ALL THREAD EMBEDDED IN CONCRETE

ANCHOR COLLAR SCHEDULE						
PIPE SIZE	DIMENSIONS				REINFORCING BARS	
	W	H	T	M	"A" BARS	"B" BARS
6"	1.5"	2.0"	1.0"	M.J. RETAINER GLAND	#6@6"	#6@6"
8"	1.5"	2.5"	1.0"	M.J. RETAINER GLAND	#6@6"	#6@6"
12"	2.0"	4.0"	1.5"	M.J. RETAINER GLAND	#6@6"	#6@6"
16"	3.0"	4.5"	1.5"	M.J. RETAINER GLAND	#6@6"	#6@6"
20"	3.0"	5.0"	2.0"	M.J. RETAINER GLAND	#6@6"	#6@6"
24"	3.5"	5.5"	2.0"	M.J. RETAINER GLAND	#7@6"	#6@10"
30"	6.5"	6.0"	2.5"	4"	#8@6"	#7@10"
36"	7.0"	7.0"	2.5"	4"	#8@6"	#7@10"



ANCHOR COLLAR (ELEVATION)

NOTE:
PIPE SURFACES SHALL BE CLEANED
OF ALL FOREIGN MATERIAL BEFORE
4000 PSI CONCRETE COLLAR IS POURED.

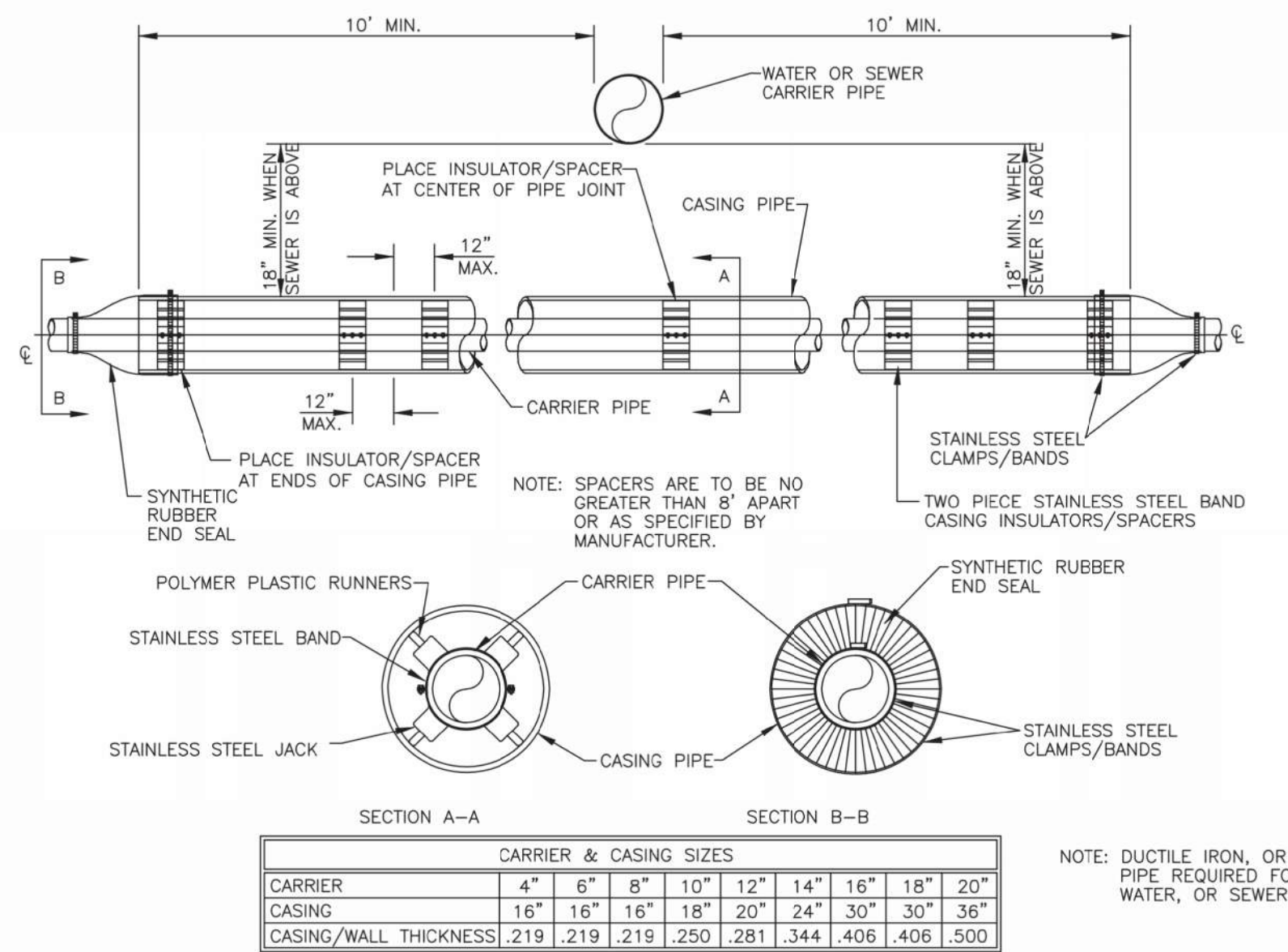


ANCHOR COLLAR (SIDE)

NOTE:
USE M.J. RETAINER GLANDS FOR
PIPE 24" AND SMALLER.

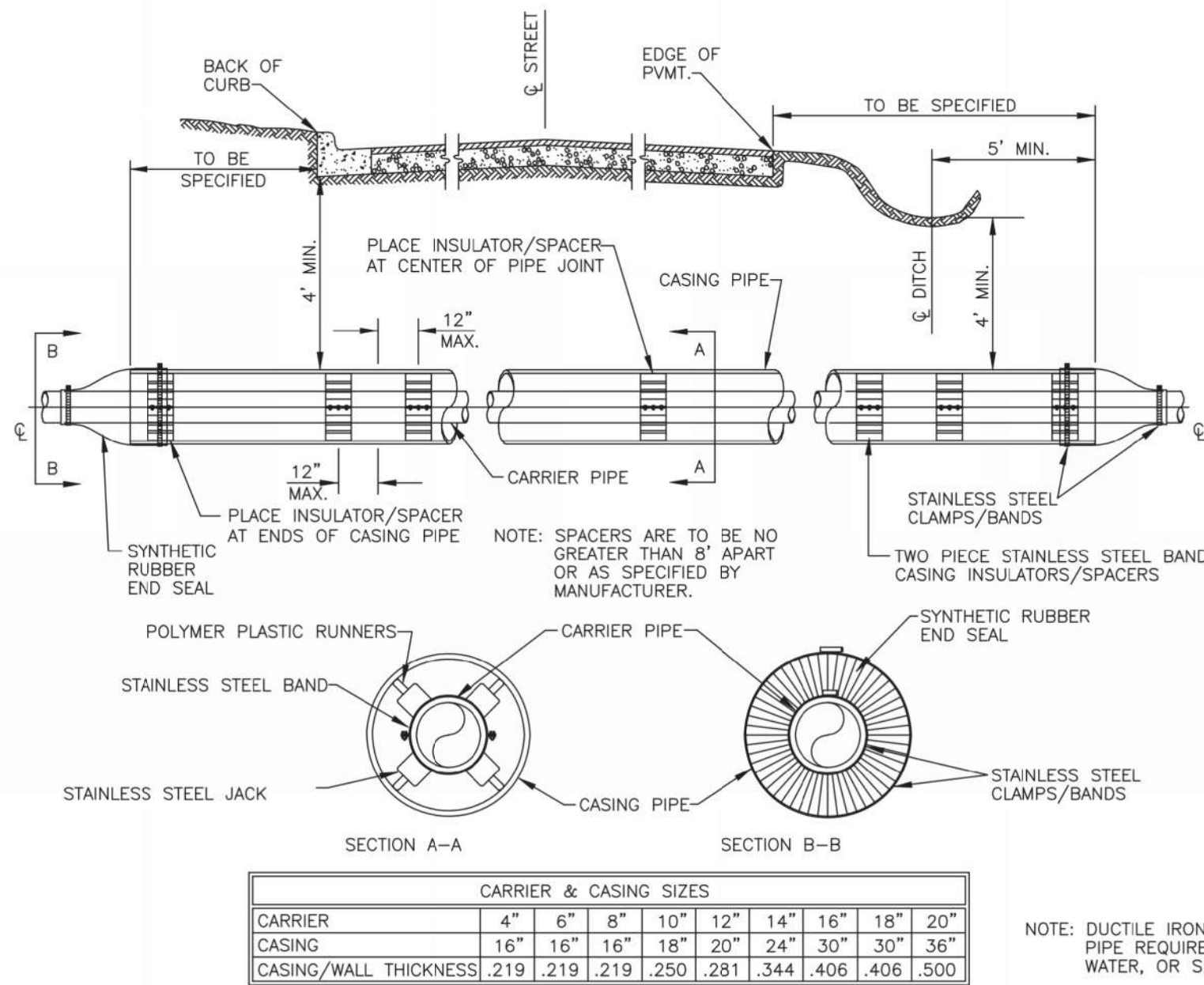
SIZE	REQUIRED SQ. FT. OF UNDISTURBED EARTH/WALL FOR REACTION BACKING						
	TYPE OF FITTINGS						
	TEE	90°	45°	22 1/2°	11 1/4°	PLUG	
2"	1	1	1	1	1	1	
3"	1	1	1	1	1	1	
4"	1	2	1	1	1	2	
6"	3	3	2	1	1	3	
8"	4	6	3	2	1	4	
10"	6	8	5	3	1	6	
12"	8	12	6	3	2	8	
14"	11	16	9	4	2	11	
16"	14	20	11	6	3	14	
18"	18	25	14	7	4	18	
20"	22	31	17	9	4	22	
24"	32	45	24	12	6	32	
30"	48	68	37	19	10	48	
36"	69	98	53	27	14	69	

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



CARRIER & CASING SIZES										
CARRIER	4"	6"	8"	10"	12"	14"	16"	18"	20"	
CASING	16"	16"	16"	18"	20"	24"	30"	30"	36"	
CASING/WALL THICKNESS	.219	.219	.219	.250	.281	.344	.406	.406	.500	

NOTE: DUCTILE IRON, OR PVC PIPE REQUIRED FOR WATER, OR SEWER.



CARRIER & CASING SIZES										
CARRIER	4"	6"	8"	10"	12"	14"	16"	18"	20"	
CASING	16"	16"	16"	18"	20"	24"	30"	30"	36"	
CASING/WALL THICKNESS	.219	.219	.219	.250	.281	.344	.406	.406	.500	

NOTE: DUCTILE IRON, OR PVC PIPE REQUIRED FOR WATER, OR SEWER.



501 SE 3rd Steet
Bentonville, AR 72712
Ph: (479) 271-3140
www.bentonvillear.com

WATER/SEWER DETAILS



AFC - The Reserve - LSD24-0003 - REVISION 0 - 12/5/2024

REVISIONS:

Adopted by City Council 1/14/2003
Ordinance Number: 2003-18

Changes Proposed by Water Dept.
4/10/2007

Changes Proposed by Water Dept.
10/10/2007

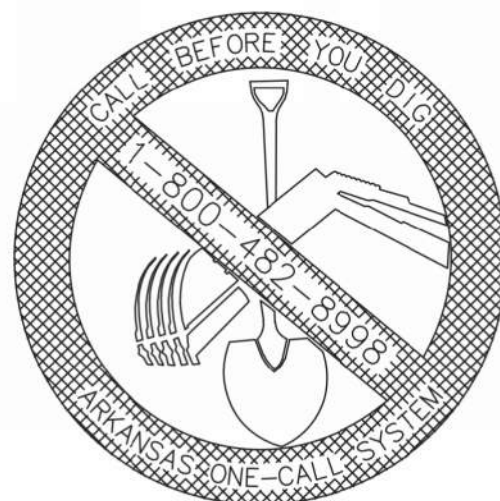
Changes Proposed by Water Dept.
02/11/2008

NOTES:

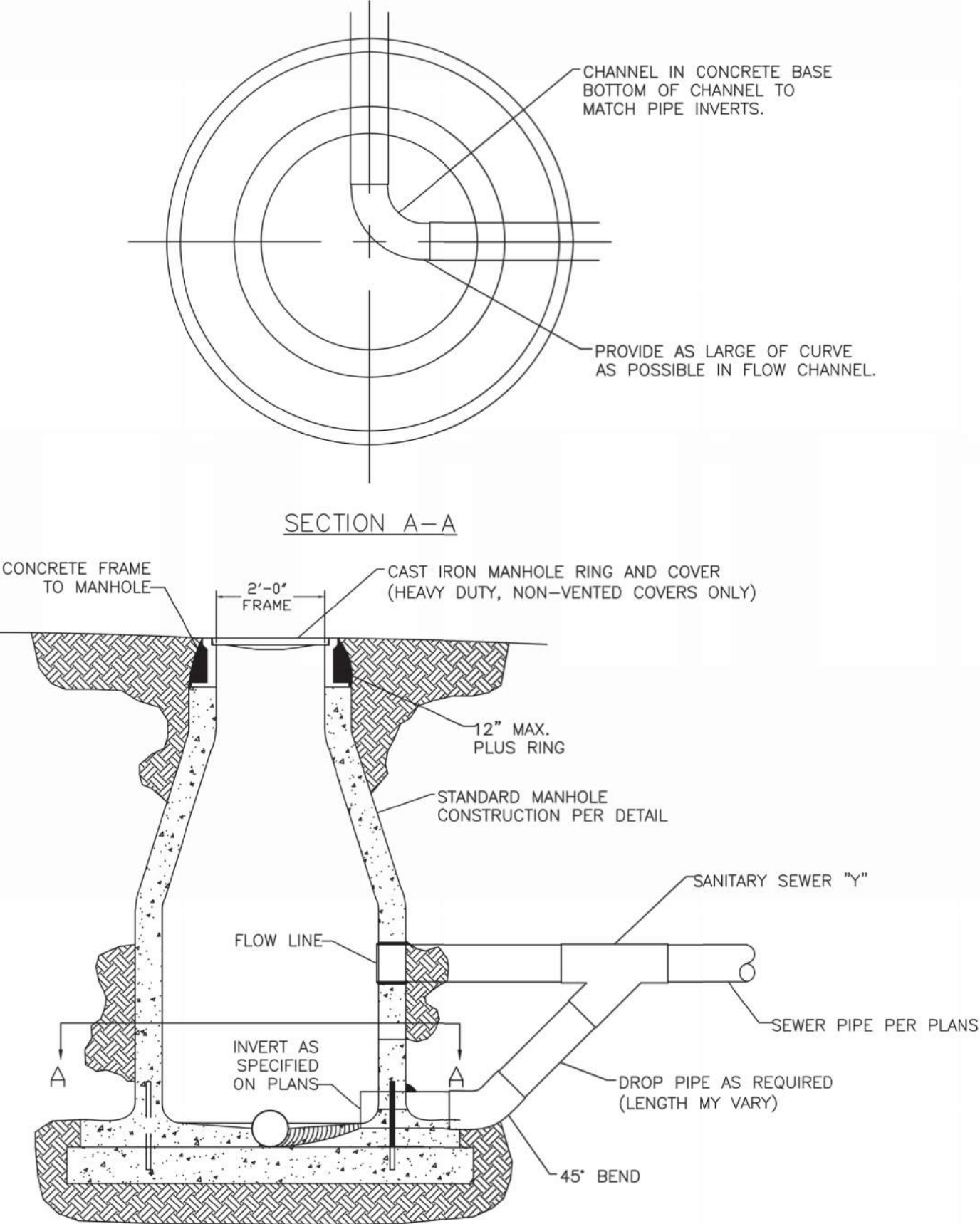
DRAWN BY: CAO DATE: 10/10/2007

APPROVED BY: XXX DATE: XX/XX/XXXX

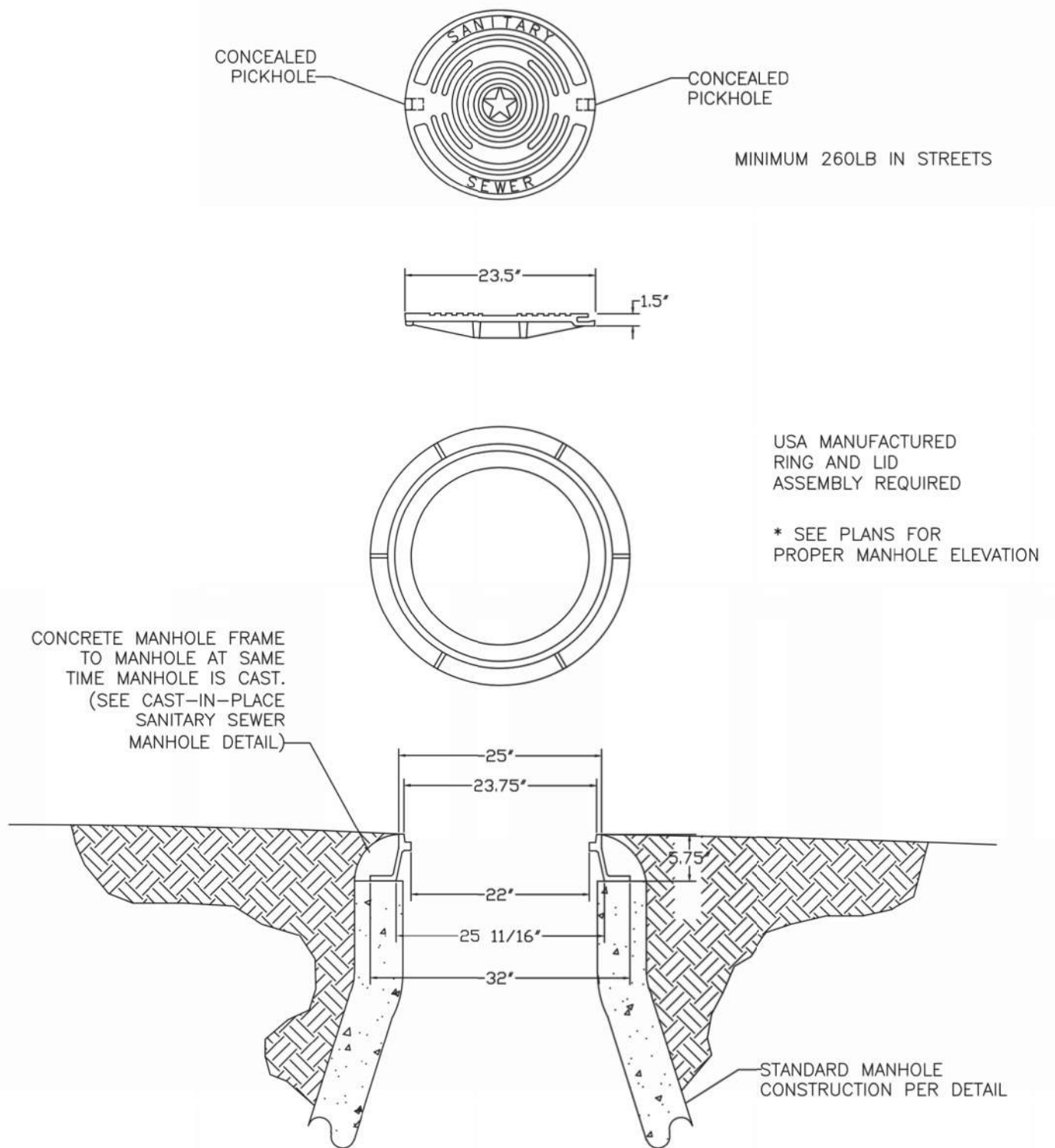
SHEET NUMBER: 2 OF 2



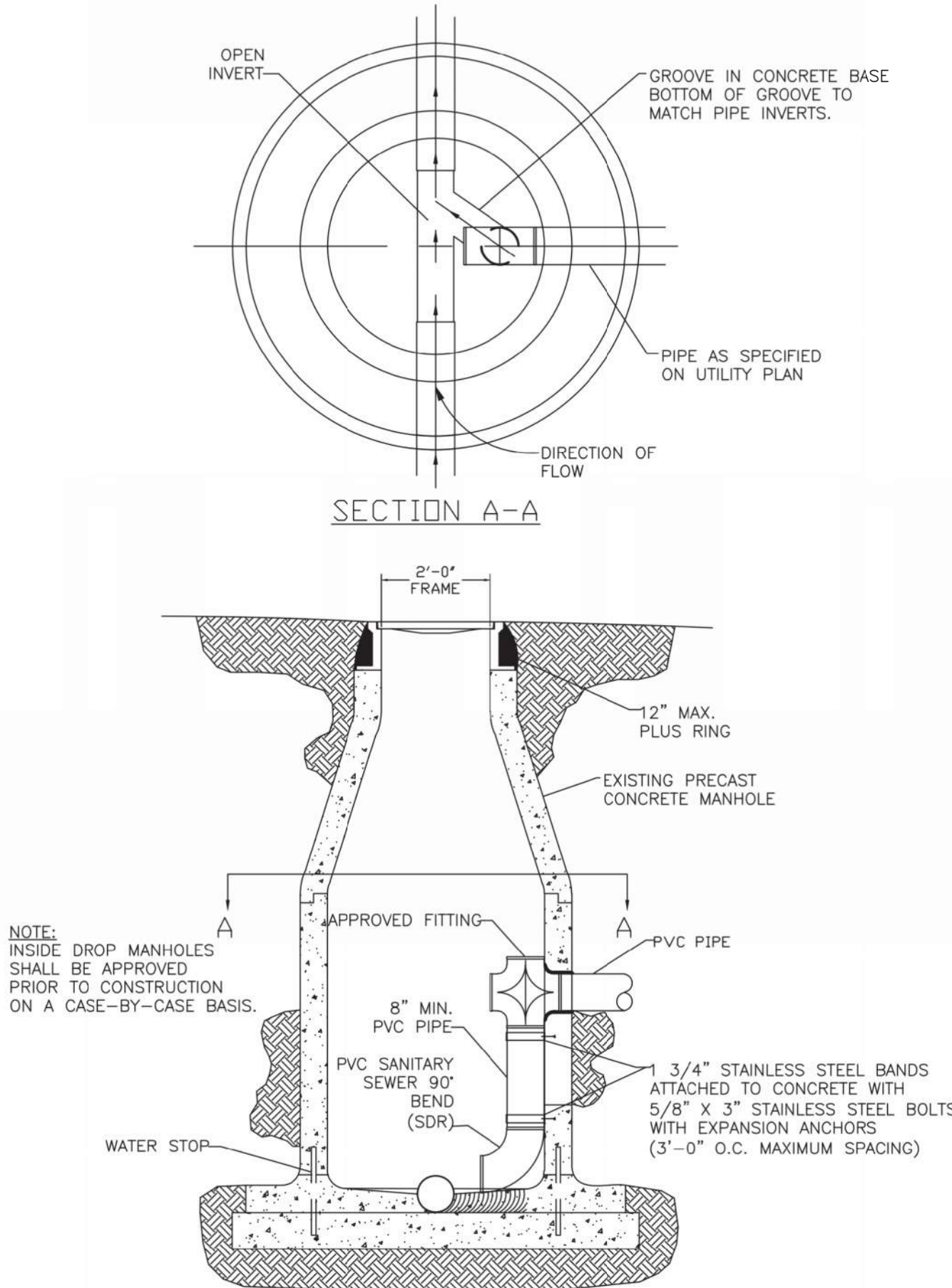
SANITARY SEWER
EXTERIOR DROP MANHOLE



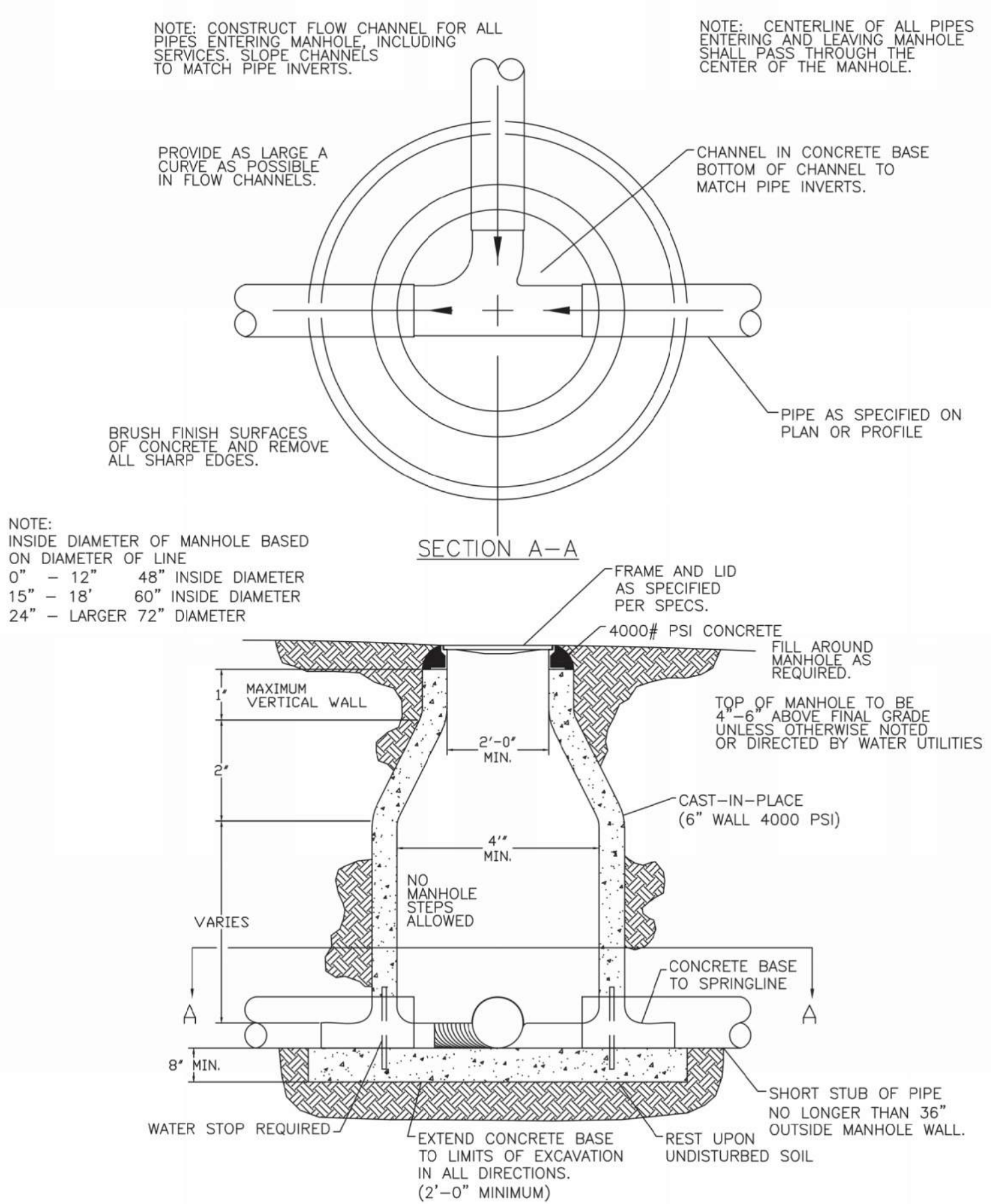
HEAVY DUTY MANHOLE
LID & FRAME



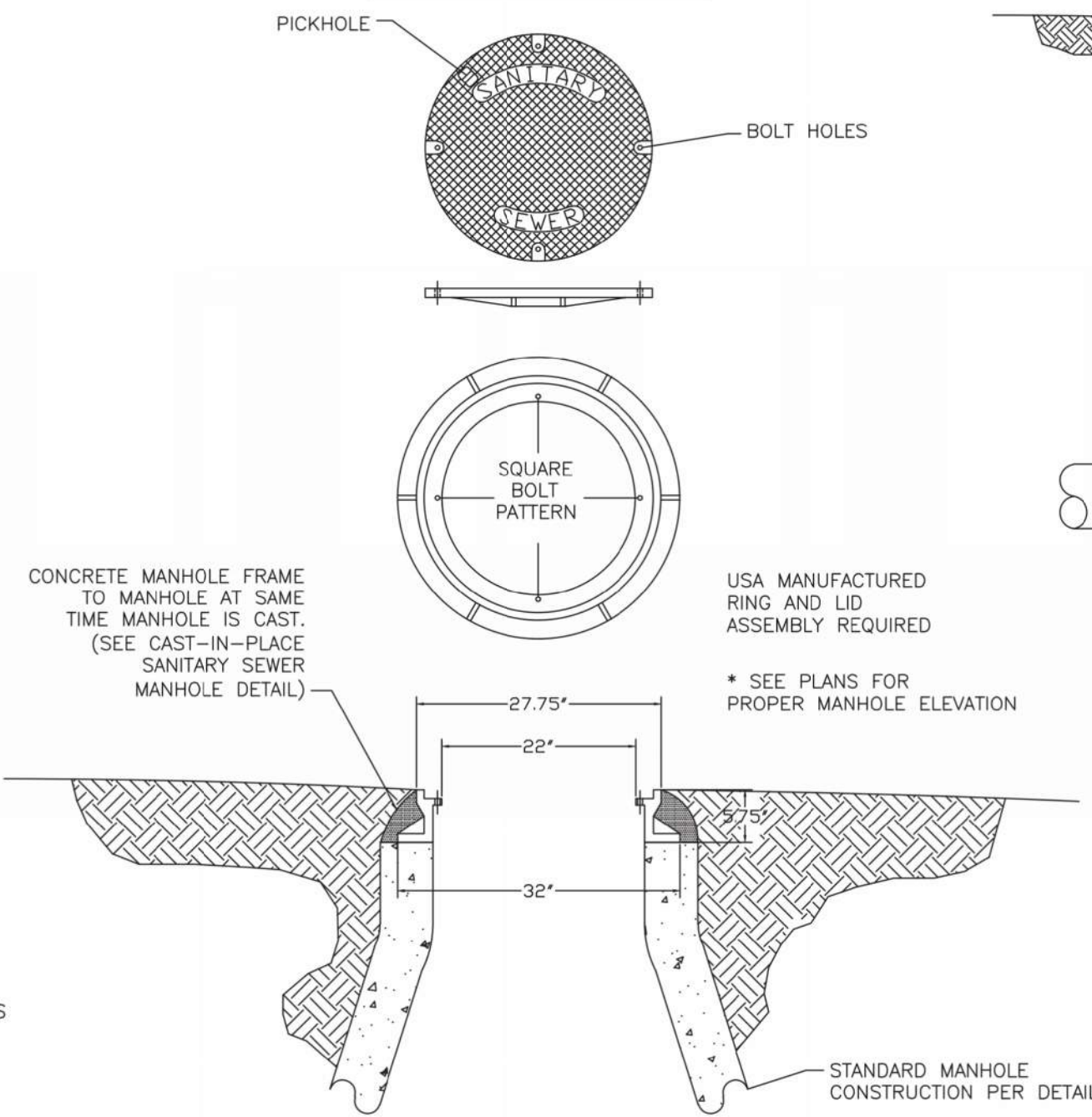
SANITARY SEWER
INTERIOR DROP MANHOLE



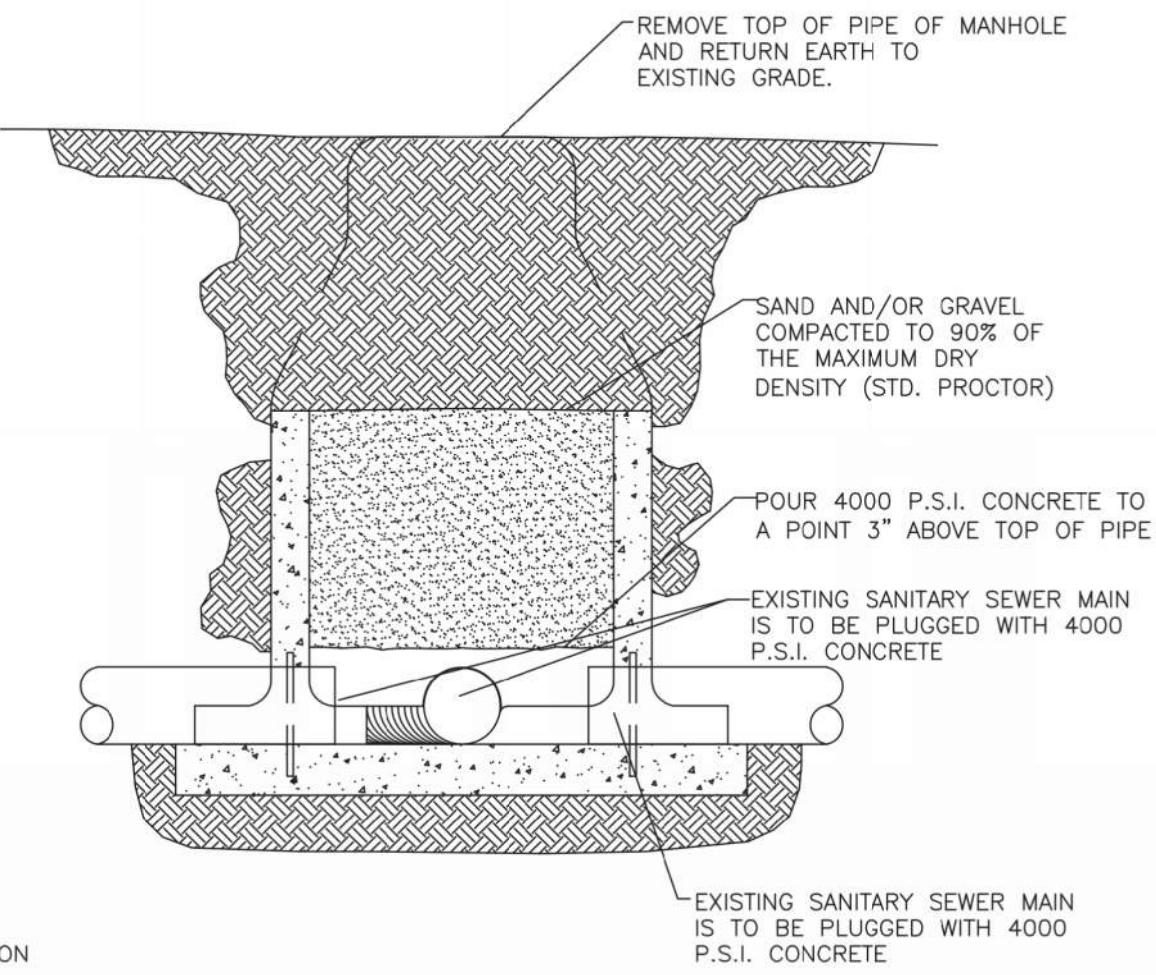
SANITARY SEWER MANHOLE
CAST-IN-PLACE



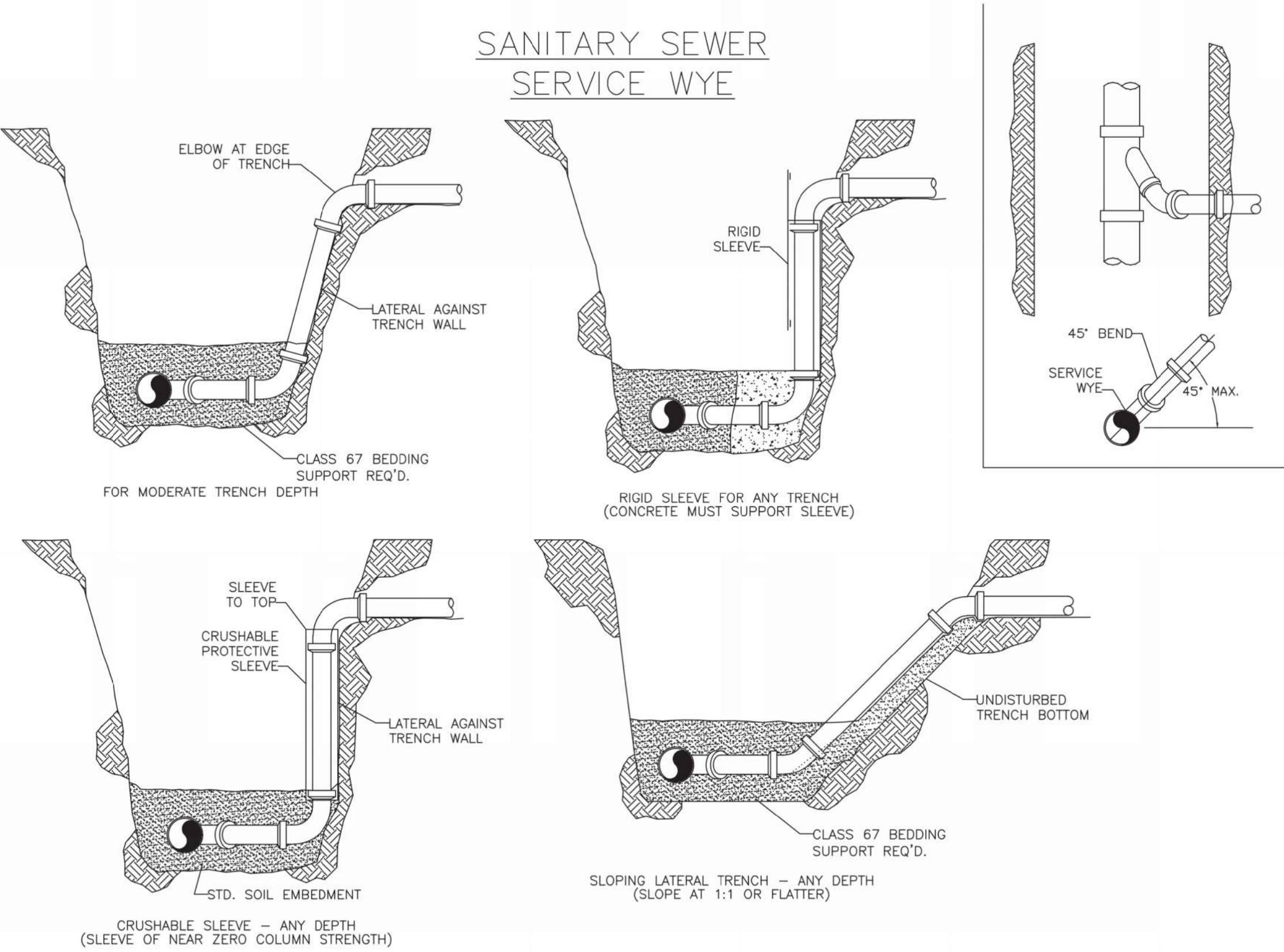
WATER TIGHT
BOLTED MANHOLE
LID & FRAME



SANITARY SEWER MANHOLE
ABANDONMENT



SANITARY SEWER
SERVICE WYE

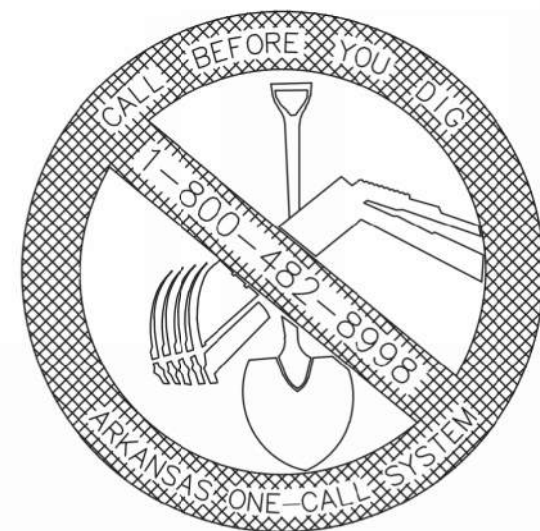


501 SE 3rd Street
Bentonville, AR 72712
Ph: (479) 271-3140
www.bentonvillear.com

SAN. SEWER
DETAILS



AFC - The Reserve - LSD24-0003 - REVISION 0 - 12/5/2024



REVISIONS:
Adopted by City Council 1/14/2003
Ordinance Number: 2003-18
Bentonville Wastewater Department
Note added Per Mike Bender and
Mike Roberts by CAO. 3/14/2007
Changes Proposed by Water Dept.
4/10/2007
10/04/2007
04/16/2008

Changes Proposed by Health Dept.
5/9/2007
NOTES:

DRAWN BY: CAO DATE: 10/4/2007
APPROVED BY: XXX DATE: xx/xx/xxxx

SHEET NUMBER: 1 OF 2

2'-90° BENDS W/CLOSE NIPPLE
& BRASS OR STAINLESS SCREEN

TEEPOST SUPPORT 6"
3' IN GROUND AND 3' OUT OF GROUND

1" GALV.

GROUND SURFACE

90° PVC BEND

3" SLOT THRU BOX

1"X 1/2"OUTLET (SIDE)
W/ 1/4"CHECK VALVE

UNION

FILL W/GRAVEL

1" TYPE "K" COPPER PIPE

1" C.F. CORP. STOP

DUCTILE IRON SADDLE

1-INCH DI PIPE

SECTION

-
- 24" ROUND METER BOX & LID
- 2" 90° BENDS W/CLOSED NIPPLE & BRASS OR STAINLESS SCREEN
- 3' IN GROUND AND 3' OUT OF GROUND
- 2" GALV.
- GROUND SURFACE
- 90° BEND GALV.
- BRICK SUPPORT ON COMPACTED SOIL (8"x8" MIN. BLOCK)
- 1/4" SIDE OUTLET
- W/1/4" CHECK VALVE
- 2" UNION
- APCO AIR/VAC. #145-C
- 2" 90° COPPER BEND
- BRICK SUPPORT ON COMPACTED SOIL (8"x8" MIN. BLOCK)
- SLOPE UP
- 2" HARD COPPER PIPE
- FILL W/ GRAVEL
- 2" 90° BRASS BENDS
- 2"x4" BRASS NIPPLE
- 2" CORPORATION STOP
- DOUBLE STRAP SADDLE
- 2-INCH AUTOMATIC SECTION

-
- NOTE:
1" DRISCO TUBING WILL
SUPPLY WATER ONLY TO A SINGLE
1" METER SERVICE.
- METER BOX AND
LID AS SPECIFIED
BY CITY.
- SINGLE SET
- ROADWAY
- MINIMUM COVER THROUGH OPEN DITCH 24"
- 24" MIN.
- DRISCO POLYETHYLENE PIPE OR 9" 200 PSI
- #10 TRACER WIRE REQUIRED
- 18" MIN.
- METER BY CITY
- 3" PE PITGAIL REQUIRED
- METER RISER
PER BENTONVILLE
SPECS
- 8" TO 60"
MAIN DEPTH
- ANGLE TO 15° - 30° FOR SERVICES
- 1" CORP. STOP
- WATER MAIN

-
- FINISH GRADE
- 16"
- 16" MIN.
- COMPACTED SOIL
- PVC C-900 WATER PIPE EXTENSION
- #10 TRACER WIRE
- LIST OF MATERIAL
1. CAST IRON COVER
 2. CAST IRON TOP SECTION
 3. PVC C-900 EXTENSION PIECE
 4. CAST IRON BOTTOM SECTION
 5. PVC WATER PIPE EXTENSION
- GRADE
- 1' MIN.
4" MAX.
- 16" MIN.
- 8"
- COMPACTED SOIL
- #10 TRACER WIRE
- 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".
 4. PROVIDE VALVE STEM EXTENSION WITH CENTERING DEVICE IF GREATER THAN 4.0" DEEP.

- Page 77 of 121

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 13828
THOMAS JASON APPLE

STATE OF ARIZONA
ENGINEERING SERVICES, INC.
131
FRANK NEAS & EDWARD NEAS

-
- LEGEND**
- | | | | |
|-----|--------------------------------------|---|--|
| --- | PROPOSED WATER/SEWER EASEMENT LINE | ○ | PROPOSED WATER METER (SIZE/CONFIG NOTED) |
| --- | PROPOSED UTILITY EASEMENT LINE | ○ | PROPOSED FIRE HYDRANT, VALVE, & FDC |
| --- | PROPOSED SIDEWALK | ○ | PROPOSED 90°, 45°, 22.5°, & 11.25° BENDS |
| --- | PROPOSED GAS LINE | ○ | PROPOSED CROSS, TEE, PLUG, CAP & REDUCER |
| --- | PROPOSED ELECTRIC LINE | ○ | PROPOSED SEWER SERVICE |
| --- | PROPOSED WATER LINE | ○ | PROPOSED STORM BOX & PIPE |
| --- | PROPOSED FIRE LINE (4" UNLESS NOTED) | ○ | PROPOSED/EXISTING SEWER MANHOLE |
| --- | PROPOSED SEWER LINE | ○ | |
- NOTE:**
- 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.
 - RELOCATION OF ANY EXISTING ELECTRICAL FACILITIES SHALL BE AT THE OWNER'S EXPENSE.
 - 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.
 - STREETLIGHT LOCATIONS WILL BE DESIGNED BY BEUD. OWNER WILL BE REQUIRED TO PAY FOR THE LIGHTS PRIOR TO GRADING PERMIT APPROVAL.
 - ALL EASEMENTS THIS SHEET 20' GENERAL UTILITY EASEMENTS.
- PROPOSED TRANSFORMER**
- PROPOSED PUB**
- EX WATER VALVE**
- EX FIRE HYDRANT**
- EX SEWER MANHOLE**
- EX SIGN**
- EX 30' UTILITY EASEMENT**
- GRAPHIC REPRESENTATION ONLY**
- SCALE 1" = 30'**
- GRID**
- 3906 SW TOMAHAWK CT FFE = 1226.75**
- 3905 SW TOMAHAWK CT FFE = 1226.75**
- 3904 SW TOMAHAWK CT FFE = 1226.75**
- 3903 SW TOMAHAWK CT FFE = 1226.75**
- 3902 SW TOMAHAWK CT FFE = 1226.75**
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- 3805 SW TOMAHAWK CT FFE = 122**



APPROVED FOR
CONSTRUCTION

POWER PLAN & UTILITY EASEMENTS
THE RESERVE
BENTONVILLE, ARKANSAS

[illegible]

31



FIRE REVIEW PLAN
THE RESERVE
BENTONVILLE, ARKANSAS

AFC - The Reserve - LSP24-0003 - REVISION 0 - 12/5/2024

REVISION	DATE	DESCRIPTION
1	11/12/21	REV. PER BFD
2	4/15/24	ADD SPRINKLER TO STORAGE BLDGS

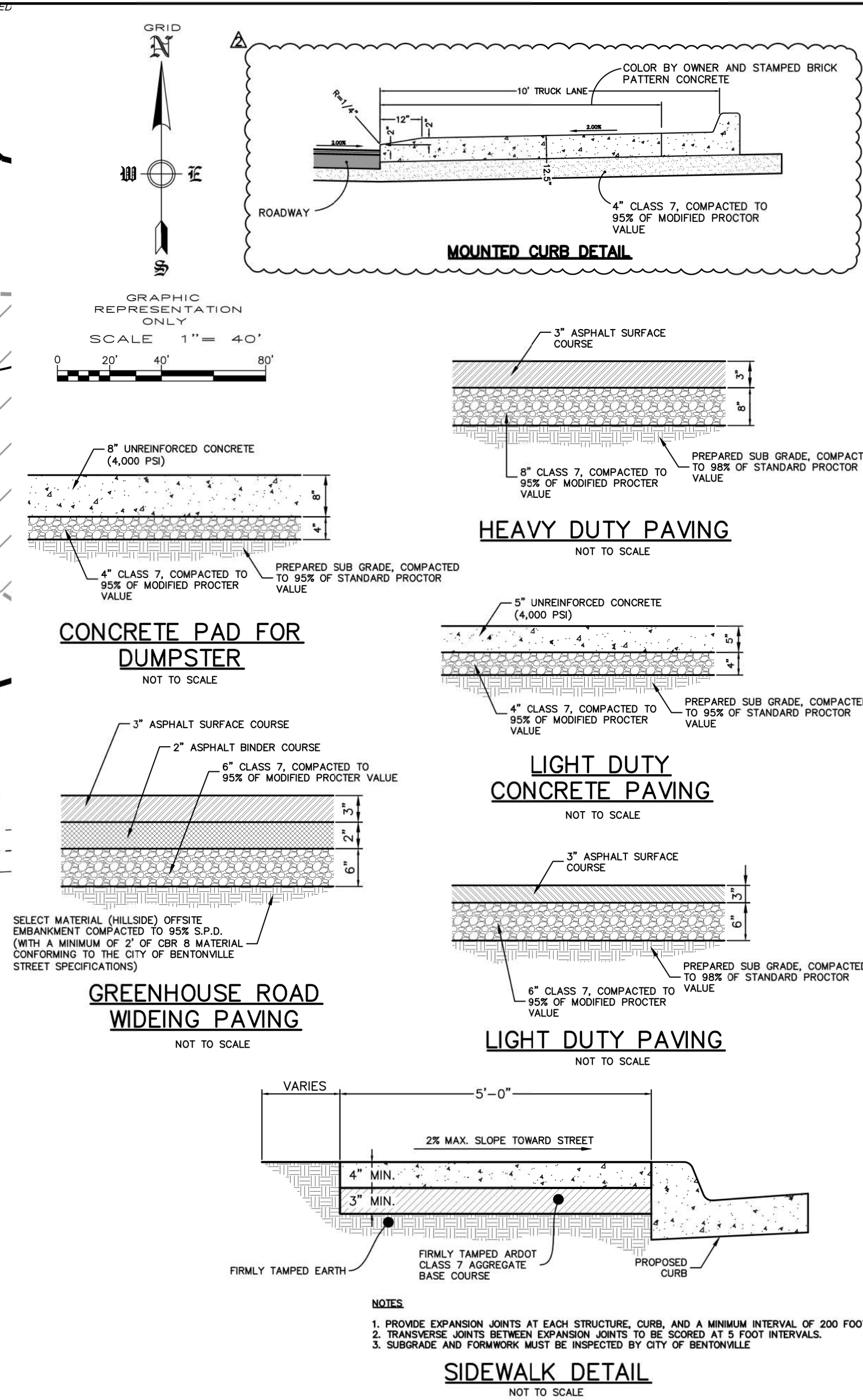
SCALE: 1"=40'

DATE: Apr 30, 2024

ENGINEER: DBB

DRAWN BY: DBB

W.O. #: 19945



LIGHT DUTY PAVING:	CLASS 7 BASE 6" THICK
	SURFACE COURSE, 3" THICK
HEAVY DUTY PAVING:	CLASS 7 BASE 8" THICK
	SURFACE COURSE, 3" THICK
DUMPSTER PAD:	CLASS 7 BASE 4" THICK
	UNREINFORCED CONCRETE (4,000 PSI), 8" THICK
LIGHT DUTY CONCRETE PAVING:	CLASS 7 BASE 4" THICK
	UNREINFORCED CONCRETE (4,000 PSI), 5" THICK
GREENHOUSE ROAD WIDENING PAVING:	CLASS 7 BASE 6" THICK
	BINDER COURSE 2" THICK
	SURFACE COURSE 3" THICK

- *NOTE:**
- 1) PAVING SECTIONS ARE TO BE DETERMINED BY A GEOTECHNICAL ENGINEER. SECTIONS SHOWN SHALL BE MODIFIED TO THE GEOTECHNICAL ENGINEER RECOMMENDATION.
 - 2) ALL STRIPING AND SYMBOLS SHALL BE COORDINATED WITH OWNER PRIOR TO INSTALLATION.
 - 3) CONTRACTOR IS TO SUBMIT A PLAN SHOWING JOINTS FOR OWNER APPROVAL AS PART OF THE PAVING SUBMITTAL.

ENGINEERING SERVICES, INC.
1207 SOUTH OLD MISSOURI RD.
SPRINGDALE, ARKANSAS 72764

APPROVED FOR
B
CONSTRUCTION

AFC - The Reserve - LSD24-0003 - REVISION 0 - 12/5/2024

PAVING PLAN

THE RESERVE

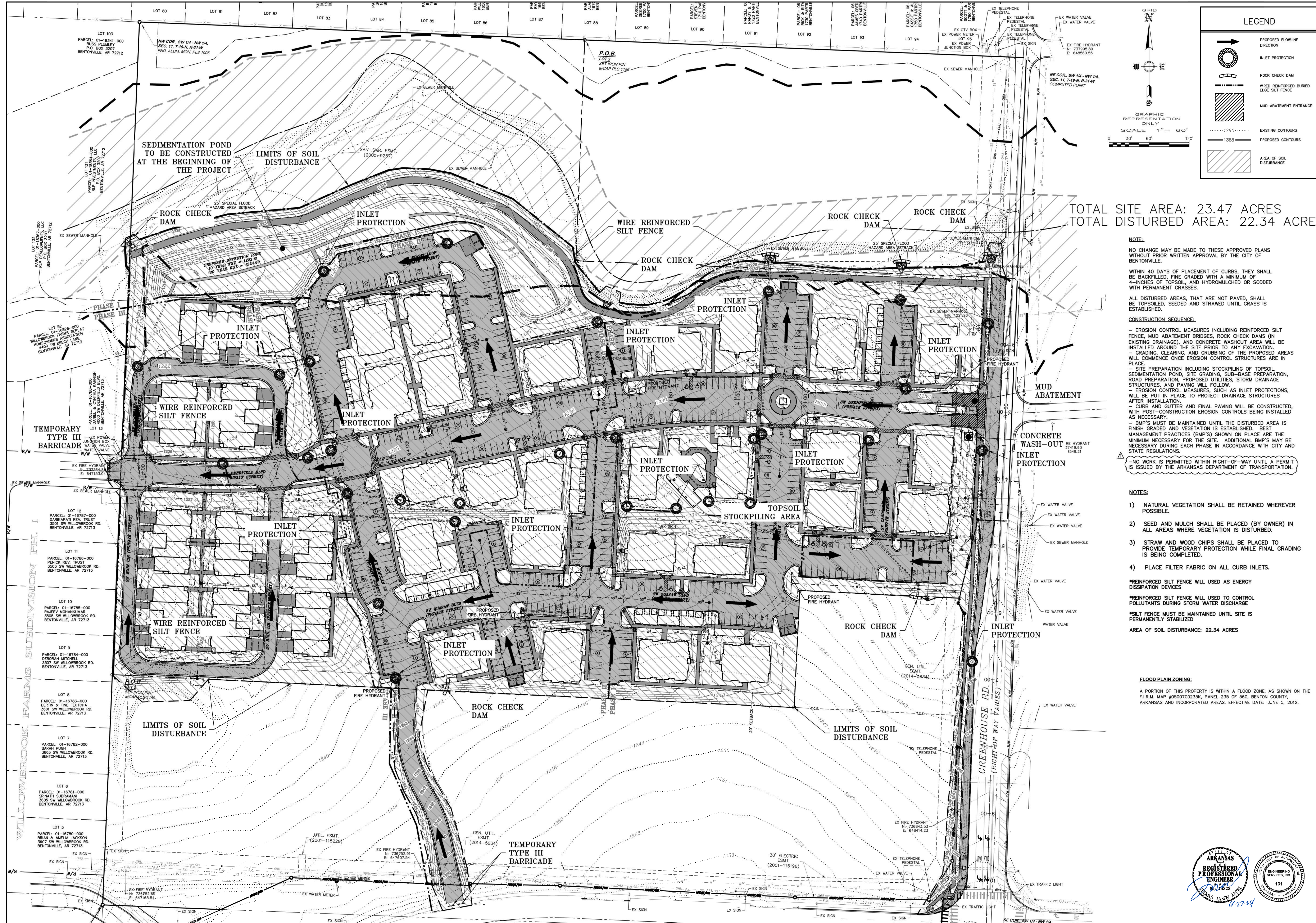
BENTONVILLE, ARKANSAS

REVISION	DATE	DESCRIPTION
1	1/19/22	ADJUSTED LIGHT DUTY PAVING SECTIONS
2	4/15/24	ADD ROUNDABOUT MOUNTABLE CURB DETAILS

SCALE: 1"=60'
DATE: Apr 15, 2024
ENGINEER: JRC
DRAWN BY: JRC
W.O. #: 19945

33

CITY OF BENTONVILLE LSD24-0003
Page 82 of 121



TOTAL SITE AREA: 23.47 ACRES
TOTAL DISTURBED AREA: 22.34 ACRES

NOTE:
NO CHANGE MAY BE MADE TO THESE APPROVED PLANS WITHOUT PRIOR WRITTEN APPROVAL BY THE CITY OF BENTONVILLE.

WITHIN 40 DAYS OF PLACEMENT OF CURBS, THEY SHALL BE BACKFILLED, FINE GRADED WITH A MINIMUM 4-INCHES OF TOPSOIL, AND HYDROMULCHED OR SODDED WITH PERMANENT GRASSES.

ALL DISTURBED AREAS, THAT ARE NOT PAVED, SHALL BE TOPSOILED, SEEDED AND STRAWED UNTIL GRASS IS ESTABLISHED.

CONSTRUCTION SEQUENCE:

- EROSION CONTROL MEASURES INCLUDING REINFORCED SILT FENCE, MUD ABATEMENT BRIDGES, ROCK CHECK DAMS (IN EXISTING DRAINAGE), AND CONCRETE WASHOUT AREA WILL BE INSTALLED AROUND THE SITE PRIOR TO ANY EXCAVATION, GRADING, CLEARING AND GRUBBING OF THE PROPOSED AREAS WILL COMMENCE ONCE EROSION CONTROL STRUCTURES ARE IN PLACE.
- SITE PREPARATION INCLUDING STOCKPILING OF TOPSOIL, SEDIMENTATION POND, SITE GRADING, SUB-BASE PREPARATION, ROAD PREPARATION, PROPOSED UTILITIES, STORM DRAINAGE STRUCTURES, AND PAVING WILL FOLLOW.
- EROSION CONTROL MEASURES, SUCH AS INLET PROTECTIONS, WILL BE PUT IN PLACE TO PROTECT DRAINAGE STRUCTURES AFTER INSTALLATION.
- CURB AND GUTTER AND FINAL PAVING WILL BE CONSTRUCTED, WITH POST-CONSTRUCTION EROSION CONTROLS BEING INSTALLED AS NECESSARY.
- BMP'S MUST BE MAINTAINED UNTIL THE DISTURBED AREA IS FINISH GRADED AND VEGETATION IS ESTABLISHED. BEST MANAGEMENT PRACTICES (BMP'S) SHOWN ON PLACE ARE THE MINIMUM NECESSARY FOR THE SITE. ADDITIONAL BMP'S MAY BE NECESSARY DURING EACH PHASE IN ACCORDANCE WITH CITY AND STATE REGULATIONS.

NO WORK IS PERMITTED WITHIN RIGHT-OF-WAY UNTIL A PERMIT IS ISSUED BY THE ARKANSAS DEPARTMENT OF TRANSPORTATION.

- NOTES:**
- 1) NATURAL VEGETATION SHALL BE RETAINED WHEREVER POSSIBLE.
 - 2) SEED AND MULCH SHALL BE PLACED (BY OWNER) IN ALL AREAS WHERE VEGETATION IS DISTURBED.
 - 3) STRAW AND WOOD CHIPS SHALL BE PLACED TO PROVIDE TEMPORARY PROTECTION WHILE FINAL GRADING IS BEING COMPLETED.
 - 4) PLACE FILTER FABRIC ON ALL CURB INLETS.
- *REINFORCED SILT FENCE WILL BE USED AS ENERGY DISSIPATION DEVICES
- *REINFORCED SILT FENCE WILL BE USED TO CONTROL POLLUTANTS DURING STORM WATER DISCHARGE
- *SILT FENCE MUST BE MAINTAINED UNTIL SITE IS PERMANENTLY STABILIZED
- AREA OF SOIL DISTURBANCE: 22.34 ACRES

FLOOD PLAIN ZONING:

A PORTION OF THIS PROPERTY IS WITHIN A FLOOD ZONE, AS SHOWN ON THE F.I.R.M. MAP #0500700235K, PANEL 235 OF 560, BENTON COUNTY, ARKANSAS AND INCORPORATED AREAS. EFFECTIVE DATE: JUNE 5, 2012.

APPROVED FOR

STORM WATER POLLUTION PREVENTION PLAN

THE RESERVE

BENTONVILLE, ARKANSAS

REVISION	DATE	DESCRIPTION
1	12/8/22	ADD NOTE FOR PRE-CON PER C.O.B.

SCALE: 1"=60'

DATE: Jun 25, 2024

ENGINEER: DBB

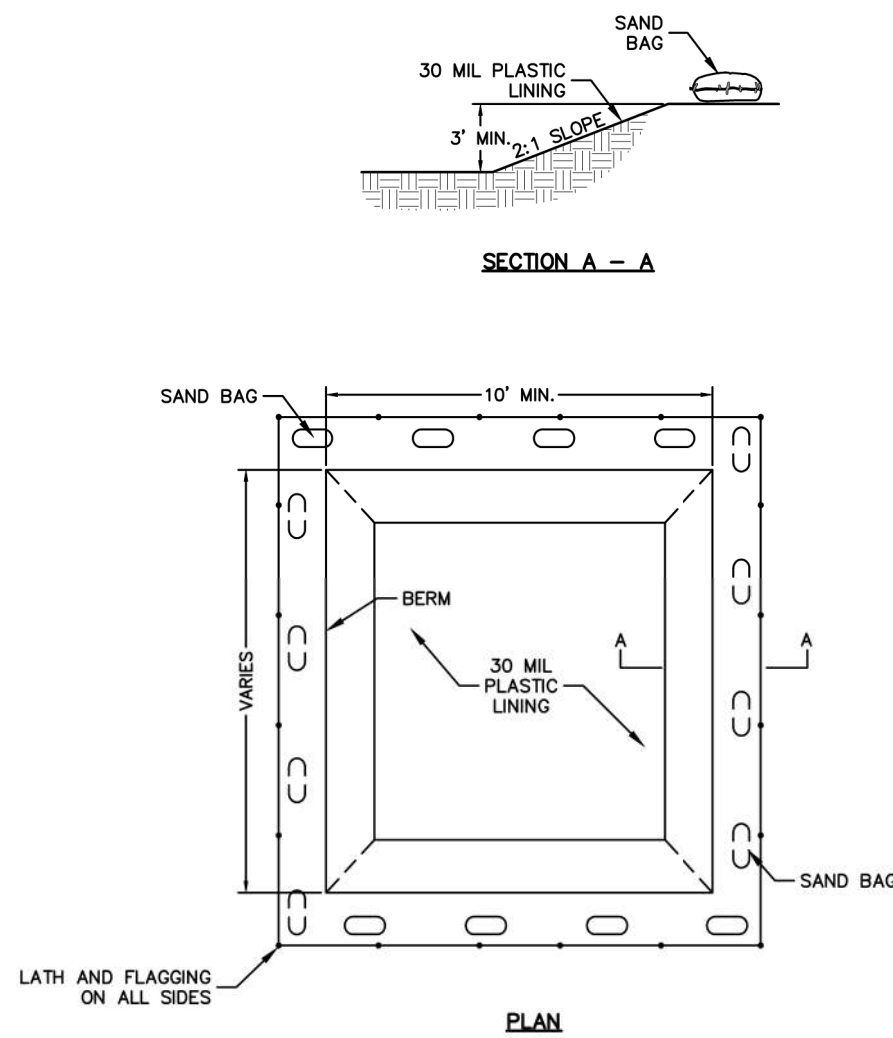
DRAWN BY: JJC

W.O. #: 19945

34

CITY OF BENTONVILLE LSD24-0003

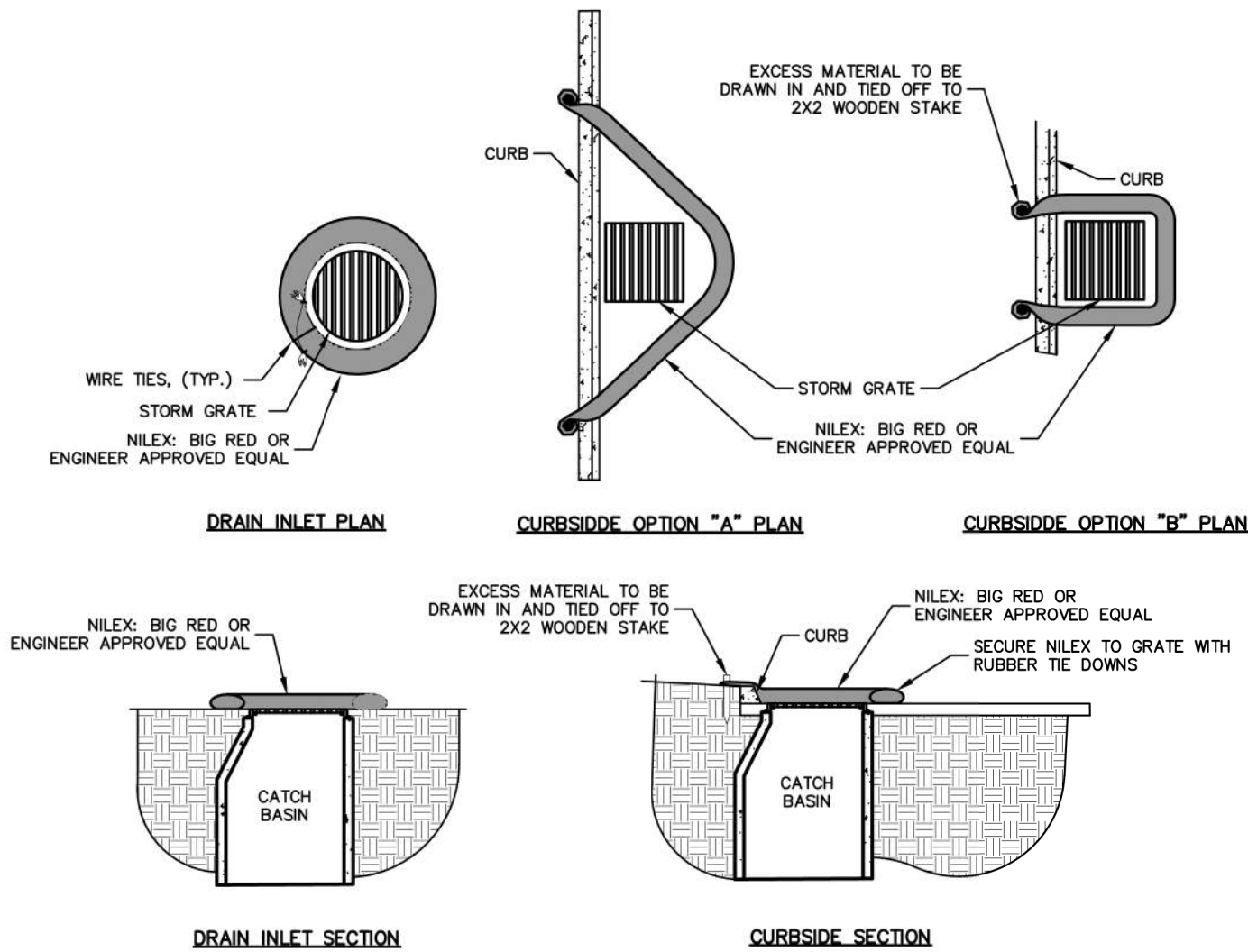
Page 83 of 121



- NOTES:
- 1) LATH AND FLAGGING SHOULD BE COMMERCIAL TYPE.
 - 2) PLASTIC LINING MATERIAL SHOULD BE A MINIMUM OF 30 MIL POLYETHYLENE SHEETING AND SHOULD BE FREE OF HOLES, TEARS, OR OTHER DEFECTS THAT COMPROMISE THE IMPERMEABILITY OF THE MATERIAL.

CONCRETE WASH-OUT AREA

NOT TO SCALE



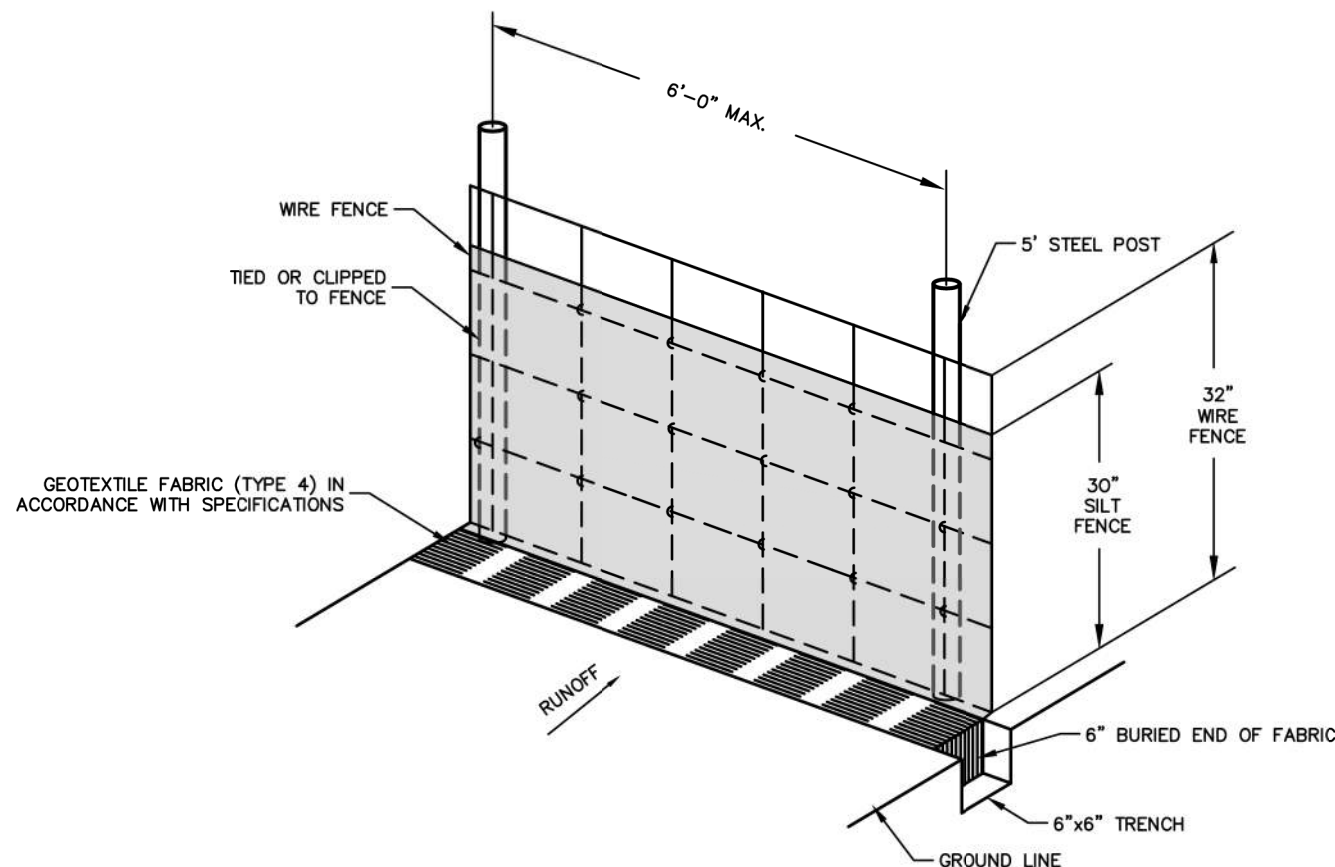
- NOTES:
- 1) ALL MATERIAL TO MEET SPECIFICATIONS.
 - 2) NILEX-BIG RED TO MEET APPLICATION REQUIREMENTS.
 - 3) COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

INLET PROTECTION

NOT TO SCALE

Slope - Percent	Maximum Slope Length for Silt Fence	
	Maximum Slope Length (H) Above Fence	
	Standard (18" High) Silt Fence	Reinforced (30" High) Silt Fence
2 (or less)	150	250
5	100	250
10	50	150
15	35	100
20	25	70
25	20	55
30	15	45
35	15	40
40	15	35
45	10	30
50	10	25

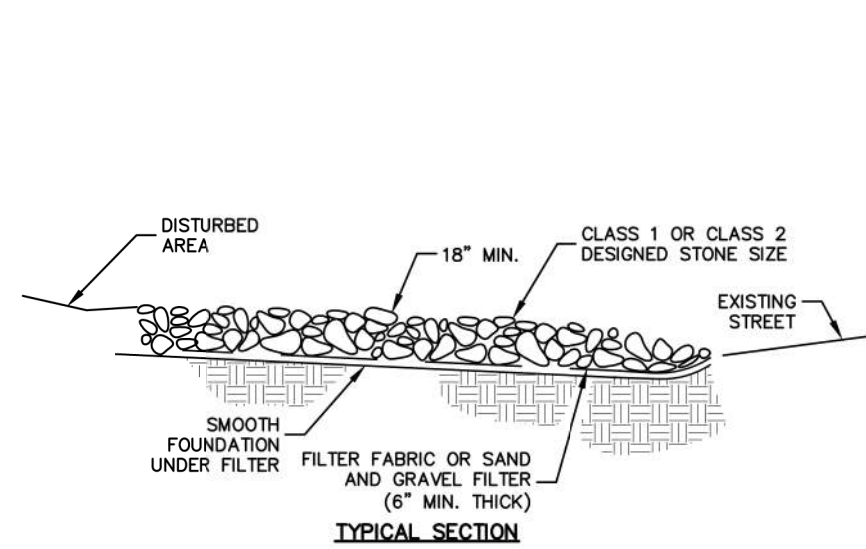
- NOTES:
1. THE SLOPE LENGTH SHOWN IS THE DISTANCE FROM THE FENCE TO THE DRAINAGE DITCH OR THE NEAREST UPSLOPE CHANNEL.
 2. SLOPE LENGTH CANNOT BE ADDRESSED BY USE OF MULTIPLE ROWS OF SILT FENCE.



- SILT FENCE NOTES:
1. POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT.
 2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. HERE FENCE CANNOT BE TRENCHED IN (e.g. PAVEMENT), WEIGHT FABRIC FLAP WITH ROCK ON UPHILL SIDE TO PREVENT FLOW FROM SEDGING UNDER FENCE.
 3. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
 4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH SUPPORT POST OR TO WOVEN WIRE, WHICH IN TURN IS ATTACHED TO THE FENCE POST. THERE SHALL BE A 3 FOOT OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.
 5. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
 6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
 7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF HALF THE HEIGHT OF THE FENCE. THE SILT SHALL BE DISPOSED OF AT AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.

WIRED REINFORCED BURIED EDGE SILT FENCE

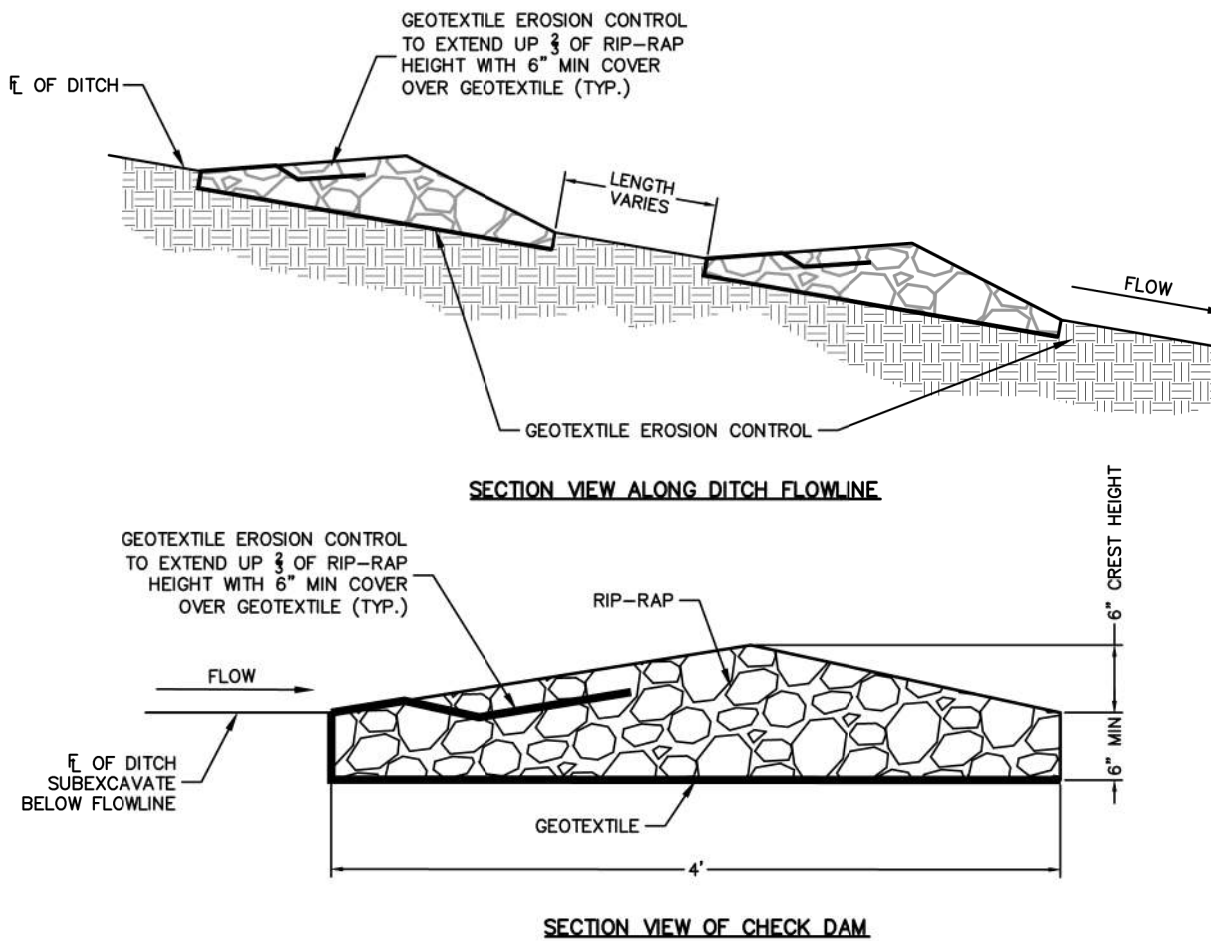
NOT TO SCALE



- NOTES:
- 1) MINIMUM THICKNESS SHALL BE 18\"/>
 - 2) MINIMUM LENGTH SHALL BE 50'

MUD ABATEMENT ENTRANCE

NOT TO SCALE



- NOTES:
1. RIP-RAP SIZE D50 = 6\"/>

ROCK CHECK DAM

- NOTES:
- 1.) ALL DISTURBED AREAS SHALL RECEIVE 4 INCHES OF TOP SOIL AND RE-VEGETATED PER SECTION 169.06 OF THE UDC. VEGETATION MUST BE ESTABLISHED TO MINIMIZE EROSION PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
 - 2.) WHEN SILT FENCE OR WATTLES ARE NOT PLACED AT A CONSTANT ELEVATION FOLLOWING CONTOURS ON STEEP SLOPES, THE "J" HOOP METHOD SHOULD BE USED (AT 50 FT INTERVALS) TO CREATE PONDING AND PREVENT EROSION OF THE TRENCH BACKFILL OF SILT FENCE INSTALLATION.
 - 3.) ALL GRADED AND OTHERWISE DISTURBED AREAS SHALL BE STABILIZED WITHIN 15 DAYS IMMEDIATELY AFTER GRADING OR DISTURBANCE HAS CEASED.
 - 4.) PERMANENT IMPROVEMENTS SUCH AS STREETS, STORM SEWERS, CURB AND GUTTERS, AND OTHER FEATURES FOR CONTROL OF RUNOFF SHALL BE SCHEDULED CONCURRENTLY TO REMOVING VEGETATIVE COVER FROM THE AREA SO THAT LARGE AREAS ARE NOT LEFT EXPOSED BEYOND THE CAPACITY OF TEMPORARY CONTROL MEASURES.
 - 5.) TOP SOIL OR OTHER SOIL IS TO BE STOCKPILED FOR MORE THAN 30 DAYS, A TEMPORARY COVER OF ANNUAL RYE OR OTHER SUITABLE GRASS SHALL BE PLANTED.
 - 6.) RE-VEGETATION: RE-VEGETATION SHALL BE REQUIRED TO MEET THE FOLLOWING PERFORMANCE STANDARDS (SEDIMENT CONTROLS SHALL REMAIN IN PLACE UNTIL RE-VEGETATION IS ESTABLISHED) UNLESS OTHERWISE ALLOWED BY THE CITY ENGINEER:
 - TOPSOIL: A MINIMUM OF 4 INCHES OF TOPSOIL SHALL BE REQUIRED TO BE EITHER EXISTING OR INSTALLED IN AREAS TO BE RE-VEGETATED AS SET FORTH IN 169.06(F)(6) BELOW. ANY APPLICATION OF TOPSOIL AND SEEDING UNDER THE DRIP LINE OF A TREE SHOULD BE MINIMIZED TO 3 INCHES SO AS NOT TO DAMAGE THE TREE'S ROOT SYSTEM.
 - ZERO TO 10% GRADE: RE-VEGETATION SHALL BE A MINIMUM OF SEEDING AND MULCHING. SAID SEEDING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF.
 - 10:1 UP TO 4:1 GRADE: RE-VEGETATION SHALL BE A MINIMUM OF HYDRO-SEEDING WITH MULCH AND FERTILIZER, SOD, OR GROUNDCOVER. SAID PLANTING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF.
 - 4:1 TO 3:1 GRADE: THE SLOPE SHALL BE COVERED WITH LANDSCAPE FABRIC AND HYDRO-SEEDED WITH MULCH AND FERTILIZER, OR STAKED SOD, OR GROUNDCOVER. SAID PLANTING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF.
 - MORE THAN 3:1 GRADE: ANY FINISH GRADE OVER 3:1 SHALL BE STABILIZED WITH ONE OR MORE OF THE FOLLOWING:
 - RETAINING WALLS; CRIBBING WITH LANDSCAPE FABRIC; TERRACING WITH GROUNDCOVER; RIPRAP; STAKED SOD (UP TO 2:1 SLOPE)
 - IF CRIBBING, TERRACING, OR RIPRAP IS USED, THE SLOPE'S STABILITY AND ERODIBILITY MUST BE EQUIVALENT TO OR BETTER THAN ITS PREDEVELOPMENT STATE.
 - 7.) PERMANENT EROSION CONTROL: THE DEVELOPER SHALL INCORPORATE PERMANENT EROSION CONTROL FEATURES AT THE EARLIEST PRACTICAL TIME. TEMPORARY EROSION CONTROL MEASURES WILL BE USED TO CORRECT CONDITIONS THAT DEVELOP DURING CONSTRUCTION THAT WERE UNFORESEEN DURING THE DESIGN STAGE, THAT ARE NEEDED PRIOR TO INSTALLATION OF PERMANENT EROSION CONTROL FEATURES, OR THAT ARE NEEDED TEMPORARILY TO CONTROL EROSION THAT DEVELOPS DURING NORMAL CONSTRUCTION PROJECTS, BUT ARE NOT ASSOCIATED WITH PERMANENT CONTROL FEATURES ON THE PROJECT.
 - 8.) DUST: WHERE EXCESSIVE DUST MAY BECOME A PROBLEM, A PLAN FOR SPRAYING WATER ON HEAVILY TRAVELED DIRT AREAS SHALL BE ADDRESSED.
 - 9.) CONSTRUCTION EXITS: A STABILIZED ROCK EXIT IS REQUIRED ON CONSTRUCTION SITES. ROCK EXITS MUST BE AT LEAST 20' WIDE BY 50' LONG BY 6" THICK STABILIZED ROCK HAVING A MINIMUM AVERAGE DIAMETER OF 3". IF THERE IS AN EXISTING CURB, LOOSE MATERIAL SUCH AS FILL DIRT OR GRAVEL SHALL NOT BE USED TO RAMP UP TO IT FROM THE STREET. TEMPORARY WOODEN RAMPS IN FRONT OF CURBS ARE ACCEPTABLE.
 - 10.) DEBRIS, MUD, AND SOIL IN PUBLIC STREETS: DEBRIS, MUD AND SOIL SHALL NOT BE ALLOWED ON PUBLIC STREETS BUT IF ANY DEBRIS, MUD, OR SOIL FROM DEVELOPMENT SITES REACHES THE PUBLIC STREET IT SHALL BE IMMEDIATELY REMOVED VIA SWEEPING OR OTHER METHODS OF PHYSICAL REMOVAL. DEBRIS, MUD, OR SOIL IN THE STREET MAY NOT BE WASHED OFF THE STREET OR WASHED INTO THE STORM DRAINAGE SYSTEM. STORM DRAINAGE SYSTEMS DOWNSTREAM OF A DEVELOPMENT SITE SHOULD BE PROTECTED FROM DEBRIS, MUD, OR SOIL IN THE EVENT THAT DEBRIS, MUD, OR SOIL REACHES THE DRAINAGE SYSTEM.
 - 11.) FRANCHISE AND PRIVATE UTILITIES: THE PROPERTY OWNER OR MAIN CONTRACTOR ON-SITE WILL BE RESPONSIBLE FOR RESTORING ALL EROSION AND SEDIMENT CONTROL SYSTEMS AND PUBLIC INFRASTRUCTURE DAMAGED OR DISTURBED BY UNDERGROUND PRIVATE OR FRANCHISE UTILITY CONSTRUCTION SUCH AS WATER AND SEWER SERVICE LEADS, TELEPHONE, GAS, CABLE, ETC. EROSION AND SEDIMENT CONTROL SYSTEMS MUST BE IMMEDIATELY RESTORED AFTER EACH UTILITY CONSTRUCTION.



REVISION	DATE	DESCRIPTION

SCALE: N.T.S.

DATE: Jun 25, 2024

ENGINEER: OJB

DRAWN BY: JRC

W.O. #: 19945

35

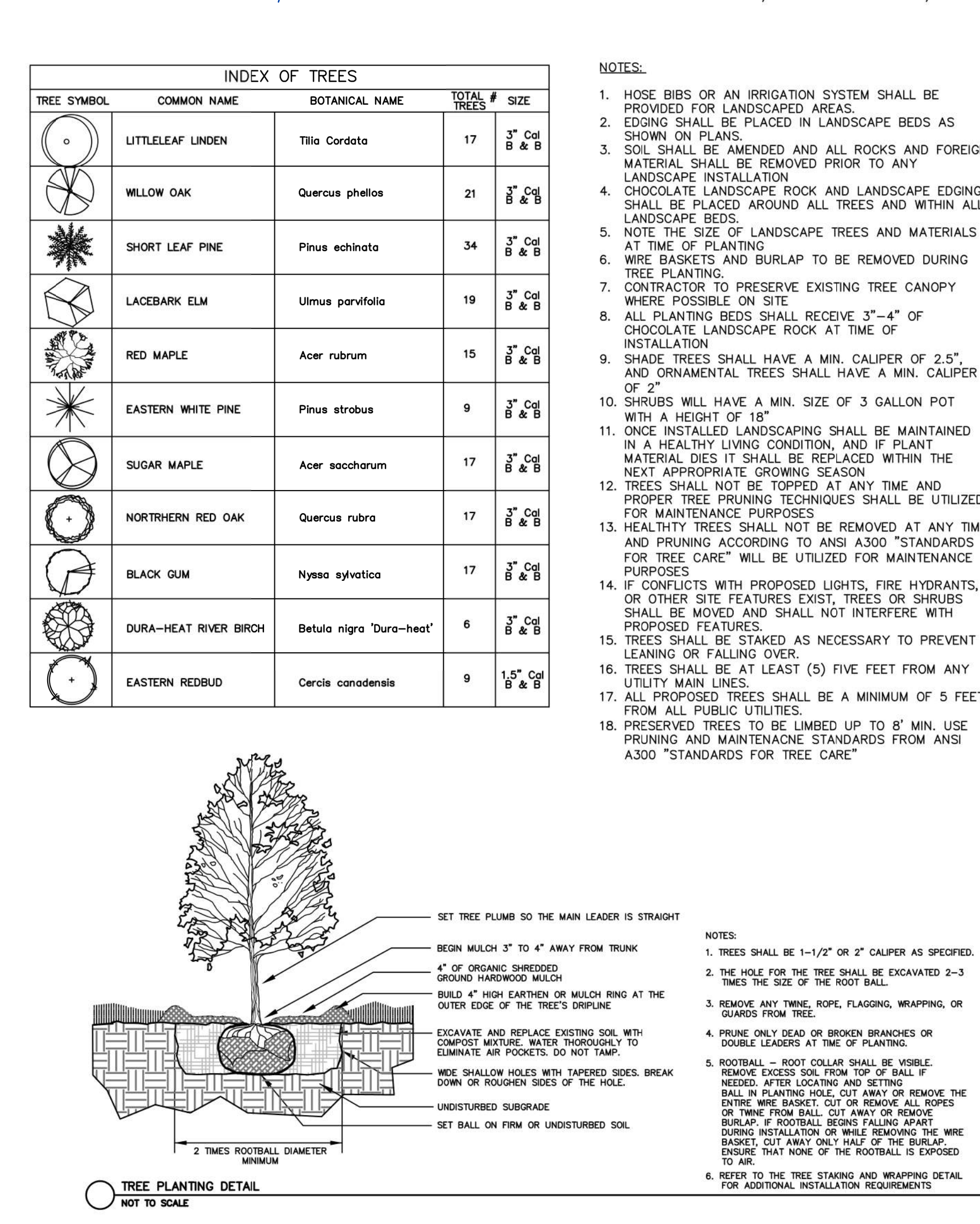
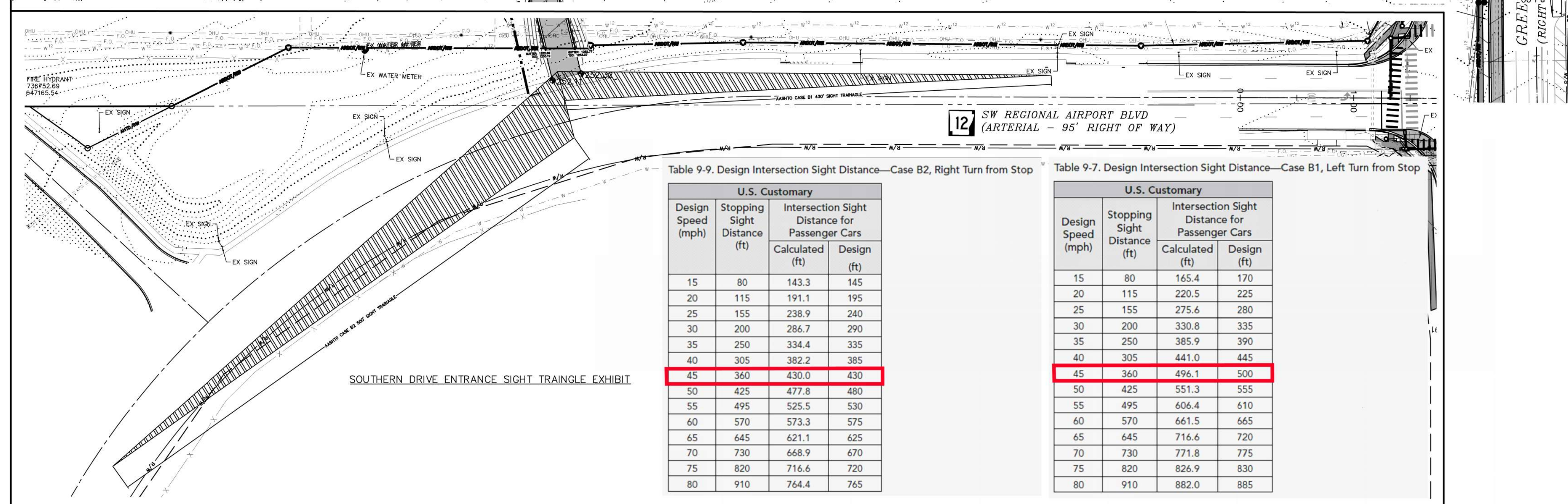


STORM WATER POLLUTION PREVENTION DETAILS

AFC - The Reserve - LSD24-0003 - REVISION 0 - 12/5/2024

THE RESERVE BENTONVILLE, ARKANSAS



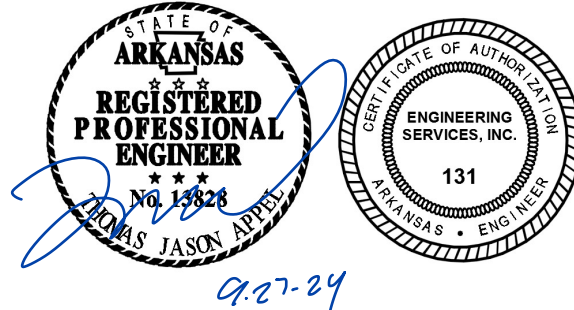




REVISION	DATE	DESCRIPTION

© COPYRIGHT 2024, ENGINEERING SERVICES, INC. 5/20/2024 11:26 AM
019949 - TYPICAL DETAILS.DWG

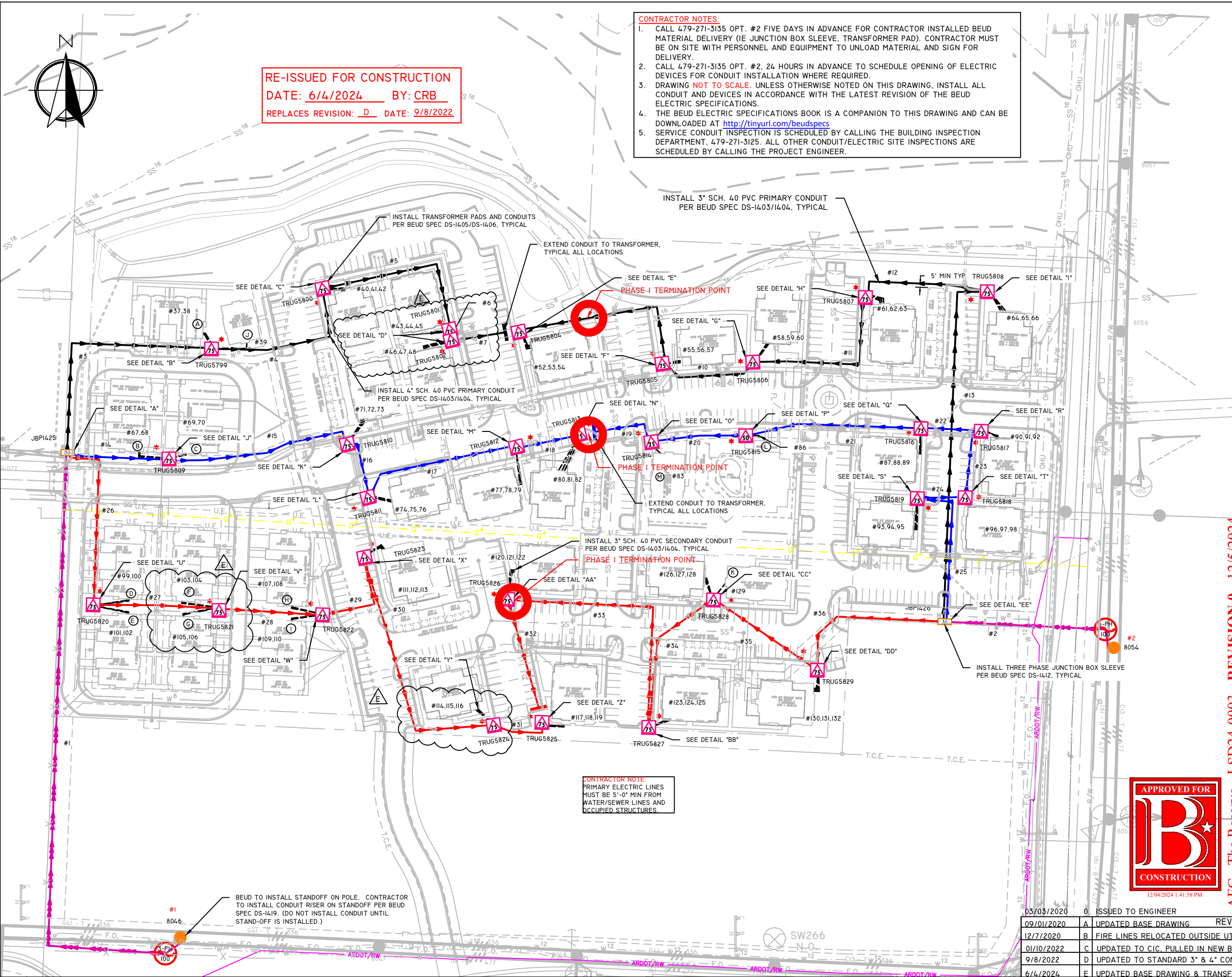
A-1





RE-ISSUED FOR CONSTRUCTION
DATE: 6/4/2024 BY: CRB
REPLACES REVISION: D DATE: 9/8/2022

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



BEUD CONSTRUCTION USE

POLE #1
P-8046
EXISTING 85/HI
DC-CI

INSTALL:
(I) DS-1330 100A FUSE W/ 4\"/>

POLE #2
P-8054
EXISTING 95/HI
DC-CI

INSTALL:
(I) DS-1330 100A FUSE W/ 4\"/>

TRANSFORMER INFORMATION	
TRANSFORMER SIZE	75kVA
TRANSFORMER VOLTAGE	120/240
SERVICE INFORMATION "A-I"	
SERVICE SIZE	800A
SERVICE VOLTAGE	120/240
METER FORM	2S x 4
CT SIZE (IF APPLICABLE)	N/A
SECONDARY CONDUIT SIZE	3\"/>
SECONDARY WIRE SIZE	1/0T X 2

TRANSFORMER INFORMATION	
TRANSFORMER SIZE	75kVA
TRANSFORMER VOLTAGE	120/240
SERVICE INFORMATION "J & K"	
SERVICE SIZE	200A
SERVICE VOLTAGE	120/240
METER FORM	2S
CT SIZE (IF APPLICABLE)	N/A
SECONDARY CONDUIT SIZE	3\"/>
SECONDARY WIRE SIZE	1/0T

TRANSFORMER INFORMATION	
TRANSFORMER SIZE	50kVA
TRANSFORMER VOLTAGE	120/240
SERVICE INFORMATION "L"	
SERVICE SIZE	400A
SERVICE VOLTAGE	120/240
METER FORM	2SE
CT SIZE (IF APPLICABLE)	N/A
SECONDARY CONDUIT SIZE	3\"/>
SECONDARY WIRE SIZE	4/0T

TRANSFORMER INFORMATION	
TRANSFORMER SIZE	25kVA
TRANSFORMER VOLTAGE	120/240
SERVICE INFORMATION "M"	
SERVICE SIZE	200A
SERVICE VOLTAGE	120/240
METER FORM	2S
CT SIZE (IF APPLICABLE)	N/A
SECONDARY CONDUIT SIZE	3\"/>
SECONDARY WIRE SIZE	1/0T

TRANSFORMER INFORMATION	
TRANSFORMER SIZE	75kVA
TRANSFORMER VOLTAGE	120/240
SERVICE INFORMATION APT. BLDGS	
SERVICE SIZE	1200A
SERVICE VOLTAGE	120/240
METER FORM	2S x 13
CT SIZE (IF APPLICABLE)	N/A
SECONDARY CONDUIT SIZE	3\"/>
SECONDARY WIRE SIZE	4/0T X 3



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

ELECTRIC
LAYOUT

THE RESERVE
NW CORNER GREENHOUSE & HWY 12
BENTONVILLE, AR 72712



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



Know what's below.
Call before you dig.

WORK ORDER: WF0889456

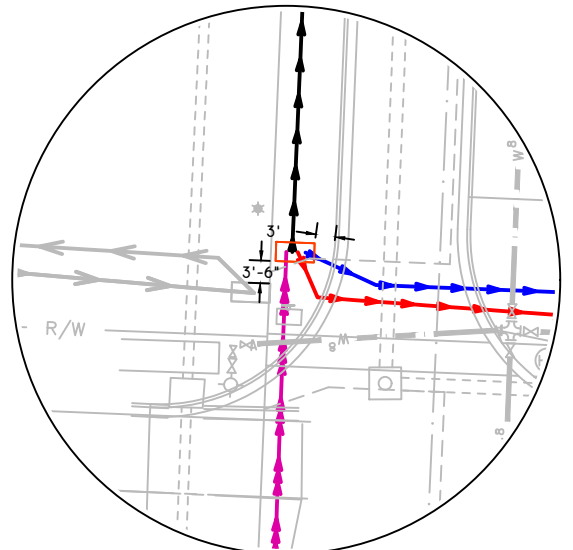
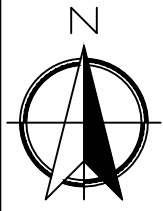
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CHECKED: CRB

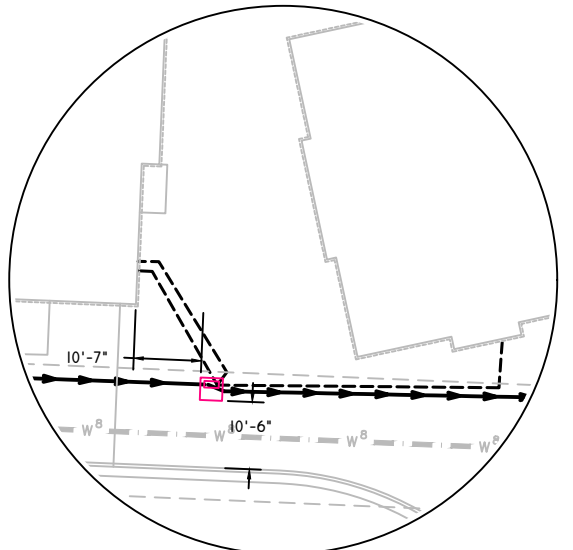
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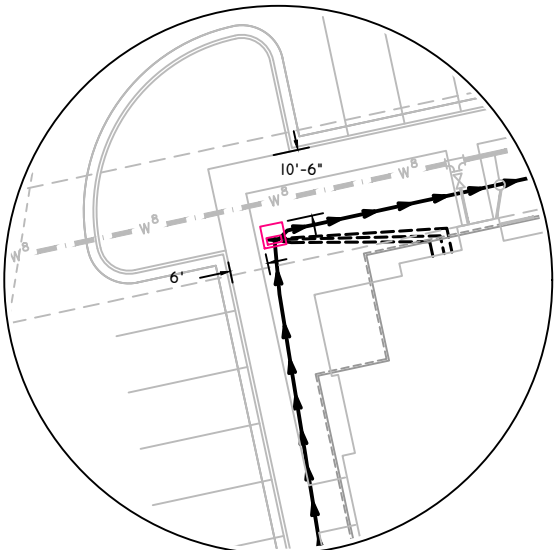
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09/01/2020	A	UPDATED BASE DRAWING	
12/7/2020	B	FIRE LINES RELOCATED OUTSIDE UTILITY EASEMENT. UPDATED BASE DWG	
01/10/2022	C	UPDATED TO CIC. PULLED IN NEW BASE DRAWING W/ UPDATED BLDG LOCATIONS	
9/8/2022	D	UPDATED TO STANDARD 3" & 4" CONDUIT	
6/4/2024	E	UPDATED BASE DRAWING & TRANSFORMER LOCATIONS	



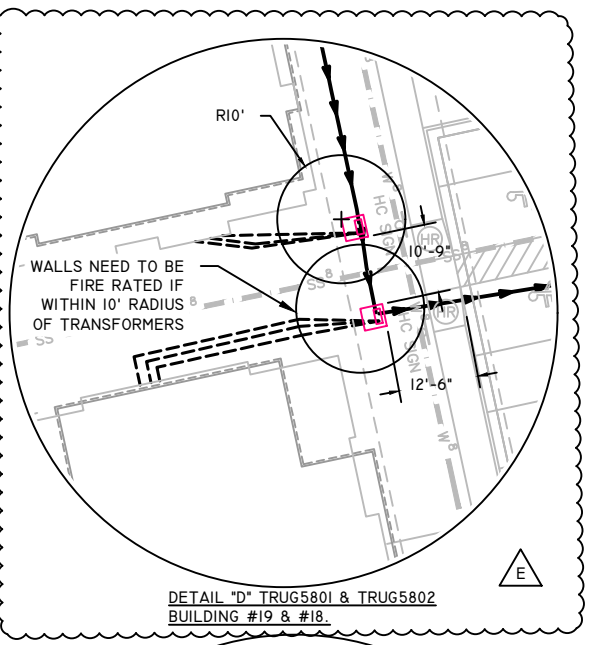
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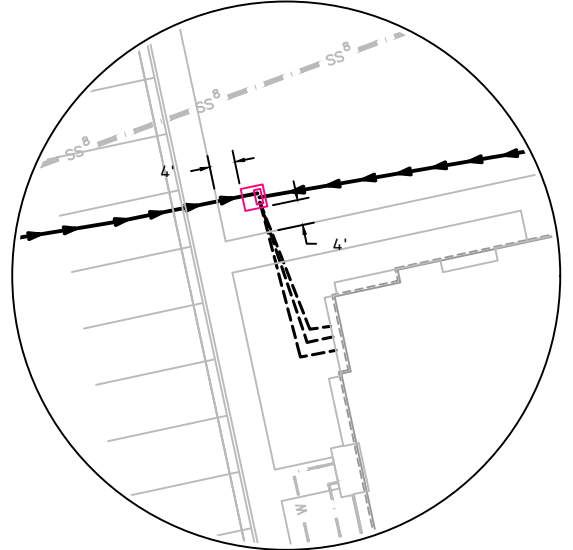
DETAIL "B" TRUG5799
TOWNHOMES/STORAGE



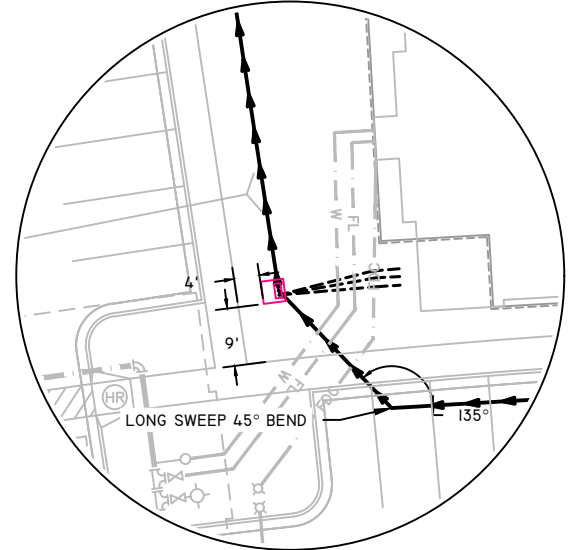
DETAIL "C" TRUG5800
BUILDING #20



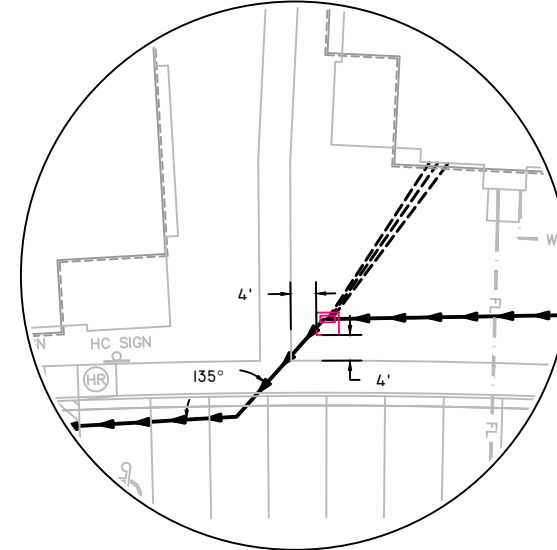
DETAIL "D" TRUG5801 & TRUG5802
BUILDING #19 & #18.



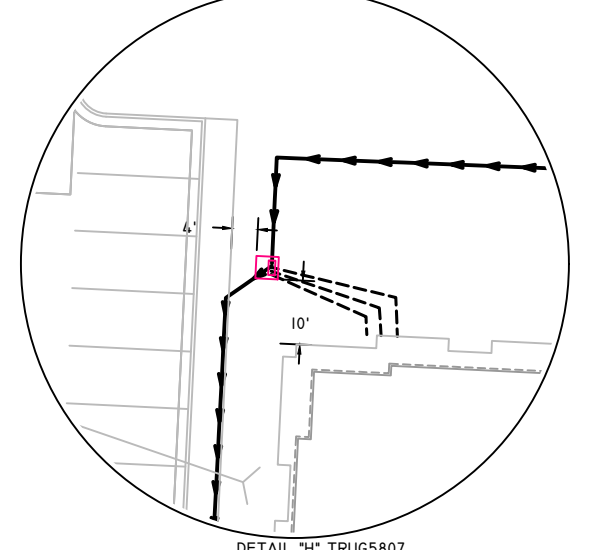
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BUILDING #16



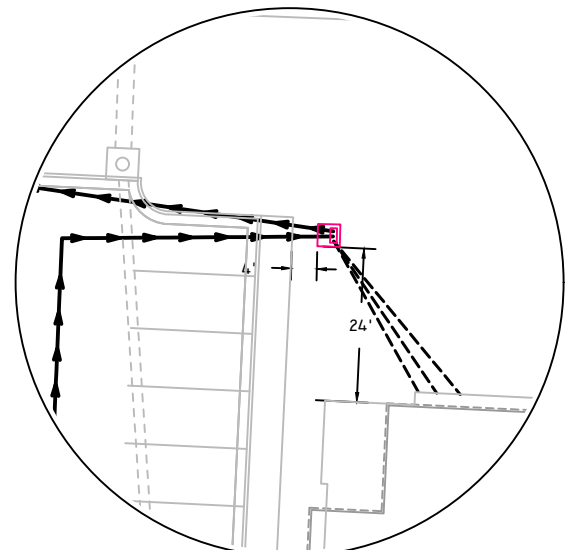
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BUILDING #8



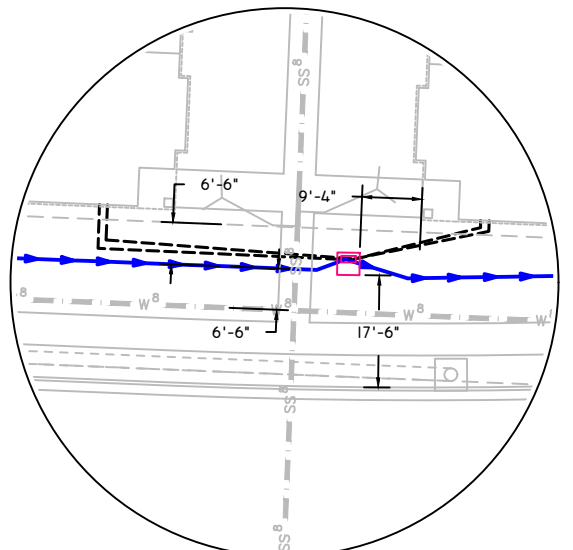
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BUILDING #7



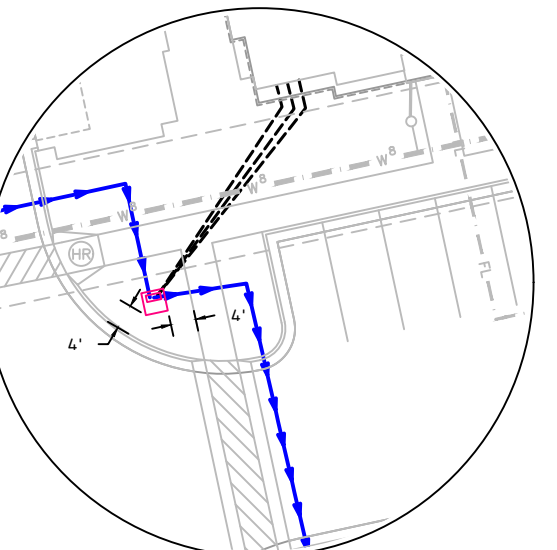
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BUILDING #6



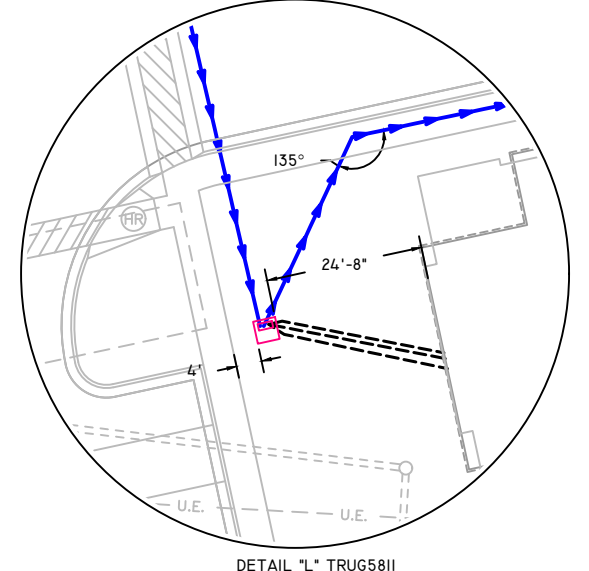
DETAIL "I" TRUG5808
BUILDING #1



DETAIL "J" TRUG5809
TOWNHOMES



DETAIL "K" TRUG5810 BUILDING #20



DETAIL "L" TRUG5811
BUILDING #22

CONTRACTOR NOTE:
PRIMARY ELECTRIC LINES MUST BE 5'-0" MIN FROM WATER/SEWER LINES AND OCCUPIED STRUCTURES.

RE-ISSUED FOR CONSTRUCTION
DATE: 6/4/2024 BY: CRB
REPLACES REVISION: D DATE: 9/8/2022

03/03/2020	0	ISSUED TO ENGINEER	REVISION
09/01/2020	A	UPDATED BASE DRAWING	
12/7/2020	B	FIRE LINES RELOCATED OUTSIDE UTILITY EASEMENT. UPDATED BASE DWG	
01/10/2022	C	UPDATED TO C/C, PULLED IN NEW BASE DRAWING W/ UPDATED BLDG LOCATIONS	
9/8/2022	D	UPDATED TO STANDARD 3" & 4" CONDUIT	
6/4/2024	E	UPDATED BASE DRAWING & TRANSFORMER LOCATIONS	



AFC - The Reserve - LSD24-0003 - REVISION 0 - 12/5/2024



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SCAN FOR LATEST
REVISION OF BEUD SPECS
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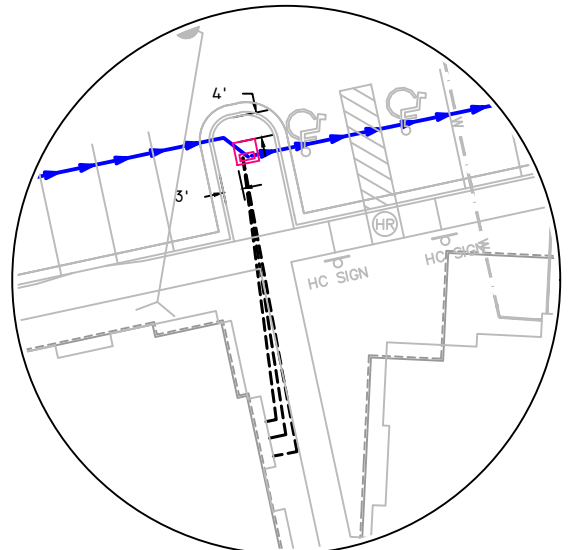
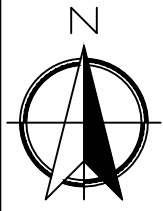
Know what's below.
Call before you dig.

WORK ORDER: WF0889456

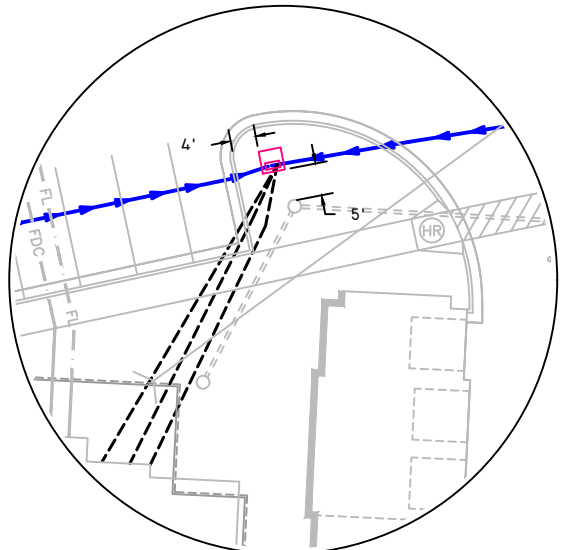
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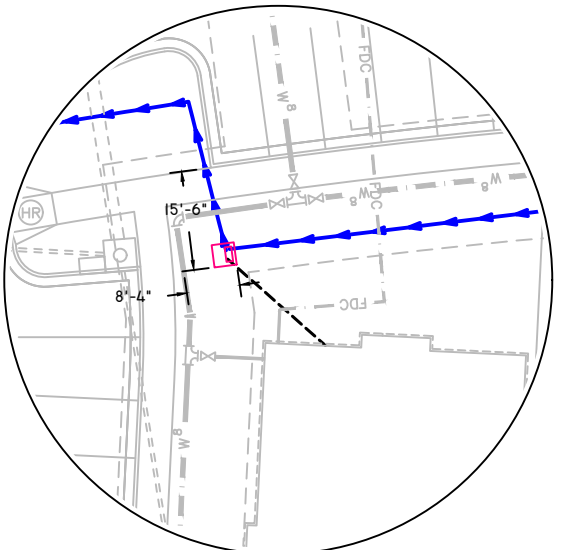
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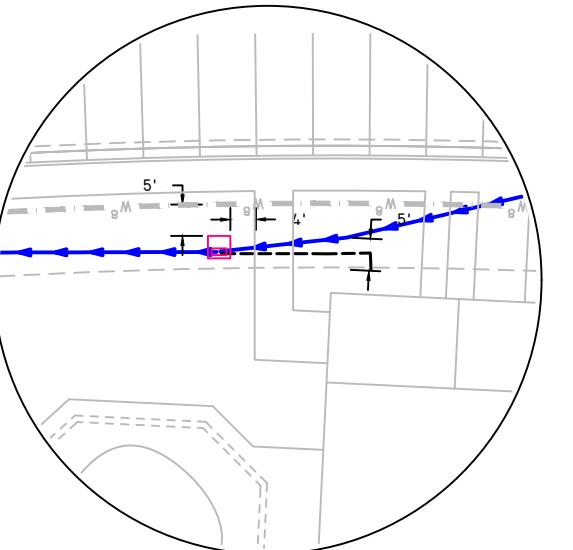
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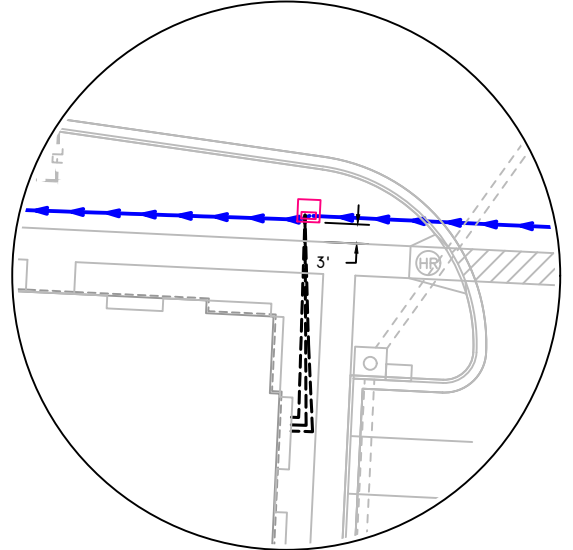
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BUILDING #15



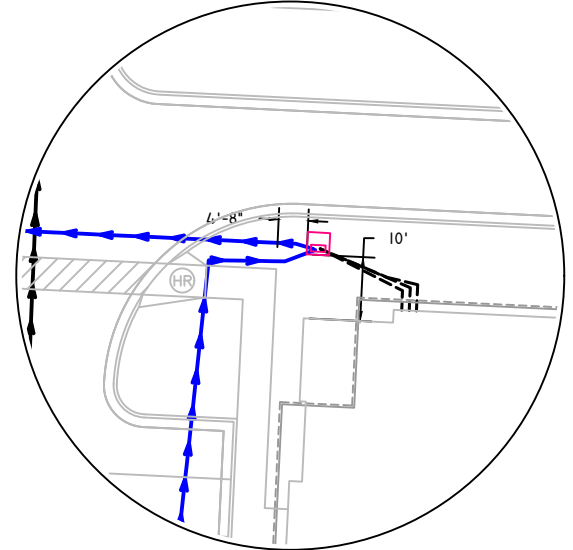
DETAIL "O" TRUG5814
TENANT STORAGE



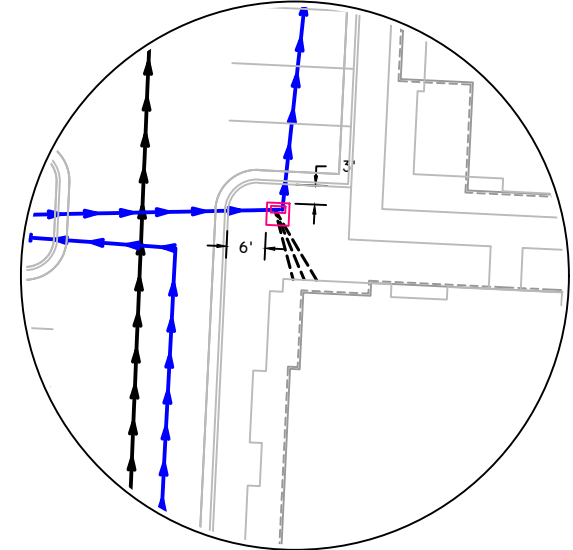
DETAIL "P" TRUG5815
CLUB HOUSE



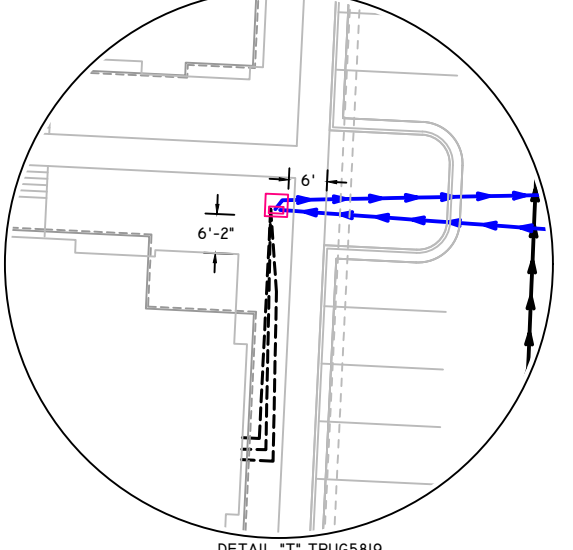
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BUILDING #5



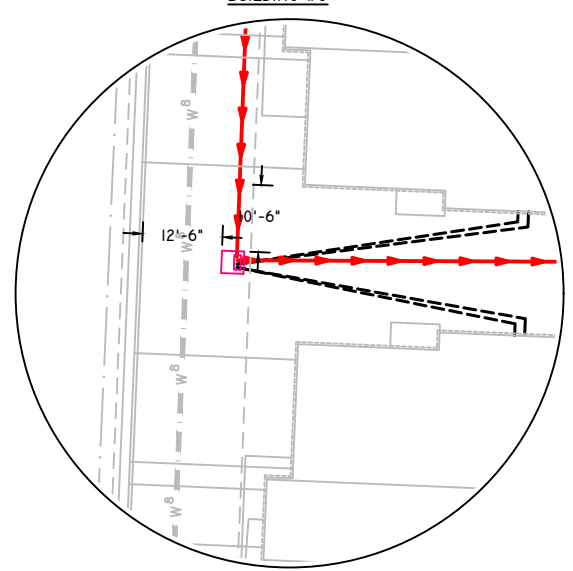
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BUILDING #2



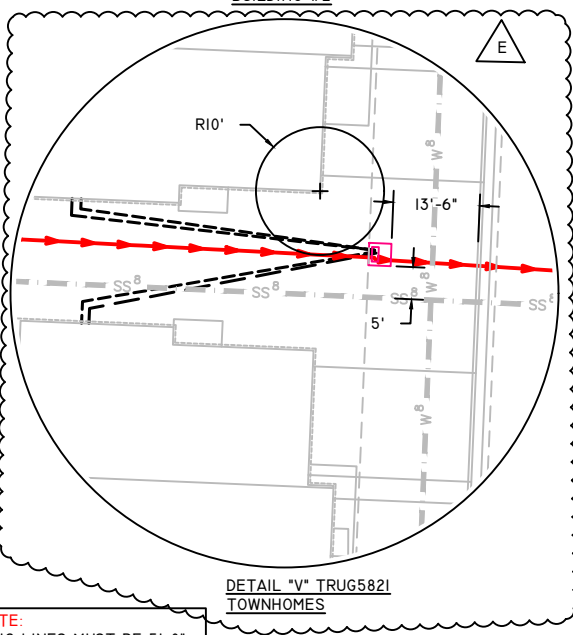
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BUILDING #4



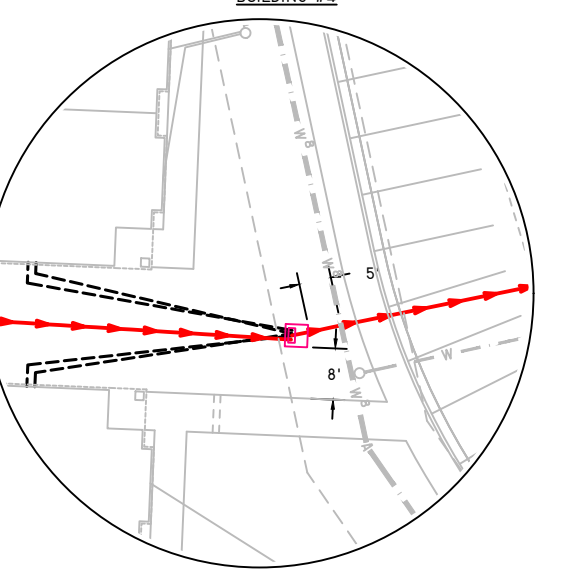
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BUILDING #3



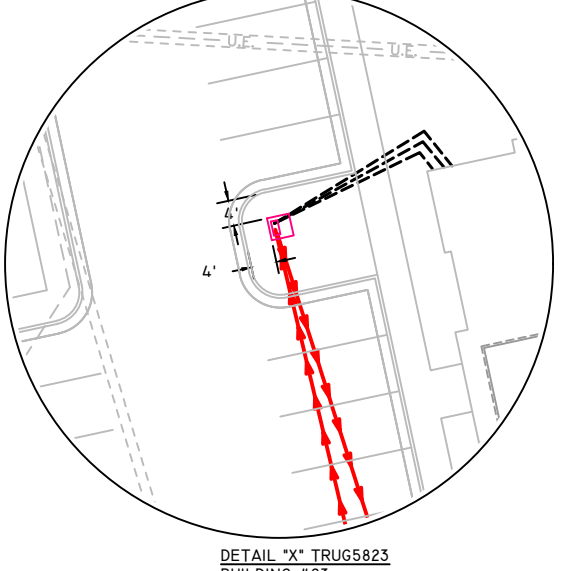
DETAIL "U" TRUG5820
TOWNHOMES



DETAIL "V" TRUG5821
TOWNHOMES



DETAIL "W" TRUG5822 TOWNHOMES



DETAIL "X" TRUG5823
BUILDING #23

CONTRACTOR NOTE:
PRIMARY ELECTRIC LINES MUST BE 5'-0" MIN FROM WATER/SEWER LINES AND OCCUPIED STRUCTURES.

RE-ISSUED FOR CONSTRUCTION
DATE: 6/4/2024 BY: CRB
REPLACES REVISION: D DATE: 9/8/2022

03/03/2020	0	ISSUED TO ENGINEER	REVISION
09/01/2020	A	UPDATED BASE DRAWING	REVISION
12/7/2020	B	FIRE LINES RELOCATED OUTSIDE UTILITY EASEMENT. UPDATED BASE DWG	
01/10/2022	C	UPDATED TO C/C, PULLED IN NEW BASE DRAWING W/ UPDATED BLDG LOCATIONS	
9/8/2022	D	UPDATED TO STANDARD 3" & 4" CONDUIT	
6/4/2024	E	UPDATED BASE DRAWING & TRANSFORMER LOCATIONS	



AFC - The Reserve - LSD24-0003 - REVISION 0 - 12/5/2024



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ELECTRIC LAYOUT

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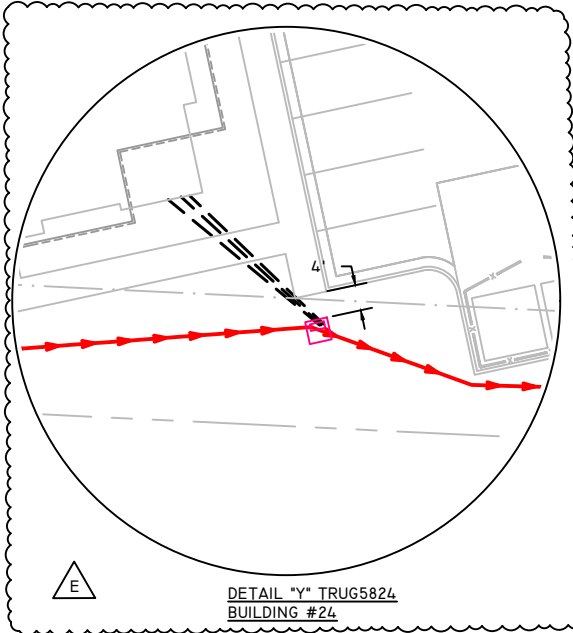
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Call before you dig.

WORK ORDER: WF0889456

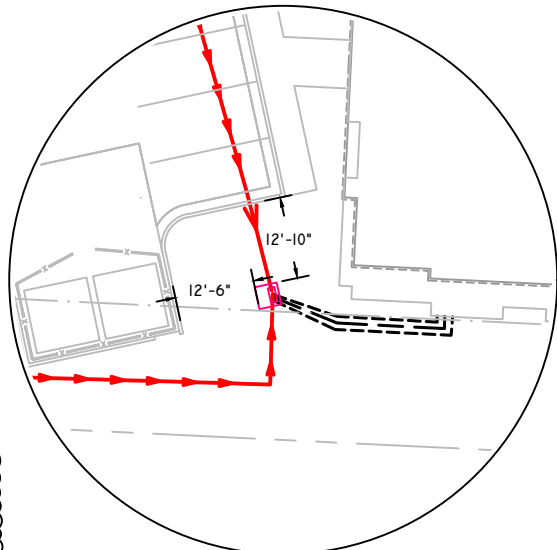
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CHECKED: CRB

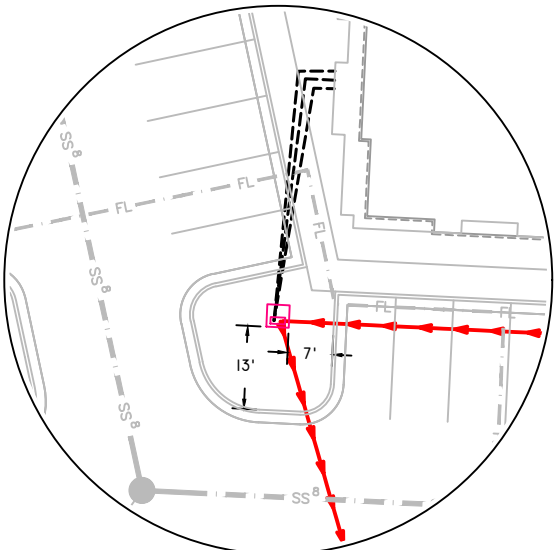
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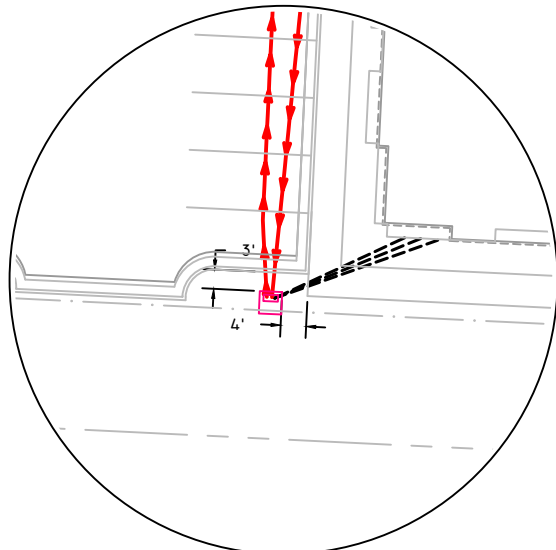
DETAIL "Y" TRUG5824
BUILDING #24



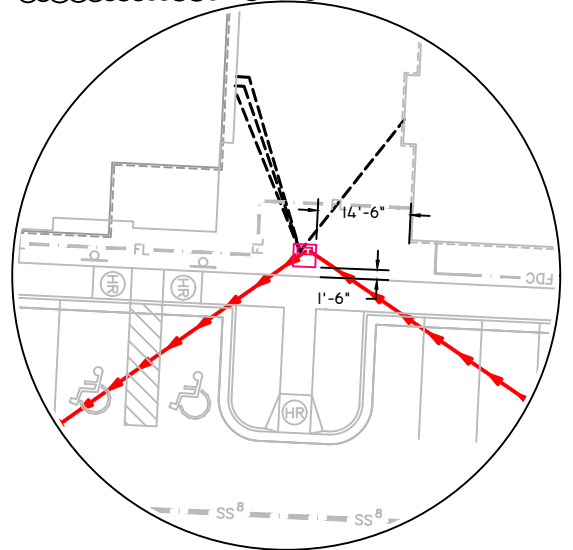
DETAIL "Z" TRUG5825
BUILDING #13



DETAIL "AA" TRUG5826
BUILDING #14



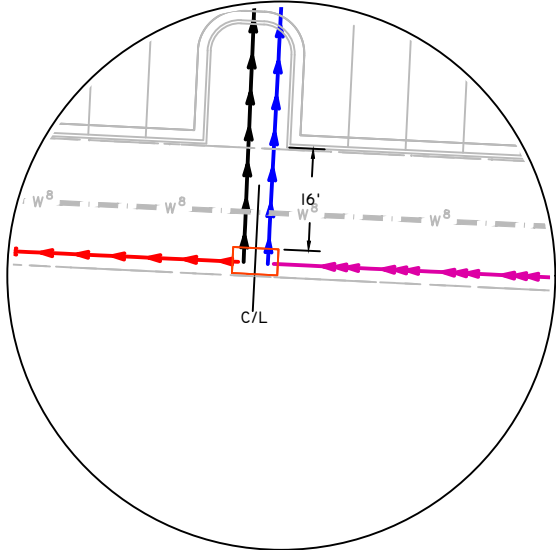
DETAIL "BB" TRUG5827
BUILDING #12



DETAIL "CC" TRUG5828
BUILDING #10 & TENANT
STORAGE



DETAIL "DD" TRUG5829
BUILDING #11



DETAIL "EE" JBPI426

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WORK ORDER: WF0889456

DRAWN: WCK

CHECKED: CRB

SHEET NUMBER: E4015

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ELECTRIC
LAYOUT

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PRIMARY WIRE RUNS

RUN #	FROM		TO		CONDUIT	WIRE SIZE	PHASE	RUN LENGTH
1	POLE	8046	JBP	1425	4"	1/0	3-PH	814
2	POLE	8054	JBP	1426	4"	1/0	3-PH	229
3	JBP	1425	TRUG	5799	3"	1/0	1-PH	321
4	TRUG	5799	TRUG	5800	3"	1/0	1-PH	215
5	TRUG	5800	TRUG	5801	3"	1/0	1-PH	238
6	TRUG	5801	TRUG	5802	3"	1/0	1-PH	13
7	TRUG	5802	TRUG	5803	3"	1/0	1-PH	114
8	TRUG	5804	TRUG	5805	3"	1/0	1-PH	0
9	TRUG	5805	TRUG	5806	3"	1/0	1-PH	245
10	TRUG	5806	TRUG	5807	3"	1/0	1-PH	128
11	TRUG	5807	TRUG	5808	3"	1/0	1-PH	229
12	TRUG	5808	TRUG	5809	3"	1/0	1-PH	177
13	JBP	1426	TRUG	5808	3"	1/0	1-PH	466
14	JBP	1425	TRUG	5809	3"	1/0	1-PH	131
15	TRUG	5809	TRUG	5810	3"	1/0	1-PH	251
16	TRUG	5810	TRUG	5811	3"	1/0	1-PH	76
17	TRUG	5811	TRUG	5812	3"	1/0	1-PH	121
18	TRUG	5812	TRUG	5813	3"	1/0	1-PH	196
19	TRUG	5814	TRUG	5815	3"	1/0	1-PH	75
20	TRUG	5815	TRUG	5816	3"	1/0	1-PH	121
21	TRUG	5816	TRUG	5817	3"	1/0	1-PH	227
22	TRUG	5817	TRUG	5818	3"	1/0	1-PH	78
23	TRUG	5818	TRUG	5819	3"	1/0	1-PH	102
24	TRUG	5819	TRUG	5820	3"	1/0	1-PH	63
25	JBP	1426	TRUG	5819	3"	1/0	1-PH	201
26	JBP	1425	TRUG	5820	3"	1/0	1-PH	234
27	TRUG	5820	TRUG	5821	3"	1/0	1-PH	161
28	TRUG	5821	TRUG	5822	3"	1/0	1-PH	134
29	TRUG	5822	TRUG	5823	3"	1/0	1-PH	137
30	TRUG	5823	TRUG	5824	3"	1/0	1-PH	334
31	TRUG	5824	TRUG	5825	3"	1/0	1-PH	79
32	TRUG	5826	TRUG	5825	3"	1/0	1-PH	166
33	TRUG	5827	TRUG	5826	3"	1/0	1-PH	343
34	TRUG	5828	TRUG	5827	3"	1/0	1-PH	201
35	TRUG	5829	TRUG	5828	3"	1/0	1-PH	153
36	JBP	1426	TRUG	5829	3"	1/0	1-PH	217

TOTAL FOOTAGE TO ORDER: 10796

SECONDARY WIRE RUNS

RUN #	FROM		TO		CONDUIT	WIRE SIZE	PHASE	RUN LENGTH
39	TRUG	5779	SVC	J	3"	1/0T	SEC	47
129	TRUG	5828	SVC	K	3"	1/0T	SEC	23
83	TRUG	5814	SVC	M	3"	1/0T	SEC	38

TOTAL FOOTAGE TO ORDER: 153

SECONDARY WIRE RUNS

RUN #	FROM		TO BLDG		CONDUIT	WIRE SIZE	PHASE	RUN LENGTH
37	TRUG	5799	SVC	A	3"	4/0T	SEC	52
38	TRUG	5799	SVC	A	3"	4/0T	SEC	52
40	TRUG	5800	SVC	20	3"	4/0T	SEC	41
41	TRUG	5800	SVC	20	3"	4/0T	SEC	41
42	TRUG	5800	SVC	20	3"	4/0T	SEC	41
43	TRUG	5801	SVC	19	3"	4/0T	SEC	29
44	TRUG	5801	SVC	19	3"	4/0T	SEC	29
45	TRUG	5801	SVC	19	3"	4/0T	SEC	29
46	TRUG	5802	SVC	18	3"	4/0T	SEC	41
47	TRUG	5802	SVC	18	3"	4/0T	SEC	41
48	TRUG	5802	SVC	18	3"	4/0T	SEC	41
49	TRUG	5803	SVC	17	3"	4/0T	SEC	0
50	TRUG	5803	SVC	17	3"	4/0T	SEC	0
51	TRUG	5803	SVC	17	3"	4/0T	SEC	0
52	TRUG	5804	SVC	16	3"	4/0T	SEC	44
53	TRUG	5804	SVC	16	3"	4/0T	SEC	44
54	TRUG	5804	SVC	16	3"	4/0T	SEC	44
55	TRUG	5805	SVC	8	3"	4/0T	SEC	30
56	TRUG	5805	SVC	8	3"	4/0T	SEC	30
57	TRUG	5805	SVC	8	3"	4/0T	SEC	30
58	TRUG	5806	SVC	7	3"	4/0T	SEC	32
59	TRUG	5806	SVC	7	3"	4/0T	SEC	32
60	TRUG	5806	SVC	7	3"	4/0T	SEC	32
61	TRUG	5807	SVC	6	3"	4/0T	SEC	35
62	TRUG	5807	SVC	6	3"	4/0T	SEC	35
63	TRUG	5807	SVC	6	3"	4/0T	SEC	35
64	TRUG	5808	SVC	1	3"	4/0T	SEC	34
65	TRUG	5808	SVC	1	3"	4/0T	SEC	34
66	TRUG	5808	SVC	1	3"	4/0T	SEC	34
67	TRUG	5809	SVC	B	3"	4/0T	SEC	34
68	TRUG	5809	SVC	B	3"	4/0T	SEC	34
69	TRUG	5809	SVC	C	3"	4/0T	SEC	23
70	TRUG	5809	SVC	C	3"	4/0T	SEC	23
71	TRUG	5810	SVC	21	3"	4/0T	SEC	39
72	TRUG	5810	SVC	21	3"	4/0T	SEC	39
73	TRUG	5810	SVC	21	3"	4/0T	SEC	39
74	TRUG	5811	SVC	23	3"	4/0T	SEC	30
75	TRUG	5811	SVC	23	3"	4/0T	SEC	30
76	TRUG	5811	SVC	23	3"	4/0T	SEC	30
77	TRUG	5812	SVC	22	3"	4/0T	SEC	46
78	TRUG	5812	SVC	22	3"	4/0T	SEC	46
79	TRUG	5812	SVC	22	3"	4/0T	SEC	46
80	TRUG	5813	SVC	15	3"	4/0T	SEC	54
81	TRUG	5813	SVC	15	3"	4/0T	SEC	54
82	TRUG	5813	SVC	15	3"	4/0T	SEC	54

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SECONDARY WIRE RUNS

84	TRUG	5814	SVC	9	3"	4/0T	SEC	0
85	TRUG	5814	SVC	9	3"	4/0T	SEC	0
86	TRUG	5815	SVC	L	3"	4/0T	SEC	30
87	TRUG	5816	SVC	5	3"	4/0T	SEC	47
88	TRUG	5816	SVC	5	3"	4/0T	SEC	47
89	TRUG	5816	SVC	5	3"	4/0T	SEC	47
90	TRUG	5817	SVC	2	3"	4/0T	SEC	27
91	TRUG	5817	SVC	2	3"	4/0T	SEC	27
92	TRUG	5817	SVC	2	3"	4/0T	SEC	27
93	TRUG	5818	SVC	3	3"	4/0T	SEC	46
94	TRUG	5818	SVC	3	3"	4/0T	SEC	46
95	TRUG	5818	SVC	3	3"	4/0T	SEC	46
96	TRUG	5819	SVC	4	3"	4/0T	SEC	40
97	TRUG	5819	SVC	4	3"	4/0T	SEC	40
98	TRUG	5819	SVC	4	3"	4/0T	SEC	40
99	TRUG	5820	SVC	D	3"	4/0T	SEC	48
100	TRUG	5820	SVC	D	3"	4/0T	SEC	48
101	TRUG	5820	SVC	E	3"	4/0T	SEC	48
102	TRUG	5820	SVC	E	3"	4/0T	SEC	48
103	TRUG	5821	SVC	F	3"	4/0T	SEC	51
104	TRUG	5821	SVC	F	3"	4/0T	SEC	51
105	TRUG	5821	SVC	G	3"	4/0T	SEC	49
106	TRUG	5821	SVC	G	3"	4/0T	SEC	49
107	TRUG	5822	SVC	H	3"	4/0T	SEC	43
108	TRUG	5822	SVC	H	3"	4/0T	SEC	43
109	TRUG	5822	SVC	I	3"	4/0T	SEC	43
110	TRUG	5822	SVC	I	3"	4/0T	SEC	43
111	TRUG	5823	SVC	24	3"	4/0T	SEC	34
112	TRUG	5823	SVC	24	3"	4/0T	SEC	34
113	TRUG	5823	SVC	24	3"	4/0T	SEC	34
114	TRUG	5824	SVC	25	3"	4/0T	SEC	30
115	TRUG	5824	SVC	25	3"	4/0T	SEC	30
116	TRUG	5824	SVC	25	3"	4/0T	SEC	30
117	TRUG	5825	SVC	13	3"	4/0T	SEC	30
118	TRUG	5825	SVC	13	3"	4/0T	SEC	30
119	TRUG	5825	SVC	13	3"	4/0T	SEC	30
120	TRUG	5826	SVC	14	3"	4/0T	SEC	40
121	TRUG	5826	SVC	14	3"	4/0T	SEC	40
122	TRUG	5826	SVC	14	3"	4/0T	SEC	40
123	TRUG	5827	SVC	12	3"	4/0T	SEC	33
124	TRUG	5827	SVC	12	3"	4/0T	SEC	33
125	TRUG	5827	SVC	12	3"	4/0T	SEC	33
126	TRUG	5828	SVC	10	3"	4/0T	SEC	30
127	TRUG	5828	SVC	10	3"	4/0T	SEC	30
128	TRUG	5828	SVC	10	3"	4/0T	SEC	30
130	TRUG	5829	SVC	11	3"	4/0T	SEC	57
131	TRUG	5829	SVC	11	3"	4/0T	SEC	57
132	TRUG	5829	SVC	11	3"	4/0T	SEC	57

TOTAL FOOTAGE TO ORDER: 4814

03/03/2020 0 ISSUED TO ENGINEER

		REVISION
09/01/2020	A	UPDATED BASE DRAWING
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12/04/2024 1:41:58 PM



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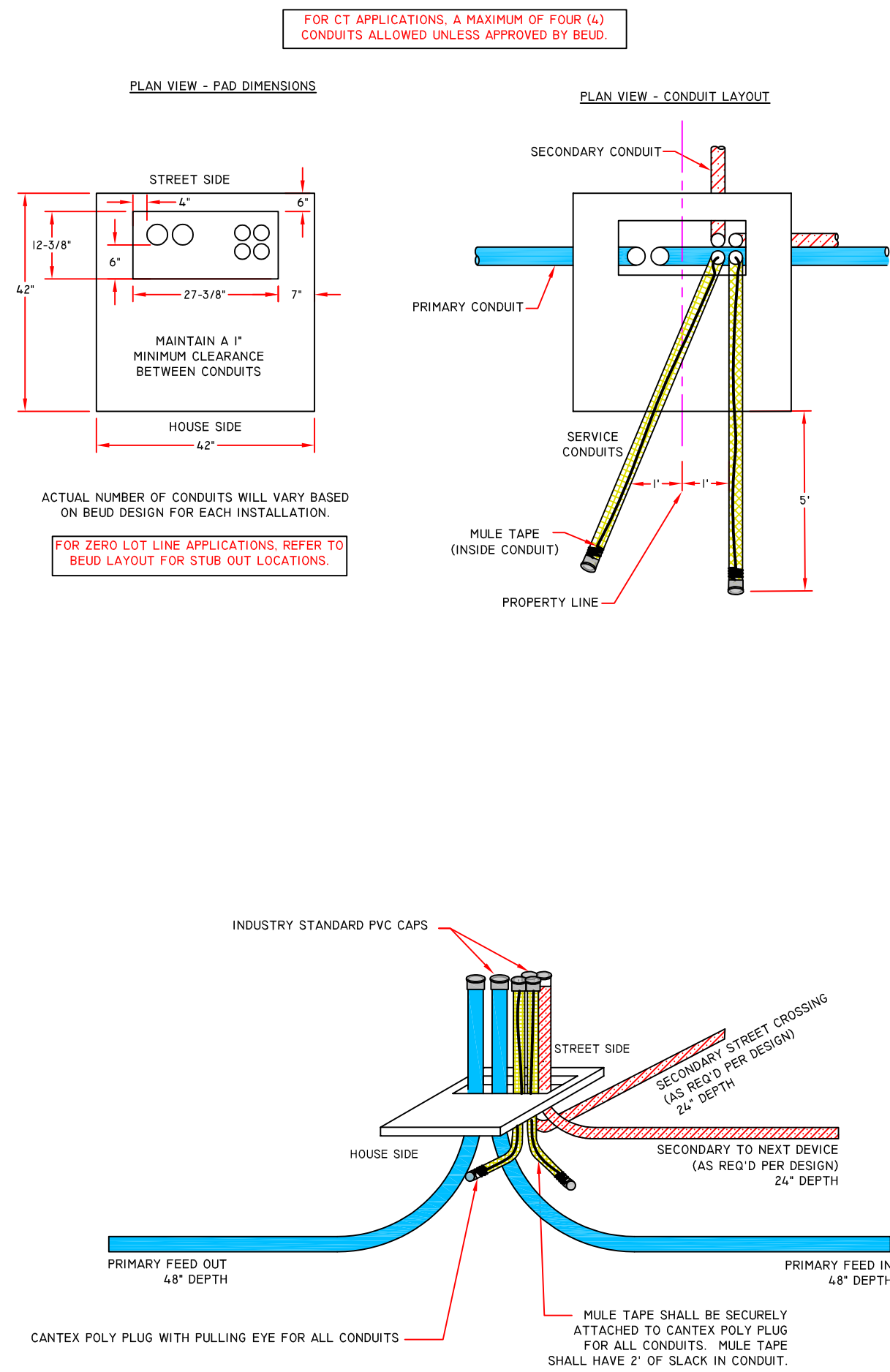
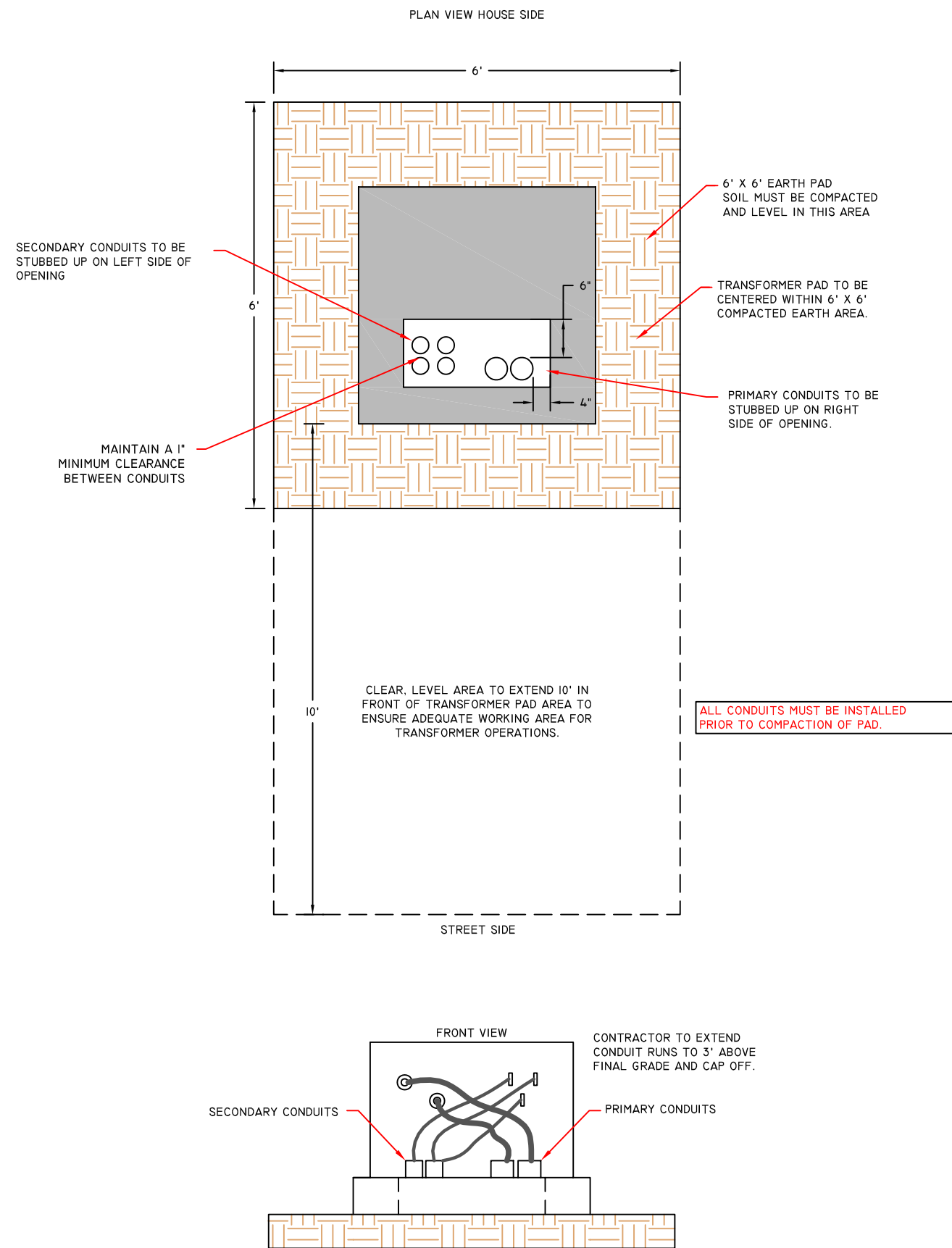
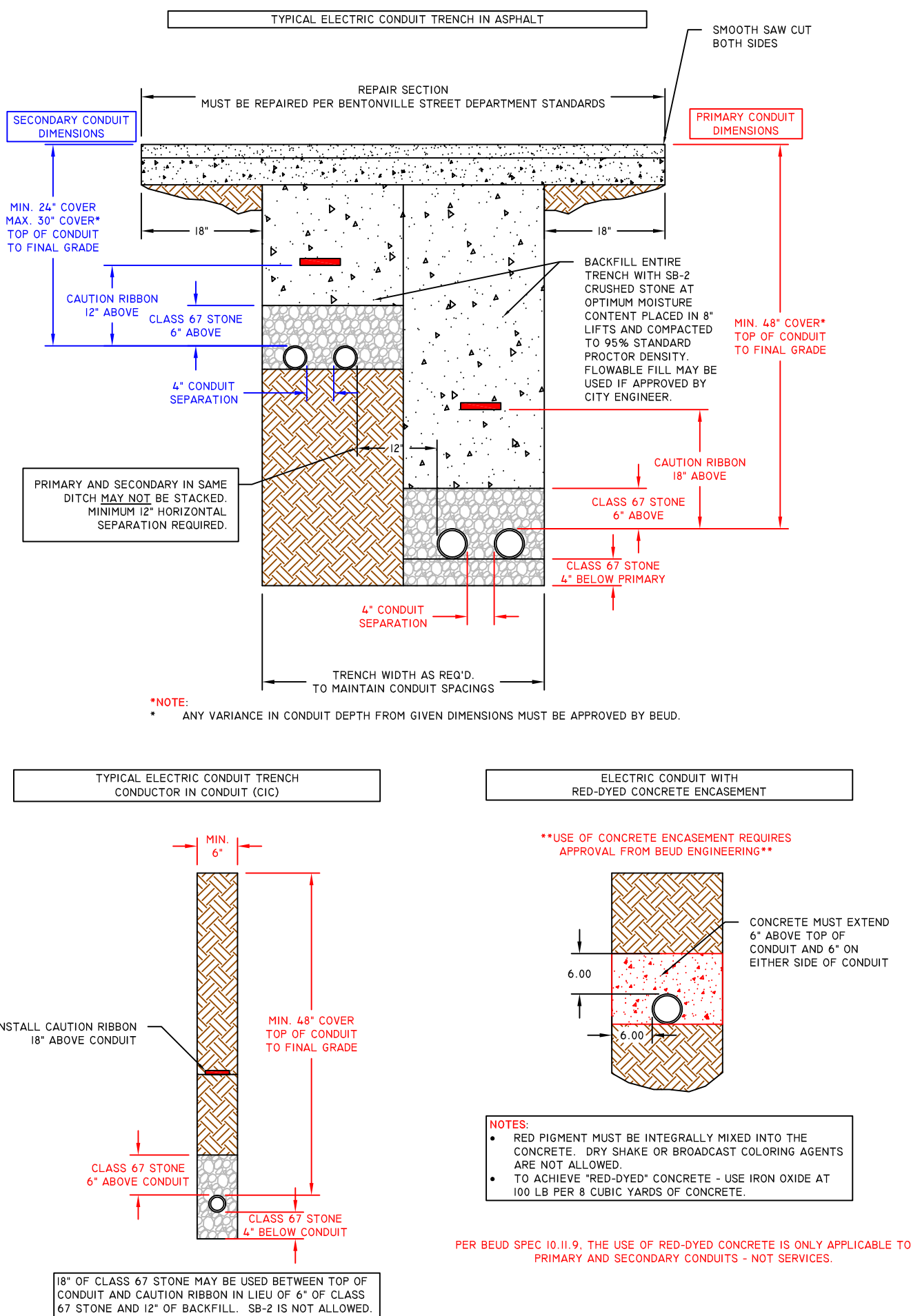
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DRAWN: WCK

CHECKED: CRB

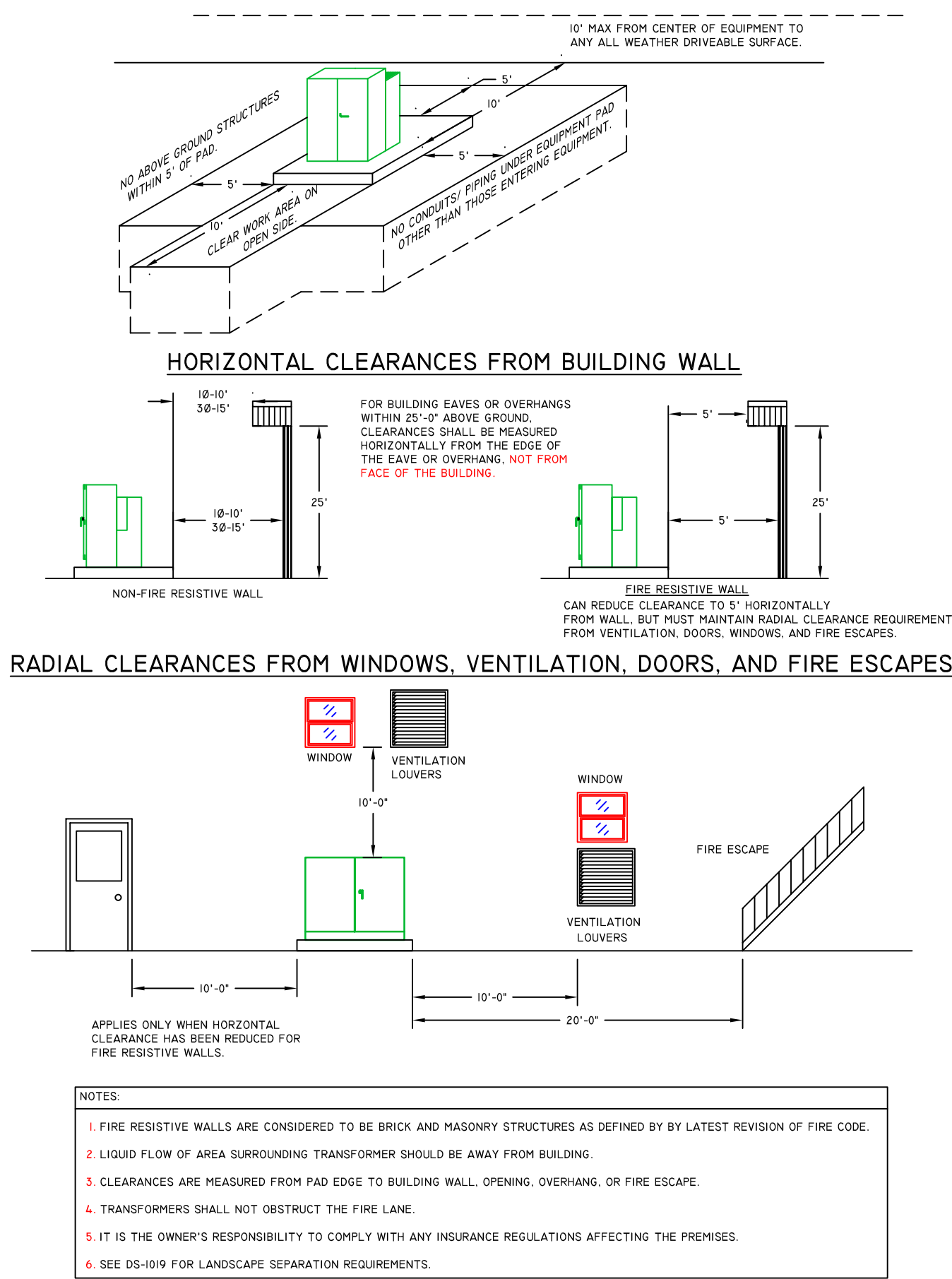
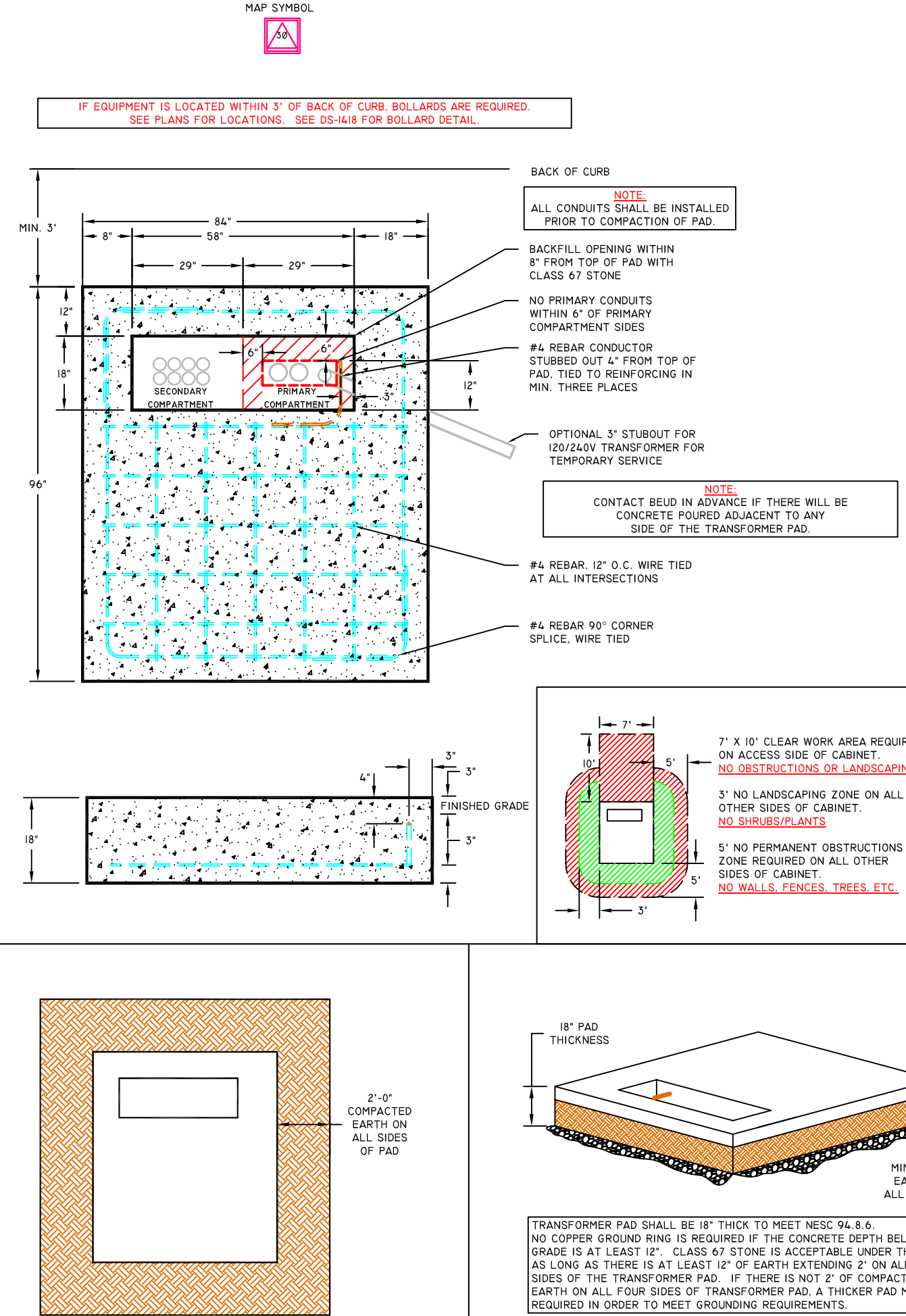
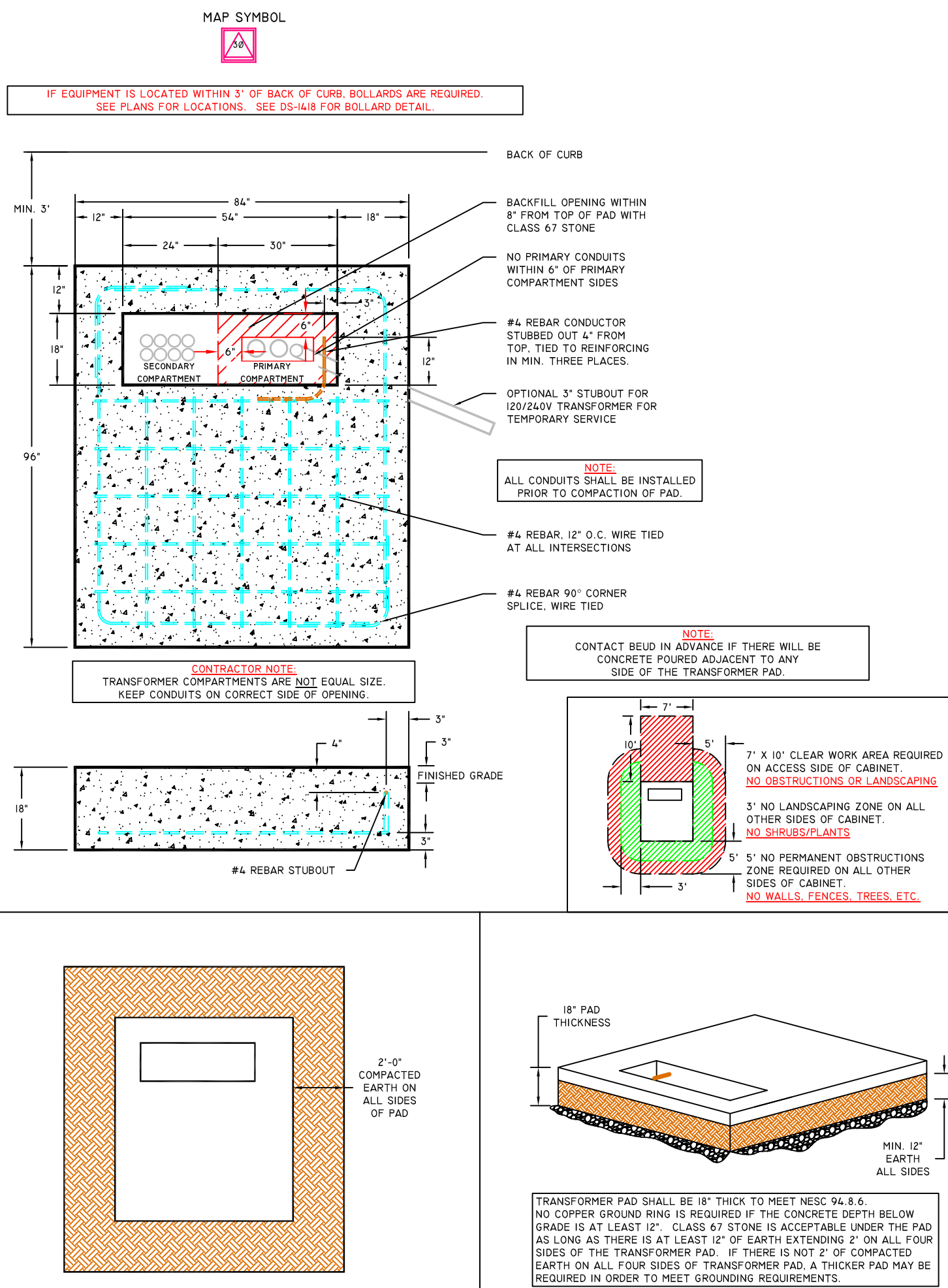
SHEET NUMBER 121

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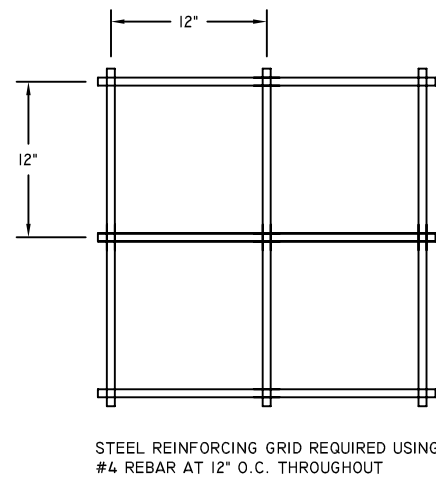
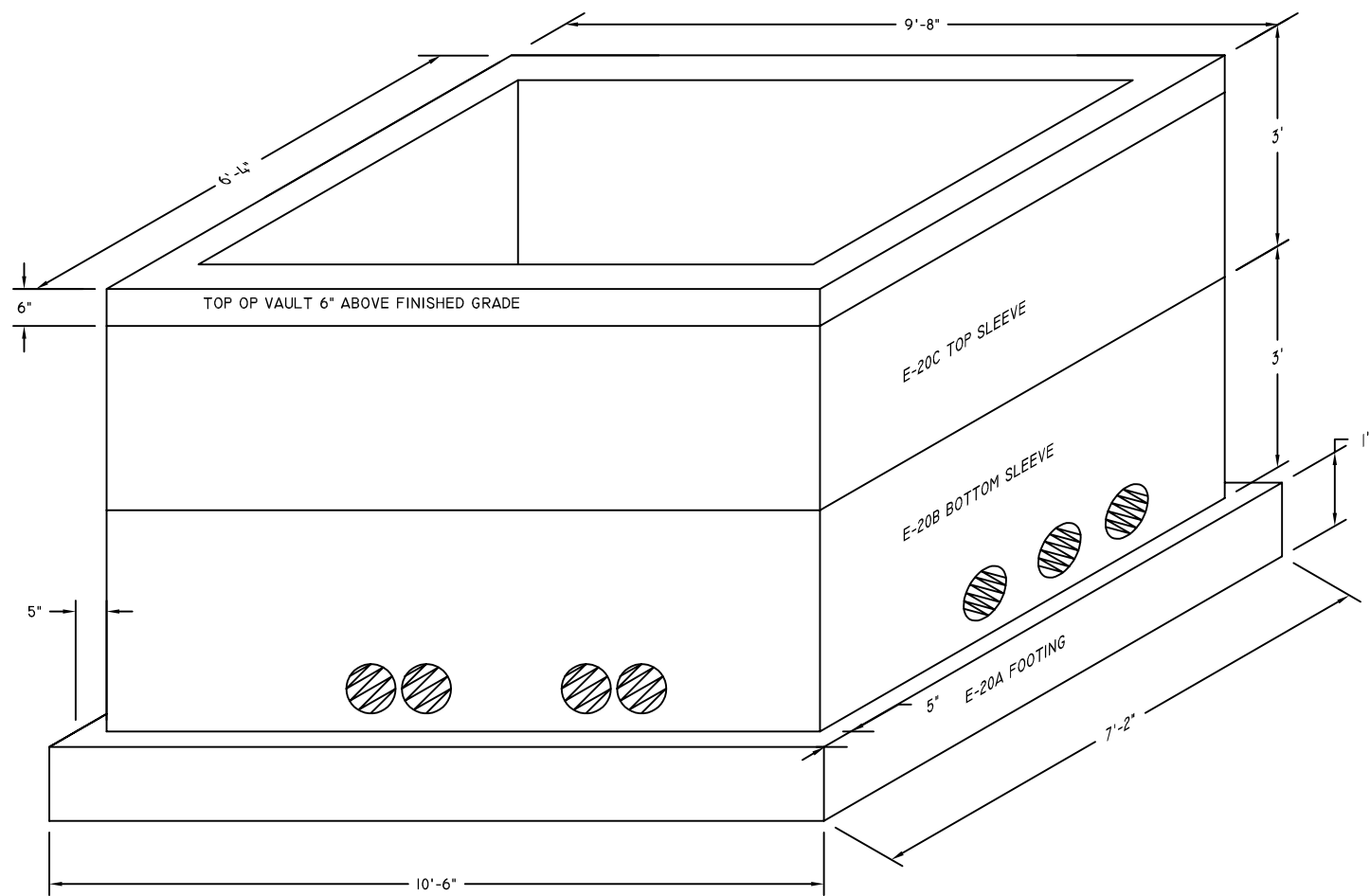
DS-1404 ELECTRIC TRENCH DETAILS SHEET 2

DS-I406 SINGLE PHASE TRANSFORMER PAD
SMALLER THAN 100 kVA

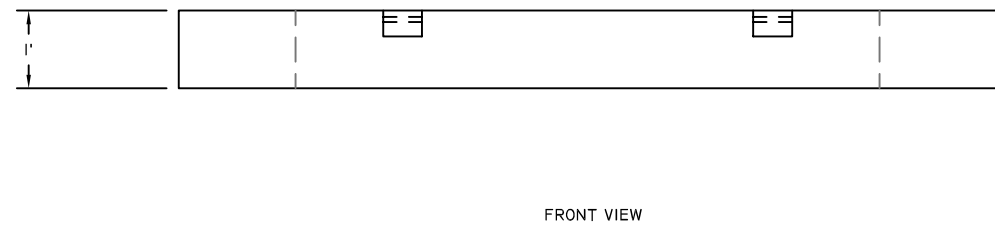
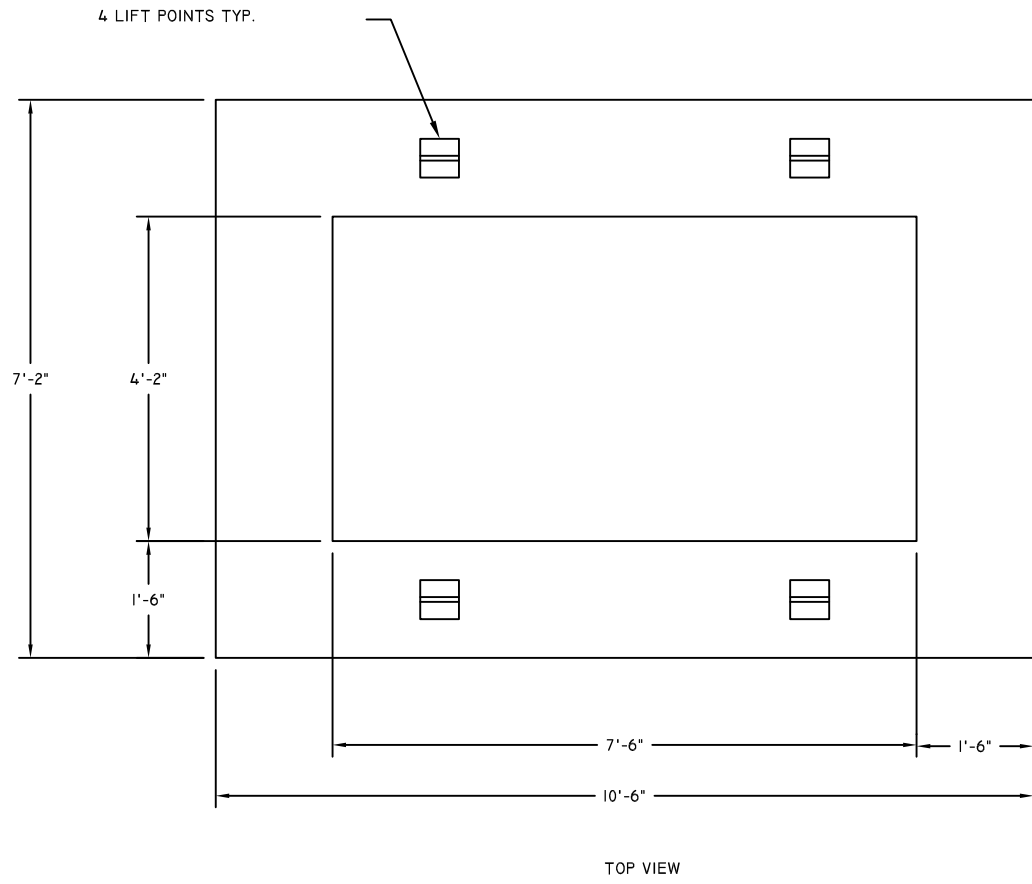


DS-1410 CLEARANCE SPECIFICATIONS FOR PADMOUNTED EQUIPMENT



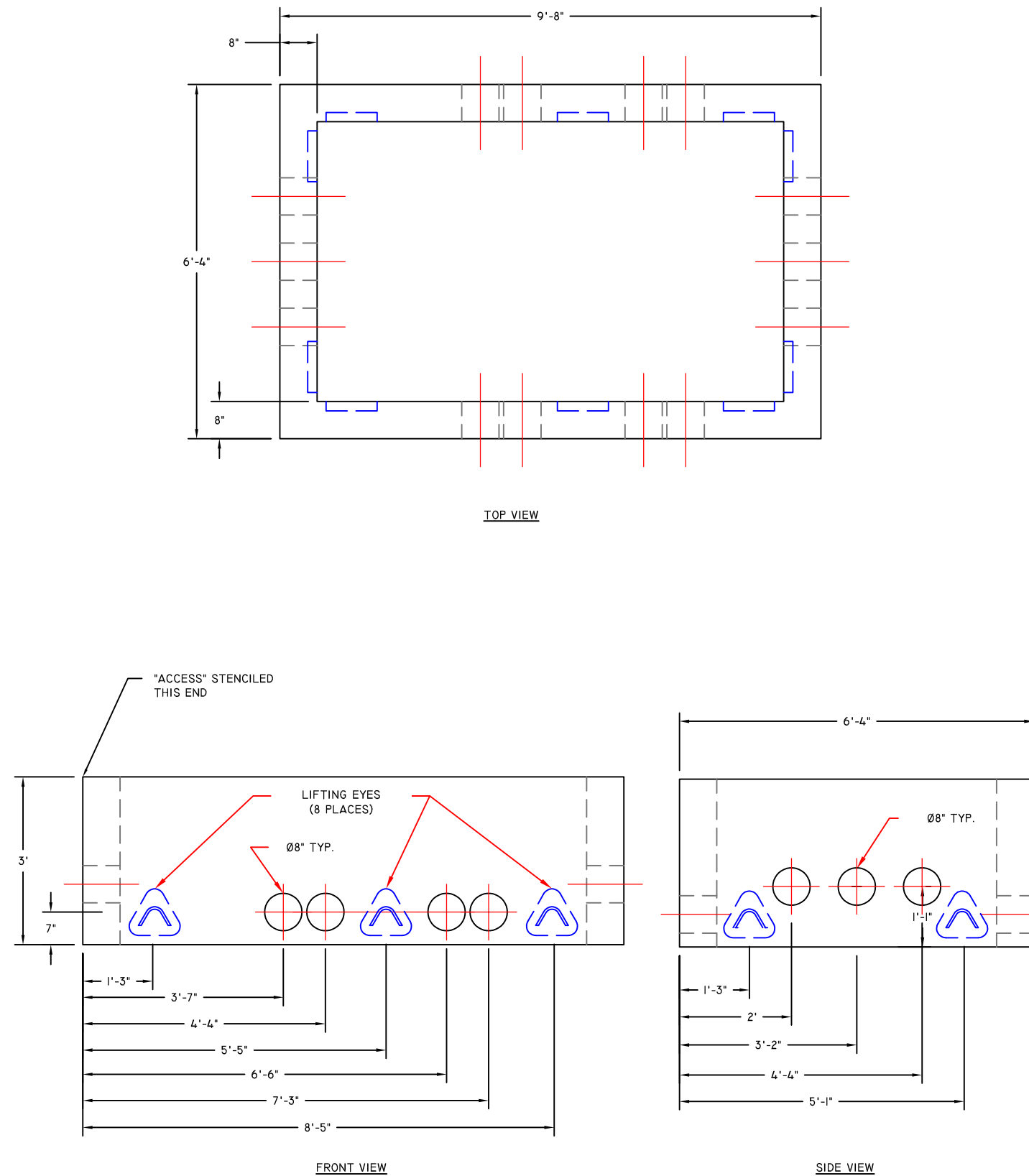


CONTRACTOR SHALL COVER EACH UNBRED HOLES INDIVIDUALLY. NO GUE SHALL BE USED.

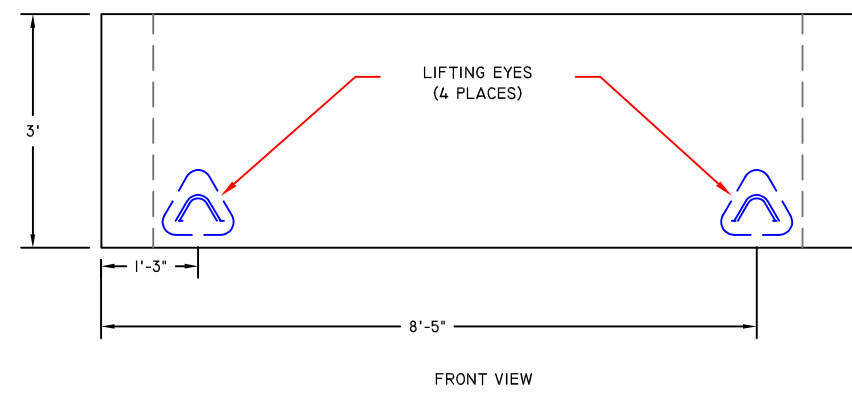
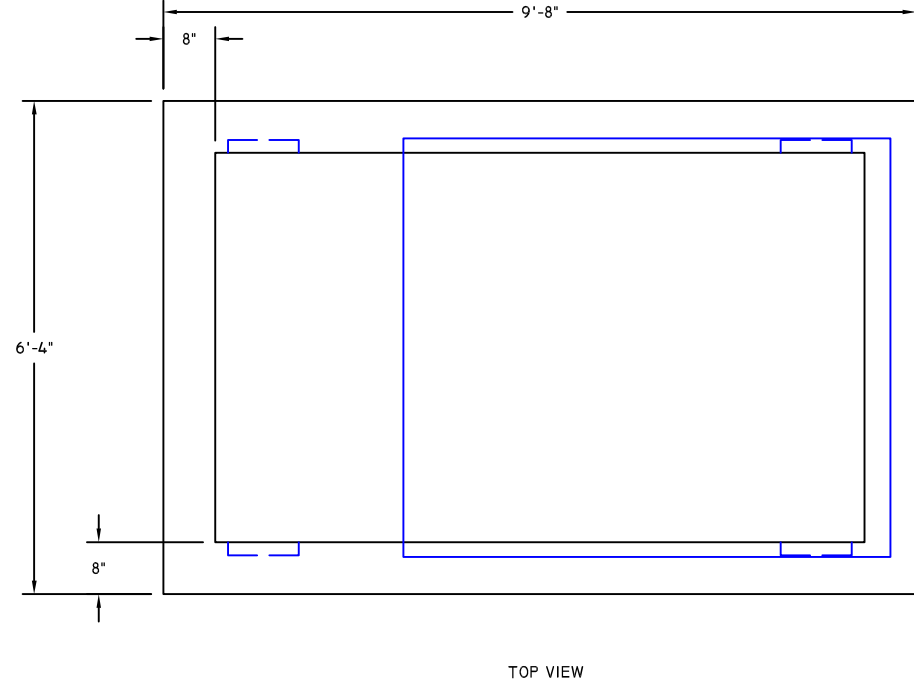


NOTE: CLASS 67 STONE MUST NOT BE INSTALLED ANY HIGHER THAN 2" FROM TOP OF FOOTING.

FOOTER WEIGHT: 3,200 LBS



BOTTOM SLEEVE WEIGHT: 8,900 LBS



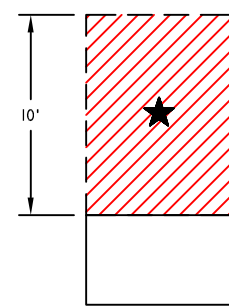
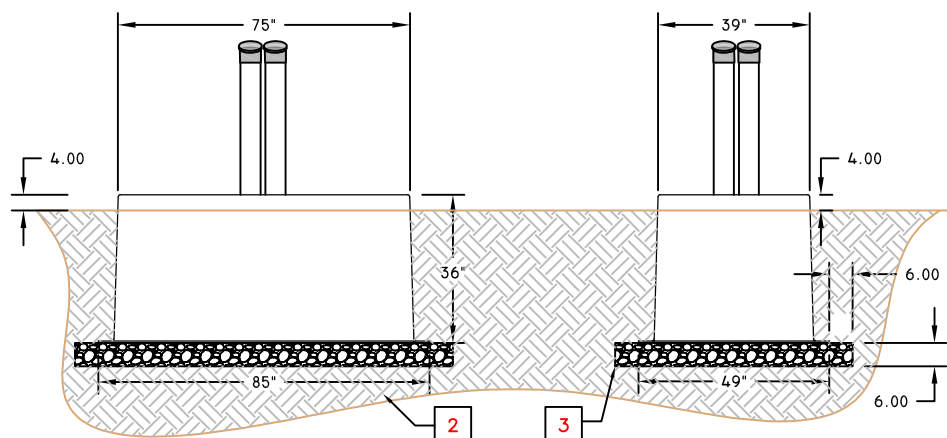
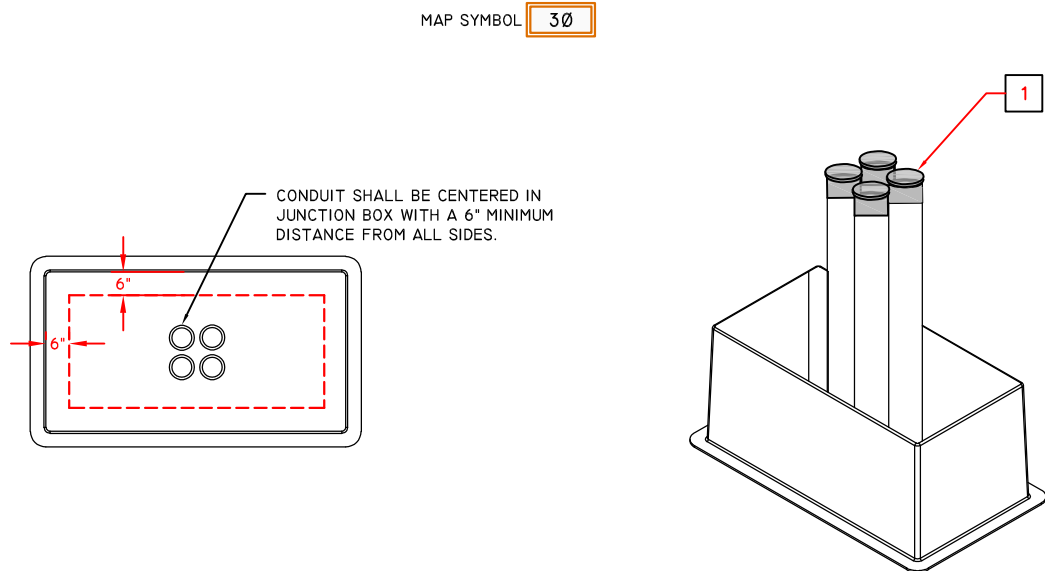
TOP SLEEVE WEIGHT: 9,200 LBS

DS-I420 PADMOUNT SWITCHGEAR VAULT ASSEMBLY

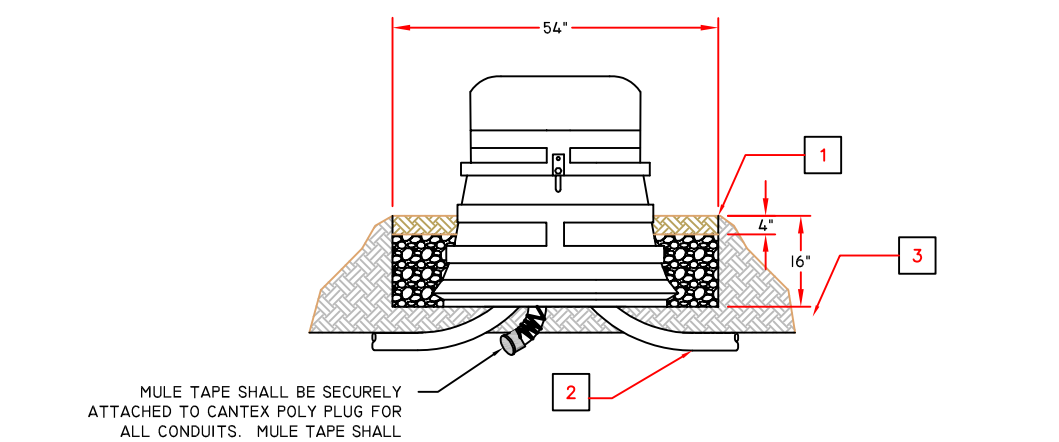
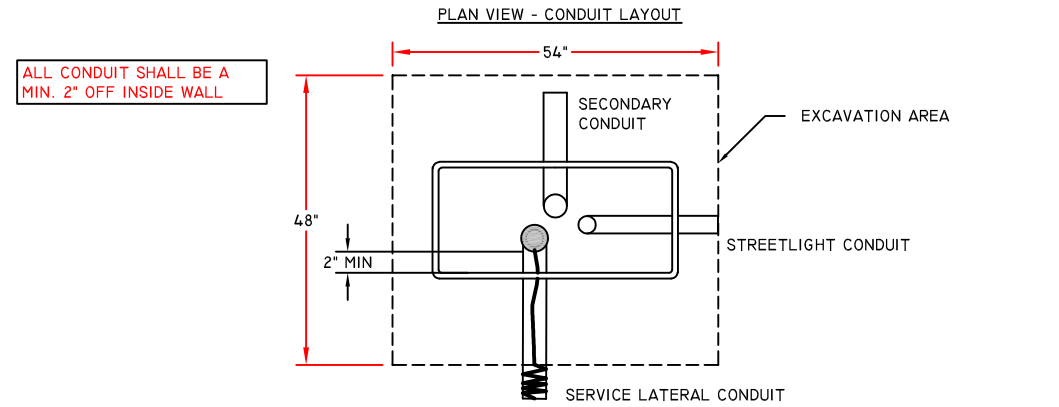
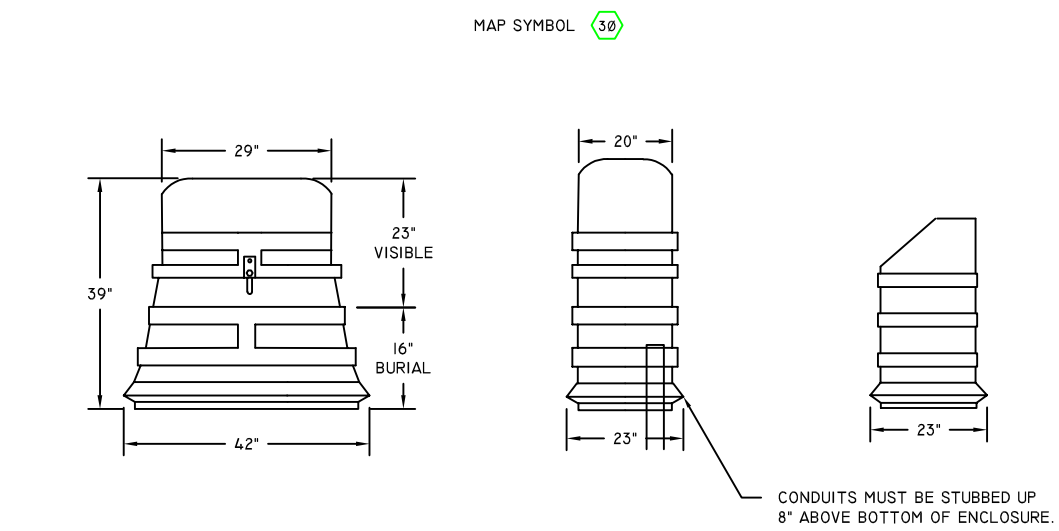
DS-I420A PADMOUNT SWITCHGEAR VAULT FOOTER

DS-I420B PADMOUNT SWITCHGEAR BOTTOM SLEEVE

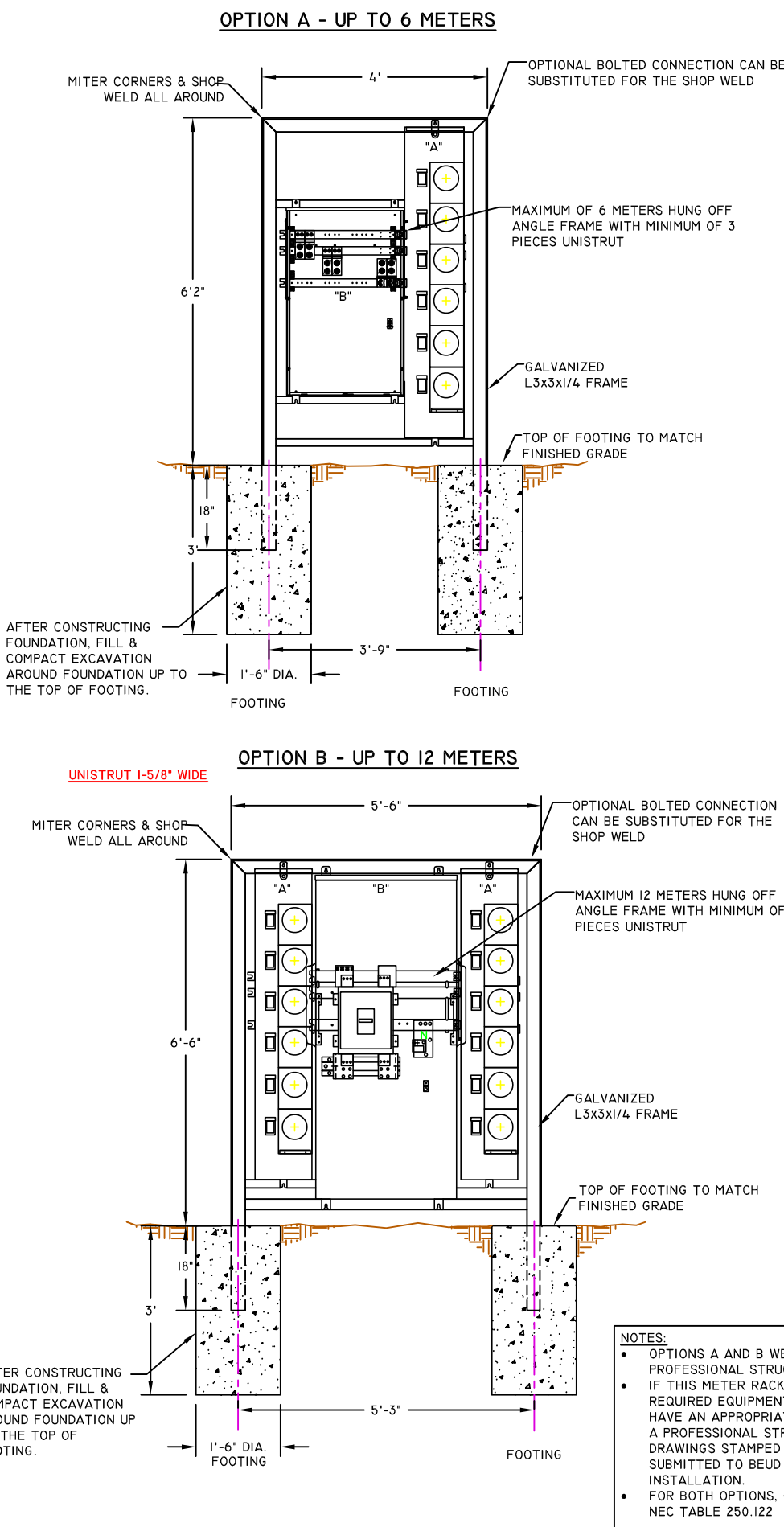
DS-I420C PADMOUNT SWITCHGEAR TOP SLEEVE



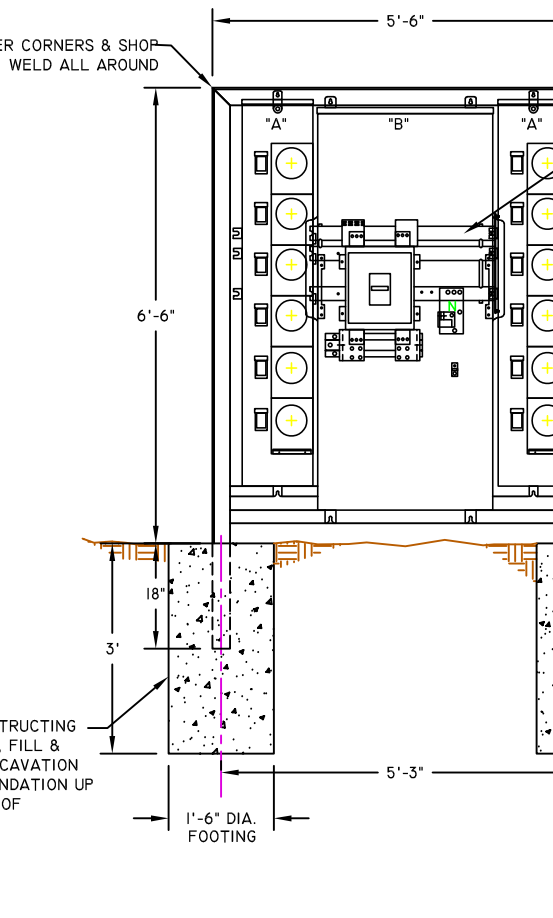
NOTES:
1. CONDUITS SHALL BE STUBBED UP AND CAPPED 3" TOP OF SLEEVE.
2. SOIL BELOW SLEEVE SHALL BE COMPACTED AND LEVEL.
3. 6" OF CLASS 67 GRAVEL SHALL BE PLACED IN THE BOTTOM OF THE EARTH BOX, EXTENDING 6" BEYOND EDGE OF SLEEVE.
4. MARK GROUND ROD PLACEMENT IN BOTTOM OF SLEEVE WITH WOODEN STAKE TO MISS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



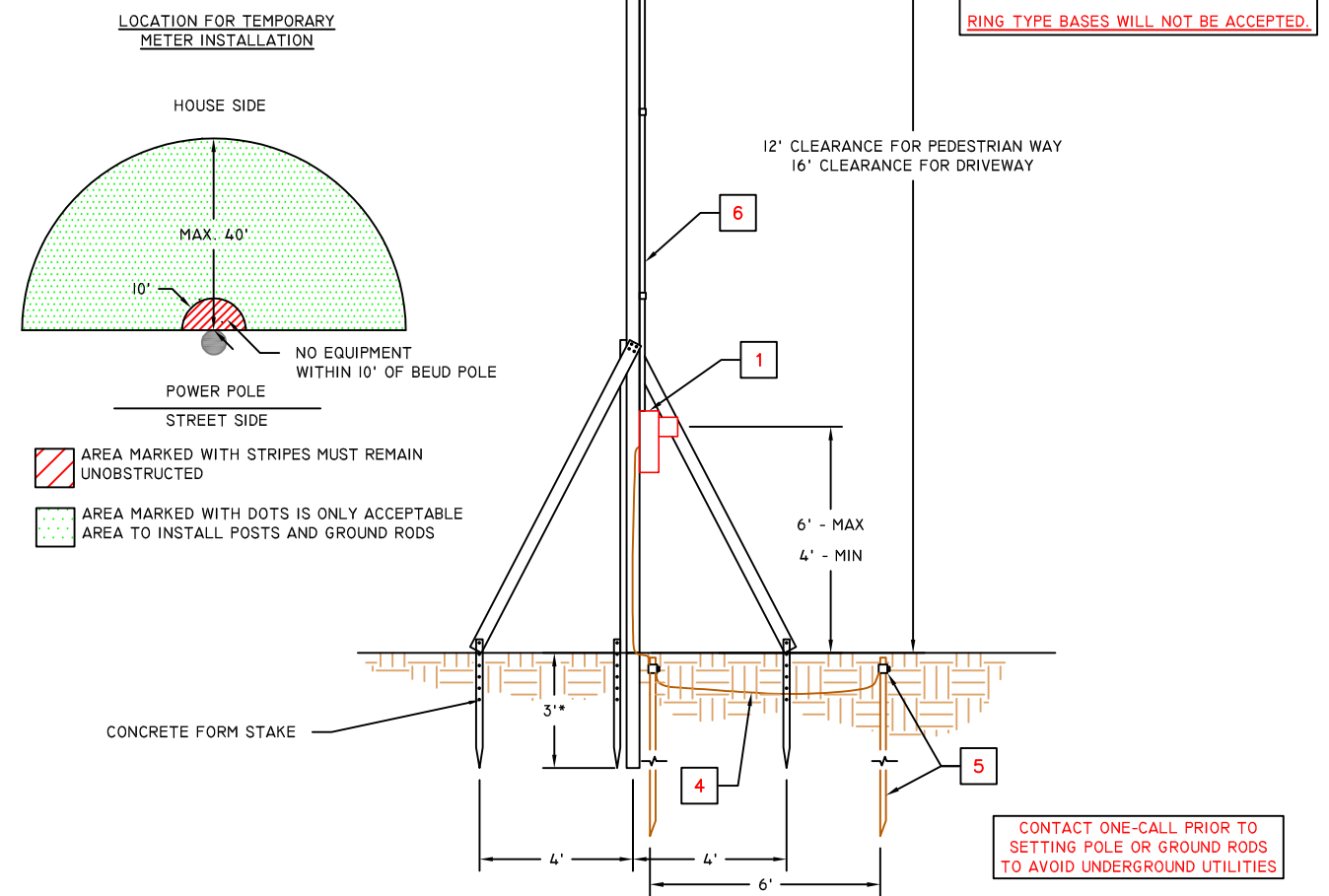
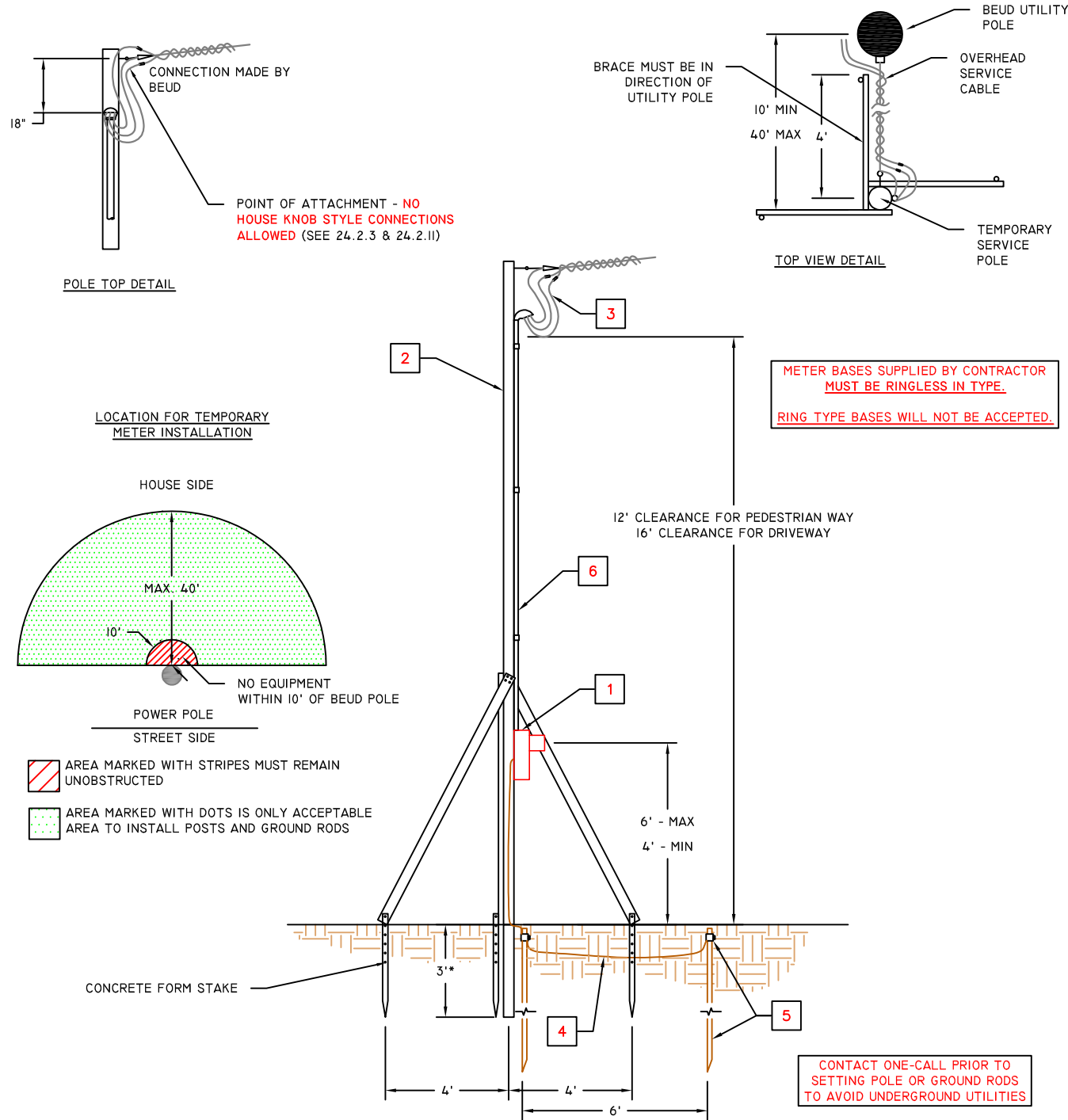
NOTES:
1. EXCAVATE A 54" W X 48" H X 10" D PIT CENTERED IN A 7' X 7' CLEAR LEVEL AREA. PEDESTAL SHALL NOT BE SITUATED IN A LOW AREA OR SWALE THAT WOULD CAUSE WATER TO COLLECT IN PIT.
2. CONTRACTOR TO USE ONLY SHORT SWEEP ELBOWS.
3. BACKFILL PIT WITH CLASS 67 GRAVEL TO WITHIN 4" OF TOP. BACKFILL LAST 4" OF PIT WITH TOPSOIL.



OPTION B - UP TO 12 METERS



NOTES:
1. OPTIONS A AND B WERE DESIGNED BY A PROFESSIONAL STRUCTURAL ENGINEER.
2. IF THIS METER RACK CANNOT ACCOMMODATE THE REQUIRED EQUIPMENT, THE DEVELOPER MUST HAVE AN APPROPRIATE METER RACK DESIGNED BY A PROFESSIONAL STRUCTURAL ENGINEER. DESIGN DRAWINGS STAMPED BY THE ENGINEER MUST BE SUBMITTED TO BEUD FOR REVIEW PRIOR TO INSTALLATION.
3. FOR BOTH OPTIONS, GROUNDING SHALL BE PER NEC TABLE 250.122.



NOTES:
1. RINGLESS METER SOCKET FURNISHED AND INSTALLED BY CUSTOMER USING MINIMUM (2) 2 IN WOOD SCREWS. SEAL ALL HOLES. METER PROVIDED BY BEUD.
2. PROVIDE A MINIMUM 4'X4' STRUCTURE THAT PROVIDES ADEQUATE CLEARANCES FOR SPECIFIC INSTALLATION THAT IS STRUCTURALLY SOUND.
3. MINIMUM CONDUCTORS ALLOWED #6 COPPER OR #4 ALUMINUM. NEUTRAL SHALL BE IDENTIFIED. MINIMUM LENGTH OF CONDUCTOR EXTENDING 2 FEET.
4. GROUNDING CONDUCTOR MINIMUM SIZE #6 SOLID COPPER AND SHALL BE BURIED. GROUNDING CONDUCTOR MUST BE CONTINUOUS.
5. CUSTOMER TO FURNISH AND INSTALL (2) 5/8" DIA. X 8' DRIVEN GROUND RODS. COPPER OR COPPER CLAD. 2 LOCATIONS PER NEC 250.55(A)(2). USE COPPER OR BRONZE GROUND ROD CONNECTORS OR CLAMPS.
6. GALVANIZED RIGID STEEL, IMC, OR PVC SCHEDULE 80 CONDUIT.

DS-I413 THREE PHASE 600A PRIMARY JUNCTION BOX SLEEVE

DS-I414-I THREE PHASE SECONDARY JUNCTION BOX

DS-I024 SINGLE PHASE FREE STANDING METER RACK

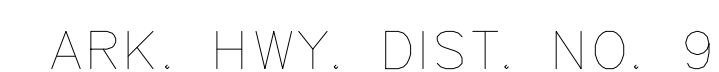
DS-I001 BRACED TEMPORARY SERVICE POLE



VICINITY MAP

NTS

TRAFFIC SIGNAL MODIFICATION PLANS S.W. REGIONAL AIRPORT BLVD. (HWY 12) AND GREENHOUSE ROAD BENTONVILLE, ARKANSAS



INTERSECTION LOCATION

SITE LOCATION MAP

NTS

1. WORK ON STATE HIGHWAYS MUST CONFORM TO ARDOT SPECIFICATIONS.
2. THERE ARE NUMEROUS PUBLIC AND PRIVATE UTILITIES WITHIN AND ADJACENT TO THE LIMITS OF CONSTRUCTION. SOME EXISTING UTILITIES MAY NOT BE SHOWN ON THE PLANS. PRIOR TO BEGINNING ANY TYPE OF EXCAVATION, THE CONTRACTOR SHALL CONTACT THE VARIOUS UTILITY COMPANIES AND MAKE ARRANGEMENTS FOR THE LOCATION OF THE UTILITY ON THE GROUND. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN THE UTILITY MARKINGS UNTIL THEY ARE NO LONGER NEEDED. CONTRACTOR WILL BE RESPONSIBLE FOR ALL DAMAGES AND/OR REPAIR OF THE UTILITIES.
3. ALL LAND MONUMENTS LOCATED WITHIN THE CONSTRUCTION AREA SHALL BE PROTECTED IN ACCORDANCE WITH SECTION 107.12 OF THE STANDARD SPECIFICATIONS OF THE ARKANSAS DEPARTMENT OF TRANSPORTATION.
4. ALL TREES AND OTHER LANDSCAPE MATERIALS THAT DO NOT DIRECTLY INTERFERE WITH THE PROPOSED CONSTRUCTION SHALL BE SPARED AS DIRECTED BY THE ENGINEER. CARE AND DISCRETION SHALL BE USED TO INSURE THAT ALL TREES NOT REMOVED SHALL BE PROTECTED DURING THE CONSTRUCTION OPERATIONS.
5. CONTRACTOR SHALL THOROUGHLY FAMILIARIZE HIMSELF WITH ALL UTILITY LINES AND APPURTENANCES REQUIRING ADJUSTMENTS BECAUSE OF THIS CONSTRUCTION. CONTRACTOR SHALL FULLY COORDINATE SUCH ADJUSTMENTS WITH THE INVOLVED UTILITIES AS TO WHO SHALL ADJUST. NO SEPARATE PAYMENT SHALL BE MADE AS A RESULT OF ANY ADJUSTMENTS REQUIRED.
6. ALL EXISTING PAVEMENT AND CURB AND GUTTER OR OTHER EXISTING PHYSICAL FEATURES WHICH CONFLICT WITH THE NEW CONSTRUCTION, SHALL BE REMOVED. NO SEPARATE PAYMENT WILL BE MADE FOR REMOVALS, WHICH WILL BE CONSIDERED SUBSIDIARY TO SITE PREPARATION.
7. EXISTING UTILITY LOCATIONS ARE FROM UTILITY COMPANIES' RECORDS AND/OR ABOVE GROUND INSPECTION.
8. P.E. CERTIFIED SHOP DRAWINGS MUST BE SUBMITTED FOR APPROVAL. CERTIFICATION SHALL ALSO INDICATE COMPLIANCE WITH ARKANSAS DEPARTMENT OF TRANSPORTATION MATERIAL SPECIFICATION REQUIREMENTS AND CONFORMANCE TO AASHTO DESIGN REQUIREMENTS FOR 90 MPH WIND LOADING FOR SIGNALS, MASTS AND SIGNS AS INDICATED.
9. ALL TRAFFIC SIGNAL EQUIPMENT SHALL COMPLY WITH THE LATEST EDITION OF THE THE STANDARD SPECIFICATIONS OF THE ARKANSAS DEPARTMENT OF TRANSPORTATION AND APPLICABLE SPECIAL PROVISIONS.



● CIVIL & TRAFFIC ENGINEERING ●

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Little Rock, Arkansas 72223



Mark Nichols

11-21-2024

**TRAFFIC SIGNAL DESIGN
S.W. REGIONAL AIRPORT BLVD. (HWY 12)
AND GREENHOUSE ROAD**

BENTONVILLE, ARKANSAS

PROJECT NO.: P2051

PROJECT NO.: P2051

PROJECT NO.: P2051



INDEX OF SHEETS	
SHEET	TITLE
1	TITLE SHEET
2	INDEX OF SHEETS AND GOVERNING SPECIFICATIONS
3	TRAFFIC SIGNAL NOTES
4	SUMMARY OF QUANTITIES
5	TRAFFIC SIGNAL MODIFICATIONS PLAN
6	TRAFFIC SIGNAL WIRING PLAN
7	TRAFFIC SIGNAL CHARTS
8	GROUNDING ARRAY DETAIL
9	CONTROLLER CABINET UTILITY DRAWER (SD-5)
10	HEAVY DUTY PULL BOX (SD-6)
11	SIGNAL HEAD PLACEMENT (SD-8)
12	STEEL POLE WITH MAST ARM (SD-11)
13-15	EXISTING TRAFFIC SIGNAL PLAN FOR REFERENCE

GENERAL NOTES

1. WORK ON STATE HIGHWAYS MUST CONFORM TO STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, EDITION OF 2014.
2. THERE ARE NUMEROUS PUBLIC AND PRIVATE UTILITIES WITHIN AND ADJACENT TO THE LIMITS OF CONSTRUCTION. SOME EXISTING UTILITIES MAY NOT BE SHOWN ON THE PLANS. PRIOR TO BEGINNING ANY TYPE OF EXCAVATION, THE CONTRACTOR SHALL CONTACT THE VARIOUS UTILITY COMPANIES AND MAKE ARRANGEMENTS FOR THE LOCATION OF THE UTILITY ON THE GROUND. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN THE UTILITY MARKINGS UNTIL THEY ARE NO LONGER NEEDED. CONTRACTOR WILL BE RESPONSIBLE FOR ALL DAMAGES AND/OR REPAIR OF THE UTILITIES.
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9. ALL TRAFFIC SIGNAL EQUIPMENT SHALL COMPLY WITH THE LATEST EDITION OF THE THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, EDITION OF 2014, AND APPLICABLE SPECIAL PROVISIONS.

GOVERNING SPECIFICATIONS

ARKANSAS STATE HIGHWAY COMMISSION STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION. EDITION OF 2014. AND THE FOLLOWING SPECIAL PROVISIONS AND SUPPLEMENTAL SPECIFICATIONS:

NUMBER	TITLE
ERRATA	ERRATA FOR THE BOOK OF STANDARDS SPECIFICATIONS
SP	ELECTRICAL CONDUCTORS-IN-CONDUIT
SP	LED TRAFFIC SIGNAL HEAD
SP	REMOVAL OF TRAFFIC SIGNAL EQUIPMENT
SP	RETROREFLECTIVE BACKPLATES
SP	SYSTEM LOCAL CONTROLLER (FIBER)
SP	RELOCATION OF TRAFFIC SIGNAL HEAD
SP	LED LUMINAIRE ARM ASSEMBLY (BUG UO TYPE)
SP	ELECTRICAL CONDUCTORS FOR LUMINARIES
SP	VIDEO DETECTOR (COLOR)
SP	EDGE CARD VIDEO PROCESSOR
SP	PEDESTRIAN SIGNAL HEAD RELOCATION
SP	STREET NAME SIGN (MAST ARM MOUNTED)
SP	TRAFFIC SIGNAL POLE (RELOCATION)
SP	RELOCATION OF STREET NAME SIGN



Mark Nichols

11-21-2024



AFC - The Reserve - LSD24-0003 - REVISION 0 - 12/5/2024

S.W. REGIONAL AIRPORT BLVD. (HWY 12)
AND GREENHOUSE ROAD

BENTONVILLE, ARKANSAS

DESIGNED BY: MN	INDEX OF SHEETS AND GOVERNING SPECIFICATIONS	SCALE: NTS
DRAWN BY: RMT		SHEET NO. 2
CHECKED BY: MN		PROJ. NO: P2051
DATE: 11-21-2024		

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ARDOT STANDARD TRAFFIC SIGNAL NOTES
(SOME MAY NOT BE APPLICABLE TO THIS PROJECT)

1. THE TRAFFIC SIGNAL SHALL NOT BE PUT INTO OPERATION OR SWITCHED TO THE NEXT CONSTRUCTION STAGE PRIOR TO THE FOLLOWING:
- A. ALL TRAFFIC SIGNAL EQUIPMENT HAS BEEN INSTALLED ACCORDING TO THE PLANS, SPECIAL PROVISIONS, AND PROPERLY FUNCTIONAL. THIS INCLUDES BUT NOT LIMITED TO: CABINETS, PULL BOXES, JUNCTION BOXES, POLES, MAST ARMS, FOUNDATIONS, LUMINAIRES, SIGNAL HEADS, PEDESTRIAN SIGNAL HEAD, PUSH BUTTONS, DETECTION SYSTEM, CONDUITS, CONDUCTORS, CABLE, TRAFFIC CONTROLLER, CONFLICT MONITOR, COMMUNICATIONS, SERVICE POINT, AND RAILROAD INTERCONNECT SYSTEM.
- B. THE DETECTION SYSTEM SHALL BE INSTALLED, SETUP, AND CONFIGURED BY THE CONTRACTOR OR THEIR SUPPLIER PER PLANS. A TRAFFIC OPERATIONS INSPECTOR SHALL INSPECT AND PROVIDE APPROVAL IN ORDER TO PUT THE TRAFFIC SIGNAL INTO OPERATION.
- C. THE TRAFFIC CONTROLLER AND CONFLICT MONITOR SHALL BE PROGRAMMED TO OPERATE AS REQUIRED PER THE PLANS (PHASING DIAGRAM, INTERVAL CHART, AND ANY ADDITIONAL NOTES), SPECIAL PROVISIONS AND ARDOT SPECIFICATIONS.
- D. TIMING SETTINGS HAVE BEEN PROGRAMMED AS REQUIRE BY ITS MANAGEMENT SECTION–MAINTENANCE DIVISION AND APPROVED.
- E. THE TRAFFIC SIGNAL HAS BEEN INSPECTED AND APPROVED BY A TRAFFIC OPERATIONS INSPECTOR.
- F. ALL REQUIRED DOCUMENTS RELATED TO THE TRAFFIC SIGNAL EQUIPMENT, THIS INCLUDES BUT NOT LIMITED TO: TEST RESULTS, CONFIGURATION/DATA REPORTS, WARRANTYS, AND ANY OTHER DOCUMENTATION REQUIRED PER PLANS AND SPECIAL PROVISIONS
2. CONTRACTOR SHALL NOTIFY ALL EXISTING UTILITY OWNERS BEFORE BEGINNING WORK ON THIS PROJECT.
3. TRAFFIC SIGNAL CONTRACTOR SHALL NOTIFY THE RESIDENT ENGINEER OR ASSIGNED DEPARTMENT PROJECT INSPECTOR EACH DAY PRIOR TO SIGNAL RELATED WORK. NO WORK ON TRAFFIC SIGNALS WILL BE ALLOWED OR APPROVED WITHOUT THIS PRIOR NOTIFICATION.
4. THE CONTRACTOR SHALL PERFORM ALL WORK POSSIBLE THAT WILL MINIMIZE THE TIME THAT THE TRAFFIC SIGNAL IS OUT OF OPERATION. IF, IN THE OPINION OF THE ENGINEER, TRAFFIC CONDITIONS WARRANT, THE CONTRACTOR SHALL PROVIDE FLAGMEN TO DIRECT TRAFFIC WHILE THE TRAFFIC SIGNAL IS OUT OF OPERATION.
5. ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE NFPA 70 (CURRENT EDITION) NATIONAL ELECTRICAL CODE, NFPA 101 (CURRENT EDITION) LIFE SAFETY CODE, STATE ELECTRICAL CODE AND LOCAL ELECTRICAL CODE.
6. EXTEND GREEN EQUIPMENT GROUNDING CONDUCTOR (E.G.C.) FROM GROUND BAR AT MAIN BREAKER TO CONTROL PANEL AND TO FIRST POLE. SOLIDLY BOND E.G.C. TO GROUND LUG OF CONTROL CABINET AND TO POLE GROUND. ENSURE THAT ONLY ONE NEUTRAL–TO–GROUND BOND EXISTS IN THE SYSTEM AND THAT IT IS AT THE MAIN BREAKER.
7. ELECTRICAL SERVICE SHALL BE PROVIDED BY THE CITY/COUNTY TO A SERVICE POLE WITH EXTERNAL RAIN-TIGHT BREAKER (MAIN BREAKER), GALVANIZED STEEL SERVICE RISER, METER LOOP (IF REQUIRED), AND WEATHERHEAD AT A MUTUALLY ACCEPTABLE POINT WITHIN THE RIGHT–OF–WAY. IF THE SERVICE POINT IS OVER 10 FEET FROM THE CONTROLLER, THE CONTRACTOR SHALL PROVIDE AND INSTALL A SEPARATE TWO CIRCUIT EXTERNAL BREAKER (SECONDARY BREAKER) ON OR NEAR THE TRAFFIC SIGNAL CONTROLLER CABINET AND SHALL INSTALL CONDUIT, ELECTRICAL SERVICE WIRE (2c/#6 A.W.G. USE RATED, WITH GROUND TYPICAL), AND PERFORM WIRING TO TAP INTO THE CITY’S/ COUNTY’S MAIN BREAKER AS PART OF THIS CONTRACT. CONDUIT IS PAID FOR AS A SEPARATE ITEM OF THIS CONTRACT. TWO CIRCUIT BREAKERS, CONSIDERED SUBSIDIARY TO THE CONTROL EQUIPMENT, ARE NEEDED WHERE STREET LIGHTING IS INCLUDED. AS PART OF THE SIGNAL INSTALLATION, STREET LIGHTING CIRCUIT (2c/#12 A.W.G. UF RATED, TYPICAL) SHALL BE KEPT FROM THE CIRCUIT SERVING THE TRAFFIC SIGNAL CONTROL EQUIPMENT FROM THE POINT OF TIE–IN AT THE SECONDARY BREAKER PROVIDED BY THE CONTRACTOR.
8. CONTRACTOR SHALL CONNECT A SEPARATE NEUTRAL FOR EACH LOAD SWITCH REPRESENTED ON EACH SIGNAL POLE.
9. TRAFFIC CONTROLLER CABINET AND LAYOUT SHALL BE SUCH THAT IT IS NOT NECESSARY TO SHUT DOWN POWER OR REMOVE LOAD SWITCHES IN ORDER TO EASILY TEST OR MODIFY DETECTOR INPUTS TO THE CONTROLLER.
10. CONTROLLER CABINET SHALL BE WIRED SUCH THAT DURING FLASH OPERATIONS POWER TO THE LOAD SWITCHES CANNOT BACKFEED TO LOAD SWITCH POWER BUSS.
11. ALL PARTS OF THIS INSTALLATION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, STANDARD DRAWINGS, AND WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, CURRENT EDITION.
12. CONTROLLER CABINET LAYOUT AND ORIENTATION SHALL CONFORM TO IMSA STANDARDS.
13. DOOR PANEL TEST PUSH BUTTONS SHALL ACTUATE INDICATED PHASES. DETECTOR ASSIGNMENTS AND/OR SIDE PANEL JUMPERS MAY REQUIRE MODIFICATION.
14. ALL SYSTEM DETECTOR RACKS AND ASSOCIATED EQUIPMENT SHALL BE PROTECTED BY THE MAIN CONTROLLER CABINET POWER SURGE PROTECTION.
15. ONE VIDEO PROGRAMMING MODULE SHALL BE PROVIDED FOR AIMING AND SETUP OF DETECTORS IF THE VIDEO SYSTEM CANNOT BE ADJUSTED THROUGH HARDWARE AND SOFTWARE PROVIDED BY ITEMS WITHIN THE JOB.
16. HARDWARE INPUTS MAY BE DETERMINED BY SUPPLIER. EACH DETECTOR OUTPUT SHALL INPUT THE CONTROLLER THROUGH A SEPARATE INPUT UNLESS OTHERWISE NOTED AND BE PROGRAMMED TO ACTUATE THE ASSOCIATED PHASE. COMBINATION (COMB.) DETECTORS SHALL ALSO BE PROGRAMMED TO PROVIDE VEHICLE COUNT/OCCUPANCY DATA.
17. THE LOCAL RADIO WITH ANTENNA AND TRAFFIC SIGNAL CONTROLLER SHALL BE COMPATIBLE WITH THE EXISTING COORDINATION SYSTEM IN THE CITY/COUNTY.
18. CONDUIT INSTALLED UNDER ROADWAY SURFACES SHALL BE INSTALLED BY PUSHING OR BORING METHOD OR AS DIRECTED BY THE ENGINEER. PVC OR HDPE CONDUIT SHALL BE USED AND SHALL BE UL LISTED. PVC CONDUIT SHALL BE MARKED “DIR. BORING” OR “DIRECTIONAL BORING” PER NEC. IF THE ENGINEER DETERMINES THIS IS NOT FEASIBLE, THEN A TRENCHING METHOD AS SHOWN IN THE STANDARD DRAWINGS MAY BE USED. THE ENGINEER SHALL GRANT A WRITTEN APPROVAL PRIOR TO USING THE TRENCHING METHOD.
19. ALL CONDUIT SHALL BE THREE (3”) INCH DIAMETER UNLESS SPECIFIED ON PLANS. ALL CONDUIT UNDER THE ROADWAY, SIDEWALKS, AND DRIVEWAYS SHALL HAVE A MINIMUM DEPTH OF 24” FROM THE TOP OF THE CONDUIT TO THE FINISHED GRADE. CONDUIT DEPTH MAY NEED TO INCREASE NEAR DRAINAGE STRUCTURES.
20. CONDUIT BELL END FITTINGS SHALL BE INSTALLED ON ALL TERMINATING ENDS OF NON–METALLIC CONDUIT RUNS. THIS INCLUDES PULL BOXES, POLE BASES, AND TRAFFIC SIGNAL CABINETS. THE COST OF THE FITTINGS SHALL BE CONSIDERED SUBSIDIARY TO THE PAY ITEM. ALL NON–METALLIC CONDUIT SHALL USE LONG SWEEP 90 DEGREE ELBOWS ON ALL CONDUIT BENDS.

21. ALL CONCRETE PULL BOXES SHALL BE (TYPE 2 HD) UNLESS OTHERWISE INDICATED. PULL BOX LIDS SHALL CLOSE FLUSH WITHOUT PINCHING ANY CONDUCTORS. CONDUIT LENGTHS IN PULL BOXES SHALL BE SET ACCORDINGLY. ANY CONDUCTORS THAT HAVE BEEN DAMAGED BY PINCHING SHALL BE COMPLETELY REPLACED AT THE CONTRACTOR’S EXPENSE.
22. ALL CONCRETE PULL BOXES SHALL BE SET ON A GRAVEL OR CRUSHED STONE BEDDING AS SPECIFIED IN SECTION 711, CONCRETE PULL BOX, OF THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, EDITION OF 2014.
23. CONTRACTOR SHALL ATTACH A PERMANENT TAG OF RIGID PLASTIC OR NON–FERROUS METAL TO EACH CONDUIT AT PULLBOXES, POLE BASES, JUNCTION BOXES AND CONTROLLER CABINETS. TAGS SHALL BE EMBOSSED, STAMPED OR ENGRAVED WITH LETTERS 1/4” OR GREATER IN HEIGHT AND SECURED TO THE CONDUIT WITH NYLON OR PLASTIC TIES. EACH TAG SHALL INDICATE THE END LOCATION OF CONDUIT RUN. THE COST OF THE TAGS SHALL BE SUBSIDIARY TO THE CONDUIT PAY ITEM.
- EXAMPLES FOR CONDUIT IN SIDE CABINET: “TO POLE A AND B” OR “TO POLE C”
- EXAMPLES FOR CONDUIT IN PULL BOX: “TO POLE A” OR “TO TRAFFIC CABINET”
24. ALL STEEL POLES SHALL BE DESIGNED TO MEET THE AASHTO STANDARD SPECIFICATIONS FOR STRUCTURAL SUPPORTS FOR HIGHWAY SIGNS, LUMINAIRES AND TRAFFIC SIGNALS, 4th EDITION (2001) WITH 2003 AND 2006 INTERIMS.
25. ALL TRAFFIC SIGNAL POLES SHALL BE GALVANIZED.
26. CONNECTION OF TRAFFIC SIGNAL DISPLAY TO FIELD WIRING SHALL UTILIZE AN APPROVED TERMINAL STRIP BEHIND HAND–HOLE COVER AT BASE OF POLE. TERMINAL STRIP SHALL PROVIDE PROTECTION TO PREVENT EXPOSURE TO THE PUBLIC IN THE EVENT THAT POLE COVER IS MISSING. PAYMENT FOR TERMINAL STRIPS SHALL BE INCLUDED IN ITEM 714 TRAFFIC SIGNAL MAST ARM AND POLE WITH FOUNDATION OF THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, CURRENT EDITION.
27. FOUNDATION FOR ALL POLES SHALL BE EXTENDED IF NECESSARY TO ACCOMMODATE THE REQUIREMENTS FOR SIGNAL HEAD CLEARANCE ABOVE ROADWAY ONLY AT LOCATIONS WHERE THE GROUND ELEVATION AT THE POLE IS BELOW THE ELEVATION OF THE ROADWAY (SEE NOTES ON STANDARD DRAWING). PAYMENT WILL BE INCLUDED IN SECTION 714 TRAFFIC SIGNAL MAST ARM AND POLE WITH FOUNDATION OF THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, CURRENT EDITION.
28. TO DETERMINE UTILITY CLEARANCES ABOVE THE TRAFFIC SIGNAL POLE, REFER TO THE POLE SCHEDULE FOR VERTICAL SHAFT HEIGHT. WHERE THE POLE SCHEDULE INDICATES THAT A LUMINAIRE ARM WILL BE USED, THIRTY–EIGHT (38’) FEET SHOULD BE USED TO DETERMINE UTILITY CLEARANCE ABOVE THE LUMINAIRE ARM. WHERE THE POLE SCHEDULE INDICATES A TRAFFIC SIGNAL POLE WITHOUT A LUMINAIRE ARM, A HEIGHT OF TWENTY–ONE (21’) FEET SHOULD BE USED TO DETERMINE UTILITY CLEARANCE ABOVE THE TRAFFIC SIGNAL MAST ARM. AN ADDITIONAL SIX (6’) FEET SHOULD BE USED DIRECTLY ABOVE “VIDEO DETECTOR” AT LOCATIONS SHOWN ON THE SIGNAL PLANS.
29. THE DESIRABLE MINIMUM DISTANCE FROM THE FACE OF ROADWAY CURB OR SHOULDER EDGE TO THE FACE OF NON–BREAKAWAY POLE OR OBSTRUCTION IS SIX (6’) FEET. REFER TO TRAFFIC SIGNAL PLANS FOR SPECIFIC LOCATION OF POLES, CONTROLLER AND ANY OTHER NON–BREAKAWAY OBSTRUCTIONS. REFER TO “DESIGN PARAMETERS, MINIMUM CLEAR ZONE DISTANCE” FOR MINIMUM DISTANCE FROM THE EDGE OF TRAVELED WAY TO THE FACE OF A NON–BREAKAWAY POLE OR OBSTRUCTION. TRAFFIC SIGNAL POLES OR ANY OTHER NON–BREAKAWAY OBSTRUCTION SHALL NOT BE INSTALLED WITHIN THE CLEAR ZONE.
30. AS DETERMINED BY THE ENGINEER, FOUNDATION EMBEDMENT MAY BE DECREASED BY A MAXIMUM OF TWO FEET IF COMPETENT ROCK IS ENCOUNTERED PRIOR TO ACHIEVING PLAN EMBEDMENT AND AT LEAST HALF OF THE REMAINING PLAN EMBEDMENT LENGTH IS KEYED INTO COMPETENT ROCK.
31. LED LUMINAIRE ASSEMBLIES SHALL HAVE A BUG RATING OF U0.
32. BACKPLATES SHALL BE SUPPLIED FOR ALL TRAFFIC SIGNAL HEADS, REFER TO THE RETROREFLECTIVE BACKPLATES SPECIAL PROVISION FOR REQUIREMENTS.
33. PAVEMENT MARKINGS SHOWN FOR REFERENCE ONLY. SEE PERMANENT PAVEMENT MARKING DETAILS.
34. BEFORE FINAL ACCEPTANCE OF THE TRAFFIC SIGNAL, THE CONTRACTOR SHALL PROVIDE TWO (2) SETS OF LEDGER SIZE (11” X 17”) AS–BUILT TRAFFIC SIGNAL PLANS TO THE MAINTENANCE AUTHORITY AND ARDOT.
35. ALL SIGNAL HEADS AND SIGNS ON THE TEMPORARY SPAN WIRE SHALL HAVE AN ADDITIONAL TETHER WIRE (NOT SHOWN ON SD–7) AT THE BOTTOM CHORD TO MINIMIZE MOVEMENT DUE TO WIND EFFECTS. THE BOTTOM TETHER, HARDWARE, BRACKETS, AND MATERIALS FOR THIS WORK SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE TEMPORARY SIGNAL. THE BOTTOM TETHER SHALL BE INSTALLED BETWEEN THE MINIMUM AND MAXIMUM HEIGHT CLEARANCE ABOVE THE ROADWAY.

ADDITIONAL NOTES

1. REMOVE TOP OF EXISTING POLE FOUNDATIONS TO BE REMOVED 6” MINIMUM BELOW SURFACE AND FINISH LIKE SURROUNDING AREA.
2. PAVEMENT MARKINGS SHOWN ON PLANS BY ENGINEERING SERVICES, INC.
3. THERE SHALL BE NO DEVIATION FROM THIS PLAN WITHOUT PRIOR WRITTEN APPROVAL FROM THE ENGINEER.
4. REPLACE ALL EXISTING PEDESTRIAN PUSH BUTTONS WITH NEW POLARA ACCESSIBLE PEDESTRIAN SIGNAL (APS).
5. CONTRACTOR SHALL REPAIR ALL SCUFFS, SCRATCHES, ETC. WITH CITY APPROVED MATERIALS.
6. CONTRACTOR SHALL PROVIDE EQUIPMENT SUBMITTALS TO THE CITY OF BENTONVILLE FOR APPROVAL PRIOR TO PURCHASING.
7. CONTRACTOR SHALL PROVIDE FINAL AS–BUILT DRAWINGS TO THE CITY OF BENTONVILLE.
8. THE CITY OF BENTONVILLE RESERVES THE RIGHT TO REJECT ANY MATERIALS OR EQUIPMENT THAT HAS BEEN DAMAGED IN SHIPPING, HANDLING OR UNLOADING AND MAY REQUIRE REPLACEMENT AT NO COST TO THE CITY.
9. ALL DETECTION TO BE TRANSITIONED ITERUS NEXT SYSTEM AS A PART OF THESE MODIFICATIONS. VANTAGE NEXT SHELF MOUNT SHALL BE USED WITH NEXT CAMERAS OVER GREENHOUSE ROAD / CORNERSTONE ROAD AND NEXT VECTORS (CAMERA/RADAR HYBRID) OVER SW REGIONAL AIRPORT BLVD. ADD SDLC CABLES AND HUB. THIS WILL ALSO REQUIRE ADDING 1 NEW CCU 4–CHANNEL. PROVIDE 1 ADDITIONAL (SPARE) NEXT VECTOR CAMERA.
10. HARDWIRE THE 5–SECTION SIGNAL HEADS TO SIMULATE AN OVERLAP WHERE APPLICABLE.



Mark Nichols

11-21-2024

S.W. REGIONAL AIRPORT BLVD. (HWY 12)
AND GREENHOUSE ROAD

BENTONVILLE, ARKANSAS

DESIGNED BY: MN	TRAFFIC SIGNAL NOTES	SCALE: NTS
DRAWN BY: RMT		SHEET NO.
CHECKED BY: MN		3
DATE: 11–21–2024		PROJ. NO: P2051



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SUMMARY OF QUANTITIES

ITEM NO.	ITEM	QUANTITY	UNIT
601	MOBILIZATION	1	LUMP SUM
SS & 603	MAINTENANCE OF TRAFFIC	1	LUMP SUM
SP & 706	TRAFFIC SIGNAL HEAD, LED, (3-SECTION, 1 WAY)	7	EACH
SP & 706	TRAFFIC SIGNAL HEAD, LED, (4-SECTION, 1 WAY)	1	EACH
SP & 706	TRAFFIC SIGNAL HEAD, LED, (5-SECTION, 1 WAY)	2	EACH
SP	PEDESTRIAN SIGNAL HEAD RELOCATION	8	EACH
SP	ELECTRICAL CONDUCTORS-IN-CONDUIT (1C/8 A.W.G., E.G.C.)	358	LIN. FT.
SP	ELECTRICAL CONDUCTORS-IN-CONDUIT (1C/12 A.W.G., E.G.C.)	769	LIN. FT.
708	TRAFFIC SIGNAL CABLE (5C/14 A.W.G.)	2,110	LIN. FT.
708	TRAFFIC SIGNAL CABLE (7C/14 A.W.G.)	154	LIN. FT.
708	TRAFFIC SIGNAL CABLE (20C/14 A.W.G.)	382	LIN. FT.
710	NON-METALLIC CONDUIT (3")	231	LIN. FT.
710	NON-METALLIC CONDUIT (1.25")	50	LIN. FT.
711	CONCRETE PULL BOX (TYPE 3 HD)	2	EACH
714	TRAFFIC SIGNAL MAST ARM AND POLE WITH FOUNDATION (50')	1	EACH
714	TRAFFIC SIGNAL MAST ARM AND POLE WITH FOUNDATION (54')	1	EACH
714	LED LUMINAIRE ASSEMBLY	1	EACH
SP	LED LUMINAIRE ASSEMBLY RELOCATION	2	EACH
SP	ELECTRICAL CONDUCTORS FOR LUMINAIRES	110	LIN. FT.
SS & 715	TRAFFIC SIGNAL PEDESTAL POLE WITH FOUNDATION	2	EACH
SP	RELOCATION OF STREET NAME SIGN	2	EACH
733	VIDEO CABLE (EXTERIOR CAT 5E)	710	LIN. FT.
SP	ITERUS NEXT DETECTION SYSTEM (INCLUDES ONE SPARE NEXT VOCTOR CAMERA)	1	LUMP SUM
SP	PED SIGNS RELOCATION	8	EACH
SP	NEW ADA POLARA PED PUSHBUTTON ASSEMBLY (APS)	8	EACH
SP	REMOVAL OF TRAFFIC SIGNAL EQUIPMENT	1	LUMP SUM

QUANTITIES NOTES
QUANTITIES SHOWN ARE FOR REVIEW PURPOSES ONLY AND ARE NOT INTENDED TO BE QUANTITIES UPON WHICH CONTRACTOR PRICING TO OWNER TO BE BASED.

PEDESTRIAN PUSH BUTTONS NOTE:
UPGRADE ALL EXISTING AND NEW PEDESTRIAN PUSH BUTTONS TO NEW POLARA APS (TOTAL OF 8).



AFC - The Reserve - LSD24-0003 - REVISION 0 - 12/5/2024



Mark Nichols

11-21-2024

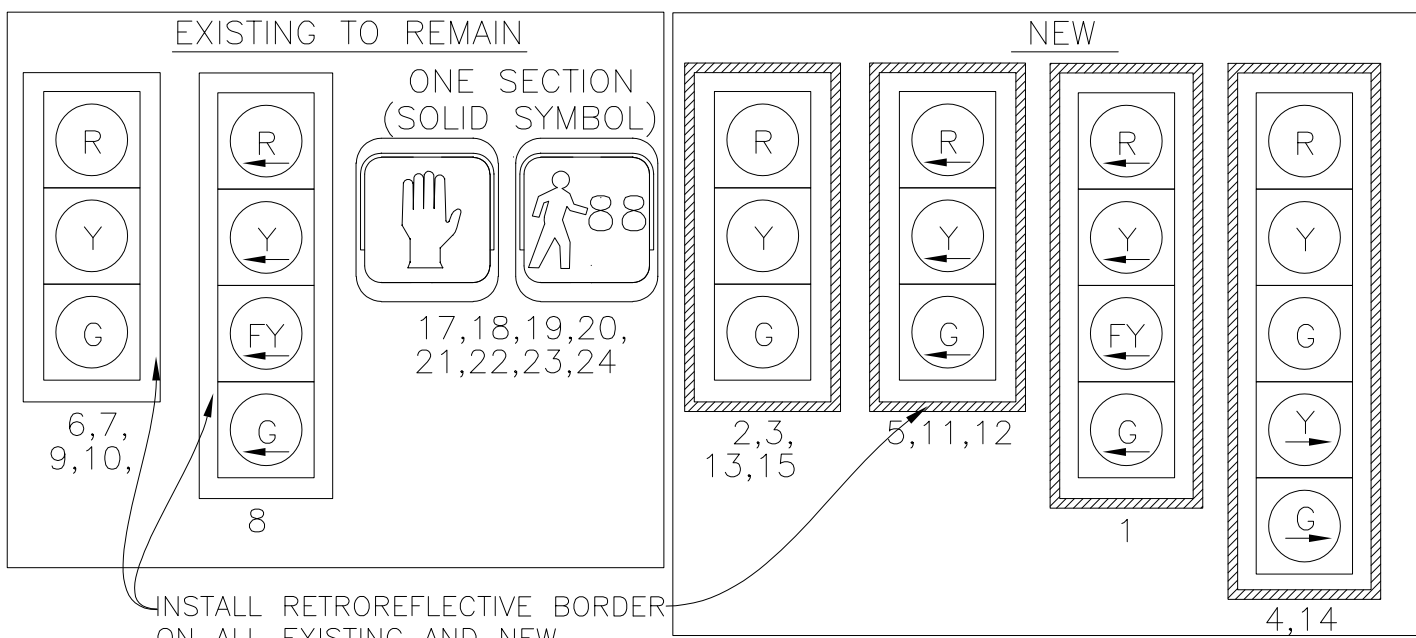
S.W. REGIONAL AIRPORT BLVD. (HWY 12)
AND GREENHOUSE ROAD

BENTONVILLE, ARKANSAS

DESIGNED BY: MN	TRAFFIC SIGNAL QUANTITIES	SCALE: NTS
DRAWN BY: RMT		SHEET NO. 4
CHECKED BY: MN		PROJ. NO: P2051
DATE: 11-21-2024		

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Little Rock, Arkansas 72223

SIGNAL DISPLAY



- NOTES:
1. NEW, EXISTING AND EXISTING RELOCATED SIGNAL HEAD SHALL HAVE BACKPLATES.
 2. REFER TO SPECIAL PROVISION "RETROREFLECTIVE BACKPLATES" FOR DETAILS ON REQUIREMENTS FOR BACKPLATES.
 3. REFER TO SPECIAL PROVISIONS FOR DETAILS ON REQUIREMENTS FOR PEDESTRIAN SIGNAL HEADS.
 4. ALL PEDESTRIAN SIGNAL HEADS CAN BE PLACED INTO OPERATION IF THERE ARE BOTH WHEELCHAIR RAMPS AND A CROSSWALK THAT MEETS A.D.A. STANDARD.
 5. IF PEDESTRIAN SIGNAL HEADS TO BE RELOCATED HAVE ANY DAMAGE, REPLACE WITH NEW EQUIPMENT.

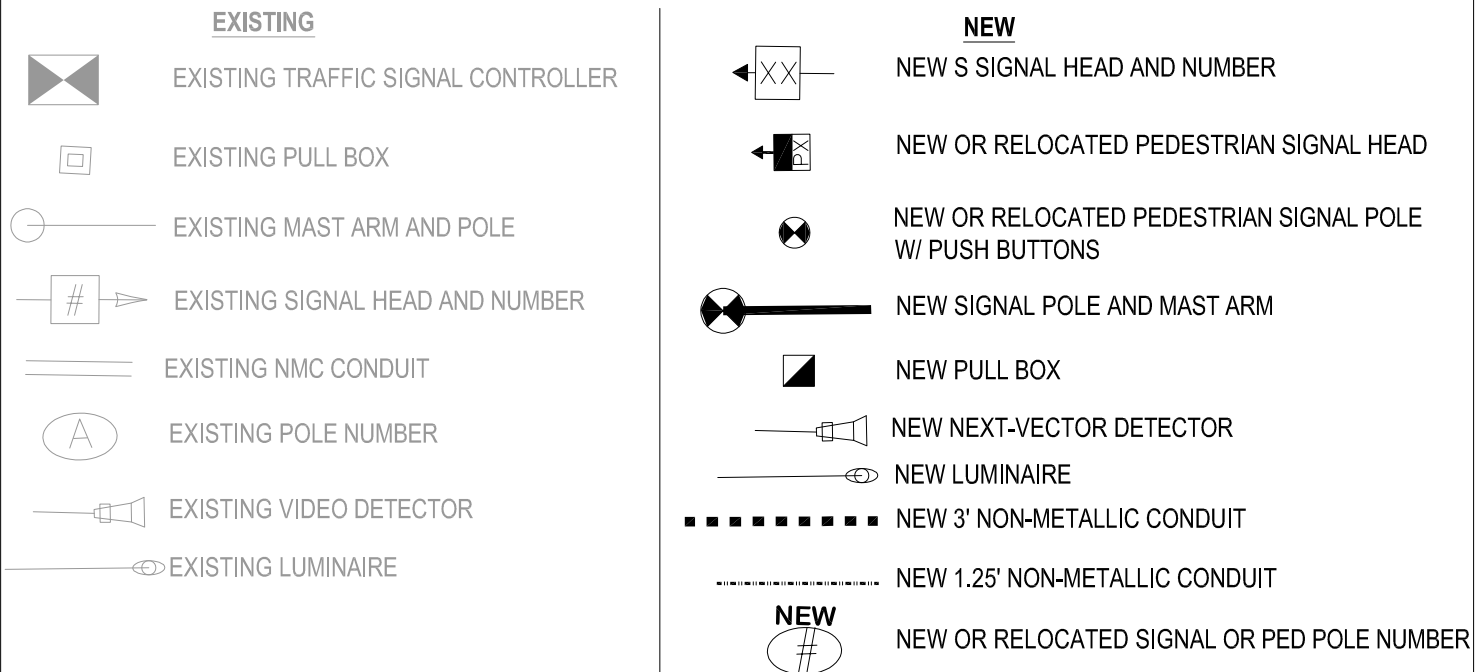
DESIGN PARAMETERS

POSTED SPEED LIMIT:
45 MPH EAST AND WEST APPROACHES.
30 MPH NORTH AND SOUTH APPROACHES.
NO BUS STOPS.
NO RAILROAD TRACKS.
NO FIRE STATION.
NO PARKING.
4' CLEAR ZONE (FROM BACK OF CURB).

NORTH LEG
LANE STRIPING PER CITY OF BENTONVILLE PREFERENCE.
SEE PLANS BY ENGINEERING SERVICES, INC.
ADD VZ41A AND VZ42A AS SHOWN.

NORTHEAST CORNER - EXISTING POLE C
REPLACE SIGNAL HEAD 5 WITH A NEW 3-SECTION LEFT-TURN SIGNAL HEAD W/ GREEN ARROW, YELLOW ARROW AND RED ARROW.
REPLACE EXISTING VIDEO DETECTION WITH NEW NEXT CAMERA DETECTOR (V3).

TRAFFIC SIGNAL LEGEND



SW Regional Airport Blvd and Greenhouse Rd/Cornerstone Rd
POLE DIMENSIONS

POLE	MAST ARM	* MAST ARM ANGLE	** HAND HOLE	VERT. SHAFT	LUM. ARM	* LUM. ANGLE
EX. A	54'	180°	180°	35'	15'	90°
NEW A	52'	180°	180°	35'	15'	90°
EX. B	N/A	N/A	N/A	15'	N/A	N/A
NEW B	N/A	N/A	N/A	15'	N/A	N/A
EX. C	50'	270°	90°	35'	15'	180°
EX. D	N/A	N/A	N/A	15'	N/A	N/A
EX. E	50'	0°	180°	35'	15'	270°
EX. F	N/A	N/A	N/A	15'	N/A	N/A
EX. G	N/A	N/A	N/A	15'	N/A	N/A
NEW G	N/A	N/A	N/A	15'	N/A	N/A
EX. H	42'	90°	180°	35'	15'	0°
NEW H	54'	90°	180°	35'	15'	0°

* MAST ARM AND LUMINAIRE ARM ANGLE MEASURED FROM PLAN NORTH = 0°, CLOCKWISE ROTATION.
** HAND HOLE LOCATION MEASURED CLOCKWISE FROM MAST ARM.

SW Regional Airport Blvd and Greenhouse Road / Cornerstone Road
POLE LOCATIONS

POLE	LOCATION & STATION	OFFSET	X, Y COORDINATES
EX. A	HWY 12 - STA. 1 + 46.18	54.26' LT.	648422.5796, 736739.0230
NEW A	HWY 12 - STA. 1 + 32.83	52.14' LT.	648385.5655, 736708.9444
EX. B	HWY 12 - STA. 1 + 42.93	64.69' LT.	648432.9211, 736749.3272
NEW B	HWY 12 - STA. 1 + 46.18	54.26' LT.	648396.1446, 736720.2612
EX. C	HWY 12 - STA. 2 + 42.85	67.12' LT.	648525.1238, 736746.6526
EX. D	HWY 12 - STA. 2 + 54.55	57.98' LT.	648534.4354, 736737.0500
EX. E	HWY 12 - STA. 2 + 35.23	39.91' RT.	648508.6853, 736641.2480
EX. F	HWY 12 - STA. 2 + 23.85	46.29' RT.	648499.1694, 736634.6556
EX. G	HWY 12 - STA. 1 + 68.47	46.27' RT.	648441.6741, 736637.9616
NEW G	HWY 12 - STA. 1 + 29.14	36.59' RT.	648377.9181, 736620.4740
EX. H	HWY 12 - STA. 1 + 57.54	38.41' RT.	648431.0923, 736646.3803
NEW H	HWY 12 - STA. 1 + 46.65	45.11' RT.	648395.0590, 736619.9311

TOP OF POLE FOUNDATION ELEVATION SHALL BE THREE (3) INCHES ABOVE THE FINISHED SURFACE ELEVATION AT THE LOCATIONS SHOWN ABOVE.
TOP OF POLE FOUNDATION ELEVATION MAY BE INCREASED IN ACCORDANCE WITH STANDARD DRAWING SD-11.

NORTHWEST CORNER (NEW POLE A)
INSTALL NEW SIGNAL HEADS 1, 2, 3 & 4.
RELOCATE STREET NAME SIGN AND PED HEAD 24, ASSOCIATED SIGN (SEE NOTE 5 ON THIS SHEET) AND SIGN AND LUMINAIRE. INSTALL NEW POLARA APS BUTTON.
INSTALL NEW NEXTVECTOR CAMERA/RADAR HYBRID DETECTOR (V1).
REMOVE EXISTING FOUNDATION TO VICINITY GRADE.
NEW SIGNAL EQUIPMENT STYLE AND COLOR TO MATCH EXISTING EQUIPMENT AT THIS INTERSECTION.
DELIVER REMOVED POLE AND MAST ARM AND UN-USED TRAFFIC SIGNAL EQUIPMENT TO THE CITY.
INSTALL 23' OF NEW 3" NMC AND NEW 1.25" NMC FROM NEW POLE A TO NEW PULL BOX AS SHOWN.
INSTALL 1-1C/8 E.G.C. IN NEW 1.25" NMC AND NEW 3" NMC FROM NEW POLE A TO NEW PULL BOX (APPROXIMATELY 46' OF WIRING). INSTALL 2-5C/14 (115') AND 2-7C/14 (140') IN POLE AND MAST ARM.
INSTALL 2-20C/14 (480') AND 1-CAT 5E VC (320') FROM EXISTING CONTROLLER CABINET TO NEW POLE A.

NORTHWEST CORNER (NEW PEDESTRIAN POLE B)
INSTALL NEW PED POLE A WITH NEW FOUNDATION. RELOCATE PEDESTRIAN SIGNAL HEAD (17) AND ASSOCIATED SIGN TO NEW PED POLE A (SEE NOTE 5 ON THIS SHEET). INSTALL NEW POLARA APS BUTTON.
INSTALL 10' OF NEW 3" NMC AND NEW 1.25" NMC FROM RELOCATED PED POLE B TO NEW NEARBY PULL BOX AS SHOWN.
INSTALL 1-1C/8 E.G.C. IN NEW 1.25" NMC AND NEW 3" NMC FROM NEW PED POLE B TO NEW NEARBY PULL BOX (APPROXIMATELY 24' OF WIRING).
INSTALL NEW 2-5C/14 WIRING FROM EXISTING CONTROLLER CABINET TO NEW PED POLE B (APPROXIMATELY 480' OF WIRING).

SOUTHWEST CORNER (NEW PEDESTRIAN POLE G)
INSTALL NEW PED POLE G WITH NEW FOUNDATION.
RELOCATE PEDESTRIAN SIGNAL HEAD (23) (FROM EX. POLE H) AND SIGN TO NEW PED POLE G (SEE NOTE 5 ON THIS SHEET). INSTALL NEW POLARA APS BUTTON.
INSTALL NEW SIGNAL HEAD 15 FROM EX. POLE H TO NEW PED POLE G.
INSTALL 8' OF NEW 3" NMC AND NEW 1.25" NMC FROM NEW PED POLE H TO NEW NEARBY PULL BOX AS SHOWN. INSTALL 1-1C/8 E.G.C. IN NEW 1.25" NMC AND NEW 3" NMC FROM NEW PED POLE G TO NEW NEARBY PULL BOX (APPROXIMATELY 12' OF WIRING).
INSTALL NEW 3-5C/14 WIRING FROM EXISTING CONTROLLER CABINET TO NEW POLE H (APPROXIMATELY 390' OF WIRING).

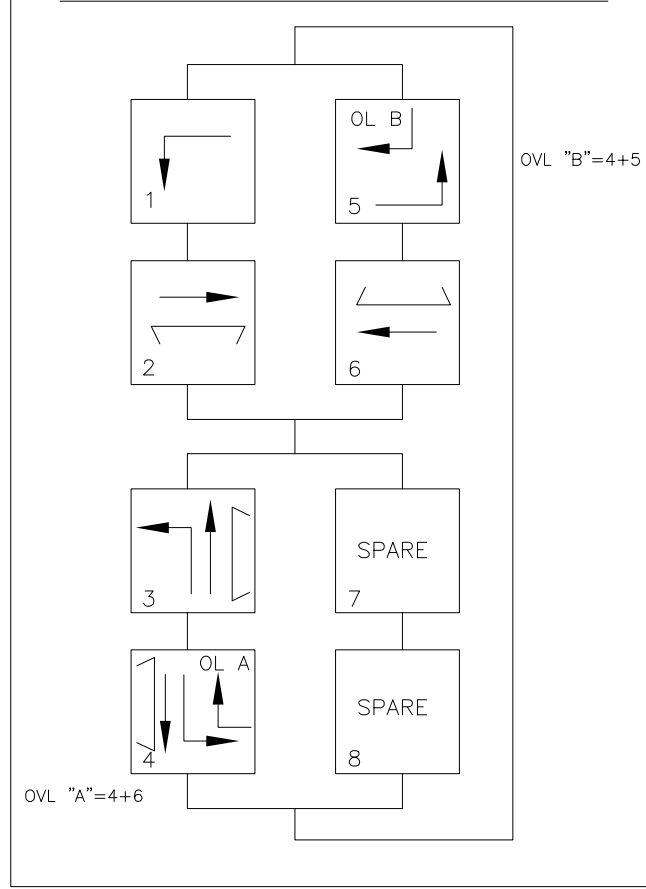
SOUTHWEST CORNER (NEW POLE H)
INSTALL NEW POLE POLE H AND 50' MAST ARM ON NEW FOUNDATION.
INSTALL NEW SIGNAL HEADS 11, 12, 13 & 14.
RELOCATE FROM EXISTING POLE H STREET NAME SIGN AND LUMINAIRE.
INSTALL NEW NEXT CAMERA DETECTOR (V4) AND ADDITIONAL LUMINAIRE.
RELOCATE FROM EXISTING POLE G PED HEAD 22 AND ASSOCIATED SIGN.
(SEE NOTE 5 ON THIS SHEET.)
INSTALL NEW POLARA APS BUTTON.
REMOVE EXISTING FOUNDATION TO VICINITY GRADE. NEW SIGNAL EQUIPMENT STYLE AND COLOR TO MATCH EXISTING EQUIPMENT AT THIS INTERSECTION.
DELIVER REMOVED POLE AND MAST ARM AND UN-USED TRAFFIC SIGNAL EQUIPMENT TO THE CITY.
INSTALL 8' OF NEW 3" NMC AND NEW 1.25" NMC FROM NEW POLE H TO NEW PULL BOX AS SHOWN.
INSTALL 1-1C/8 E.G.C. IN NEW 1.25" NMC AND NEW 3" NMC FROM NEW POLE H TO NEW PULL BOX (APPROXIMATELY 20' OF WIRING).
INSTALL 4-5C/14 (280') AND 1-7C/14 (40') IN POLE AND MAST ARM. INSTALL 2-20C/14 (280') AND CAT 5E VC (148') FROM EXISTING CONTROLLER CABINET TO NEW POLE H.

DETECTOR SPACING CHART

SW REGIONAL AIRPORT BLVD.		
POSTED SPEED	DISTANCE FROM STOP LINE	
	LEAD VDZ	LAG VDZ
45 MPH	330'	115'
GREENHOUSE ROAD		
POSTED SPEED	DISTANCE FROM STOP LINE	
	LEAD VDZ	LAG VDZ
30 MPH	80'	STOP LINE

DETECTION ZONES NOTE
THE DETECTION ZONES ARE CONSISTENT WITH CITY STANDARDS.
IF ANY THERE ARE ANY QUESTIONS REGARDING DETECTION ZONES CONTACT THE CITY OF BENTONVILLE.

PHASING DIAGRAM



S.W. REGIONAL AIRPORT BLVD. (HWY 12)
AND GREENHOUSE ROAD

BENTONVILLE, ARKANSAS

DESIGNED BY: MN	TRAFFIC SIGNAL MODIFICATIONS PLAN	SCALE: 1"=20'
DRAWN BY: RMT		SHEET NO. 5
CHECKED BY: MN		PROJ. NO: P2051
DATE: 11-21-2024		



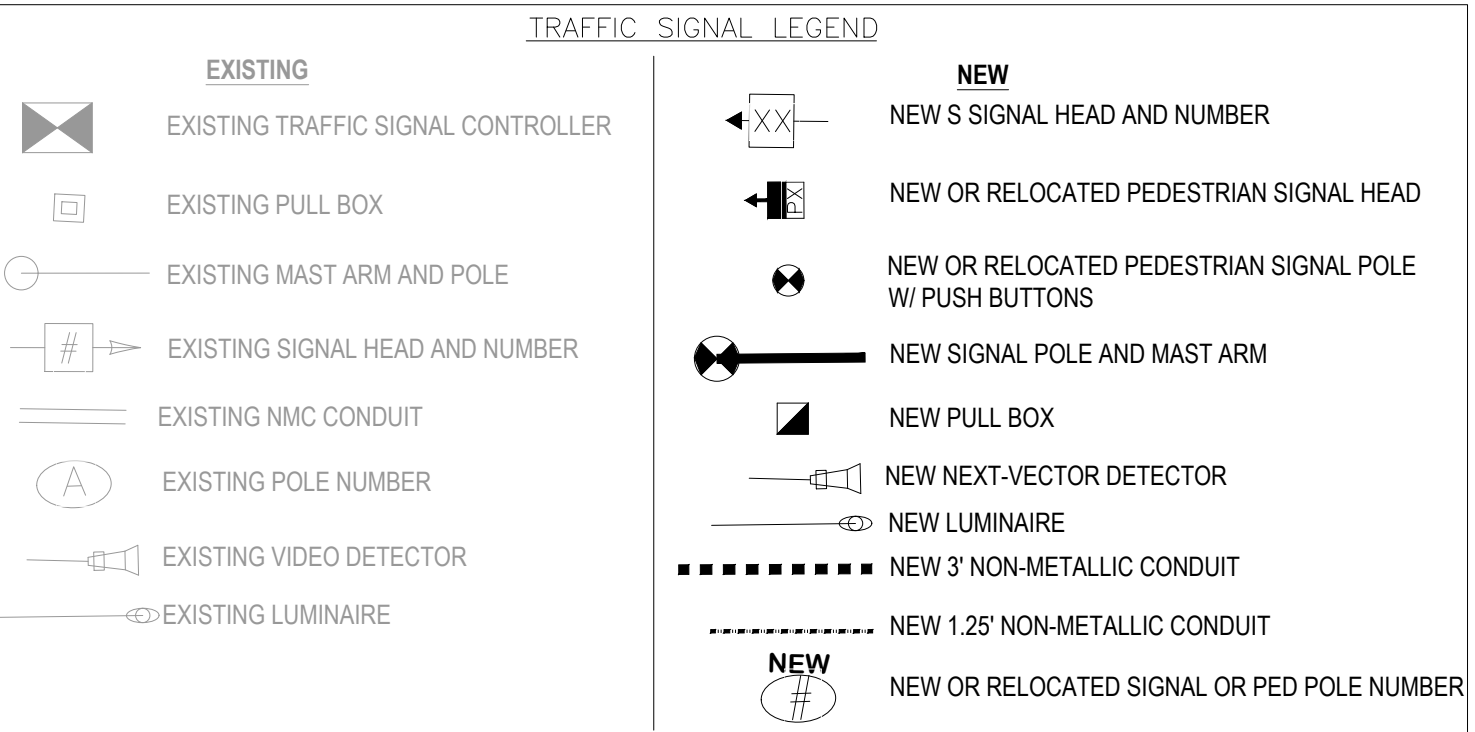
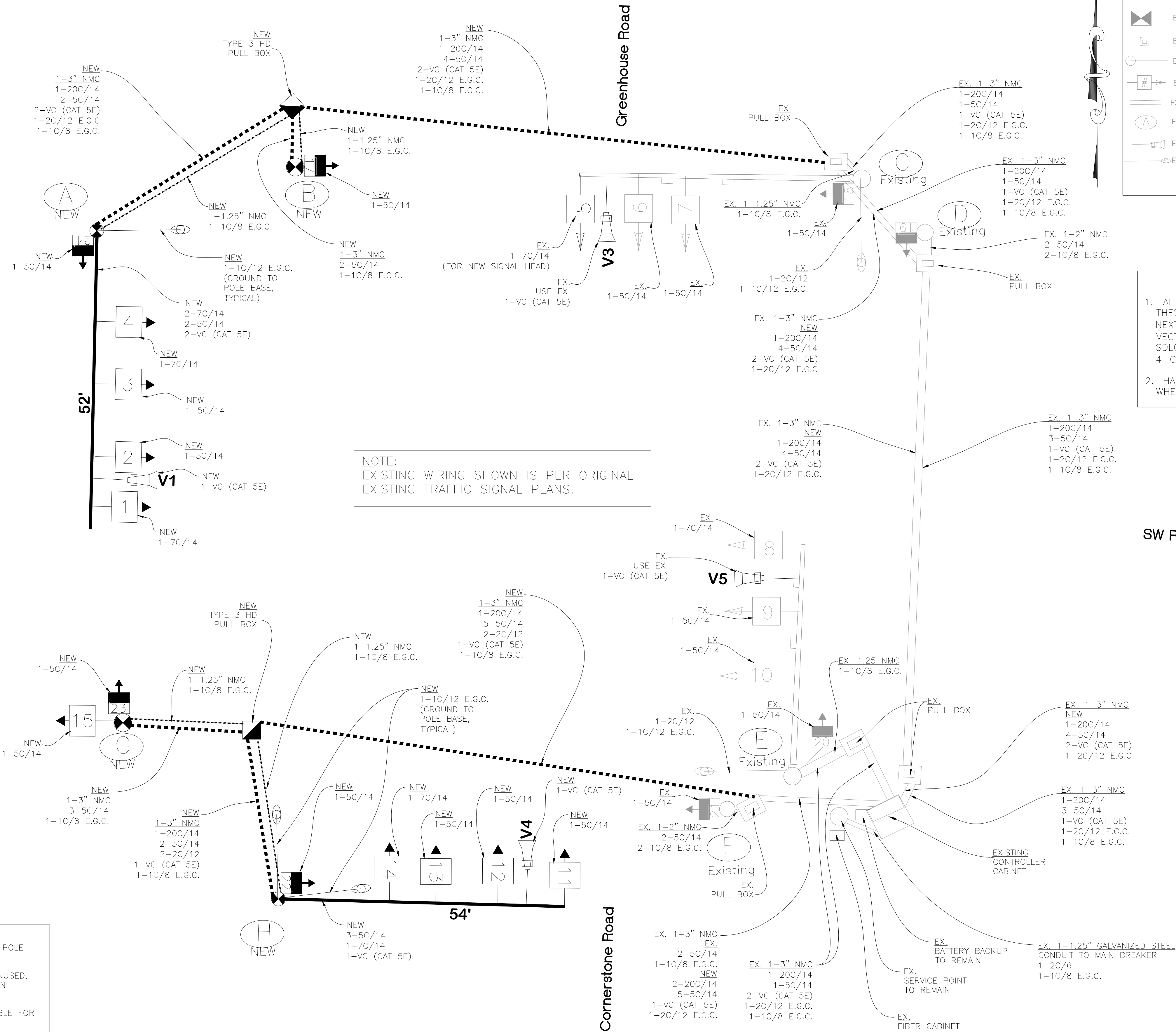
PETERS & ASSOCIATES
ENGINEERS, INC.
CIVIL & TRAFFIC ENGINEERING
5507 Ranch Drive - Suite 209
Little Rock, Arkansas 72223 (501) 868-3999



Mark Nichols

11-21-2024





- NOTES TO CONTRACTOR
1. ALL DETECTION TO BE TRANSITIONED ITERUS NEXT SYSTEM AS A PART OF THESE MODIFICATIONS. VANTAGE NEXT SHELF MOUNT SHALL BE USED WITH NEXT CAMERAS OVER GREENHOUSE ROAD / CORNERSTONE ROAD AND NEXT VECTORS (CAMERA/RADAR HYBRID) OVER SW REGIONAL AIRPORT BLVD. ADD SDLC CABLES AND HUB. THIS WILL ALSO REQUIRE ADDING 1 NEW CCU 4-CHANNEL. PROVIDE 1 ADDITIONAL (SPARE) NEXT VECTOR CAMERA.
 2. HARDWIRE THE 5-SECTION SIGNAL HEADS TO SIMULATE AN OVERLAP WHERE APPLICABLE.

NOTE:
EXISTING WIRING SHOWN IS PER ORIGINAL
EXISTING TRAFFIC SIGNAL PLANS.

- NOTE TO CONTRACTOR:
1. ONE SEPARATE 1-5C/14 IS RUN FROM EACH POLE FOR THE PEDESTRIAN PUSH BUTTON.
 2. ALL DETECTOR RACK CHANNELS, INCLUDING UNUSED, SHALL BE BROUGHT TO THE TERMINAL STRIP IN DETECTOR AREA OF THE CABINET.
 3. THE LOCAL GOVERNMENT SHALL BE RESPONSIBLE FOR PROVIDING POWER TO THE SERVICE POINT.
 4. SEE GROUNDING ARRAY DETAIL ON SHEET 4.



S.W. REGIONAL AIRPORT BLVD. (HWY 12)
AND GREENHOUSE ROAD

BENTONVILLE, ARKANSAS

DESIGNED BY: MN	TRAFFIC SIGNAL WIRING PLAN	SCALE: NTS
DRAWN BY: RMT		SHEET NO. 6
CHECKED BY: MN		PROJ. NO: P2051
DATE: 11-21-2024		



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Figure 1 is a schematic diagram of a 16-bit parallel adder. It features a central horizontal bus with 16 input lines. The inputs are labeled 1 through 8, with 'A' and 'B' labels. Inputs 1 and 2 are labeled 'A' and 'B' respectively. Inputs 3 and 4 are labeled 'A' and 'B' respectively. Inputs 5 and 6 are labeled 'A' and 'B' respectively. Inputs 7 and 8 are labeled 'A' and 'B' respectively. The diagram also shows a carry-in input 'C' and a carry-out output 'C'. The output lines are labeled 1 through 8, with 'A' and 'B' labels. The diagram is a simplified representation of a 16-bit parallel adder.

SW Regional Airport Blvd and Greenhouse Road					
	(77)		(9)		(222)
	↑ 35		⇌ 17		↓ 297
99	(51) ↑	XXX = AM Peak Hour	↑ 94		(237)
969	(601) ⇒	(XXX) = PM Peak Hour	⇐ 389		(974)
4	(12) ↓		↓ 24		(90)
	(8) ↑		(7) ↑		(49) ↓
	13		6		69
PEAK HOUR TRAFFIC VOLUMES					

SIGNAL FACES	SW REGIONAL AIRPORT BLVD. (HWY 12) AND GREENHOUSE ROAD												FLASH SEQUENCE
	1+5	CLR.	1+6	CLR.	2+5	CLR.	2+6	CLR.	3	CLR.	4	CLR.	
1		*		*		***		***					
2 & 3	R	R	G	**	R	R	G	**	R	R	R	R	R
4	R	R	G	**	R	R	G	**	R	R			
5													
6 & 7	R	R	R	R	R	R	R	R	G	Y	R	R	R
8		*		***		*		***					
9 & 10	R	R	R	R	G	**	G	**	R	R	R	R	R
11 & 12													
13	R	R	R	R	R	R	R	R	R	R	G	Y	R
14			R	R					R	R	G	Y	R
EX. 15	R	R	R	R	G	**	G	**	R	R	R	R	R
17 & 18	DW	DW	W	FDW	DW	DW	W	FDW	DW	DW	DW	DW	BLK
19 & 20	DW	DW	DW	DW	DW	DW	DW	DW	W	FDW	DW	DW	BLK
21 & 22	DW	DW	DW	DW	W	FDW	W	FDW	DW	DW	DW	DW	BLK
23 & 24	DW	DW	DW	DW	DW	DW	DW	DW	DW	DW	W	FDW	BLK

[illegible]

Mark Nichols

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DESIGNED BY: MN	TRAFFIC SIGNAL CHARTS	SCALE: NTS
DRAWN BY: RMT		SHEET NO.
CHECKED BY: MN		7
DATE: 11-21-2024		PROJ. NO: P2051

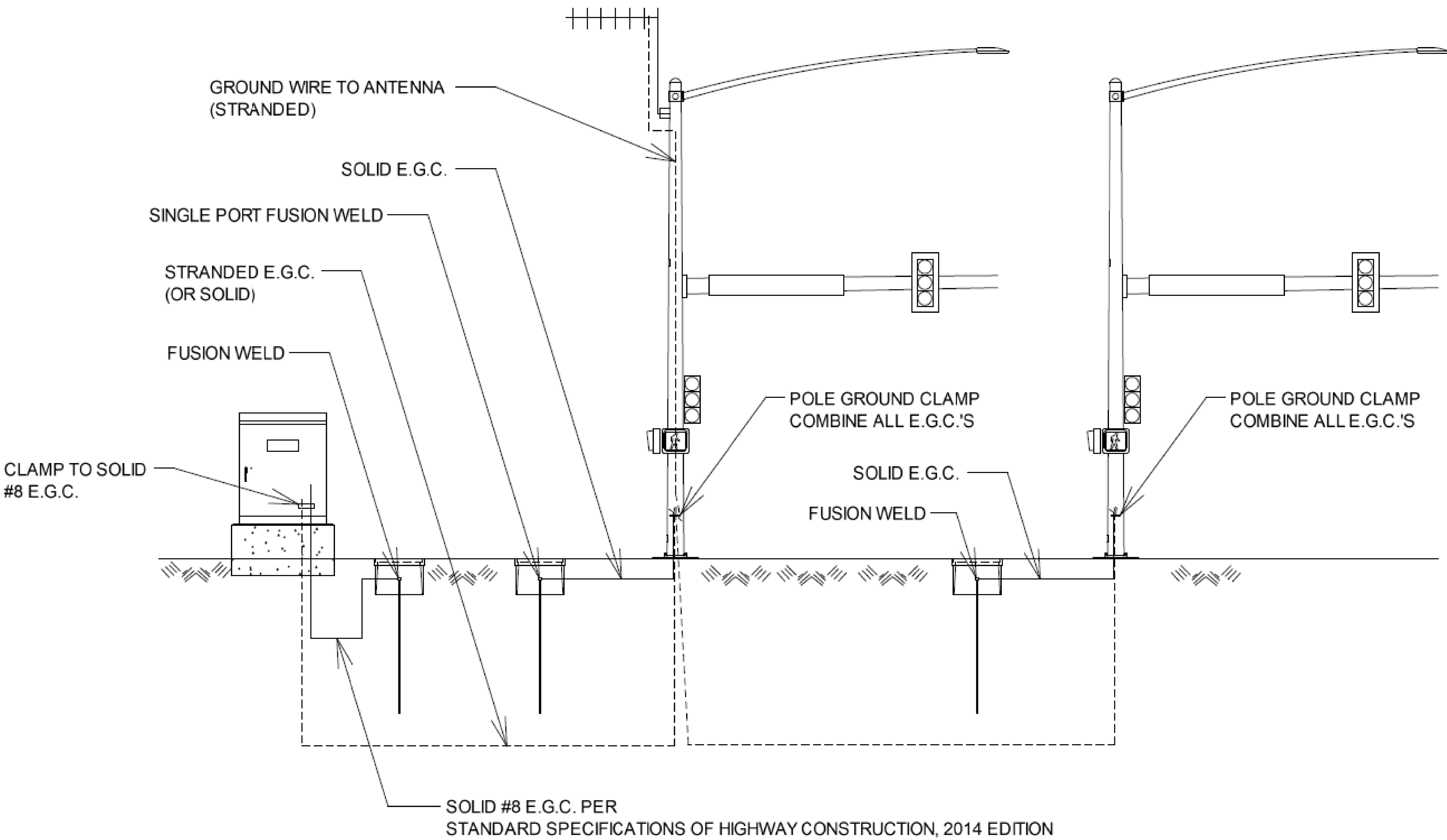


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GROUNDING ARRAY
SINGLE POINT FUSION WELDS



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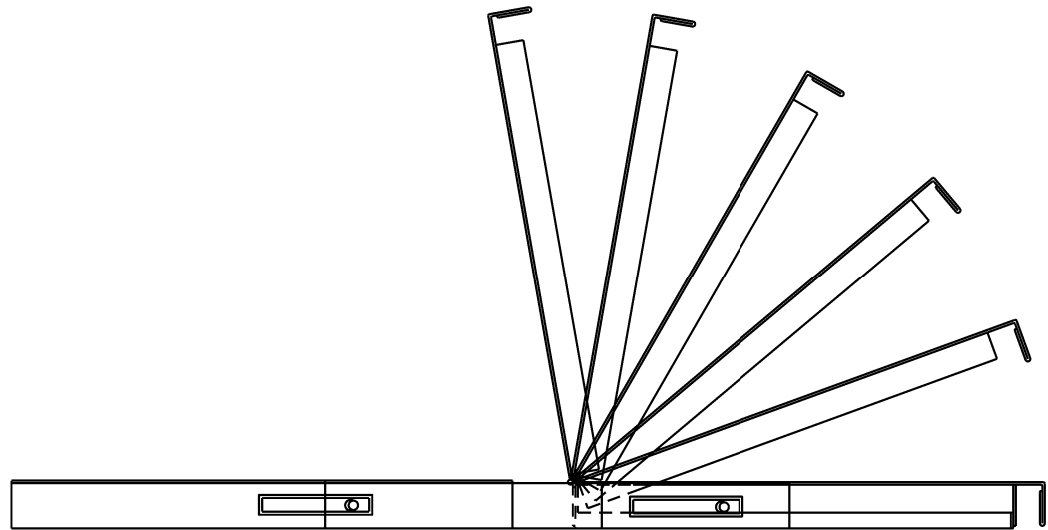
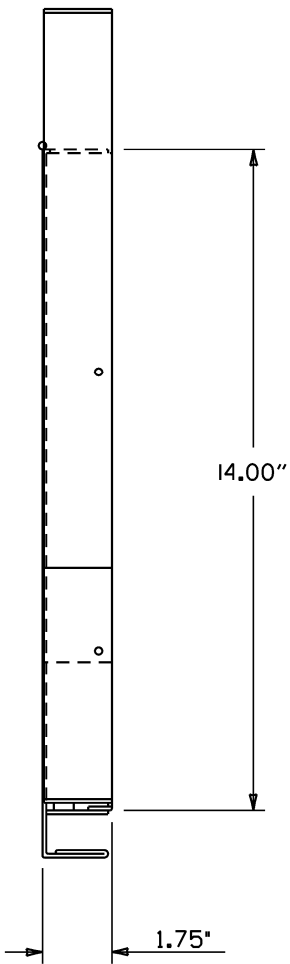
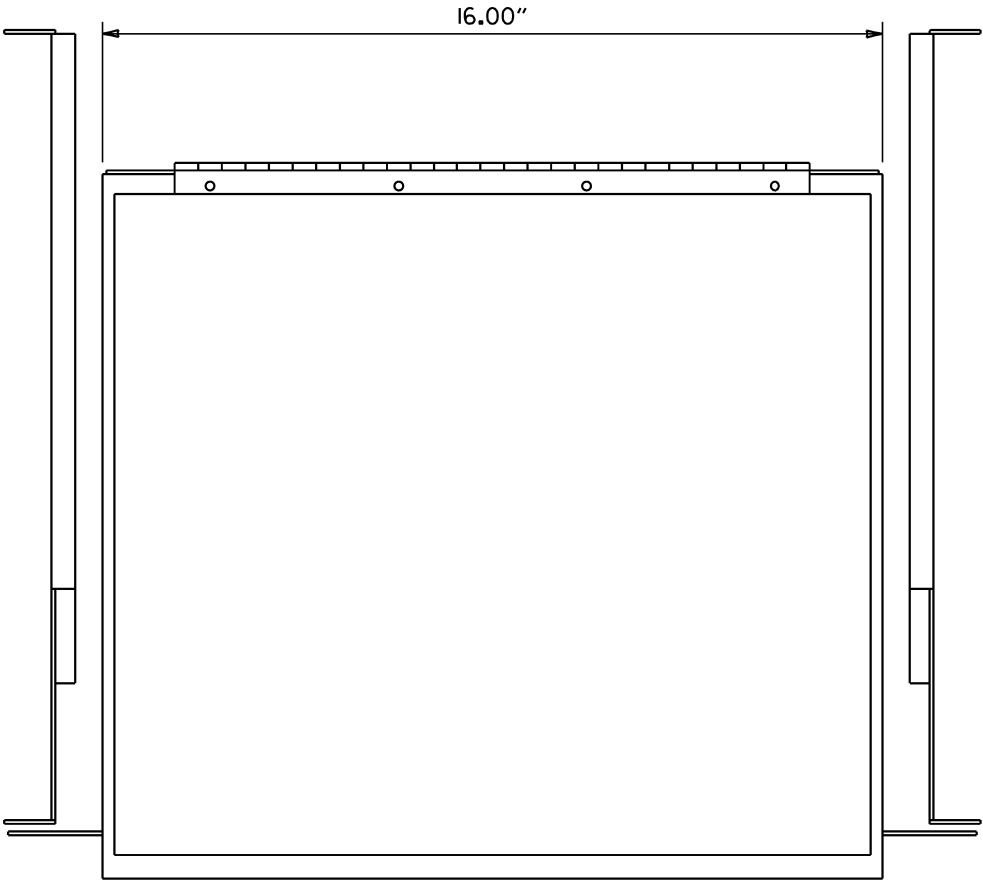


Mark Nichols

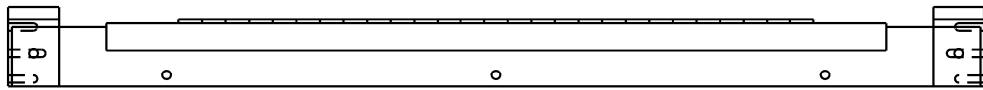
11-21-2024

S.W. REGIONAL AIRPORT BLVD. (HWY 12) AND GREENHOUSE ROAD		
BENTONVILLE, ARKANSAS		
DESIGNED BY: MN	GROUNDING ARRAY DETAIL	SCALE: NTS
DRAWN BY: RMT		SHEET NO. 8
CHECKED BY: MN		PROJ. NO: P2051
DATE: 11-21-2024		
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5507 Ranch Drive - Suite 209 (501) 868-3999 Little Rock, Arkansas 72223		

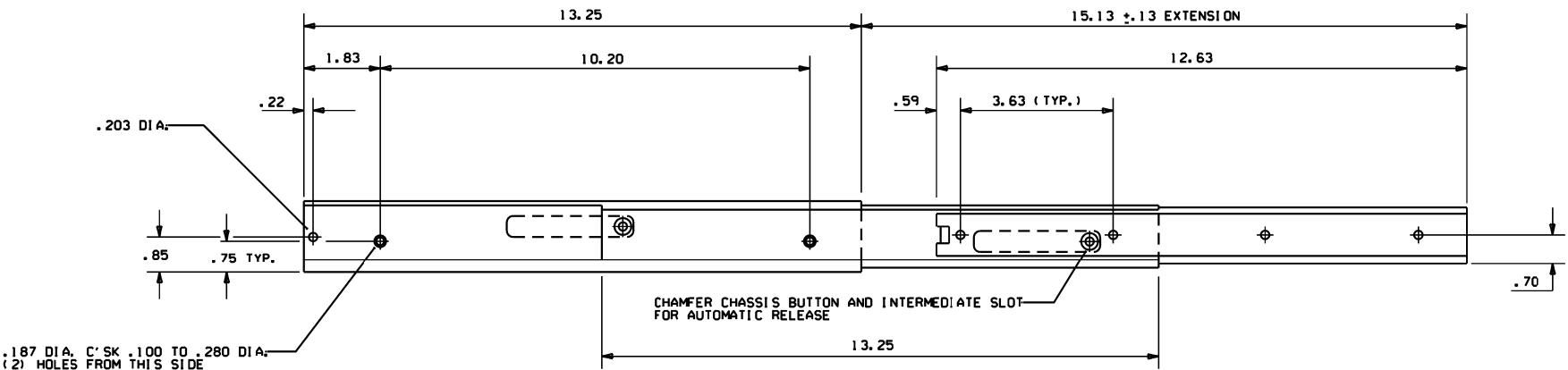
DRAWER PLAN VIEW



NOTES:
1. RIGHT HAND SLIDE SHOWN, LEFT SLIDE OPPOSITE.
2. GENERAL DEVICES (CC3002-99-0102) OR EQUAL AND CONTAINS (1) RIGHT HAND SLIDE ASSEMBLY, (1) LEFT HAND SLIDE ASSEMBLY.
3. ALL HARDWARE NECESSARY TO FASTEN SLIDE ASSEMBLY TO UNDERSIDE OF CONTROLLER SHELF SHALL BE INCLUDED.



FRONT VIEW



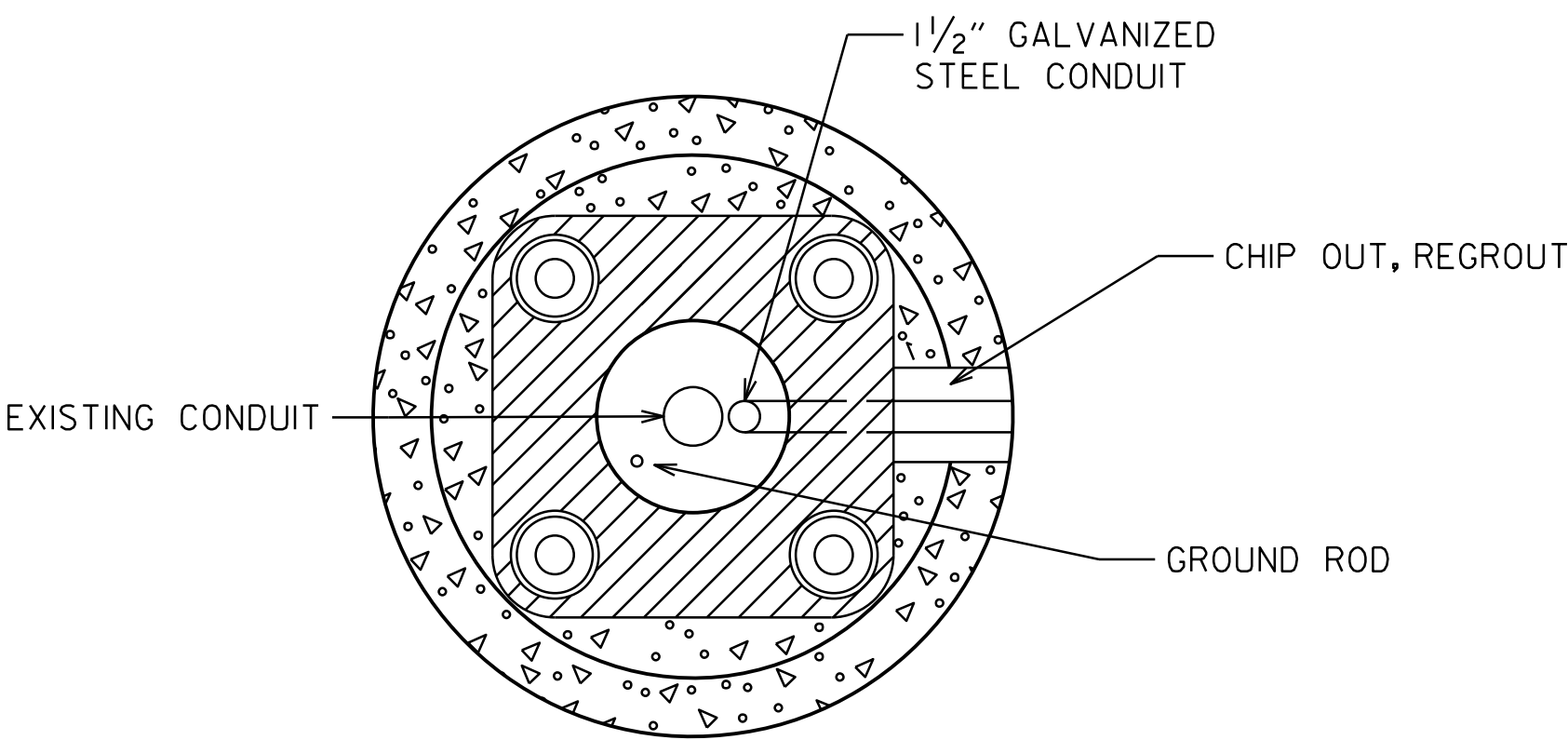
RIGHT SIDE ASSEMBLY



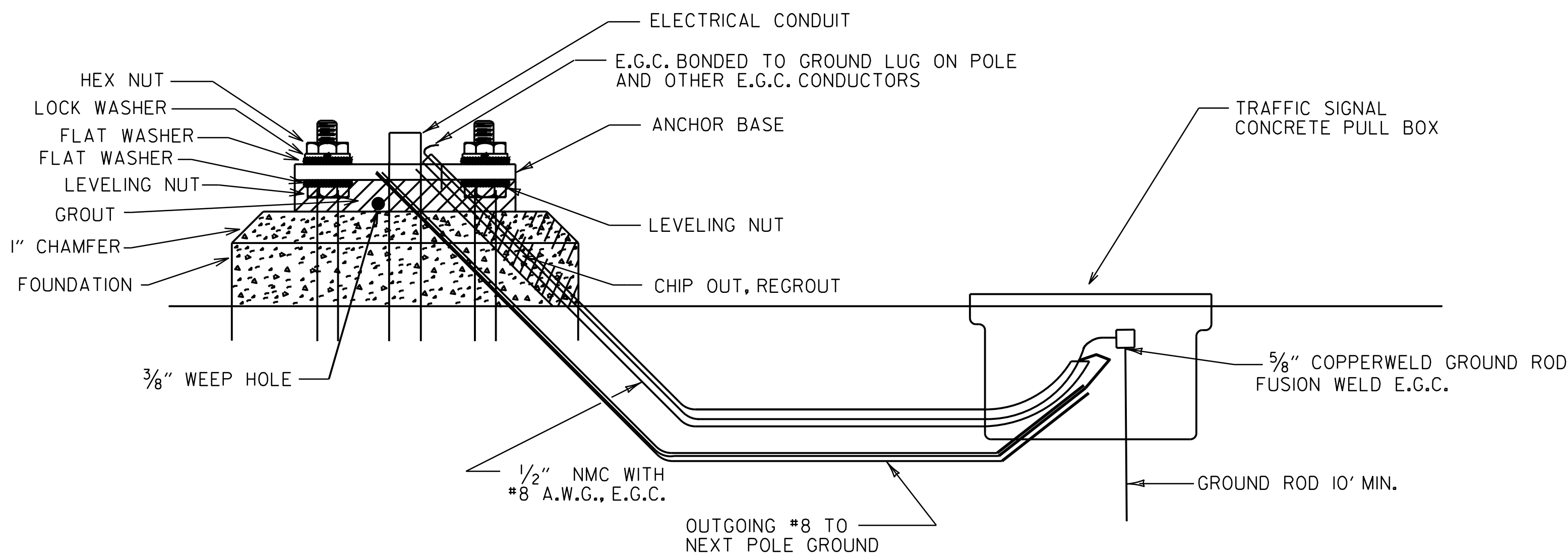
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			ARKANSAS STATE HIGHWAY COMMISSION
			CONTROLLER CABINET UTILITY DRAWER
9-12-13	ISSUED AS STANDARD DRAWING		
6-15-05	ISSUED		
DATE	REVISION	DATE	FILM
			STANDARD DRAWING SD-5

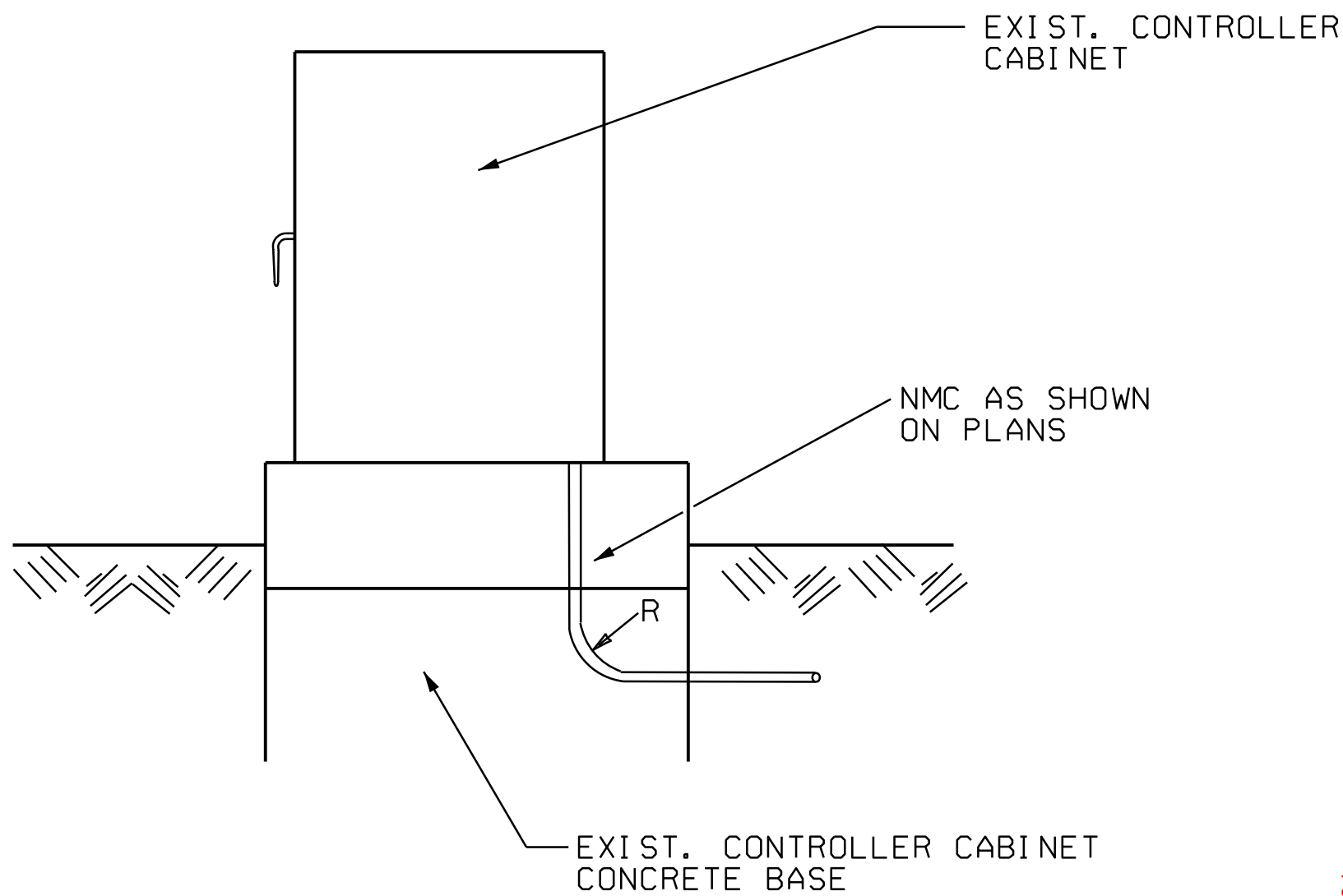
CONDUIT ENTRY TO EXISTING POLE BASE



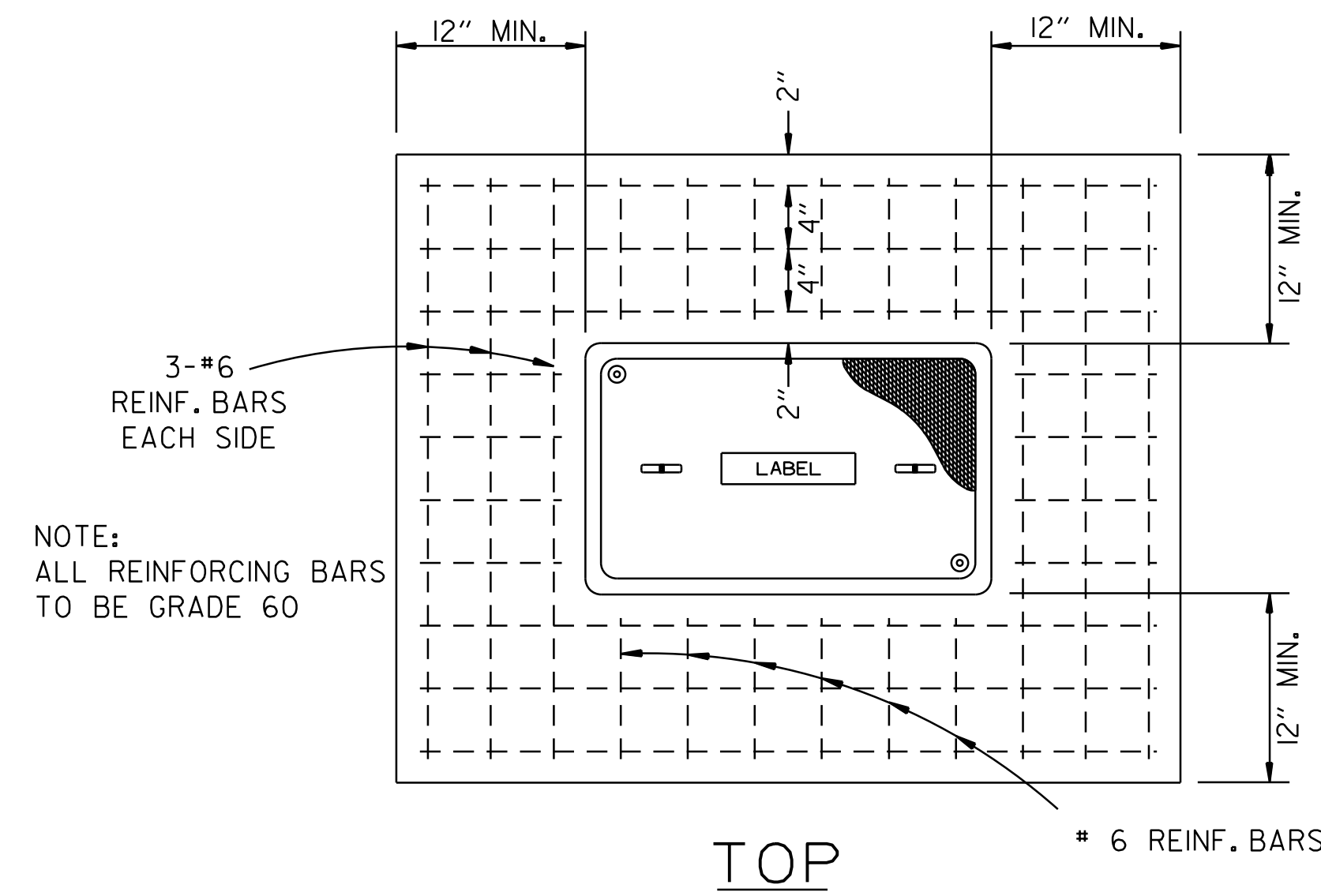
ANCHOR BASE



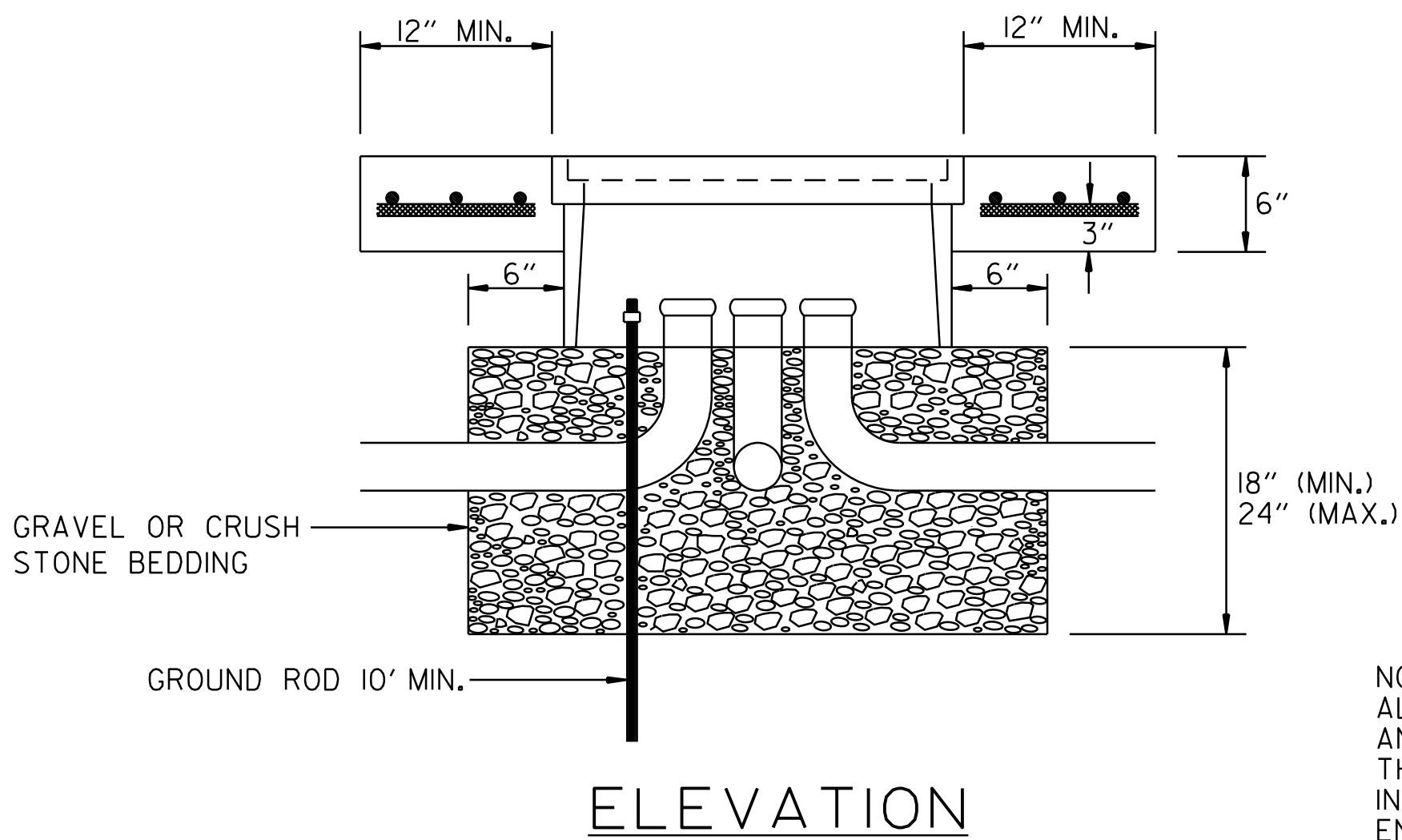
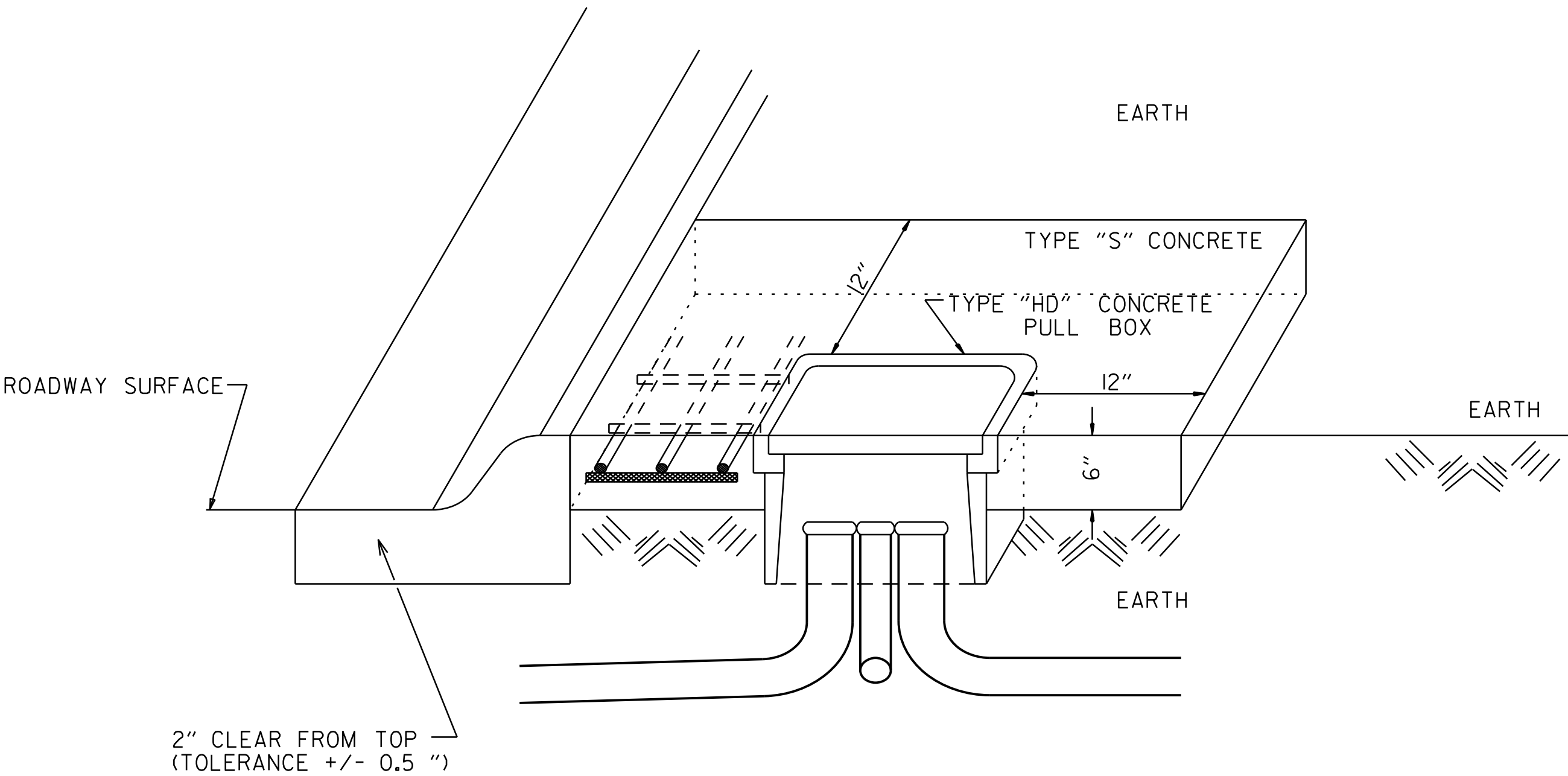
CONDUIT ENTRY TO EXISTING CONTROLLER CABINET



NOTE: ENTRY TO CABINET SHALL BE THROUGH A CUT IN THE BASE SUFFICIENT TO PROVIDE ADEQUATE CONDUIT RADIUS FOR ITEM.



TYPE "HD" CONCRETE PULL BOX DETAIL



NOTE: ALL TYPE 1 HD, TYPE 2 HD, AND TYPE 3 HD CONCRETE PULL BOXES ARE INSTALLED WITH AN APRON OF CONCRETE 12" WIDE AND 6" IN DEPTH. ALL PAYMENT SHALL BE INCLUDED IN THE PRICE OF THE TYPE HD CONCRETE PULL BOX. THE CONCRETE PULL BOX SHALL BE INSTALLED FLUSH TO SURROUNDING GRADE UNLESS OTHERWISE INSTRUCTED BY THE ENGINEER. THE CONCRETE SHALL BE CLASS "S". THREE #6 REINFORCING BARS IN THE APRON ON ALL SIDES OF THE CONCRETE PULL BOX IS REQUIRED IN CONCRETE.

DATE	REVISION	FILMED
02-13-24	REVISED NOTES AND TYPE "HD" CONCRETE PULL BOX DETAILS	
11-16-17	REVISED NOTES	
09-02-15	REVISED PULL BOX DEPTH	
09-12-13	ISSUED AS STANDARD DRAWING	
05-21-09	REVISED GROUNDING	
07-31-08	ADDED & REVISED CONDUIT ENTRY	
06-23-04	REVISED CLEARANCE AT CURB ENTRY	
01-04-02	ADDED REINFORCING TO BOX APRON	
07-02-01	REVISED	
12-27-99	REVISED NOTES	
11-18-98	ISSUED	

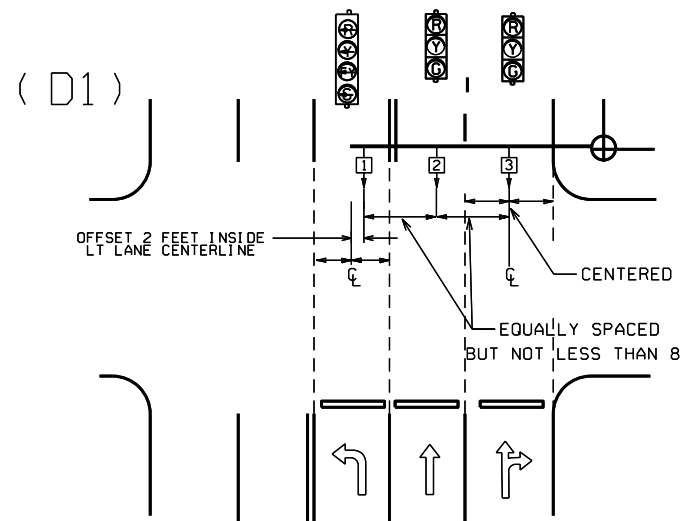
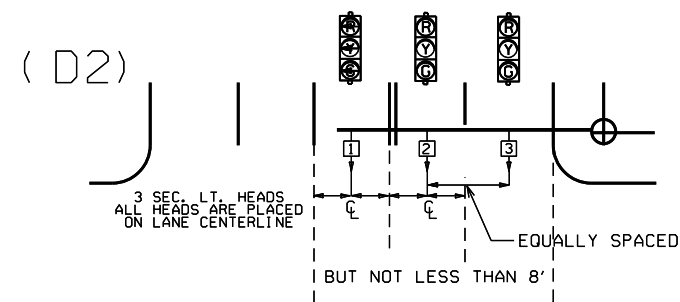
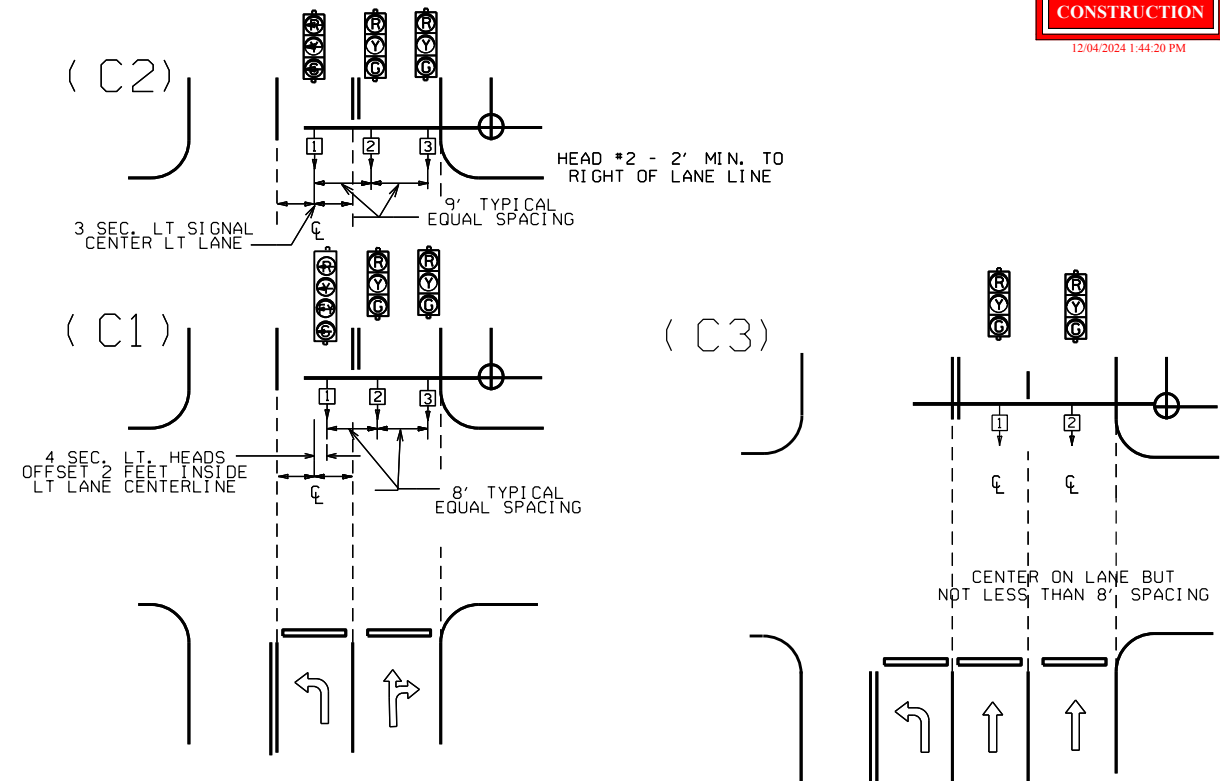
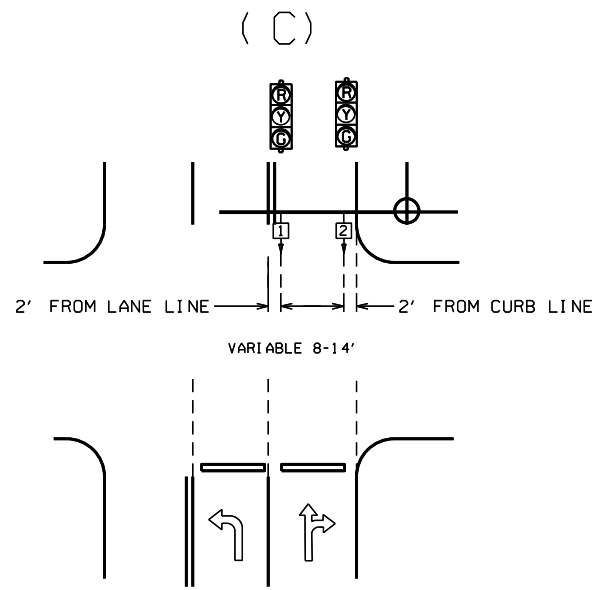
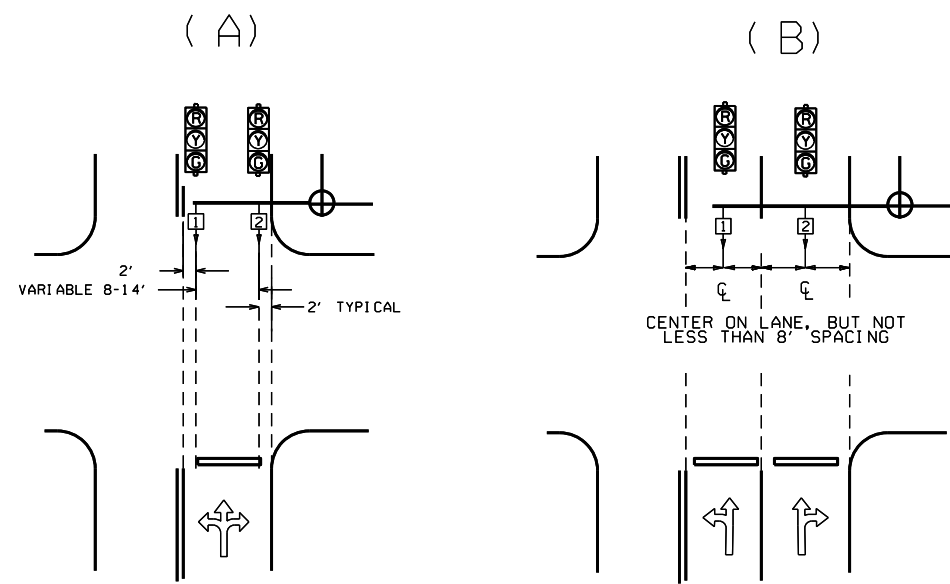
ARKANSAS STATE HIGHWAY COMMISSION

HEAVY DUTY PULL BOX

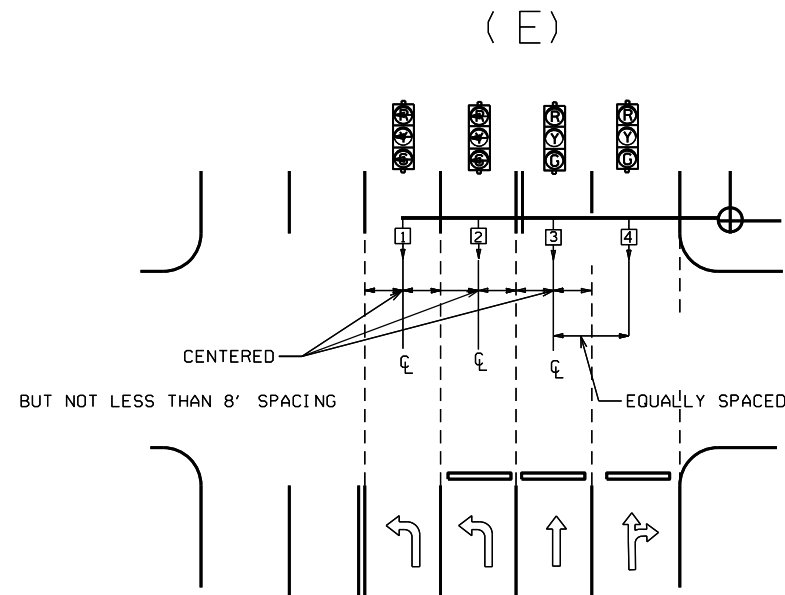
STANDARD DRAWING SD-6



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NOTE: WHERE LEFT TURN HEAD (HEAD 1 ON D1 AND D2) IS NOT CALLED FOR ON PLANS, MAST ARM LENGTH MAY STILL BE ALLOWED FOR FUTURE INSTALLATION. HEADS FOR THROUGH MOVEMENTS SHALL STILL BE ALIGNED WITH THROUGH LANES AS SHOWN ON DETAILS.



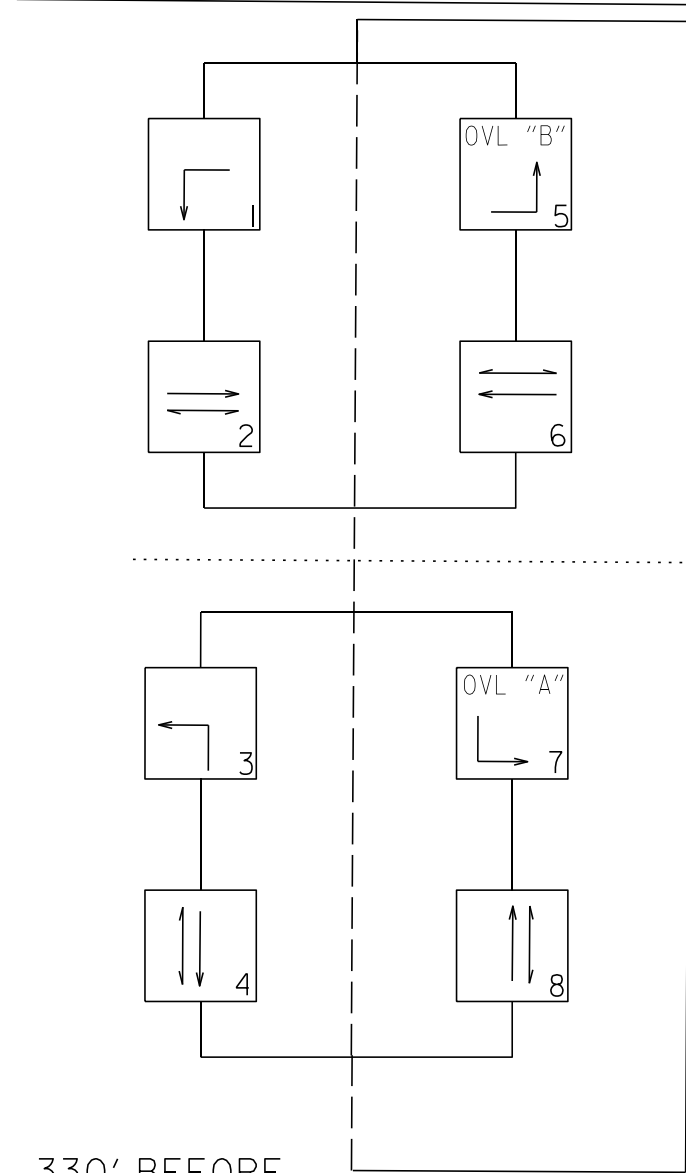
GENERAL NOTES:

1. FOUR SECTION "PROTECTED/PERMISSIVE" LEFT TURN HEADS SHOULD BE PLACED A MINIMUM OF TWO (2') FEET TO THE RIGHT OF THE CENTERLINE OF THE APPROACHING LEFT TURN LANE.
2. THREE SECTION "PROTECTED" LEFT TURN HEADS SHOULD BE PLACED ON THE CENTERLINE OF THE APPROACHING LEFT TURN LANE.
3. WHEN IT IS NECESSARY TO PLACE POLES OTHER THAN AS SHOWN ON PLAN SHEET(S) RESULTING IN MAST ARM EXTENDING MORE THAN TWO FEET PAST (TO THE LEFT OF) THE CENTERLINE OF THE APPROACHING LEFT TURN LANE, MAST ARM SHALL BE CUT TO APPROPRIATE LENGTH AS DETERMINED BY THE ENGINEER, AND A NEW END CAP PROVIDED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THIS PRIOR TO INSTALLING THE MAST ARM IF ADDITIONAL COMPENSATION IS REQUIRED.
4. SIGNAL HEAD SPACING SHALL, IN NO CASE, BE LESS THAN EIGHT (8') FEET BETWEEN HEADS ON CENTER, MEASURED HORIZONTALLY PERPENDICULAR TO THE APPROACH.
5. ALL SIGNAL HEADS SHOWN ON THIS DETAIL SHEET SHALL BE LOCATED ACCORDING TO THE DIMENSIONS SHOWN IN RELATION TO THE APPROACH SIDE OF THE INTERSECTION.
6. MAXIMUM MOUNTING HEIGHT OF SIGNAL FACES LOCATED BETWEEN 40 FEET AND 53 FEET FROM STOP BAR SHALL BE IN ACCORDANCE WITH FIGURE 4D-5 OF 2009 MUTCD.

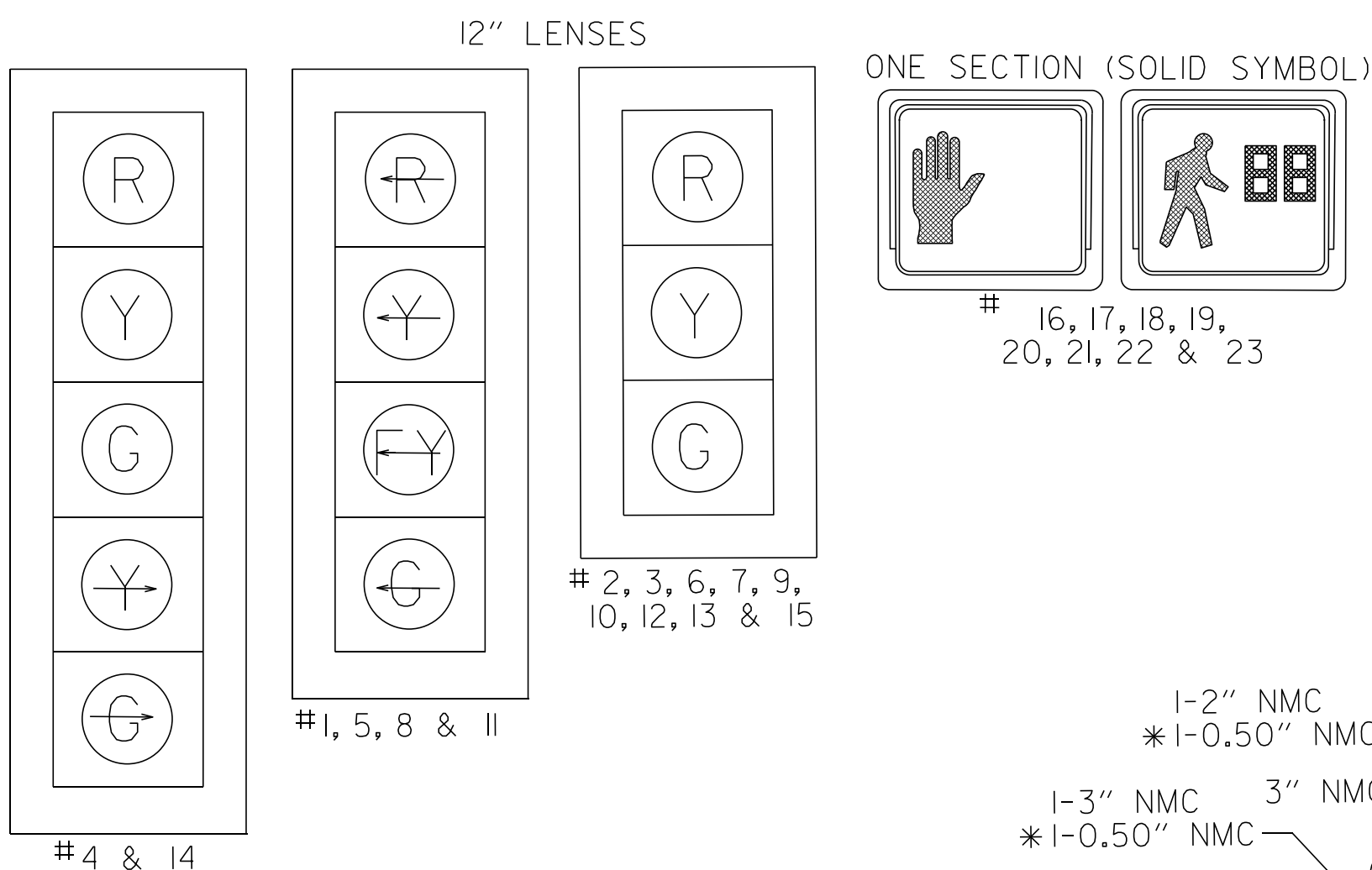
℄ = CENTER OF LANE FROM APPROACH SIDE

DATE	REVISION	DATE FILM	ARKANSAS STATE HIGHWAY COMMISSION
12-8-16	REVISED NOTE 6		SIGNAL HEAD PLACEMENT
9-12-13	ISSUED AS STANDARD DRAWING		
3-11-10	2009 MUTCD		
12-9-99	ISSUED		
STANDARD DRAWING SD-8			

PHASING DIAGRAM



SIGNAL FACES



LEGEND

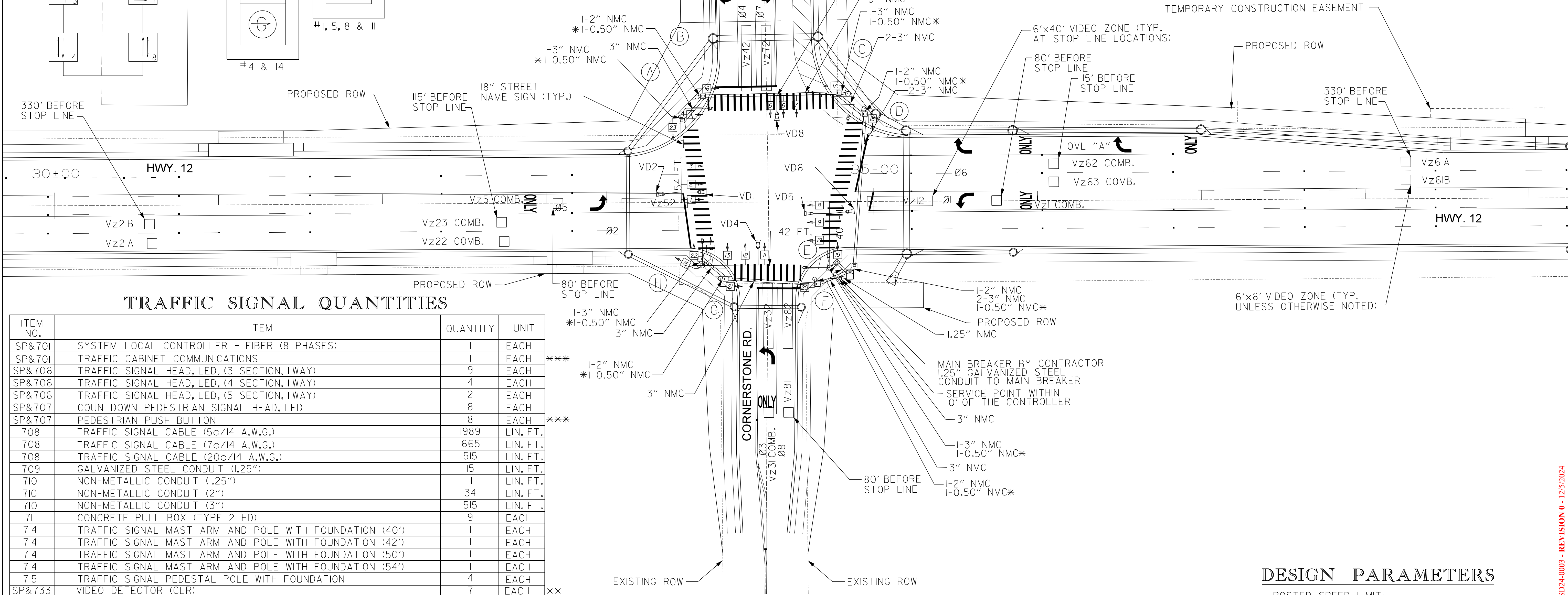
- TYPE 2 PULL BOX
- TYPE 1 PULL BOX
- CONTROLLER CABINET
- SIGNAL HEAD
- SIGNAL POLE, MAST ARM AND LUMINAIRE ARM
- NMC - NON METALLIC CONDUIT
- VIDEO DETECTOR

DATE REVISED	DATE FILMED	DATE REVISED	DATE FILMED	FED. RD. DIST. NO.	STATE	FED. AID PROJ. NO.	SHEET NO.	TOTAL SHEETS
				6	ARK.			
				JOB NO.		090251	114	255

SIGNALIZATION PLANS (HWY. 12 AT CORNERSTONE RD./GREENHOUSE RD.)



DIGITALLY SIGNED: 5/8/2014



TRAFFIC SIGNAL QUANTITIES

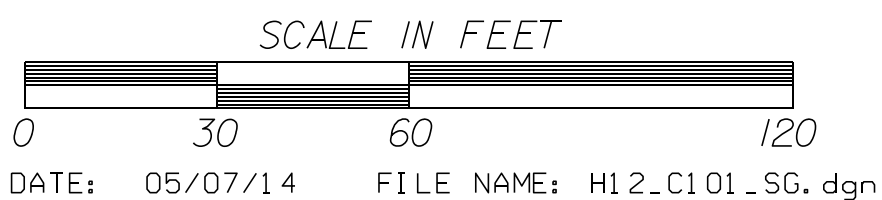
ITEM NO.	ITEM	QUANTITY	UNIT
SP&701	SYSTEM LOCAL CONTROLLER - FIBER (8 PHASES)	1	EACH
SP&701	TRAFFIC CABINET COMMUNICATIONS	1	EACH
SP&706	TRAFFIC SIGNAL HEAD, LED, (3 SECTION, 1WAY)	9	EACH
SP&706	TRAFFIC SIGNAL HEAD, LED, (4 SECTION, 1WAY)	4	EACH
SP&706	TRAFFIC SIGNAL HEAD, LED, (5 SECTION, 1WAY)	2	EACH
SP&707	COUNTDOWN PEDESTRIAN SIGNAL HEAD, LED	8	EACH
SP&707	PEDESTRIAN PUSH BUTTON	8	EACH
708	TRAFFIC SIGNAL CABLE (5c/14 A.W.G.)	1989	LIN. FT.
708	TRAFFIC SIGNAL CABLE (7c/14 A.W.G.)	665	LIN. FT.
708	TRAFFIC SIGNAL CABLE (20c/14 A.W.G.)	515	LIN. FT.
709	GALVANIZED STEEL CONDUIT (1.25")	15	LIN. FT.
710	NON-METALLIC CONDUIT (1.25")	11	LIN. FT.
710	NON-METALLIC CONDUIT (2")	34	LIN. FT.
710	NON-METALLIC CONDUIT (3")	515	LIN. FT.
711	CONCRETE PULL BOX (TYPE 2 HD)	9	EACH
714	TRAFFIC SIGNAL MAST ARM AND POLE WITH FOUNDATION (40')	1	EACH
714	TRAFFIC SIGNAL MAST ARM AND POLE WITH FOUNDATION (42')	1	EACH
714	TRAFFIC SIGNAL MAST ARM AND POLE WITH FOUNDATION (50')	1	EACH
714	TRAFFIC SIGNAL MAST ARM AND POLE WITH FOUNDATION (54')	1	EACH
715	TRAFFIC SIGNAL PEDESTAL POLE WITH FOUNDATION	4	EACH
SP&733	VIDEO DETECTOR (CLR)	7	EACH
733	VIDEO CABLE	1204	LIN. FT.
SP&733	VIDEO MONITOR (CLR)	1	EACH
SP&733	VIDEO PROCESSOR, EDGE CARD (2 CAMERA)	4	EACH
SP&733	VIDEO EDGE CARD EXTENDER	2	EACH
SP&733	VEHICLE DETECTOR RACK (24 CHANNEL)	1	EACH
SP	BATTERY BACKUP SYSTEM	1	EACH
SP	ELECTRICAL CONDUCTORS-IN-CONDUIT (2c/6 A.W.G.)	26	LIN. FT.
SP	ELECTRICAL CONDUCTORS-IN-CONDUIT (1c/8 A.W.G., EGC)	459	LIN. FT.
SP	ELECTRICAL CONDUCTORS-IN-CONDUIT (1c/12 A.W.G., EGC)	200	LIN. FT.
SP	ELECTRICAL CONDUCTORS FOR LUMINAIRES	715	LIN. FT.
SP	GPS PREEMPTION SYSTEM	1	EACH
SP	LUMINAIRE ASSEMBLY	4	EACH
SP	SERVICE POINT ASSEMBLY (2 CIRCUITS)	1	EACH
SP	WIC FIBER ENCLOSURE	1	EACH

*ONE ADDITIONAL VIDEO DETECTOR AND ONE ADDITIONAL VIDEO PROCESSOR, EDGE CARD SHALL BE PROVIDED FOR FUTURE USE.

DESIGN PARAMETERS

POSTED SPEED LIMIT:
45 MPH EAST & WEST APPROACHES
35 MPH NORTH APPROACH
25 MPH SOUTH APPROACH
NO BUS STOPS
NO RAILROAD TRACKS
NO PARKING
NO FIRE STATION
2' MIN. CLEAR ZONE DISTANCE (BARRIER CURB SECTION)

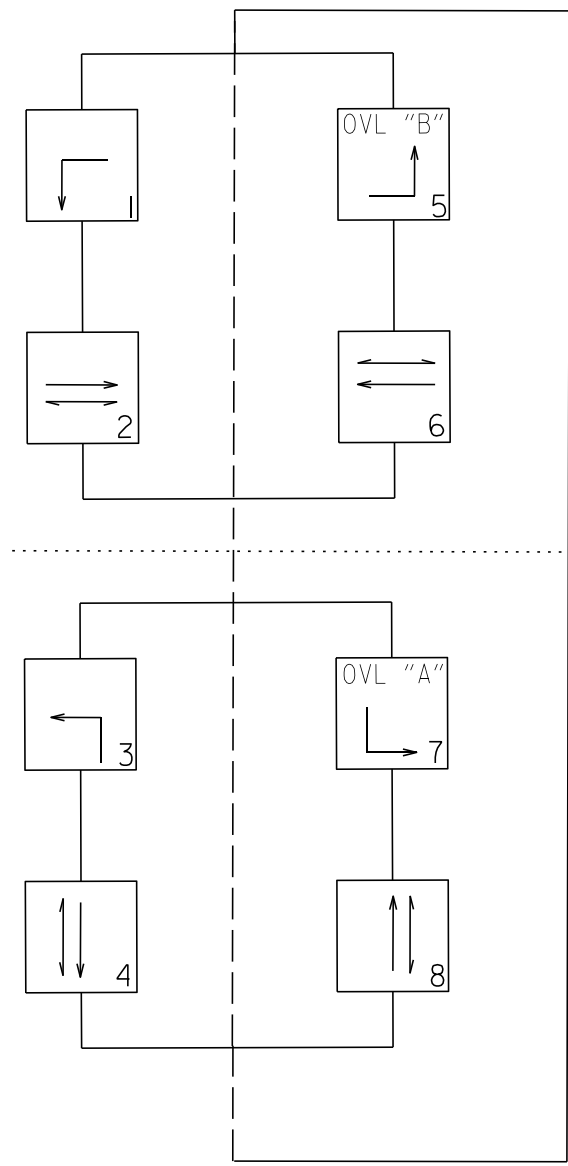
LOCATION: HWY. 12 AT CORNERSTONE RD. / GREENHOUSE RD.
CITY: BENTONVILLE
COUNTY: BENTON
DISTRICT: 09 SCALE: AS SHOWN DRAWN BY: TWM



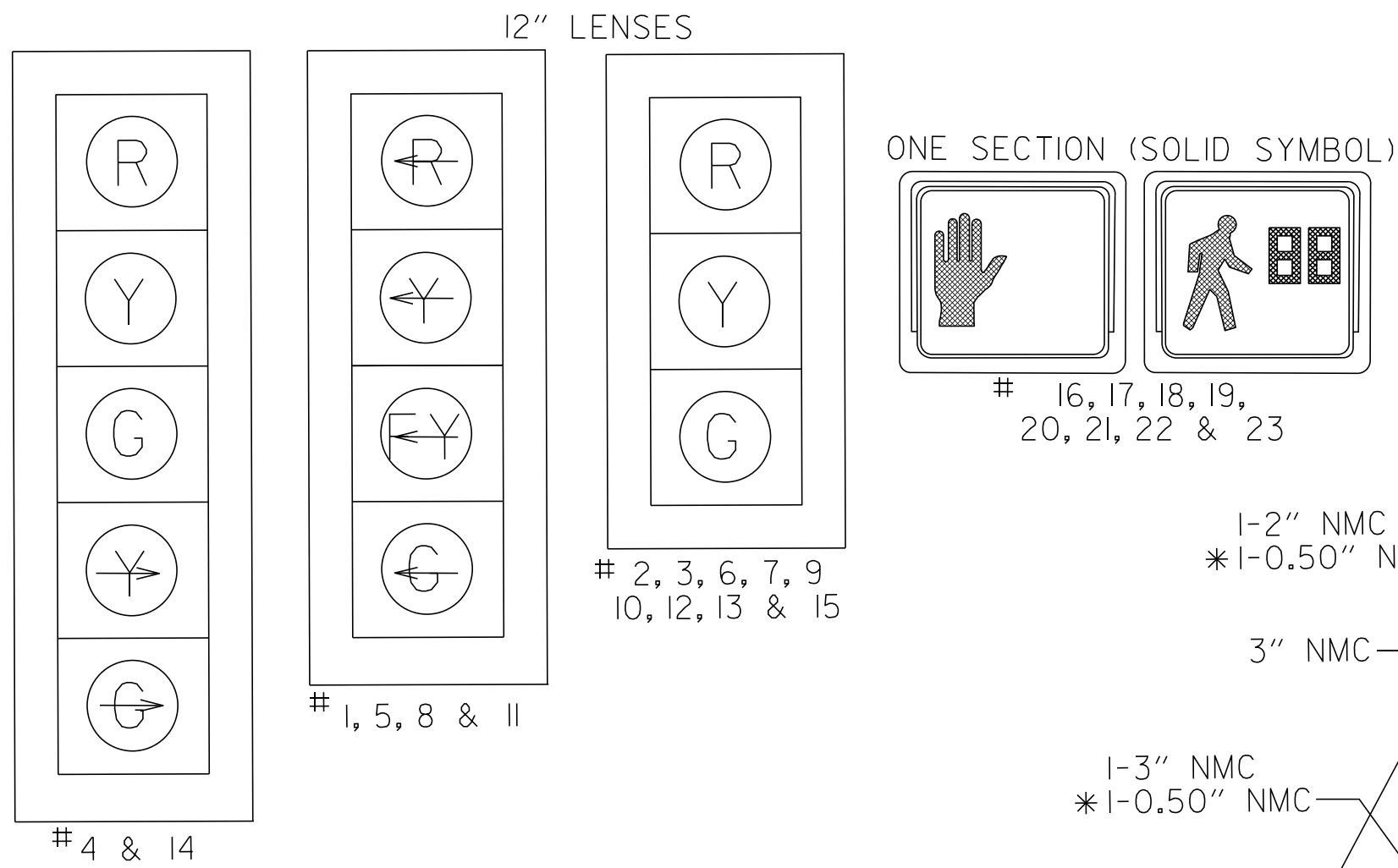
AFC - The Reserve - LSD24-0003 - REVISION 0 - 12/5/2024

5/8/2014 9:53:57 AM
WORKSPACE: AHTD
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REVISED DATE:

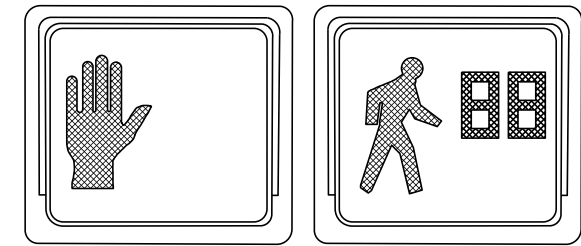
PHASING DIAGRAM



SIGNAL FACES



ONE SECTION (SOLID SYMBOL)



16, 17, 18, 19,
20, 21, 22 & 23

2, 3, 6, 7, 9
10, 12, 13 & 15

1, 5, 8 & 11

4 & 14

PROPOSED ROW

18" STREET
NAME SIGN (TYP.)

HWY. 12

ONLY

Vz23 COMB.

Vz22 COMB.

115' BEFORE
STOP LINE

80' BEFORE
STOP LINE

PROPOSED ROW

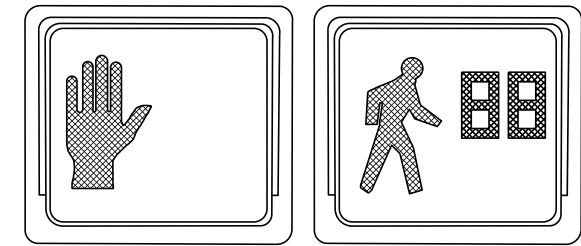
POLE DIMENSIONS

POLE	MAST ARM(S) LENGTH	MAST ARM(S) ORIENTATION ANGLE FROM HAND HOLE (CLOCKWISE)	VERTICAL SHAFT LENGTH	LUM. ARM LENGTH	LUM. ARM(S) ORIENTATION ANGLE FROM HAND HOLE (CLOCKWISE)	STATION HWY. 12	OFFSET	NORTHING	EASTING
A	54 FT.	180 DEGREES	35'-0"	15'-0"	90 DEGREES	33+82.51	54' LT.	736739.0230	648422.5796
B	-	-	15'-0"	-	-	33+92.38	64' LT.	736749.3272	648432.9211
C	50 FT.	270 DEGREES	35'-0"	15'-0"	180 DEGREES	34+84.61	66' LT.	736746.6526	648525.1238
D	-	-	15'-0"	-	-	34+94.34	57' LT.	736737.0500	648534.4354
E	40 FT.	180 DEGREES	35'-0"	15'-0"	90 DEGREES	34+72.89	40' RT.	736641.2480	648508.6853
F	-	-	15'-0"	-	-	34+63.67	47' RT.	736634.6556	648499.1694
G	-	-	15'-0"	-	-	34+06.09	47' RT.	736637.9616	648441.6741
H	42 FT.	270 DEGREES	35'-0"	15'-0"	180 DEGREES	33+95.14	39' RT.	736646.3803	648431.0923

* 0.50" NMC FOR CONTROLLER OR
POLE GROUND ROD CONNECTION. THE COST OF 0.50" NMC
IS INCLUDED IN ITEM NO. 701 OR 714, RESPECTIVELY.

SIGNAL FACES

ONE SECTION (SOLID SYMBOL)



16, 17, 18, 19,
20, 21, 22 & 23

2, 3, 6, 7, 9
10, 12, 13 & 15

1, 5, 8 & 11

4 & 14

PROPOSED ROW

18" STREET
NAME SIGN (TYP.)

HWY. 12

ONLY

Vz23 COMB.

Vz22 COMB.

115' BEFORE
STOP LINE

80' BEFORE
STOP LINE

PROPOSED ROW

POLE DIMENSIONS

POLE	MAST ARM(S) LENGTH	MAST ARM(S) ORIENTATION ANGLE FROM HAND HOLE (CLOCKWISE)	VERTICAL SHAFT LENGTH	LUM. ARM LENGTH	LUM. ARM(S) ORIENTATION ANGLE FROM HAND HOLE (CLOCKWISE)	STATION HWY. 12	OFFSET	NORTHING	EASTING
A	54 FT.	180 DEGREES	35'-0"	15'-0"	90 DEGREES	33+82.51	54' LT.	736739.0230	648422.5796
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H	42 FT.	270 DEGREES	35'-0"	15'-0"	180 DEGREES	33+95.14	39' RT.	736646.3803	648431.0923

* 0.50" NMC FOR CONTROLLER OR
POLE GROUND ROD CONNECTION. THE COST OF 0.50" NMC
IS INCLUDED IN ITEM NO. 701 OR 714, RESPECTIVELY.

DATE REVISED	DATE FILMED	DATE REVISED	DATE FILMED	FED. RD. DIST. NO.	STATE	FED. AID PROJ. NO.	SHEET NO.	TOTAL SHEETS
				6	ARK.			
				JOB NO.		090251	115	255

② SIGNALIZATION PLANS (HWY. 12 AT CORNERSTONE RD./GREENHOUSE RD.)

LEGEND

- TYPE 2 PULL BOX
- TYPE 1 PULL BOX
- CONTROLLER CABINET
- SIGNAL HEAD
- SIGNAL POLE, MAST ARM
AND LUMINAIRE ARM
- NMC - NON METALLIC CONDUIT
- VIDEO DETECTOR



DIGITALLY SIGNED:
5/8/2014

CORNERSTONE RD.

ONLY

OVL "B"

Vz41

Vz71 COMB.

GREENHOUSE RD.

85' BEFORE
STOP LINE

1-3" NMC
1-0.50" NMC*

2-3" NMC

PROPOSED ROW

6'x6' VIDEO ZONE (TYP.
UNLESS OTHERWISE NOTED)

OVL "A"

Vz62 COMB.

Vz63 COMB.

HWY. 12

OVL "A"

Vz11 COMB.

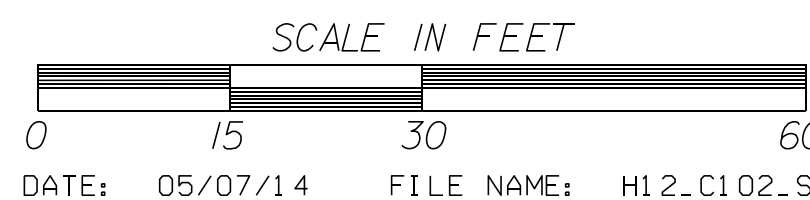
80' BEFORE
STOP LINE

115' BEFORE
STOP LINE

DESIGN PARAMETERS

POSTED SPEED LIMIT:
45 MPH EAST & WEST APPROACHES
35 MPH NORTH APPROACH
25 MPH SOUTH APPROACH
NO BUS STOPS
NO RAILROAD TRACKS
NO PARKING
NO FIRE STATION
3' MIN. CLEAR ZONE DISTANCE (BARRIER CURB SECTION)

LOCATION: HWY. 12 AT CORNERSTONE RD./GREENHOUSE RD.
CITY: BENTONVILLE
COUNTY: BENTON
DISTRICT: 09 SCALE: AS SHOWN DRAWN BY: TWM



APPROVED FOR CONSTRUCTION
AFC - The Reserve - LSD24-0003 - REVISION 0 - 12/5/2024

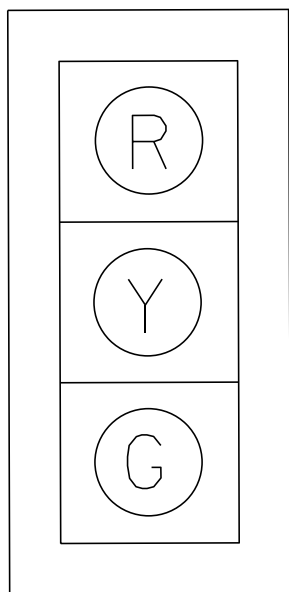
SIGNAL FACES

ONE SECTION (SOLID SYMBOL)

② SIGNALIZATION PLANS (HWY. 12 AT CORNERSTONE RD./GREENHOUSE RD.)



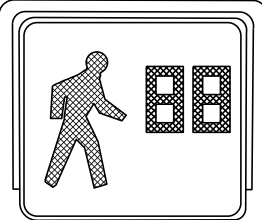
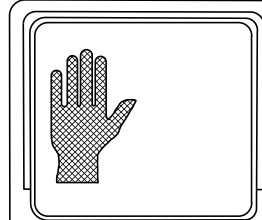
12" LENSES



2, 3, 6, 7, 9,
10, 12, 13 & 15

1, 5, 8 & 11

ONE SECTION (SOLID SYMBOL)



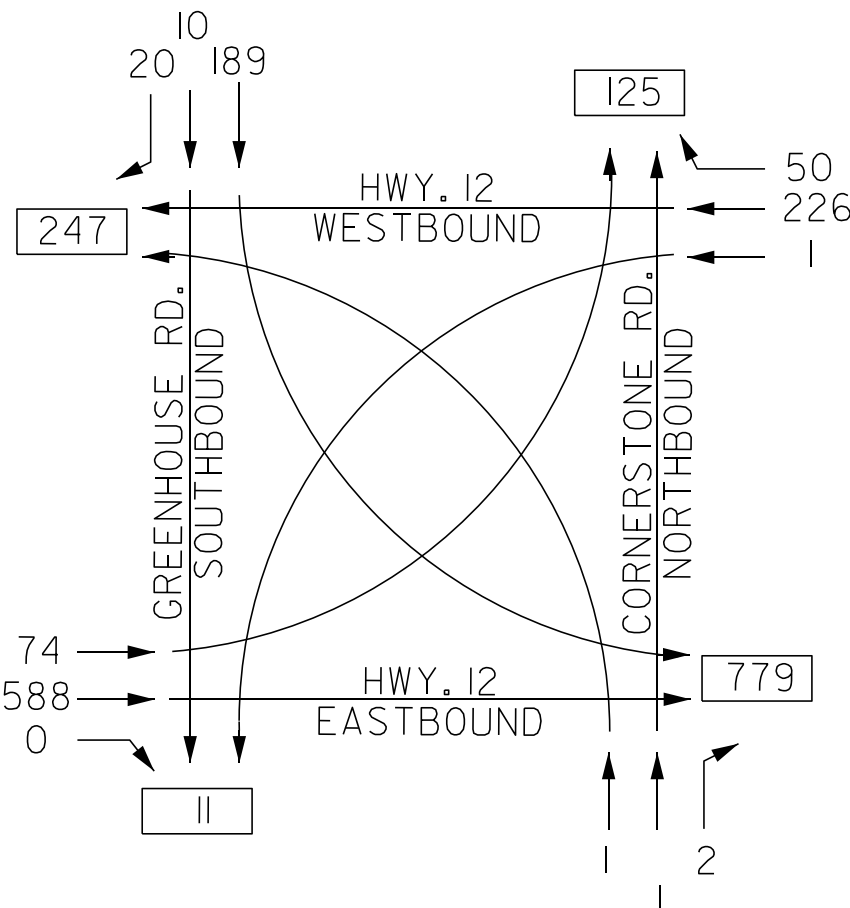
#16, 17, 18, 19, 20, 21, 22 & 23

NOTES:

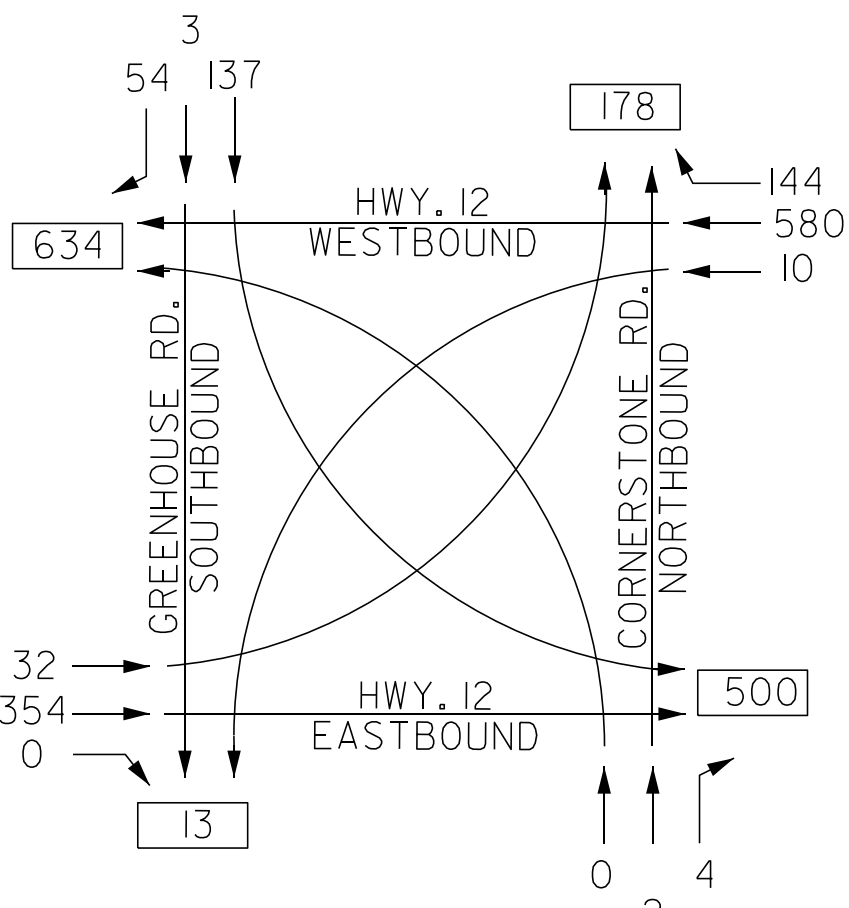
1. THE CONTRACTOR SHALL INSTALL STREET NAME SIGNS PROVIDED BY THE OWNER. INSTALLATION OF STREET NAME SIGNS WILL NOT BE PAID FOR SEPARATELY, BUT WILL BE SUBSIDIARY TO THE TRAFFIC SIGNAL MAST ARM.
2. SEE STD. SIGNAL DETAIL SHEET FOR MORE INFORMATION FOR MOUNTING ON MAST ARM ASSEMBLY.

SIGNAL FACES	INTERSECTION INTERVALS																FLASH SEQ.
	I+5	CLR.	I+6	CLR.	2+5	CLR.	2+6	CLR.	3+7	CLR.	3+8	CLR.	4+7	CLR.	4+8	CLR.	
I		*		*		***		***									
2 & 3	R	R	G	**	R	R	G	**	R	R	R	R	R	R	R	R	
4	R	R	G	**	R	R	G	**			R	R			R	R	
5										*		*		***			
6 & 7	R	R	R	R	R	R	R	R	R	R	G	**	R	R	G	**	
8		*		***		*		***									
9 & 10	R	R	R	R	G	**	G	**	R	R	R	R	R	R	R	R	
II										*		***		*		***	
12 & 13	R	R	R	R	R	R	R	R	R	R	R	R	G	**	G	**	
14			*	R	R			*	R	R	R	R	G	**	G	**	
15	R	R	R	R	G	**	G	**	R	R	R	R	R	R	R	R	
16 & 17	DW	DW	W	FDW	DW	DW	W	FDW	DW	DW	DW	DW	DW	DW	DW	DW	
18 & 19	DW	DW	DW	DW	DW	DW	DW	DW	DW	DW	W	FDW	DW	DW	W	FDW	
20 & 21	DW	DW	DW	DW	W	FDW	W	FDW	DW	DW	DW	DW	DW	DW	DW	DW	
22 & 23	DW	DW	DW	DW	DW	DW	DW	DW	DW	DW	DW	DW	W	FDW	W	FDW	

* DENOTES GREEN OR YELLOW ARROW DEPENDING ON NEXT PHASE
 ** DENOTES GREEN OR YELLOW BALL DEPENDING ON NEXT PHASE
 *** DENOTES YELLOW OR FLASHING YELLOW ARROW DEPENDING ON NEXT PHASE



HWY. 12 AT GREENHOUSE RD./CORNERSTONE RD.
TRAFFIC FLOW DIAGRAM
2009 EXISTING TRAFFIC VOLUME
A.M. PEAK HOUR



AT GREENHOUSE RD./CORNERSTONE RD.
TRAFFIC FLOW DIAGRAM
2009 EXISTING TRAFFIC VOLUME
P.M. PEAK HOUR

LOCATION: HWY. 12 AT CORNERSTONE RD. / GREENHOUSE RD.
CITY: BENTONVILLE
COUNTY: BENTON
DISTRICT: 09 SCALE: 1"=NA' DRAWN BY: TWB



AFC - The Reserve - LSD24-0003 - REVISION 0 - 12/5/2024

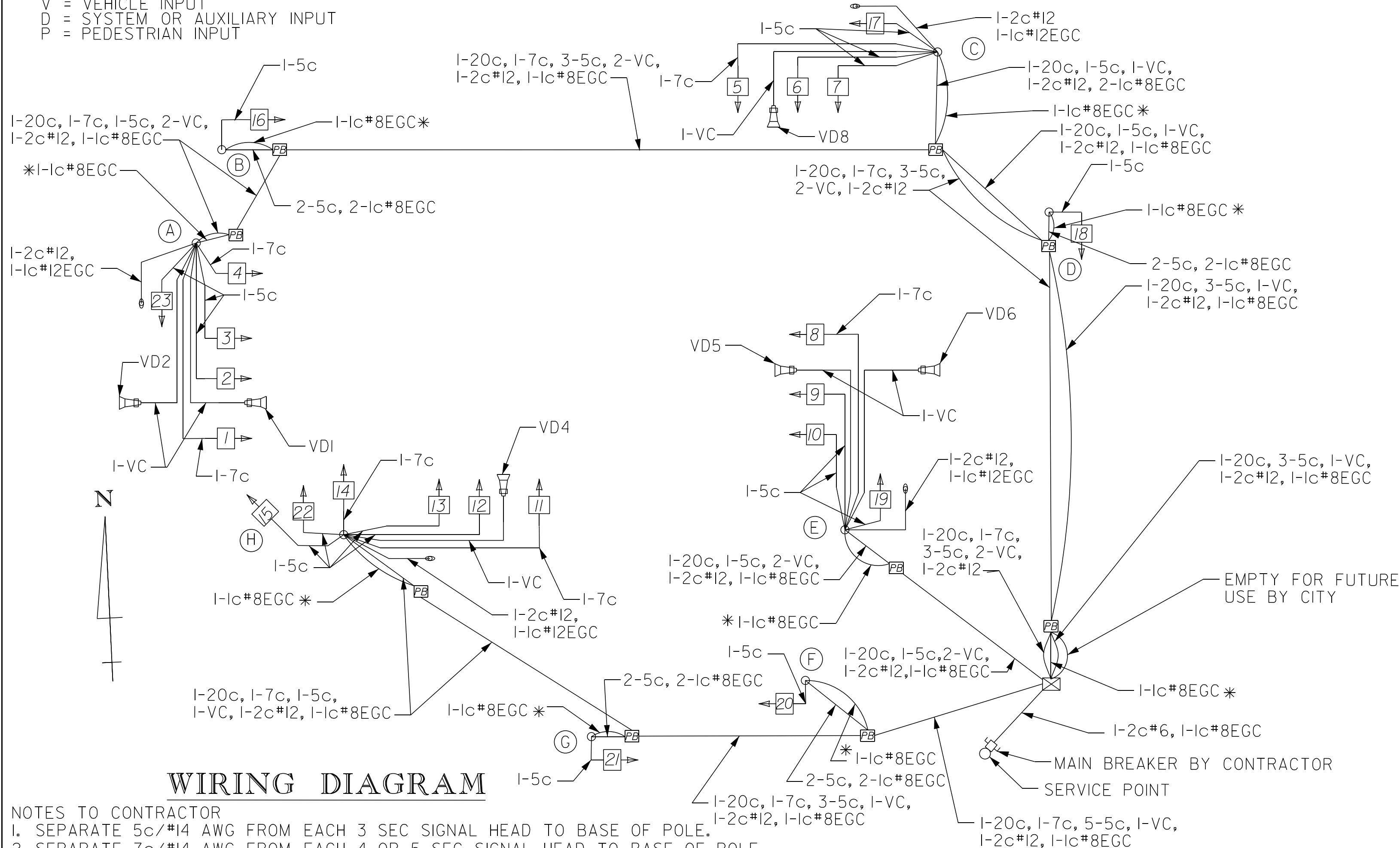
NOTES TO CONTRACTOR

1. SEPARATE 5c/#14 AWG FROM EACH 3 SEC SIGNAL HEAD TO BASE OF PO
2. SEPARATE 7c/#14 AWG FROM EACH 4 OR 5 SEC SIGNAL HEAD TO BASE
3. SEPARATE 5c/#14 AWG TO EACH POLE WITH PEDESTRIAN PUSH BUTTONS.
4. ALL DETECTOR RACK CHANNELS, INCLUDING UNUSED, SHALL BE BROUGHT TO TERMINAL STRIP IN DETECTOR AREA ON CABINET.
5. THE LOCAL GOVERNMENT SHALL BE RESPONSIBLE FOR PROVIDING POWER TO THE SERVICE POINT.

* I-lc #8EGC SHOWN SEPARATELY FROM
CONTROLLER OR POLE TO NEAREST
PULL BOX IS INCLUDED IN ITEM NO.
701 OR 714, RESPECTIVELY.

CONTROLLER INPUT ABBREVIATIONS:
V = VEHICLE INPUT
D = SYSTEM OR AUXILIARY INPUT
P = PEDESTRIAN INPUT

SPARE AMP CHN. # = 6, 7, 8, 14, 15 & 16



cmackinnay 5/8/2014 9:53:25 AM
WORKSPACE: AHTD
X:\2008\08053550 - Brivar Hwy I2\Drawings\HI2_C103_SG.dgn
REVISED DATE:



Consent Agenda Item [LS25-0016](#)

For the Planning Commission meeting on July 1, 2025

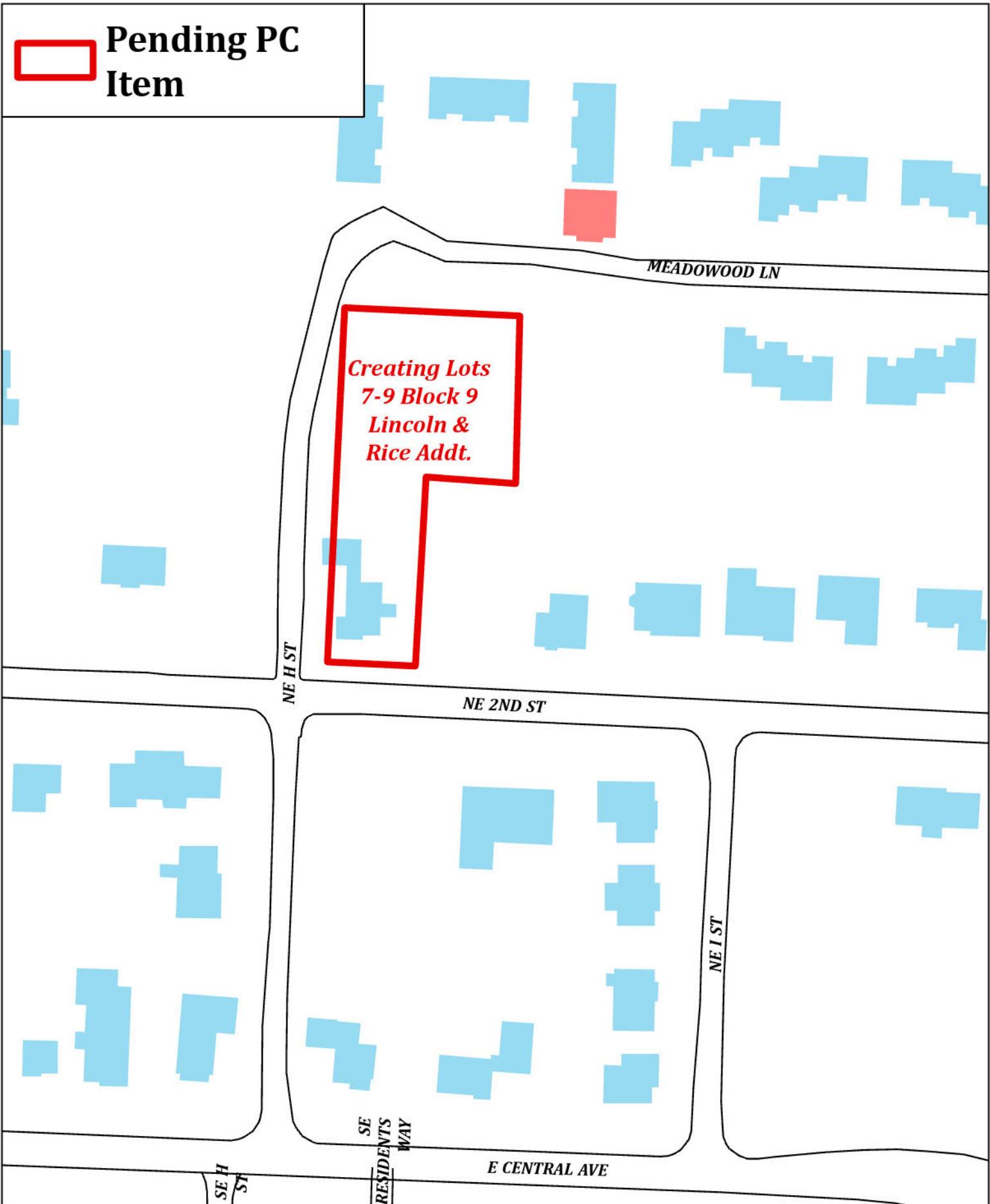
Details

Lot Split of Lot 6, within Block 9 of the Lincoln & Rice Addition, Creating New Lots 7, 8, and 9 of Lincoln and Rice Addition. LS25-0016 (R-1)

A lot Split of lot 6, within Block 9 of the Lincoln & Rice Addition, creating new lots 7, 8, and 9 of Lincoln and Rice Addition. The plat is dedicating a 15-foot utility easement along the west side of the property.



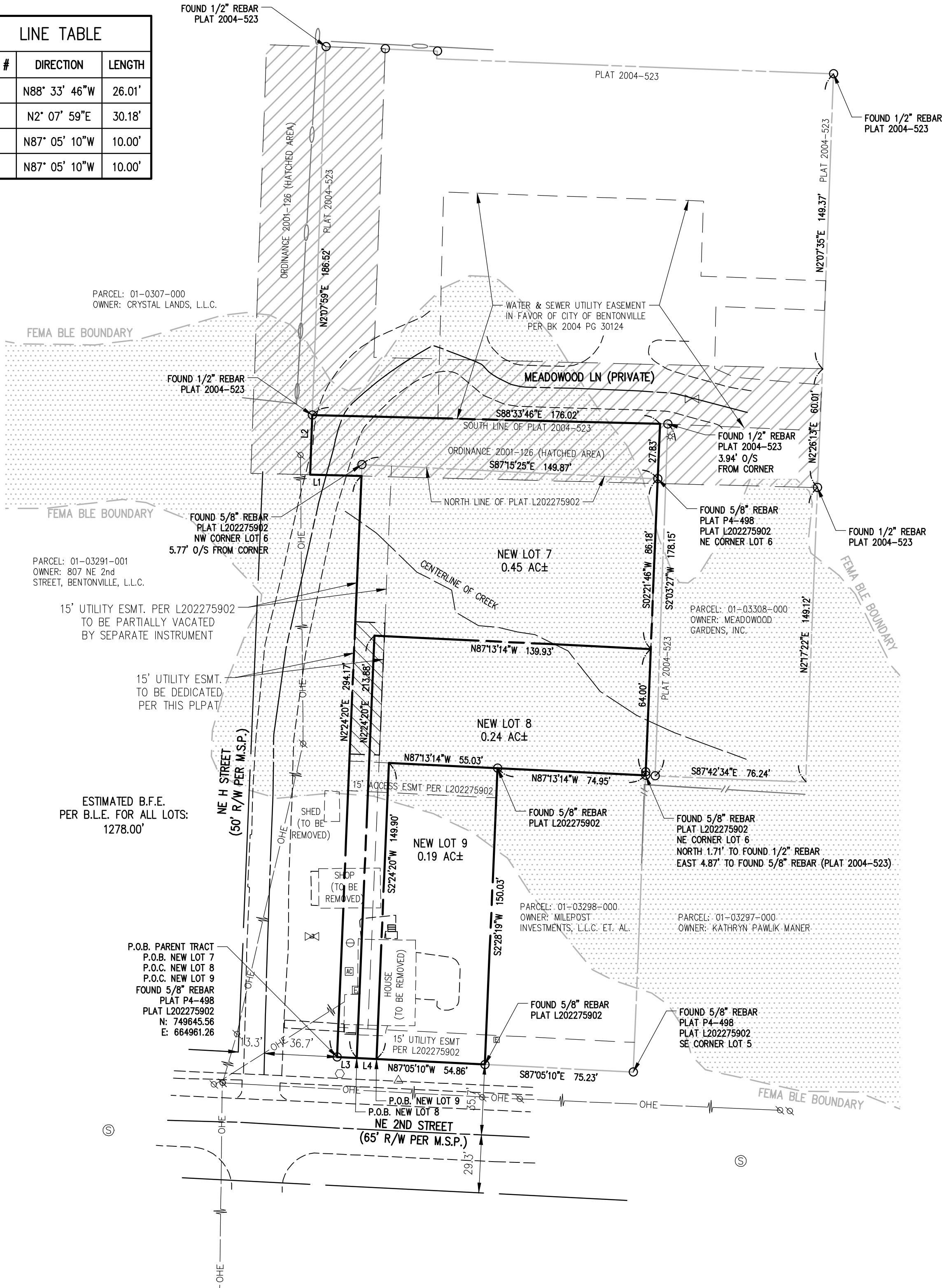
**Pending PC
Item**



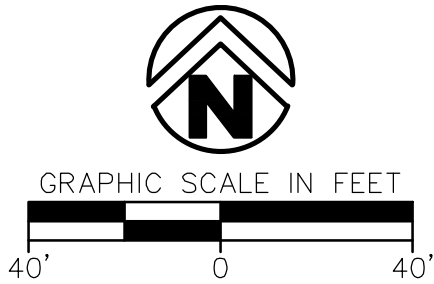
LS25-0016
Creating Lots 7-9 Block 9 Lincoln & Rice Addt.
901 NE 2ND ST



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N88° 33' 46"W	26.01'
L2	N2° 07' 59"E	30.18'
L3	N87° 05' 10"W	10.00'
L4	N87° 05' 10"W	10.00'



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.



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 _____, 202____

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

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 OF CITY OF BENTONVILLE

SIGNED: CITY CLERK, CITY OF BENTONVILLE

OWNER: CHAD O'MALLEY, O'MALLEY DEVELOPMENT
646 SW B STREET
BENTONVILLE, AR, 72712
479-321-1501
COMALLEYAGENT@GMAIL.COM

CERTIFICATE OF SURVEYING ACCURACY:

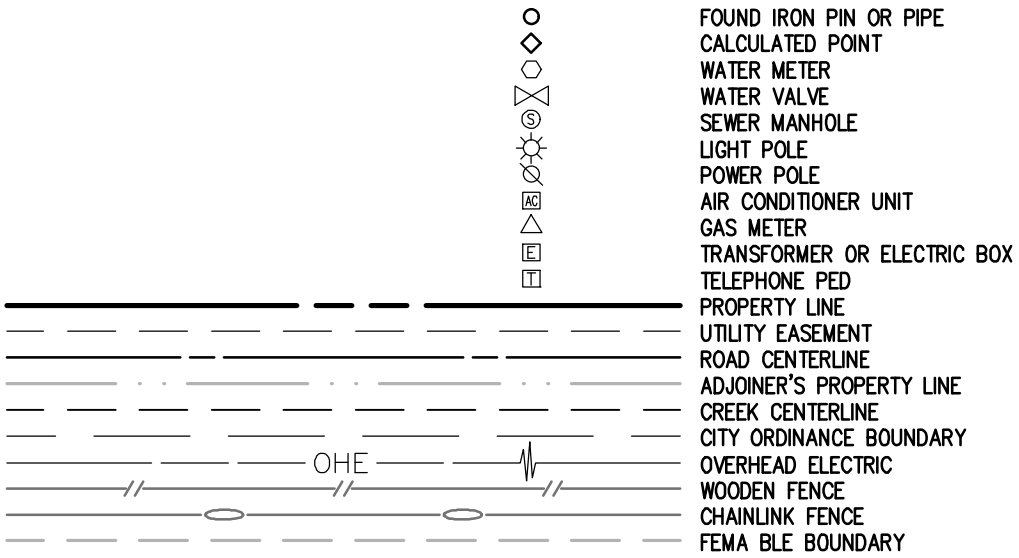
I HEREBY DECLARE THAT ON THE 9TH DAY OF APRIL, 2025 THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION AND THE IRON PINS WERE FOUND OR SET, AS SHOWN, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

CRAFTON, TULL, & ASSOCIATES, INC.
BY:

JAMES W. MONTGOMERY, P.S.

DATE

LEGEND



RECORD INFORMATION

STATE PLAT CODE:
500-20N-30W-0-29-320-04-1120

SEAL



LOT SPLIT SURVEY
PART OF BLOCK 9, LINCOLN & RICE ADDITION

PREPARED FOR:
CHAD O'MALLEY

BENTONVILLE, ARKANSAS

DATE: 05/28/2025
PROJECT NO: 24107700
CONTACT: N. CAGLE



CERTIFICATE OF AUTHORIZATION:



© 2025 Crafton, Tull & Associates, Inc.

DELTA	DESCRIPTION	DATE

SHEET NO.:

1 OF 2

LS25-0016

SURVEY DESCRIPTION

PARENT TRACT

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°24’20” 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.

ALSO, A PORTION OF THE VACATED RIGHT–OF–WAY OF "H" STREET AND A PORTION OF THE VACATED RIGHT–OF–WAY OF HOWARD AVENUE, SAID PORTIONS BEING ADJACENT TO LOTS 3 AND 4 OF BLOCK 9 OF THE LINCOLN AND RICE ADDITION TO THE CITY OF BENTONVILLE, AND HAVING BEEN VACATED PURSUANT TO CITY OF BENTONVILLE ORDINANCE No. 2001–126, SAID ORDINANCE HAVING BEEN FILED FOR RECORD IN THE BENTON COUNTY CIRCUIT CLERK’S OFFICE AT BOOK 2001, PAGE 147522, AND BEING SUBJECT TO ANY EASEMENTS OF RECORD OR FACT.

NEW LOT 7

A PART OF LOT 6, OF THE LOT SPLIT OF LOTS 3 & 4, BLOCK 9 OF LINCOLN & RICE ADDITION, ACCORDING TO A PLAT FILED FOR RECORD WITH THE BENTON COUNTY CIRCUIT CLERK’S OFFICE AS DOCUMENT L202275902, ALSO, A PORTION OF THE VACATED RIGHT–OF–WAY OF "H" STREET AND A PORTION OF THE VACATED RIGHT–OF–WAY OF HOWARD AVENUE, SAID PORTIONS BEING ADJACENT TO LOTS 3 AND 4 OF THE LINCOLN AND RICE ADDITION TO THE CITY OF BENTONVILLE, AND HAVING BEEN VACATED PURSUANT TO CITY OF BENTONVILLE ORDINANCE No. 2001–126, SAID ORDINANCE HAVING BEEN FILED FOR RECORD IN THE BENTON COUNTY CIRCUIT CLERK’S OFFICE AT BOOK 2001, PAGE 147522, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 5/8” REBAR FOR THE SOUTHWEST CORNER OF SAID LOT 6;
THENCE NORTH 02°24’20” EAST A DISTANCE OF 294.17 FEET TO THE SOUTH LINE OF SAID VACATED RIGHT–OF–WAY OF HOWARD AVENUE;
THENCE ALONG SAID SOUTH LINE, NORTH 88°33’46” WEST A DISTANCE OF 26.01 FEET TO THE CENTERLINE OF SAID VACATED RIGHT–OF–WAY OF "H" STREET;
THENCE ALONG SAID CENTERLINE, NORTH 02°07’59” EAST A DISTANCE OF 30.18 TO THE CENTERLINE OF SAID VACATED RIGHT–OF–WAY OF HOWARD AVENUE, SAID CENTERLINE ALSO BEING THE SOUTH LINE OF A PLAT FILED FOR RECORD WITH THE BENTON COUNTY CIRCUIT CLERK’S OFFICE AT BOOK 2004, PAGE 523;
THENCE ALONG SAID CENTERLINE AND SAID SOUTH LINE, SOUTH 88°33’46” EAST A DISTANCE OF 176.02 FEET;
THENCE LEAVING SAID CENTERLINE AND SAID SOUTH LINE, SOUTH 02°21’46” WEST A DISTANCE OF 27.83 FEET TO A FOUND 5/8” REBAR FOR THE NORTHEAST CORNER OF SAID LOT 6;
THENCE SOUTH 02°21’46” WEST A DISTANCE OF 86.18 FEET;
THENCE NORTH 87°13’14” WEST A DISTANCE OF 139.93 FEET;
THENCE SOUTH 02°24’20” WEST A DISTANCE OF 213.88 FEET;
THENCE NORTH 87°05’10” WEST A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.45 ACRES, MORE OR LESS, AND BEING SUBJECT TO ANY EASEMENTS OF RECORD OR FACT

NEW LOT 8

A PART OF LOT 6, OF THE LOT SPLIT OF LOTS 3 & 4, BLOCK 9 OF LINCOLN & RICE ADDITION, ACCORDING TO A PLAT FILED FOR RECORD WITH THE BENTON COUNTY CIRCUIT CLERK’S OFFICE AS DOCUMENT L202275902, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 5/8” REBAR FOR THE SOUTHWEST CORNER OF SAID LOT 6;
THENCE SOUTH 87°05’10” EAST A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 02°24’20” EAST A DISTANCE OF 213.88 FEET;
THENCE SOUTH 87°13’14” EAST A DISTANCE OF 139.93 FEET;
THENCE SOUTH 02°21’46” WEST A DISTANCE OF 64.00 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;
THENCE NORTH 87°13’14” WEST A DISTANCE OF 55.03 FEET;
THENCE SOUTH 02°24’20” WEST A DISTANCE OF 149.90 FEET;
THENCE NORTH 87°05’10” WEST A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.24 ACRES, MORE OR LESS, AND BEING SUBJECT TO ANY EASEMENTS OF RECORD OR FACT.

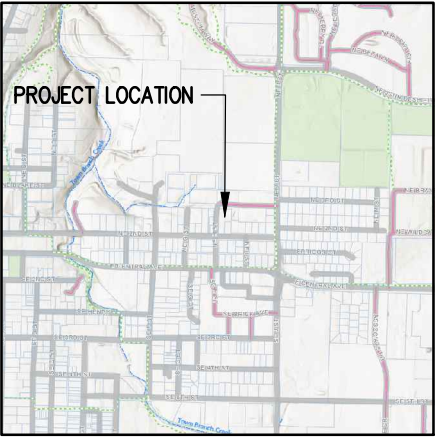
NEW LOT 9

A PART OF LOT 6, OF THE LOT SPLIT OF LOTS 3 & 4, BLOCK 9 OF LINCOLN & RICE ADDITION, ACCORDING TO A PLAT FILED FOR RECORD WITH THE BENTON COUNTY CIRCUIT CLERK’S OFFICE AS DOCUMENT L202275902, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 5/8” REBAR FOR THE SOUTHWEST CORNER OF SAID LOT 6;
THENCE SOUTH 87°05’10” EAST A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 02°24’20” EAST A DISTANCE OF 149.90 FEET;
THENCE SOUTH 87°13’14” EAST A DISTANCE OF 55.03 FEET TO A FOUND 5/8” REBAR;
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 54.86 FEET TO THE POINT OF BEGINNING, CONTAINING 0.19 ACRES, MORE OR LESS, AND BEING SUBJECT TO ANY EASEMENTS OF RECORD OR FACT.

NOTES:

- 1) THE PROPERTY SURVEYED IS WITHIN THE MUNICIPAL LIMITS OF BENTONVILLE, AR.
- 2) THE BOUNDARY DETERMINATION SHOWN HEREON WAS BASED UPON THE FOLLOWING DEEDS AND PLATS AND NO OTHERS:
DEED 2002–139003, DEED L202415236, CITY OF BENTONVILLE ORDINANCE 2001–106 (FILED WITH BENTON COUNTY AS 2001–147522), DEED 2004–38032, PLAT B–101, PLAT L202275902, PLAT 4–178, PLAT 2004–523, PLAT 2013–579.
- 3) THERE MAY BE BUILDINGS AND OTHER IMPROVEMENTS ON THE PROPERTY THAT ARE NOT SHOWN ON THIS PLAT.
- 4) THE ADJACENT PROPERTY OWNERS NAMES SHOWN ON THIS PLAT WERE OBTAINED FROM THE BENTON COUNTY GIS WEBSITE, AND REPRESENT THE OWNER'S LISTED NAME AT THE TIME OF THIS SURVEY.
- 5) SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT CONSIDERED A PART OF THIS SURVEY AND NO INVESTIGATION OF THESE CONDITIONS WAS MADE.
- 6) UTILITIES WERE NOT CONSIDERED A PART OF THIS SURVEY.
- 7) THE SURVEYOR HAS NOT MADE A SEPARATE INVESTIGATION OR SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, OR RESTRICTIVE COVENANTS. ANY EASEMENTS SHOWN HEREON CAME TO THE ATTENTION OF THE SURVEYOR IN THE COURSE OF HIS RESEARCH OF THE PROPERTY BOUNDARY. OTHER RECORD EASEMENTS, ENCUMBRANCES, OR COVENANTS MAY EXIST ON THE SURVEYED PROPERTY.
- 8) NO PART OF THIS PROPERTY IS IN FLOOD ZONE "A" OR "AE", AND IS NOT THE 100–YEAR FLOOD PLAIN AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM’S FIRM MAP NUMBER 05007C0255K, REVISED DATE JUNE 5, 2012.
A PART OF THIS PROPERTY IS WITHIN THE "BLE" AREA ACCORDING TO ONLINE DATA FROM FEMA AT THE TIME OF THIS SURVEY
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.
- 9) NO RESIDENTIAL LOT SHALL BE PERMITTED DIRECT ACCESS TO A COLLECTOR OR ARTERIAL STREET. ALL RESIDENTIAL SUBDIVISION DEVELOPMENT CONTIGUOUS TO A COLLECTOR OR ARTERIAL STREET SHALL ORIENT FRONTAGE TO A LOCAL STREET, AND BACK OF THE PROJECT, WITHOUT ACCESS TO THE SAID MAJOR STREETS.
- 10) OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO ENSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.
- 11) SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE.
- 12) THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.
- 13) OWNER HEREBY GRANTS TO THE CITY OF BENTONVILLE A BLANKET AVIGATION EASEMENT OVER THE ENTIRETY OF THIS LOT SPLIT PURSUANT TO MUNICIPAL CODE SECTION 401.12
- 14) SETBACKS SHALL BE PER THE CURRENT ZONING DISTRICT AS STATED IN THE MOST RECENT CITY OF BENTONVILLE ZONING CODE.
- 15) THERE ARE NO WAIVERS, VARIANCES AND/OR CONDITIONAL USES AT THE TIME OF PREPARING THIS PLAT.
- 16) ALL NECESSARY PERMITS RELATED TO WETLANDS AND WATERS OF THE U.S. WILL BE OBTAINED PRIOR TO CONSTRUCTION.
- 17) WETLANDS ARE LIKELY PRESENT ON SITE ACCORDING TO FEMA BLE. U.S. ARMY CORPS OF ENGINEERS DETERMINATION IS IN PROGRESS.



VICINITY MAP
(NOT TO SCALE)

PROJECT
LOCATION

RECORD INFORMATION

STATE PLAT CODE:
500-20N-30W-0-29-320-04-1120

SEAL

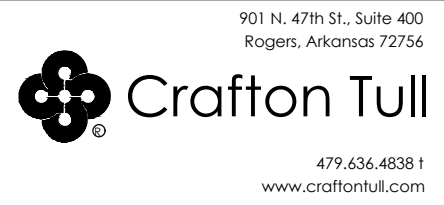


LOT SPLIT SURVEY
PART OF BLOCK 9, LINCOLN & RICE ADDITION

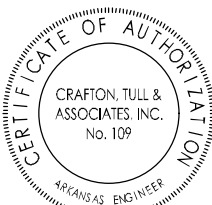
PREPARED FOR:
CHAD O'MALLEY

BENTONVILLE, ARKANSAS

DATE: 05/28/2025
PROJECT NO: 24107700
CONTACT: N. CAGLE



CERTIFICATE OF AUTHORIZATION:



© 2025 Crafton, Tull & Associates, Inc.

DELTA	DESCRIPTION	DATE

SHEET NO.:

2 OF 2 LS25–0016

DRAWING: G:\24107700_2\05\BENTONVILLE\INFRASTRUCTURE\SURVEY\DWG\24107700_LOT_SPLIT.DWG
LAYOUT: SHEET 2, LAST SAVED: NC3326, 6/23/2025 11:23:06 AM
LAST PLOTTED BY: NATHAN CAGLE, 6/23/2025 11:23:47 AM (PLOTTED BY: VALID ON HARD COPY ONLY)



AR Cares Parking Lot

2840 Southeast Mid Cities Drive

PC Date: 7/1/2025

Staff Report Details

Project Number	(LSD25-0029)
Applicant / Current Owner	Davidson Engineering
Site Area	
Current Zoning	C-2, General Commercial
Requested Zoning	NA
Current Future Land Use Map Designation	
Requested Future Land Use Map Designation	
Development Type / Use	Parking Lot
Related projects	

Property Description

The proposed project is for a parking lot for the AR Cares building to the east of Southeast Mid cities Drive. Parking lots as primary uses are allowed by-right in C-2, General Commercial. Landscaping is provided per the Land Development Code. Total number of trees required for the development are provided on the site. All internal walkways will have stamped concrete to differentiate the pedestrian paths. This project would normally be approved administratively, if not for the waiver regarding the distance between curb cuts off of Southeast Mid Cities Drive.

Project Details

Relationship to the Community Plan

Relationship to the Community Plan

The place type for this site is Regional Center. A parking lot would not be a typical development encouraged under this land-use, however, it is permitted by-right by the zoning code and provides parking for the constrained AR Cares site across the street. Additionally, this development meets the large-scale development standards and codes including proper screening, landscaping, and public amenity requirements.

Public Comment

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

Analysis / Waivers

Waiver 1: Section 1100.02 Access Management Standards

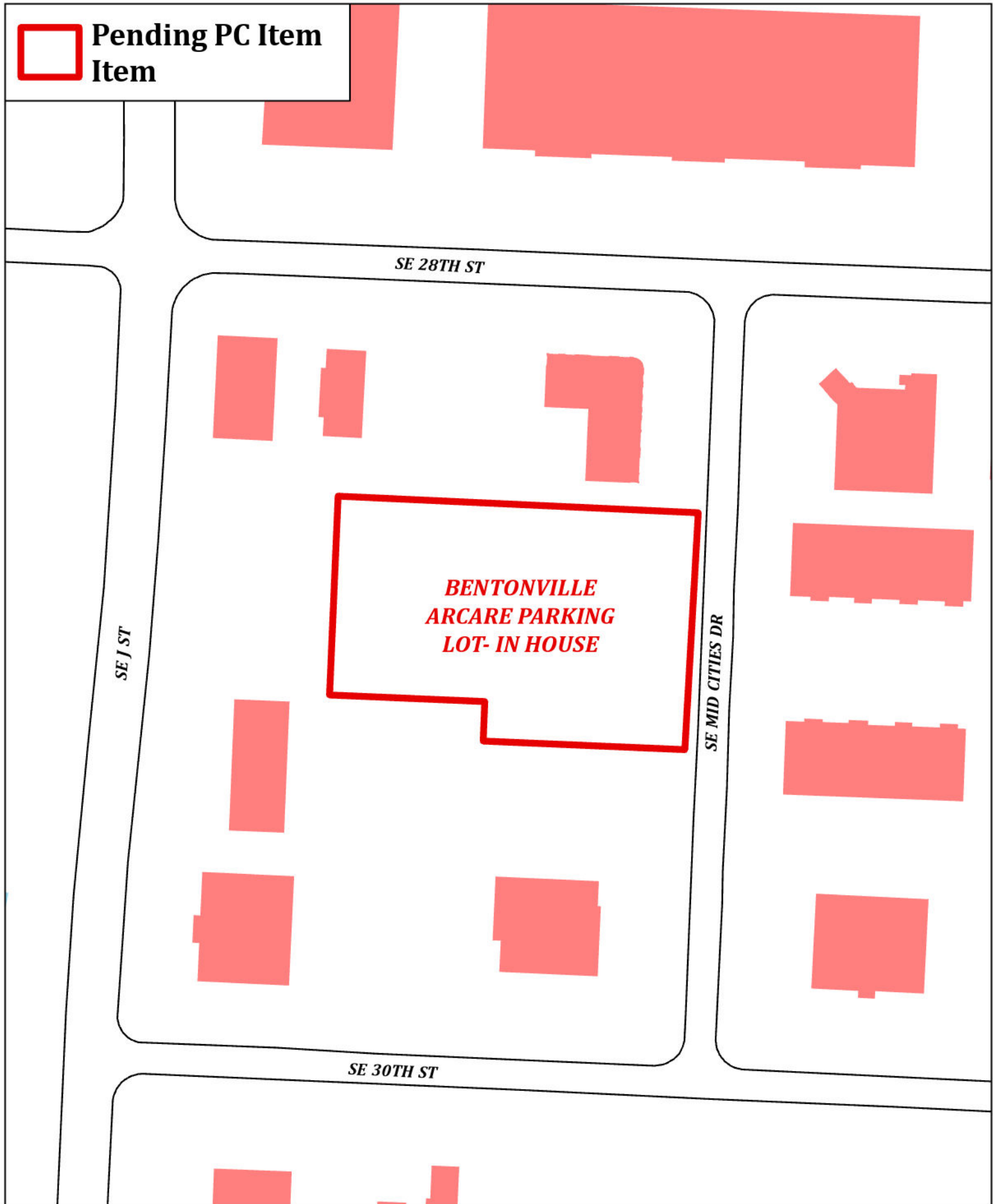
The applicant is requesting a waiver to Section 1100.02 Access Management Standards of the Bentonville Land Development Code. The southern driveway shown on the submitted plans has a centerline distance from the driveway on the east side of SE Mid-Cities Drive of 63.57 feet-11.43 feet short of the required 75 feet (centerline to centerline) for drives that do not align. The applicant is requesting to waive this requirement and permit the distance as shown on the plan set.

Conclusion

Additional Details



**Pending PC Item
Item**



LSD25-0029
BENTONVILLE ARCARE PARKING LOT- IN HOUSE
2840 SE MID CITIES DR



June 12, 2025

Sophie McAdara
Planner, The City of Bentonville Planning
305 SW A Street
Bentonville, Arkansas 72712

**RE: Waiver Request – Section 1100.02 (4) Offset
Project #LSD25-0029
ARcare Parking Lot**

Dear Sophie,

Please accept this letter as a waiver request for Large Scale Development submittal LSD #25-0029, the Bentonville ARcare Parking Lot. The request is outlined below.

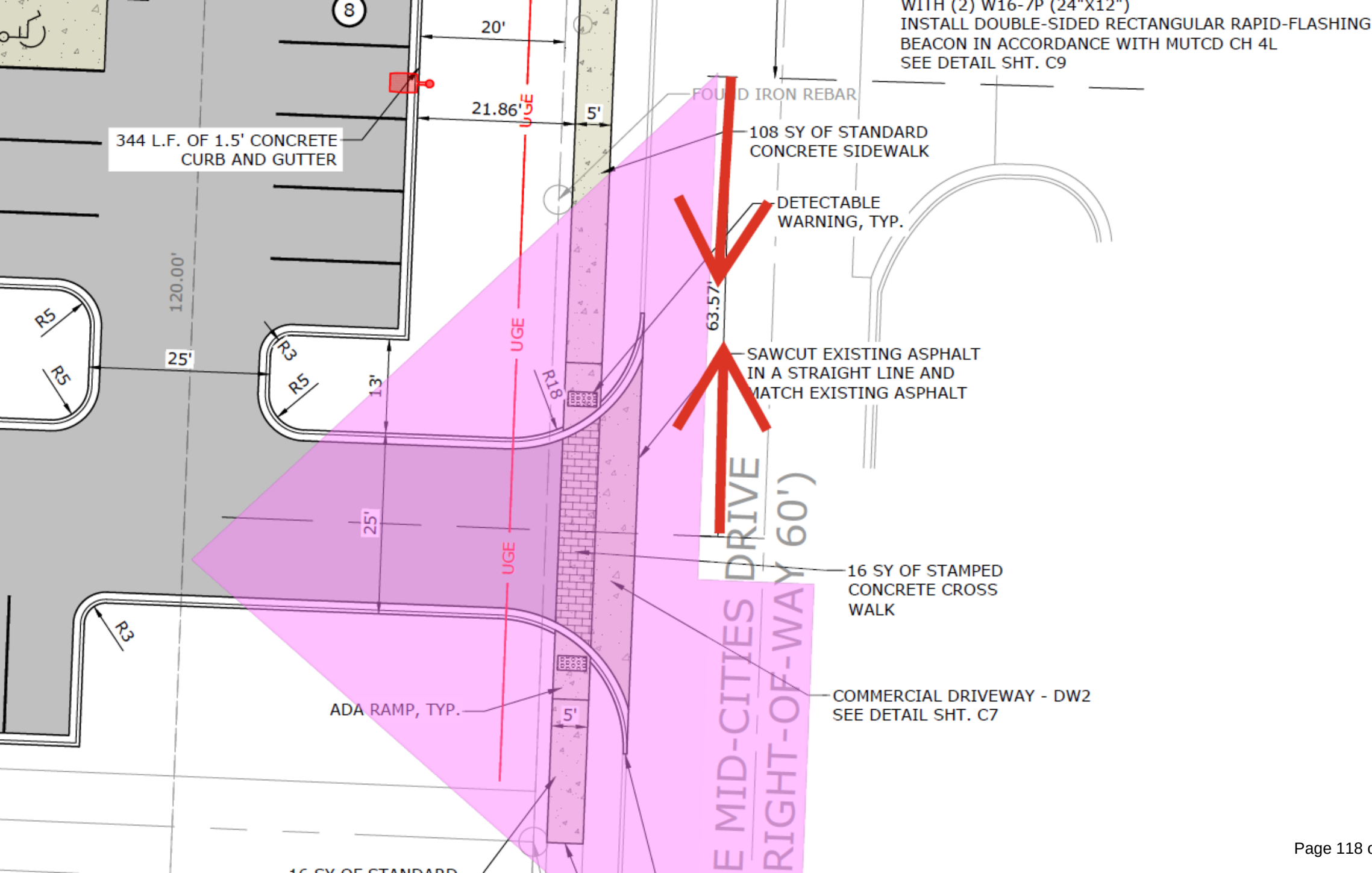
According to Section 1100.02 Access Management Standards of the Bentonville Municipal Code, the driveway centerlines “...shall be offset no less than seventy-five (75) feet...”

The southern driveway shown on the submitted plans has a centerline distance from the driveway on the east side of SE Mid Cities Drive of 63.57 feet. This is 11.43 feet short of the 75 feet specified. This is a request to waive the 75 foot requirement as outlined in the referenced code section and permit the distance, as shown on the plans, to be approved as designed.

Thank you,
Davidson Engineering, PLLC



Jeffrey H. Nichols, Jr., E.I.



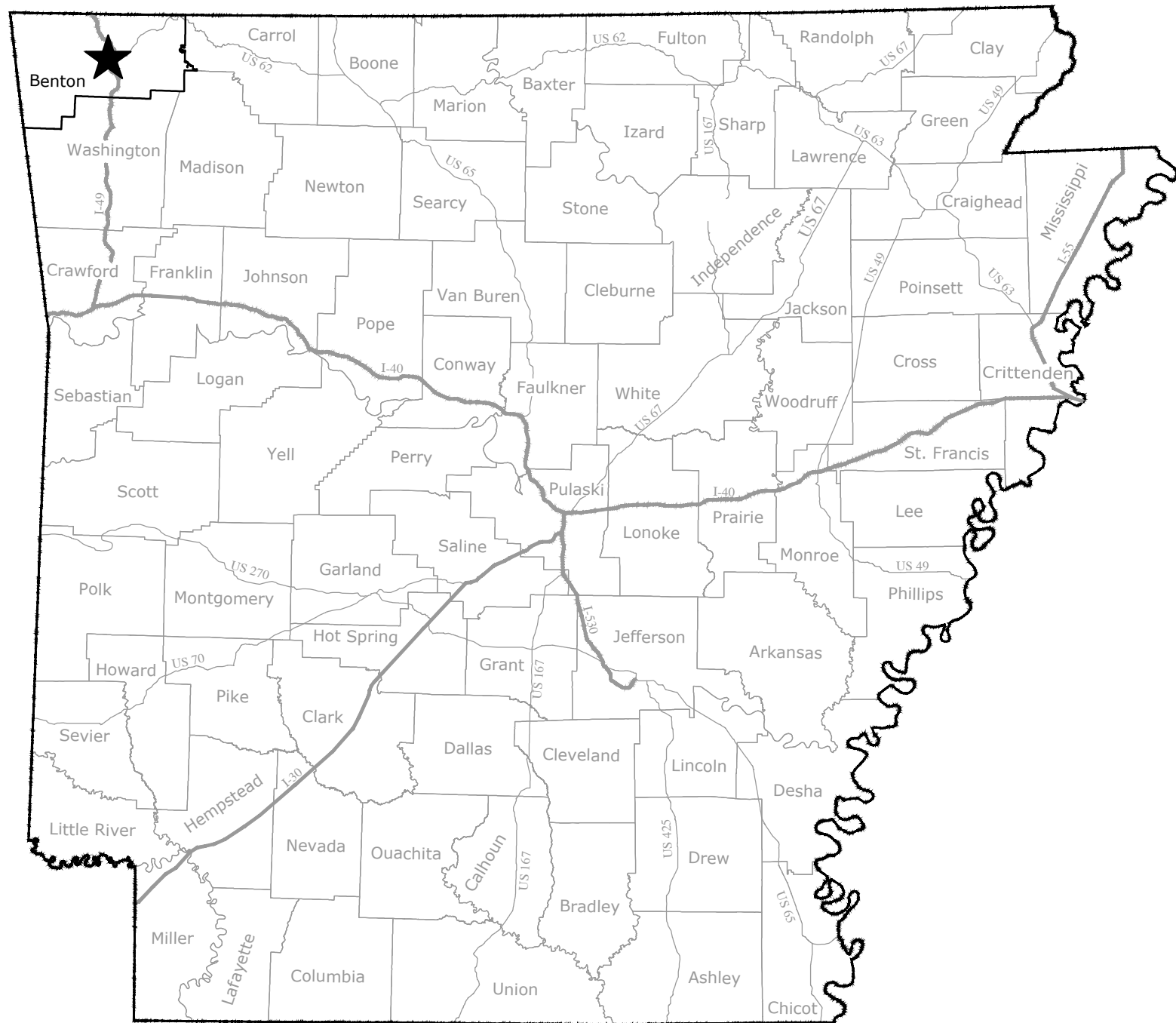
BENTONVILLE ARCARE PARKING LOT

BENTONVILLE, ARKANSAS

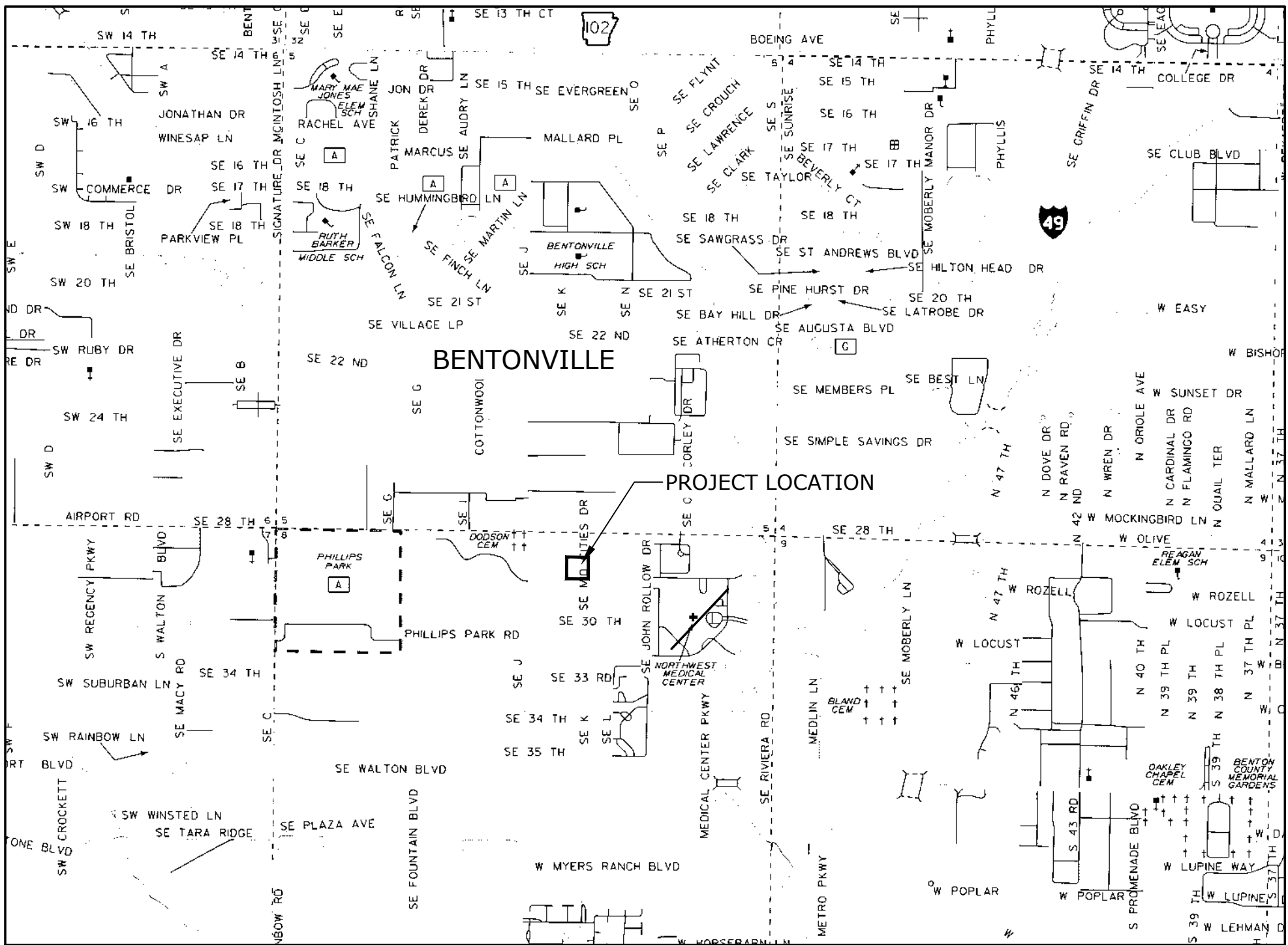
DAVIDSON ENGINEERING PROJECT #25-11

APRIL 2025

LARGE-SCALE DEVELOPMENT PLANS



LOCATION MAP



VICINITY MAP

SHEET INDEX

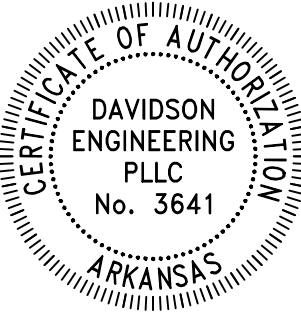
C1	TOPOGRAPHIC SURVEY
C2	SITE PLAN
C3	GRADING AND DRAINAGE PLAN
C4	GRADING AND DRAINAGE PLAN
C5	DEMOLITION AND EROSION CONTROL PLAN
L1	LANDSCAPING PLAN
C6	MISCELLANEOUS DETAILS
C7	MISCELLANEOUS DETAILS
C8	MISCELLANEOUS DETAILS
C9	MISCELLANEOUS DETAILS

CONTACT INFORMATION:
a. **BLACK HILL ENERGY:** JOSH KNIGHT, 1301 FEDERAL WAY, PO BOX 2129, LOWELL, AR 72745, (479) 721-4543, joshua.knight@blackhillscom
b. **AT&T:** BRENT BALDWIN, 1133 E. HAROLD ST., FAYETTEVILLE, AR 72701, (479) 200-9022 OR (479) 571-6609, bb6585@att.com
c. **COX COMMUNICATIONS:** TIMOTHY GOSS, 4901 S. 48TH STREET, SPRINGDALE, AR 72762, (479) 631-5383, timothy.goss@cox.com
d. **FIRE DEPT.:** CITY OF BENTONVILLE, JUSTIN SCANTLIN, FIRE CHIEF, 800 SW A STREET, BENTONVILLE, AR 72712, (479) 271-5927 OR (479) 685-1096
e. **STREET DEPT.:** CITY OF BENTONVILLE, TONY DAVIS, 3200 SW MUNICIPAL DRIVE, BENTONVILLE, AR 72712, (479) 271-3130
f. **WATER DEPT.:** CITY OF BENTONVILLE, BEAU THOMPSON, 3200 SW MUNICIPAL DRIVE, BENTONVILLE, AR 72712, (479) 271-3140
g. **ELECTRIC DEPT.:** CITY OF BENTONVILLE, 3200 SW MUNICIPAL DRIVE, BENTONVILLE, AR 72712, (479) 271-3135 ext. 2
h. **WASTEWATER DEPT.:** CITY OF BENTONVILLE, CHRIS EARL, 1901 NE A STREET, BENTONVILLE, AR 72712, (479) 271-3161
i. **PLANNING DEPT.:** CITY OF BENTONVILLE, TYLER OVERSTREET, 305 SW A STREET, BENTONVILLE, AR 72712, (479) 271-3122
j. **BUILDING AND FIRE SAFETY:** CITY OF BENTONVILLE, BRAD ARNOLD, 305 SW A STREET, BENTONVILLE, AR 72712, (479) 271-3108
k. **CITY ENGINEER:** CITY OF BENTONVILLE, ELLEN NORVELL, 3200 SW MUNICIPAL DRIVE, BENTONVILLE, AR 72712, (479) 271-5993
l. **STORMWATER:** CITY OF BENTONVILLE, ALISON WEST, 3200 SW MUNICIPAL DRIVE, BENTONVILLE, AR 72712, (479) 271-6719, twest@bentonvillear.com

CITY OF BENTONVILLE BENTONVILLE LSD STANDARD NOTES:
1. THIS ITEM IS NOT APPROVED UNTIL ALL TECHNICAL REVIEW COMMENTS ARE ADDRESSED.
2. PLEASE CONTACT THE APPROPRIATE DEPARTMENT REGARDING QUESTIONS WITH PARTICULAR COMMENTS.
3. ATTACH AN UPDATED .DWG FILE IN TRAKIT FOR REVIEW BY ELECTRIC AND GIS. PLEASE USE PROPER NAMING CONVENTION.
4. PLEASE SUBMIT PLANS FOR 2ND SUBMITTALS AND ALLOW 5 WORKING DAYS FOR ANY ADDITIONAL COMMENTS OR REVISIONS THAT MAY BE NEEDED.
5. PLEASE PROVIDE A COMMENT RESPONSE LETTER STATING HOW YOU ADDRESSED EACH DEPARTMENT COMMENT AND UPLOAD IT TO ETRAKIT.

NOTE:
WAIVER REQUESTED FOR SECTION 1100.02 (4) OFFSET.

OWNER INFORMATION:
ANDREW FRASER | AVP CORPORATE REAL ESTATE
ARCARE | MISSISSIPPI CARE | KENTUCKY CARE
117 SOUTH 2ND ST. | AUGUSTA, AR 72006
M: 501-388-5176
WWW.ARCARE.NET



Arkansas One Call



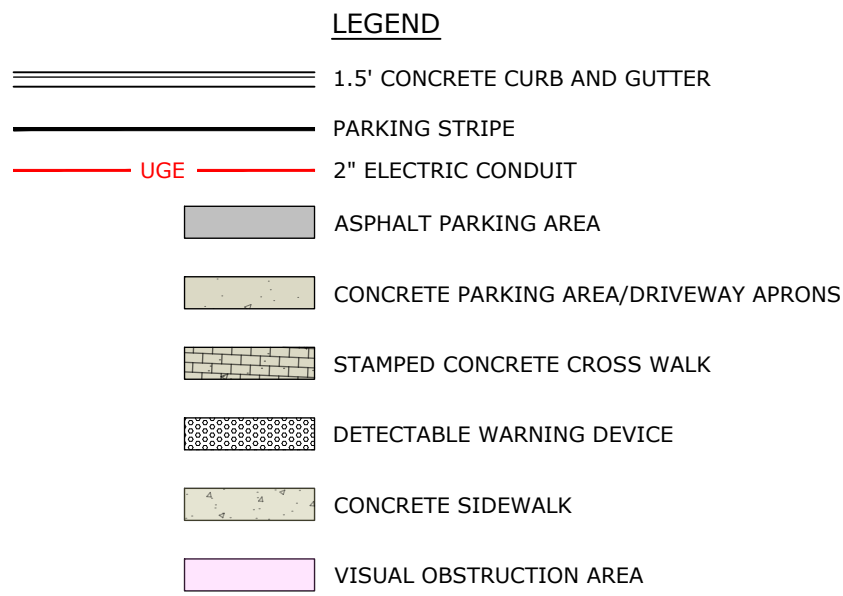
Know what's below.
Call before you dig.

**DAVIDSON
ENGINEERING**



210 West Arch Avenue, Suite D
Searcy, Arkansas 72143
TEL 501.388.2178
davidsonengineers.com

1. CONTRACTOR SHALL RETAIN A FULL SET OF LATEST APPROVED CONSTRUCTION PLANS ON SITE DURING CONSTRUCTION ACTIVITIES.
2. CONSTRUCTION METHODS AND MATERIALS NOT SPECIFIED IN THESE PLANS ARE TO MEET OR EXCEED THE SITE WORK SPECIFICATIONS PROVIDED BY DAVIDSON ENGINEERING OR AS SPECIFIED BY THE OWNER'S RESIDENT REPRESENTATIVE.
3. ALL CONSTRUCTION WORK AND UTILITY WORK OUTSIDE OF PROPERTY BOUNDARIES SHALL BE PERFORMED IN COOPERATION WITH AND IN ACCORDANCE WITH REGULATIONS OF THE AUTHORITIES CONCERNED.
4. PUBLIC CONVENIENCE AND SAFETY: THE CONTRACTOR SHALL CONDUCT THE WORK IN A MANNER THAT WILL INSURE, AS FAR AS PRACTICABLE, THE LEAST OBSTRUCTION TO TRAFFIC AND SHALL PROVIDE FOR THE CONVENIENCE AND SAFETY OF THE GENERAL PUBLIC AND RESIDENTS ALONG AND ADJACENT TO HIGHWAYS IN THE CONSTRUCTION AREA IN AN ADEQUATE AND SATISFACTORY MANNER IN ACCORDANCE WITH THE ADOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.
5. UNLESS OTHERWISE NOTED, ALL CURBING INDICATED SHALL BE 1'-6" CONCRETE CURB AND GUTTER.
6. ALL DIMENSIONS, UNLESS OTHERWISE NOTED, ARE FROM THE BACK OF CURB, FACE OF BUILDING, OR CENTERLINE OF STRIPE.
7. CONTRACTOR SHALL REFER TO ARCHITECT PLANS FOR EXACT BUILDING LOCATION, DIMENSIONS, AND UTILITY ENTRANCE LOCATIONS.
8. CONTRACTOR SHALL REFER TO PROJECT SPECIFICATIONS AND GEOTECHNICAL REPORT DETAILS FOR PAVING DESIGN AND PROPER MATERIALS.
9. ALL RADIi FOR CURBS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
10. ALL RADIi ON CURBS ARE 3'-0" UNLESS OTHERWISE NOTED.
11. GENERAL CONTRACTOR SHALL COORDINATE AND COMPLY WITH ALL UTILITY COMPANIES INVOLVED IN PROJECT AND PAY ALL REQUIRED FEES AND COSTS.
12. FOR SITE UTILITIES, SEE UTILITY PLAN(S).
13. ALL WORK TO BE DONE IN STRICT ACCORDANCE WITH THE OWNER'S STANDARD SITE SPECIFICATIONS.
14. CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION LOCATION AND STAKING (UNLESS APPROVED OTHERWISE BY THE ENGINEER OF RECORD).
15. AT ALL LOCATIONS WHERE NEW ASPHALT PAVING, CONCRETE PAVING, CURB AND GUTTER, SIDEWALK OR TRAIL IS TO BE INSTALLED ADJACENT TO EXISTING PAVING OR CONCRETE THAT IS TO REMAIN, CONTRACTOR SHALL SAWCUT A CLEAN LINE.
16. THE CONTRACTOR IS REQUIRED TO NOTIFY THE ONE CALL CENTER AT 811 AT LEAST 48 HOURS PRIOR TO DIGGING IN ORDER THAT UNDERGROUND UTILITIES IN THE AREA CAN BE LOCATED.
17. ANY NEW LIGHTING WILL REQUIRE THAT IT BE CUT - OFF OR B-U-G (WITH A U RATING OF 0) AND APPROVED BY THE PLANNING DEPARTMENT.
18. FOR ALL RIGHTS-OF-WAY OPEN TO VEHICULAR TRAFFIC, CONTRACTOR SHALL PROVIDE A PEDESTRIAN AND BICYCLE ACCESSIBLE ROUTE DURING ALL PHASES OF CONSTRUCTION, LIMITED CLOSURE OF 24 HOURS OR LESS MAY BE APPROVED BY THE CITY ENGINEER.
19. THIS PROJECT IS NOT IN AN AIRPORT ZONE.
20. ALL PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
21. ALL PROPOSED FENCING WILL REQUIRE A SEPARATE PERMIT.



**DAVIDSON
ENGINEERING** 

**210 W. ARCH AVE., STE. D
SEARCY, AR 72143
TEL 501.388.2178**

**BENTONVILLE ARCARE
PARKING LOT
BENTONVILLE, ARKANSAS**

REVISIONS	
NO.	DATE
DESCRIPTION	



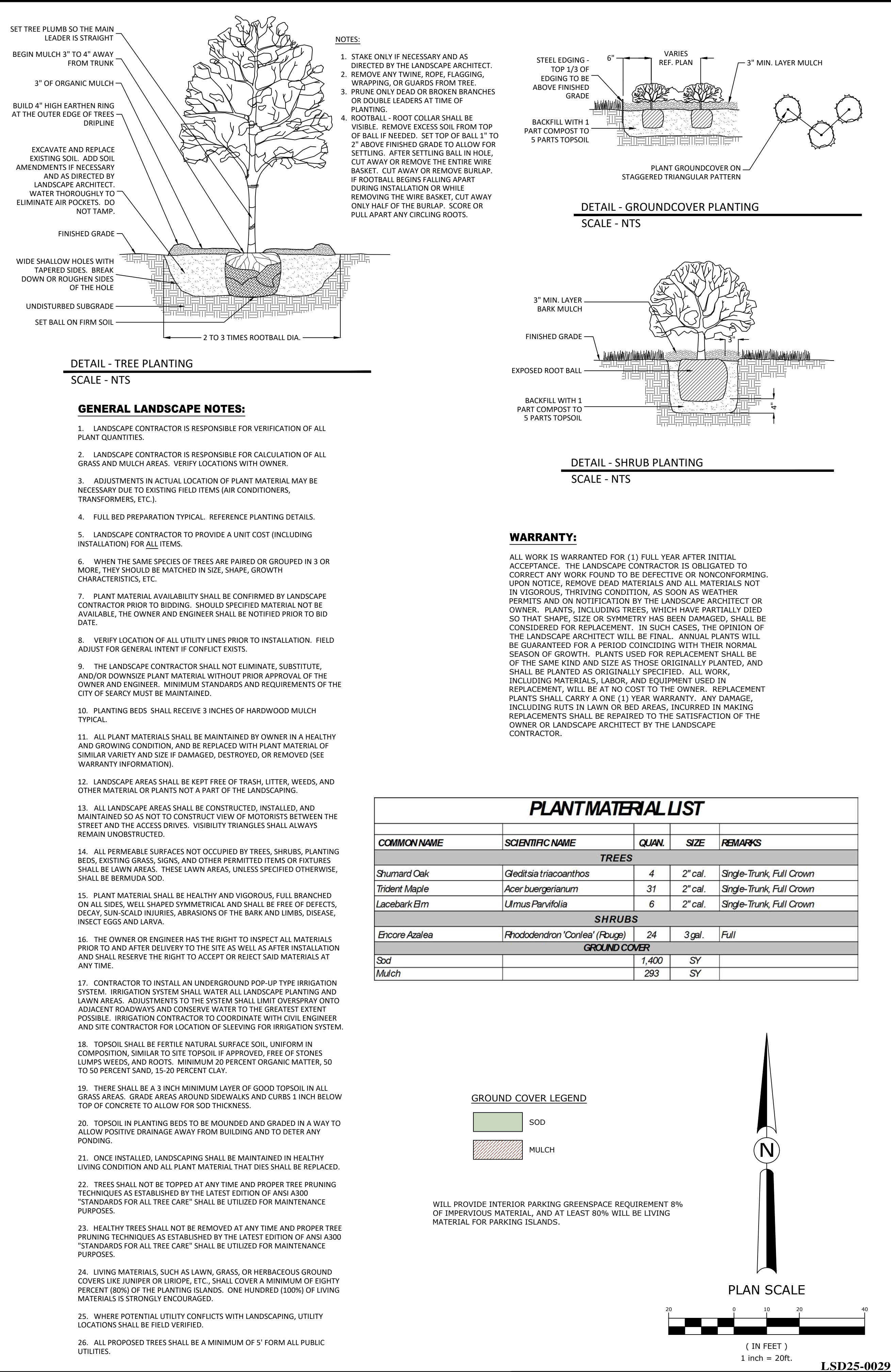
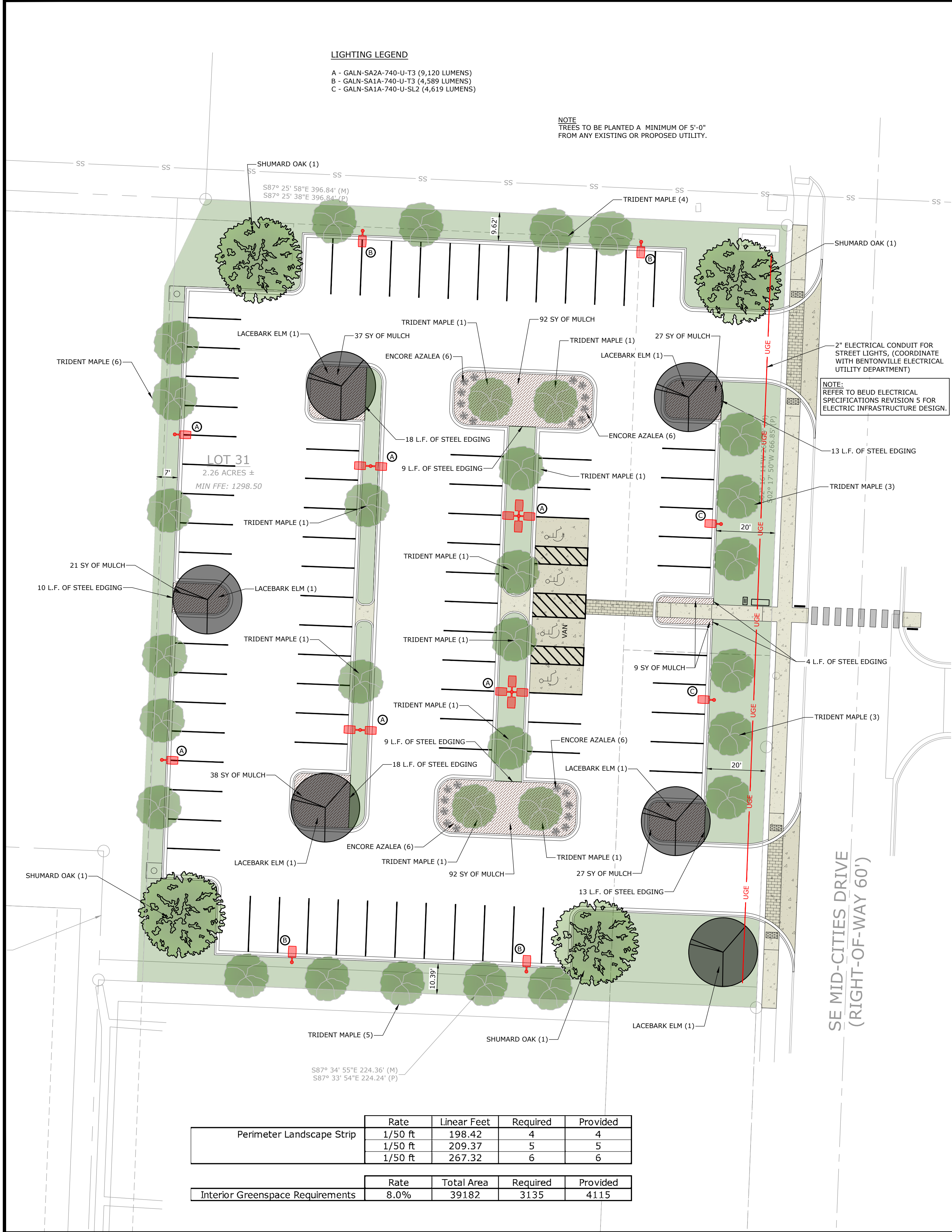
ORIGINAL SIGNATURE ON FILE

SITE PLAN

PROJECT ENG: BCD	DRAWN BY : <i>JGB</i>
DATE: APRIL, 2025	
SCALE: <i>1" = 20'</i>	JOB NUMBER: DE25-11

C2

Z:\25-00\25-11 - Bentonville Arc Car Parking Lot - Arcare\Design Drawings\25-11 DESIGN.dwg 6/24/25 at 9:52am



DAVIDSON ENGINEERING

210 W. ARCH AVE., STE. D
SEARCY, AR 72143
TEL 501-388-2178

**BENTONVILLE ARCADE
PARKING LOT**
BENTONVILLE, ARKANSAS

REVISIONS
DESCRIPTION
DATE
NO.

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 19096
DAVIDSON
6/4/2025

ORIGINAL SIGNATURE ON FILE

LANDSCAPING PLAN

PROJECT ENG: BCD
DRAWN BY: JGB

DATE: APRIL, 2025

SCALE: 1" = 20'
JOB NUMBER: DE25-11

L1